ATTACHMENT 3

Staff Report
(with attachments)
Presented to the
Administrative Hearing Officer
May 2, 2022

Development Review Staff Report

Agenda Item 1

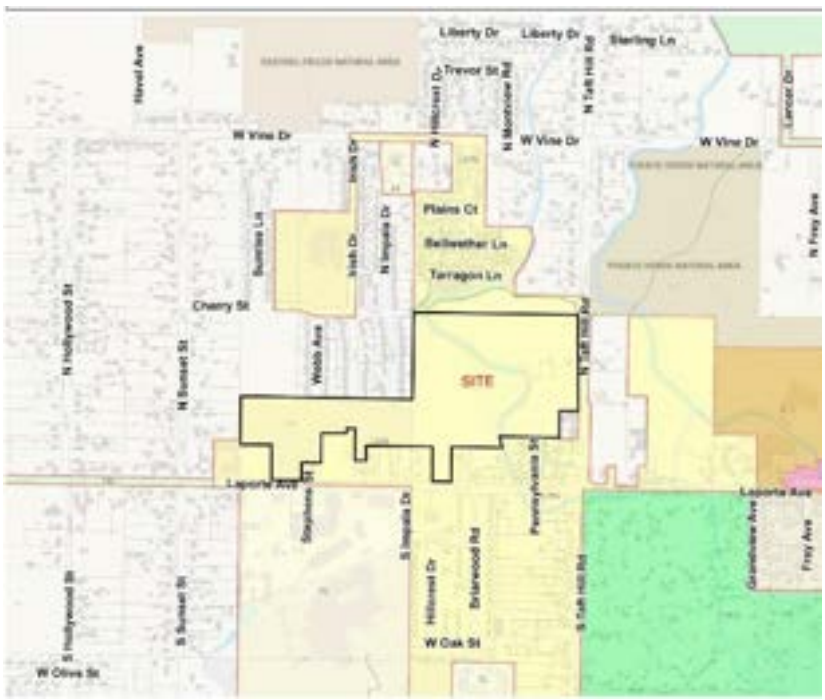
Administrative Hearing: May 2, 2022

Sanctuary on the Green, PDP210018

Summary of Request

This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. Three housing types are proposed, including alley-loaded single family, two-family, and single-family attached. The proposal includes 453 off-street parking spaces. Outdoor amenity areas, open space, natural habitat buffering, a neighborhood center and small neighborhood park are provided. Bicycle and pedestrian connections are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood. Modifications of Standards are proposed to address walkway requirements and number of housing types.

Zoning Map (ctrl + click map to follow link)



Next Steps

If approved by the decision maker, the applicant will be eligible to apply for a Final Development Plan (FDP). Subsequent rounds of review would be required to finalize site, landscape, and utility plans before recording. Once recorded, the applicant can apply for site and building permits.

Site Location

Located near the northwest corner of N. Taft Hill Road and Laporte Avenue

Zoning

Low Density Mixed-Use Neighborhood (L-M-N)

Property Owner

Solitaire Fort Collins, LLC
6645 E Heritage Place South
Centennial, CO 80524

Applicant/Representative

Sam Coutts
Ripley Design, Inc.
419 Canyon Avenue, Suite 200
Fort Collins, CO 80521

Staff

Jenny Axmacher, Senior City Planner

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Staff Recommendation

Approval of two Modifications of Standards, Alternative Compliance, and approval of the PDP, with two conditions.

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request to develop 41.34 acres for residential uses. A total of 212 dwelling units are proposed with an overall maximum density of 5.13 dwelling units per gross acre. The property is zoned L-M-N, Low Density Mixed-Use Neighborhood.
- Three housing types are proposed, including 32 alley-loaded single-family units, 14 two-family units, and 166 single-family attached units. A modification is requested for the fourth required housing type.
- The New Mercer Ditch runs through the eastern portion of the site. 10.48 acres of the site are reserved as natural habitat buffer, one acre of park space is provided, and 0.14 acre of right-of-way is proposed to be dedicated. This results in a net density of 7.13 dwelling units per acre.
- Proposed architecture for the site includes 75 residential buildings. This includes:
    - 7 two-family buildings; all two-story.
    - 36 single-family attached buildings; 8 are two-story, 28 are three-story.
    - 32 single-family detached buildings with rear-loaded garages.
- The street and sidewalk pattern within the site is designed to fit within the site's constraints, including several existing floodway channels, the New Mercer Ditch corridor and the existing neighborhood pattern around the property. A public street system is proposed through the property, with a new connection planned to Laporte Avenue and N. Taft Hill Road. An additional future public street connection is planned to Laporte Avenue, for a total of three public street connections. No other local street connections are proposed, and Alternative Compliance is proposed to allow connections to the neighborhood to the north to be limited to bicycles, pedestrians, and emergency access.
- The proposal includes a total of 453 off-street parking spaces. This includes 47 off-street surface parking spaces and 400 garage spaces. All unit types have two garage spaces. The proposed Neighborhood Center has 6 parking spaces, based on 2 spaces/1000 square foot average parking space demand. Additionally, 41 on-street parking spaces are planned along portions of the new street system.
- A network of bicycle and pedestrian greenspace corridors and gathering areas are provided throughout the project to connect to existing neighborhood streets and the Soldier Creek Trail. Other outdoor amenities include a small privately-owned neighborhood park fronting on N. Taft Hill Road, which contains a neighborhood center, playground and landscape areas.
- City staff are working on additional sidewalk, bicycle lane and bridge improvements through a separate capital project, which are proposed along Laporte Avenue between Fishback Avenue and Sunset Street. Funding is anticipated to be provided through local municipal programs and State of Colorado grants. Bridge improvements are currently funded, and roadway improvements are tentatively planned for the Fall of 2022 (dependent on funding). Here is a link to the program.
- All turning movements and intersection levels of service continue to comply with City standards. The short-range and long-range total peak hour traffic volumes continue to operate acceptably and do not cause any movements to fail to meet the Fort Collins operational criteria. A center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars, and a westbound right turn lane is proposed on Laporte Avenue.
- 10.36 acres of Natural Habitat Buffer Zone (NHBZ) are proposed along the New Mercer Ditch and wetland areas. 13.72 acres of additional open space area and landscaping are also proposed, with the detention and flood channel portions of the open space area to be restored to native grasses. The result is 24.08 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts to adjacent properties, such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 88 trees and 410 shrubs.

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- Modifications of Standards are proposed to address housing type variation and connecting walkway requirements:
    - Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
    - Modification to Section 4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of four.
- Stormwater improvements and floodplain mapping information are provided below in the "Overview of Main Considerations" section of the staff report.

B. SITE CHARACTERISTICS

1. Current Conditions

The Sanctuary on the Green development area is located just west of North Taft Hill Road and just north of Laporte Avenue and includes approximately 41 acres of property. The site generally slopes from south to north, and the New Mercer Ditch runs through the eastern portion of the site. Existing ground cover on the site is comprised mostly of non-native grass species. An overhead electric powerline crosses the southeast portion of the site.



2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	City of Fort Collins Low Density Mixed-Use Neighborhood District (LMN)	Larimer County RR-2 Rural Residential	Larimer County RR-2 Rural Residential
Land Use	City Open Space; Single-family detached (Bellwether Farm Subdivision)	Single-family detached lots; Multifamily (Ramblewood Apartments)	Single-family detached lots on either side of N. Taft Hill Road; East side also includes Commercial uses and Laporte Outreach Ministry	Green Acres Subdivision – single-family detached Rostek Subdivision

County Zoning Information:

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Rural Residential (RR-2): The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property. Lot Area (Minimum) 21,780 SF; 100,000 SF if on well/septic. Setbacks: front: 25 feet; side: 5 feet; rear 10 feet. Maximum building height: 40 feet.

C. OVERVIEW OF MAIN CONSIDERATIONS

Main considerations with the project review include architectural design variation for the proposed housing types, neighborhood compatibility and compliance with the Northwest Subarea Plan guidelines, habitat buffering, stormwater design and floodplain remapping. These subjects are discussed in subsequent sections of the staff report.

The following provides an overview of the stormwater and floodplain considerations.

Existing Stormwater Conditions:
Existing offsite stormwater flow enters the site from the west and south sides of the property. The New Mercer Canal traverses the site and receives a portion of the existing historic flow from a portion of the site. Additionally, the Larimer No. 2 Canal is located just to the east of the site and receives existing flows from the site via an existing culvert under Taft Hill Road.

Overview of Proposed Stormwater Improvements:
Stormwater flow from the offsite basins and the property are conveyed through the site by the regional channel running through the center of the site and then along the northern portion of the site. These channels provide large open space tracts running through the central and northern portions of the site. New grading is proposed to create new detention areas and improve these conveyance channels throughout the project site, also improving the natural habitat characteristics of these existing channel areas. The grading and stormwater improvements are proposed for the site per City criteria, including five surface detention areas, rain gardens, and underground detention to improve stormwater quality and reduce the rate of stormwater discharge from the site. The proposed drainage plan routes existing and additional stormwater flows under the New Mercer Canal and directs all developed flows from the site into the Larimer No. 2 Canal.

As part of the West Vine Basin Stormwater Master Plan, a future City-funded regional improvement project will construct the Forney regional detention pond and regional channel located east of N. Taft Hill Road.

The open space tracts/conveyance channels on the Sanctuary on the Green site, and to the north of the site within the Bellwether Farm City Open Space, will be improved and used for stormwater detention in the interim period between now and when the remaining regional City improvements are completed. Once these future City improvements are in place, they will serve as the outfall for the project site, and on-site stormwater detention will not be necessary. The detention volume for the proposed site can be shifted to the proposed Forney regional detention pond, with the on-site channels then limited to only stormwater conveyance, while still providing habitat and open space. Once this shift occurs, the temporary detention ponds will function as the regional drainage channel and will not be freed up for potential future development.

As part of the future anticipated regional channel improvements, two box culverts will be put in place with the proposed Sanctuary on the Green project under “Street A”. Just upstream of the box culvert, the interim stormwater detention is proposed by partially blocking the box culvert with a concrete wall. When the City regional channel and Forney pond is completed in the future, the concrete wall will be removed to allow full regional flow through the box culvert, and the regional channel will have capacity for master planned discharges.

Overview of Floodplain Mapping Requirements:
Much of the project area is impacted by the current effective and draft City of Fort Collins’ West Vine Basin floodplain boundaries. There is no federally designated (FEMA) floodplain on the site. Currently, a Stormwater

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master plan is in progress for the City's West Vine Basin. Ultimately, this City master plan proposes an open channel to remain through the project site to convey stormwater, and these channels are incorporated into the Sanctuary on the Green grading and landscaping improvements. A City floodplain map adoption process is underway to remap the portions of the project that are currently shown in floodway and flood fringe. Fill with the proposed Sanctuary on the Green project will move and revise flood boundaries, via a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) process which must be per City requirements. As a function of this process, the development must show no adverse impacts with respect to base flood elevations to any surrounding public or private property. A floodplain use permit will be required for each site construction element (detention ponds, bike paths, parking lots, utilities, structures, etc.) in the floodplain. Ultimately upon completion of construction, a Letter of Map Revision (LOMR) will be submitted for city review and approval to revise the floodplain. ICON Engineering is conducting all floodplain modeling and has submitted a floodplain modeling report (see Attachment 15).

Flooding Impact Conclusions from the ICON Floodplain Report (see Attachment 15): "There are no adverse impacts to existing or proposed structures, or adjacent private property as a result of the Sanctuary on the Green proposed project. Additional rainfall runoff created by the change in impervious surfaces within the project area will be detained on-site until such time as regional detention improvements downstream are fully constructed … The project follows the recommended alternatives of the West Vine Master Plan by incorporating conveyance channels to the west and north of the Sanctuary site, crossings with the existing irrigation canals, regional detention east of Taft Hill Road, and connection to the existing outfall channel to the Cache La Poudre River. Proposed grades and concepts from this plan were integrated into the current design for the Sanctuary channel system."

Floodplain Background Information per the ICON Floodplain Report:
"The West Vine Basin, located in northwest Fort Collins, extends east from Horsetooth Reservoir to the Cache La Poudre River and south from West Vine Drive to Mulberry Street and Laporte Avenue. The total area of the basin is approximately 2,252 acres, with the eastern half of the basin largely developed as residential, including several schools. The western half of the basin, west of Overland Trail, includes open space, Colorado State Forest nurseries, and the Colorado State University Foothills Campus. In general, the basin drains from west to east along five flowpaths that are not well defined as development and agricultural practices have changed these historical paths.

The West Vine Basin has had a history of flooding problems over the years. Problems have included damage to homes and property, roadway overtopping and spills from the canal systems. Based on reports from residents, there have been major flooding events at the following years/locations:

- 1990, 1992, 1994-Irish Drive
- 1997-Sunset, Hollywood, North Hollywood, Webb Avenue, Hillcrest, West Vine
- 1999-North Hollywood

These events and issues led to a series of stormwater improvements provided by both the City of Fort Collins and Larimer County to mitigate localized flooding. While these improvements have decreased flood damages in portions of the basin, concerns remain, and the City is currently in the process of selecting alternatives for future drainage improvements within the basin. ICON Engineering is in the process of preparing the West Vine Basin Stormwater Master Plan Alternatives Report, and the subsequent Selected Plan Report, which will provide data to support the City in their decision-making process.

Floodplain mapping shown on the City of Fort Collins "FC Maps" website is considered Current Effective; however, a study is currently underway and will revise floodplain mapping through the project site significantly. Because of this the City of Fort Collins has discussed with the project developer that if they choose to move forward, they must utilize draft study information at their own risk as this study undergoes adoption. A draft HEC-RAS model and work map are the basis for the Pre-Project conditions modeling used for this project. Per the City of Fort Collins, this draft floodplain information is to be treated as the Current Effective conditions."

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The following images from the ICON report provide pre-project and post project floodplain mapping for the PDP:

Pre-Project Floodplains: Attachment 16

Post-Project Floodplains: Attachment 17

The complete ICON report and above attachments are provided with Attachment 15.

2. Comprehensive Plans

A. CITY PLAN

Staff Summary Comments -- overall, the PDP meets the objectives of City Plan:

- The plan layout adequately responds to the site's specific topography, features, and shape.
- The plan provides a diversity of housing types while maintaining open space buffering around the majority of the site perimeter, which provides a transition where larger building mass is proposed.
- Proposed building types and their corresponding mass/bulk are arranged on the site to provide a massing and density transition from east to west.
- N. Taft Hill Road and landscape frontage improvements buffer building mass and provide a spatial transition along the east side of the development.
- The project helps implement regional stormwater improvements while providing landscape and grading enhancements that improve the visual character and habitat quality of these areas.
- Highly varied architectural design is provided through the use of distinctive changes in building forms, massing, styles, window and door details, materials, and colors.
- The PDP appropriately and creatively responds to the unique area context by providing a high level of bicycle and pedestrian connectively while eliminating local street vehicular connections, which would change the long-standing existing "quiet cul-de-sac" condition of the surrounding neighborhoods.

Notable principles and policies from City Plan:

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 2: Promote Infill and Redevelopment:

POLICY LIV 2.1 - REVITALIZATION OF UNDERUTILIZED PROPERTIES
Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including, but not limited to: Infill of existing surface parking lots—particularly in areas that are currently, or will be, served by bus rapid transit (BRT) and/or high-frequency transit in the future.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.1 - PUBLIC AMENITIES
Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind …such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways…

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POLICY LIV 3.5 - DISTINCTIVE DESIGN
…Development should not consist solely of repetitive design that may be found in other communities.

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT
Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT
Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features (e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

Principle LIV 5 – Create more opportunities for housing choices.

POLICY LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT
Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.

B. NORTHWEST SUBAREA PLAN (2006)

Summary Staff Comments – Project Compliance with Northwest Subarea Plan (NSP):

- Overall, the PDP meets the objectives outlined in the NSP for reasons similar to City Plan, following the adopted Framework Plan and maximum density guideline for the L-M-N Zone District – not more than 8 dwellings per gross acre.
- Landscaped drainage and open space areas provide land use transitions to the north, west and south. North Taft Hill Road and landscape frontage improvements provide a land use transition to the east.
- Two-family and single-family detached buildings are located on the west portion of the property, which contributes to an overall density, building mass and building height transition from east to west.
- Multiple pedestrian connection points are provided to appropriately integrate the project into the surrounding neighborhoods and street system.
- Existing streets are not connected (Webb, Irish, Impala), with Alternative Compliance requested to allow these connections to be pedestrian only, which helps protect existing County neighborhoods and long-standing existing conditions where through-traffic does not occur.
- Some additional design measures were suggested during the prior PDP (PDP190003) to help build neighbor consensus and address specific neighborhood concerns; however, these measures were not supported by the applicant group or required by City staff. In this application, the multifamily development was omitted and the overall density was reduced, however the three-story buildings still remain, along with other areas of neighborhood concern.
- The NSP was completed in conjunction with Larimer County, as many of the properties in this area, including ones adjacent to this project are unincorporated. With that in mind, this PDP was referred to Larimer County's Planning Department, where they are aware of the project, however they elected not to provide a formal review and responded with no comments (Attachment 21).

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Staff Summary – Key Concepts from the Northwest Subarea Plan (NSP):

"The purpose of the Northwest Subarea Plan is to establish "a focused roadmap for the area's future through clearly defined goals, policies, and strategies. An overarching theme of this Plan is to retain and enhance the area's existing character."

- When reviewing the proposed project for compliance with the policies and strategies contained in the Northwest Subarea Plan there are two fundamental components of the NSP:
    - Following what is allowed with the zoning's density provides predictability;
    - Addressing compatibility with existing neighborhoods through design.
- For large properties that are zoned L-M-N, policies, goals and strategies focus on following the L-M-N zoning established with the Framework Plan; while other goals also discuss achieving compatibility with existing neighborhoods through "site-specific and contextual design."
- Page 9: "Vision and Key Strategies" … "Key ideas of Vision Tomorrow":
  Key Idea #5. Low-Density Housing with Stable Neighborhoods.
  "Allow predominately low-density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development."

Staff Summary of Key Ideas Stated in the NSP:

1) "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."
2) "In areas designated as Low Density Mixed-Use (L-M-N) residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design."
3) "New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas."
4) "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties. The Framework Plan provides guidance to land uses, activities, and density levels. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods."

Staff Summary of NSP -- Vision and Key Strategies, Page 9 Chapter 2:

"What This Area Should be in the Future"
"The following statement represents the citizen-based vision for the future. It expresses values shared by most residents, landowners, businesses, and others who participated in the planning effort.

- "The Northwest Subarea should continue to be predominately a low-density residential area at the edge of Fort Collins with stable neighborhoods.
- "The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields.
- "As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area.

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- "New development should safeguard natural features and protect wildlife habitats.
- "The Northwest Area should encompass permanently protected open lands and connected trail corridors to provide better access to the foothills, Poudre River, and local destinations, and to restore Soldier Creek as a functional drainage system with natural areas and recreational trails.
- "The area should have a safe and functional transportation system for pedestrians, equestrians, bicyclists, and motorists in the area."

Staff Summary of Framework Plan and Goals, Policies and Strategies (Chapter 6):

"Framework Plan should be used together with the guidelines in Chapter 7 to prepare and review development proposals for the NWSA. The guidelines address how…"

- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."
- The Chapter 7 guidelines are for Residential Foothills (RF): West of Overland Trail Urban Estate District (UE): East of Overland Trail, Outside City Limits.
- Guidelines are not provided for L-M-N other than the Framework Plan and maximum density allowed.
- Using the Framework Plan **--** Follow the L-M-N zoning established with the Framework Plan (but with slightly reduced overall density 8 d.u./acre maximum)
- Chapter 3 – PURPOSE OF THE FRAMEWORK PLAN:

  "The Framework Plan proposes land uses for areas that may develop in the future. Having a plan in place for the area guides the City and County as to whether future proposed developments are appropriate. The Framework Plan also creates some level of predictability in what type and intensity can be expected for one's own property as well as neighboring properties."

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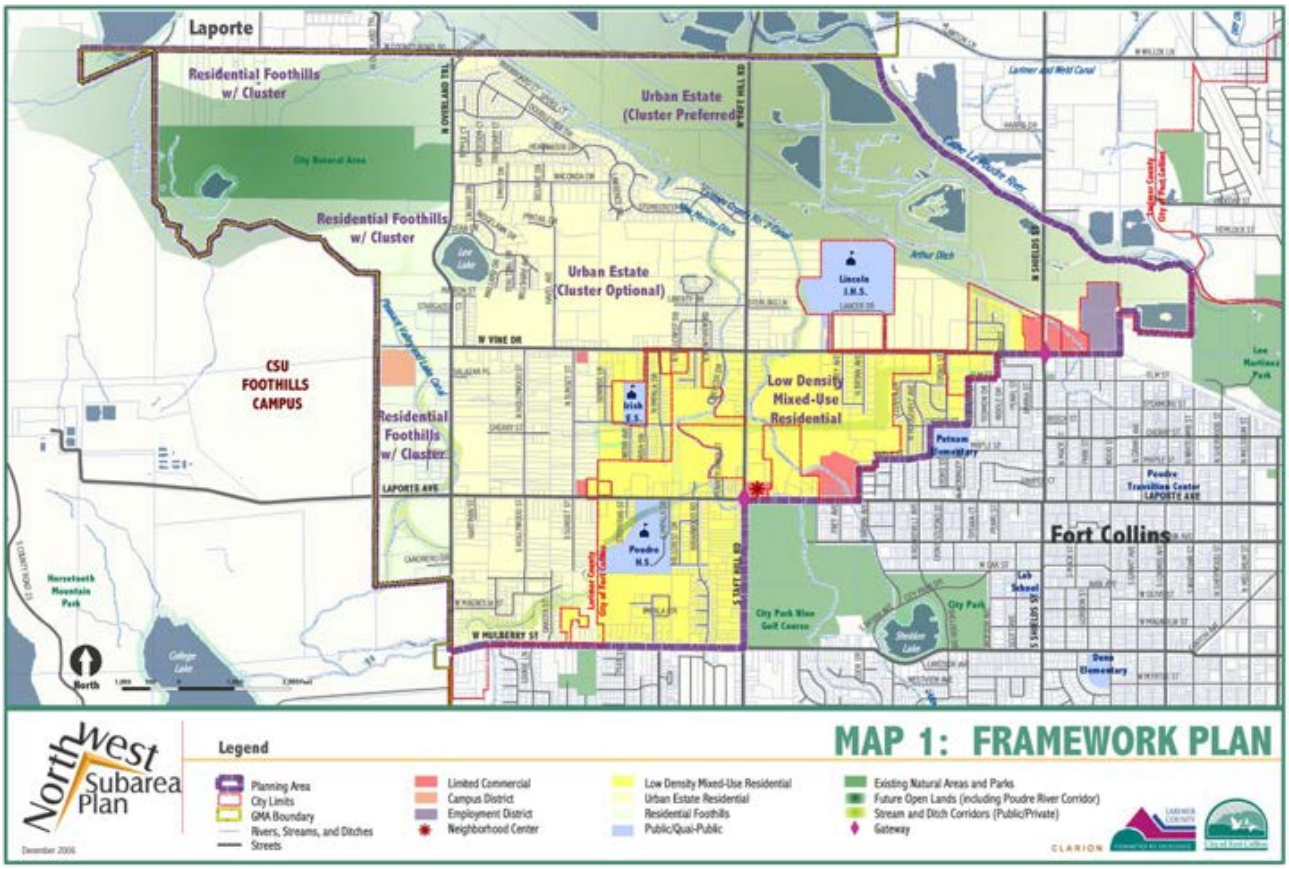

- **The Framework Plan – EXISTING NEIGHBORHOODS**:
  "This Plan does not promote change in existing neighborhoods; they will remain in their current configuration and pattern. One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods. The Northwest Subarea is predominately a low-density residential area with subdivisions in the City of Fort Collins and unincorporated Larimer County."

- **THE FRAMEWORK PLAN AND ZONING:**
  "The City and County staff and officials will use the Framework Plan as they review development proposals. The Framework Plan provides guidance to land uses, activities, and density levels, but it is not regulatory. It is to be used in conjunction with City and County zoning and development standards."

➢ **Staff Comment from the Framework Plan:** The Framework Plan and zoning establishes the type and intensity for development within the Northwest Subarea Plan. In order to comply with the subarea plan, the development needs to meet the L-M-N zoning requirements and city standards. In past appeals to City Council of development decisions, City Council has reinforced that the Land Use Code takes precedence over the Subarea Plan policy guidance.

Summary Narrative Related to L-M-N Areas – Starting on Page 15:

L-M-N Purpose and Intent (Page 15):

- "The designation of Low Density Mixed-Use Residential in this area is consistent with the current Structure Plan and existing neighborhoods and provides a transition between adjacent Old Town neighborhoods in the City and lower density subdivisions to the west."

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- "New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities."

Staff Summary -- Areas That Are Zoned L-M-N:

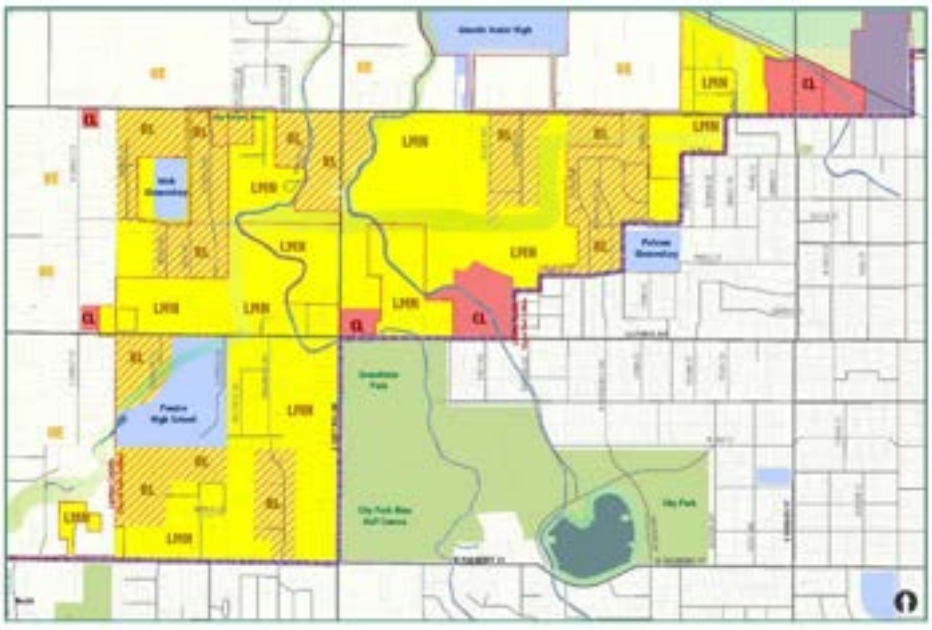
- The intent is to ensure that future development is compatible with the integrity and density of existing neighborhoods, as determined by location and infill parcel size.
- Future development density may be up to 8 units per acre overall within the NSP area (or up to 12 units per acre for affordable housing).
- The permitted density depends on each specific location as described in the sections below (R-L vs. L-M-N)

"What Low Density Mixed Use Allows" (Page 16):

"This Plan recommends that most of the Low Density Mixed-Use Residential category will be appropriate for L-M-N zoning, if annexed. However, parcels zoned FA-Farming that are seeking annexation will be zoned R-L if they meet the following criteria:

1) "If they are five (5) acres or less in size;
2) "If they are adjacent to an existing single-family neighborhood."

- "Residential Low (R-L) allows single family housing up to five units per acre, which may be more appropriate for small infill parcels in this area than the L-M-N district."
- "Larger parcels will be zoned, upon annexation, as Low-Density Mixed-Use Neighborhood (L-M-N) allowing up to eight (8) units per acre (or up to 12 units per acre for affordable housing)."
- Page 16: "Low Density Mixed-Use Neighborhood (L-M-N) district, which allows housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development."
- "Figure 9 - Recommended Locations for R-L and L-M-N Zone Districts in the Low Density Mixed-Use Residential Area" (the plan includes recommendations for R-L and L-M-N):



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- **Staff Summary from the L-M-N Purpose and Intent:** Allow housing up to eight (8) units per acre, including single family homes and townhomes with no minimum lot size and also some commercial development. New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities.

Staff Summary of Chapter 6 – Goals, Policies and Strategies:

Overview, Page 33: "While residents have indicated interest in keeping vacant and agricultural properties "open," it is not possible to conserve all lands. Therefore, as new development occurs, it should be of low intensity to be compatible with the diversity and semi-rural feel of the area. Cluster development can be a positive design approach that supports these goals."

Policy LU-1.2
Framework Plan Guides Development
Adhere to the Framework Plan for the Northwest Subarea in the design and review of developments. (See Figure 5 - Framework Plan on page 12.) All new development and redevelopment activity in the Northwest Subarea should follow this Plan and its guidelines and applicable regulations.

Policy LU-1.3
Low Intensity Residential Development
Ensure that new development outside City limits is generally low intensity residential development (and other uses allowed in residential districts), as defined on the Framework Plan (i.e., in Urban Estate and Residential Foothills districts). Neighborhood densities generally should become lower toward the western edge of the Plan area to provide a transition between urban and rural areas, foothills, and Laporte; to buffer agricultural operations; and, to provide opportunities to protect natural features. (See Chapter 7 – Guidelines for the Urban/Rural Edge on page 45.)

- **Staff Comment:** Look at development intensity guidelines stated in the NWP through the context of the entire Framework Plan area.

Policy LU-1.4
Compatible Infill in Low Density Mixed-Use Residential Areas
In areas designated as Low Density Mixed-Use Residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design. Parcels which are smaller than five acres and are adjacent to existing single-family developments, will be zoned as Residential Low (R-L). (See Figure 9 on page 17 for recommended locations for the R-L and L-M-N zone districts.)

- **Staff Comment:** The NSP only has specific guidelines for U-E and R-L (Chapter 7). For L-M-N, the specific guidance is to follow the zoning standards and also to limit the density to 8 DU/acre.

Staff Summary of Appearance and Design Strategies:

Appearance and Design (page 44):
"The vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features."

Appearance and Design Overview (page 44):
"The Northwest Subarea character has a country-feel and distinctive image in the broader Fort Collins/Larimer County community with a wide variety of styles, lot sizes, and activities."

"New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas. Public projects (e.g., gateways, streets, and trails) should also enhance the area's identity and image."

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Staff Summary of Notable Goals and Policies:

Goal AD-1: Unique Image and Identity
The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities.

Policy AD-1.1
Compatibility—Residential Guidelines
Encourage site-specific and contextual design and planning to promote new development that is compatible with the area.

Appearance and Design Strategies:

- **Staff Comment:** There is a gap in more specific guidelines for L-M-N – Specific guidelines for R-L and U-E are discussed in Chapter 7, but nothing specific is provided for L-M-N.

Policy AD-1.1A
Residential design guidelines (see Chapter 7) to achieve compatible residential development site plans and buildings to fit the neighborhoods and character in the Residential Foothills and Urban Estate Districts in the Northwest Subarea.

Chapter 7 includes:
"Guidelines for the Urban/Rural Edge Which Applies To:
Residential Foothills (RF): West of Overland Trail
Urban Estate District (UE): East of Overland Trail, Outside City Limits"

3. Public Outreach

A. NEIGHBORHOOD MEETING

While a neighborhood meeting was not required, the applicant held a virtual neighborhood meeting for the Type 1 PDP submittal on September 13, 2021.

Adjacent property owners contacted staff and requested that the applicant conduct another voluntary neighborhood meeting prior to this project being scheduled for hearing, however the applicant's representative stated they "have offered to respond to comments in a written format, but not a formal meeting." The applicant's representative stated they planned to mail a newsletter providing their summary of how concerns about the Northwest Subarea Plan were addressed. A copy of this newsletter is included in the packet as Attachment 30.

B. PUBLIC COMMENTS:

Summary of concerns raised in the neighborhood meeting include the following:

- Traffic and safety concerns for vehicles and pedestrians, particularly related to traffic patterns for nearby high schools.
- Concerns about building height and the impact of taller buildings on the viewsheds and character of existing neighborhoods.
- Environmental resources on the site.
- Concerns about grading and stormwater runoff.
- Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of the improved infrastructure and amenities related to the development. Reasons for opposition included concerns about a mismatch with the intent of the Northwest

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Subarea Plan, increased traffic delays with the addition of new homes onto already busy roads, and concerns about safety for students of nearby high schools.

The neighborhood meeting summary is included as Attachment 27 and a recording of the meeting is posted online at OurCity.FCGov.com/DevReview.

Prior Development Application

While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same, based on feedback from the community on the current application. To honor those community members who provided comments on the initial proposal, a summary of those concerns is included below, with the Planning and Zoning Commission meeting minutes, which contains the public testimony can be found here: **Minutes**, and the written comments submitted for that application included as Attachment 29.

Comments raised by neighbors in past meetings and hearing include:

- Concern about overall density of the development, particularly the inclusion of multifamily dwellings
- Concern about building height, especially the inclusion of three-story row homes
- Concern about lack of alignment with the intent of Northwest Subarea Plan
- Concern about inadequate stormwater infrastructure and the potential for flooding of surrounding properties.
- Concern about additional vehicle traffic and the potential for safety issues for pedestrians, especially school children attending Irish Elementary
- Concern about impacts to natural habitats, particularly the habitats of birds and deer.

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4. Article 2 – Applicable Standards

A. BACKGROUND

Annexations
The property was annexed in two parts. The first annexation occurred in 1982 and included the land west of the New Mercer Ditch. The area east of the New Mercer Ditch was annexed and zoned L-M-N in November of 2018.

Prior Application (PDP190003)
The applicant previously submitted an application for this same site on February 15, 2019. That application was reviewed through six resubmittals and referred to Planning and Zoning Commission for a decision on the June 17, 2021 meeting agenda. During the June 17/18 hearing, the applicant requested to withdraw their application prior to a final decision being made on the application. The applicant then submitted a new plan, which was determined by the Director to include substantial changes in land use, residential density and/or nonresidential intensity in compliance with 2.2.11(E)(9). The new plan removed the multifamily condo units and added single-family rowhomes, among other changes. The removal of the multifamily dwelling units allowed for the project to follow the Type-1 review path instead of the Type-2 path the prior application went through, as the remaining uses are permitted under 4.2.(B)(2).

Neighborhood Meetings
The applicant has held one neighborhood meeting for this application. A summary of this meeting is included in the previous section of this staff report. Please see Attachment 27 for the City's neighborhood meeting notes. Additional neighborhood meetings were held for the prior application that was in review in 2019-2021.

Pre-submittal Review (PDR180008)
The pre-submittal review was waived for this application based on the prior application (PDP190003) for the site, which included a Preliminary Design Review meeting (PDR180008) that was held on June 13, 2018.

Project Development Plan (PDP) Submittal
The following is a summary of the submittal rounds:

Prior PDP (PDP190003)
Two-story multi-family: 87 dwellings; two and three-story single family attached: 106 dwellings; two-family: 26 dwellings; single family detached alley loaded: 32 dwellings.
A total of 251 dwelling units were proposed.

Round One PDP (PDP210018):
Plan contained two and three-story single-family attached: 154 dwelling units, two-family: 14 dwelling units, two-family attached: 12 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

Round Two PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

The main changes between round one and two included:

- Removal of the two-family attached dwelling units which were replaced with single family attached dwelling units.

Round Three PDP (PDP210018):
Plan contained two and three-story single-family attached: 166 dwelling units, two-family: 14 dwelling units, and single family detached alley loaded: 32 dwelling units. A total of 212 dwelling units were proposed.

- Round Three focused on minor revisions and drawing clean up to prepare for the hearing.

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B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Preliminary Design Review (PDR180008) (June 13, 2018)

A PDR meeting was held on June 13, 2018 for the prior application, PDP190003.

2. Neighborhood Meeting (September 13, 2021)

While not required by *2.4.2 – Project Development Plan Review Procedures,* the applicant held one neighborhood meeting for the submittal. The meeting was held on September 13, 2021.

3. Submittal (PDP210018) (November 5, 2021)

The submittal of the project was completed on November 5, 2021. The project was subsequently routed to all reviewing departments.

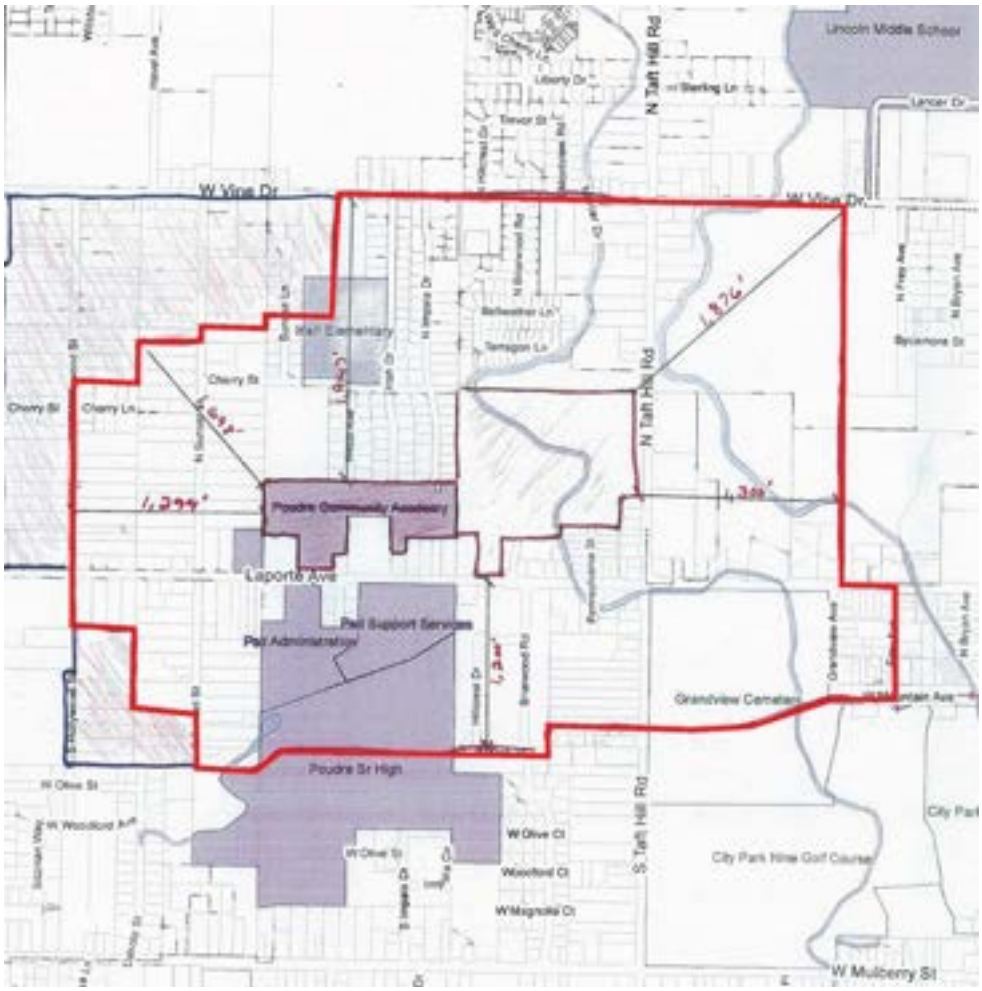
4. Notice (Posted, Written and Published)

Posted notice: August 6, 2018, Sign # 433

Written notice: April 13, 2022, 1000-foot notification boundary required, 418 letters sent

Published Notice: April 14, 2022, Coloradoan confirmation #0005216668

Mailing Notification Boundary Map:



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C. DIVISION 2.8 – MODIFICATIONS OF STANDARDS

The applicant requests two Modifications of Standards and provides justification letters attached to this staff report.

The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique or unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

Land Use Code Modification Criteria:

"The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).

1. Description of the Modifications

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

- This Modification is required because three proposed walkway areas have building entrances that are further away than 350 feet, and one that is within walkway open space that is narrower than 35 feet.

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- A primary entrance to a dwelling may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine. Dwellings within seven buildings do not meet the major walkway spine requirement because they are greater than 350' away from a street sidewalk.

  "A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine."

- The open space width requirement for Major Walkway Spines is defined in Article 5 of the Land Use Code, requiring that major walkway spines be within an open space that is at least 35 feet wide and directly visible from a public street:

  "Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street."

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four. The housing types proposed as part of the development plan are alley-loaded single family, two-family, and single-family attached. The standard reads as follows (emphasis added):

(2)Mix of Housing. A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:
1.a minimum of two (2) housing types is required on any project development plan containing at least fifteen (15) acres and less than twenty (20) acres.
2.a minimum of three (3) housing types is required on any project development plan containing twenty (20) acres and less than thirty (30) acres, including such plans that are part of a phased overall development; and
3.a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

2. Applicant's Justification

A. Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that entrances to dwellings be oriented to a Major Walkway spine that is longer than 350 feet, and within a Major Walkway Spine open space that is narrower than 35 feet.

The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections and shared amenities. The proposed site plan emphasizes pedestrian connectivity and minimizes pedestrian/vehicular conflicts. Creating a walkable neighborhood has been a key design objective from the very beginning. One design technique used to accomplish this is orienting dwelling units towards green courts or along greenbelts instead of streets. In these situations, the home front faces onto the green space and the garage faces an alley. Connecting sidewalks are provided along these green spaces providing access to front doors, however, there is no "street" on the front side. The result is a

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more pedestrian friendly environment surrounded by landscape rather than asphalt and concrete. Relocating the main entrance to green courts creates a safer entry sequence for pedestrians by minimizing pedestrian interaction with vehicles. Many families prefer this for safety reasons, others like it for the visual advantages or because open space is generally quieter than streets.

While the “connecting walkway” standard works well for traditional street-oriented communities it has limited the ability for Fort Collins to provide single-family attached products, a key element in the City’s goals to provide attainable housing. Single-family attached products are often alley loaded in order to provide efficient unit widths. This inherently orients the main entrance of the dwellings towards open spaces. For this reason, this code section has frequently been modified for recent residential developments in Fort Collins. As a community that focuses on pedestrian connectivity, open space, alley access and reducing the number of vehicular streets, Sanctuary on the Green has similar challenges. While the design meets the overall intent of the standard and exceeds the standard in many locations, there are some situations where the required metrics are not met.

The alternative to lengthening the MWS would be to orient these dwellings towards a street instead of green space to ensure connecting walks are provided. The intent of this modification request is to demonstrate that the pedestrian connections provided are not detrimental to the public good and are equal to or better than connections provided in a more traditional, street-oriented design.

The applicant states that the proposed modification would not be detrimental to the public good.

The modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins. The modification also brings the advantages of the development being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. While the increased length of the MWS is present, intermediate midblock crossings have been provided to provide the residents of these dwelling units access to neighborhood amenities or the ability to leave the neighborhood on foot. These options are no less than they would be if the dwelling units were oriented to a public street.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

3.5.2 (A) Purpose. The standards in this section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

The Sanctuary on the Green project exemplifies the purpose of the Residential Building Standards. The proposed project offers a variety of lifestyle choices for residents. Single-family detached, two-family, two-family attached, and single-family attached units are available. Allowing buildings to orient towards open spaces, as well as streets, promotes variety in the built environment, block face design and pedestrian experience. Many natural features on site provide unique opportunities for visual interest along Connecting Walks and Major Walkway Spines that lead to the primary entrance of dwelling units along green belts. The alley-loaded products proposed inherently create pedestrian-oriented streets and an attractive community without streets dominated by garage doors. The elongated MWS enables more residents to enjoy the visual interest and creates a true pedestrian thoroughfare. Finally, LUC 3.5.2(B) describes that the General Standard for residential buildings be that “Pedestrian usability shall be prioritized over vehicular usability.” Granting this modification would promote the Purpose and General Standard of the Residential Building Standards.

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Major Walkway Spine exceeds maximum length
There are three instances where the proposed Major Walkway Spine (MWS) exceeds the maximum 350 feet. Sheet L2 illustrates all the proposed Major Walkway Spines and identifies the three locations where the spines exceed the prescribed 350 feet.

In all three cases the longer MWSs serve residences located along a greenway or natural open space. Where dwelling units front on to a greenway or open space, the walk located in front of these homes is a public sidewalk via a public access easement. The walks act the same as a public street sidewalk connecting people from their home to other places in the neighborhood. The only difference is that the vehicular street has been replaced with a green space. This arrangement has the following advantages over a plan that would comply with the standard:

- Fronting on to a green space provides an alternative way of living with less interaction with vehicles.
- It is safer, visually more interesting, and quieter than fronting onto a public street.
- People living in these dwelling units don't walk any further to access neighborhood amenities or to leave the neighborhood on foot than they would if the green belts were replaced with streets, which would meet the standard.

Furthermore, the MWS exceeds the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.
- MWSs are required to be 5-feet wide and public street sidewalks along local streets are only 4.5-feet wide. Two of these MWSs located in front of the residences are planned to be 6-feet wide and the one that provides connection to the Soldier Creek Trail is planned to be 8-feet wide. The width of the walkway in all three instances exceeds the standard.

Given that homeowners will access a public sidewalk right out their front door, and that there are many advantages to the proposed pedestrian connectivity, we believe this Modification Request is not detrimental to the public good, and is equal to or better than a plan that would meet the standard.

Major Walkway Spine open space less than 35-feet wide
The MWS standard requires that the walk be located in open space that is 35 feet wide. There is one instance where the proposed Major Walkway Spine (MWS) is located in an open space that is less than standard. Sheet L2 identifies the single location where the MWS is less than 35 feet wide.

The MWS standard requires that the walk be located in open space that is 35-feet wide. The MWS located along the northern edge of the project is adjacent to the 2- and 3-story single family attached units is 23 feet wide measuring from the unit to the property line. The property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard. The open space adjacent to the north-south MWS adjacent to the 1- and 2- story single-family attached units on the west side averages 143 feet wide, exceeding the required 35 feet.

Given that the effective open space is much wider than the prescribed 35 feet, we believe the proposed MWS widths are not detrimental to the public good and are equal to or better than a plan that would meet the standard.

B. Modification to Section4.5(D)(2)(a)3. Housing Types, requesting approval of three housing types instead of the required four for properties 30 acres or more.

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The applicant's modification request is attached to this staff report and provides their justification narrative. The applicant contends that the modification meets one of the four modification criteria. The following excerpts are provided from this justification letter:

> Reason for the Request
> The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections, shared amenities, and vibrant design. The proposed site plan creates a neighborhood that provides the public with a variety of housing options, both in the type of residence and style. The development offers three distinct housing types and twenty-seven different housing models. The housing types and models have been mixed throughout the site to ensure that there is no chance of a monotonous streetscape.
>
> The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three. The Fort Collins Land Use Code (LUC) offers eleven different housing types as options to satisfy this requirement. The three housing types proposed are: Single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings. It should be noted that previous iteration of this site plan which have been reviewed by City Staff have included site plans that contain multi-family dwellings and two-family attached dwellings, both of which are allowed housing types. However, those plans are no longer being pursued for reasons which are detailed below. The intent of this memo is to prove that providing one less housing type is not detrimental to the public good and the proposed plan promotes the general purpose of the standard equally well or better than a plan which meets the standard.

The applicant states that the proposed modification would not be detrimental to the public good.

> A previous PDP application presented a site plan which achieved this standard by providing multifamily dwellings as the fourth housing type. The project conducted extensive community outreach and one of the most common concerns heard was that the density of the multifamily dwellings was not compatible with the existing neighborhood. Despite the multifamily dwellings providing another price point and lifestyle option, the surrounding neighborhood voiced concerns that this housing type, although allowed by code, was in fact a detriment to the public good. That application was formally withdrawn, and the project has been reimagined to remove the multifamily housing type.
>
> The reimagined site plan proposes a mix of single-family detached, two-family, townhomes and rowhomes. While the LUC does not differentiate between townhomes and rowhomes, they do provide a distinctly different forms and housing options that are not a detriment to the public good.
>
> In summary, the proposed development has reimagined a previous application which achieved the housing type standard, specifically to address the good of the surrounding public. It also adequately achieves the building design variation standards and provides a fourth form of housing. The reduction in housing types does not cause any other standard or code to be violated, nor does it create a condition on site that impacts those of others off-site. Therefore, reducing the number of required housing types from four to three is not detrimental to the public good.

The applicant provides the following justification for Criterion 1 -- 2.8.2(H)(1) *the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested:*

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The general purpose of the housing type variety standard is two-fold. First, it is designed to produce communities that do not have a repetitive and monotonous streetscape. Second, it is designed to produce communities that provide multiple options, price points and lifestyles for homeowners to choose between.

The plan presented boasts eleven different models of single-family attached models, ten different single-family detached models, and six different two-family models. The site plan has been carefully designed to ensure that no buildings adjacent to each other are the same model. The amount of variety offered in this plan is above and beyond what the building variety standards require solely to ensure that the streetscape is not repetitive and monotonous. The single-family attached products are also split into two sub-categories. The “townhome” style units offer the tradition one- and two-story dwellings with larger footprints and more private space. The “rowhome” style units offer two- and three-story dwellings with smaller footprints and larger common open space. The land use code does not differentiate between these two types of dwellings when it comes to the housing type standard, however they do provide the community with different design options, price points and lifestyles for homeowners.

Additionally, the site plan that was submitted with the first round of this PDP application provided a fourth housing type by including two-family attached dwellings. The LUC defines two-family attached dwellings as “a two-family dwelling attached to one other two-family dwelling with each such two-family dwelling located on its own separate lot.” In essence a four-plex single family attached building, which has four separate lots, could be converted into a two-family attached building simply by removing two lot lines (see figure below). Everything else about the building could essentially remain the same, giving the same appearance to the public as a single-family attached building. As it relates to the general purpose of this standard, the two-family attached product does not substantially add variety to a streetscape or provide a new price point option for homebuyers.

The reason this product is no longer being pursued for the project is that the LUC does not offer a height limit specifically for two-family attached product in the LMN zone district. It could be interpreted that the buildings are held to the two-family building height of two-and-a-half stories. However, it could also be interpreted that the products are held to the attached dwelling building height of three stories. The building elevations that were proposed as two-family attached showed two-story units on the ends with three-story units in the middle. To avoid the ambiguity in the code, the two-family attached dwellings have been removed, thus leaving the project with three housing types.

In summary, the proposed development goes above and beyond in model variation and offers four distinctly different lifestyle and price point options. Additionally, a plan which achieves this standard by providing two-family attached dwellings looks nearly identical to the public as it relates to the general purpose of this standard. Therefore, the plan as submitted promotes a varied, unrepetitive streetscape; and provides multiple options, price points and lifestyles for homeowners to choose between; equally well or better than a plan which complies with the housing type standard.

3. Staff Analysis and Findings of Fact for the Modification Requests:

A. Staff finds that the request for the Modification of Standards to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet, is not detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better*; 2.8.2(H)(3) *by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application*

of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, for the following reasons:

1) 2.8.2(H)(1) and (4) are met because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network by fostering a site plan that increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience; wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length; and pedestrian bridges are provided in lieu of street crossings;

2) The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes;

3) 2.8.2(H)(3) is met because the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible.

B. Staff finds that the request for the Modifications of Standards to Section4.5(D)(2)(a)3 to address housing type variation requirements for projects greater than 30 acres would not be detrimental to the public good and satisfies criteria 2.8.2(H)(1) *the plan will promote the general purpose of the standard for which the modification is requested equally well or better* and 2.8.2(H)(4) *the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2*, The lack of a fourth housing type meets criteria 2.8.2(H)(1), 2.8.2(H)(4) , and is not detrimental to the public good because:

1) The PDP provides eleven different single family attached building elevation options, where only three are required, ten single family detached home elevations, and six different two-family building elevation designs where four total between the two housing types are required. While this variety of architectural elevation designs doesn't count as individual housing types, it demonstrates that even among three housing types, a wide variety of models is being provided within the development. The six two-story and five three-story single family attached designs provide fundamental variation within this housing type, though it only counts as one housing type under 4.5(D)(2)(c). The two-story designs provide noticeably distinct entrance feature forms and details, while the three-story designs also include noticeably distinct roof form and massing elements, and with two of the designs providing massing step-downs to two-stories at building sides. All of these features will combine to create a varied and unique streetscape without significant repetition.

2) The applicant initially proposed including a fourth housing type, a two-family attached dwelling. This type was removed from subsequent submittals but from an architectural elevation standpoint, provided no additional architectural variation than what is currently proposed. The only difference was where the lot lines are drawn within the building footprint, creating two lots for the two-family attached product, versus four lots on an identical single family attached four-plex. Staff did not find that including the two -family attached housing type provided significant variation in streetscape, price

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points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project.

3) Additionally, the curves and intersections within the internal streets help minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of the building corners, which adds visual variety along the street. All of these measures combine within the overall site plan to mitigate the perception of monotony that could occur when viewing repeated housing types along a street.

4) The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including:

(C) fostering the safe, efficient, and economic use of the land, the city's transportation infrastructure, and other public facilities and;

(G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails;

(I) minimizing the adverse environmental impacts of development by contributing to flood control plans;

(J) improving the design, quality, and character of new development by providing enhanced landscaping, architecture, and landscaped buffer space;

(L) encouraging the development of vacant properties within established areas;

(M) ensuring that development proposals are sensitive to the character of existing neighborhoods by providing buffer space with enhanced landscaping and landscaped street improvements;

(N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features.

5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	The intent of Section 3.2.1 is to ensure that significant tree canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible. These benefits include reduced erosion and stormwater runoff, improved water conservation, air pollution mitigation, reduced glare and heat build-up, increased aesthetics, and improved continuity within and between developments. Trees planted in appropriate spaces also provide screening and may mitigate potential conflicts between activity areas and other site elements while enhancing outdoor spaces, all of which add to a more resilient urban forest. The plan complies with all requirements of this section: • 3.2.1(D); 3.2.1(D)(1)(c) Tree Planting Standards -- Full Tree Stocking: The project meets the full tree stocking requirement, providing trees around all high use or high visibility sides, within 50 feet of all proposed buildings in accordance with the maximum spacing requirement. Trees are also provided within common	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	private driveway access areas where feasible and are positioned to meet utility spacing requirements. A total of 692 trees are provided with the project. Of this total, 402 trees, or 58% are canopy trees. • 3.2.1(D)(2) Tree Planting Standards -- Street Trees: Street trees are provided at approximately 40' intervals and in accordance with required utility and street light separations. • 3.2.1(D)(3) Minimum Species Diversity: With the 692 trees provided, no individual tree species shall exceed 15%, or not more than 100 trees of any one species. The maximum proposed of any one species is 38, thus meeting this standard. • 3.2.1(D)(4) Tree Species and Minimum Sizes: All tree species and minimum tree caliper/height requirements are met. • 3.2.1(F) Tree Protection and Replacement: A total of 43 trees are proposed to be removed, and 88 mitigation trees and are required and provided in accordance with the tree replacement standards.	
3.2.2 – Access, Circulation and Parking – General Standard **3.2.2(C)(6,7) – Direct On/Off-Site Access to Pedestrian and Bicycle Destinations**	In conformance with the Purpose, General Standard, and Development Standards described in this section, the parking and circulation system provided with the project is adequately designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. The sidewalk system provided addresses vehicle conflicts and contributes to the attractiveness of the development. A network of walkways link the front doors of units that face open space. These walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to the 6' walkway system. The proposed walkway grid provides a high level of connectively linking the internal streets and existing surrounding streets within the overall neighborhood. An eight-foot-wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of three bicycle and pedestrian connections to Laporte Avenue are proposed. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed to cross the New Mercer Ditch. The southern bridge provides a connection through the proposed park area to Taft Hill Road.	Complies

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<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>3.2.2(C)(4) – Bicycle Facilities</td><td>This standard applies to commercial, industrial, civic, employment and multi-family residential uses. The only component of the proposed project that would require bicycle parking per this standard is for the 3000 sf Neighborhood Center. Four enclosed spaces within the Neighborhood Center are being provided to meet the minimum 4 space requirement for General Retail, the closest comparable land use.</td><td>Complies</td></tr>
<tr><td>3.2.2(J) – Parking Lot Setbacks</td><td>This standard applies to any vehicle use area, including parking areas containing six or more spaces or vehicle use areas, including private drive aisles that are more than 1,800 square feet. These parking and drive aisle areas must be set back from the street right-of-way and the perimeter lot lines.

<table>
<tr><th></th><th>Minimum Average of Entire Landscaped Setback Area (feet)</th><th>Minimum Width of Setback at Any Point (feet)</th></tr>
<tr><td>Along an arterial street</td><td>15</td><td>5</td></tr>
<tr><td>Along a nonarterial street</td><td>10</td><td>5</td></tr>
<tr><td>Along a lot line *</td><td>5</td><td>5</td></tr>
</table>
* Setbacks along lot lines for vehicular use areas may be increased by the decision maker in order to enhance compatibility with the abutting use or to match the contextual relationship of adjacent or abutting vehicular use areas.

Along the west lot line adjacent to the Rostek Subdivision, the proposed private alley is set back just over 7 feet, which meets the 5’ minimum and 5’ average landscaped setback requirements. A privacy fence 5 feet in height is also proposed along this property line.

Along the southwest lot line adjacent to the school property, the proposed private alley and parallel parking spaces are set back just over 11 feet, also meeting the requirements.</td><td>Complies</td></tr>
<tr><td>3.2.2(C),(D),(E),(J),(K),(K)(1)(a) – Residential Parking Requirements</td><td>All parking design requirements in Section 3.2.2 are met for the project. Parking areas are evenly distributed throughout the site and meet Sections (C), (D), (E) and (J) which include general requirements related to off-street parking location and design. Handicap parking applies to the neighborhood center building and is provided per the standards.

Minimum parking quantities for all residential dwellings are provided in accordance with Section 3.2.2 (K)(1)(a) as follows:</td><td>Complies</td></tr>
</table>

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	OFF STREET PARKING REQUIREMENTS UNIT TYPE | REQUIRED PARKING STALL PER UNIT | NUMBER OF UNITS | PROVIDED SF | TOTAL SPACES REQUIRED | TOTAL SPACES PROVIDED SINGLE FAMILY DETACHED | 2 | 32 | | 64 | 64 SINGLE FAMILY ATTACHED* | 2 | 166 | | 300 | 300 TWO-FAMILY* | 2 | 14 | | 28 | 28 ADDITIONAL GUEST PARKING | | | | | 47 NEIGHBORHOOD CENTER - USE 1 ** | | | 675 | 2 | 2 NEIGHBORHOOD CENTER - USE 2 ** | | | 2125 | 4 | 4 **TOTAL** | | | | **400** | **453** *ALL TWO-FAMILY AND SINGLE-FAMILY ATTACHED SHALL HAVE A MAXIMUM OF 3 BEDROOMS PER DWELLING UNIT ** NEIGHBORHOOD CENTER SHALL ALLOW THE FOLLOWING USES: RETAIL; CONVENIENCE RETAIL; PERSONAL AND BUSINESS SERVICE SHOPS; SMALL ANIMAL VETERINARY FACILITY; OFFICE; FINANCIAL SERVICE; CLINIC; CHILD CARE CENTER; LIMITED INDOOR RECREATION ESTABLISHMENT; PLACE OF WORSHIP OR ASSEMBLY; DOG DAY CARE; MUSIC STUDIO; COMMUNITY FACILITY OR NEIGHBORHOOD SUPPORT FACILITY; 2 SPACES / 1000 SQUARE FEET HAVE BEEN SELECTED AS AN AVERAGE PARKING DEMAND BASED ON THE ALLOWED USES FOR NEIGHBORHOOD CENTER. In summary, a total of 400 parking spaces are required, and 453 spaces are provided. This includes 41 on-street parking spaces.	
3.2.4 – Site Lighting	A photometric and fixture plan for the neighborhood center was submitted but found to be created for compliance with the prior lighting code and not the current lighting code. A condition of approval is recommended to update the photometric plan to be compliant with the current lighting code standards during final plan review. All exterior building lighting is provided by down-directional fixtures and with additional information can likely comply with the current standards.	***Condition proposed***
Section 3.2.5 – Trash and Recycling Enclosures	This section applies to the neighborhood center building. No material information or architectural renderings of the trash enclosure appear to be provided, but overall, there appear to be sufficient opportunities to meet the standard on-site or handle waste with roll out bins. Additional details will need to be provided at the time of Final Plan submittal to further evaluate the enclosure design and function. A condition of approval is recommended for compliance during final plan review. For all residential dwellings, collection service is proposed with the use of individual carts that will need to be stored within each garage.	***Condition proposed***

B. DIVISION 3.3 – ENGINEERING STANDARDS

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Section 3.3.1 – Plat and Development Plan Standards	This standard requires that the project dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way to meet the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by providing: • Two feet of additional right-of-way is provided along N. Taft Hill Road to accommodate the proposed middle turn lane into the site, detached sidewalk and parkway improvements. • Twelve feet of right-of-way is provided along Laporte Avenue to accommodate a westbound right turn lane. • A drainage access easement is provided into the southeast detention pond. • New Mercer Ditch access easement is provided. • Dedication of on-site easements for right-of-way, emergency access, drainage and utility easements as required.	Complies

C. DIVISION 3.4 - ENVIRONMENTAL, NATURAL AREA, RECREATIONAL & CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.4.1 - Natural Habitats and Features	The General Standard requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features. b. Section 3.4.1(E)(1)(a-i): The Land Use Code requires the establishment of natural habitat buffer zones surrounding natural resources. General buffer zone distances for specific resources may be increased or decreased to ensure buffer zone performance standards are met. Buffer Zone Performance Standards allow the decision maker [Hearing Officer] to determine buffer zones that may be multiple and noncontiguous. The general buffer zone distance for each natural habitat or feature is established in the quantitative buffer zone table, but the Hearing Officer may reduce or enlarge any portion of the general buffer zone distance in order to ensure qualitative performance standards are achieved. **Field Reconnaissance:** An Ecological Characterization Study (ECS) was completed by Cedar Creek in 2019 then updated in 2020. Additional analysis was requested of Cedar Creek after City staff met with residents' multiple times regarding various environmental concerns. Concerns included a potential wetland located along a swale immediately north of the site, impacts to deer and avian species (ducks specifically), and potential raptor nests within the project vicinity. To address these concerns, Cedar Creek performed a winter raptor nest survey within 500' of the site; a habitat characterization summary of the New Mercer Ditch; wetland delineation along the swale immediately north of the site; an evaluation of existing wetlands as concentration areas for waterfowl, shorebirds and songbirds (all of which receive a 300' buffer if present); and an analysis of potential impacts to the flight patterns of ducks. Below are the results of various additional reports: • The winter raptor nest survey verified no nests are located within or near the site, however a pair of red-tailed hawks were observed perched in a tree approximately 350' north of the site. • The wetland delineation of the swale north of the development site confirmed the swale is not a wetland because it contains minimal hydrophytic cover. Wetlands must contain three key indicators: hydrophytic soils, hydrophytic vegetation and hydrology. • The evaluation of wetlands and the New Mercer Ditch determined these features as important habitats but not concentration areas for waterfowl, shorebirds and songbirds. Therefore, standard buffers for wetlands and irrigation canals were recommended. • Impacts on flight patterns of waterfowl was determined as low since common waterfowl like mallards have successfully adapted to urban habitats, and the buffers applied to wetlands and the New Mercer Ditch, Cedar Creek determined the proposed development will not significantly impact flight patterns of waterfowl. **Natural Habitats and Features:** The Sanctuary on the Green property contains a number of natural habitats and features that warrant protection or mitigation that include: 1. Non-Native Upland Forest 2. New Mercer Ditch 3. Laporte Wetland (located along the southern site boundary) 4. Fort Collins Wetland (located offsite immediately north of the property), and 5. Cherry Wetland (located in the northwest corner of the property). Other than these features, the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa).	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	Below is a brief description of natural habitats and features requiring protection or mitigation: *Non-Native Upland Forest:* This ecosystem contains a mixture of grasses, forbs, shrubs and trees. The overstory is dominated by Siberian elm (Ulmus pumila) and boxelder (Negundo violaceus). The understory is dominated by non-native grasses such as smooth brome and orchard grass. The primary ecological function of this community is wildlife habitat, cover and shade. *New Mercer Ditch*: The New Mercer Ditch bisects the site in a north to south configuration and is approximately 4 feet deep by 8 feet wide. The corridor is dominated by grasses, shrubs and trees. Species common along the corridor include smooth brome and reed canary grass, along with mature plains cottonwood trees. The primary ecological function is wildlife habitat, cover, shade and wildlife movement corridor. *Laporte Wetland:* This wetland is approximately 0.39 acre and located along the southern site boundary, just north of Laporte. The wetland is likely supported by leakage from the New Mercer Ditch. It is considered low quality because it contains little structural and species diversity and is dominated by non-native grasses such as smooth brome and reed canary grass. *Fort Collins Wetland:* This wetland is approximately 0.90 acre and located just north of the project site. The wetland is supported by stormwater detention and has moderate ecological value. It contains a variety of native and non-native species, such as plains cottonwood, sandbar willow, common bulrush, leafy spurge and Canada thistle. *Cherry Wetland:* This wetland is approximately 0.14 acre and located in the northwest corner of the site at the confluence of New Mercer Ditch and Cherry Street drainage channel. It has moderate ecological value and contains a variety of shrubs, trees and grasses, including sandbar willow and common bulrush. **Protection Standards:** Section 3.4.1(E) requires buffering of natural habitats and features to protect the character and function of natural resources. However, buffer zones may be reduced so long as the buffer complies with the performance standards. Reduced buffer distances may also be mitigated by enlarging buffer distances elsewhere to meet performance standards. Below are the quantitative buffers for resources on the site: • Irrigation Ditches: 50’ buffer on both sides • Wetlands above 1/3 of acre: 100’ buffer • Wetlands less than 1/3 of an acre: 50’ buffer • Buffering is not required for non-native upland forest, however 3.4.1 allows mitigation for any vegetation being removed for habitat loss. **Development Proposal:** *Non-Native Upland Forest:* Several non-native trees and shrubs are being mitigated due to loss of habitat value. A total of 37 trees and 168 shrubs are required for mitigation and the applicant is providing 37 trees and 421 shrubs. These plantings are separate from City Forestry’s tree protection and mitigation requirements in LUC Section 3.2.1. *Upland Grassland:* The majority of the site is dominated by non-native grasses (smooth brome, orchard grass) and invasive weeds (bindweed and alfalfa). The applicant is restoring open areas to native grasses, providing weed mitigation, and introducing pockets of pollinator gardens to improve the habitat quality throughout the site. *New Mercer Ditch:* The majority of the New Mercer Ditch will be protected by at least a 50’ buffer on either side. However, there are portions of the development that encroach within the	

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	buffer. Where the proposed development encroaches into the general buffer zone it is expanded elsewhere, resulting in a larger buffer overall than required. *Laporte Wetland:* The development adheres to the 100' buffer and proposes weed mitigation and enhancement plantings to improve the habitat value and quality. *Fort Collins Wetland:* The development adheres to the 100' buffer. *Cherry Wetland:* The development adheres to the 50' buffer. **Performance Standards:** The applicant proposes meeting the LUC 3.4.1 (E) natural habitat buffer zone performance standards, which are as follows: (a) *The project shall be designed to preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.* The existing site contains a total of 6.91 acres of buffer area based on the quantitative standards. The development proposes 10.36 acres of enhanced buffer zones in total. To preserve the ecological character of the New Mercer Ditch corridor, native plantings and berms have been placed to screen and soften the impacts of development. The open areas will be restored with native grasses, shrubs and trees, and pockets of pollinator gardens. The resultant buffer zones, open areas, and landscaping, which constitute 24.83 acres, will be of higher quality than what exists today through weed mitigation, and increased species and structural diversity. (b) *The project, including, by way of example and not by way of limitation, its fencing, pedestrian/bicycle paths and roadways, shall be designed to preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.* The proposed pedestrian walkways, trails, fencing and roadways have been designed to provide connectivity without compromising connectivity for wildlife within and adjacent to the site. (c) *The project shall be designed to preserve existing trees and vegetation that contribute to the site's ecological, shade, canopy, aesthetic, habitat and cooling value. Notwithstanding the requirements of Section 3.2.1(F), all trees and vegetation within the Limits of Development must be preserved or, if necessary, mitigated based on the values established by the Ecological Characterization Study or the City Environmental Planner. Such mitigation, if necessary, shall include trees, shrubs, grasses, or any combination thereof, and must be planted within the buffer zone.* Mitigation for habitat loss and cooling value as a result of vegetation removal includes 37 trees and 421 shrubs. Vegetation within wetlands will be protected while upland areas will be improved through weed mitigation, restoration and enhancement plantings. The landscaping emphasizes native plants to improve opportunities for species' nesting, breeding, and where needed, screening to buffer the surrounding areas visually and from noise and lighting. (d) *The project shall be designed to protect from adverse impact to species utilizing special habitat features such as key raptor habitat features, including nest sites, night roosts and key feeding areas as identified by the Colorado Parks and Wildlife Division ("CPW") or the Fort Collins Natural Areas Department ("NAD"); key production areas, wintering areas and*	

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	migratory feeding areas for waterfowl; heron rookeries; key use areas for wading birds and shorebirds; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as identified by the CPW or NAD; prairie dog colonies one (1) acre or greater in size; key areas for rare, migrant or resident butterflies as identified by the NAD; areas of high terrestrial or aquatic insect diversity as identified by the NAD; remnant native prairie habitat; mixed foothill shrubland; foothill ponderosa pine forest; plains cottonwood riparian woodlands; and wetlands of any size. While no raptor nests have been identified on the property or within the vicinity of the project, the ECS calls for a bird survey prior to construction. The survey will be required, and a buffer zone setback maintained during the breeding, nesting and nestling rearing period should any active nests be found. (e) *The project shall be designed so that the character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts shall minimize the degradation of the ecological character or wildlife use of the affected natural habitats or features.* The character and function of natural resources will be protected through buffering. In higher developed areas, the project proposes berming and landscaping to mitigate impacts such as noise and lighting. Artificial lighting will not spill into the buffer zones and plantings have been placed around parking areas to mitigate impacts from headlights. Finally, the site will employ water quality features and runoff reduction facilities to protect water quality throughout the site. (f) *The project shall be designed to integrate with and otherwise preserve existing site topography, including, but not limited to, such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features.* The project protects topographic features, such as the New Mercer Ditch and its steep embankments. Wetlands will be protected through buffering. (g) *The project shall be designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.* All buffers and open areas will be restored to native vegetation (with the exception of some trees that will be preserved for habitat). Additionally, weed mitigation and enhancement plantings will be incorporated to improve the natural ecological characteristics of the site. Vegetation proposed for removal will be mitigated. (h) *The project may be designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.* The proposed pedestrian walkways and trails provide appropriate access to nature and connect to the larger trail network for recreation purposes. (i) *Fencing associated with the project shall be designed to be compatible with the ecological character and wildlife use of the natural habitat or feature.*	

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	No fencing is proposed near buffer areas. **Summary:** The project results in 10.36 acres of Natural Habitat Buffer Zone (NHBZ), over 3 acres above the required 1:1 mitigation value. The project also proposes 14.54 acres of additional open area for regional stormwater and landscaping, with the detention and channel portions to be restored to native grasses. The result is 24.9 acres of landscaped area that will be of higher habitat value than what exists today. Restoration will include weed mitigation and enhancement plantings, wetland restoration, pocket pollinator gardens, berming and dense plantings – particularly near more developed areas to mitigate impacts such as noise and lighting. Mitigation also covers vegetation being removed to replace habitat loss and includes 37 trees and 421 shrubs.	
Section 3.4.7 - Historic and Cultural Resources	The applicant completed the pre-submittal requirement to provide the historic survey of the only two properties within the city that were adjacent to the site and noted as potentially eligible for local landmark designation (2318 Laporte and 2540 Laporte). Because both properties have lost much of their historic integrity, staff determined at that stage that no further historic review would be required in terms of design compatibility with those properties under section 3.4.7. Because the property at 330 N Taft Hill, a property in the County, was listed on the State Register in that same time frame, staff provided an adjacency map to reflect the historic influence area for the project that should consider design compatibility with the historic farm property. The adjacency area is just along the eastern edge of the development site along Taft Hill (map attached). Because Taft Hill is an arterial, the applicant has to comply with a minimum of two of the design compatibility requirements in Table 1 of 3.4.7 (E). The building elevations for the new construction indicate roof forms, window proportions, and material references to the more traditional residential styles in the area, including the property at 330 N Taft Hill. While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, because the other design connections are made and it is across an arterial, i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site, those building massing requirements are not applicable under 3.4.7. Staff waived the Historic Preservation Commission review of this proposed development because it meets the design compatibility requirements in Section 3.4.7, and because there are not historic buildings on the development site. Adjacency Map:	Complies

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	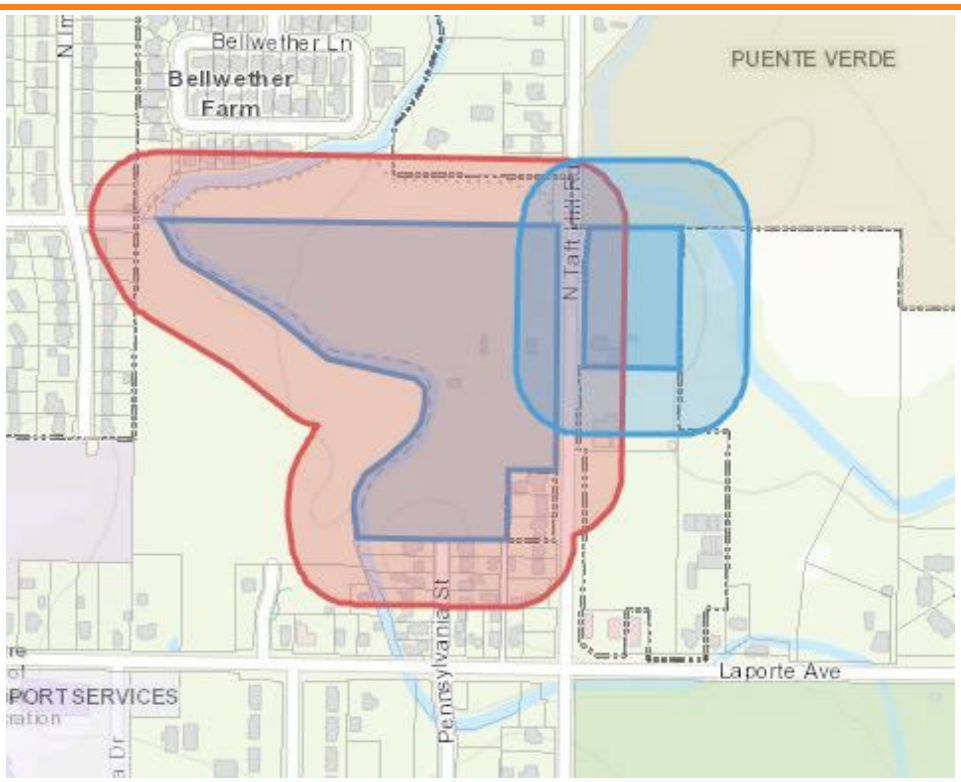	

D. DIVISION 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 3.5.1 - Building and Project Compatibility The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this Division 3.5 and the zone district standards contained in Article 4.		

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(B) – General Standard	The general standard requires that new developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials. Architectural compatibility (including, without limitation, building height) shall be derived from the neighboring context. Existing architectural character on adjacent properties consists of predominantly one-story single-family detached residential buildings to the east, west and south. To the north, the Bellwether Farm Subdivision contains a mix of one-story and two-story single-family detached residential buildings that include walk-out basements, which face south towards the Sanctuary property. The proposed Sanctuary on the Green architecture includes both two and three-story buildings. Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include: • Utilizing masonry on the ground level to define the base of the larger buildings; • Ground level entrances on all three-story buildings include a shed or hip roof component, which further emphasizes the ground level; • Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments; • Large windows are provided within the majority of the building modules to further break down the scale of the buildings;	Complies
3.5.1(C) – Building Size, Height, Bulk, Mass, Scale.	Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection. In addition to the comments provided above, the 3-story Building Type B (SFA #24 and #27) provides two-story massing step-down elements on the ends of the building along the N. Taft Hill Rd. frontage, which helps reduce the mass/bulk of these buildings along this street frontage.	Complies
3.5.1(D) – Privacy Considerations	Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. Privacy infringement is minimized through the use of landscaped buffers, building setbacks, street-right-of way separation and tree-lined street parkways, which provide separation of new buildings from existing adjacent buildings.	Complies
3.5.1(E) – Building Materials **3.5.1(F) – Building Color**	Colors and materials vary and are mostly earth-tone and neutral and do not deviate from what would normally be found in any residential development. Materials include various combinations of manufactured stone or brick veneer, board and batten siding, lap siding, composition shingle main and accent roofs.	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(G) – Building Height Review	Special Height Review. The purpose of this Section is to establish a special process to review buildings or structures that exceed 40 feet in height. All proposed buildings are lower than 40 feet.	Not Applicable
3.5.1(H) – Land Use Transition	Code Citation: *When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.* The only specific buffer yard standard contained in the Land Use Code requires that multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet, per the L-M-N standard 4.5(E)(4)(b). Attachment 26 is a 2018 Administrative Code Interpretation that clarifies that the three-story townhomes are subject to the multi-family design standards in 4.5(E)(4), including this setback. Therefore, this project was also evaluated for compliance with multi-family design standards in instances where the requirements for large single-family attached buildings are not explicitly stated. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet, complying with this standard.	Complies
Section 3.5.2 – Residential Building Standards. The purpose of the standards in this Section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development.		
3.5.2(B) – General Standard	The project meets this standard by orienting all building entryways to the street or a suitably designed pedestrian walkway. Overall, the network of walkways provided emphasizes bicycle and pedestrian movement and connectivity over vehicular usability. All proposed residential buildings include covered entrance porches, compatible residential material and colors which are applied appropriately within building modules that are articulated to a human-scale.	Complies
3.5.2(C)(1) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family detached, single-family attached in groups of two (2), and two-family dwellings**	This standard applies to the 32 single-family detached and 14 two-family dwellings. Any development containing fewer than 100 single-family or two-family dwelling units shall have at least 3 different types of housing models. Each housing model shall have at least 3 characteristics that clearly and obviously distinguish it from the other housing models, which characteristics may include, without limitation, differences in floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot and/or building face. The enforcement procedure for this standard shall be in accordance with Section 3.8.15, which requires approval of the housing models at the time of building permit review. While not required at this time, the applicant has provided architectural elevations for these dwellings with the PDP that demonstrate compliance with the model variation requirements. Examples of ten different single-family detached models are provided, and six two-family models are provided with the PDP. Elevations demonstrate unique differences in floor plans, exterior materials, and roof lines, as shown in Attachment 6.	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(C)(2) – Housing Model Variety and Variation Among Buildings – **Requirements for single-family attached buildings containing more than two (2) dwelling units**	This section requires that any development with more than 5 single-family attached buildings that contain more than two dwellings per building (excluding clubhouses/leasing offices), shall include at least 3 distinctly different building designs. The standard also requires that there shall be no similar buildings placed next to each other along a street or street-like private drive, and that building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features. 166 single-family attached dwellings are proposed within 36 buildings. Of these 36 buildings, 8 buildings are two-story, and 28 buildings are three-story. Additionally, the 36 buildings include 11 distinctly different building designs, which are shown in Attachment 6. These 11 building designs meet the variation requirement by providing significantly unique building styles. Two-story and three-story designs provide fundamental variation within this housing type. The material patterns, placement of materials, roof forms, window styles, and door styles are distinctly different amongst all of the designs. Additionally, the two-story designs provide noticeably distinct entrance feature forms and details. Lastly, the three-story designs include noticeably distinct roof form and massing elements, and with two of the designs provide massing step-downs to two-stories at the building sides.	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.2(D) – Relationship of Dwellings to Streets and Parking	This standard requires that all buildings connect to public sidewalks. One of the fundamental aspects of City Plan and the Land Use Code is that buildings are to be arranged in the traditional manner of homes along neighborhood streets. A corollary network allows other connecting walkways to serve buildings but only so long as these walkways meet certain criteria. This standard allows three types of walkways to ensure that new development provides neighborhood intra-connectivity. • Direct connection – where buildings and entrances face a public street so that new development extends the town-like pattern. • Direct connection within 200 feet with a Connecting Walkway. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network. • Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features. Under *Section 3.5.2(D)(1) Orientation to a Connecting Walkway – every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two 200 feet from a street sidewalk. The following exceptions to this standard are permitted:* *(a) Up to two single-family detached dwellings on an individual lot that has frontage on either a public or private street.* *(b) A primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.* *Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.* *Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.* Several of the proposed buildings do not meet the walkway standard. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***
3.5.2(E) – Residential Building Setbacks, Lot Width and Size	The proposed project provides the following setbacks for the single-family detached and two-family buildings in conformance with the standards: • 15-feet Front Yard along internal local streets • 30-feet Front Yard along arterial streets (Laporte Avenue) • 5-feet Interior Side Yard • 15-feet Corner Side • 8-feet Rear Yard	Complies

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E. DIVISION 3.6 - TRANSPORTATION & CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.3(B) - Street Pattern and Connectivity Standards	Code Citation: "3.6.3(B): Street Pattern and Connectivity Standards – General Standard. The local street system of any proposed development shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians and emergency vehicles). The local street system shall provide multiple direct connections to and between local destinations such as parks, schools and shopping. Local streets must provide for both intra- and inter-neighborhood connections to knit developments together, rather than forming barriers between them. The street configuration within each parcel must contribute to the street system of the neighborhood." The local street system will accommodate all modes. The PDP will improve connectivity for cars, bicycles, and pedestrians with the proposed local street system, arterial frontage improvements, internal walkway, and trail connections. Land dedication is proposed for the improvements required along N. Taft Hill Road and Laporte Avenue. An eight-foot-wide trail will provide area residents with additional connectivity to the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently. A total of five bicycle and pedestrian connections are proposed to Laporte Avenue. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges are proposed across the New Mercer Ditch, with the southern bridge providing a connection through the small neighborhood park to N. Taft Hill Road.	Complies
3.6.3(C) - Street Pattern and Connectivity Standards	"3.6.3(C) Spacing of Full Movement Collector and Local Street Intersections With Arterial Streets. Potentially signalized, full-movement intersections of collector or local streets with arterial streets shall be provided at least every one-thousand three hundred twenty (1320) feet or one-quarter (¼) mile along arterial streets, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature." There is 1,290 feet of frontage on N. Taft Hill Road and 2,575 feet of frontage on Laporte Avenue. This requires at least one full movement connection on Taft and one on Laporte. These connections are accommodated. The east connection on Laporte Avenue is planned as a potential future connection due to existing development within the right-of-way in this area. The PDP provides a temporary asphalt trail connection in this area.	Complies

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3.6.3(D-H) - Street Pattern and Connectivity Standards	***"3.6.3(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets.*** *Additional nonsignalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.*** *All development plans shall contribute to developing a local street system that will allow access to and from the proposed development, as well as access to all existing and future development within the same section mile as the proposed development, from at least three (3) arterial streets upon development of remaining parcels within the section mile, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature. The local street system shall allow multi-modal access and multiple routes from each development to existing or planned neighborhood centers, parks and schools, without requiring the use of arterial streets, unless rendered infeasible by unusual topographic features, existing development or a natural area or feature."* ***"3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels.*** *All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land."* Sections 3.6.3(D), (E) and (F) require collector or local street connections every 660 feet in order to promote an interconnected pattern of streets. The street system provided with the PDP is also required to connect to existing streets stubbed to the boundary of the development plan – in this case Webb Avenue, Irish Drive and N. Impala Drive. The applicant proposes Alternative Compliance for these requirements, which is discussed below. ***"3.6.3(H) Alternative Compliance.*** *Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section."* The applicant has provided an alternative compliance request with Attachment 24. The applicant's justification is summarized as follows: The PDP provides a local street network with direct connections to Laporte Avenue and N. Taft Hill Road. A second local street leads to the public park where a cul-de-sac is provided for turning around. The applicant is requesting approval for an Alternative Compliance Plan that provides local street connections to adjacent arterial streets where possible, and creates pedestrian and bike connections to the adjacent arterial streets, to adjacent neighborhoods and to the Soldier Creek Trail that currently do not exist. This request for alternative compliance is based on unusual topographic features, existing development, natural areas and other constraints including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints. The applicant's goals for neighborhood planning are consistent with the City's objectives contained in the Purpose statement for Section 3.6.3 Street Pattern and Connectivity. "This section is intended to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel." This neighborhood provides a local street with direct connections to Laporte Avenue and Taft Hill Road. A second local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turning around. Alleys are spaced at regular intervals along the local street. This provides private access to individual homes	***Alternative Compliance Requested***

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with approximately half of the homes facing public streets while the other half face green courts or open space. The applicant's goal is to provide attractive pedestrian streetscapes where homes face streets and convenient attractive walkways to the fronts of homes that face courtyards or open space.

Several site constraints prevent local streets from being extended into the adjacent neighborhoods as required by 3.6.3 (F). On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely. The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain. A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City owned land that is utilized for storm water management boarders the rest of this project to the north and there are no street stubs located across that land to tie into with this project. The existing drainage easements prevent street connections to the north.

Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development. One local street connection is provided at the western edge of the project. In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. In lieu of other local street connections the project will provide two pedestrian/bike connections to Laporte Avenue. One is located on the east side of the Calvary Baptist Church property and the other is located west of Taft Hill Road within an existing street right-of-way.

Existing street right-of-way that would provide an additional street connection to Laporte avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. We believe the best alternative at this time is to provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

The proposed plan significantly increases the bicycle and pedestrian connectivity through this property in the following ways:

- The three streets that are not able to be extended from the north due to stormwater conveyance have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access provides a connection from Impala Drive with a concrete bicycle and pedestrian path.
- A proposed trail connection leads from the City of Fort Collins Natural Area on the north to the proposed local street which then connects to Laporte Avenue using the existing dedicated right-of-way near Briarwood Street.
- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

In total, there are five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The alternative design minimizes the impacts on natural areas, fosters nonvehicular access and does not exceed the level of service standards. There is a direct street connection to the neighborhood center and park within the development. In addition, by providing alleys, the streetscape is dominated by front doors and porches rather than garage doors. Low quality wetlands and storm water conveyances which dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value. Crossing these areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. This site plan proposes one vehicular connection and two pedestrian bridges, that tie the neighborhood together. As the site currently exists, the New Mercer ditch prevents east/west connectivity. *Staff Evaluation:* To approve an alternative plan, the decision maker must first find that the proposed alternative plan: • Accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division; • That any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible. In reviewing the proposed alternative plan, the decision maker shall take into account: • Whether the alternative design minimizes the impacts on natural areas and features; • Fosters nonvehicular access; • Provides for distribution of the development's traffic without exceeding level of service standards; • Enhances neighborhood continuity and connectivity; • Provides direct, sub-arterial street access to any parks, schools; and neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile. ***Staff Finding:*** Staff finds that the plan complies with the standards in these Sections equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system. The PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for Alternative Compliance to the maximum extent feasible, taking into account the unusual topographic features, existing development and natural areas or features.	

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 - Transportation Level of Service Requirements	The Traffic Operations and Engineering Departments have reviewed the Transportation Impact Study that was submitted to the City for review and have determined that the vehicular, pedestrian and bicycle facilities proposed with this PDP are consistent with the standards contained in Part II of the City of Fort Collins Multi-modal Transportation Level of Service Manual. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars. The traffic study indicates existing Level of Service ratings from A to E with some of the turning movements of the surrounding intersections. Four of the five intersections are rated A, with the Taft Hill / Laporte intersection rated C. All the turning movements and intersection level of service continue to comply with City standards. The short range and long-range total peak hour traffic continue to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. Although not warranted by the traffic study, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars.	Complies
3.6.6 - Emergency Access	This Section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays. All emergency access and aerial apparatus requirements are in accordance with the review by Poudre Fire Authority of the PDP plans. Emergency access turning movements have been evaluated and accepted.	Complies

F. DIVISION 3.8 – SUPPLEMENTARY REGULATIONS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30 - Multi-Family and Single-Family Attached Dwelling Development Standards		
3.8.30(D)(3) – Buildings – Minimum Setback	The proposed three-story single-family attached buildings meet the minimum building setback requirement from the arterial right-of-way (N. Taft Hill Road), which shall be at least fifteen feet. All other applicable standards from this section are addressed in the Article 4 L-M-N standards and the residential building standards in Section 3.5.2.	Complies

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6. Article 4 – Applicable Standards:

A. SUMMARY

The Low-Density Mixed-Use Neighborhood District is intended to be a setting for a predominance of low density housing combined with complementary and supporting land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks. Any new development in this District shall be arranged to form part of an individual neighborhood.

Typically, Low Density Neighborhoods will be clustered around and integral with a Medium Density Mixed-Use Neighborhood with a Neighborhood Commercial Center at its core. For the purposes of this Division, a neighborhood shall be considered to consist of approximately eighty (80) to one hundred sixty (160) acres, with its edges typically consisting of major streets, drainageways, irrigation ditches, railroad tracks and other major physical features.

B. DIVISION 4.5 – LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT (L-M-N)

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(B)(2) – Permitted Uses	All of the project's proposed uses are permitted in the L-M-N zone district, including the single-family detached, two-family, and single-family attached dwellings. A Type 1 review process applies to projects that are limited to single-family detached, two-family, and single family attached dwellings that do not include multifamily development.	Complies
Section 4.5(D) – L-M-N Land Use Standards		
4.5(D)(1)(a) – Minimum density	This section requires a minimum of four (4) dwelling units per net acre of residential land. Net acreage for the PDP is 29.73 acres and 212 dwellings are proposed, resulting in a density of 7.13 dwelling per net acre which meets the minimum density requirement.	Complies
4.5(D)(1)(b) – Maximum density	This section requires that the project's maximum residential density be not more than nine (9) dwelling units per gross acre of residential land. Gross acreage for the PDP is 41.34 acres and 212 dwellings are proposed, resulting in a maximum density of 5.13 dwellings per gross acre, which is within the maximum density requirement.	Complies
4.5(D)(2)(a) – Mix of Housing – minimum housing types	This standard requires that at least four housing types be provided for projects that are 30 acres or larger. The PDP provides three housing types as follows: 1. Two-family dwellings 2. Single-family attached dwellings 3. Single-family detached dwellings with rear loaded garages The project does not include a fourth housing type; however, the variation provided between the two- and three-story townhome product, as well as the amount of building design variation provided in the housing type is significant enough so as to act as another housing type. A modification of this standard is proposed and is evaluated in the modification portion of the staff report. Approval of the modification is recommended based on the applicant's justification, staff analysis and findings provided.	***Modification Requested***

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<table>
<tr><th>Applicable Code Standard</th><th>Summary of Code Requirement and Analysis</th><th>Staff Findings</th></tr>
<tr><td>4.5(D)(2)(b) – Mix of Housing – placement variation</td><td>This standard requires that to the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish this requirement.

The project meets this requirement by providing larger lots at the corners of the single family attached buildings and by providing a varied spacing of walkway connections and green space openings between buildings along the internal streets.</td><td>Complies</td></tr>
<tr><td>4.5(D)(2)(c)(d) – Mix of Housing – housing types provided</td><td>This standard requires that no one housing type exceeds 80% or is less than 5% of the three total housing types provided. Of the total of 82 residential buildings, the PDP complies with three housing types distributed in the following manner:

<table><tr><td>Two-family buildings</td><td>7</td><td>9%</td></tr><tr><td>Single-family attached buildings</td><td>36</td><td>48%</td></tr><tr><td>Single-family detached buildings with rear loaded garages</td><td>32</td><td>43%</td></tr><tr><td>Total</td><td>82</td><td>100%</td></tr></table></td><td>Complies</td></tr>
</table>

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4.5(D)(3) – Neighborhood Center	This standard requires that at least ninety percent of the dwellings in all development projects greater than forty acres shall be located within 3,960 feet (three-quarters of a mile) of either a neighborhood center contained within the project, or an existing neighborhood center located in an adjacent development, or an existing or planned Neighborhood Commercial District commercial project, which distance shall be measured along street frontage, and without crossing an arterial street. According to 4.5(D)(3), a Neighborhood Center must comply with criteria related to access to the center, location, land uses, design, and outdoor spaces. <u>Access</u> A Neighborhood Center is proposed on the eastern edge of the project presented as a mixed-use building designed to provide separate leasable spaces for commercial tenants. The mixed-use building also serves as a clubhouse to the community and is adjacent to a public park ,which connects to a trail network that winds through the development and provides access to over 15 acres of open space corridors throughout the site. The farthest a resident of this development must travel to access the on-site Neighborhood Center is 3,375 feet, measured along street frontage per LUC 4.5(D)(3)(a). This meets the requirement of 90% of dwellings having access within three-quarters of a mile, without crossing an arterial road. <u>Location</u> The mixed-use building is located as an integral part of the development, located directly adjacent to public right-of-way, and connected by a public trail system. It is not located on an arterial road, therefore there is no separation requirement. <u>Land Uses</u> The mixed-use building has been designed with separate entrances, separate utilities, and demising walls between uses to ensure that two separate uses are provided within the building. Potential uses that are slated to rent the spaces include: retail; convenience retail; personal and business service shops; small animal veterinary facility; office; financial service; clinic; childcare center; limited indoor recreation establishment; place of worship or assembly; dog day care; music studio. All of the uses comply with LUC 4.5(D)(3)(c). The clubhouse portion of the mixed-use building acts as a community facility or neighborhood support facility, which is also an allowed use of a Neighborhood Center. The adjacent open space and plaza may also function as a flex space for an open-air farmers market. The park adjacent to the mixed-use building includes a playground and open area which qualifies as a recreation facility. <u>Design</u> The 3,000 square-foot mixed-use building has six parking spaces associated with it, meeting the two space per 1000 square feet requirement for the associated proposed uses. The mixed-use building is one-and-a-half stories tall and the massing has been divided into three separate compartments ranging from 875 square feet to 1,066 square feet. Those proportions match the scale of nearby residential buildings. Pedestrian and bike access is provided to the Neighborhood Center via a network of walks connecting Taft Hill Road and the internal trail system. The internal trail system provides access to existing residential areas to the north and south. Vehicular access is provided via a local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the west. <u>Outdoor Spaces</u>	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
	A roughly 2,000 square foot playground is proposed adjacent to the Neighborhood Center as well as an open turf area to the west and north and a Natural Habitat Buffer Zone to the south, which provides usable trail connections. The park and open space adjacent to the Neighborhood Center (south and southwest) provides a focal point for outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation. In addition, a number of commercial uses exist nearby the on-site Neighborhood Center. Within a half mile of this site is a medical clinic, laundromat, convenience store with gasoline sales, multiple churches, an elementary school, and a high school. These uses would be considered a Neighborhood Center on their own if the residents of this development did not have to cross an arterial road to access them. The Neighborhood Center at Sanctuary on the Green will enhance the existing public amenities. Based on the description of the proposed Neighborhood Center, the PDP meets with this standard.	
4.5(D)(6) – Small Neighborhood Parks	The PDP meets this standard by providing a privately owned park that meets the criteria of this section. The park area satisfies the required facilities criteria by including a multiple-use turf area, walking paths, seating, playground, and clubhouse. The park meets the location and accessibility criteria by placing the proposed clubhouse and outdoor amenities along N. Taft Hill Road. This meets the requirement that the park area be highly visible, easily observed from streets and formed by the street layout. All parts of the park are safely and easily accessible by pedestrians and open to the public. In terms of ownership and maintenance, the park will be privately owned and maintained by the development's property owners' association.	Complies
4.5(E)(1)(a) Streets and Blocks – Street System and Block Size	This standard requires that the local street system provided by the development results in blocks no greater than 12 acres in size. The project meets this requirement with the combination of local streets, walkway spines and existing barriers which form a pattern of blocks within the project, with no resulting block more than 5.3 acres.	Complies
4.5(E)(1)(b) Streets and Blocks – Mid-Block Pedestrian Connections	This standard requires that if any block face is over 700 feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every 650 feet, whichever is less. The project complies with this standard by proposing 5 mid-block pedestrian connections which join the internal streets to the surrounding streets (Laporte Avenue and N. Taft Hill Road). The maximum mid-block spacing proposed is approximately 560 feet. Additional walkways are provided along the internal streets connecting to private alleys and the Soldier Creek Trail. Average spacing of this walkway system is approximately 300 feet, and at least 16 walkway connections are provided along the internal street system which link to perimeter streets, alleys, and trails.	Complies
4.5(E)(3) – Maximum Residential Building Height **(one-, two- and three-family dwellings)**	The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. The project meets this requirement, with a 2-story maximum height proposed for the 7 two-family buildings and 32 single-family detached buildings. Attachment 26 is an administrative interpretation regarding the three-story 4-unit or more townhome product that clarifies it is permitted in the LMN district, subject to compliance with multifamily design standards in 4.5(E)(4).	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
Section 4.5(E)(4) Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units		
4.5(E)(4)(a) – Maximum Number	This standard limits multi-family buildings in the L-M-N District to a maximum of 12 dwellings per building. Based on the administrative interpretation for the three-story townhomes, this standard would be applicable to those units. In total, twenty-eight three-story townhome buildings are proposed, with nine 4-unit and nineteen 5-unit buildings provided.	Complies
4.5(E)(4)(b) – Orientation and Setbacks	This standard requires that the multi-family buildings have setbacks from the property line of abutting property containing single- and two-family dwellings of at least 25 feet. The proposed three-story townhomes are separated from adjacent properties by perimeter open space, right-of-way and building setbacks, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way. In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet.	Complies
4.5(E)(4)(c) – Variation Among Repeated Buildings **Applies to LMN multi-family buildings**	This section requires that any development containing more than 7 multi-family buildings provide at least 3 distinctly different building designs. Additionally, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features. The project includes a total of 28 three-story townhome buildings that would require compliance with this standard, and five distinctly different building designs are provided. These designs include three 4-unit building designs and two 5-unit building designs. Significant architectural variation is provided amongst these five building designs. Please refer to Attachment 6 for color elevations. • 4-plex Building Type C proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #28 and #15. • 4-plex Building Type D proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings #16, #21, #29 and #33. • 4-plex Building Type C-2 proposes a “Contemporary Farmhouse” design variation which is used for “SFA-R” buildings #34, #20, and #23. • 5-plex Building Type A proposes a “Modern Farmhouse” design variation which is used for “SFA-R” buildings # 4, #6, #7, #12, #18, #25, #31, and #36. • 5-plex Building Type B proposes a “Mid-Century Modern” design variation which is used for “SFA-R” buildings # 5, #10, #17, #19, #22, #24, #26,# 27, #30, #32, and #35. All five building designs include significant variations in masonry, roof forms, roof materials, siding patterns, front door styles, garage door styles, window sizes and window style fenestration. These elements, combined with noticeable massing and detail variations within the articulation of each façade, meets the building variation requirement by creating at least three distinctly different building designs.	Complies
4.5(E)(4)(d) – Building Height	The maximum height of a multi-family building shall be three stories. The twenty-eight proposed townhome/rowhome buildings are three-stories in height.	Complies
4.5(E)(4)(e) – Entrances	All entrances are clearly identifiable and visible from the streets and walkways.	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.5(E)(4)(f) – Roofs	Roof designs must meet at least two of the following requirements. Four of the five requirements are met with building designs A, B, C-2 and D, with building design C meeting three requirements: 1. The primary roof lines are articulated with a terracing in eave heights in building types, A, B, C-2, and D and a change in primary/secondary massing forms are provided with A, B, and C-2 building designs; 2. All five building designs provide secondary roofs forms that provide a transition over entrances, porches, garages, dormers, and other architectural massing areas incorporated into the building footprints; 3. Primary and secondary roof planes provide a change in the vertical plane of at least two feet; 4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color. No flat roof parapets are proposed. 5. No rooftop equipment is proposed, thus meeting the requirement that all rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.	Complies
4.5(E)(4)(g) – Facades and Walls	Each three-story townhome building is articulated with massing projections and recesses, doorway detailing, and balconies. Each façade emphasizes secondary massing forms through the use of secondary wall projections and related roof forms, as well as window placement and window proportions, to divide each facade into human-scaled proportions similar to the adjacent single-family dwellings.	Complies
4.5(E)(4)(h) – Colors and Materials	Each of the five three-story townhome building designs provide a unique color scheme that further differentiates between buildings, providing variety and individuality per the standard. Bright colors are reserved for accents such as doors. Siding and masonry material patterns and colors are varied amongst the five buildings and this also contributes significantly to the building individuality required with this section.	Complies
4.5(E)(4)(i) – Maximum Floor Area	This standard requires that the maximum gross floor area (excluding garages) of the multi-family buildings be not more than 14,000 square feet. This standard is intended for buildings that would not be subdivided with lot lines along common walls such as the three-story townhomes are in this case, so staff considered the overall four or five-plex building size in the review of this standard. The lots for these individual townhome units vary in size from 1,558 square feet to 4,542 square feet. The townhome units themselves vary from approximately 1,300 square feet to approximately 2,100 square feet. This means the largest possible four-plex would be no larger than 8,400 square feet and the largest possible five-plex would be 10,500 square feet which complies with the standard. Staff assumes the unit sizes will vary based on floorplans, but this should be the largest possible building scenario.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the Sanctuary on the Green, Project Development Plan, PDP210018, staff makes the following findings of fact:

A. The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

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B. The modification of standard to Section *3.5.2(D)(1) Orientation to a Connecting Walkway*, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) and 2.8.2(H)(4) because the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods in a manner that is equal to or better than a street network. The plan continues to advance the purposes of the Land Use Code Section 1.2.2 by increasing access to sidewalks, trails, and bicycle routes and satisfies 2.8.2(H)(3) because the of the combination of the unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties not caused by the act or omission of the applicant, which makes providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site practically infeasible, as described in detail in Division 2.8 of the staff report.

C. The modification of standard to Section 4.5(D)(2)(a)3 *a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more* would not be detrimental to the public good and that the request satisfies criteria 2.8.2(H)(1) because the proposed plan provides enough variation between housing models to create a varied and unique streetscape without significant repetition. Staff did not find that including the two -family attached housing type, as previously proposed in the round one submittal, provided significant variation in streetscape, price points, and housing types greater than what is already being achieved through the single family attached, single family detached, and two family products already included in the project. The PDP will continue to advance the purposes of the Land Use Code Section 1.2.2 including, but not limited to G) increasing public access to mass transit, sidewalks, trails, bicycle routes and other alternative modes of transportation by providing sidewalk and bicycle lane improvements along Laporte Avenue, N. Taft Hill Road, and connections to local streets and trails; (L) encouraging the development of vacant properties within established areas; and (N) ensuring that development proposals are sensitive to natural areas and features by improving existing habitat features satisfying 2.8.2(H)(4) as described in detail in Division 2.8 of the staff report.

D. The PDP meets the requirements for alternative compliance to alternatively accomplish the purposes of Division 3.6.3 equally well based on the proposed layout and design of streets including local street intersections with Laporte Avenue and N. Taft Hill Road, two bicycle and pedestrian crossings of the New Mercer Ditch, as well as five pedestrian and bicycle connections to Laporte Avenue and five pedestrian and bicycle connections along the northern boundaries of the property, which connect residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, and the existing Soldier Creek Trail system equally well than would a plan that complies with the standards of this Division, so that the PDP provides both intra- and inter-neighborhood connectivity and complies with the criteria for alternative compliance under Section 3.6.3(H) to the maximum extent feasible taking into account the unusual topographic features, existing development and natural areas or features.

E. The PDP complies with all relevant standards located in Article 3 – General Development Standards, subject to approval of the two Modifications of Standards and the alternative compliance for *Division 3.6.3 Street Pattern and Connectivity Standards.*

F. The PDP complies with relevant standards located in Division 4.5, (L-M-N) Low Density Mixed-Use Neighborhood District of Article 4 – Districts, subject to approval of the two Modification of Standards.

8. Recommendation

Staff recommends approval of the two requests for Modification of Standards, Alternative Compliance, and approval of the Sanctuary on the Green Project Development Plan, (PDP210018), subject to the following conditions:

1. A photometric plan conforming to 3.2.4 Exterior Site Lighting for the neighborhood center will be submitted for review and approval during final plan review.

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2. Plans for the neighborhood center will be updated to conform with 3.2.5 Trash and Recycling Enclosures during final plan review.

9. Attachments and Links

Documents with a blue hyperlink below are included in the staff report via links. Documents without a hyperlink are including in the staff report as an attachment.

1. Vicinity Map
2. Applicant's Project Narrative
3. Overall Site Plan
4. Site Plan Pages
5. Landscape Plan
6. Architectural Elevations
7. Tree Inventory and Mitigation Plan
8. Neighborhood Center Lighting Plan
9. Environmental - Habitat Buffer Zone Exhibit
10. Environmental Characterization Study (ECS)
11. Prior ECS from 9-15-2020
12. Environmental-Wetland Determination
13. Environmental-Winter Raptor Nesting Memo
14. Environmental – Concentration Areas Memo
15. ICON-PDP-Floodplain Report
16. ICON-Pre-Project Floodplain Map (Overall)
17. ICON-Post-Project Floodplain Maps
18. Utility Plans
19. Plat
20. Email from New Mercer Ditch
21. Email from Larimer County Planning Department
22. Modification Request LUC Sec 3.5.2(D)(1)
23. Modification Request LUC Sec 4.5(D)(2)(a)3
24. Request for Alternative Compliance LUC 3.6.3(D)
25. ROW Width Variance Letter
26. Administrative Interpretation #1-18
27. PDP Neighborhood Meeting Notes
28. Old versus New Plan Exhibit
29. Written Comments – Prior PDP (PDP190003)
30. Neighborhood Newsletter Volume 3
31. Letter of Intent with Calvary Baptist Temple
32. Staff Comment Letters
33. Applicant’s Cover Letter
34. Applicant’s City Plan Analysis
35. Staff Presentation
36. Applicant Presentation
37. Written Public Comments

The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

1. All Submittal Documents (enter PDP210018 into search bar)
2. Drainage Report
3. Traffic Impact Study

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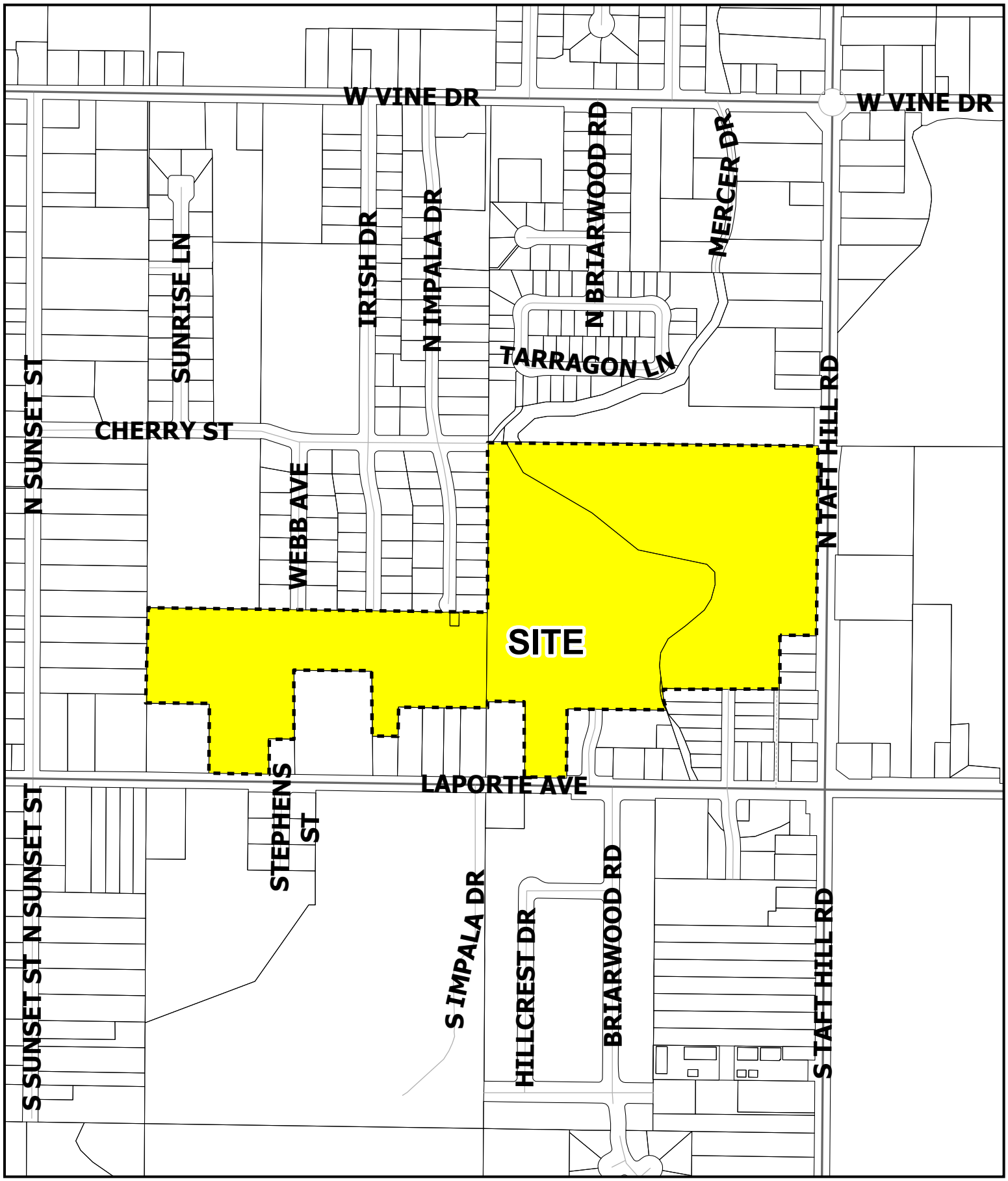


SANCTUARY ON THE GREEN – PDP210018
VICINITY MAP

N

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

Project Narrative

November 3, 2021

Introduction and Background

A version of this project has been in conception dating back to 2007. Originally named Sanctuary West, the site is located north of Laporte Avenue and west of Taft Hill Road. The site was originally planned in 2007 with Final Development Plans submitted in 2011. At that time, the site only included 27 acres west of New Mercer Ditch. In 2018, 14 acres east of the ditch was annexed and combined with the west parcel into this Project Development Plan (PDP). After being annexed, the site went through a PDP review beginning February of 2019. After several years of review and multiple iterations, the application was formally withdrawn in July of 2021 due to concerns that the development would not be approved. The program and site design of this new PDP application has been modified in order to reimagine the development's program in a way that better addresses the concerns of adjacent residents, is more compatible with the surrounding neighborhoods and reduces the number of modifications being requested of the Code.

General Information

The 41.34-acre site northwest of Laporte Avenue and Taft Hill Road is zoned Low-Density Mixed-Use Neighborhood (LMN). While the Land Use Code allows 9 dwelling units per acre (gross), this application proposes 212 units yielding a 5.13 dwelling units per acre (gross) density. The program consists of single-family detached, two-family (duplex), two-family attached, single-family attached and a Neighborhood Center. The site is spatially divided into three segments; east of the ditch; central, but west of the ditch; and the western edge of the project. A public road network bisects the project to provide connectivity from the western edge of the project (accessed by Laporte Ave) to the eastern edge of the project (accessed by Taft Hill Road). A system of private drives and alleys provide access from the public roads to individual dwellings and their garages. The project is required to provide 424 residential parking stalls and 6 commercial parking stalls. The project offers 424 attached garage parking stalls to satisfy the residential requirement along with 47 off-street spaces for guests to park, which is above and beyond what Code requires. There are 6 off-street parking stalls adjacent to the Neighborhood Center to satisfy the commercial requirement. An additional 41 parking spaces are provided on-street for guests.

A Neighborhood Center is proposed on the eastern edge of the project presented as a mixed-use building designed to provide separate leasable spaces for commercial tenants. The mixed-use

building also serves as a clubhouse to the community and is adjacent to a public park which connects to a trail network that winds through the development and provides access to over 15 acres of open space corridors throughout the site. A modification to the walkway spine standard is requested to allow front doors to face these open spaces.

Owners

Bill Veio and David Pretzler of Solitaire Fort Collins, LLC are the managing partners and owners of the property.

Transportation Improvements

The traffic study shows existing Level of Service ratings from A to E on certain turning movements of surrounding intersections. Three of the four intersections are rated A overall, with the Taft Hill / Laporte rated B in the morning and C in the afternoon. All the turning movements and intersections comply with Fort Collins operation criteria and will continue to do so with the addition of this development. The short range and long range total peak hour traffic continues to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. As a requirement of an arterial road, a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars.

This neighborhood will improve connectivity for cars, bicycles, and pedestrians through a series of proposed roads and trails. A residential local street will bridge over the New Mercer Ditch and connect Laporte Avenue to Taft Hill Road. The 57-foot-wide right of way provides enough room for parking on both sides of the street adjacent to residences. Land is being dedicated along the eastern boundary for the improvements required to upgrade Taft Hill Road to a 2-lane arterial, which complies with the Streets Master Plan.

An eight-foot-wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently and safely. There are a total of three bicycle and pedestrian connections to Laporte Avenue where none exist currently. Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets. Two pedestrian bridges cross the New Mercer Ditch. The southern bridge allows a direct connection through the park to Taft Hill Road. A network of Major Walkway Spines lead to front doors of units that face open space. All of these walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to these Major Walkway Spines.

Neighborhood Outreach

As a part of the previous application, the developer held a series of public reviews, neighborhood meetings, small group meetings and one-on-one meetings with interested residents and stakeholders surrounding the project. Additionally, that application was advertised through voluntary newsletters and emails. The project had been reviewed by the Planning and Zoning Board once for Annexation and once for PDP, as well as twice by City Council for the annexation. Through the design process the applicant had met with neighbors, concerned citizens, City stakeholders and the public over a dozen times. Through these meetings, the main concerns voiced centered around density, building height, open space preservation, and traffic.

As the applicant worked diligently to address and mitigate concerns of the neighbors over time, the project evolved significantly. The original inception proposed 371 units consisting of senior flats, assisted living, multifamily, single-family attached and two-family (duplexes). The attached application now presents 212 units consisting of single-family detached, two-family (duplex), two-family attached, single-family attached and a Neighborhood Center (mixed-use commercial building). A Neighborhood Meeting was held on September 13, 2021 to unveil the new direction of the development and receive input.

Site Design

The proposed neighborhood layout is composed of a series of walkable blocks with inter-connected streets and alleys. Four housing types are proposed including alley-loaded single family, two-family dwellings, two-family attached dwellings, and single-family attached dwellings. The various housing types create smaller neighborhoods within the development, each with their own character and diversity of opportunities. Gathering spaces with grills, seating, recreation, and open space have been interwoven through the smaller neighborhoods to ensure all residents have equal access to amenities. Smaller lots combined with shared open space amenities are desirable for busy families who want to spend more time playing and less time maintaining the yard. Residents of this community have a large variety of recreational amenities to choose from including a community center, expansive trail system, a wetland natural area as well as a 3.5-acre park and various green courts. The proposed park connects to a mixed-use building which serves as the Neighborhood Center required within a project of this scale and doubles as a clubhouse for the development.

The mixed-use Neighborhood Center building is provided on-site between the ditch and Taft Hill Road. Section 4.5(D)(3) outlines the requirements of a Neighborhood Center, which are addressed individually below:

- Access to a Neighborhood Center:

  - The farthest a resident of this development must travel to access the on-site Neighborhood Center is 3,375 feet, measured along street frontage per LUC 4.5(D)(3)(a). This meets the requirement of 90% of dwellings having access within three-quarters of a mile, without crossing an arterial road.
- Location:
  - The mixed-use building is located as an integral part of the development, located directly adjacent to public right-of-way, and connected by a public trail system. It is not located on an arterial road, therefore no there is no separation requirement.
- Land Use Requirement:
  - The mixed-use building has been designed with separate entrances, separate utilities, and demising walls between uses to ensure that two separate uses are provided within the building. Potential uses that are slated to rent the spaces include: retail; convenience retail; personal and business service shops; small animal veterinary facility; office; financial service; clinic; child care center; limited indoor recreation establishment; place of worship or assembly; dog day care; music studio.
  - The clubhouse portion of the mixed-use building acts as a community facility or neighborhood support facility, which is also an allowed use of a Neighborhood Center
  - The adjacent open space and plaza may also function as a flex space for an open-air farmers market
  - The park adjacent to the mixed-use building includes a playground and open area which qualifies as a recreation facility.
  - All uses above are allowed uses under 4.5(B)(2)(c)3. and are reviewed as a Type-1 use.
  - The 3,000 square-foot mixed-use building has six parking spaces associated with it, meeting the two space per 1000 square feet requirement for the associated proposed uses.
- Design and Access:

  The mixed-use building is integrated with surrounding residential areas in the following ways:
  - Matching scale of nearby residential buildings
    - The mixed-use building is one-and-a-half stories tall and the massing has been divided into three separate compartments ranging from 875 square feet to 1,066 square feet. Those proportions match the scale of nearby residential buildings.

- Provide direct access from surrounding residential areas
  - Pedestrian and bike access is provided to the Neighborhood Center via a network of walks connecting Taft Hill Road and the internal trail system. The internal trail system provides access to existing residential areas to the north and south. Vehicular access is provided via a local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the west.
- Creating usable outdoor spaces
  - A roughly 2,000 square foot playground is proposed adjacent to the Neighborhood Center as well as an open turf area to the west and north and a Natural Habitat Buffer Zone to the south, which provides usable trail connections.
- Orienting building entrances to connecting walkways
  - The mixed-use building has two separate entrances that face the public right-of-way and are accessed by connecting walkways.
- Continuing the architectural themes of nearby neighborhoods
  - The one-and-a-half story mixed-use building architectural elevations utilize articulating gable roof forms, lap siding, board and batt siding, shingles and standing seem roofing. All of these materials and forms can be found throughout the existing surrounding neighborhoods, as well as in the proposed development.

- Outdoor Spaces:
  - The park and open space adjacent to the Neighborhood Center (south and southwest) provides a focal point for outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.

In addition, a number of commercial uses exist nearby the on-site Neighborhood Center. Within a half mile of this site is a medical clinic, laundromat, convenience store with gasoline sales, multiple churches, an elementary school, and a high school. These uses would be considered a Neighborhood Center on their own if the residents of this development did not have to cross an arterial road to access them. The Neighborhood Center at Sanctuary on the Green will enhance the existing public amenities.

Natural Features

Sanctuary on the Green is currently an open field bisected by the New Mercer Canal. Previously the land has been farmed for hay which has resulted in a lack of native plant material. Currently the

field largely consists of a mixture of non-native aggressive perennials. For more information on existing conditions of natural features reference the Ecological Characterization Study (ECS).

A majority of the existing trees located on the Sanctuary site are of wild origin. All trees on site were identified and trees to be removed are shown in the tree mitigation plan. To mitigate for the removed trees which have been deemed to provide significant value by the City Forester, replacement trees will be provided per Division 3.2.1 (F)(1) of the Fort Collins Land Use Code. For tree groves identified as habitat by the City Forester, mitigation for the area (SF) of the removed tree habitat will be provided within the Natural Habitat Buffer and open space areas. These enhanced habitat pockets will provide wildlife habitat where none exists now. A more detailed depiction of the location of trees which are being removed in relation to the proposed site plan can be found on the Mitigation Plan included in this submittal.

Several interconnected Natural Habitat Buffer Zones (NHBZ) are proposed in the new development. Within the NHBZ's the existing non-native aggressive plant material will be replaced with a more diverse native plant pallet. In addition, enhanced habitat pockets consisting of shrub and tree plantings will also be provided.

The canal is frequently used by various wildlife as a corridor through the City. This corridor will remain and function much the same way it does in other parts of the city. The minimum width of the corridor between buildings is 152 feet, however this condition only exists at a corner of a building. The corridor extends greater than 650 feet wide on the south and north where the park and wetlands are located. Minimum widths along the same canal within different areas of the City are approximately 96 feet wide and extend through entire neighborhoods rather than just at one pinch point between buildings.

There are three wetlands located on or adjacent to this site as well as two large stormwater drainage easements. The wetlands were determined to be low quality by the ECS and they will not be disturbed. There will be grading that takes place within the wetland buffers and drainage areas which then will be replanted with native grasses rather than the invasive perennials that are currently located in the wetland buffers and drainage areas.

When totaled, over fifteen acres of open space has been created or preserved, not including yards on private lots.

Buffering and Transitions

The landscape associated with this proposed community is designed to be attractive, diverse and engaging. The landscape buffer along the arterial frontages varies in width from the minimum requirement of 30 feet to open park land. Street trees and turf are used to create continuity along the streetscapes with water quality features and more diverse plantings throughout the native areas and around the dwelling units. Homes fronting onto green courts or walkway spines will have low fences and perennial plantings that define and separate their yard from common areas. The interior landscape design is private, intimate, and visually attractive to the public. It also facilitates the transition between public and private spaces.

The stormwater easements along the perimeter of the site provide large buffers from the adjacent single-family homes. There is no required buffer from single-family attached buildings to existing single-family homes. However, this project provides over 120 feet in the shortest dimension. Single family detached homes are located along the western portion of the site in effort to ensure compatibility with the existing homes. The single-family attached units vary from buildings that are a mix of one- and two-story, entirely two-story, a mix of two- and three-story, and entirely three-story. The dwellings nearest existing neighborhoods have been strategically selected to be the lowest height units across the site. All three-story units are located along the main internal public road (central to the project), and on the northern and eastern portions of the site. The units on the northern boundary of the site are similar heights as the existing homes north of project. The two- to three- story buildings are mixed throughout the development in order to maintain diversity among housing models, as well as to breakup the articulation and massing along block faces. This rhythm of alternating rooflines is found in surrounding neighborhoods and further shows compatibility between the project and existing residences.

Architectural Design

Wonderland Homes, the neighborhood's home builder, was founded in 1966 and their focus is on character. Not only referring to the aesthetic appeal and quality of design and materials; it's also about the integrity with which they conduct their business. Their homes are carefully and thoughtfully crafted to enhance both the aesthetics of the local environment and the lives of the people who live in them.

For a proposed community over 40 acres, four building types are required. To satisfy this requirement single-family detached, two-family, two-family attached, and single-family attached units are provided. The two-family attached product is a somewhat unique housing type to Fort Collins. This housing type is derived by attaching two dwelling units on a single lot (similar to a duplex). That duplex unit is then attached to another duplex unit. The result is a single building with four dwelling units, divided by two legal lots. The concept is an innovative way to provide

attainable housing to Fort Collins by allowing a homeowner to decide whether to live in both units or rent their second unit out, which provides supplemental income to help pay their mortgage. This housing type also provides a diversity component to the project by now providing housing for renters as well as homeowners. Each two-family attached unit has garage parking and separate entrances to ensure it functions just as a traditional home would.

The Code requires that single-family attached buildings provide three separate building designs for a project of this size. That code also requires that two similar building designs cannot be next to each other. In order to guarantee both of these standards are met eight different building designs are proposed for the single-family attached products. An additional model is proposed for the two-family attached building, bringing the total to nine building models. The building designs vary by the number of stories, different roof lines, various materials, different porch configurations, different unit mixes within buildings, different architectural styles/themes and different colors. Please reference the Building Design Variation sheet for more information.

The Landmark Preservation Commission requested surveys of two adjacent properties. The surveys concluded that they are not eligible for historic designation.

Development Phasing Schedule

The project is proposed to be constructed in one phase and will begin construction upon approval.

City Plan and the Northwest Sub Area Plan

This proposed community complies with the overall goals of current and proposed City Plan as well as the Northwest Sub Area Plan in the following ways:

City Plan

Environmental Health

- Principle ENV 1: Within the developed landscape of Fort Collins, natural habitat/ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced.
- Principle ENV 2: Open lands and natural areas within Fort Collins, the Growth management Area, and the region will be conserved, preserved, and protected to provide habitat essential to the conservation of plants, animals, and their associated ecosystems, and to benefit the citizens of Fort Collins by providing opportunities for education, scientific research, nature interpretation, fishing, wildlife observation, hiking, and other appropriate recreation activities as well as protecting view-sheds.
- Principle ENV 4: The City will pursue new opportunities to provide multifunctional open lands.

- Policy ENV 4.6 – Utilize Corridors Provide public access, promote wildlife movement, and link neighborhoods, parks, and activity centers, commercial centers, and streets through a network of open lands and trails along streams, drainageways, and irrigation ditch corridors, where compatible with natural habitats, utilizing environmentally sensitive trail design.
- Principle ENV 18: The City will minimize potentially hazardous conditions associated with flooding, recognize and manage for the preservation of floodplain values, adhere to all City mandated codes, policies, and goals, and comply with all State and Federally mandated laws and regulations related to the management of activities in flood-prone areas.
- Policy ENV 18.1 – Balance Environmental, Human and Economic Concerns. Recognize and manage floodplains with the intent to provide a balance between economic, environmental, and human (including safety) considerations within floodplain lands.

Community and Neighborhood Livability

- Principle LIV 1: City development will be contained by well-defined boundaries that will be managed using various tools including utilization of a Growth Management Area, community coordination, and Intergovernmental Agreements.
- Principle LIV 7: A variety of housing types and densities for all income levels shall be available throughout the Growth Management Area.
- Policy LIV 7.1 – Encourage Variety in Housing Types and Locations. Encourage a variety of housing types and densities, including mixed-used developments that are well-served by public transportation and close to employment centers, shopping, services, and amenities.
- Policy LIV 7.2 – Develop an Adequate Supply of Housing Encourage public and private for-profit and non-profit sectors to take actions to develop and maintain an adequate supply of single- and multiple-family housing, including mobile homes and manufactured housing.
- Policy LIV 7.4 – Maximize Land for Residential Development Permit residential development in most neighborhoods and districts in order to maximize the potential land available for development of housing and thereby positively influence housing affordability.
- Principle LIV 9: The City shall promote resource conservation and efficiency in the construction of new houses as well as upgrades to existing houses.
- Principle LIV 10: The city's streetscapes will be designed with consideration to the visual character and the experience of users and adjacent properties. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city.
- Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.
- Policy LIV 14.3 – Design Low Maintenance Landscapes Design new landscaping projects based on maintainability over the life cycle of the project using proper soil amendment and ground preparation practices, as well as the appropriate use of hardscape elements, trees, mulches,

turf grass, other plant materials, and irrigation systems. Low maintenance practices can be achieved in both turf and non-turf planting areas, provided these areas are designed and installed to minimize weeds, erosion and repairs.

- Principle LIV 19: The City Structure Plan Map establishes the desired development pattern for the City, serving as a blueprint for the community's desired future.
- Policy LIV 19.1 – Land Use Designations Utilize the City Structure Plan Map to set forth a basic framework, representing a guide for future land use and transportation decisions.
- Principle LIV 20: Subarea and corridor planning efforts will be developed and updated as needed, tailoring City Plan's citywide perspective to a more focused area of the community, such as individual neighborhoods, districts, corridors, and edges.
- PRINCIPLE LIV 21: New neighborhoods will be integral parts of the broader community structure, connected through shared facilities such as streets, schools, parks, transit stops, trails, civic facilities, and a Neighborhood Commercial Center or Community Commercial District.
- Policy LIV 21.2 – Design Walkable Blocks While blocks should generally be rectilinear or otherwise distinctly geometric in shape, they may vary in size and shape to avoid a monotonous repetition of a basic grid pattern or to follow topography. In order to be conducive to walking, determine block size by frequent street connections within a maximum length of about 300 to 700 feet.
- Principle LIV22: The design of residential neighborhoods should emphasize creativity, diversity, and individuality, be responsive to its context, and contribute to a comfortable, interesting community.
- Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces Orient residential buildings towards public sidewalks or other public outdoor spaces that connect to streets, the commercial core, and transit stops. Examples of public outdoor spaces include parks, squares, gardens with walkways, and courtyards.
- Principle LIV 23: Neighborhoods will feature a wide range of open lands, such as small parks, squares, greens, play fields, natural areas, orchards and community gardens, greenways, and other outdoor spaces to provide linkages and recreational opportunities both for neighborhoods and the community as a whole.
- Policy LIV 26.4 – Balance Resident Preferences with Communitywide Interests: In determining the acceptability of changes to parcels of land adjacent to existing residential developments, balance the adjacent residents' preferences with communitywide interests.
- Principle LIV 28: Low Density Mixed- Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood serving uses.
- Policy LIV 28.1 – Density. Low Density Mixed-Use Neighborhoods will have an overall minimum average density of four (4) dwelling units per acre, excluding undevelopable areas. This minimum density for parcels 20 acres or less will be three (3) dwelling units per acre.

- Policy LIV 28.2 – Mix of Uses. Include other neighborhood-serving uses in addition to residential uses. Although the actual mix of uses in each neighborhood will vary, Low Density Mixed-Use Neighborhoods may include the following:
- Principal uses: Predominantly detached single family homes; however, may include a range of duplexes, townhomes, and small scale multi-family dwellings (twelve or less units per building).
- Policy LIV 28.3 – Mix of Housing Types Distribute a variety of housing types to make an attractive, marketable neighborhood with housing for a diversity of people. Include a minimum of four (4) distinct housing types in any residential project containing more than thirty (30) acres. As the acreage of the residential project increases, so should the number of housing types.
- Policy LIV 28.4 –Neighborhood Center Incorporate a Neighborhood Center as a focal point for Low Density Mixed-Use Neighborhoods to serve as a year-round gathering place accessible to all residents or ensure that the Low Density Mixed-Use Neighborhood has access to an existing Neighborhood Commercial District or Community Commercial District.

Safety and Wellness

- Policy SW 2.4 – Design for Active Living. Promote neighborhood and community design that encourages physical activity by establishing easy access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that physically active modes of transportation are a desirable and convenient choice. (Also see the Community and Neighborhood Livability and Transportation chapters.)

Transportation

- Principle T 3: Land use planning decisions, management strategies, and incentives will support and be coordinated with the City's transportation vision.
- Policy T 3.1 – Pedestrian Mobility. Promote a mix of land uses and activities that will maximize the potential for pedestrian mobility throughout the community and minimize the distance traveled.
- Principle T 4: Transportation infrastructure will be designed to be sensitive to the surrounding land use context.
- Policy T 4.1 – Context-Sensitive Design. Design transportation projects with consideration for the land use context or setting through careful planning, consideration of different perspectives, and tailoring designs to particular project circumstances and locations. The intent of the policy is to ensure that transportation projects not only move vehicles, bicycles, and pedestrians safely and efficiently, but are also sensitive to the land use, environmental, scenic, aesthetic, and historic values of the area.

- Policy T 4.2 – Interface with Open Lands Transportation corridors that are adjacent to open lands and community separators will be designed in a manner that avoids negative impacts. Where avoidance is not possible, impacts will be minimized and mitigated while still maintaining the intended function of the Transportation Corridor.
- Policy T 4.4 – Attractive and Safe Neighborhood Streets Neighborhood streets will provide an attractive environment and be safe for pedestrians, bicyclists, and drivers as well as having a well-designed streetscape, including detached sidewalks, parkways, and well-defined crosswalks.
- Policy T 4.5 – Infill and Redevelopment Areas Where the established street pattern and design may not conform to current street standards, allow for alternative contextual design.
- Principle T 12: The pedestrian network will provide a safe, easy, and convenient mobility option for all ages and abilities.
- Policy T 12.1 – Connections. Direct pedestrian connections will be provided from places of residence to transit, schools, activity centers, work, and public facilities.
- Policy T 13.2 – Neighborhood Traffic. Provide a complete street network that minimizes through traffic on collector and local streets in neighborhoods.
- Principle T 16: The transportation system will be managed to minimize environmental impacts.

Northwest Subarea Plan (Adopted 2006)

Purpose of this plan: "Is to retain and enhance the area's existing character."
Existing Character: "An Eclectic Mix of Styles. (page 4) Subdivisions and neighborhoods have filled in over the years, resulting in an eclectic mix of styles and types of development intermixed with the fields and farms. This eclectic mix is a defining attribute of the area and one that many of the 5,200+ residents value most. Neighborhoods vary in the type, density, design and age of housing. Near or within the City limits, housing is on a smaller lots and is more urban…"
Framework Plan: Shows this site as Low-Density Mixed-Use Neighborhood. This area "Provides a transition between adjacent Old Town neighborhoods in the city and lower density subdivisions to the west. New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks and other amenities." … "Larger parcels will be zoned, upon annexation, as (LMN) allowing up to eight (8) units per acre…" Page 16 shows a picture of townhomes and explains that they are allowed in LMN. The framework plan clearly explains that this parcel is allowed to have townhomes and up to eight dwelling units per acre.

Open Lands & Trails: "While many residents would like to have all vacant or agricultural properties conserved, not all property owners have that objective. Local government, land trusts, and conservation groups cannot buy all properties for protection… In some cases, conservation may be

achieved through purchase by a public entities, with a willing landowner. In other cases, landowners can voluntarily retain open space while retaining private ownership." As mentioned previously, over 15 acres of the 41 are preserved voluntarily as open space. The Open Lands and Trails Plan does not show any significant open space features on this property.

"The Open Lands and Trails plan illustrates conceptual trail alignments…" The Sanctuary on the Green neighborhood provides multiple open lands and trails. The layout of the Soldier Creek Trail extension follows the plan closely but cannot provide a straight and direct connection to Laporte Avenue due to private ownership of adjacent parcels. Therefore, the trail turns either direction and connects to Laporte Avenue to the east or west. The trail is not designated as a multi-purpose trail nor is it found on the Trails Master Plan and therefore is not funded through the Park Planning Department. This development is providing an access easement and 6'-0" wide trail from the existing trail to the proposed local street. If funding is available from other sources, this trail can be widened in the future. This plan does not preclude any future trail renovations and expansions.

Goals, Policies & Strategies: The Sanctuary on the Green complies with the
Land Use and Neighborhoods: "As new development occurs, it should be of low intensity…, Cluster development can be a positive design approach…"
LU-1 Neighborhood Character Retained
LU-1.1 Stable County and City Neighborhoods
LU-1.2 Framework Plan Guides Development
LU-1.3 Low Intensity Residential Development
LU-1.4 Compatible Infill in LMN Residential Areas

Open Lands and Natural Areas: "These natural features and wildlife habitat is a priority of this Plan."
OL-1 Connected Open Lands and Conserved Resources
OL-1.2 Soldier Creek Restoration
OL-1.3 Property Rights and Conservation – Balance the rights of property owners with the community's desire for conservation.
OL-1.4 Private Open Space and Resource Protection

Parks, Recreation and Trails: "The area has limited options for developing new parks. The focus of this Plan for recreation is to improve the trails system to connect destinations and provide a safe network…" The Sanctuary on the Green will provide a community park in an area of town where opportunities are limited.
P-1 Access to Neighborhood Parks and Recreation Facilities
P-2 Connected system of trails
P-2.2 Local Neighborhood Connections as Safe Routes for Travel

P-2.3 Soldier Creek Trail
P-2.4 Proper Design and Screening

Transportation: "provides safe, pleasant and convenient travel for pedestrians, bicycles, equestrians, and motorists."
T-1 Safe, Pleasant Transportation System
T-1.1 Local Trail Connections in Addition to Street Connections
T-1.2 Streets Fit Character
T-1.3 Safe Connected Routes to Bus Stops

Utilities and Services
U-1 Safe and Reliable Services
U-1.2 New Neighborhoods with Reliable Services
U-2 Reduce Flood Risk
U-2.2 West Vine Basin Plan
U-2.3 Development Complies with Floodplain Regulations to Avoid Hazards
U-3 Service Provider Coordination
U-3.1 Electric Lines Underground
U-3.2 City-Maintained Utilities and Services

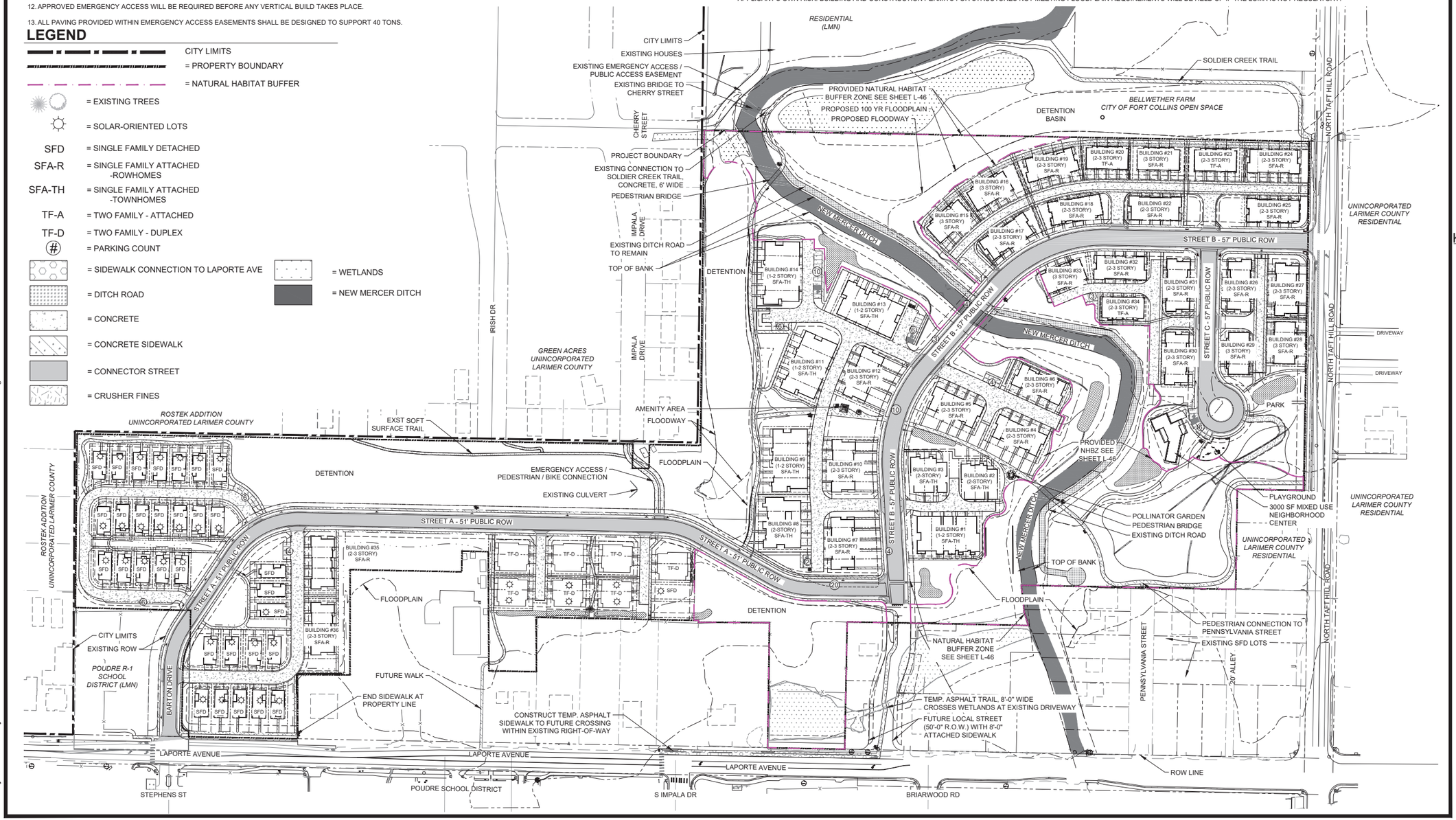
Appearance and Design: "New development to fit in with the low density and country-like image of the area and to safeguard natural features."
AD-1 Unique Image and Identity
AS-1.1 Compatibility Please note that the Guidelines for the Urban /Rural Edge only apply to Residential Foothills and Urban Estate, page 43 not to the LMN zone district.
AD-1.2 Gateway Enhancements

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. 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.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.
21. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- (#) = PARKING COUNT
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = DITCH ROAD
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = WETLANDS
- = NEW MERCER DITCH



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

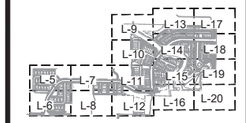
ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

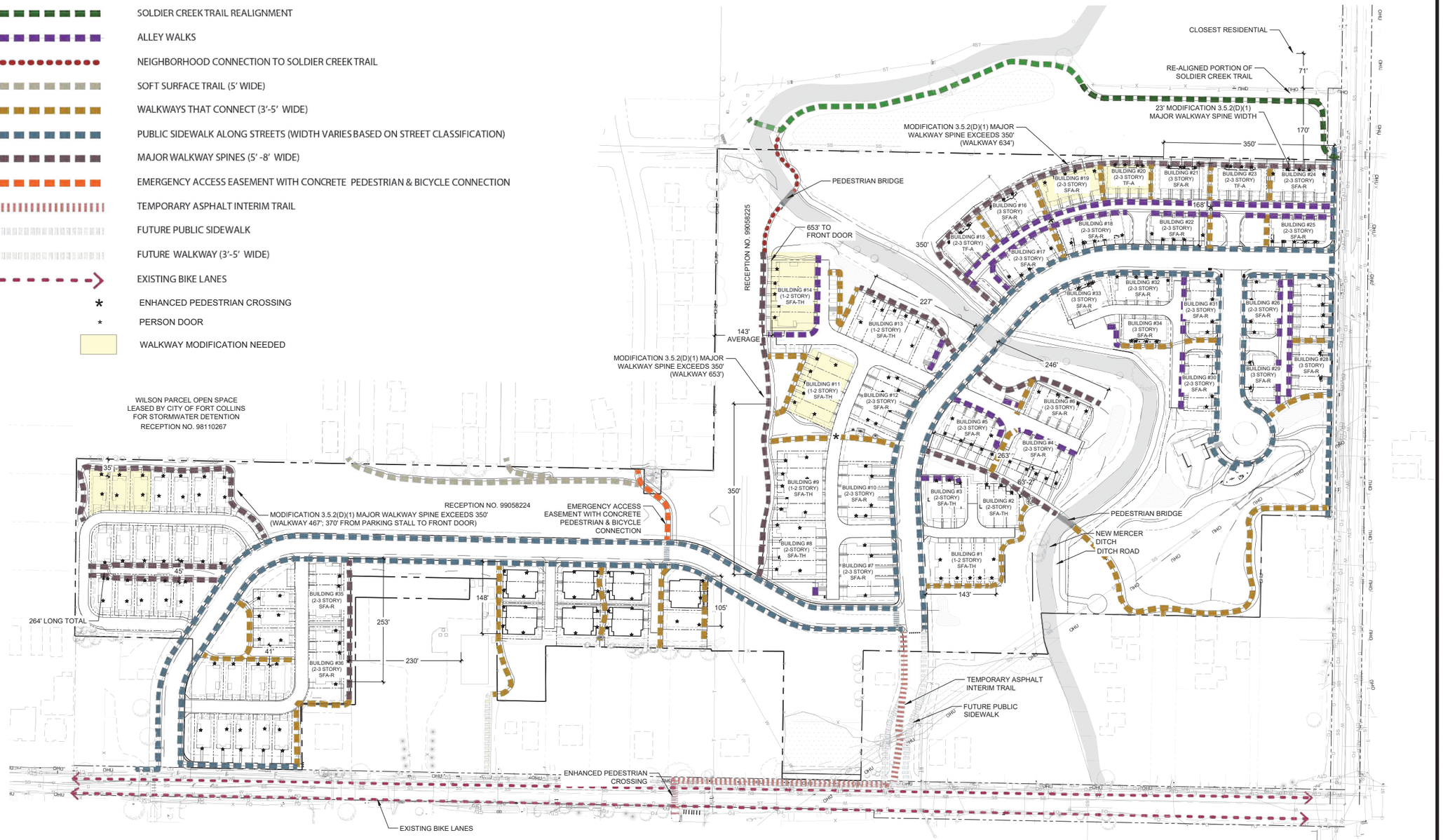
DRAWING NUMBER:

L-1

Plotted By: Sam Coutts **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 3/11/2022 12:47 PM **File Name:** L-1 Overall Site Plan.dwg

LEGEND

- SOLDIER CREEK TRAIL (EXISTING)
- SOLDIER CREEK TRAIL REALIGNMENT
- ALLEY WALKS
- NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL
- SOFT SURFACE TRAIL (5' WIDE)
- WALKWAYS THAT CONNECT (3'-5' WIDE)
- PUBLIC SIDEWALK ALONG STREETS (WIDTH VARIES BASED ON STREET CLASSIFICATION)
- MAJOR WALKWAY SPINES (5' -8' WIDE)
- EMERGENCY ACCESS EASEMENT WITH CONCRETE PEDESTRIAN & BICYCLE CONNECTION
- TEMPORARY ASPHALT INTERIM TRAIL
- FUTURE PUBLIC SIDEWALK
- FUTURE WALKWAY (3'-5' WIDE)
- EXISTING BIKE LANES
- * ENHANCED PEDESTRIAN CROSSING
- * PERSON DOOR
- WALKWAY MODIFICATION NEEDED



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

PEDESTRIAN CONNECTIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-2

Plotted By: Sam Coutts **Layout:** L-2 PEDESTRIAN CONNECTIONS **Printed On:** 3/11/2022 12:46 PM **File Name:** L-10 WALKWAYS.dwg

BUILDING DESIGN VARIATION

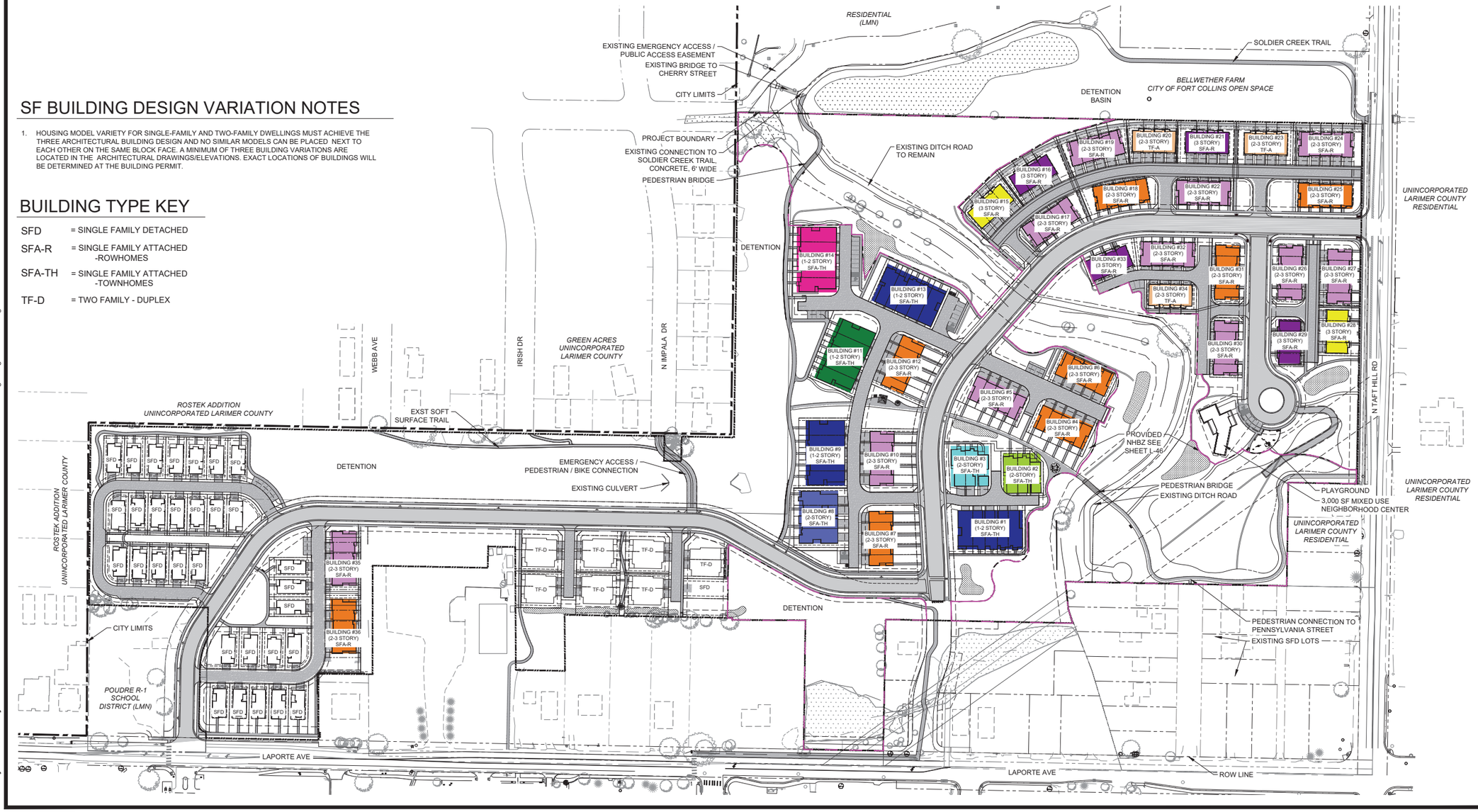
SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	MAXIMUM HEIGHT	ROOF FORM	MATERIALS	UNIQUE FEATURES
SINGLE FAMILY ATTACHED								
	28, 15	2	BUILDING TYPE C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL W/ VAULTED CEILING TO MAXIMIZE VIEWS, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	4, 6, 7, 12, 18, 25, 31, 36	8	BUILDING TYPE A - MODERN FARMHOUSE	5	3-STORY, 39'-8"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STACK BOND BRICK VENEER BASE, ONE END UNIT STEPS DOWN TO TWO STORIES, WRAP AROUND PORCH AT END UNIT. COVERED DECK ON SECOND AND THIRD LEVEL, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	5, 10, 17, 19, 22, 24, 26, 27, 30, 32, 35	11	BUILDING TYPE B - MID-CENTURY MODERN	5	3-STORY, 39'-6"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, BOTH END UNITS STEP DOWN TO TWO STORIES, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS.
	16, 21, 29, 33	4	BUILDING TYPE D - MID-CENTURY MODERN	4	3-STORY, 39'-7½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS, AND THREE STORY ACROSS WHOLE BUILDING.
	3	1	MID CENTURY MODERN	3	2-STORY, 28'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	1, 9, 13	3	MODERN FARMHOUSE	5	2-STORY, 29'-3"	GABLE & VALLEY	BOARD & BATTEN SIDING, LAP (HORIZONTAL) 8" SIDING	SINGLE, DOUBLE & TRIPLE PANE SINGLE HUNG (1X4 SURROUNDING), SQUARE AND RECTANGLE CASEMENT, AND SMALL & MEDIUM PICTURE WINDOWS.
	8	1	CRAFTSMAN	4	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS AND STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS.
	11	1	CRAFTSMAN	5	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	2	1	CRAFTSMAN	3	2-STORY, 28'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	14	1	MID CENTURY MODERN	5	2-STORY, 29'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	34, 20, 23	3	BUILDING TYPE C2 - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL INTERIOR UNITS, TWO-STORY STEP DOWN ON ENDS, AND WOODTONE ACCENT SIDING ON FRONT OF SECOND AND THIRD LEVEL INTERIOR UNITS.

SF BUILDING DESIGN VARIATION NOTES

1. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. A MINIMUM OF THREE BUILDING VARIATIONS ARE LOCATED IN THE ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS WILL BE DETERMINED AT THE BUILDING PERMIT.

BUILDING TYPE KEY

SFD	= SINGLE FAMILY DETACHED
SFA-R	= SINGLE FAMILY ATTACHED -ROWHOMES
SFA-TH	= SINGLE FAMILY ATTACHED -TOWNHOMES
TF-D	= TWO FAMILY - DUPLEX



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

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NORTH
SCALE: 1"=100'-0"
0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

BUILDING DESIGN VARIATION

SEAL:

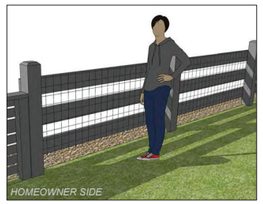
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

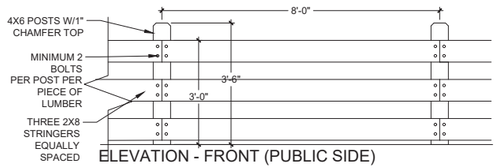
DRAWING NUMBER:

L-3

Plotted By: Sam Coutts **Layout:** L-3 BUILDING DESIGN VARIATION **Printed On:** 3/11/2022 12:48 PM **File Name:** Building Design Variation.dwg



NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY
3. FENCE TO BE LOCATED ONE FOOT WITHIN THE PRIVATE PROPERTY LINES ON FRONT YARD FENCES OR NEXT TO WALKS.

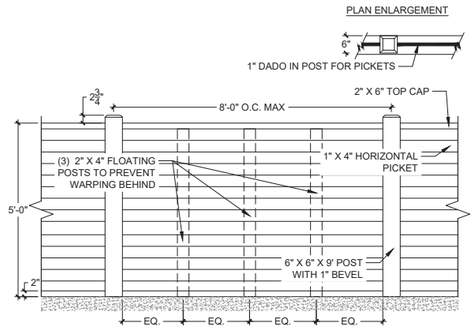


ELEVATION - FRONT (PUBLIC SIDE)

2 3' RAIL FENCE

1/2" = 1'-0"

OP-TMF-SAN-07



1 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

1/2" = 1'-0"

LEGEND

= 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

= 3' RAIL FENCE

NOTES

1. ONLY FENCING TO BE INSTALLED BY THE DEVELOPER/ BUILDER IS SHOWN ON THIS PLAN.
2. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO LOCATE ALL PROPERTY LINES. NO FENCE, HEDGE OR WALL MAY EXTEND BEYOND OR ACROSS A PROPERTY LINE EXCEPT WITH THE JOINT WRITTEN AGREEMENT OF THE ABUTTING PROPERTY OWNER.
3. NO FENCE, HEDGE OR WALL SHALL BE PLACED NEARER THAN TWENTY FOUR (24) INCHES TO ANY PUBLIC SIDEWALK.
4. FENCES, OR WALLS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. THE HEIGHT SHALL BE MEASURED AT THE FINISHED GRADE ON THE SIDE NEAREST THE STREET OR ABUTTING PROPERTY.
5. NO MORE THAN FORTY-TWO (42) INCHES IN HEIGHT WHEN LOCATED WITHIN THE VISUAL CLEARANCE TRIANGLE DESCRIBED IN SECTION 3.8.7(G)(1), AND, IF OVER THIRTY-TWO (32) INCHES IN HEIGHT WITHIN SUCH TRIANGLE, FENCES SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF TWELVE (12) INCHES BETWEEN HORIZONTAL MEMBERS.

NORTH SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

FENCE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-4

Plotted By: Sam Coutts **Layout:** L-4 FENCE PLAN **Printed On:** 3/11/2022 12:49 PM **File Name:** Fence Plan.dwg

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

LAND USE CHART

EXISTING ZONING			LMN

AREA USED FOR DENSITY CALCUATION

GROSS		
	AREA (SF)	%
BUILDING COVERAGE	263,127	14.61
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	171,854	9.54
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	1,049,059	58.25
HARDSCAPE (EXCLUDES PUBLIC ROW)	129,688	7.20
PUBLIC STREET RIGHT-OF-WAY	187,329	10.40
HARDSCAPE	38,425	
DRIVES AND PARKING	132,919	
LANDSCAPE	15,985	
TOTAL GROSS COVERAGE	**1,801,057 SF (41.35 AC)**	**100.00**

NET	
SUBTRACTED NET USE	AREA (ACRES)
ARTERIAL STREET ROW	0.14
NATURAL HABITATS AND BUFFERS	10.48
HOA PARK AND CENTRAL GREEN	1
PUBLIC ALLEYS	0
PEDESTRIAN AND BIKE CONNECTIONS	0
TOTAL NET REDUCTION	**11.62 ACRES**
TOTAL NET AREA	**29.73 ACRES**

DENSITY CALCULATION

GROSS	
GROSS AREA	41.347 ACRES
TOTAL DWELLING UNITS	212
GROSS DENSITY	5.13 DU/AC

NET	
NET AREA	29.73 ACRES
TOTAL DWELLING UNITS	212
NET DENSITY	7.13 DU/AC

HOUSING TYPES	NUMBER OF DWELLING UNITS	% OF TOTAL
SINGLE FAMILY ATTACHED	166	78
TWO-FAMILY	14	7
SINGLE FAMILY DETACHED WITH REAR LOADED GARAGES*	32	15
TOTAL	**212**	**100**

*ALL SINGLE FAMILY DETACHED SHALL HAVE 2 CAR GARAGES
** MODIFICATION REQUEST FOR A REDUCTION IN HOUSING TYPES HAS BEEN PROVIDED WITH THIS APPLICATION.

OFF STREET PARKING REQUIREMENTS					
UNIT TYPE	REQUIRED PARKING STALL PER UNIT	NUMBER OF UNITS	PROVIDED SF	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED
SINGLE FAMILY DETACHED	2	32		64	64
SINGLE FAMILY ATTACHED*	2	166		308	308
TWO-FAMILY*	2	14		28	28
ADDITIONAL GUEST PARKING					47
NEIGHBORHOOD CENTER - USE 1 **			875	2	2
NEIGHBORHOOD CENTER - USE 2 **			2125	4	4
TOTAL				**400**	**453**

*ALL TWO-FAMILY AND SINGLE-FAMILY ATTACHED SHALL HAVE A MAXIMUM OF 3 BEDROOMS PER DWELLING UNIT
** NEIGHBORHOOD CENTER SHALL ALLOW THE FOLLOWING USES: RETAIL; CONVENIENCE RETAIL; PERSONAL AND BUSINESS SERVICE SHOPS; SMALL ANIMAL VETERINARY FACILITY; OFFICE; FINANCIAL SERVICE; CLINIC; CHILD CARE CENTER; LIMITED INDOOR RECREATION ESTABLISHMENT; PLACE OF WORSHIP OR ASSEMBLY; DOG DAY CARE; MUSIC STUDIO; COMMUNITY FACILITY OR NEIGHBORHOOD SUPPORT FACILITY;

2 SPACES / 1000 SQUARE FEET HAVE BEEN SELECTED AS AN AVERAGE PARKING DEMAND BASED ON THE ALLOWED USES FOR NEIGHBORHOOD CENTER.

BICYCLE PARKING FOR NEIGHBORHOOD CENTER		
	PROVIDED	REQUIRED *
ENCLOSED SPACES (HOOKS WITHIN NEIGHBORHOOD CENTER)	4	4
TOTAL	**4**	**4**

*NEIGHBORHOOD CENTER IS 3,000 SF. 1 BIKE SPACE REQUIRED/ 4,000 SF GENERAL RETAIL, MINIMUM OF 4 REQUIRED PER GENERAL DEVELOPMENT STANDARD 3.2.2(C)(4).

OWNER'S CERTIFICATE

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

_____
OWNER (SIGNED)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS_____ DAY OF _____ A.D..20____.

BY_____ _____
(PRINT NAME) DATE

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC ADDRESS

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

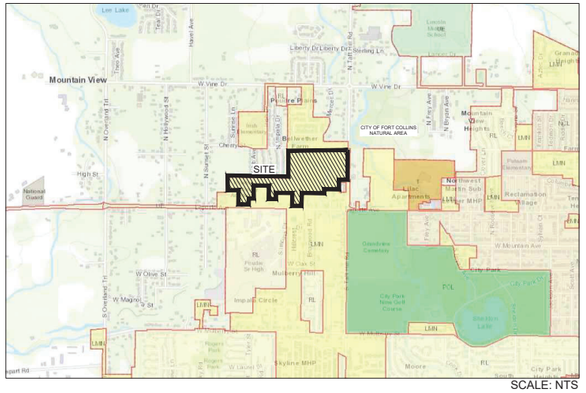
CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 AS BEARING NORTH 00° 54' 31" EAST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTH 1/16TH CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., NORTH 88° 56' 36" WEST, 40.00 FEET THE WEST RIGHT-OF-WAY LINE OF NORTH TAFT HILL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 54' 31" WEST, 731.52 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED NOVEMBER 2, 1970, AT BOOK 1445, PAGE 455 OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE NORTH LINE OF SAID TRACT, NORTH 88° 53' 58" WEST, 140.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE, ALONG THE WEST LINE OF THOSE TRACTS RECORDED NOVEMBER 2, 1970, AT BOOK 1445, PAGE 455, MARCH 9, 2006, AT RECEPTION NO. 20060017157, AND JANUARY 11, 2017 AT RECEPTION NO. 20170002025 OF THE RECORDS OF LARIMER COUNTY, SOUTH 00° 54' 32" WEST, 210.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT RECORDED AT RECEPTION NO. 20170002025; THENCE, ALONG THE NORTH LINES OF A 20' WIDE ALLEY, THAT TRACT OF LAND RECORDED JULY 5, 2018, AT RECEPTION NO. 20180040764 OF THE RECORDS OF LARIMER COUNTY, THE NORTH RIGHT-OF-WAY LINE OF PENNSYLVANIA STREET, AND THAT TRACT RECORDED MARCH 8, 2017, AT RECEPTION NO. 20170015427 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 53' 42" WEST, 449.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20170015427; THENCE, ALONG THE WESTERLY LINES OF THOSE TRACTS RECORDED MARCH 8, 2017, AT RECEPTION NO. 20170015427 AND SEPTEMBER 29, 2017, AT RECEPTION NO. 20170065419 OF THE RECORDS OF LARIMER COUNTY THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 06° 16' 40" EAST, 56.61 FEET; THENCE, SOUTH 16° 40' 06" EAST, 29.28 FEET; THENCE, ALONG THE NORTH LINE OF THOSE TRACTS RECORDED JULY 11, 2001 AT RECEPTION NO. 20010056464 AND MARCH 31, 2010 AT RECEPTION NO. 20100017428 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 51' 53" WEST, 379.85 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20100017428; THENCE, ALONG THE WEST LINE OF SAID TRACT RECORDED AT RECEPTION NO. 20100017428, SOUTH 01° 05' 31" WEST, 267.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 54' 29" WEST, 161.66 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG THE EAST LINE OF THAT TRACT RECORDED JULY 15, 2015, AT RECEPTION NO. 20150045549, NORTH 00° 47' 31" EAST, 262.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH LINE OF SAID TRACT NORTH 89° 36' 29" WEST, 148.89 FEET TO A POINT ON THE EAST LINE OF A TRACT RECORDED AUGUST 21, 1985, AT RECEPTION NO. 19850041265; THENCE, ALONG SAID EAST LINE, NORTH 00° 51' 20" EAST, 3.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 19850041265; THENCE, ALONG THE NORTH LINE OF THOSE TRACTS RECORDED AUGUST 21, 1985, AT RECEPTION NO. 19850041265, MARCH 16, 2018, AT RECEPTION NO. 20180015375, JUNE 6, 2011, AT RECEPTION NO. 20110032759, AND OCTOBER 31, 2006, AT RECEPTION NO. 20060082473 OF THE RECORDS OF LARIMER COUNTY, NORTH 88° 54' 26" WEST, 340.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20060082473; THENCE, ALONG THE WEST LINE OF SAID TRACT, SOUTH 00° 17' 34" EAST, 114.08 FEET TO THE NORTHEAST CORNER OF A TRACT IDENTIFIED AS LARIMER COUNTY ASSESSOR PARCEL NUMBER 9709103013; THENCE, ALONG

THE NORTH LINE OF SAID TRACT, NORTH 88° 51' 29" WEST, 99.86 FEET TO THE EAST LINE OF A TRACT RECORDED MARCH 26, 2003, AT RECEPTION NO. 20030035535 IN THE RECORDS OF LARIMER COUNTY; THENCE, ALONG SAID EAST LINE, NORTH 00° 14' 58" WEST, 249.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH LINE OF SAID TRACT, NORTH 88° 53' 31" WEST, 55.07 FEET TO A POINT ON THE EAST LINE OF THAT TRACT RECORDED _____ AT RECEPTION NO. _____ OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE SOUTH AND EAST LINES OF SAID TRACT AND A PORTION OF THE NORTH LINE OF THAT TRACT RECORDED JANUARY 21, 2000, AT RECEPTION NO. 20000004772 IN THE RECORDS OF LARIMER COUNTY THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 01° 06' 01" WEST, 43.36 FEET; THENCE, NORTH 88° 53' 59" WEST, 234.04 FEET; THENCE, SOUTH 00° 04' 30" WEST, 220.60 FEET; THENCE, NORTH 89° 35' 01" WEST, 110.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED AT RECEPTION NO. 20000004772; THENCE, ALONG THE WEST LINE OF SAID TRACT, SOUTH 00° 14' 26" EAST, 134.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAPORTE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88° 54' 24" WEST, 229.01 FEET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF BARTON DRIVE AND A PORTION OF THE NORTH LINE OF THAT TRACT RECORDED FEBRUARY 1, 2010, AT RECEPTION NO. 20100005121 OF THE RECORDS OF LARIMER COUNTY THE FOLLOWING SIX COURSES AND DISTANCES: NORTH 00° 53' 34" EAST, 12.00 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 88° 54' 27" WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.28 FEET AND THE CHORD OF WHICH BEARS NORTH 43° 20' 54" WEST, 21.01 FEET; THENCE, NORTH 01° 05' 41" EAST, 113.65 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 25° 55' 40" WITH A RADIUS OF 139.50 FEET, AN ARC LENGTH OF 63.13 FEET AND THE CHORD OF WHICH BEARS NORTH 14° 03' 28" EAST, 62.59 FEET; THENCE, NORTH 01° 07' 03" EAST, 63.25 FEET; THENCE, NORTH 88° 39' 00" WEST, 242.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG SAID WEST LINE, NORTH 00° 32' 59" EAST, 364.35 FEET TO THE C-S-N 1/64 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 55' 46" EAST, 1166.14 FEET TO THE NORTHWEST CORNER OF THAT TRACT RECORDED AT BOOK 990, PAGE 383 OF THE RECORDS OF LARIMER COUNTY; THENCE, ALONG THE WEST, SOUTH, AND EAST LINES OF SAID TRACT THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 01° 15' 27" WEST, 50.12 FEET; THENCE, SOUTH 88° 44' 33" EAST, 35.00 FEET; THENCE, NORTH 01° 15' 27" EAST, 50.24 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 55' 46" EAST, 106.55 FEET TO THE C-S-NE1/64 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., THENCE, ALONG THE WEST LINE OF THE NORTHWEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., NORTH 00° 42' 44" EAST, 660.66 FEET TO THE NORTHEAST 1/16 CORNER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE, ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SOUTH 88° 56' 36" EAST, 1269.88 FEET TO THE

POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 1,801,057 SQUARE FEET OR 41.347 ACRES, MORE OR LESS.

VICINITY MAP



SCALE: NTS

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS _____ DAY OF _____, 20__.

_____
Director Signature

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SHEET NUMBER	SHEET TITLE
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L-2	PEDESTRIAN CONNECTIONS
L-3	BUILDING DESIGN VARIATION
L-4	FENCE PLAN
L-5	SITE ENLARGEMENT
L-6	SITE ENLARGEMENT
L-7	SITE ENLARGEMENT
L-8	SITE ENLARGEMENT
L-9	SITE ENLARGEMENT
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L-13	SITE ENLARGEMENT
L-14	SITE ENLARGEMENT
L-15	SITE ENLARGEMENT
L-16	SITE ENLARGEMENT
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L-18	SITE ENLARGEMENT
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L-24	TREE INVENTORY - NORTHEAST
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L-36	LANDSCAPE ENLARGEMENT
L-37	LANDSCAPE ENLARGEMENT
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A6	BUILDING TYPE ELEVATIONS
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A16	SINGLE FAMILY DETACHED - HUDSON
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A21	PAIRED HOMES - BUILDING 1-3
A22	PAIRED HOMES - BUILDING 2-3

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

C

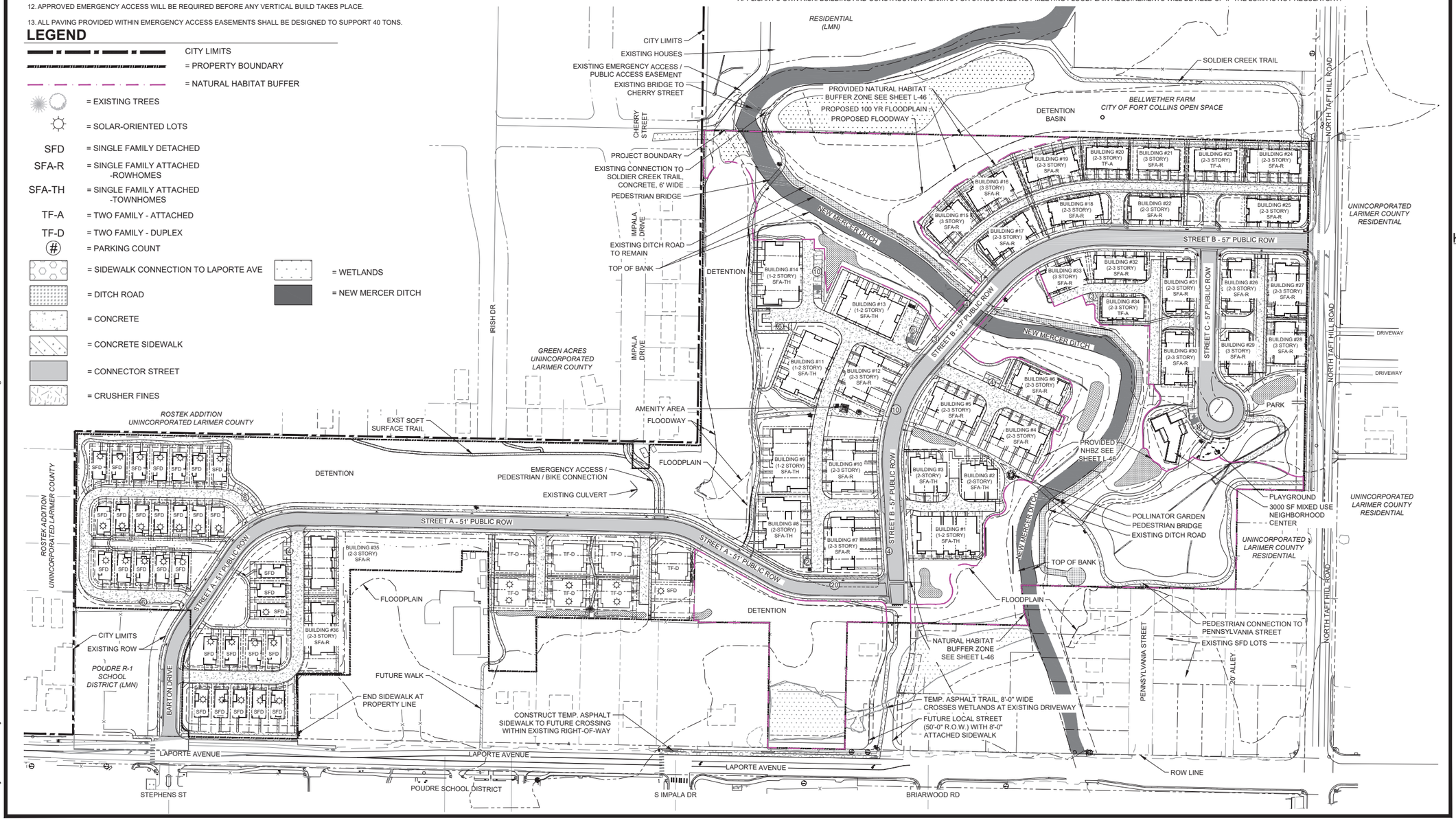
Plotted By: Sam Coutts **Layout:** C COVER **Printed On:** 3/11/2022 12:47 PM **File Name:** C COVER.dwg

SITE PLAN NOTES

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED POUDRE FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
9. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
10. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. APPROVED EMERGENCY ACCESS WILL BE REQUIRED BEFORE ANY VERTICAL BUILD TAKES PLACE.
13. ALL PAVING PROVIDED WITHIN EMERGENCY ACCESS EASEMENTS SHALL BE DESIGNED TO SUPPORT 40 TONS.
14. PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
15. 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.
16. FIRE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND Revised November 12, 2015 3 LEGIBLE CONDITION AT ALL TIMES AD BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
17. PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY-FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX-INCH NUMERALS ON A CONTRASTING BACKGROUND. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
18. THIS PROPERTY IS LOCATED WITHIN A CITY REGULATED 100 YEAR FLOODPLAIN AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE. RESIDENTIAL USES IN THE 100-YEAR FLOODPLAIN MUST BE ELEVATED ABOVE THE REGULATORY FLOOD PROTECTION ELEVATION. CRITICAL FACILITIES ARE PROHIBITED WITHIN THE 100-YEAR FLOODPLAIN.
19. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
20. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. THREE TYPE BUILDING VARIATION CAN BE SEEN IN ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS ARE NOT KNOWN AT THIS TIME.
21. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = EXISTING TREES
- = SOLAR-ORIENTED LOTS
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- (#) = PARKING COUNT
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = DITCH ROAD
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = WETLANDS
- = NEW MERCER DITCH



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
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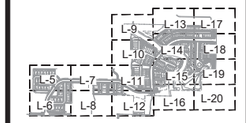
Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

KEY MAP



NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

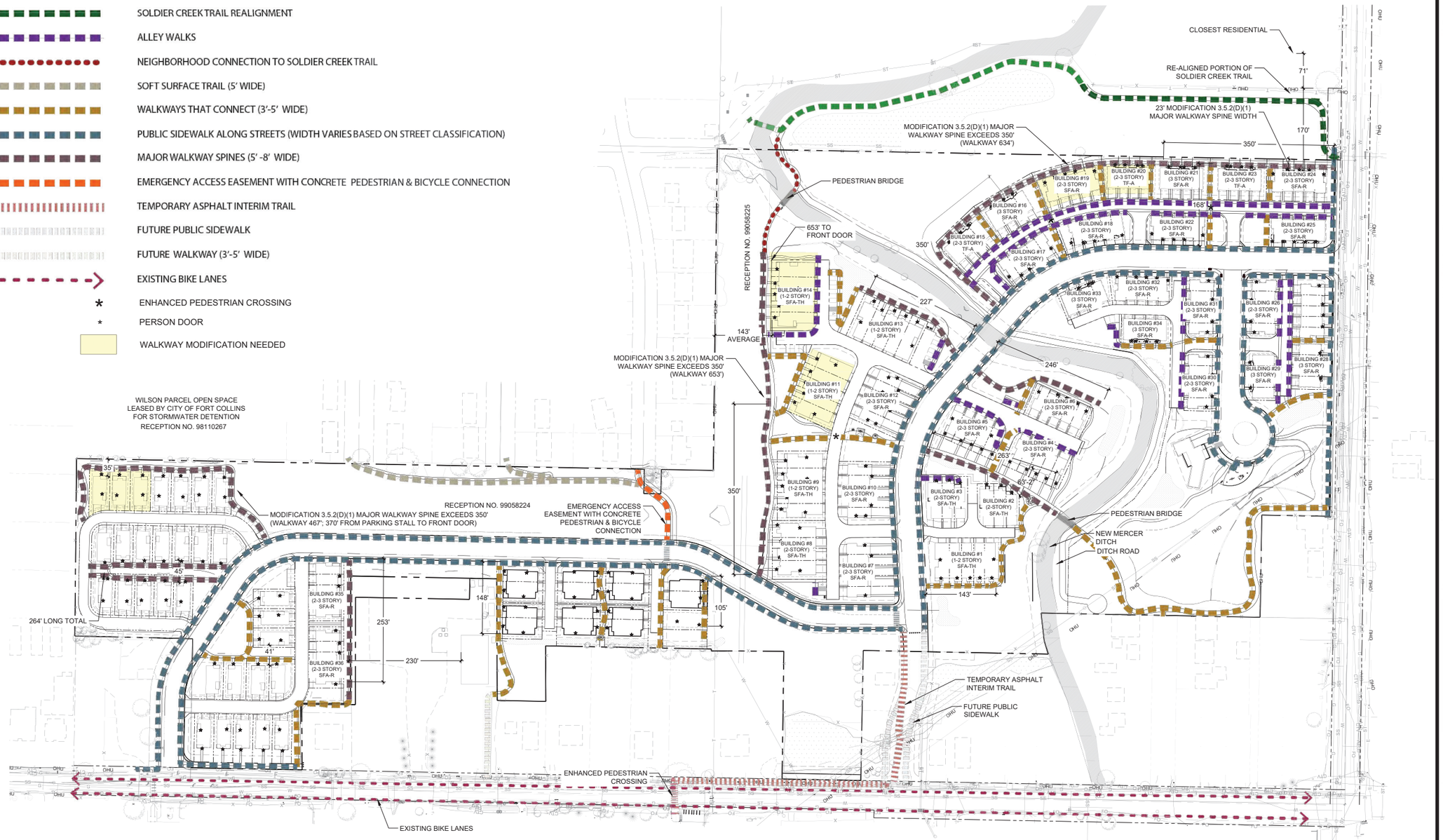
DRAWING NUMBER:

L-1

Plotted By: Sam Coutts **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 3/11/2022 12:47 PM **File Name:** L-1 Overall Site Plan.dwg

LEGEND

- SOLDIER CREEK TRAIL (EXISTING)
- SOLDIER CREEK TRAIL REALIGNMENT
- ALLEY WALKS
- NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL
- SOFT SURFACE TRAIL (5' WIDE)
- WALKWAYS THAT CONNECT (3'-5' WIDE)
- PUBLIC SIDEWALK ALONG STREETS (WIDTH VARIES BASED ON STREET CLASSIFICATION)
- MAJOR WALKWAY SPINES (5' -8' WIDE)
- EMERGENCY ACCESS EASEMENT WITH CONCRETE PEDESTRIAN & BICYCLE CONNECTION
- TEMPORARY ASPHALT INTERIM TRAIL
- FUTURE PUBLIC SIDEWALK
- FUTURE WALKWAY (3'-5' WIDE)
- EXISTING BIKE LANES
- * ENHANCED PEDESTRIAN CROSSING
- * PERSON DOOR
- WALKWAY MODIFICATION NEEDED



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
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RIPLEY DESIGN INC.
Russ Lee
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Centennial, CO 80111
303.721.9054

ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

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01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

PEDESTRIAN CONNECTIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-2

Plotted By: Sam Coutts **Layout:** L-2 PEDESTRIAN CONNECTIONS **Printed On:** 3/11/2022 12:48 PM **File Name:** L-10 WALKWAYS.dwg

BUILDING DESIGN VARIATION

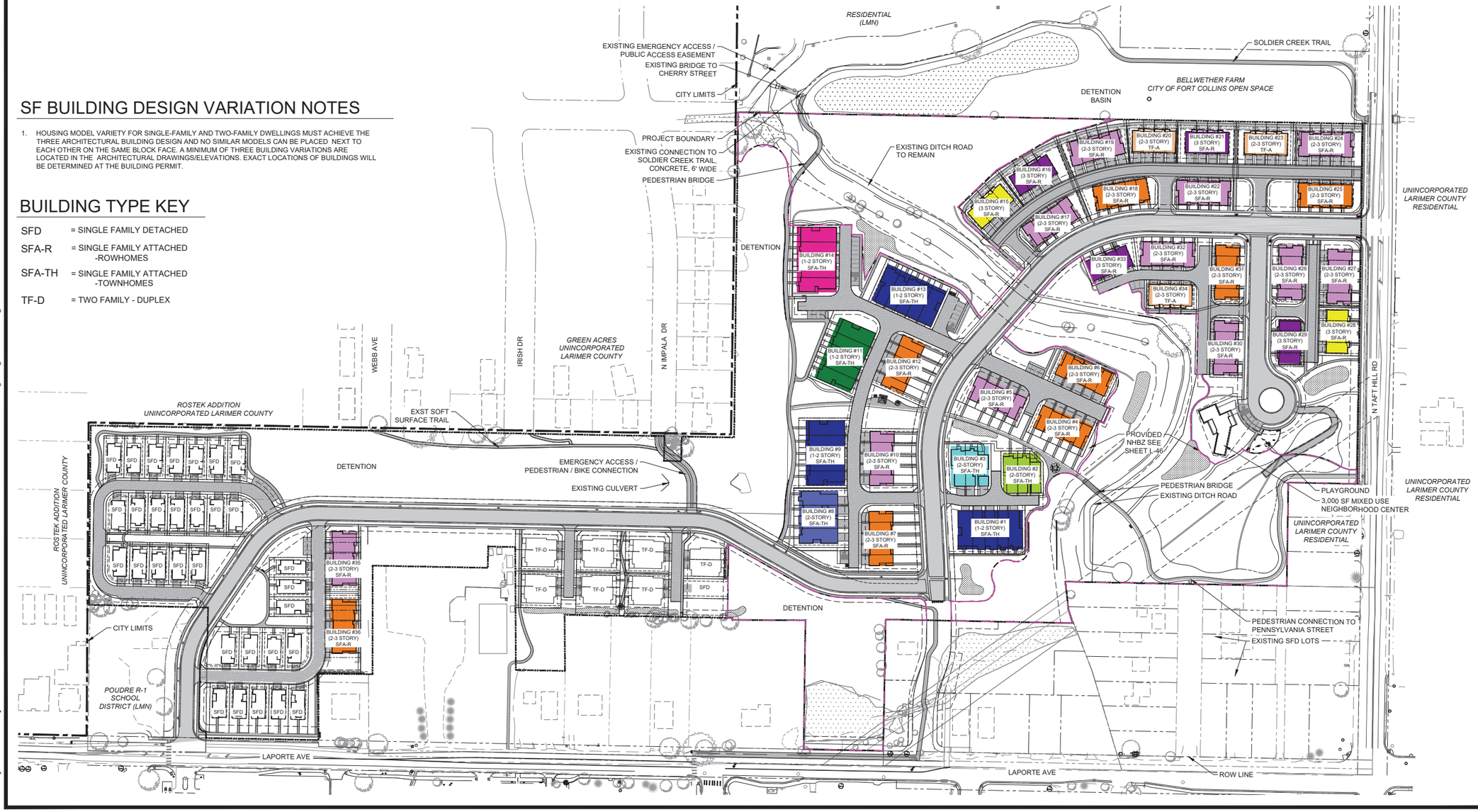
SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	MAXIMUM HEIGHT	ROOF FORM	MATERIALS	UNIQUE FEATURES
SINGLE FAMILY ATTACHED								
	28, 15	2	BUILDING TYPE C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL W/ VAULTED CEILING TO MAXIMIZE VIEWS, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	4, 6, 7, 12, 18, 25, 31, 36	8	BUILDING TYPE A - MODERN FARMHOUSE	5	3-STORY, 39'-8"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STACK BOND BRICK VENEER BASE, ONE END UNIT STEPS DOWN TO TWO STORIES, WRAP AROUND PORCH AT END UNIT. COVERED DECK ON SECOND AND THIRD LEVEL, ROOF DORMERS THAT PUNCTURE THE ROOFLINE.
	5, 10, 17, 19, 22, 24, 26, 27, 30, 32, 35	11	BUILDING TYPE B - MID-CENTURY MODERN	5	3-STORY, 39'-6"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, BOTH END UNITS STEP DOWN TO TWO STORIES, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS.
	16, 21, 29, 33	4	BUILDING TYPE D - MID-CENTURY MODERN	4	3-STORY, 39'-7½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, LAP SIDING WITH 6" REVEAL, ACCENT LAP SIDING, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED SIDE ENTRY, PROJECTING BAY WINDOWS, COVERED DECK ON SECOND AND THIRD LEVEL, DECORATIVE GABLE CORBELS, AND THREE STORY ACROSS WHOLE BUILDING.
	3	1	MID CENTURY MODERN	3	2-STORY, 28'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	1, 9, 13	3	MODERN FARMHOUSE	5	2-STORY, 29'-3"	GABLE & VALLEY	BOARD & BATTEN SIDING, LAP (HORIZONTAL) 8" SIDING	SINGLE, DOUBLE & TRIPLE PANE SINGLE HUNG (1X4 SURROUNDING), SQUARE AND RECTANGLE CASEMENT, AND SMALL & MEDIUM PICTURE WINDOWS.
	8	1	CRAFTSMAN	4	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS AND STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS.
	11	1	CRAFTSMAN	5	2-STORY, 29'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	2	1	CRAFTSMAN	3	2-STORY, 28'-3"	GABLE & VALLEY WITH DORMER VENT	SHINGLE SIDING, LAP (HORIZONTAL) SIDING 8" EXPOSURE	SINGLE & DOUBLE PANE SINGLE HUNG (WITH 2X2 OVER 1X8 HEADER & 1X4 SIDE AND SILL), SQUARE CASEMENT, SMALL PICTURE WINDOWS, STONE VENEER COLUMNS SUPPORTING PORCH OVERHANGS, AND ACCENT SIDING TO RESEMBLE CEDAR SHAKES.
	14	1	MID CENTURY MODERN	5	2-STORY, 29'-3"	GABLE & SLOPE/BLADE	VERTICAL SIDING PANEL, TRELLIS, LAP (HORIZONTAL) SIDING 8" & 12"	SINGLE & DOUBLE PANE SINGLE SLIDING WITH SQUARE PICTURE, SQUARE CASEMENT, SLOPE BLADE ROOF, AND WINDOWS ON DOORS
	34, 20, 23	3	BUILDING TYPE C2 - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-6½"	HIP ROOF, CROSS-GABLED	MASONRY VENEER, BOARD & BATTEN SIDING, LAP SIDING WITH 6" REVEAL, TRIM AND LAP SIDING WITH 4" REVEAL, SHINGLE ROOF	STONE BASE WITH ACCENT BANDING, COVERED DECK ON SECOND AND THIRD LEVEL INTERIOR UNITS, TWO-STORY STEP DOWN ON ENDS, AND WOODTONE ACCENT SIDING ON FRONT OF SECOND AND THIRD LEVEL INTERIOR UNITS.

SF BUILDING DESIGN VARIATION NOTES

1. HOUSING MODEL VARIETY FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS MUST ACHIEVE THE THREE ARCHITECTURAL BUILDING DESIGN AND NO SIMILAR MODELS CAN BE PLACED NEXT TO EACH OTHER ON THE SAME BLOCK FACE. A MINIMUM OF THREE BUILDING VARIATIONS ARE LOCATED IN THE ARCHITECTURAL DRAWINGS/ELEVATIONS. EXACT LOCATIONS OF BUILDINGS WILL BE DETERMINED AT THE BUILDING PERMIT.

BUILDING TYPE KEY

SFD	= SINGLE FAMILY DETACHED
SFA-R	= SINGLE FAMILY ATTACHED -ROWHOMES
SFA-TH	= SINGLE FAMILY ATTACHED -TOWNHOMES
TF-D	= TWO FAMILY - DUPLEX



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave, Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
RIPLEY DESIGN INC.
Russ Lee
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Fort Collins, CO 80521
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SOLITAIRE HOMES
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Centennial, CO 80111
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ENGINEER
NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH
SCALE: 1"=100'-0"
0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

BUILDING DESIGN VARIATION

SEAL:

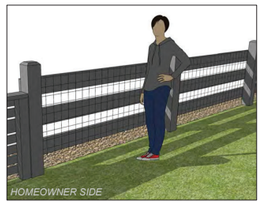
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

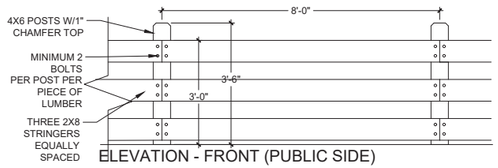
DRAWING NUMBER:

L-3

Plotted By: Sam Coutts **Layout:** L-3 BUILDING DESIGN VARIATION **Printed On:** 3/11/2022 12:48 PM **File Name:** Building Design Variation.dwg



NOTE:
1. UNLESS OTHERWISE REQUESTED ALL WOOD TO BE EITHER STAINED RED CEDAR OR COMPOSITE WOOD SUCH AS TREX OR SIMILAR BRAND.
2. ALL FASTENERS & GLUES TO BE WEATHER PROOF TOP OF FENCE TO BE LEVEL BOTTOM OF FENCE TO STEP WITH GRADE AS NEEDED FENCE MAY STEP DOWN AT POSTS IN 6" INCREMENTS IF NECESSARY
3. FENCE TO BE LOCATED ONE FOOT WITHIN THE PRIVATE PROPERTY LINES ON FRONT YARD FENCES OR NEXT TO WALKS.

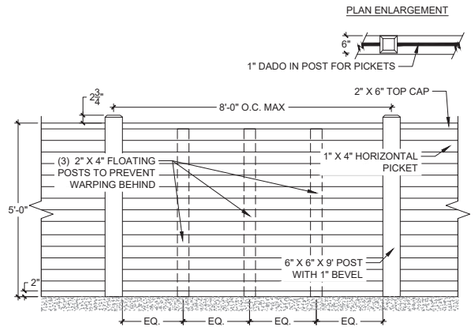


ELEVATION - FRONT (PUBLIC SIDE)

2 3' RAIL FENCE

1/2" = 1'-0"

OP-TMF-SAN-07



1 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

1/2" = 1'-0"

LEGEND

= 5' CONTEMPORARY SOLID HORIZONTAL PRIVACY PICKET FENCE

= 3' RAIL FENCE

NOTES

1. ONLY FENCING TO BE INSTALLED BY THE DEVELOPER/ BUILDER IS SHOWN ON THIS PLAN.
2. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO LOCATE ALL PROPERTY LINES. NO FENCE, HEDGE OR WALL MAY EXTEND BEYOND OR ACROSS A PROPERTY LINE EXCEPT WITH THE JOINT WRITTEN AGREEMENT OF THE ABUTTING PROPERTY OWNER.
3. NO FENCE, HEDGE OR WALL SHALL BE PLACED NEARER THAN TWENTY FOUR (24) INCHES TO ANY PUBLIC SIDEWALK.
4. FENCES, OR WALLS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT. THE HEIGHT SHALL BE MEASURED AT THE FINISHED GRADE ON THE SIDE NEAREST THE STREET OR ABUTTING PROPERTY.
5. NO MORE THAN FORTY-TWO (42) INCHES IN HEIGHT WHEN LOCATED WITHIN THE VISUAL CLEARANCE TRIANGLE DESCRIBED IN SECTION 3.8.7(G)(1), AND, IF OVER THIRTY-TWO (32) INCHES IN HEIGHT WITHIN SUCH TRIANGLE, FENCES SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF TWELVE (12) INCHES BETWEEN HORIZONTAL MEMBERS.

NORTH SCALE: 1"=100'-0"

0 50 100 200

ORIGINAL SIZE 24X36

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

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ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

FENCE PLAN

SEAL:

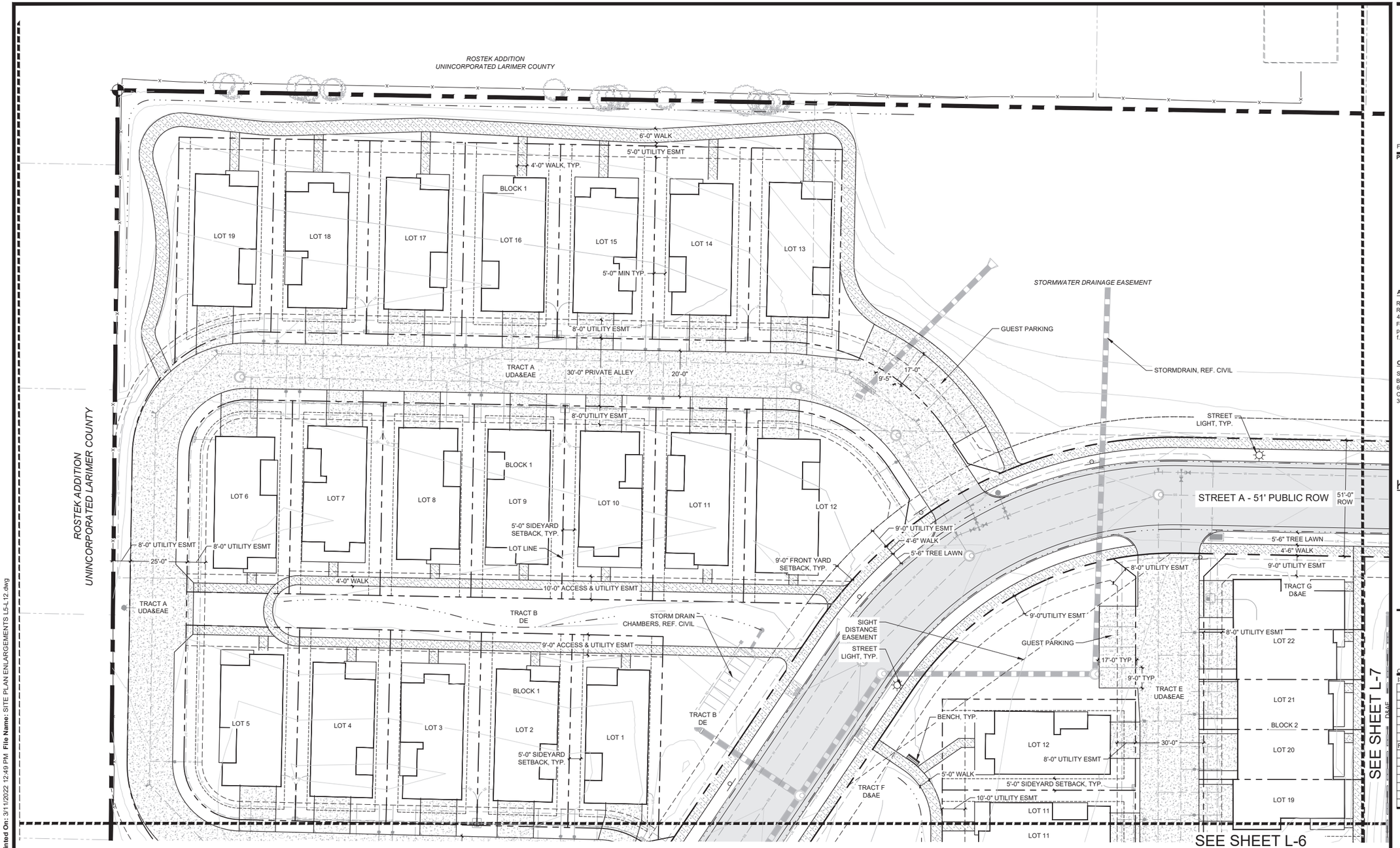
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-4

Plotted By: Sam Coutts **Layout:** L-4 FENCE PLAN **Printed On:** 3/11/2022 12:49 PM **File Name:** Fence Plan.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

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APPLICANT

RIPLEY DESIGN INC.
Russ Lee
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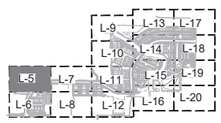
KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

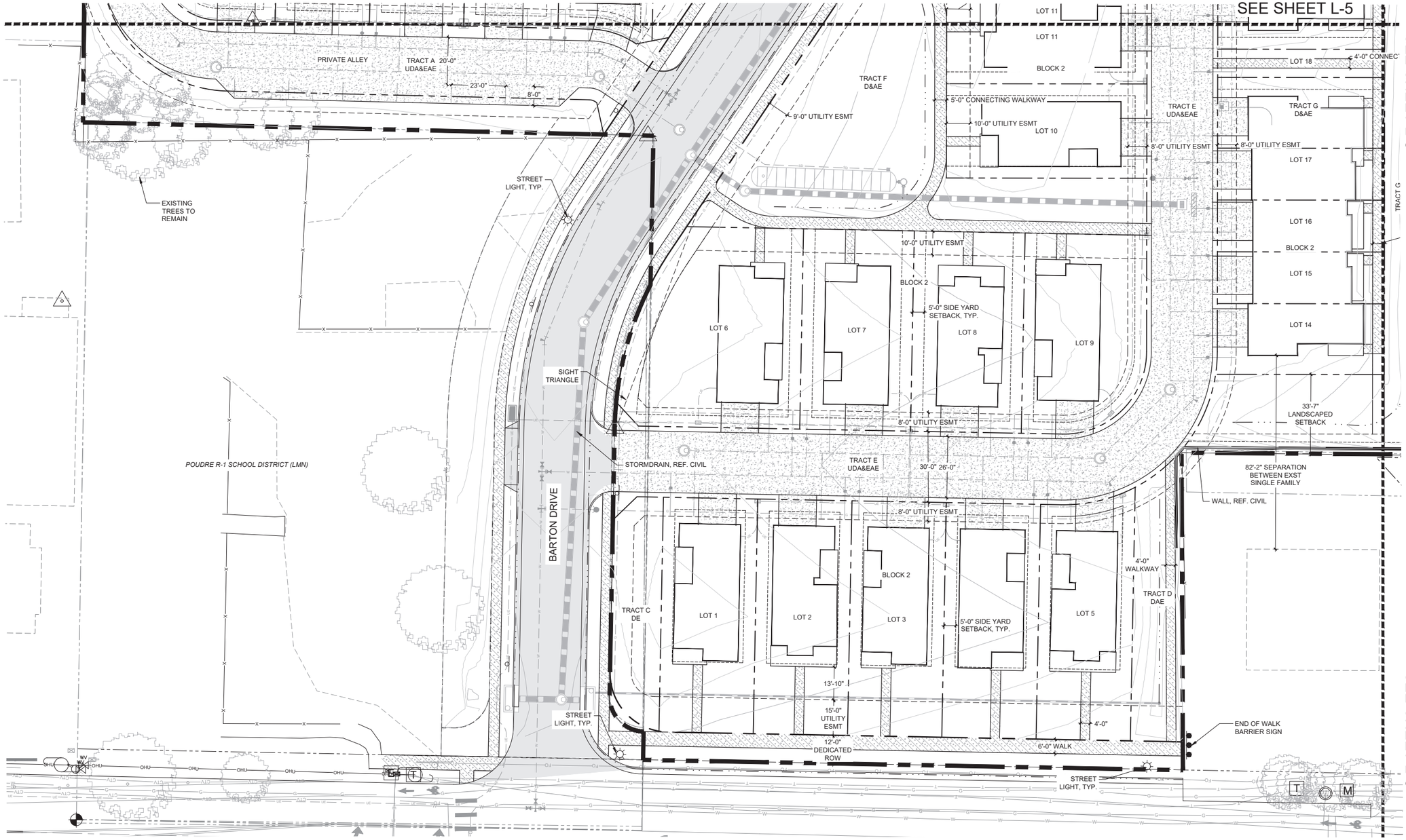
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-5

Plotted By: Sam Coutts **Layout:** L-5 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:49 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
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- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

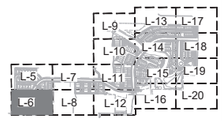
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

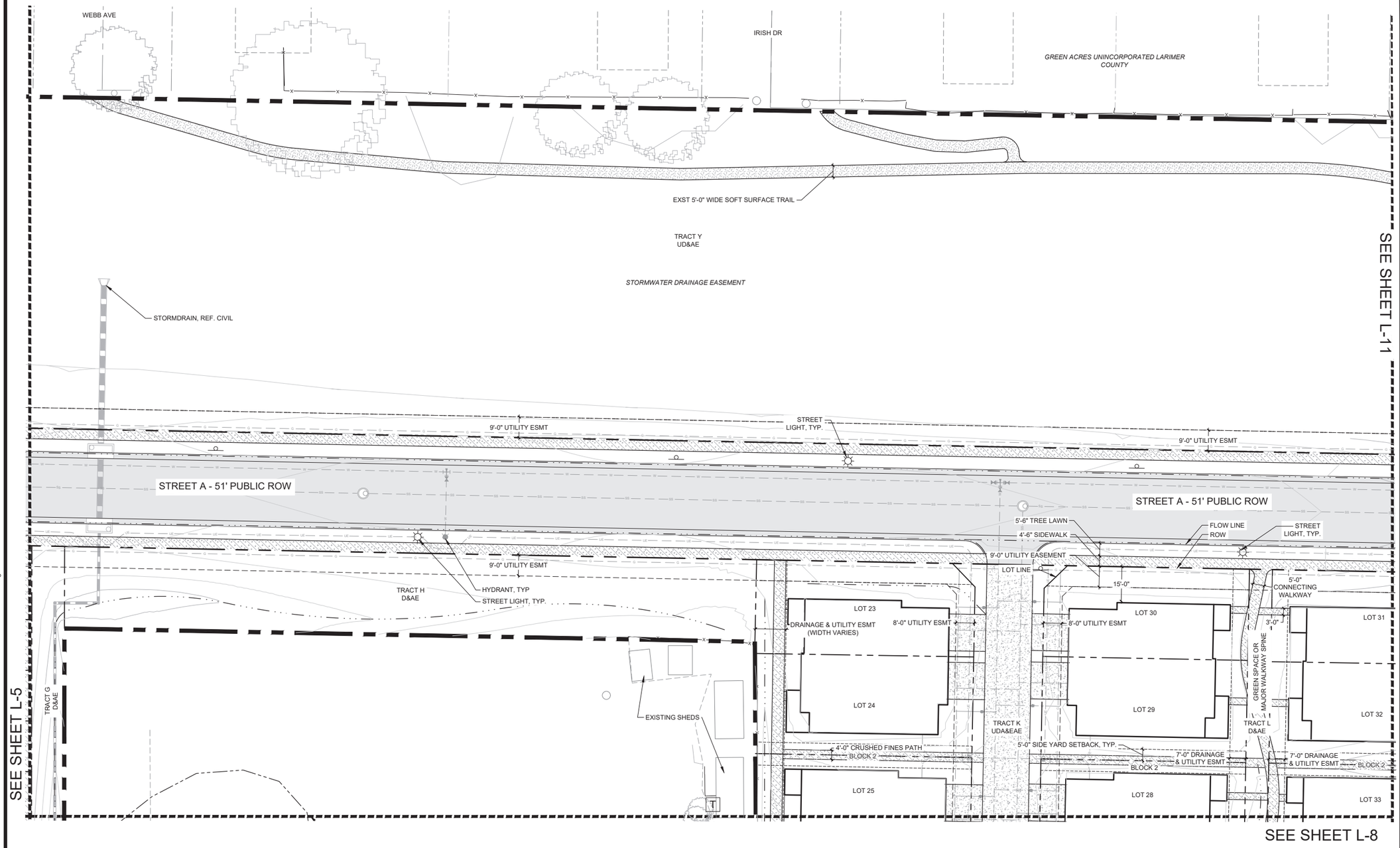
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-6

Plotted By: Sam Coutts **Layout:** L-6 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:49 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



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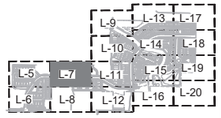

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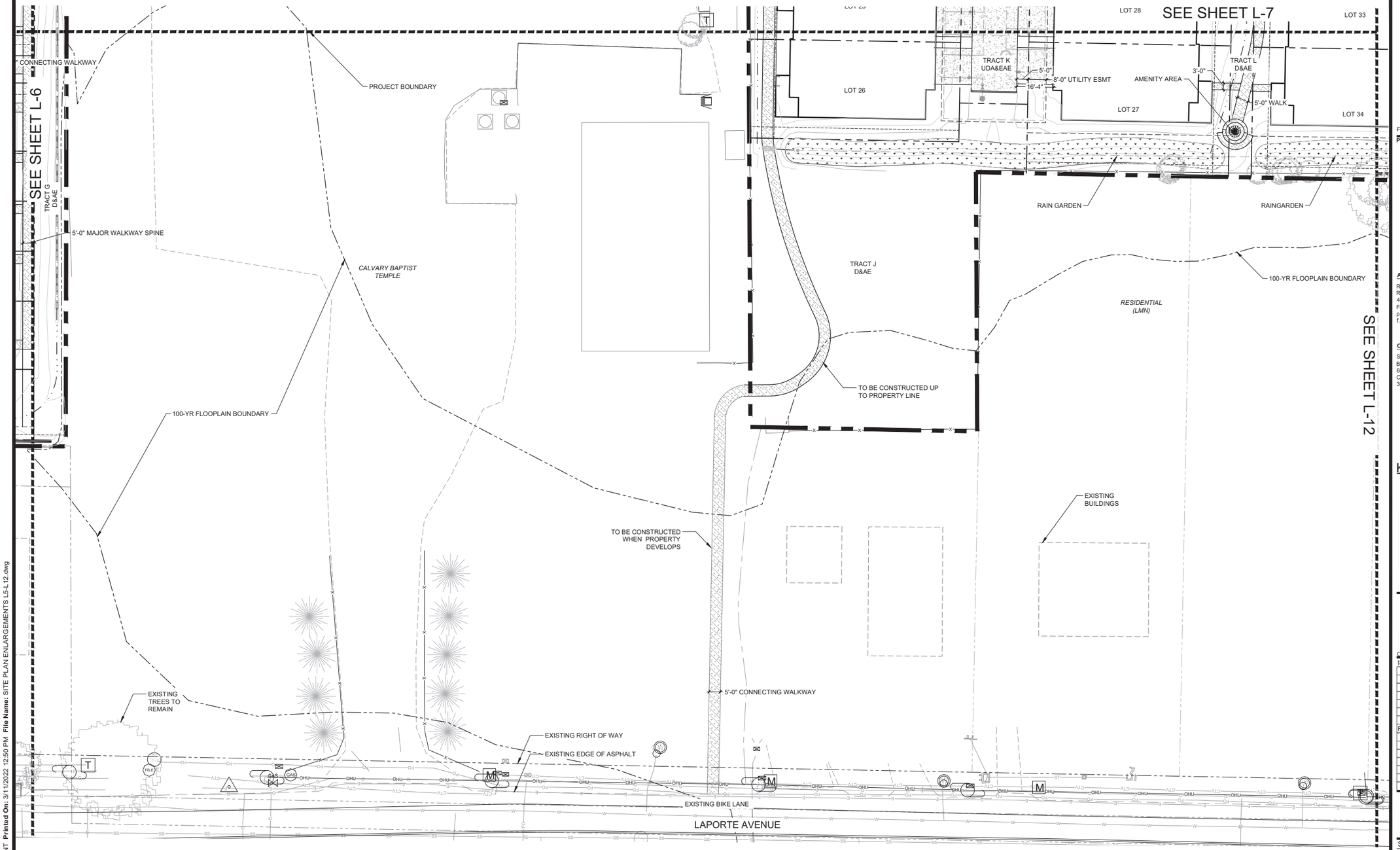
REVIEWED BY:	SC

DRAWING NUMBER:

L-7

Plotted By: Sam Coutts **Layout:** L-7 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:50 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



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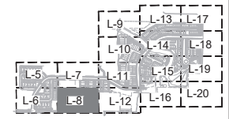

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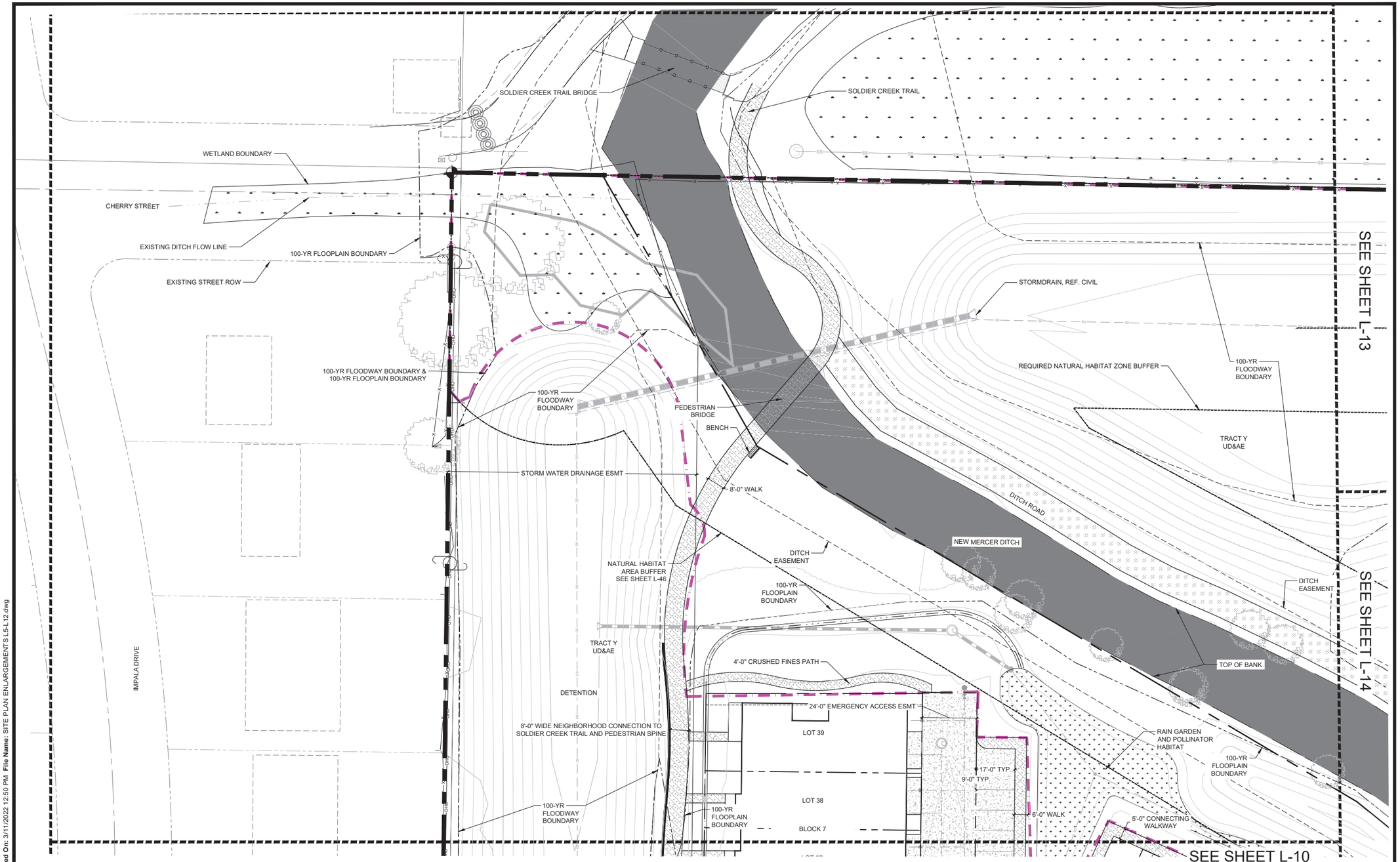
DRAWING NUMBER:

L-8

Plotted By: Sam Coutts **Layout:** L-8 SITE ENLARGEMENT **Printed On:** 3/11/2022 12:50 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



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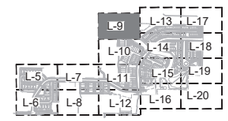

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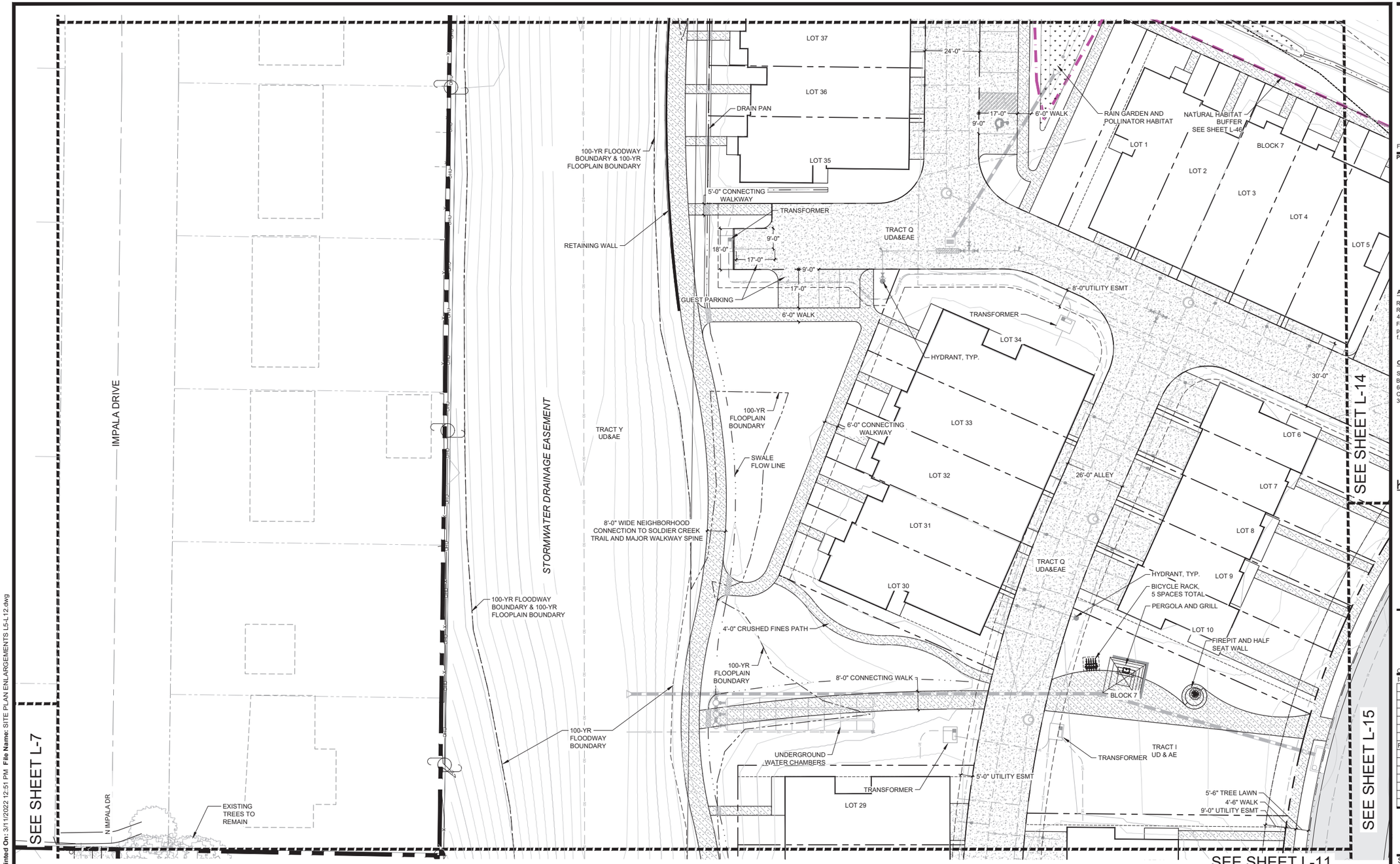
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-9

Plotted By: Sam Coutts **Layout:** L-9 SITE ENLARGE **Printed On:** 3/11/2022 12:50 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



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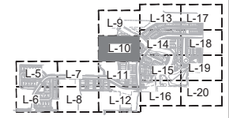

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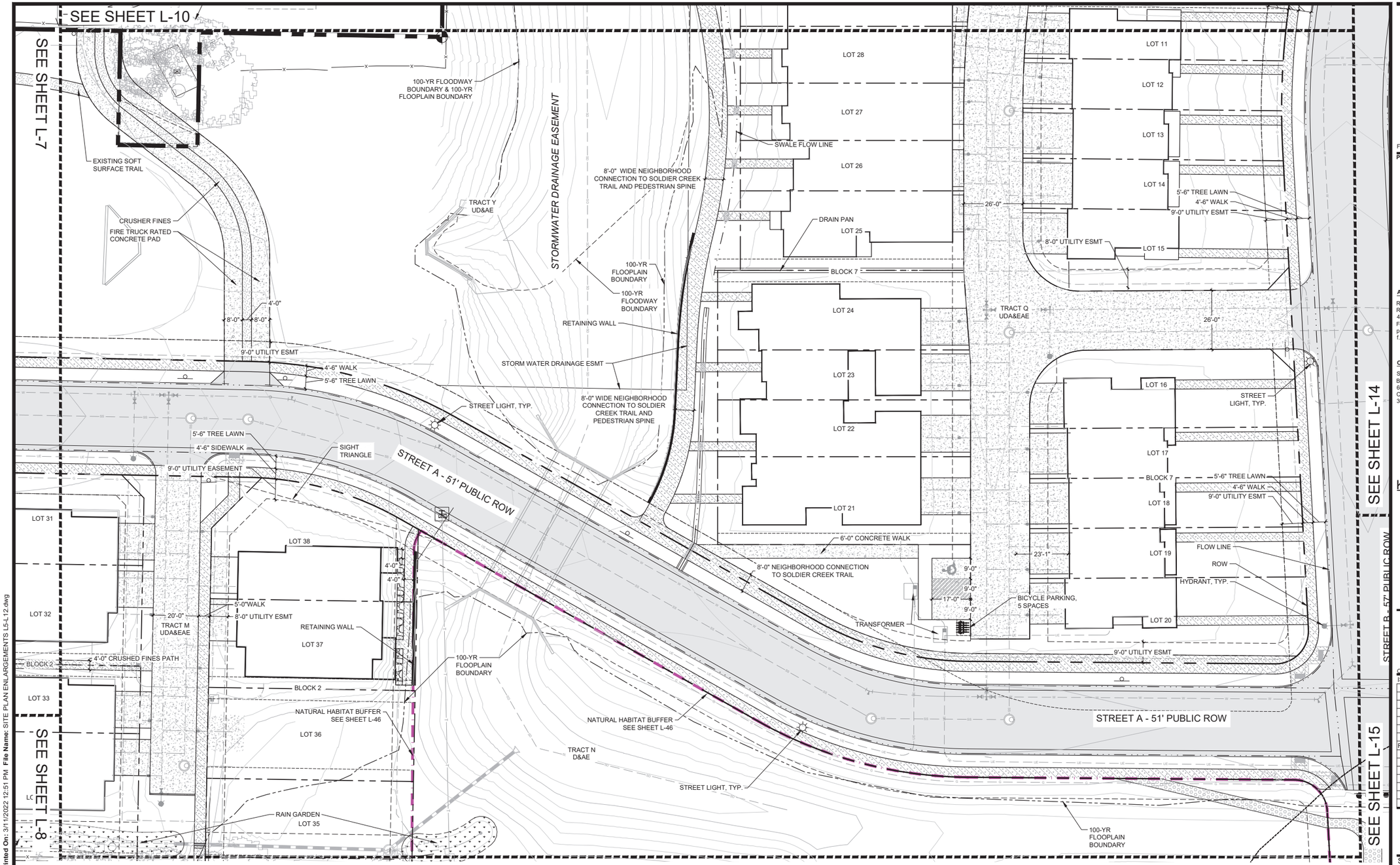
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-10

Plotted By: Sam Coutts **Layout:** L-10 SITE ENLARGE **Printed On:** 3/11/2022 12:51 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg



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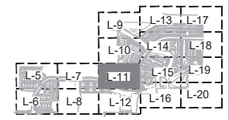

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REVIEWED BY:	SC

DRAWING NUMBER:

L-11

SEE SHEET L-11

SEE SHEET L-8

SEE SHEET L-15

SEE SHEET L-16

UNDARY

RESIDENTIAL
(LMN)

100-YR
FLOODPLAIN
BOUNDARY

EXISTING BUILDING

OPEN WATER

DETENTION

100-YR
FLOODPLAIN
BOUNDARY

8'-0" WIDE INTERIM CONNECTING WALK
AND NEIGHBORHOOD CONNECTION TO
SOLDIER CREEK TRAIL

EXISTING HOME

NATURAL HABITAT
BUFFER ZONE
SEE SHEET L-46

PROJECT
BOUNDARY

EXISTING
CITY RIGHT
OF WAY

TRACT N
D&AE

WETLAND BOUNDARY

NATURAL HABITAT
BUFFER ZONE
SEE SHEET L-46

EXISTING BRIDGE

8'-0" INTERIM CONNECTING WALK

20'-0" SANITARY SEWER ESMT

75'-0" ELECTRICAL
TRANSMISSION LINE ESMT

29'-0"
FUTURE
ROAD
CONNECTION

50'-0" EXST CITY ROW

DITCH FLOW LINE

EASEMENT

12'-0" DEDICATED ROW

RELOCATE TRAFFIC SIGNAL

CROSSWALK STRIPING

4-6" WIDE
SIDEWALK, END
AT SCHOOL
CROSSING

EXISTING MAILBOX

ADJUST TRAIL
AROUND
EXISTING
UTILITIES

EXISTING EDGE OF
ASPHALT PAVING

EDGE OF INTERIM ASPHALT
CONNECTING WALK

ADJUST TRAIL TO SAVE
EXISTING TREE

LAPORTE AVENUE

ADJUST TRAIL AROUND
EXISTING UTILITIES

CURB SEPARATING
WALKWAY AND BIKE LANE

EDGE OF INTERIM ASPHALT
CONNECTING WALK

FOR LAPORTE
IMPROVEMENTS DETAIL
SEE SHEET L-21

EXISTING EDGE OF
ASPHALT PAVING

S IMPALA DR

LEGEND

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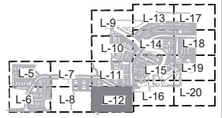

NORTH
SCALE: 1"=20'-0"
0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-12

Plotted By: Sam Coutts **Layout:** L-12 SITE ENLARGE **Printed On:** 3/11/2022 12:51 PM **File Name:** SITE PLAN ENLARGEMENTS L5-L12.dwg

RESIDENTIAL (LMN)

NEW MERCER DITCH

EXISTING WETLAND; CREATED BY BELLWETHER FARM DETENTION

EXISTING SOLIDER CREEK TRAIL

SOLIDER CREEK TRAIL REALIGNED AROUND CHANNEL

SOLDIER CREEK TRAIL

100-YR FLOODPLAIN BOUNDARY

100-YR FLOODWAY BOUNDARY

BELLWETHER FARM
CITY OF FORT COLLINS OPEN SPACE

100-YR FLOODPLAIN BOUNDARY

PROPOSED STORMWATER CHANNEL

100-YR FLOODWAY BOUNDARY

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

PROPERTY BOUNDARY

LID FEATURE, TYP. RE: CIVIL

NATURAL HABITAT BUFFER SEE SHEET L-46

100-YR FLOODWAY BOUNDARY

TRACT Y UD&AE

ACCESS ESMT (WIDTH VARIES)

BLOCK 6

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 6
LOT 5
LOT 4
LOT 3

LOT LINE

REQUIRED NATURAL HABITAT ZONE BUFFER

100-YR FLOODWAY BOUNDARY & 100-YR FLOODPLAIN BOUNDARY

100-YR FLOODPLAIN BOUNDARY

6'-0" WALK

4'-0" ACCESS ESMT

4'-0"ACCESS ESMT

14'-0" BUILDING SEPARATION

3'-0" CONNECTING WALK

4'-0" ACCESS ESMT

9'-0" UTILITY ESMT

21'-11" DRIVEWAY

3'-0" CONNECTING WALK

4'-0" ACCESS ESMT

ALLEY WALKS, POTS, FURNITURE, ETC. ARE NOT PERMITTED TO ENCROACH IN THESE AREAS

TRACT V UDA&EAE

16'-0"

5'-0" UTILITY ESMT

18'-4"
18'-9"
20'-3"
18'-7"
9'-10"
24'-6"
20'-9"
5'-0"
15'-0"
20'-0"
30'-0"
4'-7"

SEE SHEET L-17

SEE SHEET L-9

SEE SHEET L-14

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
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- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

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OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
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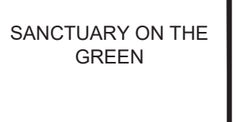
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"

0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

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SITE ENLARGEMENT

SEAL:

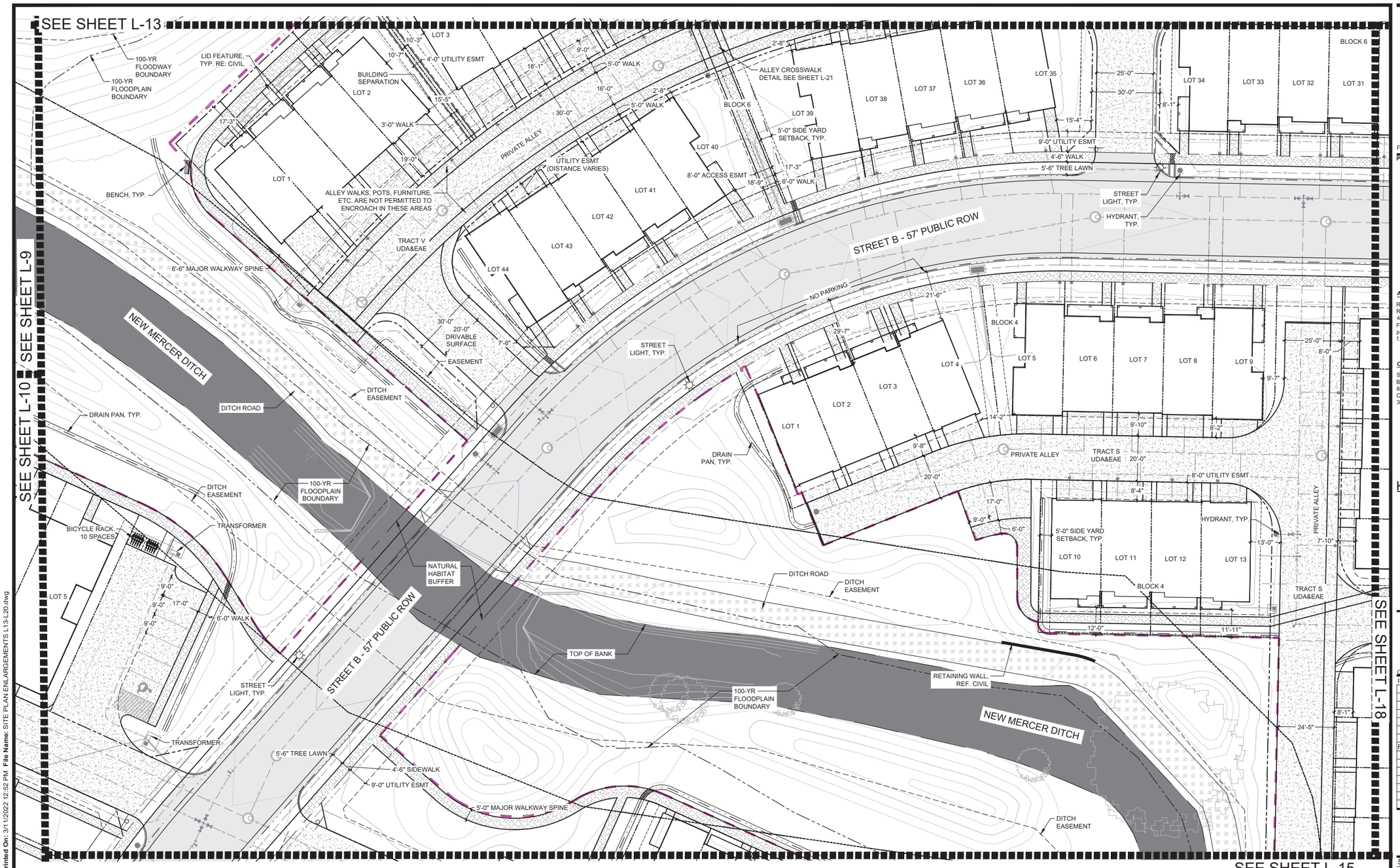
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-13

Plotted By: Sam Coutts **Layout:** L-13 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg



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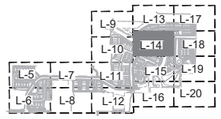

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ORIGINAL SIZE 24X36

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PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-14

Plotted By: Sam Coutts **Layout:** L-14 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SEE SHEET L-14

SEE SHEET L-11

SEE SHEET L-10

SEE SHEET L-19

STREET B - 57' PUBLIC ROW

PRIVATE ALLEY

9'-0"

17'-0"

4'-0" WALK

LOT 25

LOT 24

BLOCK 3

LOT 23

LOT 22

8'-0" UTILITY ESMT

TRACT R
UDA&EAE

5'-0" UTILITY ESMT

LOT 12

LOT 13

BLOCK 3

LOT 14

LOT 15

LOT 16

8'-0"

23'-0"

STREET
LIGHT, TYP.

5'-0"

20'-0"

5'-0"

30'-0"

21'-0"

5'-0"

8'-0" UTILITY ESMT

LOT 17

LOT 18

BLOCK 3

LOT 19

LOT 20

LOT 21

5'-0" WALK

RAINGARDEN

5'-0" WALK

4'-0"
CONNECTING
WALK

5'-0"
MAJOR
WALKWAY
SPINE

5'-0" UTILITY ESMT

9'-0" UTILITY ESMT

4'-6" SIDEWALK

5'-6" TREE LAWN

LOT 11

BLOCK 3

LOT 10

LOT 9

5'-0" SIDE YARD
SETBACK, TYP.

LOT 8

BLOCK 3

LOT 7

LOT 6

ROCK POLLINATOR
GARDEN

100 YEAR FLOOD

RAINGARDEN

13'-0"
UTILITY
ESMT.

TRACT P
UDA&EAE
20'-0"

8'-0" UTILITY ESMT

BLOCK 3

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

4'-0" WALK

CONC WEIRS,
TYP. RE: CIVIL

DITCH
EASEMENT

NATURAL HABITAT BUFFER
SEE SHEET L-46

100-YR
FLOODPLAIN
BOUNDARY

TRACT O
D&AE

DITCH ROAD

RAIN GARDEN

TRANSFORMER

NATURAL HABITAT BUFFER
SEE SHEET L-46

DRAIN PAN, TYP.

NEW MERCER DITCH

100-YR
FLOODPLAIN
BOUNDARY

DITCH
EASEMENT

PEDESTRIAN BRIDGE

LOT LINE

DITCH ROAD

BENCH, TYP.

8'-1"

3,000 SF MIXED USE
NEIGHBORHOOD CENTER

NEIGHBORHOOD PARK
(1.28 ACRES)

RAINGARDEN

100-YR
FLOODPLAIN
BOUNDARY

TRACT U
D&AE

DETENTION

100-YR
FLOODWAY
BOUNDARY

5'-0" CONCRETE TRAIL

DRAIN PAN, TYP.

SEE SHEET L-16

LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
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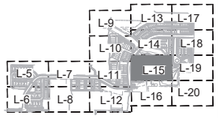

NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

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REVISIONS

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SITE ENLARGEMENT

SEAL:

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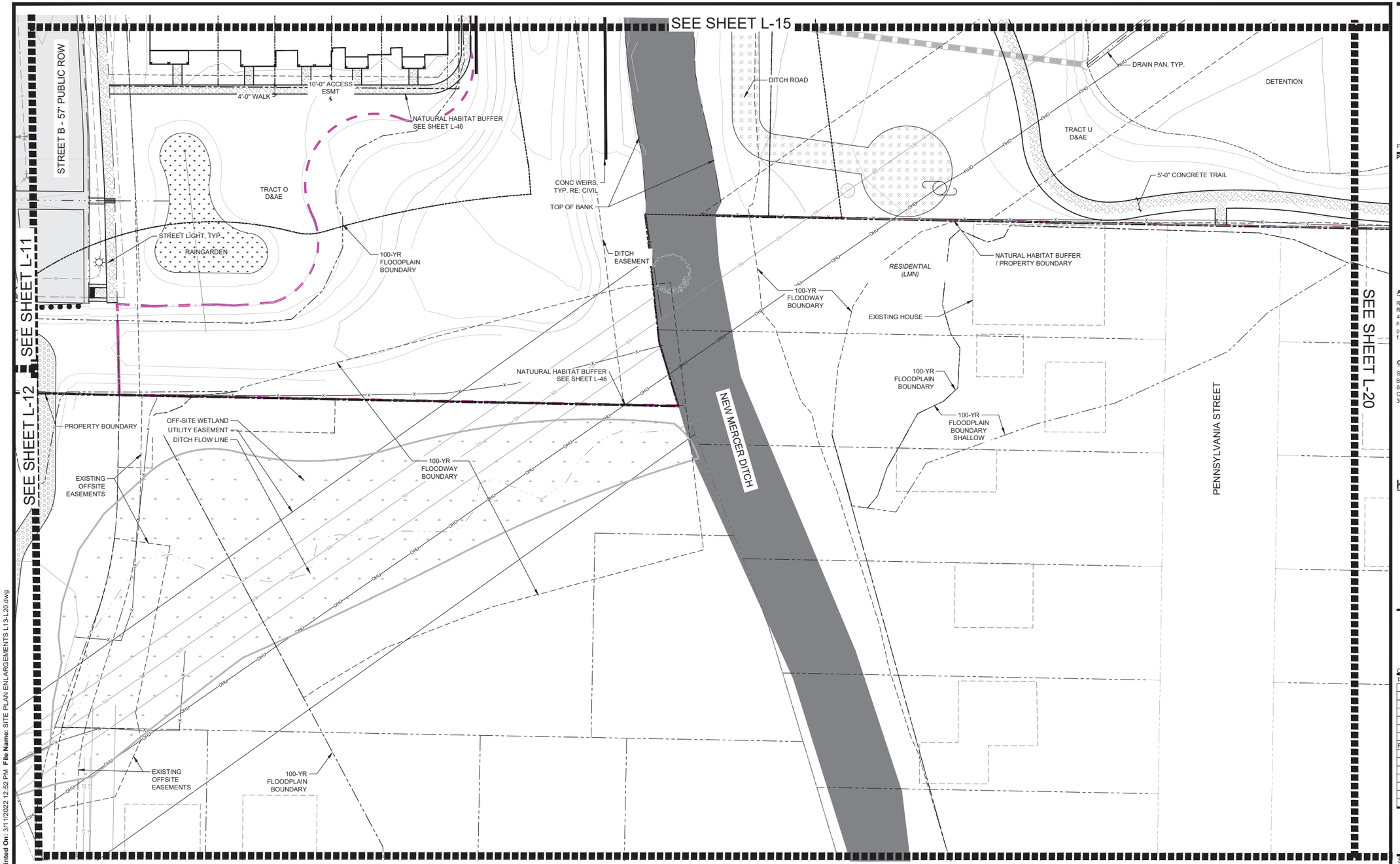
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-15

Plotted By: Sam Coutts **Layout:** L-15 SITE ENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg



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KEY MAP



NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

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REVISIONS

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SITE ENLARGEMENT

SEAL:

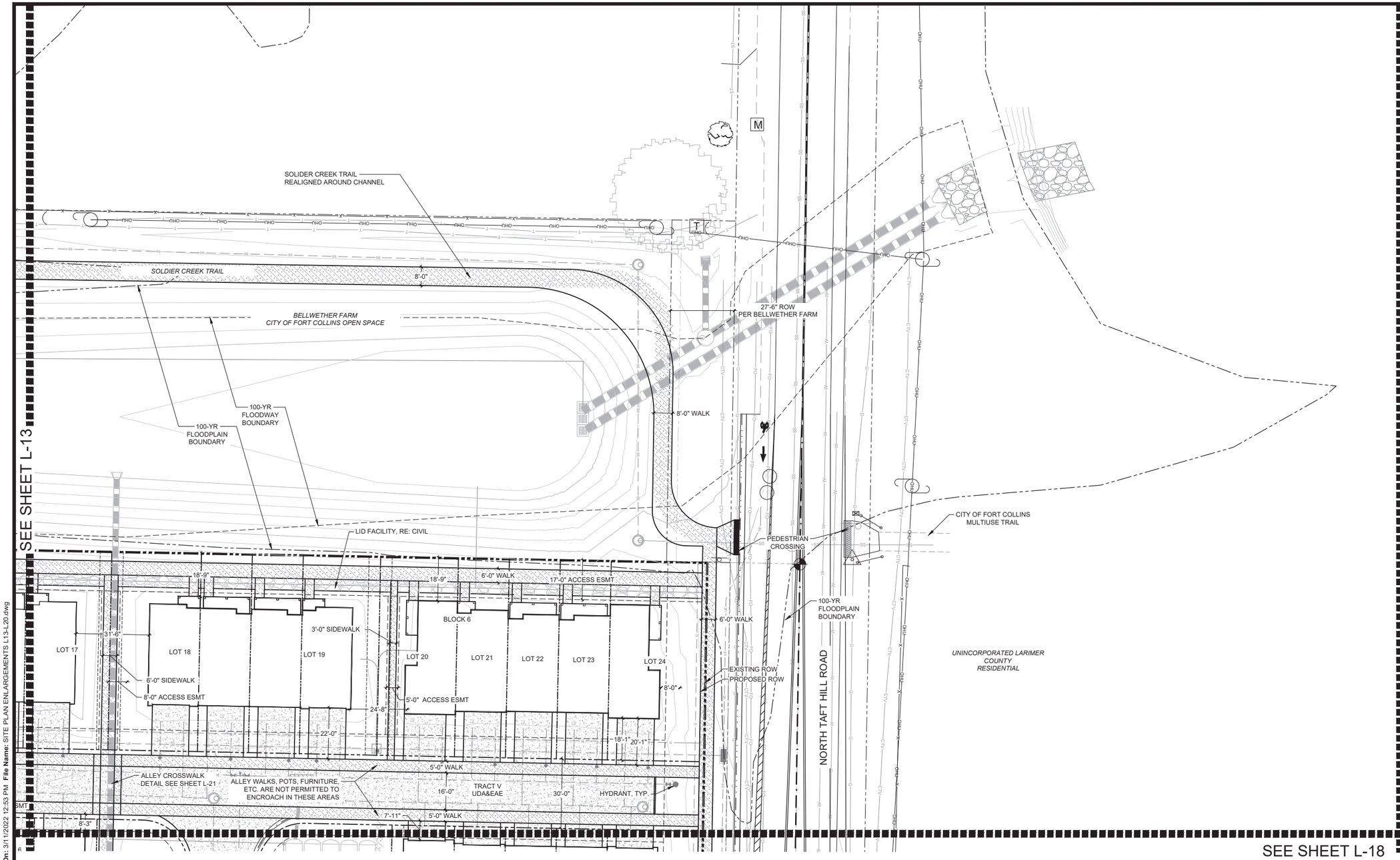
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-16

Plotted By: Sam Coutts **Layout:** L-16 SITEENLARGE **Printed On:** 3/11/2022 12:52 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg



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NOTE:
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SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

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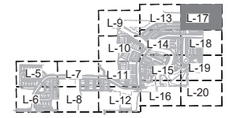

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PROJECT No.:	R18-004
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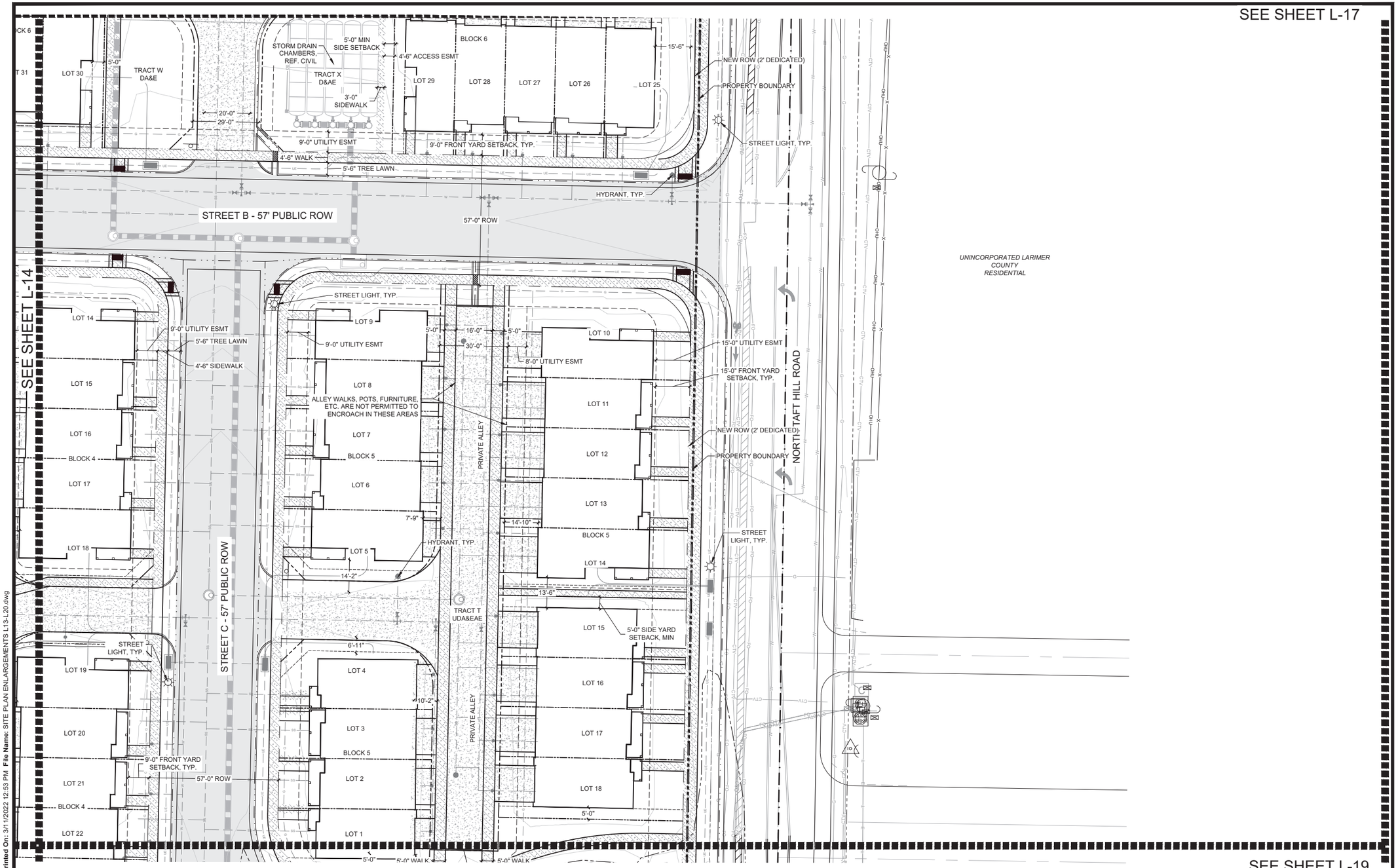
REVIEWED BY:	SC

DRAWING NUMBER:

L-17

Plotted By: Sam Coutts **Layout:** L-17 SITEENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg



SEE SHEET L-19

LEGEND

- CITY LIMITS
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Plotted By: Sam Coutts **Layout:** L-18 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

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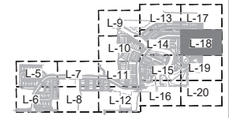

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No.	DESCRIPTION	DATE
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02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

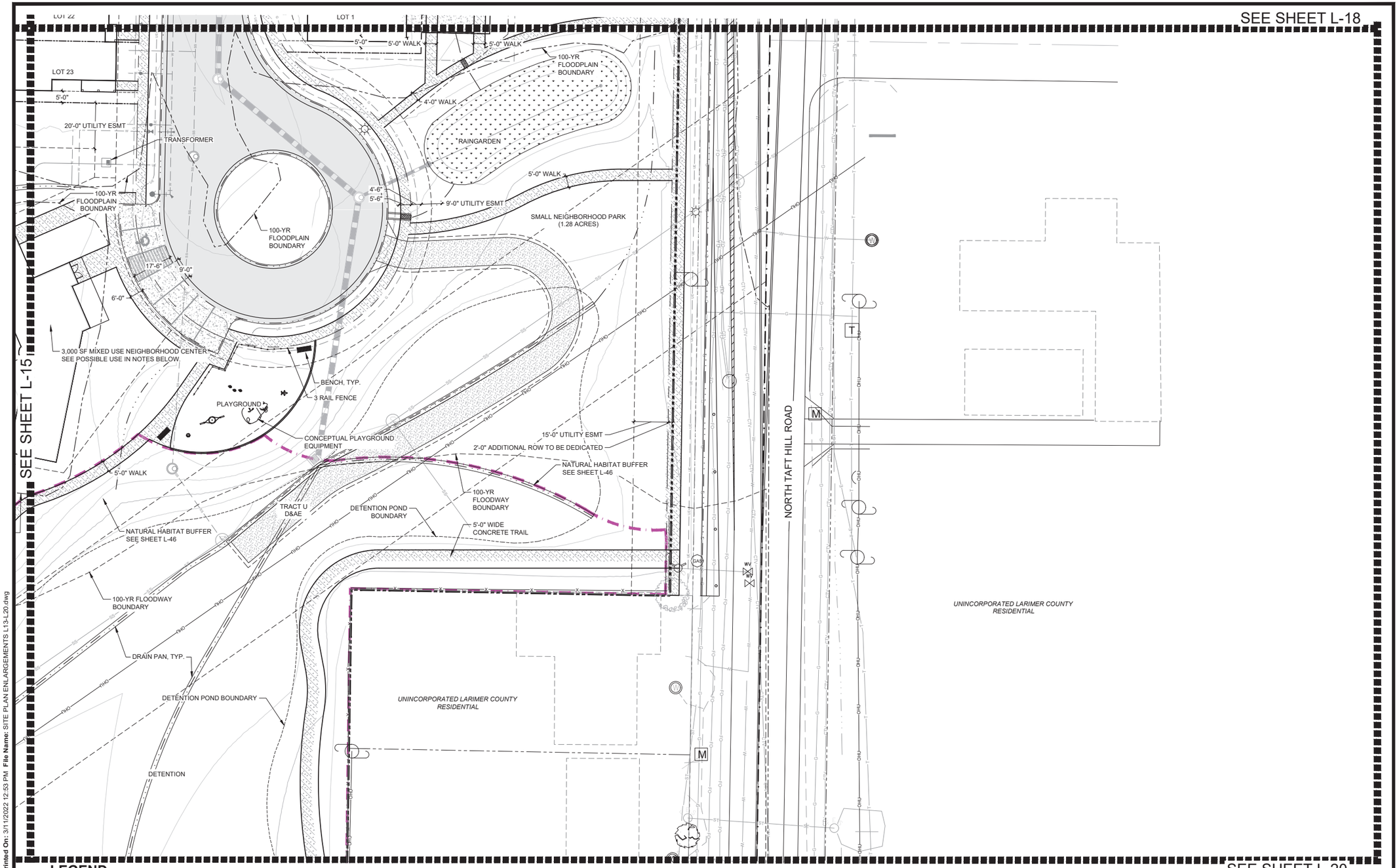
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-18



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING FIBER OPTIC UTILITY
- = EXISTING GAS UTILITY
- = EXISTING STORM LINE
- = EXISTING SANITARY SEWER UTILITY
- = EXISTING OVERHEAD UTILITY
- = EXISTING UNDERGROUND CABLE UTILITY
- = EXISTING WATER LINE UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = STREET LIGHT
- SFD = SINGLE FAMILY DETACHED
- SFA-R = SINGLE FAMILY ATTACHED -ROWHOMES
- SFA-TH = SINGLE FAMILY ATTACHED -TOWNHOMES
- TF-A = TWO FAMILY - ATTACHED
- TF-D = TWO FAMILY - DUPLEX
- = WETLANDS
- = NEW MERCER DITCH
- = DITCH ROAD
- = SIDEWALK CONNECTION TO LAPORTE AVE
- = CONCRETE
- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
POSSIBLE 3,000 SF MIXED USE NEIGHBORHOOD CENTER USES:
-RETAIL
-PERSONAL/BUSINESS SERVICE SHOPS
-SMALL ANIMAL VETERINARY FACILITY
-OFFICE
-FINANCIAL SERVICE
-CLINIC
CHILD CARE CENTER
-LIMITED INDOOR REC. ESTABLISHMENT
PLACE OF WORSHIP OR ASSEBLY
-DOG DAY CARE
-MUSIC STUDIO

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

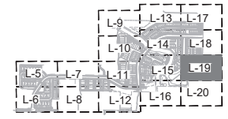
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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REVISIONS

No.	DESCRIPTION	DATE

SITE ENLARGEMENT

SEAL:

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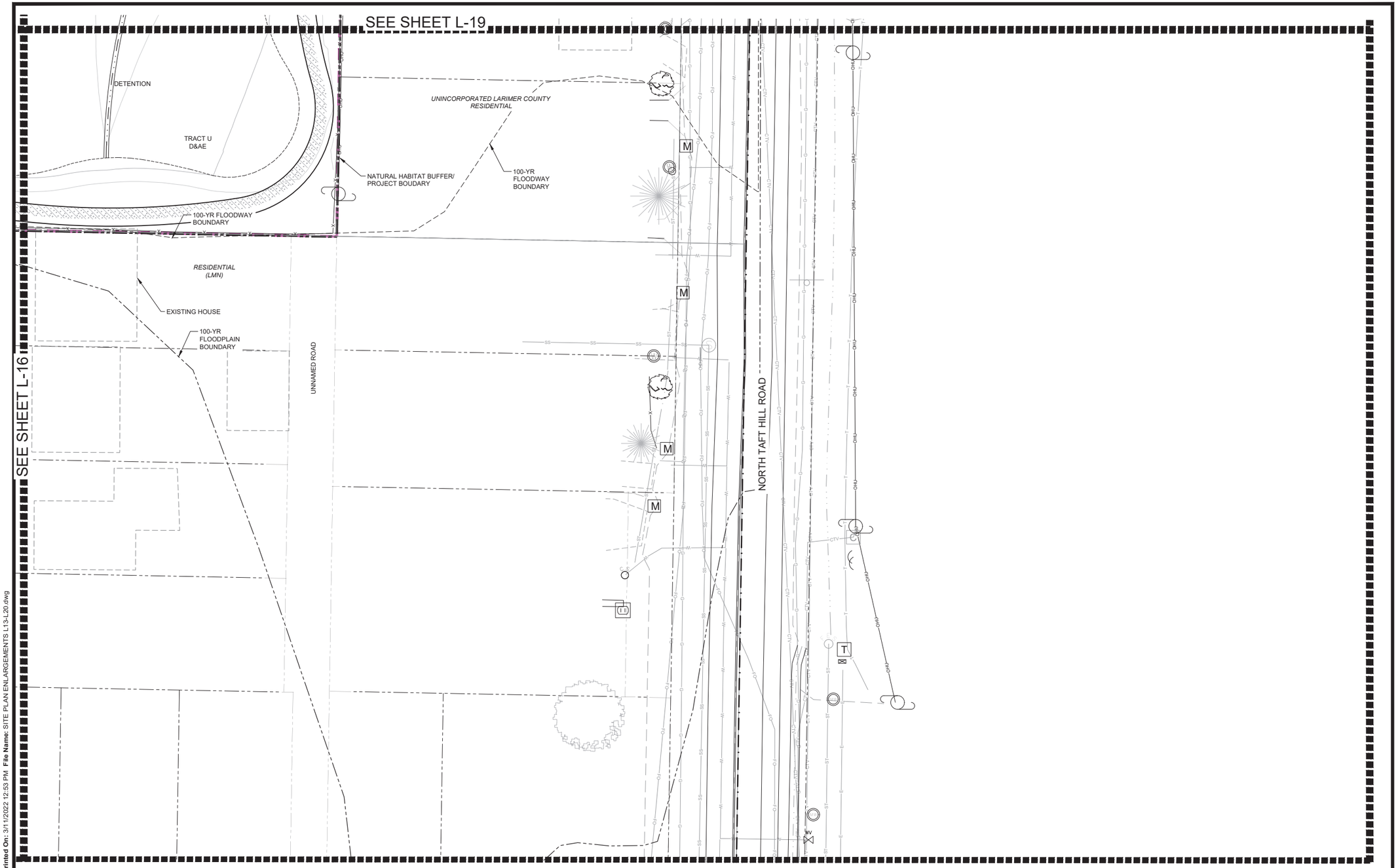
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-19

Plotted By: Sam Coutts **Layout:** L-19 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg



LEGEND

- CITY LIMITS
- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = SUBDRAIN
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
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- = CONCRETE SIDEWALK
- = CONNECTOR STREET
- = CRUSHER FINES
- = RAIN GARDEN

NOTE:
PARKING STRIPES SHOWN FOR GRAPHICAL PURPOSES ONLY. STRIPES WILL NOT BE PAINTED

Plotted By: Sam Coutts **Layout:** L-20 SITE ENLARGE **Printed On:** 3/11/2022 12:53 PM **File Name:** SITE PLAN ENLARGEMENTS L13-L20.dwg

SANCTUARY ON THE GREEN

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FORT COLLINS, CO

PREPARED BY:

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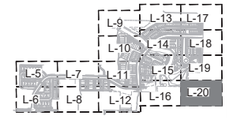
KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

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02	PDP	01/19/2022

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No.	DESCRIPTION	DATE

SITE ENLARGEMENT

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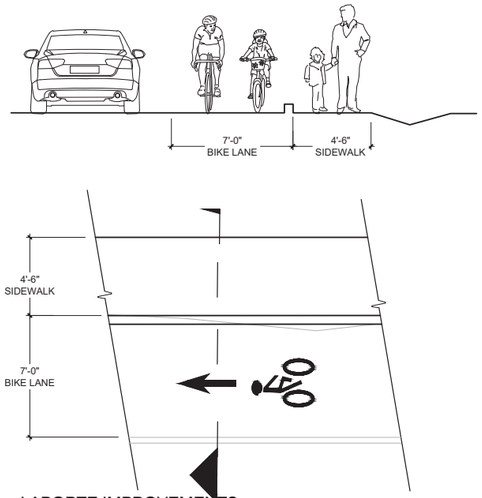
DRAWN BY:	AG / JW
REVIEWED BY:	SC

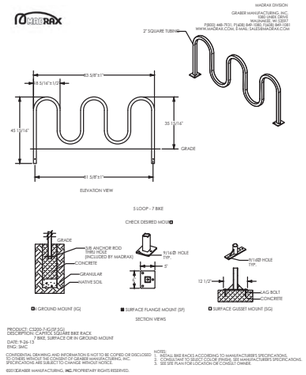
DRAWING NUMBER:

L-20



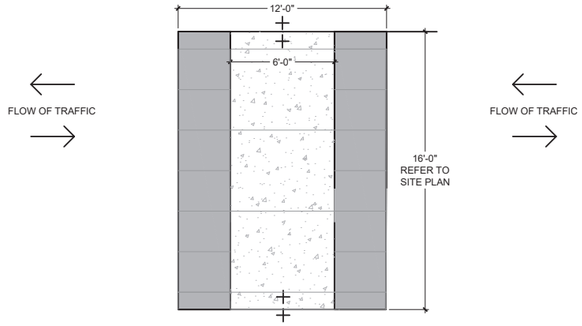
1 LAPORTE IMPROVEMENTS

1/4" = 1'-0" OP-TMF-SAN-04



2 BIKE RACK (MADRAX CS200-7)

1/2" = 1'-0" L-CO1-SIT-BIKE-06



3 ALLEY CROSSWALK DETAIL

1/4" = 1'-0" OP-TMF-SAN-02



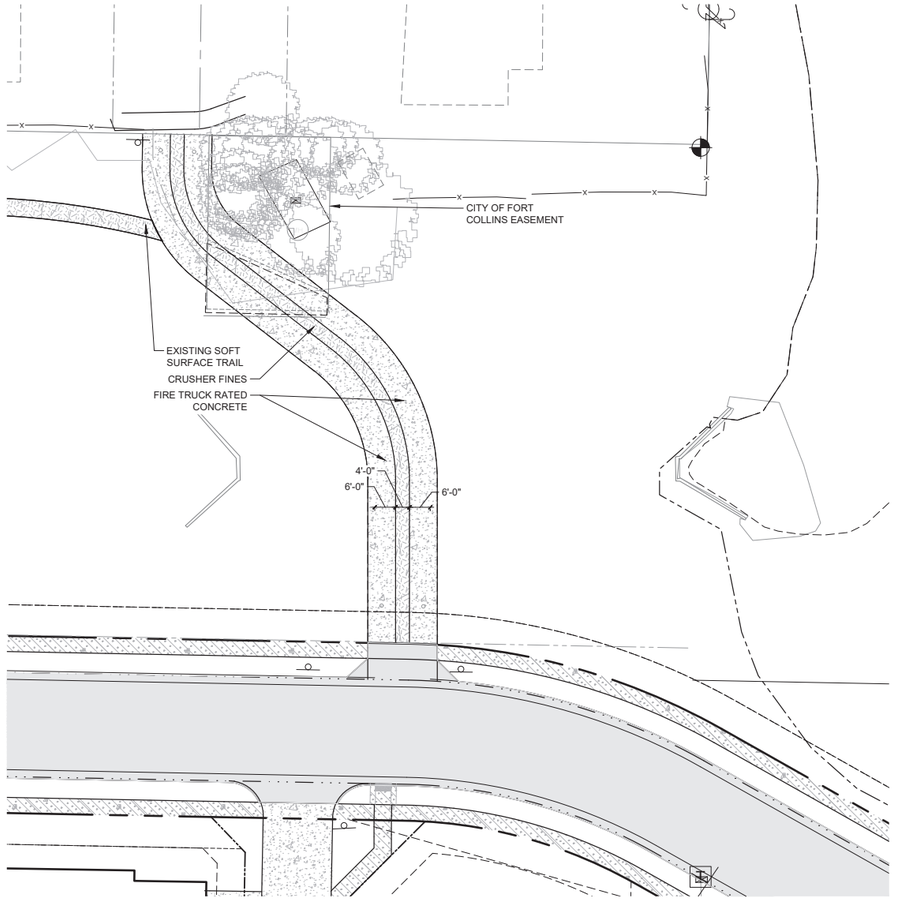
5 PET WASTE STATION

1 1/2" = 1'-0" OP-TMF-SAN-11



4 RECYCLED PLASTIC BENCH

3/4" = 1'-0" OP-TMF-SAN-10



EMERGENCY ACCESS ENLARGEMENT

SANCTUARY ON THE GREEN

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PLANNER

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Russ Lee
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p. 970.224.5828
f. 970.225.6657

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SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NORTH SCALE: 1"=20'-0" (0, 10, 20, 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-21

Plotted By: Sam Coutts **Layout:** L-21 SITE PLAN DETAILS **Printed On:** 3/11/2022 12:54 PM **File Name:** L-1 Overall Site Plan.dwg

LANDSCAPE PLAN NOTES

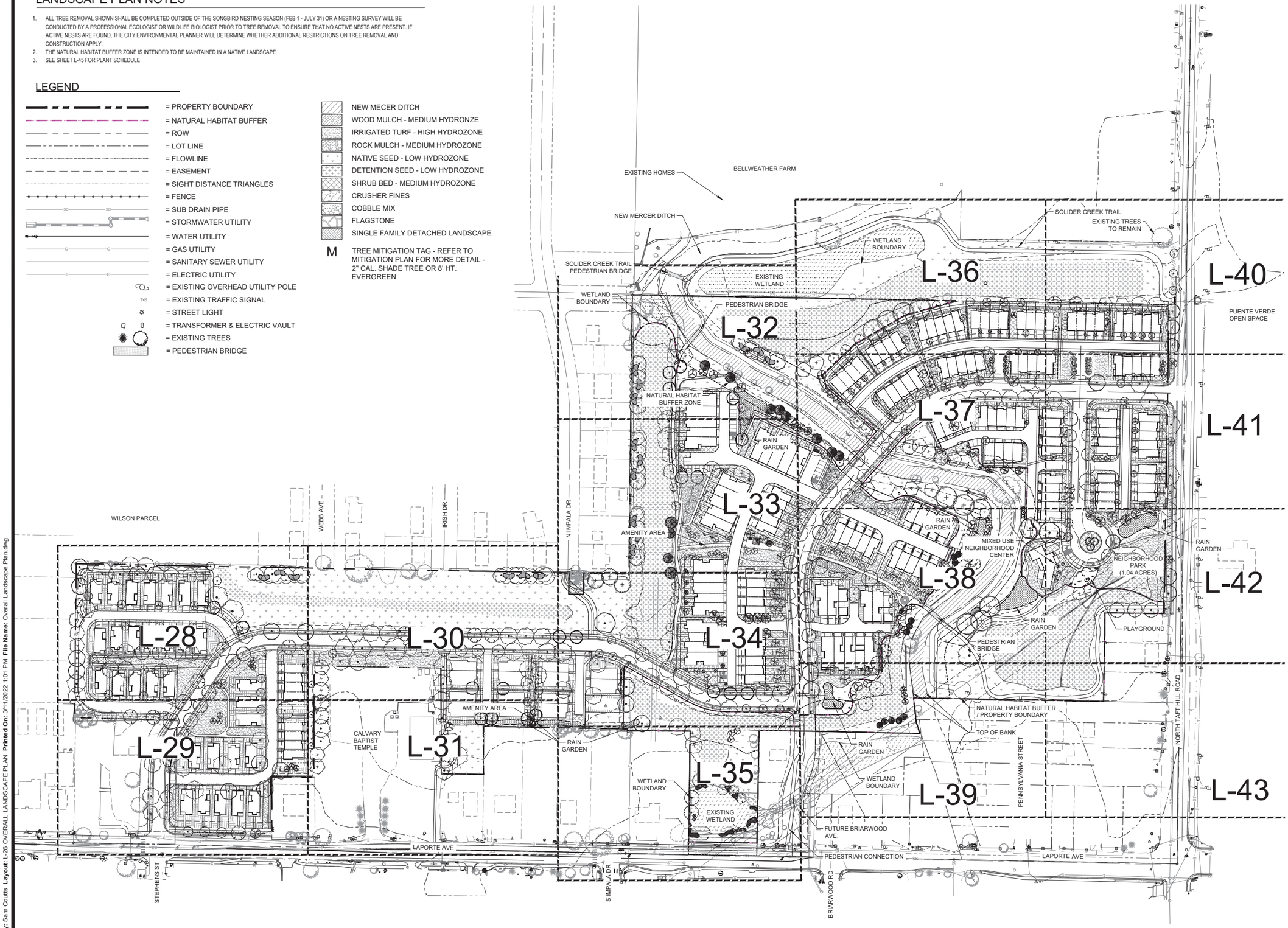
1. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
2. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE
3. SEE SHEET L-45 FOR PLANT SCHEDULE

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- DETENTION SEED - LOW HYDROZONE
- SHRUB BED - MEDIUM HYDROZONE
- CRUSHER FINES
- COBBLE MIX
- FLAGSTONE
- SINGLE FAMILY DETACHED LANDSCAPE

M — TREE MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR 8' HT. EVERGREEN



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

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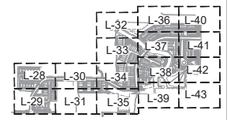
KEY MAP



NORTH SCALE: 1"=100'-0" (0, 50, 100, 200)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL LANDSCAPE PLAN

SEAL:

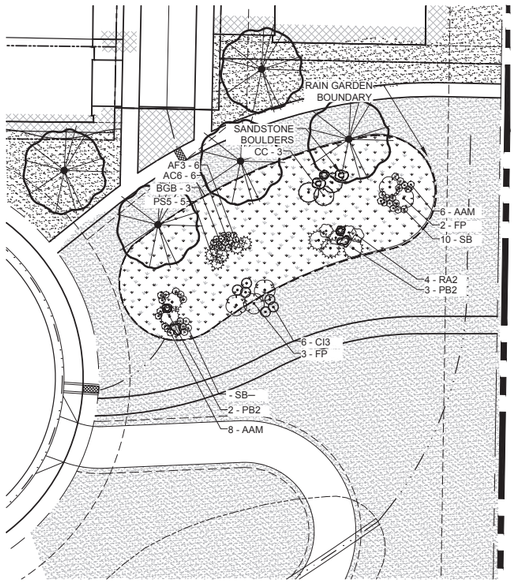
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-26

Plotted By: Sam Coutts **Layout:** L-26 OVERALL LANDSCAPE PLAN **Printed On:** 3/11/2022 1:01 PM **File Name:** Overall Landscape Plan.dwg



1 RAIN GARDEN SHRUB BED TYPICAL

1" = 20'-0"

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	NATIVE SEED 1
	SHRUB BED PLANTINGS

PLANT SCHEDULE RAIN GARDEN TYPICAL

SHRUBS	QTY	BOTANICAL / COMMON NAME
AAM	14	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW
AF3	6	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BGB	3	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS
CI3	6	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
CC	3	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER
FP	5	FALLUGIA PARADOXA / APACHE PLUME
PS5	5	PANICUM VIRGATUM `SHENANDOAH` / SWITCH GRASS
PB2	5	PINUS MUGO `BIG TUNA` / MOUNTAIN PINE
RA2	4	RHUS TRILOBATA `AUTUMN AMBER` / AUTUMN AMBER SUMAC

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME
SB	18	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM

PERENNIAL	QTY	BOTANICAL / COMMON NAME
AC6	6	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	ROCK COBBLE
	BARK MULCH
	IRRIGATED TURF

* ROCK COBBLE TO CONTAIN 30 PERCENT 3-5" RIVER ROCK, 70 PERCENT 1½" RIVER ROCK

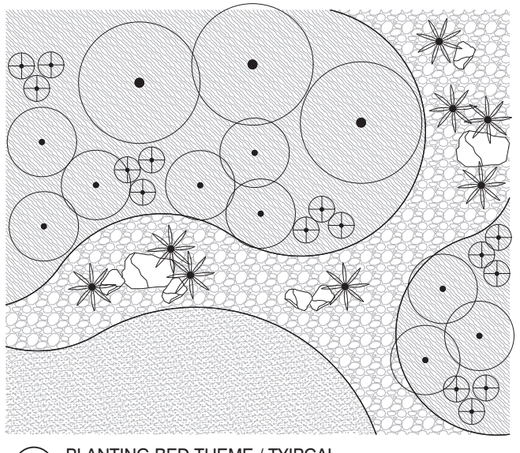
SANDSTONE BOULDERS

SHRUBS, TYP.

ORNAMENTAL GRASSES, PERENNIALS, TYP.

XERIC PLANTING, TYP.

NOTE: SHRUB PLANTING DETAIL FOR AREAS OUTSIDE OF OTHER TYPICAL PLANTING DETAILS SHOWN ON THIS SHEET. FORMS SHOWN IN THIS DETAIL MAY CHANGE BASED ON THE FINAL DESIGN PROVIDED AT FDP. GENERAL DESIGN INTENT INCLUDING MULCH AND PLANT COVERAGE IS TO REMAIN CONSISTENT.



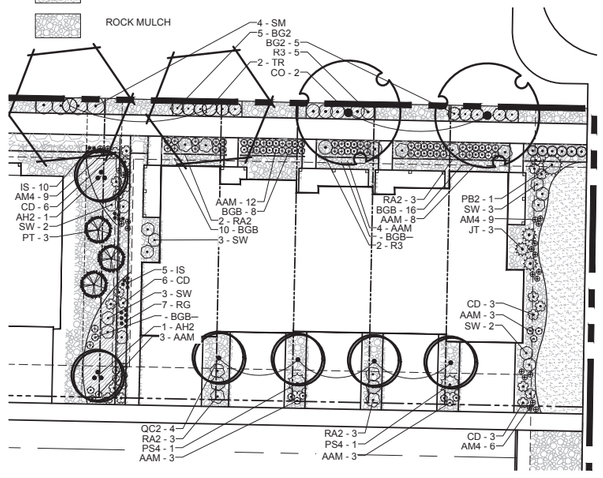
2 PLANTING BED THEME / TYIPCAL

1/4" = 1'-0"

OP-TMF-SAN-13

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH



SINGLE FAMILY ATTACHED - TYPICAL PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
AH2	2	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE
CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY
PT	3	PINUS MUGO `TANNENBAUM` / MUGO PINE
QC2	4	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK
TR	2	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN

SHRUBS	QTY	BOTANICAL / COMMON NAME
AAM	36	ACHILLEA X `MOONSHINE` / MOONSHINE YARROW
AM4	24	ALYSSUM MONTANUM `MOUNTAIN GOLD` / MOUNTAIN BASKET OF GOLD
BGB	50	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION GRAMA GRASS
BG2	10	BUXUS X `GREEN MOUNTAIN` / BOXWOOD
CI3	6	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
CD	21	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SHRUB
IS	15	IRIS PALLIDA `VARIEGATA` / VARIEGATED SWEET IRIS
JT	3	JUNIPERUS VIRGINIANA `TAYLOR` / TAYLOR EASTERN REDCEDAR
PB2	1	PINUS MUGO `BIG TUNA` / MOUNTAIN PINE
PS4	2	PINUS MUGO `SLOWMOUND` / MUGO PINE
RA2	11	RHUS TRILOBATA `AUTUMN AMBER` / AUTUMN AMBER SUMAC
R3	7	ROSA X `NEARLY WILD` / NEARLY WILD ROSE
SW	13	SPIRAEA JAPONICA `ANTHONY WATERER` / JAPANESE SPIREA
SM	4	SYRINGA MEYERI `PALIBIN` / DWARF KOREAN LILAC

3 SINGLE FAMILY ATTACHED SHRUB BED TYPICAL

1" = 20'-0"

LANDSCAPE TYPICALS NOTE

ALL LANDSCAPE TYPICALS EXPRESS GENERAL DESIGN INTENT. FORMS SHOWN IN ALL TYPICALS MAY CHANGE BASED ON FINAL DESIGN PROVIDED AT FDP. GENERAL DESIGN INTENT INCLUDING MULCH TYPES AND PLANT COVERAGE IS TO REMAIN CONSISTENT.

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL		
	IRRIGATED TURF		NATIVE SEED 1
	ROCK MULCH		SHRUB BED PLANTINGS
			DECORATIVE MULCH

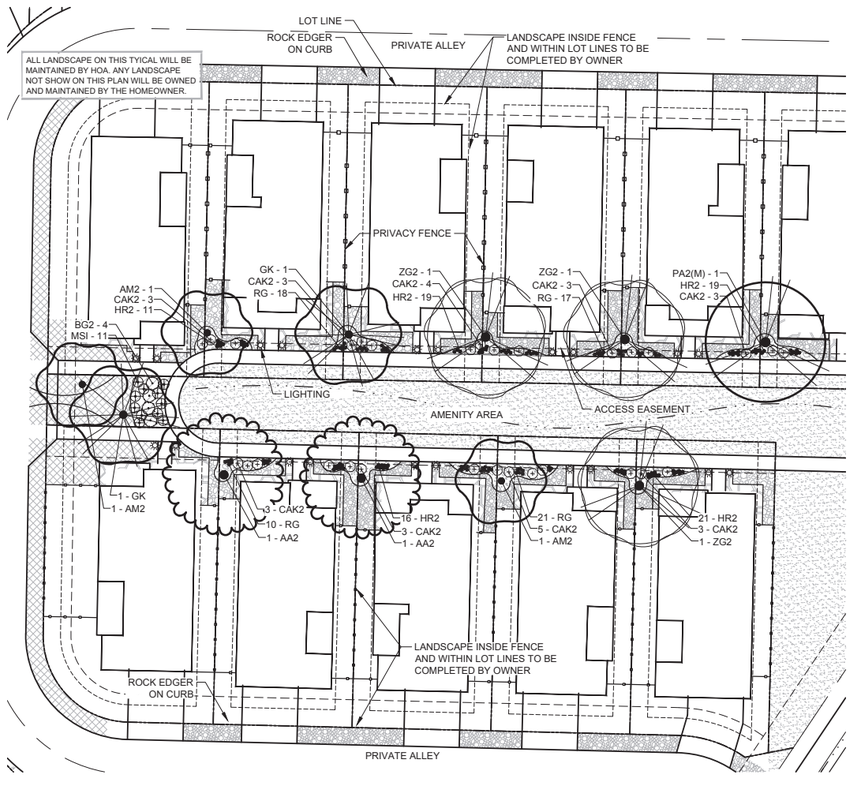
PLANT SCHEDULE SINGLE FAMILY DETACHED TYPICAL

TREES	QTY	BOTANICAL / COMMON NAME
AM2	3	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA
GK	2	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
PA2(M)	1	POPULUS X ACUMINATA / LANCELEAF POPLAR
ZG2	3	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

CANOPY TREES	QTY	BOTANICAL / COMMON NAME
AA2	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE

SHRUBS	QTY	BOTANICAL / COMMON NAME
BG2	4	BUXUS X `GREEN MOUNTAIN` / BOXWOOD
CAK2	30	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
MSI	11	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS

PERENNIAL	QTY	BOTANICAL / COMMON NAME
HR2	86	HEUCHERA SANGUINEA `SPLENDENS` / RED CORAL BELLS
RG	66	RUDBECKIA FULGIDA `GOLDSTRUM` / BLACK-EYED SUSAN



4 SINGLE FAMILY DETACHED SHRUB BED TYPICAL

1" = 20'-0"

SANCTUARY ON THE GREEN

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NORTH SCALE: 1"=10'-0" (0, 05, 10, 20)

ORIGINAL SIZE 24X36

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REVISIONS

No.	DESCRIPTION	DATE

SHRUB PLANTING TYPICALS

SEAL:

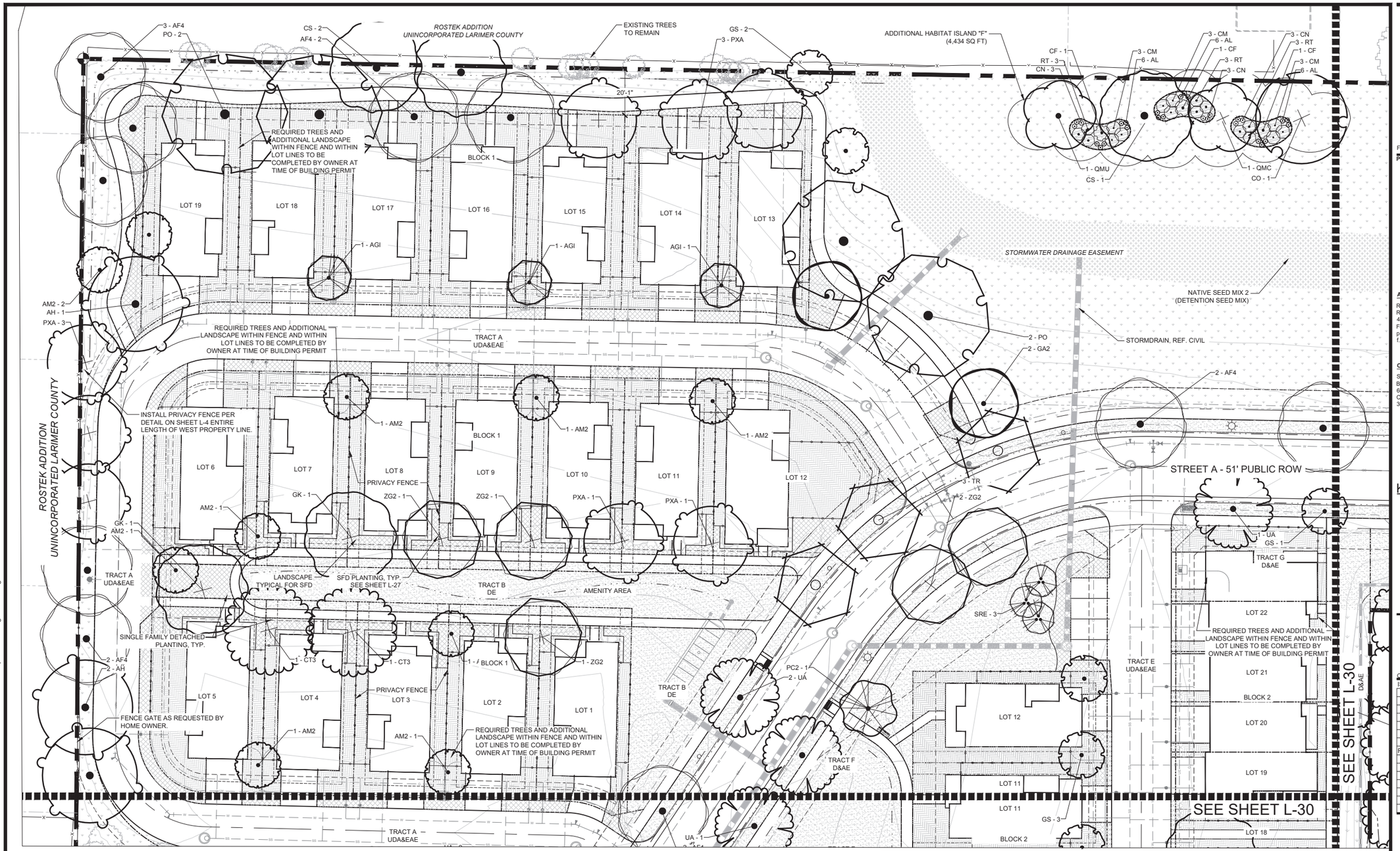
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-27

Plotted By: Sam Coutts **Layout:** L-27 SHRUB PLANTING TYPICALS **Printed On:** 3/11/2022 1:01 PM **File Name:** L-15 SHRUB PLANTING TYPICALS.dwg



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- = LOT LINE
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- = SIGHT DISTANCE TRIANGLES
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PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
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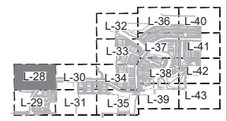

NORTH
SCALE: 1"=20'-0"
0 10 20 40
ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
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LANDSCAPE ENLARGEMENT

SEAL:

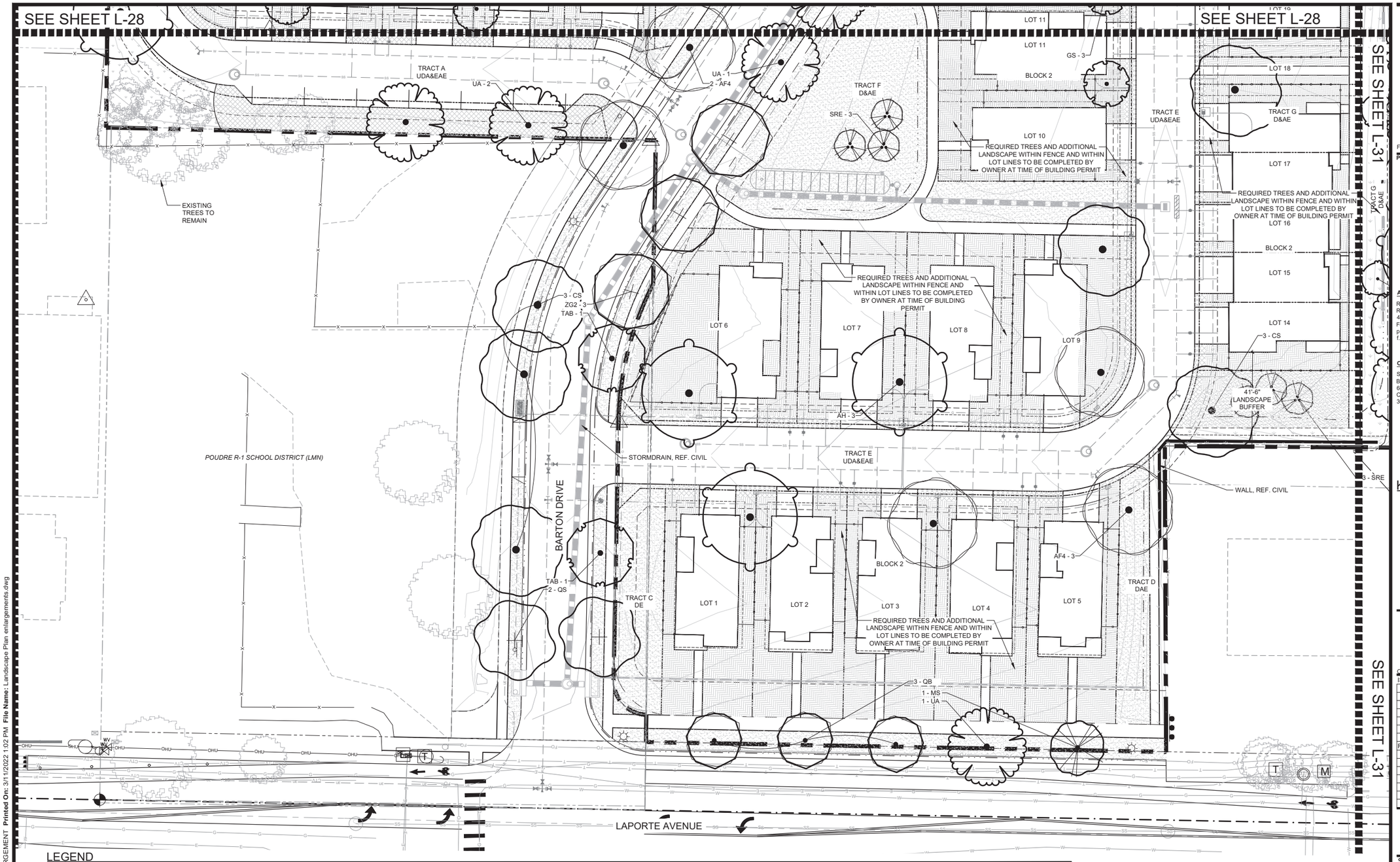
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-28

Plotted By: Sam Coutts **Layout:** L-28 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:02 PM **File Name:** Landscape Plan enlargements.dwg



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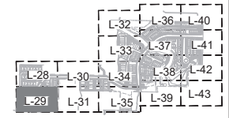

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ORIGINAL SIZE 24X36

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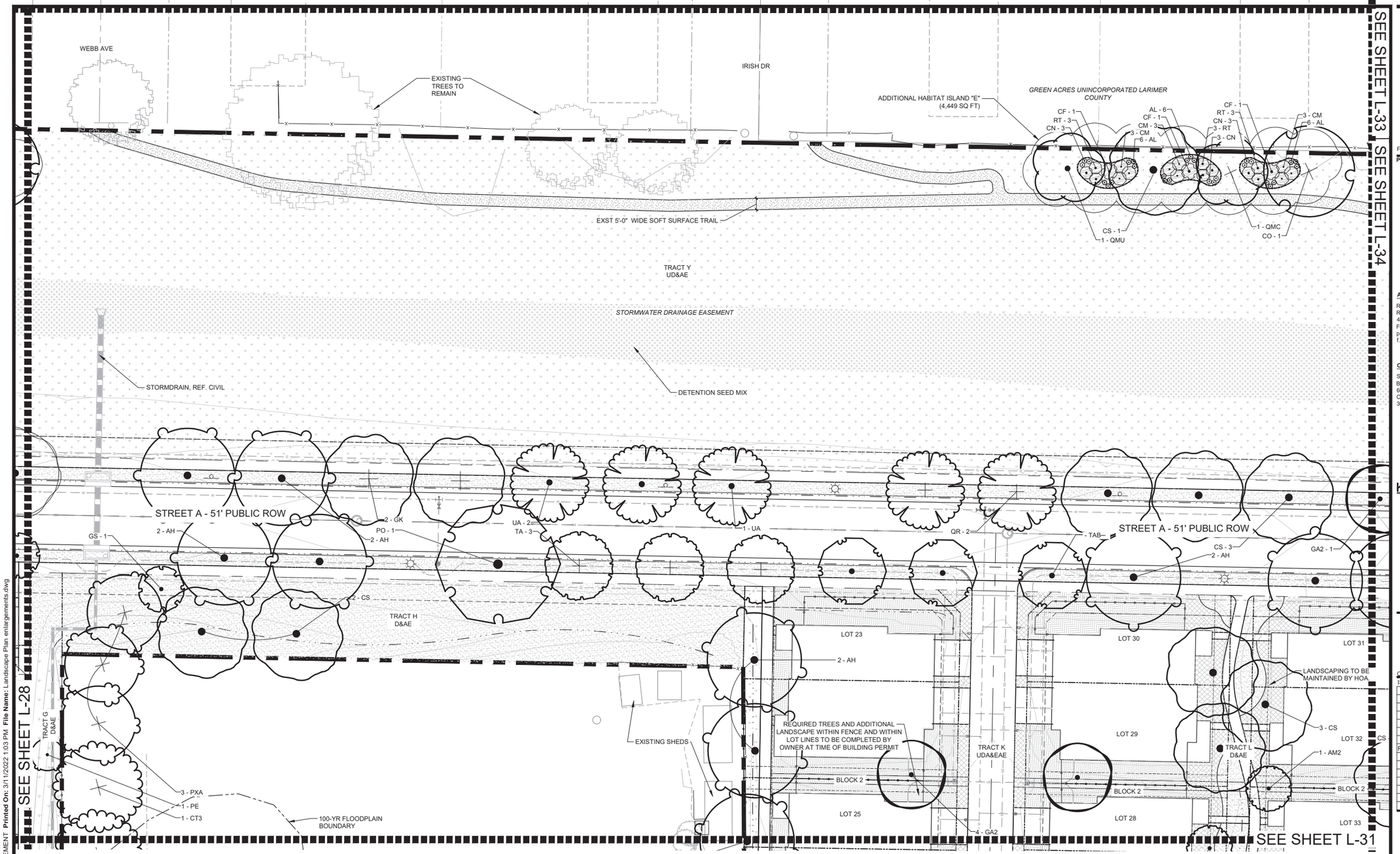
REVIEWED BY:	SC

DRAWING NUMBER:

L-29

Plotted By: Sam Coutts **Layout:** L-29 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:02 PM **File Name:** Landscape Plan enlargements.dwg



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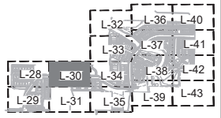

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ORIGINAL SIZE 24X36

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REVIEWED BY:	SC

DRAWING NUMBER:

L-30

Plotted By: Sam Coutts **Layout:** L-30 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg

SEE SHEET L-30

SEE SHEET L-29

TRACT G D&E

2 - CT3
1 - PE
2 - AH
1 - PE
2 - PXA
3 - SRE

100-YR FLOODPLAIN BOUNDARY

CALVARY BAPTIST TEMPLE

AH - 1

LOT 26

TRACT K UDA&EAE

4 - GA2

SEE SHEET L-30

LOT 27

TRACT L D&E

AM2 - 1
GA2 - 2

LOT 34

LANDSCAPING TO BE MAINTAINED BY HOA.

SEE SHEET L-35

RAIN GARDEN, TYP. SEE SHEET ####

JG - 3

RAIN GARDEN, TYP. SEE SHEET ####

REQUIRED TREES AND ADDITIONAL LANDSCAPE WITHIN FENCE AND WITHIN LOT LINES TO BE COMPLETED BY OWNER AT TIME OF BUILDING PERMIT

100-YR FLOODPLAIN BOUNDARY

PA3 - 3
TG - 2
AH - 3

TRACT J D&E

RESIDENTIAL (LMN)

TRAIL TO BUILT TO EDGE OF PROPERTY

FUTURE TRAIL

EXISTING BUILDINGS

EXISTING TREES TO REMAIN

EXISTING RIGHT OF WAY

EXISTING EDGE OF ASPHALT

EXISTING BIKE LANE

LAPORTE AVENUE

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PLANT LEGEND

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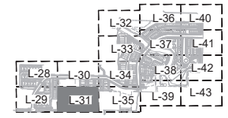

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ORIGINAL SIZE 24X36

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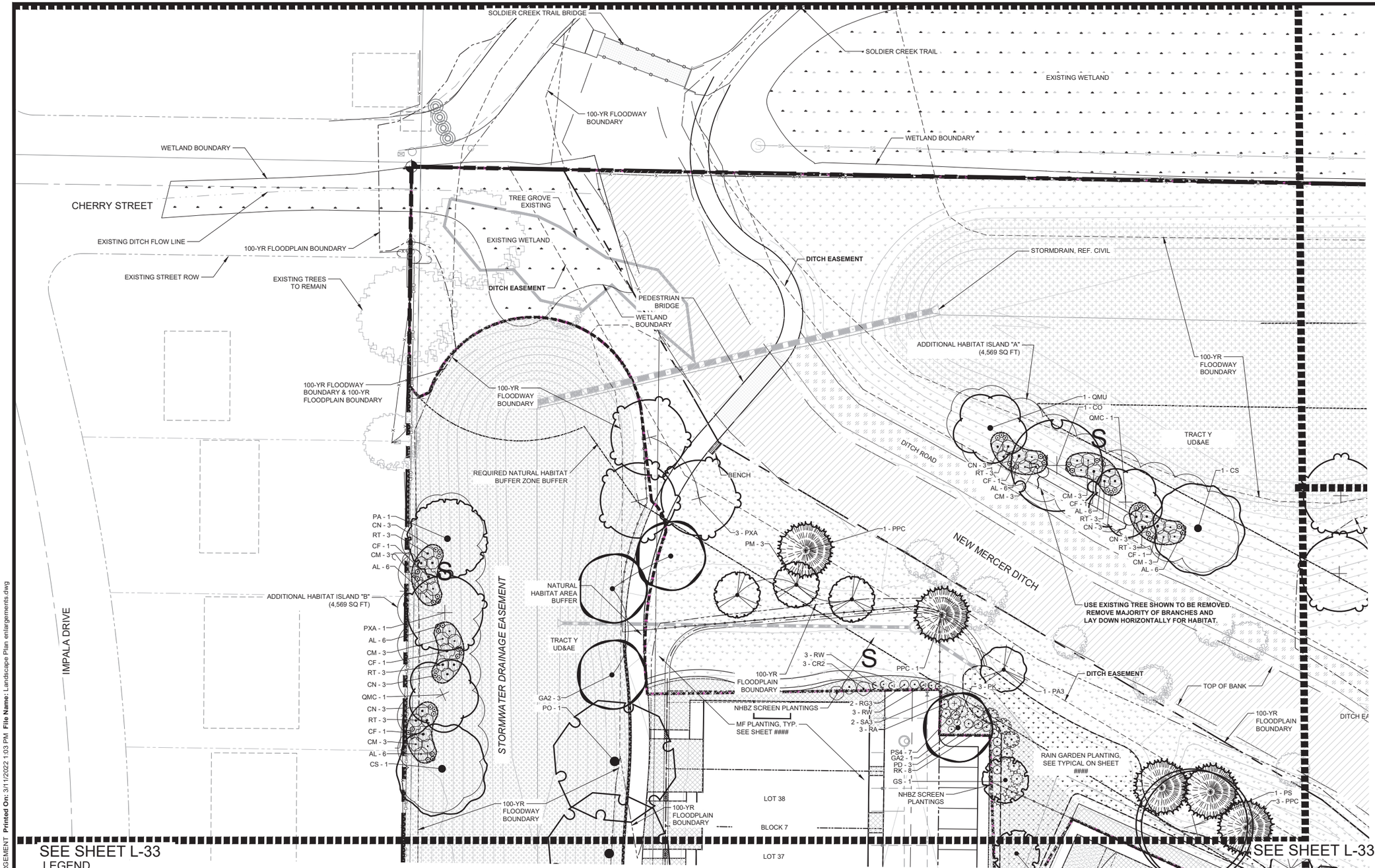
REVIEWED BY:	SC

DRAWING NUMBER:

L-31

Plotted By: Sam Coutts **Layout:** L-31 LANDSCAPEENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg



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NHBZ PLANT SCREENING SCHEDULE - RAIN GARDEN B2

SHRUBS	QTY	BOTANICAL / COMMON NAME	REMARKS
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	
PS4	7	PINUS MUGO `SLOWMOUND` / MUGO PINE	
RA	3	RIBES ALPINUM / ALPINE CURRANT	H - 6`
RK	8	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	H - 4`
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**REMARKS**
PK	3	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	H - 3`
NATIVE DECIDUSOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**REMARKS**
RG3	2	RIBES AUREUM / GOLDEN CURRANT	
RW	4	ROSA WOODSII / MOUNTAIN ROSE	
SA3	2	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	

NOTE: UNDER REMARKS, THE PROJECTED PLANT HEIGHT (H) IS THE MAXIMUM PROJECTED HEIGHT THAT SPECIFIC PLANT MAY GROW

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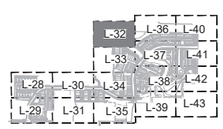

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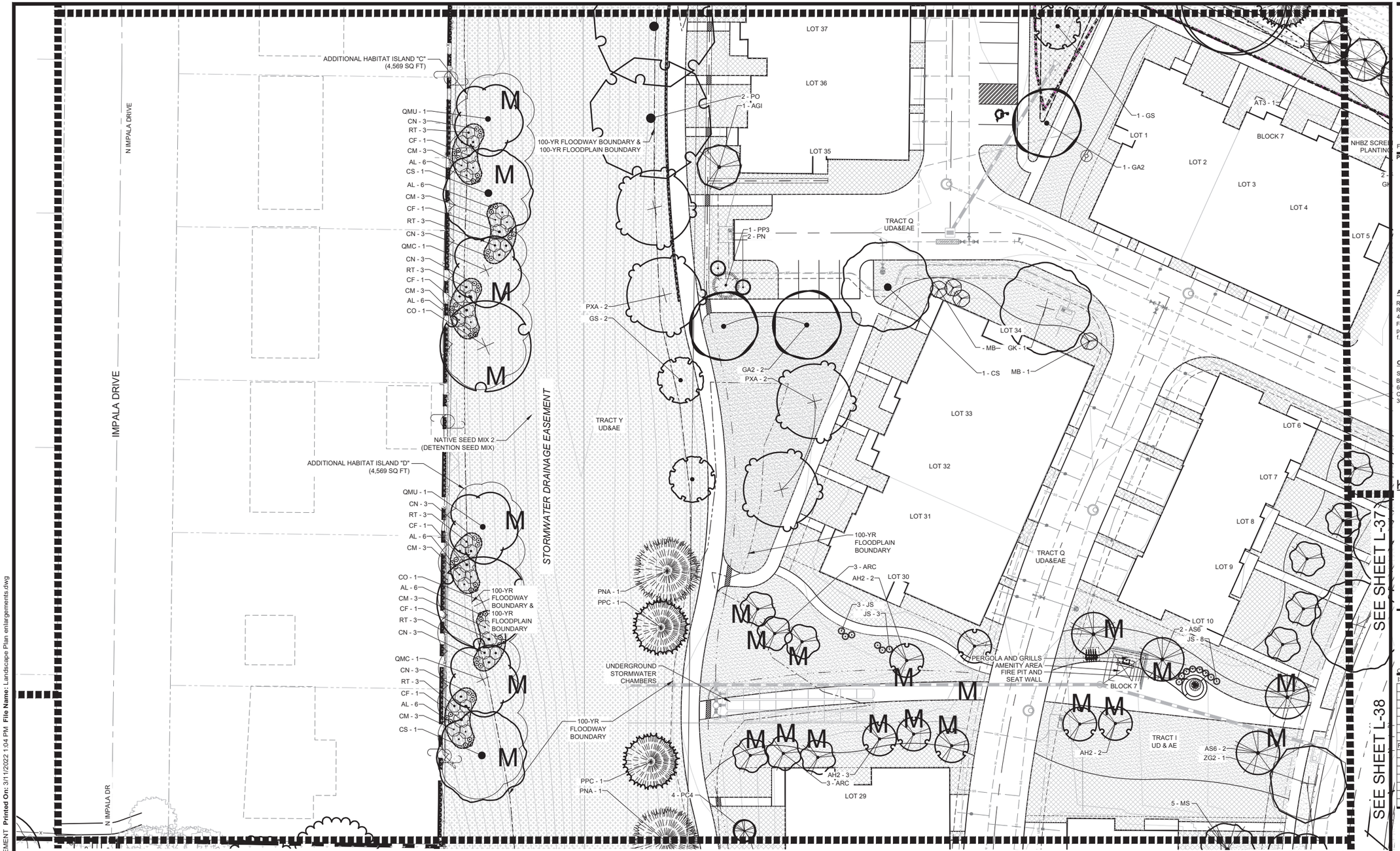
DRAWING NUMBER:

L-32

Plotted By: Sam Coutts **Layout:** L-32 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:03 PM **File Name:** Landscape Plan enlargements.dwg



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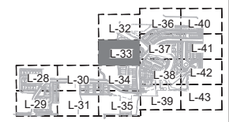
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=20'-0"
0 10 20 40

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:

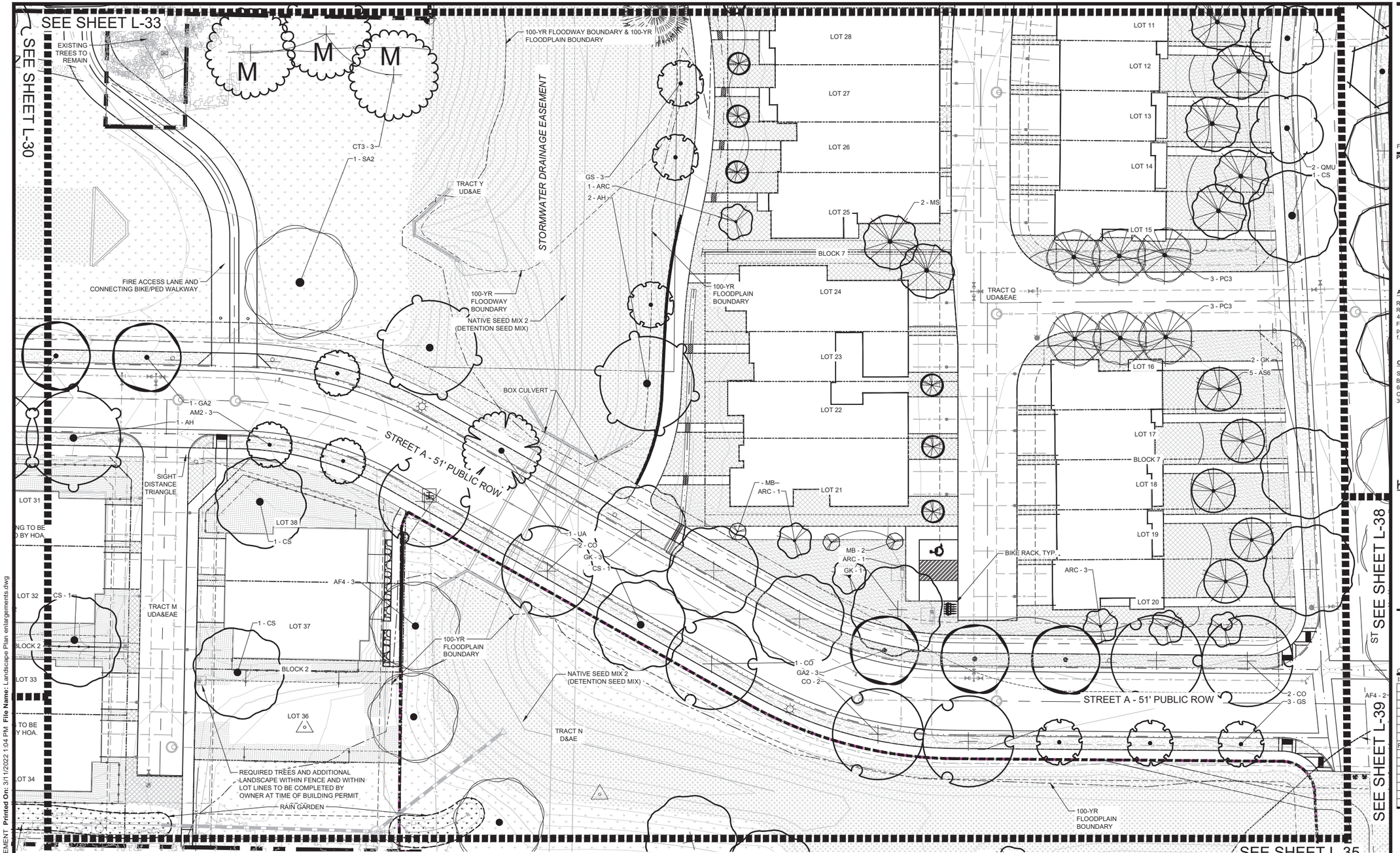
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-33

Plotted By: Sam Coutts **Layout:** L-33 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:04 PM **File Name:** Landscape Plan enlargements.dwg



LEGEND

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
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- NATIVE SEED - LOW HYDROZONE
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SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

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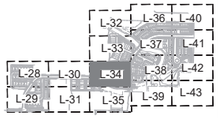
KEY MAP



NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

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LANDSCAPE ENLARGEMENT

SEAL:

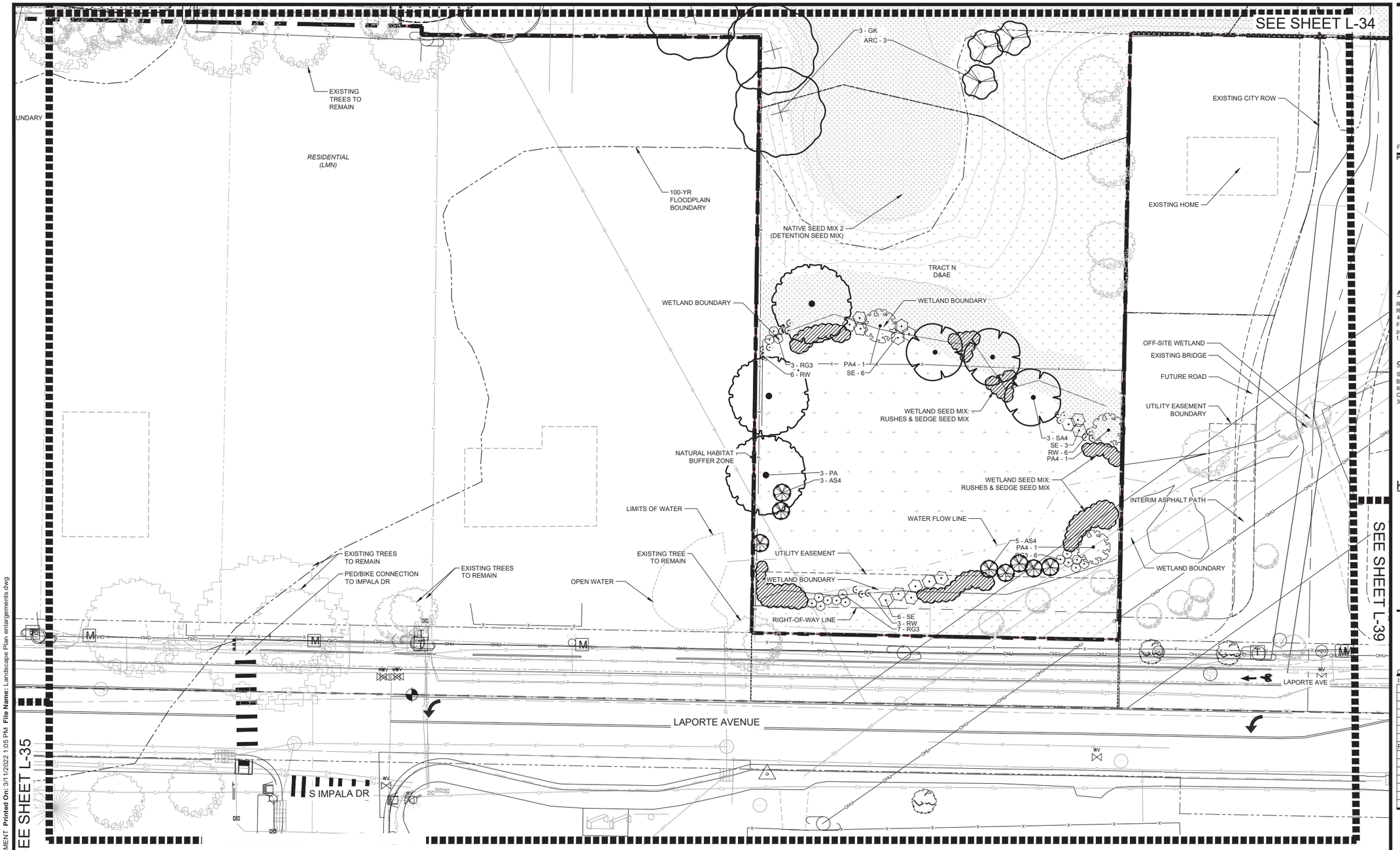
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-34

Plotted By: Sam Coutts **Layout:** L-34 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:04 PM **File Name:** Landscape Plan enlargements.dwg



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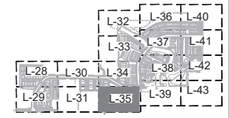

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ORIGINAL SIZE 24X36

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REVISIONS

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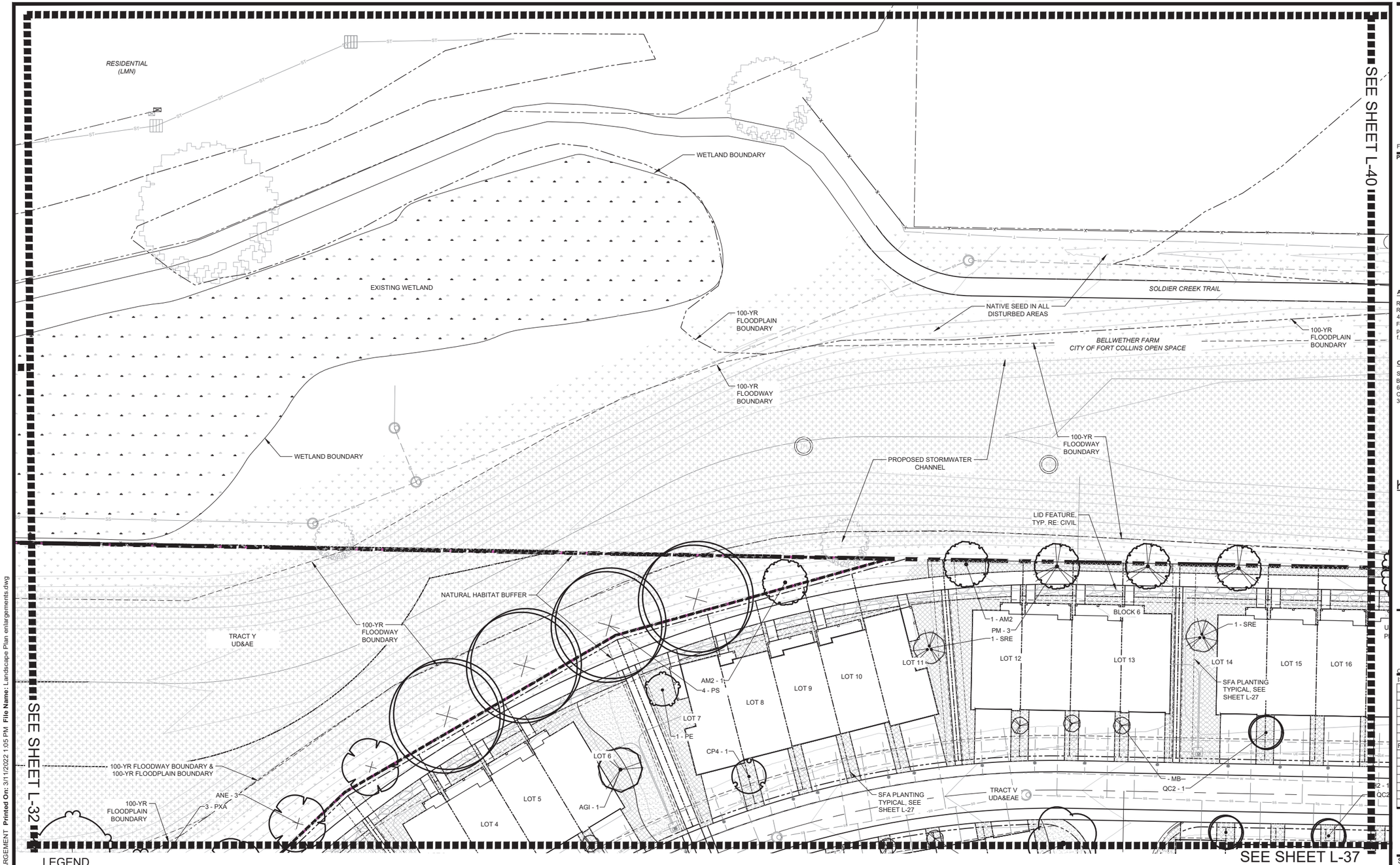
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-35

Plotted By: Sam Coutts **Layout:** L-35 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:05 PM **File Name:** Landscape Plan enlargements.dwg



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KEY MAP



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LANDSCAPE ENLARGEMENT

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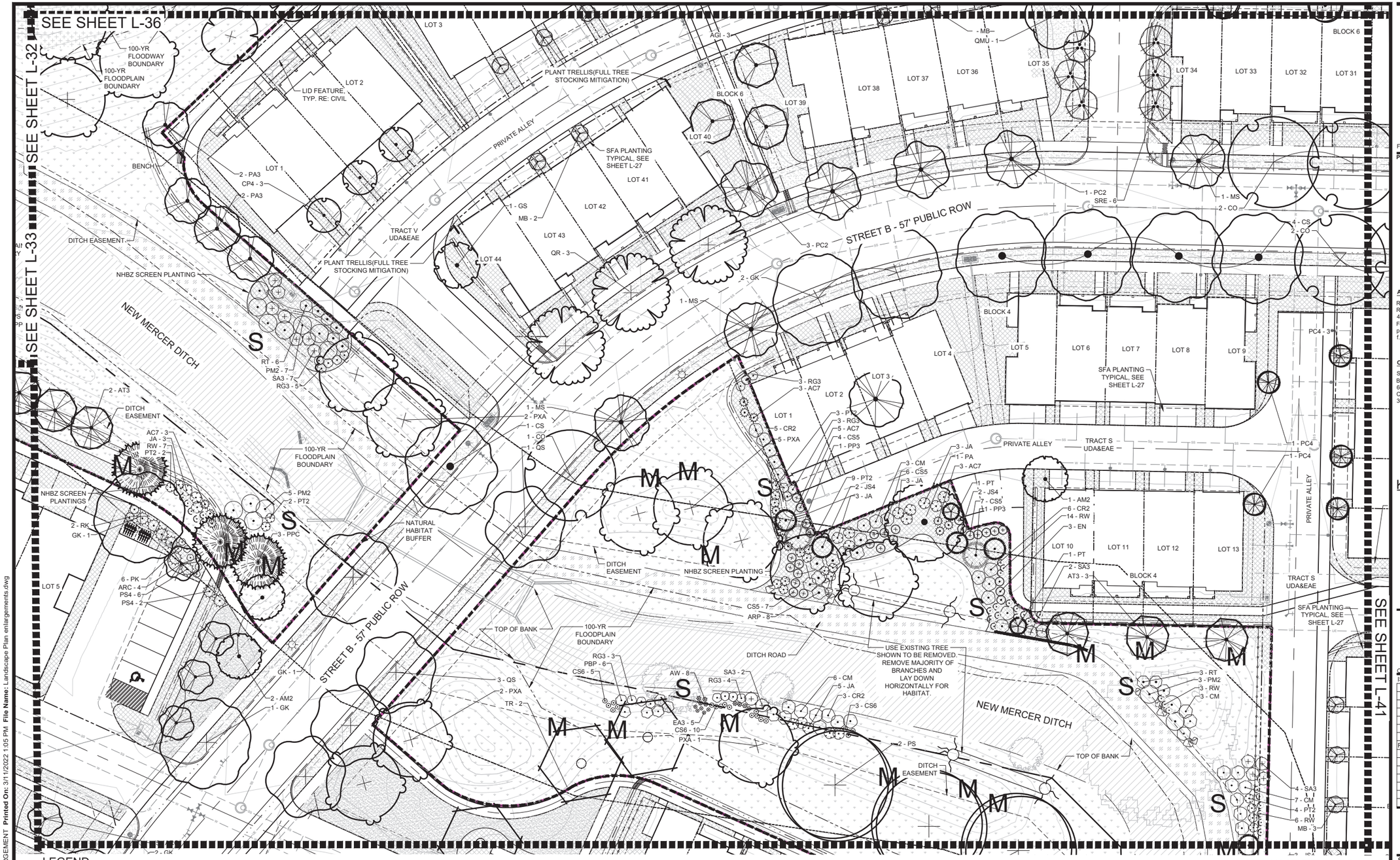
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-36

Plotted By: Sam Coutts **Layout:** L-36 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:05 PM **File Name:** Landscape Plan enlargements.dwg



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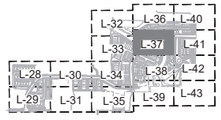

NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

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LANDSCAPE ENLARGEMENT

SEAL:

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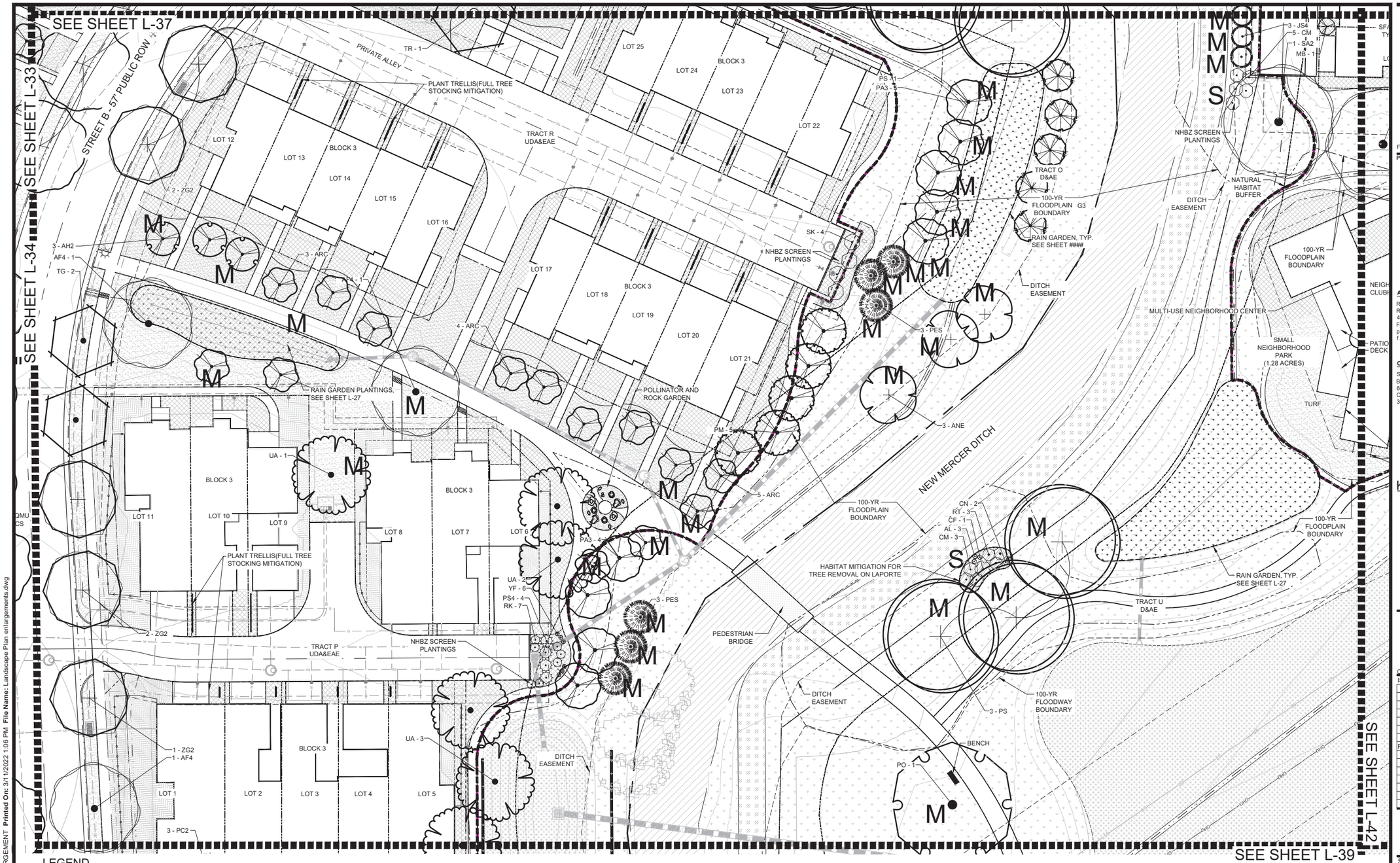
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-37

Plotted By: Sam Coutts **Layout:** L-37 LANDSCAPEENLARGEMENT **Printed On:** 3/11/2022 1:05 PM **File Name:** Landscape Plan enlargements.dwg



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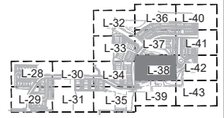

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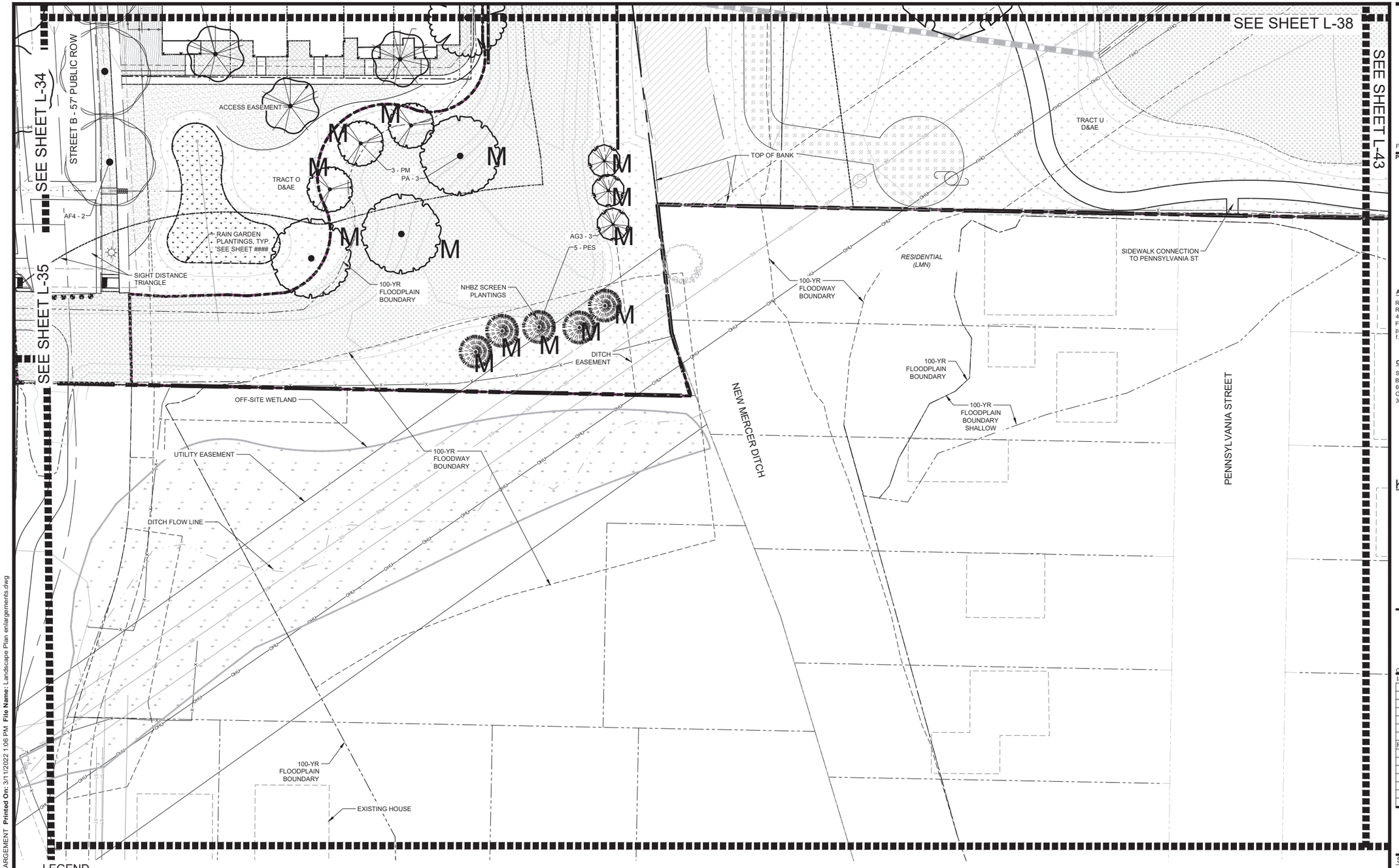
PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-38

Plotted By: Sam Coutts **Layout:** L-38 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:06 PM **File Name:** Landscape Plan enlargements.dwg



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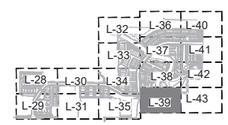

NORTH SCALE: 1"=20'-0" (0 10 20 40)

ORIGINAL SIZE 24X36

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SEAL:

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PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-39

Plotted By: Sam Coutts **Layout:** L-39 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:06 PM **File Name:** Landscape Plan enlargements.dwg

SEE SHEET L-36

EXISTING TREES TO REMAIN

M

SOLDIER CREEK TRAIL

100-YR FLOODPLAIN BOUNDARY

BELLWETHER FARM
CITY OF FORT COLLINS OPEN SPACE

100-YR FLOODWAY BOUNDARY

100-YR FLOODPLAIN BOUNDARY

LID FEATURE, TYP. RE:CIVIL AREA

AM2 - 3
ZG2 - 3
2 - CO

UA - 2
PE - 2

TR - 2
AH2 - 2
PT - 3

BLOCK 6

ACCESS EASEMENT

ACCESS EASEMENT
SFA PLANTING TYPICAL,
SEE SHEET L-27

LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24

- MB -

2 - PE

16'-0"

6'-1"

4'-0"

6'-2"

2 - 1
QC2

4 - QC2

TRACT V
UDA&EAE

1 - POC

4 - LL

1 - POC

BLOCK 6

UNDERGROUND STORMWATER CHAMBERS

ACCESS EASEMENT

100-YR FLOODPLAIN BOUNDARY

NORTH TAFT HILL ROAD

UNINCORPORATED LARIMER COUNTY RESIDENTIAL

SEE SHEET L-41

LEGEND

- = PROPERTY BOUNDARY
- = NATURAL HABITAT BUFFER
- = ROW
- = LOT LINE
- = FLOWLINE
- = EASEMENT
- = SIGHT DISTANCE TRIANGLES
- = FENCE
- = SUB DRAIN PIPE
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = ELECTRIC UTILITY
- = EXISTING OVERHEAD UTILITY POLE
- = EXISTING TRAFFIC SIGNAL
- = STREET LIGHT
- = TRANSFORMER & ELECTRIC VAULT
- = EXISTING TREES
- = PEDESTRIAN BRIDGE

- NEW MECER DITCH
- WOOD MULCH - MEDIUM HYDRONZE
- IRRIGATED TURF - HIGH HYDROZONE
- ROCK MULCH - MEDIUM HYDROZONE
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- HOME OWNER LANDSCAPE

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NOTE:
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SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
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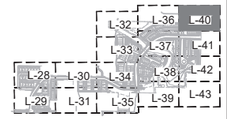

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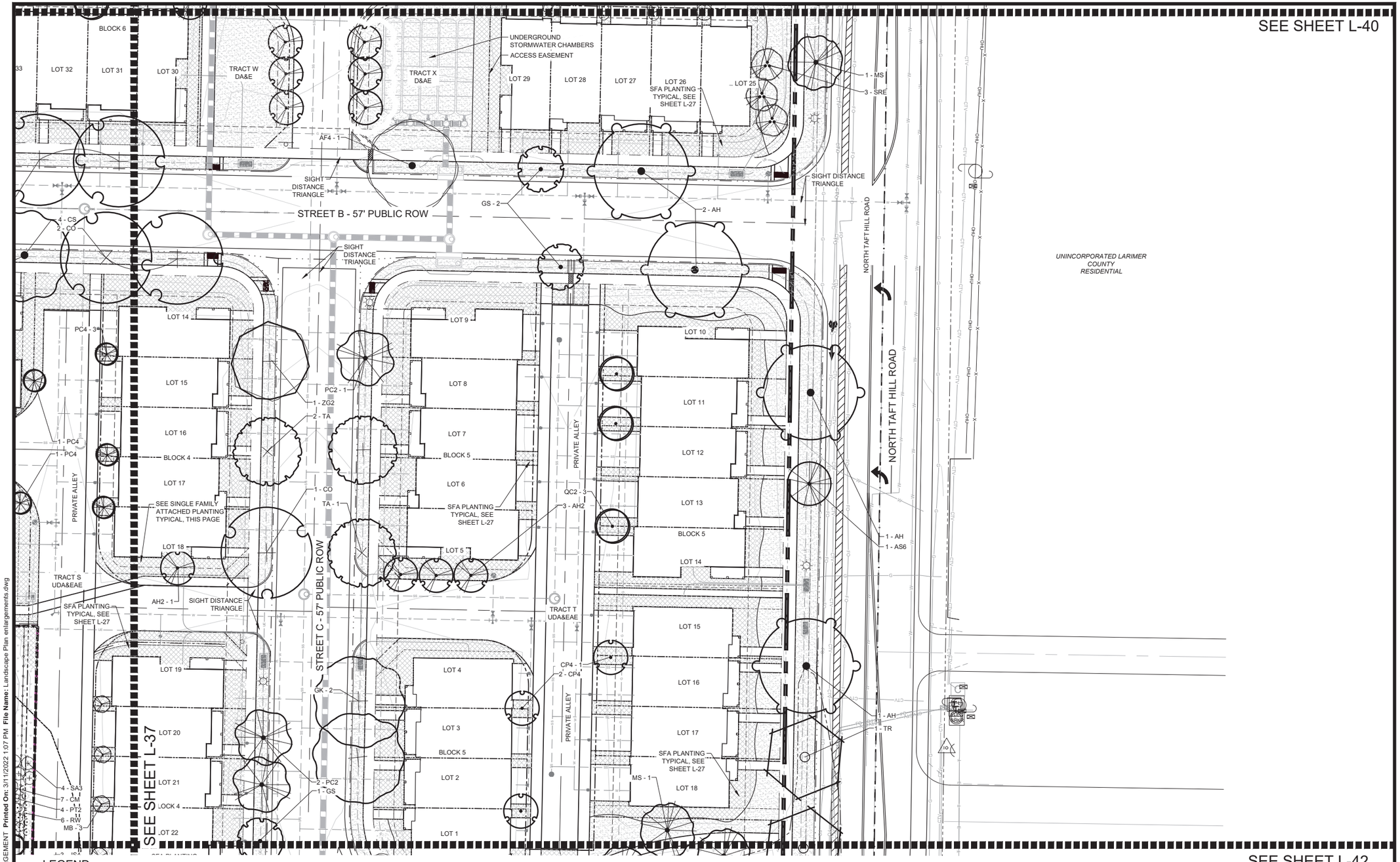
L-40

Plotted By: Sam Coutts **Layout:** L-40 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:06 PM **File Name:** Landscape Plan enlargements.dwg



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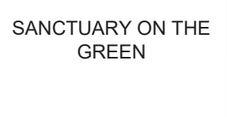

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L-41

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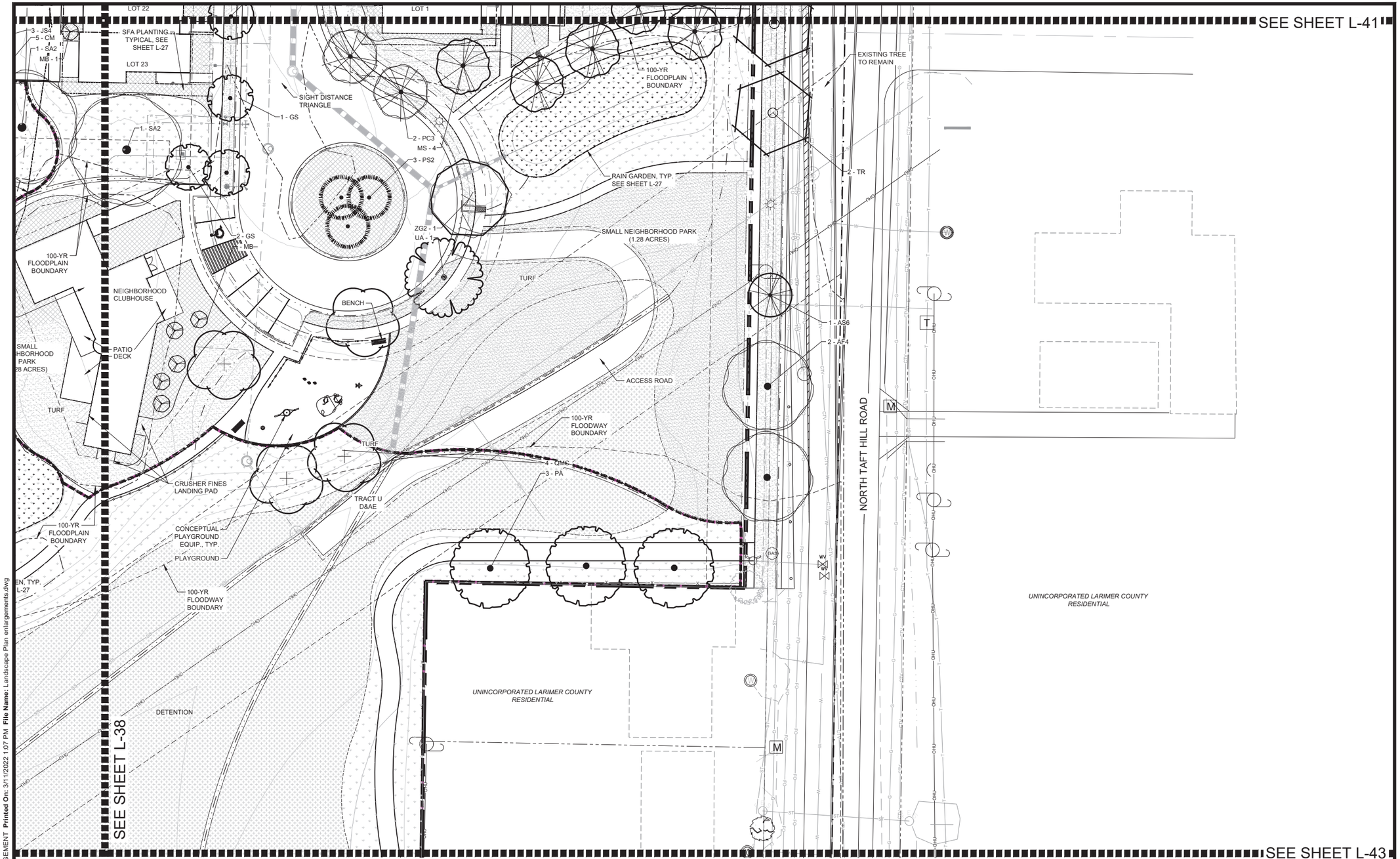

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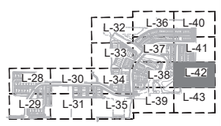

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L-42

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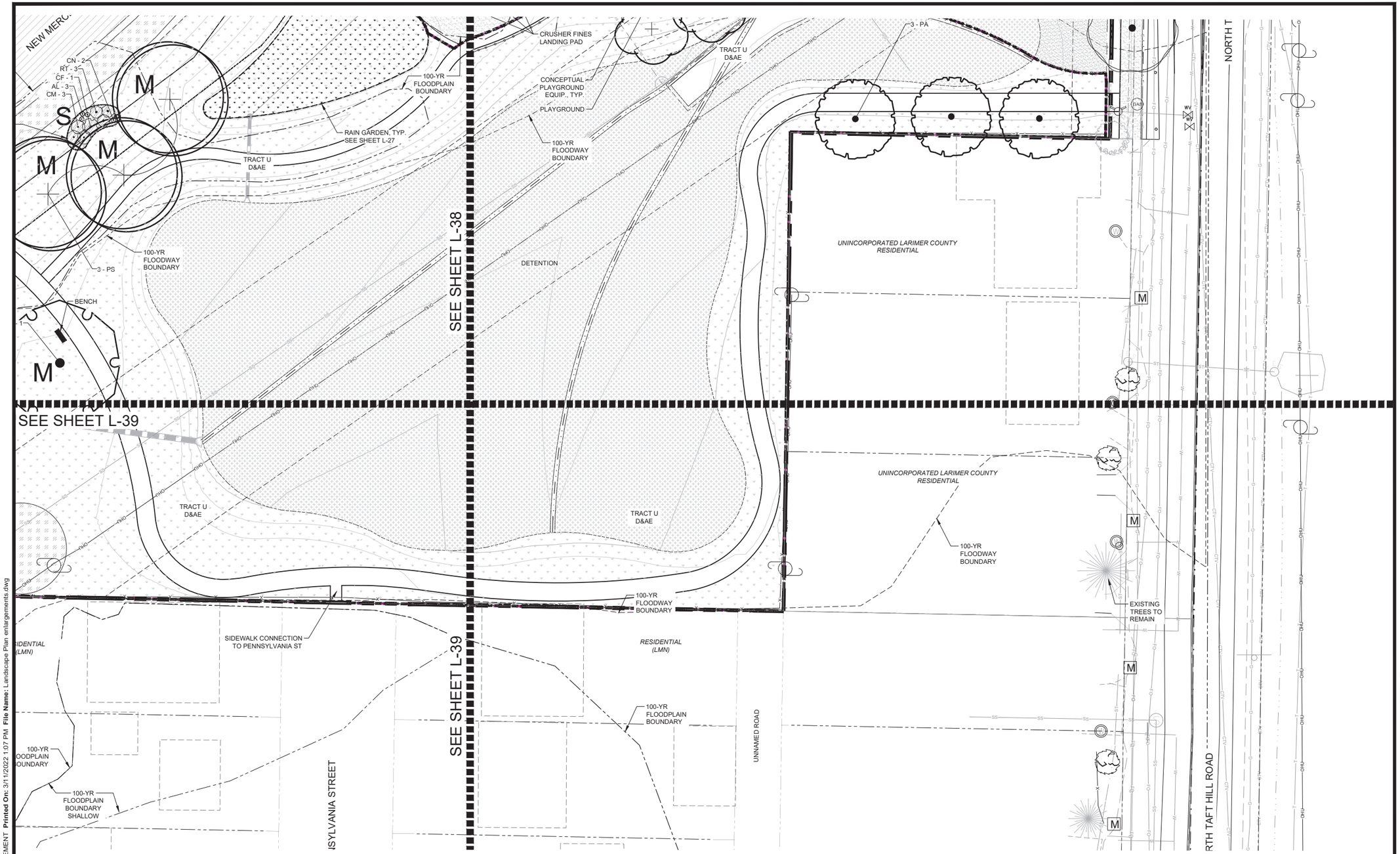

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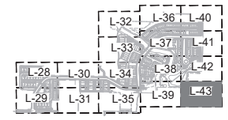

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L-43

Plotted By: Sam Coutts **Layout:** L-43 LANDSCAPE ENLARGEMENT **Printed On:** 3/11/2022 1:07 PM **File Name:** Landscape Plan enlargements.dwg

GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.

2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.

3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

4. SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.

5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.

7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
   10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
   6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
   4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
   4 FEET BETWEEN TREES AND GAS LINES

9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.

11. COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.

12. LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.

13. THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

14. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

15. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

16. IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID VORTEX OR APPROVED EQUAL.

17. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

18. LANDSCAPE ISLANDS AND MEDIANS ARE TO BE MAINTAINED BY THE DEVELOPER.

NATIVE SEED MIX NOTES

1. NATIVE SEED SHALL BE ORDERED ACCORDING TO APPROVED PLANS. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
2. TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO HELP CONTROL HERBACEOUS WEED SPECIES. ONLY AFTER APPROPRIATE TIME PERIOD THEN APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
3. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
4. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
5. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
6. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS ESTABLISHED. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
7. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
8. THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
9. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.
10. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

STREET TREE NOTES

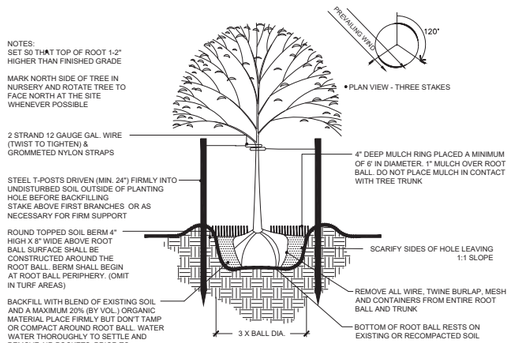
1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE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

TREE DIVERSITY

90+ TREES ≤ 15%	COUNT	TYPE (PROPOSED AND EXISTING TO REMAIN)
CANOPY NATIVE TREE		BOTANICAL / COMMON NAME
0.9%	6	ACER NEGUNDO / BOX ELDER
1.6%	11	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR
1.6%	11	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD
4.9%	34	POPULUS X ACUMINATA / LANCELEAF POPLAR
0.4%	3	SALIX AMYGDALOIDES / PEACH LEAF WILLOW
CANOPY TREES		
3.3%	23	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
3.6%	25	AESCULUS FLAVA / YELLOW BUCKEYE
3.9%	27	AESCULUS HIPPOCASTANUM `BAUMANNII` / HORSE CHESTNUT
4.8%	33	CATALPA SPECIOSA / NORTHERN CATALPA
2.9%	20	CELTIS OCCIDENTALIS / COMMON HACKBERRY
1.0%	7	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY
1.2%	8	CORYLUS COLURNA / TURKISH FILBERT
2.9%	20	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE
3.5%	24	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST
3.3%	23	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
1.3%	9	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
1.2%	8	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN
0.4%	3	QUERCUS BUCKLEYI / TEXAS RED OAK
1.4%	10	QUERCUS MACROCARPA / BUR OAK
1.2%	8	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
0.7%	5	QUERCUS ROBUR / ENGLISH OAK
1.4%	10	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK
0.9%	6	QUERCUS SHUMARDII / SHUMARD RED OAK
0.4%	3	SALIX ALBA `TRISTIS` / GOLDEN WEEPING WILLOW
0.7%	5	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN
0.9%	6	TILIA AMERICANA `NOVA` / AMERICAN LINDEN
1.6%	11	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN
0.6%	4	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN
2.9%	20	ULMUS X `ACCOLADE` / ACCOLADE ELM
2.7%	19	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA
EVERGREEN NATIVE TREE		
1.0%	7	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
1.4%	10	PICEA PUNGENS / COLORADO SPRUCE
1.6%	11	PINUS EDULIS / PINON PINE
EVERGREEN TREES		
0.4%	3	JUNIPERUS SCOPULORUM `GRAY GLEAM` / GRAY GLEAM JUNIPER
2.0%	14	JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER
0.3%	2	PICEA GLAUCA `NORTH STAR` / NORTH STAR SPRUCE
0.4%	3	PICEA PUNGENS GLAUCA `HOOPSII` / HOOPSI BLUE SPRUCE
0.7%	5	PINUS MUGO `TANNENBAUM` / MUGO PINE
0.3%	2	PINUS NIGRA / AUSTRIAN BLACK PINE
0.4%	3	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE
ORNAMENTAL NATIVE TREE		
1.2%	8	ACER GLABRUM / ROCKY MOUNTAIN MAPLE
0.9%	6	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER
1.2%	8	AMELANCHIER ALNIFOLIA / SERVICEBERRY
2.5%	17	PRUNUS AMERICANA / AMERICAN PLUM
2.0%	14	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY
ORNAMENTAL TREES		
1.2%	8	ACER GINNALA / AMUR MAPLE
3.3%	23	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE
5.5%	38	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK
1.6%	11	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY
4.0%	28	MALUS X `RED BARRON` / RED BARRON CRAB APPLE
2.6%	18	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE
1.7%	12	PRUNUS CERASIFERA `CRIMSON POINTE` / `CRIMSON POINTE FLOWERING PLUM
1.2%	8	PYRUS CALLERYANA `AUTUMN BLAZE` / AUTUMN BLAZE PEAR
1.6%	11	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR
2.9%	20	SYRINGA RETICULATA / JAPANESE LILAC TREE
TOTAL	692	

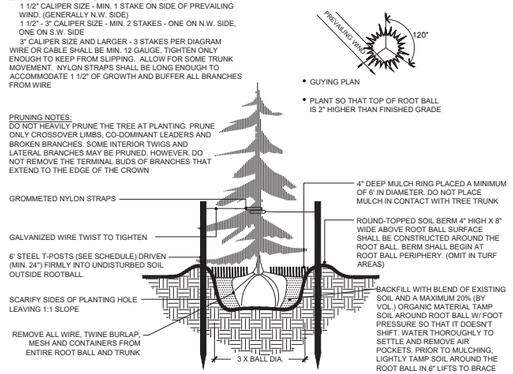
WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	174507.00	18	3,141,126.00
MODERATE	216488.00	10	2,164,880.00
LOW	734304.00	3	2202912.00
TOTAL	1,125,299	6.6728	7,508,918
ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE			



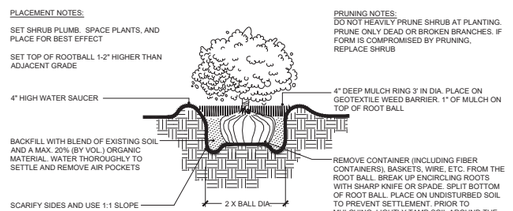
1 TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL-12



2 CONIFER TREE PLANTING DETAIL - STEEL POSTS

SCALE: NTS L-PL-13



3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL-14

TREE HABITAT MITIGATION

	LOCATION	AREA (SF)
MITIGATION REQUIRED	TREE GROVE 9 & 39	26,608 SF
MITIGATION PROVIDED	NATURAL HABITAT MITIGATION AREA: A,B,C,D,& E	27,784 SF

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-44

Plotted By: Sam Coutts **Layout:** L-44 LANDSCAPE DETAILS **Printed On:** 3/11/2022 1:08 PM **File Name:** Landscape Plan enlargements.dwg

NATIVE SEED MIX 1

UPLAND MIX (CITY OF FORT COLLINS NATIVE SEED MIX)

	COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
WILDFLOWERS	PRAIRIE SAGE	ARTEMISIA LUDOVICIANA	0.04
	PLAINS COREPSIS	COREOPSIS TINCTORIA	0.17
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
	MAXIMILLIAN'S SUNFLOWER	HELIANTHUS MAXIMILLIANII	0.50
	SHOWY EVENING PRIMROSE	OENOTHERA SPECIOSA	0.04
	ROCKY. MTN. PENSTEMON	PENSTEMON STRICTUS	0.35
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
	SCARLET GLOBE MALLOW	SPHAERALCEA COCCINEA	0.25
GRASSES	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
	BIG BLUESTEM	ANDROPOGON GERARDII	0.50
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	1.00
	BLUE GRAMA	BOUTELOUA GRACILIS	0.25
	BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
	GREEN NEEDLESGRASS	NASSELLA VIRIDULA	1.01
	SWITCHGRASS	PANICUM VIRGATUM	0.40
	WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
	SANDBERG'S BLUEGRASS	POA SECUNDA	0.10
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1.00
	INDIANGRASS	SORGHASTRUM NUTANS	0.50
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.04
		TOTAL FOR UPLAND MIX	13.58 LBS/PLS/ACRES

SUBSTITUTES	ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS
	FRINGED SAGE (ARTEMISIA FRIGIDA) 0.03 LBS/PLS/ACRE
	BLUE FLAX (LINUM LEWISII) 0.41 LBS/PLS/ACRE
	PRAIRE ASTER (MACHAERANTHERA TANACETIFOLIA) 0.25 LBS/PLS/ACRE
	ACCEPTABLE SUBSTITUTES FOR GRASSES
	CANADA WILDRYE (ELYMUS CANADENSIS) 1.59 LBS/PLS/ACRE
	INLAND SALTGRASS (DISTICHLIS STRICTA) 0.35 LBS/PLS/ACRE
	MOUNTAIN MUHLY (MUHLENBERGIA MONTANA) 0.11 LBS/PLS/ACRE
REQUIREMENTS	*CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CAN'T BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THIS MIX IS BASED ON 70 SEEDS/ SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAND BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

NATIVE SEED MIX 2 (DETENTION BASIN MIX)

DETENTION BASIN MIX (CITY OF FORT COLLINS NATIVE SEED MIX)

	COMMON NAME	SCIENTIFIC NAME	LBS/PLS/ACRE
WILDFLOWERS	PLAINS COREPSIS	COREOPSIS TINCTORIA	0.17
	WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
	PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
	ASPEN DAISY (SHOWY DAISY)	ERIGERON SPECIOSUS	0.10
	IDIAN BLANKETFLOWER	GAILARDIA ARISTATA	1.85
	LUPINE (SILVERY)	LUPINUS ARGENTEUS	2.00
	PRAIRIE ASTER	MACHAERANTHERA TANACETIFOLIA	0.25
	MEXICAN HAT	RATIBIDA COLUMNIFERA	0.20
	BLACK-EYED SUSAN	RUDBECKIA HIRTA	0.14
GRASSES	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	1.00
	BLUE GRAMA	BOUTELOUA GRACILIS	0.25
	INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
	BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS SSP. LANCEOLATUS	1.36
	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
	WESTERN WHEAT	PASCOPYRUM SMITHII	1.61
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7
	ALKALI SACATON	SPOROBOLUS AIROIDES	0.04
		TOTAL FOR UPLAND MIX	14.79 LBS/PLS/ACRE

SUBSTITUTES	ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS
	BLUE FLAX (LINUM LEWISII) 0.41 LBS/PLS/ACRE
	ACCEPTABLE SUBSTITUTES FOR GRASSES
	SALT AND PEPPER GRASS (DESCHAMPSIA CAESPITOSA) 0.07 LBS/PLS/ACRE
	SIX WEEKS FESCUE (VULPIA OCTOFLORA) 0.19 LBS/PLS/ACR
	ENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 1.36 LBS/PLS/ACR
REQUIREMENTS	*CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CAN'T BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THIS MIX IS BASED ON 70 SEEDS/ SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAND BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE III, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

PLANT SCHEDULE

CANOPY NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ANE	6	ACER NEGUNDO / BOX ELDER	B & B	2"CAL	
PA	11	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR	B & B	2"CAL	
PS	11	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2"CAL	
PXA	34	POPULUS X ACUMINATA / LANCELEAF POPLAR	B & B	2"CAL	
SA4	3	SALIX AMYGDALIODES / PEACH LEAF WILLOW	B & B	2"CAL	

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AM2	23	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	B & B	2"CAL	
AF4	25	AESCULUS FLAVA / YELLOW BUCKEYE	B & B	2"CAL	
AH	27	AESCULUS HIPPOCASTANUM `BAUMANNII` / HORSE CHESTNUT	B & B	2"CAL	
CS	33	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL	
CO	20	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL	
CP4	7	CELTIS OCCIDENTALIS `PRAIRIE SENTINEL` / PRAIRIE SENTINEL HACKBERRY	B & B	2"CAL	
CT3	8	CORYLUS COLURNA / TURKISH FILBERT	B & B	2"CAL	
GA2	20	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	2"CAL	
GS	24	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	B & B	2"CAL	
GK	23	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2"CAL	
PO	9	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL	
PE	8	POPULUS TREMULA `ERECTA` / EUROPEAN COLUMNAR ASPEN	B & B	2"CAL	
QB	3	QUERCUS BUCKLEYI / BUCKLEY OAK	B & B	2"CAL	
QMC	10	QUERCUS MACROCARPA / BUR OAK	B & B	2"CAL	
QMU	8	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2"CAL	
QR	5	QUERCUS ROBUR / ENGLISH OAK	B & B	2"CAL	
QC2	10	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	2"CAL	
QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2"CAL	
SA2	3	SALIX ALBA `TRISTIS` / GOLDEN WEEPING WILLOW	B & B	2"CAL	
TAB	5	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	B & B	2"CAL	
TA	6	TILIA AMERICANA `NOVA` / AMERICAN LINDEN	B & B	2"CAL	
TR	11	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B & B	2"CAL	
TG	4	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL	
UA	20	ULMUS X `ACCOLADE` / ACCOLADE ELM	B & B	2"CAL	
ZG2	19	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B & B	2"CAL	

EVERGREEN NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JS4	7	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6` HT
PPC	10	PICEA PUNGENS / COLORADO SPRUCE	B & B		6` HT
PES	11	PINUS EDULIS / PINON PINE	B & B		6` HT

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JG	3	JUNIPERUS SCOPULORUM `GRAY GLEAM` / GRAY GLEAM JUNIPER	B & B		6` HT
JS	14	JUNIPERUS SCOPULORUM `SKYROCKET` / SKYROCKET JUNIPER	B & B		6` HT.
PN	2	PICEA GLAUCA `NORTH STAR` / NORTH STAR SPRUCE	B & B		6` HT
PP3	3	PICEA PUNGENS GLAUCA `HOOPSII` / HOOPSI BLUE SPRUCE	B & B		6` HT
PT	5	PINUS MUGO `TANNENBAUM` / MUGO PINE	B & B		6` HT.
PNA	2	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6` HT
PS2	3	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6` HT

ORNAMENTAL NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AG3	8	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	B & B	1.5"CAL	
AT3	6	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B	1.5"CAL	
AS4	8	AMELANCHIER ALNIFOLIA / SERVICEBERRY	B & B	1.5"CAL	
PA3	17	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5"CAL	
PM	14	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	B & B	1.5"CAL	

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGI	8	ACER GINNALA / AMUR MAPLE	B & B	1.5"CAL	
AH2	23	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	1.5"CAL	
ARC	38	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	1.5"CAL	
AS6	11	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY	B & B	1.5"CAL	
MB	28	MALUS X `RED BARRON` / RED BARRON CRAB APPLE	B & B	1.5"CAL	
MS	18	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B & B	1.5"CAL	
PC4	12	PRUNUS CERASIFERA `CRIMSON POINTE` / `CRIMSON POINTE FLOWERING PLUM	B & B	1.5"CAL	
PC3	8	PYRUS CALLERYANA `AUTUMN BLAZE` / AUTUMN BLAZE PEAR	B & B	1.5"CAL	
PC2	11	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	B & B	1.5"CAL	
SRE	20	SYRINGA RETICULATA / JAPANESE LILAC TREE	B & B	1.5"CAL	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AL	111	AMORPHA CANESCENS / LEADPLANT	5 GAL
ARP	8	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL
CM	81	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY	5 GAL
CF	19	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
CN	56	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	5 GAL
EN	3	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH TALL BLUE	5 GAL
LL	4	LIGUSTRUM VICARYI `LODENSE` / GOLDEN PRIVET	5 GAL
POC	2	PHYSOCARPUS OPULIFOLIUS `COPPERTINA` / COPPERTINA NINEBARK	5 GAL
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL
PS4	19	PINUS MUGO `SLOWMOUND` / MUGO PINE	10 GAL
RT	66	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
RA	3	RIBES ALPINUM / ALPINE CURRANT	5 GAL
RK	17	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	5 GAL
SK	4	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	5 GAL
YF	6	YUCCA FILAMENTOSA / ADAM`S NEEDLE	5 GAL

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PK	9	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	5 GAL

EVERGREEN NATIVE SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
AC7	14	ATRIPLEX CANESCENS / FOURWING SALTBUSH	5 GAL

NATIVE DECIDUSOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
CR2	17	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
CS5	24	CORNUS STOLONIFERA / DOGWOOD	5 GAL
JA	17	JAMESIA AMERICANA / WAXFLOWER	5 GAL
PM2	15	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PA4	3	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PT2	20	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
RG3	36	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RW	51	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
SE	15	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SA3	17	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL

NATIVE PERENNIAL	QTY	BOTANICAL / COMMON NAME	SIZE
AW	8	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	5 GAL
CS6	18	CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT	5 GAL
EA3	5	ERYSIMUM ASPERUM / WESTERN WALLFLOWER	5 GAL

SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PBP	6	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	1 GAL

MITIGATION PLANT SCHEDULES

M — TREE MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR 8' HT. EVERGREEN

MITIGATION TREE SCHEDULE

CANOPY NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ANE	3	ACER NEGUNDO / BOX ELDER	B & B	2"CAL	
PA2	3	POPULUS ANGUSTIFOLIA / NARROWLEAF POPLAR	B & B	2"CAL	
PS	6	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2"CAL	
PXA	4	POPULUS X ACUMINATA / LANCELEAF POPLAR	B & B	2"CAL	
AF4	1	AESCULUS FLAVA / YELLOW BUCKEYE	B & B	2"CAL	
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"CAL	
CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2"CAL	
CT3	3	CORYLUS COLURNA / TURKISH FILBERT	B & B	2"CAL	
PO	1	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"CAL	
QMC	2	QUERCUS MACROCARPA / BUR OAK	B & B	2"CAL	
QMU	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2"CAL	
TR	2	TILIA AMERICANA `REDMOND` / REDMOND AMERICAN LINDEN	B & B	2"CAL	
UA	1	ULMUS X `ACCOLADE` / ACCOLADE ELM	B & B	2"CAL	

EVERGREEN NATIVE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JS4	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		8` HT
PPC	2	PICEA PUNGENS / COLORADO SPRUCE	B & B		8` HT
PES	11	PINUS EDULIS / PINON PINE	B & B		8` HT

ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AG3	6	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	B & B		8` HT
AT3	3	ALNUS INCANA TENUIFOLIA / THINLEAF ALDER	B & B		8` HT
PA3	5	PRUNUS AMERICANA / AMERICAN PLUM	B & B		8` HT
PM	3	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKEBERRY	B & B		8` HT
AH2	10	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	2"CAL	
ARC	9	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	2"CAL	
AS6	4	AMELANCHIER LAEVIS `SNOWCLOUD` / SNOWCLOUD ALLEGHENY SERVICEBERRY	B & B	2"CAL	

* TOTAL OF 88 MITIGATION TREES IN LIST ABOVE. ALL TREES IN THIS LIST ARE INCLUDED IN THE OVERALL PLANT SCHEDULE QUANTITY.

S — SHRUB MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - ALL MITIGATION SHRUBS ARE LOCATED IN THE NHBZ - TAGS ARE PLACED NEXT TO GROUPINGS OF SHRUBS AND NOT INTENDED TO REPRESENT ONLY ONE SHRUB

MITIGATION SHRUB SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
AL	30	AMORPHA CANESCENS / LEADPLANT	5 GAL
ARP	8	ARCTOSTAPHYLOS PATULA / GREEN-LEAF MANZANITA	5 GAL
CM	40	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY	5 GAL
CF	5	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
CN	14	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	5 GAL
EN	3	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH TALL BLUE	5 GAL
PD	3	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL
PS4	7	PINUS MUGO `SLOWMOUND` / MUGO PINE	10 GAL
RT	24	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
RA	1	RIBES ALPINUM / ALPINE CURRANT	5 GAL
RK	8	ROSA X KNOCK OUT SUNNY / SUNNY KNOCK OUT ROSE	5 GAL
SK	4	SYRINGA PUBESCENS `MISS KIM` / MISS KIM KOREAN LILAC	5 GAL
YF	3	YUCCA FILAMENTOSA / ADAM`S NEEDLE	5 GAL

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PK	3	POTENTILLA FRUTICOSA `KATHERINE DYKES` / CINQUEFOIL	5 GAL

EVERGREEN NATIVE SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
AC7	14	ATRIPLEX CANESCENS / FOURWING SALTBUSH	5 GAL

NATIVE DECIDUSOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
CR2	14	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
CS5	24	CORNUS STOLONIFERA / DOGWOOD	5 GAL
JA	17	JAMESIA AMERICANA / WAXFLOWER	5 GAL
PM2	15	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	5 GAL
PA4	3	PRUNUS AMERICANA / AMERICAN PLUM	5 GAL
PT2	20	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
RG3	34	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RW	45	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
SE	15	SALIX EXIGUA / COYOTE WILLOW	5 GAL
SA3	16	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL

NATIVE PERENNIAL	QTY	BOTANICAL / COMMON NAME	SIZE
AW	8	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	5 GAL
CS6	18	CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT	5 GAL
EA3	5	ERYSIMUM ASPERUM / WESTERN WALLFLOWER	5 GAL

SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
PBP	6	PRUNUS BESSEYI `PAWNEE BUTTES` / DWARF WESTERN SAND CHERRY	1 GAL

* TOTAL OF 410 MITIGATION SHRUBS IN LIST ABOVE. ALL SHRUBS IN THIS LIST ARE LOCATED WITHIN THE NHBZ. ALL SHRUBS IN THIS LIST ARE INCLUDED IN THE OVERALL PLANT SCHEDULE QUANTITY.

POLLINATOR HABITAT PLANT LIST

SEE SHEET (L-38) FOR LOCATION OF POLLINATOR GARDEN

BLOOMING SEASON	FLOWERING TREE / PERENNIAL	SPECIES
EARLY-SEASON	PERENNIAL	NODDING ONION – ALLIUM CERNUUM
EARLY-SEASON	FLOWERING TREE	SERVICEBERRY – AMELANCHIER ALNIFOLIA
EARLY-SEASON	PERENNIAL	WINECUPS – CALLIRHOE INVOLUCRATA
EARLY-SEASON	PERENNIAL	SULPHUR FLOWER – ERIOGONUM UMBELLATUM
EARLY-SEASON	PERENNIAL	WALLFLOWER – ERYSIMUM SPP.
EARLY-SEASON	PERENNIAL	PRAIRIE SMOKE – GEUM TRIFLORUM
EARLY-SEASON	PERENNIAL	BLUE FLAX – LINUM LEWISII
EARLY-SEASON	PERENNIAL	BLUE MIST & FIRECRACKER PENSTEMON – PENSTEMON EATORII & P. VIRENS
EARLY-SEASON	PERENNIAL	PASQUE FLOWER – PULSATILLA PATENS
EARLY-SEASON	PERENNIAL	PENSTEMONS
EARLY-SEASON	PERENNIAL	YARROW – ACHILLEA MILLEFOLIUM
MID-SEASON	PERENNIAL	LEAD PLANT – AMORPHA CANESCENS
MID-SEASON	PERENNIAL	ASTERS (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
MID-SEASON	PERENNIAL	PEARLY EVERLASTING – ANAPHALIS MARGARITACEA
MID-SEASON	PERENNIAL	SHOWY MILKWEED – ASCLEPIAS SPECIOSA

BLOOMING SEASON	FLOWERING TREE / PERENNIAL	SPECIES
MID-SEASON	PERENNIAL	HAREBELLS – CAMPANULA ROTUNDIFOLIA
MID-SEASON	PERENNIAL	BLANKET FLOWER – GAILLARDIA ARISTATA
MID-SEASON	PERENNIAL	SALVIAS (MANY NATIVE AND CULTIVAR OPTIONS, CHECK WITH LOCAL NURSERY)
MID-SEASON	FLOWERING TREE	FLOWERING TREES INCLUDING WILLOWS, BLACK LOCUST, LINDEN AND HONEY LOCUST
LATE-SEASON	PERENNIAL	BLUE GIANT HYSSOP – AGASTACHE FOENICULUM
LATE-SEASON	PERENNIAL	ROCKY MOUNTAIN BEE PLANT – CLEOME SERRULATA
LATE-SEASON	PERENNIAL	PLAINS COREOPSIS – COREOPSIS TINCTORIA
LATE-SEASON	PERENNIAL	COMMON SUNFLOWER – HELIANTHUS ANNUUS
LATE-SEASON	PERENNIAL	HAIRY FALSE GOLDENASTER – HETEROTHECA VILLOSA
LATE-SEASON	PERENNIAL	GOLDENROD – SOLIDAGO SPP
LATE-SEASON	PERENNIAL	RABBITBRUSH – CHRYSOTHAMNUS NAUSEOSUS
LATE-SEASON	FLOWERING TREE	CHOKECHERRY – PRUNUS VIRGINIANA
LATE-SEASON	PERENNIAL	BOULDER RASPBERRY – RUBUS DELICIOSUS

* POLLINATOR HABITAT PLANT SPECIES WILL BE SELECTED FROM THIS LIST. THIS LIST TAKEN FROM COLORADO STATE UNIVERSITY - "CREATING POLLINATOR HABITAT" (2018)

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design

LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SEAL:

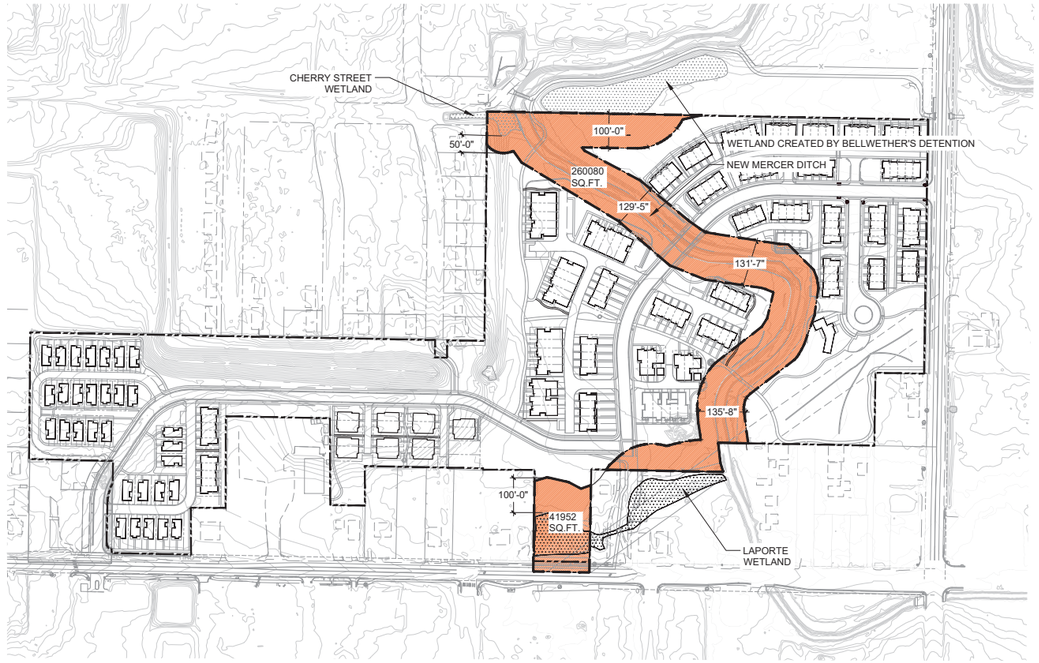
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

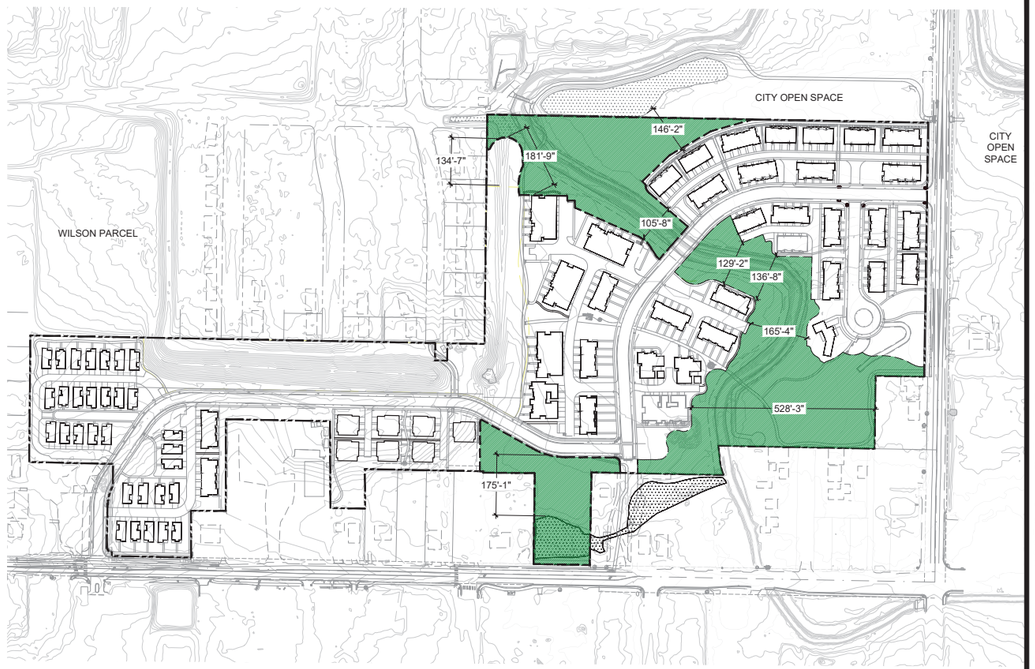
L-45

Plotted By: Sam Coutts **Layout:** L-45 LANDSCAPE DETAILS **Printed On:** 3/11/2022 1:08 PM **File Name:** Landscape Plan enlargements.dwg



NATURAL HABITAT BUFFER ZONES (NHBZ) REQUIRED

TOTAL AREA ON SITE: **301,056 SQ.FT.** **6.91 ACRES**



NATURAL HABITAT BUFFER ZONES (NHBZ) PROPOSED

AREA ON SITE OF NHBZ: **451,129 SQ.FT.** **10.36 ACRES**

LEGEND

SYMBOL	DESCRIPTION
	NHBZ WITH CONTINUOUS WIDTH
	NHBZ PROPOSED - TO BE PLANTED AS DESCRIBED IN MITIGATION PLAN
	EXISTING WETLANDS
	NHBZ LIMITS, ON AND OFF-SITE

NORTH

0 100 200 400
SCALE: 1"=200'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NATURAL HABITAT BUFFER ZONES

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-46 OF 51

Plotted By: Sam Coutts **Layout:** L-46 NATURAL HABITAT BUFFER ZONES **Printed On:** 3/11/2022 1:09 PM **File Name:** L-11 NATURAL HBZ.dwg

PEDESTRIAN BRIDGE PERSPECTIVE



SINGLE FAMILY ATTACHED GARAGE PERSPECTIVE



SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SITE AMENITY ILLUSTRATIONS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-47

Plotted By: Sam Coutts **Layout:** L-47 SITE AMENITY ILLUSTRATIONS **Printed On:** 3/11/2022 1:09 PM **File Name:** L-22 SITE GRAPHICS.dwg

BUILDING LOCATION

BUILDING TYPE A

BUILDINGS # 4, 6, 7, 12, 18, 25, 31 & 36

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS



SW 7004 SNOWBOUND OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)



SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)



RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE



CHALK CLEAN BRICK
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE. SIMILAR OR EQUIVALENT MATERIALS ARE SUBJECT TO CITY APPROVAL.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A1 MODERN FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A1 MODERN FARMHOUSE-REAR ELEVATION
1/8"=1'-0" SCALE



3 A1 MODERN FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A1 MODERN FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043 Wonderland Sanctuary Woods (SAP)\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
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Last Plotted: November 2, 2021 14:23 PM by Olivia Lee
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ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE A ELEVATIONS

SHEET NUMBER:
A1

BUILDING LOCATION

BUILDING TYPE B

BUILDINGS # 5, 10 , 17, 19, 22, 24, 26, 27, 30, 32, & 35

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS

SW 6886 INVIGORATE OR SIM.
FRONT ENTRY DOOR

SW 6488 GRAND CANAL OR SIM.
BOARD & BATTEN & ACCENT LAP SIDING
LAP SIDING (2) 7" REVEAL, (1) 4" REVEAL

SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)

RUSTIC SERIES (WARM ESPRESSO)
OR SIM. ACCENT SIDING
WOODTONE

CREAM LUXOR
W/ SABBIA ACCENTO OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4/A2 MID-CENTURY MODERN-RIGHT ELEVATION
1/8"=1'-0" SCALE



2/A2 MID-CENTURY MODERN REAR-ELEVATION
1/8"=1'-0" SCALE



3/A2 MID-CENTURY MODERN-LEFT ELEVATION
1/8"=1'-0" SCALE



1/A2 MID-CENTURY MODERN-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

Drawing: U:\2018\043\Architect\Sanctuary Woods CAD\Sheets\2021-1103_Concept Elevations - PDP Submittal.dwg
Last Saved: November 2, 2021 14:23 PM by Olivia
Last Plotted: 11/3/2021 8:41:23 AM
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ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533
F 303.443.7534
www.dtjdesign.com

SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE B ELEVATIONS

SHEET NUMBER:
A2

BUILDING LOCATION

BUILDING TYPE C

BUILDINGS # 28 & 15

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS

SW 7674 PEPPERCORN OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)

SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)

RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE

TAUPE CHISEL PANEL
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A3 CONTEMPORARY FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A3 CONTEMPORARY FARMHOUSE REAR ELEVATION
1/8"=1'-0" SCALE



3 A3 CONTEMPORARY FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A3 CONTEMPORARY FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

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SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE C ELEVATIONS

SHEET NUMBER:
A3

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BUILDING LOCATION

BUILDING TYPE C-2

BUILDINGS # 34, 20, 23

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS



SW 7004 SNOWBOUND OR SIM.
BOARD & BATTEN & LAP SIDING (6" REVEAL)



SW 6258 TRICORN BLACK OR SIM.
TRIM & LAP SIDING (4" REVEAL)



RUSTIC SERIES (OLD CHERRY)
OR SIM. ACCENT SIDING
WOODTONE



TAUPE CHISEL PANEL
OR SIM.
ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
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3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A4 CONTEMPORARY FARMHOUSE-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A4 CONTEMPORARY FARMHOUSE REAR ELEVATION
1/8"=1'-0" SCALE



3 A4 CONTEMPORARY FARMHOUSE-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A4 CONTEMPORARY FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

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FORT COLLINS, COLORADO

DRAWN BY: OL
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PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
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SHEET TITLE:
BUILDING TYPE C-2 ELEVATIONS

SHEET NUMBER:
A4

BUILDING LOCATION

BUILDING TYPE D

BUILDINGS # 16, 21, 29, & 33

NOTE: REFER TO SHEET L-3 OF 32 FOR BUILDING LOCATIONS

BUILDING MATERIALS

SW 7757 HIGH REFLECTIVE WHITE OR SIM. LAP SIDING (7" REVEAL)

SW 6258 TRICORN BLACK OR SIM. TRIM & LAP SIDING (4" REVEAL)

RUSTIC SERIES (RIVER ROCK) OR SIM. ACCENT SIDING WOODTONE

BUFF TUMBLED BRICK OR SIM. ENVIRONMENTAL STONEWORKS

NOTE: COLORS AND MATERIALS ARE FOR DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
3. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.



4 A5 MID-CENTURY MODERN 2-RIGHT ELEVATION
1/8"=1'-0" SCALE



2 A5 MID-CENTURY MODERN 2-REAR ELEVATION
1/8"=1'-0" SCALE



3 A5 MID-CENTURY MODERN 2-LEFT ELEVATION
1/8"=1'-0" SCALE



1 A5 MID-CENTURY MODERN 2-FRONT ELEVATION
1/8"=1'-0" SCALE

0' 4' 8' 16'

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WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
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PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE D ELEVATIONS

SHEET NUMBER:
A5

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5 A6 MID-CENTURY MODERN ELEVATION 2 - BUILDING TYPE D

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES ASYMMETRICAL MATERIAL APPLICATIONS AND WINDOW PACKAGES TO CREATE A MORE MODERN INTERPRETATION AND TO DIFFERENTIATE FROM OTHER STYLES. MORE MONOCHROMATIC MATERIAL AND COLOR PALETTES ALLOW FOR ACCENT COLORS TO BECOME STRONG FOCAL POINTS. SIMILARLY, THREE STORY FORMS ARE RECESSED TO CREATE A MORE DYNAMIC STREETSCAPE.



4 A6 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A CHISELED PANEL VENEER AT THE BASE COMPLIMENT THE ACCENT SIDING MATERIALS FOR A MORE CONTEMPORARY LOOK. SIMILARLY, THE CENTRAL GABLES FEATURE A CONTEMPORARY OUTLINE TO CREATE A STRONG FOCAL POINT AND PROVIDE A UNIQUE FEATURE TO THIS STYLE.



3 A6 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A CHISELED PANEL VENEER AT THE BASE COMPLIMENT THE ACCENT SIDING MATERIALS FOR A MORE CONTEMPORARY LOOK. SIMILARLY, THE CENTRAL GABLES FEATURE A CONTEMPORARY OUTLINE TO CREATE A STRONG FOCAL POINT AND PROVIDE A UNIQUE FEATURE TO THIS STYLE.



2 A6 MID-CENTURY MODERN ELEVATION - BUILDING TYPE B

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES SYMMETRICAL FORMS THAT BECOME THE BACKDROP FOR PROJECTING BAY WINDOWS FEATURING ACCENT SIDING. THIS STYLE FEATURES MORE TRADITIONAL DESIGN ELEMENTS.



1 A6 MODERN FARMHOUSE ELEVATION - BUILDING TYPE A

1/8"=1'-0" SCALE

NOTE: ELEVATION STYLE FEATURES TRADITIONAL ROOF FORMS THAT ARE CONSISTENT WITH THE STYLE. A STACK BOND BRICK BASE AND ACCENT WOODTONE SIDING PROVIDE MODERN TOUCHES CONSISTENT TO BRING INTEREST TO THE STREETSCAPE.

0' 4' 8' 16'

ELEVATION NOTES

1. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT.
2. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.
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SANCTUARY ON THE GREEN
WONDERLAND HOMES
FORT COLLINS, COLORADO

DRAWN BY: OL
CHECKED BY: SH
PROJECT NO.: 2018043
ISSUE DATE: 11/03/2021
REVISIONS:

SHEET TITLE:
BUILDING TYPE ELEVATIONS

SHEET NUMBER:
A6

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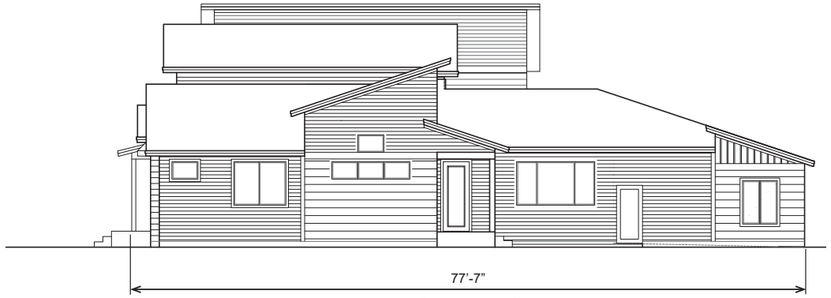
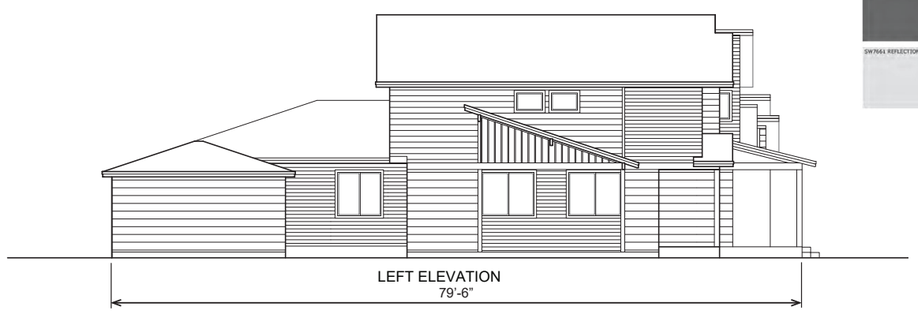


77'-7"

RIGHT ELEVATION



LEFT ELEVATION

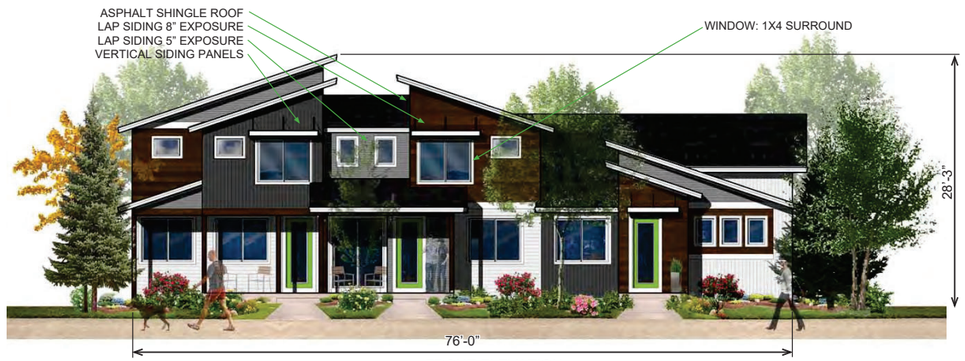
79'-6"







REAR ELEVATION



FRONT ELEVATION

BUILDING #: 3

TOWNHOMES

MID-CENTURY MODERN

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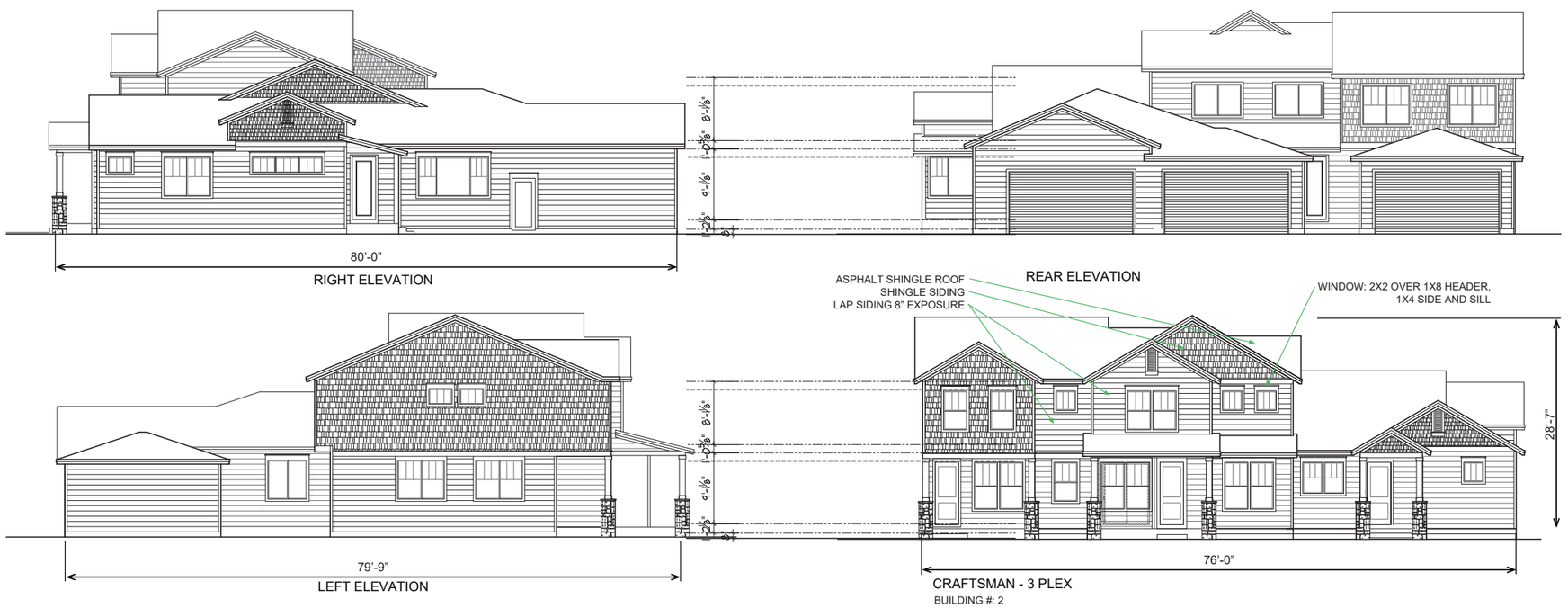
Job	18037
DATE	11.03.2021

A7

BUILDING MATERIALS





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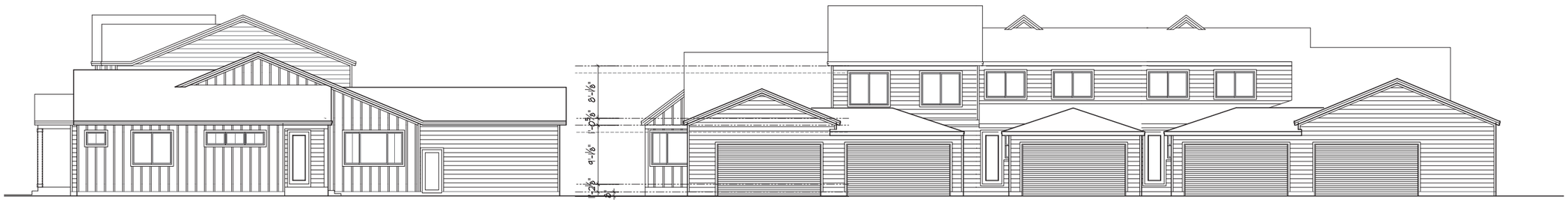
TOWNHOMES
CRAFTSMAN

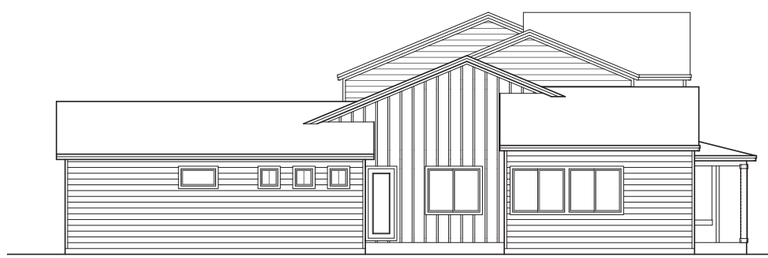
A8

BUILDING MATERIALS

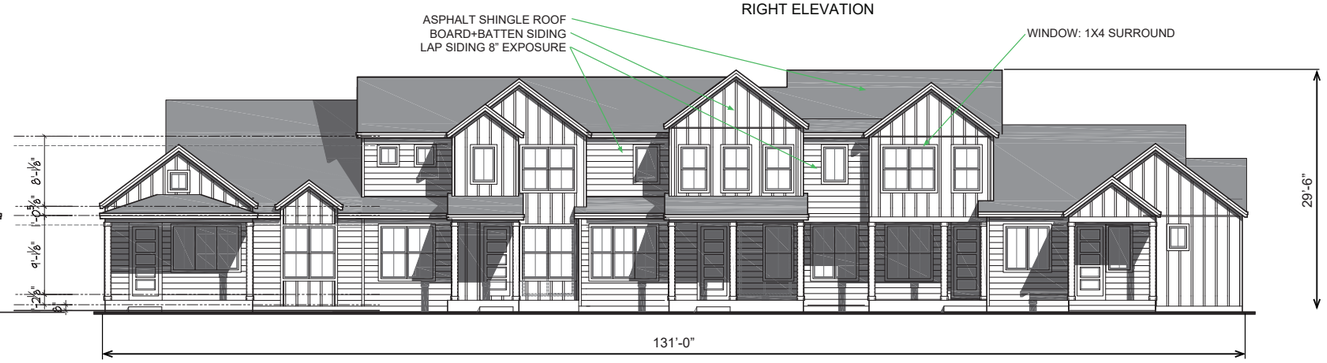




RIGHT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

MODERN FARMHOUSE - 5-PLEX
BUILDING #: 1, 9, 13

THIS PLAN SHOWS COLORS AND MATERIALS FOR BUILDINGS 1, 5, AND 7.
ELEVATION WITH ADDITIONAL UNIT IS SHOWN ON SHEET 5.

TOWNHOMES
MODERN FARMHOUSE

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WONDERLAND HOMES
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A9

BUILDING MATERIALS

SW 7068 GRIZZLE GRAY
LAP SIDING

SW7661 REFLECTION
LAP SIDING

SW 7582 SALUTE
DOOR ACCENT

SW6069 FRENCH ROAST
SHINGLES

SW7005 PURE WHITE
TRIM/FASCIA



80'-4"

RIGHT ELEVATION

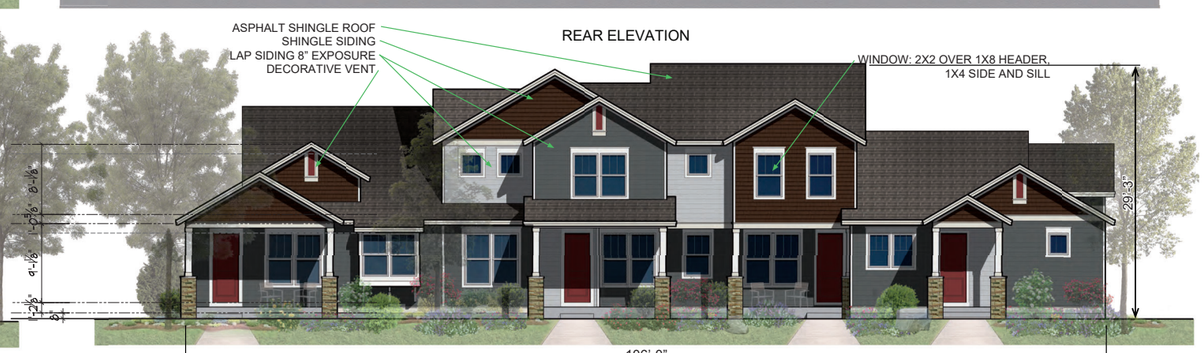


REAR ELEVATION



78'-6"

LEFT ELEVATION



106'-0"

FRONT ELEVATION - SCHEME 1

CRAFTSMAN - 4 PLEX
BUILDING #: 8

TOWNHOMES
CRAFTSMAN

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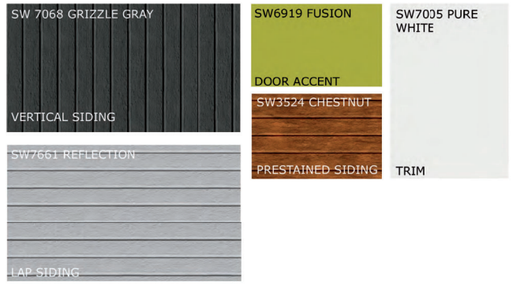
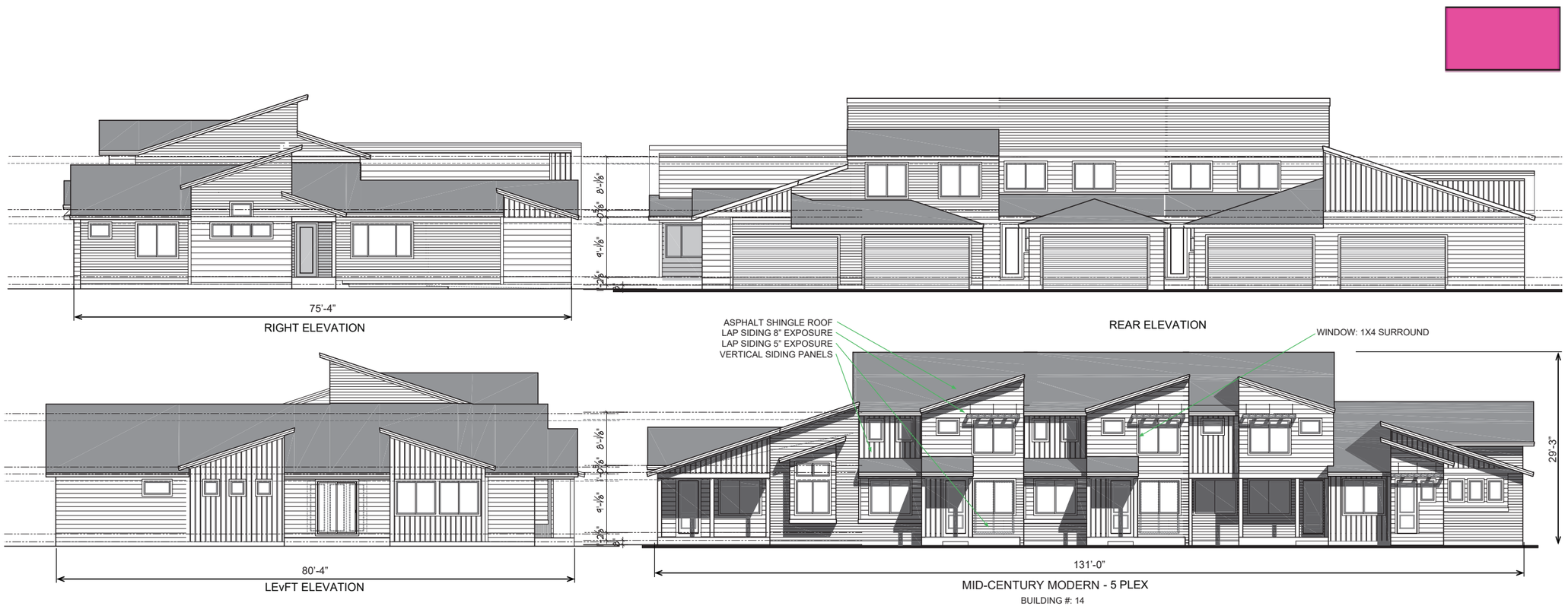
A10

BUILDING MATERIALS





MID-CENTURY MODERN - 5 PLEX

BUILDING #: 14

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A11

TOWNHOMES
CRAFTSMAN

BUILDING MATERIALS

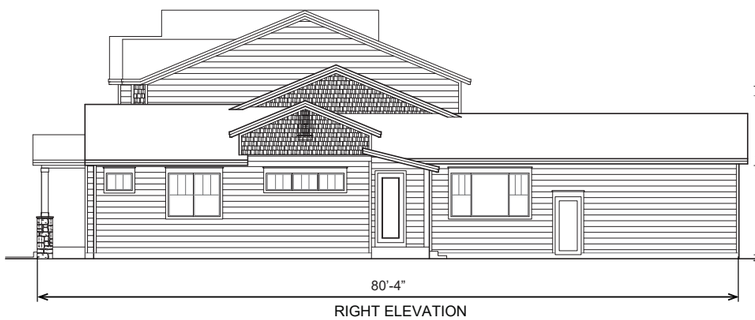
SW 7068 GRIZZLE GRAY
LAP SIDING

SW 7582 SALUTE
DOOR ACCENT

SW6069 FRENCH ROAST
SHINGLES

SW7005 PURE WHITE
TRIM/FASCIA

SW7661 REFLECTION
LAP SIDING

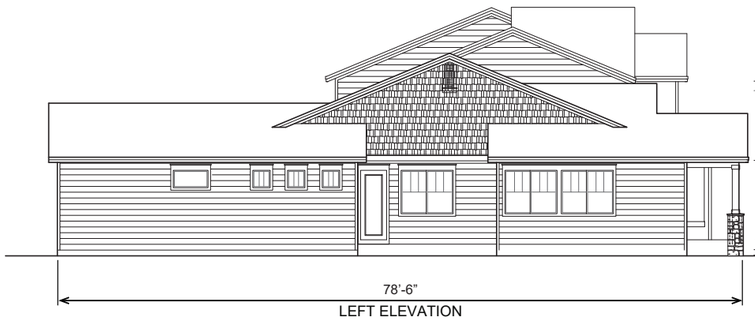


80'-4"

RIGHT ELEVATION

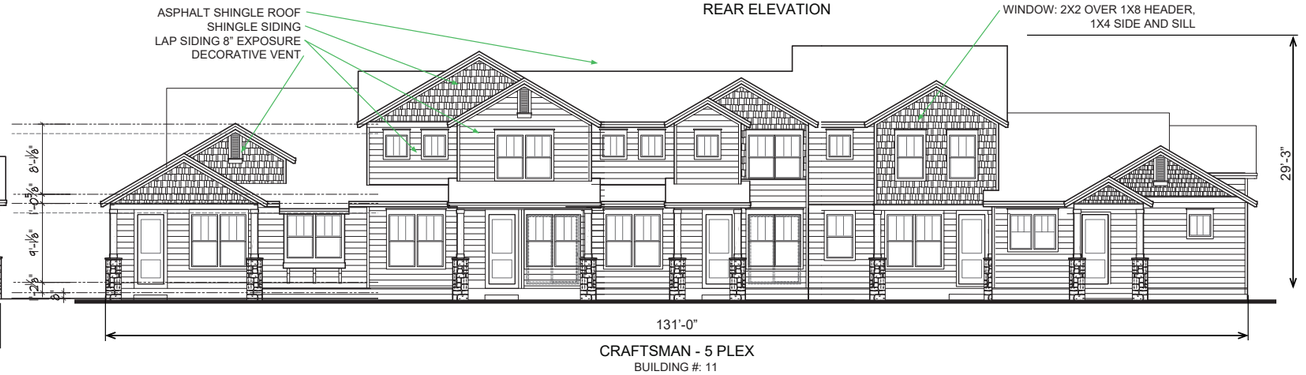


REAR ELEVATION



78'-6"

LEFT ELEVATION



131'-0"

CRAFTSMAN - 5 PLEX
BUILDING #: 11

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SANCTUARY ON THE GREEN
WONDERLAND HOMES AND HOMES
FORT COLLINS, COLORADO

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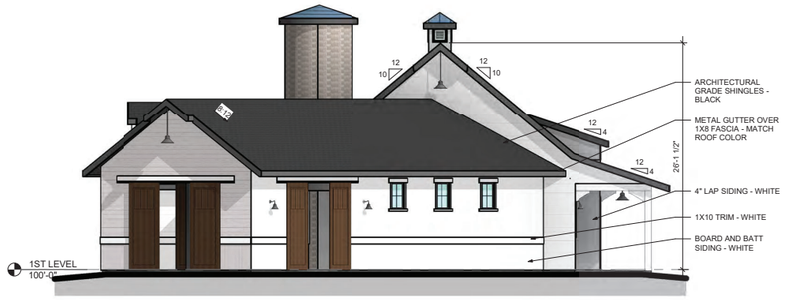
DATE 03.08.2022

TOWNHOMES
CRAFTSMAN

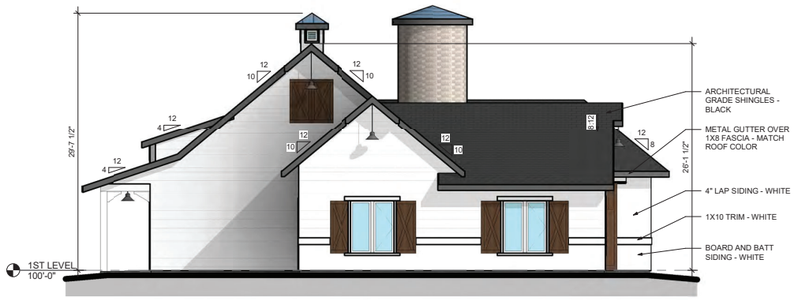
A12



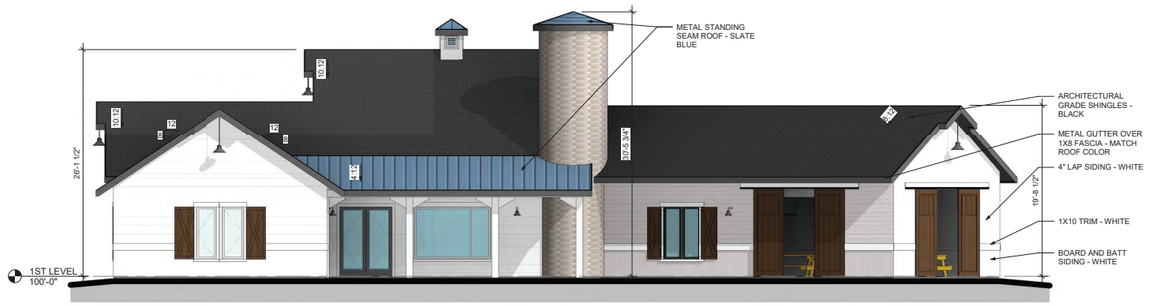
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"

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ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

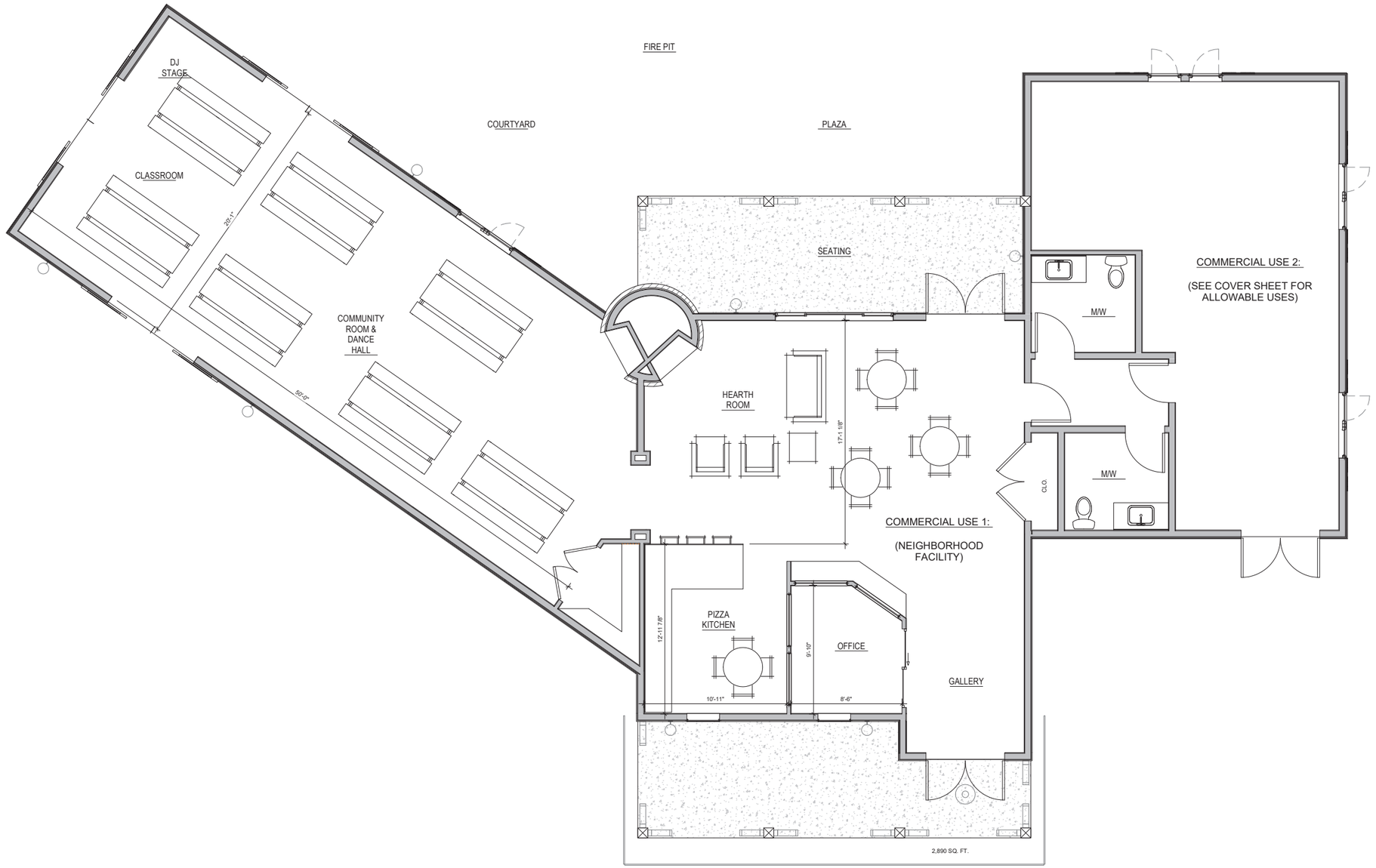
OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
NEIGHBORHOOD CENTER

A13



1 1ST LEVEL - COMMUNITY BUILDING
1/4" = 1'-0"

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CENTENNIAL, CO 80111
303.721.9054

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DATE:
NOVEMBER 3, 2021

SHEET TITLE:
NEIGHBORHOOD CENTER - FLOOR PLAN

A14







HARRISON - MODERN FARMHOUSE







HARRISON - CRAFTSMAN

SINGLE FAMILY DETACHED
HARRISON

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A15



HUDSON - MODERN FARMHOUSE





HUDSON - CRAFTSMAN



SINGLE FAMILY DETACHED
HUDSON

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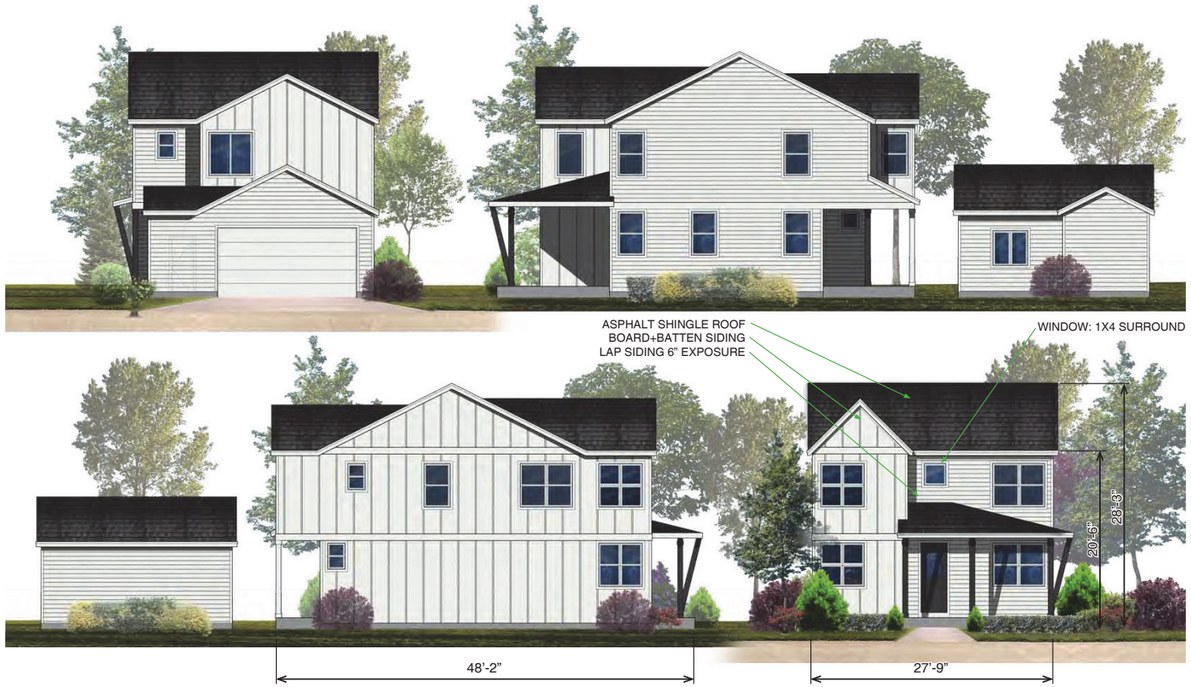

LAWRENCE - MODERN FARMHOUSE

SW 7006 EXTRA WHITE — BODY

SW 6258 TRICORN BALCK — ACCENT



LAWRENCE - CRAFTSMAN

SW 7622 HOMBURG GRAY — BODY 1

SW 7045 INTELLECTUAL GRAY — TRIM

SW 7047 PORPOISE — BODY 2+GARAGE

SW 6006 BLACK BEAN — ACCENT

SINGLE FAMILY DETACHED
LAWRENCE

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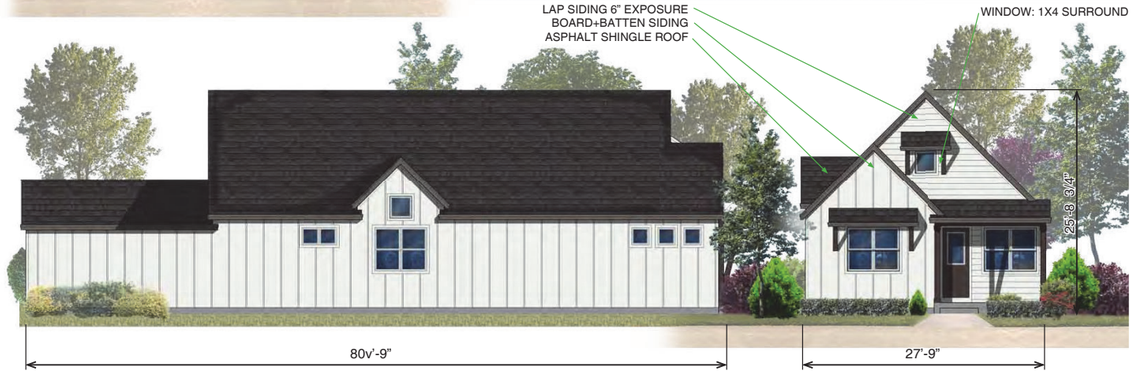
A17



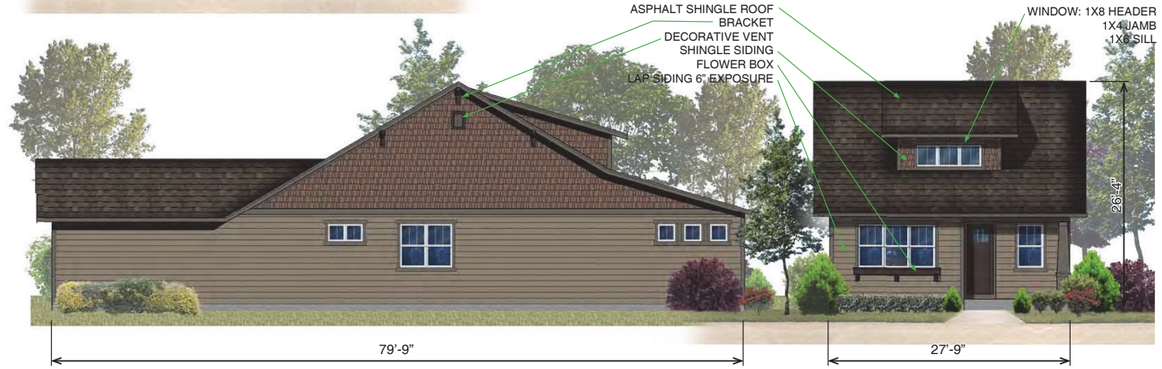


OGDEN - MODERN FARMHOUSE

SW 7006 EXTRA WHITE
BODY

SW 6258 TRICORN BALCK
ACCENT





OGDEN - CRAFTSMAN

SW 7039 VIRTUAL TAUPE
BODY 1

SW 7047 PORPOISE
TRIM

SW 6047 HOT COCOA
BODY 2+GARAGE

SW 6006 BLACK BEAN
ACCENT

SINGLE FAMILY DETACHED
CRAFTSMAN

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A18



WELTON - MODERN FARMHOUSE





WELTON - CRAFTSMAN



SINGLE FAMILY DETACHED
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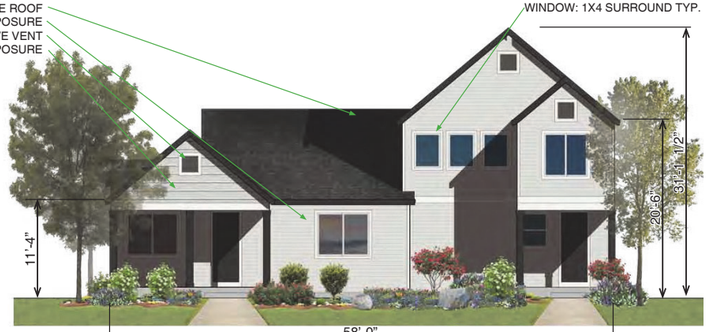
ASPHALT SHINGLE ROOF
LAP SIDING, 8" EXPOSURE
DECORATIVE VENT
LAP SIDING, 12" EXPOSURE

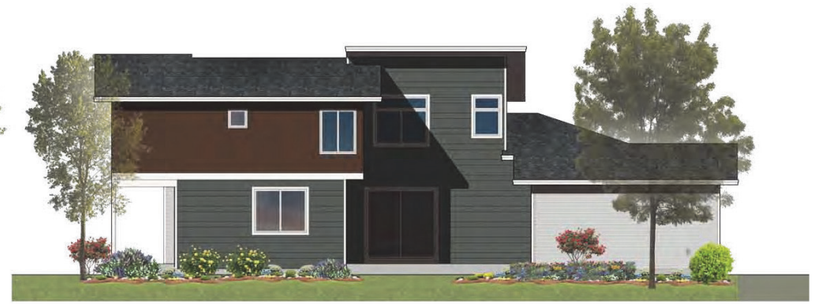
WINDOW: 1X4 SURROUND TYP.





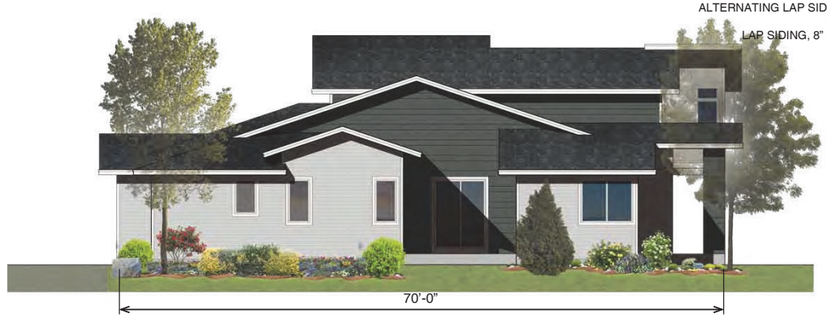
BUILDING 1-2 - MODERN FARMHOUSE

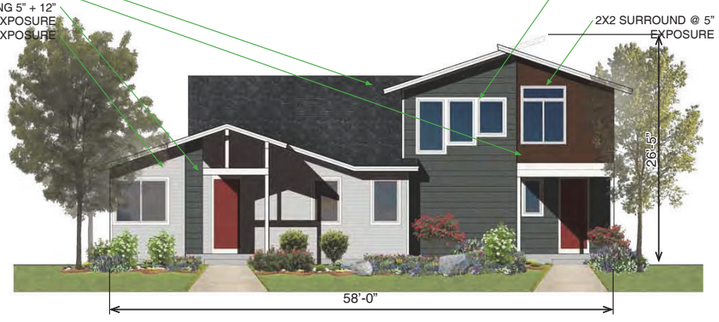




ASPHALT SHINGLE ROOF
LAP SIDING 5" EXPOSURE
ALTERNATING LAP SIDING 5" + 12" EXPOSURE
LAP SIDING, 8" EXPOSURE

WINDOW: 1X4 SURROUND TYP.
2X2 SURROUND @ 5" EXPOSURE





BUILDING 1-2 - MID CENTURY MODERN

SW 7006
EXTRA WHITE
BODY

SW 6258
TRICORN
BALCK
ACCENT

SW7005 PURE WHITE
SW7641 REFLECTION

PAIRED HOMES
BUILDING 1-2

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WONDERLAND HOMES
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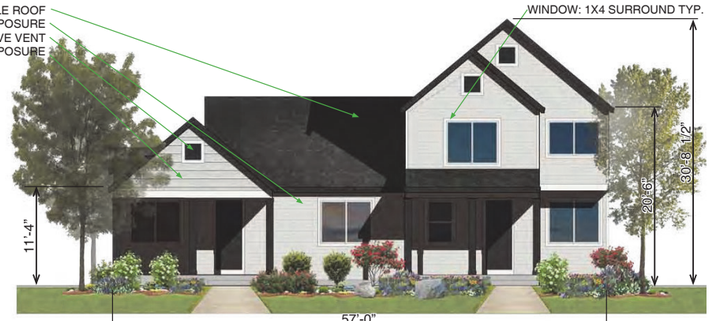
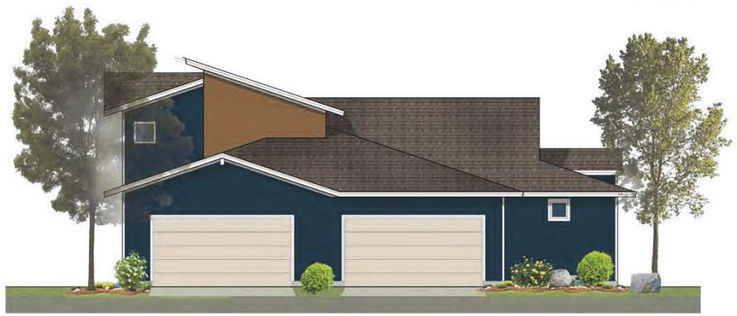
ASPHALT SHINGLE ROOF
LAP SIDING, 8" EXPOSURE
DECORATIVE VENT
LAP SIDING, 12" EXPOSURE



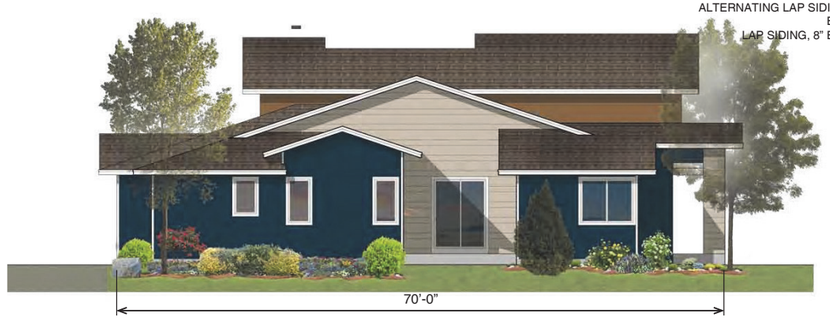
SW 7006
EXTRA WHITE
BODY

SW 6258
TRICORN
BALCK
ACCENT

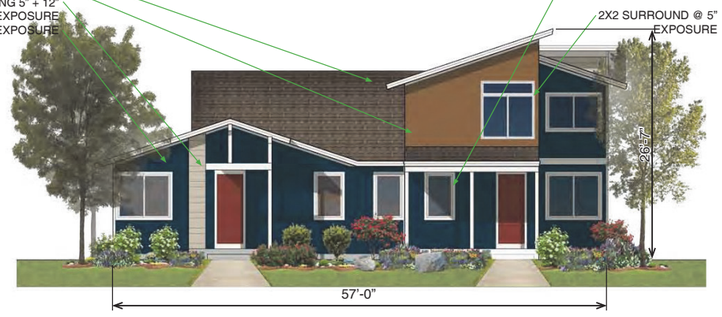
BUILDING 1-3 - MODERN FARMHOUSE







ASPHALT SHINGLE ROOF
LAP SIDING 5" EXPOSURE
ALTERNATING LAP SIDING 5" + 12" EXPOSURE
LAP SIDING, 8" EXPOSURE



SW7022 ALPACA
SW7005 PURE WHITE

BUILDING 1-3 - MID CENTURY MODERN

PAIRED HOMES
BUILDING 1-3

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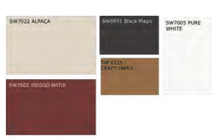
BUILDING 2-3 - MODERN FARMHOUSE





BUILDING 2-3 - MID CENTURY MODERN

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PHONE 303.652.2668 | FAX 303.652-2717
www.osmosisarchitecture.com

Job	18037
DATE	07 MAY 2019

PAIRED HOMES
BUILDING 2-3

A22

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

January 19, 2021

SANCTUARY ON THE GREEN PDP -Existing Tree Removal Feasibility Letter

This letter is intended to supplement the Mitigation Plan included in the Sanctuary on the Green's PDP submittal. A majority of the existing trees located on the Sanctuary site are of wild origin and consist of Siberian elm, Boxelder, and Russian olive trees.

As depicted on the mitigation plan, a total of 43 trees or tree groupings out of 81 are to be removed. The reason for tree removal varies throughout the site, but includes the following:

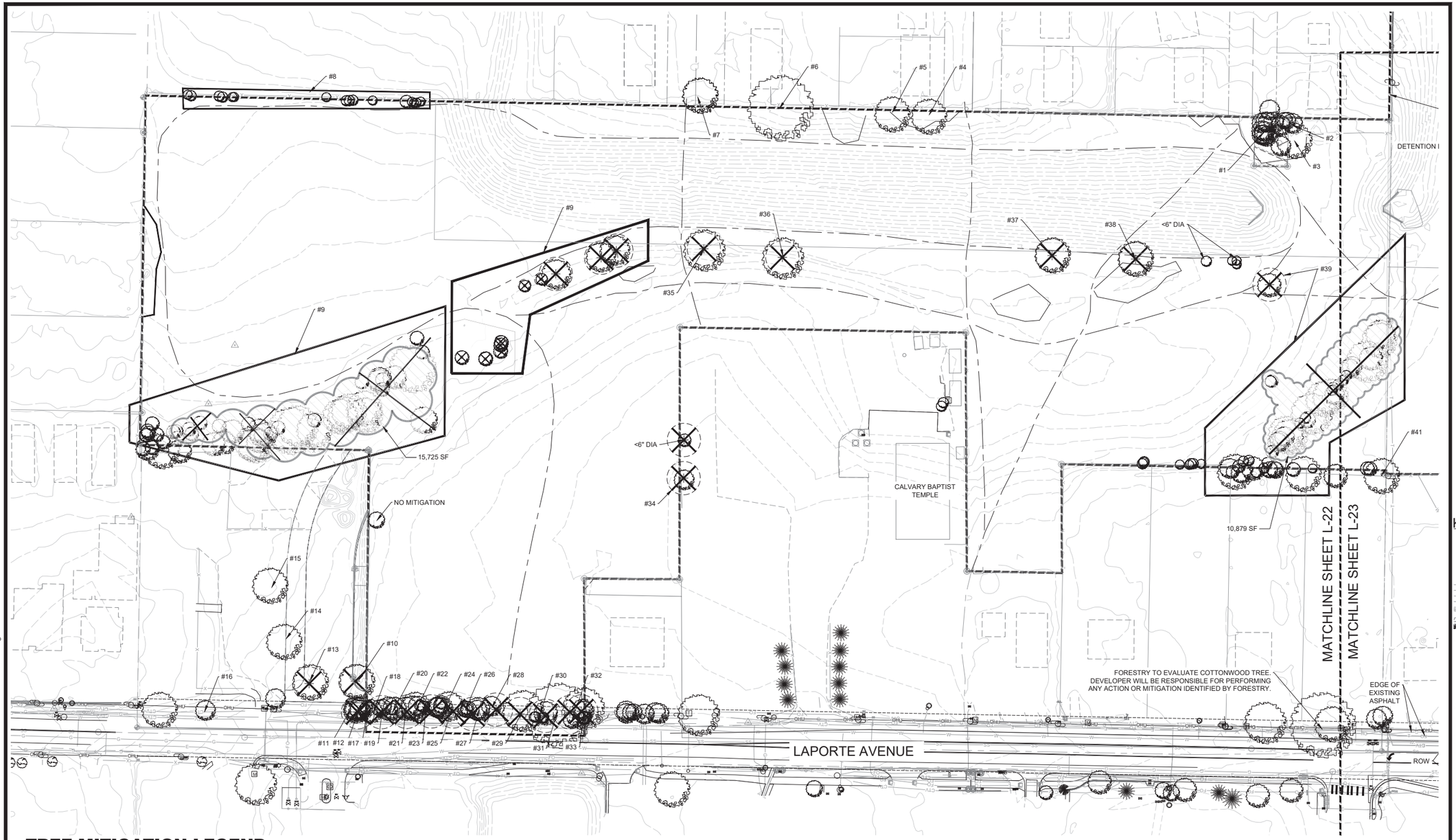
A. Trees conflict with design of site plan where houses are proposed
B. Trees conflict with proposed street widening, streets and alleys
C. Trees conflict with proposed parking
D. Tree deemed a hazard by arborist
E. Trees conflict with grading adjustments

The following trees are proposed to be removed for the reasons associated with the list provided above:

Tree Grove 9 removed due to A, B, & C
Tree 10 removed due to B
Tree 11 removed due to B
Tree 12 removed due to B
Tree 13 removed due to B
Tree 17-32 removed due to B
Tree 33 removed due to B & D
Tree 34 removed due to B
Tree 35 removed due to B
Tree 36 removed due to B
Tree 37 removed due to B
Tree 38 removed due to B
Tree Grove 39 removed due to A & B
Tree 40 removed due to D
Tree 50 removed due to D
Tree 52 removed due to E
Tree 53 removed due to E
Tree 55 removed due to A
Tree 56 removed due to A
Tree 57 removed due to A & B
Tree 58 removed due to A

Tree 59 removed due to A
Tree 60 removed due to A
Tree 61 removed due to A & B
Tree 62 removed due to A
Tree 63 removed due to B
Tree 64 removed due to E
Tree 67 removed due to E
Tree 72 removed due to Russian Olives

A more detailed depiction of the location of trees which are being removed in relation to the proposed site plan can be found on the Mitigation Plan included in this submittal. To mitigate for the removed trees which have been deemed to provide significant value by the City Forester, replacement trees will be provided per Division 3.2.1 (F)(1) of the Fort Collins Land Use Code. For tree groves identified as habitat by the City Forester, mitigation for the area (SF) of the removed tree habitat will be provided within Natural Habitat Buffer and Open Space Areas. These plant communities are intended to provide additional habitat for local wildlife. Trees removed which are under the required DBH per Division 3.2.1 (F)(2) of the code will not be mitigated.



TREE MITIGATION LEGEND

XXX

XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

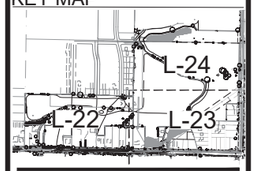
APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

KEY MAP



NORTH SCALE: 1"=50'-0"

0 25 50 100

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY-WEST

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-22

Plotted By: Evan Callis **Layout:** L-22 TREE INVENTORY- WEST **Printed On:** 1/19/2022 11:48 AM **File Name:** L-3 TREE INVENTORY.dwg

MATCHLINE SHEET L-24

MATCHLINE SHEET L-23

MATCHLINE SHEET L-22

MATCHLINE SHEET L-23

PROJECT BOUNDARY

DETENTION BASIN

#2

#3

#39

#41

#40

SOCIAL PATH, TYP.

#49

#48

EXISTING DITCH ROAD

#51

PROJECT BOUNDARY

FUTURE CITY ROW

#42

NO MITIGATION <6"

#43

#44

#45

SHRUBS, TYP.

WETLAND BOUNDARY

WETLAND BOUNDARY

EXISTING FENCE

WETLAND BOUNDARY

#47

EXISTING WETLAND

#46

< 6" DIA.

EDGE OF EXISTING ASPHALT

WETLAND BOUNDARY

ROW

SHRUB

TREE MITIGATION LEGEND

XXX

XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

Plotted By: Evan Callis **Layout:** L-23 TREE INVENTORY - SOUTHEAST **Printed On:** 1/19/2022 11:54 AM **File Name:** L-3 TREE INVENTORY.dwg

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design

LANDSCAPE ARCHITECTURE, LAND PLANNING

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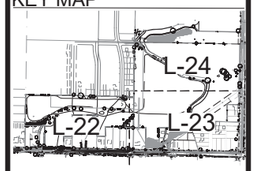
KEY MAP



NORTH SCALE: 1"=50'-0"

0 25 50 100

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY - SOUTHEAST

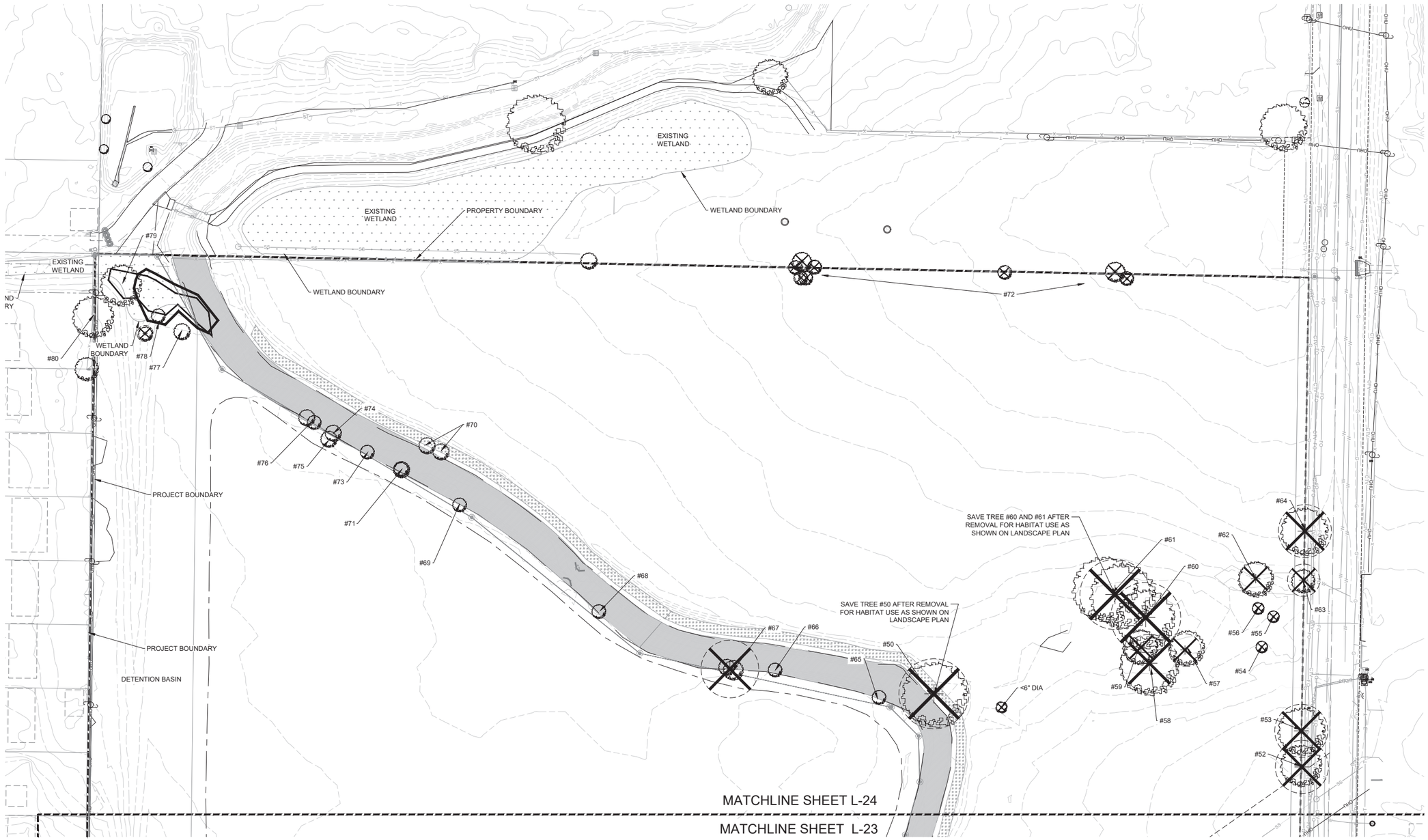
SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-23



TREE MITIGATION LEGEND

XXX XXX

NOTE

1. VERIFY ALL OFF PROPERTY TREES. DO NOT REMOVE ANY TREES NOT INDICATED TO BE REMOVED ON PLAN.

Plotted By: Evan Callis **Layout:** L-24 TREE INVENTORY - NORTHEAST **Printed On:** 1/19/2022 11:48 AM **File Name:** L-3 TREE INVENTORY.dwg

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

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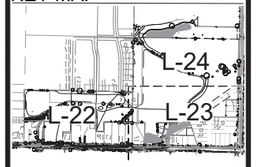


NORTH SCALE: 1"=50'-0" (0 25 50 100)

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY - NORTHEAST

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-24

TREE INVENTORY TABLE

#	SPECIES	DBH	CONDITION	REQUIRED FORESTRY MITIGATION (TREES)	REQUIRED ENVIRONMENTAL MITIGATION (TREES)	REQUIRED ENVIRONMENTAL MITIGATION (SHRUBS)	ACTION (REMOVE OR PROTECT)	REMOVED TREE MITIGATION REQUIREMENT (TREES)	REMOVED TREE MITIGATION REQUIREMENT (SHRUBS)	NOTES
1	SIBERIAN ELM	12",10",13", 12",10"	FAIR -	2.5	2.5		PROTECT			OFFSITE, WILD ORIGIN (5 STEM)
2	SIBERIAN ELM	5" - 13"	POOR	1	1		PROTECT			OFFSITE, WILD ORIGIN (7 STEM)
3	SIBERIAN ELM	4" - 7"	FAIR -	-	1		PROTECT			OFFSITE, WILD ORIGIN (3 STEM)
4	SIBERIAN ELM	5" - 14"	FAIR -	1.5	1.5		PROTECT			WILD ORIGIN (5 STEM)
5	SIBERIAN ELM	13", 11", 11", 15", 5"	POOR	-	1.5	3	PROTECT			DANGEROUS, WILD ORIGIN (7 STEM)
6	SIBERIAN ELM	8" - 17"	POOR +	1.5	1.5		PROTECT			OFFSITE, WILD ORIGIN (6 STEM)
7	SIBERIAN ELM	31"	FAIR -	2	2		PROTECT			
8	SIBERIAN ELM	<6"		-	-	5	PROTECT			(CLUMP)
9	SIBERIAN ELM & BOXELDER	>11"	DEAD TO FAIR -	2	13	15	REMOVE	15	15	
10	PLAINS COTTONWOOD	2'- 6"	FAIR	2.5	1		REMOVE	2.5		TREE LOCATED IN CITY ROW
11	SIBERIAN ELM	8" - 14"	DEAD	-	1		REMOVE	0		
12	SIBERIAN ELM	8", 14", 17"	POOR	1	1		REMOVE	1		
13	SIBERIAN ELM	37"	FAIR	2	2		REMOVE	2		TREE LOCATED IN CITY ROW
14	SIBERIAN ELM	2'-7"	FAIR	-		10	PROTECT			
15	SIBERIAN ELM	39"	FAIR +	2.5	-		PROTECT			
16	SIBERIAN ELM	6" - 13"	FAIR	2	-		PROTECT			UNDER POWER LINES (6 STEM)
17	SIBERIAN ELM	23"	FAIR -	1.5	-		REMOVE	1.5		CITY REQUESTED NEW TREE LAWN
18	BOXELDER	7" - 11"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (3 STEM)
19	BOXELDER	15"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
20	BOXELDER	10", 6", 15"	FAIR -	1.5	-		REMOVE	1.5		CITY REQUESTED NEW TREE LAWN
21	SIBERIAN ELM	16"	FAIR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
22	SIBERIAN ELM	6"- 24"	FAIR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (6 STEM)
23	BOXELDER	6"	FIAR -	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
24	SIBERIAN ELM	8" - 19"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN
25	SIBERIAN ELM	21"	DEAD	-	1		REMOVE	1		CITY REQUESTED NEW TREE LAWN
26	SIBERIAN ELM	13"	DEAD	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
27	SIBERIAN ELM	14", 16"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (2 STEM)
28	SIBERIAN ELM	17"	POOR	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
29	SIBERIAN ELM	26", 16"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (2 STEM)
30	SIBERIAN ELM	20"	DEAD	-	-	10	REMOVE	0	10	CITY REQUESTED NEW TREE LAWN
31	BOXELDER	8" - 24"	POOR	1	-		REMOVE	1		CITY REQUESTED NEW TREE LAWN (8 STEM)
32	SIBERIAN ELM	35"	DEAD	-	1		REMOVE	1		CITY REQUESTED NEW TREE LAWN
33	SIBERIAN ELM	35"	DEAD	-	1		REMOVE	1		HAZARD
34	SIBERIAN ELM	<11"	POOR	-	-	5	REMOVE	0	5	
35	SIBERIAN ELM	7 - 17"	FAIR -	1.5	-	10	REMOVE	1.5	10	(7 STEM)
36	SIBERIAN ELM	4" - 20"	FAIR -	1.5	-		REMOVE	1.5		(8 STEM)
37	SIBERIAN ELM	20"	FAIR -	1.5	-		REMOVE	1.5		
38	SIBERIAN ELM	9" - 16"	FAIR	1.5	-		REMOVE	1.5		(5 STEM)
39	SIBERIAN ELM	<11"	POOR TO FAIR	-	5	20	REMOVE	5	15	(19 TREES)
40	SIBERIAN ELM	13"	DEAD	-	1		REMOVE			
41	SIBERIAN ELM	<11"	FAIR	-	1.5		PROTECT			GROVE (4 STEM)
42	SIBERIAN ELM	8" - 12"	FAIR -	1	-		PROTECT			
43	HACKBERRY	20"	POOR	1.5	-		PROTECT			
44	RUSSIAN OLIVE	16"	FAIR	1	-		PROTECT			WILD
45	SIBERIAN ELM	20"	POOR	1.5	-		PROTECT			(4 TREES)
46	SIBERIAN ELM	8" - 12"	FAIR	1	-		PROTECT			
47	COTTONWOOD	<6"	GOOD	-	1		PROTECT			
48	RUSSIAN OLIVE	0	FAIR	-	-	10	PROTECT			
49	WILLOW	17", 18", 10"	FAIR +	2.5	2		PROTECT			
50	PLAINS COTTONWOOD	~120"	FAIR	5	-		REMOVE	5		ARBORIST DEEMED HAZARD
51	SIBERIAN ELM	17"	FAIR +	1.5	-		PROTECT			
52	WHITE ASH	40"	FAIR +	2.5	-		REMOVE	2.5		
53	WHITE ASH	42"	FAIR -	2.5	-		REMOVE	2.5		
54	PEAR	5"	FAIR	-	1		REMOVE	1		
55	MAPLE	<6"	POOR	-	-		REMOVE	0		
56	MAPLE	<6"	POOR	-	-		REMOVE	0		
57	POPLAR	58"	HALF DEAD	3	-		REMOVE	3		
58	POPLAR	58"	POOR	2.5	-		REMOVE	2.5		
59	POPLAR	22"	FAIR	2	-		REMOVE	2		
60	POPLAR	58", 58"	FAIR-	3	-		REMOVE	3		(2 STEM)
61	POPLAR	-	FAIR -	3	-		REMOVE	3		(2 STEM)
62	PLAINS COTTONWOOD	13"	POOR	3	1.5		REMOVE	4.5		
63	POPLAR	4" - 9"	FAIR +	0	-		REMOVE			(13 STEM)
64	AMERICAN ELM	45"	POOR	1.5	2		REMOVE	3.5		
65	APPLE	6"	GOOD	1.5	-		PROTECT			
66	AMERICAN ELM	6"	FAIR	1	-		PROTECT			
67	SIBERIAN ELM	22"	FAIR	2	-		REMOVE	2		
68	RUSSIAN OLIVE	<11"	FAIR	-	-	10	PROTECT			
69	SIBERIAN ELM	<11"	FAIR -	-	-	7	PROTECT			
70	SIBERIAN ELM	<11"	FAIR	-	-	7	PROTECT			
71	RUSSIAN OLIVE	<11"	FAIR	-	1		PROTECT			
72	RUSSIAN OLIVE	11"	FAIR	-	8		REMOVE	8		HABITAT GROVE
73	APPLE	<6"	FAIR	-	1		PROTECT			
74	RUSSIAN OLIVE	<11"	FAIR -	-	-	10	PROTECT			
75	RUSSIAN OLIVE	10"	FAIR -	-	-	7	PROTECT			
76	RUSSIAN OLIVE	<11"	FAIR -	-	-	7	PROTECT			(2 STEM)
77	RUSSIAN OLIVE	<11"	FAIR	-	1		PROTECT			
78	PLAINS COTTONWOOD	5" - 8"	FAIR +	1.5	-		PROTECT			GROVE
79	WILLOW	13"	FAIR +	1.5	-		PROTECT			
80	ELM	18"	FAIR	1.5	-		PROTECT			POWER LINES (2 STEM)
*	ELM	VARIES	POOR	-	4	12	PROTECT			
TOTAL				86	62	168		89	75	

* TREES LOCATED ALONG LAPORTE AVE

NOTES: OF THE 89 REQUIRED MITIGATION TREES, 48.5 (REMOVED) TREES ARE REQUIRED FROM ENVIRONMENTAL MITIGATION. THESE TREES MUST BE PLACED WITHIN THE NATURAL HABITAT BUFFER ZONE (NHBZ). ALL SHRUBS THAT ARE REQUIRED FOR MITIGATION ARE REQUIRED FROM ENVIRONMENTAL MITIGATION AND MUST BE PLACED WITHIN THE NHBZ.

TREE MITIGATION SUMMARY TABLE

MITIGATION TREES REQUIRED	MITIGATION TREES PROVIDED OUTSIDE OF NHBZ	MITIGATION TREES PROVIDED IN NHBZ	TOTAL MITIGATION TREES PROVIDED	MITIGATION SHRUBS REQUIRED	MITIGATION SHRUBS PROVIDED IN NHBZ	TOTAL MITIGATION SHRUBS PROVIDED	NUMBER OF TIMES REQUIRED SHRUBS ARE PROVIDED ABOVE CITY REQUIREMENT
89	41	48	**89**	**168**	421	**421**	2.5

*TREE AND SHRUB MITIGATION LOCATIONS CAN BE FOUND ON THE LANDSCAPE PLAN AND LANDSCAPE PLAN ENLARGEMENTS (L-26 TO L-43). MITIGATION TREES ARE LOCATED WITH AN "M" (SEE PLAN LEGENDS FOR ICON). ALL MITIGATION SHRUBS AND MITIGATION TREES REQUIRED BY ENVIRONMENTAL PLANNER (18.5 TREES & 40 SHRUBS) ARE ALL LOCATED WITHIN THE NHBZ. GROUPS OF MITIGATION SHRUBS ARE MARKED WITH AN "S" IN THE LANDSCAPE PLAN (SEE PLAN LEGENDS FOR ICON). ALL MITIGATION TABLES ARE LOCATED IN THE LANDSCAPE NOTES ON SHEET L-45. ADDITIONAL HABITAT ISLANDS, HABITAT ENHANCEMENT THAT IS NOT REQUIRED BY CODE (NOT REQUIRED FOR TREE MITIGATION ASSESSED BY CITY FORESTER OR CITY ENVIRONMENTAL PLANNER) IS ALSO LOCATED ON THE LANDSCAPE PLAN (SEE SHEET L-26 TO L-43). SEE ADDITIONAL HABITAT ISLANDS DIAGRAM ON THIS PAGE FOR ADDITIONAL INFORMATION.

TREE MITIGATION NOTES

1. SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL
2. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.
3. ECOLOGICAL VALUE LOST FROM TREE REMOVAL WAS QUANTIFIED IN THE TREE MITIGATION PLAN CHART UNDER THE 'NOTES' COLUMN AS HABITAT GROVE. MITIGATION WAS ACCOUNTED FOR BY CREATING EQUAL CANOPY COVERAGE THROUGH THE ADDITION OF HABITAT ISLANDS AS SEEN ON THE LANDSCAPE PLAN. NOT ONLY DO THESE HABITAT ISLAND CONTAIN EQUAL CANOPY COVERAGE BUT ALSO INCLUDE NATIVE PLANTINGS TO UNDER THE CANOPY TO INCREASE ECOLOGICAL VALUE.

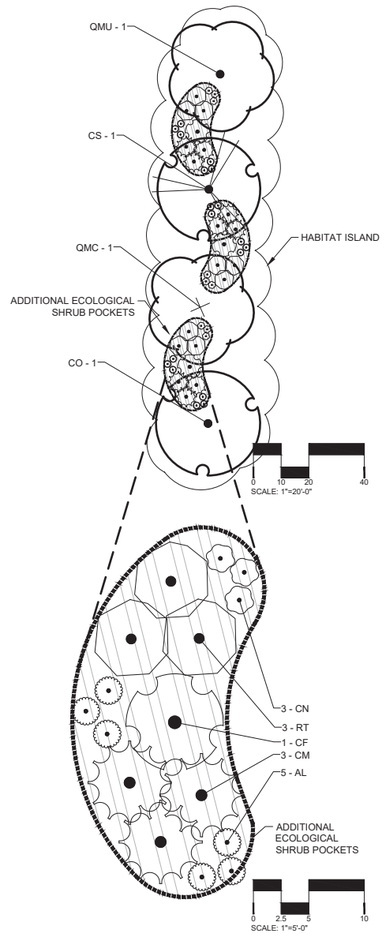
TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

ADDITIONAL HABITAT ISLANDS

*ADDITIONAL HABITAT ISLANDS ARE HABITAT ENHANCEMENT THAT IS ABOVE AND BEYOND WHAT IS REQUIRED BY CODE FOR MITIGATION.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
CS	1	CATALPA SPECIOSA / NORTHERN CATALPA
CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY
QMC	1	QUERCUS MACROCARPA / BURR OAK
QMU	1	QUERCUS MUEHLENBERGII / CHINKAPIN OAK

SHRUBS	QTY	BOTANICAL / COMMON NAME
AL	18	AMORPHA CANESCENS / LEADPLANT
CM	9	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY
CF	3	CHAMAEBATIARIA MILLEFOLIUM ˙FERNBUSH˙ / FERNBUSH
CN	9	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH
RT	9	RHUS TRILOBATA / SKUNKBUSH SUMAC

	LOCATION	AREA (SF)
HABITAT ISLANDS PROVIDED	* HABITAT ISLANDS AREA: A,B,C,D,& E	27,784 SF

*HABITAT ISLAND AREAS LOCATED ON THE LANDSCAPE PLAN AND LANDSCAPE PLAN ENLARGEMENTS (L-26 TO L-43)

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

NORTH

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

TREE INVENTORY CHART

SEAL:

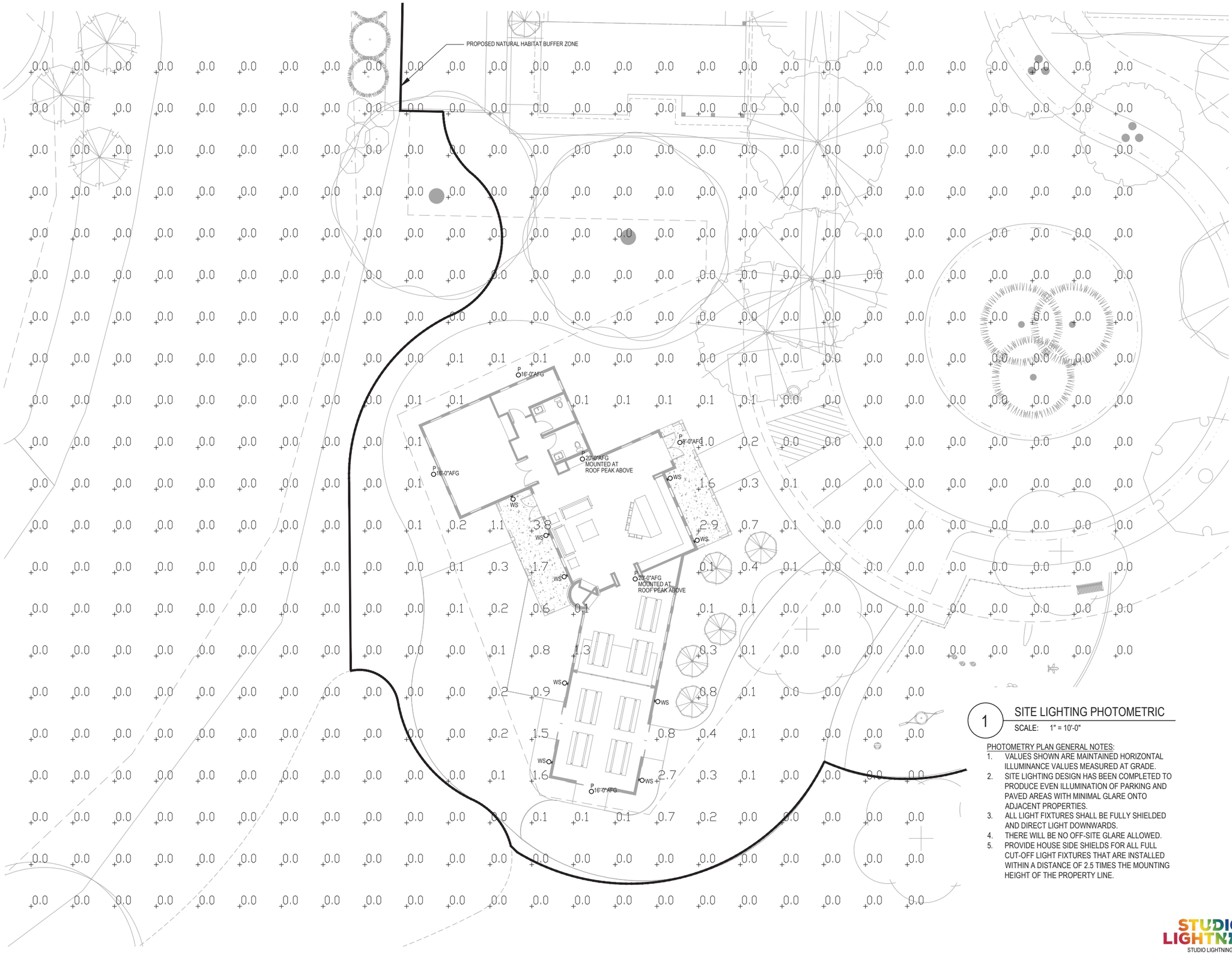
ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-25

Plotted By: Evan Callis **Layout:** L-25 TREE INVENTORY CHART **Printed On:** 1/19/2022 11:48 AM **File Name:** L-5 TREE INVENTORY CHART.dwg



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 10'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE INSTALLED WITHIN A DISTANCE OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC

E1.0

STUDIO LIGHTNING
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
○	P	PENDANT ENTRY AND ROOF PEAKS	SEE PLANS	BLACK	KICHLER 49777BK	LED A19	1.00	13W MAX	FULL CUT-OFF
♀	WS	WALL SCONCE FACADE	7'-0" AFG	BLACK	KICHLER 49775BK	LED A21	1.00	13W MAX	FULL CUT-OFF

WS

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Northland Collection
Northland Outdoor Wall 1 Light BK
49775BK (Black (Painted))



Dimensions

Height	12.00"
Width	10.00"

Ordering Information

Product ID	49775BK
Finish	Black (Painted)
Available Finishes	BA, BK
Collection	Northland Collection

Dimensions

Extension	17.25"
Height from center of Wall opening	3.00"
Base Backplate	6.00 DIA
Weight	2.20 LBS

Specifications

Material	Aluminum

Electricel

Voltage	120 V

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	100W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

P

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Northland Collection
Northland 1 Light Outdoor Pendant BK
49777BK (Black (Painted))



Dimensions

Height	14.25"
Overall Height	52.00"
Width	18.00"

Ordering Information

Product ID	49777BK
Finish	Black (Painted)
Available Finishes	BA, BK
Collection	Northland Collection

Dimensions

Base Backplate	6.00 DIA
Chain/Stem Length	36.00"
Weight	2.50 LBS

Specifications

Material	Aluminum

Electricel

Voltage	120 V
Lead Wire Length	67.00"

Qualifications

Safety Rated	Damp
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	105
Socket Type	Medium
Lamp Type	A21

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	150W		
No	Hybrid	CFL	30-52W		

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
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2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Godden|Sudik
ARCHITECTS
5975 S. Quebec Street, Suite 250
Centennial, Colorado 80111
ph 303.455.4437 fx 303.477.5680
www.goddensudik.com

SANCTUARY ON THE GREEN
PROJECT DEVELOPMENT PLAN
FORT COLLINS, COLORADO

OWNER:
SOLITAIRE HOMES
BILL VEIO & DAVID PRETZLER
6645 E. HERITAGE PL. SOUTH
CENTENNIAL, CO 80111
303.721.9054

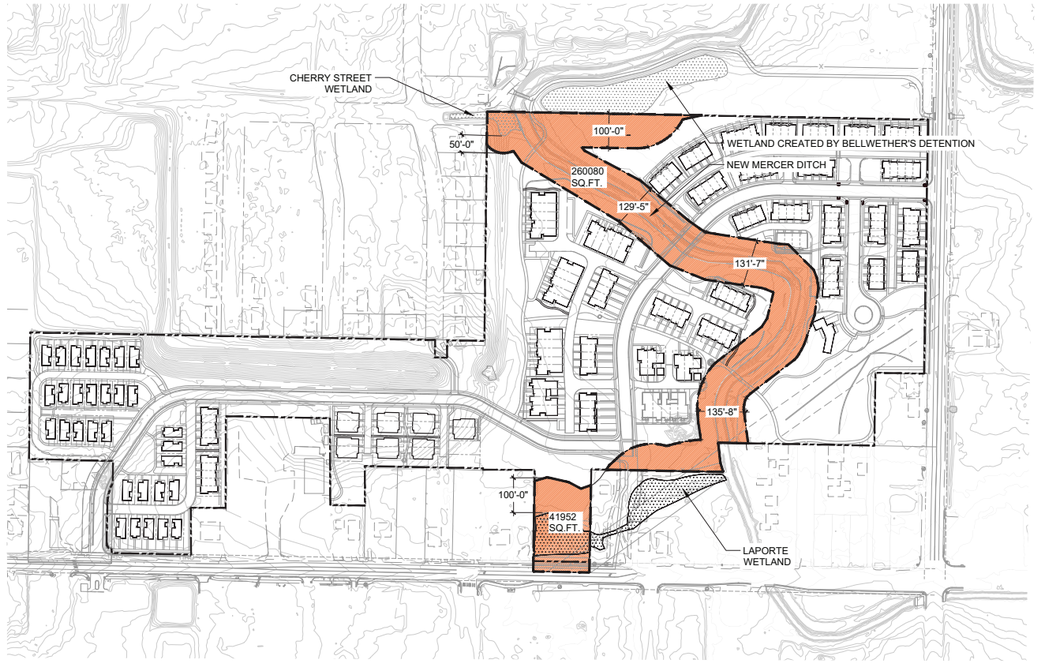
NOT FOR CONSTRUCTION

DATE:
NOVEMBER 3, 2021

SHEET TITLE:
SITE LIGHTING DETAILS

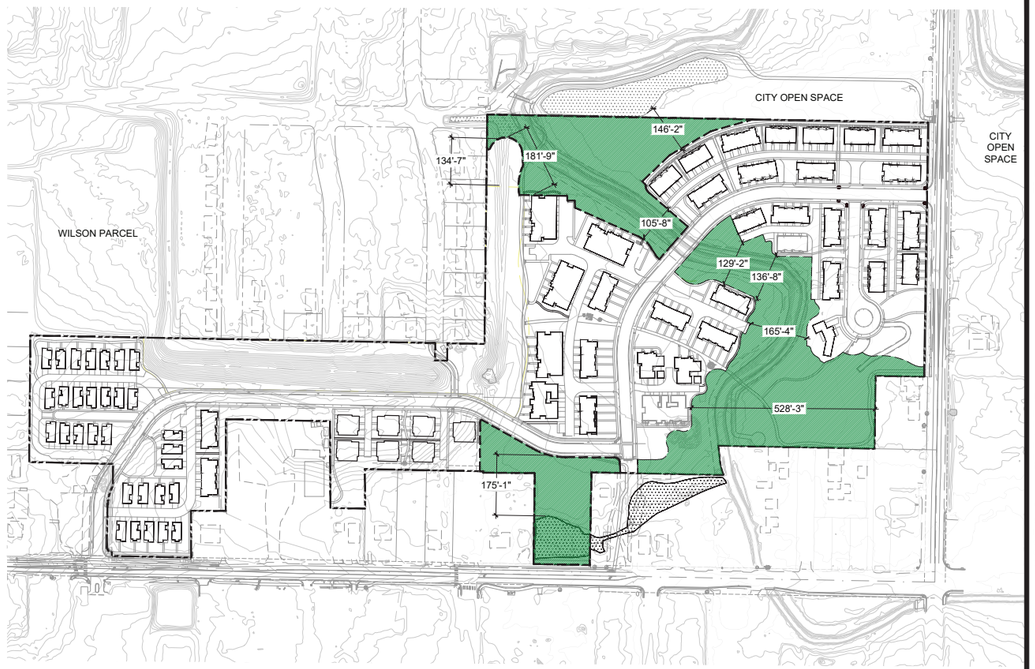
E2.0

STUDIO LIGHTNING
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421



NATURAL HABITAT BUFFER ZONES (NHBZ) REQUIRED

TOTAL AREA ON SITE: **301,056 SQ.FT.** **6.91 ACRES**



NATURAL HABITAT BUFFER ZONES (NHBZ) PROPOSED

AREA ON SITE OF NHBZ: **451,129 SQ.FT.** **10.36 ACRES**

LEGEND

SYMBOL	DESCRIPTION
	NHBZ WITH CONTINUOUS WIDTH
	NHBZ PROPOSED - TO BE PLANTED AS DESCRIBED IN MITIGATION PLAN
	EXISTING WETLANDS
	NHBZ LIMITS, ON AND OFF-SITE

NORTH

0 100 200 400
SCALE: 1"=200'-0"

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER

RIPLEY DESIGN INC.
Russ Lee
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

SOLITAIRE HOMES
Bill Veio and David Pretzler
6645 E. Heritage Pl. South
Centennial, CO 80111
303.721.9054

ENGINEER

NORTHERN ENGINEERING
Danny Weber
301 Howes St. Suite 100
Fort Collins, CO 80521
p. 970.221-4158

NATURAL HABITAT BUFFER ZONES

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-46 OF 51

Plotted By: Sam Coutts **Layout:** L-46 NATURAL HABITAT BUFFER ZONES **Printed On:** 3/11/2022 1:09 PM **File Name:** L-11 NATURAL HBZ.dwg

Technical Memo

PO Box 272150,
Fort Collins, CO 80527
(970) 988-3106

Date: February 28, 2022

To: City of Fort Collins

From: Cedar Creek Associates, Inc.

Subject: Sanctuary on the Green Ecological Evaluation

Introduction

Cedar Creek Associates, Inc. (Cedar Creek) was requested to evaluate the potential impacts to avifauna from the proposed Sanctuary on the Green development site. The proposed development property is located on the northwest corner of Laporte and Taft Hill and is bisected by New Mercer Ditch. An Ecological Characterization Study was authored by Cedar Creek and described the natural features and habitat located on and immediately adjacent to the development property. The purpose of memo is to define a wildlife concentration area as it applies to the City of Fort Collins Land Use Code and determine whether the natural features on the development property exhibit characteristics of concentration areas. An important distinction to be made is the difference between general wildlife habitat and a concentration area or key use area. Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014). General habitat could be suitable for species breeding, foraging, and nesting, but may not exhibit the density and typical characteristics of a designated concentration area.

City of Fort Collins Land Use Code

The City of Fort Collins Land Use Code defines nesting waterfowl concentration areas, migratory shorebird concentration areas, nesting shorebird concentration areas, and migratory songbird concentration areas as special habitat features that require a 300-foot buffer. As per Section 5.1.2, special habitat features, including key production areas, wintering areas and migratory feeding areas for waterfowl; key use areas for wading birds and shorebirds; heron rookeries; key use areas for migrant songbirds; key nesting areas for grassland birds, are identified and delineated by Colorado Parks and Wildlife (CPW) or City of Fort Collins Natural Areas Department (NAD).

- Migratory waterfowl concentration areas - 300 feet
- Nesting waterfowl concentration areas - 300 feet
- Migratory shorebird concentration areas - 300 feet
- Nesting shorebird concentration areas - 300 feet
- Migratory songbird concentration areas - 300 feet

The City of Fort Collins Land Use Code also provides buffer distances for other natural features, such as irrigation ditches that serve as wildlife corridors (50 feet) and wetlands less than 1/3 acre in size (50 feet).

City of Fort Collins Natural Areas Department Background

The City of Fort Collins NAD policy plan (NAD 1992) clearly defines key wildlife sites or concentration areas as follows:

1. Concentration areas for raptors (large prairie dog colonies, large lakes, the foothills, and the Poudre River Corridor);
2. Key sites for migrant songbirds (Spring Creek Outlet, north end of Dixon Reservoir, north shore Warren Lake cottonwood stand, Poudre River Corridor, and Grandview Cemetery);
3. Great blue heron rookery (located along Poudre River, south of Northern Colorado Environmental Learning Center);
4. Key duck production areas (Poudre River and adjacent ponds, some of the larger lakes);
5. Duck winter concentration areas (Poudre River south of Mulberry and some of the larger lakes); and
6. Areas of high terrestrial or aquatic insect diversity (Fossil Creek, Spring Creek Outlet, and along the Poudre at McMurry Nature Area, Lee Martinez Park, and Northern Colorado Environmental Learning Center).

The Sanctuary on the Green project site is not identified in that report as any of these key wildlife sites or concentration areas.

The City of Fort Collins NAD provides guidance in its Wildlife Conservation Guidelines (NAD 2017) that can assist in defining a concentration area's habitat characteristics. These guidelines define concentration areas or key production areas as gravel ponds, the Poudre River and the wetlands adjacent to the river. These areas are of particular importance during the spring migrations as ducks and shorebirds frequently use these seasonally flooded wetlands that are rich in food resources. This provides carbohydrates for migration and invertebrates for the formation of protein necessary for egg production for breeding species.

Sanctuary on the Green has none of the above habitat concentration characteristics, nor is there any evidence of a significant concentration of waterfowl and shorebirds.

Colorado Parks and Wildlife Background

CPW provides publicly available data on species activity mapping (SAM) for the entire state of Colorado. In this dataset, individual species known overall range, nest locations, concentration areas, and migration corridors among several other species-specific characteristics are compiled. Each term used to delineate species occupancy is defined by CPW (CPW 2014). CPW does not delineate concentration areas for all species of waterfowl but does provide a precedent for defining what seasonal concentration densities entail:

> Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014).

Concentration Area Habitat Characteristics

Guidance documentation from CPW and NAD can help to define the typical habitat characteristics of a concentration area or key use area. Typically, existing waterfowl concentration areas are centered around perennial bodies of water, reservoirs, river corridors and natural areas. These areas provide suitable habitat that supports large flocks of waterfowl or shorebirds. To sustain such populations, concentration areas must contain a large invertebrate prey base, diversity of shoreline and aquatic vegetation, and quality cover for nesting (NAD 2017).

Important features to consider when rating habitat quality include:

1. Acreage, average water depth, and seasonal duration of open water;
2. Shoreline vegetation, aquatic vegetation (percent emergent and submergent), and shoreline configuration;
3. Availability of invertebrate and vertebrate food base;
4. Amount and quality of habitat for nesting or cover; and
5. Proximity to human activity.

As part of Colorado's State Wildlife Action Plan (CPW 2015), CPW declared several species priorities for conservation. Fact sheets/ habitat scorecards were developed to describe species descriptions, distributions, preferred habitat conditions, and management recommendations. The mallard, a waterfowl, is a Tier 1 species in the State Wildlife Action Plan. The following table describes the preferred habitat conditions for the mallard, these represent potential characteristics to

Dominant vegetation	sedges, rushes, grasses, forbs, and aquatic vegetation
Density of plants desirable to ducks	abundant (desirable plants are often seed-bearing species such as pondweeds, dock, sedges, and some grasses)
Emergent vegetation within open water	20–50% for diurnal use 60–80% for nocturnal use
Interspersion	complex patterns that maximize interface between water and vegetation
Landscape context	proximity to other wetlands on the landscape
Size of habitat	At least 20 acres for wet meadows At least 10 acres for other wetlands
Submergent vegetation	30–60%
Water depth (predominant)	4–12 inches; during breeding 8–24 inches or deeper if submergent vegetation is present
Nesting habitat	wetlands surrounded by at least 40 acres of treeless upland habitat with ample residual cover and dense vegetation, at least 10 inches in height

Project Site Evaluation

The field surveys conducted for the development of the Ecological Characterization Study did not reveal elevated wildlife use with significantly higher density than that within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season. This finding is based on observational data.

A review of the CPW Species Activity Mapping data show no known concentration areas of any species located within the proposed development site. Similarly, available data from Fort Collins NAD does not identify any concentration areas for any species within the proposed development property.

The natural wetland and water features onsite do not exhibit the general characteristics of concentration areas. The features are not large perennial bodies of water or river systems. In fact, riparian and wetland systems on the project site comprise less than 2.5 acres. The shoreline vegetation along New Mercer Ditch exhibits very poor diversity, which is primarily dominate by non-native grasses. The quality of habitat for nesting and cover over most of the project site is limited due to the land management activities of the agricultural fields used for hay production, which are cultivated each year. Finally, the project area is heavily used by people and pets for recreation, both along the established recreation trail to the north of the property and along New Mercer Ditch, which transverses the property. Based on these factors the project site does not exhibit the general characteristics of a concentration area.

In addition, when considering the habitat preferences for mallards, the project site does not exhibit the preferred habitat conditions, particularly because the wetland or water features onsite:

- do not exhibit an abundant density of plants desirable to ducks (seed-bearing species such as pondweeds, dock, sedges, and some grasses);
- do not exhibit significant emergent vegetation within open water for diurnal and nocturnal use;
- do not exhibit interspersion with complex patterns that maximize interface between water and vegetation;
- do not exhibit significant size (10-20 acres of wet meadows or other wetlands);
- do not exhibit submergent vegetation of 30-60%; and
- do not exhibit upland habitat with ample residual cover and dense vegetation, at least 10 inches in height because of the agricultural activities.

The Ecological Characterization Study provided characterizations of the general wildlife habitat supported by the non-native herbaceous, upland woodland, riparian (herbaceous and woodland), and wetland vegetation communities located on and around the project site. The woodlands provide the most suitable forage and nesting habitat for raptors and migratory birds, most of which of been identified for mitigation. Several species of raptor have been observed utilizing the property as a forage area as well as numerous migratory birds have been observed in the surrounding wetlands and along the New Mercer Ditch. Given known occurrences of several migratory bird and raptor species, it is reasonable to conclude the proposed development property provides general wildlife habitat, particularly with regard to the wetlands as well as a corridor for wildlife along New Mercer Ditch. The appropriate buffer distances for these inventoried natural features located on the project site were provided in Cedar Creek's Ecological Characterization Study and remain applicable. The lack of large perennial water and close proximity of the proposed development to existing human activity limits the sites suitability as a concentration area for nesting waterfowl and shorebirds. The lack of mature riparian vegetation combined with the current habitat use consisting mainly of an actively managed monoculture agricultural field further limits suitability for many ground-nesting migratory birds and waterfowl. Onsite visits and observations do not indicate significantly higher densities of nesting waterfowl, shorebirds and migratory birds. Therefore, Sanctuary on the Green proposed development site should not be considered a concentration area, key use area, or similar for any species.

Flight Impacts

Potential impacts to the behavior and movement of wildlife, including the flight patterns of waterfowl, are considered when applying buffers to natural features onsite. The Natural Habitat Buffer Zone facilitate waterfowl movement, including takeoff and landing, by maintaining a reasonably undeveloped portion of suitable habitat within the proposed development site. A review of available literature does not provide a conclusive consensus on requisites for the extent necessary for waterfowl take off, nor does it provide a regulatory framework for protecting such behavior. Given that mallard and other common waterfowl species have adapted successfully to urban habitats, the proposed development site is not anticipated to have a significant impact on flight patterns of waterfowl.

References

Cedar Creek Associates, Inc. (2019). Ecological Characterization Study.

Colorado Parks and Wildlife (CPW). 2014. Colorado Parks and Wildlife GIS Species Activity (SAM) Mapping Definitions Publicly Available Data. December 10, 2014

Colorado Parks and Wildlife (CPW). 2015. State Wildlife Action Plan.

NAD 2019a The City of Fort Colins Natural Areas Department. Natural Habitats and Features. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2019b The City of Fort Colins Natural Areas Department. Natural Areas. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

NAD 2017. The City of Fort Colins Natural Areas Department. Wildlife Conservation Guidelines. https://www.fcgov.com/naturalareas/pdf/wm-guidelines17.pdf?1645719558

NAD 1992. The City of Fort Colins Natural Areas Department. The City of Fort Collins Natural Areas Policy Plan. October 1992. https://www.fcgov.com/naturalareas/pdf/natural-areas-plan.pdf?1389654171

Sanctuary on the Green

Environmental Characterization Study

Field Work: July, 2018

Report: January, 2019

Revised: September, 2020

CEDAR CREEK
ASSOCIATES, INC.

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Sanctuary on the Green

Environmental Characterization Study

1.0 INTRODUCTION

Solitaire Homes, LLC. proposes to construct a mixture of single-family homes, duplexes, townhomes, and condos on the 41.34 acre site setback from the northwest corner of Laporte Avenue and Taft Hill Road. This report describes the ecological conditions and functions observed at the Site. Field surveys were conducted by biologists from Cedar Creek Associates, Inc (Cedar Creek) on July 20-21st and 30th, 2018 to evaluate site conditions, determine presence of significant plant communities, define the ecological function of the site and its features, and determine presence of significant wildlife species or habitats. An additional field survey was conducted in August 2020 to complete additional evaluations requested by the City of Fort Collins. Section 2.0 provides a Site description, Section 3.0 presents the methodologies used, Section 4.0 contains a summary of findings, and Section 5.0 provides potential mitigation measures and recommendations. At the rear of the document, Appendix A includes vegetation data sheets, Appendix B contains wetland datasheets, and Appendix C displays the photo log.

2.0 SITE DESCRIPTION

The Site is located in northwest Fort Collins, setback from the northwest corner of Laporte Avenue and Taft Hill Road. The 41.34-acre Site is entirely within the Section 9, Township 7 North, Range 69 West, of the Sixth Principal Meridian. The home site on the east portion of the Site coordinates are 40.591711°N and 105.115504°W. The non-irrigated Site has a gently sloping elevation that ranges from 5,070 feet on the west side to 5,050 feet on the east side. The New Mercer Ditch runs through the eastern portion of the Site. A flood basin runs along the northern property line on the western half of the Site and the western property line on the eastern half of the Site. Map 1 displays the Site.


Map 1: Sanctuary on the Green
Site Overview
0
150
300
600 Feet
N
W
E
S
Country Club
N Shields St
N Lemay Ave
W Vine Dr
E Vine
W Mountain Ave
Fort Collins
W Mulberry St
Riverside
W Elizabeth St
S Overland Trl
W Prospect Rd
287
E Prospect R
S Lemay Ave
W Drake Rd
Flood
Basin
New Mercer
Ditch
Home Site
Flood Basin
Legend
Approximate Property Boundary

3.0 METHODS

3.1 Desktop Review

A data review was conducted to gather information and assist in the evaluation of potential natural biological resources within the property. The data review entailed an evaluation of online resources and publications to determine the presence or potential occurrence of important natural and biological resources. This data review included:

- U.S. Fish and Wildlife Service (USFWS) Federally Listed and Proposed Endangered, Threatened, and Candidate Species and Critical Habitat as identified by the USFWS Information, Planning, and Conservation System (IPaC) Official Species List and Critical Habitat Mapper;
- Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA) protected species as identified on the IPAC Trust Resources Report;
- The Colorado Natural Heritage Program database statewide species and natural community tracking list for Larimer County;
- Colorado Parks and Wildlife (CPW) Threatened and Endangered Species List;
- Species identified as in need of protection in the City's Natural Areas Policy Plan;
- The City's Land Use Code (Article 3, Section 3.4.1);
- The City's Natural Habitat and Features Inventory Map (2000);
- USFWS National Wetlands Inventory (NWI); and
- US Natural Resources Conservation Service (NRCS) Web Soil Survey.

3.2 Site Assessment

The entirety of the Site was traversed on foot to qualitatively evaluate site conditions, determine presence of significant plant communities, determine presence of significant wildlife species or habitats, and delineate wetlands. The wetland delineation was conducted following the methodology described in the 1987 Corps of Engineers Wetland Delineation manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region. To gain an understanding of the hydrology, several soil test pits were dug, dominant vegetation was observed, and hydrolologic indicators were noted at each soil test pit location. Data was recorded on Corps of Engineers data sheets (Appendix A). Photographs were taken to document site conditions at test pits and data sampling points (Plates 1 through 18).

4.0 ECOLOGICAL CHARACTERIZATION

4.1 Vegetation

Map 2 displays Fort Collins Natural Habitat & Features Inventory, it shows that there is a non-native upland plains forest on the very west side of the property. Map 3 shows the vegetation communites encountered across the entire Site. The entire site is 41.34 acres, with Non-native Herbaceous (pasture/hayland) comprising the greatest portion with 36.17 acres (87.5%). Table 1 shows the remaining acres are comprised of Home Site (0.93 acres), Riparian Herbaceous (1.88 acres), Riparian Woodland (0.09 acres), Upland Woodland (1.79 acres), and wetland (0.48 acres). Descriptions of each community are presented below.

Table 1 - Sanctuary on the Green
Vegetation Communities

Type	Acreage	Percent
Home Site	0.93	2.2%
Non-native Herbaceous	36.17	87.5%
Riparian Herbaceous	1.88	4.5%
Riparian Woodland	0.09	0.2%
Upland Woodland	1.79	4.3%
Wetland	0.48	1.2%
TOTAL	**41.34**	**100.0%**

Non-native Herbaceous

This is a grass and forb dominated ecosystem, comprised mostly of non-native species. At the Site, this community is found covering almost the entirety of the upland area and is primarily hayed lands. Species common to this community are highly palatable species for livestock, such as smooth brome (*Bromopsis inermis*), orchard grass (*Dactylis glomerata*), alfalfa (*Medicago sativa*), and field bindweed (*Convolvulus arvensis*). Scattered non-native trees occur throughout this community on the Site. These areas are mowed periodically during the growing season to collect the biomass for hay. In general, non-native herbaceous ecosystems provide diminished ecological function when compared with native ecosystems. The primarily ecological function of this community is primary production and surface stability from erosion.

Riparian Herbaceous

This is a grass and forb dominated ecosystem found along the banks of a flowing water system. At the Site, this community is found along the New Mercer Ditch. Species common to this community are fast growing non-native perennial grasses which stabilize banks, such as smooth brome and common reed grass (*Phragmites australis*). In general, non-native herbaceous ecosystems provide diminished ecological

function when compared with native ecosystems. The primarily ecological function of this community is primary production and bank stability.

Riparian Woodland

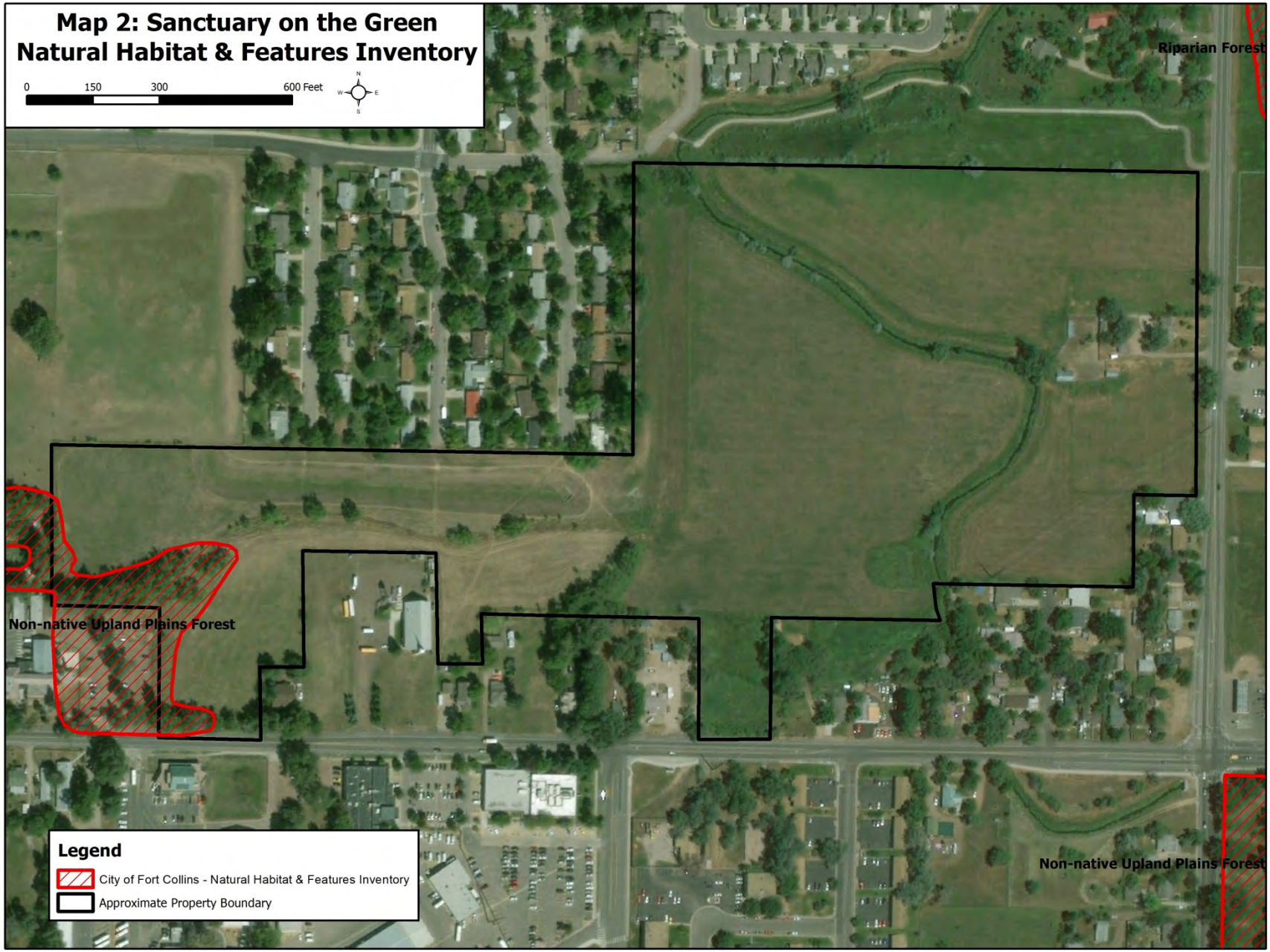
This ecosystem is characterized by having both a grass and forb component and woody stratum (tree/shrub component) found along the banks of a flowing water system. At the Site, this community is found along the New Mercer Ditch where the plains cottonwoods are found. Species common to this community are fast growing non-native perennial grasses which stabilize banks, such as smooth brome and common reed grass. In general, non-native ecosystems provide diminished ecological function when compared with native ecosystems. The primarily ecological function of this community is primary production and bank stability. However, the trees can provide cover, nesting, and cooling opportunities for wildlife.

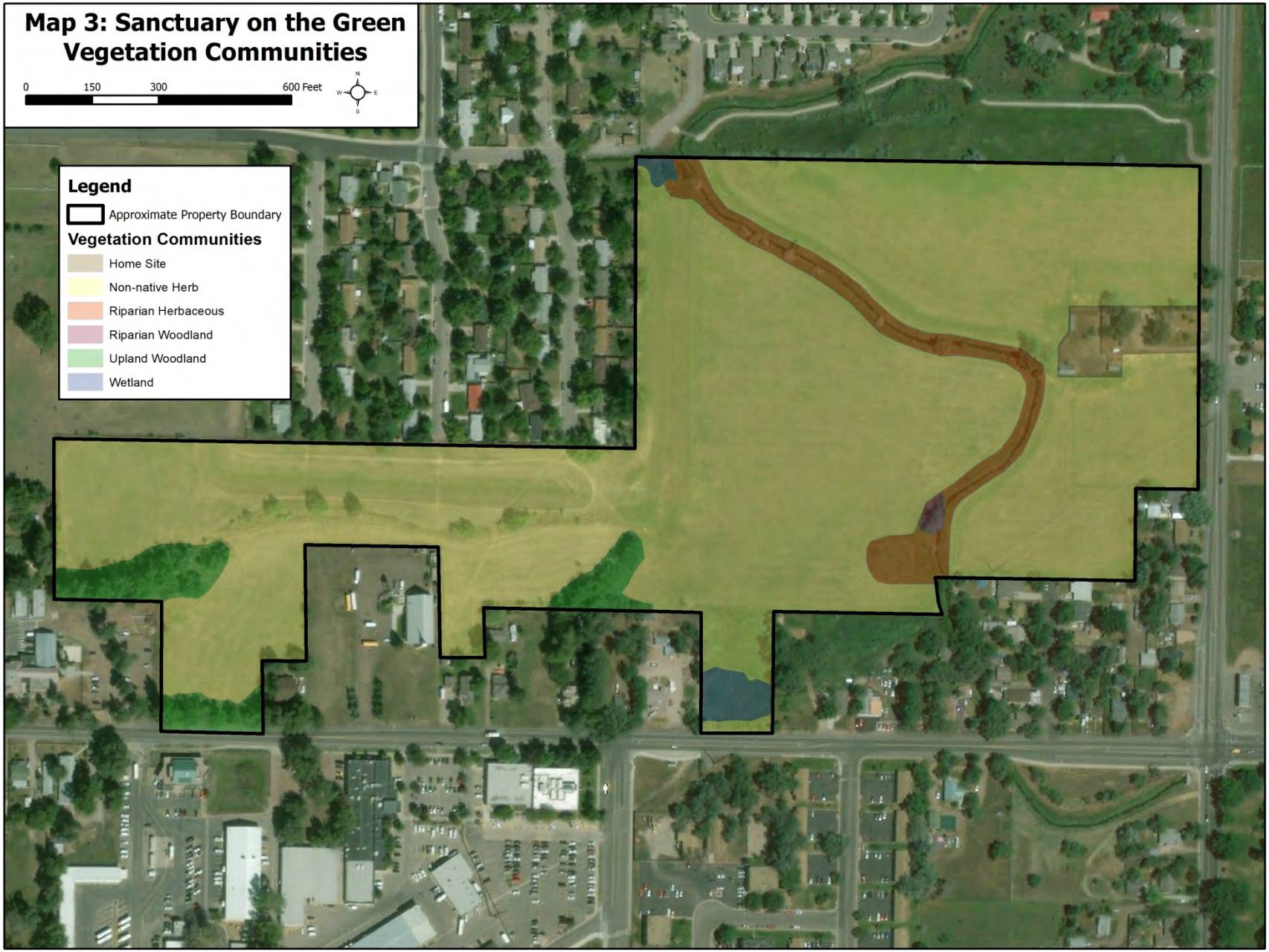
Upland Woodland

This ecosystem is characterized by having both a grass and forb component and woody stratum (tree/shrub component) found in upland areas. This community was designated in the Fort Collins Natural Habitat and Features Inventory (Map 2). Species common to this community are non-native trees, such as Siberian elm (*Ulmus pumila*) and boxelder (*Negundo violaceus*) which are considered nuisance species by the City of Fort Collins, and a mixed grass and forb understory. The primarily ecological function of this community is wildlife habitat and aesthetic value.

Wetland

This ecosystem is inundated by water, either permanently or seasonally. The primary factor that distinguishes wetlands from other communities is the characteristic vegetation of aquatic plants, adapted to the unique hydric soil. There are two wetlands within the property; they are described in Section 4.2. Typically, wetlands provide water purification and wildlife habitat. The ecosystem function of these wetlands, particularly the Laporte wetland on the south portion of the project, would be diminished because the vegetation is primarily non-native grasses.


Map 2: Sanctuary on the Green
Natural Habitat & Features Inventory
0
150
300
600 Feet
N
W
E
S
Riparian Forest
Non-native Upland Plains Forest
Non-native Upland Plains Forest
Legend
City of Fort Collins - Natural Habitat & Features Inventory
Approximate Property Boundary


Map 3: Sanctuary on the Green
Vegetation Communities
0
150
300
600 Feet
N
W
E
S
Legend
Approximate Property Boundary
Vegetation Communities
Home Site
Non-native Herb
Riparian Herbaceous
Riparian Woodland
Upland Woodland
Wetland

4.1.1 Noxious Weeds

A total of two noxious weeds were observed throughout the Site and adjacent areas Canada thistle (*Cirsium arvense*) and Leafy spurge (*Euphorbia esula*). Most noxious weeds were associated with the wetter areas, around wetlands and along New Mercer Ditch. However, noxious weeds were observed sporadically across the site.

4.1.2 Tree Inventory

The tree inventory was conducted by Ripley Design and City of Fort Collins Forestry Department on October 12, 2018. The inventory evaluated 80 trees/groves and yielded a mitigation requirement of 87 trees, if all trees are removed. Several species of trees were encountered across the site, including Siberian elm (*Ulmus pumila*), Boxelder (*Acer negundo*), Plains Cottonwood (*Populus deltoides*), Russian Olive (*Elaeagnus angustifolia*), White Ash (*Fraxinus americana*), and Poplar (*Populus sp.*) along with several other minor tree species. Most trees were found to be in fair to poor condition with DBH's (diameter at breast height) ranging from 2-42 inches. Full details of the tree inventory, including those trees indicated for removal and the associated tree mitigation plan, can be found in the tree inventory plan (Ripley Design, Project Development Plan, 2019).

4.2 Wetlands

The National Wetlands Inventory depicts one PEM1A wetland along the northern property boundary. A PEM1A wetland is a freshwater emergent wetland characterized by persistent, herbaceous hydrophytic vegetation and experiences temporary flooding by surface water during the growing season.

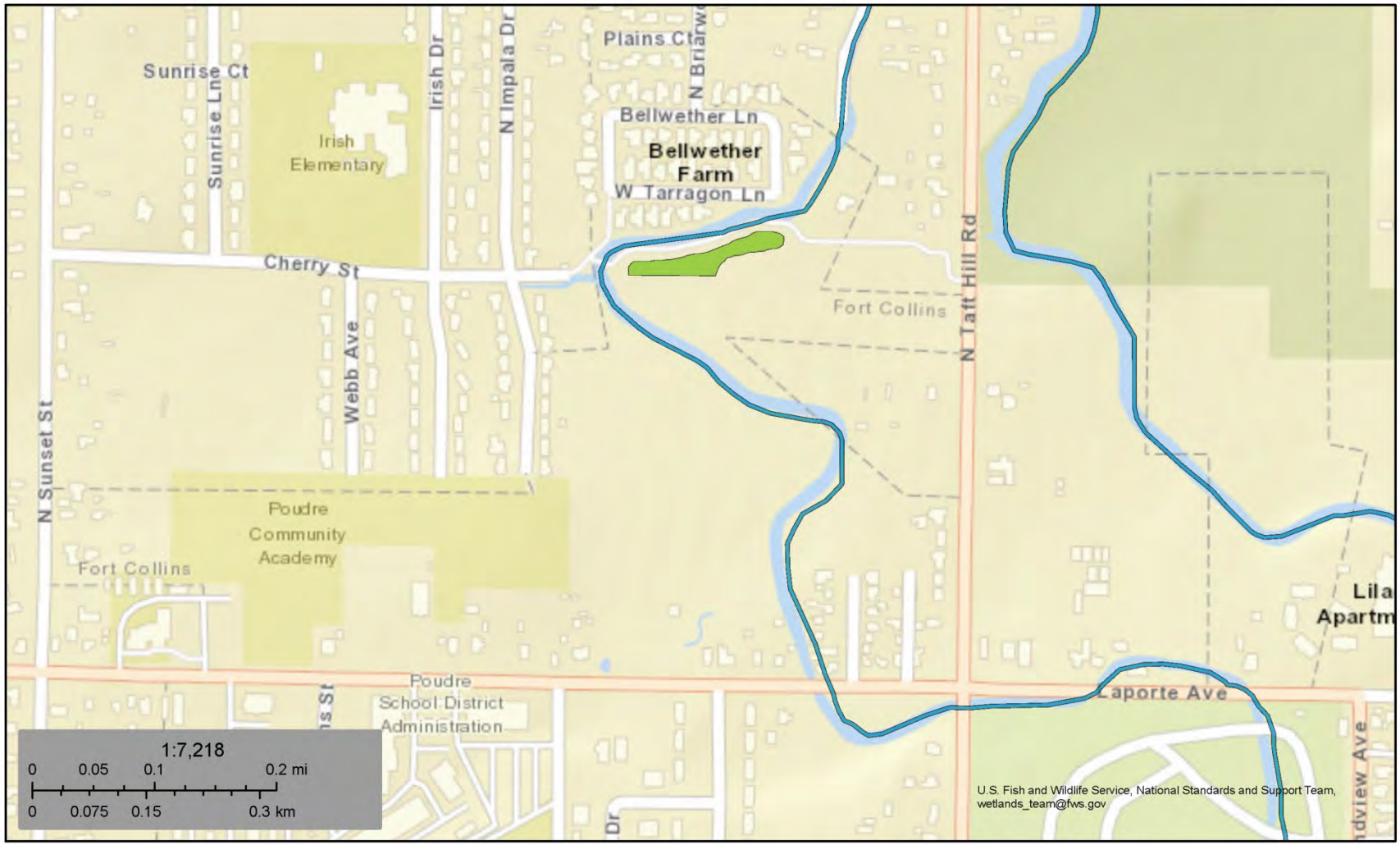
Three wetlands were identified and delineated using the 1987 Corps of Engineers Wetland Delineation manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region. Wetland delineation occurred on July 30, 2018. A total of 6 wetland verification points were sampled with three points qualifying as wetlands (Map 5, Appendix B). Three of the points were located in the most likely areas to display the characteristics of a wetland – Fort Collins Wetland (Plates 9 and 10) and Laporte Wetland (Plates 13 and 14) were located in local depressions, and Cherry Wetland (Plates 17 and 18) was located at the confluence of New Mercer Ditch and the Cherry Street drainage channel. Co-located upland points were also sampled to provide an upland contrast.

Field surveys indicate that wetlands were more extensive than the NWI maps. Fort Collins Wetland was found to be 0.90 acres, Cherry Wetland was found to be 0.14 acres and Laporte Wetland was found to be 0.39 acres. Delineation datasheets can be found in Appendix B.

Both Fort Collins and Cherry Wetlands provide good ecological function and character as they exhibit life form (structural). In other words, the vegetation of these two wetlands is comprised of grasses, forbs, and shrubs/trees. Therefore, these sites provide shading, cover, and nesting opportunity for a variety of wildlife species. The Laporte Wetland is comprised entirely of grasses and forbs and does not provide important ecological function to wildlife.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Map 4: Sanctuary on the Green National Wetland Inventory



August 10, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper


Map 5: Sanctuary on the Green
Wetland Delineations
0
150
300
600 Feet
N
W
E
S
Legend
Wetland Verification Points
Approximate Property Boundary
Wetland Delineation
1
2
Fort Collins
Cherry
5
4
3
Laporte

4.3 Water Conveyance Features

Two features to convey water were identified during field surveys of the Site and nearby vicinity. Within the Site, the New Mercer Ditch runs along portions of the property's northern boundaries and continues south to bisect the parcel. Adjacent to the Site, an unnamed drainage furrow runs parallel to the Site's northern boundary, originating from the Fort Collins Wetland and flowing east until it crosses under Taft Hill Road. Each feature was traversed to evaluate vegetative composition, wetland potential, and other notable ecological functions identified during field surveys.

The New Mercer Ditch exhibits narrow bands of riparian herbaceous and riparian woodland vegetation along the inside of the ditch embankments. Common reed grass and smooth brome dominate its majority, interspersed with sporadic patches of Canada thistle and leafy spurge. Ditch embankments are moderately incised and exhibit steep slopes that range from 60 to 90 degrees. Despite these characteristics, there is minimal evidence of bank failure or sediment deposition into the waterway, likely due to the stability provided by dense perennial grass roots. The ordinary high-water mark is visible approximately 1 foot from the channel floor, while bank elevations varies between 3 to 6 feet. Given that evidence of periodic inundation is limited to the engineered channel and flanked by tall and steep banks, hydrology of the ditch was not determined to be indicative of a wetland. The New Mercer Ditch provides some degree of benefit as a wildlife migration corridor, which is discussed in more detail in Section 4.7.

The small, unnamed drainage furrow varies from ½ foot to 2 feet in both width and depth. At the time of the August field evaluation, the Fort Collins Wetland supplied low water flow into the drainage, which was sustained throughout much of the channel before gradually drying out further south, around 250-300 feet west of Taft Hill Road. The drainage furrow exhibited moderately to highly incised banks along its majority, before transitioning to a gentler gradient along the drier reach to the south. The upland herbaceous vegetation community along both banks consists of almost entirely of Timothy grass (*Phleum pratense*). Hydrophytic species were occasionally observed along drainage banks, sporadically interspersed among upland vegetation species. In these areas, hydrophytic cover and composition was minimal, with dominant species and a vegetative composition consistent with an upland herbaceous community. For these reasons, vegetation along the drainage furrow was not determined to be indicative of a wetland. Additionally, post-field analysis of its delineation indicates that if field surveys had determined that conditions along the drainage furrow were indicative of a wetland, the required 50-foot buffer for wetlands smaller than 1/3 of an acre lies outside of the Site boundary and would not be impacted by development activities. The location of this ditch can be seen in Map 6.

4.4 Wildlife

Pedestrian transects to document incidental wildlife occurrence as well as habitat defined point count transects were implemented to inventory wildlife populations during the summer field effort. Each point count location was designated by habitat (non-native herbaceous, riparian herbaceous, riparian woodland, upland woodland, wetland, & ditch) and was observed at a 50m radius for 10 min, recording species, location and behavior.

Habitat value and wildlife use of the project area is limited by the general lack of woody vegetation, dominance by non-native species, seasonal mowing, and surrounding developments and roads. Only a few species are likely to establish resident populations in this non-native grassland parcel. Songbirds such as European starling, common grackle, and black-billed magpie may also occasionally use non-native grassland habitat at this site. Urban-adapted species including raccoon, striped skunk, red fox, mourning dove, and muskrat are also present or have the potential to inhabit this site.

The New Mercer Ditch has limited value as a potential wildlife movement corridor because of the proximity of residential and other developments along most portions of the ditch to the west and east of the Sanctuary West property, however, wetland obligate species such as mallard and muskrat were observed utilizing this feature, and should be given some value as a wildlife corridor.

4.4.1 Avifauna

A total of 19 bird species were observed during the point count surveys and pedestrian transects that were conducted at the property. Most species are common in urban settings and occupy the shrubs and trees that are present on the parcel. Seasonal and/or year-round use can be expected by a number of urban adapted birds including American robin (*Turdus migratorius*), sparrows, magpies (*Pica hudsonia*), swallows, crows (*Corvus brachyrhynchos*), ravens (*Corvus corax*), house finch (*Haemorhous mexicanus*), pigeon (*Columbalivia domestica*), grackle (*Quiscalus quiscula*), European starling (*Sturnus vulgaris*), jays (*Cyanocitta sp.*), western meadowlark (*Sturnella neglecta*), and red-winged blackbirds (*Agelaius phoeniceus*). Some ground-nesting species may nest in the tall grasses on the periphery of the property, however the pasture is routinely mowed, and managed such that many ground nesting avian species would be precluded from nesting. Canada geese (*Branta Canadensis*) were observed and may occasionally move into non-native grassland to seek prey or feed on grass or grass seeds.

Waterfowl likely use the area for foraging and loafing and may use the un-mowed tall grass immediately surrounding the wetlands for nesting, though the small size of the area and proximity to development greatly reduces the quality of nesting habitat. This property is not a concentration area for migratory or nesting waterfowl or shorebirds. The ephemeral nature of the ditch and wetlands make the habitat less attractive for concentrations of migrating or overwintering shorebirds or waterfowl. The only wetland

obligate species that was observed was the common mallard (*Anas platyrhynchos*) and was seen utilizing the New Mercer ditch as brood rearing habitat.

The site has limited potential to be hunted by most raptors except for urban-adapted species such as American kestrel, red-tailed hawk and great horned owl, although none were observed. Raptor species known to occur in the region include turkey vulture (*Cathartes aura*), bald eagle (*Haliaeetus leucocephalus*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus circus*), American kestrel (*Falco sparverius*), red-tailed hawk (*Buteo jamaicensis*), rough-legged hawk (*Buteo lagopus*), and golden eagle (*Aquila chrysateos*). These species are year-round residents, seasonal visitors, or migrants, depending on the species. Owl species which could potentially frequent the property include the barn owl (*Tyto alba*), great horned owl (*Bubo virginianus*), long-eared owl (Asio otus), and the short-eared owl (*Asio flammeus*). Turkey vulture were observed within the vicinity and may utilize the property, although not for a critical life requirement. A raptor nest survey was implemented on September 3, 2020 but did not result in conclusive findings, a winter survey is needed to observe potential nests and activity after trees have dropped their leaves. A complete list of all birds encountered during the field survey(s) can be seen on Table 2.

4.4.2 Mammals

Various small rodents including mice, voles, rats, gophers, ground squirrels, chipmunks and lagomorphs (*Lepus sp, Sylvilagus sp*) are expected to utilize the property year round, although few were observed during pedestrian transects. Prey species are cyclically common, widespread throughout the region, and are important food sources for raptors and other predators. Other species such as porcupines (*Erethizon dorsatum*) and various bats could also frequent the area. Two common bat species that are consistently found in Fort Collins and roost primarily in trees are hoary bats (*Lasiurus cinereus*) and silver-haired bats (*Lasionycteris noctivagans*), although none were observed. The value of the property to mammals is low due to urban location of the property and the land use of grazing, mowing, and baling the pasture. No big game species were observed during pedestrian transects, although it is likely that mule deer (*Odocoileus hemionus*) utilize the area. Three mammals were observed utilizing the property during the field effort, muskrat (*Ondatra zibethicus*), raccoon (*Procyon lotor*), and fox squirrel (*Sciurus niger*). There was no evidence of prairie dogs or prairie dog burrows on the property.

4.4.3 Amphibians

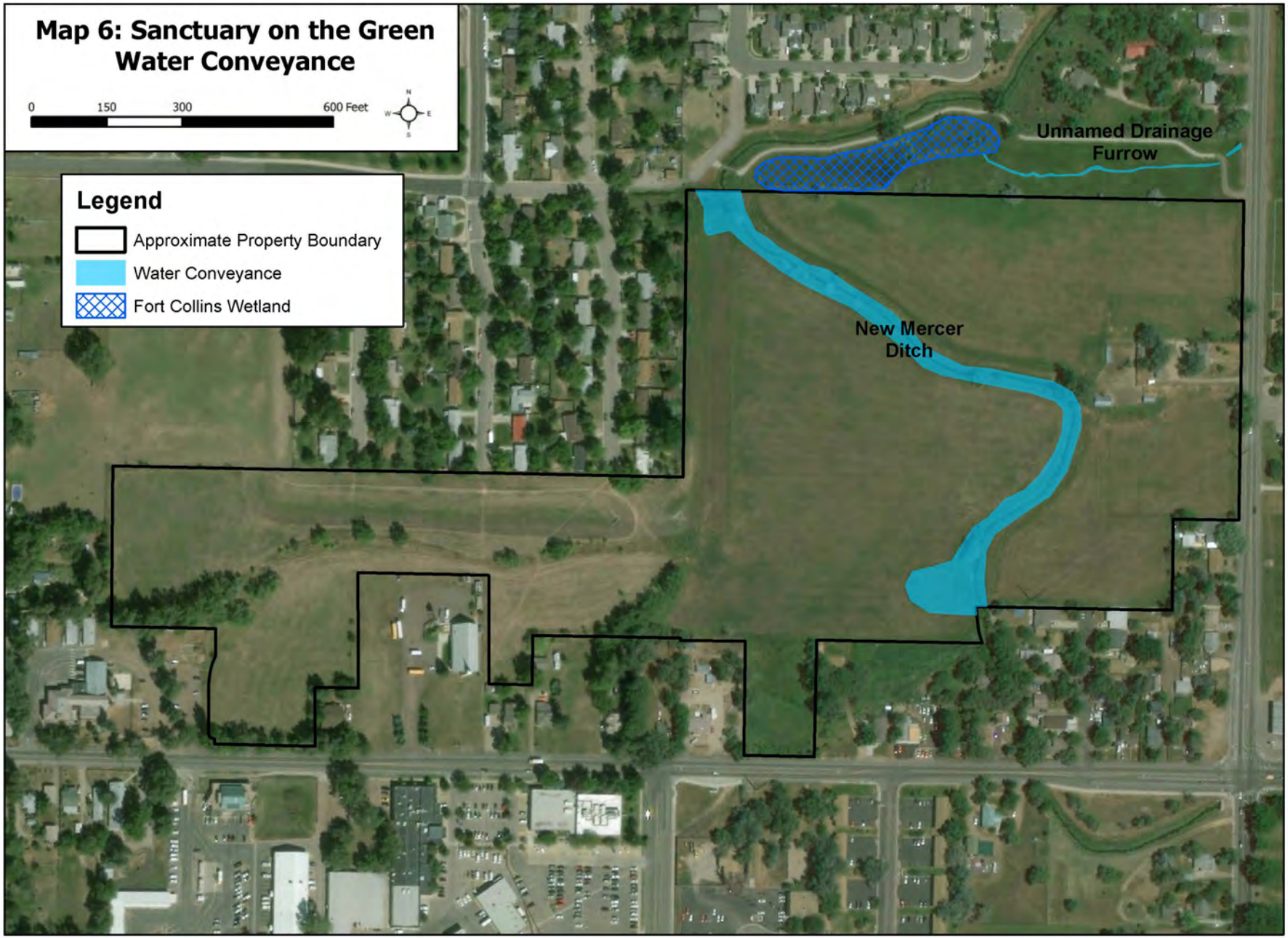
No amphibians were observed on the property, however the wetlands on the northern and southern portions of the property will likely contain amphibians and wetland reptiles common to the City of Fort Collins. Locally common riparian species, within suitable habitat in the region, include western chorus frogs (*Pseudacris triseriata*), bullfrogs (*Lithobates catesbeianus*), plains spadefoot (*Spea bombifrons*) and Woodhouse's toad (*Bufo woodhousei*). Common upland reptile species expected on the property would

include the bull snake (*Pituophis melanoleucas*) and garter snake (*Thamnophis sp.*). Less common upland species may include the prairie rattlesnake (*Crotalus viridis*), eastern yellow-bellied racer (*Coluber constrictor flaviventris*), and plains hog-nosed snake (*Heterodon nasicus*). The only reptile species observed on the property was the common garter snake.

Table 2 - Sanctuary on the Green

Observed Wildlife Species List

Common Name	Scientific Name
Bird	
Blackbird, Red-winged	*Agelaius phoeniceus*
Chickadee, Black-capped	*Poecile atricapillus*
Dove, Mourning	*Zenaida macroura*
Finch, House	*Haemorhous mexicanus*
Flicker, Northern	*Colaptes auratus*
Grackel, Common	*Quiscalus quiscula*
Goldfinch, American	*Spinus tristis*
Goose, Canada	*Branta canadensis*
Hummingbird, Broad-tailed	*Selasphorus platycercus*
Jay, Blue	*Cyanocitta cristata*
Mallard	*Anas platyrhynchos*
Nighthawk, Common	*Chordeiles minor*
Robin, American	*Turdus migratorius*
Sparrow, Song	*Melospiza melodia*
Starling, European	*Sturnus vulgaris*
Swallow, Barn	*Hirundo rustica*
Vulture, Turkey	*Cathartes aura*
Woodpecker, Hairy	*Leuconotopicus villosus*
Wren, House	*Troglodytes aedon*
Mammals	
Muskrat	*Ondatra zibethicus*
Racoon	*Procyon lotor*
Fox Squirrel	*Sciurus niger*
Reptiles	
Garter Snake	*Thamnophis sirtalis*


Map 6: Sanctuary on the Green
Water Conveyance
0
150
300
600 Feet
N
W
E
S
Legend
Approximate Property Boundary
Water Conveyance
Fort Collins Wetland
Unnamed Drainage
Furrow
New Mercer
Ditch


Map 7 Sanctuary on the Green
Wildlife Survey
0
150
300
600 Feet
Legend
Wildlife Survey Points
Approximate Property Boundary
Vegetation Communities
Home Site
Non-native Herb
Riparian Herbaceous
Riparian Woodland
Upland Woodland
Wetland
Wetland Delineation
#4 Wetland
#5 Riparian Herbaceous
#2 Non-native Herbaceous/Pollards Walk #2
#3 Ditch
#6 Non-native Herbaceous
#1 Ditch
Pollards Walk #1
#7 Riparian Woodland
#11 Upland Woodland
#10 Upland Woodland
#8 Riparian Herbaceous
#9 Wetland

4.5 Prominent Views

Views across the Site to the east are met with Taft Hill Road and non-native herbaceous fields and low density housing before encountering riparian woodland around the ditch east of Taft Hill Road and to the north and south views across the Site views are met with high density residential housing. The prominent across the Site is to the west where there is high density housing and eventually the Rocky Mountains can be seen.

4.6 Sensitive and Specially Valued Species

A current list of federally threatened, endangered, proposed, and candidate species, and designated critical habitat that may occur within the boundary of the Site and/or may be affected by the proposed development was obtained from the USFWS IPaC website (2018). Table 3 lists the species and their designated and proposed critical habitats. No USFWS designated critical habitat occurs in or near the Site.

Table 3 Sanctuary on the Green

Special Status Species with Potential to Occur on the Site

Species		Federal Status	Habitat	Habitat Present?	Explanation	Determination
Common Name	**Scientific Name**					
North Platte, South Platte, and Laramie River Basin Species						
Least Tern	*Sterna antillarum*	E	Sparsely vegetated sandbars on large rivers and sand/gravel pits.	No	No large rivers on project site.	No potential impact
Pallid Sturgeon	*Scaphirhynchus albus*	E	Large, free-flowing, warm-water, and turbid rivers with a diverse assemblage of physical habitats.	No	No large rivers on project site.	No potential impact
Piping Plover	*Charadrius melodus*	T	Sandy beaches, sandflats, dredge islands, and drained river floodplains.	No	No sand beaches or flats on the project site.	No potential impact
Western Prairie Fringed Orchid	*Platanthera praeclara*	T	Tall grass prairie on unplowed, calcareous prairies, and sedge meadows. Upstream depletions to the Platte River system in Wyoming may affect the species in NE.	No	No tall grass praire on project site.	No potential impact
Whooping Crane	*Grus americana*	E	Wetlands, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields.	No	No water depletion associated with the project.	No potential impact
Mammals						
Canada Lynx	*Lynx canadensis*	T	Moist boreal/subalpine forests in the W. US with cold, snowy winters and a high-density snowshoe hare prey base.	No	No dense forests with snowshoe hare on project site.	No potential impact
North American Wolverine	*Gulo gulo luscus*	PT	Deep, persistent, and reliable snow cover.	No	No deep persistent snow on project site.	No potential impact
Preble's Meadow Jumping Mouse	*Zapus hudsonius preblei*	T	Lush vegetation along watercourses or herbaceous understories in wooded areas near water.	No	No water depletion associated with the project. No hibernacula on project site.	No potential impact
Birds						
Mexican Spotted Owl	*Stri occidentalis lucida*	T	Nesting/roosting habitat typically occurs either in well- structured forests with high canopy cover, large trees, and other late seral characteristics, or in steep and narrow rocky canyons formed by parallel cliffs with numerous caves and/or ledges within specific geological formations.	No	No late seral forests in steep canyons on the project site.	No potential impact
Fish						
Greenback Cutthroat Trout	*Oncorhynchus clarkii stomias*	T	This species inhabits cold water streams and lakes with adequate stream spawning habitat during spring.	No	No spawning habitat associated with ditches.	No potential impact
Insects						
Arapahoe Snowfly	*Arsapnia arapahoe*	C	Stoneflies are primarily associated with clean, cool, running waters.	No	No water depletion associated with the project.	No potential impact
Flowering Plants						
Colorado Butterfly Plant	*Gaura neomexicana v. coloradensis*	T	An early successional plant (although probably not a pioneer) adapted to use stream channel sites that are periodically disturbed. It occurs on subirrigated, alluvial soils on level or slightly sloping floodplains and drainage channels.	No	No subirrigated alluvial soils on site. No water depletion associated with the project.	No potential impact
North Park Phacelia	*Phacelia formosula*	E	The species is limited to eroded soil outcrops composed of barren exposures of the Coalmont Formation, a coal- bearing substrate in North Park CO.	No	No Coalmont Formation on the project.	No potential impact
Ute Ladies'-tresses	*Spiranthes diluvialis*	T	Seasonally moist soils and wet meadows of drainages below 7000' elevation.	No	No wetmeadows on the project. No water depletion associated with the project.	No potential impact

Source: USFWS 2018

E = Federally Endangered, T = Federally Threatened, PT = Proposed Threatened, C = Candidate

4.7 Wildlife Migration Corridors

The Site is surrounded by residential development to the north, south, and west, with pasture/hayland fields to the east. It is highly unlikely that the Site serves as a migration corridor for sensitive, unique, or regionally protected wildlife. However, New Mercer Ditch does provide some migratory benefit to resident urban-adapted wildlife such as red foxes, raccoons, coyotes, and skunks, and it may provide temporary stopover habitat for migrating birds. The ditch originates at the Cache la Poudre River near Laporte and terminates at Mail Creek southeast of the project area. Much of the canal passes through developed portions of Fort Collins, and in most areas, development, and associated landscaping approaches up to the top edge of the canal. The continuity of the canal is further compromised by numerous culverted road crossings.

4.8 General Ecological Functions

The general ecological functions provided by the Site have been reduced by multiple human-induced stressors including agricultural (hay) production, suburban development, and anthropogenic uses of the site, such as recreation from adjacent community member. Both riparian and associated habitats along New Mercer Ditch provide shading, cover, and nesting opportunity for a variety of wildlife species, flood abatement, water infiltration, and aesthetic appeal. The upland woodland could provide shading, cover, and nesting opportunities for a variety of wildlife species.

4.9 Timing of Development in Relation to Ecological Character

The MBTA specifically protects migratory birds and their nests from possession, sale, purchase, barter, transport, import, export, and take. The regulatory definition of take (50 CFR 10.12) means to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt these actions.

No trees shall be removed during the songbird nesting season (February 1 to July 31) without first having a professional ecologist or wildlife biologist complete a nesting survey to identify any active nests existing on the project site. If active nests are found, the city environmental planner will determine whether additional restrictions on tree removal and construction apply.

5.0 MITIGATION MEASURES AND RECOMMENDATIONS

Despite the diminished ecological function due to the non-naïve species and history of use on the Site, mitigation measures and buffer distances should be used to improve or maintain ecological function of natural features on the Site.

Trees

A variety of trees are scattered throughout the Site and were found to be mostly in poor or fair condition by Fort Collins Forestry department during the tree survey on October 12, 2018. In accordance with the Tree Inventory Plans (Ripley Design, Project Development Plan, 2019), mitigation trees will be planted in addition to the 1:1 acreage replacement of upland woodland groves that are disturbed during development. The following tree protection conditions apply:

1. Trees to be removed are shown on Tree Inventory Plans. All others shall remain and be protected in place.
2. Within the drip line of any protected existing tree, there shall be no cut or fill over a four-inch depth unless a qualified arborist or forester has evaluated and approved the disturbance.
3. All protected existing trees shall be pruned to the City of Fort Collins forestry standards. Tree pruning and removal shall be performed by a business that holds a current City of Fort Collins arborist license where required by code.
4. Prior to and during construction, barriers shall be erected around all protected existing trees with such barriers to be of orange fencing a minimum of four (4) feet in height, secured with metal t-posts, no closer than six (6) feet from the trunk or one-half (½) of the drip line, whichever is greater. There shall be no storage or movement of equipment, material, debris or fill within the fenced tree protection zone.
5. During the construction stage of development, the applicant shall prevent the cleaning of equipment or material or the storage and disposal of waste material such as paints, oils, solvents, asphalt, concrete, motor oil or any other material harmful to the life of a tree within the drip line of any protected tree or group of trees.
6. No damaging attachment, wires, signs or permits may be fastened to any protected tree.
7. Large property areas containing protected trees and separated from construction or land clearing areas, road rights-of-way and utility easements may be "ribboned off," rather than erecting protective fencing around each tree as required in subsection (g)(3) above. This may be accomplished by placing metal t-post stakes a maximum of fifty (50) feet apart and tying ribbon or rope from stake-to-stake along the outside perimeters of such areas being cleared.
8. The installation of utilities, irrigation lines or any underground fixture requiring excavation deeper than six (6) inches shall be accomplished by boring under the root system of protected existing

trees at a minimum depth of twenty-four (24) inches. The auger distance is established from the face of the tree (outer bark) and is scaled from tree diameter at breast height as described in the tree plan.

9. No trees shall be removed during the songbird nesting season (February 1 to July 31) without first having a professional ecologist or wildlife biologist complete a nesting survey to identify any active nests existing on the project site. If active nests are found, the city environmental planner will determine whether additional restrictions on tree removal and construction apply.

Wetlands

There were three delineated wetlands encountered onsite or immediately adjacent (Fort Collins, Cherry, and Laporte). The Fort Collins wetland is the biggest at 0.90 acres and located offsite immediately to the north of the property line and east of New Mercer Ditch. No significant use by waterfowl or shorebirds was observed, therefore, the buffer zone standard of 100 feet applies. The Cherry wetland is 0.14 acres and located between New Mercer Ditch and Cherry Street. Since it is less than 1/3 of an acre, the buffer zone standard of 50 feet applies. Finally, the onsite portion of the Laporte wetland is 0.39 acres, but extends onto private land to the east and west. The portion of this wetland on the Site is greater than 1/3 of an acre and no significant use by waterfowl or shorebirds was observed, therefore, the buffer zone standard of 100 feet applies. The acreage created by wetland buffers should be maintained to:

1. Preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.
2. Preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.
3. Designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.
4. Designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.

Wildlife Corridor

New Mercer Ditch has been identified as an irrigation ditch that serves as a wildlife corridor. Therefore, the buffer zone standard of 50 feet applies. The acreage created by wildlife corridor buffers should be maintained to the objectives presented in the wetland section.

Raptor Nest Survey

A winter raptor nest survey will be completed to determine if there are active nests in the vicinity of the project. Winter surveys are the best approach to be able to observe nests and activity prior to leaf-out in the trees. If nests are found, Colorado Parks and Wildlife's Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors (2020) would apply.

6.0 LITERATURE CITED AND DATA SOURCES

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Appendix A

Vegetation Data Sheets

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 01	**Date:** 7/30/18

Typology: Non-native Herbaceous	**Hydrologic System (riparian & surface water types):** None	**Habitat Subtype:** None

Landscape Description: Mowed hay fields

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
	Tree		%			Bindweed		%
	Shrub		%			Canada Thistle		%
	Forb	20	%	Alfalfa				%
	Grass	80	%	Smooth Brome	Western Wheatgrass			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	▢ COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	3	2	[1]	X	No habitat diverisity, the landscaped in homogenous
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	3	[2]	1	X	Typical agricultural field, limited lifeformand species diversity
D. Ecological Connectivity	4	3	2	[1]	X	Surrounded by sub-urban development, adjacent to New Mercer Ditch
Sustainability						
E. Direct Human Impacts	4	[3]	2	1	X	Various user trails transverse this community
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	[3]	2	1	X	Scattered bindweed and Canada thistle
H. Visual Water Quality (excluding upland typologies)	4	3	2	1	[X]	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	[4]	3	2	1	X	Only ground disturbance associated with homesite
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	22/36					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	4	3	2	1	X	
M. Root Density (Percent)	4	3	2	1	X	
N. Surface Protection (Percent)	4	3	2	1	X	
O. Bank Angle (Degrees)	4	3	2	1	X	
P. Bank Height			Feet			

Q. Flow Regime		Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand		Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

Primary Production, Erosion Protection

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 02	**Date:** 7/30/18

Typology:	**Hydrologic System (riparian & surface water types):**	**Habitat Subtype:**
Riparian Herbaceous	New Mercer Ditch	None

Landscape Description: Grass dominated communities adjacent to New Mercer Ditch

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree		%			Canada Thistle		%
	Shrub		%			Leafy Spurge		%
	Forb	10	%					%
	Grass	90	%	Reed Grass	Smooth Brome			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	▢ COMMENTS
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	3	[2]	1	X	Banks provide some habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	3	[2]	1	X	Typical grass dominated banks, limited lifeform and species diversity
D. Ecological Connectivity	4	[3]	2	1	X	Surrounded by suburban development, but New Mercer Ditch is a wildlife corridor
Sustainability						
E. Direct Human Impacts	4	3	[2]	1	X	Various user trails transverse this community, ditch maintainance
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	3	[2]	1	X	Canada thistle common, leafy spurge scattered
H. Visual Water Quality (excluding upland typologies)	[4]	3	2	1	X	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	[3]	2	1	X	Ground disturbance associated with trails and maintenance access
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	26/40					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	[4]	3	2	1	X	Good plant cover on banks
M. Root Density (Percent)	[4]	3	2	1	X	Good plant cover on banks
N. Surface Protection (Percent)	[4]	3	2	1	X	Good plant cover on banks
O. Bank Angle (Degrees)	4	[3]	2	1	X	Slope is between 2:1 and 1:1 (27 degrees to 45 degrees)
P. Bank Height	0	Feet				

Q. Flow Regime	X	Intermittent		Ephemeral		Perennial		N/A
R. Bank Material (Type)		Bedrock		Boulders		Riprap		Gravel
		Sand	X	Silt/Clay		Concrete		N/A

Possible Ecosystem Services:

Primary Production, Bank Stability

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 03	**Date:** 7/30/18

Typology:	**Hydrologic System (riparian & surface water types):**	**Habitat Subtype:**
Riparian Woodland	New Mercer Ditch	None

Landscape Description: Grass / tree dominated communities adjacent to New Mercer Ditch

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree	40	%	Plains cottonwood		Canada Thistle		%
	Shrub		%					%
	Forb	10	%					%
	Grass	90	%	Reed Grass	Smooth Brome			%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	**COMMENTS**
A. Biodiversity						
A1. Plant Diversity	4	3	2	[1]	X	Very little plant diversity, community dominated by aggressive grasses
A2. Habitat Diversity	4	[3]	2	1	X	Banks and tree cover provide some habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	[3]	2	1	X	Typical grass dominated banks, limited lifeform and species diversity, tree cover
D. Ecological Connectivity	4	[3]	2	1	X	Surrounded by suburban development, but New Mercer Ditch is a wildlife corridor
Sustainability						
E. Direct Human Impacts	4	3	[2]	1	X	Various user trails transverse this community, ditch maintainance
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	3	[2]	1	X	Canada thistle common
H. Visual Water Quality (excluding upland typologies)	[4]	3	2	1	X	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	[3]	2	1	X	Ground disturbance associated with trails and maintenance access
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	28/40					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	[4]	3	2	1	X	Good plant cover on banks
M. Root Density (Percent)	[4]	3	2	1	X	Good plant cover on banks
N. Surface Protection (Percent)	[4]	3	2	1	X	Good plant cover on banks
O. Bank Angle (Degrees)	4	[3]	2	1	X	Slope is between 2:1 and 1:1 (27 degrees to 45 degrees)
P. Bank Height	0	**Feet**				

Q. Flow Regime	X	**Intermittent**		**Ephemeral**		**Perennial**		**N/A**
R. Bank Material (Type)		**Bedrock**		**Boulders**		**Riprap**		**Gravel**
		Sand	X	**Silt/Clay**		**Concrete**		**N/A**

Possible Ecosystem Services:

Primary Production, Bank Stability

The trees can provide cover, nesting, and cooling opportunities for wildlife

Other Comments, including wildlife species seen:

LANDSCAPE TYPOLOGY FIELD DATA SHEET

Project: Sanctuary on the Green	**Observer:** Jesse Dillon	**Sample ID:** 04	**Date:** 7/30/18

Typology:	**Hydrologic System (riparian & surface water types):**	**Habitat Subtype:**
Upland Woodland		None

Landscape Description: Tree dominated upland communities

Pollinators?	Total Vegetation Cover by Strata			Dominant Species 1	Dominant Species 2	Noxious Weeds 1	Noxious Weeds 2	
None	Tree	60	%	Siberian Elm	Boxelder			%
	Shrub		%					%
	Forb	10	%	various				%
	Grass	10	%	various				%

GENERAL QUALITATIVE PARAMETERS	Excellent	Good	Fair	Poor	N/A	**COMMENTS**
A. Biodiversity						
A1. Plant Diversity	4	3	[2]	1	X	Marginal plant diversity, non-native nuisance trees
A2. Habitat Diversity	4	[3]	2	1	X	Tree cover provides habitat diverisity
B. Wildlife Habitat						
B1. Prairie Dog Habitat	4	3	2	1	[X]	None
B2. Species of Concern	4	3	2	1	[X]	**List species:** None
C. Overall Aesthetic	4	[3]	2	1	X	There is lifeform and species diversity, but non-natives
D. Ecological Connectivity	4	3	[2]	1	X	Surrounded by suburban development, adjacent to New Mercer Ditch
Sustainability						
E. Direct Human Impacts	4	3	2	[1]	X	Camp found in the upland woodland
F: Indirect Human Impacts	4	[3]	2	1	X	Noise from adjacent suburban development, roads

MAINTENANCE QUALITATIVE PARAMETERS	None	Minor	Moderate	Major	N/A	
G. Noxious Weed Population Description	4	[3]	2	1	X	Canada thistle scattered
H. Visual Water Quality (excluding upland typologies)	4	3	2	1	[X]	
I. Annual / Invasive Weed Population Description	[4]	3	2	1	X	
J. Ground Disturbance	4	3	[2]	1	X	Ground disturbance associated with camp
K. Opportunities for Restoration (Describe in comments)	[Y] / N					Potential to impove ecological character with native species
Total Score	23/36					

STREAM CHARACTERISTICS (Stream Areas Only)	Excellent	Good	Fair	Poor	N/A	
L. Root Depth (Feet)	4	3	2	1	X	
M. Root Density (Percent)	4	3	2	1	X	
N. Surface Protection (Percent)	4	3	2	1	X	
O. Bank Angle (Degrees)	4	3	2	1	X	
P. Bank Height			Feet			
Q. Flow Regime			Intermittent		Ephemeral	Perennial	N/A
R. Bank Material (Type)			Bedrock		Boulders	Riprap	Gravel
			Sand		Silt/Clay	Concrete	N/A

Possible Ecosystem Services:

The trees can provide cover, nesting, and cooling opportunities for wildlife

Other Comments, including wildlife species seen:

Appendix B

Wetland Data Sheets

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 01

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-10

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present? Yes X No	
Wetland Hydrology Present? Yes X No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus deltoides	20	Y	FAC
2. Salix exigua	10	Y	FACW
3.			
4.			
	30 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5')			
1. Typha latifolia	50	Y	OBL
2. Carex spp.	30	Y	FACW
3. Bromus inermis	5	N	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	85 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- X 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: 01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100		100	F2	M	CL	
4-12	10YR 5/3	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 02

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-3

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X
Hydric Soil Present?	Yes	No X
Wetland Hydrology Present?	Yes	No X

Is the Sampled Area within a Wetland? **Yes** **No** X

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Bromus inermis	80	Y	UPL
2. Cirsium arvense	10	Y	UPL
3. Pascopyrum smithii	5	Y	FAC
4. Carex spp.	1	N	FACW
5.			
6.			
7.			
8.			
9.			
10.			
	96 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 4

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No** X

Remarks:

SOIL

Sampling Point: 02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/1	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 03

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-5

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Nunn Clay Loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present? Yes X No	
Wetland Hydrology Present? Yes X No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Phalaris arundinacea	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: 03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5YR 2.5/2	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 04

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): 0-3

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Nunn Clay Loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** **Yes** **No X**
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Bromus inermis	80	Y	UPL
2. Medicago sativa	10	Y	UPL
3. Equisetum arvense	10	Y	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No X**

Remarks:

SOIL

Sampling Point: 04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/2	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Sanctuary on the Green City/County: Fort Collins, Larimer Sampling Date: 7/30/18

Applicant/Owner: Solitaire Homes State: Co Sampling Point: 05

Investigator(s): Jesse Dillon Section, Township, Range: S9 , T7N, R69W

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-20

Subregion (LRR): Great Plains Lat: Long: Datum:

Soil Map Unit Name: Longmont Clay NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present? Yes X No	
Wetland Hydrology Present? Yes X No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. Salix exigua	5	N	FACW
2.			
3.			
4.			
5.			
	5 = Total Cover		
Herb Stratum (Plot size: 5')			
1. Typha latifolia	95	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 = Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 5

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC−): 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0[1]

4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: 05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2	100		40	F2	M	CL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR F**)
- ___ 1 cm Muck (A9) (**LRR F, G, H**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) (**LRR G, H**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR F**)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ High Plains Depressions (F16) (**MLRA 72 & 73 of LRR H**)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR I, J**)
- ___ Coast Prairie Redox (A16) (**LRR F, G, H**)
- ___ Dark Surface (S7) (**LRR G**)
- ___ High Plains Depressions (F16) (**LRR H outside of MLRA 72 & 73**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Dry-Season Water Table (C2)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where not tilled**)
- ___ Presence of Reduced Iron (C4)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Oxidized Rhizospheres on Living Roots (C3) (**where tilled**)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)
- ___ Frost-Heave Hummocks (D7) (**LRR F**)

Field Observations:

Surface Water Present? Yes X No _____ Depth (inches): _____

Water Table Present? Yes X No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Photographs

Sanctuary on the Green Photos



Plate 1 – New Mercer Ditch – Riparian Woodland

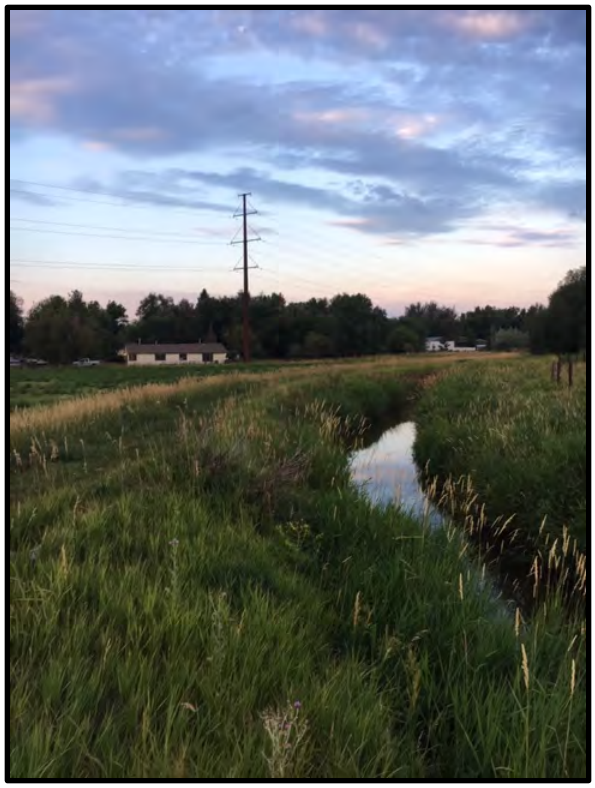

Plate 2 – New Mercer Ditch – Riparian Herbaceous



Plate 3 – Non-native Herbaceous



Plate 4 - Non-native Herbaceous

Sanctuary on the Green Photos



Plate 5 – Fort Collins Wetland



Plate 6 – Laporte Wetland



Plate 7 – Upland Woodland



Plate 8 – Upland Woodland

Fort Collins Wetland Photos



Plate 9 – Fort Collins Wetland



Plate 10 – Fort Collins Wetland Soil Core

Fort Collins Co-located Upland Photos



Plate 11 – Fort Collins Co-located Upland



Plate 12 – Fort Collins Upland Soil Core

LaporteWetland Photos



Plate 13 – Laporte Wetland



Plate 14 – Laporte Wetland Soil Core

Laporte Co-located Upland Photos



Plate 15 – Laporte Co-located Upland



Plate 16 – Laporte Upland Soil Core

LaporteWetland Photos



Plate 17 – Cherry Wetland



Plate 18 – Cherry Wetland Soil Core

Appendix D

Natural Buffer Mitigation Plan

Natural Buffer Mitigation Plan

The project creates Natural Buffers associated with New Mercer Ditch and established wetlands found on the Site. In accordance with City of Fort Collins guidelines, these Natural Buffers should be managed to:

1. Preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.
2. Preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.
3. Designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.
4. Designed to provide appropriate human access to natural habitats and features and their associated buffer zones in order to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.

Essentially, this plan aims to define an approach and provide specific treatments to improve ecological function and enhance the ecological characteristics of the Natural Buffers. Specifically, this plan will attempt to increase both species and structural diversity of the vegetation communities using native, drought tolerant species. Wetlands are not proposed to be improved as part of this plan, this plan strictly addresses the Natural Buffers associated with the wetlands and New Mercer Ditch.

Step 1: Creating Opportunity or Niches

Vegetation currently inhabiting the Natural Buffers is primarily aggressive, non-native perennial grasses. These species tend to dominate and ecosystem by outcompeting minor, desirable species. Therefore, creating opportunities for a variety of native species to establish is vital. Some method of vegetation control must be used on these aggressive grasses. Typically, mechanical or chemical control is used. Mechanical control entails scraping or plowing to increase bare ground exposure which will serve as a seedbed / planting medium. Chemical control entails the use of herbicide to diminish dominance of perennial grasses. If chemical control is selected, only City of Fort Collins approved herbicide should be used by a qualified contractor, in accordance with the label.

Step 2: Soil Preparation

The soil surface should be optimized for seeding or planting. An agronomic assessment should be implemented to evaluate the chemical and physical properties of the soil. This information can be used to determine whether soil amendments would benefit the establishing plant communities and

allow for optimization of the seed mix to soil conditions. Prior to seeding the soil surface should be loose, allowing for good soil/seed contact. A disc harrow prior to seeding is best.

Step 3: Seeding and Planting

The species used should be native and suitable to the soil of the Natural Buffers. Seed mixes should be designed to facilitate growth of appropriate and sustainable species. An initial seed mix is presented below but may be changed based on the agronomic assessment results. Seeding can be accomplished using both broadcasting and drilling techniques, following final contouring and amendment application/incorporation, if appropriate. If seed is broadcast, a light disc harrowing perpendicular to the flow of energy (wind and/or water) should immediately follow seeding to increase seed to soil contact and provide some protection from wind or water erosion and granivory. If seed is drilled, final drilling pass must occur on the contour, to create subtle ridges perpendicular to the flow of energy. The following guidelines are provided by the City of Fort Collins:

1. Prepare soil as necessary and appropriate for native seed mix species through aeration and addition of amendments, then seed in two directions to distribute seed evenly over entire area. Drill seed all indicated areas as soon as possible after completion of grading operations.
2. If changes are to be made to seed mix based on site conditions then approval must be provided by a city Environmental Planner.
3. Appropriate native seeding equipment will be used (standard turf seeding equipment or agriculture equipment shall not be used).
4. Drill seed application recommended per specified application rate to no more than ½ inch depth (or appropriate depth for selected species). For broadcast seeding instead of drill seeding method double specified application rate.
5. After seeding the area shall be covered with crimped straw, jute mesh, or other appropriate methods.

Planting of native shrubs should occur to provide structural diversity. Species to be used should be approved by a city Environmental Planner. According to the NRCS Web Soil Survey, the following native shrubs, sub-shrubs, and agavoids are found on these soils and presumably would be appropriate to plant:

- Fourwing Saltbush (*Atriplex canescens*)
- Rubber Rabbitbrush (*Ericameria nauseosa* ssp. *nauseosa* var. *nauseosa*)
- Winterfat (*Krascheninnikovia lanata*)
- Prairie Sagewort (*Artemisia frigida*)
- Soapweed Yucca (*Yucca glauca*)

Shrubs should be planted using industry Best Management Practices.

	UPLAND MIX		
	Common Name	**Scientific Name**	**lbs/PLS/Acre**
Wildflowers	Plains coreopsis	*Coreopsis tinctoria*	0.17
	Purple Prairie Clover	*Dalea purpurea*	0.81
	Indian blanketflowe	*Gaillardia aristata*	1.85
	Rocky. Mtn. penstemon	*Penstemon strictus*	0.35
	Mexican hat	*Ratibida columnifera*	0.2
Grasses	Indian ricegrass	*Achnatherum hymenoides*	1.13
	Sideoats grama	*Bouteloua curtipendula*	1.15
	Buffalograss	*Bouteloua dactyloides*	3.27
	Blue grama	*Bouteloua gracilis*	0.25
	Bottlebrush squirreltail	*Elymus elymoides*	0.95
	Prairie Junegrass	*Koeleria macrantha*	0.08
	Green needlegrass	*Nassella viridula*	1.01
	Switchgrass	*Panicum virgatum*	0.71
	Western Wheat	*Pascopyrum smithii*	1.61
	Sand dropseed	*Sporobolus cryptandrus*	0.04
		Total for Upland Mix	**13.58 lbs/PLS/Acre**
Substitutes	**ACCEPTABLE SUBSTITUTES FOR WILDFLOWERS**		
	Fringed sage (*Artemisia frigida*) 0.03 lbs/PLS/Acre		
	Blue flax (*Linum lewisii*) 0.41 lbs/PLS/Acre		
	Prairie aster (*Machaeranthera tanacetifolia*) 0.25 lbs/PLS/Acre		
	ACCEPTABLE SUBSTITUTES FOR GRASSES		
	Canada wildrye (*Elymus canadensis*) 1.59 lbs/PLS/Acre		
	Inland saltgrass (*Distichlis stricta*) 0.35 lbs/PLS/Acre		
	Mountain muhly (*Muhlenbergia montana*) 0.11 lbs/PLS/Acre		
Requirements	*Contractor is responsible for locating and purchasing all species listed in mix. If a species can't be located, contractor must replace each missing species with the acceptable substitutions (listed above). Contractor is responsible for providing seed tags to appropriate City staff. This mix is based on 70 seeds/ square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Mix should be doubled if hand broadcasted. Contractor is responsible for calculating the appropriate seed amounts to purchase. Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way. All materials furnished shall be free of Colorado State noxious weeds as defined in Article III, Section 21-40 of the Code of the City of Fort Collins.		

Step 4: Maintenance and Management

Maintenance and management activities should be implemented to ensure success of the ecological restoration project. After seeding the area shall be covered with crimped straw, jute mesh, or other appropriate soil surface stabilization methods. Temporary irrigation will be used until seed is established; an irrigation plan will be prepared prior to seeding. The irrigation system for seeded areas shall be fully operational at the time of seeding and shall ensure 100% head-to-head coverage over all seeded areas. A weed management plan should be implemented to ensure that weeds are properly managed before, during, and after seeding activities. Overall, the contractor shall monitor seeded area for proper irrigation, erosion control, germination and reseeding as needed to establish cover.

Step 5: Completion

Restored vegetation communities will be considered established when seventy percent vegetative cover is reached with no larger than one foot square bare spots and/or until deemed established by city planning services and erosion control. The developer and/or landscape contractor is responsible for adequate seedling coverage and growth at the time of final stabilization, as defined by state and local agencies. If final stabilization is not achieved to the satisfaction of the agency, the developer and/or landscape contractor shall be responsible for additional corrective measures to satisfy final vegetative requirements for closeout.

Sanctuary

New Mercer Ditch Characterization

New Mercer Ditch exhibits relatively uniform vegetation and bank characteristics throughout the reach that runs through the Site. Vegetation is dominated by reed canary grass and smooth brome, interspersed with Canada thistle and leafy spurge. Much of the bank along the ditch is moderately incised and exhibits a steep slope, ranging from 60 to 90 degrees. Despite these conditions, there is little evidence of bank failure or excessive sediment deposition into the waterway, likely a result of the stability provided by a dense layer of herbaceous vegetation. The ordinary high water mark is visible approximately 1 foot from the bank floor of the ditch, while the total height of the ditch is approximately 3-6 feet high. Consequently, evidence of periodic inundation is limited to the engineered bank canal and contained by steep, high banks. Thus, hydrology of the ditch is not indicative of a wetland, and habitat along the banks is better described as riparian herbaceous.











CEDAR CREEK ASSOCIATES, INC.

PO Box 272150
Fort Collins, CO 80527
(970) 988-3106

To: City of Fort Collins – Environmental Planning Department
From: Cedar Creek Associates, Inc.
Date: March 26, 2021
Subject: Sanctuary on the Green - Winter Nesting Survey Findings

Cedar Creek Associates, Inc. (Cedar Creek) was contracted to survey the Sanctuary on the Green project site and the nearby vicinity for raptor nesting activity. The nest survey was completed on February 10, 2021 by Trey Barresi, Cedar Creek's Wildlife Biologist. The survey occurred from about 1:30 pm to 3:30 pm and weather conditions were calm and partly cloudy with temperature about 25° F. The project area and vicinity were surveyed with binoculars and a scope, where appropriate and accessible with respectful discretion to private residences. Two perched red-tailed hawks were observed on a tree to the north of the western portion of the project (see attached map). They were likely a pair (male and female), but the nest was not located in the vicinity. Unfortunately, the biologist was not able to capture a photo of the observed hawks. No raptor nests were located in any of the trees on the property.

CEDAR CREEK ASSOCIATES, INC.

PO Box 272150
Fort Collins, CO 80527
(970) 988-3106



Technical Memo

PO Box 272150,
Fort Collins, CO 80527
(970) 988-3106

Date: February 28, 2022

To: City of Fort Collins

From: Cedar Creek Associates, Inc.

Subject: Sanctuary on the Green Ecological Evaluation

Introduction

Cedar Creek Associates, Inc. (Cedar Creek) was requested to evaluate the potential impacts to avifauna from the proposed Sanctuary on the Green development site. The proposed development property is located on the northwest corner of Laporte and Taft Hill and is bisected by New Mercer Ditch. An Ecological Characterization Study was authored by Cedar Creek and described the natural features and habitat located on and immediately adjacent to the development property. The purpose of memo is to define a wildlife concentration area as it applies to the City of Fort Collins Land Use Code and determine whether the natural features on the development property exhibit characteristics of concentration areas. An important distinction to be made is the difference between general wildlife habitat and a concentration area or key use area. Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014). General habitat could be suitable for species breeding, foraging, and nesting, but may not exhibit the density and typical characteristics of a designated concentration area.

City of Fort Collins Land Use Code

The City of Fort Collins Land Use Code defines nesting waterfowl concentration areas, migratory shorebird concentration areas, nesting shorebird concentration areas, and migratory songbird concentration areas as special habitat features that require a 300-foot buffer. As per Section 5.1.2, special habitat features, including key production areas, wintering areas and migratory feeding areas for waterfowl; key use areas for wading birds and shorebirds; heron rookeries; key use areas for migrant songbirds; key nesting areas for grassland birds, are identified and delineated by Colorado Parks and Wildlife (CPW) or City of Fort Collins Natural Areas Department (NAD).

- Migratory waterfowl concentration areas - 300 feet
- Nesting waterfowl concentration areas - 300 feet
- Migratory shorebird concentration areas - 300 feet
- Nesting shorebird concentration areas - 300 feet
- Migratory songbird concentration areas - 300 feet

The City of Fort Collins Land Use Code also provides buffer distances for other natural features, such as irrigation ditches that serve as wildlife corridors (50 feet) and wetlands less than 1/3 acre in size (50 feet).

City of Fort Collins Natural Areas Department Background

The City of Fort Collins NAD policy plan (NAD 1992) clearly defines key wildlife sites or concentration areas as follows:

1. Concentration areas for raptors (large prairie dog colonies, large lakes, the foothills, and the Poudre River Corridor);
2. Key sites for migrant songbirds (Spring Creek Outlet, north end of Dixon Reservoir, north shore Warren Lake cottonwood stand, Poudre River Corridor, and Grandview Cemetery);
3. Great blue heron rookery (located along Poudre River, south of Northern Colorado Environmental Learning Center);
4. Key duck production areas (Poudre River and adjacent ponds, some of the larger lakes);
5. Duck winter concentration areas (Poudre River south of Mulberry and some of the larger lakes); and
6. Areas of high terrestrial or aquatic insect diversity (Fossil Creek, Spring Creek Outlet, and along the Poudre at McMurry Nature Area, Lee Martinez Park, and Northern Colorado Environmental Learning Center).

The Sanctuary on the Green project site is not identified in that report as any of these key wildlife sites or concentration areas.

The City of Fort Collins NAD provides guidance in its Wildlife Conservation Guidelines (NAD 2017) that can assist in defining a concentration area's habitat characteristics. These guidelines define concentration areas or key production areas as gravel ponds, the Poudre River and the wetlands adjacent to the river. These areas are of particular importance during the spring migrations as ducks and shorebirds frequently use these seasonally flooded wetlands that are rich in food resources. This provides carbohydrates for migration and invertebrates for the formation of protein necessary for egg production for breeding species.

Sanctuary on the Green has none of the above habitat concentration characteristics, nor is there any evidence of a significant concentration of waterfowl and shorebirds.

Colorado Parks and Wildlife Background

CPW provides publicly available data on species activity mapping (SAM) for the entire state of Colorado. In this dataset, individual species known overall range, nest locations, concentration areas, and migration corridors among several other species-specific characteristics are compiled. Each term used to delineate species occupancy is defined by CPW (CPW 2014). CPW does not delineate concentration areas for all species of waterfowl but does provide a precedent for defining what seasonal concentration densities entail:

> Concentration areas for wildlife are generally defined as having a significantly higher density of use than within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season (CPW 2014).

Concentration Area Habitat Characteristics

Guidance documentation from CPW and NAD can help to define the typical habitat characteristics of a concentration area or key use area. Typically, existing waterfowl concentration areas are centered around perennial bodies of water, reservoirs, river corridors and natural areas. These areas provide suitable habitat that supports large flocks of waterfowl or shorebirds. To sustain such populations, concentration areas must contain a large invertebrate prey base, diversity of shoreline and aquatic vegetation, and quality cover for nesting (NAD 2017).

Important features to consider when rating habitat quality include:

1. Acreage, average water depth, and seasonal duration of open water;
2. Shoreline vegetation, aquatic vegetation (percent emergent and submergent), and shoreline configuration;
3. Availability of invertebrate and vertebrate food base;
4. Amount and quality of habitat for nesting or cover; and
5. Proximity to human activity.

As part of Colorado's State Wildlife Action Plan (CPW 2015), CPW declared several species priorities for conservation. Fact sheets/ habitat scorecards were developed explained species descriptions, distributions, preferred habitat conditions, management recommendations, and habitat scorecards. The mallard, a waterfowl, is a Tier 1 species in the State Wildlife Action Plan. The following table describes the preferred habitat conditions for the mallard, these represent potential characteristics to

Dominant vegetation	sedges, rushes, grasses, forbs, and aquatic vegetation
Density of plants desirable to ducks	abundant (desirable plants are often seed-bearing species such as pondweeds, dock, sedges, and some grasses)
Emergent vegetation within open water	20–50% for diurnal use 60–80% for nocturnal use
Interspersion	complex patterns that maximize interface between water and vegetation
Landscape context	proximity to other wetlands on the landscape
Size of habitat	At least 20 acres for wet meadows At least 10 acres for other wetlands
Submergent vegetation	30–60%
Water depth (predominant)	4–12 inches; during breeding 8–24 inches or deeper if submergent vegetation is present
Nesting habitat	wetlands surrounded by at least 40 acres of treeless upland habitat with ample residual cover and dense vegetation, at least 10 inches in height

Project Site Evaluation

The field surveys conducted for the development of the Ecological Characterization Study did not reveal elevated wildlife use with significantly higher density than that within the species overall range, and/or areas in which densities are at least 200% greater than in the surrounding overall range during a specific season. This finding is based on observational data.

A review of the CPW Species Activity Mapping data show no known concentration areas of any species located within the proposed development site. Similarly, available data from Fort Collins NAD does not identify any concentration areas for any species within the proposed development property.

The natural wetland and water features onsite do not exhibit the general characteristics of concentration areas. The features are not large perennial bodies of water or river systems. In fact, riparian and wetland systems on the project site comprise less than 2.5 acres. The shoreline vegetation along New Mercer Ditch exhibits very poor diversity, which is primarily dominate by non-native grasses. The quality of habitat for nesting and cover over most of the project site is limited due to the land management activities of the agricultural fields used for hay production, which are cultivated each year. Finally, the project area is heavily used by people and pets for recreation, both along the established recreation trail to the north of the property and along New Mercer Ditch, which transverses the property. Based on these factors the project site does not exhibit the general characteristics of a concentration area.

In addition, when considering the habitat preferences for mallards, the project site does not exhibit the preferred habitat conditions, particularly because the wetland or water features onsite:

- do not exhibit an abundant density of plants desirable to ducks (seed-bearing species such as pondweeds, dock, sedges, and some grasses);
- do not exhibit significant emergent vegetation within open water for diurnal and nocturnal use;
- do not exhibit interspersion with complex patterns that maximize interface between water and vegetation;
- do not exhibit significant size (10-20 acres of wet meadows or other wetlands);
- do not exhibit submergent vegetation of 30-60%; and
- do not exhibit upland habitat with ample residual cover and dense vegetation, at least 10 inches in height because of the agricultural activities.

The Ecological Characterization Study provided characterizations of the general wildlife habitat supported by the non-native herbaceous, upland woodland, riparian (herbaceous and woodland), and wetland vegetation communities located on and around the project site. The woodlands provide the most suitable forage and nesting habitat for raptors and migratory birds, most of which of been identified for mitigation. Several species of raptor have been observed utilizing the property as a forage area as well as numerous migratory birds have been observed in the surrounding wetlands and along the New Mercer Ditch. Given known occurrences of several migratory bird and raptor species, it is reasonable to conclude the proposed development property provides general wildlife habitat, particularly with regard to the wetlands as well as a corridor for wildlife along New Mercer Ditch. The appropriate buffer distances for these inventoried natural features located on the project site were provided in Cedar Creek's Ecological Characterization Study and remain applicable. The lack of large perennial water and close proximity of the proposed development to existing human activity limits the sites suitability as a concentration area for nesting waterfowl and shorebirds. The lack of mature riparian vegetation combined with the current habitat use consisting mainly of an actively managed monoculture agricultural field further limits suitability for many ground-nesting migratory birds and waterfowl. Onsite visits and observations do not indicate significantly higher densities of nesting waterfowl, shorebirds and migratory birds. Therefore, Sanctuary on the Green proposed development site should not be considered a concentration area, key use area, or similar for any species.

References

Cedar Creek Associates, Inc. (2019). Ecological Characterization Study.

Colorado Parks and Wildlife (CPW). 2014. Colorado Parks and Wildlife GIS Species Activity (SAM) Mapping Definitions Publicly Available Data. December 10, 2014

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NAD 2019a The City of Fort Colins Natural Areas Department. Natural Habitats and Features. https://opendata.fcgov.com/dataset/Natural-Areas/q5p4-p4hy

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Sanctuary on the Greens

Initial Floodplain Report

Prepared for:

Solitaire Homes

7991 Shaffer Parkway, Suite 200
Littleton, CO 80127

Prepared by:

7000 South Yosemite Street, Suite 120
Centennial, CO 80112
303.221.0802
(Job No. 21-002_Sanctuary)

March 24, 2021



ICON ENGINEERING, INC.
7000 S. Yosemite Street, Suite 120, Centennial, CO 80112
303.221.0802 | www.iconeng.com

March 24, 2021

City of Fort Collins
Stormwater Utility
700 Wood Street
Fort Collins, CO 80521

RE: Initial Floodplain Report for Sanctuary on the Greens Development

Dear City Staff:

ICON Engineering, Inc. (ICON) is pleased to submit this Initial Floodplain Report for your review. This report has been prepared in accordance with the City's Floodplain Modeling Report Submittal Guidelines (v 1.1) and addresses the floodplain impacts associated with the proposed Sanctuary on the Greens Development project.

If you have any questions regarding this report, please email Brian at bledoux@iconeng.com.

Sincerely,
ICON Engineering, Inc.

Brian LeDoux, P.E., CFM
Project Manager

Craig Jacobson, P.E., CFM
Principal

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1.0 PROJECT DESCRIPTION

1.1 Purpose

This report and backup documentation are intended to describe the proposed changes to the Sanctuary on the Greens development site and support the request for Preliminary Development Review approval for the proposed floodplain changes from the City of Fort Collins (City) for floodplain revisions along the West Vine Basin channels, including the Southern and Central flowpaths upstream of North Taft Hill Road. Proposed changes include grading to accommodate site development as well as two drainage channels to route flows through the site. These channels are conceptually similar to those proposed with the 2003 Selected Plan for the West Vine Basin as well as current updates presented by the 2020 Alternatives Analysis.

This Initial Floodplain Report provides revised floodplain limits and applicable tie-ins for both the Current Effective and the proposed post-project conditions along the Central and Southern flowpaths. The Current Effective City Floodplain Map and the DRAFT West Vine City Floodplain Map are included in **Appendix E**.

1.2 Site Description

The Sanctuary on the Greens development area is located just west of North Taft Hill Road and just north of Laporte Avenue and includes approximately 43 acres of property. The project site is located in the northwest quarter of Section 10, Township 7 North, Range 69 West within the City of Fort Collins, Colorado. The site generally slopes from south to north, with no major drainageway channels. Much of the project area is impacted by the current effective and draft City of Fort Collins' West Vine Basin floodplain boundaries. There is no federally designated (FEMA) floodplain on the site. The property spans the New Mercer Canal and is just upstream of the Larimer County Canal No. 2. A vicinity map is illustrated in **Figure 1.1**. The draft West Vine Basin floodplains are included in **Figure 1.2** and described further below. This site is proposed for development into a mixed-use residential neighborhood composed of single family homes, duplexes, condominium flats, row homes, roadways and all associated utilities.

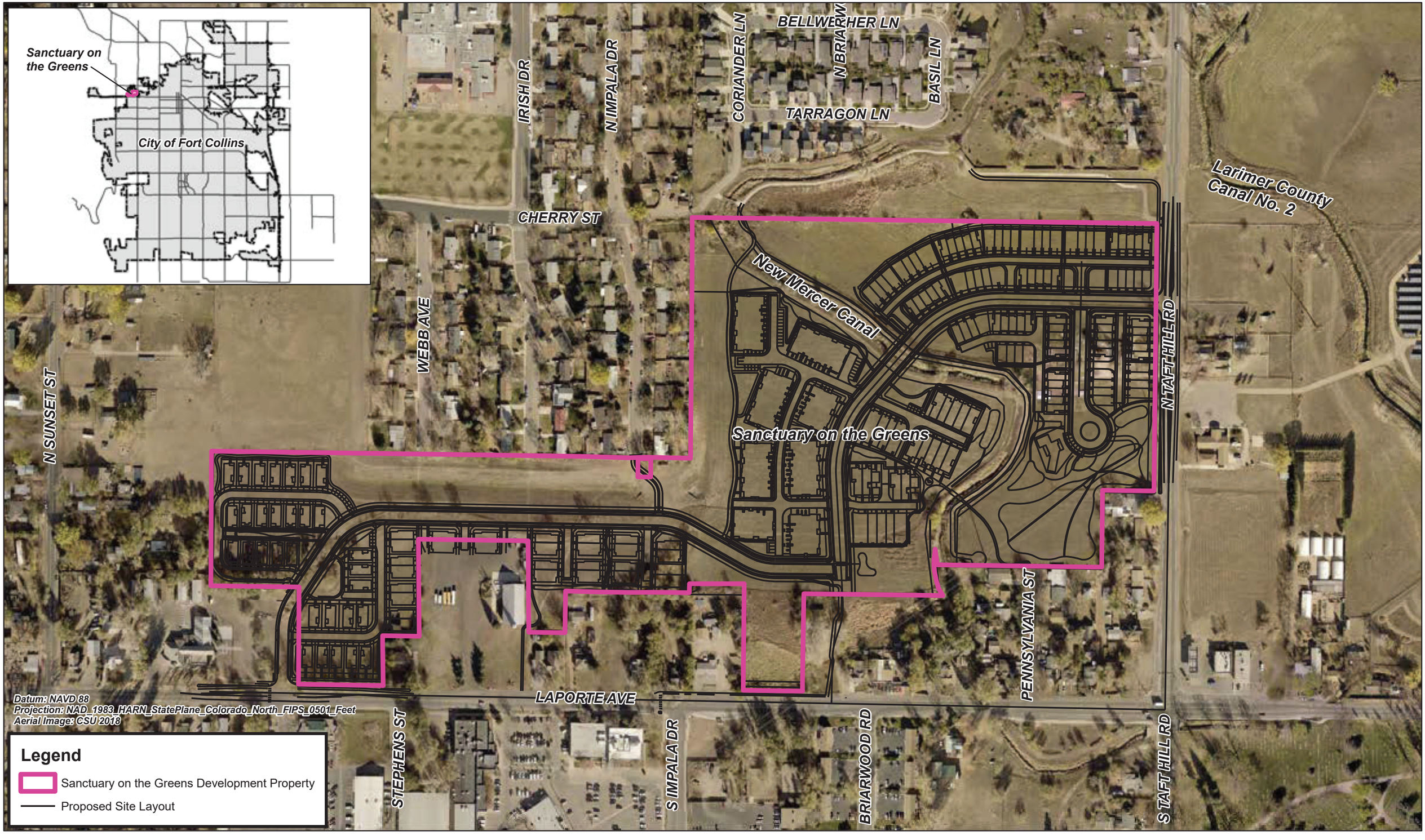
1.3 Project Participants

This Initial Floodplain Report has been prepared by ICON Engineering Inc. on behalf of Solitaire Homes and Northern Engineering.

1.4 Special Considerations

The updated regulatory floodplain for this area of the West Vine Basin is in draft form and has not yet been officially adopted by the City of Fort Collins. However, the City considers the draft floodplain as the best available information and is requiring that the development show no adverse impact relative to these flooding conditions. Currently a flooding master plan is in progress for the West Vine Basin. Ultimately, this master plan

proposes an open channel through this site to convey stormwater. These proposed conditions are similar to those proposed with the site development. However, as discussed with the City, the Sanctuary on the Greens development currently also utilizes significant portions of these proposed channels for required stormwater detention. Once basin-wide improvements are completed, the detention volume for the proposed site can be shifted to the proposed Forney regional detention pond with the channels then limited to only storm water conveyance.



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure 1.1: Vicinity Map

N

200 Feet

Legend

- Sanctuary on the Greens Development Property
- Proposed Site Layout
- Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

IRISH DR
N IMPALA DR
CORIANDER LN
BELLWETHER LN
N BRIARWOOD LN
BASIL LN
TARRAGON LN
CHERRY ST
Central FP CherrySunrise
Central FP Reach 5
Larimer County Canal No. 2
New Mercer Canal
WEBB AVE
N SUNSET ST
Sanctuary on the Greens
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
PENNSYLVANIA ST
N TAFT HILL RD
Southern FP Reach 3
LAPORTE AVE
STEPHENS ST
S IMPALA DR
BRIARWOOD RD
S TAFT HILL RD
Southern FP Reach 4

ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure 1.2: Vicinity Map with Effective / Pre-Project Floodplain

N

200 Feet

2.0 BACKGROUND

2.1 Flooding Source and History

As noted above, the proposed development does not fall within a FEMA regulated floodplain. However, part of the site is located within the City regulated West Vine Basin floodplain and floodway, which is the flooding source for this analysis. The West Vine Basin, located in northwest Fort Collins, extends east from Horsetooth Reservoir to the Cache La Poudre River and south from West Vine Drive to Mulberry Street and Laporte Avenue. The total area of the basin is approximately 2,252 acres, with the eastern half of the basin largely developed as residential, including several schools. The western half of the basin, west of Overland Trail, includes open space, Colorado State Forest nurseries, and the Colorado State University Foothills Campus. In general, the basin drains from west to east along five flowpaths that are not well defined as development and agricultural practices have changed these historical paths. The project area is impacted by both the Southern and Central flowpaths.

The West Vine Basin has had a history of flooding problems over the years. Problems have included damage to homes and property, roadway overtopping and spills from the canal systems. Based on reports from residents, there have been major flooding events at the following years/locations:

- 1990, 1992, 1994-Irish Drive
- 1997-Sunset, Hollywood, North Hollywood, Webb Avenue, Hillcrest, West Vine
- 1999-North Hollywood

These events and issues led to a series of stormwater improvements provided by both the City of Fort Collins and Larimer County to mitigate localized flooding. While these improvements have decreased flood damages in portions of the basin, concerns remain and the City is currently in the process of selecting alternatives for future drainage improvements within the basin. ICON Engineering is in the process of preparing the West Vine Basin Stormwater Master Plan Alternatives Report, and the subsequent Selected Plan Report, which will provide data to support the City in their decision-making process.

2.2 Previous Studies

Floodplain mapping shown on the City of Fort Collins “FC Maps” website is considered Current Effective; however, a study is currently underway and will revise floodplain mapping through the project site significantly. Because of this the City of Fort Collins has discussed with the project developer that if they choose to move forward, they must utilize draft study information at their own risk as this study undergoes adoption. A draft HEC-RAS model and workmap are the basis for the Pre-Project conditions modeling used for this project. Per the City of Fort Collins, this draft floodplain information is to be treated as the Current Effective conditions.

The 2003 study by URS Corporation, “West Vine Basin Selected Plan”, developed alternatives and provided a selected plan for regional improvements. This study conceived the idea of a regional channel that would intercept and safely convey flood flow in the West Vine Basin. The concept of a main interception channel extending from

Taft Hill Road east and north in the direction of an outfall within the Cache La Poudre River was seen as an effective way of mitigating flood risk for multiple properties that had historically experienced flooding.

In 2013, Anderson Consulting produced an "Alternative Evaluation for the West Vine Basin Outfall Channel". This was built upon the concept of the regional West Vine Basin outfall channel conceived in the 2003 URS study. The Anderson study looked into potential improvements associated with this proposed outfall channel for the West Vine Basin that was still shown extending from Taft Hill Rd. to a final outfall location at the Cache La Poudre River. The study evaluated both channel improvements as well as roadway crossings.

In 2020 ICON Engineering prepared the "Draft – Stormwater Master Plan, Alternatives Report", for the West Vine Basin. Similar to past planning efforts, suggested alternatives considered regional conveyance and channel improvements as a means to mitigating flood risk and improving hydrologic connectivity within the watershed. Recommended alternatives included conveyance channels to the west and north of the Sanctuary site, crossings with the existing irrigation canals, regional detention east of Taft Hill Road, and connection to the existing outfall channel to the Cache La Poudre River. Proposed grades and concepts from this study were integrated into the current design for the Sanctuary channel system.

The current floodplain modeling report acknowledges both the 2003 URS study and the 2013 Anderson study, as well as current planning efforts with the 2020 ICON Alternatives Report. The regional West Vine Basin outfall channels will be partially constructed with this project and will be compatible with future improvements to further improve stormwater within the West Vine Basin.

3.0 STUDY LIMITS

The Sanctuary on the Greens study limits are Laporte Avenue on the south and Taft Hill Road / Larimer County Canal No. 2 on the east. The project spans both the Southern Flowpath (including the PHS Split) and the Central Flowpath reaches. **Figure E.1** illustrates the study limits.

4.0 MAPPING

The Sanctuary on the Greens project site is located just west of the North Taft Hill Road crossing of the West Vine Basin Floodplain, Central Flowpath and Southern Flowpath as shown in **Figure E.1**. Modeling cross-sections have been adjusted as necessary to reflect the proposed flowpath modifications that will occur with the development project.

Post-Project conditions model cross sections are based on the regional LiDAR topography used for the draft City floodplain analysis as well as proposed grading of the development site. All elevations reference the NAVD-88 vertical datum. Horizontal projection of all data is set to NAD_1983_StatePlane_Colorado_North_FIPS_0501_Feet. All background imagery used in this report is from 2018 and was provided by the City of Fort Collins.

5.0 HYDROLOGY

5.1 Flood Discharges and Modeled Recurrence Intervals

The draft Baseline Hydraulics Report prepared by ICON Engineering in 2020 is used as the basis for Pre-Project hydrology and hydraulic modeling. 100-year discharges within the project reach are included in **Tables 6.1**, **6.2**, and **6.3**.

5.2 Revised Hydrologic Analysis

Hydrology has not been revised as part of the Sanctuary on the Greens project. All flowpaths follow the original alignments through the site and canal systems without modification. As shown by the site plans, a hydraulic control will be placed in the vicinity of the future roadway crossing west of the New Mercer Ditch. Any openings in this hydraulic control will be limited to local drainage only to keep the entire 100-year discharge within the Southern PHS Split Flowpath without modification. See section 7.2.5 for additional information.

6.0 HYDRAULICS

6.1 Methods and Approach

The draft Baseline Hydraulic information, as discussed above, was developed using HEC-RAS Version 5.0.7. This model serves as the baseline for all floodplain hydraulics for the proposed development site. The flow condition of the proposed model reach is steady flow, and the flow regime of the proposed model reach is subcritical. Model versions were not changed.

6.1.1 Hydraulic Cross-Sections

Effective cross sections were taken without modification from the draft Baseline Hydraulics study. Proposed grading of the site and associated channels are reflected in revised cross sections in the proposed Post-Project Conditions model. The hydraulic cross sections utilized in this study are illustrated in the **Appendix E** workmaps. Cross section stationing data is included in **Tables 6.1**, **6.2**, and **6.3.**

For the Southern Flowpath, the effective cross section orientations were not revised for the proposed project except for at cross section 11302, where the section was re-aligned on the left overbank to better reflect flow traveling perpendicular through the revised grading. No centerline changes were made and stationing of sections was not revised. Cross section information and 100-Year water surface elevations are included in **Table 6.1**.

For the Central Flowpath, the effective cross sections were revised more significantly to reflect the proposed project. Several sections were deleted or added, along with realignment to better reflect flow conditions. The centerline was also revised to reflect the proposed changes, including revised cross section stationing. Additionally, the North Taft Hill Road culvert was removed and modeled with an inline weir section. This was

done to better model the hydraulics of the proposed roadway crossing. A discharge reduction was completed at the North Taft Hill Road to account for the existing and proposed culverts under the roadway. Cross section information and 100-Year water surface elevations are included in **Table 6.2**.

For the PHS Split Flowpath, the effective cross sections were revised with several deleted sections and several additions, along with re-aligned sections to better reflect flow conditions. The centerline was similarly revised to reflect the proposed changes, and the cross section stationing was modified. Cross section information and 100-Year water surface elevations are included in **Table 6.3**.

6.1.2 Roughness Coefficients

Manning's n-values in the Post-Project Conditions model for both channel and overbank areas range from 0.032 to 0.060, based on anticipated land cover and conditions of the development project. The draft Baseline Hydraulics model utilized Manning's n-values in the channel and overbank areas ranging from 0.040 to 0.060, as the existing site consists of unmaintained areas with land cover ranging from high natural grasses to shrubs and trees. The proposed condition model reflects maintained landscaped areas with grasses and small shrubs.

6.1.3 Structures

As noted above, the North Taft Hill Road culvert on the Central Flowpath was removed and modeled with an inline weir section. This was done to better model the hydraulics of the proposed roadway crossing. A discharge reduction of 133 cfs was completed at the North Taft Hill Road (cross sections 372 and 404) to account for the existing (24-inch CMP with 36 cfs capacity per the Baseline Hydraulics model) and proposed culverts (double 36-inch RCPs with > 97cfs capacity) under the roadway. General capacity calculations for the proposed 36-inch RCP culverts is included in **Appendix E**. All other hydraulic structures remain as they exist in the Pre-Project conditions.

Contraction and expansion coefficients remain unchanged from the Pre-Project conditions and draft Baseline Hydraulics modeling.

As noted previously, the Sanctuary site proposes to incorporate detention into the western and northern drainageway channels until such time as detention is available downstream through a regional facility. For the post-project floodplain modeling, the required detention volume within Ponds #2, 3, and 4 was blocked from the available area of conveyance at all respective cross sections. For Pond #2, the blocked obstruction was set to an elevation of 5060.90 to reflect a detention volume of 3.65 ac-ft. For Pond #3, the blocked obstruction was set to an elevation of 5053.52 to reflect a detention volume of 4.11 ac-ft. For Pond #4, the blocked obstruction was set to an elevation of 5059.50 to reflect a detention volume of 0.35 ac-ft.

6.1.4 Boundary Conditions

Boundary conditions are unchanged from the Pre-Project conditions and draft Baseline Hydraulics modeling.

6.1.5 Floodway Mapping

There are no NFIP regulated floodways in the revision reach, however this area is part of the West Vine Basin floodplain and floodway as regulated by the City. The project will result in minor revisions to the floodway limits based on the site revisions. Pre- and Post-Project floodway delineations are provided on the workmaps in **Appendix E**.

6.2 Hydraulic Model Description

6.2.1 Duplicative Effective (DE) Model

The effective West Vine Basin hydraulic model was obtained from the draft Baseline Hydraulics Report prepared by ICON Engineering. The hydraulic model was run without modification in HEC-RAS (v5.0.7) to create the Duplicate Effective (DE) model. The Duplicate Effective model matched the Current Effective model at all cross sections. Duplicate Effective information is included in **Tables. 6.1**, **6.2**, and **6.3**.

6.2.2 Corrected Effective (CE) Model

The DE model was revised at cross section 11722 along the Southern Flowpath to better reflect the effective flow limits for the New Mercer Canal spill location, creating the Corrected Effective (CE) model. This change in ineffective flow increased the water surface elevation at cross section 11722 by 0.73 feet. This change also resulted in several minor (+/- 0.01 ft) changes throughout the other project reaches. Corrected Effective information is included in **Tables. 6.1**, **6.2**, and **6.3**.

6.2.3 Existing Condition (EX-COND) Model

With the draft West Vine Basin floodplain being current and regional LiDAR determined to be of a higher resolution than the existing site survey, no additional changes were made to develop an Existing Conditions (EC) hydraulic model. The EC or Pre-Project model is a duplicate of the Corrected Effective model. Pre-Project information is included in **Tables. 6.1**, **6.2**, and **6.3**. Pre-Project floodplain information is illustrated on the workmaps included in **Appendix E**.

6.2.4 Proposed or Post-Project Condition (PP-COND) Model

The Post-Project conditions hydraulic model includes revisions to reflect the proposed project. This includes removal of some Pre-Project sections and additional sections

added. Post-Project information is included in **Tables. 6.1**, **6.2**, and **6.3**. Post-Project floodplain information is illustrated on the workmaps included in **Appendix E**.

For the Post-Project conditions along the PHS Split Flowpath, the resulting changes in water surface elevation are minimal adjacent to the 1238 lateral weir structure. The non-optimized Post-Project conditions weir indicates that 20 cfs would spill from the PHS Split Flowpath to the Southern Flowpath. This represents a decrease of 4 cfs from the effective model which spills 24 cfs from the PHS Split to the Southern Flowpath. Based on this minor change in discharge, the weir was not re-optimized for the analysis and the effective discharges continued to be used along these two reaches. It should be noted that the reduction in spill flow ultimately helps to manage more floodplain flow on-site and lessens offsite impacts.

Table 6.1: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Southern Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
North Taft Hill Road / downstream tie-in	Southern FP - Reach 2	11111	11111	577	5057.31	577	5057.31	0.00	577	5057.31	0.0	577	5057.31	0.0	577	5057.31	0.0	0.0
	Southern FP - Reach 2	11146	11146	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.55	0.0	0.0
	Southern FP - Reach 2	11200	11200	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.57	0.0	0.0
	Southern FP - Reach 2	11302	11302	577	5057.57	577	5057.57	0.00	577	5057.57	0.0	577	5057.57	0.0	577	5057.61	0.0	0.0
	Southern FP - Reach 2	11405	11405	569	5057.61	569	5057.61	0.00	569	5057.61	0.0	569	5057.61	0.0	569	5057.64	0.0	0.0
	Southern FP - Reach 2	11512	11512	569	5058.42	569	5058.42	0.00	569	5058.42	0.0	569	5058.42	0.0	569	5057.65	-0.8	-0.8
	Southern FP - Reach 2	11646	11646	569	5059.85	569	5059.85	0.00	569	5059.85	0.0	569	5059.85	0.0	569	5058.97	-0.9	-0.9
	Southern FP - Reach 2	11722	11722	569	5060.12	569	5060.12	0.00	569	5060.85	0.7	569	5060.85	0.7	569	5060.56	0.4	-0.3
downstream of New Mercer Canal	Southern FP - Reach 2	11737	11737	569	5062.01	569	5062.01	0.00	569	5062.01	0.0	569	5062.01	0.0	569	5062.01	0.0	0.0
upstream of New Mercer Canal	Southern FP - Reach 3	11977	11977	345	5062.89	345	5062.89	0.00	345	5062.89	0.0	345	5062.89	0.0	345	5062.89	0.0	0.0
upstream tie-in	Southern FP - Reach 3	12209	12209	345	5063.03	345	5063.03	0.00	345	5063.03	0.0	345	5063.03	0.0	345	5063.03	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)

[2] (03) Effective model run in HEC-RAS 5.0.7

[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location

[5] (08) Post-Project conditions (2021-03-11 revisions)

Table 6.2: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Central Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
upstream Larimer County Canal No. 2 / downstream tie-in	Central FP - Reach 5	242	243	333	5050.54	333	5050.54	0.00	333	5050.54	0.0	333	5050.54	0.0	333	5050.54	0.0	0.0
downstream North Taft Hill Road	Central FP - Reach 5	270	275	333	5050.56	333	5050.56	0.00	333	5050.56	0.0	333	5050.56	0.0	333	5050.56	0.0	0.0
	Central FP - Reach 5	--	372	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	200	5055.65	-0.1	-0.1
upstream North Taft Hill Road	Central FP - Reach 5	370	404	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	200	5055.65	-0.1	-0.1
downstream end Detention Pond 3	Central FP - Reach 5	437	--	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	--	*5055.65*	-0.1	-0.1
	Central FP - Reach 5	--	488	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	333	5055.65	-0.1	-0.1
	Central FP - Reach 5	622	647	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	333	5055.68	-0.1	-0.1
	Central FP - Reach 5	925	946	333	5056.55	333	5056.55	0.00	333	5056.55	0.0	333	5056.55	0.0	333	5055.9	-0.7	-0.7
upstream end Detention Pond 3	Central FP - Reach 5	1189	1234	321	5059.42	321	5059.42	0.00	321	5059.42	0.0	321	5059.42	0.0	321	5056.16	-3.3	-3.3
	Central FP - Reach 6	--	1445	--	*5061.53*	--	*5061.53*	0.00	--	*5061.53*	0.0	--	*5061.53*	0.0	321	5056.3	-5.2	-5.2
downstream New Mercer Canal	Central FP - Reach 5	1534	1602	321	5062.87	321	5062.87	0.00	321	5062.87	0.0	321	5062.87	0.0	321	5062.87	0.0	0.0
upstream New Mercer Canal	Central FP - Reach 5	1645	1713	134	5063.07	134	5063.07	0.00	263	5063.08	0.0	263	5063.08	0.0	263	5063.09	0.0	0.0
	Central FP - Reach 6	1707	1775	158	5063.07	158	5063.07	0.00	158	5063.07	0.0	158	5063.07	0.0	287	5063.07	0.0	0.0
downstream end Detention Pond 2	Central FP - Reach 6	--	1796	--	*5063.06*	--	*5063.06*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5063.05	0.0	0.0
	Central FP - Reach 6	--	1807	--	*5063.05*	--	*5063.05*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5062.96	-0.1	-0.1
	Central FP - Reach 6	1758	--	158	5063.04	158	5063.04	0.00	158	5063.05	0.0	158	5063.05	0.0	--	*5063.12*	0.1	0.1
	Central FP - Reach 6	--	1854	--	*5063.04*	--	*5063.04*	0.00	--	*5063.05*	0.0	--	*5063.05*	0.0	287	5063.34	0.3	0.3
	Central FP - Reach 6	1828	1896	171	5063.04	171	5063.04	0.00	171	5063.05	0.0	171	5063.05	0.0	287	5063.36	0.3	0.3
	Central FP - Reach 6	1946	2014	171	5063.34	171	5063.34	0.00	171	5063.35	0.0	171	5063.35	0.0	287	5063.41	0.1	0.1
	Central FP - Reach 6	2157	2225	234	5064.63	234	5064.63	0.00	234	5064.63	0.0	234	5064.63	0.0	287	5063.51	-1.1	-1.1
	Central FP - Reach 6	2259	2328	285	5065.56	285	5065.56	0.00	285	5065.56	0.0	285	5065.56	0.0	287	5063.55	-2.0	-2.0
	Central FP - Reach 6	2355	2423	287	5066.46	287	5066.46	0.00	287	5066.46	0.0	287	5066.46	0.0	287	5063.61	-2.9	-2.9
	Central FP - Reach 6	2413	2490	287	5066.78	287	5066.78	0.00	287	5066.78	0.0	287	5066.78	0.0	287	5063.61	-3.2	-3.2
upstream end Detention Pond 2 / upstream tie-in	Central FP - Reach 6	2439	2516	287	5066.42	287	5066.42	0.00	287	5066.42	0.0	287	5066.42	0.0	287	5066.42	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-17 revisions)

Table 6.3: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - PHS Split Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [6]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
Upstream of New Mercer Canal / downstream tie-in	Central FP - PHS - Split	60	113	242	5062.59	242	5062.59	0.00	242	5062.58	0.0	242	5062.58	0.0	242	5062.55	0.0	0.0
Detention Pond 4	Central FP - PHS - Split	--	184	--	*5062.68*	--	*5062.68*	0.00	--	*5062.67*	0.0	--	*5062.67*	0.0	242	5062.58	-0.1	-0.1
	Central FP - PHS - Split	--	330	--	*5062.86*	--	*5062.86*	0.00	--	*5062.87*	0.0	--	*5062.87*	0.0	242	5062.39	-0.5	-0.5
	Central FP - PHS - Split	301	409	242	5062.89	242	5062.89	0.00	242	5062.90	0.0	242	5062.90	0.0	242	5063.38	0.5	0.5
	Central FP - PHS - Split	557	521	231	5064.97	231	5064.97	0.00	231	5064.96	0.0	231	5064.96	0.0	231	5064.11	-0.9	-0.9
	Central FP - PHS - Split	--	600	--	*5065.74*	--	*5065.74*	0.00	--	*5065.74*	0.0	--	*5065.74*	0.0	231	5064.55	-1.2	-1.2
Start of proposed channel	Central FP - PHS - Split	693	707	231	5066.30	231	5066.30	0.00	231	5066.30	0.0	231	5066.30	0.0	231	5064.78	-1.5	-1.5
	Central FP - PHS - Split	--	834	--	*5067.44*	--	*5067.44*	0.00	--	*5067.44*	0.0	--	*5067.44*	0.0	231	5066.99	-0.4	-0.4
	Central FP - PHS - Split	--	869	--	*5067.75*	--	*5067.75*	0.00	--	*5067.75*	0.0	--	*5067.75*	0.0	231	5067.67	-0.1	-0.1
	Central FP - PHS - Split	922	940	231	5068.35	231	5068.35	0.00	231	5068.35	0.0	231	5068.35	0.0	231	5068.22	-0.1	-0.1
	Central FP - PHS - Split	1048	1066	244	5069.48	244	5069.48	0.00	244	5069.48	0.0	244	5069.48	0.0	244	5069.51	0.0	0.0
	Central FP - PHS - Split	1221	1239	255	5070.98	255	5070.98	0.00	255	5070.98	0.0	255	5070.98	0.0	255	5070.96	0.0	0.0
Laporte Avenue	Central FP - PHS - Split	1358	1376	212	5073.22	212	5073.22	0.00	212	5073.22	0.0	212	5073.22	0.0	212	5073.22	0.0	0.0
upstream tie-in	Central FP - PHS - Split	1459	1477	212	5074.00	212	5074.00	0.00	212	5074.00	0.0	212	5074.00	0.0	212	5074	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-11 revisions)

7.0 DISCUSSION OF RESULTS

7.1 Hydrologic Analysis

No revisions to the hydrologic analysis are proposed as part of the Sanctuary on the Greens project.

7.2 Hydraulic Analysis

7.2.1 Summary of Water Surface Elevations

100-Year water surface elevation information for the Duplicate Effective, Corrected Effective, Pre-Project, and Post-Project conditions are included in **Tables. 6.1**, **6.2**, and **6.3**. 100-Year floodplain limits are illustrated in the floodplain workmaps included in **Appendix E**.

The Duplicate Effective model results match exactly to the Effective Conditions model from the draft 2020 Baseline Hydraulics Report.

The Corrected Effective model includes a single +0.73 foot increase at cross section 11722 (Southern FP, Reach 3) as a result of revising the ineffective flow boundary at tha cross section to better represent New Mercer Canal overtopping. In additional to the changes at cross section 11722, several other cross sections experienced a minor (+/- 0.01 ft) change in water surface elevation as a result of the model changes.

The Pre-Project conditions model is a direct duplicate of the Corrected Effective model, and therefore there are no changes in water surface elevation between the two models.

The Post-Project conditions model includes both increases and decreases in water surface elevation compared to the Pre-Project conditions. These changes are summarized below:

Southern Flowpath
Increases are limited to 0.04' outside of the Sanctuary on the Greens property. These increases occur upstream of North Taft Hill Road and are within the City's regulatory tolerance.

Central Flowpath
Increases along the Central Flowpath are less than 0.04' or are fully contained within Sanctuary on the Greens property limits. The maximum water surface increase is 0.32', and occurs within the proposed Detention Pond #2 area.

PHS Split Flowpath
Increases along the PHS Split Flowpath are less than 0.04' or are fully contained within Sanctuary on the Greens property. The maximum water surface increase is 0.48'. This occurs within the proposed Detention Pond #4 site.

7.2.2 Downstream and Upstream Tie-In

Figure E.1 in **Appendix E** illustrates the downstream and upstream tie-in locations of the hydraulic model. All vertical elevations and horizontal top widths match the duplicate effective conditions.

The changes to the Central Flowpath do have a minor impact on the CherrySunrise reach of the Central Flowpath upstream of the confluence. The DE and Pre-Project elevation of the CherrySunrise cross section 1728 is 5062.93. The Post-Project elevation at the same section (now 1796 due to centerline changes), is 5062.96. This 0.03 ft change is elevation is within the City's regulatory tolerance and does not impact existing structures, however the impact is within Larimer County. Final design for the project will work to address this increase to lessen or eliminate this increase.

7.2.3 Floodway Modeling

Floodway encroachments were completed in reaches with an effective floodway delineation. Resulting surcharges were kept at a maximum of 0.50 ft for both the change in water surface elevation and the change in energy grade elevation. Applicable floodway delineations are illustrated in **Figures E.3 though E.14** in **Appendix E**. Additional floodway data is provided in **Appendix E**.

7.2.4 Impacts

There are no adverse impacts to existing or proposed structures, or adjacent private property as a result of the Sanctuary on the Greens proposed project. Additional rainfall runoff created by the change in impervious surfaces within the project area will be detained on-site until such time as regional detention improvements downstream are fully constructed.

7.2.5 Mitigation Measures

The proposed project includes grading to formalize both detention areas and conveyance channels throughout the project site. The proposed channels generally match the conceptual master planned alternatives, including regional conveyance channels through the site. However, in the interim condition, the Southern Flowpath PHS split reach will continue to flow east and rejoin the Southern Flowpath. The proposed culvert between Ponds #2 and #4 will be blocked until such time that the regional channel is completed allowing for the full Southern Flowpath (including the PHS Split Flow) to flow north and confluence with the Central Flowpath upstream of the New Mercer Canal. Once a regional channel and associated regional detention facility are completed, the detention blockage can be removed, and the regional channel will have capacity for master planned discharges.

8.0 REGULATION COMPLIANCE

8.1 NFIP Regulations

There are no FEMA regulatory floodplains or associated NFIP regulations associated with the Sanctuary on the Green development.

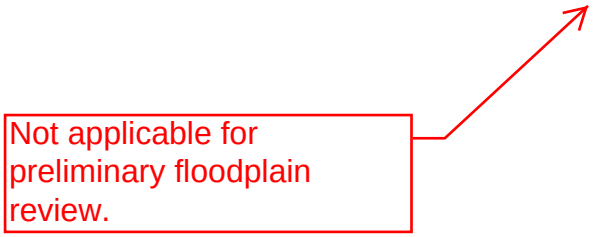
8.2 City Code

All provisions within Chapter 10 of the City Municipal Code shall be adhered to by following the floodplain design as proposed. The design presented in this report and associated modelling for Sanctuary on the Green complies with the ongoing City of Fort Collins Stormwater Master Plan for the West Vine Basin.

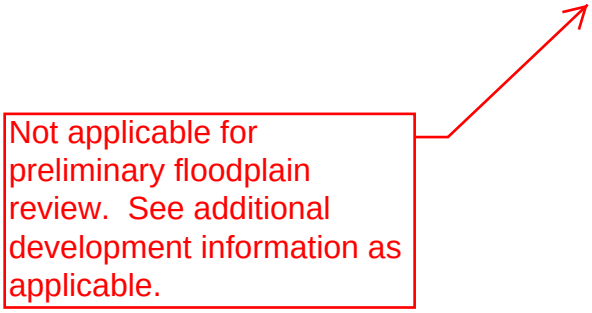
9.0 REFERENCES

1. Fort Collins Stormwater Criteria Manual, City of Fort Collins, 2018.
2. West Vine Selected Plan Report, URS Corporation, 2003.
3. Alternative Evaluation for the West Vine Basin Outfall Channel, Anderson Consulting, 2013.
4. West Vine Basin, Baseline Hydraulics Report, ICON Engineering, Inc., 2020
5. West Vine Basin Stormwater Master Plan – Alternatives Report (draft), ICON Engineering Inc., 2020.

Appendix A:
Letter of Map Revision Application Forms (MT-2)



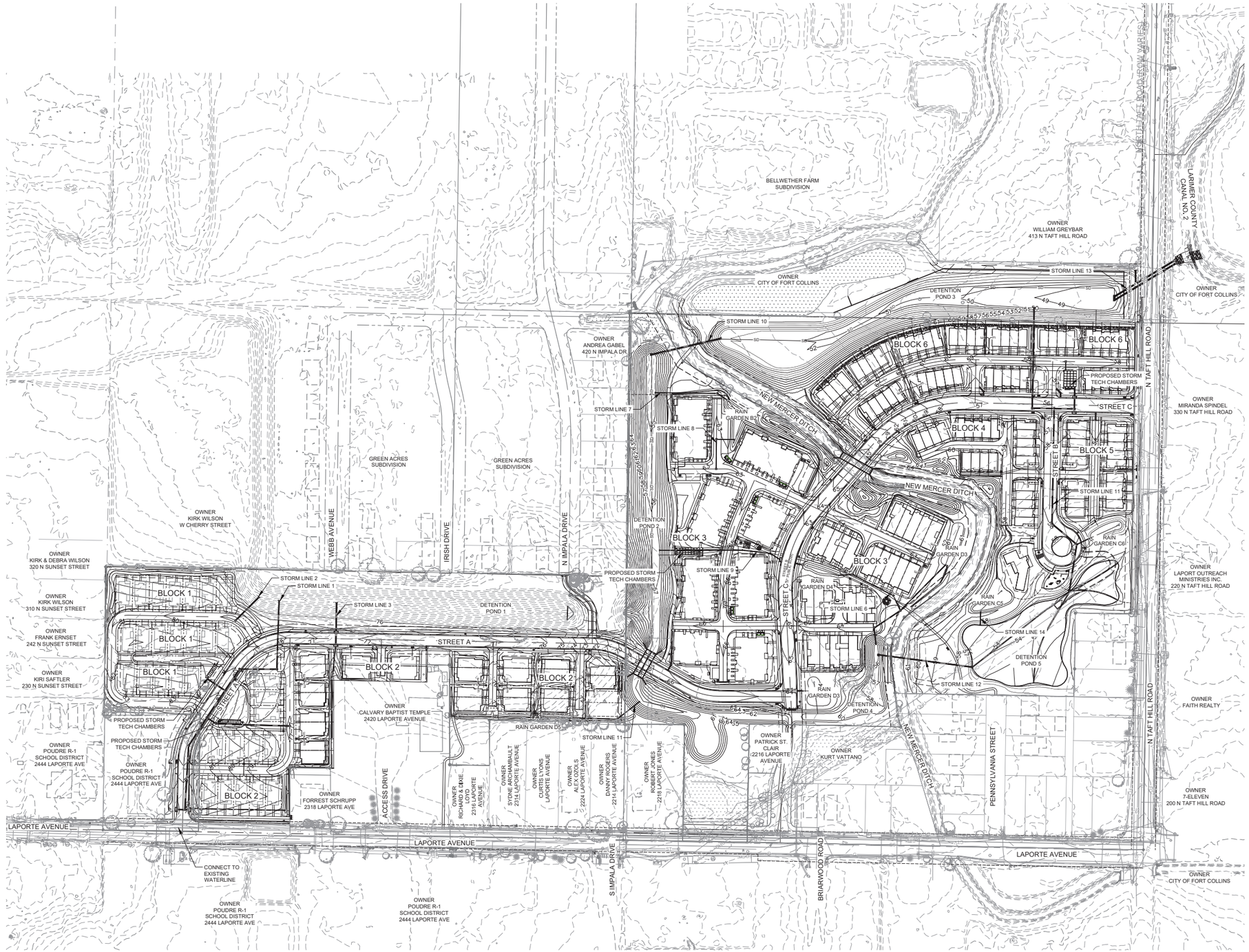
Appendix B:
ESA Compliance



Appendix C: Notifications

Not applicable for preliminary floodplain review.

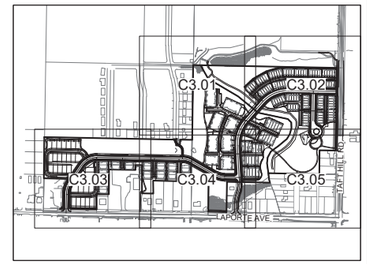
Appendix D:
Project Design Information



NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — ST
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- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
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CALL UTILITY NOTIFICATION CENTER OF COLORADO

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City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ City Engineer _____ Date

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CHECKED BY: _____ Stormwater Utility _____ Date

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NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengr.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.24.2021
SCALE: 1"=120'
REVIEWED BY: R. Bonning

SANCTUARY ON THE GREENS

OVERALL GRADING PLAN

Sheet
C3.00
12 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\Grad\1536-001_GOVERALL.dwg LAYOUT NAME: C3.00 DATE: Mar 23, 2021 - 5:19pm CAD OPERATOR: mswan
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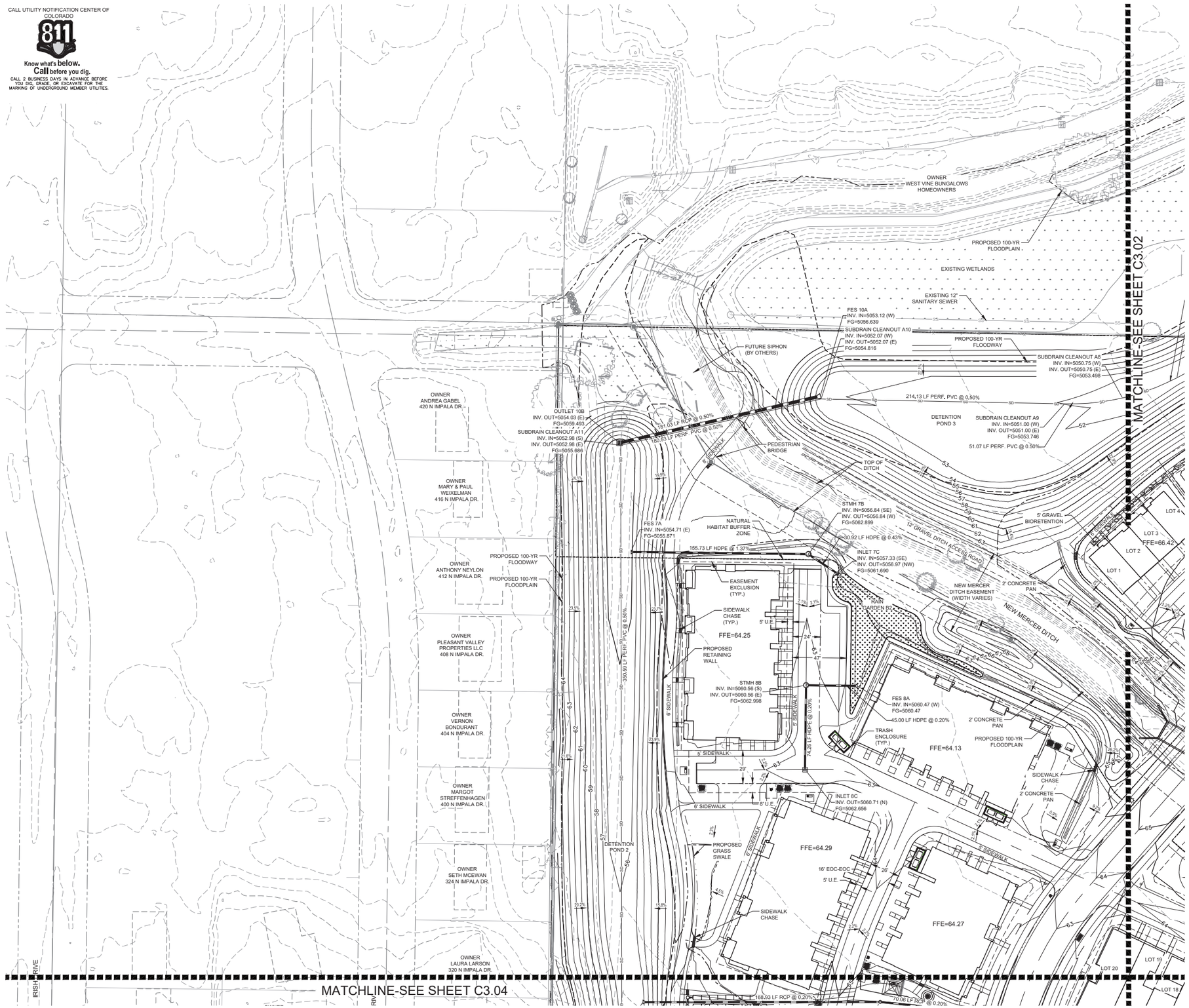

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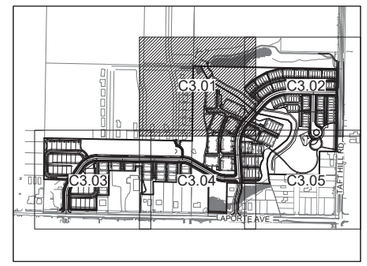

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FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | 970.221.4158
CASTLE ROCK: 6596 Dawson Street | CO 80104 | northernengr.com

PROJECT: 1536-001
DATE: 03.24.2021
SCALE: 1"=40'
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
REVIEWED BY: R. Banning

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.01
13 of 30

DRAWING FILENAME: S:\Projects\1536-001\Eng\Grading\1536-001_GRADING_PLAN.dwg LAYOUT NAME: C3.01 DATE: Mar 23, 2021 - 5:03pm CAD OPERATOR: mswan
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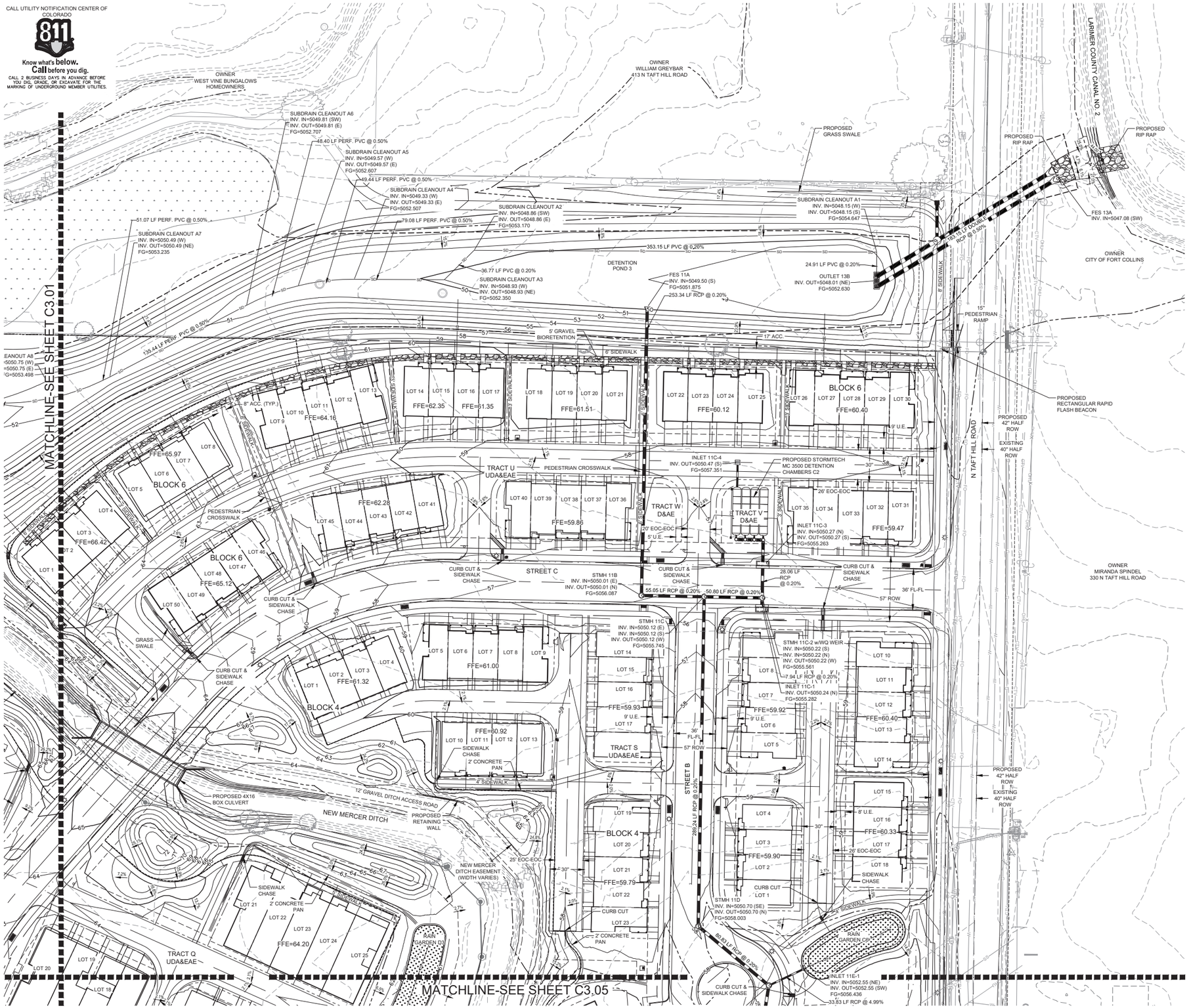

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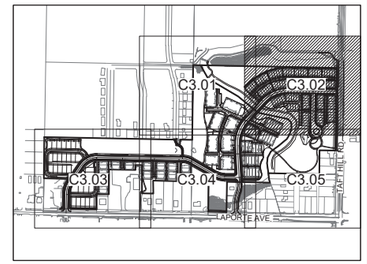

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CIELO: 970 Cielo Street, 80521
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PROJECT: 1536-001
DATE: 03.24.2021
DESIGNED BY: M. Rudebl
SCALE: 1"=40'
DRAWN BY: M. Ruebel
REVIEWED BY: R. Banning

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.02
14 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Grad\1536-001_GRAD.dwg LAYOUT NAME: C3.02 DATE: Mar 23, 2021 - 5:20pm CAD OPERATOR: rmann
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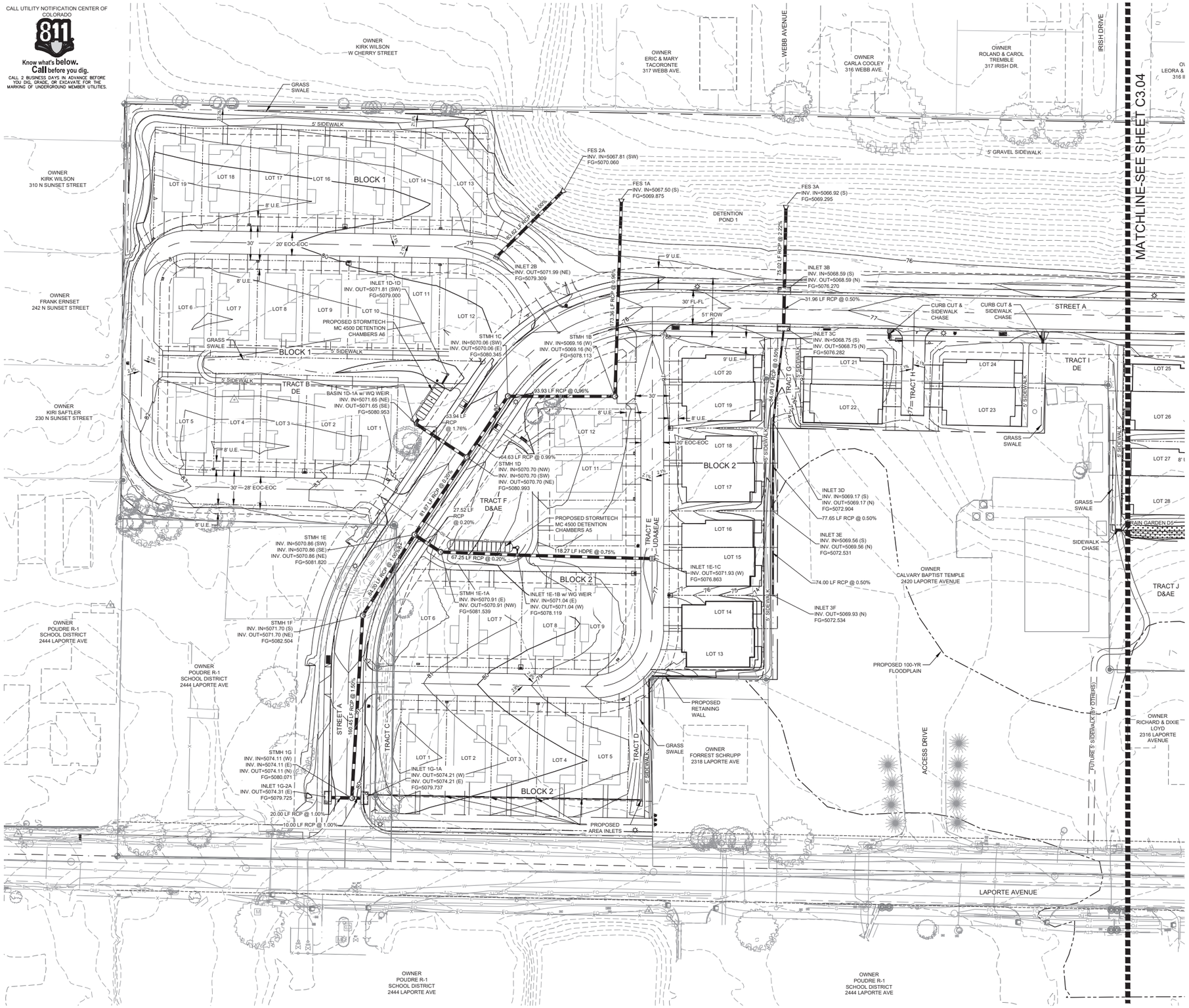

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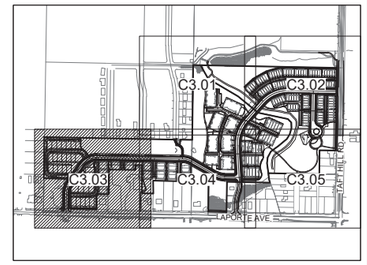

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DATE: 03.24.2021 | SCALE: 1"=40' | REVIEWED BY: R. Banning
PROJECT: 1536-001 | DESIGNED BY: M. Rudisell | DRAWN BY: M. Rudisell

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.03
15 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Grad\1536-001_GP02.dwg LAYOUT NAME: C3.03 DATE: Mar 23, 2021 - 5:23pm CAD OPERATOR: msmn
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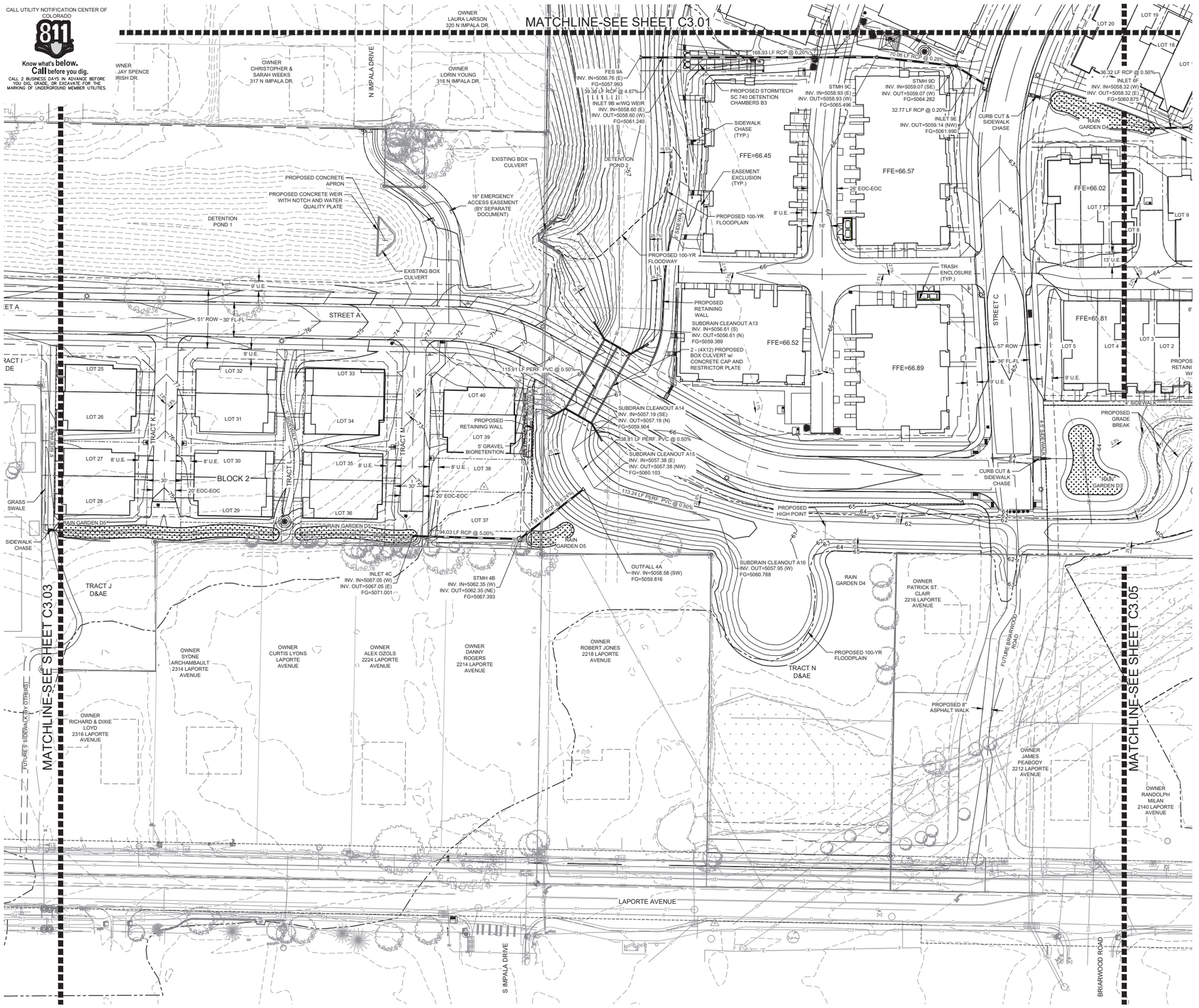

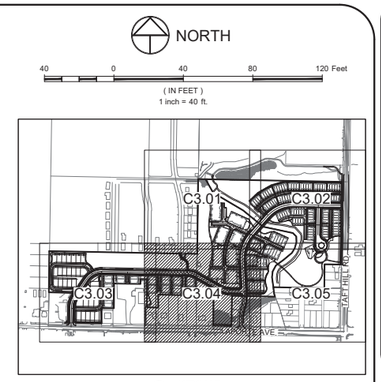

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GRADING PLAN

Sheet C3.04
16 of 30

DRAWING FILENAME: G:\Projects\1536-001\Dwg\Cover\1536-001_GRAD.dwg LAYOUT NAME: C3.04 DATE: Mar 23, 2021 - 5:21pm CAD OPERATOR: rmann
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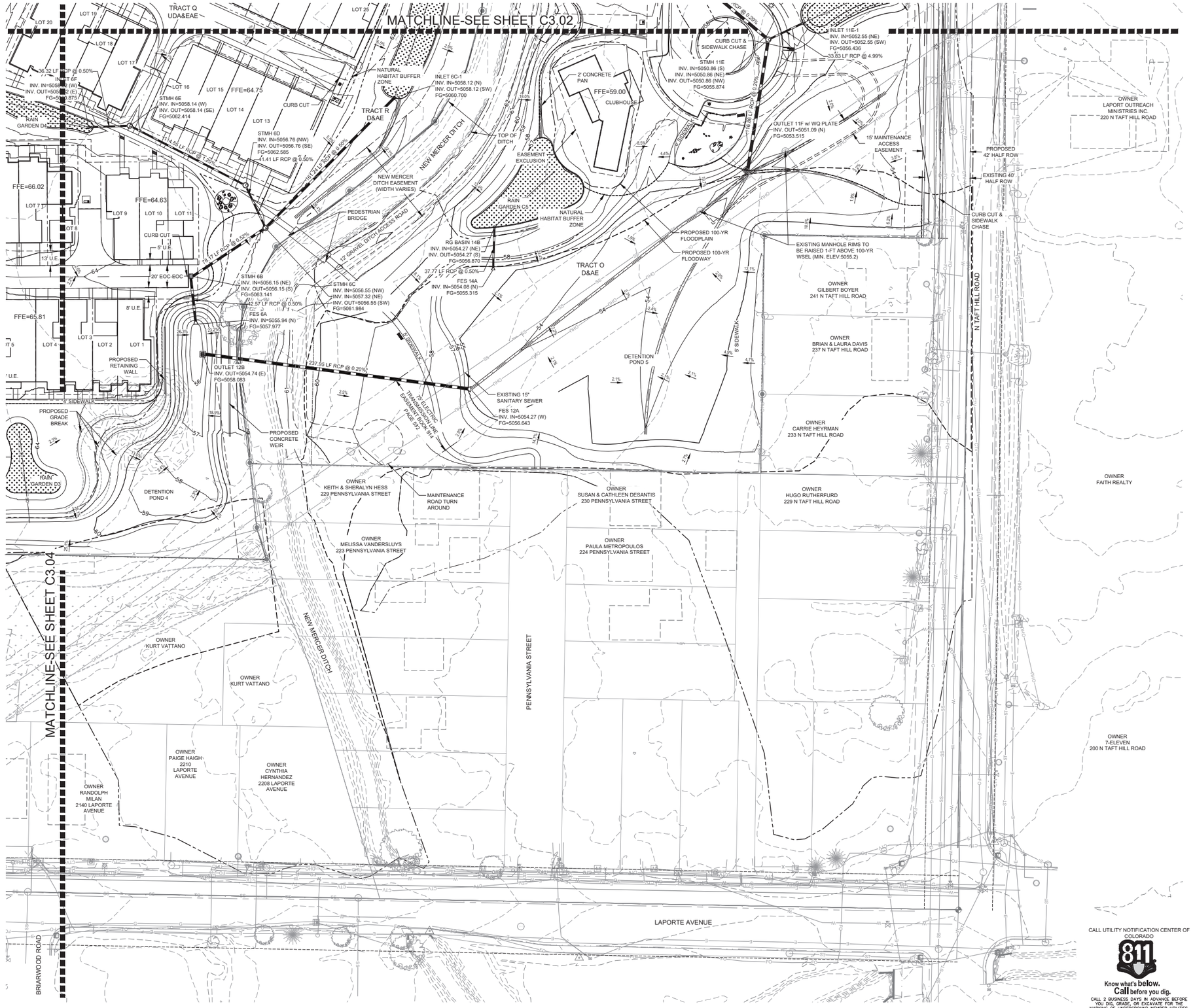
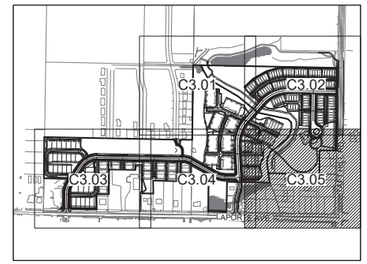


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — STM
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE — 4:1
- PROPOSED ASPHALT CROSS SLOPE — 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION — 79.45
- EXISTING GROUND ELEVATION — (79.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. 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.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

No.	Revisions:	Date:
1	REVIEW SET NOT FOR CONSTRUCTION	03.24.2021

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521 | 970.221.4158
GREELEY: 820 8th Street, 80631 | northernengineering.com

PROJECT: 1536-001	DATE: 03.24.2021	REVIEWED BY: R. Banning
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.05
17 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\dsm\1536-001_GP.dwg LAYOUT NAME: C3.05 DATE: Mar 23, 2021 - 9:21am CAD OPERATOR: mmann
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Appendix E:
Proposed Project Hydraulic Data

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

Central Flow Path Reach CherrySunrise upstream tie-in at cross section 1728 Pre-Project (5062.93) 1796 Post-Project (5062.96)

Central Flow Path Reach 5 downstream tie-in at cross section 242 Pre-Project 243 Post-Project

Central Flow Path Reach 6 upstream tie-in at cross section 2439 Pre-Project 2516 Post-Project

Southern Flow Path PHS Split flow upstream tie-in at cross section 1459 Pre-Project 1477 Post-Project

Southern Flow Path Reach 2 downstream tie-in at cross section 11111 Pre-Project 11111 Post-Project

Southern Flow Path Reach 3 upstream tie-in at cross section 12209 Pre-Project 12209 Post-Project

CORIANDER LN
BELLWETHER LN
N BRIARWOOD
BASIL LN
TARRAGON LN
CHERRY ST
WEBB AVE
N SUNSET ST
New Mercer Canal
Larimer County Canal No. 2
Central FP Reach 5
Sanctuary on the Greens
N TAFT HILL RD
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
PENNSYLVANIA ST
LAPORTE AVE
STEPHEN ST
S IMPALA DR
BRIARWOOD RD
S TAFT HILL RD
Southern FP Reach 4

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.1: Hydraulic Tie-in Locations

N

200 Feet

Legend

- Workmap Sheet Outlines
- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

IRISH DR
N IMPALA DR
CORIANDER LN
BELLWETHER LN
N BRIARWO
ER DR
BASIL LN
TARRAGON LN
CHERRY ST
Central FP CherrySunrise
WEBB AVE
N SUNSET ST
Central FP Reach 5
Larimer County Canal No. 2
New Mercer Canal
N TAFT HILL RD
Sanctuary on the Greens
Central FP Reach 6
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
PENNSYLVANIA S
LAPORTE AVE
STEPHENS ST
S IMPALA DR
HILLCREST DR
BRIARWOOD RD
S TAFT HILL RD
Southern FP Reach 4

Figures: E.3 / E.4 / E.5 / E.6

Figures: E.7 / E.8 / E.9 / E.10

Figures: E.11 / E.12 / E.13 / E.14

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.2: Floodplain Workmap Sheet Index

N

250 Feet

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Existing Intermediate Contour
- Existing Index Contour

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

TARRAGON LN
BASIL LN
CHERRY ST
N TAFT HILL RD
Larimer County Canal No. 2
Central FP Reach 5
Central FP Cherry Sunrise
Central FP Reach
New Mercer Canal

2043 1909 1844 1728 1645 1534 925 622 437 370 270 181 242
1707 1758 1828 1946 2157 2259
301 60
11716 11512 11722 11405 11302 11200 11146 11111 10956 10904 10798 10619

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.3: Hydraulic Workmap - Pre-Project Floodplains with Contours (north)

N

100 Feet

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

BASIL LN
CHERRY ST
Central FP CherrySunrise
Central FP Reach 5
Central FP Reach 6
New Mercer Canal
Larimer County Canal No. 2
N TAFT HILL RD

2043 2111 1977 1912 1844 1796 1728 1645 1713 1445 1602 1234 946 925 647 622 488 437 404 372 275 270 181 1775 1796 1807 1758 1854 1896 2014 301 113 2225 2157 2328 2259 11722 11512 11405 11302 11200 11146 10956 10904 10798 10619

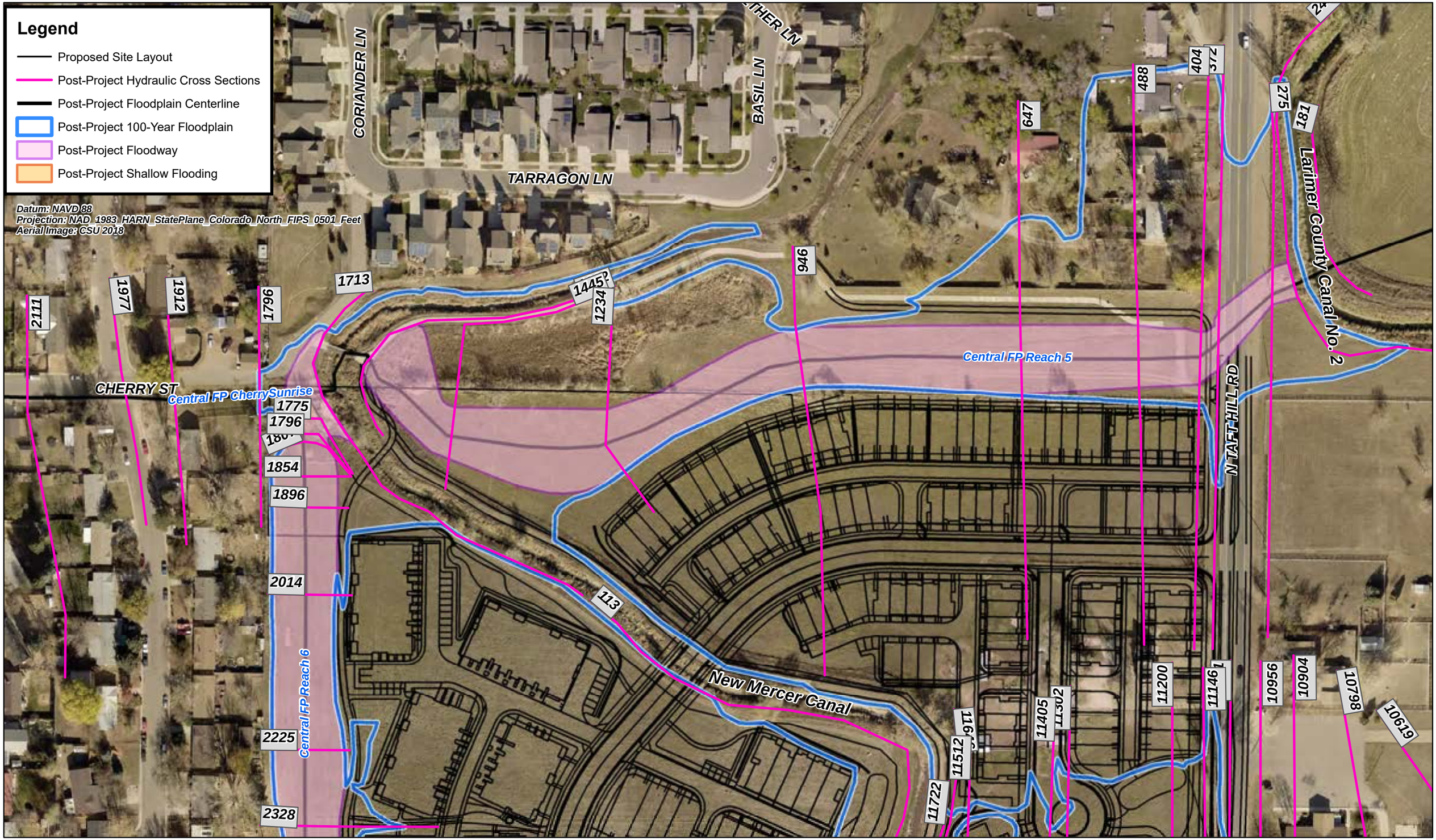
Sanctuary on the Greens - Initial Floodplain Report

Figure E.4: Hydraulic Workmap - Pre-Project and Post-Project Floodplains (north)

ICON ENGINEERING, INC.

N

100 Feet



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.5: Hydraulic Workmap - Post-Project Floodplains (north)

N

100 Feet

Legend

- Proposed Site Layout
- Proposed Intermediate Contour
- Proposed Index Contour
- Existing Intermediate Contour
- Existing Index Contour
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

TARRAGON LN
BASIL LN
CHERRY ST
N TAFT HILL RD
Larimer County Canal No. 2
New Mercer Canal
Central FP Reach 5
Central FP Reach 6
Central FP CherrySunrise

2111 1977 1912 1796 1713 1445 1234 946 447 488 404 372 275 181
1775 1807 1854 1896 2014 2225 2328 113
11722 11512 11405 11302 11200 11146 10956 10904 10798 10619

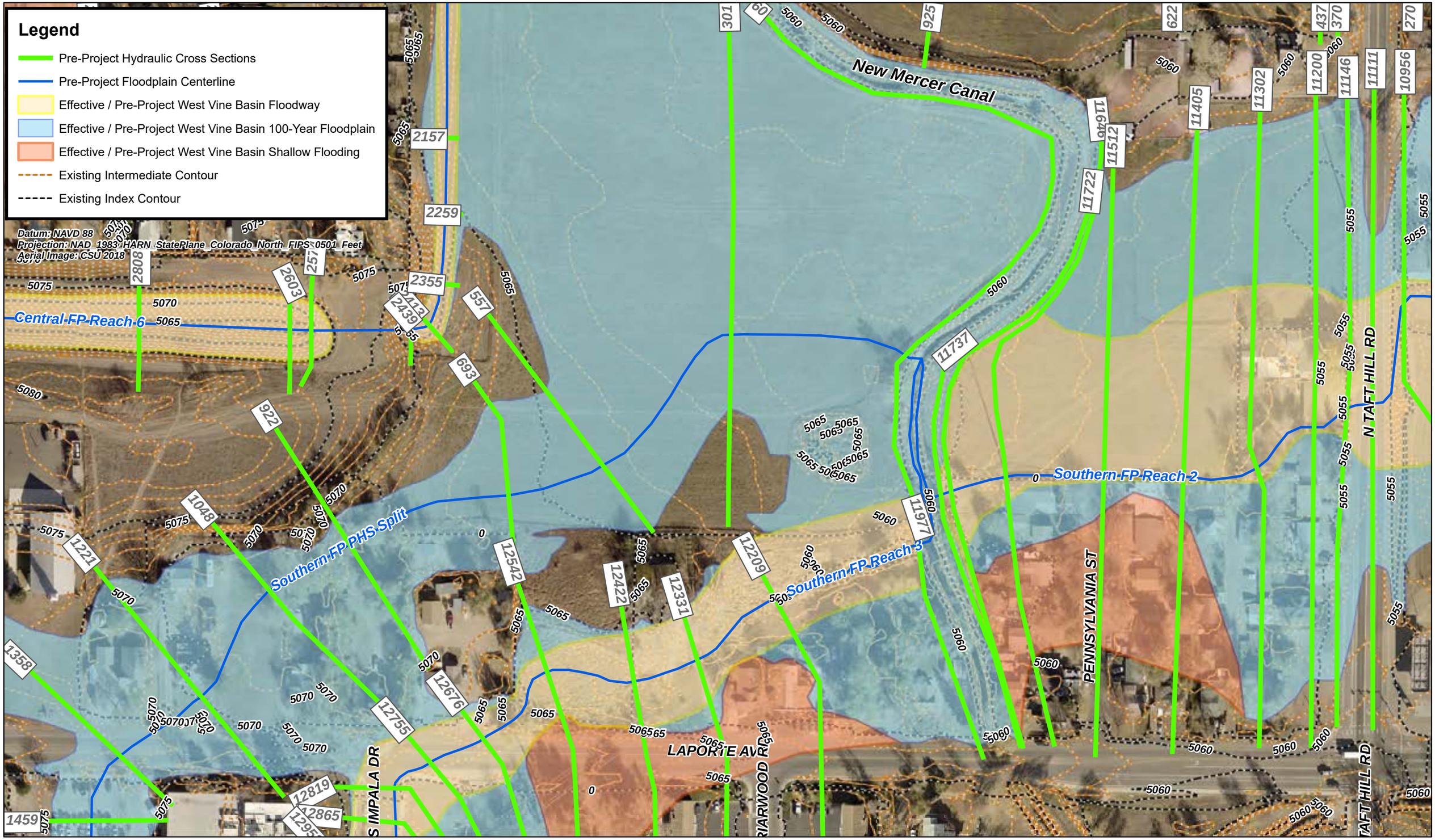
ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.6: Hydraulic Workmap - Post-Project Floodplains with Contours (north)

N

100 Feet



Sanctuary on the Greens - Initial Floodplain Report

Figure E.7: Hydraulic Workmap - Pre-Project Floodplains with Contours (south)

ICON ENGINEERING, INC.

N

100 Feet

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

New Mercer Canal
Central FP Reach 6
Southern FP PHS Split
Southern FP Reach 2
Southern FP Reach 3
N TAFT HILL RD
PENNSYLVANIA ST
LAPORTE AVE
S IMPALA DR
RIARWOOD RD
TAFT HILL RD

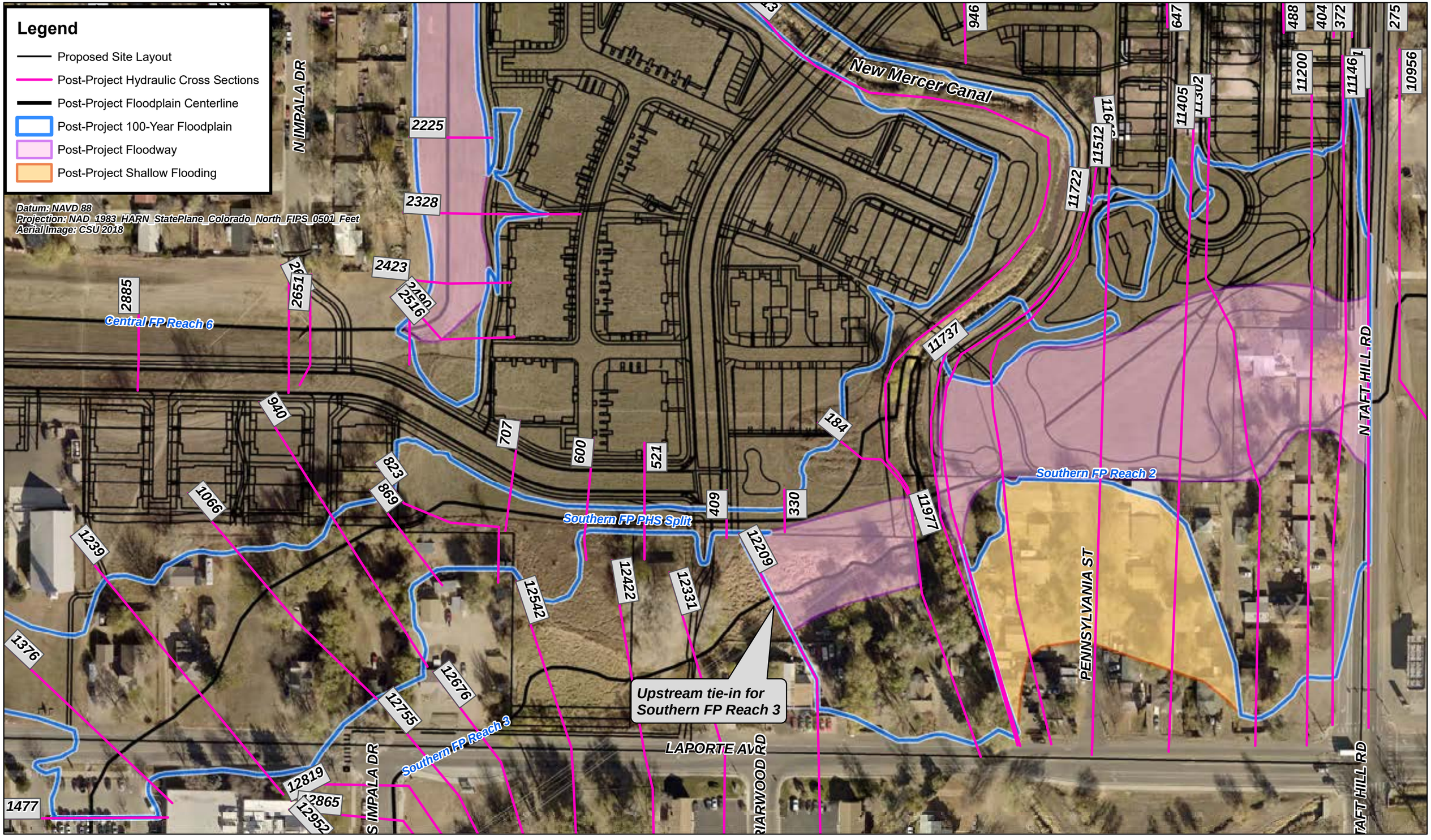
ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.8: Hydraulic Workmap - Pre-Project and Post-Project Floodplains (south)

N

100 Feet



Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

N

100 Feet

Legend

- Proposed Site Layout
- Proposed Intermediate Contour
- Proposed Index Contour
- Existing Intermediate Contour
- Existing Index Contour
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

New Mercer Canal
Central FP Reach 6
Southern FP PHS Split
Southern FP Reach 3
Southern FP Reach 2
Upstream tie-in for Southern FP Reach 3
LAPORTE AVE
PENNSYLVANIA ST
S IMPALA DR
RIARWOOD RD
N TAFT HILL RD

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.10: Hydraulic Workmap - Post-Project Floodplains with Contours (south)

N

100 Feet

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Existing Intermediate Contour
- Existing Index Contour

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

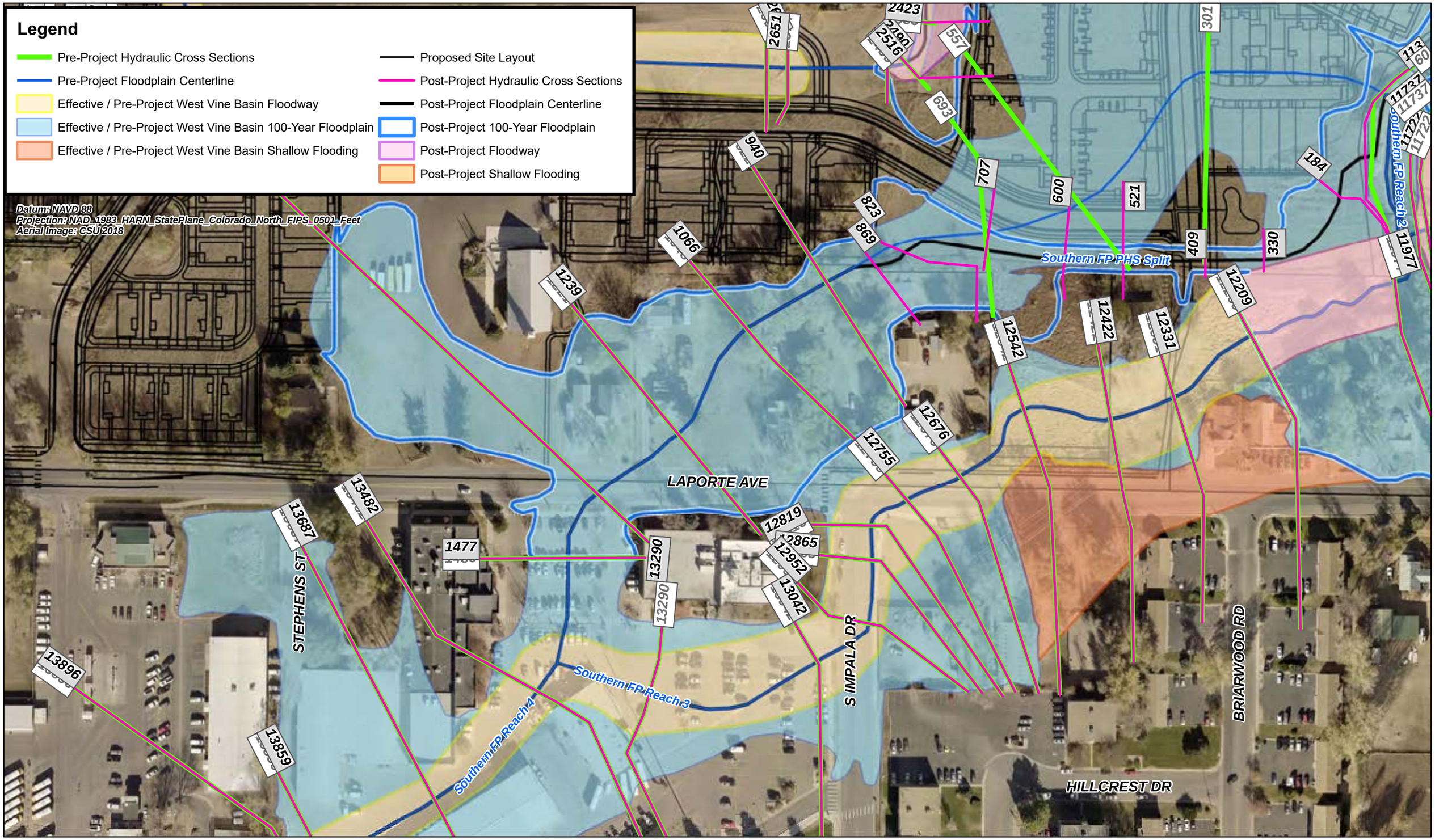
Sanctuary on the Greens - Initial Floodplain Report

Figure E.11: Hydraulic Workmap - Pre-Project Floodplains with Contours (southwest)

ICON ENGINEERING, INC

N

100 Feet



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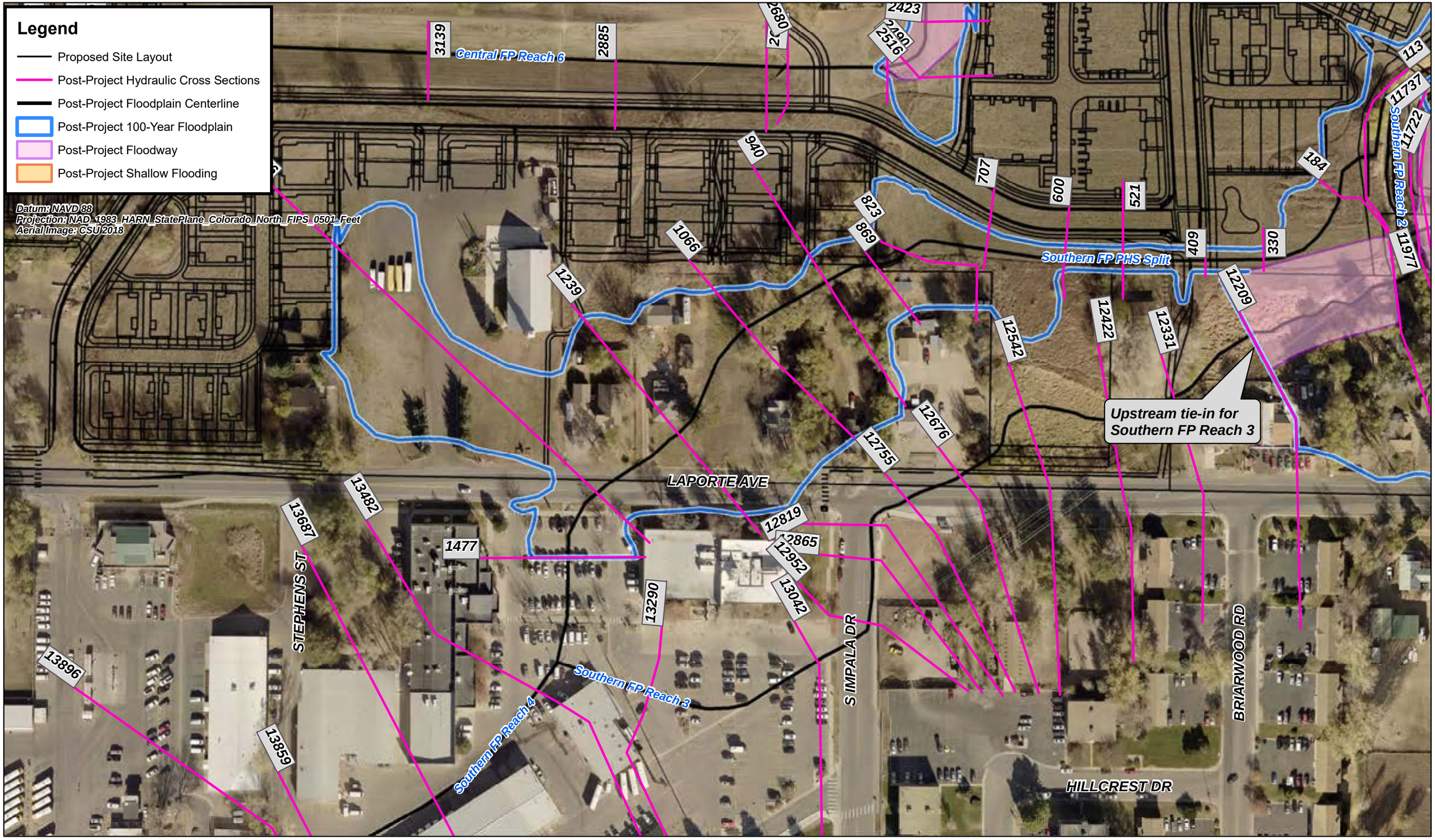
Sanctuary on the Greens - Initial Floodplain Report

Figure E.12: Hydraulic Workmap - Pre-Project and Post-Project Floodplains (southwest)

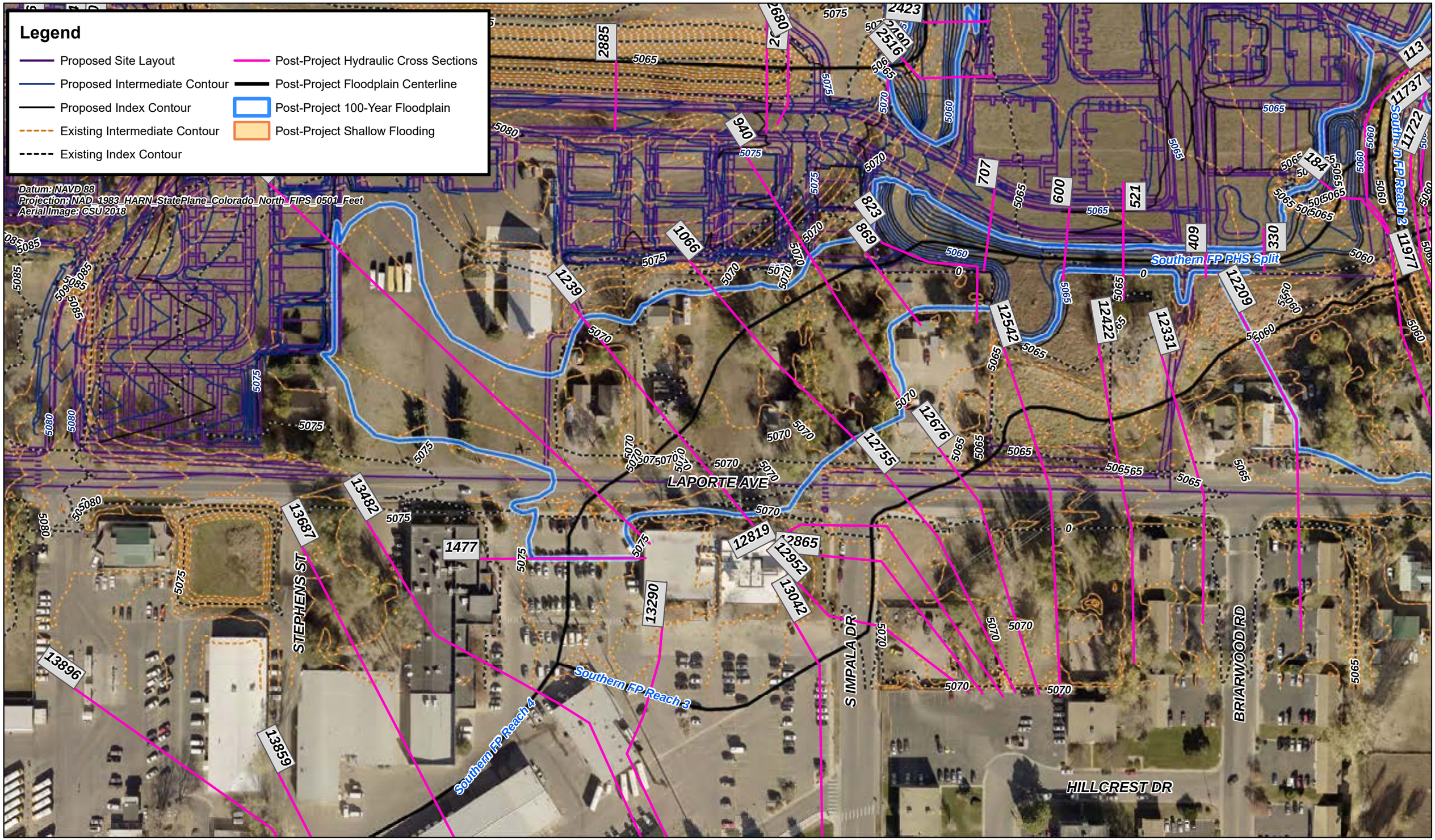


Sanctuary on the Greens - Initial Floodplain Report

Figure E.13: Hydraulic Workmap - Post-Project Floodplains (southwest)

N

100 Feet



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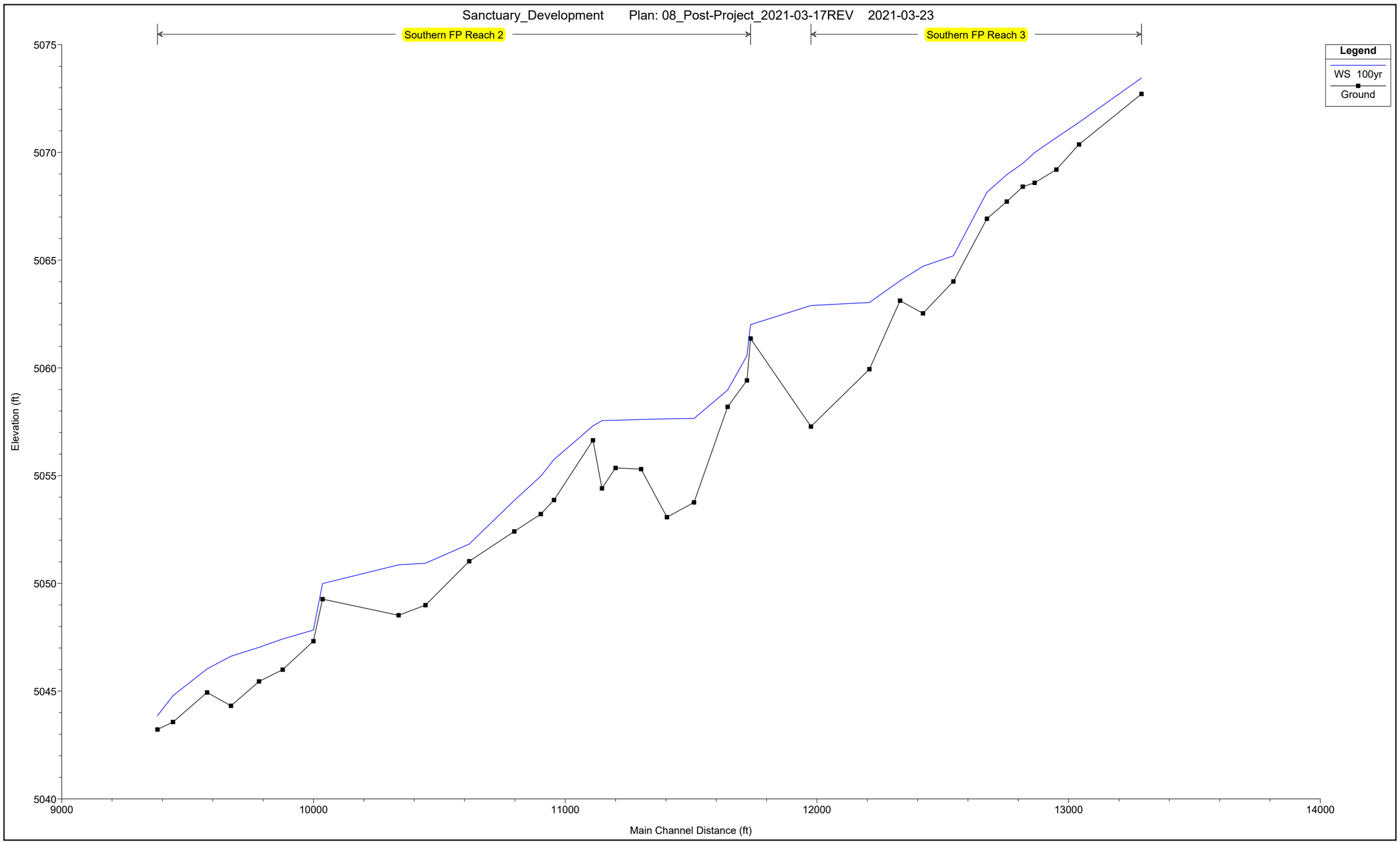
Sanctuary on the Greens - Initial Floodplain Report

Figure E.14: Hydraulic Workmap - Post-Project Floodplains with Contours (southwest)

N

100 Feet

Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23



Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23

Central FP Reach 5

Central FP Reach 6

Legend

WS 100yr

Lat Struct

Ground

Elevation (ft)

5080

5075

5070

5065

5060

5055

5050

5045

0

1000

2000

3000

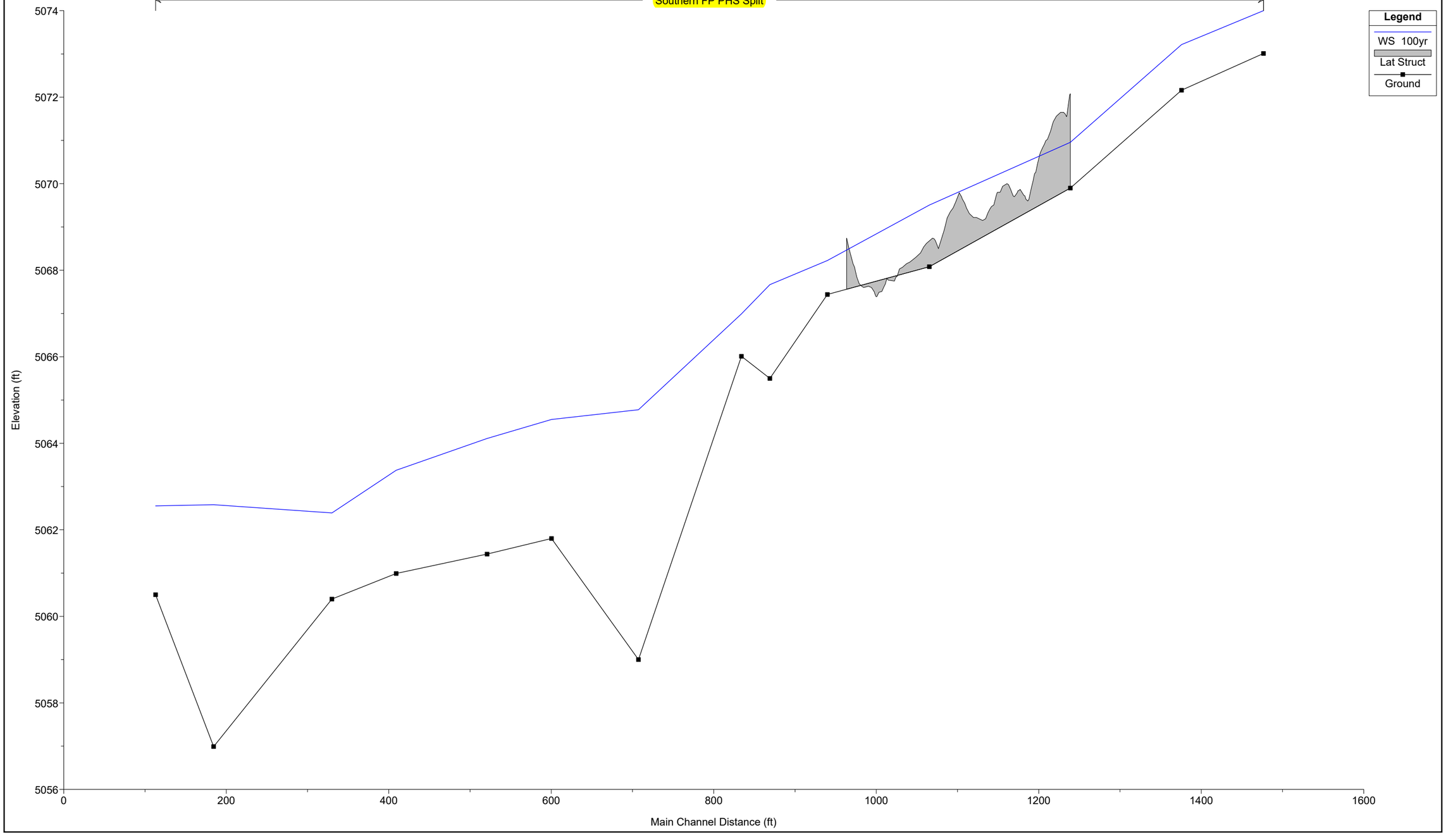
4000

5000

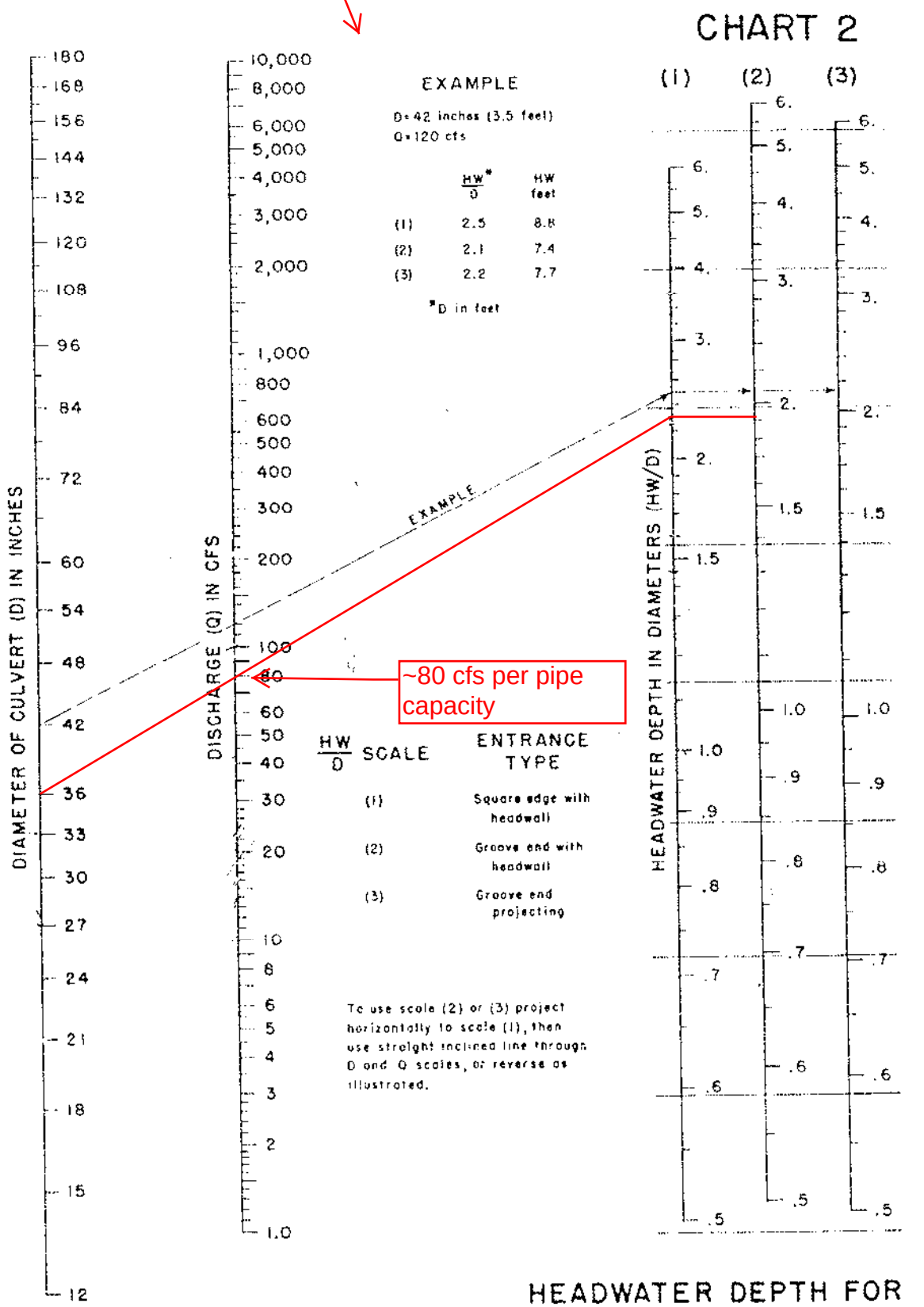
Main Channel Distance (ft)

Sanctuary_Development Plan: 08_Post-Project_2021-03-17REV 2021-03-23

Southern FP PHS Split



Proposed Taft Hill Road Culvert Capacity Estimate - Inlet Control Conditions



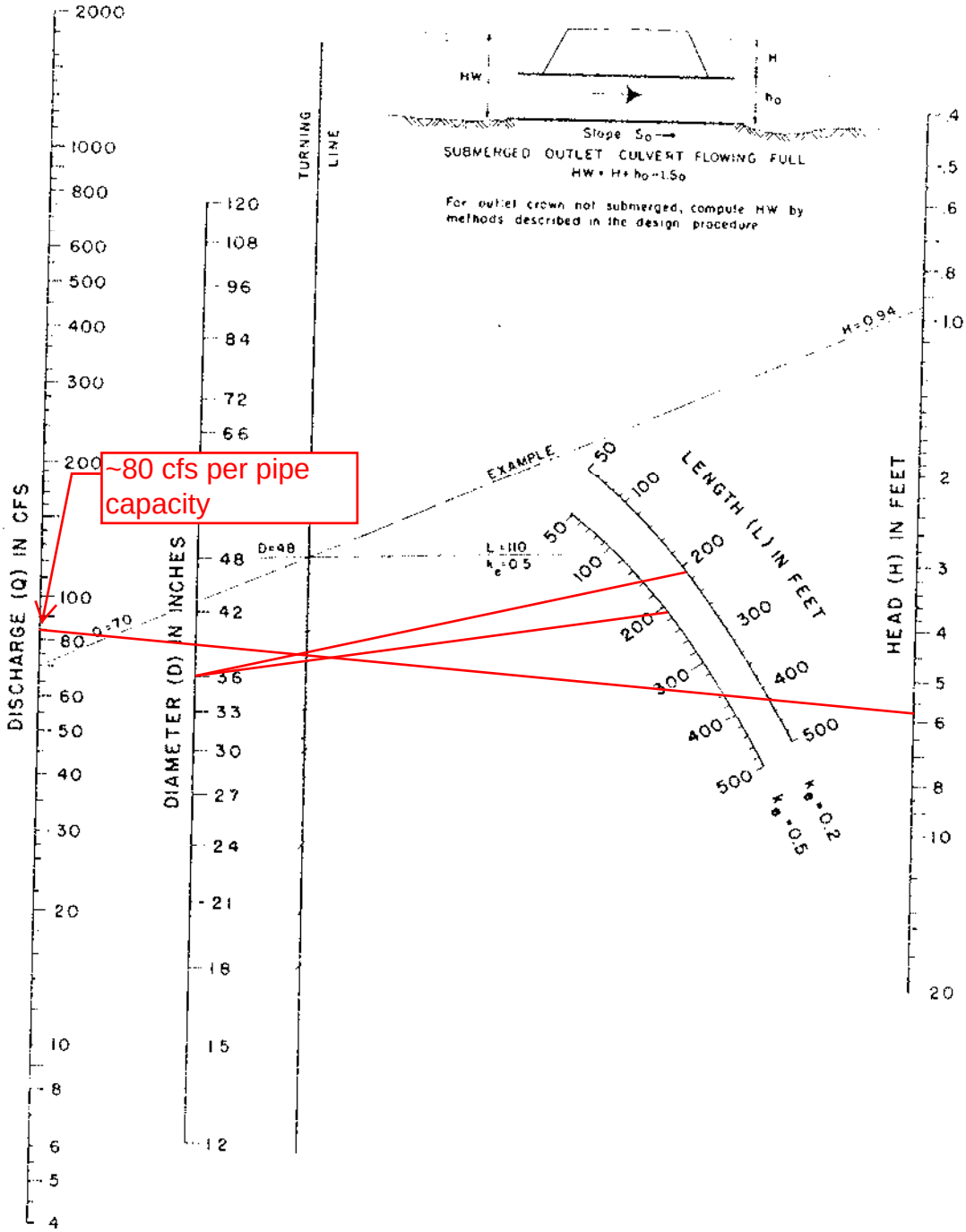
HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

HEADWATER SCALES 2&3
REVISED MAY 1964

BUREAU OF PUBLIC ROADS JAN. 1963

Proposed Taft Hill Road Culvert Capacity Estimate - Outlet Control Conditions

CHART 9



HEAD FOR
CONCRETE PIPE CULVERTS
FLOWING FULL
n = 0.012

BUREAU OF PUBLIC ROADS JAN 1963

Floodway Data Table
(Note - the PHS Split flow does not have a Floodway)

HEC-RAS Plan: 08_Post-Project_2021-03-17REV

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Central FP	Reach 5	181	100yr	15.40	0.95	1.37	5050.50	5050.50	
Central FP	Reach 5	181	FW	15.40	0.95	1.37	5050.50	5050.50	0.00
Central FP	Reach 5	243	100yr	480.41	600.30	0.56	5050.54	5050.54	
Central FP	Reach 5	243	FW	50.00	117.55	2.83	5050.57	5050.54	0.03
Central FP	Reach 5	275	100yr	338.63	284.56	1.17	5050.56	5050.56	
Central FP	Reach 5	275	FW	50.00	55.91	5.96	5050.68	5050.56	0.12
Central FP	Reach 5	338		Inl Struct					
Central FP	Reach 5	372	100yr	456.31	403.81	0.50	5055.64	5055.64	
Central FP	Reach 5	372	FW	98.47	130.51	1.53	5055.88	5055.64	0.23
Central FP	Reach 5	404	100yr	462.19	988.00	0.20	5055.65	5055.65	
Central FP	Reach 5	404	FW	64.74	109.97	1.82	5055.90	5055.65	0.25
Central FP	Reach 5	488	100yr	307.36	525.89	0.63	5055.65	5055.65	
Central FP	Reach 5	488	FW	87.07	214.32	1.55	5055.98	5055.65	0.33
Central FP	Reach 5	647	100yr	117.18	385.49	1.43	5055.68	5055.68	
Central FP	Reach 5	647	FW	95.84	236.64	1.41	5056.07	5055.68	0.39
Central FP	Reach 5	946	100yr	81.56	165.09	2.02	5055.90	5055.90	
Central FP	Reach 5	946	FW	79.74	190.66	1.75	5056.22	5055.90	0.33
Central FP	Reach 5	1234	100yr	90.71	208.15	1.54	5056.16	5056.16	
Central FP	Reach 5	1234	FW	90.89	229.93	1.40	5056.40	5056.16	0.24
Central FP	Reach 5	1445	100yr	66.38	151.22	2.12	5056.30	5056.30	
Central FP	Reach 5	1445	FW	66.92	164.60	1.95	5056.50	5056.30	0.20
Central FP	Reach 5	1602	100yr	349.31	122.92	2.61	5062.87	5062.87	
Central FP	Reach 5	1602	FW	103.66	71.50	4.49	5063.00	5062.87	0.13
Central FP	Reach 5	1713	100yr	307.74	498.15	0.64	5063.09	5063.09	
Central FP	Reach 5	1713	FW	173.45	394.88	0.67	5063.48	5063.09	0.38
Central FP	Reach 6	1775	100yr	137.94	238.00	1.21	5063.08	5063.08	
Central FP	Reach 6	1775	FW	73.00	231.88	1.24	5063.46	5063.08	0.39
Central FP	Reach 6	1796	100yr	115.18	145.94	1.97	5063.05	5063.05	
Central FP	Reach 6	1796	FW	77.20	159.39	1.80	5063.45	5063.05	0.39
Central FP	Reach 6	1807	100yr	110.94	66.23	4.33	5062.96	5062.96	
Central FP	Reach 6	1807	FW	79.78	83.87	3.42	5063.38	5062.96	0.41
Central FP	Reach 6	1854	100yr	109.62	228.44	1.26	5063.34	5063.34	
Central FP	Reach 6	1854	FW	90.96	234.67	1.22	5063.60	5063.34	0.26
Central FP	Reach 6	1896	100yr	104.10	215.40	1.33	5063.36	5063.36	
Central FP	Reach 6	1896	FW	87.18	224.39	1.28	5063.61	5063.36	0.25
Central FP	Reach 6	2014	100yr	86.75	201.95	1.44	5063.41	5063.41	
Central FP	Reach 6	2014	FW	85.71	219.64	1.31	5063.65	5063.41	0.24
Central FP	Reach 6	2225	100yr	101.47	227.21	1.26	5063.51	5063.51	
Central FP	Reach 6	2225	FW	98.41	247.64	1.16	5063.73	5063.51	0.21

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Central FP	Reach 6	2328	100yr	78.73	282.61	1.57	5063.55	5063.55	
Central FP	Reach 6	2328	FW	77.40	198.21	1.45	5063.76	5063.55	0.20
Central FP	Reach 6	2423	100yr	79.57	184.70	1.58	5063.61	5063.61	
Central FP	Reach 6	2423	FW	78.65	196.51	1.46	5063.80	5063.61	0.19
Central FP	Reach 6	2490	100yr	42.17	229.31	2.91	5063.61	5063.61	
Central FP	Reach 6	2490	FW	41.21	106.23	2.70	5063.80	5063.61	0.18
Central FP	Reach 6	2516	100yr	9.00	37.05	10.00	5066.42	5066.42	
Central FP	Reach 6	2516	FW	9.00	28.97	9.91	5066.45	5066.42	0.03
Central FP	Reach 6	2577		Culvert					
Central FP	Reach 6	2651	100yr	9.00	317.72	3.34	5073.72	5073.72	
Central FP	Reach 6	2651	FW	9.00	89.49	3.34	5073.72	5073.72	0.00
Central FP	Reach 6	2680	100yr	52.35	462.34	0.73	5073.94	5073.94	
Central FP	Reach 6	2680	FW	52.35	391.40	0.73	5073.94	5073.94	0.00
Central FP	Reach 6	2885	100yr	76.41	361.67	0.79	5073.94	5073.94	
Central FP	Reach 6	2885	FW	76.18	361.67	0.79	5073.94	5073.94	0.00
Central FP	Reach 6	3139	100yr	71.04	286.15	1.00	5073.95	5073.95	
Central FP	Reach 6	3139	FW	69.18	285.96	1.00	5073.95	5073.95	0.00
Central FP	Reach 6	3393	100yr	55.33	192.92	1.49	5073.96	5073.96	
Central FP	Reach 6	3393	FW	54.24	192.83	1.49	5073.96	5073.96	0.00
Central FP	Reach 6	3514	100yr	50.66	148.81	1.93	5073.97	5073.97	
Central FP	Reach 6	3514	FW	50.42	148.83	1.93	5073.97	5073.97	0.00
Central FP	Reach 6	3770	100yr	127.59	1480.81	0.62	5074.06	5074.06	
Central FP	Reach 6	3770	FW	127.59	1477.45	0.64	5074.06	5074.06	0.00
Central FP	Reach 6	4034	100yr	325.81	3024.58	0.21	5074.07	5074.07	
Central FP	Reach 6	4034	FW	324.56	3025.05	0.22	5074.07	5074.07	0.00
Central FP	Reach 6	4101		Lat Struct					
Central FP	Reach 6	4156	100yr	277.30	2122.70	0.35	5074.07	5074.07	
Central FP	Reach 6	4156	FW	276.23	2123.48	0.35	5074.07	5074.07	0.00
Central FP	Reach 6	4288	100yr	113.12	1022.58	0.89	5074.07	5074.07	
Central FP	Reach 6	4288	FW	113.13	1020.66	0.89	5074.07	5074.07	0.00
Central FP	Reach 6	4335	100yr	117.07	237.82	1.87	5074.04	5074.04	
Central FP	Reach 6	4335	FW	108.00	175.72	1.95	5074.04	5074.04	0.00
Central FP	Reach 6	4433	100yr	61.92	116.24	3.43	5074.06	5074.06	
Central FP	Reach 6	4433	FW	54.00	96.00	3.56	5074.06	5074.06	0.00
Central FP	Reach 6	4521	100yr	28.60	62.16	7.16	5074.59	5074.59	
Central FP	Reach 6	4521	FW	27.00	47.89	7.14	5074.61	5074.59	0.02
Central FP	Reach 6	4727	100yr	31.30	73.46	4.66	5076.36	5076.36	
Central FP	Reach 6	4727	FW	23.78	69.20	4.94	5076.46	5076.36	0.10
Southern FP	Reach 2	9380	100yr	463.33	140.00	2.78	5043.86	5043.86	

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Southern FP	Reach 2	9380	FW	152.77	95.57	4.07	5044.13	5043.86	0.27
Southern FP	Reach 2	9442	100yr	341.63	198.92	2.21	5044.79	5044.79	
Southern FP	Reach 2	9442	FW	169.17	159.48	2.44	5044.97	5044.79	0.18
Southern FP	Reach 2	9577	100yr	380.49	159.27	2.44	5046.03	5046.03	
Southern FP	Reach 2	9577	FW	164.18	94.02	4.14	5046.17	5046.03	0.14
Southern FP	Reach 2	9672	100yr	550.23	442.43	0.89	5046.62	5046.62	
Southern FP	Reach 2	9672	FW	271.00	398.44	0.98	5047.04	5046.62	0.42
Southern FP	Reach 2	9784	100yr	527.59	397.85	1.04	5047.03	5047.03	
Southern FP	Reach 2	9784	FW	264.00	293.48	1.33	5047.46	5047.03	0.42
Southern FP	Reach 2	9878	100yr	555.87	460.91	1.00	5047.42	5047.42	
Southern FP	Reach 2	9878	FW	383.00	429.96	0.90	5047.90	5047.42	0.48
Southern FP	Reach 2	10000	100yr	466.08	376.67	1.47	5047.83	5047.83	
Southern FP	Reach 2	10000	FW	439.45	314.90	1.24	5048.30	5047.83	0.47
Southern FP	Reach 2	10036	100yr	272.82	126.60	3.55	5049.99	5049.99	
Southern FP	Reach 2	10036	FW	196.73	100.38	3.88	5050.17	5049.99	0.17
Southern FP	Reach 2	10338	100yr	437.91	888.11	1.18	5050.86	5050.86	
Southern FP	Reach 2	10338	FW	218.00	347.53	1.71	5051.25	5050.86	0.39
Southern FP	Reach 2	10445	100yr	582.96	830.95	0.72	5050.94	5050.94	
Southern FP	Reach 2	10445	FW	219.00	463.32	1.28	5051.38	5050.94	0.44
Southern FP	Reach 2	10619	100yr	493.62	215.28	2.68	5051.83	5051.83	
Southern FP	Reach 2	10619	FW	241.00	141.59	4.08	5051.93	5051.83	0.10
Southern FP	Reach 2	10798	100yr	287.59	389.74	2.35	5053.85	5053.85	
Southern FP	Reach 2	10798	FW	171.39	198.03	2.91	5054.30	5053.85	0.45
Southern FP	Reach 2	10904	100yr	166.47	262.58	4.36	5054.98	5054.98	
Southern FP	Reach 2	10904	FW	125.43	114.52	5.04	5055.00	5054.98	0.02
Southern FP	Reach 2	10956	100yr	323.23	409.20	2.53	5055.75	5055.75	
Southern FP	Reach 2	10956	FW	230.67	217.55	2.65	5055.85	5055.75	0.10
Southern FP	Reach 2	11111	100yr	446.89	178.48	3.23	5057.31	5057.31	
Southern FP	Reach 2	11111	FW	234.00	134.72	4.28	5057.32	5057.31	0.01
Southern FP	Reach 2	11146	100yr	518.43	881.26	0.81	5057.55	5057.55	
Southern FP	Reach 2	11146	FW	184.00	401.98	1.44	5057.68	5057.55	0.13
Southern FP	Reach 2	11200	100yr	296.63	713.86	0.85	5057.57	5057.57	
Southern FP	Reach 2	11200	FW	85.89	214.38	2.69	5057.70	5057.57	0.13
Southern FP	Reach 2	11302	100yr	436.46	672.48	0.96	5057.61	5057.61	
Southern FP	Reach 2	11302	FW	240.28	529.15	1.09	5057.97	5057.61	0.36
Southern FP	Reach 2	11405	100yr	424.17	734.90	0.78	5057.64	5057.64	
Southern FP	Reach 2	11405	FW	249.00	715.60	0.80	5057.99	5057.64	0.36
Southern FP	Reach 2	11512	100yr	247.48	479.26	1.19	5057.65	5057.65	
Southern FP	Reach 2	11512	FW	189.90	511.56	1.11	5058.00	5057.65	0.35

HEC-RAS Plan: 08_Post-Project_2021-03-17REV (Continued)

River	Reach	River Sta	Profile	Top Wdth Act	Area	Vel Total	W.S. Elev	Base WS	Prof Delta WS
				(ft)	(sq ft)	(ft/s)	(ft)	(ft)	(ft)
Southern FP	Reach 2	11646	100yr	211.41	137.66	4.13	5058.97	5058.97	
Southern FP	Reach 2	11646	FW	130.84	111.19	5.12	5059.30	5058.97	0.33
Southern FP	Reach 2	11722	100yr	235.81	263.28	3.77	5060.56	5060.56	
Southern FP	Reach 2	11722	FW	235.81	199.70	2.85	5060.77	5060.56	0.21
Southern FP	Reach 2	11737	100yr	164.34	134.69	4.22	5062.01	5062.01	
Southern FP	Reach 2	11737	FW	130.60	115.42	4.93	5062.06	5062.01	0.05
Southern FP	Reach 3	11977	100yr	182.75	484.16	1.06	5062.89	5062.89	
Southern FP	Reach 3	11977	FW	122.00	293.17	2.00	5063.25	5062.89	0.36
Southern FP	Reach 3	12209	100yr	155.17	198.78	1.74	5063.03	5063.03	
Southern FP	Reach 3	12209	FW	140.52	268.37	2.19	5063.53	5063.03	0.50
Southern FP	Reach 3	12331	100yr	156.41	82.59	4.04	5064.04	5064.04	
Southern FP	Reach 3	12331	FW	124.00	108.63	5.20	5064.34	5064.04	0.29
Southern FP	Reach 3	12422	100yr	137.20	165.38	2.02	5064.71	5064.71	
Southern FP	Reach 3	12422	FW	132.00	225.93	2.50	5065.17	5064.71	0.46
Southern FP	Reach 3	12542	100yr	86.66	138.90	4.59	5065.20	5065.20	
Southern FP	Reach 3	12542	FW	86.90	99.29	5.69	5065.57	5065.20	0.37
Southern FP	Reach 3	12676	100yr	132.22	227.04	4.04	5068.15	5068.15	
Southern FP	Reach 3	12676	FW	106.00	107.38	5.26	5068.56	5068.15	0.42
Southern FP	Reach 3	12755	100yr	154.49	282.47	3.21	5068.97	5068.97	
Southern FP	Reach 3	12755	FW	110.16	116.87	4.83	5069.37	5068.97	0.40
Southern FP	Reach 3	12819	100yr	141.65	260.06	3.58	5069.49	5069.49	
Southern FP	Reach 3	12819	FW	135.41	145.13	3.89	5069.92	5069.49	0.43
Southern FP	Reach 3	12865	100yr	98.26	266.46	4.09	5069.99	5069.99	
Southern FP	Reach 3	12865	FW	95.23	99.20	5.09	5070.28	5069.99	0.29
Southern FP	Reach 3	12952	100yr	96.71	288.39	4.15	5070.69	5070.69	
Southern FP	Reach 3	12952	FW	87.16	95.56	5.28	5070.99	5070.69	0.31
Southern FP	Reach 3	13042	100yr	182.31	94.63	3.10	5071.39	5071.39	
Southern FP	Reach 3	13042	FW	114.00	112.52	4.49	5071.70	5071.39	0.30
Southern FP	Reach 3	13290	100yr	184.74	80.00	3.66	5073.45	5073.45	
Southern FP	Reach 3	13290	FW	117.43	98.20	5.14	5073.79	5073.45	0.34

Appendix F:
Comparison and Agreement Tables

Table 6.1: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Southern Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
North Taft Hill Road / downstream tie-in	Southern FP - Reach 2	11111	11111	577	5057.31	577	5057.31	0.00	577	5057.31	0.0	577	5057.31	0.0	577	5057.31	0.0	0.0
	Southern FP - Reach 2	11146	11146	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.55	0.0	0.0
	Southern FP - Reach 2	11200	11200	577	5057.53	577	5057.53	0.00	577	5057.53	0.0	577	5057.53	0.0	577	5057.57	0.0	0.0
	Southern FP - Reach 2	11302	11302	577	5057.57	577	5057.57	0.00	577	5057.57	0.0	577	5057.57	0.0	577	5057.61	0.0	0.0
	Southern FP - Reach 2	11405	11405	569	5057.61	569	5057.61	0.00	569	5057.61	0.0	569	5057.61	0.0	569	5057.64	0.0	0.0
	Southern FP - Reach 2	11512	11512	569	5058.42	569	5058.42	0.00	569	5058.42	0.0	569	5058.42	0.0	569	5057.65	-0.8	-0.8
	Southern FP - Reach 2	11646	11646	569	5059.85	569	5059.85	0.00	569	5059.85	0.0	569	5059.85	0.0	569	5058.97	-0.9	-0.9
	Southern FP - Reach 2	11722	11722	569	5060.12	569	5060.12	0.00	569	5060.85	0.7	569	5060.85	0.7	569	5060.56	0.4	-0.3
downstream of New Mercer Canal	Southern FP - Reach 2	11737	11737	569	5062.01	569	5062.01	0.00	569	5062.01	0.0	569	5062.01	0.0	569	5062.01	0.0	0.0
upstream of New Mercer Canal	Southern FP - Reach 3	11977	11977	345	5062.89	345	5062.89	0.00	345	5062.89	0.0	345	5062.89	0.0	345	5062.89	0.0	0.0
upstream tie-in	Southern FP - Reach 3	12209	12209	345	5063.03	345	5063.03	0.00	345	5063.03	0.0	345	5063.03	0.0	345	5063.03	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)

[2] (03) Effective model run in HEC-RAS 5.0.7

[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location

[5] (08) Post-Project conditions (2021-03-11 revisions)

Table 6.2: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - Central Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [5]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
upstream Larimer County Canal No. 2 / downstream tie-in	Central FP - Reach 5	242	243	333	5050.54	333	5050.54	0.00	333	5050.54	0.0	333	5050.54	0.0	333	5050.54	0.0	0.0
downstream North Taft Hill Road	Central FP - Reach 5	270	275	333	5050.56	333	5050.56	0.00	333	5050.56	0.0	333	5050.56	0.0	333	5050.56	0.0	0.0
	Central FP - Reach 5	--	372	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	200	5055.65	-0.1	-0.1
upstream North Taft Hill Road	Central FP - Reach 5	370	404	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	200	5055.65	-0.1	-0.1
downstream end Detention Pond 3	Central FP - Reach 5	437	--	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	--	*5055.65*	-0.1	-0.1
	Central FP - Reach 5	--	488	--	*5055.76*	--	*5055.76*	0.00	--	*5055.76*	0.0	--	*5055.76*	0.0	333	5055.65	-0.1	-0.1
	Central FP - Reach 5	622	647	333	5055.76	333	5055.76	0.00	333	5055.76	0.0	333	5055.76	0.0	333	5055.68	-0.1	-0.1
	Central FP - Reach 5	925	946	333	5056.55	333	5056.55	0.00	333	5056.55	0.0	333	5056.55	0.0	333	5055.9	-0.7	-0.7
upstream end Detention Pond 3	Central FP - Reach 5	1189	1234	321	5059.42	321	5059.42	0.00	321	5059.42	0.0	321	5059.42	0.0	321	5056.16	-3.3	-3.3
	Central FP - Reach 6	--	1445	--	*5061.53*	--	*5061.53*	0.00	--	*5061.53*	0.0	--	*5061.53*	0.0	321	5056.3	-5.2	-5.2
downstream New Mercer Canal	Central FP - Reach 5	1534	1602	321	5062.87	321	5062.87	0.00	321	5062.87	0.0	321	5062.87	0.0	321	5062.87	0.0	0.0
upstream New Mercer Canal	Central FP - Reach 5	1645	1713	134	5063.07	134	5063.07	0.00	263	5063.08	0.0	263	5063.08	0.0	263	5063.09	0.0	0.0
	Central FP - Reach 6	1707	1775	158	5063.07	158	5063.07	0.00	158	5063.07	0.0	158	5063.07	0.0	287	5063.07	0.0	0.0
downstream end Detention Pond 2	Central FP - Reach 6	--	1796	--	*5063.06*	--	*5063.06*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5063.05	0.0	0.0
	Central FP - Reach 6	--	1807	--	*5063.05*	--	*5063.05*	0.00	--	*5063.06*	0.0	--	*5063.06*	0.0	287	5062.96	-0.1	-0.1
	Central FP - Reach 6	1758	--	158	5063.04	158	5063.04	0.00	158	5063.05	0.0	158	5063.05	0.0	--	*5063.12*	0.1	0.1
	Central FP - Reach 6	--	1854	--	*5063.04*	--	*5063.04*	0.00	--	*5063.05*	0.0	--	*5063.05*	0.0	287	5063.34	0.3	0.3
	Central FP - Reach 6	1828	1896	171	5063.04	171	5063.04	0.00	171	5063.05	0.0	171	5063.05	0.0	287	5063.36	0.3	0.3
	Central FP - Reach 6	1946	2014	171	5063.34	171	5063.34	0.00	171	5063.35	0.0	171	5063.35	0.0	287	5063.41	0.1	0.1
	Central FP - Reach 6	2157	2225	234	5064.63	234	5064.63	0.00	234	5064.63	0.0	234	5064.63	0.0	287	5063.51	-1.1	-1.1
	Central FP - Reach 6	2259	2328	285	5065.56	285	5065.56	0.00	285	5065.56	0.0	285	5065.56	0.0	287	5063.55	-2.0	-2.0
	Central FP - Reach 6	2355	2423	287	5066.46	287	5066.46	0.00	287	5066.46	0.0	287	5066.46	0.0	287	5063.61	-2.9	-2.9
	Central FP - Reach 6	2413	2490	287	5066.78	287	5066.78	0.00	287	5066.78	0.0	287	5066.78	0.0	287	5063.61	-3.2	-3.2
upstream end Detention Pond 2 / upstream tie-in	Central FP - Reach 6	2439	2516	287	5066.42	287	5066.42	0.00	287	5066.42	0.0	287	5066.42	0.0	287	5066.42	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-17 revisions)

Table 6.3: Water Surface Elevation Comparisons - West Vine Basin - Sanctuary Development - PHS Split Flowpath
ICON Engineering Inc.

Location Description	Reach	Effective Cross Section	Post-Project Cross Section	Effective Model [1]		(03) Duplicate Effective Model [2]			(04) Corrected Effective [3]			(05) Pre-Project [4]			(08) Post-Project [6]			
				100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	100-Year Discharge (cfs)	100- Year WSEL (NAVD 88)	Δ WSEL vs. Effective	Δ WSEL vs. Pre-Project
Upstream of New Mercer Canal / downstream tie-in	Central FP - PHS - Split	60	113	242	5062.59	242	5062.59	0.00	242	5062.58	0.0	242	5062.58	0.0	242	5062.55	0.0	0.0
Detention Pond 4	Central FP - PHS - Split	--	184	--	*5062.68*	--	*5062.68*	0.00	--	*5062.67*	0.0	--	*5062.67*	0.0	242	5062.58	-0.1	-0.1
	Central FP - PHS - Split	--	330	--	*5062.86*	--	*5062.86*	0.00	--	*5062.87*	0.0	--	*5062.87*	0.0	242	5062.39	-0.5	-0.5
	Central FP - PHS - Split	301	409	242	5062.89	242	5062.89	0.00	242	5062.90	0.0	242	5062.90	0.0	242	5063.38	0.5	0.5
	Central FP - PHS - Split	557	521	231	5064.97	231	5064.97	0.00	231	5064.96	0.0	231	5064.96	0.0	231	5064.11	-0.9	-0.9
	Central FP - PHS - Split	--	600	--	*5065.74*	--	*5065.74*	0.00	--	*5065.74*	0.0	--	*5065.74*	0.0	231	5064.55	-1.2	-1.2
Start of proposed channel	Central FP - PHS - Split	693	707	231	5066.30	231	5066.30	0.00	231	5066.30	0.0	231	5066.30	0.0	231	5064.78	-1.5	-1.5
	Central FP - PHS - Split	--	834	--	*5067.44*	--	*5067.44*	0.00	--	*5067.44*	0.0	--	*5067.44*	0.0	231	5066.99	-0.4	-0.4
	Central FP - PHS - Split	--	869	--	*5067.75*	--	*5067.75*	0.00	--	*5067.75*	0.0	--	*5067.75*	0.0	231	5067.67	-0.1	-0.1
	Central FP - PHS - Split	922	940	231	5068.35	231	5068.35	0.00	231	5068.35	0.0	231	5068.35	0.0	231	5068.22	-0.1	-0.1
	Central FP - PHS - Split	1048	1066	244	5069.48	244	5069.48	0.00	244	5069.48	0.0	244	5069.48	0.0	244	5069.51	0.0	0.0
	Central FP - PHS - Split	1221	1239	255	5070.98	255	5070.98	0.00	255	5070.98	0.0	255	5070.98	0.0	255	5070.96	0.0	0.0
Laporte Avenue	Central FP - PHS - Split	1358	1376	212	5073.22	212	5073.22	0.00	212	5073.22	0.0	212	5073.22	0.0	212	5073.22	0.0	0.0
upstream tie-in	Central FP - PHS - Split	1459	1477	212	5074.00	212	5074.00	0.00	212	5074.00	0.0	212	5074.00	0.0	212	5074	0.0	0.0

5280.12 = Interpolated elevation

[1] From effective 2020 West Vine Basin HEC-RAS Model (ICON Engineering Inc.)
[2] (03) Effective model run in HEC-RAS 5.0.7
[3] (04) Corrected Effective conditions - ineffective flow added to XS 11722 to reflect anticipated spill flow location
[4] (05) Pre-Project conditions
[5] (08) Post-Project conditions (2021-03-11 revisions)

Appendix G:
Digital Data

Appendix H:
Correspondence

City of Fort Collins
Floodplain Modeling Report Submittal Checklist

Instructions:

1. Applicant shall submit a completed copy of this checklist with all draft and final submittals.
2. Incomplete submittals will be returned to the requestor without review.
3. Clearly label all sections and subsections in the report text. Sections and subsections are shown in bold text in this checklist. Section/subsection numbering may require modifications based on the type of request.
4. For any additional comment or notes, include a separate sheet with the numbered comments corresponding to the number filled in the "Comment #" column.

Submittal Number:	1 ☒	2 ☐	3 ☐	4 ☐	Submittal Date: 2021-03-24
Date Received:					City Response Date:

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
SUBMITTALS				
Draft Submittal				
One (1) hard copy for review	☒	☐	☐	
One (1) CD or DVD containing full digital submittal	☒	☐	☐	
MT-2 application forms	☐	☐	☒	
City Review Fee	☒	☐	☐	
Final Submittal				
One (1) hard copy incorporating all comments/revisions	☐	☐	☒	
One (1) CD or DVD containing full digital submittal	☐	☐	☒	
MT-2 Forms (all signatures except community official)	☐	☐	☒	
GENERAL				
Transmittal Letter	☒	☐	☐	
Report Cover/Title Page				
Project Title	☒	☐	☐	
Owner (prepared for)	☒	☐	☐	
Engineer (include P.E. Stamp)	☒	☐	☐	
Submittal Date or revision date as applicable	☒	☐	☐	
Table of Contents				
Report section titles and page numbers	☒	☐	☐	
List of Figures	☒	☐	☐	
List of Tables	☒	☐	☐	
List of Appendices	☒	☐	☐	
1.0 PROJECT DESCRIPTION				
Provide a detailed description of the proposed project	☒	☐	☐	
1.1 Purpose				
Describe the purpose of the request	☒	☐	☐	
1.2 Site Description				
Provide a detailed description of the project site	☒	☐	☐	
Include a project vicinity/location map	☒	☐	☐	
1.3 Project Participants				

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
List stakeholders and/or requestors	☒	☐	☐	
1.4 Special Considerations				
Describe special requirements pertinent to the project	☒	☐	☐	
2.0 BACKGROUND				
2.1 Flooding Source and History				
Identify if the project falls within a FEMA or City-regulated floodplain	☒	☐	☐	
Describe the background of the flooding source and any pertinent history	☒	☐	☐	
2.2 Previous Studies				
List previous studies	☒	☐	☐	
Describe any LOMR's or CLOMR's which impact the project reach	☐	☐	☒	
3.0 STUDY LIMITS				
List impacted FIRM panels and the effective dates	☐	☐	☒	
Provide a description of the study reach	☒	☐	☐	
List effective cross-sections and stations for the u/s and d/s limits in the model	☒	☐	☐	
4.0 MAPPING				
Provide the source of any topographic mapping or survey data	☒	☐	☐	
Describe the horizontal and vertical datum used for the project	☒	☐	☐	
List the control point(s) used by the project	☐	☐	☒	
5.0 HYDROLOGY				
5.1 Flood Discharges and Modeled Recurrence Intervals				
Identify source of discharges used in the hydraulic analysis	☒	☐	☐	
Provide a table showing discharges for each modeled recurrence interval	☒	☐	☐	
5.2 Revised Hydrologic Analysis (if applicable)				
5.2.1 Methodology	☐	☐	☒	
5.2.2 Details	☐	☐	☒	
5.2.3 Results	☐	☐	☒	
Basin Overview Map(s) – Include in Appendix	☐	☐	☒	
Routing Schematic(s) – Include in Appendix	☐	☐	☒	
6.0 HYDRAULICS				
6.1 Methods and Approach				
List the hydraulic model used in the analysis including the version	☒	☐	☐	
Provide a description of the source of the effective hydraulic model	☒	☐	☐	
Describe the flow condition (unsteady/steady) and flow regime	☒	☐	☐	
6.1.1 Hydraulic Cross-Sections				
Provide a summary of cross-sections contained in the effective and revised models	☒	☐	☐	
Include a table summarizing cross-section stationing for all models	☒	☐	☐	
Describe any discrepancies identified in the effective stream stationing and cross-section lengths	☒	☐	☐	
Describe any changes to the effective cross-sections (i.e. added or removed)	☒	☐	☐	
6.1.2 Roughness Coefficients				
Discuss Manning's n-values used in the analysis	☒	☐	☐	
Explain any deviation from the range of n-values used in the effective model as part of the revised analysis	☒	☐	☐	
6.1.3 Structures				
Describe low flow and high flow methods used in the modeling approach	☒	☐	☐	

REPORT REQUIREMENTS	YES	NO	N/A	COMMENT #
Describe contraction and expansions coefficients	☒	☐	☐	
6.1.4 Boundary Conditions				
Discuss boundary conditions used in the analysis	☒	☐	☐	
6.1.5 Floodway Modeling				
List regulatory floodway(s) present in the revision reach	☒	☐	☐	
Describe any anticipated impacts to the regulatory floodway	☒	☐	☐	
6.2 Hydraulic Model Description				
6.2.1 Duplicate Effective (DE) Model				
Describe the DE model used in the analysis	☒	☐	☐	
6.2.2 Corrected Effective (CE) Model				
Describe preparation of the CE model	☒	☐	☐	
Provide a summary of any revisions included in the CE model	☒	☐	☐	
6.2.3 Existing Condition (EX-COND) Model				
Describe preparation of the EX-COND model	☒	☐	☐	
Provide a summary of any revisions included in the EX-COND model	☒	☐	☐	
6.2.4 Proposed or Post-Project Condition (PP-COND) Model				
Describe preparation of the PP-COND condition model	☒	☐	☐	
Provide a summary of any revisions included in the PP-COND model	☒	☐	☐	
7.0 DISCUSSION OF RESULTS				
7.1 Hydrologic Analysis (include only if revised analysis submitted)				
Provide a general summary of the revised peak discharges	☐	☐	☒	
Provide a comparison of the revised flow and effective discharges	☐	☐	☒	
Describe any benefits, issues, or adverse impacts which may result from the revised hydrology	☐	☐	☒	
7.2 Hydraulic Analysis				
7.2.1 Summary of Water-Surface Elevations				
Provide a table comparing modeled water-surface elevations from the effective, DE, CE, EX-COND, and PP-COND models	☒	☐	☐	
Duplicate Effective Model				
Discuss results of the DE model and compare to the effective model	☒	☐	☐	
Corrected Effective Model				
Discuss results of the CE model and compare to the DE model	☒	☐	☐	
Existing Conditions Model				
Discuss results of the EX-COND model and compare the CE model	☒	☐	☐	
Proposed or Post-Project Model				
Discuss results of the PP-COND model and compare to the EX-COND model and effective water-surface elevations	☒	☐	☐	
7.2.2 Downstream and Upstream Tie-In				
Provide a brief discussion of the horizontal and vertical tie-in at the upstream and downstream limits of the analysis.	☒	☐	☐	
7.2.3 Floodway Modeling				
Provide a brief discussion of the floodway modeling results	☒	☐	☐	
Describe any revisions to the effective floodway	☒	☐	☐	
7.2.4 Impacts				
Discuss any impact to structures or upstream/downstream private property	☒	☐	☐	
7.2.5 Mitigation Measures				
Discuss any mitigation measures that will be incorporated into the design (i.e. channel grading or stabilization, flood proofing, etc.)	☒	☐	☐	

REQUIREMENTS	YES	NO	N/A	COMMENT #
8.0 REGULATION COMPLIANCE				
8.1 NFIP Regulations				
Describe NFIP regulations required to be met by the proposed project and how they were satisfied.	☐	☐	☒	
8.2 City Code				
Discuss applicable sections of City Code required to be met by the proposed project and how they were satisfied.	☒	☐	☐	
9.0 REFERENCES				
Provide a list of references for the analysis and report	☒	☐	☐	
APPENDICES (INCLUDE AS APPLICABLE)				
Appendix A – MT-2 Forms (FEMA LOMC Submittals Only)				
MT-2 Forms (FEMA Basins only)	☐	☐	☒	
Appendix B – ESA Compliance (FEMA CLOMR Submittals Only)				
Endangered Species Act (ESA) Compliance Documentation	☐	☐	☒	
Appendix C - Notifications				
Property owner notifications	☐	☐	☒	
Insurable structure certification letter	☐	☐	☒	
Appendix D – Project Design Information				
Proposed Project Design Plans (or As-built for LOMR)	☒	☐	☐	
Site Photographs	☐	☒	☐	
Appendix E – Proposed Project Hydraulic Data				
Hydraulic Work Maps	☒	☐	☐	
Annotated FIRM or City Flood Risk Map	☐	☐	☒	
Annotated Floodway Data Table	☐	☐	☒	
Flood Profiles	☒	☐	☐	
Appendix F – Comparison and Agreement Tables				
BFE Comparison Tables	☒	☐	☐	
Map-Model Agreement Tables	☐	☒	☐	
Appendix G – Digital Data (CD or DVD Only)				
Hydrologic model	☐	☐	☒	
Hydraulic model	☒	☐	☐	
HEC-RAS Reports	☒	☐	☐	
CHECK-2 or CHECK-RAS Reports	☐	☒	☐	
Cross-Section Plots	☒	☐	☐	
Shapefiles	☒	☐	☐	
AutoCAD Files	☐	☒	☐	
Appendix H - Correspondence				
Correspondence	☐	☐	☒	
Meeting Minutes	☐	☐	☒	

Legend

- Pre-Project Hydraulic Cross Sections
- Pre-Project Floodplain Centerline
- Effective / Pre-Project West Vine Basin Floodway
- Effective / Pre-Project West Vine Basin 100-Year Floodplain
- Effective / Pre-Project West Vine Basin Shallow Flooding
- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

Central Flow Path Reach CherrySunrise upstream tie-in at cross section
1728 Pre-Project (5062.93)
1796 Post-Project (5062.96)

Central Flow Path Reach 5 downstream tie-in at cross section
242 Pre-Project
243 Post-Project

Central Flow Path Reach 6 upstream tie-in at cross section
2439 Pre-Project
2516 Post-Project

Southern Flow Path PHS Split flow upstream tie-in at cross section
1459 Pre-Project
1477 Post-Project

Southern Flow Path Reach 2 downstream tie-in at cross section
11111 Pre-Project
11111 Post-Project

Southern Flow Path Reach 3 upstream tie-in at cross section
12209 Pre-Project
12209 Post-Project

CORIANDER LN
BELLWETHER LN
N BRIARWOOD LN
BASIL LN
TARRAGON LN
CHERRY ST
WEBB AVE
N SUNSET ST
New Mercer Canal
Larimer County Canal No. 2
Central FP Reach 5
Central FP Reach 6
Sanctuary on the Greens
Southern FP Reach 2
Southern FP PHS Split
Southern FP Reach 3
Southern FP Reach 4
LAPORTE AVE
STEPHEN ST
S IMPALA DR
BRIARWOOD RD
PENNSYLVANIA ST
N TAFT HILL RD
S TAFT HILL RD

ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.1: Hydraulic Tie-in Locations

N

200 Feet

Legend

- Proposed Site Layout
- Post-Project Hydraulic Cross Sections
- Post-Project Floodplain Centerline
- Post-Project 100-Year Floodplain
- Post-Project Floodway
- Post-Project Shallow Flooding

Datum: NAVD 88
Projection: NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
Aerial Image: CSU 2018

CORIANDER LN
BASIL LN
TARRAGON LN
CHERRY ST
Central FP CherrySunrise
Central FP Reach 5
Central FP Reach 6
New Mercer Canal
Larimer County Canal No. 2
N TAFT HILL RD

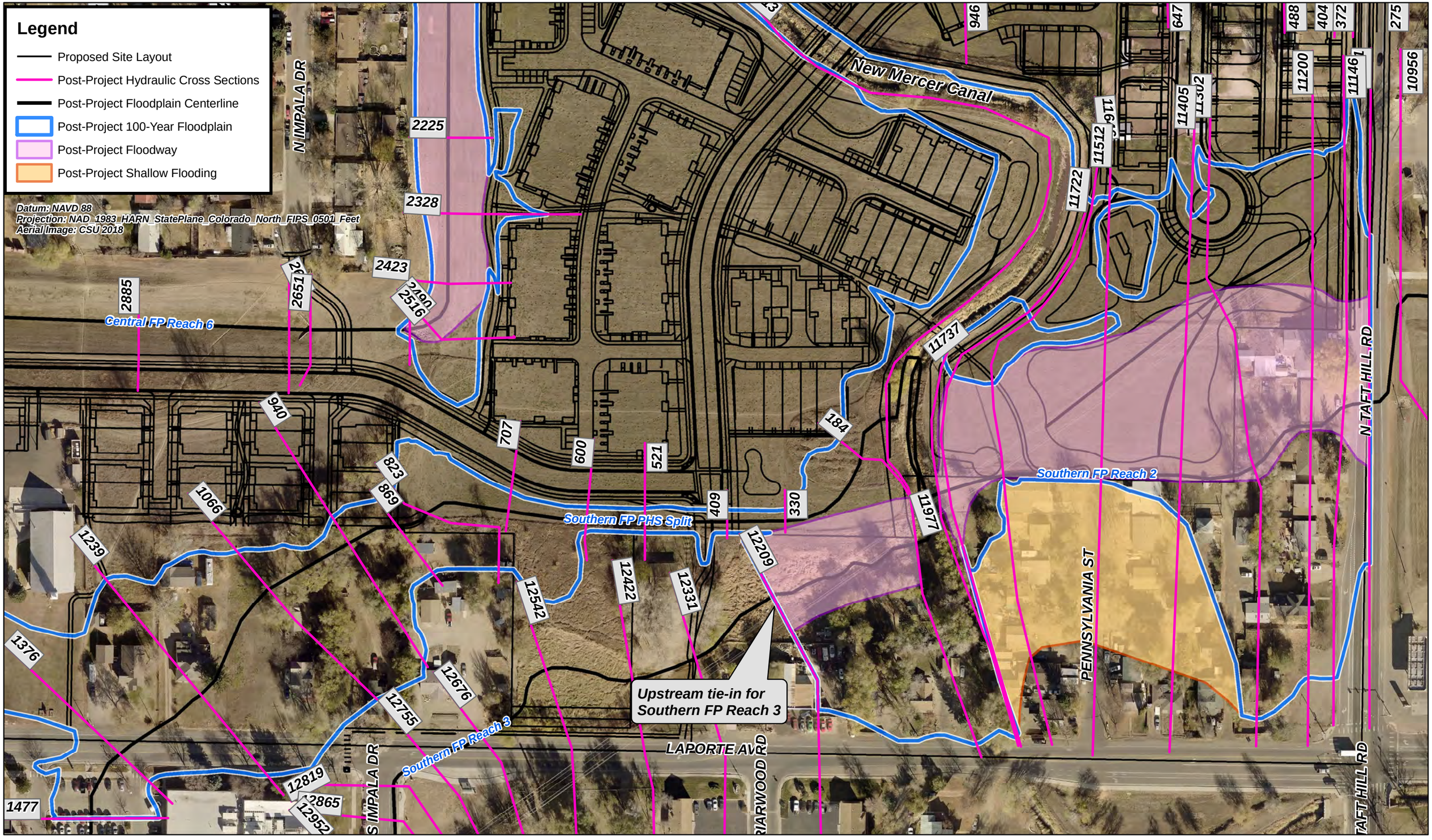
2111 1977 1912 1796 1713 1445 1234 946 647 488 404 275 181
1775 1796 1854 1896 2014 2225 2328
113
11722 11512 11405 11302 11200 11146 10956 10904 10798 10619

Sanctuary on the Greens - Initial Floodplain Report

Figure E.5: Hydraulic Workmap - Post-Project Floodplains (north)

N

100 Feet

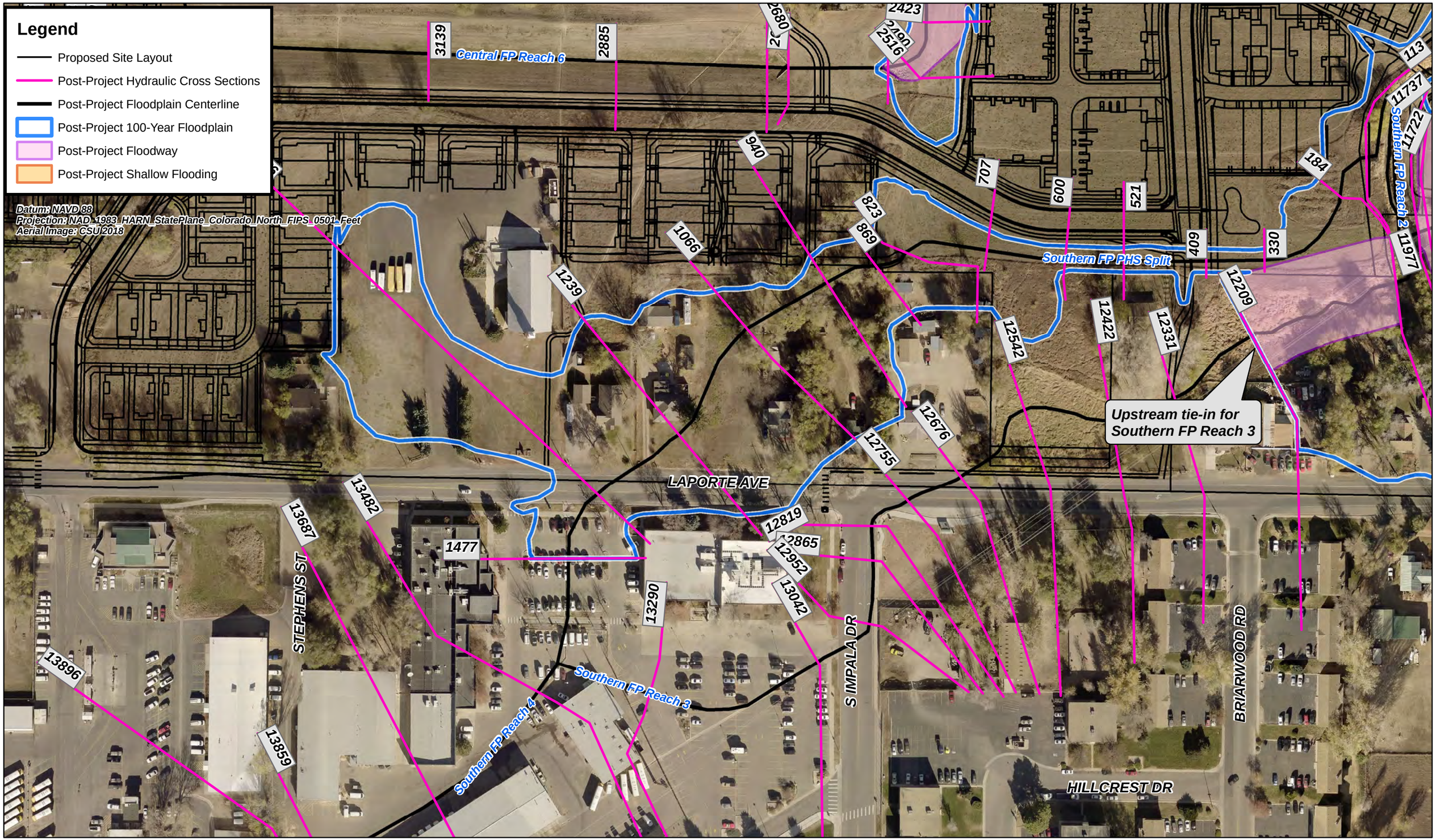


Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

N

100 Feet



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.13: Hydraulic Workmap - Post-Project Floodplains (southwest)

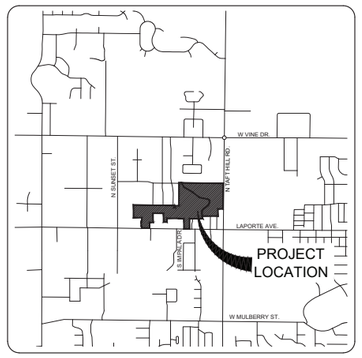
N

100 Feet

UTILITY PLANS FOR
SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

MARCH 2022



NORTH VICINITY MAP 1"=2000'

PROJECT BENCHMARKS:

PROJECT DATUM: NAVD 88

BENCHMARK #1:
City of Fort Collins Benchmark 33-97:
in front o f2540 West Laporte Ave., Approx. 70ft east of centerline of driveway, 3.5ft south of a fence, 3.0ft southeast of a power pole, on a concrete slab.
Elevation: 5088.19 (NAVD 88 Datum)

BENCHMARK #2:
City of Fort Collins Benchmark 10-07:
Southeast corner of Taft Hill Rd. and Laporte Ave. on the northeast wingwall of the bridge over an irrigation ditch.
Elevation: 5062.84 (NAVD 88 Datum)

NOTE: If NGVD29 unadjusted Datum is required for any purpose, the following equation should be used: NGVD29 unadjusted = NAVD88 - 3.17.

Basis of Bearings:
The basis of bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East.

ORIGINAL FIELD SURVEY BY:

Northern Engineering Services, Inc
NE Project No. 1536-001
Date: September, 2018

SUBSURFACE EXPLORATION BY:

CTL Thompson, Inc.
CTL Thompson Project No. FC08483-115
Date: October 10, 2018

DISCLAIMER STATEMENT:

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins 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 for any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

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.

CONTACT INFORMATION

PROJECT TEAM:

DEVELOPER/APPLICANT
C & A Companies
7991 Shaffer Parkway, Suite 200
Littleton, Colorado 80127

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

SURVEYOR
Northern Engineering Services, Inc.
Bob Tessley, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

LANDSCAPE ARCHITECT
Ripley Design Inc.
Linda Ripley
401 West Mountain Avenue
Fort Collins, Colorado 80521
(970) 224-5828

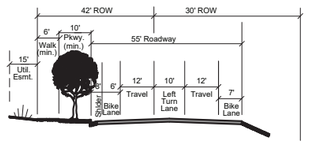
GEOTECHNICAL ENGINEER
CTL Thompson Inc.
400 North Link Lane
Fort Collins, Colorado 80524
(970) 206-9441

TRAFFIC ENGINEER
Delich Associates
Matt Delich, PE
2272 Glen Haven Drive
Loveland, CO 80538-4903
(970) 669-2061

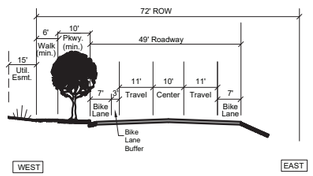
UTILITY CONTACT LIST: *

UTILITY COMPANY		PHONE NUMBER
GAS---------- Xcel Energy----------	Al Ermer	(970) 225-7869
ELECTRIC---------- City of Fort Collins Light & Power--	Luke Unruh	(970) 416-2724
CABLE---------- Comcast----------	Don Kapperman	(970) 567-0245
TELECOM.---------- Qwest Local Network----------	Bill Johnson	(970) 377-6401
WATER---------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
WASTEWATER------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
STORMWATER------- City of Fort Collins Utilities----------	Matt Simpson	(970) 416-2754
W/WW INSPECTOR--City of Fort Collins Utilities----------	Jim McChesney	(970) 556-8179

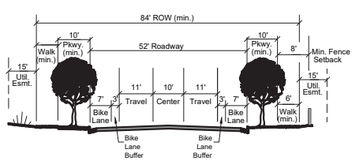
* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.



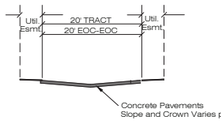
INTERIM 2-LANE ARTERIAL STREET
LAPORTE AVE



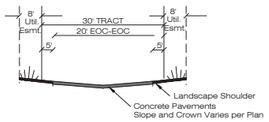
*INTERIM 2-LANE ARTERIAL STREET
TAFT HILL ROAD



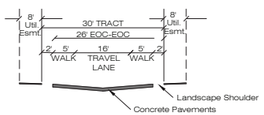
ULTIMATE 2-LANE ARTERIAL STREET
TAFT HILL ROAD/LAPORTE AVE



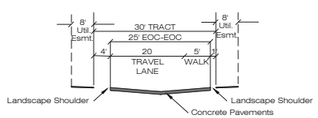
20' WIDE PRIVATE ALLEY
Tracts P, S, & X
EASEMENTS VARY PER PLAN



PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts A, E, H, K
EASEMENTS VARY PER PLAN



PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts U,X, T, & Q
EASEMENTS VARY PER PLAN



PRIVATE ALLEY w/ DRAINAGE TO CENTER
Tracts S, M, X
EASEMENTS VARY PER PLAN

NOTE: OTHER DRIVES PER PLAN

SHEET INDEX

1	C0.00	COVER SHEET
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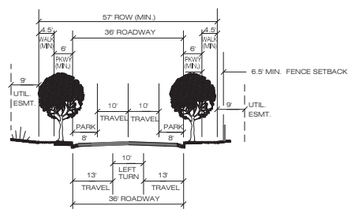
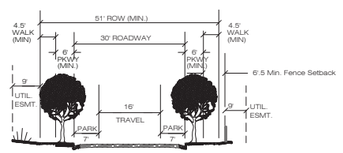
PROJECT SPECIFIC NOTES:

THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE.



CONNECTOR LOCAL w/ PARKING
STREET C & STREET B



RESIDENTIAL LOCAL
STREET A

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LARIMER COUNTY CANAL NO. 2 IRRIGATING CO. APPROVAL
PRESIDENT _____ DATE _____

NEW MERCER IRRIGATION CANAL COMPANY APPROVAL
SECRETARY _____ DATE _____

City of Fort Collins, CO
UTILITY PLAN APPROVAL

APPROVED:	CITY ENGINEER	APPROVED SHEETS	DATE
APPROVED:	WATER & WASTEWATER UTILITY	APPROVED SHEETS	DATE
APPROVED:	STORMWATER UTILITY	APPROVED SHEETS	DATE
APPROVED:	PARK PLANNING & DEVELOPMENT	APPROVED SHEETS	DATE
APPROVED:	TRAFFIC OPERATIONS	APPROVED SHEETS	DATE
APPROVED:	ENVIRONMENTAL PLANNER	APPROVED SHEETS	DATE

Revisions: No. Date:
1 03.09.22 REVIEW SET NOT FOR CONSTRUCTION

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 1001 11th Street, 80631
970.221.4158
northernengineering.com

DATE: 03.09.22
SCALE: N/A
REVIEWED BY: D. Weber
PROJECT: 1536--001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel

SANCTUARY ON THE GREENS

COVER SHEET

Sheet C0.00
1 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_COVER.dwg LAYOUT NAME: C0.00 DATE: Mar 09, 2022 - 2:34pm CAD OPERATOR: danny
LIST OF XREFS: [NES-Xbrand] [Xpaw]

A. 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 City of Fort Collins.

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 City of Fort Collins Engineer. Use of these plans after the expiration date will require a new review and approval process by the City of Fort Collins 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 City of Fort Collins, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the City of Fort Collins 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 City of Fort Collins, 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 storm sewer construction, as well as power and other "dry" utility installations, shall conform to the City of Fort Collins standards and specifications current at the date of approval of the plans by the City of Fort Collins 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 City of Fort Collins prior to beginning construction.

10. The Developer shall coordinate and cooperate with the City of Fort Collins, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.

11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.

12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer should be constructed prior to installation of the water lines and dry utilities.

13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.

14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if 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 City of Fort Collins 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 City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

18. The City of Fort Collins 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 City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

19. All recommendations of the Preliminary Drainage Report for Sanctuary West dated March 9th, 2022 by Northern Engineering Services, Inc., 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 the City of Fort Collins 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 the City of Fort Collins Inspector (Fort Collins - 221-6605) and the City of Fort Collins 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 City of Fort Collins 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 City of Fort Collins 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 City of Fort Collins' 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 City of Fort Collins 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 the City of Fort Collins inspector. The engineer or surveyor must certify in a letter to the City of Fort Collins that these elevations conform to the approved plans and specifications. Any deviations shall be noted in the letter and then resolved with the City of Fort Collins before installation of base course or asphalt will be allowed on the streets.

26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.

27. Portions of Larimer County are within overlay districts. The Larimer County Flood Plain 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 City of Fort Collins 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. (The the City of Fort Collins, Larimer County, Colorado), 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 the City of Fort Collins 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 City of Fort Collins Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by Larimer County.

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 City of Fort Collins 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 Larimer County's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the City of Fort Collins Engineer.

40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) 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 Benchmark 33-97:
In front o f2540 West Laporte Ave., Approx. 70ft east of centerline of driveway, 3.5ft south of a fence, 3.0ft southeast of a power pole, on a concrete slab.
Elevation: 5088.19 (NAVD 88 Datum)

BENCHMARK #2:
City of Fort Collins Benchmark 10-07:
Southeast corner of Taft Hill Rd. and Laporte Ave. on the northeast wingwall of the bridge over an irrigation ditch.
Elevation: 5062.84 (NAVD 88 Datum)

If NGVD29 unadjusted Datum is required for any purpose, the following equation should be used:
NGVD29 unadjusted = NAVD88 - 3.17.

Basis of Bearings:
The basis of bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East.

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 City of Fort Collins Construction Inspector before any cuts are made. Patching shall be done in accordance with the City of Fort Collins Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the City of Fort Collins 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 City of Fort Collins, 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 City of Fort Collins shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: ALL PRIVATE TRACTS

48. Approved Variances are listed as follows: N.A.

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

1. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.

2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.

3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.

4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.

5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.

6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City/County.

7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:

   a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
   b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
   c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.

8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.

9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.

10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.

11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.

12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the City/County or Homeowners Association (HOA).

13. City Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.

14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.

15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City.

B. Street Improvement 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 City of Fort Collins 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 City of Fort Collins 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 City of Fort Collins Engineer.

5. Ft. Collins only. 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 City of Fort Collins 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 M.U.T.C.D. (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 City of Fort Collins 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 that 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 City of Fort Collins Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The City of Fort Collins Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. 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 the City of Fort Collins 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 City of Fort Collins Traffic 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 City of Fort Collins Traffic 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 2-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.

D. Storm Drainage Notes

1. The City of Fort Collins 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).

2. All recommendations of the Preliminary Drainage Report for Sanctuary West dated March 9th, 2022 by Northern Engineering Services, Inc., shall be followed and implemented.

3. Prior to final inspection and acceptance by the City of Fort Collins, certification of the drainage facilities, by a registered engineer, must by submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall by submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. Utility Notes

1. All waterline and sanitary sewer construction shall conform to the Fort Collins Utility standards and specifications current to date of construction.

2. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the water utility.

3. Water mains shall be poly-wrapped D.I.P, or PVC with tracer wire.

4. 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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's **below.**
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DRAWING FILENAME: D:\Projects\1536-001\Dwg\1536-001_COVER.dwg LAYOUT NAME: C0.01 DATE: Mar 09, 2022 - 2:30pm CAD OPERATOR: donny
LIST OF XREFS: [NES-xbname] [Xbind]

Rev. Date:
Revisions:
No.

REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

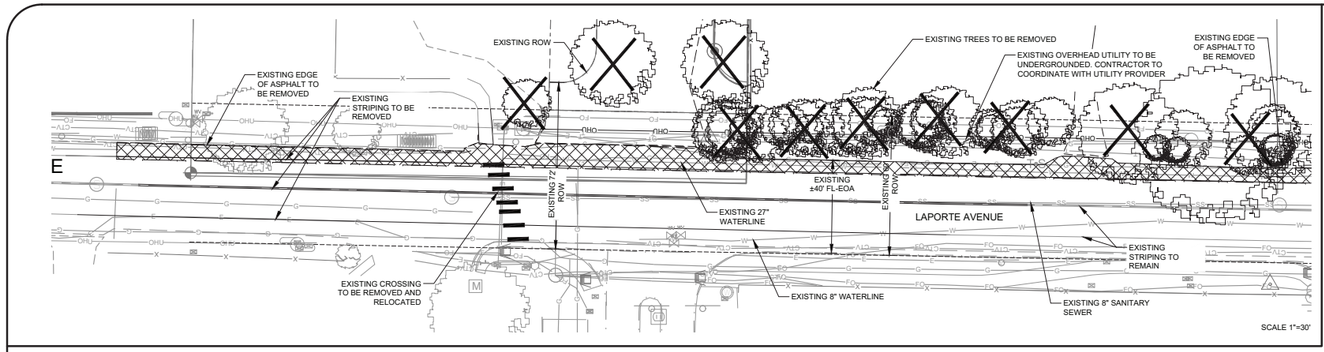
These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless authorized by and a Professional Engineer in the employ of Northern Engineering Services, Inc.

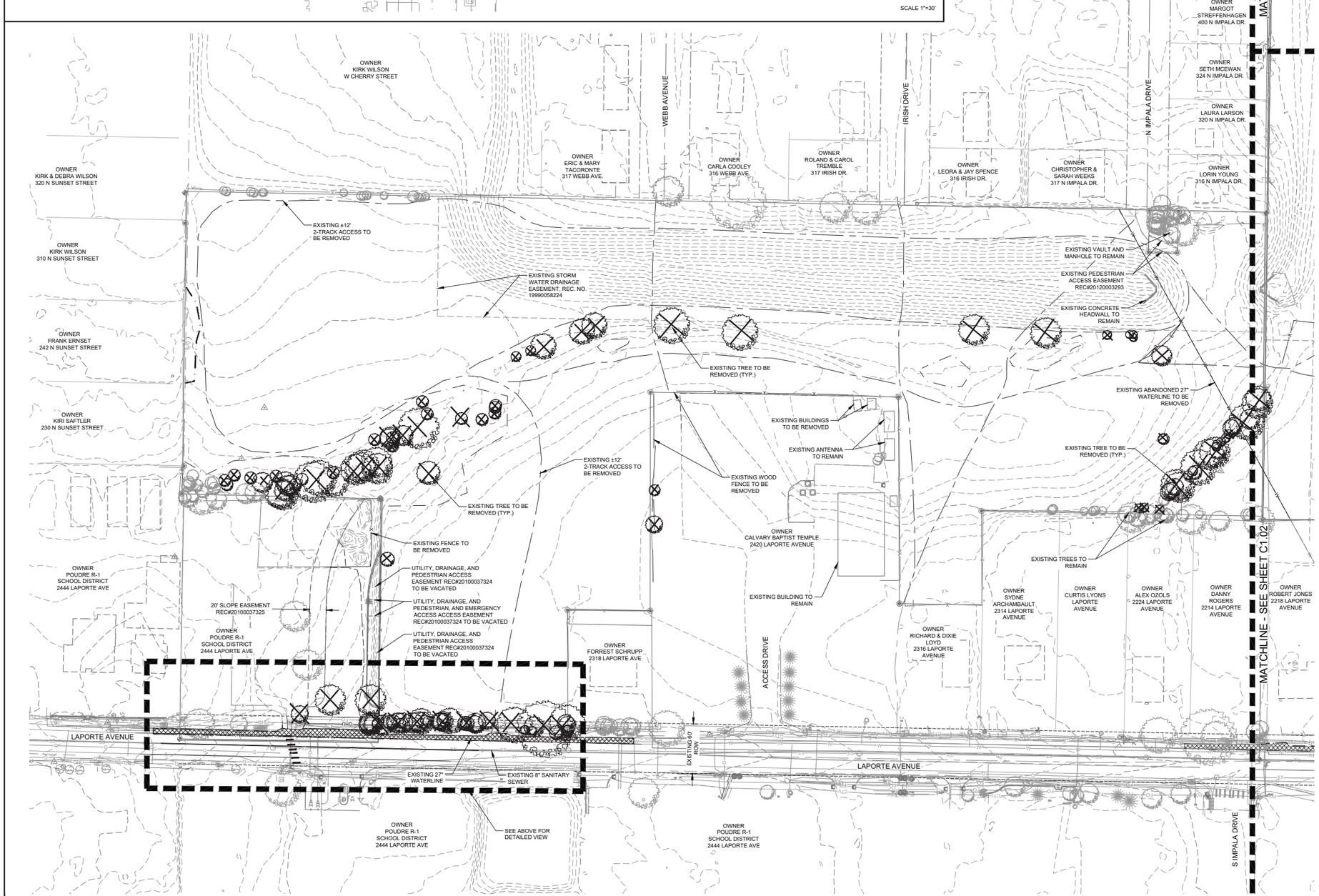
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

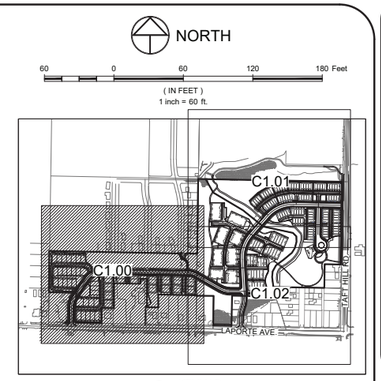
DATE: 03.09.22
SCALE: N/A
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: N/A
DRAWN BY: M. Ruebel

SANCTUARY ON THE GREENS
GENERAL & CONSTRUCTION NOTES

Sheet
C0.01
2 of 30







KEYMAP

LEGEND:

- PROPERTY BOUNDARY
- FEMA HIGH RISK 100-YR FLOODPLAIN
- FEMA HIGH RISK FLOODWAY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- EXISTING STORM SEWER
- EXISTING TELEPHONE (T)
- EXISTING GAS (G)
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING ELECTRIC (E)
- EXISTING FENCE (X)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)
- EXISTING ASPHALT & CONCRETE TO BE REMOVED

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

NOTES:

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No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

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NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631

DATE: 03.09.22
SCALE: 1"=60'
PROJECT: 1536-001
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
C1.00
3 of 30

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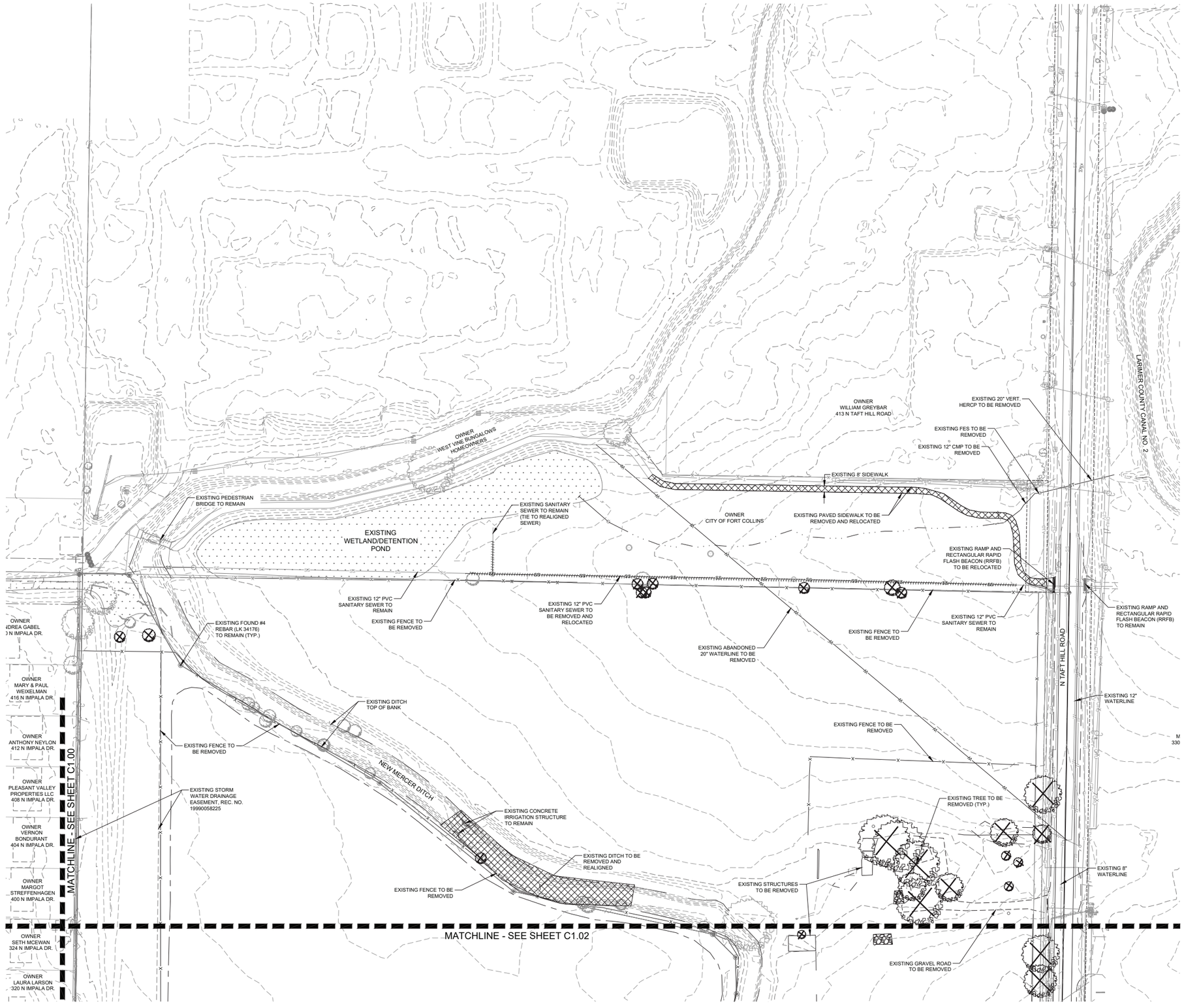
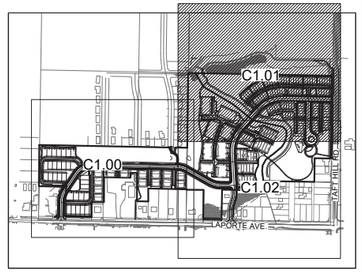


NORTH

60 0 60 120 180 Feet

(IN FEET)
1 inch = 60 ft.



KEYMAP

LEGEND:

- PROPERTY BOUNDARY
- FEMA HIGH RISK 100-YR FLOODPLAIN
- FEMA HIGH RISK FLOOWAY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR (5015)
- EXISTING MINOR CONTOUR (5013)
- EXISTING STORM SEWER
- EXISTING TELEPHONE (T)
- EXISTING GAS (G)
- EXISTING SANITARY SEWER (SS)
- EXISTING WATER (W)
- EXISTING ELECTRIC (E)
- EXISTING FENCE (X)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER (106)
- EXISTING GAS METER (G)
- EXISTING TELEPHONE PEDESTAL (T)
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)
- EXISTING ASPHALT & CONCRETE TO BE REMOVED

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

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NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
(970) 221-4158 (800) 922-4158 CO811
970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1"=60'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
C1.01
4 of 30

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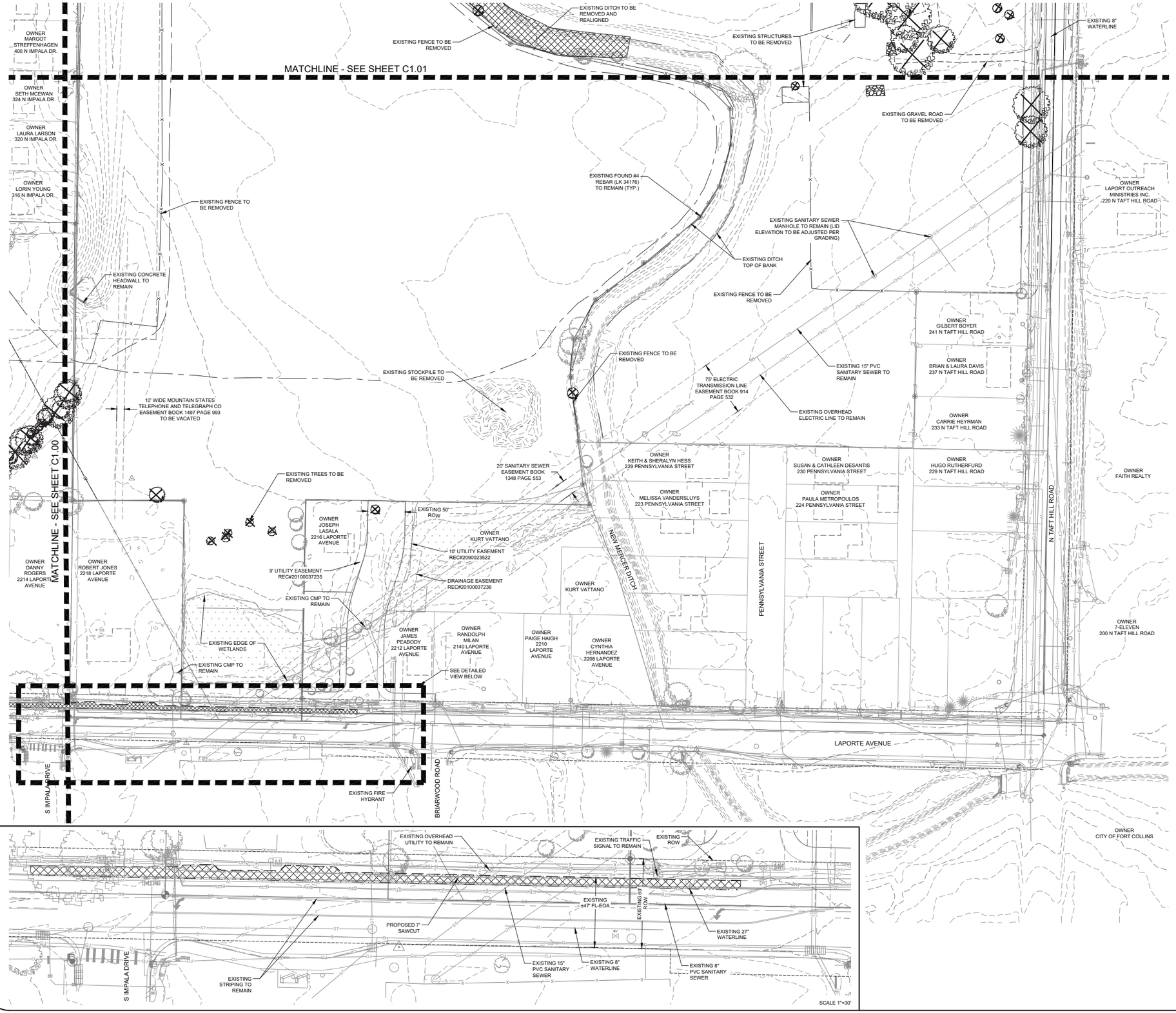

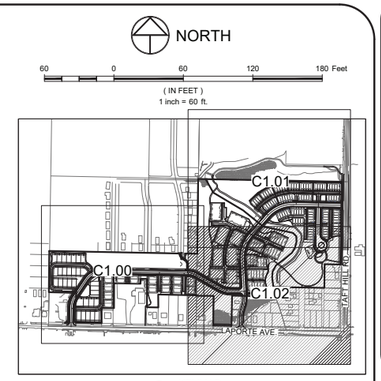

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FIELD SURVEY BY:

ORIGINAL FIELD SURVEY
NORTHERN ENGINEERING SERVICES, INC
NE PROJECT NO. 1536-001
DATE: SEPTEMBER, 2018

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NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970) 221-4158 FAX (970) 221-4159
northernengineering.com

DATE: 03.09.22
SCALE: 1"=60'
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: M. Rudzel
DRAWN BY: M. Rudzel

SANCTUARY ON THE GREENS

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet
C1.02
5 of 30

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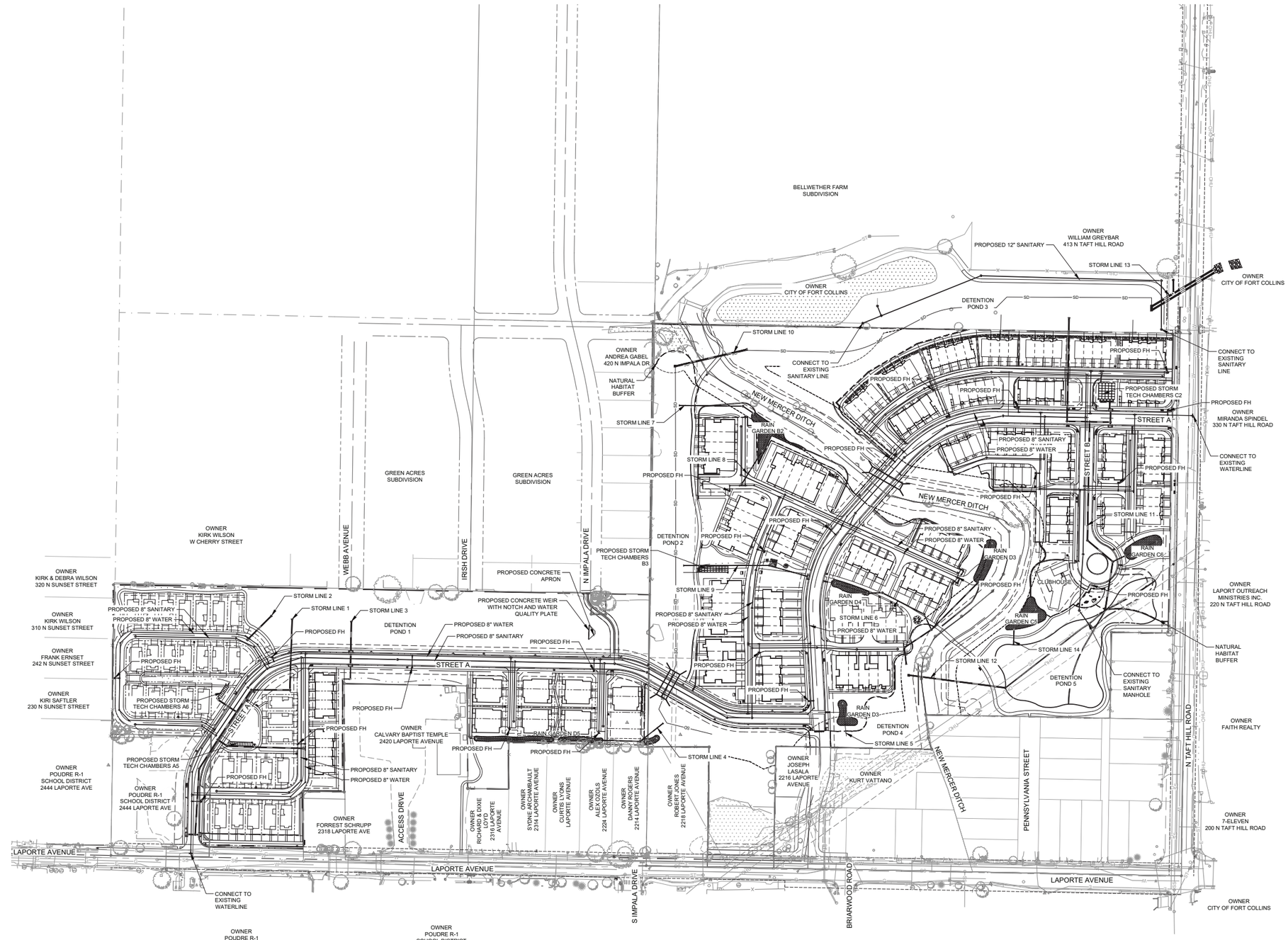
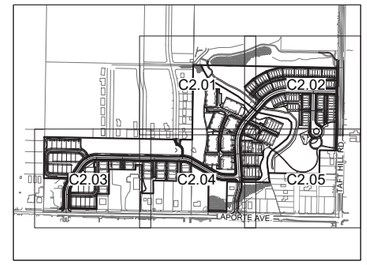


NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

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5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
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11. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
12. THE APPLICANT IS AWARE THAT THE CURRENT PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

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No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 1001 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 03.09.22
SCALE: 1" = 120'
REVIEWED BY: D. Weber
PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel

SANCTUARY ON THE GREENS

OVERALL UTILITY PLAN

Sheet
C2.00
6 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_OLTB.dwg LAYOUT NAME: C2.00 DATE: Mar 09, 2022 - 2:36pm CAD OPERATOR: danny
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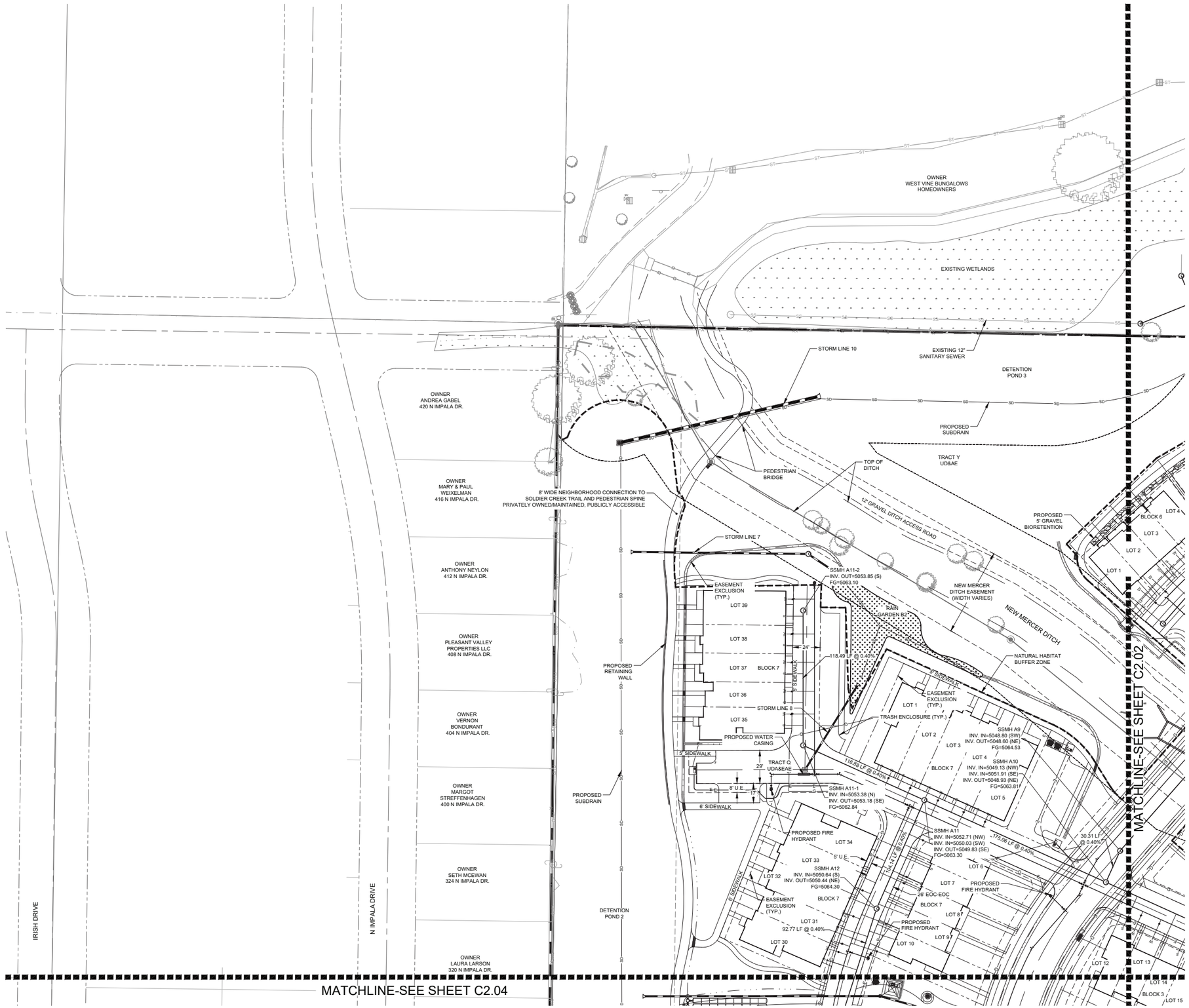
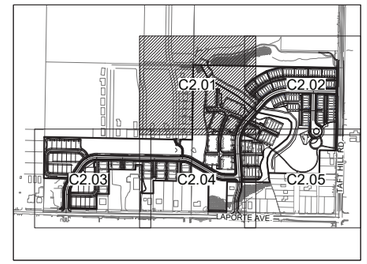


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

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- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
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- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
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Revisions: No. Date:
- REVIEW SET NOT FOR CONSTRUCTION 03.09.22

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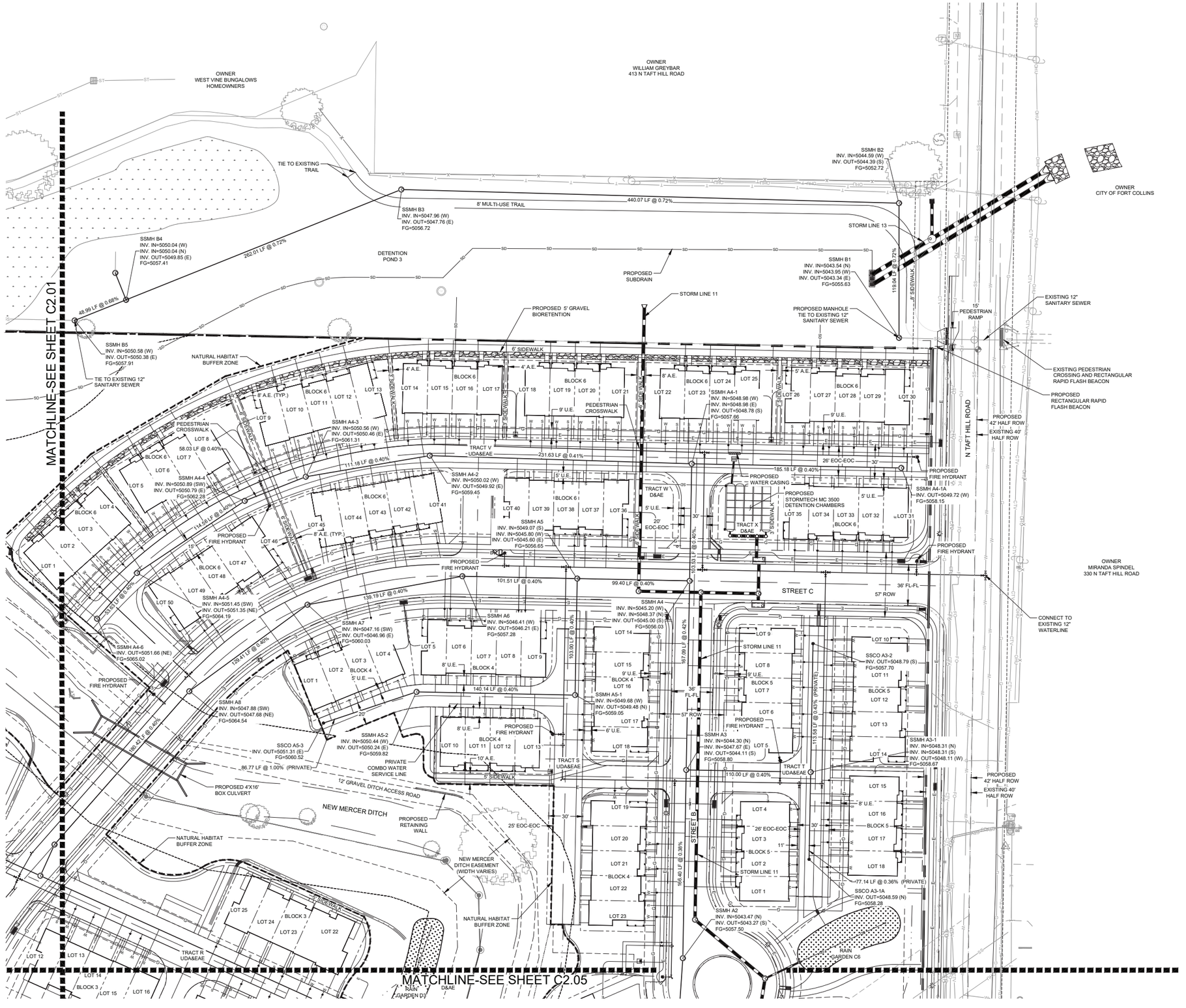
NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 1500 Wynkoop Street, 80202
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Rudebl	SCALE: 1" = 40'	
DRAWN BY: M. Rudebl		

SANCTUARY ON THE GREENS

UTILITY PLANS

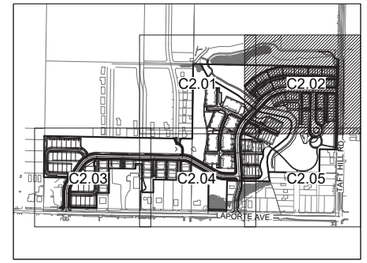
Sheet
C2.01
7 of 30



NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
- PROPOSED SEWER SERVICE
- PROPOSED RESIDENTIAL WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- PROPOSED WATER METER
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING IRRIGATION BOX
- EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED ELECTRIC VAULTS

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2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
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4. ALL WATER FITTINGS AND VALVES, EXCLUDING WATER METERS, ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. ALL SINGLE FAMILY ATTACHED AND DETACHED UNITS SHALL BE SERVICED BY STANDARD INTERIOR SETTING 3/4IN WATER METERS (FORT COLLINS DETAIL 14). 9-PLEX CONDOS SHALL BE SERVICED BY 1 1⁄2" WATER METERS AND 12-PLEX CONDOS SHALL BE SERVICED BY 2" WATER METERS.
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
10. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
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	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 1500 Wynkoop Street, 80202
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebl	SCALE: 1" = 40'
DRAWN BY: M. Rudebl	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.02
8 of 30

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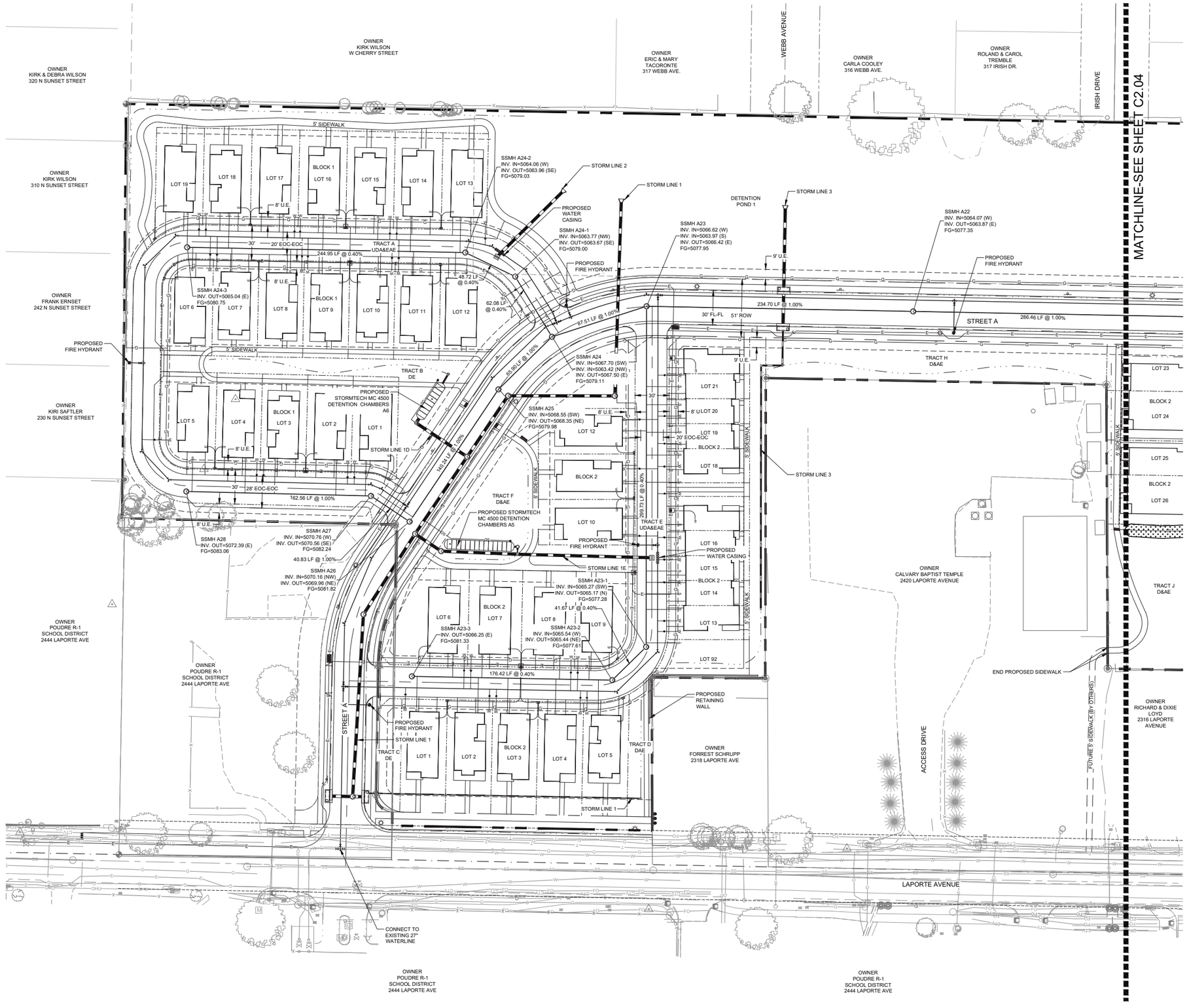
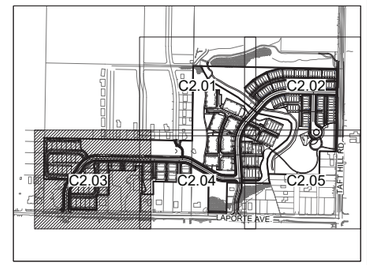


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
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- PROPOSED ELECTRIC
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- EXISTING TELEPHONE
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DENVER 1500 Wynkoop Street, 80202
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northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Rudeal	SCALE: 1"=40'	
DRAWN BY: M. Rudeal		

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.03
9 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Util\1536-001_UTIL.dwg LAYOUT NAME: C2.03 DATE: Mar 09, 2022 - 2:37pm CAD OPERATOR: danny
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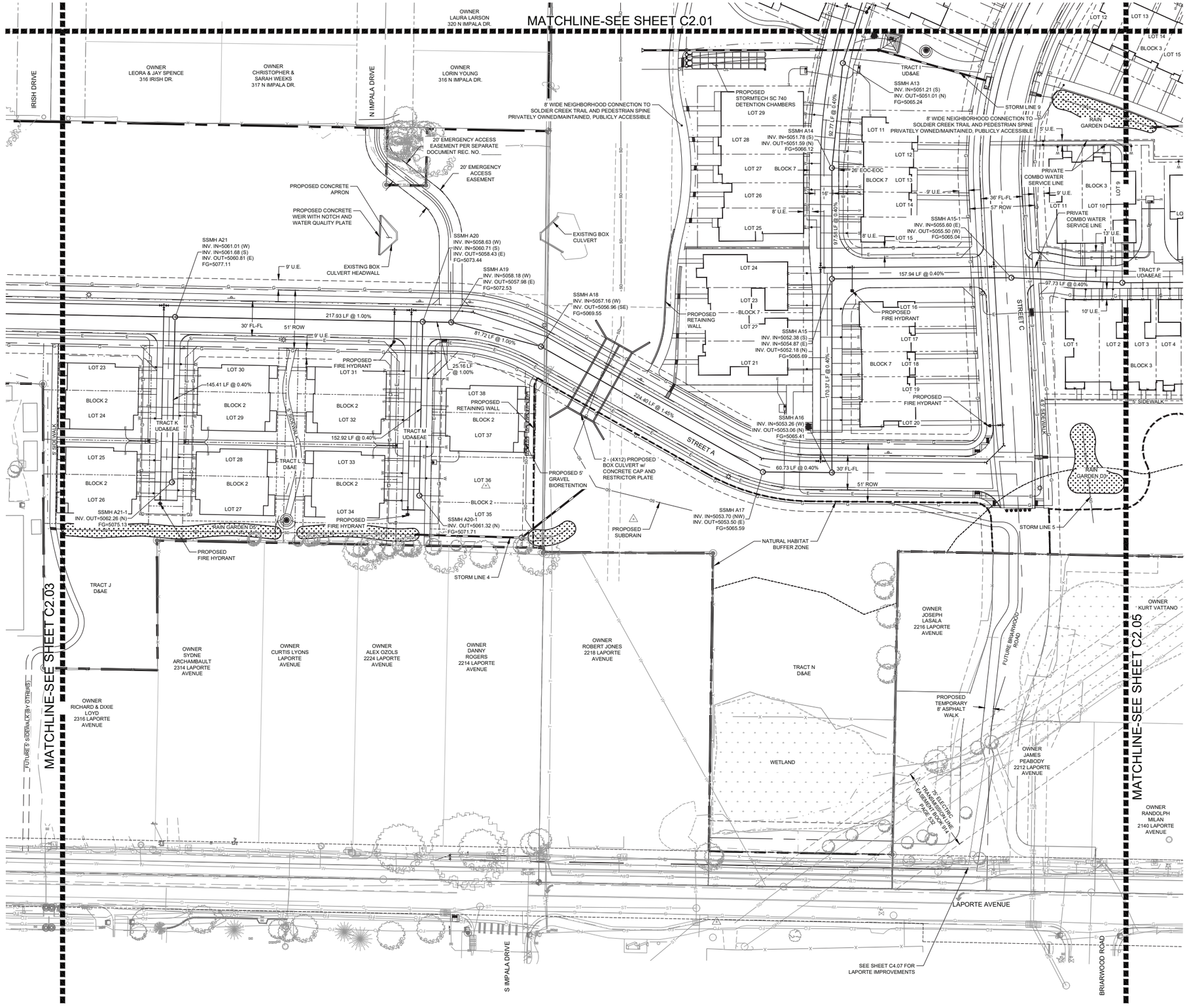
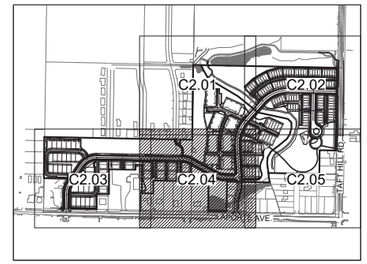


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED ELECTRIC
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- PROPOSED FIRE HYDRANT
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- EXISTING STORM SEWER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS
- PROPOSED SUBDRAIN
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- PROPERTY BOUNDARY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
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No. Revisions: Date:
1 REVIEW SET 03.09.22
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970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
DATE: 03.09.22
SCALE: 1"=40'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.04
10 of 30

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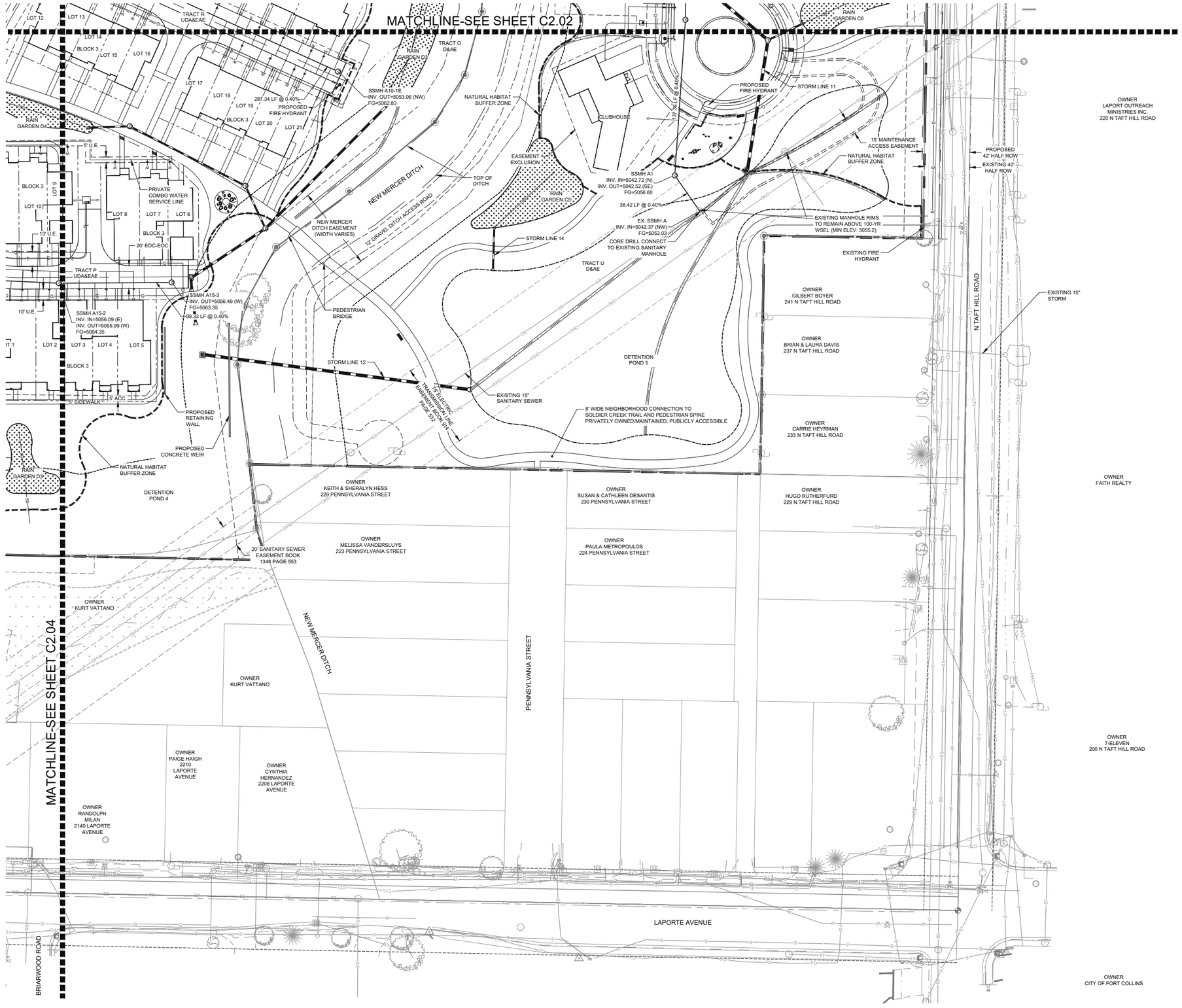
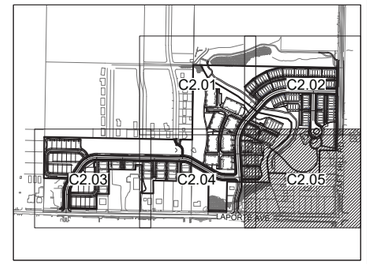


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- PROPOSED WATER MAIN
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PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Rudebl	SCALE: 1" = 40'	DRAWN BY: M. Rudebl

SANCTUARY ON THE GREENS

UTILITY PLANS

Sheet
C2.05
11 of 30

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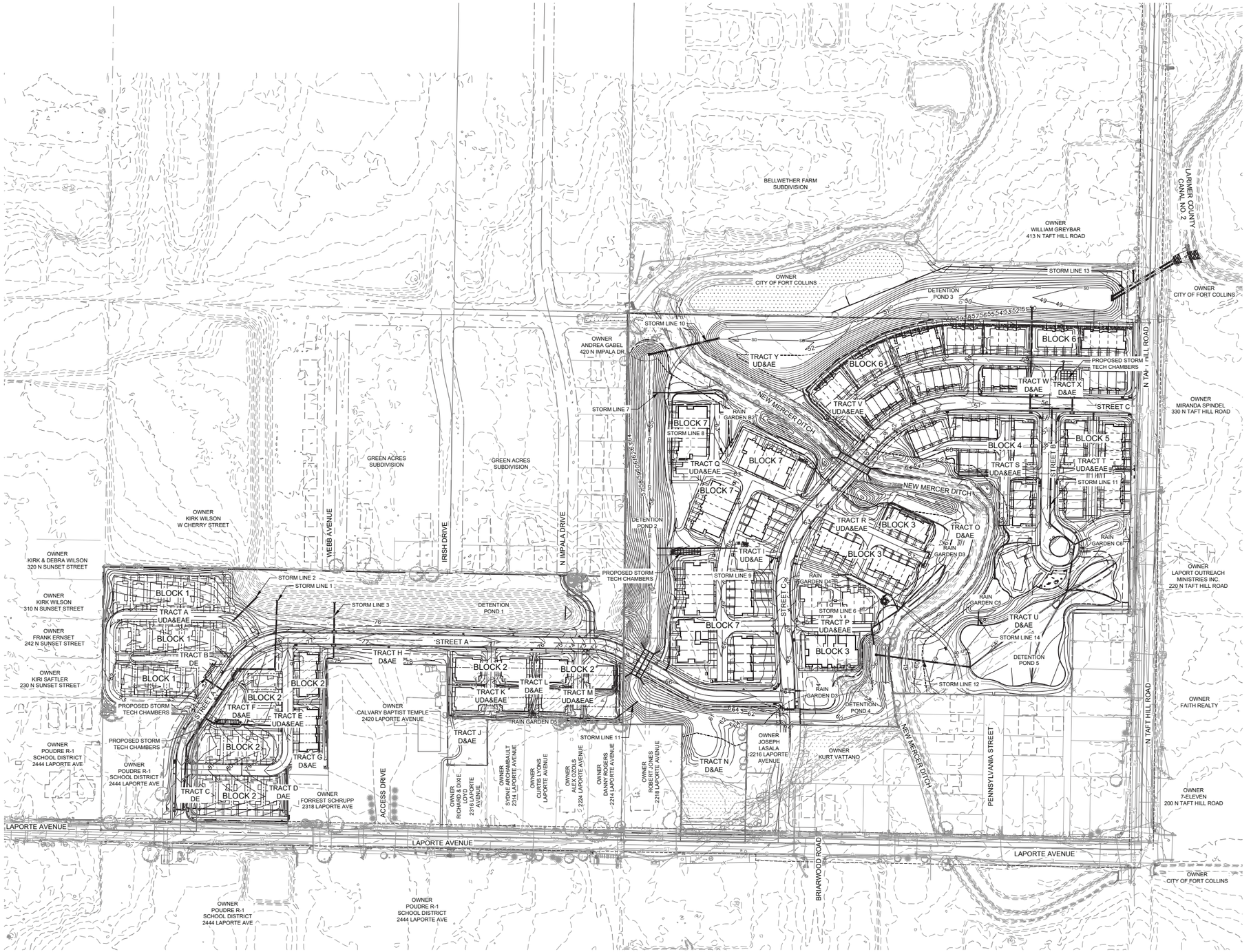
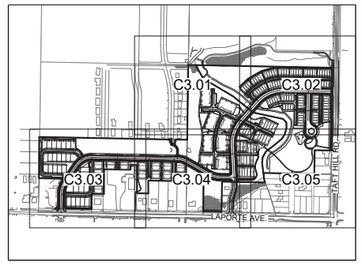


NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE 4:1
- PROPOSED ASPHALT CROSS SLOPE 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION 78.45
- EXISTING GROUND ELEVATION (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

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No.	Revisions:	Date:
1	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1120 10th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Ruebel	SCALE: 1" = 120'
DRAWN BY: M. Ruebel	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

OVERALL GRADING PLAN

Sheet
C3.00
12 of 30

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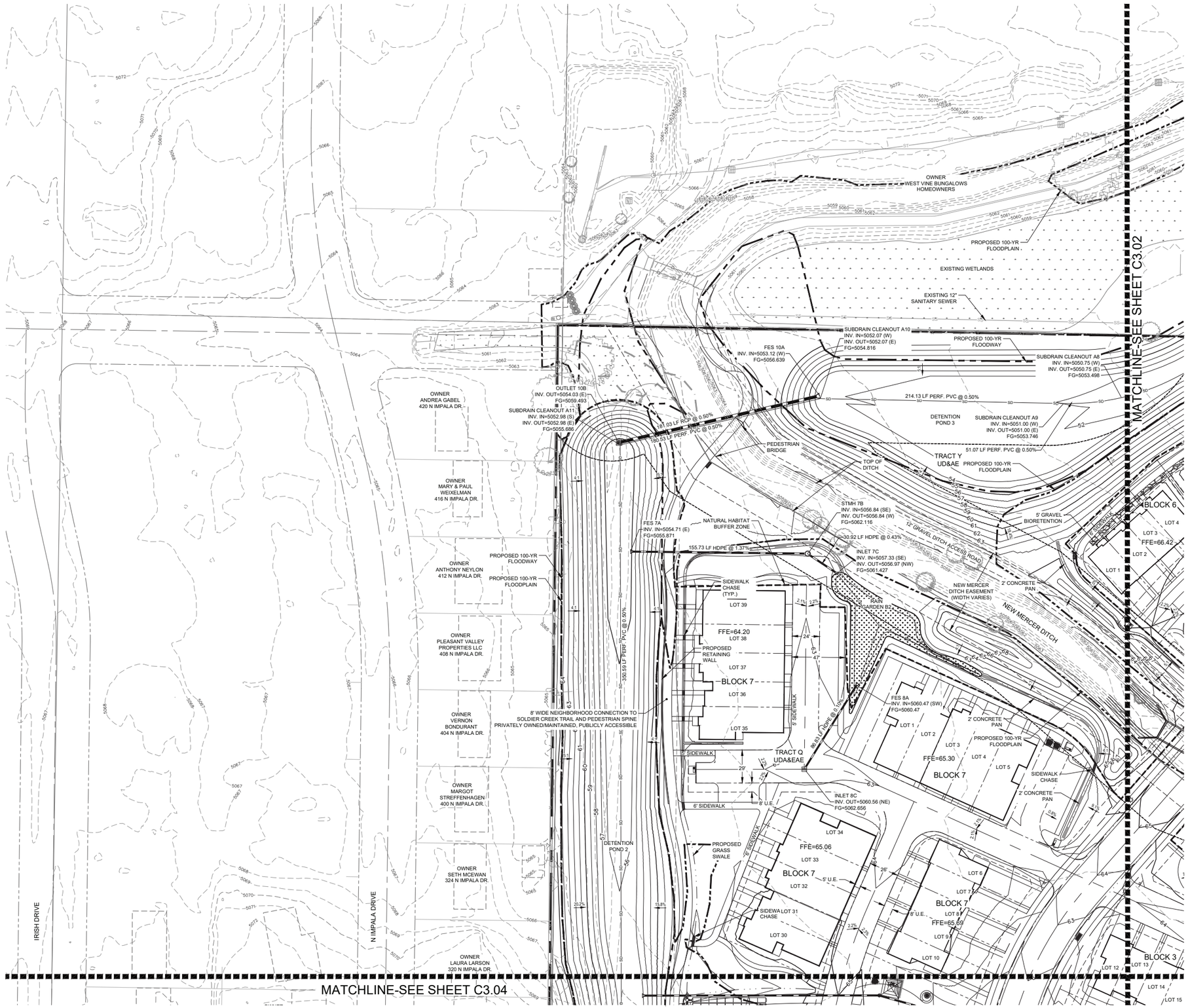
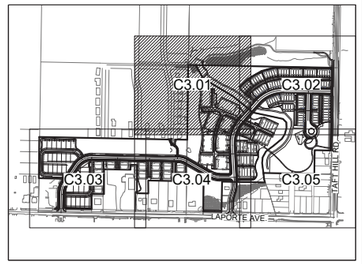


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
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- PROPOSED FINISH GROUND ELEVATION — 79.45
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PROJECT: 15.36-001
DATE: 03.09.22
SCALE: 1" = 40'
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.01
13 of 30

DRAWING FILENAME: I:\Projects\15360-001\Dwg\Grad\15360-001_GDP.dwg LAYOUT NAME: C3.01 DATE: Mar 09, 2022 - 2:40pm CAD OPERATOR: Jenny
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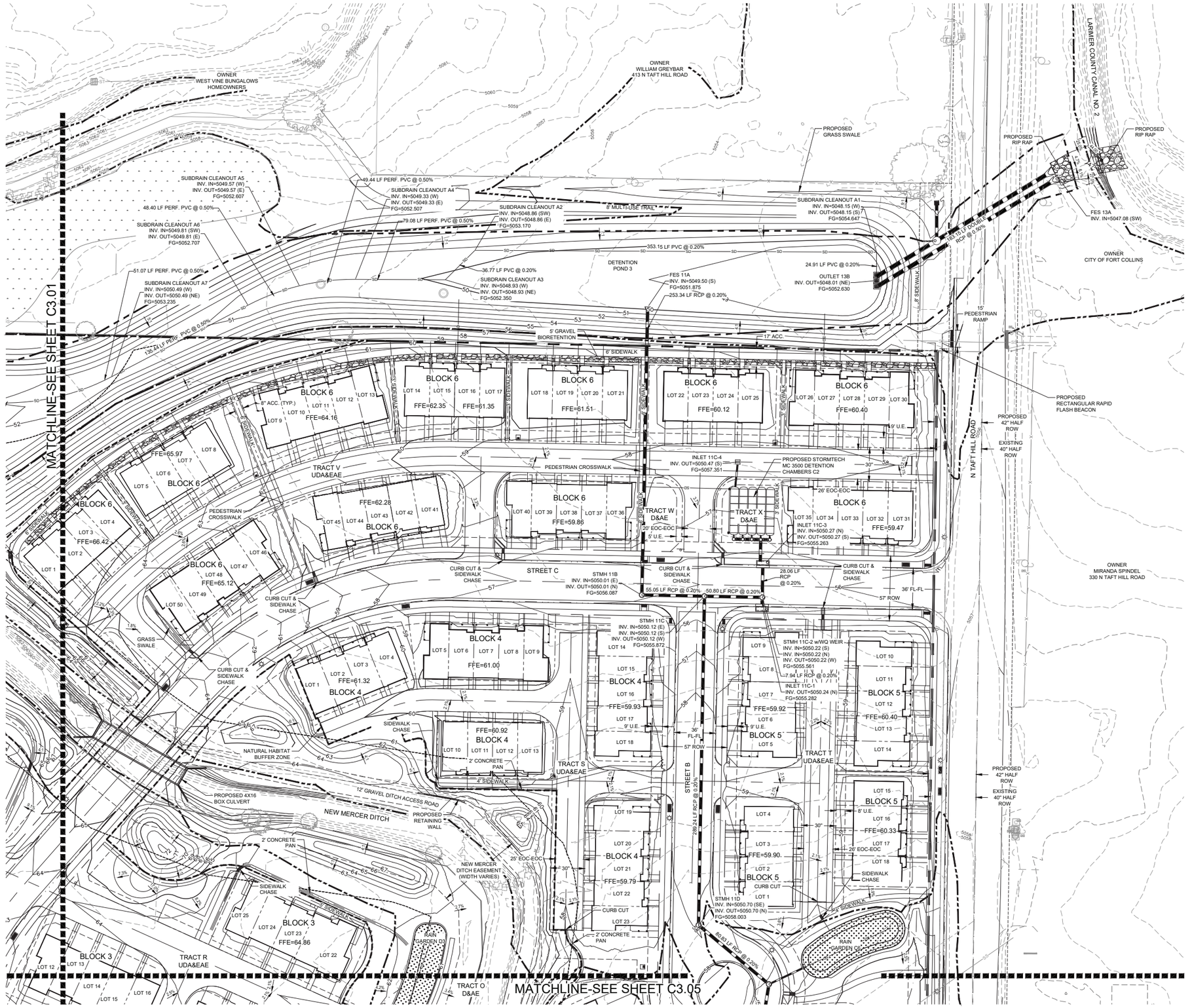
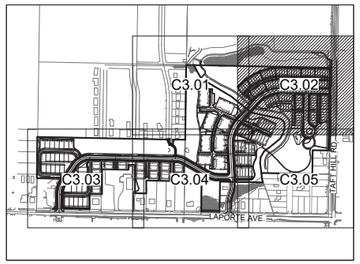


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 15.36-001	DESIGNED BY: M. Ruebel	DRAWN BY: M. Ruebel
DATE: 03.09.22	SCALE: 1" = 40'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.02
14 of 30

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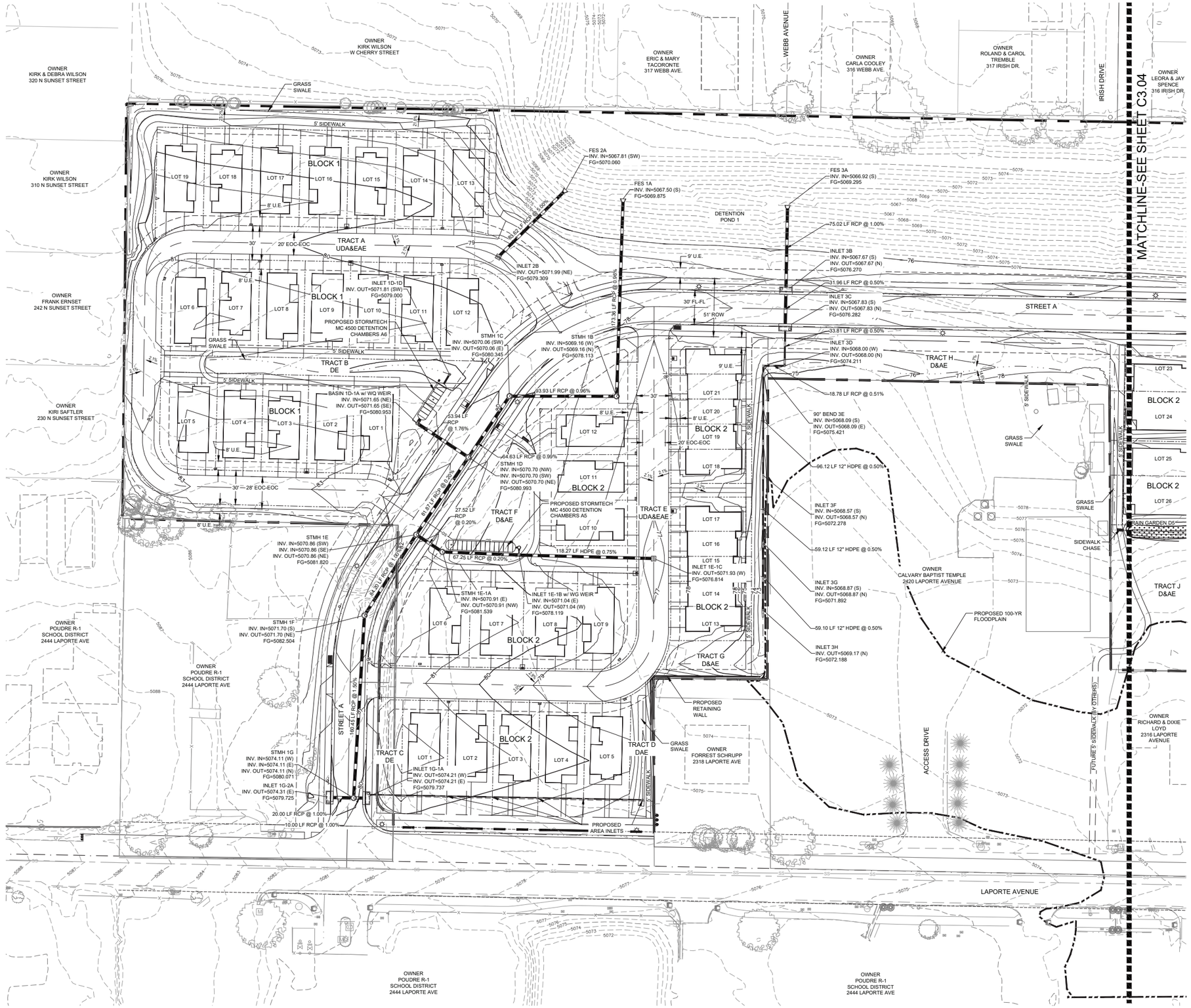

NORTH

40 0 40 80 120 Feet

(IN FEET)
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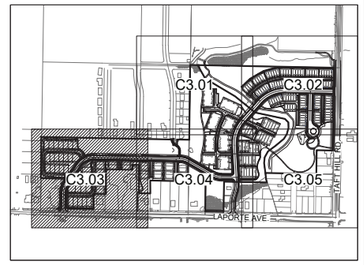

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FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 5700 DTC Parkway, Suite 1100, 80237
970.221.4158
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PROJECT:	DESIGNED BY:	DRAWN BY:
1536-001	M. Ruddell	M. Ruddell
DATE: 03.09.22	SCALE: 1"=40'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.03
15 of 30

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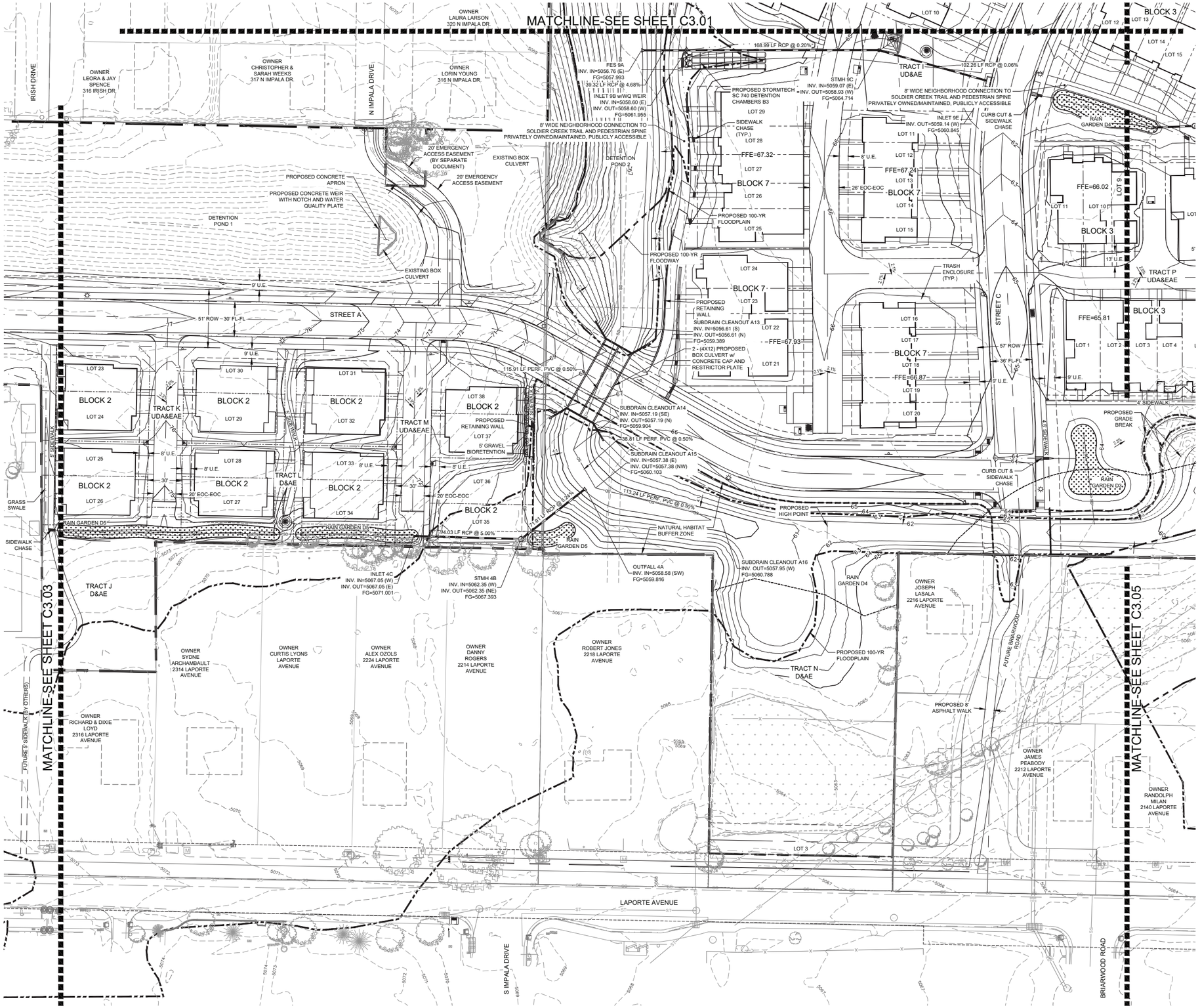

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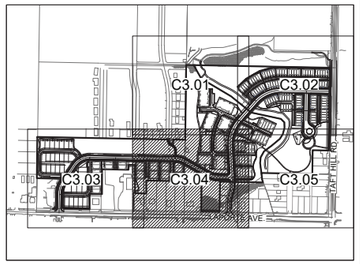

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DENVER 1500 Wynkoop Street, Suite 200, 80202
970.221.4158
northernengineering.com

PROJECT:	DESIGNED BY:	DRAWN BY:
1536-001	M. Rudebusch	M. Ruebel
DATE: 03.09.22	SCALE: 1" = 40'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet C3.04
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DRAWING FILENAME: D:\Projects\1536-001\Dwg\Civil\Cad\1536-001_GRADE.dwg LAYOUT NAME: C3.04 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: Avery
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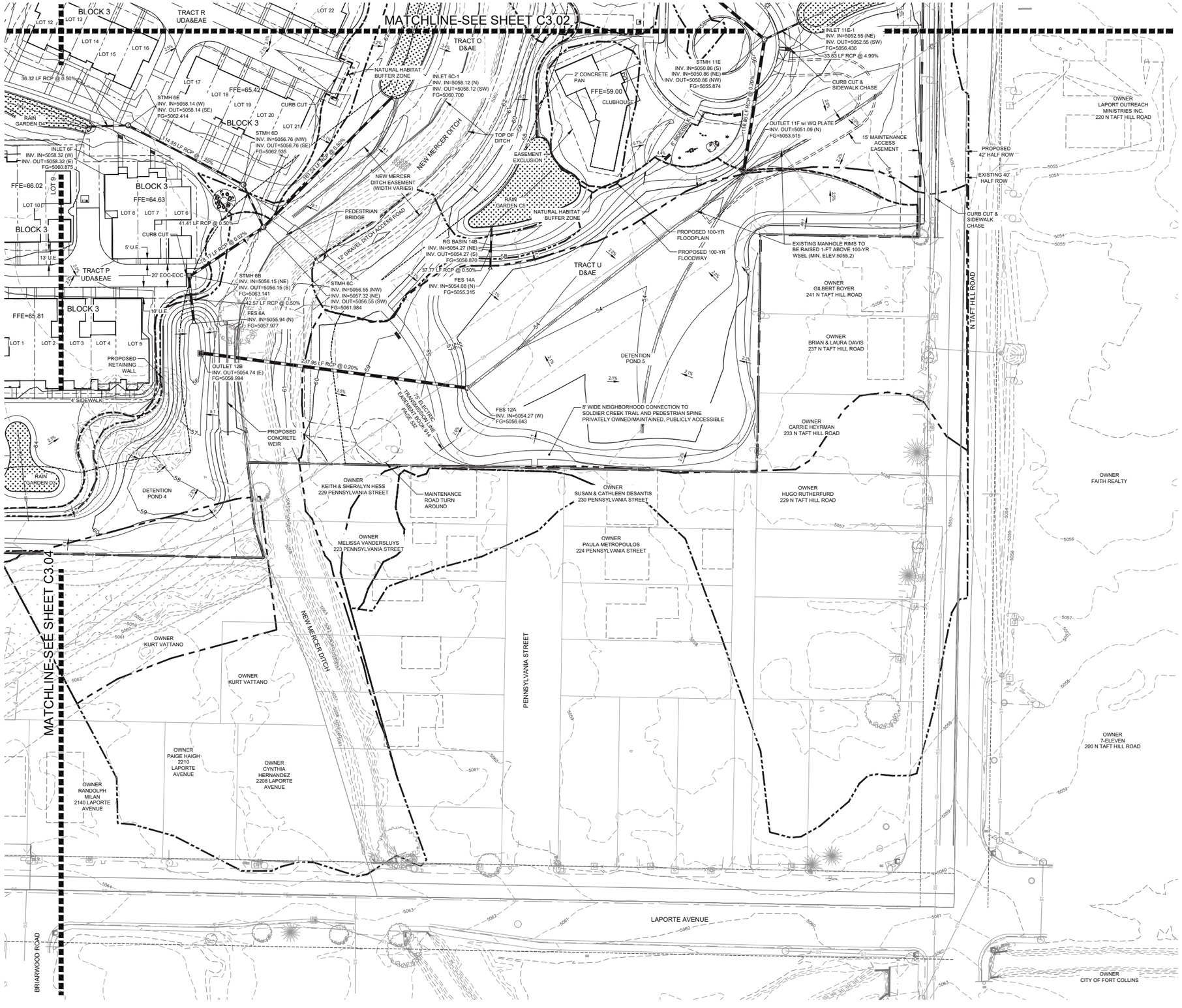
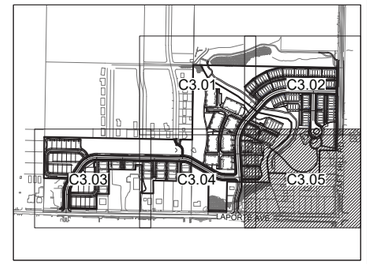


NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.



KEYMAP

LEGEND:

- EXISTING STORM SEWER LINE — ST —
- EXISTING CURB/GUTTER FLOWLINE
- PROPOSED STORM DRAIN WITH INLET
- PROPOSED SWALE FLOWLINE
- PROPOSED INFLOW CURB/GUTTER FLOWLINE
- PROPOSED OUTFALL CURB/GUTTER FLOWLINE
- PROPOSED CONTOUR — 4950
- EXISTING CONTOUR — 4950
- BANK SLOPE 4:1
- PROPOSED ASPHALT CROSS SLOPE 2.0%
- CONCENTRATED FLOW DIRECTION
- PROPOSED FINISH GROUND ELEVATION 78.45
- EXISTING GROUND ELEVATION (78.45)
- EXISTING DECID. TREE
- EXISTING CONIF. TREE
- EXISTING LIGHT POLE
- EXISTING STUMP
- 100-YR FLOODPLAIN
- 100-YR FLOODWAY

NOTES:

1. 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.
2. ALL WATER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS, LATEST EDITION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. ROTATE ALL SANITARY MANHOLE LIDS TO LIE OUTSIDE OF THE WHEEL PATH.
6. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS PRIOR TO STREET CONSTRUCTION.
7. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
8. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
9. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE 100-YEAR FLOODPLAIN.
10. THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE. THIS WILL HELP PRESERVE THE INTENTION BEHIND THE BUFFER ZONES AND THE NATURAL FEATURES INTO THE FUTURE.
11. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION, NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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PROJECT: 1536-001	DATE: 03.09.22	
DESIGNED BY: M. Rudisel	SCALE: 1" = 40'	
DRAWN BY: M. Rudisel	REVIEWED BY: D. Weber	

SANCTUARY ON THE GREENS

GRADING PLAN

Sheet
C3.05
17 of 30

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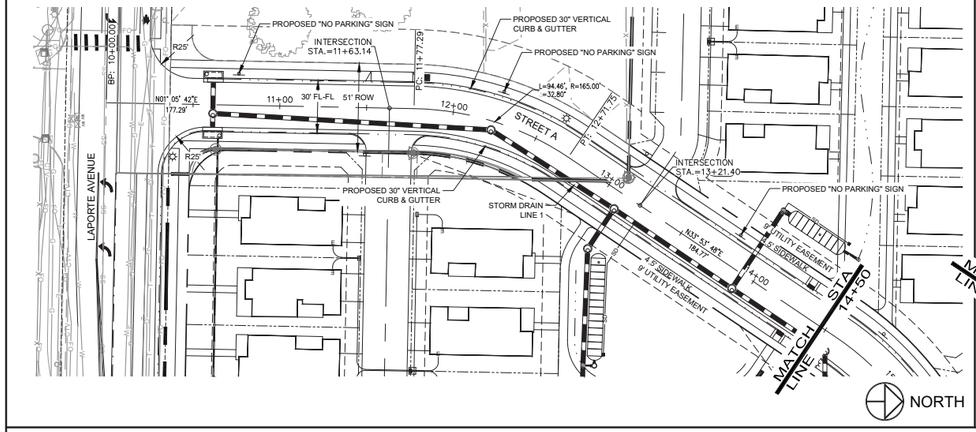

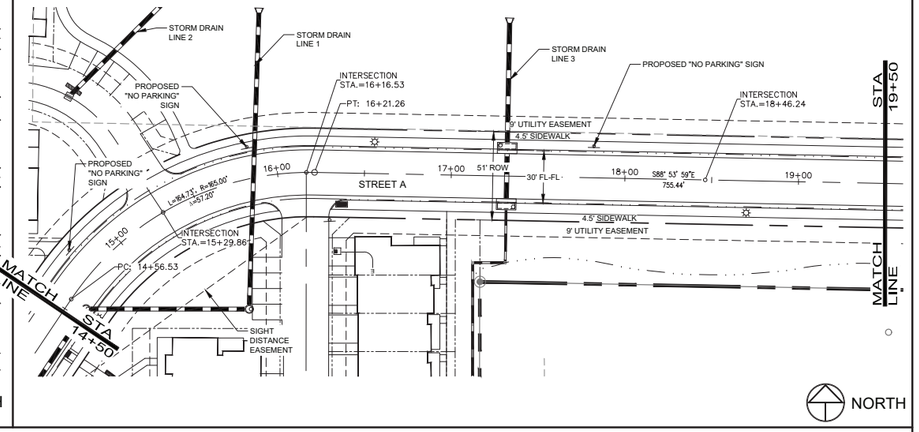

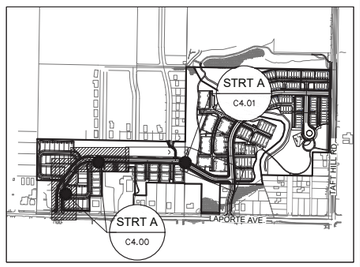

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.

KEYMAP

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
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- EXISTING LOT LINE
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- EXISTING STORM SEWER
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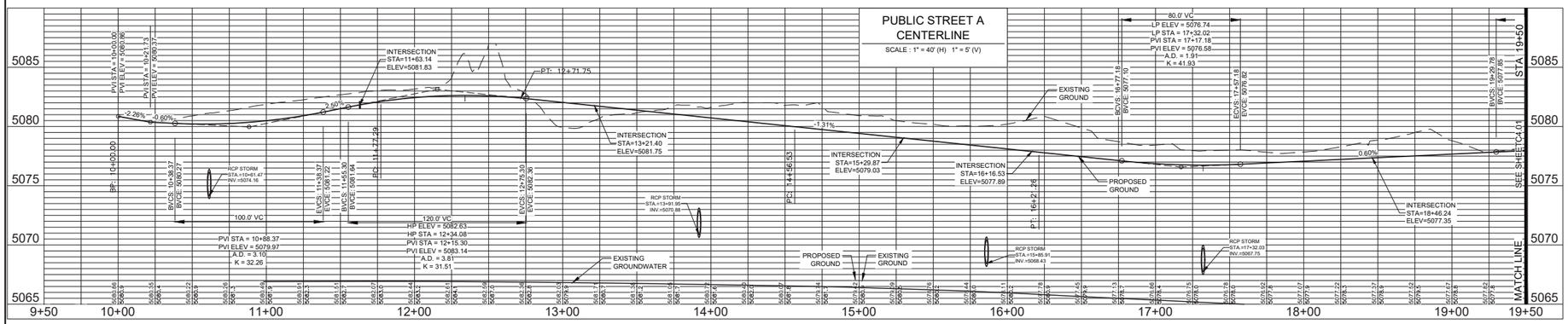

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PROJECT: 1536-001	DATE: 03.09.22	REVIEWED BY: D. Weber
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

STREET A PLAN & PROFILE

Sheet
C4.00
18 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\Civil\1536-001_STRT A.dwg LAYOUT NAME: C4.00 DATE: Mar 09, 2022 - 2:42pm CAD OPERATOR: dmry
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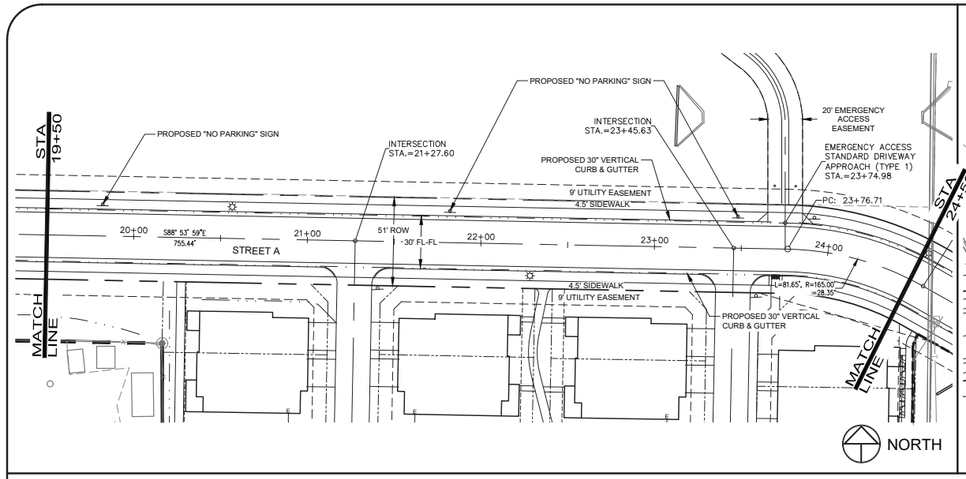

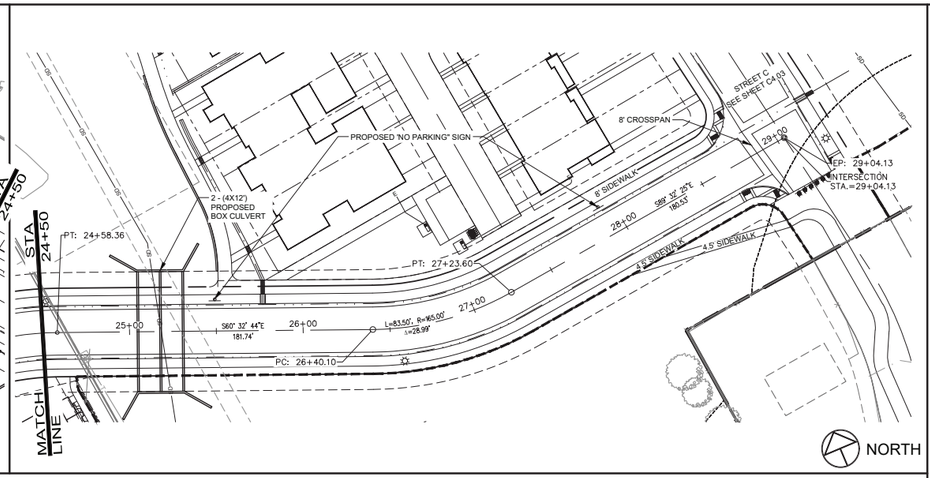

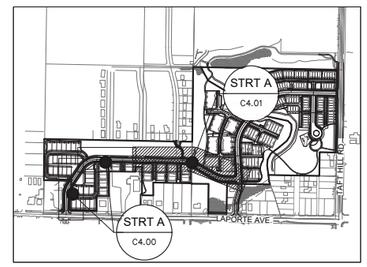

KEYMAP

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(IN FEET)
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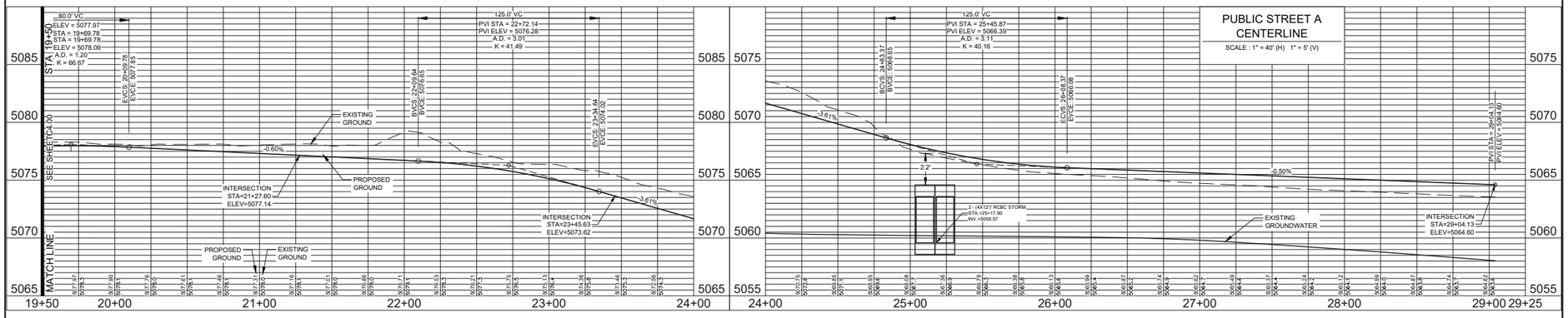

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No.	Revisions:	Date:
	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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PROJECT: 1536-001	DATE: 03.09.22	
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	REVIEWED BY: D. Weber
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

STREET A PLAN & PROFILE

Sheet
C4.01
19 of 30

DRAWING FILENAME: D:\Projects\1536-001\dwg\civ\1536-001_STRT A.dwg LAYOUT NAME: C4.01 DATE: Wed Mar 09, 2022 - 2:42pm CAD OPERATOR: dawy
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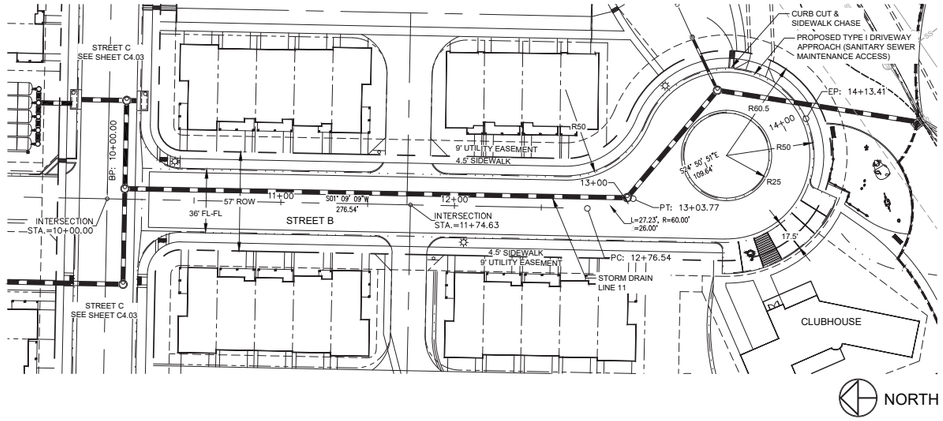

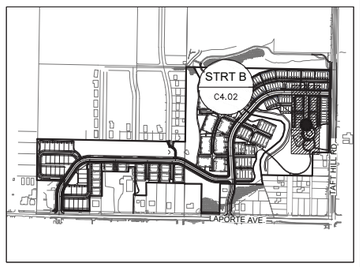

KEYMAP

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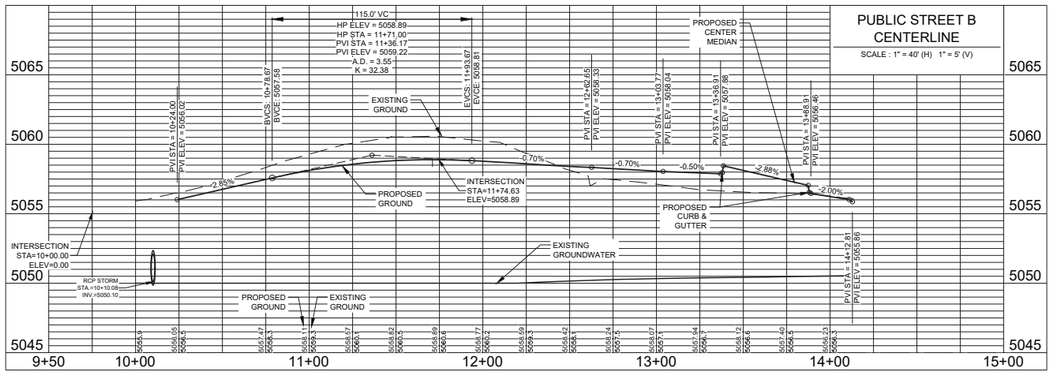

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PROJECT: 1536-001	DATE: 03.09.22	
DESIGNED BY: M. Ruebel	SCALE: 1"=40'	REVIEWED BY: D. Weber
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

STREET B
PLAN & PROFILE

Sheet
C4.02
20 of 30

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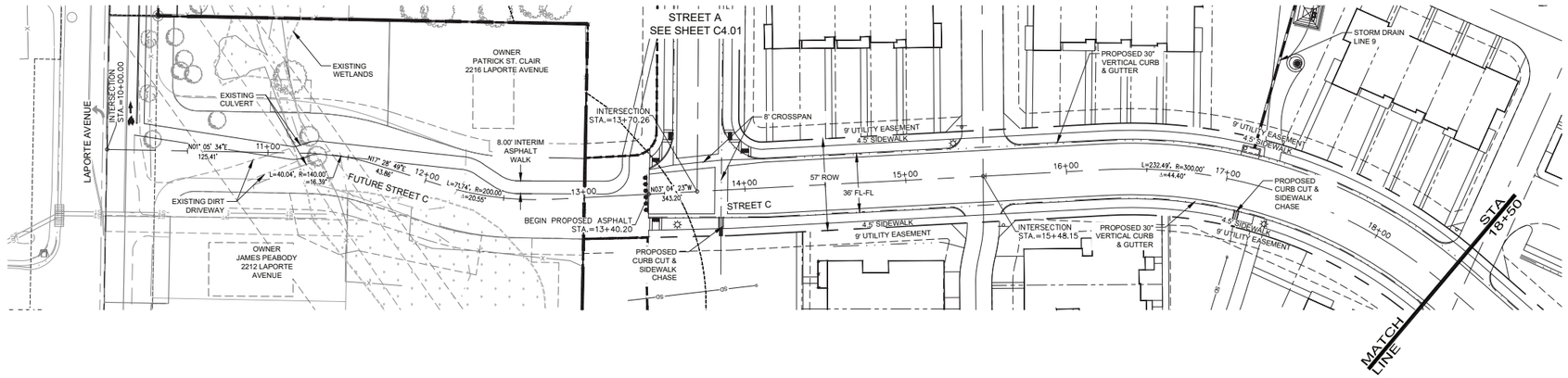

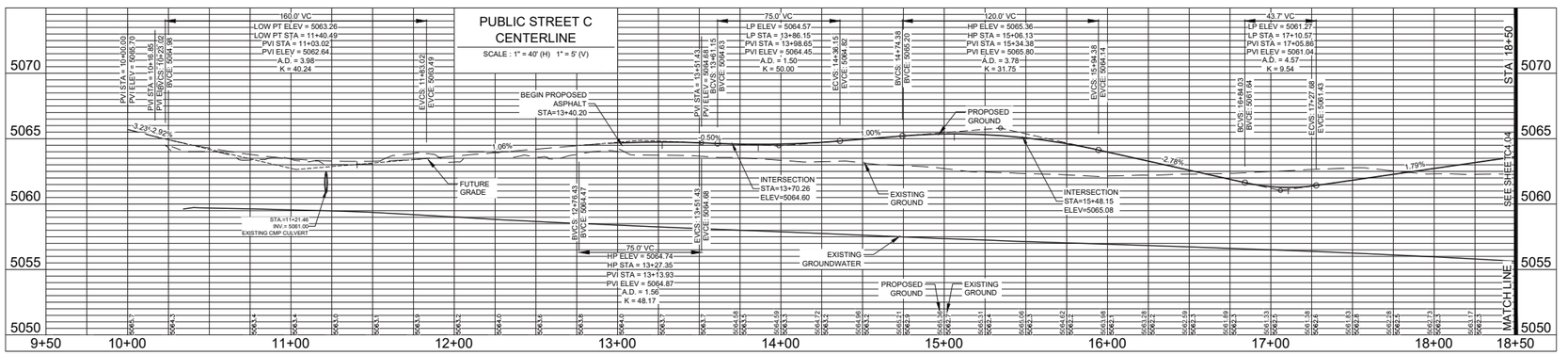

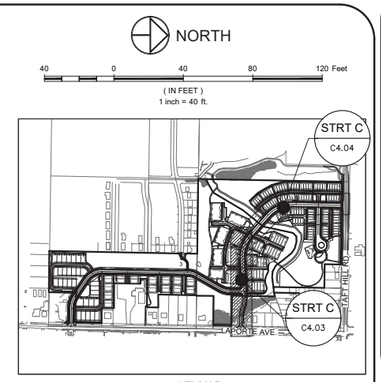

KEYMAP

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PROJECT: 1536-001
DATE: 03.09.22
SCALE: 1"=40'
DESIGNED BY: M. Ruebel
DRAWN BY: M. Ruebel
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

STREET C
PLAN & PROFILE

Sheet
C4.03
21 of 30

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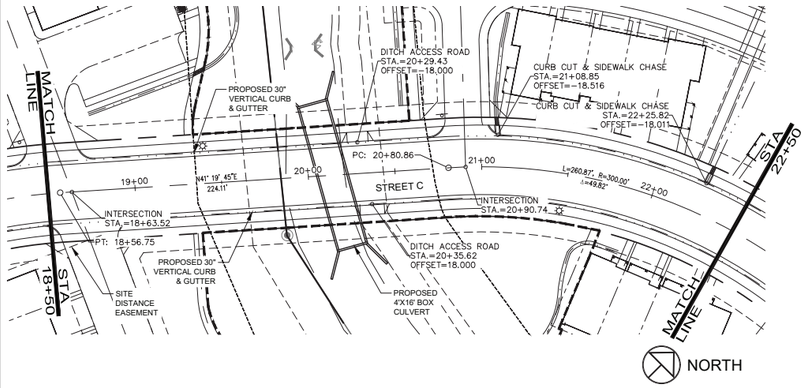
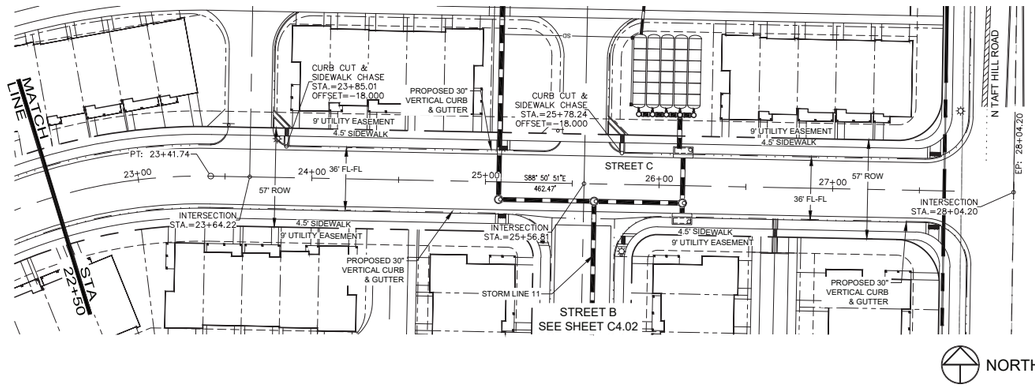
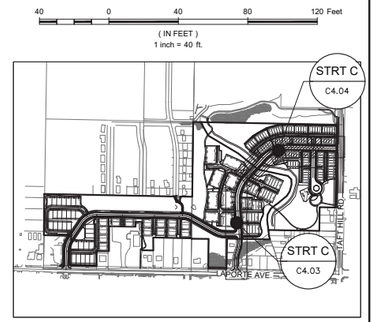




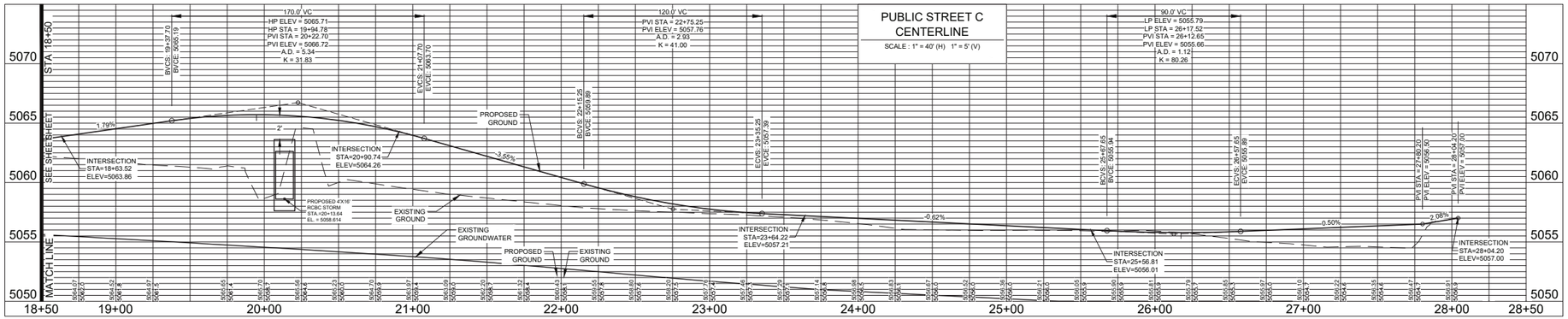


LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
3. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
4. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL TRAILS AT MAXIMUM SPACING OF 50 FEET.
6. ABBREVIATIONS:
   - ACC.= ACCESS EASEMENT
   - E.A.E= EMERGENCY ACCESS EASEMENT
   - U.E.= UTILITY EASEMENT
   - D.E.= DRAINAGE EASEMENT



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811

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
REVIEW SET
NOT FOR CONSTRUCTION
03.09.22

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NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
DELLILL TOWN: 50 Shelf, 80551
970.221.4158
northernengineering.com

PROJECT: 1536-001
DESIGNED BY: M. Rudebl
DRAWN BY: M. Rudebl
DATE: 03.09.22
SCALE: 1" = 40'
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

STREET C
PLAN & PROFILE

Sheet
C4.04
22 of 30

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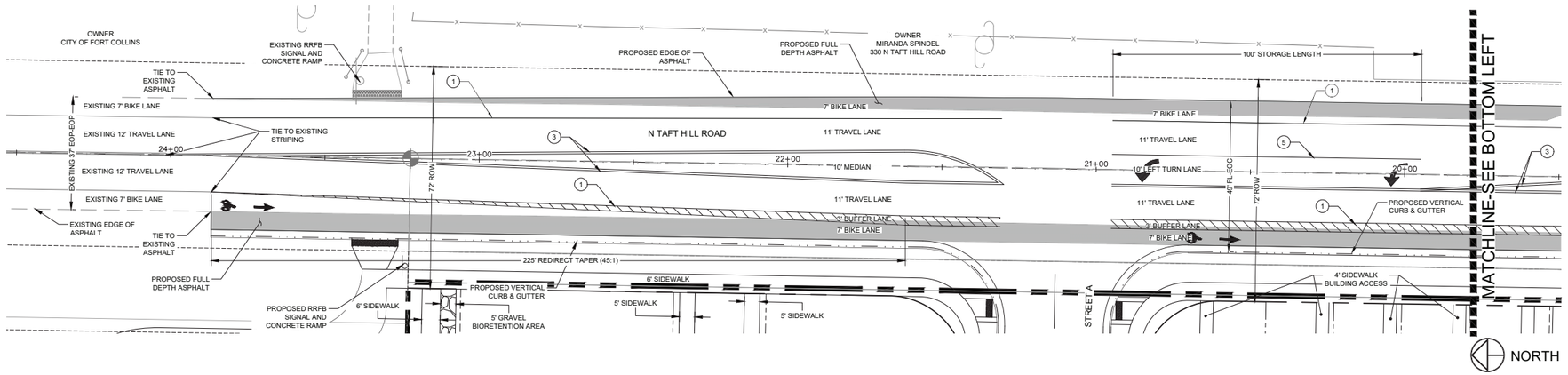
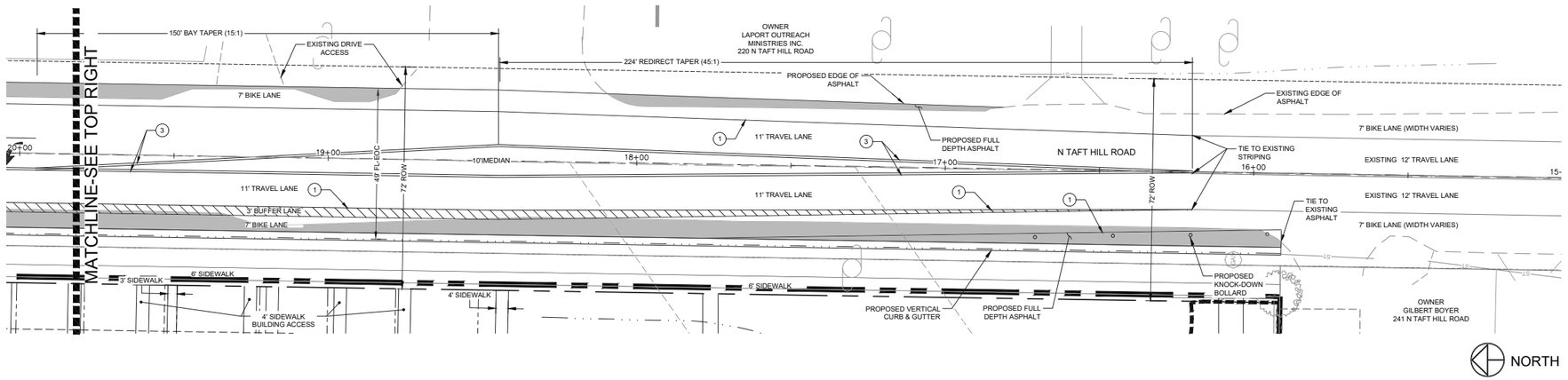
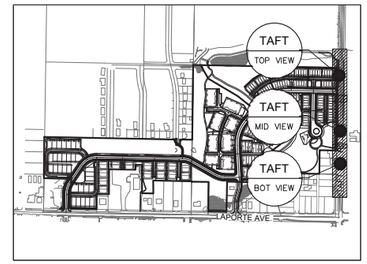




20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



KEYMAP

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- EXISTING EDGE OF ASPHALT

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" SOLID YELLOW LINE
3. DOUBLE YELLOW LINE (2) 4" SOLID LINES, 4" APART
4. 4" BROKEN WHITE LINE 10' LENGTH WITH 30' GAP
5. 8" SOLID WHITE LINE
6. 4" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP
7. 8" DASHED EXTENSION LINE 3' LENGTH WITH 9' GAP

PAVEMENT MARKINGS

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- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. 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.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. 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 TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

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	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

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FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 1001 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 03.09.22	SCALE: 1"=20'	REVIEWED BY: D. Weber
PROJECT: 1536-001	DESIGNED BY: M. Rudebel	DRAWN BY: M. Rudebel

SANCTUARY ON THE GREENS

INTERIM N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN

Sheet
C4.05
23 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Sht\1536-001_TAFT HILL.dwg LAYOUT NAME: C4.05 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: danny
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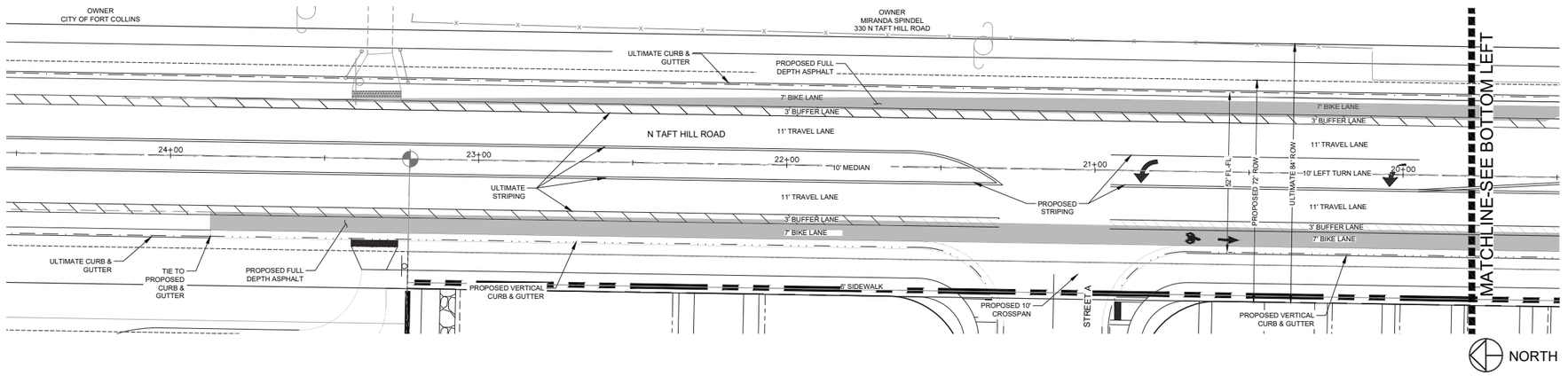

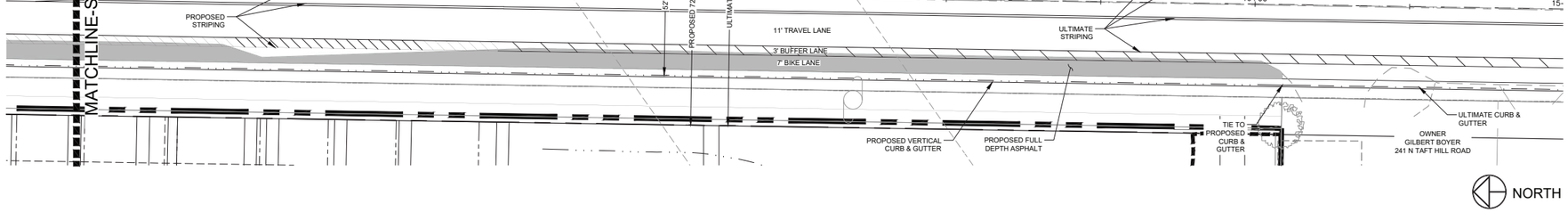

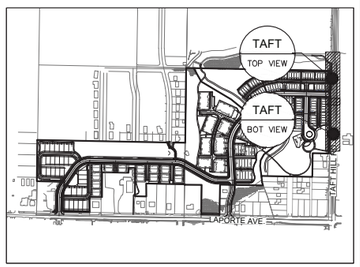

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

KEYMAP

LEGEND:

- PROPOSED CURB & GUTTER
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FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970)221-4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebel	SCALE: 1"=20'
DRAWN BY: M. Rudebel	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

ULTIMATE N TAFT HILL ROAD IMPROVEMENTS AND STRIPING PLAN

Sheet
C4.06
24 of 30

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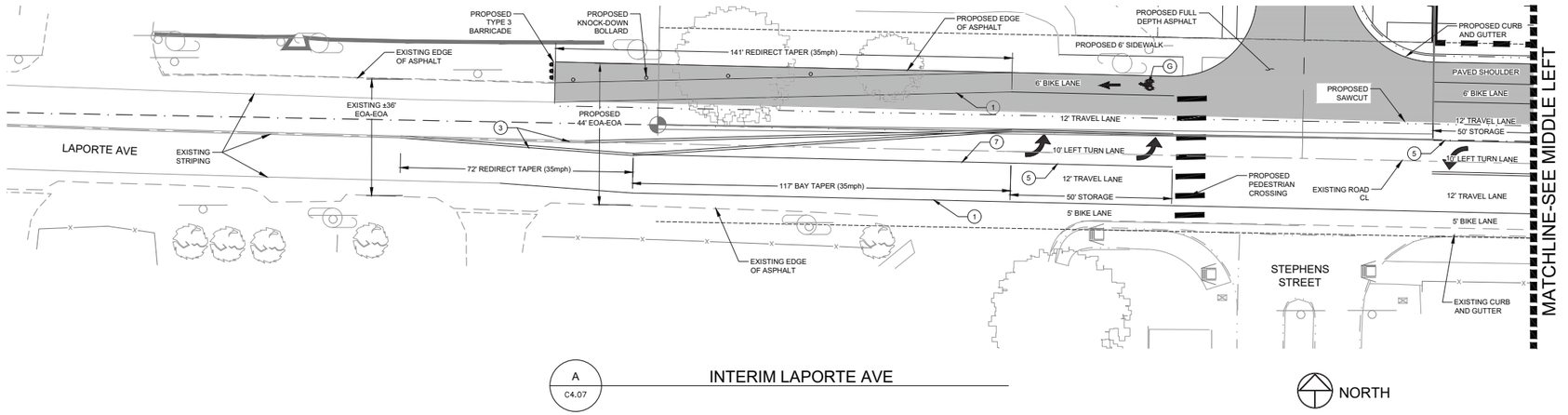
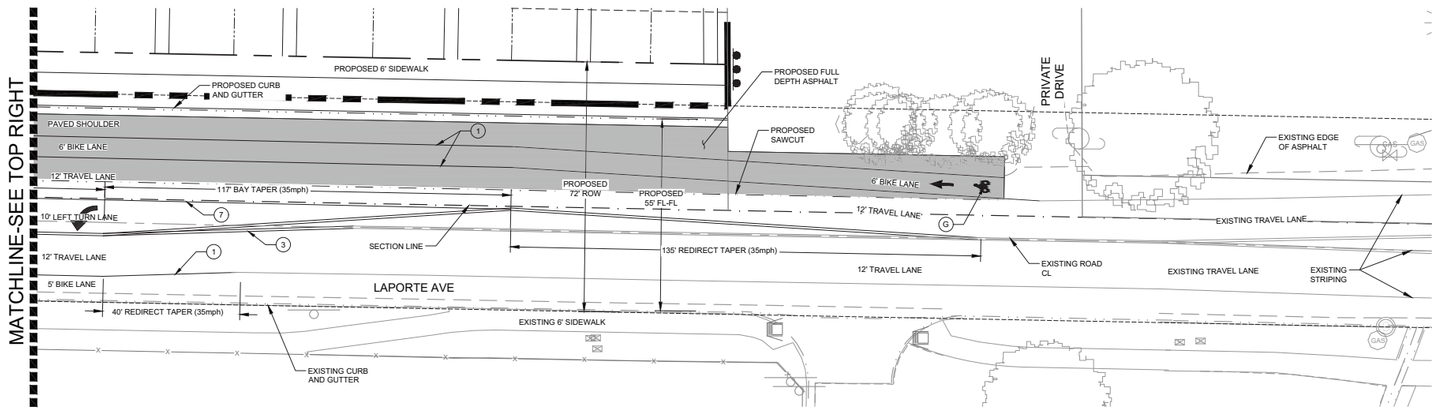


A
C4.07

INTERIM LAPORTE AVE

NORTH



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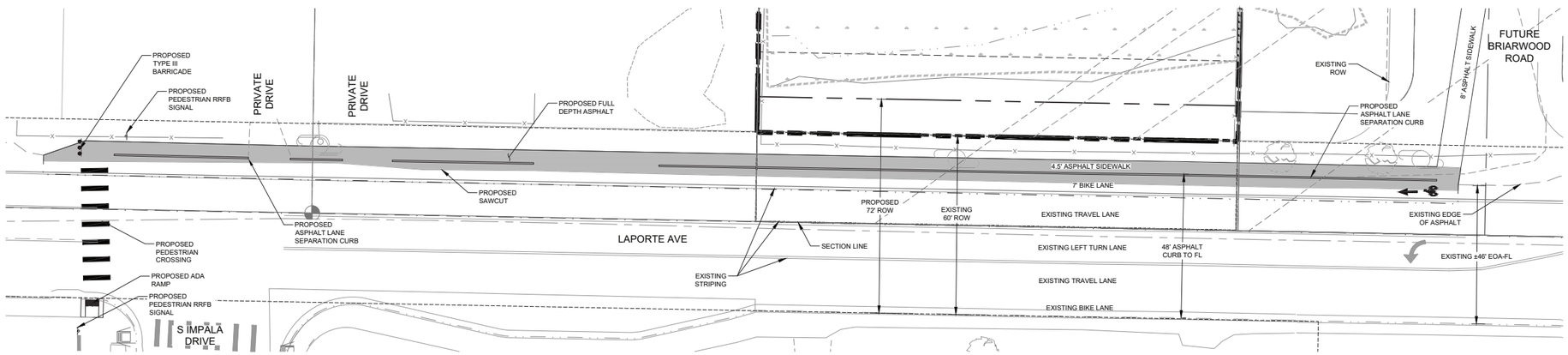
C4.07

INTERIM LAPORTE AVE

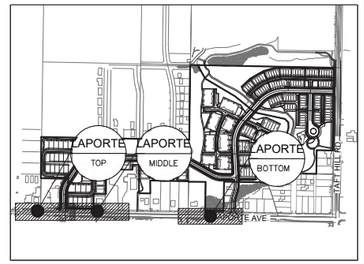
NORTH



C
C4.07

INTERIM LAPORTE PEDESTRIAN CROSSING

NORTH



20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

KEYMAP

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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
CASTLE ROCK: 970.221.4158
970.221.4158
northernengineering.com

PROJECT: 1536-001	DESIGNED BY: M. Rudebil	DRAWN BY: M. Rudebil
DATE: 03.09.22	SCALE: 1"=20'	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

INTERIM LAPORTE AVE IMPROVEMENT AND STRIPING PLAN

Sheet
C4.07
25 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\15361-001-ENGR-Laporte.dwg [1536-001-xLAPORTE] LAYOUT NAME: C4.07 DATE: Mar 09, 2022 - 2:45pm CAD OPERATOR: ebrey
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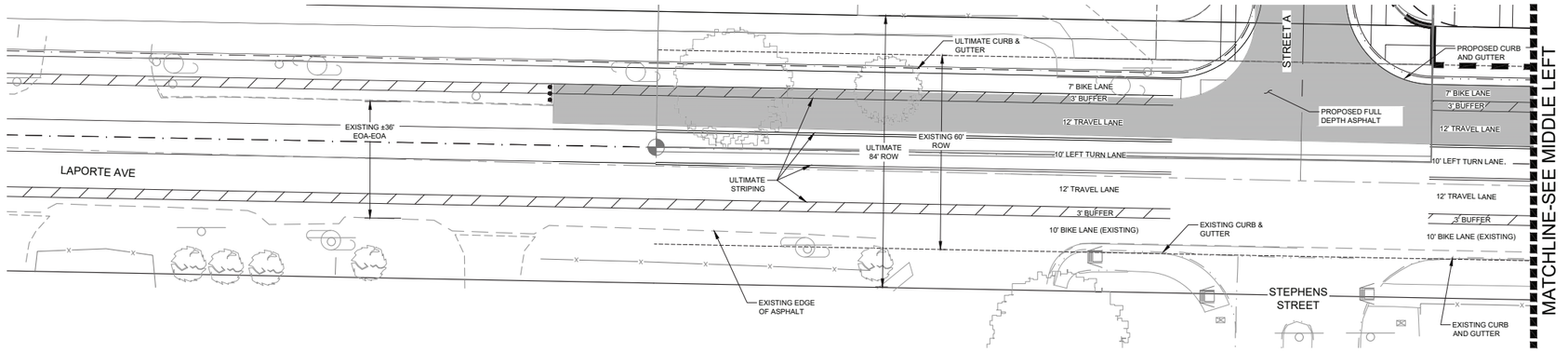
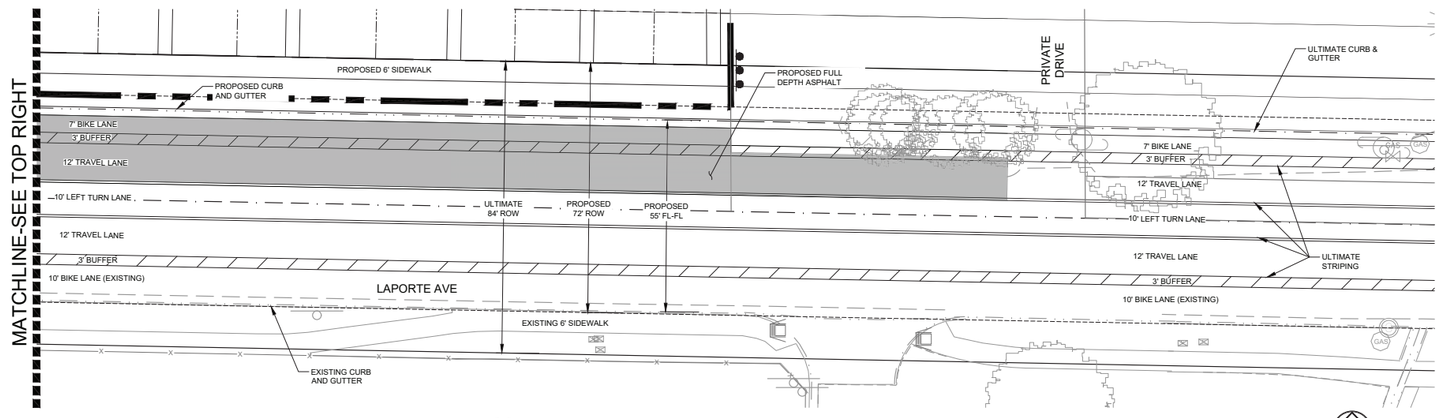


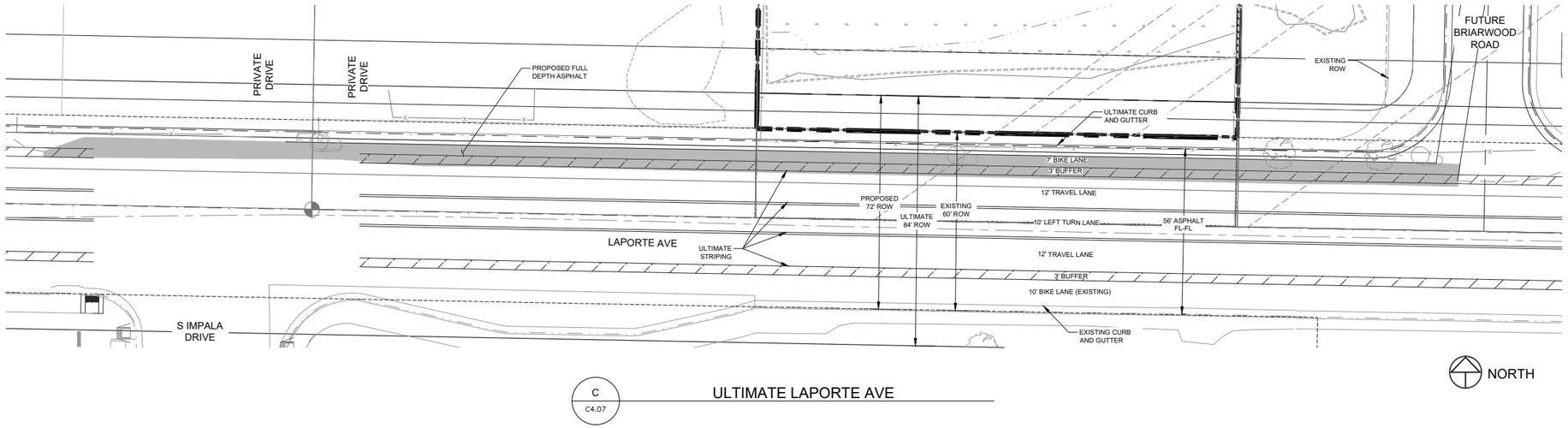
A C4.07 ULTIMATE LAPORTE AVE

NORTH



B C4.07 ULTIMATE LAPORTE AVE

NORTH

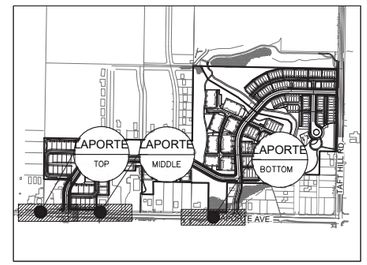


C C4.07 ULTIMATE LAPORTE AVE

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



LEGEND:

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- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" MARKING
- D. PREFORMED PLASTIC PAVEMENT MARKING 12" X 9' CROSSING LINE, SEE NOTES
- E. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR, SEE NOTES
- F. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW, SEE NOTES
- G. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW

STRIPING NOTES:

A. 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.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

D. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

E. 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 TOWN OF WINDSOR (OR TOWN OF TIMNATH FOR LATHAM PARKWAY AND HARMONY ROAD, WEST OF LATHAM PARKWAY) ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

F. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

G. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

H. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No. Revisions: Date:
1 REVIEW SET 03.09.22
NOT FOR CONSTRUCTION

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NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

DATE: 03.09.22 | SCALE: 1"=20' | REVIEWED BY: D. Weber
PROJECT: 1536-001 | DESIGNED BY: M. Rudebel | DRAWN BY: M. Rudebel

SANCTUARY ON THE GREENS

ULTIMATE LAPORTE AVE IMPROVEMENT AND STRIPING PLAN

Sheet
C4.08
26 of 30

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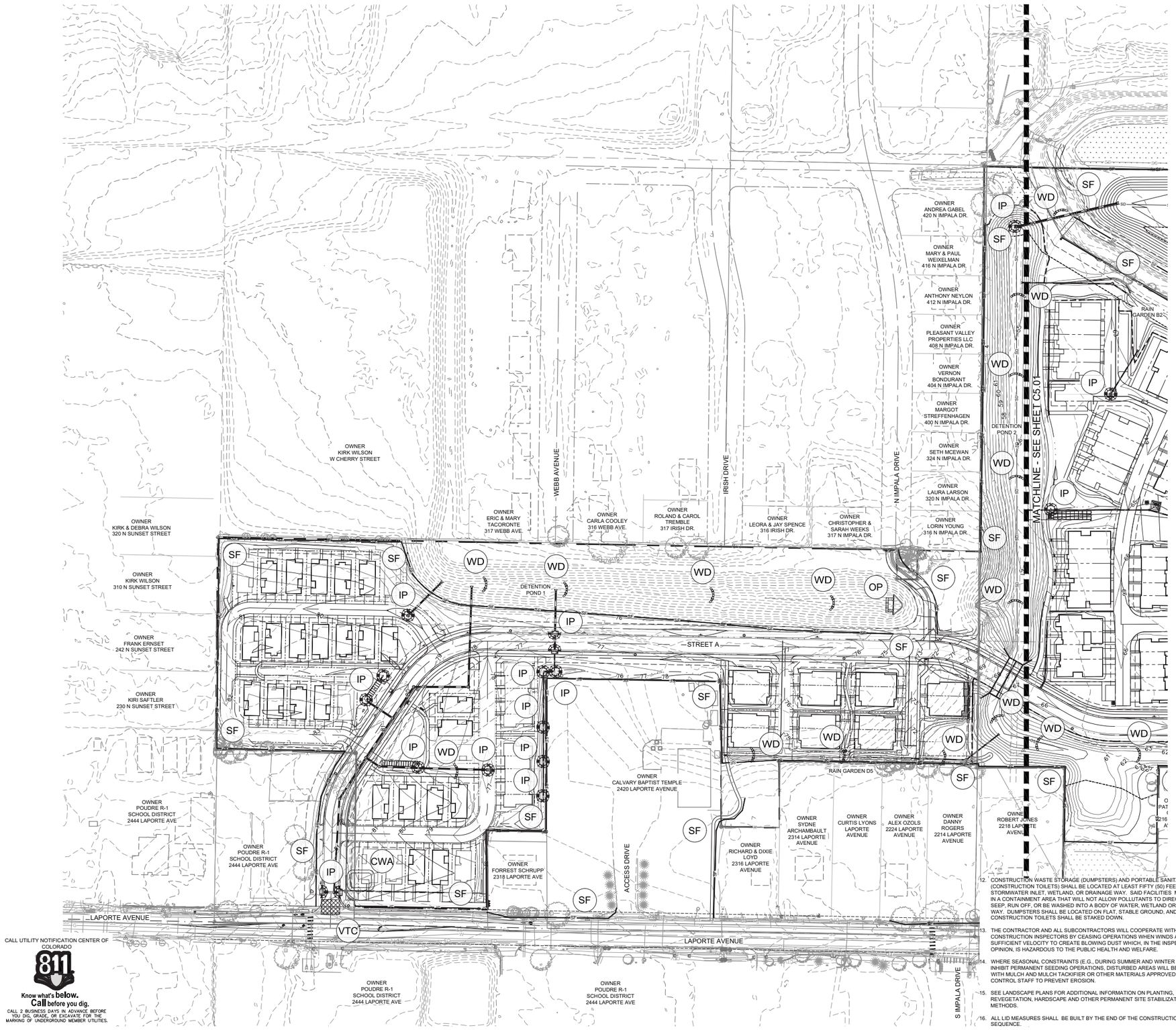

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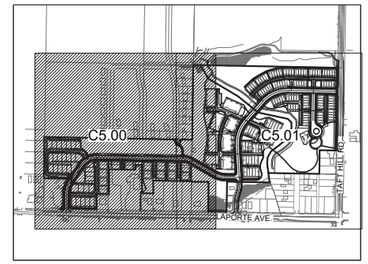
NORTH

80 0 80 160 240 Feet

(IN FEET)
1 inch = 80 ft.



KEYMAP

LEGEND:

PROPOSED STORM SEWER	
PROPOSED CONTOUR	93
EXISTING CONTOUR	4953
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SILT FENCE	SF
WATTLE DIKE	WD
RIPRAP w/ TURF REINFORCEMENT MAT	RP
CONCRETE WASH AREA	CWA
VERTICAL TRACKING CONTROL	VTC
INLET PROTECTION	IP
OUTLET PROTECTION	OP

GENERAL NOTES:

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
2. SWMP ADMINISTRATOR:
   Contact _____
   Company _____
   Address _____
   Phone _____
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR WETLANDS ADJACENT TO THE PROJECT AREA.
5. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR SANCTUARY WEST DATED MARCH 9TH, 2022 BY NORTHERN ENGINEERING FOR ADDITIONAL INFORMATION.

EROSION CONTROL NOTES:

1. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
2. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE. AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
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4. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
5. CONTRACTOR SHALL IMPLEMENT APPROPRIATE INLET PROTECTION FOR ALL STORMWATER FACILITIES UNTIL SITE IS FULLY STABILIZED.
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7. INLET PROTECTION SHALL BE ADAPTED, AS NECESSARY, TO THE SURROUNDING SURFACE TYPE AND CONDITION (i.e., STAKE-DRIVEN WATTLES FOR BARE SOIL, GRAVEL SOCKS FOR PAVEMENT, ETC.)
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14. WHERE SEASONAL CONSTRAINTS (E.G., DURING SUMMER AND WINTER MONTHS) INHIBIT PERMANENT SEEDING OPERATIONS, DISTURBED AREAS WILL BE TREATED WITH MULCH AND MULCH TACKIFIER OR OTHER MATERIALS APPROVED BY EROSION CONTROL STAFF TO PREVENT EROSION.
15. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON PLANTING, REVEGETATION, HARDSCAPE AND OTHER PERMANENT SITE STABILIZATION METHODS.
16. ALL LID MEASURES SHALL BE BUILT BY THE END OF THE CONSTRUCTION SEQUENCE.

No.	Revisions:	By:	Date:
	REVIEW SET NOT FOR CONSTRUCTION		03.09.22

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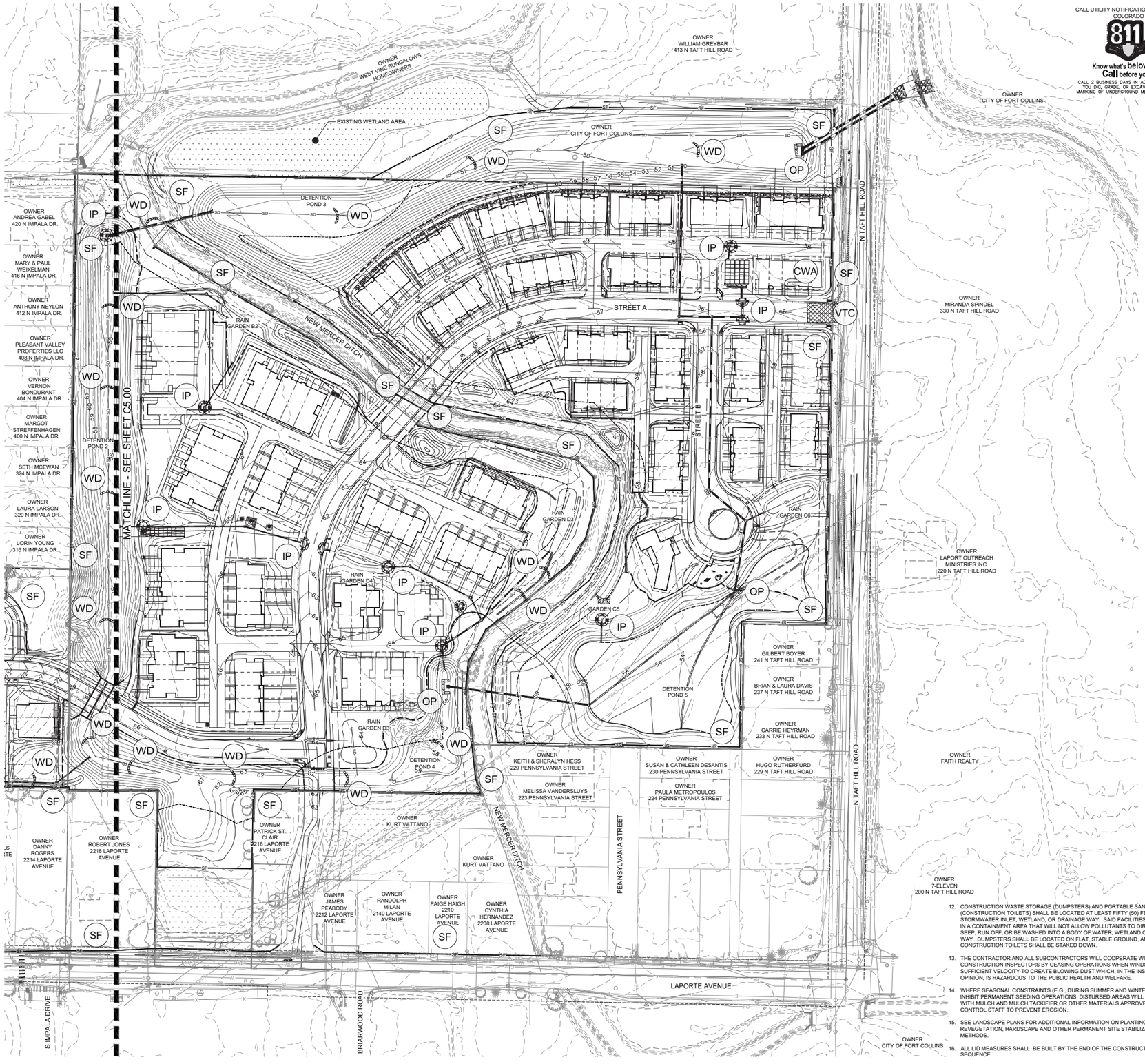
NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
CHELLA 1 STATE Street, 80521
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22	
DESIGNED BY: M. Ruebel	SCALE: 1"=80'	REVIEWED BY: D. Weber
DRAWN BY: M. Ruebel		

SANCTUARY ON THE GREENS

EROSION CONTROL PLAN

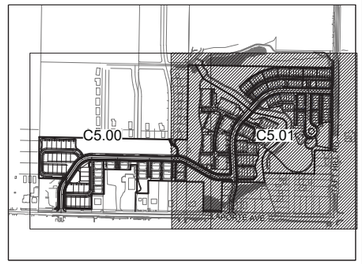
Sheet
C5.00
27 of 30



NORTH

80 0 80 160 240 Feet

(IN FEET)
1 inch = 80 ft.



KEYMAP

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 4953
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- SILT FENCE — SF
- WATTLE DIKE — WD
- RIPRAP w/ TURF REINFORCEMENT MAT — RP
- CONCRETE WASH AREA — CWA
- VERTICAL TRACKING CONTROL — VTC
- INLET PROTECTION — IP
- OUTLET PROTECTION — OP

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FORT COLLINS 301 North Howes Street, Suite 100, 80521
(970) 221-4158 GREELEY 1001 11th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1536-001 | DATE: 03.09.22 | SCALE: 1"=60'
DESIGNED BY: M. Rudisell | DRAWN BY: M. Rudisell | REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

EROSION CONTROL PLAN

Sheet
C5.01
28 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Dsn\1536-001_EPCP.dwg LAYOUT NAME: C5.01 DATE: Mar 09, 2022 - 2:43pm CAD CNFIG:536 dsny
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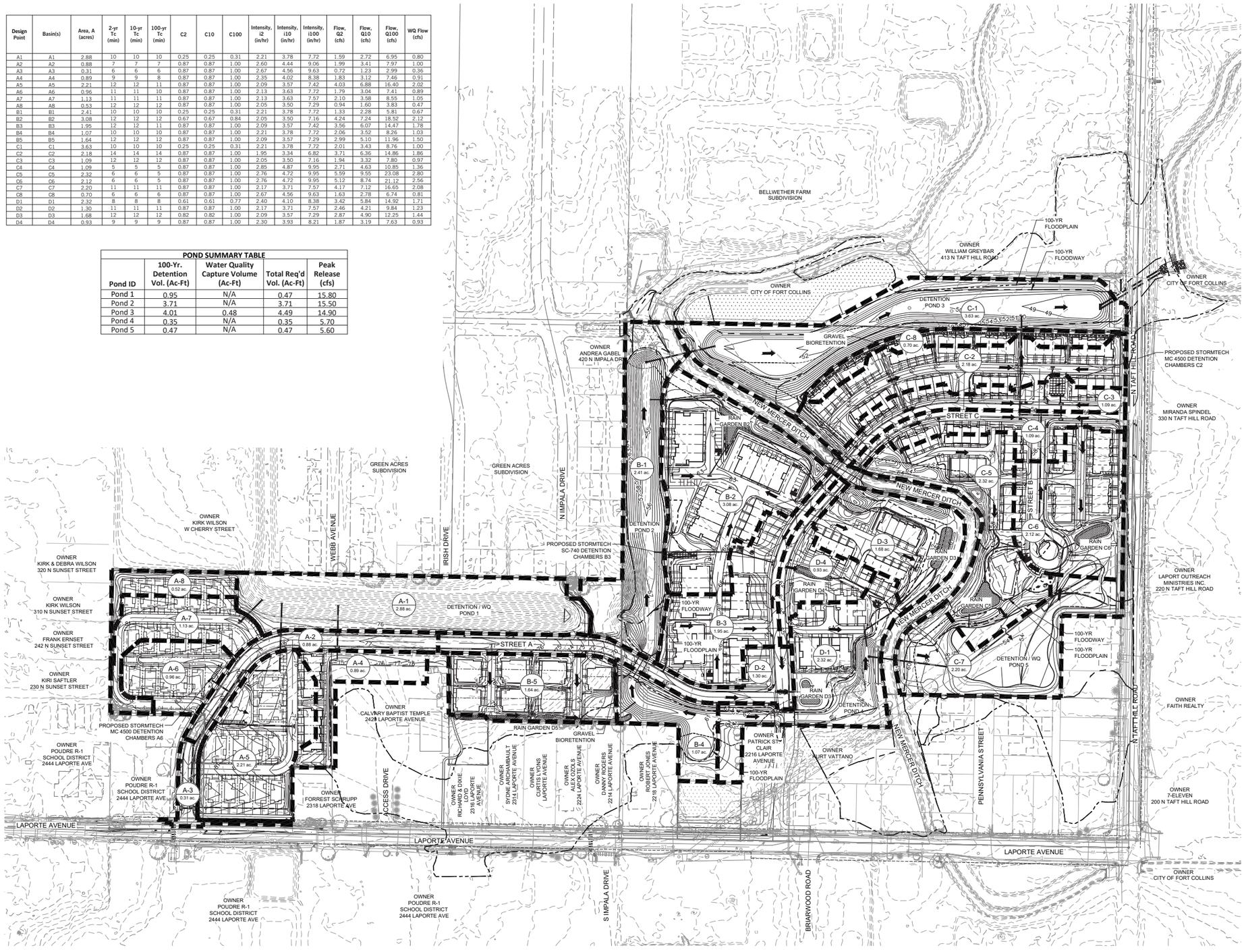
Design Point	Basin(s)	Area, A (acres)	2-yr Tc (min)	10-yr Tc (min)	100-yr Tc (min)	C2	C10	C100	Intensity, i2 (in/hr)	Intensity, i10 (in/hr)	Intensity, i100 (in/hr)	Flow, Q2 (cfs)	Flow, Q10 (cfs)	Flow, Q100 (cfs)	WQ Flow (cfs)
A1	A1	2.88	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	1.59	2.72	6.95	0.80
A2	A2	0.88	7	7	7	0.87	0.87	1.00	2.60	4.44	9.06	1.99	3.41	7.97	1.00
A3	A3	0.31	6	6	6	0.87	0.87	1.00	2.67	4.56	9.63	0.72	1.23	2.99	0.36
A4	A4	0.89	9	9	8	0.87	0.87	1.00	2.35	4.02	8.38	1.83	3.12	7.46	0.91
A5	A5	2.21	12	12	11	0.87	0.87	1.00	2.09	3.57	7.42	4.03	6.88	16.40	2.02
A6	A6	0.96	11	11	10	0.87	0.87	1.00	2.13	3.63	7.72	1.79	3.04	7.41	0.89
A7	A7	1.13	11	11	11	0.87	0.87	1.00	2.13	3.63	7.57	2.10	3.58	8.55	1.05
A8	A8	0.53	12	12	12	0.87	0.87	1.00	2.05	3.50	7.29	0.94	1.60	3.83	0.47
B1	B1	2.41	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	1.33	2.28	5.81	0.67
B2	B2	3.08	12	12	12	0.67	0.67	0.84	2.05	3.50	7.16	4.24	7.24	18.52	2.12
B3	B3	1.95	12	12	11	0.87	0.87	1.00	2.09	3.57	7.42	3.56	6.07	14.47	1.78
B4	B4	1.07	10	10	10	0.87	0.87	1.00	2.21	3.78	7.72	2.06	3.52	8.26	1.03
B5	B5	1.64	12	12	12	0.87	0.87	1.00	2.09	3.57	7.29	2.99	5.10	11.96	1.50
C1	C1	3.63	10	10	10	0.25	0.25	0.31	2.21	3.78	7.72	2.01	3.43	8.76	1.00
C2	C2	2.18	14	14	14	0.87	0.87	1.00	1.95	3.34	6.82	3.71	6.36	14.86	1.86
C3	C3	1.09	12	12	12	0.87	0.87	1.00	2.05	3.50	7.16	1.94	3.32	7.80	0.97
C4	C4	1.09	5	5	5	0.87	0.87	1.00	2.85	4.87	9.95	2.71	4.63	10.85	1.36
C5	C5	2.32	6	6	5	0.87	0.87	1.00	2.76	4.72	9.95	5.59	9.55	23.08	2.80
C6	C6	2.12	6	6	5	0.87	0.87	1.00	2.76	4.72	9.95	5.12	8.74	21.12	2.56
C7	C7	2.20	11	11	11	0.87	0.87	1.00	2.17	3.71	7.57	4.17	7.12	16.65	2.08
C8	C8	0.70	6	6	6	0.87	0.87	1.00	2.67	4.56	9.63	1.63	2.78	6.74	0.81
D1	D1	2.32	8	8	8	0.61	0.61	0.77	2.40	4.10	8.38	3.42	5.84	14.92	1.71
D2	D2	1.30	11	11	11	0.87	0.87	1.00	2.17	3.71	7.57	2.46	4.21	9.84	1.23
D3	D3	1.68	12	12	12	0.82	0.82	1.00	2.09	3.57	7.29	2.87	4.90	12.25	1.44
D4	D4	0.93	9	9	9	0.87	0.87	1.00	2.30	3.93	8.21	1.87	3.19	7.63	0.93

POND SUMMARY TABLE

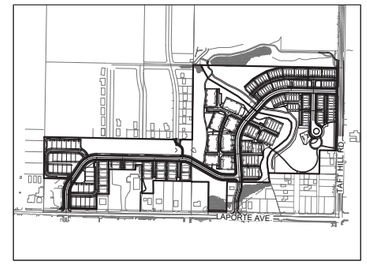
Pond ID	100-Yr. Detention Vol. (Ac-Ft)	Water Quality Capture Volume (Ac-Ft)	Total Req'd Vol. (Ac-Ft)	Peak Release (cfs)
Pond 1	0.95	N/A	0.47	15.80
Pond 2	3.71	N/A	3.71	15.50
Pond 3	4.01	0.48	4.49	14.90
Pond 4	0.35	N/A	0.35	5.70
Pond 5	0.47	N/A	0.47	5.60



NORTH

120 0 120 240 360 Feet

(IN FEET)
1 inch = 120 ft.



KEYMAP

LEGEND:

- PROPOSED CONTOUR — 93
- EXISTING CONTOUR — 5013
- PROPERTY BOUNDARY
- BASIN BOUNDARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- FLOW PATH
- DRAINAGE BASIN BUBBLE — A / 144 ac / A
- DESIGN POINT

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO THE"Preliminary Drainage Report for Sanctuary West dated March 9th, 2022" FOR ADDITIONAL INFORMATION.

FLOODPLAIN NOTES:

1. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION
2. THIS PROJECT IS LOCATED WITHIN A CITY-REGULATED 100-YEAR FLOODWAY AND FLOOD FRINGE AND MUST COMPLY WITH CHAPTER 10 OF THE CITY CODE.
3. ALL ELEVATIONS DEPICTED IN PLAN VIEW AND BENCHMARKS LISTED HEREON ARE PER NAVD 88 DATUM.
4. ANY ITEMS LOCATED IN THE FLOODWAY THAT CAN FLOAT (E.G., PICNIC TABLES, BIKE RACKS, ETC.) MUST BE ANCHORED.
5. THE LOWEST FLOOR OF RESIDENTIAL STRUCTURES AND ALL MECHANICAL SYSTEMS MUST BE ELEVATED ABOVE REGULATORY FLOOD PROTECTION ELEVATION. NON-RESIDENTIAL STRUCTURES CAN EITHER BE ELEVATED OR FLOODPROOFED UP TO REGULATORY FLOOD PROTECTION ELEVATION.
6. A FLOODPLAIN USE PERMIT SHALL BE REQUIRED FOR EACH SITE CONSTRUCTION ELEMENT IN THE FLOODPLAIN.
7. A FLOODPLAIN USE PERMIT AND NO RISE CERTIFICATION IS REQUIRED PRIOR TO PERFORMING ANY WORK WITHIN THE FLOODWAY (I.E., CURB CUT REMOVAL, LANDSCAPING).
8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE FLOODWAY, WHETHER TEMPORARY (DURING CONSTRUCTION) OR PERMANENT. LANDSCAPING SHALL ALSO MEET THE REQUIREMENTS FOR NO RISE IN THE FLOODWAY.
9. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR SANCTUARY WEST DATED MARCH 9TH, 2022 FOR ADDITIONAL INFORMATION.
12. THE APPLICANT IS AWARE THAT THE CURRENT SITE PLAN DOES NOT MEET REGULATORY FLOODPLAIN REQUIREMENTS AS PROPOSED AND IS CONTINUING THROUGH THE PLANNING PROCESS AT THE APPLICANT'S OWN RISK. BUILDING AND CONSTRUCTION PERMITS FOR STRUCTURES NOT MEETING FLOODPLAIN REQUIREMENTS WILL BE HELD UP IF THE LOMR IS NOT REGULATORY.

FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's **below.** **Call** before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Revisions:	Date:
1	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering, Inc., and are not to be used for any type of construction until approved by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
DENVER 1500 Wynkoop Street, 80202
970.221.4158
northernengineering.com

PROJECT: 1536-001	DATE: 03.09.22
DESIGNED BY: M. Rudebl	SCALE: 1" = 120'
DRAWN BY: M. Rudebl	REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

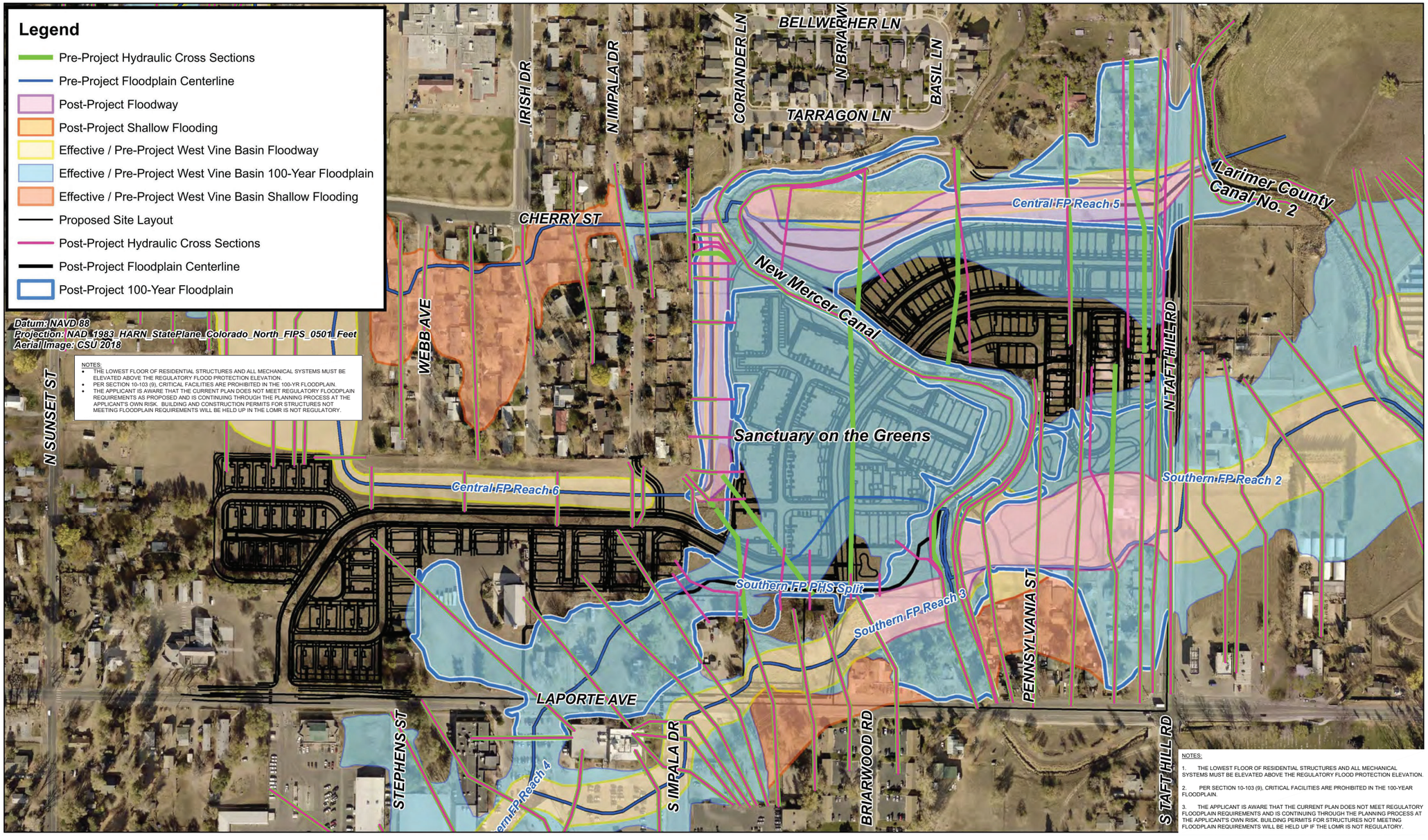
DRAINAGE EXHIBIT

Sheet
C6.00
29 of 30

DRAWING FILENAME: S:\Projects\1536-001\Dwg\1536-001_DRNG.dwg LAYOUT NAME: C6.00 DATE: Mar 09, 2022 - 2:48pm CAD OPERATOR: dmay
LOT OF RECORD [1536-001_LOT_TRACT] [1536-001_ACCEPT] [1536-001_ACCEPT_WEST] [1536-001_OPEN] [1536-001_OPEN_SOUTH] [1536-001_DETAIL] [1536-001_UP_FLD]

FLOODPLAIN EXHIBIT FOR REFERENCE ONLY

SEE SANCTUARY FLOODPLAIN REPORT FOR MORE INFORMATION



ICON ENGINEERING, INC.

Sanctuary on the Greens - Initial Floodplain Report

Figure E.0: Hydraulic Overview

Revisions:

No.		Date:
1	REVIEW SET NOT FOR CONSTRUCTION	03.09.22

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
970.221.4158
northernengineering.com

PROJECT: 1536-001
DATE: 03.09.22
DESIGNED BY: M. Ruebel
SCALE: 1" = 120'
DRAWN BY: M. Ruebel
REVIEWED BY: D. Weber

SANCTUARY ON THE GREENS

FLOODPLAIN EXHIBIT

Sheet
C6.01
30 of 30

DRAWING FILENAME: D:\Projects\1536-001\Dwg\Dwg\1536-001_FLOOD.dwg LAYOUT NAME: OLD DATE: Mar 09, 2022 - 2:48pm CAD OPERATOR: danny
LIST OF XREFS: [1536-001_ULTB.] [1536-001_ASIST] [NES-standard [1536-001_xTOPO] [1536-001_xDATA] [1536-001_xSITE]

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land located in the Northeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East and with all bearings herein relative thereto:

COMMENCING at the North 1/16th Corner of said Section 9; thence along the North line of the Southeast Quarter of the Northeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M., North 88° 56' 36" West, 40.00 feet the West right-of-way line of North Taft Hill Road, said point being the **POINT OF BEGINNING**; thence along said West right-of-way line, South 00° 54' 31" West, 731.52 feet to the Northeast corner of that tract of land recorded November 2, 1970, at Book 1445, Page 455 of the records of Larimer County; thence, along the North line of said tract, North 88° 53' 58" West, 140.00 feet to the Northwest corner of said tract; thence, along the West line of those tracts recorded November 2, 1970, at Book 1445, Page 455, March 9, 2006, at Reception No. 20060017157, and January 11, 2017 at Reception No. 20170002025 of the records of Larimer County, South 00° 54' 32" West, 210.00 feet to the Southwest corner of that tract recorded at Reception No. 20170020025; thence, along the North lines of a 20' wide alley, that tract of land recorded July 5, 2018, at Reception No. 20180040764 of the records of Larimer County, the North right-of-way line of Pennsylvania Street, and that tract recorded March 8, 2017, at Reception No. 20170015427 of the records of Larimer County, North 88° 53' 42" West, 449.84 feet to the Northwest corner of said tract recorded at Reception No. 20170015427; thence, along the Westerly lines of those tracts recorded March 8, 2017, at Reception No. 20170015427 and September 29, 2017, at Reception No. 20170065419 of the records of Larimer County the following two courses and distances: South 06° 16' 40" East, 56.61 feet; thence, South 16° 40' 06" East, 29.28 feet; thence, along the North line of those tracts recorded July 11, 2001 at Reception No. 20010056464 and March 31, 2010 at Reception No. 20100017428 of the records of Larimer County, North 88° 51' 53" West, 379.85 feet to the Northwest corner of said tract recorded at Reception No. 20100017428; thence, along the West line of said tract recorded at Reception No. 20100017428, South 01° 05' 31" West, 267.13 feet to the North right-of-way line of Laporte Avenue; thence along said North right-of-way line, North 88° 54' 29" West, 161.66 feet; thence departing said North right-of-way line along the East line of that tract recorded July 15, 2015, at Reception No. 20150043549, North 00° 47' 31" East, 262.18 feet to the Northeast corner of said tract; thence, along the North line of said tract North 89° 36' 29" West, 148.89 feet to a point on the east line of a tract recorded August 21, 1985, at Reception No. 19850041265; thence, along said east line, North 00° 51' 20" East, 3.78 feet to the Northeast corner of said tract recorded at Reception No. 19850041265; thence, along the North line of those tracts recorded August 21, 1985, at Reception No. 19850041265, March 16, 2018, at Reception No. 20180015375, June 6, 2011, at Reception No. 20110032759, and October 31, 2006, at Reception No. 20060082473 of the records of Larimer County, North 88° 54' 26" West, 340.52 feet to the Northwest corner of said tract recorded at Reception No. 20060082473; thence, along the West line of said tract, South 00° 17' 34" East, 114.08 feet to the Northeast corner of a tract recorded at Reception No. 9709103103; thence, along the North line of said tract, North 88° 51' 29" West, 99.86 feet to the East line of a tract recorded March 26, 2003, at Reception No. 20030035535 in the records of Larimer County; thence, along said East line, North 00° 14' 58" West, 249.75 feet to the Northeast corner of said tract; thence, along the North line of said tract, North 88° 53' 31" West, 299.86 feet to the Northwest corner of said tract; thence along the West line of said tract, South 00° 06' 16" West, 264.12 feet to the Northeast corner of that tract recorded January 21, 2000, at Reception No. 20000004772 in the records of Larimer County; thence along the North line of said tract, North 89° 35' 01" West, 99.99 feet to the Northwest corner of said tract; thence, along the West line of said tract, South 00° 14' 26" East, 134.70 feet to the North right-of-way line of Laporte Avenue; thence along said North right-of-way line, North 88° 54' 24" West, 229.01 feet; thence, along the Easterly right-of-way of Barton Drive and a portion of the North line of that tract recorded February 1, 2010, at Reception No. 20100006121 of the records of Larimer County the following six courses and distances: North 00° 53' 34" East, 12.00 feet; thence along a curve concave to the Northeast having a central angle of 88° 54' 27" with a radius of 15.00 feet, an arc length of 23.28 feet and the chord of which bears North 43° 20' 54" West, 21.01 feet; thence, North 01° 05' 41" East, 113.65 feet; thence along a curve concave to the Southeast having a central angle of 25° 55' 40" with a radius of 139.50 feet, an arc length of 63.13 feet and the chord of which bears North 14° 03' 28" East, 62.59 feet; thence, North 01° 07' 03" East, 63.25 feet; thence, North 88° 39' 00" West, 242.02 feet to a point on the West line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along said West line, North 00° 32' 59" East, 364.35 feet to the C-S-N 1/64 Corner Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along the North line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 55' 46" East, 1166.14 feet to the Northwest corner of that tract recorded at Book 990, Page 383 of the records of Larimer County; thence, along the West, South, and East lines of said tract the following 3 courses and distances: South 01° 15' 27" West, 50.12 feet; thence, South 88° 44' 33" East, 35.00 feet; thence, North 01° 15' 27" East, 50.24 feet; thence continuing along said North line of the South half of the Southwest quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 55' 46" East, 106.55 feet to the C-S-NE 1/64 corner Section 9, Township 7 North, Range 69 West of the 6th P.M., thence, along the West line of the Northwest quarter of the Southeast quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., North 00° 42' 44" East, 660.66 feet to the Northeast 1/16 corner Section 9, Township 7 North, Range 69 West of the 6th P.M.; thence, along the North line of the North half of the Southeast quarter of the Northeast quarter Section 9, Township 7 North, Range 69 West of the 6th P.M., South 88° 56' 36" East, 1269.88 feet to the **POINT OF BEGINNING**.

Said described tract contains 1,788,237 square feet or 41.052 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as SANCTUARY ON THE GREEN (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: Solitaire Homes LLC

BY: _____
P. David Pretzler, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by P. David Pretzler as Manager of Solitaire Homes LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

OWNER: Solitaire Homes East LLC

BY: _____
P. David Pretzler, Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by P. David Pretzler as Manager of Solitaire Homes East LLC.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

NOTES AT THE REQUEST OF THE CITY OF FORT COLLINS:

Notes as requested by the City of Fort Collins and listed hereon are being required as a condition of approval by the City of Fort Collins. The notes, as they appear hereon, were forwarded to Northern Engineering by the City of Fort Collins and shall not be construed as the act or practice of land surveying as defined by the State of Colorado. These notes simply appear hereon at the direction of the City of Fort Collins .

1) There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.

2) FLOOD ZONE DESIGNATION: Zone X, area of minimal flooding per FIRM Map 08069C0978G, 5-2-2012.

3) Entire subject property is currently zoned LMN.

LIENHOLDER: Independent Bank Corporation

BY: _____
Scott Eaton, Banking Officer, Portfolio Manager

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Scott Eaton as Banking Officer, Portfolio Manager of Independent Bank Corporation.

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: _____
Brian P. Jumps

Address: 2579 West Main Street
Littleton, CO 80120

Registration No.: 28696

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this _____ day of _____ A.D., 20_____.

_____
Director of Community Development and Neighborhood Services

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

SURVEYOR NOTES:

1) The Basis of Bearings is the East line of the Southeast Quarter of the Northeast Quarter of said Section 9 as bearing North 00° 54' 31" East (assumed bearing) as monumented on drawing.

2) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Order Number FC25152463.1, dated 2-22-2019, Order Number FC25147194.1, dated 2-22-2019, and Order Number, FCIF25163321, dated 2-12-2019, prepared by Land Title Guarantee Company.

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

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

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

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

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

8) Adjacent property owner information per the Larimer County Land information Locator

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

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

11) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730 1.6.B.2).

12) A current title commitment will be provided to the surveyor prior to finalizing plat.

13) Easements and easement exclusion areas will be further defined and dimensioned upon final plat submittal.

14) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and/or upgraded prior to finalizing and/or recording. "Set" corner information depicted hereon is for reference purposes only. This note will be removed prior to the surveyor signing the survey.

EASEMENT VACATION APPROVAL

Utility easement vacations are adequate as shown and are hereby approved.

_____
CenturyLink Communications/
Mountain States Telephone and Telegraph Co.

EASEMENT VACATION APPROVAL

Utility easement vacations are adequate as shown and are hereby approved.

_____
Northern Colorado Water Conservancy District

DEVELOPER/APPLICANT
C & A Companies
7991 Shaffer Parkway, Suite 200
Littleton, Colorado 80127

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

SURVEYOR
Northern Engineering Services, Inc.
Robert Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



NORTH VICINITY MAP
1"=2000'

NEW MERCER IRRIGATION CANAL COMPANY
EASEMENT APPROVAL AND ACCEPTANCE

_____ _____
SECRETARY DATE

SIGHT DISTANCE EASEMENT RESTRICTIONS:

Sight Distance Easement - The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

1. Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
2. Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
3. Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.

For non-level areas these requirements shall be modified to provide the same degree of visibility.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, 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 monuments 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.

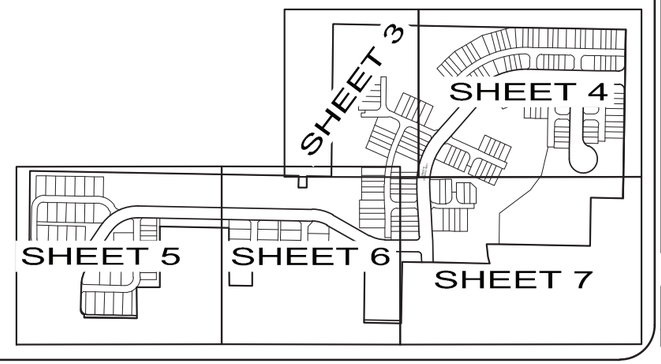
DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

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.

SHEET INDEX NORTH



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. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 7
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

DATE: 3/14/22
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 1
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	57°17'55"	165.00'	165.01'	N62°32'46"E	158.22'
C2	28°21'14"	165.00'	81.65'	S74°43'22"E	80.82'
C3	28°59'41"	165.00'	83.50'	S75°02'35"E	82.61'
C4	44°24'08"	300.00'	232.49'	S19°07'41"W	226.71'
C5	49°49'23"	300.00'	260.87'	S66°14'27"W	252.73'
C6	57°12'13"	190.50'	190.19'	N62°29'54"E	182.39'
C7	28°21'14"	190.50'	94.27'	S74°43'22"E	93.31'
C8	28°59'41"	139.50'	70.59'	S75°02'35"E	69.84'
C9	93°31'57"	14.50'	23.67'	N43°41'36"E	21.13'
C10	44°24'08"	328.50'	254.58'	N19°07'41"E	248.25'
C11	27°16'37"	328.50'	156.39'	N54°58'04"E	154.92'
C12	90°14'38"	25.00'	39.38'	N46°01'50"E	35.43'
C13	89°45'22"	25.00'	39.16'	N43°58'10"W	35.28'
C14	90°00'00"	14.50'	22.78'	S46°09'09"W	20.51'
C15	37°38'28"	39.50'	25.95'	S17°40'05"E	25.49'
C16	248°53'59"	60.50'	262.82'	S56°42'09"W	99.78'
C17	90°00'00"	14.50'	22.78'	N43°50'51"W	20.51'
C18	49°49'23"	271.50'	236.09'	S66°14'27"W	228.72'
C19	44°24'08"	271.50'	210.40'	S19°07'41"W	205.18'
C20	86°28'03"	14.50'	21.88'	N46°18'24"W	19.86'
C21	28°59'41"	190.50'	96.40'	N75°02'35"W	95.38'
C22	28°21'14"	139.50'	69.03'	N74°43'22"W	68.33'
C23	57°12'13"	139.50'	139.28'	S62°29'54"W	133.56'
C24	6°54'45"	139.17'	16.79'	S30°26'56"W	16.78'
C25	81°09'39"	25.00'	35.41'	N39°39'08"W	32.53'
C26	32°30'13"	5.00'	2.84'	N72°22'06"W	2.80'
C27	89°34'43"	55.00'	85.99'	N43°49'51"W	77.50'
C28	90°06'37"	55.00'	86.50'	N46°00'49"E	77.86'
C29	55°32'13"	88.00'	85.30'	S61°09'46"E	82.00'
C30	55°32'13"	58.00'	56.22'	N61°09'46"W	54.04'
C31	90°06'37"	25.00'	39.32'	S46°00'49"W	35.39'
C32	89°34'43"	25.00'	39.09'	S43°49'51"E	35.23'
C33	32°30'13"	35.00'	19.86'	S72°22'06"E	19.59'
C34	15°03'20"	190.50'	50.06'	S59°00'03"W	49.91'
C35	91°00'28"	35.00'	55.59'	N45°34'44"E	49.93'
C36	91°00'28"	65.00'	103.24'	S45°34'44"W	92.73'
C37	12°00'20"	139.50'	29.31'	N85°04'51"E	29.26'
C38	2°58'54"	423.00'	22.01'	S89°24'20"W	22.01'
C39	42°19'37"	55.00'	40.63'	S69°54'18"W	39.71'
C40	16°00'30"	88.00'	24.59'	N80°55'38"W	24.51'
C41	13°31'46"	190.50'	44.98'	S44°42'30"W	44.88'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C42	4°02'50"	190.50'	13.46'	S35°55'13"W	13.45'
C44	28°45'07"	65.00'	32.62'	N76°42'24"E	32.28'
C45	21°35'52"	65.00'	24.50'	N51°31'54"E	24.36'
C46	32°12'07"	65.00'	36.53'	N24°37'55"E	36.05'
C47	45°09'54"	139.50'	109.96'	N56°28'45"E	107.14'
C48	8°43'22"	25.00'	3.81'	N84°35'39"W	3.80'
C49	2°17'04"	139.50'	5.56'	S87°45'27"E	5.56'
C50	26°04'11"	139.50'	63.47'	S73°34'50"E	62.93'
C51	8°24'49"	85.00'	12.48'	N79°43'56"W	12.47'
C52	14°50'06"	65.00'	16.83'	N82°56'35"W	16.78'
C53	14°50'06"	85.00'	22.01'	N82°56'35"W	21.95'
C54	5°36'10"	65.00'	6.36'	N78°19'37"W	6.35'
C55	23°09'30"	110.00'	44.46'	N79°34'24"E	44.16'
C56	23°09'30"	90.00'	36.38'	S79°34'24"W	36.13'
C57	47°58'05"	423.00'	354.14'	S67°10'06"W	343.88'
C58	40°40'08"	393.00'	278.95'	N68°54'04"E	273.13'
C59	23°46'20"	468.00'	194.17'	N11°53'10"E	192.78'
C60	23°46'20"	442.00'	183.39'	S11°53'10"W	182.07'
C61	89°59'59"	25.00'	39.27'	S44°38'21"W	35.36'
C62	90°00'00"	25.00'	39.27'	N45°21'38"W	35.36'
C63	7°04'36"	271.50'	33.53'	N00°27'55"E	33.51'
C64	19°41'43"	271.50'	93.33'	N13°51'04"E	92.87'
C65	15°28'40"	271.50'	73.34'	N31°26'16"E	73.12'
C66	2°09'09"	271.50'	10.20'	N40°15'11"E	10.20'
C67	89°18'51"	25.21'	39.30'	S20°31'43"E	35.44'
C68	89°18'51"	25.21'	39.30'	N69°11'14"E	35.44'
C69	7°54'26"	37.50'	5.18'	S69°37'28"E	5.17'
C70	17°06'19"	271.50'	81.05'	N49°52'55"E	80.75'
C71	5°42'14"	271.50'	27.03'	N61°17'12"E	27.02'
C72	4°38'44"	271.50'	22.01'	N66°27'41"E	22.01'
C73	4°39'03"	271.50'	22.04'	N71°06'34"E	22.03'
C74	9°23'34"	271.50'	44.51'	N78°07'52"E	44.46'
C75	7°44'44"	271.50'	36.70'	N86°42'01"E	36.67'
C76	0°34'46"	271.50'	2.75'	S89°08'14"E	2.75'
C77	1°55'03"	110.00'	3.68'	S68°57'11"W	3.68'
C78	14°10'44"	110.00'	27.22'	S77°00'05"W	27.15'
C79	7°03'42"	110.00'	13.56'	S87°37'18"W	13.55'
C80	90°00'00"	20.00'	31.42'	S46°09'09"W	28.28'
C81	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C82	90°00'00"	20.00'	31.42'	N43°50'51"W	28.28'
C83	90°00'00"	20.00'	31.42'	N46°09'09"E	28.28'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C84	31°15'31"	39.50'	21.55'	N52°07'05"W	21.28'
C85	37°38'28"	39.50'	25.95'	N17°40'05"W	25.49'
C86	90°00'00"	20.00'	31.42'	S46°09'09"W	28.28'
C87	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C88	2°20'47"	423.00'	17.32'	S44°21'27"W	17.32'
C89	2°58'51"	423.00'	22.01'	S47°01'16"W	22.00'
C90	3°49'46"	423.00'	28.27'	S50°25'34"W	28.27'
C91	3°42'55"	423.00'	27.43'	S54°11'54"W	27.42'
C92	2°58'53"	423.00'	22.01'	S57°32'48"W	22.01'
C93	2°58'53"	423.00'	22.01'	S60°31'41"W	22.01'
C94	5°53'34"	423.00'	43.50'	S64°57'54"W	43.49'
C95	3°56'46"	423.00'	29.13'	S69°53'04"W	29.13'
C96	2°58'59"	423.00'	22.02'	S73°20'57"W	22.02'
C97	2°58'49"	423.00'	22.00'	S76°19'51"W	22.00'
C98	2°59'09"	423.00'	22.04'	S79°18'50"W	22.04'
C99	3°28'07"	423.00'	25.61'	S82°32'28"W	25.60'
C100	3°38'21"	423.00'	26.87'	S86°05'42"W	26.86'
C101	0°15'22"	423.00'	1.89'	N88°58'32"W	1.89'
C102	91°53'11"	10.00'	16.04'	S87°16'21"W	14.37'
C103	95°21'03"	20.00'	33.28'	N00°53'28"E	29.57'
C104	2°48'06"	393.00'	19.22'	N49°58'03"E	19.22'
C105	3°12'46"	393.00'	22.04'	N52°58'30"E	22.03'
C106	3°12'28"	393.00'	22.00'	N56°11'07"E	22.00'
C107	3°12'46"	393.00'	22.04'	N59°23'44"E	22.03'
C108	7°29'33"	393.00'	51.39'	N64°44'54"E	51.36'
C109	7°16'55"	393.00'	49.95'	N72°08'08"E	49.91'
C110	3°12'38"	393.00'	22.02'	N77°22'54"E	22.02'
C111	3°12'28"	393.00'	22.00'	N80°35'27"E	22.00'
C112	3°12'55"	393.00'	22.05'	N83°48'09"E	22.05'
C113	3°49'31"	393.00'	26.24'	N87°19'22"E	26.23'
C114	91°45'52"	20.00'	32.03'	S44°52'56"E	28.72'
C115	90°09'09"	20.00'	31.47'	N46°04'34"E	28.32'
C116	90°00'00"	20.00'	31.42'	S43°50'51"E	28.28'
C117	90°00'00"	20.00'	31.42'	N46°09'09"E	28.28'
C118	0°27'06"	328.50'	2.59'	N89°04'24"W	2.59'
C119	3°51'03"	328.50'	22.08'	S84°33'58"W	22.07'
C120	3°50'17"	328.50'	22.01'	S80°43'18"W	22.00'
C121	3°50'33"	328.50'	22.03'	S76°52'52"W	22.03'
C122	6°21'13"	328.50'	36.43'	S71°46'59"W	36.41'
C123	6°38'29"	328.50'	38.08'	S65°17'08"W	38.06'
C124	3°50'47"	328.50'	22.05'	S60°02'29"W	22.05'

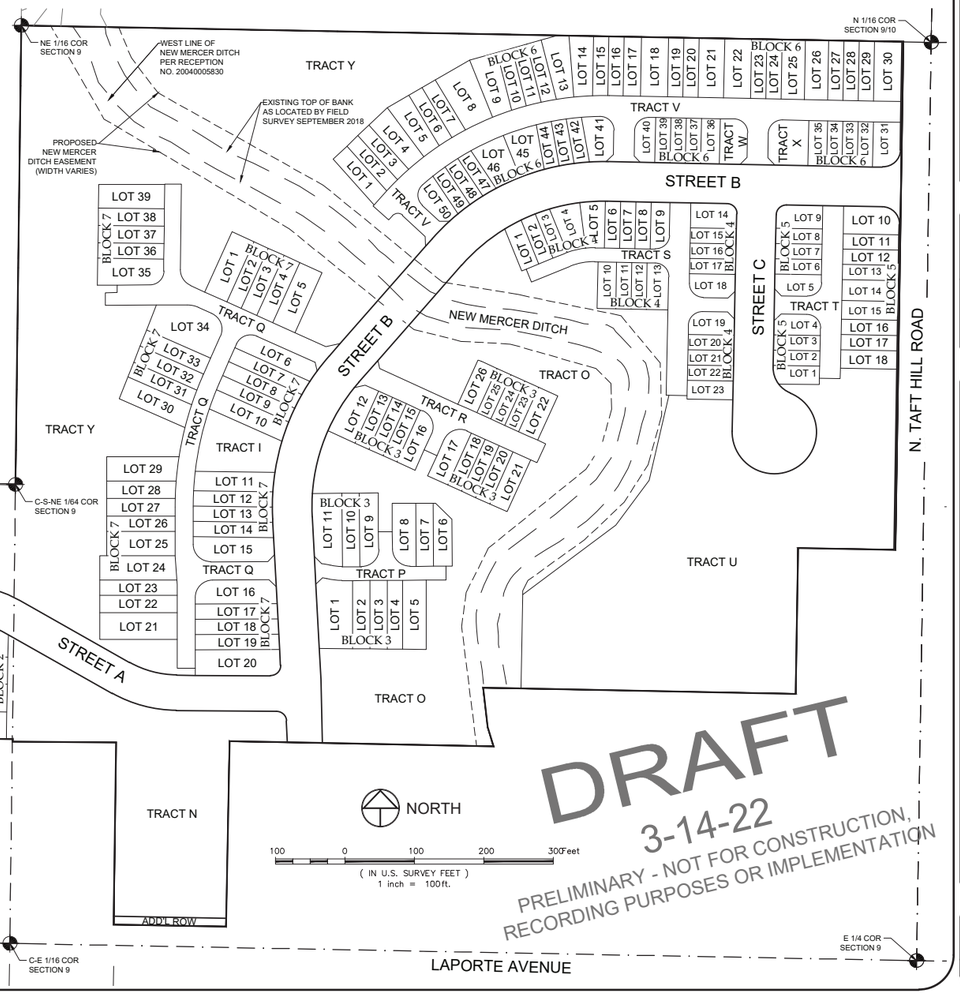
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C125	3°50'16"	328.50'	22.00'	S56°11'57"W	22.00'
C126	3°50'47"	328.50'	22.05'	S52°21'25"W	22.05'
C127	2°51'24"	328.50'	16.38'	S49°00'20"W	16.38'
C128	6°14'52"	328.50'	35.82'	S44°27'11"W	35.80'
C129	4°12'34"	328.50'	24.13'	S88°35'46"W	24.13'
C130	90°33'25"	22.00'	34.77'	N69°03'03"E	31.26'
C131	1°18'09"	442.00'	10.05'	N23°07'15"E	10.05'
C132	3°47'57"	442.00'	29.31'	N20°34'12"E	29.30'
C133	12°01'52"	442.00'	92.81'	N12°39'18"E	92.64'
C134	3°38'25"	442.00'	28.08'	N04°49'09"E	28.08'
C136	90°21'38"	25.00'	39.43'	N45°10'49"W	35.47'
C137	89°38'22"	25.00'	39.11'	N44°49'11"E	35.24'
C138	1°29'19"	468.00'	12.16'	S00°44'39"W	12.16'
C139	3°03'55"	468.00'	25.04'	S03°01'17"W	25.03'
C140	4°18'56"	468.00'	35.25'	S06°42'42"W	35.24'
C141	5°15'55"	468.00'	43.01'	N11°30'07"E	42.99'
C142	4°11'59"	468.00'	34.30'	S16°14'04"W	34.30'
C143	2°43'34"	468.00'	22.27'	S19°41'51"W	22.26'
C144	2°42'42"	468.00'	22.15'	S22°24'59"W	22.15'
C145	89°26'35"	25.00'	39.03'	S20°56'57"E	35.18'
C146	24°27'20"	38.00'	16.22'	S77°53'55"E	16.10'
C147	89°10'09"	20.00'	31.13'	S45°17'04"W	28.08'
C148	66°21'57"	25.00'	28.96'	S32°29'16"E	27.37'
C149	4°47'42"	328.50'	27.49'	S38°55'54"W	27.48'
C150	3°15'42"	328.50'	18.70'	S34°54'12"W	18.70'
C151	3°52'00"	328.50'	22.17'	S31°20'20"W	22.17'
C152	3°50'37"	328.50'	22.04'	S27°29'02"W	22.03'
C153	3°50'17"	328.50'	22.01'	S23°38'34"W	22.00'
C154	5°03'05"	328.50'	28.96'	S19°11'53"W	28.95'
C155	8°00'30"	328.50'	45.92'	S12°40'05"W	45.88'
C156	4°54'32"	328.50'	28.14'	S06°12'34"W	28.14'
C157	3°50'20"	328.50'	22.01'	S01°50'08"W	22.01'
C158	2°59'21"	328.50'	17.14'	S01°34'42"E	17.14'
C159	2°51'09"	442.00'	22.01'	N01°34'23"E	22.00'
C160	47°47'00"	55.00'	45.87'	S24°51'00"W	44.55'
C161	39°31'43"	88.00'	60.71'	N53°09'31"W	59.51'
C162	24°34'18"	190.50'	81.70'	S78°48'52"W	81.07'
C164	0°08'48"	442.00'	1.13'	N00°04'24"E	1.13'

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	19
2	35
3	28
4	23
5	10
6	50
7	36
TOTAL LOTS	210

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	22,188 S.F.	0.51 A.C.	1.24%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT B	7,372 S.F.	0.17 A.C.	0.41%	Drainage Easement	Homeowners Association
TRACT C	1,831 S.F.	0.04 A.C.	0.11%	Drainage Easement	Homeowners Association
TRACT D	2,396 S.F.	0.06 A.C.	0.13%	Drainage & Access Easement	Homeowners Association
TRACT E	16,012 S.F.	0.37 A.C.	0.90%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT F	15,187 S.F.	0.35 A.C.	0.85%	Drainage & Access Easement	Homeowners Association
TRACT G	7,663 S.F.	0.18 A.C.	0.43%	Drainage & Access Easement	Homeowners Association
TRACT H	10,694 S.F.	0.25 A.C.	0.60%	Drainage & Access Easement	Homeowners Association
TRACT I	7,894 S.F.	0.18 A.C.	0.44%	Utility, Drainage and Access Easement	Homeowners Association
TRACT J	13,505 S.F.	0.31 A.C.	0.76%	Drainage & Access Easement	Homeowners Association
TRACT K	4,332 S.F.	0.10 A.C.	0.24%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT L	1,713 S.F.	0.04 A.C.	0.10%	Drainage & Access Easement	Homeowners Association
TRACT M	5,435 S.F.	0.12 A.C.	0.30%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT N	69,825 S.F.	1.60 A.C.	3.90%	Drainage & Access Easement	Homeowners Association
TRACT O	172,394 S.F.	3.96 A.C.	9.64%	Drainage & Access Easement	Homeowners Association
TRACT P	5,144 S.F.	0.12 A.C.	0.29%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT Q	29,614 S.F.	0.68 A.C.	1.66%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT R	9,680 S.F.	0.22 A.C.	0.54%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT S	14,235 S.F.	0.33 A.C.	0.80%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT T	9,470 S.F.	0.22 A.C.	0.53%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT U	151,206 S.F.	3.47 A.C.	8.46%	Drainage & Access Easement	Homeowners Association
TRACT V	30,487 S.F.	0.70 A.C.	1.70%	Utility, Drainage, Access & EmergencyAccess Easement	Homeowners Association
TRACT W	2,441 S.F.	0.06 A.C.	0.14%	Drainage & Access Easement	Homeowners Association
TRACT X	3,622 S.F.	0.08 A.C.	0.20%	Drainage & Access Easement	Homeowners Association
TRACT Y	422,175 S.F.	9.69 A.C.	23.51%	Utility, Drainage & Access Easement	Homeowners Association
ROW	199,306 S.F.	4.58 A.C.	11.09%	Right of Way	City of Fort Collins
LOTS (210)	553,316 S.F.	12.70 A.C.	30.94%	Single & Multi-Family Residental	PropertyOwner
TOTAL	1,788,237 S.F.	41.05 A.C.	100.00%		

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.86'	N12° 17' 57"W
L2	0.67'	N56° 06' 59"W
L3	14.14'	N78° 53' 24"E
L4	0.67'	S56° 06' 59"E
L5	15.68'	S33° 23' 40"E
L6	14.58'	N09° 47' 17"E
L7	15.14'	S74° 10' 55"E
L8	16.94'	S33° 23' 40"E
L9	13.86'	S42° 42' 10"E
L10	14.17'	S46° 05' 20"W
L11	12.49'	N52° 10' 51"W
L12	14.02'	S45° 35' 15"W
L13	6.81'	S78° 53' 24"W
L14	7.33'	S78° 53' 24"W
L15	0.78'	S49° 16' 02"E
L16	10.93'	N00° 07' 35"W
L17	24.00'	S89° 18' 25"E
L18	14.15'	S43° 55' 00"E
L19	14.14'	N46° 05' 00"E
L20	14.14'	S43° 53' 59"E
L21	31.21'	N45° 00' 00"E
L22	14.83'	S45° 10' 35"E
L23	13.18'	S45° 39' 49"W
L24	20.00'	N89° 38' 22"E
L25	20.00'	N65° 26' 00"W
L26	30.00'	S24° 19' 45"W
L27	11.90'	S12° 10' 15"E
L28	15.96'	N77° 16' 54"E
L29	20.00'	S22° 00' 21"E

LINE TABLE		
LINE	LENGTH	BEARING
L30	14.14'	S46° 09' 09"W
L31	14.14'	S43° 50' 51"E
L32	30.00'	N88° 50' 51"W
L33	14.07'	N43° 33' 08"W
L34	14.14'	N46° 09' 11"E
L35	14.37'	N02° 43' 39"W
L36	14.57'	S89° 57' 41"W
L37	14.13'	S46° 02' 49"W
L38	12.78'	N43° 55' 26"W
L39	14.14'	S46° 09' 09"W
L40	14.14'	N43° 50' 51"W
L41	30.00'	N48° 40' 15"W
L42	8.12'	S41° 19' 45"W
L43	44.70'	N46° 47' 03"W
L44	35.00'	S01° 09' 09"W
L45	35.00'	N01° 09' 09"E
L46	21.12'	N77° 49' 45"E
L47	12.44'	S14° 08' 01"E
L48	13.81'	S43° 15' 56"W
L49	14.73'	S46° 41' 10"E
L50	26.00'	N90° 00' 00"W
L51	111.34'	N90° 00' 00"W
L52	20.76'	N65° 40' 15"W
L53	17.99'	N00° 07' 35"W
L54	17.00'	N89° 38' 14"E
L55	171.34'	N01° 06' 01"E
L56	171.34'	S01° 06' 01"W
L57	30.00'	N88° 56' 02"W



DRAFT
3-14-22
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS, 301 North Howes Street, Suite 100, 80521
GREELEY, 820 8th Street, 80631

SECTION: 9
TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

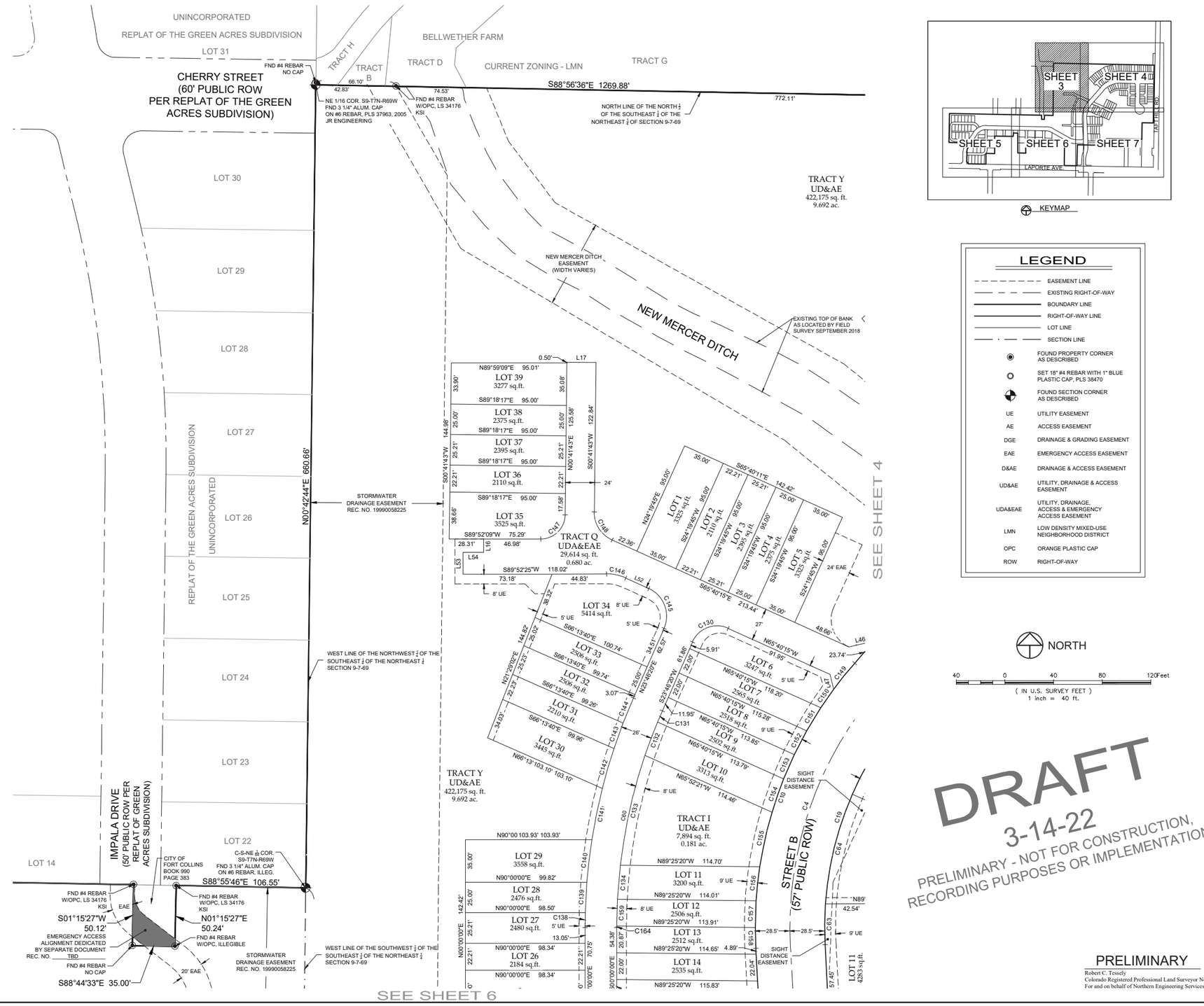
DATE: 3/14/22
SCALE: 1"=100'
REVIEWED BY: R. Tessely
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 2
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



KEYMAP

LEGEND

	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
◉	FOUND PROPERTY CORNER AS DESCRIBED
○	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
◈	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT
DGE	DRAINAGE & GRADING EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
D&AE	DRAINAGE & ACCESS EASEMENT
UD&AE	UTILITY, DRAINAGE & ACCESS EASEMENT
UDA&EAE	UTILITY, DRAINAGE, ACCESS & EMERGENCY ACCESS EASEMENT
LMN	LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
OPC	ORANGE PLASTIC CAP
ROW	RIGHT-OF-WAY

NORTH

40 0 40 80 120 Feet

(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
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RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 820 8th Street, 80263
970.221.4158
northernengineering.com

PROJECT: 15536.001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith
DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 3
Of 8 Sheets

SANCTUARY ON THE GREEN

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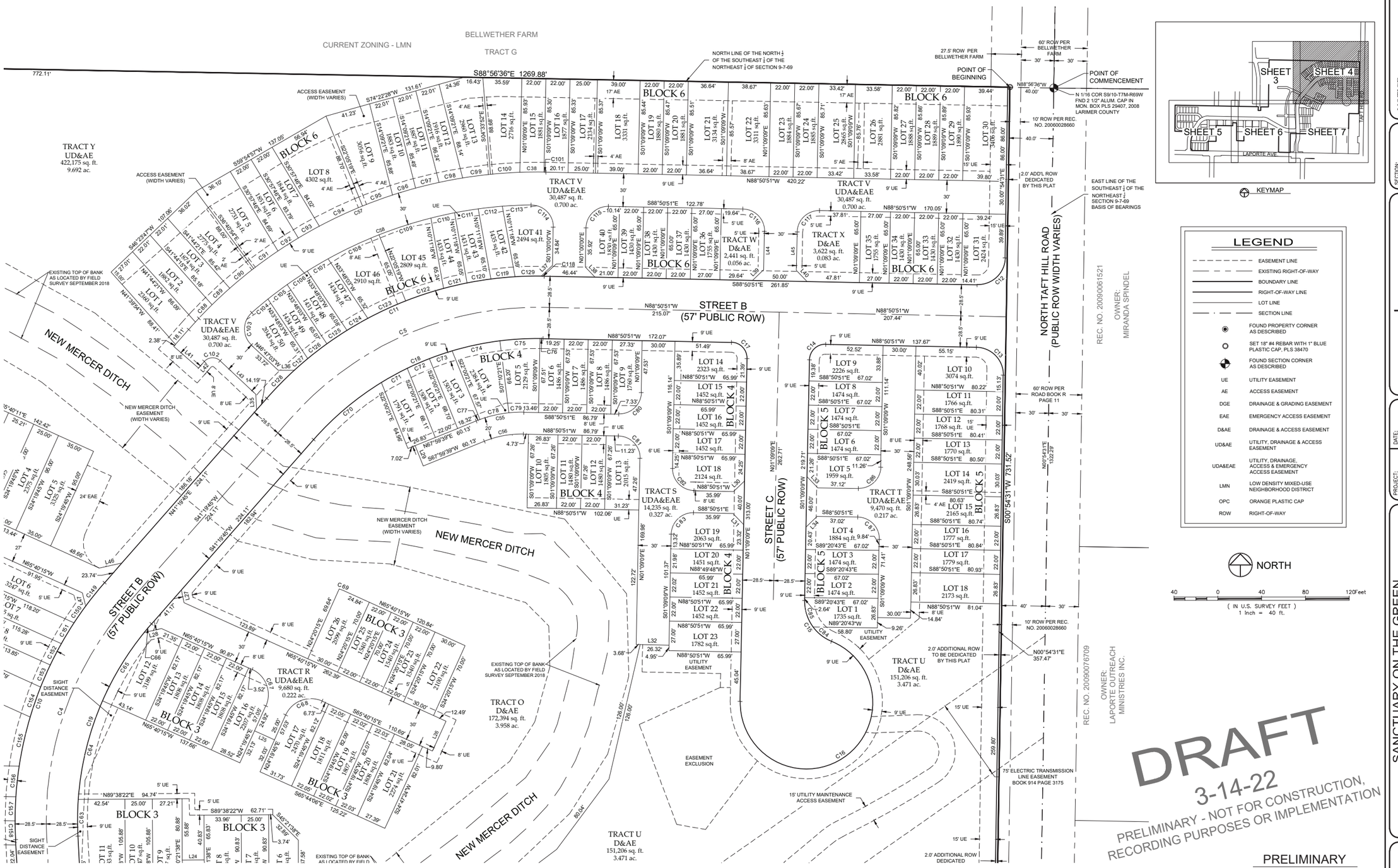

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NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4582 5th Street, 80631

PROJECT: 1536-001
DATE: 3/14/22
CLIENT: Solitaire Homes
SCALE: 1"=40'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 4
Of 8 Sheets

SANCTUARY ON THE GREEN

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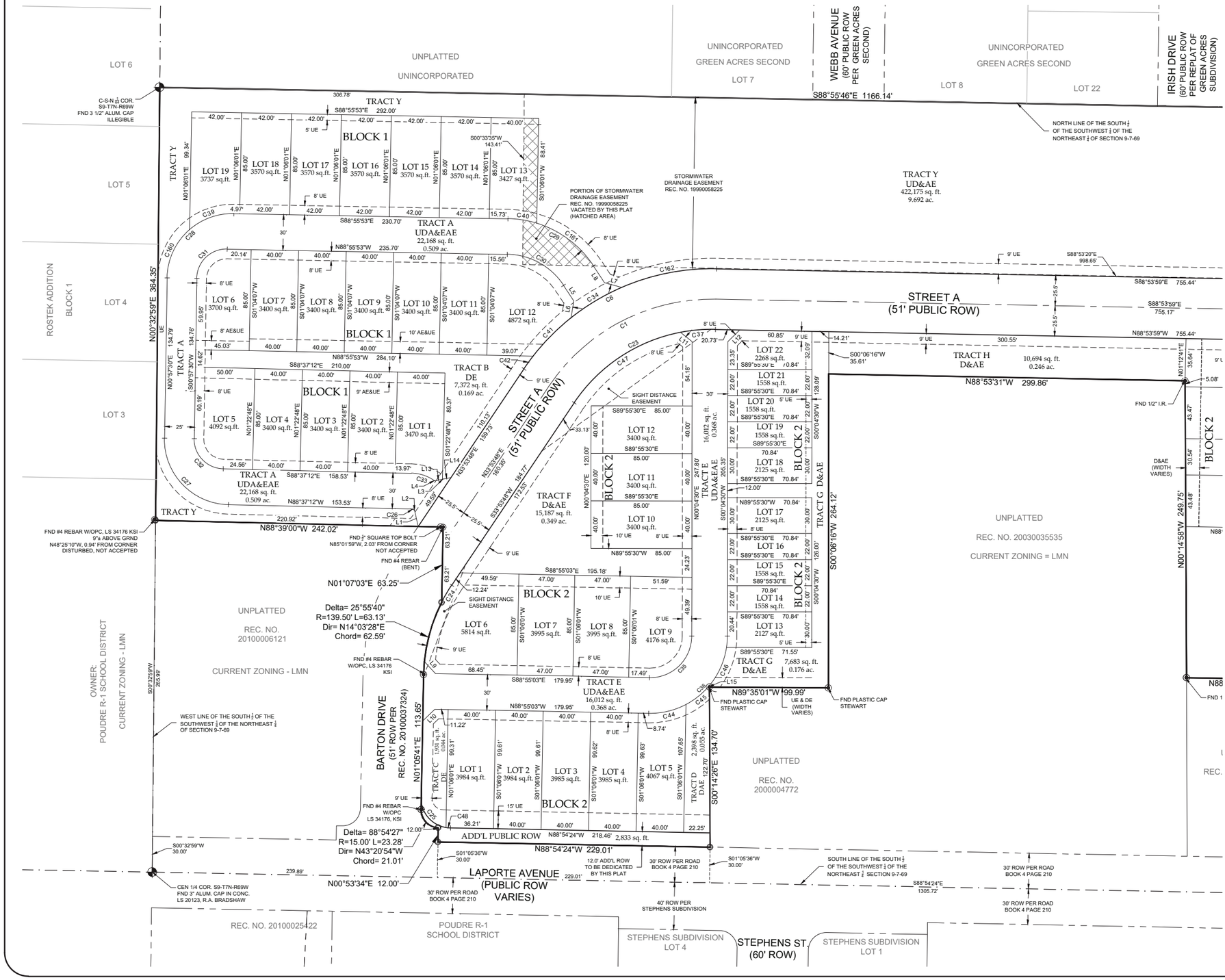

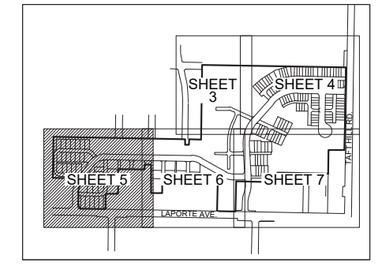

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(IN U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
3-14-22
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PRELIMINARY

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TOWNSHIP: 7N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
SHELLEY: 6705 Erin Street, 80831
970.221.4158
northernengineering.com

DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely

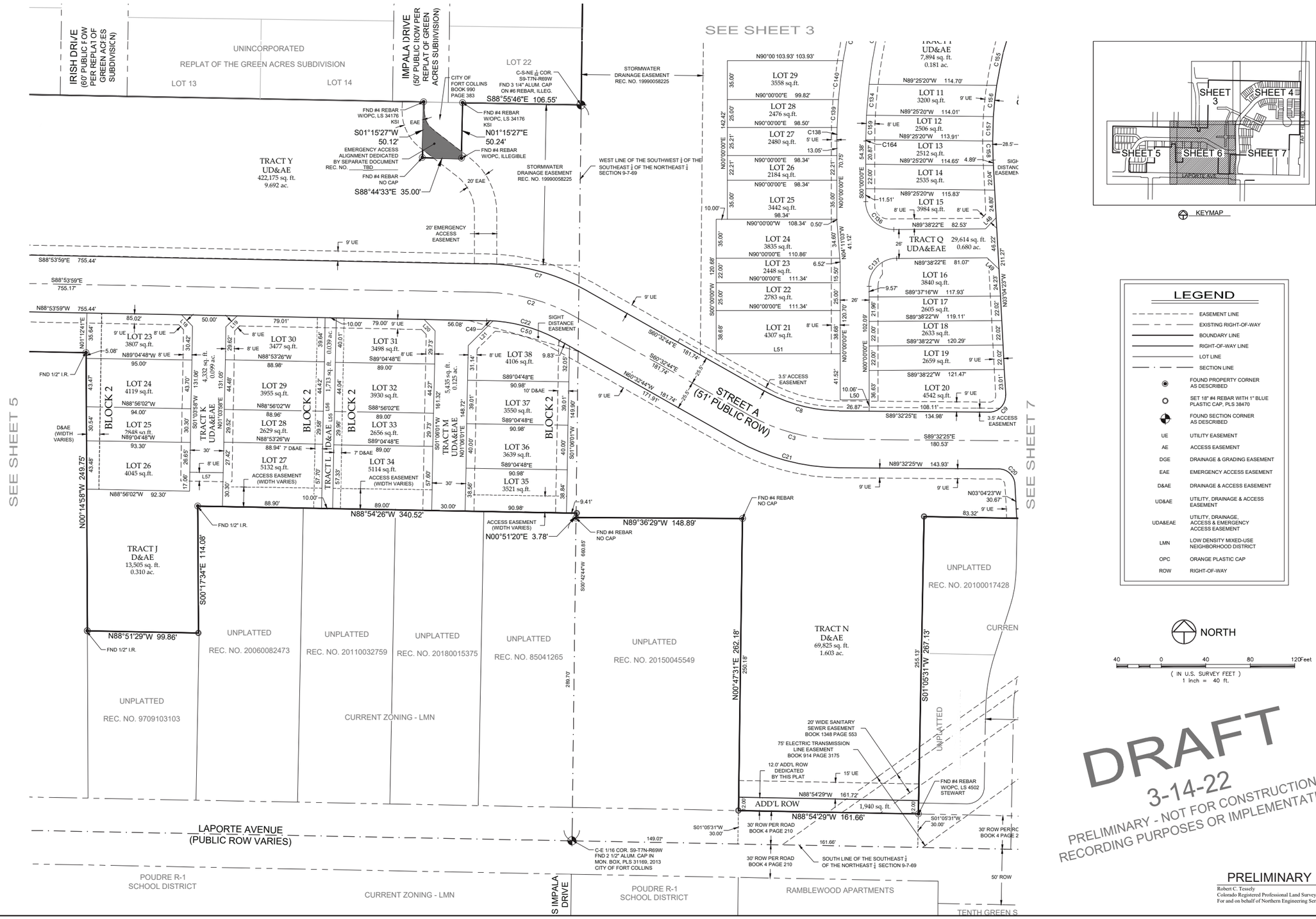
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: J. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 5
Of 8 Sheets

SANCTUARY ON THE GREEN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



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FORT COLLINS, 301 North Howes Street, Suite 100, 80521
LOVELAND, 5180 Sky Pond Drive, Suite I, 80538
970.221.4158
northernengineering.com

DATE: 3/14/22
SCALE: 1"=40'
DESIGNED: BY: RL. Tessely
PROJECT: 15336.001
CLIENT: Solitaire Homes
DRAWN: BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 6
Of 8 Sheets

SANCTUARY ON THE GREEN

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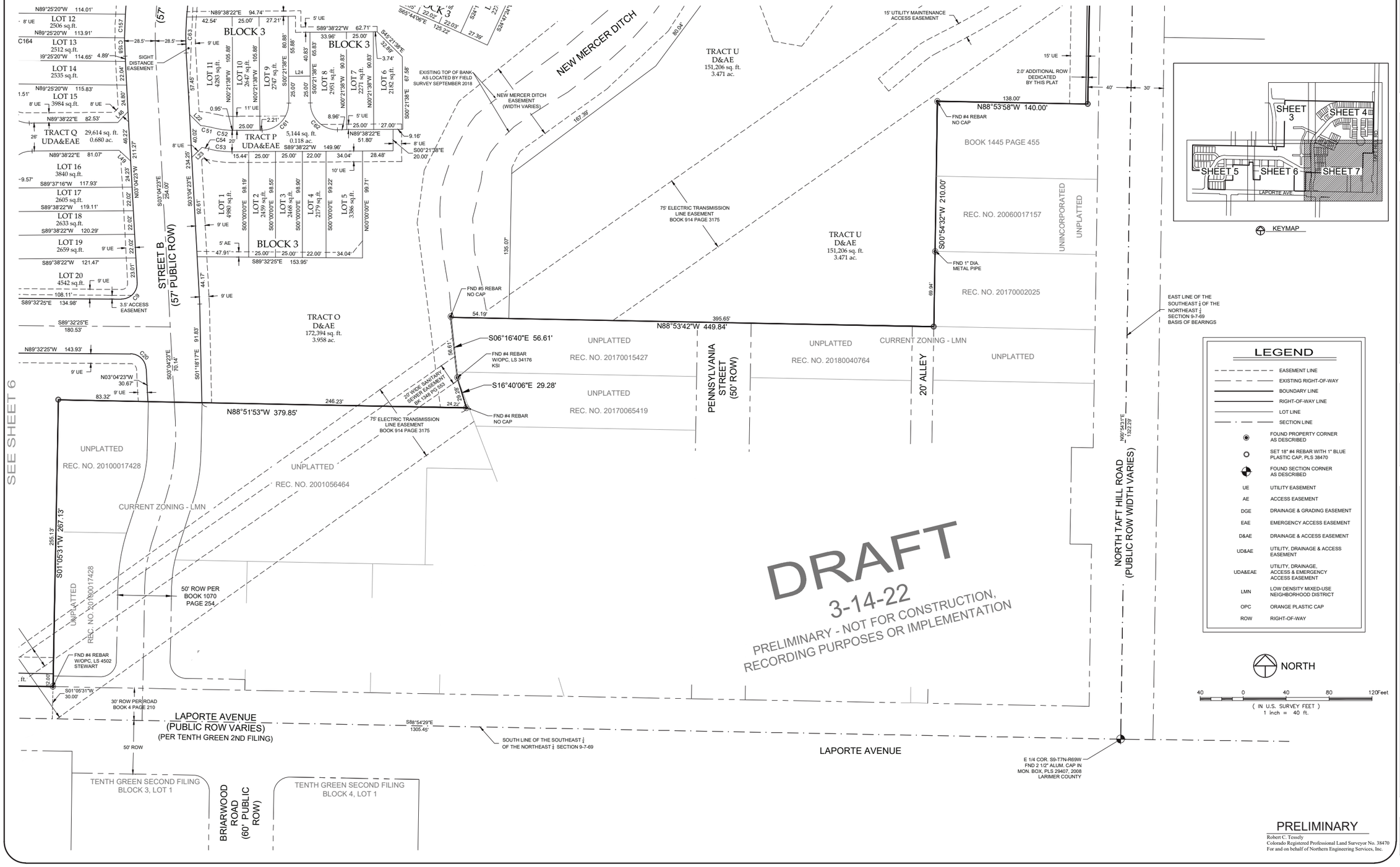
SEE SHEET 4



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SHELLEY: 6525 E91 Street, 80831
970.221.4158
northernengineering.com

DATE: 3/14/22
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 1536-001
CLIENT: Solitaire Homes
DRAWN BY: L. Smith

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet 7
Of 8 Sheets

SANCTUARY ON THE GREEN

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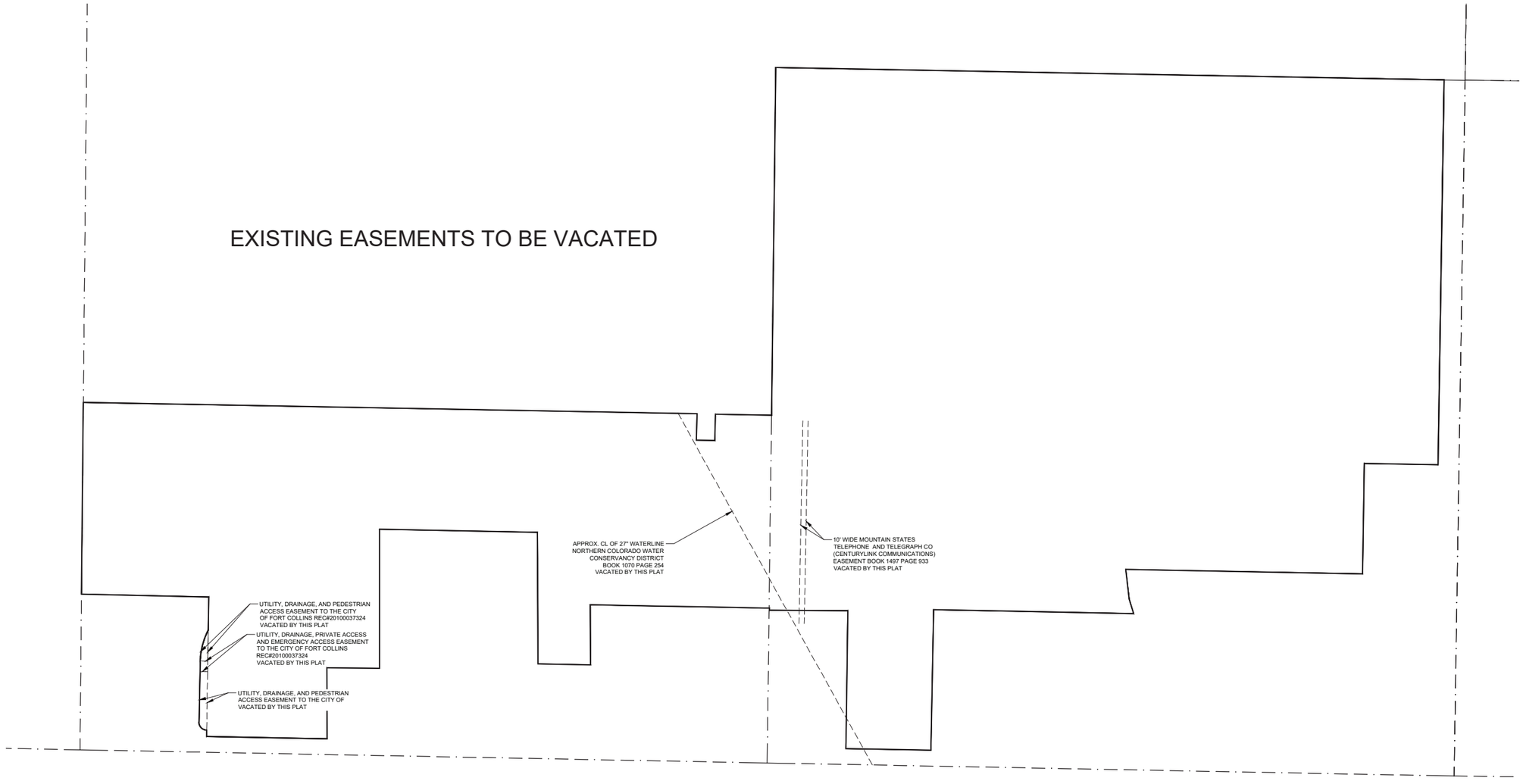



DRAFT

3-14-22

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northernengineering.com

PROJECT: 1536-001
CLIENT: Solitaire Homes
DATE: 3/14/22
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

SANCTUARY ON THE GREEN
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
8
Of 8 Sheets

From: Melissa Buick
To: Todd Sullivan
Subject: [EXTERNAL] Re: ELECTRONIC ROUTING: Sanctuary on the Green - PDP210018
Date: Monday, March 14, 2022 3:17:31 PM
Attachments: image001.png

Todd, The ditch company is comfortable with the plans moving to final design and the applicant has acknowledged they will need to enter into and finalize crossing or easement agreements with the Company for any crossing, modification or encroachment to the ditch. I will forward additional comments after review of the current submission if necessary. Please let me know if you need additional information from me at this time.

Best,

Melissa Buick

On Mon, Mar 14, 2022 at 3:12 PM Todd Sullivan <TSullivan@fcgov.com> wrote:

> # ELECTRONIC ROUTING
>
> This email is to notify you that the following project has been routed for review.
>
> ## Sanctuary on the Green
>
> **Round: 3 (Pre-Hearing)**
>
> **Project Team**
>
> - **Coordinator: Todd Sullivan tsullivan@fcgov.com**
> - **Planner:** Jenny Axmacher
> - **Engineer:** Dave Betley
>
> **Project Location:** Generally located near the northwest corner of N Taft Hill Road and LaPorte Ave.

Project Description: This is a Project Development Review request to develop a 41.34-acre site into a community including 212 dwelling units consisting of a mix of single-family detached, two-family, two-family and single-family attached, and a public community center and park. This site is generally located at the northwest corner of N Taft Hill Road and LaPorte Avenue and is in the LMN (Low Density Mixed Use Neighborhood) zone district. This proposal is subject to a Type 1 (Administrative Hearing) review.

FOR OUTSIDE AGENCIES:

New Website

Go to https://records.fcgov.com/WebLink/CustomSearch.aspx?SearchName=CPsearchbynumber

Enter project number in the search bar to find submittal materials.

Please allow 1-2 business days for the records to be updated.

You can also use this shared folder:

Sanctuary on the Green - PDP Rd3

Comments are due by 03/28/2022.

Please send your comments and redlines via email to the Development Review Coordinator at: tsullivan@fcgov.com. Should you need assistance or have any other questions, please contact the Development Review Coordinator prior to the meeting.

- If additional submittal documents were requested and are not provided or if there are other issues with the electronic document routing, please notify me as soon as possible.

. . . . . .

TODD SULLIVAN

Development Review Coordinator

Community Development and Neighborhood Services

City of Fort Collins

281 N. College Ave.

Fort Collins, CO 80524

970.221.6695 office

tsullivan@fcgov.com

--
Melissa Buick
Secretary/Treasurer
(970) 686-7126

From: Planner On Call
To: Todd Sullivan
Subject: [EXTERNAL] Sanctuary on the Green - Larimer County Planning Comments
Date: Monday, November 29, 2021 1:23:10 PM

Hi Todd,

The Larimer County Planning Department has no comments related to this project. We would like to be referred to on future iterations of this project.

Thanks,

Tracy Hicks
Planner on Call
Larimer County Planning Department
200 W. Oak Street, Suite 3100
PO Box 1190
Fort Collins, CO 80522-1190

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

Modification Request – 3.5.2(D) Relationship of Dwelling to Streets and Parking

January 19, 2021

Land Use Code

3.5.2 Residential Building Standards

(D) Relationship of Dwelling to Streets and Parking.

(1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. The following exceptions to this standard are permitted:

(a) Up to two (2) single-family detached dwellings on an individual lot that has frontage on either a public or private street.

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

(c) If a multi-family building has more than one (1) front facade, and if one (1) of the front facades faces and opens directly onto a street sidewalk, the primary entrances located on the other front facade(s) need not face a street sidewalk or connecting walkway.

Definition of Connecting Walkway

Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route.

Definition of Major Walkway Spine

Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.

Reason for the Request

The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections and shared amenities. The proposed site plan emphasizes pedestrian connectivity and minimizes pedestrian/vehicular conflicts. Creating a

walkable neighborhood has been a key design objective from the very beginning. One design technique used to accomplish this is orienting dwelling units towards green courts or along greenbelts instead of streets. In these situations, the home front faces onto the green space and the garage faces an alley. Connecting sidewalks are provided along these green spaces providing access to front doors, however, there is no "street" on the front side. The result is a more pedestrian friendly environment surrounded by landscape rather than asphalt and concrete. Relocating the main entrance to green courts creates a safer entry sequence for pedestrians by minimizing pedestrian interaction with vehicles. Many families prefer this for safety reasons, others like it for the visual advantages or because open space is generally quieter than streets.

While the "connecting walkway" standard works well for traditional street-oriented communities it has limited the ability for Fort Collins to provide single-family attached products, a key element in the City's goals to provide attainable housing. Single-family attached products are often alley loaded in order to provide efficient unit widths. This inherently orients the main entrance of the dwellings towards open spaces. For this reason, this code section has frequently been modified for recent residential developments in Fort Collins. As a community that focuses on pedestrian connectivity, open space, alley access and reducing the number of vehicular streets, Sanctuary on the Green has similar challenges. While the design meets the overall intent of the standard and exceeds the standard in many locations, there are some situations where the required metrics are not met.

The reason for this modification request is that 22 of the 212 dwelling units proposed fall outside of the allowed 350-foot length of a Major Walkway Spine (MWS) measured from the primary entrance to a street sidewalk. In addition, there is one segment of a proposed MWS that is less than the required 35 feet wide on-site. The alternative to lengthening the MWS would be to orient these dwellings towards a street instead of green space to ensure connecting walks are provided. The intent of this modification request is to demonstrate that the pedestrian connections provided are not detrimental to the public good and are equal to or better than connections provided in a more traditional, street-oriented design.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

The modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins. The modification also brings the advantages of the development being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. While the increased length of the MWS is present, intermediate midblock crossings have been provided to provide the residents of these dwelling units access to neighborhood amenities or the ability to leave the neighborhood on foot. These options are no less than they would be if the dwelling units were oriented to a public street.

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

3.5.2 (A) Purpose. The standards in this section are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

The Sanctuary on the Green project exemplifies the purpose of the Residential Building Standards. The proposed project offers a variety of lifestyle choices for residents. Single-family detached, two-family, two-family attached, and single-family attached units are available. Allowing buildings to orient towards open spaces, as well as streets, promotes variety in the built environment, block face design and pedestrian experience. Many natural features on site provide unique opportunities for visual interest along Connecting Walks and Major Walkway Spines that lead to the primary entrance of dwelling units along green belts. The alley-loaded products proposed inherently create pedestrian-oriented streets and an attractive community without streets dominated by garage doors. The elongated MWS enables more residents to enjoy the visual interest and creates a true pedestrian thoroughfare. Finally, LUC 3.5.2(B) describes that the General Standard for residential buildings be that *"Pedestrian usability shall be prioritized over vehicular usability."* Granting this modification would promote the Purpose and General Standard of the Residential Building Standards.

Major Walkway Spine exceeds maximum length

There are three instances where the proposed Major Walkway Spine (MWS) exceeds the maximum 350 feet. Sheet L2 illustrates all the proposed Major Walkway Spines and identifies the three locations where the spines exceed the prescribed 350 feet.

In all three cases the longer MWSs serve residences located along a greenway or natural open space. Where dwelling units front on to a greenway or open space, the walk located in front of these homes is a public sidewalk via a public access easement. The walks act the same as a public street sidewalk connecting people from their home to other places in the neighborhood. The only difference is that the vehicular street has been replaced with a green space. This arrangement has the following advantages over a plan that would comply with the standard:

- Fronting on to a green space provides an alternative way of living with less interaction with vehicles.
- It is safer, visually more interesting, and quieter than fronting onto a public street.
- People living in these dwelling units don't walk any further to access neighborhood amenities or to leave the neighborhood on foot than they would if the green belts were replaced with streets, which would meet the standard.

Furthermore, the MWS exceeds the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.
- MWSs are required to be 5-feet wide and public street sidewalks along local streets are only 4.5-feet wide. Two of these MWSs located in front of the residences are planned to be 6-feet wide and the one that provides connection to the Soldier Creek Trail is planned to be 8-feet wide. The width of the walkway in all three instances exceeds the standard.

  Given that homeowners will access a public sidewalk right out their front door, and that there are many advantages to the proposed pedestrian connectivity, we believe this Modification Request is not detrimental to the public good, and is equal to or better than a plan that would meet the standard.

Major Walkway Spine open space less than 35-feet wide

The MWS standard requires that the walk be located in open space that is 35 feet wide. There is one instance where the proposed Major Walkway Spine (MWS) is located in an open space that is less than standard. Sheet L2 identifies the single location where the MWS is less than 35 feet wide.

The MWS standard requires that the walk be located in open space that is 35-feet wide. The MWS located along the northern edge of the project is adjacent to the 2- and 3-story single family attached units is 23 feet wide measuring from the unit to the property line. The

property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard. The open space adjacent to the north-south MWS adjacent to the 1- and 2- story single-family attached units on the west side averages 143 feet wide, exceeding the required 35 feet.

Given that the effective open space is much wider than the prescribed 35 feet, we believe the proposed MWS widths are not detrimental to the public good, and are equal to or better than a plan that would meet the standard.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

Modification Request – 4.5(D)(2)(a)3. Housing Types

January 19, 2022

Land Use Code

4.5(D) Low Density Mixed-Use Neighborhood District (L-M-N) – Design Standards

(2) Mix of Housing.

A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

(a) A minimum of housing types is required on any project development plan as follows:

3. a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

Reason for the Request

The Sanctuary on the Green Project Development Plan (PDP) is a residential project that emphasizes cohesive community connections, shared amenities, and vibrant design. The proposed site plan creates a neighborhood that provides the public with a variety of housing options, both in the type of residence and style. The development offers three distinct housing types and twenty-seven different housing models. The housing types and models have been mixed throughout the site to ensure that there is no chance of a monotonous streetscape.

The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three. The Fort Collins Land Use Code (LUC) offers eleven different housing types as options to satisfy this requirement. The three housing types proposed are: Single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings. It should be noted that previous iteration of this site plan which have been reviewed by City Staff have included site plans that contain multi-family dwellings and two-family attached dwellings, both of which are allowed housing types. However, those plans are no longer being pursued for reasons which are detailed below. The intent of this memo is to prove that providing one less housing type is not detrimental to the public good and the proposed plan promotes the general purpose of the standard equally well or better than a plan which meets the standard.

Justifications

The Land Use Code states that the decision-maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good; and the decision-maker must also find that the Modification meets one of the following four criteria described in the LUC.

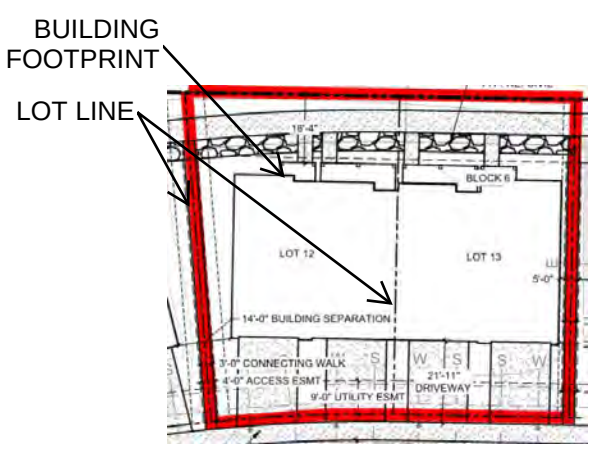
(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested;

The general purpose of the housing type variety standard is two-fold. First, it is designed to produce communities that do not have a repetitive and monotonous streetscape. Second, it is designed to produce communities that provide multiple options, price points and lifestyles for homeowners to choose between.

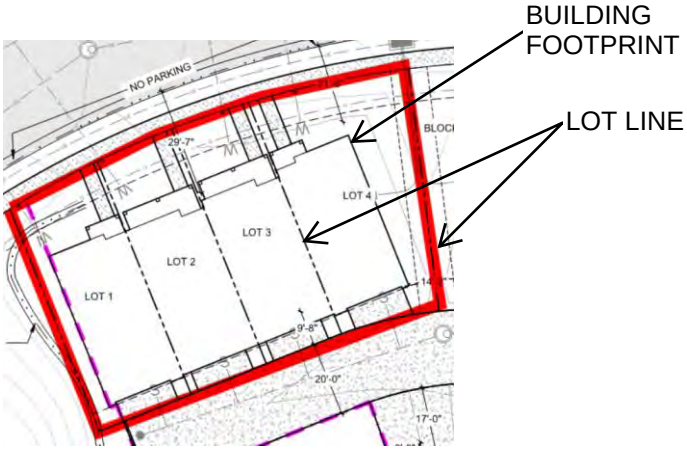
The plan presented boasts eleven different models of single-family attached models, ten different single-family detached models, and six different two-family models. The site plan has been carefully designed to ensure that no buildings adjacent to each other are the same model. The amount of variety offered in this plan is above and beyond what the building variety standards require solely to ensure that the streetscape is not repetitive and monotonous. The single-family attached products are also split into two sub-categories. The "townhome" style units offer the tradition one- and two-story dwellings with larger footprints and more private space. The "rowhome" style units offer two- and three-story dwellings with smaller footprints and larger common open space. The land use code does not differentiate between these two types of dwellings when it comes to the housing type standard, however they do provide the community with different design options, price points and lifestyles for homeowners.

Additionally, the site plan that was submitted with the first round of this PDP application provided a fourth housing type by including two-family attached dwellings. The LUC defines two-family attached dwellings as "a two-family dwelling attached to one other two-family dwelling with each such two-family dwelling located on its own separate lot." In essence a four-plex single family attached building, which has four separate lots, could be converted into a two-family attached building simply by removing two lot lines (see figure below). Everything else about the building could essentially remain the same, giving the same appearance to the public as a single-family attached building. As it relates to the general purpose of this standard, the two-family attached

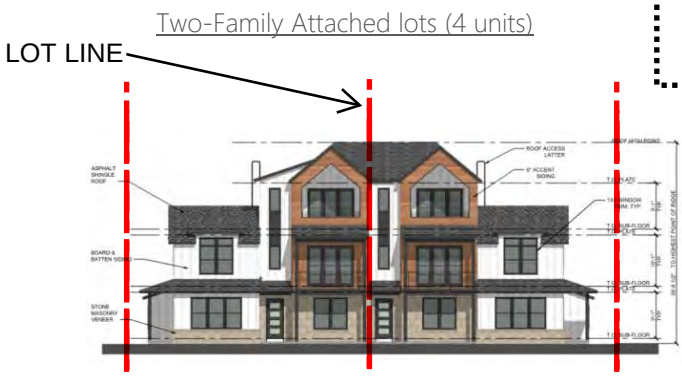
product does not substantially add variety to a streetscape or provide a new price point option for homebuyers.



Two-Family Attached lots (4 units)



Single-Family Attached lots (4 units)



Two-Family Attached elevation (4 units)



Single-Family Attached elevation (4 units)

The reason this product is no longer being pursued for the project is that the LUC does not offer a height limit specifically for two-family attached product in the LMN zone district. It could be interpreted that the buildings are held to the two-family building height of two-and-a-half stories. However, it could also be interpreted that the products are held to the attached dwelling building height of three stories. The building elevations that were proposed as two-family attached showed two-story units on the ends with three-story units in the middle. To avoid the ambiguity in the code, the two-family attached dwellings have been removed, thus leaving the project with three housing types.

In summary, the proposed development goes above and beyond in model variation and offers four distinctly different lifestyle and price point options. Additionally, a plan which achieves this standard by providing two-family attached dwellings looks nearly identical to the public as it relates

to the general purpose of this standard. Therefore, the plan as submitted promotes a varied, unrepetitive streetscape; and provides multiple options, price points and lifestyles for homeowners to choose between; equally well or better than a plan which complies with the housing type standard.

No Detriment to the Public Good

As mentioned above, this application has been through many iterations since it first began to take shape in 2018. A previous PDP application presented a site plan which achieved this standard by providing multifamily dwellings as the fourth housing type. The project conducted extensive community outreach and one of the most common concerns heard was that the density of the multifamily dwellings was not compatible with the existing neighborhood. Despite the multifamily dwellings providing another price point and lifestyle option, the surrounding neighborhood voiced concerns that this housing type, although allowed by code, was in fact a detriment to the public good. That application was formally withdrawn, and the project has been reimagined to remove the multifamily housing type.

The reimagined site plan proposes a mix of single-family detached, two-family, townhomes and rowhomes. While the LUC does not differentiate between townhomes and rowhomes, they do provide a distinctly different forms and housing options that are not a detriment to the public good.

In summary, the proposed development has reimagined a previous application which achieved the housing type standard, specifically to address the good of the surrounding public. It also adequately achieves the building design variation standards and provides a fourth form of housing. The reduction in housing types does not cause any other standard or code to be violated, nor does it create a condition on site that impacts those of others off-site. Therefore, reducing the number of required housing types from four to three is not detrimental to the public good.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green
Alternative Compliance Request

January 19, 2021

Land Use Code

3.6.3 - Street Pattern and Connectivity Standards

(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets
Additional non-signalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.

(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land

The applicant is requesting approval for an Alternative Compliance Plan that provides local street connections to adjacent arterial streets where possible, and creates pedestrian and bike connections to the adjacent arterial streets, to adjacent neighborhoods and to the Soldier Creek Trail that currently do not exist. This request for alternative compliance is based on unusual topographic features, existing development, naturals areas and other constraints including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints.

The applicant's goals for neighborhood planning are consistent with the City's objectives contained in the Purpose statement for Section 3.6.3 Street Pattern and Connectivity. *"This section is intended to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel."*

This neighborhood provides a local street with direct connections to Laporte Avenue and Taft Hill Road. A second local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turning around. Alleys are spaced at regular intervals along the local street. This provides private access to

individual homes with approximately half of the homes facing public streets while the other half face green courts or open space. The applicant's goal is to provide attractive pedestrian streetscapes where homes face streets and convenient attractive walkways to the fronts of homes that face courtyards or open space.

Several site constraints prevent local streets from being extended into the adjacent neighborhoods as required by 3.6.3 (F). On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely. The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain. A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City owned land that is utilized for storm water management boarders the rest of this project to the north and there are no street stubs located across that land to tie into with this project. The existing drainage easements prevent street connections to the north.

Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development. One local street connection is provided at the western edge of the project. In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. In lieu of other local street connections the project will provide two pedestrian/bike connections to Laporte Avenue. One is located on the east side of the Calvary Baptist Church property and the other is located west of Taft Hill Road within an existing street right-of-way.

Existing street right-of-way that would provide an additional street connection to Laporte avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. We believe the best alternative at this time is to provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

(H) Alternative Compliance. Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section.

(1) Procedure. Alternative compliance development plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan and design shall clearly identify and discuss the alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than would a plan which complies with the standards of this Section.

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

The alternative compliance plan has been prepared and submitted in accordance with the requirements for the Project Development Plan

(2) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Division equally well or better than would a plan and design which complies with the standards of this Division, and that any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible.

The proposed plan significantly increases the bicycle and pedestrian connectivity through this property in the following ways:

- The three streets that are not able to be extended from the north due to stormwater conveyance have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access provides a connection from Impala Drive. There will be two six-foot wide concrete paths with a four-foot wide gravel path in between.
- A proposed trail connection leads from the City of Fort Collins Natural Area on the north to the proposed local street which then connects to Laporte Avenue using the existing dedicated right-of-way near Briarwood Street.
- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

In total, there are five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design minimizes the impacts on natural areas and features, fosters nonvehicular access, provides for distribution of the development's traffic without exceeding level of service standards, enhances neighborhood continuity and connectivity and provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

The alternative design minimizes the impacts on natural areas, fosters nonvehicular access and does not exceed the level of service standards. There is a direct street connection to the neighborhood center and

park within the development. In addition, by providing alleys, the streetscape is dominated by front doors and porches rather than garage doors.

Low quality wetlands and storm water conveyances which dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value.

Crossing these areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. This site plan proposes one vehicular connection and two pedestrian bridges, that tie the neighborhood together. As the site currently exists, the New Mercer ditch prevents east/west connectivity.

November 3, 2021

City of Fort Collins
P.O. Box 580
Fort Collins, CO 80522

RE: Variance Request to recently updated LCUASS Right-of-Way (ROW) widths
Sanctuary on the Green
Project #1536-001

Variance description:
This is a request for variance from the August 1, 2021 update to the Residential Local Street and Connector Local Street ROW widths contained in Chapter 7 of the Larimer County Urban Area Street Standards (LCUASS) as Figures 7-9F and 7-8F, respectively. The recent updates widened the public ROW widths by 6 ft to allow for 2.5 ft wider parkways (from 6 ft to 8.5 ft) and 0.5 ft wider sidewalks (from 4.5 ft to 5 ft). The Sanctuary on the Green development plan is requesting to use the prior LCUASS ROW widths.

Justification:
The previous Sanctuary on the Green entitlement review began with a Preliminary Development Plan (PDP) submittal in early 2019. At the time, the City of Fort Collins was in the initial stages of updating their West Vine Floodplain model. Since the West Vine Floodplain encumbers a portion of the Sanctuary of the Green site, careful coordination was required not only to safely convey the floodplain through the site but also to support the City's future Selected Plan floodplain improvements. Over the course of 24 months, multiple iterations of the site plan were submitted for review as further details emerged from the City's floodplain model and report. As such, the current site plan has undergone extensive review by the City and their floodplain engineering consultant, who was hired directly by Sanctuary on the Green to perform the analysis specific to this site and it's development plan.

The increased ROW widths from the August 1, 2021 update to LCUASS came after a multi-year coordination effort between City staff and the development team. By increasing the ROW, the site plan will spread into and potentially impact the City's reserved corridor for the future Selected Plan floodplain improvements. With this in mind, the development team discussed the potential impact with the City's Director of Engineering and Manager of Civil Engineering, who both recommended that we utilize the prior LCUASS standard ROW widths.

Conclusion:
The variance requested in this letter will not have an adverse impact on the Cities capital and maintenance costs, nor will it reduce the design life of the respective improvements. The requested waiver will not be detrimental to the public health, safety, or welfare. We believe this variance is a minimum change that will grant the City greater success with their Selected Plan floodplain improvements in the future.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Danny Weber, PE
Project Manager

Planning, Development & Transportation

Community Development & Neighborhood Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.224.6046
970.224.6050 - fax
fcgov.com

MEMORANDUM

TO: Interested Parties

FROM: Rebecca Everette, Development Review Manager

DATE: July 26, 2018

SUBJECT: Administrative Interpretation #1-18 regarding the applicability of Land Use Code Section 4.5(E) relating to the maximum building height for 4-unit, single-family attached dwellings.

A request was received to clarify which building height standards in Land Use Code Section 4.5(E) would be applicable to a 4-unit or larger, single-family attached building. The specific question is whether the maximum building height standards in Section 4.5(E)(3) or Section 4.5(E)(4) would apply for a building with 4 units or more where all units are located on individual, separate lots.

RELEVANT CODE STANDARDS:

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(E) ***Development Standards.***

(3) *Maximum Residential Building Height*. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.

(4) *Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units and for Multi-Family Dwellings Containing between Four (4) and Eight (8) Dwelling Units When Three (3) or More Stories in Height*. Each multi-family dwelling containing more than eight (8) dwelling units and each multi-family dwelling containing between four (4) and eight (8) dwelling units, when located in a building of three (3) stories in height, shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics similar in scale to those of single-family detached dwelling units, so that such larger buildings can be aesthetically integrated into the low density neighborhood. The following specific standards shall also apply to such multi-family dwellings:

(a) **Maximum Number.** The maximum number of dwelling units shall be twelve (12).

(b) **Orientation and Setbacks.** Setbacks from the property line of abutting property containing single- and two-family dwellings shall be twenty-five (25) feet.

(c) **Variation Among Repeated Buildings.** For any development containing at least five (5) but not more than seven (7) buildings, there shall be at least two (2) distinctly different building designs. For any such development containing more than seven (7) buildings, there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

(d) **Building Height.** The maximum height of a multi-family building shall be three (3) stories. Buildings with a setback of less than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.

(e) **Entrances.** Entrances shall be clearly identifiable and visible from the streets and public areas by incorporating use of architectural elements and landscaping.

(f) **Roofs.** Roof lines can be either sloped, flat or curved, but must include at least two (2) of the following elements:

1. The primary roof line shall be articulated through a variation or terracing in height, detailing and/or change in massing.

2. Secondary roofs shall transition over entrances, porches, garages, dormers, towers or other architectural projections.

3. Offsets in roof planes shall be a minimum of two (2) feet in the vertical plane.

4. Termination at the top of flat roof parapets shall be articulated by design details and/or changes in materials and color.

5. Rooftop equipment shall be hidden from view by incorporating equipment screens of compatible design and materials.

(g) **Facades and Walls.** Each multi-family dwelling shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions similar to the adjacent single- or two-family dwellings, and shall not have repetitive, monotonous undifferentiated wall planes. Building facades shall be articulated with horizontal and/or vertical elements that break up blank walls of forty (40) feet or longer. Facade articulation can be accomplished by offsetting the floor plan, recessing or projection of design elements, change in materials and/or change in contrasting colors. Projections shall fall within setback requirements.

(h) **Colors and Materials.** Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

(i) **Maximum Floor Area.** The maximum gross floor area (excluding garages) shall be fourteen thousand (14,000) square feet.

Division 5.1 - Definitions

5.1.2 - Definitions.

Dwelling, multi-family shall mean a dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity houses and sorority houses and similar group accommodations.

Dwelling, single-family attached shall mean a single-family dwelling attached to one (1) or more dwellings or buildings, with each dwelling located on its own separate lot.

INTERPRETATION:

What is the maximum building height for a 4-unit or larger single-family attached dwelling in the L-M-N zone district?

Section 4.5(E)(3) specifically references only one-, two- and three family dwellings and is not applicable to buildings that contain 4 or more dwelling units.

Per Section 5.1.2, a 4-unit building with each unit on a separate lot could potentially meet the definition of either multi-family or single-family attached. Further, a 4-unit or larger single-family attached building would look and function much like a multi-family building, with a comparable relationship to adjacent buildings or land uses.

CONCLUSION:

Section 4.5(E)(4) would be applicable to buildings containing 4 or more single-family attached units. The maximum building height, per Section 4.5(E)(4)(d) is three stories.

Sanctuary on the Green Project Update

Meeting Date: September 13th, 2021

Location: Virtual Zoom Meeting

City Staff Attending:

Alyssa Stephens—Development Review Liaison
Jason Holland—City Planner

Applicant Team Representatives:

Stephanie Hansen, Ripley Design
Joel Weikert, Ripley Design
David Pretzler, C&A Companies
Karl Nyquist, C&A Companies

Summary

- **Meeting Topic**: Reviewing updated plans for approximately 200 dwelling units of different types near Laporte and Taft Hill Rd in northwest Fort Collins. This project went through the development review process and appeared before the Planning & Zoning Commission earlier in 2021, but the application was withdrawn. This was the first opportunity to view revised plans, which remove the multifamily condo units and add single-family rowhomes, among other changes. The new plan is likely to qualify for Type 1 Review, which holds projects to the same standards, but goes before an Administrative Hearing Officer rather than the Planning and Zoning Commission for final decision.
- Meeting Details:
    - ~60 attendees, including staff and applicants
    - Meeting was recorded and posted online at OurCity.FCGov.com/DevReview
- Overview:
    - Q&A primarily focused on:
        - Traffic and safety concerns for vehicles and pedestrians, particularly related to traffic patterns for nearby high schools.
        - Concerns about building height and the impact of taller buildings on the viewsheds and character of existing neighborhoods.
        - Environmental resources on the site and concerns about grading and stormwater runoff.
    - Attendees who spoke or submitted questions via chat were mostly opposed to the development, though there were comments in support of the project because of the improved infrastructure and amenities related to the development. Reasons for opposition included concerns about a mismatch with the intent of the Northwest Subarea Plan, increased traffic delays with the addition of new homes onto already busy roads, and concerns about safety for students of nearby high schools.

The following pages include more detailed information, including responses to questions in the neighborhood meeting.

DRAFT

Site Design

- **What is the difference between single-family and multifamily dwellings?**
    - Multi-family is three or more individual dwellings in a single building. Townhomes and rowhomes are considered "single-family attached." Each dwelling unit is on it's own lot even though they are attached buildings.
- **What is the density based on buildable land?**
    - Applicant: Natural habitat zone and roadways are subtracted as part of the calculation. Density is slightly higher because we have dedicated so much natural habitat buffer. Open space will be available to everyone.
- **Will single-family homes have basements? Will basement be walk-out?**
    - Applicant: Yes, the water table is low there and can accommodate basements. Basements will not be walk-out.
- **What will the maximum heights be of rowhomes along Taft Hill?**
    - Applicant: Maximum building height will be 39 feet. Some of the homes are "stepped down" to two-stories, which will be around 20 feet.
- **How much height will be added to "fill" the site in this area?**
    - Applicant: Four to six feet in different parts, which is standard.
- **How will grading add on to building height of three-story row homes?**
    - Applicant: Along Taft Hills units are raised two feet, so the total would be just over 41 feet.
- **What is the grading for rowhomes and duplexes along Laporte?**
    - Applicant: One foot of fill on the rowhomes area. Plans may change slightly. They haven't been updated.
- **Will there be any fencing between this property and the homes to the south?**
    - Applicant: No, we will be improving a retaining wall, but not adding a fence.
- **How do three-story buildings fit with Northwest Subarea Plan?**
    - Applicant: Northwest Subarea Plan is policy document. Land Use Code allows three-story buildings on this property. We feel like this is compatible with nearby homes that are two-stories with walk-out basement. We are also providing a large buffer between these buildings and nearby neighborhoods. Buffer and open spaces absolutely comply with Northwest Subarea Plan.
- **Is this plan compatible with nearby historic structures?**
    - Applicant: Yes, we have completed all of the required historic reviews and comply with the applicable Fort Collins Land Use Codes
- How does the number of parking spots in the new plan compare to the old plan?
    - Applicant: The P&Z plan had 477 off-street parking spaces and 261 units for an average of 1.8 spaces per unit. The new plan would have approximately 465 off-street parking spaces and 216 units for an average of 2.15 spaces per unit.
- Three-story homes are not compatible and will block any views of the foothills. Stepping down of buildings does not address neighborhood concerns.
- Three story buildings do not seem appropriate, especially right along Taft Hill. We do not want to look at these buildings, they are incompatible.
    - Applicant: Three stories are allowed in the Land Use Code and are important to get the right amount of square footage. We think many people will like the design of the buildings.
- Agree that three story buildings do not fit in with the character of the neighborhood or with the Northwest Subarea Plan.

DRAFT

Site Amenities

- **Who will manage the gathering place?**
  - Applicant: The HOA
- **How much parking is available for the gathering place?**
  - Applicant: There are five off-street parking spaces and more on-street parking available. However, the intent is that people walk to the gathering place.
- **Will this development have an HOA? What restrictions will the HOA put in place regarding fencing, animals, etc.?**
  - Applicant: Yes. HOA will be important for common area maintenance. Will put in standards for fences and will not allow barnyard animals.
- **What are the plans for water and energy-saving features?**
  - Applicant: It is anticipated that all of the units will be energy star rated. The units utilize water sense faucets, fixtures, and irrigation wherever possible.
- **Will the developer be interested in bringing high speed internet improvements to the existing areas that have none and will get no high speed internet in the forseeable future?** This is a good opportunity to get Centurylink / Lumen / Comcast to run lines to the existing homes.
  - Applicant: We will be providing the high speed internet improvements to this development and that will provide a close connection for the existing neighborhoods to tap into.
- **Would it be possible to improve the social paths into a paved "loop"?**
  - Applicant: There are paved loops within the project. We received overwhelming feedback at our first couple neighborhood and small group meetings to keep the social paths gravel.
- I support this because it will bring improvements to the area that city is clearly neglecting with little infrastructure improvements and is clearly neglected by the city due to the focus in south FC that has wonderful sidewalks and bike lanes and creates more inequality.

Environmental Resources

- **How accurate is the placement of trees on the diagram? I hope trees shown are included to shield views from my house.**
  - Applicant: Yes, this should be very close to what it looks like.
- **What trees will be planted?**
  - Applicant: Native and adapted species will be planted and should increase biodiversity. Plant list will be submitted with PDP.
- Trees will not be tall enough to shield the buildings.
  - Applicant: It will take some years for trees to grow tall enough for shielding.
- Lots of drainage currently onto my property when it rains. Concerned about grading and flooding.
  - Applicant: We can't fix what happens off our site, but we are creating detention on site, and it will be lower than surrounding properties. The improvements on this site is part of a larger plan to make stormwater improvements in the area. We are not allowed to let stormwater run off our property.

DRAFT

Traffic and Connectivity

- Traffic onto Laporte seems like a concern because of the high schools in the area.
    - Applicant: Traffic study shows that the road can support these additional dwelling units. The road will be improved in this area, with sidewalks added.
    - Applicant: We coordinated with the school district on locating that access point.
- **How are the times determined for the traffic studies?** Changes in start and end time at the high school may affect traffic patterns.
    - Applicant: We use national standards. We can review the traffic study again based on new start and end times at the nearby high school.
- Concerns about traffic remain even with reduced number of houses. It will still mean a lot of traffic coming out directly across from the high school and school district bus barn. Seems like the road needs to be widened and/or turn lanes added.
    - We will be adding a turn lane on Taft Hill and Laporte. Traffic study has determined that the road can handle the additional traffic.
- Concerning that traffic study is based on national trends. Fort Collins is unique.
    - Traffic engineer is local and knows this area.
- Concern about safety of students getting to school.
    - We'll be providing protected sidewalk to help pedestrians cross Laporte and connecting to trails to improve pedestrian and bike access.
    - City: Numbers are based on national data, but standards and requirements are local. They will have to update their traffic study to resubmit. Traffic patterns will definitely change, but things like turn lanes help to mitigate.
- Knowing that traffic study will be updated is positive.
- Trail goes right by our property. Concerned about having people passing by our house constantly.
    - Applicant: City owns the property where the path will be constructed. We're happy to discuss fences or landscape.
- Sidewalk doesn't seem to improve safety. Traffic is already very bad and I can't imagine it with 200 additional homes. Interested to see the updated traffic numbers.
    - Traffic study
- **Will there be any road improvements on Pennsylvania?** I would prefer having it as a through street.
    - In a perfect world we would connect Pennsylvania through our site, but there were concerns about the road crossing the detention area.
- The Emergency road into Impala is still there. **What measures will you take to prevent cars and trucks from using that as a regular route?**
    - City: Typically bollards or a gate system are required in these situations. The specific solution is typically dictated by PFA (may want to have Marcus Glasgow weigh in on this to confirm).
- **Will there be a signal put in on the Laporte entrance to the neighborhood?**
    - City: No signal is planned/proposed at this location.
    - Applicant: The traffic study determined that a signal was not needed.
- As a follow up to the Laporte / Taft Improvements**, what is the current status of the City's Laporte Improvements from Sunset to Fishback?** Is this still moving foward, is funding secure for not only the bridges but also for bike lanes, detached sidewalks and general improvements for all of the dangerous sidewalk gaps and limited turn lanes and lack of bike lanes and controlled pedestrian crossings?

DRAFT

    - City: Right now, we are planning to bid the two bridges for fall/winter 2021/22 construction. The Laporte corridor is under-funded currently and pending funding will begin construction in spring/summer of 2022.
- **Does the addition of turn lanes mean that the road will be widening?**
    - City: A portion of Laporte (north side) will be widened to accommodate the proposed right turn lane into the site. A section of Taft Hill will be widened on both sides to accommodate turn lanes into the site.
- **Will the city connect the sidewalk to the intersection?** Or is the city complicit with people walking on shoulders of arterials? Sidewalk to shoulder into right turn lanes is dangerous
    - City: The developer will be installing an interim walk on the north side of Laporte to accommodate pedestrians from the site to a proposed pedestrian signal/crossing on the west side of Impala. Bike lanes and a sidewalk will be installed along the project's Laporte frontage. The intent of the future City project will be to install sidewalk and a bike lane along the north side of Laporte, to the intersection with Taft Hill. Sidewalk and bike lane will be installed along the south side of Laporte to fill in gaps to the intersection with Taft Hill. The scope of the City project will be dependent on funding. The pedestrian and bike lane portion is currently under-funded.

Process and Timeline

- **What will be the process moving forward?**
    - City: Dependent on the type of project that is brought forward. A Type 1 review process includes the same level of review by staff, but with a different decision-maker (an Administrative Hearing Officer instead of the Planning and Zoning Commission. Neighbors will receive a letter before hearing regardless of the decision-maker.
- **Are you planning for a Type 1 Review?**
    - Applicant: We will take feedback into consideration. It seems like people are happy about condos being gone. If we don't have multi-family buildings with more than eight units, it would be a Type 1 process.
- **Is anything being waived?**
    - Applicant: Generally conceptual review would be required, which allows applicant teams to bring a "napkin sketch" to the City for review and early comments. We have already received many comments on plans and received a waiver for the conceptual review from City staff.
- **What will the timeline be on the project?**
    - Applicant: It's hard to predict. We would hope to get our plans revised and submitted to the City in a month. The review will take the same amount of time whether it is Type 1 or Type 2.
- **How can people give feedback?**
    - Email comments to devreviewcomments@fcgov.com to submit comments to the decision-maker.

DRAFT

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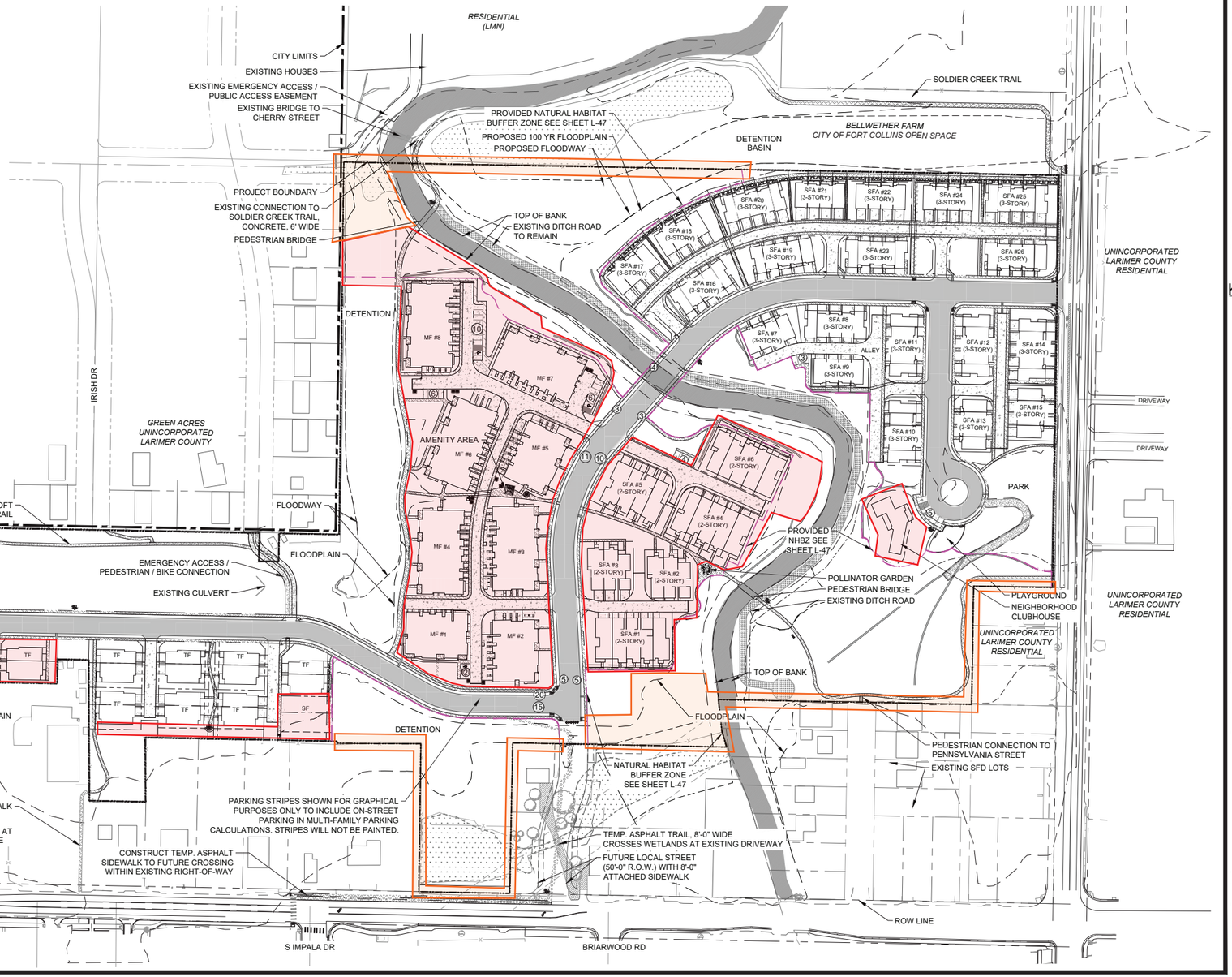

SANCTUARY ON THE GREEN

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

PLANNER
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Russ Lee
419 Canyon Ave. Suite 200
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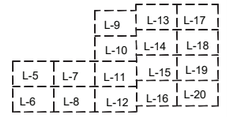

NORTH
SCALE: 1"=100'-0"
0 50 100 200

ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	3/19/2019
02	FOR HEARING	5/25/2021

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	APL
REVIEWED BY:	SH

DRAWING NUMBER:

L-1

Plotted By: Stephanie Hansen **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 5/25/2021 4:24 PM **File Name:** L-1 Overall Site Plan.dwg

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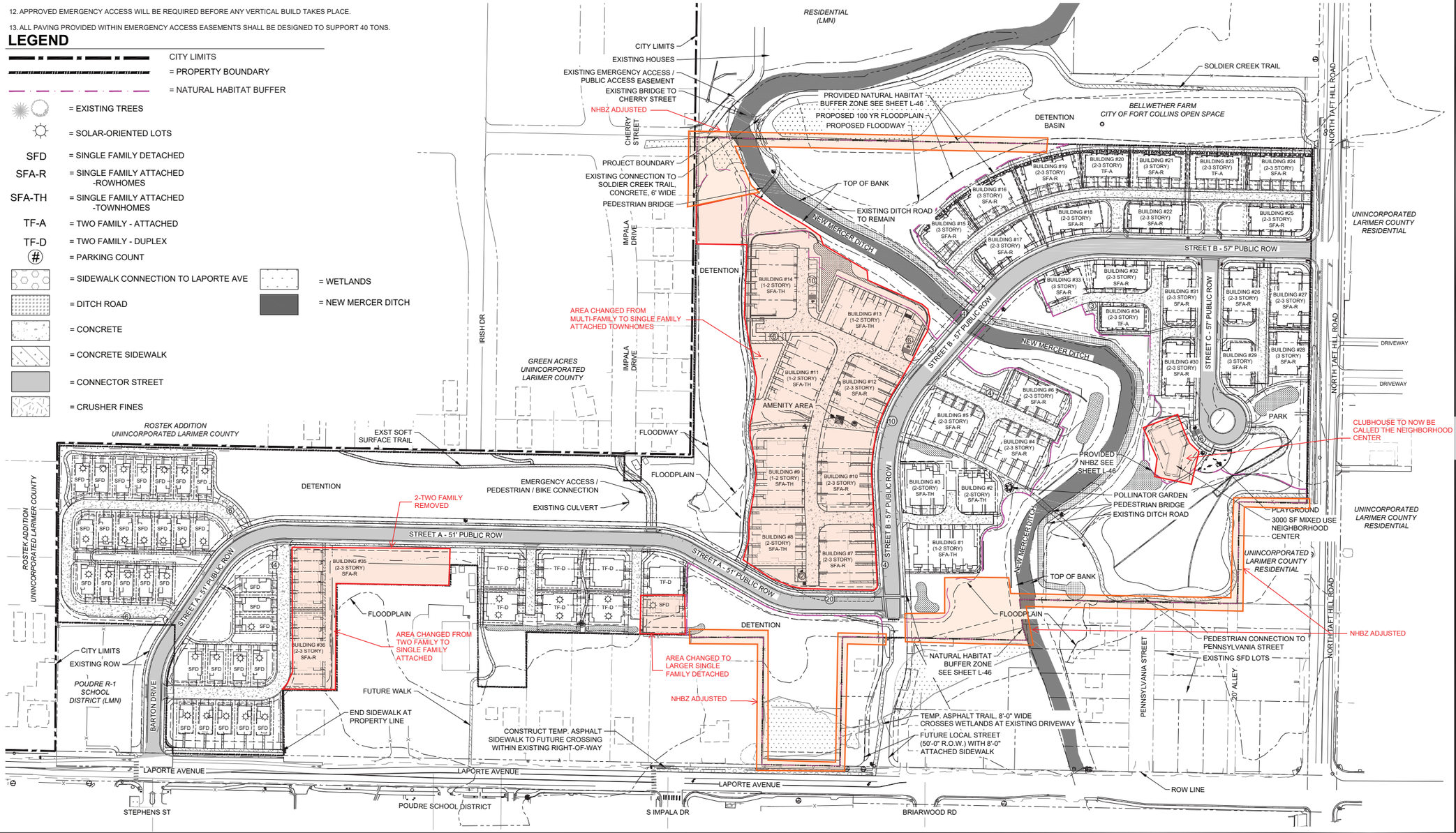

SANCTUARY ON THE GREEN

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FORT COLLINS, CO

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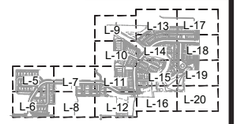
KEY MAP



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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PDP	11/03/2021
02	PDP	01/19/2022

REVISIONS

No.	DESCRIPTION	DATE

OVERALL SITE PLAN

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R18-004
DRAWN BY:	AG / JW
REVIEWED BY:	SC

DRAWING NUMBER:

L-1

Plotted By: Evan Callis **Layout:** L-1 OVERALL SITE PLAN **Printed On:** 1/19/2022 10:51 AM **File Name:** L-1 Overall Site Plan.dwg

From: Sharlene Manno
To: Development Review Comments
Subject: FW: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date: Tuesday, June 15, 2021 9:09:52 AM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Annie Addington <annaddington@gmail.com>
Sent: Monday, June 14, 2021 9:24 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green

Dear City Planning and Zoning Commission members,

I am writing to express my concerns about the proposed Sanctuary on the Green development. I have lived in the Bellwether neighborhood adjacent to this area for about 10 years, and we moved to this part of town because of the fact that it seemed zoned in a way that focused on the preservation of wildlife corridors, natural areas, small farms and single-family residences.

I take walks and runs daily near the proposed development and enjoy seeing the many migratory birds, herons, hawks, owls, deer and the occasional fox and muskrat in the canal. The current field provides a nice corridor for animals with the adjacent Puente Verde Natural Area to the east and the open ravine to the west. I'm also a teacher, and after teaching my fourth graders this year about the history of Fort Collins, I realized I felt a deep appreciation for the way the city has managed to preserve the rural and historic character of the communities that were central to the early formation of what is Fort Collins today.

I'm not alone in my love of the appeal of this Northwest region of Fort Collins; it's why most of us live on this side of town. As the city and county Northwest Subarea Plan states: "Residents and business owners of the Northwest Subarea value its country feel and appearance, including the presence of wildlife and livestock, agricultural fields and views, an eclectic variety of housing styles and neighborhoods, and low-density/low-intensity types of development. This Plan provides guidelines for how new development can be designed to fit the character of the area."

I recognize that my dream of this lovely field at the heart of this region of town staying a natural field where wildlife can thrive is not in line with the vision of most developers, but I do think the city can at least understand the importance of keeping any potential development in line with the Northwest Subarea Plan and its promise to ensure that new development is designed to fit the character of the area and adhere to low-density mixed use residential zoning. The three-story elevated buildings are not in any way in keeping with this region of town and they happen to be placed closest to the wetlands and trees where most birds in the area are concentrated. These taller buildings will block

the flyways of birds, block views of the foothills and lead to a high-density population that the roads and schools in our little neighborhood are not designed to accommodate.

My own aging parents just spent several months trying to find a ranch level home in Fort Collins and had to pay well over asking to finally get a place. We have experienced firsthand the shortage of senior-friendly housing in Fort Collins, a city with many bi-level homes that don't work for seniors who are unable to constantly navigate stairs. I would feel better if this development were a less dense ranch-level development for seniors and other community members, less likely to block the flyways of birds, less likely to crowd our already overcrowded schools and less likely to increase traffic congestion especially at peak school starting hours. I mention this since I know the original plan submitted by this developer would have helped address this senior housing shortage.

I appreciate your taking the time to consider the decidedly negative impact this development would have on our community and on the wildlife that lives in and migrates through this area.

Sincerely,

Annie Addington

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: FW: [EXTERNAL] Development
Date: Wednesday, June 16, 2021 1:24:40 PM

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

-----Original Message-----
From: Karen Murphy <klavian@hotmail.com>
Sent: Wednesday, June 16, 2021 12:37 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Development

Greetings!
I would like to ask the zoning and planning commission to please prevent any more high density housing from being approved in the city of Fort Collins. Our roads are already more than maxed out, and there is no way to widen most of them. Most people will not make use of public transportation. Our parks and trails are crowded. There is a point where we have to set a limit or our quality of life here will continue to decline. Let the developers go to neighboring cities.

Thank you!
Karen Murphy

Sent from my iPhone

From:	Sharlene Manno
To:	Development Review Comments
Subject:	FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date:	Tuesday, June 15, 2021 4:47:13 PM
Attachments:	image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Heather Matthews <heather@alumnae.mills.edu>
Sent: Tuesday, June 15, 2021 4:02 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

Hello there!
I would like to comment via email for the meeting coming up on Thursday about Sanctuary on the Green. If I am there, I could say this myself, but as of right now I am unsure if I can attend.

My concern is that the developer is not being transparent with the stakeholders of our neighborhood. I believe that there is a way to move forward with this project and still keep all groups cooperative and resorting to minimum drama. I hope that he and his colleagues will continue to listen and take the time to negotiate, using the NW Subarea Plan as a guide for housing density, wildlife management, traffic, and stormwater management. I would invite him to come spend a few days in our neighborhood, to get a feel for the type of homes and people who live up here. He and his colleagues are certainly welcome to a drink on my back deck!

I know that development of that property is inevitable, so I am hopeful that the developer will move forward with utmost sensitivity and collegiality. There doesn't *have* to be bad blood here. Please stay humble and kind and resist the urge to lean into indignance and power.

Thank you so much,
Heather

From:	Sharlene Manno
To:	Development Review Comments
Subject:	FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date:	Tuesday, June 15, 2021 4:46:43 PM
Attachments:	image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Joyce Owens <jowex@yahoo.com>
Sent: Tuesday, June 15, 2021 3:25 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

To Whom it May Concern

I have several issues with this development.

It does not comply with the NW area plan.
It is not low density.
It will adversely impact wildlife corridors.
It has 3 story units which do not fit the neighborhood.
Flooding issues have not been addressed.
It could bring 1000 more people to this neighborhood. The streets and schools are not ready for this increase.
This plan has languished for years because it is not a good plan and not the right location for a development of this nature.
Look at Greyrock to see what can be done. It preserves open space and fits in with the neighborhood. Development can be done that won't have the adverse impact of the current plan.

Thank you

Joyce Owens
area resident

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date:	Wednesday, June 16, 2021 11:21:53 AM
Attachments:	image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: flyer23109@aol.com <flyer23109@aol.com>
Sent: Wednesday, June 16, 2021 10:19 AM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

To Whom It May Concern:
My name is Dana Pisculich and my family lives in the neighborhood near the proposed "Sanctuary on the Green" Development. I want to express my many concerns regarding this development and its negative impact that will occur if it proceeds as is proposed.

1. My family and I moved to NW Fort Collins for the rural setting and peaceful and tranquil atmosphere surrounding us. We spend hours enjoying the nature around this proposed development, from the wildlife such as the many ducks, red winged blackbirds, and deer that frequent this property to the open view of the foothills and the beautful trees. We have found so much joy and peace in this area. The last year, being full of so much unknown, fears, and some anxiety, our mental health has been restored whenever we spend time in this beautiful site- hiking, biking, walking our dog, doing yoga, sledding, meditating/praying, and just enjoying overall solitude. The proposed development will undo all of these beautiful benefits our family has received and bring with it, noise, much traffic congestion (in an already very congested traffic corridor), disturbed natural habitat, and an increase in pollution/trash. Our daily life will be impacted greatly, and it will definately change how we feel about living in this area of Fort Collins and our mental health will be impacted as well.

2. The impact on the wildlife greatly concerns me as well. This area is teaming with massive amounts of migratory and nesting birds- such as red winged blackbirds and ducks, frogs, foxes, and deer families. The 3 story buildings will be detremental to the ducks as they are higher than they can fly over. As this development stands to be, it will destruct the sanctuary these animals have on this property, driving them to try to locate another reprieve from congestion in an already congested city. My boys have learned so much by observing these animals through the years and it grieves me that future generations will not have this oasis to learn and appreciate nature from. There is immeasurable worth in this nature immersion the many families enjoy in close proximity to us. Children who grow up in an area that is surrounded with nature immersion, learn to appreciate and respect wildlife and will work to preserve this experience for future generations to come. By turning this site into another generic development, we are

losing that cycle of nature appreciation and all the joy that would be to come for future generations.

3. The NW Corridor plan for Fort Collins does NOT support this medium to high density project at all! This area was always to be a low intensity area. Nothing about the proposed development respects this low density plan. Fort Collins is turning into a very busy high density city. This NW Corridor has always had the rural atmosphere that most people have enjoyed about living in Fort Collins. It is now unique to have this rural atmosphere. This development will just steal this peaceful and tranquil rural atmosphere away from the hundreds that enjoy it so much.

4. The proposed development will produce increased traffic congestion in already very congested area. The increased traffic and traffic noise will create headaches and stress for existing residents and strain for the already strained roads. Law enforcement will be strained with an uptick in accidents and it will decrease the safety for all who pass through this area.

5. Adding to the population in this corridor by 1000 residents will stress the existing neighborhood schools. At this time, the neighborhood schools are at capacity for students. The new students will put tremendous strain on already strained teachers and budget tight schools.

I ask you to consider why many of you decided to move to Fort Collins in the first place(if you were not born and raised here). Did you move here for generic housing developments that blocked views of gorgeous foothills? Did you move here to be stuck in traffic? Did you move here so your kids could attend crowded schools? Did you move here so you could hear traffic noise instead of restoring nature sounds? Think for a second about future generations to come, what do you want for them? Do you envision a picture of what I addressed in my 1st and 2nd point? Why don't you think about this before you vote away their future nature immersions? their future good physical and mental health? their joy and peace? Do the right thing in your heart for the community you love. You are in your position I assume because you love this community and want the best for future generations to come. You know in your hearts what that best is for this community, do not put economic interests above all that is so much more important than money. Be a part of the solution, and make this community the best it can be.

Please reconsider your support of this medium/high density development. Be respectful of the current residents who call one of the last tranquil areas of Fort Collins home. "Sanctuary on the Green" development will be no "Sanctuary" for current human residents nor animal/bird residents. It will only bring "Sanctuary"to the developers' bank accounts. Do not let greed influence this decision!

Thank you so much for your time and consideration of my concerns! Now, make the best decision you can to make future generations proud of the day you cast your vote!

Sincerely and Respectfully,

Dana Pisculich

From:	Sharlene Manno
To:	Development Review Comments
Subject:	FW: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date:	Tuesday, June 15, 2021 4:46:10 PM
Attachments:	image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Marla Roll <mcroll03@gmail.com>
Sent: Tuesday, June 15, 2021 2:38 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments

Dear Planning and Zoning ,

I am writing to you with concerns about the proposed Sanctuary on the Green development in northwest Fort Collins. I live in a neighborhood that is adjacent to the proposed development and have greatly enjoyed the character and open space we currently relish. My concerns are the following:

1. It would seem the current development proposal does not conform to the Northwest Subarea Plan that was adopted in 2006 which aimed to preserve wildlife habitat and corridors and prevent development that is incompatible with the existing stable neighborhoods and to preserve open spaces, views of the foothills and the character of the area. There is a great deal of habitat that I view on my daily walks in the proposed development area. There is a small wetland type of ecosystem that has a variety of birds, reptiles and other large mammals that utilize this space.

2. The proposal calls for variances that violate set back requirements for the wildlife corridors and wetlands. The Cottonwood trees host a variety of species of birds, bats, and other wildlife that are natural resources we should work to preserve.

3. The proposal calls for 3 story buildings along the property boundary of a city owned wetland and irrigation ditch. I worry greatly about the impact to migratory birds who would find their flight paths disrupted as a result. I am also concerned about the impact to deer that I see daily crossing that space. Additionally, three story buildings would greatly change the character of the current neighborhood and block sight lines and disrupt these existing ecosystems.

4. The proposed buildings are supposedly going to be elevated to address floodplain issues. This seems incompatible with the current low density type of development and again would change the character and feel of the current neighborhood which is single family

housing.

5. This development calls for potentially 1000 new residents to the area. This high-density development raises a large number of concerns for me such as air quality and traffic flow. As a parent of a child attending Poudre High School, I already experience challenges with the traffic along LaPorte to both enter and exit the school with sometimes very long waits to enter the school area. The combination of this increased traffic along with the existing large amounts of truck traffic that already exists due to the gravel pit, will negatively impact the environment due to noise and air pollution in an area where families reside. It will also have an impact on the cyclists and pedestrians that have to use Taft Hill Road to get to work and school. There are no sidewalks in the area and it is already quite congested with traffic so this extreme increase in residential numbers could impact the safety and well being of citizens.

In summary, Fort Collins is a wonderful place to live partly because it has taken great care in considering open space in and around its residential areas. I would like to hope and trust that those considering this development consider the negative impacts to both the humans and wildlife that currently reside in this area.

Sincerely,

Marla Roll

970-217-1880

Mcroll03@gmail.com

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: FW: [EXTERNAL] Sanctuary Field comment-Planning/Zoning Commission
Date: Wednesday, June 16, 2021 1:55:09 PM
Attachments: image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: valerie vogeler <vvogeler89@gmail.com>
Sent: Wednesday, June 16, 2021 1:49 PM
To: Sharlene Manno <smanno@fcgov.com>
Cc: valerie vogeler <vvogeler89@gmail.com>
Subject: [EXTERNAL] Sanctuary Field comment-Planning/Zoning Commission

Hi! My name is Valerie Vogeler and I would like to add my comments to the many others that I hope you are receiving in regard to the Sanctuary Field development, as it is proposed.
There are many issues that are problematic...many of these topics were also verbalized by my neighbors on North Taft Hill, West Vine, Laporte Ave,and all of the adjoining streets on the north and west sides. Unfortunately, many neighbors are not able to physically attend the Planning/Zoning meeting due to physical or night driving limitations. Nor are they able to join in on ZOOM meetings. I have encouraged them to call but I also let them know I would bring their concerns to this meeting.
Our adjoining neighborhood has primarily one story homes, with larger gardens and yards, with chickens and bees and other farm animals, enviable foothill views, an irreplaceable wildlife area, and very low (to none) artificial light impact. Many walkers, bicyclers, runners, and families choose this area to recreate and live. And many older residents find it safe, easy to travel into the city for healthcare, food and entertainment without having to travel major roads.
One of our concerns is the impact of the proposed development on the floodplain issues that already exist. Many of these property owners lived here during the flood '97 and remember quite clearly the devastation. We are wondering how building 251 homes/community center and constructing roads, and utility access will impact the ability of our West Vine Basin to handle flood waters? I feel certain that protection of the new homes being built (on ground level elevation) will be at the forefront of the developer's concerns...but what about the property owners surrounding this parcel, who are much **more** likely to be impacted by flooding and destruction of property? I applaud the City of Fort Collins and Larimer County for putting flood planning into the forefront of their efforts and funding. And I am sure there will be diligent oversight/review of the potential

impact of excessively dense construction, inappropriately elevated building heights, multiple roads, and the violation of setback requirements for wildlife corridors and wetlands... that this current development proposal puts forward.

If this development is allowed to proceed, I ask that the Planning/Zoning Commission would insist on a very subtle, open view at the main entrance...with any buildings limited to one story, set far back from the road to allow the Taft Hill foothills view to remain. (Yes, I am sure that will require MUCH LESS DENSITY than the proposed plan). Equally important is to match the height of homes all along the perimeter of the development where it borders private homes/streets, along with buffers.

There is considerable apprehension among my neighbors and myself regarding the inevitable and unacceptable increase in traffic that 251 new homes/families will pour onto our streets, that are already over-burdened with excessive truck traffic from the Martin Marietta Asphalt/gravel plant...especially on North Taft Hill Rd. This is not just a traffic issue...it is a safety issue for our bikers, walkers, runners, and especially the school children who are trying to use the pedestrian crossing located very close to the edge of the proposed development.

This is not a complete list of points of my opposition to this development. The disruption of an active wildlife corridor, the already overcrowded schools, noise/air pollution, the absence of single family, one story senior friendly homes in the development...all are important.

I hope that the members of the Planning/Zoning Commission are committed to putting the safety and quality of life of the families in this beautiful area at the edge of town in the forefront of their decision. Thank you,

Valerie Vogeler
520 North Taft Hill Road

From:	Sharlene Manno
To:	Development Review Comments
Subject:	FW: 6.17.2021 p&z comments pdp #190003
Date:	Tuesday, June 15, 2021 9:10:17 AM
Attachments:	image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Walker,Lloyd <Lloyd.Walker@ColoState.EDU>
Sent: Monday, June 14, 2021 6:22 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] 6.17.2021 p&z comments pdp #190003

Comments by Lloyd Walker

1) Density too high and lacks compatibility with surrrounding neighborhood and NE area plan. Number of modifications to city codes requested suggests density is unworkable. Bulk and scale of proposed buildings is is way out of character with surrounding neighborhood. Break up clusters of multi family units to create a more diverse local neighborhood feel within the overall development proposal.
Reduce total units to 170, eliminate 3 story buildings, reduce number of buildings by 10% to create more open space around remaining 1 and 2 story buildings.
2) Lack of imagination and creativity in integrating New Mercer canal and storm water conveyance into site. Use the example of agreement between New Mercer and City in Red Fox Meadows Natural Area to create a similar shared use of these resources. Create a walking path on the canal access road and add plantings to create wildlife habitats.
3) Less density will allow more usable open space options. Labeling the New Re Mercer and storm water rights of way as open space in the proposal is too much of a stretch since they have priorities not associated with the proposal
4) Incorporate senior friendly housing to accommodate a pressing unmet City housing need: single story floor plan, no steps, handrails, wide doorways, ADA sized bathrooms, walk in showers.
Thanks for your consideration of these comments
Lloyd Walker

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.edu

From:	Sharlene Manno
To:	Development Review Comments; Katharine Claypool
Subject:	FW: Comments for Sanctuary on the Green P&Z Hearing tomorrow night
Date:	Wednesday, June 16, 2021 1:26:15 PM
Attachments:	Wildlife Impact Assessment of Sanctuary on the Green.docx Planning and Zoning Board 6-17-21– Comments for Sanctuary on the Green Development Proposal.docx SFNN Letter to CITY & Developer-3-7-19.docx image001.png

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com

From: Laura Larson <laura_larson@hotmail.com>
Sent: Wednesday, June 16, 2021 1:24 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Comments for Sanctuary on the Green P&Z Hearing tomorrow night

Dear Planning and Zoning Commissioners,

Attached please find my comments on the development proposal on behalf of the Sanctuary Fields Neighborhood Network. I am including here a copy of the document we submitted to the City in 2019, which the developer has still not responded to, that outlines in detail the concerns we have expressed to them about this proposal over the past 3 years, and our suggestions for making this project conform to the NW Subarea Plan. I am also including the Wildlife Impact Assessment report commissioned by our organization and submitted to the City in 2018.

I look forward to sharing my comments and presentation with you on behalf of SFNN tomorrow night.
thank you!
Laura

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
Date:	Thursday, June 17, 2021 3:27:42 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Chris Weeks <chrweeks@gmail.com>
Date: Jun 17, 2021 1:35 PM
Subject: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Good Afternoon,

I'm writing in regards to the planned development called "sanctuary on the Green" that will be located at the Northeast corner of Taft and Laporte avenues. I live directly adjacent to this piece of land, and oppose it in it's current state. I know this will be approved at some point, but hopefully the City planners will realize that this is in direct conflict with the NW Subarea plan and will have the developer modify the plan accordingly. The high density of this plan will ruin not only the small neighborhood feel of this area, but will also affect many natural areas, and the wildlife that resides within. Secondly, they plan to join both their community and the Irish neighborhood with an "emergency" road for fire trucks. My concern is that this road will just be used as a main route for many people and endanger the many children that play and go to school at Irish elementary. Also this would have a negative effect on the road condition itself and since our neighborhood is literally responsible for the upkeep of the road due to the County and Developer making a "deal" this extra traffic would cause extra wear and tear on the road at our expense. Thank you for your consideration.

Chris Weeks
317 N. Impala Dr.
Fort Collins, Co
80521

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
Date:	Wednesday, June 16, 2021 5:39:16 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Pete Cadmus <petecadmus@hotmail.com>
Date: Jun 16, 2021 5:38 PM
Subject: [EXTERNAL] "6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green"
To: Sharlene Manno <smanno@fcgov.com>
Cc: Kyran Cadmus <ckyran@gmail.com>,"Pete Cadmus (CPW)" <pete.cadmus@state.co.us>
To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Re: 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green

We rented in the West Vine – Irish area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. We were assured by the 2006 Northwest Fort Collins subarea plan that the Irish School area would have the character and feel that my wife and I sought for a home. We are disappointed by these Sanctuary Field development proposals. They would fit in the high density sprawl of north, east and south east Fort Collins. However, it is offensive to the NW Fort Collins plan.

I felt Bellweather Farms development caught the community off guard. As much as I love the people there and would hate to offend them, I found the high density of homes not in keeping with the character of NW Fort Collins. I think because it was hidden from the main street, few of us realized there was a proposed use change. Bellwether has little to no space between homes. Access to back yards is not possible. Although the spunky occupants have added individual flavor, the uniform architecture made it homogenous and not in the rural flavor of NW Fort Collins and LaPorte. I dislike that the Sanctuary on the Green development proposal meetings keep comparing itself to Bellwether Farms. Most occupants of the greater NW Fort Collins area do not see that as a good comparison. Can we please spell out density of dwellings separately for each neighborhood? Or compare this proposed development to the density of the Vine, Overland, Taft, LaPorte block as a whole. It was a mistake to allow that high development, repeating this mistake for consistency or fairness to developers is simply a bigger mistake.

It would be helpful to hear the dwelling density or average lot size for the following areas.

1 Sanctuary on the Green's new proposal

2 Bellweather Development

3 Vine-Overland-LaPorte-Taft block excluding Bellweather and Sanctuary.

4 All of NW Fort Collins subarea.

I would also be very interested to hear what the impermeable surface area density is and how much impermeable surface (roof, sidewalk, asphalt) will be for

1 Sanctuary on the Green's new proposal

2 Bellweather Development

3 Vine-Overland-LaPorte-Taft block excluding Bellweather and Sanctuary.

4 All of NW Fort Collins subarea.

Knowing what techniques for assessment were used, so results can be repeated by a 3rd party, would be helpful. I.E. what data sets were used, how was dwelling defined, did lots start at street center or at sidewalk, etc. etc.

Per my measurements, in no way is this proposed development low intensity or low density compared to other neighborhoods. It is in no way keeping with the 2006 subarea plan.

How can 3 story row houses be allowed given the 2006 plan? It is unrealistic and inappropriate.

The developer has submitted 6 revisions of his proposal since our last neighborhood meeting. We would like the City to require him to inform the neighborhoods around this property about how his new plan will deal with building on the floodplain, and manage storm water so it doesn't negatively impact our neighborhoods

The NW Subarea plan specifically states on p. 9 that the City must protect wildlife corridors and habitat. This plan calls for 3 story row houses over much of the property, right next to the irrigation ditch, which ducks and other birds cannot fly over or around. 3 story houses in this area are not acceptable. Please follow the NW Subarea plan guidelines and reject this proposal.

The developer plans to cut down mature trees that are over 100 years old around the historic farmhouse that he burned down. This is offensive. We ask that you follow the NW Subarea Plan and protect these trees as important natural and historic resources on this site.

This proposal would create 251 units and bring up to 1000 new residents to a new neighborhood. That is not in keeping with the ideals in the NW subarea plan of 2006. It would ruin the feel of our neighborhood, our local school, our culture. This proposal is not in any way "low intensity" as required by the NW subarea plan. This is not acceptable. Please require the developer to reduce the density of housing in his proposal so that it is compatible with our single-story neighborhood, and conforms to the NW Subarea plan. It should not be a surprise to the developer that we are asking existing policy to be enforced. The developer has no right to think he is exempt from the goals and ideals of the 2006 subarea plan.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus.

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly I will not be able to attend the ZOOM call as I am away on travel for work.

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date:	Thursday, June 17, 2021 3:27:11 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Brian Wolf <brianwolf77@gmail.com>
Date: Jun 17, 2021 2:36 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

I am a resident of Fort Collins and live in the neighborhood adjacent to the above noted property. I cannot attend the meeting on 6/17, but wanted to send a quick note of objection to the developer's plans and to encourage the City to take into account population density in our part of the City and the negative effects it will have on our City's people, property, and environment.

First, there are currently no multifamily housing units north of Laporte. Many residents of our neighborhood moved to this area, and paid a premium for our homes, in order to live in a neighborhood of single-family housing. Adding multifamily housing to our neighborhood changes the feel of our corner of the City and will have a negative impact on the homes many of us have as our largest asset. The current residents will be financially harmed to the benefit of the developer's investors. This is simply unfair.

Second, the density proposed will be harmful to our area. Adding 1,000 residents will increase traffic along our roads, placing residents' safety at risk, add students to our full schools, and generally increase disturbances in our neighborhoods (e.g., pet waste). I believe the current housing shortage has more to do with corporations and short-term rentals buying available housing to rent out than it has to do with housing stock available. There are other solutions than cramming more people into an area, and the City should focus on those solutions.

Third, I believe that many aspects of this development are in violation of the Northwest Subarea Plan jointly agreed by the City and County in 2006. This could pose a legal issue for the City, and our tax dollars should not have to defend from suits that could be prevented by proper planning.

Fourth, the property is in a flood plain. The proposed mitigation of 3-story units will be detrimental to views and the overall feel of this neighborhood. Floods cannot be completely mitigated, putting the properties at risk.

I encourage the City to please take seriously the issues raised by the current residents of this neighborhood. We have ONE chance to do this right. Please do right by us.

Sincerely,
Brian Wolf
2308 Bellwether Lane

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date:	Wednesday, June 16, 2021 5:08:40 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: "Megan F. Carpenter" <megan.felker@gmail.com>
Date: Jun 16, 2021 4:29 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:

Hello,

My name is Megan Carpenter and I am a resident of West Vine Bungalows (address 2321 Tarragon Lane, Fort Collins, CO). My family and I live directly north of the proposed Sanctuary on the Green Development. I am submitting these comments for the upcoming planning and zoning commission meeting on 06/17/21. I am opposed to the development as it is currently proposed for the following reasons:

The current development proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved. Specifically, the plan requires that developments:

- Preserve wildlife habitat and corridors: on this property that includes mature trees, habitat in and along the irrigation ditch (50 ft setback), and adherence to required wetland setbacks (100 feet) to preserve vulnerable habitat.
- Prevent “development that is incompatible with existing stable neighborhoods”
- Preserve open spaces, views of the foothills, and the character of the area

The proposal calls for 3-story buildings along the property boundary with City-owned wetlands and within the required setback area for the irrigation ditch (# of variances). The height of these buildings endangers and disrupts feeding and nesting patterns of migratory birds who rely on these corridors, and for whom the current fields are a safe flyway. The City should not allow 3-story buildings in these areas.

This high-density development will negatively impact air quality and local traffic patterns, especially near Poudre High School where pedestrian and car traffic is already challenging.

I understand we need more (affordable) housing in Fort Collins, but it needs to be done responsibly – in accordance with the current Subarea plans and taking into consideration the surrounding communities’ interests. It should be developed responsibly so that it limits disruption of the fragile ecology of the area. I am deeply worried that the developer is not taking these factors into consideration, and I think it is extremely important our concerns be heard. Thank you for your time.

Sincerely,

Megan, Colin and Olivia Carpenter

From:	Sharlene Manno
To:	Development Review Comments; Katharine Claypool
Subject:	Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date:	Wednesday, June 16, 2021 9:23:16 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: John and Mary Hoover <johnmaryhoover@live.com>
Date: Jun 16, 2021 6:22 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
To whom it may concern:

My husband and I purchased our properties at 330 N Sunset St and 330 N Overland Trl , where we currently live, about 3 years ago. We chose this neighborhood because of the agrarian nature and low density of the neighborhood. The NW Subarea Plan specifically states that new development must be of low intensity and compatible with existing neighborhoods. This proposal is neither low intensity, nor is it compatible with our neighborhood. The proposal is both significantly higher intensity than the existing neighborhood and is urban in nature. Three story row homes, 251 units and 1000 new residents is unacceptable. As a neighborhood property owners we request that the developer be required to lower the intensity and the height of the housing to conform to the NW Subarea plan.

Thank you for your consideration.

Respectfully,

Mary and John Hoover

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
Date:	Wednesday, June 16, 2021 5:08:21 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Becca Wren <rmwren@gmail.com>
Date: Jun 16, 2021 4:33 PM
Subject: [EXTERNAL] 6.17.2021 P&Z Comments - PDP #190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

My comments below are in regards to the Sanctuary on the Green Development Proposal.

I am Becca Mueller and I live with my husband Matt Mueller at 504 Sunrise Lane, in the Irish-Green Acres neighborhood.

We are opposed to the development proposal as it is incompatible with the character of our well-established neighborhood.

We have several concerns about how this development will negatively impact wildlife, particularly due to the planned removal of trees and other natural resources in the area. Migratory birds use this area as hunting and breeding grounds and their habitat is in conflict with this development proposal. Protection of this wetland area and preservation of precious open space well loved by current residents does not seem to be addressed in the proposal.

The scale and density of the development (including the number of dwelling units, the number of two and three story buildings, number of parking spaces, etc.) will pose many challenges to our neighborhood. Please do not approve this proposal as is currently drafted as residents still have many concerns.
--
Becca Mueller
720-208-6168
rmwren@gmail.com

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] OPPOSE Sanctuary on the Green
Date: Wednesday, June 16, 2021 5:08:00 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Andrea <ashara1@aol.com>
Date: Jun 16, 2021 4:44 PM
Subject: [EXTERNAL] OPPOSE Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
To Whom It May Concern:

As a neighbor of this proposed development, I am *horrified* by the thought of a major influx of people, traffic, pollution, children to crowded schools, and inappropriately large buildings, with disregard for the character of nearby neighborhoods, homesteads, and farms. The impact on local wildlife would be devastating. This was all known and understood as the Northwest Subarea Plan was adopted in 2006. Please adhere to that plan!

Buildings
Too many
Too tall
No smaller or single-level dwellings so
No consideration of affordability issues
No consideration for an increasing population in need of single-level homes

Disregard for wildlife
Three-story buildings, destruction of wetlands, cutting down of old trees, and variances requested to benefit the builders' profit endanger the habitats and lives of our wildlife, ultimately affecting the quality of life of all of us.

Please listen to the research and wisdom of the city and county when they agreed to the Northwest Subarea Plan and DENY this building proposal.

Thank you,
Andrea Faudel
2022 W Vine Dr
Fort Collins CO 80521

Please feel free to use my name and share this letter publicly.

From:	Rebecca Everette
To:	Development Review Comments; Jason Holland
Subject:	Fwd: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
Date:	Monday, June 14, 2021 7:51:35 AM

For the record
---------- Forwarded message ----------
From: Sharlene Manno <smanno@fcgov.com>
Date: Jun 13, 2021 9:26 PM
Subject: Fwd: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
To: Katharine Claypool <kclaypool@fcgov.com>,Rebecca Everette <reverette@fcgov.com>
Cc:

Here you go.

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Laurie Causer <laurie.causer@gmail.com>
Date: Jun 13, 2021 9:07 PM
Subject: [EXTERNAL] PDP #190003 - Sanctuary on the Green Comments
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,

We are concerned about this development proposal as it does not follow the Northwest Subarea plan. This kind of high density development proposal needs to be rejected. Please follow the Northwest Subarea plan when approving development proposals for our neighborhoods.

Main areas of concern include:
1. This high-density development will negatively impact air quality and local traffic patterns. The last traffic study was done over two 1⁄2 years ago. We would like to see the City require that a new traffic study be done during the school year prior to considering this project for approval.

2. This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands

3. The 2 and 3-story multiplexes the proposal calls for are incompatible with the Green Acres and Taft Hill single-story, single family neighborhoods

4. How is city planning for increase in student enrollment at Lincoln Middle School, Irish Elementary and Poudre High which are already at, or over, their capacity. This development proposal does not address this issue and we are concerned that the City is not requiring the developer to address it.

5. Lack of transparency from city of Fort Collins regarding proposal developments and how they've changed and how exactly the developer is meeting City requirements for development on this site.

Kind regards and thank you for the opportunity to share our concerns,
Laurie Causer

From:	Sharlene Manno
To:	Katharine Claypool; Development Review Comments
Subject:	Fwd: [EXTERNAL] PDP#190003 Sanctuary on the Green
Date:	Wednesday, June 16, 2021 12:25:00 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Kathleen Mineo <kathleenamineo@gmail.com>
Date: Jun 16, 2021 12:11 PM
Subject: [EXTERNAL] PDP#190003 Sanctuary on the Green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
June 16, 2021

Regarding Planning and Zoning Commission hearing on June 17, 2021:

I have been a resident of the West Vine Bungalow neighborhood since 2007. If there was any way to keep that land open space, that would be my preference.

That being said I did read the Northwest Subarea Plan created in 2006, as well as the developer's final iteration of their proposal. On paper the developer has made all the necessary changes to meet the requirements of the plan.

My questions to the city:

Who will hold the developer accountable to all the requirements necessary in the meeting of those standards? Who will have oversight on the construction area to assure the adjoining neighborhoods won't be cluttered with debris and dust? Who will make sure no building exceeds 38 feet? Who will check to see all the trees are planted, the open space is indeed included, and the water mitigation meets the new West Vine Basin standards? If the developer requests major or minor amendments after the PDP is approved will the public be notified?

Will that development share the responsibility of upkeep for the existing bridge over the Mercer ditch and the trail that leads to Taft Hill Rd and Cherry St?

My biggest concern is that once the approval is made, there will not be enough oversight by the city and we as the existing neighbors will suffer from that.

Thank you for your consideration.

Kathleen Mineo, 515 Coriander Lane

--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] Sanctuary Field
Date: Thursday, June 17, 2021 6:42:53 AM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Valerie Walker <valwalker@kw.com>
Date: Jun 16, 2021 11:12 PM
Subject: [EXTERNAL] Sanctuary Field
To: Sharlene Manno <smanno@fcgov.com>
Cc:
I live near Overland and Vine. I only want well made single family units and space between properties. This area is quiet and rural with a city feel. This project will congest everything in our peaceful area. Only 50-75 Single Family homes with practical floor plans and not scrape of the barrel materials
Thank you
Valerie Walker

--



From: Rebecca Everette
To: Development Review Comments; Jason Holland
Subject: Fwd: [EXTERNAL] Sanctuary on the Green development
Date: Monday, June 14, 2021 7:52:00 AM

For the record
---------- Forwarded message ----------
From: Sharlene Manno <smanno@fcgov.com>
Date: Jun 13, 2021 9:27 PM
Subject: Fwd: [EXTERNAL] Sanctuary on the Green development
To: Katharine Claypool <kclaypool@fcgov.com>,Rebecca Everette <reverette@fcgov.com>
Cc:

Here you go.

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Raygina Kohlmeier <rayven80@hotmail.com>
Date: Jun 13, 2021 4:26 PM
Subject: [EXTERNAL] Sanctuary on the Green development
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,
I would like to express my objections to the high-density development being considered for the area. Building high-density housing "neighborhoods" in areas without sufficient infrastructure to support them is asinine. A high-density housing development is not compatible with the way of life a lot of people enjoy in this area. We told the city 15 years ago that they had nothing we wanted. We didn't want to be part of the city. We didn't want the cookie cutter housing developments. The city has shown an incredible lack of common sense and respect for the resources of the area by engaging in excessive growth without looking at the pros and cons in a logical fashion. The city can't build its way to affordable housing. Plunking a house on every square foot of empty space that the city can claim as its own isn't beneficial to anyone.

Thank you for your time.
Raygina Kohlmeier


Virus-free. www.avast.com

From: Sharlene Manno
To: Development Review Comments; Katharine Claypool
Subject: Fwd: [EXTERNAL] Sanctuary on the Green PDP190003
Date: Wednesday, June 16, 2021 9:22:38 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Rebecca Parks <beckydalep@gmail.com>
Date: Jun 16, 2021 6:36 PM
Subject: [EXTERNAL] Sanctuary on the Green PDP190003
To: Sharlene Manno <smanno@fcgov.com>
Cc:
I am against the plans to build on the 41 acres located east of Sunset north of Laporte to Taft Hill. Destroying the mature trees and wildlife habitat in and along the irrigation ditch is not acceptable. 2 and 3-story multiplexes are not compatible with the single-story, single family neighborhoods in the area. This area is anticipating over 1,000 new residents to the area. Irish Elementary, Lincoln Middle School and Poudre High are at capacity now.
Traffic is heavy already, since the addition of the semi-trucks from the gravel plant north of Vine. How would the city and county handle the roads and traffic?
I truly hope the city will consider our views.

Rebecca Parks
611 Irish Dr
Ft Collins, CO

From: Sharlene Manno
To: Katharine Claypool; Development Review Comments
Subject: Fwd: [EXTERNAL] Sanctuary on the green
Date: Wednesday, June 16, 2021 12:24:38 PM

Sent from Workspace ONE Boxer

---------- Forwarded message ----------
From: Mary Timby <mary.timby@gmail.com>
Date: Jun 16, 2021 12:23 PM
Subject: [EXTERNAL] Sanctuary on the green
To: Sharlene Manno <smanno@fcgov.com>
Cc:
Hello,
My home is located at 627 Irish Drive and I am writing to share some thoughts on the development of sanctuary field. Thank you for your time and consideration.

While I acknowledge Fort Collins has a housing shortage that is impacting many people, I am concerned with the developer's inconsistent plans for the property.

The NW Subarea Plan states that new development must be of low intensity and compatible with existing neighborhoods. This proposal is not low intensity and not compatible with our neighborhood. I ask that you reject it and require this project to reduce the number of units proposed.

The developer has submitted six revisions of the proposal since our last neighborhood meeting. We would like the City to require the developer to inform the neighborhoods around this property about how his new plan will deal with building on the floodplain, and manage storm water so it doesn't negatively impact our neighborhoods.

The NW Subarea plan states (page 9) that the City must protect wildlife corridors and habitat. This plan calls for three story row houses over much of the property, right next to the irrigation ditch, which ducks and other birds cannot fly over or around. Three story houses in this area are not acceptable. Please follow the NW Subarea plan guidelines and reject this proposal.

The developer plans to cut down mature trees that are over 100 years old around the historic farmhouse that was burned down. These are important habitat for deer, raptors and other animals who shelter there year round. There is currently a mama and two baby fawns sheltering beneath these trees. We ask that you follow the NW Subarea Plan and protect these trees as important natural and historic resources on this site.

This proposal would create 251 units and bring up to 1000 new residents to a new neighborhood where our schools are already full or over capacity. It would more than double the number of people and cars in our area. How is this "low intensity" as required by the NW subarea plan? This is not acceptable. Please require the developer to reduce the density of housing in his proposal so that it is compatible with our single-story neighborhood, and conforms to the NW Subarea plan.

Thank you,
Mary
--
Mary Blair-Elizabeth Timby
(970) 692-3788

From:	Rebecca Everette
To:	Sharlene Manno
Cc:	Development Review Comments
Subject:	RE: Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003
Date:	Tuesday, June 15, 2021 9:00:11 AM
Attachments:	image001.png

Thanks for these, Shar. Can you also include devreviewcomments@fcgov.com when you forward these so Alyssa can add them to the project record?

Rebecca Everette
Development Review Manager | City of Fort Collins
reverette@fcgov.com | 970.416.2625 direct

The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. Learn more.

From: Sharlene Manno <smanno@fcgov.com>
Sent: Tuesday, June 15, 2021 8:26 AM
To: Rebecca Everette <reverette@fcgov.com>; Katharine Claypool <kclaypool@fcgov.com>
Subject: FW: Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003

FYI

Shar Manno
Manager, Customer Support
Community Development & Neighborhood Services
970.221.6767
smanno@fcgov.com



From: Snyder,Darrel <Darrel.Snyder@colostate.edu>
Sent: Monday, June 14, 2021 2:29 PM
To: Sharlene Manno <smanno@fcgov.com>
Subject: [EXTERNAL] Comment for 17 June FC Planning and Zoning Meeting regarding Sanctuary on the Green Project Development Plan #PDP190003

Fort Collin Planning and Zoning Commission:

I won't be attending your upcoming meeting, but as a neighborhood resident who enjoys regular

walks by the subject property, I want to convey my primary concerns regarding the Sanctuary on the Green Project Development Plan #PDP190003: **1) Loss of open space in our neighborhood, and 2) Loss of marsh habitat for birds and wildlife in the area.** Such losses are counter to the Northwest Subarea Plan jointly adopted by the city and county for our area about 15 years ago.

Should residential development of the property be approved to proceed, an average of about 6.5 dwellings/acre (greater if allowing for community spaces and facilities, and some of which are proposed as multi-family units) seems far too great relative to most of the existing low-density neighborhood—many residences of which are on plots nearly an acre in size themselves. I'd prefer a lower density of dwelling units and integration of some community open spaces. Furthermore, some of the multi-family units are proposed as three-story structures, which are also inconsistent with most of the existing neighborhood.

If the project is fully developed as proposed, further concerns would the impact of substantially increased traffic in the area and many more children on our local schools.

Sincerely, Darrel E. Snyder

619 N. Sunset St.
Fort Collins, CO 80521
Phone: (970) 493-8753
E-mail: Darrel.Snyder@ColoState.edu

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm borders most of the east side of this proposed development. Thank you for the opportunity to share some of my concerns about the Sanctuary on the Green proposal.

I would like to first comment on the historic nature of this site. As you know, this site falls within the Northwest Subarea Plan. The property is featured there and is noted to be of potential historic significance (pp 2, 57). Unfortunately, in May of 2018, prior to annexation, the developer quickly and quietly got rid of the barns and donated the original farmhouse to PFA to burn down in a training exercise rather than proceed through historic review. Several of the beautiful, old trees on the site were damaged in the fire. Many neighbors, myself included, were appalled by this disregard for the local history and character. There were other options that could have been explored for this home to be preserved as a part of the development. There continue to be options to preserve the remaining old trees and land rather than further degrade it. When the farmhouse was destroyed, it motivated me to research my own property. In September of 2019, my home and property were officially listed on the Colorado Register of Historic Properties. Because I am in the county, my home was not included in required historic review of nearby properties. In fact, my home has never actually appeared on the developer's plans to date, despite my own and the City's request. I hope the Planning and Zoning committee will consider the historic nature of both the actual site and neighboring farm when reviewing the plans. There is nothing comparable to the proposed 3-story multi-family row houses in our neighborhoods, and these structures will block views of the foothills for everyone around them, except for the new residents in them. The plan outlines a density of 6 units/acre, however ¼ of the property is not developable land due to floodplain and wetland issues. If density is calculated on the actual land to be developed, it is more than 8units/acre, which certainly will not, as stated in the design proposal, "*compliment the country feel and appearance as described in the Northwest Subarea Plan".*

This brings me to my second concern. **This development is not in accordance with the Northwest Subarea Plan.** The subarea plan's vision and goals speak to preserving historic structures, small farms, and open fields.

(pp 42) The plan clearly calls for new development to

- "*fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas".*

(pp 9) The plan further recommends

- "*The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area. New development should safeguard natural features and protect wildlife habitats".*

(pp 103) The plan additionally states that

- "*an enhanced landscape buffer should be provided between developments containing new, multi-family structures and existing single family homes fronting on Taft Hill Road. Enhanced landscaping will help to soften the visual impact of larger buildings in the neighborhood*."

(pp 103) And goes on to say

- "*multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill Road with methods including, but not limited to, stepped down building masses and enhanced landscaping*".

Nothing on the east border of the plan fits the character of my historic acreage or attempts to "step down" or buffer the visual impact the building masses in this development will have. Three story buildings along Taft Hill are 100% incompatible with our neighborhood and the Subarea Plan. Calling the architecture and the white coloration "farmhouse" is, quite frankly, insulting. Both we as neighbors and the City have made multiple suggestions for decreasing density, placing taller buildings at the center of the plan, and correcting areas where disregard for the Northwest Subarea Plan is apparent – and they have been largely ignored or poorly implemented submittal after submittal. Why is the city not holding the developer to its own guidance?

Finally, I want to touch on traffic concerns. Although a traffic impact study was conducted, it was done three years ago. The development is now proposed to contain 251 units and has 516 parking spaces (which seems conservative to me). If every unit has two cars, that's ~500 resident cars. Where will guests park? The TIS estimated 152 cars during morning peak hour, and 185 during afternoon peak. With 500 resident cars in the development, this seems vastly underestimated. This study was also conducted prior to Poudre High School's change in start/end times. With the time change, both morning and afternoon peak traffic (as determined by the TIS) fall at the same time as start/end of PHS. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. Noise, headlight glare and difficulty exiting my own driveway because there is a road and turn lane directly across from it if this plan goes through will be life altering. I would like the Planning and Zoning board to consider whether the TIS study is even accurate and the reality of bringing 500 additional cars or more to this neighborhood.

Vol. 3 April 2022

Solitaire HOMES, LLC

Published by Solitaire Homes, LLC

Site Plan Update

Since our last neighborhood meeting held in September of 2021, Solitaire Homes has been working through the design and City approval process to further refine the Sanctuary on the Green Site Plan. To update you on our progress, the community now presents single family detached homes, single family attached homes, duplexes, and a neighborhood center. We appreciate your help creating a neighborhood that everyone can enjoy! Through the public outreach process we have heard many great ideas, as well some concerns. We understand the importance of being sensitive to the existing community and have been working diligently to address the concerns raised. The following summary describes the main changes that have been made aimed specifically at reducing our impact to the existing neighborhood and environment.

POINT OF CONCERN	SOLUTION PRESENTED
• Density	• Removed assisted living and multifamily buildings ⇒ Now single- and two-family only • 212 units (5.13 du/ac) proposed ⇒ reduced from 371 units proposed in 2018 and 261 units proposed in 2021
• Building Height	• Exclusively one-story homes located directly abutting existing residences • Large landscape buffers provided between existing and proposed two– or three–story homes to ease transitions • Majority of three-story homes located to the interior of the site • Townhomes reduced to one– and two–story homes • Rowhome end-units reduced to two-story homes ⇒ 10% reduction in the number of three-story homes
• Environmental Impacts / Habitat	• Over 10 acres of protected Natural Habitat Buffer Zone proposed ⇒ 48% increase in protected habitat area • 694 trees being planted ⇒ 98 trees added, all in key habitat or buffering locations ⇒ Committed to monitoring wetlands throughout development
• Stormwater / Floodplain	• City regulations require the development to not make stormwater (flooding) conditions worse on– and off-site • Installing a portion of regional flood improvements ⇒ This portion of regional floodplain capital improvements is estimated to take 20+ years to be realized without this development

QUESTIONS? CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies.com

Vol. 3 April 2022

Solitaire HOMES, LLC

Published by Solitaire Homes, LLC

Realizing a Vision

Northwest Fort Collins is truly a unique gem within the City which has its own individualized sense of place and community. That is exactly why the City adopted the Northwest Subarea Plan in 2006. Extensive public involvement–including Northwest Subarea residents, landowners, businesses, and others–shaped the priorities and policies of the Plan. It established a focused "roadmap" for the area's future through clearly defined goals, policies, and strategies for everything from development to natural areas to infrastructure. The Sanctuary on the Green implements many of that Plan's big ideas. Below is a short list of the many goals, priorities, and policies achieved through developing this community. We are excited to help promote the legacy and vision of Northwest Fort Collins!

Subarea Plan Category	Community Design Feature Included
• Vision & Key Strategies	• Retaining the area's semi-rural feel by protecting wildlife, irrigation ditches, natural areas and open fields • Craftsman and modern farmhouse architecture pays tribute to the area's historic and cultural heritage • Expanded access to trails for walking, bicycling and equestrians to local destinations such as Poudre High School
• Land Use Framework	• Low density community with 58% landscape and open space provides opportunities for recreation, habitat preservation and • Only 5 units per acre, Plan envisioned 8 units per acre in this area • Single- and two-family homes create a pedestrian-friendly neighborhood with nearby services, parks, and amenities
• Open Lands & Trails	• Over 10 acres of protected natural areas provided with an additional 13 acres of open landscaped area • Public walks and trails connects Poudre High School to existing neighborhoods, Soldier Creek Trail and Taft Hill Road
• Transportation	• Provides planned improvements to Taft Hill Road between Laporte Avenue and Vine Drive • Added bicycle routes and pedestrian connections through out site
• Goals, Policies, Strategies	• Provide development with a sense of independent living, and a diverse mix of neighborhoods • Involve the community in planning and development processes through outreach • Retain the semi-rural feel through expanded and connected natural features and wildlife habitat • Provide a connected trail system for recreation and transportation • Create safe and functional system of streets and sidewalks

QUESTIONS? CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies.com

Sanctuary On The Green Site Plan

1– and 2-Story Single-Family Attached



2– and 3-Story Single Family Attached



Duplex







Single Family Detached

Solitaire HOMES, LLC
6645 E HERITAGE PLACE SO., CENTENNIAL, CO 80111
O: 303-721-9054 C: 303-548-4540 E: 1SOLITAIRE@COMCAST.NET

ARE YOU INTERESTED IN LIVING AT THE SANCTUARY?
CONTACT: David Pretzler phone: (303) 389-6780 email: david@cacompanies.com

DESIGN IS FOREMOST

Tuesday, April 20, 2022

Pastor Park Sutton
Calvary Baptist Temple
2420 Laporte Avenue
Ft. Collins, CO 80521

Pastor Park, attached is the Letter of Intent with the revisions. If you could review it and sign and email it back today, it can be included in the City packet for the hearing which is being delivered on Thursday.

1st Parcel Being Purchased as Land or as an Easement.
Solitaire Homes, LLC or assigns will provide trees & landscaping along the west side of the proposed fence. We would be buying the trees and landscaping and installing them at no cost to you. Our landscape architect can recommend several types of trees you could choose for our mutual border.

2nd Parcel Being Purchased as Land or an Easement
There is the shortcut students take across your property to go to & from school. That is where the concrete walk adjacent to the proposed Duplexes that will be installed to where it meets your property south of the church building. With your approval, we would pay for the walk to extend it to the sidewalk at Laporte. Having a concrete walk requires minimal maintenance and should add to the attractiveness of your property.

These Site Plan adjustments could be done with the Church granting the sale of the parcels for purchase or for an Easement for 12' on the west property line, and a 6' easement for the walk along your east property line. The west property would amount to (12' x 254') 3,048 sqft and the east property at (6'x 150') 900 sqft, a total land area of 3,948 sqft. Solitaire Homes, LLC or assigns has agree to pay the Church $[redacted] for the land or easements, plus pay for all costs of the landscaping, trees and walk.

The following Letter of Intent summarizes the offer. Please look it over and acknowledge your agreement by signing the document on behalf of the Church. This would be a mutually beneficial arrangement. Thanks again for your cooperation.

Bill Veio, Managing Partner, Solitaire Homes, LLC

Letter of Intent to Purchase Land or an Easement

This purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase of the Land or Easement by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a "Easement & Purchase Agreement" is negotiated and signed by the parties.

1. **PROPERTY ADDRESS.** The Easement or Land to be purchased is located at: 2420 West Laporte Avenue, Ft. Collins, CO 80521 and consists of 2 strips of land. The first parcel runs about 264' north to south along the west property line of the above property and would be 12' in width. The parcel would be planted with trees and landscaping as a border along the west side of the proposed border fence for the Church land at the full expense of the Easement or Land Purchaser. The property would include installation of a permanent sprinkler line at the full expense of the Easement or Land Buyer.

The second parcel is a strip of land about 150' by 6' wide that runs along the east property line of the Church property. A walk would be installed within the Easement or Land paid for fully by the Easement or Land Purchaser. The walk is an extension of the proposed walk alongside the proposed Duplex homes on the Purchaser's property. Users of the walk will be students going to and from school, plus other residents and possibly visitors to the neighborhood.

2. **PRICE.** The proposed Easement & Land price is $[redacted], of which $[redacted] would be deposited in Escrow with Land Title Guarantee Company, upon acceptance of a binding Easement or Land Purchase Agreement. The following are the terms of this proposed Agreement:

2.1 [redacted] of the Easement or Land purchase price will be provided as a **non-refundable** option payment to the Seller, once the City has approved the Preliminary Development Plan (PDP) for Sanctuary on the Green residential development. Approvals are expected to be obtained this Spring 2022 or Summer 2022 at the latest.

2.2 The remainder of the Easement or Land purchase price of [redacted] would be paid in full within 7 days after all approvals have been obtained from the City of Ft. Collins and recorded including Final Development Plans (FDP) and Development Agreement (DA). This could occur before yearend 2022 or by January 2023.

3. **POSSESSION.** Possession would be given within 7 days of mutual execution of the formal Easement or Purchase Agreement to allow Purchaser's landscape architect and contractors to complete their specifications for planting and installing site landscaping. The improvements within the parcels would begin once all City approvals have been obtained and recorded, and the necessary permits obtained.

4. **FINANCING.** This is an **ALL CASH** Offer after exercising the option.

5. **CLOSING COSTS.** Buyer and Seller agree to split closing costs equally

6. **STANDARD PROVISIONS.** The Easement Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

7. **ADDITIONAL PROVISIONS.** This Easement or Land Purchase Agreement will include additional provisions that are mutually acceptable to the parties:
7.1 The Seller will have the option to work with the Purchaser's landscape architect in selecting the type of trees to be installed within the easement.

8. **STAND STILL PROVISION.** Seller shall not initiate or carry on negotiations for the sale of the property other than to this Buyer unless both (1) Buyer and Seller fail to enter into a binding Easement or Land Purchase Agreement within 7 calendar days from the time of acceptance of this agreement, or (2) Buyer and Seller agree in writing to abandon this Letter of Intent.

10. **NON-BINDING.** This Letter of Intent, does not, and is not intended to, contractually binds the parties, and is only an expression of the basic conditions to be incorporated into a binding Easement or Land Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Easement or Land Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Notwithstanding the provisions of this paragraph to the contrary, Seller and Buyer agree that the above paragraph entitled "Stand Still" shall be binding, regardless of whether a binding Easement or Land Purchase Agreement is entered into by the parties.

If you agree to the above terms for the Easement or Land Purchase Agreement with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned.

The above Letter reflects our mutual understanding and sets forth the basis for proceedings to negotiate an Easement or Land Purchase Agreement as outlined above.

Park Sutton 4/20/22
Seller Signature Date
CALVARY BAPTIST TEMPLE

Park Sutton
Seller Printed Name
PASTOR PARK SUTTON

Bill Veio 4/20/2022
Buyer Signature Date
SOLITAIRE HOMES, LLC

Bill Veio
Buyer Printed Name
BILL VEIO, MANAGING PARTNER

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

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

December 03, 2021

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

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

Comment Number: 2 Comment Originated: 11/30/2021

As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at *https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888*.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Comment Number: 4 Comment Originated: 11/30/2021

Temporary Service Changes - City of Fort Collins Development Review

To best provide thorough reviews and give every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service level adjustments.

Currently, one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks). Lengths of subsequent rounds of review will be considered after each round of review. Also, Completeness Checks will be performed on all initial and Round 2 submittals during this time. Please reach out with any questions or concerns.

Department: Planning Services

Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Comment Number: 2 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:
A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 3 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:
For the Two Family Attached Building Type, please reduce the overall height to 2.5 stories (or less), otherwise please confirm that the building elevations comply with 4.5.E.4. In general, staff would prefer to see building elevations and massing for this building type that looks more like two attached duplexes instead of a single four-plex.

Comment Number: 4 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:
Add the number of stories proposed to the building type label on the overall site plan (sheet 2 of 22). Alternately, you could add the story information on the legend in the building type labels.

Department: Engineering Development Review

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

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
The temporary interim asphalt trail out to Laporte Avenue will need verification on whom is the responsible party to maintain. It is assumed that the developer/development will be the responsible party as an offsite improvement. At time of final plan, a design of the ultimate street improvement should be provided as evidence that the future improvement can work with the project's establishing of the street system to the north.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
An underdrain system is called out on the plans, appearing mainly in the detention pond. Is this underdrain system acting to deal with existing groundwater? That along with groundwater found at 5 feet requires a subsurface hydrology report.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
The box culverts will need design for review and will be required to be designed and built to LCUASS requirements.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
Street patching to full bike lane width and at right angle to travel lanes. This would apple to both the work in Laporte and the storm lines across Taft Hill Road.

Department: Traffic Operation

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

The right of way for Street A is proposed for a 51-foot, Residential Local Street which is designed to be used for residential local streets providing access to single-family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION ONLY

I am still reviewing the revised TIS and will provide comments as soon as I am able to. I do not anticipate any comments that would impact the project and site layout, since the traffic generation is lower than the previous plan and the general site and access layout, improvements, etc. are not significantly different.

Department: Stormwater Engineering – Erosion Control

Contact: Basil Hamdan, 970-222-1801, bhamdan@fcgov.com

Topic: Erosion Control

Comment Number: 1 Comment Originated: 11/22/2021

11/22/2021: INFORMATION ONLY:

This project is located within the City's MS4 boundaries and is subject to the erosion control requirements located in the Stormwater Design Criteria, Chapter 2, Section 6.0. A copy of those requirements can be found at *www.fcgov.com/erosion*

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

Comment Number: 2 Comment Originated: 11/22/2021

11/22/2021: FOR FINAL:

Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)

Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)

Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)

Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/2021

11/22/2021: INFORMATION ONLY:

The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

11/22/2021: FOR FINAL:

Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:

Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:

Please address the previous comments on the floodplain report, modeling, and mapping.

Department: Stormwater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

12/01/2021: FOR HEARING:

Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Comment Number: 8 Comment Originated: 12/01/2021

12/01/2021: FOR INFORMATION ONLY:

The City does not require a 20% increase of water quality volume for a 12-hour drain time which includes rain gardens and underground filtration, like Stormtech chambers. This is required for extended detention and other 40-hour water quality drain times.

Comment Number: 9 Comment Originated: 12/01/2021

12/01/2021: FOR FINAL PLAN:

There are a few locations where trees are too close to storm sewers. Please provide 10 ft of separation. The storm sewer in Street A looks to be around 9 ft from the parkway trees at some locations. This situation is OK with Stormwater Utility.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:

The City would like to discuss reducing some of the water main in the southeast area of the development near the cul-de-sac on Street B. A meeting may be best to discuss.

Department: Light And Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

It does not appear that the changes to your site plan will have a dramatic effect on your electric design. I look forward to solidifying the design at FDP.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:

Multifamily buildings are treated as commercial services; therefore a (C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three-foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:

Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at *http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf*
You may reference our policies, development charge processes, and use our fee estimator at *http://www.fcgov.com/utilities/business/builders-and-developers*

Department: Environmental Planning
Contact: Kelly Smith, , ksmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
The grading and stormwater infrastructure within the NHBZ is not reflective of a naturalized aesthetic. Please vary the grading within the NHBZ so that it does not look engineered. This is particularly the case on sheet C3.04.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
It looks as though the NHBZ boundary reflects the old PDP submittal site plan and has not been updated to reflect site plan changes. Please review the NHBZ boundary to ensure that it makes sense from a long-term maintenance and documentation perspective. Also, curious if rain gardens can be included in the NHBZ? I am happy to meet and work through this with you if you would like. Based on changes, L-46 will have to be updated, along with the NHBZ in all utility, grading, site plan and landscape plans

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
The trees being removed on the tree mitigation plan will need to be reviewed based on the current grading plan. There are a few trees that will now be removed based on updated grading and utility plans. Mitigation values will have to be addressed on the landscape plans. Along those lines, the demolition plans will have to be updated as well. I have provided redlines for ease of review.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR PDP APPROVAL
Please indicate the NHBZ on utility and grading plans. Once I am able to look at the proposed grading and utilities within NHBZs I may have additional comments. Thank you.

Department: Parks
Contact: Aaron Wagner, , aawagner@fcgov.com
Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION ONLY

Parks Department Planning staff can help with any questions you may have regarding these comments. Please contact Jill Wuertz (jwuertz@fcgov.com), 970-416-2062, or Parks Planning Technician, Aaron Wagner (aawagner@fcgov.com) 970-682-0344, 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

The Parks Department has ownership stake in the New Mercer Ditch and utilizes this ditch for raw water irrigation for several parks and cemeteries. The development would appear to require modifications and crossings to the New Mercer Ditch (ditch), which is owned and used by The Parks Department (Parks) and other water users. The development would also deliver stormwater into this ditch. These aspects of the development thus trigger the need for an agreement with the ditch company. Please provide a signed Letter of Intent from the ditch company.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

Please show and label a 20 ft Ditch Maintenance Access Easement from the top of bank on both sides of the ditch. Label the 20 ft offset: "20 ft Ditch Maintenance Access Easement" and show on Site, Landscape and Utility Plans. Please coordinate with the Parks for ingress/egress points and specifications.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING

Please also include the following note on the plans and other documents: "The New Mercer Ditch is owned by numerous individuals as well as the City of Fort Collins (through the Parks Department) who use the ditch to convey irrigation water. Approval from the irrigation ditch owners is required prior to any work on the ditch or in its easement, as well as before any stormwater can be discharged, or planned to be discharged into the ditch. Please contact Jill Wuertz (970-416-2062), 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest."

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION

The Stormwater Department maintains the Soldier Creek Trail. Maintenance consists of snowplowing of the paved surface, occasional seasonal mowing 2 to 3 ft. adjacent to the trail surface and repairing/replacing surface damage of the trail. The underlying property owner shall be responsible for all other landscaping and maintenance within the easement. Please coordinate with Parks Planning on required typical trail cross sections for the proposed connection.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION

If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 7 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING
Please label the 8 ft. Wide trail through the project as “Private Trail/Privately Maintained, Publicly Accessible” on all applicable plan sheets for clarity. Parks does not allow signage limiting access (i.e., No Trespassing) or modes of transportation. There is a speed limit factor that can be posted for E-Bikes and Scooters.

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10’ from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.

5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10’ of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/2021

12/3/2021: FOR FINAL APPROVAL

Please bold stop-sign symbols on the plans and ensure 50-ft separation between street trees.

Department: Park Planning

Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The City of Fort Collins Land Use Code Section 3.4.8 "Parks and Trails" addresses compliance with the 2021 Parks and Recreation Master Plan ("Master Plan"). The Master Plan indicates the general location of all parks and regional recreational trails. Parcels adjacent to or including facilities indicated in the Master Plan may be required to provide area for development of these facilities. The Parks and Recreation Master Plan is available at *https://www.fcgov.com/parksandrecplan/.*

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The 2013 Paved Recreational Trail Master Plan ("Trail Master Plan") was adopted by City Council and provides conceptual locations and general trail design guidelines for future regional recreational trails. The Trail Master Plan is available at *https://www.fcgov.com/parkplanning/plans and policies*.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Larimer County Urban Area Street Standards ("LCUASS"), Chapter 16 Pedestrian Facilities and Chapter 17 Bicycle Facilities provide additional design guidelines for multi-use recreational trails.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Grade separated crossings of arterial roadways and major collectors are required (LCUASS Chapter 17.3) and provide safe trail connectivity. Additional easement area for underpass/overpass approaches may be required in locations of potential grade separated crossings for the trail.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Local street-at-grade intersections with a recreational trail are to be avoided. When necessary, the location of a future recreational trail at-grade crossing must be coordinated with both Park Planning and Development and Traffic Operations.

Comment Number: 7 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Multi-purpose trails do not function as widened sidewalks adjacent or within street rights-of-way.

Comment Number: 8 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The 2006 Northwest Subarea Plan, Chapter 4, presents conceptual alignments for multi-purpose trails which not only connect neighborhoods within the plan area but also provide connectivity to regionally significant trails. Thank you for already recognizing this subarea plan, and please continue to reference it as this development is located within the plan's subarea.

Comment Number: 9 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Park Planning and Development must approve the trail alignment and design.

Comment Number: 10 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The width of the internal multi-purpose trail shall be 8'. Trail width call-outs on the utility plans identify both an 8' and 6' trail (sheets C2.01, C2.02, C2.04). Please update the utility plan sheets to reflect a consistent 8' wide multi-purpose trail width. Please reference redlined drawings.

Comment Number: 11 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: Please update the utility plan sheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 12 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Please provide clarification as to how the trail will tie into Laporte Avenue.

Comment Number: 13 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The City discourages heavy equipment using the trail to access and maintain utilities. At a minimum, please relocate manholes that fall within the trail. If an alternative alignment for the utilities or trail cannot be provided, please provide a cross sectional design for the trail ensuring the trail can handle additional loading. Please reference redlined drawing for locations.

Comment Number: 14 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Comment Number: 15 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Please plan to develop a trail plan and centerline profile design. This shall include engineering design for any grade separations associated with the filing. If an underpass is designed, minimum box size shall be 12' wide and provide at least 10' of clearance. Please show proposed easement needs associated with the trail on the plan sheets. Plans must indicate that the final grade within the easement can provide a trail alignment that meets the American Disabilities Act (ADA) standards for cross slopes between 1 and 2% and a maximum centerline profile grade of 5%. Trail cross sections shall also be developed and included with the plan and profile design.

Comment Number: 16 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: If the site is indicated for a future park the plat must dedicate a tract as a "Future City Park Site".

Comment Number: 17 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Tracts dedicated as a “Future City Park Site” shall be 7to10 acres and will be reserved for future purchase and development by the City. Until the site is purchased by the City the landowner is responsible for all maintenance of the tract.

Comment Number: 18 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: A trail easement may not be located within a ditch easement unless the applicant provides written approval for the trail easement within the ditch easement from the ditch company. The paved trail surface cannot function as a ditch access road if heavy equipment will use or cross the trail to maintain the ditch.

Comment Number: 19 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: As this segment of multi-purpose trail is not considered a component of the regional trail system, the Developer is responsible for the construction of the trail within the development and as identified on the plans. Construction of the trail improvements must be complete and accepted by the City prior to the issuance of any building permits.

Comment Number: 20 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Developer is responsible for the long-term maintenance of the multi-purpose trail within the development. Maintenance consists of snowplowing of the paved surface, occasional seasonal mowing 2-3’ adjacent to the trail surface, repairing/replacing surface damage of the trail, and all other landscaping maintenance within the easement.

Comment Number: 21 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: Although this trail will be privately built and maintained, the trail will be available for public use as authorized with a blanket access easement identified for Tracts Y and N.

Comment Number: 22 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING: Please adjust the trail connection at Taft Hill Road to have a more perpendicular approach into the ramp. In addition, please increase the radii of the two 90 degree bends in the trail to improve user experience. Per LCUASS Section 17, the minimum radius is 95 feet for 20 miles per hour. If a substandard radius must be used, please take into account that curve warning signs and supplemental pavement markings will be needed. Please also consider widening the trail at these locations to partially offset the substandard curves.

Department: PFA

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

Topic: General

Comment Number: 1 Comment Originated: 11/24/2021

11/24/2021: FOR HEARING

AERIAL FIRE APPARATUS ACCESS ROADS

Buildings over 30' in height trigger additional fire lane requirements in order to accommodate the logistical needs of aerial apparatus (ladder trucks). The intent of the code is to provide for rescue operations and roof access via ladder trucks when ground ladders cannot reach upper floors. Aerial access should therefore, be available on at least one long side of the building, located within a

minimum of 15 feet and a maximum of 30 feet from the building or as otherwise approved by the fire marshal. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Dead end access roads shall have a minimum width of 30 ft.

-Building 7 is located further than 30 ft from the public road. The rear alley is within an appropriate distance to be considered for aerial access but it is only 20 ft wide. It will need to be a minimum of 30 ft wide for a dead-end access road used for aerial access.

-Building 33 is located further than 30 ft from the public road and less than 15 feet from the rear alley. The front elevation does not provide enough access points to be considered the only side of aerial access.

-Building 34 only has access from the side and rear alley of the building and both are located closer than 15 ft to the building.

-Building 35 and 36 only have access from the rear alley but the site plan shows the alley is unobstructed at only 20 ft wide. It will need to match the plat and/or be minimum 26 ft wide to be considered for aerial access.

Comment Number: 2 Comment Originated: 11/24/2021

11/24/2021: FOR HEARING

FIRE ACCESS ROADS

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

-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.

-Maintain the required 20-foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

- Access roads with a hydrant are required to be 26 ft wide.

-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.

-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.

-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.

-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.

-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide

-Many of the alley access entrance corners do not meet the required turning radius.

Comment Number: 3 Comment Originated: 11/29/2021

11/24/2021: FOR HEARING

ACCESS TO BUILDING OPENINGS - An approved access walkway leading from fire apparatus access roads to the main egress door of the building shall be provided for all buildings. Any structures that do not face a public street or access road shall provide an intermediate walkway between buildings and the end of buildings. Please provide details on site plan for the access walkway.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing 1500 (1000) gpm at 20 psi residual pressure is required within 300 (400) feet of any commercial (residential) building as measured along an approved path of vehicle travel. It appears that the proposed hydrants meet these distance requirements. It is up to the developer to verify hydrant flow.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR HEARING

FIRE APPARATUS ACCESS

Fire access is required to within 150 feet of all exterior portions of any building, or facility ground floor as measured by an approved route around the perimeter. The Mixed-Use Neighborhood Center is out of access but appears to have a fire line noted on the Utility Plans. What is the proposal for this building?

Comment Number: 6 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL

PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

- IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of eight-inch numerals on a contrasting background. Where

access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure and best route. An addressing plan shall be submitted by final plan to review how units facing the green spaces will be identified.

Comment Number: 7 Comment Originated: 11/29/2021

11/29/2021: FOR PERMIT

KEY BOXES REQUIRED

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

All new or existing Knox Boxes must contain the following keys as they apply to the building:

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

The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

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

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

Comment Number: 8 Comment Originated: 11/29/2021

11/29/2021: FOR PERMIT

FIRE ALARM AND DETECTION SYSTEMS

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

Comment Number: 9 Comment Originated: 11/29/2021

11/29/2021: FOR INFORMATION

PLAN REVIEW SUBMITTAL

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

Comment Number: 10 Comment Originated: 11/29/2021

11/29/2021: FOR INFORMATION

CODES AND LOCAL AMENDMENTS: This project was reviewed under the 2018 IFC and local amendments. Adoption of the 2021 IFC and local amendments is expected in early 2022.

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

Department: Internal Services

Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
   a. Which units will be accessible?
   b. What type/level of accessibility?
   c. How accessibility points are being achieved?
   d. Plan grading accordingly for accessibly main door entrance.
   e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:

1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.
2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:

Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:

A licensed general contractor and licensed subcontractors are required.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:

Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings and play structures.

Department: Technical Services

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

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

12/02/2021: FOR FINAL APPROVAL:

Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

12/02/2021: FOR HEARING:

Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Department: Outside Agencies

Topic: General

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021:

New Mercer Ditch and Larimer Canal #2, Melissa Buick, melissahbuick@gmail.com
The plans do not contain enough detail for comment and approval at this time. Any ditch crossing or encroachment of the ditch easement will require an agreement with the ditch company. We request developers provide a list of ditch crossings, relocations, and requests for discharge, including plans and details for each crossing/encroachment to begin the permit process and will request a meeting with the engineers.

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

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

February 18, 2022

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

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

Comment Number: 2 Comment Originated: 11/30/2021

INFORMATION:
As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Comment Number: 5 Comment Originated: 02/15/2022

02/15/2022: FOR HEARING

There are a few minor items to address prior to a decision to move to hearing. Staff has agreed to a two-week of a resubmittal. The revisions can be submitted at anytime. The two-week review period will begin the day following the submittal, and Staff will have 10 business days to perform their review and provide updated comments.

Department: Planning Services

Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: Building Elevations

Comment Number: 2 Comment Originated: 12/02/2021

2/14/2022: FOR HEARING - UPDATED:

Thank you for the additional building elevation variations that will eliminate two of the same building being placed next to each other. The new elevation designs are mislabeled between the elevation drawings and the site plan sheet L3. Please correct. Please also update the architectural elevations drawing set to have all the elevation drawings for all of the different product types, excluding the single family homes, to be complete and consistent with elevations of all four sides, dimensions, and material information call outs with color palettes. Sheets A-7 through A-11 are inconsistent and must be updated.

12/02/2021: FOR HEARING:

A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 7 Comment Originated: 02/16/2022

02/16/2022: FOR HEARING:

Please provide a few simple cross section drawings illustrating the site grading and building heights at a few of the property lines. Staff would recommend a cross section showing the western property line and building #14, the northern property line and building #24, the eastern property line and building #27, and the western property line and one of the single family detached homes. Please reach out if any clarification is needed.

Topic: General

Comment Number: 6 Comment Originated: 02/14/2022

02/14/2022: FOR INFORMATION:
Adjacent Property Owners contacted staff and requested that the applicant conduct another neighborhood meeting prior to this project being scheduled for hearing. The City's Neighborhood Development Liaison recommends having a meeting and would encourage the applicant to reach out to discuss further, if the applicant is amenable. Alternatives to a traditional neighborhood meeting could be considered, as another neighborhood meeting is not required per 2.4.2. You can reach Alyssa at astephens@fcgov.com.

Topic: Plat

Comment Number: 5 Comment Originated: 02/14/2022

02/14/2022: FOR HEARING:
Sheet 3 has an errant label "CURRENT ZONING- LMN" under Replat of the Green Acres Subdivision near Lot 26. This property is unincorporated and labeled as such above the LMN label.
Sheet 4 has a similar issue with the property on the eastern boundary being labeled LMN when a majority of the property is unincorporated. Please clarify.
Sheet 5 has a similar error for the Rostek Addition near Lot 4. This property should be labeled as unincorporated instead of LMN.

Topic: Site Plan

Comment Number: 1 Comment Originated: 11/29/2021

2/14/2022: FOR HEARING - UPDATED:
Please label the setback on the site plan. Additional discussion may be warranted on 4.5.E.4.b.

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Department: Engineering Development Review

Contact: Dave Betley, 970-221-6573, dbetley@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: For Final: The applicant is proposing to make adjustments to the trail to the north. The HOA for the Bell Weather Development maintains this portion of the trail. The applicant will need to coordinate the design for the proposed trail section with the Bell weather HOA.

Comment Number: 7 Comment Originated: 02/15/2022

02/15/2022: For Final: There is approximately 175 feet of Taft Hill to the north of the project that should be constructed. the City is interested in working with the Developer to complete this portion of the right of way. The right of way has been dedicated. It would require approximately 175 feet of constructing the ultimate roadway section. These discussions can take place at the final development plan review.

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

Topic: General

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: for hearing:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

2/11/2022: The Letters of Intent are to be provided by the applicant from the ditch companies before hearing.

Department: Traffic Operation

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
The right of way for Street A is proposed for a 51 foot, Residential Local Street which is designed to be used for residential local streets providing access to single family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 7 Comment Originated: 02/15/2022

02/15/2022: FOR HEARING
The Autoturn exhibit that was submitted is not really reviewable. The PDF quality and scale make it impossible to see if there are conflicts with the turning movements or not. Please submit exhibits that are able to be reviewed by staff.

Comment Number: 8 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL
The Street Improvement Notes should reference "City of Fort Collins Traffic Engineer" rather than "City of Fort Collins Engineer".

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

02/15/2022: See redlines
11/30/2021: FOR FINAL:
Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:
Please address the previous comments on the floodplain report, modeling and mapping.

Department: Stormwater Engineering – Erosion and Sediment Control
Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 2 Comment Originated: 11/22/2021

01/28/2022: Please see redline for the erosion control plans. Will look for report and escrow at FDP... Please add sequencing and phasing to the erosion control plans and reports as that information was not provided.
For Final:
The plan provided on this project was reviewed against the City Criteria (FCDCM Ch 2 Section 6.1.3). No
sequence sheets were provided. Please ensure that the Erosion Control Plans provided include a individual
sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2). No phasing materials were provided.
Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing and meet requirements
(FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5). The erosion control plan is missing key components to meet
City Criteria. Please review the provided comments and redlines and address them accordingly.
For Final:
No erosion control report was provided for this project, please submit an Erosion Control Report to meet
City Criteria. (FCDCM Ch 2 Section 6.1.4).
For Final:
No erosion control escrow calcuation was provided for this project, please submit an Erosion Control
Escrow Calcuation to meet City Criteria. (FCDCM Ch 2 Section 6.1.5).
11/22/2021: FOR FINAL:
Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)
Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)
Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)
Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/2021

01/28/2022: Will re-evaluate the fees on the FDP plan set.

11/22/2021: INFORMATION ONLY:
The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

01/28/2022: For Final: Added more redlines to the erosion control plans. Requested Response: Detention Pond 2 is long and linear and I believe that is what Basil was referring to when he was referring to the Channel to the west. This storm drain is cutting through the detention basin and will need controls to prevent the materials from the trenching being introduced to the pond thus area will need controls.

11/22/2021: FOR FINAL:
Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

02/15/2022: REMINDER COMMENT:
12/01/2021: FOR HEARING:
Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Department: Water-Wastewater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

02/15/2022: FOR FINAL:
Please see redlines for some additional revisions.
11/30/2021: FOR HEARING:
The City would like to discuss reducing some of the water main in the southeast area of the development near the culd-a-sac on Street B. A meeting may be best to discuss.

Comment Number: 2 Comment Originated: 02/15/2022

02/15/2022: INFORMATION ONLY:
City Water Utilities is ready for a hearing.

Department: Light And Power
Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:
Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service

Standards at
http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
You may reference our policies, development charge processes, and use our fee estimator at
http://www.fcgov.com/utilities/business/builders-and-developers.

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: INFORMATION:
All electric services will be customer owned with the exception of single family detached buildings. Please keep that in mind as you move forward. Thank you

Department: Environmental Planning
Contact: Kelly Smith, ksmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

2/14/2022: FOR PDP APPROVAL (from last submittal)
11/30/2021: FOR PDP APPROVAL
Please indicate the NHBZ on utility and grading plans. Once I am able to look at the proposed grading and utilities within NHBZs I may have additional comments. Thank you.

Comment Number: 2 Comment Originated: 02/14/2022

02/14/2022: FOR PDP APPROVAL
Minor suggested changes to the NHBZ have been provided to accommodate future inspections and clear delineation on the ground. Thank you.

Comment Number: 3 Comment Originated: 02/16/2022

02/16/2022: PRIOR TO HEARING
I would like a memo performed that addresses the following:
1. whether the New Mercer Ditch or the grassland constitute as the following:
• Nesting waterfowl concentration area
• Migratory waterfowl concentration area
• Nesting shorebird concentration area
2. how the development may impact flight patterns of ducks residing on the property.
I have reached out to the ECS consultant already to request this memo. If you have any questions don't hesitate to contact me.

Department: Parks
Contact: Aaron Wagner, aawagner@fcgov.com

Topic: General

Comment Number: 4 Comment Originated: 11/30/2021

2/15/2022: FOR HEARING - UNRESOLVED:
Please provide a signed Letter of Intent from the ditch company verifying that they are comfortable with this development plan proceeding.
11/30/2021: FOR HEARING
Please also include the following note on the plans and other documents: “The New Mercer Ditch is owned by numerous individuals as well as the City of Fort Collins (through the Parks Department) who use the ditch to convey irrigation

water. Approval from the irrigation ditch owners is required prior to any work on the ditch or in its easement, as well as before any stormwater can be discharged, or planned to be discharged into the ditch. Please contact Jill Wuertz (970-416-2062), 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest."

Comment Number: 6 Comment Originated: 11/30/2021

2/15/2022: FOR FINAL - UNRESOLVED:
Please include the below as a note on plans, with contact information, for reference moving forward: THERE SHALL BE NO EQUIPMENT, MATERIALS, OR ITEMS STORED ON A FORT COLLINS PARKS TRAIL OR WITHIN THE TRAIL EASEMENT. IF THERE IS A NEED TO CLOSE A SECTION OF THE TRAIL FOR ANY
REASON, A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED THROUGH TRAFFIC CONTROL. THE PARKS DEPARTMENT WILL SIGN OFF ON IT ONCE SUBMITTED. PLEASE KEEP THE CLOSURES TO THE SHORTEST AMOUNT OF TIME DEPENDING ON WORK SCHEDULING AND FLOW. PARKS DEPARTMENT PLANNING STAFF CAN HELP WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE STANDARDS. PLEASE CONTACT JILL WUERTZ (JWUERTZ@FCGOV.COM), 970-416-2062, OR PARKS PLANNING TECHNICIAN, AARON WAGNER (AAWAGNER@FCGOV.COM) 970-682-0344, 413 S. BRYAN AVE, FORT COLLINS, CO 80521 REGARDING THE PARKS' DEPARTMENT'S INTEREST. THERE SHALL BE NO ENCROACHMENTS INTO THE TRAIL EASEMENT DURING THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT AN ENCROACHMENT IS REQUIRED, FOR ANY REASON, PLEASE CONTACT ONE OF THE ABOVE PARKS REPRESENTATIVES.

11/30/2021: INFORMATION
If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 7 Comment Originated: 11/30/2021

2/15/2022: FOR HEARING - UNRESOLVED:
Thank you for noting a potential conflict in verbiage between PP&D and Parks requests. Please change note to read: "8'-0" WIDE NEIGHBORHOOD CONNECTION TO SOLDIER CREEK TRAIL AND PEDESTRIAN SPINE - PRIVATELY OWNED/MAINTAINED, PUBLICY ACCESSIBLE"

11/30/2021: FOR HEARING
Please label the 8 ft. Wide trail through the project as "Private Trail/Privately Maintained, Publicly Accessible" on all applicable plan sheets for clarity. Parks does not allow signage limiting access (i.e., No Trespassing) or modes of transportation. There is a speed limit factor that can be posted for E-Bikes and Scooters.

Comment Number: 9 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL
The connection to the Soldier Creek Trail needs to be perpendicular to the centerline of the trail. Parks requires that the connections to public trails be doweled to prevent differential settling and causing trip hazards. Please include the following note on the plans for reference: "CONNECTIONS TO PUBLIC TRAILS SHALL BE DOWELED WITH STAINLESS STEEL DOWELS. IF THERE IS ANY DAMAGE TO THE EXISTING TRAIL NETWORK CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY AND SHALL CORRECT DAMAGES AT THE DIRECTION OF THE APPROPRIATE CITY DEPARTMENT. CORRECTIONS SHALL BE COMPLETED BY THE CONTRACTOR, AT NO COST TO THE CITY."

Comment Number: 10 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL:
Please label the existing Soldier Creek Trail as 'Existing' to avoid confusion with the proposed private trail segment. Private trail segments shall not have the same name as public trails, please ensure that if the private is to be named, that it has a different name to avoid confusion. Parks does not allow encroachment into trail easements for construction activity and/or staging or storage of materials. Please show and label the trail easement(s) on all plans and add the following note to plan notes: “THERE SHALL BE NO ENCROACHMENT OF THE SOLDIER CREEK TRAIL EASEMENT OR TRAIL ITSELF. THIS INCLUDES ANY RELATED CONSTRUCTION ACTIVITY, STAGING EQUIPMENT, OR STORAGE OF MATERIALS.”

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10’ from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.
5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10' of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL
Please bold stop sign symbols on the plans and ensure 50-ft separation between street trees.

Comment Number: 6.38 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Plant list
Please include species diversity percentages in the plant list.

Comment Number: 7.39 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Please omit the following species as they do not thrive long term in Fort Collins: English Oak and Sawleaf Zelcova.

Comment Number: 8.40 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Abelia x 'Mardi Gras' is a low growing shrub – please remove this species from the canopy tree list.

Department: Park Planning

Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 11 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for updating plansheets. The 8' multi-use trail is called out as a sidewalk on Sheet C2.02. Please adjust this as well as performing a final QC of labels as part of the final plan development.

11/30/2021: FOR HEARING: Please update the utility plansheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 14 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for your response and for the additional information. Please plan to coordinate this design with Park Planning staff during final plan development. Is there an opportunity to expand the section of trail in areas with direct connections to 10'?

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Department: PFA

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

Topic: General

Comment Number: 1 Comment Originated: 11/24/2021

2/10/2022: FOR HEARING - UNRESOLVED
The access road behind buildings 4,5 and 6 is a dead end road used for aerial access. It is required to be 30 feet wide due to the dead end length. Other dead end access roads are ok at 26 foot width due to shorter dead end length.
11/24/2021: FOR HEARING
AERIAL FIRE APPARATUS ACCESS ROADS
Buildings over 30' in height trigger additional fire lane requirements in order to accommodate the logistical needs of aerial apparatus (ladder trucks). The intent of the code is to provide for rescue operations and roof access via ladder trucks when ground ladders cannot reach upper floors. Aerial access should therefore be available on at least one long side of the building, located within a minimum of 15 feet and a maximum of 30 feet from the building or as otherwise approved by the fire marshal. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Dead end access roads shall have a minimum width of 30 ft.

-Building 7 is located further than 30 ft from the public road. The rear alley is within an appropriate distance to be considered for aerial access but it is only 20 ft wide. It will need to be a minimum of 30 ft wide for a dead end access road used for aerial access.

-Building 33 is located further than 30 ft from the public road and less than 15 feet from the rear alley. The front elevation does not provide enough access points to be considered the only side of aerial access.

-Building 34 only has access from the side and rear alley of the building and both are located closer than 15 ft to the building.

-Building 35 and 36 only have access from the rear alley but the site plan shows the alley is unobstructed at only 20 ft wide. It will need to match the plat and/or be minimum 30 ft wide to be considered for dead end aerial access.

Comment Number: 2 Comment Originated: 11/24/2021

2/10/2022: FOR HEARING - UNRESOLVED

The turning radius in the alley entrances has not been modified and the turning exhibit is unreadable. I have concerns with overhang and obstruction in these corners. Please provide a clear exhibit and include landscaping, all proposed signage and street lights.

11/24/2021: FOR HEARING

FIRE ACCESS ROADS

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

-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.

-Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

- Access roads with a hydrant are required to be 26 ft wide.

-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.

-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.

-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.

-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.

-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide
-Many of the alley access entrance corners do not meet the required turning radius.

Department: Building Services

Contact: Katy Hand, khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
a. Which units will be accessible?
b. What type/level of accessibility?
c. How accessibility points are being achieved?
d. Plan grading accordingly for accessibly main door entrance.
e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:

1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.

2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:
Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
A licensed general contractor and licensed subcontractors are required

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings, and play structures.

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

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

02/14/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
12/02/2021: FOR FINAL APPROVAL:
Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

02/14/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com
12/02/2021: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Department: Outside Agencies

Topic: General

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021:

New Mercer Ditch and Larimer Canal #2, Melissa Buick, melissahbuick@gmail.com

The plans do not contain enough detail for comment and approval at this time. Any ditch crossing or encroachment of the ditch easement will require an agreement with the ditch company. We request developers provide a list of ditch crossings, relocations and requests for discharge, including plans and details for each crossing/encroachment to begin the permit process and will request a meeting with the engineers.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021:

Poudre School District, Bwillits@psdschools.org

Routed.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021:

Xcel Energy, Stephanie Rich, stephanie.rich@xcelenergy.com

Routed.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021:

Century Link

Routed.

Comment Number: 6 Comment Originated: 11/29/2021

11/29/2021:

Comcast, Don Kapperman, don_kapperman@cable.comcast.com

Routed.

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

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

March 29, 2022

Sam Coutts
Ripley Design Inc
419 Canyon Ave., Ste. 200
Fort Collins, CO 80521

RE: Sanctuary on the Green, PDP210018, Round Number 3

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Sanctuary on the Green. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Todd Sullivan via phone at 970-221-6695 or via email at tsullivan@fcgov.com.

Comment Summary:

Department: Development Review Coordinator
Contact: Todd Sullivan, 970-221-6695, tsullivan@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

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

Comment Number: 2 Comment Originated: 11/30/2021

As part of your resubmittal, you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Please follow the Electronic Submittal Requirements and File Naming Standards found at *https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888*.

Files are to be named PLAN NAME_PROJECT NAME_REVIEW TYPE_ROUND NO.
Example: UTILITY PLANS_MY PROJECT_PDP_RD1.pdf

Comment Number: 3 Comment Originated: 11/30/2021

Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are preparing to resubmit your plans, please notify me with as much advanced notice as possible.

Department: Planning Services
Contact: Jenny Axmacher, , jaxmacher@fcgov.com

Topic: Building Elevations

Comment Number: 2 Comment Originated: 12/02/2021

03/28/2022: FOR FINAL - UPDATED:
Sheet A-11 labels the housing product style as mid-century modern, which corresponds to the sheet L-3, however the sheet "footer" calls out Craftsman near the page number. Please update and correct sheets as needed.

2/14/2022: FOR HEARING - UPDATED:
Thank you for the additional building elevation variations that will eliminate two of the same building being placed next to each other. The new elevation designs are mislabeled between the elevation drawings and the site plan sheet L3. Please correct. Please also update the architectural elevations drawing set to have all the elevation drawings for all of the different product types, excluding the single-family homes, to be complete and consistent with elevations of all four sides, dimensions, and material information call outs with color palettes. Sheets A-7 through A-11 are inconsistent and must be updated.

12/02/2021: FOR HEARING:
A modification for 3.5.2.C.2 Single-family attached buildings will be needed due to the similar buildings (Buildings 11 and 14 and 2 and 3) placed next to each other along a street or street-like private drive. Alternatively, you could consider varying the building types in these locations in lieu of a modification.

Comment Number: 7 Comment Originated: 02/16/2022

03/28/2022: AT HEARING- UPDATED:
See attached redlines for recommended locations.

02/16/2022: FOR HEARING:
Please provide a few simple cross section drawings illustrating the site grading and building heights at a few of the property lines. Staff would recommend a cross section showing the western property line and building #14, the northern property line and building #24, the eastern property line and building #27, and the western property line and one of the single family detached homes. Please reach out if any clarification is needed.

Topic: General

Comment Number: 6 Comment Originated: 02/14/2022

03/28/2022: FOR INFORMATION - UPDATED:
A response to this comment was not included in the comment response letter provided by the applicant with this submittal. According to an email from Sam Coutts on 3/24/2022, he stated the applicant was coordinating this request directly with Alyssa Stephens. He further stated that they "have offered to respond to comments in a written format, but not a formal meeting." Staff will consider this item resolved moving forward.

02/14/2022: FOR INFORMATION:
Adjacent Property Owners contacted staff and requested that the applicant conduct another neighborhood meeting prior to this project being scheduled for hearing. The City's Neighborhood Development Liaison recommends having a meeting and would encourage the applicant to reach out to discuss further, if the applicant is amenable. Alternatives to a traditional neighborhood meeting could be considered, as another neighborhood meeting is not required per 2.4.2. You can reach Alyssa at astephens@fcgov.com.

Topic: Site Plan

Comment Number: 1 Comment Originated: 11/29/2021

03/28/2022: FOR FINAL - UPDATED:
For consistency's sake, please measure the landscape buffer from building 36 from the same two points for both the site plan and the landscape plan. While there is probably not a discrepancy in the measurement, it appears that there is one based on the different endpoints of the measurement.

2/14/2022: FOR HEARING - UPDATED:
Please label the setback on the site plan. Additional discussion may be warranted on 4.5.E.4.b.

12/02/2021: FOR HEARING:
Confirm Building #36 complies with 3.5.1.C, 3.5.1.D, and 4.5.E.4.d. Consider switching the building out for a two-story building type instead.

Comment Number: 8 Comment Originated: 03/28/2022

03/28/2022: FOR FINAL:
Note 6 on sheet L-1 references the old lighting standards. Please update to the current standards.

Department: Engineering Development Review
Contact: Dave Betley, 970-221-6573, dbetley@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL: The applicant is proposing to make adjustments to the trail to the north. The HOA for the Bell Weather Development maintains this portion of the trail. The applicant will need to coordinate the design for the proposed trail section with the Bell weather HOA.

Comment Number: 7 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL: There is approximately 175 feet of Taft Hill to the north of the project that should be constructed. the City is interested in working with the Developer to complete this portion of the right of way. The right of way has been dedicated. It would require approximately 175 feet of constructing the ultimate roadway section. These discussions can take place at the final development plan review.

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

Topic: General

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: FOR HEARING:
It appears that New Mercer Ditch and Larimer Canal No. 2 are impacted ditches with the project and letters of intent from the ditches should be provided prior to hearing.

2/11/2022: The Letters of Intent are to be provided by the applicant from the ditch companies before hearing.

Department: Traffic Operation

Contact: Spencer Smith, 970-221-6820, smsmith@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/29/2021

FOR FINAL UPDATE: We'll need to work with you on final signing and striping plans.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: INFORMATION ONLY
The RRFB's on LaPorte at Impala and Barton are not currently funded within the City Budget and will be the responsibility of the development.

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
We may need to work on the size of the opening in the protection along LaPorte for driveways - depending on the design vehicle, it may need to be larger. Please dimension each opening width on the plans. The protection (curbing) will also need delineators on top every now and then. Include a detail in the plans.

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: FOR FINAL
The right of way for Street A is proposed for a 51 foot, Residential Local Street which is designed to be used for residential local streets providing access to single family detached dwelling with driveways. This standard may have change since the initial submittal but in order to keep this roadway width, parking will need to be removed along one side of the roadway. Please show the appropriate no parking signage along the north side of Street A

Comment Number: 8 Comment Originated: 02/15/2022

02/15/2022: FOR FINAL
The Street Improvement Notes should reference "City of Fort Collins Traffic Engineer" rather than "City of Fort Collins Engineer".

Department: Stormwater Engineering - Floodplain
Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: Floodplain

Comment Number: 5 Comment Originated: 11/30/2021

02/15/2022: See redlines

11/30/2021: FOR FINAL:

Please see redlines for clarification and minor comments to address.

Comment Number: 6 Comment Originated: 11/30/2021

11/30/2021: FOR FINAL:

Please address the previous comments on the floodplain report, modeling and mapping.

Department: Stormwater Engineering – Erosion Control
Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 2 Comment Originated: 11/22/2021

01/28/2022: Please see redline for the erosion control plans. Will look for report and escrow at FDP... Please add sequencing and phasing to the erosion control plans and reports as that information was not provided.

FOR FINAL:

The plan provided on this project was reviewed against the City Criteria (FCDCM Ch 2 Section 6.1.3). No sequence sheets were provided. Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2). No phasing materials were provided. Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing and meet requirements
(FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5). The erosion control plan is missing key components to meet City Criteria. Please review the provided comments and redlines and address them accordingly.

FOR FINAL:

No erosion control report was provided for this project, please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4).

FOR FINAL:

No erosion control escrow calculation was provided for this project, please submit an Erosion Control Escrow Calcuation to meet City Criteria. (FCDCM Ch 2 Section 6.1.5).

11/22/2021: FOR FINAL:

Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)

Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)

Please ensure that the Erosion Control Plans, Escrows, and Reports include phasing requirements (FCDCM Ch 2 Section 6.1.3, 6.1.4, & 6.1.5)

Please submit an Erosion Control Escrow / Security Calculation based upon the accepted Erosion Control Plans to meet City Criteria. (FCDCM Ch 2 Section 6.1.5)

Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Comment Number: 3 Comment Originated: 11/22/2021

01/28/2022: Will re-evaluate the fees on the FDP plan set.
11/22/2021: INFORMATION ONLY:

The City Manager's development review fee schedule under City Code 7.5-2 was updated to include fees for Erosion Control and Stormwater Inspections. As of January 1st, 2021, these fees will be collected on all projects for such inspections.

The Erosion Control fees are based on; the number of lots, the total site disturbance, the estimated number of years the project will be active and the Stormwater Inspection Fees are based on the number of LID/WQ Features that are designed for on this project.

Based on the proposed site construction associated with this project we are assuming 212 lots, 41.39 acres of disturbance, 5 years from demo through build out of construction and an additional 4 years until full vegetative stabilization due to seeding, which results in an Erosion Control Fee estimate of $11072.54.

Based on 8 bioretention/level spreaders, 5 extended detention basins, and 2 underground treatment systems, the estimate of the Stormwater LID/WQ Inspection fee is $ 4,600.00

Please note that as the plans and any subsequent review modifications of the above-mentioned values change the fees may need to be modified. I have provided a copy of the spreadsheet used to arrive at these estimates for your review.

Comment Number: 4 Comment Originated: 11/22/2021

01/28/2022: FOR FINAL: Added more redlines to the erosion control plans.
Requested Response: Detention Pond 2 is long and linear and I believe that is what Basil was referring to when he was referring to the Channel to the west. This storm drain is cutting through the detention basin and will need controls to prevent the materials from the trenching being introduced to the pond thus area will need controls.
11/22/2021: FOR FINAL:
Please address all comments provided on the redlined Erosion and Sediment Control Plans.

Department: Stormwater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

Topic: General

Comment Number: 7 Comment Originated: 12/01/2021

02/15/2022: REMINDER COMMENT:
12/01/2021: FOR HEARING:
Please provide an updated "Letter of Intent" for all required offsite drainage easements and for the outfall from Larimer County No. 2 Ditch Company.

Department: Water-Wastewater Engineering
Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com
Topic: General

Comment Number: 2 Comment Originated: 02/15/2022

03/29/2022: INFORMATION ONLY:
02/15/2022: INFORMATION ONLY:
City Water Utilities is ready for a hearing.

Department: Light And Power
Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com
Topic: General

Comment Number: 2 Comment Originated: 11/30/2021

11/30/2021: FOR FDP:
Multifamily buildings are treated as commercial services; therefore a (C 1) form must be filled out and submitted to Light & Power Engineering along with one-line diagrams. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.

Comment Number: 3 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three-foot clearance away from all other utilities with the exception of communication lines.

Comment Number: 4 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment Number: 5 Comment Originated: 11/30/2021

11/30/2021: INFORMATION:
You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at *http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf*
You may reference our policies, development charge processes, and use our fee estimator at *http://www.fcgov.com/utilities/business/builders-and-developers*.

Comment Number: 6 Comment Originated: 02/15/2022

02/15/2022: INFORMATION:
All electric services will be customer owned with the exception of single family detached buildings. Please keep that in mind as you move forward. Thank you

Department: Parks

Contact: Aaron Wagner, , aawagner@fcgov.com

Topic: General

Comment Number: 6 Comment Originated: 11/30/2021

2/15/2022: FOR FINAL - UNRESOLVED:

Please include the below as a note on plans, with contact information, for reference moving forward: THERE SHALL BE NO EQUIPMENT, MATERIALS, OR ITEMS STORED ON A FORT COLLINS PARKS TRAIL OR WITHIN THE TRAIL EASEMENT. IF THERE IS A NEED TO CLOSE A SECTION OF THE TRAIL FOR ANY
REASON, A TRAFFIC CONTROL PLAN IS REQUIRED TO BE SUBMITTED AND APPROVED THROUGH TRAFFIC CONTROL. THE PARKS DEPARTMENT WILL SIGN OFF ON IT ONCE SUBMITTED. PLEASE KEEP THE CLOSURES TO THE SHORTEST AMOUNT OF TIME DEPENDING ON WORK SCHEDULING AND FLOW. PARKS DEPARTMENT PLANNING STAFF CAN HELP WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE STANDARDS. PLEASE CONTACT JILL WUERTZ (JWUERTZ@FCGOV.COM), 970-416-2062, OR PARKS PLANNING TECHNICIAN, AARON WAGNER (AAWAGNER@FCGOV.COM) 970-682-0344, 413 S. BRYAN AVE, FORT COLLINS, CO 80521 REGARDING THE PARKS' DEPARTMENT'S INTEREST. THERE SHALL BE NO ENCROACHMENTS INTO THE TRAIL EASEMENT DURING THE CONSTRUCTION PROCESS. IF IT IS DETERMINED THAT AN ENCROACHMENT IS REQUIRED, FOR ANY REASON, PLEASE CONTACT ONE OF THE ABOVE PARKS REPRESENTATIVES.

11/30/2021: INFORMATION

If there is a need to close a section of the Soldier Creek Trail for any reason, a traffic control plan is required to be submitted and approved through Traffic Control. The Stormwater Department will sign off on it once approved. Please keep the closures to the shortest amount of time depending on work scheduling and flow.

Comment Number: 9 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL

The connection to the Soldier Creek Trail needs to be perpendicular to the centerline of the trail. Parks requires that the connections to public trails be doweled to prevent differential settling and causing trip hazards. Please include the following note on the plans for reference: "CONNECTIONS TO PUBLIC TRAILS SHALL BE DOWELED WITH STAINLESS STEEL DOWELS. IF THERE IS ANY DAMAGE TO THE EXISTING TRAIL NETWORK CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY AND SHALL CORRECT DAMAGES AT THE DIRECTION OF THE APPROPRIATE CITY DEPARTMENT. CORRECTIONS SHALL BE COMPLETED BY THE CONTRACTOR, AT NO COST TO THE CITY."

Comment Number: 10 Comment Originated: 02/16/2022

02/16/2022: FOR FINAL APPROVAL:
Please label the existing Soldier Creek Trail as 'Existing' to avoid confusion with the proposed private trail segment. Private trail segments shall not have the same name as public trails, please ensure that if the private is to be named, that it has a different name to avoid confusion. Parks does not allow encroachment into trail easements for construction activity and/or staging or storage of materials. Please show and label the trail easement(s) on all plans and add the following note to plan notes: "THERE SHALL BE NO ENCROACHMENT OF THE SOLDIER CREEK TRAIL EASEMENT OR TRAIL ITSELF. THIS INCLUDES ANY RELATED CONSTRUCTION ACTIVITY, STAGING EQUIPMENT, OR STORAGE OF MATERIALS."

Department: Forestry
Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: General

Comment Number: 1.21 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED:
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

5/24/2019: FOR FDP
There are various tree/utility separation conflicts. See redlines for examples (L24) and adjust accordingly. Sewer and water lines should be approximately 10' from shade trees.

Comment Number: 2.24 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UNRESOLVED
Continued:
There are still areas where trees are less than 7-ft from walkways. Please adjust all tree locations as needed.

5/24/2019: FOR HEARING
Trees should be approximately 7 feet from walkways. There are several instances of proposed trees being too close to walkways. Please see redlines and adjust accordingly.

Comment Number: 3.30 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UDPATED
Continued:
Please review Forestry redlines and review areas where trees need to be adjusted away from storm drains and main lines.

8/26/2019: FOR FINAL
Please see redlines for examples for where proposed trees do not meet stormwater separation requirements.

Comment Number: 4.33 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL – UPDATED
Continued:
Please review Forestry redlines and adjust tree-utility separations as needed.

7/21/2020: FOR FINAL
Tree/utility separation to be verified at final.
Please note that there are several electric vaults that are in direct conflict with proposed trees. Please provide 10' of separation between street trees and electric vaults.

Comment Number: 5.37 Comment Originated: 12/03/2021

2/14/2022: FOR FINAL APPROVAL – UNRESOLVED:
12/3/2021: FOR FINAL APPROVAL
Please bold stop sign symbols on the plans and ensure 50-ft separation between street trees.

Comment Number: 6.38 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Plant list: Please include species diversity percentages in the plant list.

Comment Number: 7.39 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Please omit the following species as they do not thrive long term in Fort Collins: English Oak and Sawleaf Zelcova.

Comment Number: 8.40 Comment Originated: 02/14/2022

2/14/2022: FOR FINAL APPROVAL
Abelia x 'Mardi Gras' is a low growing shrub – please remove this species from the canopy tree list.

Department: Park Planning
Contact: Kyle Lambrecht, 970-221-6566, klambrecht@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 11/30/2021

11/30/2021: INFORMATION: The Park Planning & Development Department is available to discuss these comments in more detail. Please contact Kyle Lambrecht, PE at 970 416 4340, klambrecht@fcgov.com.

Comment Number: 11 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for updating plan sheets. The 8' multi-use trail is called out as a sidewalk on Sheet C2.02. Please adjust this as well as performing a final QC of labels as part of the final plan development.

11/30/2021: FOR HEARING: Please update the utility plansheets to identify the 8' multi-purpose trail as a multi-purpose trail. There are numerous instances where the trail is identified as a sidewalk. Please reference redlined drawings.

Comment Number: 14 Comment Originated: 11/30/2021

02/14/2022: FOR FINAL PLAN:
Thank you for your response and for the additional information. Please plan to coordinate this design with Park Planning staff during final plan development. Is there an opportunity to expand the section of trail in areas with direct connections to 10'?

11/30/2021: FOR HEARING: The internal trail alignment cannot be used to provide internal pedestrian circulation and cannot provide direct access to buildings. Internal access to the recreational trail from the internal bike/pedestrian system should be provided at limited and defined access points. Currently, 14 lots are showing direct connections to the internal multi-purpose trail.

Department: PFA

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

Topic: General

Comment Number: 2 Comment Originated: 11/24/2021

3/29/2022: UPDATED- FOR FINAL
The exhibit shows wheel overhang into landscaped areas on some of the alleys. These corners will need to be adjusted to provide access.

2/10/2022: FOR HEARING - UNRESOLVED
The turning radius in the alley entrances has not been modified and the turning exhibit is unreadable. I have concerns with overhang and obstruction in these corners. Please provide a clear exhibit and include landscaping, all proposed signage and streetlights.
11/24/2021: FOR HEARING
FIRE ACCESS ROADS
A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:
-Fire lanes established on private property shall be dedicated by plat or separate document as an Emergency Access Easement.
-Maintain the required 20-foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.
- Access roads with a hydrant are required to be 26 ft wide.
-Additional fire lane requirements are triggered for buildings greater than 30' in height. Refer to Appendix D105 of the International Fire Code.
-Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
-Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved turnaround area for fire apparatus.
-Dead-end roads shall not exceed 660 feet in length without providing for a second point of access.
-The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

-Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.
-Fire lane to be identified by red curb and/or signage, and maintained unobstructed at all times.
-Fire lane sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

-In Block 6 between lots 34 and 35, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft.

-In Block 5 between lots 4 and 5, the center access road is only 20 ft wide. This access leads to an aerial access road and will need to meet the aerial access requirement of 26 ft. Block 4 between lots 18 and 19, is not currently used for aerial access unless it is provided for buildings 33 and 34 from the alley.

- On the side access road of building 7, the width is only 24 ft. This will be used as aerial access so it will need to be 26 ft wide.

- The intermediate hammerhead between building 4 and 5 is only 20 ft wide. This is part of an aerial access road and will need to be 26 ft wide

-Many of the alley access entrance corners do not meet the required turning radius.

Department: Internal Services
Contact: Katy Hand, , khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1 Comment Originated: 11/29/2021

11/29/2021: TOWNHOMES:

1. FOR FDP: Provide a site-wide accessibility plan in accordance with state accessibility requirement CRS 9-5 (Title 9). Show how required points will be met (preliminary is fine). On the site plan show:
   a. Which units will be accessible?
   b. What type/level of accessibility?
   c. How accessibility points are being achieved?
   d. Plan grading accordingly for accessibly main door entrance.
   e. Accessible/adaptable units provided should be dispersed across the development and in different building types.
2. Attached single-family and two-family townhomes are required to be fire sprinkled per local amendment and must provide a P2904 system min and provide fire rated wall per R302. Determine what water line size will be provided to dwellings so the fire-sprinkler system can be designed.
3. provide 3ft setback from the furthest projecting element to property line or provide fire rated walls/ projections and openings, must be limited/fire protected per chap 3 of the IRC
4. (2) 1hr walls (i.e.) 2hr fire barriers constructed between townhomes should be continuous to the roof deck and furthest projecting element per current IRC

and local amendments (this includes covered patios and decks).
5. Gas lines cannot run through the interior building to adjacent units.
6. New homes must provide PV ready. Townhomes with attached garages must be EV ready – (conduit in place).
7. Bedroom egress windows or doors (emergency escape openings) required in all bedrooms.
8. Each townhome unit will require an separate air tightness test for certificate of occupancy passing at 3ACH. Consider air barrier details between units for the building design.

Comment Number: 2 Comment Originated: 11/29/2021

11/29/2021: SINGLE FAMILY DETACHED HOUSES:
1. Roof overhangs located closer than 5ft to the property lines must be fire protected per current code.
2. Homes must be PV ready. Homes with attached garages must be PV ready.
3. Dwellings and garages must be located 5ft min to property line or be constructed with fire rated walls with limited/no openings.

Comment Number: 3 Comment Originated: 11/29/2021

11/29/2021: FOR BUILDING PERMIT:
Please visit our website for current adopted codes, local amendments, and submittal requirements. Note: 2021 Building Codes will be adopted early 2022
https://www.fcgov.com/building/application.php
https://www.fcgov.com/building/codes.php
https://www.fcgov.com/building/energycode

Comment Number: 4 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
A licensed general contractor and licensed subcontractors are required

Comment Number: 5 Comment Originated: 11/29/2021

11/29/2021: INFORMATIONAL:
Each detached structure requires a separate permit, this includes carports, bike shelters, trellises, pergolas and garage buildings, and shade structures, maintenance buildings, and play structures.

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

Topic: General

Comment Number: 2 Comment Originated: 12/02/2021

03/28/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
02/14/2022: INFORMATION ONLY:
Unless required during PDP, a complete review of all plans will be done at FDP.
12/02/2021: FOR FINAL APPROVAL:
Unless required during PDP, a complete review of all plans will be done at FDP.

Topic: Plat

Comment Number: 1 Comment Originated: 12/02/2021

03/28/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

02/14/2022: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

12/02/2021: FOR HEARING:
Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter. If you have any specific questions about the redlines, please contact John Von Nieda at 970-221-6565 or jvonnieda@fcgov.com

Brownstein

Brownstein Hyatt Farber Schreck, LLP
303.223.1100 main
410 Seventeenth Street, Suite 2200
Denver, Colorado 80202

April **[__]**, 2022

Carolynne C. White
Attorney at Law
303.223.1197 direct
cwhite@bhfs.com

Marcus McAskin
City of Fort Collins
281 N College
Fort Collins, CO 80524

RE: May 2, 2022 Type I Hearing, City of Fort Collins (the "**City**") – Sanctuary on the Green Project Development Plan Application (the "**Application**")

Dear Mr. McAskin:

We represent Solitaire Homes LLC and Solitaire Homes East LLC (collectively, "**Applicant**"), the owner of the property located at the northwest corner of Laporte Avenue and North Taft Hill Road (the "**Property**"), with respect to the Sanctuary on the Green Project Development Plan Application (the "**Application**"). The purpose of this letter is to set forth a summary of how the Application meets the criteria for approval of a Project Development Plan ("**PDP**") under the Fort Collins Land Use Code (the "**LUC**") in order to assist in your review of the Application.

I. BACKGROUND AND HISTORY

The Property consists of approximately 41.34 acres located in the northwest of Fort Collins and is currently zoned L-M-N Low Density Mixed-Use Neighborhood ("**L-M-N**") district. The New Mercer Ditch traverses the property. The Property is currently undeveloped and vacant, and the prior land use on the Property was farming and haying.

The proposed project was originally called Sanctuary West and covered the 27 acres west of the New Mercer Ditch. Sanctuary West was originally planned in 2007, with Final Development Plans submitted in 2011. In 2018, 14 acres east of the New Mercer Ditch were annexed into the City and combined with the west parcel to create the Property that is the subject of this Application.

Now, the Applicant seeks PDP approval to develop a residential community on the Property called Sanctuary on the Green, composed of alley-loaded single family dwellings, two-family dwellings and single-family attached dwellings for a total of 212 dwellings and an overall density of 5.13 dwellings per gross acre.

This project is the culmination of nearly 15 years of ongoing planning, including dialogue and engagement with the existing community, in order to determine the optimal development program for this Property. The different housing types will create smaller neighborhoods within the development,

each of which will have its own amenities in addition to shared community gathering spaces located throughout the site, including a Neighborhood Center (defined below). The project will provide 453 parking spaces for the Property. The project will also include a park and 24.83 acres of open space.

Within a half mile of the Property is a medical clinic, a laundromat, a convenience store with gasoline sales, multiple churches, an elementary school, and a high school. This neighborhood will add to those public amenities with its own amenities, which will include the Neighborhood Center. The Neighborhood Center will consist of a mixed-use building located on the eastern edge of the Property that will include leasable spaces for commercial tenants, a clubhouse for the community featuring a fitness room, a kitchen, a large gathering space, a community bulletin/informational posting area, a playground and a public park, which will connect to a trail network that winds through the development and provides over fifteen acres of open space corridors through the Property. The Neighborhood Center may also incorporate a large outdoor gathering space with a plaza and a firepit.

A Preliminary Design Review for the Application was held on June 13, 2018. On February 13, 2019, the Applicant submitted an initial application for Sanctuary on the Green (the "**Prior Application**"), which was the subject of a hearing before the Planning and Zoning Commission on June 17, 2021, but although the Prior Application met all of the criteria for approval of a PDP in the LUC, the Applicant withdrew the Prior Application before a decision had been made in order to incorporate feedback from the neighborhood and the Planning and Zoning Commission. The revised Application before you today reflects such feedback, most notably through the removal of multi-family dwellings and a decrease in overall density.

The Applicant respectfully requests approval of the Sanctuary on the Green PDP, including one Alternative Compliance Plan (defined below) and two modifications of standards, all as described in more detail below.

II. NEIGHBORHOOD OUTREACH

As part of the Prior Application, an initial neighborhood meeting was held on June 27, 2018. The annexation of the 14 acres east of the New Mercer Ditch and the PDP that is the subject of this Application were discussed at that meeting. In August 2018, in response to that neighborhood meeting, the Applicant published a newsletter, attached hereto as Exhibit A, to reflect the key neighborhood concerns that had been voiced and the Applicant's responses to those concerns. Although the Applicant had originally planned to request that the newly annexed portion of the Property be zoned to M-M-N (Medium Density Mixed-Use Neighborhood District), in response to the community's concerns, the Applicant decided to request lower-density L-M-N zoning. Similarly, in response to community concerns about a proposed long-term senior facility on the Property, the Applicant chose instead to pursue residential development permitted by L-M-N zoning. The concerns voiced at the meeting included:

- Wetlands preservation
- Local flooding during downpours
- Protecting wildlife habitat
- Traffic impacts at the schools
- Density not consistent with City's Northwest Sub-Area Plan
- Maintaining a rural feel
- Keeping Open Spaces
- Preserving foothill views
- Allow Walking/Biking Trails to school
- The importance of creating sidewalks
- Condos and Row Homes lacked a rural feel

In response, the Applicant proposed and implemented in the Application the following solutions:

- Protect & maintain the wetlands in place
- Enhance habitat with planting and adding adjacent Open Space
- Improve stormwater channels and detention ponds
- Improvements will follow traffic study recommendations.
- Changed Annexation Request to L-M-N
- Proposed Low Density L-M-N to be compatible with Area Plan
- Open Space is a priority
- Modern farmhouse architecture and craftsman designs to create consistency with surrounding house types
- Added Neighborhood Center to enhance community
- Building footprints will not exceed L-M-N regulations
- Design and install Soldier Creek Extensions, new greenway
- Adding sidewalks next to streets
- Increased diversity of housing product type to meet City needs and plan goals

In addition to that larger neighborhood meeting, the Applicant met with a small group of interested residents on September 24, 2018 and participated in several one-on-one meetings to gather feedback about the proposed development from the current residents. The initial letter promised a second newsletter to follow, and that second newsletter, attached hereto as Exhibit B, was provided to the community in February 2019, describing the PDP and sharing a draft of the proposed site plan.

A second neighborhood meeting was held on March 7, 2019 to update the neighborhood regarding changes to the proposed PDP. In response to community concerns about local raptor nests, the Applicant performed a nesting survey, which concluded that no raptor nests were found to be located in any of the trees on the Property.

Another virtual neighborhood meeting was held on September 14, 2021 to update the neighbors on the Applicant's changes to the PDP since the last meeting. These changes included rotating buildings away from the neighbor homes, adjusting building heights, creating a larger open space and further decreasing the Project density.

In response to neighborhood concerns, the Applicant has reduced the density of the development six times since its inception. Most recently, the Applicant included a Neighborhood Center and removed the multi-family dwellings, replacing them with single-family attached dwellings.

On April 20, 2022, the Applicant sent the neighbors a newsletter informing them of the further changes to the PDP. The newsletter addresses each of the concerns raised at the last meeting, and provides a description of how the Applicant has considered the concern.

Overall, the Applicant has made every effort to keep the neighborhood abreast of updates to the PDP and respond to community concerns throughout the Application process.

III. **ANALYSIS**

A. **Compliance with the Standards of the LUC**

The LUC requires that the Application must comply with all applicable General Development Standards set forth in Article 3 of the LUC and all applicable District Standards set forth in Article 4 of the LUC. An analysis follows of how the Application complies with all of these requirements.

1. LUC Division 3.2 – Site Planning and Design Standards

a. *LUC Section 3.2.1 – Landscaping and Tree Protection*

The purpose of this standard is to demonstrate a comprehensive approach to landscaping to enhance the appearance and function of the neighborhood, structures, and pedestrian environment. The Application complies with the requirements of LUC Section 3.2.1, in part by inclusion of the following:

- Street Trees. The Application provides trees at the appropriate spacing, size, diversity, and species in accordance with Larimer County Urban Area Street and LUC standards.
- 692 trees consisting of deciduous and coniferous species, distributed as required by LUC standards.
- Mulched planting beds with ornamental grasses, coniferous and deciduous shrubs, and perennials.

- 45 trees or tree groupings removed with 89 mitigation trees and 421 mitigation shrubs provided.

b. *Section 3.2.2 – Access, Circulation, and Parking*

The purpose of this standard is to ensure that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the proposed project and to and from surrounding areas safely and conveniently. Development projects must also contribute to the attractiveness of the neighborhoods.

Here, the Application complies with the requirements of this section. The Application indicates on-site walkways, curb-cuts, sidewalk ramps, emergency access, and parking layouts that comply with the relevant standards. For the residential uses, 400 off-street parking spaces are required; 453 are provided. Thus the Application provides more than the required minimums for its facilities.

All parking is appropriately set back from rights-of-way. Off-site access to pedestrian and bicycle destinations is provided as required by the LUC. The Application also proposes the eight-foot wide Soldier Creek Neighborhood Trail, which will be available for public use but privately constructed and maintained at no cost to the City or existing residents. Further detail regarding parking, access and circulation is addressed later.

c. *LUC Section 3.2.3 – Solar Access, Orientation, Shading*

The purpose of these standards is to encourage active and passive solar energy systems, and the right to solar access is protected by these standards. At least 65% of the lots less than 15,000 square feet in single- and two-family residential developments must conform to the definition of a "solar-oriented lot."

Here, the Application provides that 72% of the lots less than 15,000 square feet in single- and two-family residential developments (i.e., 42 lots out of 58) comply with the definition of a "solar-oriented lot." Also, the physical elements of the Application are located and designed to comply with the shading requirements of this section. Therefore, the Application complies with the requirements of this section.

d. *LUC Section 3.2.4 – Site Lighting*

The purpose of this section is to set forth standards to prevent exterior lighting from adversely affecting the properties, neighborhood, or natural features adjacent to the development.

The initial photometric plan included in the Application demonstrated compliance with the minimum and maximum lighting levels set forth in the LUC. However, the LUC has since been updated. The

Applicant has been working with staff on the updates and an updated photometric plan demonstrating compliance with the LUC will be submitted following the hearing.

e. *LUC Section 3.2.5 – Trash and Recycling Enclosures*

The purpose of this section is to ensure the provision of areas for collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable materials, and recyclable matter, which areas are also compatible with surrounding land uses. This section applies to new commercial structures, including the commercial areas of the Neighborhood Center.

The Application will provide adequately sized trash and recycling containers to accommodate the collection, separation, storage and pickup of trash and recyclable materials to serve the reasonably anticipated needs of the Neighborhood Center. The Application will therefore comply with the applicable standard in this section.

2. LUC Division 3.3 – Engineering Standards

a. *LUC Section 3.3.1 – Plat and Development Plan Standards*

This section requires that the Applicant dedicate rights-of-way for public streets, drainage easements, and utility easements as needed to serve the area being developed. Where a part of an existing road abutting or within the tract is being developed, the Applicant must dedicate additional rights-of-way as necessary to increase the roadway to the minimum width required under the LUC.

The Application complies with the requirements of this section. The Applicant will dedicate on-site and off-site easements prior to approval of the Final Development Plan. The Application shows public rights-of-way to be constructed by the Applicant.

b. *LUC Section 3.3.2 – Development Improvements*

The purpose of this section is to set forth the requirements that must be met before the certification of a final plat. This section is inapplicable to the Application, because approval of the final plat by the City Engineer will be completed at the Final Development Plan stage.

c. *LUC Section 3.3.3 – Water Hazards*

The purpose of this section is to set forth requirements for lands which are subject to flooding or located in a natural drainageway. The Property is not within a FEMA flood zone, but portions of the Property are located within the City-designated West Vine Basin flood zones. The Property is also located within the West Vine Master Drainage Basin, although according to the Preliminary Drainage and Erosion Control Report for Sanctuary on the Green performed by Northern Engineering and dated January 19,

2022 (the "**Drainage Report**") included with the Application, there are no major drainageways within the Property. The Application also provides for the construction of drainage corridors to help alleviate flooding in the area.

The Application complies with this section to the extent it is applicable. The Drainage Report describes the four-step process to minimize adverse impacts on urbanization of receiving waters and describes how the Application complies with the West Vine Basin Master Plan, as required by the LUC. This development will also implement the portions of the City's regional plan that apply on this site. In addition, rain gardens and storm water detention are provided to prevent any flooding on-site or downstream. The Applicant has worked with the City Utilities Stormwater Department for more than a year to bring the Application into compliance with the revised City flood plain map and has met the requirements of the Stormwater Department through close collaboration between the City Stormwater Department and the Applicant's engineers. The Application helps to achieve stabilized drainageways by providing water quality treatment where none previously existed, which removes sediment with erosion potential from downstream drainageway systems.

The Drainage Report concludes that offsite basins will be conveyed through the Property by a regional channel running through the center of the Property and then along the northern portion of the Property. The Application provides accommodation for the future regional channel by providing large open space tracts running through the center of the Property that will be used for detention until the regional channel is completed. The Project provides this essential capital improvement – one that the City is estimated to take twenty years or more to realize – at its own expense. Once the regional channel is completed, onsite detention will not be necessary as the regional channel will serve as the outfall for the Property and will convey fully developed onsite flows. The Project's proposed drainage design will effectively limit any potential damage associated with its stormwater runoff by providing detention and water quality mitigation measures, and is also consistent with the requirements for the West Vine Basin Master Plan.

d. *LUC Section 3.3.4 – Hazards*

This section does not apply to the Application.

e. *LUC Section 3.3.5 – Engineering Design Standards*

This section does not apply to the Application. However, at the appropriate time, the Sanctuary on the Green project will comply with all design standards, requirements and specifications for all requested services.

3. LUC Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

a. *LUC Section 3.4.1 – Natural Habitats and Features*

The standards in this section require, to the maximum extent feasible, that the Application be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals inhabiting them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features.

An Environmental Characterization Study was completed by Cedar Creek Associates, Inc., with field work completed in July 2018. The report was issued in January 2019, revised in September 2020 and again updated in February 2022 ("the "**ECS**"). The report indicated various natural resources on the Property including the following three wetlands: (1) the Fort Collins Wetland (0.90 acres), (2) the Cherry Wetland (0.14 acres), and (3) the Laporte Wetland (0.39 acres). Because these wetlands are not used significantly by waterfowl or shorebirds, the size of the wetland determines the appropriate buffer standards, according to the LUC. For wetlands less than 1/3 acre in size a 50' buffer is applied and for wetlands greater than 1/3 acre in size, a 100' buffer is applied. The New Mercer Ditch located on the Property is also required to have a 50' buffer measured from the top of bank. These buffer areas altogether result in a cumulative buffer area on the Property of 6.93 acres, including the area containing the wetlands and New Mercer Ditch. In total, the Application proposes a cumulative buffer area of 10.49 acres, which is 58% of the total site and 50% greater than what is required by the LUC. The Sanctuary on the Green Natural Habitat Buffer Zone Performance Review, dated March 24, 2021, prepared by Ripley Design and included in the Application, describes in detail how the buffer meets each of the Natural Habitat Buffer Zone ("**NHBZ**") performance standards set forth in LUC Section 3.4.1(E)(1).

Because of the prior farming use, the Property features little native plant material, as described in more detail in the ECS. All existing trees on the Property were identified, and the tree mitigation plan included in the Application demonstrates which trees are to be moved and how they are to be mitigated. Tree groves identified as habitat by the City Forester will be mitigated within the NHBZ and open space areas. Within the NHBZ zones, existing non-native aggressive plant material will be replaced with more diverse native plants. The Application also provides for enhanced habitat pockets with shrub and tree plantings. The Application complies with the requirements of this section.

b. *LUC Section 3.4.2 – Air Quality*

This section does not apply to the Application.

c. *LUC Section 3.4.3 – Water Quality*

This section requires that the Application be designed so that precipitation runoff from the site is treated in accordance with the criteria set forth in the *Stormwater Criteria Manual.*

Here, the Application complies with this standard, as described in detail in the Drainage Report included with this Application.

d. *LUC Section 3.4.4 – Noise and Vibration*

This section does not apply to the Application.

e. *LUC Section 3.4.5 – Hazardous Materials*

This section does not apply to the Application.

f. *LUC Section 3.4.6 – Glare or Heat*

This section does not apply to the Application.

g. *LUC Section 3.4.7 – Historic and Cultural Resources*

This section does not apply to the Application. Based on a comment by Maren Bzdek from February 19, 2019 in the Comment Responses for the Sanctuary on the Green PDP, the Applicant completed the pre-submittal requirement to provide for the historic survey of the only two properties adjacent to the site that were deemed potentially eligible for local landmark designation, and because neither one has sufficient historic integrity to qualify for designation, no further historic review is required for the Application.

h. *LUC Section 3.4.8 – Parks and Trails*

This section requires that new PDPs provide for, accommodate, or otherwise connect to, either on-site or off-site, the parks and trails identified in the Parks and Recreation Master Plan and Policy Plan.

Here, the Parks and Recreation Master Plan and Policy Plan do not propose a park on the Property or identify the Property as a potential park site. Nonetheless, the Application does propose a park on the east side of the Property to further enhance the community's access to green spaces.

There is the existing Soldier Creek Trail at the northeast corner of the Property. The Application demonstrates additional Soldier Creek Trail improvements will connect to the existing trail. The Application proposes multiple paths that will connect the proposed project and the existing

neighborhoods north of the Property with the neighborhoods and uses such as the church and Poudre High School to the south of the Property. The Application complies with the requirements of this section.

i. *LUC Section 3.4.9 – Health Risks*

This section does not apply to the Application.

4. LUC Division 3.5 – Building Standards

a. *LUC Section 3.5.1 – Building and Project Compatibility*

The purpose of this section is to ensure that new developments in or adjacent to existing developed areas are compatible with the established architectural character and other physical and operational characteristics of the area by employing complementary design strategies. Buildings must be either similar in size or height or, if large, articulated and subdivided into massing that is proportional to the mass and scale of other structures. Building materials must be similar to the materials used in the neighborhood, and color shades should be used to facilitate blending into the neighborhood.

With respect to the neighborhood surrounding the Property, the City of Fort Collins Natural Areas Department owns the land to the north of the Property, and unincorporated Larimer County neighborhoods are located to the west. Detached single family homes are located to the south along Laporte Avenue. The architectural plans included with the Application demonstrate compatibility with the surrounding neighborhoods. The proposed buildings are compatible with surrounding development in terms of building size and height, building materials, and colors. The proposed buildings are compatible in terms of height with the two-story structures in surrounding neighborhoods because the proposed buildings are a maximum of three stories tall and incorporate features such as step-downs from three to two stories on the sides that increase compatibility; additionally, the proposed buildings are particularly compatible with the homes to the north that have walk-out basements and appear to be three stories tall when viewed from the Property. The Project also utilizes the architectural styles of the surrounding neighborhoods, which include both modern farmhouse and craftsman. The Application complies with the requirements of this section.

b. *LUC Section 3.5.2 – Residential Building Standards*

The purpose of this section is to promote variety, visual interest, and pedestrian-oriented streets in residential development. In general, a high priority must be placed on building entryways and their relationship to the street. Pedestrian usability must be prioritized over vehicular usability. Buildings must also include human-scaled elements, architectural articulation, and design variation.

Single-family detached and single-family attached in groups of two, and two-family dwellings must comply with requirements for housing model variety and variation among buildings such that

developments with 100 or more of the aforementioned housing types must have at least four different types of housing models, and developments containing fewer than 100 must have at least three different types of housing models. The housing models must each have three characteristics that distinguish them from other housing models. The building design variation summary included in the Application demonstrates that the required amount of housing models and distinguishing characteristics are provided. Within the single family attached types, three building designs are required, but to allow compliance with the requirement that two similar building designs cannot be adjacent, eleven different building designs are proposed, which vary by the number of stories, roof lines, materials, porch configurations, unit mixes within buildings, and colors. The Building Design Variation sheet describes in detail how the requirements of this section are met.

The Application requests a modification to LUC Section 3.5.2(D) with respect to the orientation to a connecting walkway. The Application complies with the requirements for a modification, as described in more detail below. With the requested modifications, the Application complies with the requirements of this section.

c. *LUC Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings*

The purpose of this section is to promote the design of an urban environment that is built to human scale.

The Application provides for a Neighborhood Center with significant architectural interest and attractive street fronts and walkways at a pedestrian scale. The 3,000 square foot Neighborhood Center matches the scale of the residential buildings and is only one-and-a-half stories in height. The Application provides for building architectural elevations utilizing gable roof forms, lap siding, board and batt siding, singles and standing seam roofing. All of the proposed materials and forms can be found throughout the existing neighborhoods, as well as within the proposed development.

The Neighborhood Center features two attractive separate entrances that face the public right-of-way and open directly onto pedestrian and bike access. Pedestrian and bike access to the Neighborhood Center is provided by the network of walkways connecting Taft Hill Road and the public trail system. Vehicular access is provided by the local residential road network that connects to Taft Hill Road to the east and Laporte Avenue to the south. The Application is compliant with the requirements of this Section.

d. *LUC Section 3.5.4 – Large Retail Establishments*

This section does not apply to the Application.

e. *LUC Section 3.5.5 – Convenience Shopping Center*

This section does not apply to the Application.

5. LUC Division 3.6 – Transportation and Circulation

a. *LUC Section 3.6.1 – Master Street Plan*

The purpose of this standard is to provide for or accommodate the streets and transportation facilities identified on the Master Street Plan that are within the limits of development.

The Application sets forth improvements and plans to improve connectivity for vehicles, bicycles, and pedestrians through a number of proposed roads and trails. A local street will bridge over the New Mercer Ditch and connect Laporte Avenue to Taft Hill Road, which street will feature an oversized 57' right of way to allow space for parking on both sides of the street adjacent to the single-family attached dwellings. The Application also provides for land dedication for the improvements required to improve Taft Hill Road to a two-lane arterial. The Application complies with the Streets Master Plan with proposed changes anticipated to be adopted prior to PDP approval. The Application demonstrates overall compliance with Streets Master Plan and provides safe and convenient access.

The following improvements are also set forth in the Application:

- An eight-foot wide trail will connect the Soldier Creek Trail from Cherry Street to Laporte Avenue allowing students to access the high school, middle school and elementary school more conveniently.

- The Application provides a three new bicycle and pedestrian connections to Laporte Avenue where none exist currently.

- Detached sidewalks will be provided along Laporte Avenue and Taft Hill Road where the property abuts these streets.

- Two pedestrian bridges will cross the New Mercer Ditch. The southern bridge will allow a connection through the proposed park to Taft Hill Road.

- A network of Major Walkway Spines (defined below) lead to front doors of the dwellings that face open space. All these walks are six feet wide and lined with trees. Intermediate walks connect the public sidewalks to these Major Walkway Spines.

b. *LUC Section 3.6.2 – Streets, Streetscapes, Alleys and Easements*

The purpose of this section is to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City.

The Application demonstrates that rights-of-way for the transportation system are sufficient for the proposed infrastructure. Construction and maintenance responsibilities for the proposed infrastructure are clearly identified. The Application is in compliance with the requirements of this section.

c. *LUC Section 3.6.3 – Street Pattern and Connectivity Standards*

The intent of this standard is that the local street system be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians, and emergency vehicles). The street configuration within each parcel should also contribute to the street system of the neighborhood.

The local street system will accommodate all modes. The local street system will contribute to the larger neighborhood network to the maximum extent feasible.

A request for alternative compliance is requested with respect to the requirements of LUC 3.6.3(D) as described in more detail below. Otherwise, the Application complies with the requirements of this Section.

d. *LUC Section 3.6.4 – Transportation Level of Service Requirements*

This section standard requires that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or includes appropriate mitigation of impacts, for all travel modes.

The Sanctuary on the Green Transportation Impact Study dated November 2021 (the "**Traffic Study**") shows a variety of existing Level of Service ratings ranging from A to E on certain turning movements of the four intersections surrounding the Property. Three of the four intersections are rated A overall with the Taft Hill / Laporte intersection rated B in the morning and C in the afternoon. The Traffic Study found that all the turning movements and intersections comply with national standards and the Fort Collins operation criteria, and will continue to do so with the addition of this development. The short range and long range total peak hour traffic continues to operate acceptably and does not cause any movements to fail to meet the Fort Collins operational criteria. As a requirement of an arterial road, the Application provides that a center turn lane will be constructed on Taft Hill Road to mitigate turning impacts by the additional cars caused by the proposed development. The Application complies with the requirements of this section.

e. *LUC Section 3.6.5 – Bus Stop Design*

This section does not apply to the Application.

f. *LUC Section 3.6.6 – Emergency Access*

The purpose of this standard is to provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services. All emergency access ways, easements, rights-of-way, or other rights required to be granted pursuant to the Uniform Fire Code must include not only access rights for fire protection purposes, but also for all other emergency services.

The project has been reviewed by Poudre Fire Authority ("**PFA**") and meets the needs and requirements of PFA regulations.

6. LUC Division 3.7 – Transportation and Circulation

a. *LUC Section 3.7.1 – General*

This section does not apply to the Application, except as set forth below with regards to LUC Section 3.73.

b. *LUC Section 3.7.2 – Contiguity*

This section does not apply to the Application.

c. *LUC Section 3.7.3 – Adequate Public Facilities*

The purpose of the adequate public facilities management system is to establish an ongoing mechanism that ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.

This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.

Each district in which the Property is located has commented on the project and has found that the existing infrastructure can serve the proposed project.

7. LUC Division 3.8 – Supplementary Regulations

The Application and project as a whole shall comply with all applicable supplementary regulations set forth in this division.

8. Other LUC Article 3 Divisions

The standards of Division 3.9 – Development Standards for the I-25 Corridor, Division 3.10 – Development Standards for the Transit-Oriented Development (TOD) Overlay Zone, and Division 3.11 – Development Standards for the South College Gateway Area are not applicable to the Application.

9. LUC Division 4.5 – Low Density Mixed-Use Neighborhood District (L-M-N)

The purpose of this section is to set forth the standards for the L-M-N district.

The uses proposed in the Application include single-family detached dwellings, two-family dwellings, and single-family attached dwellings, and are all permitted in the L-M-N district subject to administrative review.

Pursuant to the LUC, the maximum density permitted by the LUC is 9 dwelling units per gross acre, and the Application sets forth 5.13 dwelling units per gross acre. The minimum average density required by the LUC is four dwelling units per net acre and the Application sets forth 7.13 dwelling units per net acre. Therefore, the Application complies with the density requirements.

The maximum height of one-, two-, and three-family dwellings is 2.5 stories. The Application demonstrates compliance with these maximum heights.

Section 4.5(D)(3) also requires that the farthest a resident must travel to access an on-site Neighborhood Center is 3,375 feet, measured along street frontage. The Application is compliant with this requirement. A "**Neighborhood Center**" is defined in Section 5.1.2 of the LUC as "a combination of at least two (2) uses[1] and an outdoor space, which together provide a focal point and a year-round meeting place for a neighborhood as listed in the Low Density Mixed-Use Neighborhood zone district." The Neighborhood Center fits this definition by combining residential and commercial uses, an outdoor plaza area, and other amenities, all of which will provide a focal point and year-round meeting place for the neighborhood. The Neighborhood Center will be located within the development directly adjacent to a public right-of-way. Entrances to the Neighborhood Center will connect to the public trail system that winds through the development. The Neighborhood Center includes a mixed-use building, consisting of 3,000 square feet, designed with separate entrances facing the public right-of-way,

[1] The following uses are permitted uses pursuant to Section 4.5(B)(2)(c)(1)-(4): mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro-brewery/distillery/winery, adult day/respite care centers and child care centers.

separate utilities and demising walls between uses to ensure that the clubhouse and the tenant spaces remain separate. Tenants slated to rent the commercial spaces include the following permitted uses in the L-M-N that will complement the residential uses: retail; convenience retail; personal and business service shops; small animal veterinary clinic; office; financial services; clinic; child care center; limited indoor recreations; dog day care; and a music studio. The proposed outdoor plaza area has the potential to function as a flex space for an open-air farmers market. The park adjacent to the Neighborhood Center includes a playground and open park area which qualify as a recreation facility. In compliance with the LUC parking requirements of two spaces per 1,000 building square feet, the Neighborhood Center will provide six parking spaces.

The Application complies with all of the requirements of this section, except that the Application requests a modification to the requirements of Section 4.5(D)(2)(a)(3) regarding housing types, as set forth in more detail below.

B. **Compatibility with City Plans**

The City Plans applicable to the Property are the Fort Collins City Plan adopted in 2019 ("**City Plan**") and the Northwest Sub Area Plan. The Application is compatible with both of these plans.

1. City Plan

The City Plan identifies the Property as "Suburban" on the Structure Plan map in the City Plan. The Suburban neighborhood type is defined as predominantly single-family attached housing combined with Neighborhood Centers that may serve as focal points in the neighborhood, and amenities and infrastructure that encourages walking and biking. The Application, by providing predominantly single-family attached housing and a Neighborhood Center with multiple routes for safe walking and biking, is compatible with the vision of the City Plan.

The Application complies with numerous policies and principles in City Plan. To provide some examples:

- Policy LIV 2 – Promote infill and redevelopment.
- Policy LIV 3.1 – Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind.
- Policy LIV 3.2 – Provide for access to outdoor spaces.
- Policy LIV 4.1 – Encourage creativity in the design and construction of new neighborhoods that provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces.

- Policy LIV 5.1 – Encourage a variety of housing types and densities.

- Policy LIV 9 – Encourage development that reduces impacts on natural ecosystems and promotes sustainability and resilience.

- Policy CR 2.1 – Maintain and facilitate the development of a well-balanced system of parks, trails, natural areas and recreation facilities.

- Policy CR 2.2 – Support an interconnected regional and local system of parks, trails and open lands.

- Policy CR 2.3 – Maintain effective public and private partnerships to provide a comprehensive system of parks, common open land and outdoor spaces.

- Policy ENV 1.3 – Conserve, protect and enhance natural resources by directing development away from natural features to the maximum extent feasible and integrating natural systems as part of the built environment to improve habitat in urbanized areas.

- Policy SC 4.2 – Promote neighborhood and community design that encourages physical activity by establishing easy and equitable access to parks and trails.

- Policy T 2.3 – Develop a layered network for Fort Collins that designates a continuous, connected, efficient, convenient and comfortable network for bicycling, walking, transit and vehicles.

- Policy T 7.3 – Provide an attractive, safe environment for pedestrians, bicyclists and drivers on neighborhood streets.

The Application is compatible with many more principles and policies in the City Plan, as set forth in more detail in the City Plan Analysis included in the Application. However, the Northwest Sub Area Plan is the more relevant and specific City Plan that applies to the Property.

2. Northwest Sub Area Plan

The Northwest Sub Area Plan was created to retain and enhance the existing character of the area, which is described as "an eclectic mix of styles," including subdivisions and neighborhoods intermixed with fields and farms. The Framework Plan within the Northwest Sub Area Plan identifies the Property as "Low-Density Mixed-Use Neighborhood," which is defined as a transition between Old Town neighborhoods and lower density subdivisions to the west. The Northwest Sub Area Plan envisions this area as a "visually attractive, pedestrian friendly" neighborhood with nearby amenities. Therefore, the

Application fulfills the vision set forth in the Northwest Sub Area Plan because the Application provides exactly that - attractive, pedestrian-friendly lower density housing.

The Application complies with many of the goals, policies, and strategies of the Northwest Sub Area Plan, as described in detail in the Project Information and Design Narrative. Examples include:

- LU-1 Neighborhood Character Retained
- LU-1.1 Stable County and City Neighborhood
- LU-1.3 Low Intensity Residential Development
- LU-1.4 Compatible Infill in L-M-N Residential Areas
- OL-1 Open Lands and Conserved Resources
- OL-1.2 Soldier Creek Restoration
- OL-1.3 Property Rights and Conservation – Balance the rights of property owners with the community's desire for conservation.
- P-1 Access to Neighborhood Parks and Recreation Facilities
- P-2 Connected system of trails
- P-2.2 Local Neighborhood Connections as Safe Routes for Travel
- P-2.3 Soldier Creek Trail
- T-1.1 Local Trail Connections in Addition to Street Connections
- U-2 Reduce Flood Risk
- U-2.3 Development Complies with Floodplain Regulations to Avoid Hazards
- AD-1 Unique Image and Identity

The Application fulfills many more of the principles and policies in the Northwest Sub Area Plan, as set forth in more detail in the Project Information and Design Narrative. However, the above list demonstrates the extent to which the Application is compatible with the Northwest Sub Area Plan.

3. Housing Strategic Plan

The Fort Collins Housing Strategic Plan (the "**Housing Strategic Plan**"), adopted in March 2021, sets out an ambitious vision that seeks to overcome the affordable housing crisis by implementing an adaptive approach to housing. The Housing Strategic Plan recognizes the growing gap between incomes and housing prices, the lack of supply for the lower- and middle- income levels and the lack of incentives and funding to bridge these gaps.

The Project furthers the goals of the Housing Strategic Plan by providing stable and affordable housing that seeks to bridge the gap between incomes and housing prices. The Application proposes houses in the $300,000.00-$450,000.00 range, thus providing affordable housing options for those making between 80 and 120 percent of the area median income, which in Fort Collins is $95,900 for a family of four.

The Application furthers many of the goals and visions of the Housing Strategic Plan. Examples include:

- Creating and Preserving Affordable Housing
- Enhancing Housing Stability
- Promoting Healthy Neighborhoods and Housing
- Increasing Housing Supply and Affordability
- Increasing Access to Areas of Opportunity

The Application furthers many other goals and visions of the Housing Strategic Plan. However, the above list demonstrates the extent to which the Application is compatible with the Housing Strategic Plan.

C. **Request for Alternative Compliance with LUC Section 3.6.3**

The Application requests approval of an alternative compliance plan (the "**Alternative Compliance Plan**") for compliance with the following requirements in the LUC at the request of the neighbors:

3.6.3 - Street Pattern and Connectivity Standards

(D) Spacing of Limited Movement Collector or Local Street Intersections With Arterial Streets Additional non-signalized, potentially limited movement, collector or local street intersections with arterial streets shall be spaced at intervals not to exceed six hundred sixty (660) feet between full movement collector

or local street intersections, unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.

(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land.

The Applicant requests that local street connections to adjacent arterial streets may be provided where possible, even if such connections do not meet the interval requirements of LUC Section 3.6.3. The Alternative Compliance Plan will create new pedestrian and bicycle connections to the adjacent arterial streets, to adjacent neighborhoods, and to the Solider Creek Trial. As required by Section 3.6.3(D), this request for an Alternative Compliance Plan is based on constraints such as unusual topographic features, existing development, natural areas, and other constraints including the shape of the Property, the New Mercer Ditch, existing wetlands, and floodplain constraints. Such constraints include, specifically:

- On the northwest corner of the site this project is adjacent to a City of Fort Collins drainage easement (reception no. 98110267) which will be in use indefinitely.

- The City of Fort Collins also has a stormwater and drainage easement (reception no. 99058224) on this property where Webb Avenue, Irish Drive and North Impala Drive dead end. Within the easement area is a large detention basin that is in use and contains the flows of the floodway and floodplain.

- A third stormwater drainage easement (reception no. 99058225) is located along the north portion of the site on the western side. At that location, Cherry Street dead ends half onto this project site and half onto City of Fort Collins Natural Areas land. City-owned land that is utilized for storm water management borders the rest of the Property to the north, and there are no street stubs located across that land to tie into with this project.

- The existing drainage easements prevent street connections to the north.

- Opportunities to provide local street connections to Laporte Avenue are largely prevented by existing development.

- In areas where existing development doesn't prevent street connections along Laporte Avenue, existing wetlands prevent it. To avoid filling wetlands, the best alternative is to provide a

pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist, but would allow for a street connection in the future if wetland circumstances change.

- The New Mercer Ditch prevents east/west connectivity.

The Alternative Compliance Plan will provide alternative connections as follows and as set forth in more detail in the PDP site plan:

- A local street is provided with direct connections to Laporte Avenue and Taft Hill Road.

- A local street leads to a Neighborhood Center and public park where a cul-de-sac is provided for turnaround.

- Alleys are spaced at regular intervals along the local street. This provides private access to individual homes with approximately half of the homes facing public streets while the other half face green courts or open space.

- One local street connection is provided at the western edge of the project.

- Two pedestrian/bike connections to Laporte Avenue will be provided. One will be located on the east side of the Calvary Baptist Church property and the other will be located west of Taft Hill Road within an existing street right-of-way.

- Existing street right-of-way that would provide an additional street connection to Laporte Avenue exists approximately 900 feet west of Taft Hill Road. Extending a street connection through the existing right-of-way would necessitate filling in existing wetlands. In addition, the right-of-way does not align with Briarwood Street on the south side of Laporte Avenue. Therefore, the Application will provide a pedestrian/bike connection within the right-of-way. This allows pedestrian/bike access that currently does not exist and leaves the door open for a street connection in the future.

- Overall, the site plan proposes one vehicular connection and two pedestrian bridges that tie the neighborhood together.

Pursuant to LUC Section 3.6.3(H), approval of an Alternative Compliance Plan may be substituted for a plan meeting the standards of LUC Section 3.6.3. To approve the Alternative Compliance Plan, the decision maker must find (1) that the proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan and design which complies with the standards of Division 3.6, and (2) that any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible. In reviewing the proposed alternative

plan, the decision maker shall take into account whether the alternative design (a) minimizes the impacts on natural areas and features, (b) fosters nonvehicular access, (c) provides for distribution of the development's traffic without exceeding level of service standards, (d) enhances neighborhood continuity and connectivity, and (e) provides direct, sub-arterial street access to any parks, schools, Neighborhood Centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

The proposed Alternative Compliance Plan complies with these requirements as follows:

> *(1) The proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan and design which complies with the standards of Division 3.6*.

The purpose of this LUC Section 3.6.3 is "to ensure that the local street system is well designed with regard to safety, efficiency and the convenience for automobile, bicycle, pedestrian and transit modes of travel." The proposed Alternative Compliance Plan ensures that the local street system is well-designed in harmony with site constraints that would otherwise require encroachment into easements held by the City, interfere with existing development, interfere with stormwater conveyance, or encroach on natural resources such as the existing wetlands. The Application provides a direct street connection to the Neighborhood Center and park within the development. In addition, because the Application provides alleys, the streetscape will be dominated by front doors and porches rather than garage doors. As described below, the proposed Alternative Compliance Plan also accomplishes the purpose of LUC Section 3.6.3 by maintaining adequate facilities for bicycles, pedestrians, and transit.

Therefore, the proposed Alternative Compliance Plan accomplishes the purposes of Division 3.6 equally well or better than would a plan that complied strictly with the standards of LUC Section 3.6.3.

> *(2) Any reduction in access and circulation for vehicles maintains facilities for bicycle, pedestrian and transit, to the maximum extent feasible*.

The facilities for bicycles, pedestrian, and transit are maintained to the maximum extent feasible and in fact are improved as follows:

- The three streets that are not able to be extended from the north due to stormwater conveyance will have permanent trails that will connect to the public sidewalk system.
- An enhanced emergency access will provide a connection from Impala Drive. There will be two six-foot wide concrete paths with a four-foot wide gravel path in between.
- A proposed trail connection will lead from the City of Fort Collins Natural Area on the north to the proposed local street which then will connect to Laporte Avenue using the existing

dedicated right-of-way near Briarwood Street.

- Laporte Avenue will be widened to provide a protected pedestrian and bike lane within the existing right-of-way to Impala Drive. Safe Routes to School has offered to partner with this project to create a safe street crossing on the west side of Impala Drive. This connection will be vital in getting students to Poudre High School located just south of the site on Laporte Avenue, as well as Irish Elementary and Lincoln Middle School to the north. Once the regional detention improvements are completed, a permanent street can be constructed within the existing Briarwood right-of-way.

The Application provides five new pedestrian/bicycle connections to the north and improves other current connections. In total, the Application provides five pedestrian/bicycle connections to Laporte Avenue and five connections to the north, connecting residents of the project to existing neighborhoods, adjacent arterial streets, schools, the park, community center, trails and the existing Soldier Creek Trail system.

(a) The Alternative Compliance Plan minimizes the impacts on natural areas and features.

The Alternative Compliance Plan is designed to minimize impacts on natural areas such as wetlands and stormwater conveyances. Crossing those areas with streets would necessitate culverts and/or bridges which would be detrimental to wildlife movement through the drainage corridor. Instead, the wetlands and stormwater conveyances that dominate the site on the north and west will be enhanced through re-seeding with native grasses and planting native trees and shrubs that will significantly increase wildlife habitat value.

(b) The Alternative Compliance Plan fosters nonvehicle access.

For the reasons set forth above, the Alternative Compliance Plan will increase pedestrian and bicycle connections through the provisions of trail connections, a protected pedestrian and bike lane within the Laporte Avenue right-of-way, and an enhanced emergency access that will provide concrete paths from Impala Drive.

(c) The Alternative Compliance Plan provides for distribution of the development's traffic without exceeding level of service standards.

As demonstrated by the Traffic Study, the Application including the Alternative Compliance Plan will not exceed level of service standards.

(d) The Alternative Compliance Plan enhances neighborhood continuity and connectivity.

As noted above, the Alternative Compliance Plan proposes one vehicular connection and two pedestrian bridges that tie the neighborhood together, and the additional trails, bike lane, and emergency access will enhance neighborhood continuity and connectivity.

(e) The Alternative Compliance Plan provides direct, sub-arterial street access to any parks, schools, neighborhood centers, commercial uses, employment uses and Neighborhood Commercial Districts within or adjacent to the development from existing or future adjacent development within the same section mile.

As noted previously, the Alternative Compliance Plan provides street access to nearby uses by providing one vehicular connection and two pedestrian bridges that tie the neighborhood together, and by providing additional trails, a bike lane, and emergency access.

Therefore, the Application meets the review criteria for approval of the Alternative Compliance Plan.

D. **Requests for Modification of Standards**

The Applicant requests two modifications of standards in Article 3 and Article 4 of the LUC. Pursuant to LUC Section 2.8.2(H), the decision maker may grant a modification of the standards in Article 3 and Article 4 upon a finding that (1) the granting of the modification would not be detrimental to the public good, and (2) the modification meets at least one of the four criteria in LUC Section 2.8.2(H)(1)–(4).[2] Any finding made under any of the four criteria in LUC Section 2.8.2(H)(1)–(4) must be supported by specific findings showing how the plan meets the relevant criteria.

Each of the two requests for modifications of standards meets the criteria as follows.

1. <u>Modification of Standards of LUC Section 3.5.2(D)</u>

[2] The four criteria in Section 2.8.2(G)(1)-(4) are as follows:
"(1)the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or
(2)the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or
(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or
(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The Applicant requests a modification to the standards of LUC Section 3.5.2(D) – Relationship of Dwelling to Streets and Parking (the "**3.5.2(D) Modification**"). Specifically, the Application requests modification to the standards requiring (a) that a primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a "**Major Walkway Spine**" as defined in the LUC, and (b) that a Major Walkway Spine may in two locations as indicated on the site plan included in the Application be located in open space that is less than 35 feet wide. The site plan included in the Application indicates the locations where the 3.4.2(D) Modification is requested.

The reason for the requested 3.5.2(D) Modification is to permit flexibility in design to emphasize pedestrian connectivity, minimize pedestrian/vehicular conflicts and allow some dwelling units to be oriented toward green courts or along green belts instead of along streets. The home front of these dwelling units will face onto green space with connecting sidewalks, and the garages will face an alley. This orientation is intended to provide a lifestyle with reduced required interaction with vehicles. Many families prefer such a lifestyle for safety reasons, and others may prefer it for a view of green space instead of concrete or asphalt, or because open space is generally quieter than streets. Such orientation of dwelling units fits with the character of the Sanctuary on the Green PDP as a new urbanist project that emphasizes cohesive community connections and shared amenities and that minimizes pedestrian/vehicular conflicts.

The 3.5.2(D) Modification meets the LUC criteria for a modification because the 3.5.2(D) Modification would not be detrimental to the public good, and the 3.5.2(D) Modification meets criteria (1), (3), and (4) in LUC Section 2.8.2(H), as follows:

The modification would not be a detriment to the public good.

The 3.5.2(D) Modification would not be a detriment to the public good and would in fact enhance the public good because it provides a desirable lifestyle option that lessens interactions with vehicles and permits greater housing diversity in the community. Such an increase in lifestyle options, and particularly options that promote non-vehicular modalities of transportation, is compatible with the context of this area in northwest Fort Collins.

The 3.5.2(D) Modification also brings the advantages of being safer, visually more interesting, and quieter than fronting onto a public street without sacrificing accessibility. The residents of these dwelling units will not need to walk any farther to access neighborhood amenities or to leave the neighborhood on foot than they would if the dwelling units were oriented to a public street.

Therefore, the 3.5.2(D) Modification meets this requirement for a modification.

Criterion (1): The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

The purpose of the standard in 3.5.2(d) is "to promote variety, visual interest and pedestrian-oriented streets in residential development." *LUC Section 3.5.2(A)*. The 3.5.2(D) Modification exemplifies the purpose of the connectivity standard. It promotes a variety of housing choices, some of which are oriented to green space rather than the street. It promotes visual interest by providing views of green space. It also promotes pedestrian-oriented transportation by lessening the emphasis on vehicles.

The walkways to which the dwelling units will be connected will function as public sidewalks with public access easements. The main difference between these walkways and walkways that meet the LUC standards will be that the vehicular street will be replaced with green space, which is safer and more desirable for prospective residents.

Furthermore, the proposed walkways will exceed the standard in the following ways:

- Additional alternative connecting walkways are provided in three locations to allow residents convenient access to a public street sidewalk. Enhanced crosswalks are provided where these connecting walkways cross the alley. Alleys have low traffic volumes and vehicles are moving at reduced speeds.

- The walkways will be required to be five feet wide, and public street sidewalks along local streets are only required to be 4.5 feet wide. Two of these walkways located in front of the residences are planned to be six feet wide, and the one that provides connection to the Soldier Creek Trail is planned to be eight feet wide. The width of the walkway in all three instances exceeds the standard.

- The standard for Major Walkway Spines requires that the walkway be located in open space that is thirty-five feet wide. The Major Walkway Spine located along the northern edge of the project adjacent to the two- and three-story single family attached units is twenty-three feet wide measuring from the unit to the property line. The property in this area, however, is adjacent to the City-owned Bell Weather Farm Open Space creating an open space corridor wider than 170 feet, far exceeding the standard.

- The open space adjacent to the north-south Major Walkway Spine and on the west side of the Property averages 143 feet wide, exceeding the required thirty-five feet. Similarly, the Major Walkway Spine that serves the single-family attached dwellings (Buildings 35 and 36 on the site plan) that is adjacent to the Calvary Baptist Church is at least 35 feet wide at its smallest dimension.

Given that the residents will be able to access what functions effectively as a public sidewalk right outside their front doors and that there are many advantages to the increased pedestrian activity this creates, the 3.5.2(D) Modification meets this criterion for approval.

> *Criterion 3: By reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant.*

The request for the 3.5.2(D) Modification is driven by the exceptional physical conditions of the Property, including its exceptional narrowness, the complicated boundary of the Property, the existing regional stormwater drainage easements, the New Mercer Ditch, the floodplains, the existing wetlands, and existing development along Laporte Avenue. All of these conditions constrain the configuration of development on the site and create unique challenges and substantial hardships that were not caused by the Applicant. Because of these challenges and hardships, strict application of the unmodified standard would result in unusual and exceptional practical difficulties in site design. The 3.5.2(D) Modification reflects creative project design that overall provides more pedestrian connectivity than many traditional neighborhoods have.

Therefore, the 3.5.2(D) Modification meets this criterion for approval.

> *Criterion 4: The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Because homeowners will access a public sidewalk right out their front door, the 3.5.2(D) Modification only diverges from the Land Use Code in a nominal inconsequential way. The main difference is that the sidewalk will not be adjacent to a public street intended for vehicles, which, as described above, will serve as a draw to potential residents due to the increased safety and better connection to green spaces.

The 3.5.2(D) Modification does not result in net negative effects and in fact provides a creative way to accomplish the purposes of the standard and of the LUC. Therefore, the 3.5.2(D) Modification meets this criterion for approval.

Overall, therefore, the 3.5.2(D) Modification meets the standard for approval of a modification from standards in the LUC.

2. Modification of Standards of LUC Section 4.5(D)(2)(a)(3)

The Applicant requests a modification to the standards of LUC Section 4.5(D)(2)(a)(3) – Housing Types (the "**4.5(D)(2)(a)(3) Modification**"). Specifically, the Application requests a modification to the standard in LUC Section 4.5(D)(2)(a)(3) requiring that "a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more."

The 4.5(D)(2)(a)(3) Modification is needed because the Application proposes three housing types instead of four. The proposed three housing types include the following: single-family detached dwellings with rear loaded garages; two-family dwellings; and single-family attached dwellings.

Prior iterations of the Application proposed multi-family dwellings as a fourth housing type. However, one of the most common concerns voiced by members of the community was that multi-family dwellings are too dense and therefore incompatible with the character of the existing neighborhood. Even though multi-family dwellings are permitted in the L-M-N district, the Applicant removed this housing type in response to those neighborhood concerns. The Applicant determined that rowhome single-family attached dwellings and townhome single-family attached dwellings—two sub-categories of the single-family attached housing type—were better suited to promote the LUC's stated purpose of promoting variety, while still addressing the concerns of the neighboring community. The townhome single-family attached dwellings offer traditional one- and two-story dwellings with larger footprints and more private space. The rowhome single-family attached dwellings have smaller footprints and larger common space. Although the LUC does not differentiate between these two types of dwellings as a housing type, they nonetheless appear to be two distinctly different housing types because they provide homeowners with options for design, layout, price point and lifestyle.

In keeping with the purpose of promoting variety, each housing type also has three to four distinctly different building designs that fit within an overall coordinated theme. In accordance with the LUC, no similar buildings have been placed next to each other along a street, street-like private drive or major walkway spine.

The 4.5(D)(2)(a)(3) Modification meets the LUC criteria for a modification because it would not be detrimental to the public good, and meets the approval criteria (1) and (4) in LUC Section 2.8.2(H), as follows:

The modification would not be a detriment to the public good.

The 4.5(D)(2)(a)(3) Modification would not be a detriment to the public good, because the request is made in response to concerns from the public. In making the request, the Applicant has considered how to best enhance the public good by providing the community with the housing types desired.

As mentioned, the Applicant removed the previously proposed fourth housing type – the multi-family dwellings – in response to concerns about density from the public. Throughout the process of conducting extensive neighborhood outreach, the Applicant heard a significant number of concerns from the community that adding multi-family housing as an additional housing type would be detrimental to the public good. Despite the multi-family dwellings providing another price point and lifestyle option for homeowners while allowing Applicant to meet the Section 4.5(D)(2)(a)(3) requirement of four housing types, the Applicant has carefully considered the public's assessment of the needs of the community, and the multi-family dwellings were removed in order to promote the public good.

By removing the multi-family dwellings, the 4.5(D)(2)(a)(3) Modification also provides for a safer neighborhood by reducing the overall density of the community, which further enhances the public good.

Additionally, by incorporating a variety of single-family attached dwellings, including the townhome and rowhome dwelling types, the Application continues to effectively provide a variety of housing options that promote the public good. By incorporating this modification, the Application also does not create violations of any other standards or codes or create any conditions that negatively impact neighboring uses.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification.

> *Criterion (1): The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.*

The purpose of the LUC Section 4.5(D)(2)(a)(3) standard is to promote variety and allow for housing options that provide a range of options for homeowners to choose from. The 4.5(D)(2)(a)(3) Modification promotes this purpose as well as or better than a plan which complies strictly with the standards. The development proposes at least three distinctly different housing type that vary in architectural features, materials, roof forms, and building heights, while providing for an array of housing types with different design options.

The 4.5(D)(2)(a)(3) Modification continues to provide for a variation of housing types within the Application, including a variety of building models with varying different architectural character. Although the LUC classifies the townhome single-family attached dwellings and rowhome single-family attached dwellings as the same housing type, these two models are distinctly different and promote the purpose of variety equally well or better than would a plan that complies with the standard for which a modification is requested.

The Application also employs various building design themes – such as craftsman and modern farmhouse – with different architectural features, materials, roof forms and building heights to further promote the purpose of variety. The differences in building elevation design create substantial character differences in building form and architectural character. These substantial differences create visual interest within the neighborhood and guard against a monotonous "cookie-cutter" feel that the LUC disfavors. At the same time, the developed building theme creates a unique and recognizable neighborhood feel, creating a sense of place and building neighborhood identity. The renderings of the proposed building design included in the Application demonstrate the extent to which there is variety among the building designs that creates visual interest and also a sense of place.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification.

> *Criterion 4: The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

The 4.5(D)(2)(a)(3) Modification proposes a nominal, inconsequential divergence from the LUC standards. Although the Application provides for only three housing types instead of the four required by 4.5(D)(2)(a)(3), this divergence is a nominal and inconsequential when considered against the backdrop of the PDP as a whole; the replacement of the multi-family dwellings with the rowhome single-family attached dwellings and the townhome single-family attached dwellings gives homeowners options, while still promoting the desires of the neighboring community. Thus, the deviation from the LUC requirement of four housing types continues to advance the purpose of the LUC by promoting variety.

Additionally, variety in building and visual interest will still be created by the significant variance in building designs and elevations. The variation in building design will be achieved through distinct architectural features, materials, roof forms, and variations in building height among the types of dwellings. The resulting variety and visual interest will advance the purposes of the LUC, and thus render the divergence from the Section 4.5(D)(2)(a)(3) four housing type requirement nominal and inconsequential when considered from the perspective of the entire PDP.

As noted above, the incorporation of this modification also does not result in a violation of other applicable standards or codes or result in any negative effects to the proposed project or adjacent uses. In fact, replacing the multi-family dwellings with the rowhome and townhome single-family attached dwellings has allowed the Applicant to dedicate over 58% of the Property to open space.

Therefore, the 4.5(D)(2)(a)(3) Modification meets this criterion for approval of a modification from standards in the LUC.

IV. **CONCLUSION**

On behalf of the Applicant, we sincerely appreciate your thoughtful consideration of the Application and the materials submitted in connection therewith, including this letter. We respectfully request that you approve the Application for a PDP along with the requested Alternative Compliance Plan and requested modifications of standards.

Sincerely,

Carolynne C. White

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

Sanctuary on the Green

City Plan Analysis

April 19, 2022

This memo is provided to demonstrate Sanctuary on the Green's compliance and support of the 2019 Fort Collins City Plan. Below is a comprehensive list of the many Core Value, Goals, and Policies which support the approval of Sanctuary on the Green.

Core Values:

- Livability
  - Attainable housing
  - Great parks and open spaces
- Community
  - Friendly neighborhoods and enduring community pride
- Sustainability
  - Protection of the natural environment
  - Careful management of growth and resources
  - Managing our water resources for a changing future climate

Goals and Policies:

Neighborhood livability and social health

- Managing Growth. Fort Collins is expected to grow by 70,000 residents by 2040. Playing a major part in maintaining livable neighborhoods are how the community manages this growth and where it directs the development of new housing, areas for retail stores and services, employment and other uses. Long-standing policies direct new growth to targeted infill and redevelopment areas, although past residential growth has mainly occurred at the periphery of the city. With diminishing supply of vacant land, a larger percentage of future growth will probably occur in already developed areas. These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area, requiring the provision of adequate public facilities before development occurs and continuing the policy of new growth paying its fair share for new services and infrastructure. (pg 36)

- Policy LIV 1.6 - ADEQUATE PUBLIC FACILITIES Utilize the provision of public facilities and services to direct development to desired location, in accordance with the following criteria:
    - Direct development to locations where it can be adequately served by critical public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management and parks, in accordance with adopted levels of service for public facilities and services.
    - Give preferential consideration to the extension and augmentation of public services and facilities to accommodate infill and redevelopment before new growth areas are prepared for development.
- Principle LIV 2: Promote infill and redevelopment.
- Policy LIV 3.1 - PUBLIC AMENITIES Design streets and other public spaces with the comfort and enjoyment of pedestrians in mind. Incorporate features such as plazas, pocket parks, patios, children's play areas, transit facilities, sidewalks, pathways, "street furniture" (such as benches and planters) and public art as part of development projects.
- Policy LIV 3.2 - ACCESS TO OUTDOOR SPACES Incorporate Nature in the City principles and other outdoor amenities into the design of high-density projects, particularly in areas lacking convenient and direct access to nature.
- Policy LIV 4.1 - NEW NEIGHBORHOODS Encourage creativity in the design and construction of new neighborhoods that:
    - Provides a unifying and interconnected framework of streets, sidewalks, walkway spines and other public spaces;
    - Expands housing options, including higher density and mixed-use buildings;
    - Offers opportunities to age in place;
    - Improves access to services and amenities; and
    - Incorporates unique site conditions.
- Policy LIV 5.1 - HOUSING OPTIONS To enhance community health and livability, encourage a variety of housing types and densities, including mixed-used developments that are well served by public transportation and close to employment centers, shopping, services and amenities.
- Policy LIV 5.2 - SUPPLY OF ATTAINABLE HOUSING Encourage public and private sectors to maintain and develop a diverse range of housing options, including housing that is attainable (30% or less of monthly income) to residents earning the median income. Options could include ADUs, duplexes, townhomes, mobile homes, manufactured housing and other "missing middle" housing types.

- Policy LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice.
- Policy LIV 5.6 - EXISTING NEIGHBORHOODS Expand housing options in existing neighborhoods (where permitted by underlying zoning) by encouraging:
    - Infill development on vacant and underutilized lots;
    - Internal ADUs such as basement or upstairs apartments;
    - Detached ADUs on lots of sufficient size; and
    - Duplexes, townhomes or other alternatives to detached single-family homes that are compatible with the scale and mass of adjacent properties.
- Policy LIV 6.1 - BASIC ACCESS Support construction of housing units with practical features that provide access and functionality for people of all ages and widely varying mobilities.
- Principle LIV 9: Encourage development that reduces impacts on natural ecosystems and promotes sustainability and resilience.
- Policy LIV 9.2 - OUTDOOR WATER USE Promote reductions in outdoor water use by selecting low-water-use plant materials, using efficient irrigation, improving the soil before planting and exploring opportunities to use nonpotable water for irrigation.

Culture and Recreation

Adapting Parks and Recreational Facilities to meet the needs of a changing community. Fort Collins residents value the community's world class parks, recreation facilities and trails. The City should continue to plan for a system of parks, trails and recreation facilities to keep up with current and future demand and address underserved areas. At the same time, it will be important to continually reinvest in existing parks and facilities to ensure that they continue to meet the needs of the residents they serve. (pg 48)

- Policy CR 2.1 - RECREATION OPPORTUNITIES Maintain and facilitate the development of a well-balanced system of parks, trails, natural areas and recreation facilities that provide residents and visitors of all races/ethnicities, incomes, ages, abilities and backgrounds with a variety of recreational opportunities
- Policy CR 2.2 - INTERCONNECTED SYSTEM Support an interconnected regional and local system of parks, trails and open lands that balances recreation needs with the need to protect wildlife habitat and other environmentally sensitive areas. Where appropriate, place trails along irrigation ditches and storm drainageways to connect to destinations such as schools, open lands and neighborhood centers.
- Policy CR 2.3 - PUBLIC AND PRIVATE PARTNERSHIPS Develop and maintain effective public and private partnerships to provide a comprehensive system of parks, common

open lands and outdoor spaces that are distributed equitably throughout the community and accessible to all.

Environmental Health

- Policy ENV 1.3 - NATURE IN THE CITY Conserve, protect and enhance natural resources and high-value biological resources throughout the GMA by:
  - Directing development away from natural features to the maximum extent feasible;
  - Identifying opportunities to integrate or reintroduce natural systems as part of the built environment to improve habitat in urbanized areas and expand residents' access to nature;
  - Utilizing green infrastructure to manage stormwater and increase greenspace in public right-of-ways and as part of public and private development; and
  - Supporting the use of a broad range of native landscaping that enhances plant and animal diversity.
- Policy ENV 1.5 - ACCESS TO NATURE Design trail routes in open lands to limit ecological impacts. Determination of type of trail or suitability for access will be made through an analysis of potential ecological impacts and city- and regionwide recreation opportunities. Special attention will be given to environmentally sensitive and context-sensitive trail design, location and construction. Mitigation strategies will be pursued to reduce or eliminate environmental impacts if a new trail is built. Ensure that development activities provide and maintain access to public open-land areas, where appropriate.
- Policy ENV 1.6 - WILDLIFE CORRIDORS Conserve and enhance wildlife movement corridors through a network of public open lands and natural habitat buffers along natural features such as streams and drainageways.
- Policy ENV 6.2 - WATER CONSERVATION AND EFFICIENCY Continue and enhance water conservation, efficiency and education programs in accordance with the City's Water Efficiency Plan. Consider new and revised land-use and site-planning standards to reduce water use in both new and redevelopment projects. Where possible, coordinate on programs and services to create consistent experiences for users regardless of their location and water service provider
- Policy ENV 6.6 - LOW IMPACT DEVELOPMENT Pursue and implement Low Impact Development (LID) as an effective approach to address stormwater quality and impacts to streams by urbanization. LID is a comprehensive land planning and engineering design approach with a goal of minimizing the impact of development on urban watersheds through the use of various techniques aimed at mimicking predevelopment hydrology

- Policy ENV 6.7 - BEST MANAGEMENT PRACTICES Utilize stormwater facility design criteria that follow national Best Management Practices (BMPs).
- Policy ENV 8.1 - HEALTH OF THE URBAN FOREST Practice sound arboriculture practices, including diversification of species; monitoring and managing insect and disease impacts (e.g. emerald ash borer); and preparing for unanticipated events such as drought, extreme weather and the long-term effects of climate change.

Safe Community

- Policy SC 3.2 - FLOODPLAIN DEVELOPMENT Discourage new development in the 100-year floodplain, balancing the need to protect public safety and allow natural hydraulic and hydrologic processes to occur, with economic and social objectives. Require structures and facilities that already exist in, or unavoidably must be located in, the floodplain to be designed to be consistent with the intent of the standards and criteria of the City of Fort Collins and the National Flood Insurance Program.
- Policy SC 4.2 - DESIGN FOR ACTIVE LIVING Promote neighborhood and community design that encourages physical activity by establishing easy and equitable access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that active modes of transportation are a desirable and convenient choice.

Transportation

Promote Bicycling and Walking through Infrastructure and Programs. The city and region have facilities and services for biking and walking, and these amenities should be enhanced and expanded. Biking and walking should be easy, convenient, comfortable and safe activities or modes of transportation that are appropriate for all ages and abilities. Infrastructure should be paired with programs to provide the necessary information for residents, visitors and employees to choose transportation options that support a healthy and economically sustainable lifestyle. (pg 74)

- Policy T 1.1 - DEVELOPMENT AND TRANSPORTATION INVESTMENT As development occurs, consider making concurrent transportation investments to support increased demands for multimodal travel.
- Policy T 1.2 - LAND USE CONTEXT Consider the land use context for transportation projects by incorporating design that is sensitive to existing and future land uses; considering environmental, scenic, aesthetic and historic values; and evaluating the potential equity impacts of projects.
- Policy T 1.3 - DESIGN FOR ACTIVE LIVING Promote neighborhood and community design that encourages physical activity.

- Policy T 1.4 - PUBLIC FACILITIES Continue to require that development projects provide public facilities in accordance with their traffic and transportation impact and required standards.
- Policy T 2.3 - LAYERED NETWORK Develop a layered network for Fort Collins that designates a continuous, connected, efficient, convenient and comfortable network for bicycling, walking, transit and vehicles.
- Policy T 2.4 - STREET DESIGN CRITERIA Keep street and sidewalk design standards current with community values, new modes of travel, Americans with Disabilities Act (ADA) guidelines, and new technical and safety standards.
- Policy T 2.5 - BUILDING IMPROVEMENTS Construct and implement transportation improvement based on adopted plans, policies and the CIP.
- Policy T 6.1 - CONNECTED BICYCLE FACILITIES Build and maintain bicycle facilities that form a continuous and dense low-stress bicycle network with seamless connections to public transit, bikeshare and other shared-mobility vehicles, schools, neighborhoods, community destinations and the regional bicycle network.
- Policy T 6.2 - BICYCLE FACILITIES AND PROGRAMS Implement appropriate, well-designed bicycle facilities, education and enforcement programs.
- Policy T 6.4 - BICYCLING TO PROMOTE PHYSICAL ACTIVITY Increase access to bicycling as essential to an active and environmentally healthy community
- Policy T 7.1 - PEDESTRIAN FACILITIES Implement ADA-accessible pedestrian facilities as detailed in the Pedestrian Plan and Sidewalk Prioritization Program
- Policy T 7.3 - NEIGHBORHOOD STREETS FOR WALKING Provide an attractive, safe environment for pedestrians, bicyclists and drivers on neighborhood streets with well-designed streetscapes, including detached sidewalks, parkways and well-defined crosswalks.
- Policy T 7.4 - PEDESTRIAN CONNECTIONS Provide direct and visible pedestrian connections between cul-de-sacs, transit stops, schools, activity areas, public facilities, recreational trails and other key pedestrian destinations.
- Policy T 9.6 - ACTIVE TRANSPORTATION Support physically active transportation (e.g., bicycling, walking, using wheelchairs, etc.) by continued bike and pedestrian education and encouragement programs and infrastructure investments
- Policy T 10.6 - SAFE ROUTES TO SCHOOL PROGRAM Continue the Safe Routes to School (SRTS) program, which focuses on educating all children, teachers, parents and schools about safe walking and bicycling as a mode of travel to get to school. Ensure that SRTS materials and activities are inclusive of people with disabilities.

High Performing Community

Community Engagement. Principles and policies in City Plan encourage the City organization to continue evaluating ways in which it can improve upon the way it engages with the community and involves them in planning and decision-making. This includes placing a greater focus on equity, ensuring that groups that have traditionally been underrepresented in City government or not involved in decision-making processes are engaged and have a say in decisions that affect their day-to-day lives. (pg. 86)

- Policy HI 1.2 - GOVERNMENT TRANSPARENCY Support and expand upon practices and systems that are transparent and accountable to the public.
- Policy HI 3.3 - RANGE OF ENGAGEMENT APPROACHES Develop and provide a range of approaches for engaging with the community in a meaningful and authentic way. Ensure that approaches are tailored to and appropriate for different levels of engagement, as well as for different socioeconomic and cultural groups.

Contact Information

Jenny Axmacher
Senior City Planner

jaxmacher@fcgov.com
970-416-8089

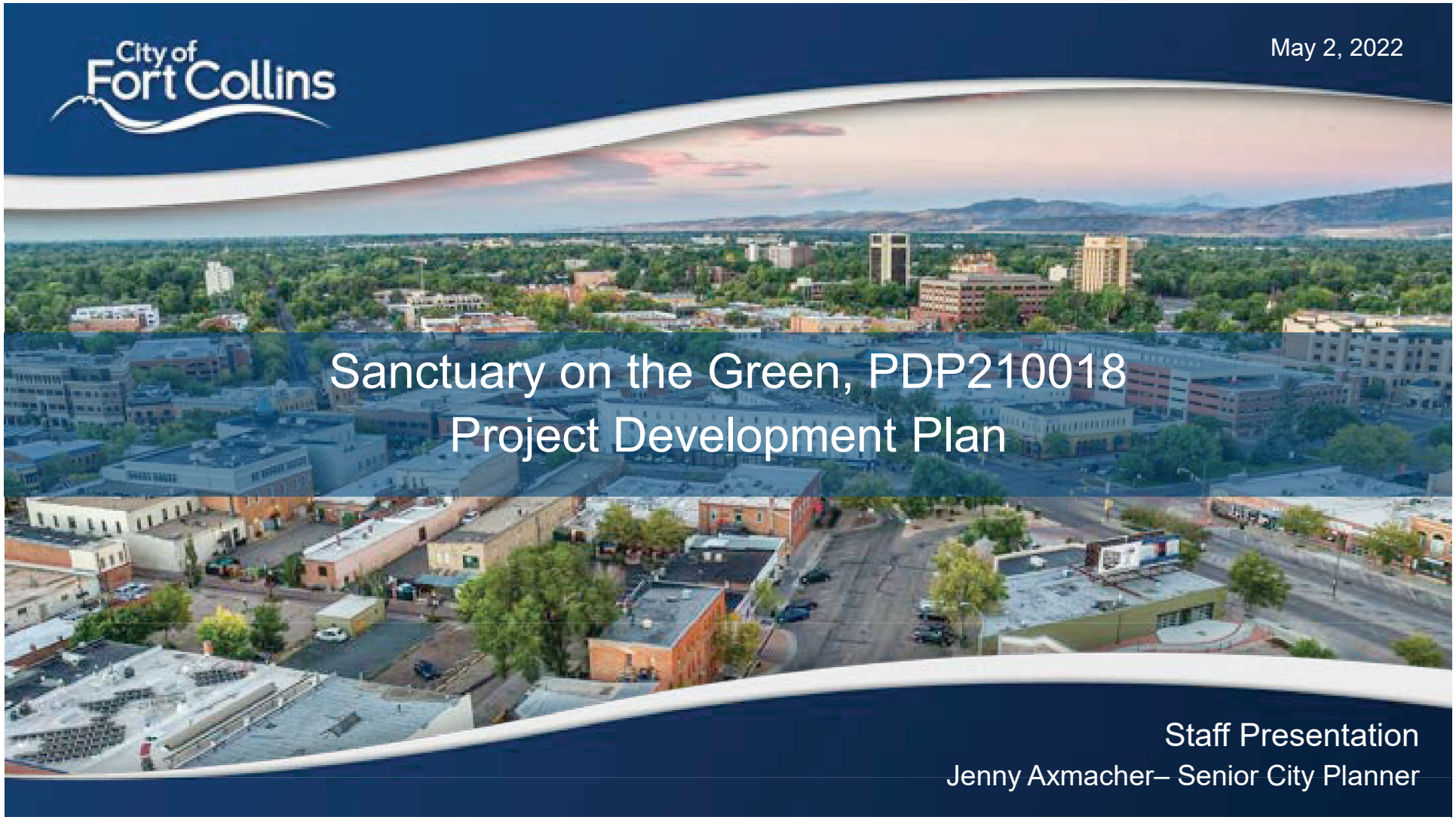
Katie Claypool
Community Development

kclaypool@fcgov.com

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

Please call/text 970-430-5318 during the hearing, if you're having technical difficulties accessing the hearing online.

May 2, 2022



Sanctuary on the Green, PDP210018
Project Development Plan

Staff Presentation

Jenny Axmacher– Senior City Planner

Hearing Authority

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

Providing Public Comment on Zoom

~ Please sign in with your **first name** and **last name (or last initial).**

~ The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.

~ Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.

~ OR, if you are listening to the meeting through a telephone, please dial *9 on your phone to raise your hand.

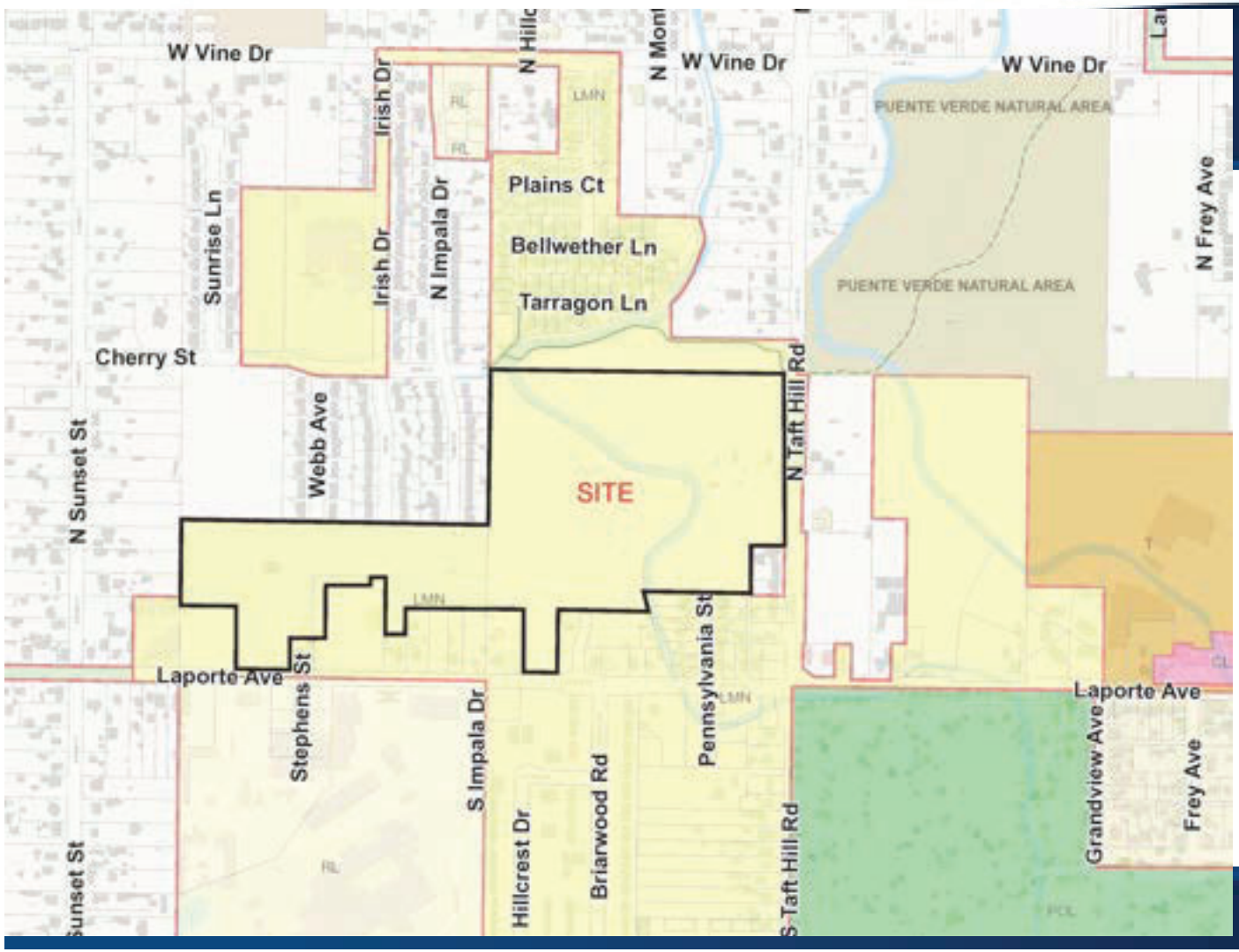
~ We will call on you and let you know when you are able to unmute yourself.

~ State your name and address when you speak.

Order of Proceedings

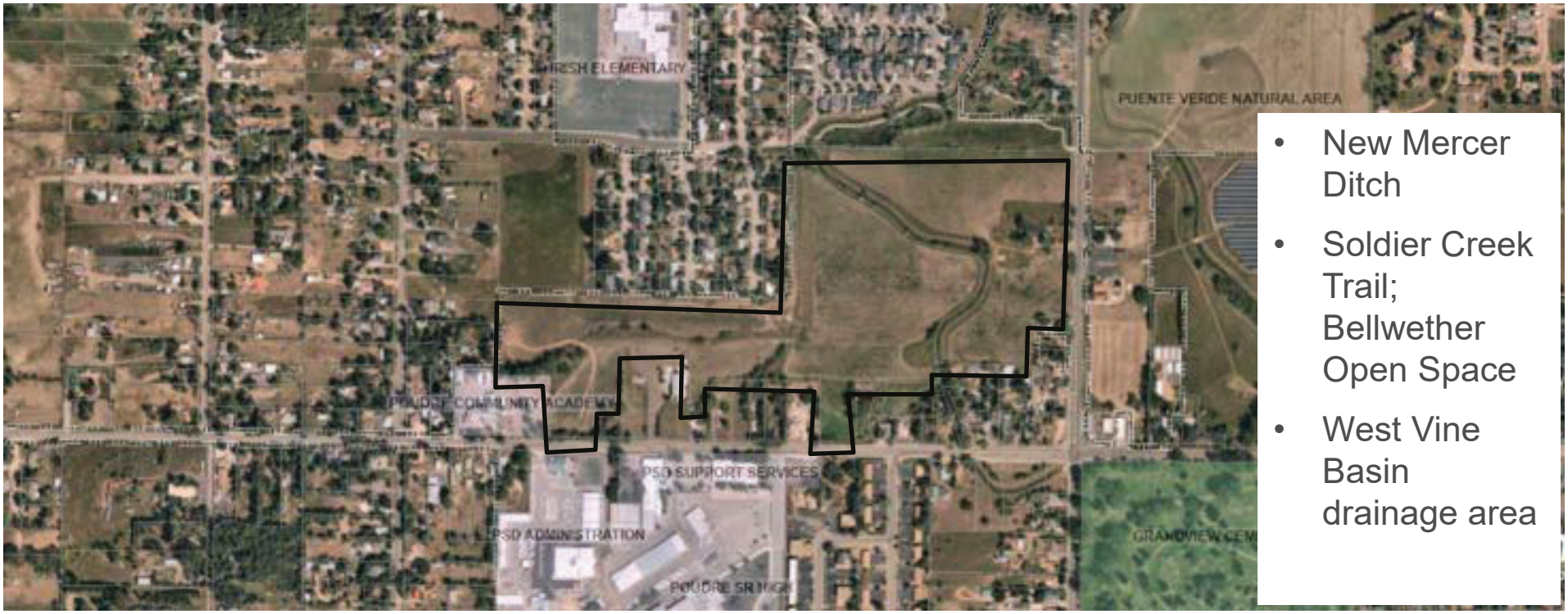
1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
   - Within 10 business days, Hearing Officer issues written decision
   - May approve, approve with conditions, or deny the development application
9. Decision is mailed to applicant and anyone who provided testimony at public hearing
10. Appeal Process
    - Appeals are filed with the City Clerk's Office
    - Written appeal must be received within 14 calendar days of the decision
    - Filing fee of $100.00
    - City Clerk will schedule appeal for City Council

Project Overview



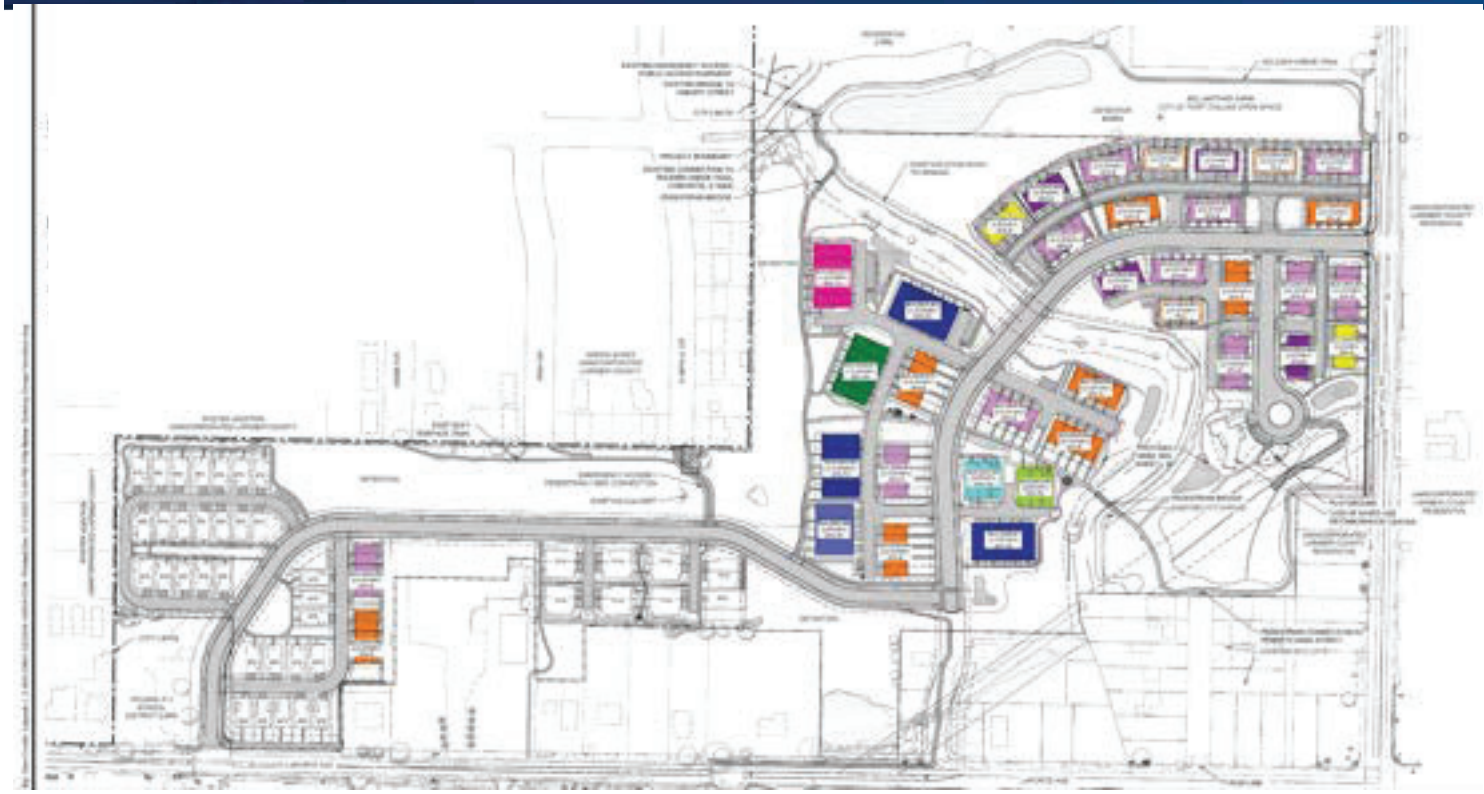
- 41.34 acres
- Zoning: L-M-N, Low Density Mixed-Use Neighborhood
- Northwest Subarea Plan

Project Overview



- New Mercer Ditch
- Soldier Creek Trail; Bellwether Open Space
- West Vine Basin drainage area

Project Overview

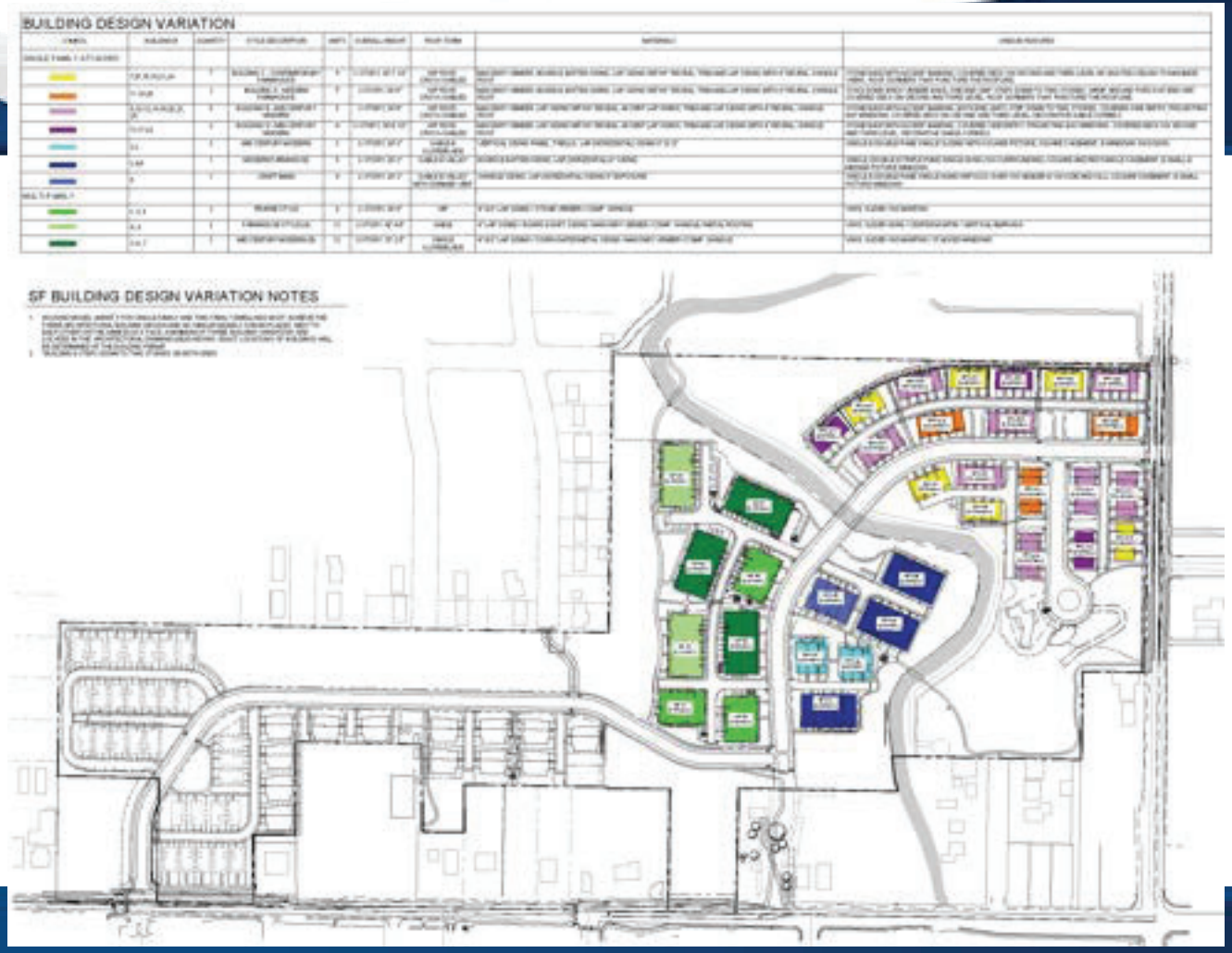


251 dwellings total

Four housing types: 32 alley-loaded single family, 26 two-family, 106 single-family attached, and 87 multi-family dwellings

Overall density -- 6.07 dwelling units per gross acre

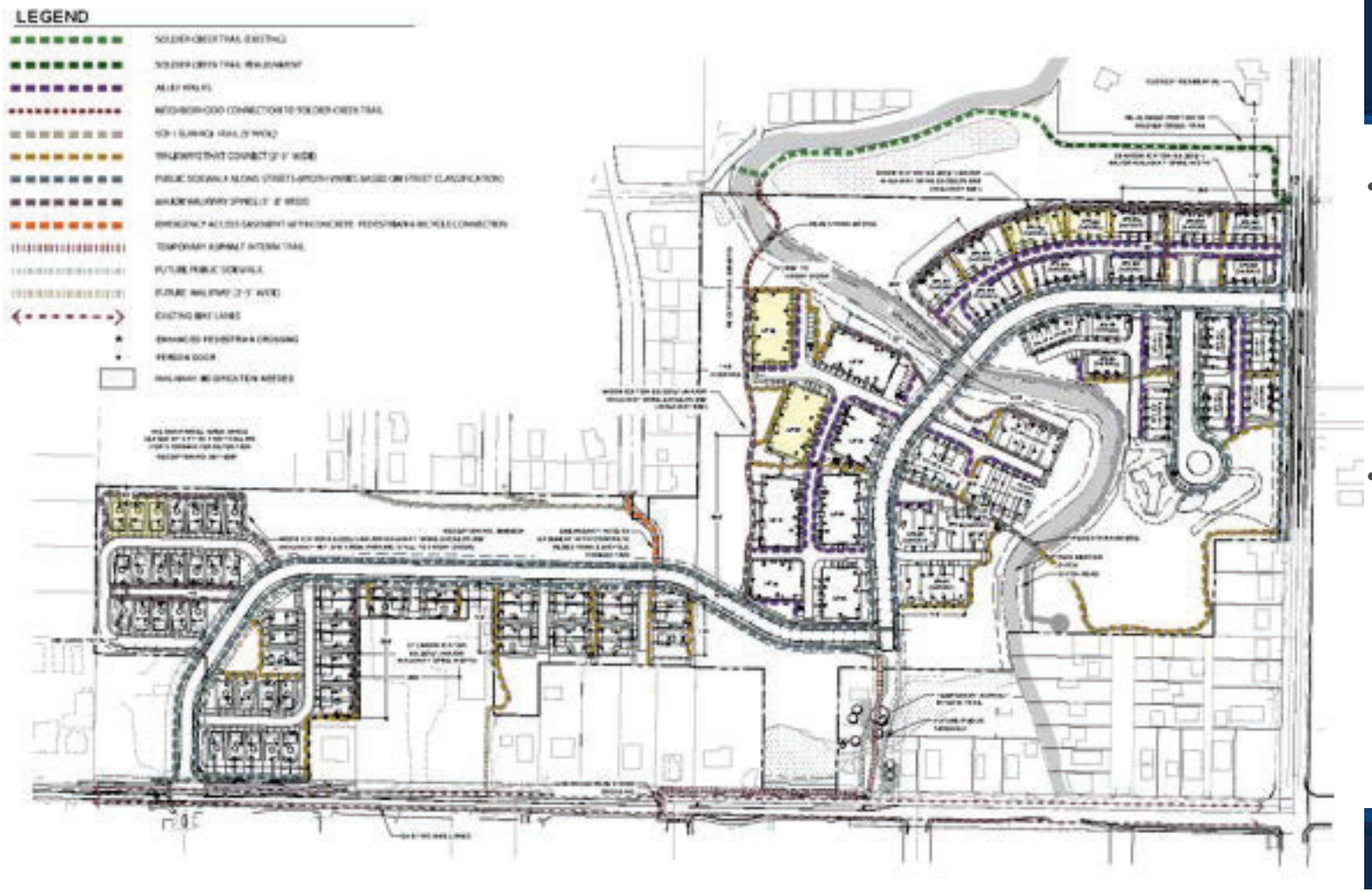
Overview of Architecture



78 residential buildings:

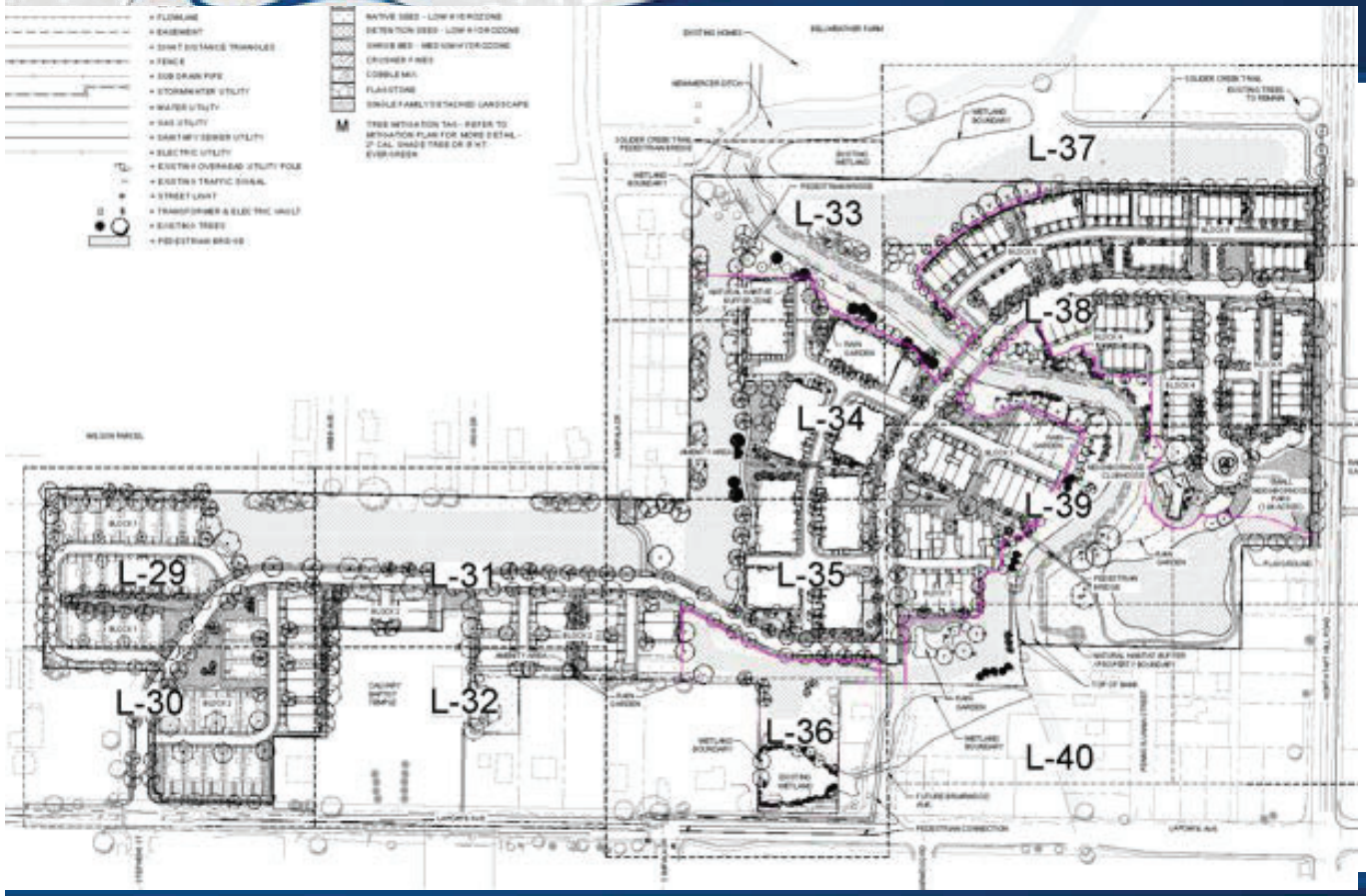
- 8 multi-family; all two-story.
- 13 two-family; all two story.
- 26 single-family attached; 6 are two-story, 20 are three-story.
- 31 Single-family detached.

Project Overview



- Network of bicycle and pedestrian greenspace corridors – Alternative Compliance
- Small Neighborhood Park -- clubhouse, playground and landscape areas

Project Overview



- Tree Stocking: 668 trees provided, 423 trees, or 65% are canopy trees
- 36 trees are proposed to be removed, 89 mitigation trees and are provided
- Habitat buffering: 10.49 acres
- Stormwater improvements and floodplain remapping

Section 3.4.1 – Natural Habitats and Features



- Habitat buffering: 10.49 acres
- 14.54 acres additional open space area, landscaping
- 24.83 acres landscaped area total
- Restoration includes: weed mitigation, enhancement plantings, wetland restoration, pollinator gardens,
- Berming and dense plantings – near more developed areas to mitigate impacts such as noise and lighting

Architecture Proposed



MID-CENTURY MODERN ELEVATION 2 - BUILDING TYPE D





CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C 2



MID-CENTURY MODERN ELEVATION - BUILDING TYPE B



CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C



MODERN FARMHOUSE ELEVATION - BUILDING TYPE A

- 26 single-family attached;
- 6 are two-story,
- 20 are three-story.



Craftsman



Mid Century



Modern Farmhouse



2-story SFA
6 buildings

BUILDING DESIGN VARIATION

SYMBOL	BUILDING #	QUANTITY	STYLE DESCRIPTION	UNITS	OVERALL HEIGHT
SINGLE FAMILY ATTACHED					
	7,9*,15,19,21,24	7	BUILDING C - CONTEMPORARY FARMHOUSE	4	3-STORY, 39'-7 1/2"
	11,19,26	3	BUILDING A - MODERN FARMHOUSE	5	3-STORY, 39'-8"
	8,10,12,14,16,20,23, 25	8	BUILDING B - MID CENTURY MODERN	5	3-STORY, 39'-6"
	13,17,22	2	BUILDING D - MID CENTURY MODERN	4	3-STORY, 39'-6 1/2"
	2,3	2	MID CENTURY MODERN	3	2-STORY, 29'-3"
	1,4,6	1	MODERN FARMHOUSE	5	2-STORY, 29'-3"
	5	1	CRAFTSMAN	4	2-STORY, 29'-3"
MULTI-FAMILY					
	1, 2, 5	3	PRAIRIE STYLE	9	2-STORY, 35'-6"
	4, 8	2	FARMHOUSE STYLE (A)	12	2-STORY, 42'-4.5"
	3, 6, 7	3	MID CENTURY MODERN (B)	12	2-STORY, 33'-2.5"

Architecture Proposed



Farmhouse



Prairie

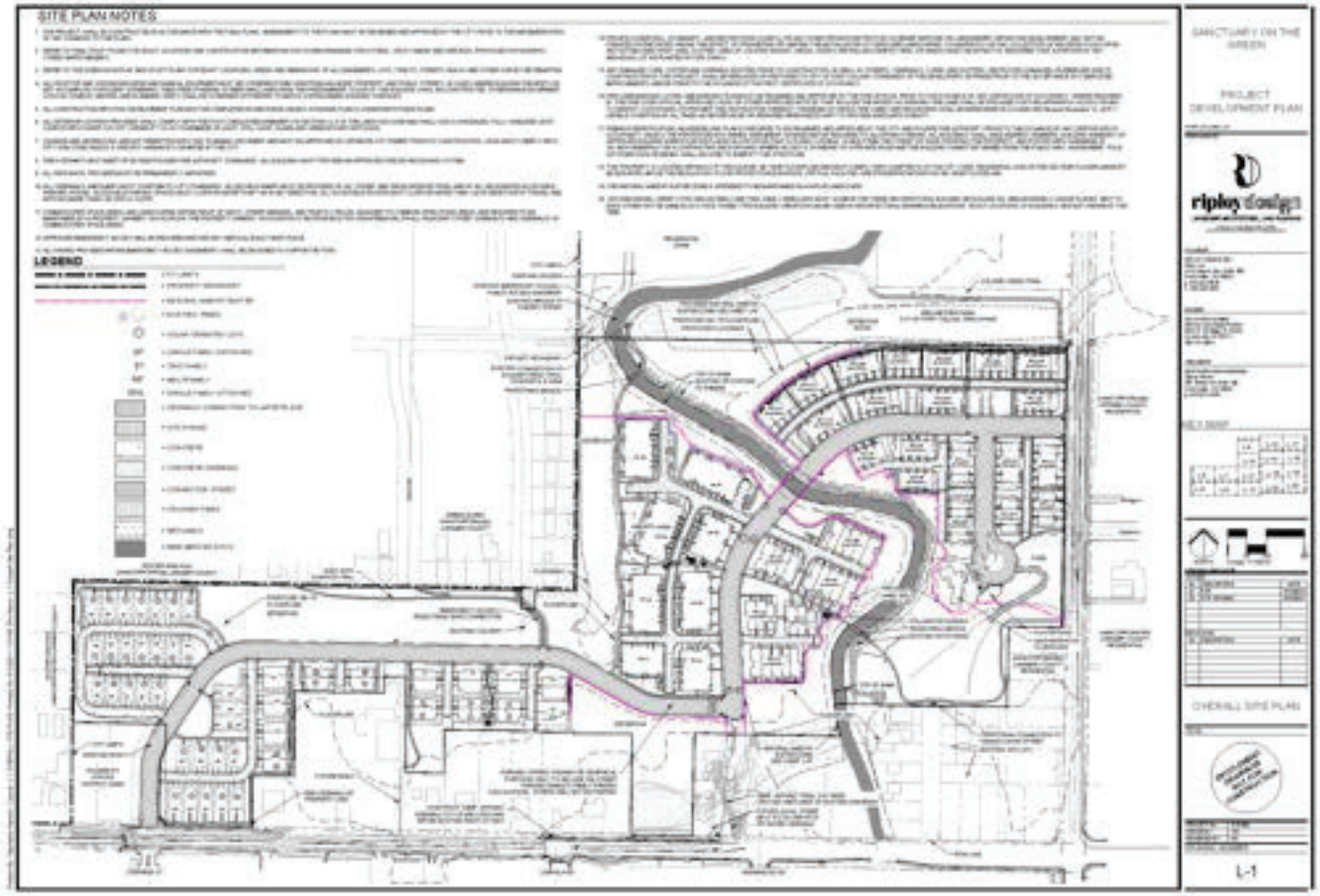


Mid Century



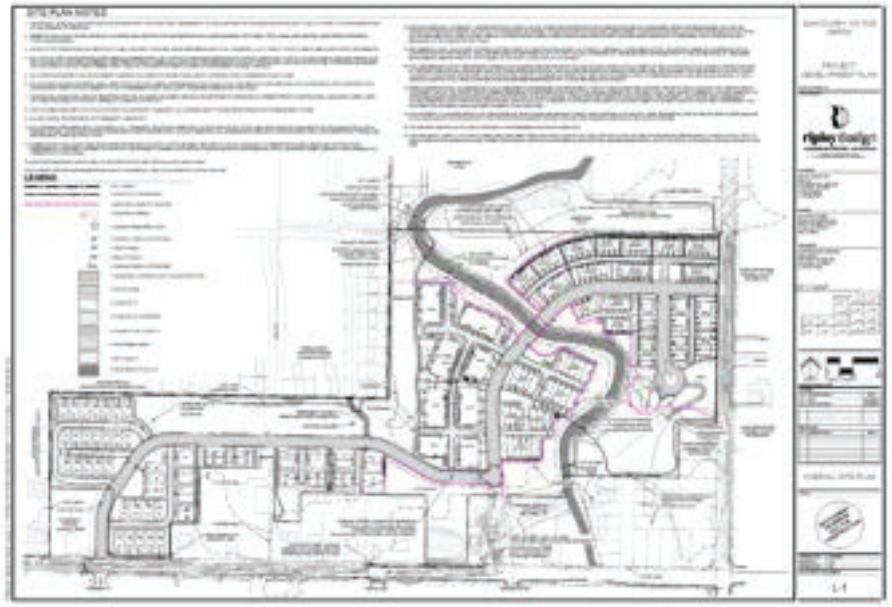
- 8 multi-family buildings;
- all two-story.

Parking



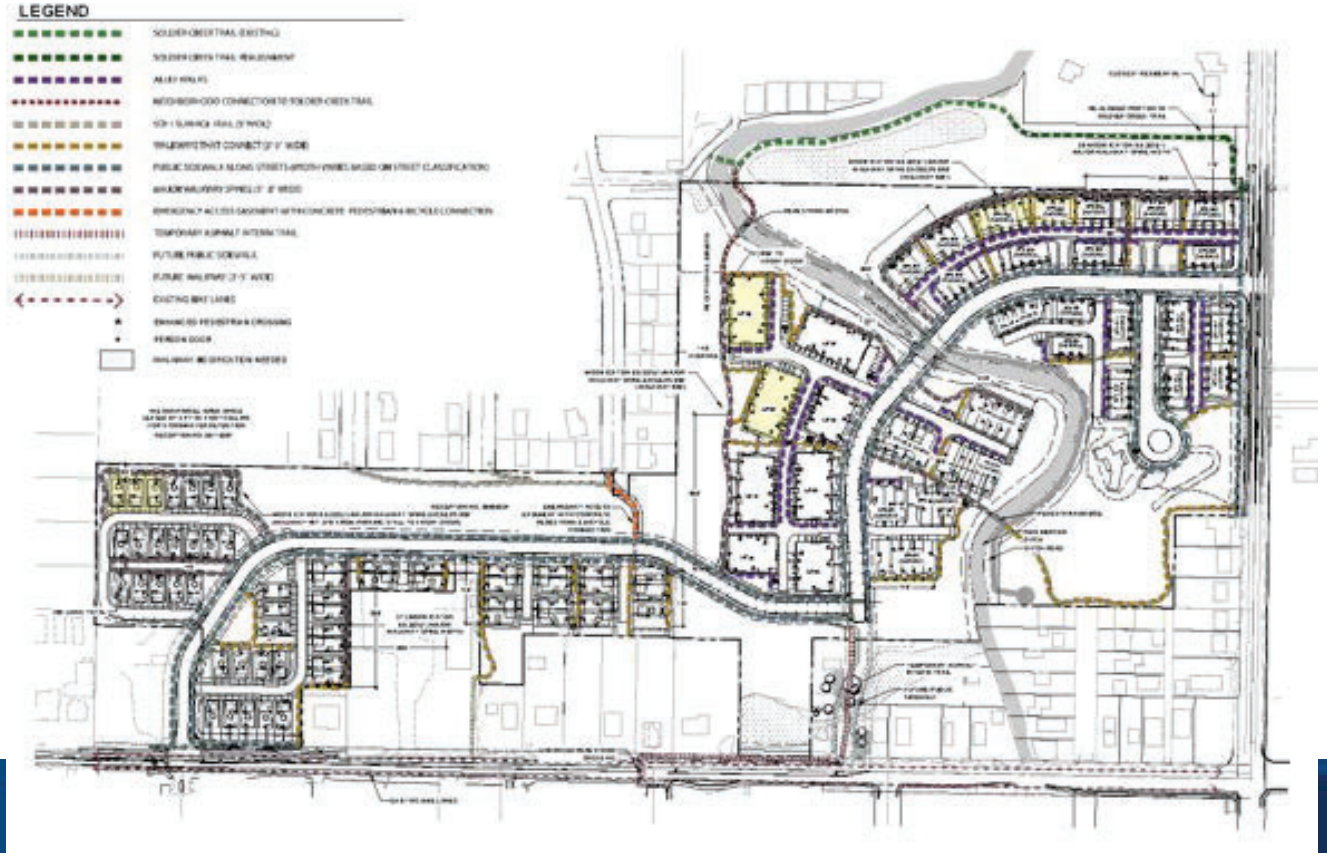
- 516 off-street parking spaces
- 47 off-street surface parking spaces
- 430 garage spaces
- 39 on-street parking spaces available

Transportation Improvements



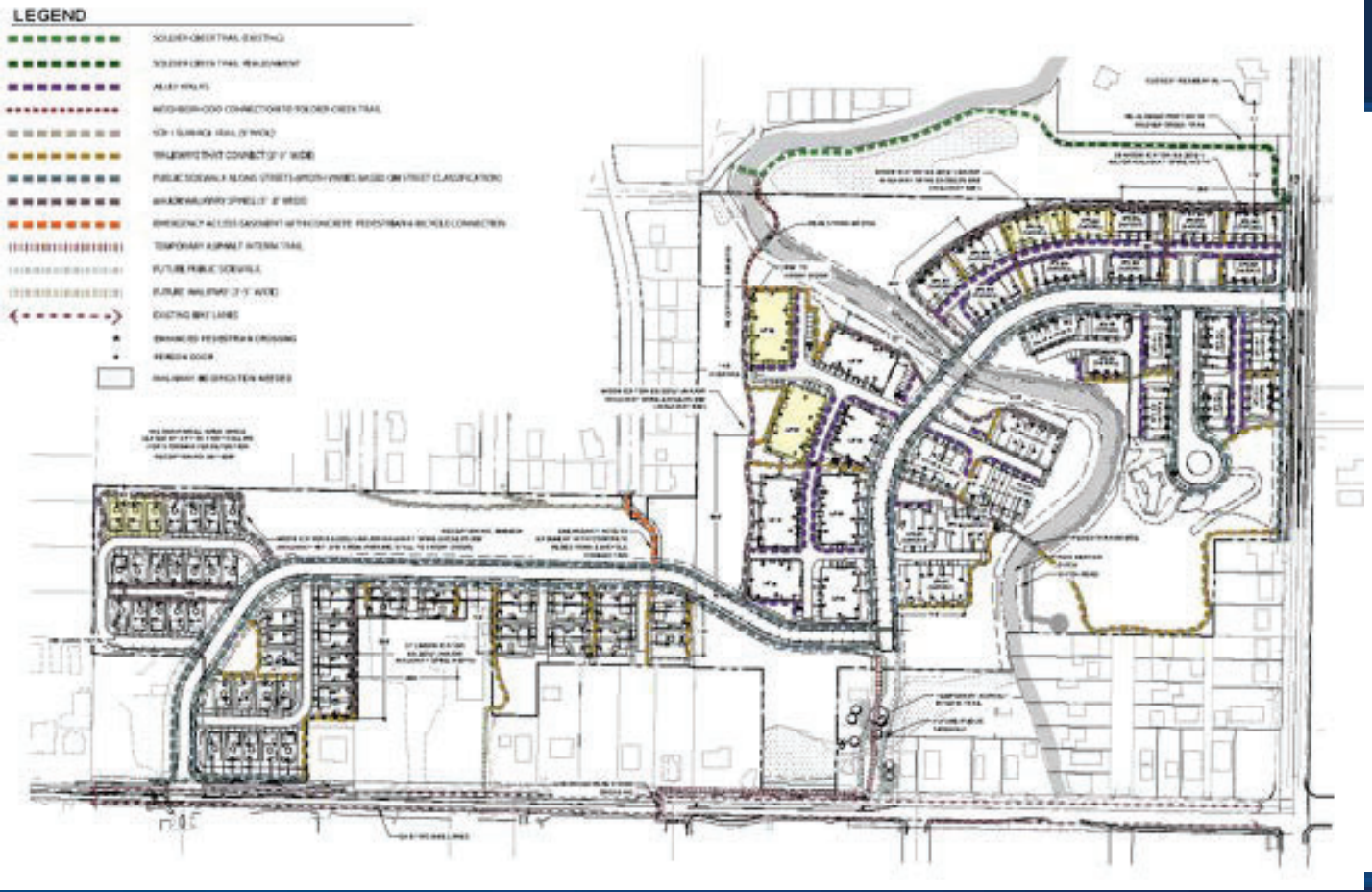
- Center turn lane on Taft Hill Road
- Westbound right turn lane on Laporte Avenue
- Street sidewalks
- City managed project: additional sidewalk, bicycle lane and bridge improvements
  - Laporte Avenue between Fishback Avenue and Sunset Street
  - Bridge improvements are currently funded, and roadway improvements are tentatively planned for the Spring of 2022 (dependent on funding)

Street and Sidewalk Pattern



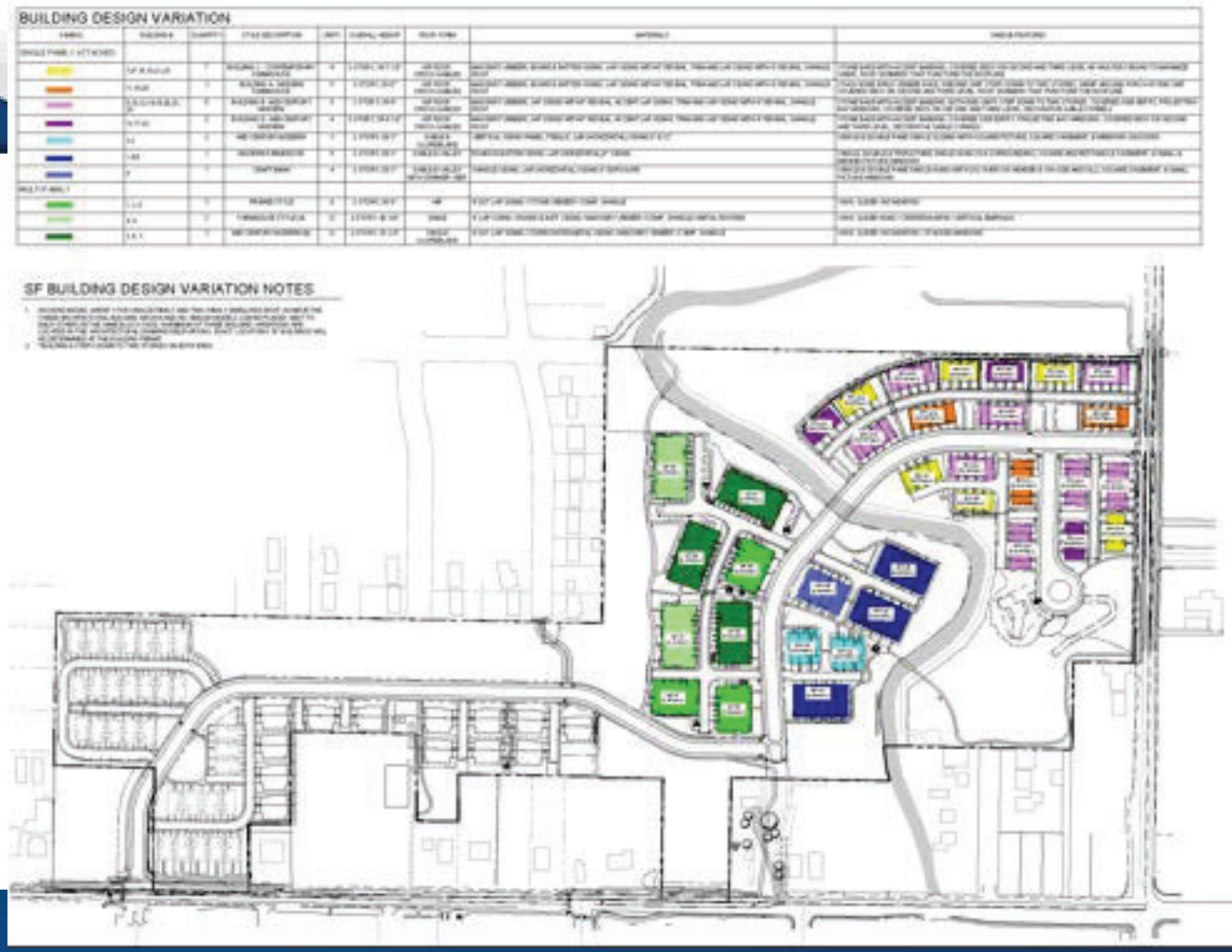
- Three public street connections
- One is future, walkway connection for now
- Alternative Compliance is proposed to allow street connections to be limited to bicycles, pedestrians, and emergency access (Section 3.6.3)

Modifications of Standards



- Walkway requirements
- Building footprint variation
- Access to a neighborhood center crossing an arterial street

Modifications of Standards

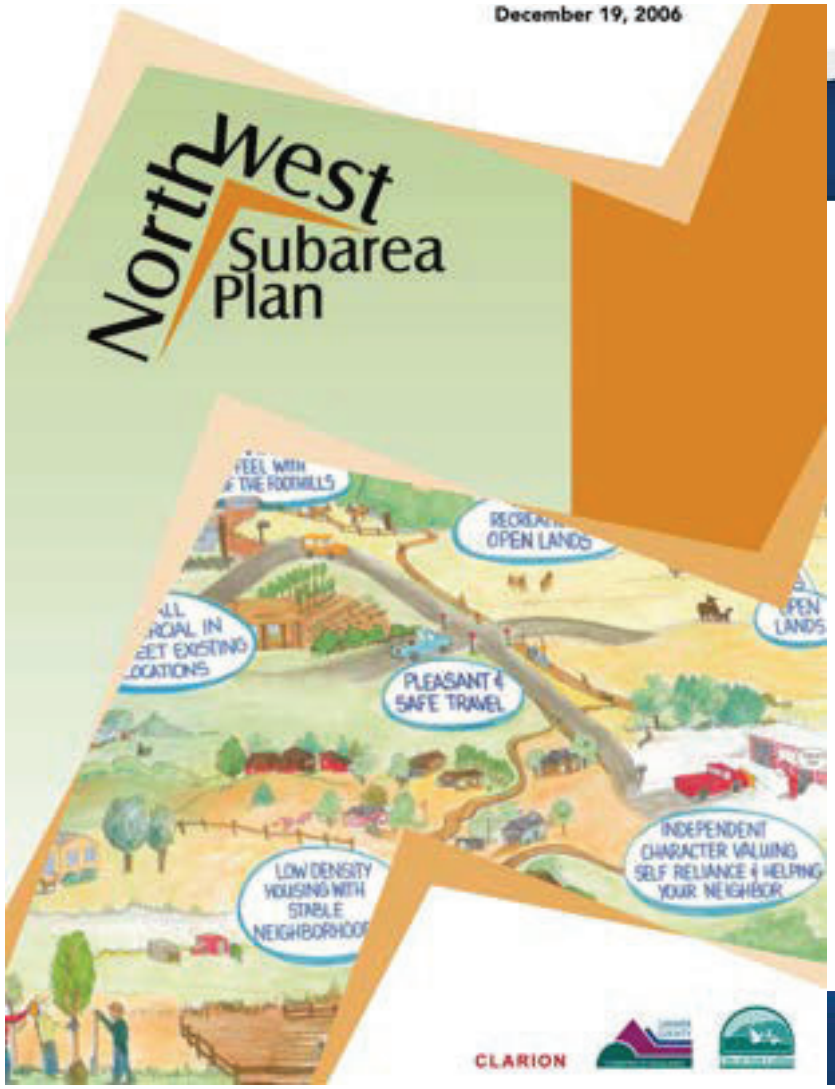


- Building footprint variation
- SFA: Similar building footprints next to each other
- MF: similar building footprints as part of the required variations

Public Outreach

Two neighborhood meetings held

- Flooding concerns with new development and existing developments
- Concern that the proposal doesn't meet the intent of the Northwest Subarea Plan in terms of rural character, neighborhood compatibility and adequate land use transition
- Building height and massing compatibility concerns with the multifamily and single-family attached buildings
- Density no greater than 3.5 dwellings per acre requested
- Added people and cars – traffic impact and change in development intensity
- Buffers to neighbors
- Request that new streets not be connected to existing local street stubs



Northwest Subarea Plan Overview

Appearance and Design:

"The vision for the Northwest Subarea is for new development to fit in with the low density and country-like image of the area and to safeguard natural features."

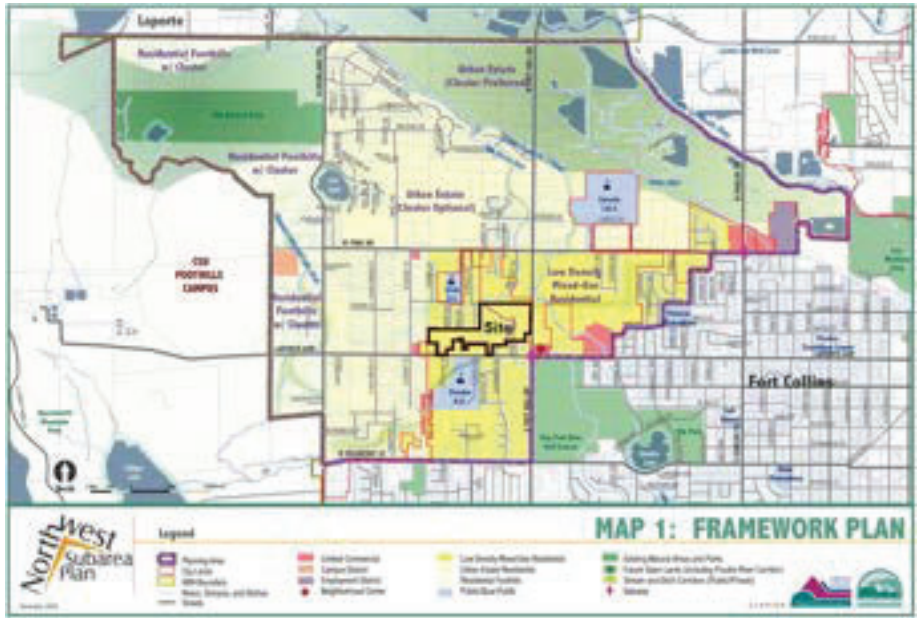
Northwest Subarea character – "country-feel and distinctive image in the broader Fort Collins/Larimer County community -- wide variety of styles, lot sizes, and activities."

Page 9: "Vision and Key Strategies"

Key Idea #5. Low-Density Housing with Stable Neighborhoods.

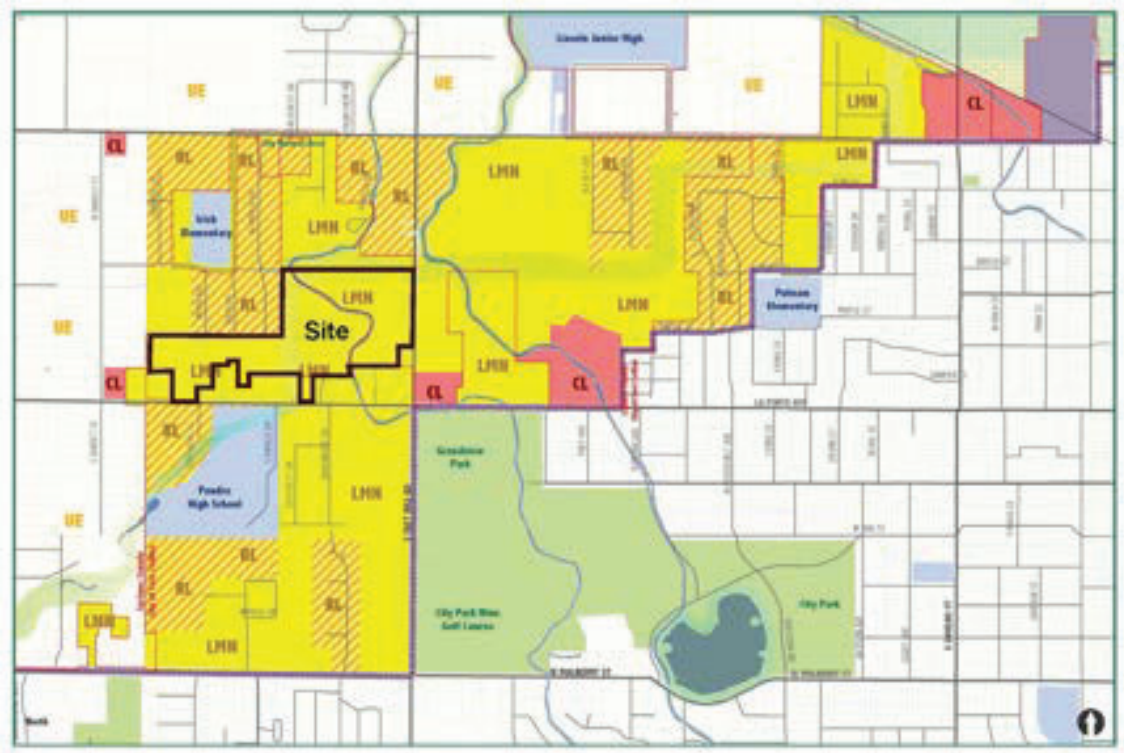
"Allow predominately low-density housing consistent with the land use/framework plan. Protect stable neighborhoods from incompatible development."

Northwest Subarea Framework Plan



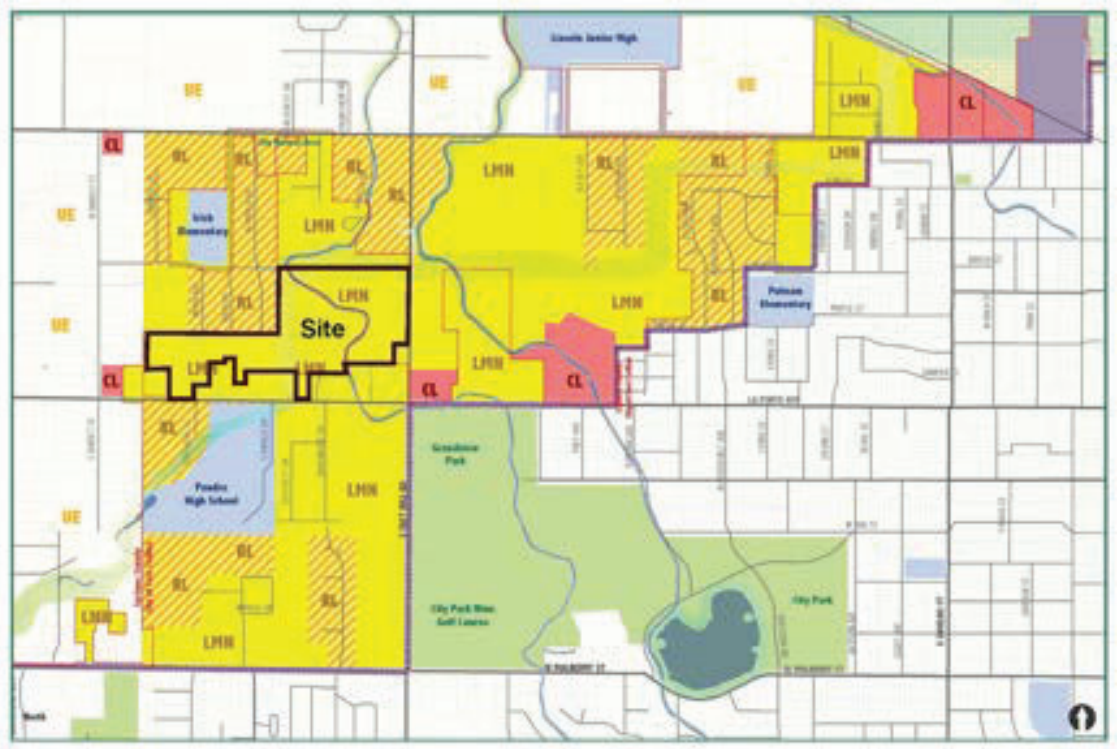
- “The Framework Plan also creates some level of predictability in what type and intensity can be expected for one’s own property as well as neighboring properties.”
- “The Framework Plan provides guidance to land uses, activities, and density levels, but it is not regulatory.”
- “One of the primary objectives of the Framework Plan is to ensure that future development is compatible with the density, uses, and character of existing neighborhoods.”
- For large properties that are zoned L-M-N, policies, goals and strategies focus on following the L-M-N zoning established with the Framework Plan; while other goals also discuss achieving compatibility with existing neighborhoods through “site-specific and contextual design.”

Northwest Subarea Framework Plan



- "Future development density may be up to 8 units per acre overall (or up to 12 units per acre for affordable housing)."
- "In areas designated as Low Density Mixed-Use (L-M-N) residential areas, protect existing single-family neighborhoods by ensuring that infill development on parcels to be annexed is appropriate density and design."

Northwest Subarea Framework Plan

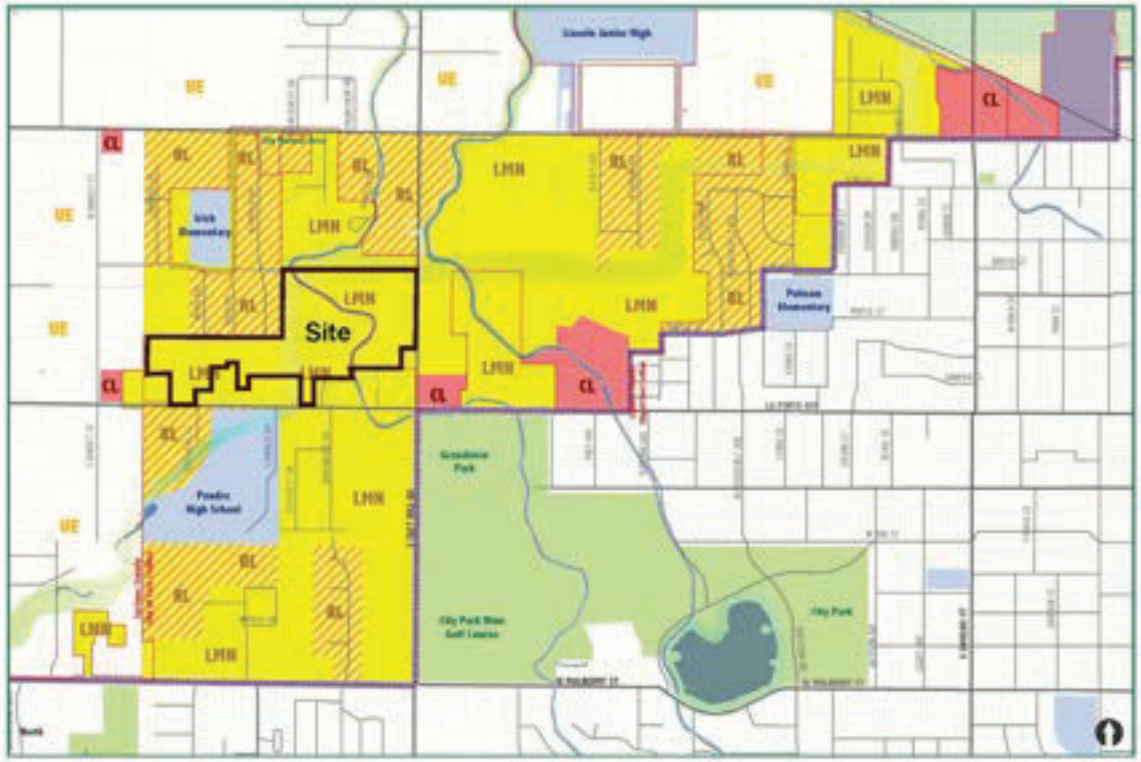


- Appearance and Design Overview (page 44): “New development should fit the pattern and character of the area in terms of scale, use, lot sizes, setbacks, and landscaping, and should provide connected open space and avoid natural areas.”

As Part of L-M-N Purpose and Intent:

- “New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities.”

Northwest Subarea Goals and Policies:



Goal AD-1: Unique Image and Identity

- The Northwest Subarea will continue to have a unique image and identity, with a wide variety of compatible styles and activities.

Policy AD-1.1: Compatibility—Residential Guidelines

- Encourage site-specific and contextual design and planning to promote new development that is compatible with the area.

Northwest Subarea Key Concepts

In summary -- NSP Key Concepts:

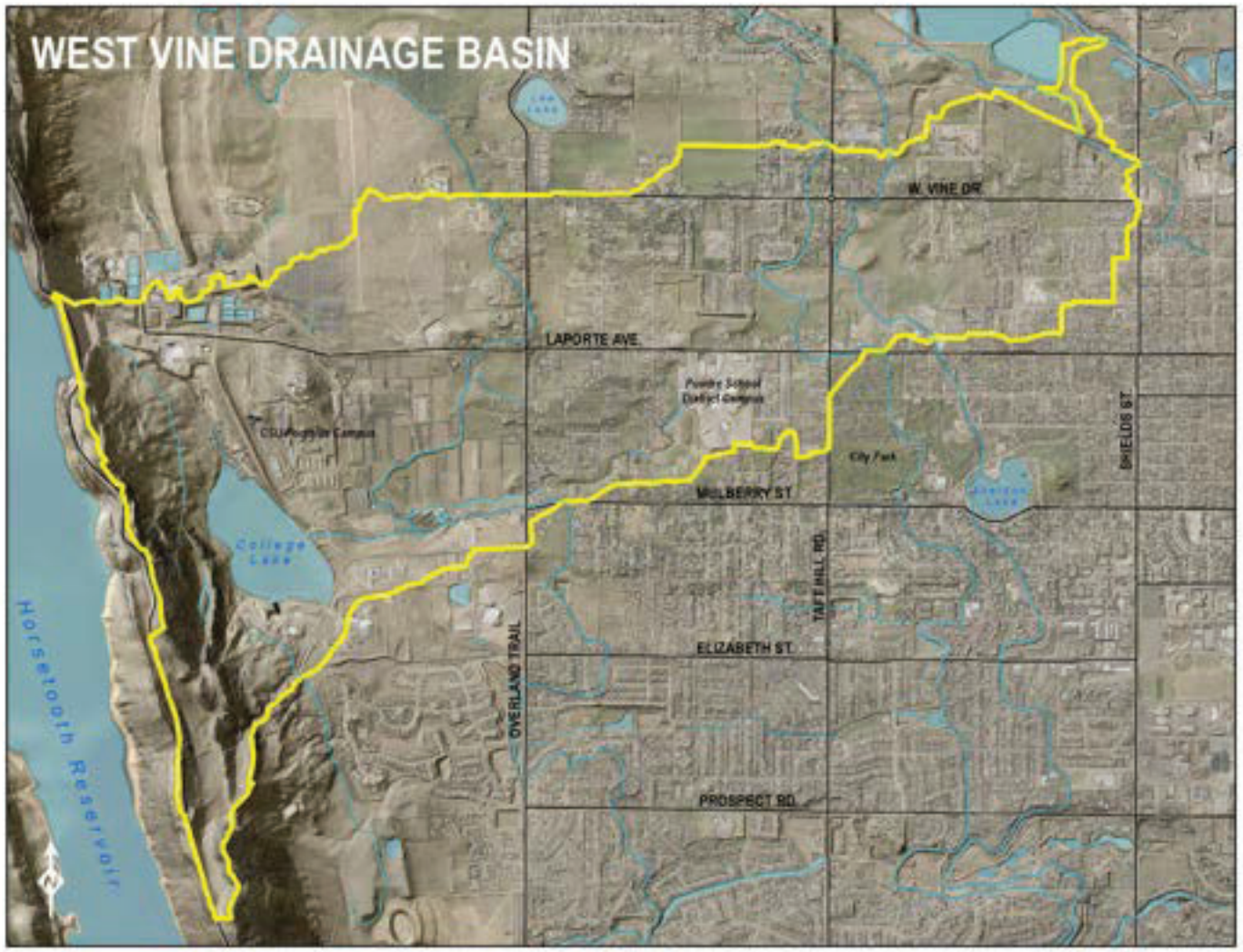
The purpose of the Northwest Subarea Plan is to establish "a focused roadmap for the area's future through clearly defined goals, policies, and strategies. An overarching theme of this Plan is to retain and enhance the area's existing character."

When reviewing the proposed project for compliance with the policies and strategies contained in the Northwest Subarea Plan there are two fundamental components of the NSP:

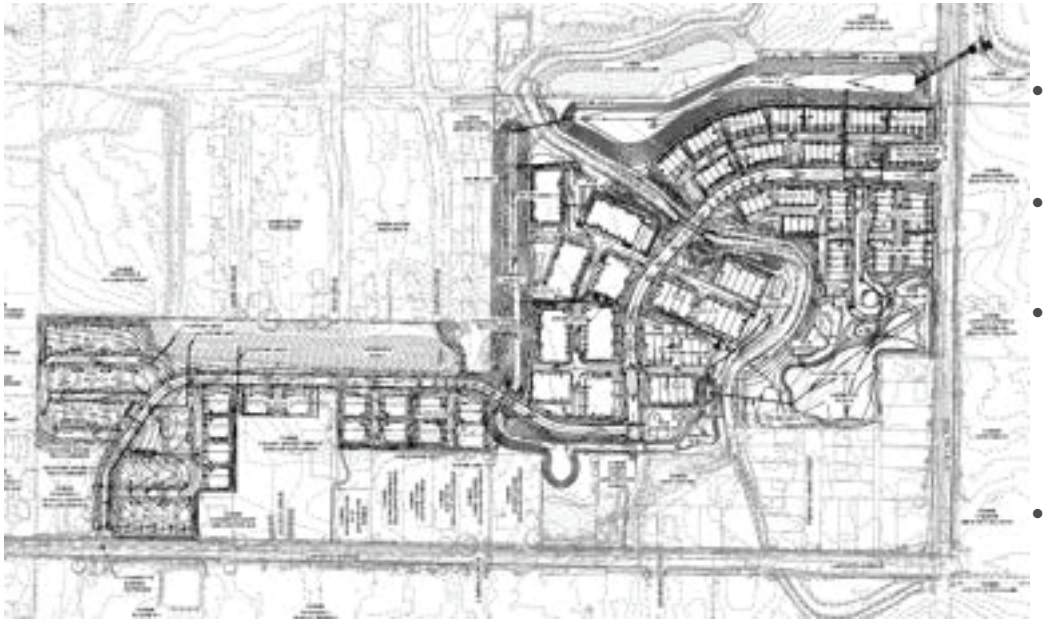
- Following what is allowed with the zoning's density provides predictability
- Addressing compatibility with existing neighborhoods through design
- New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks, and other amenities

Overall, the PDP meets the objectives outlined in the NSP:

- Following Framework Plan and maximum density guideline for the L-M-N Zone District – not more than 8 dwellings per gross acre;
- Landscaped drainage and open spaces areas provide land use transitions to the north, west and south North Taft Hill Road and landscape frontage improvements provide a land use transition to the east;
- Two-family and single-family detached buildings are located on the west portion of the property, which contributes to an overall density, building mass and building height transition from east to west;
- Multiple pedestrian connection points are provided to appropriately integrate the project into the surrounding neighborhoods and street system;
- Existing streets are not connected (Webb, Irish, Impala) with Alternative Compliance requested to allow these connections to be pedestrian only, which helps protect existing neighborhoods and long-standing existing conditions where through-traffic does not occur.


WEST VINE DRAINAGE BASIN
W. VINE DR
LAPORTE AVE
MULBERRY ST
ELIZABETH ST
PROSPECT RD
OVERLAND TRAIL
TAFT HILL RD
SHIELDS ST
College Lake
Horsetooth Reservoir

Stormwater improvements and floodplain remapping

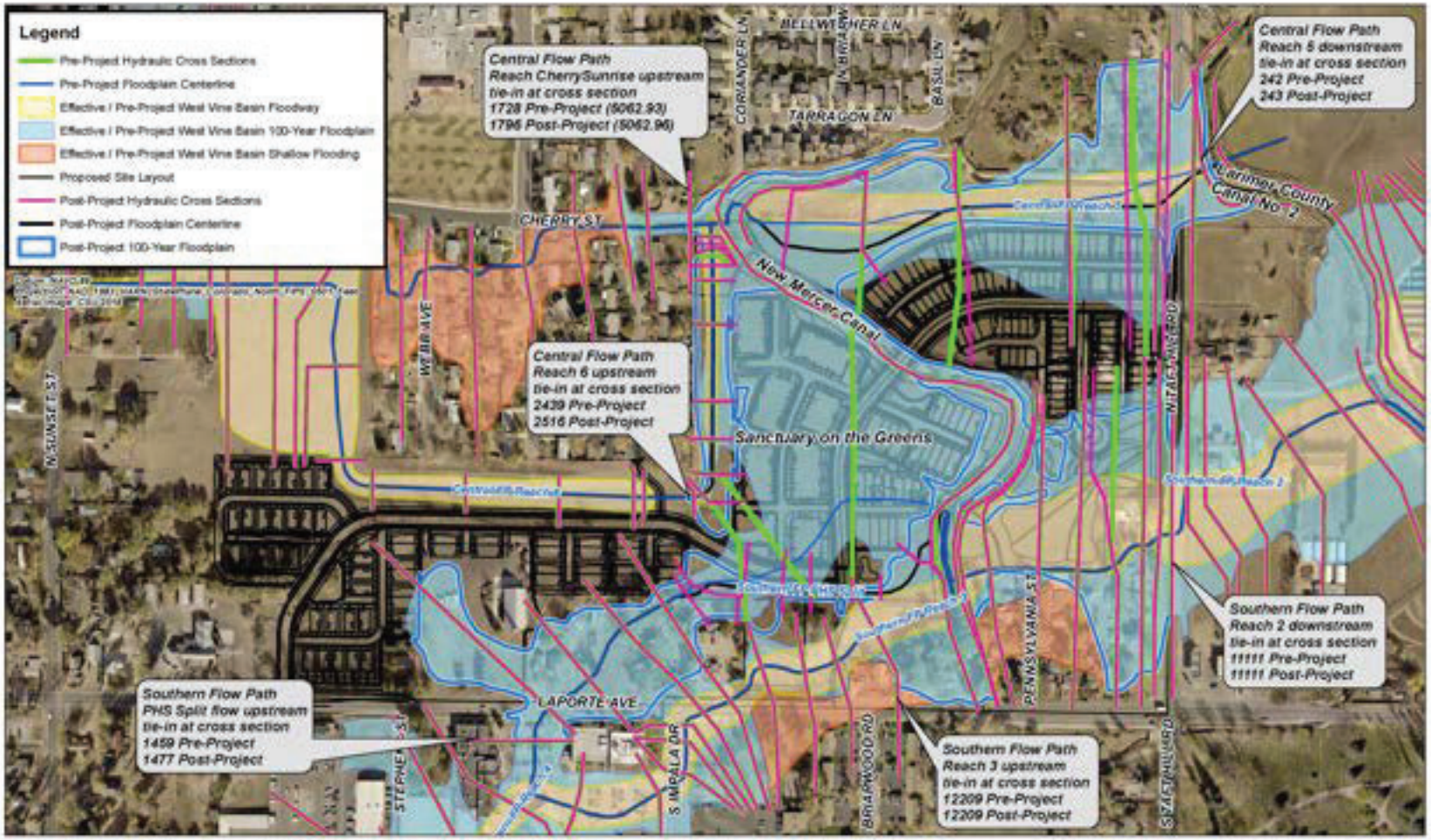


- Stormwater flow conveyed through the site by the regional channel.
- New grading proposed: new detention areas to improve these conveyance channels
- Also improves the natural habitat characteristics of these existing channel areas.
- PROPOSED: 5 surface detention areas, rain gardens, and underground detention to improve stormwater quality and reduce the rate of stormwater discharge from the site;
- Flows routed under the New Mercer Canal and directs all developed flows from the site into the Larimer No. 2 Canal;

Stormwater improvements and floodplain remapping



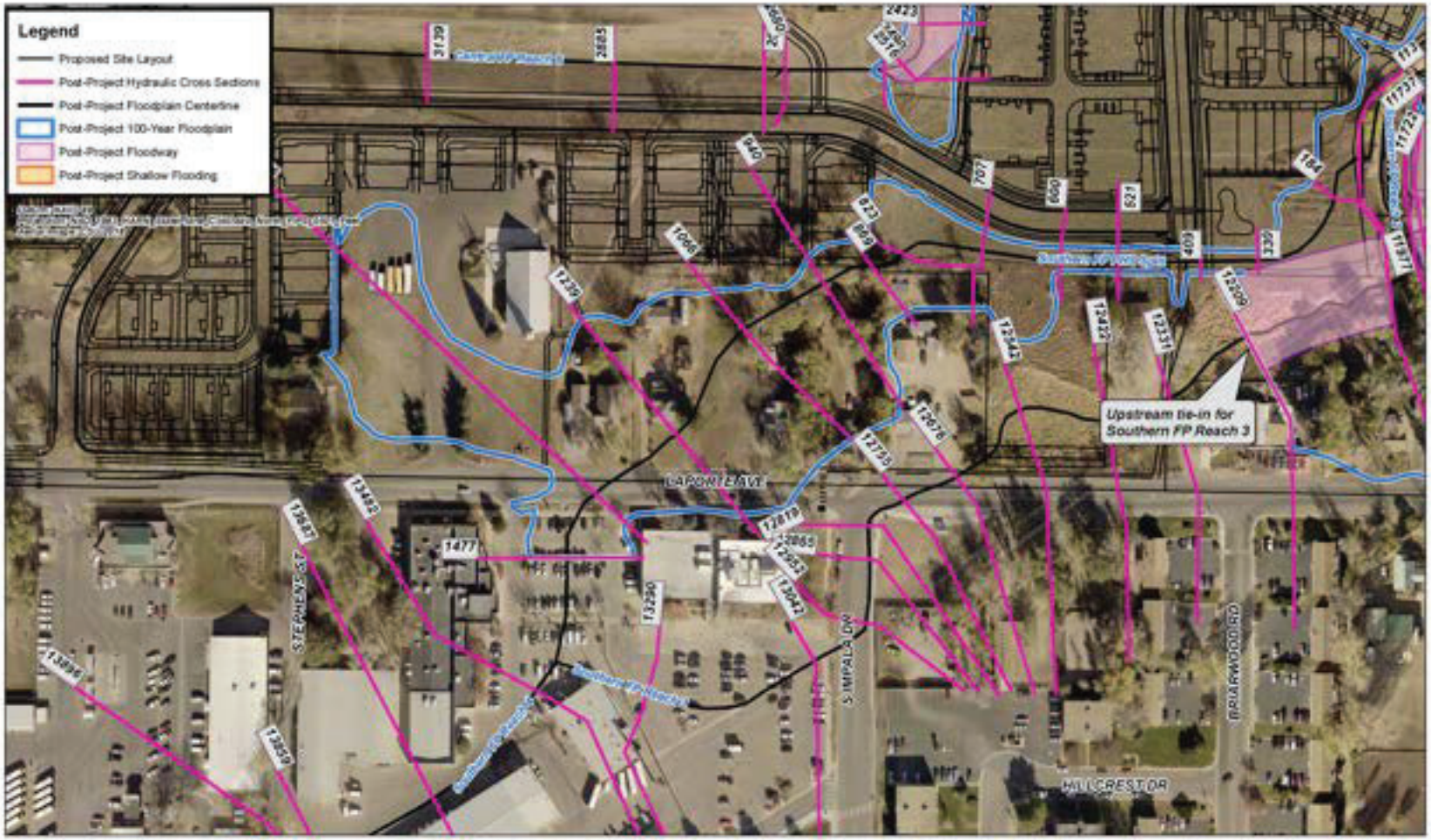
- Future City-funded regional improvement project -- construct the Forney regional detention pond and regional channel located east of N. Taft Hill Road;
- Sanctuary on the Green site -- open space tracts/conveyance channels
- In the interim: stormwater detention;
- Once these future City improvements are in place to the east, they will serve as the outfall for the project site, and on-site stormwater detention will not be necessary.
- The detention volume for the proposed site can be shifted to the proposed Forney regional detention pond, with the on-site channels then limited to only stormwater conveyance, while still providing habitat and open space.



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

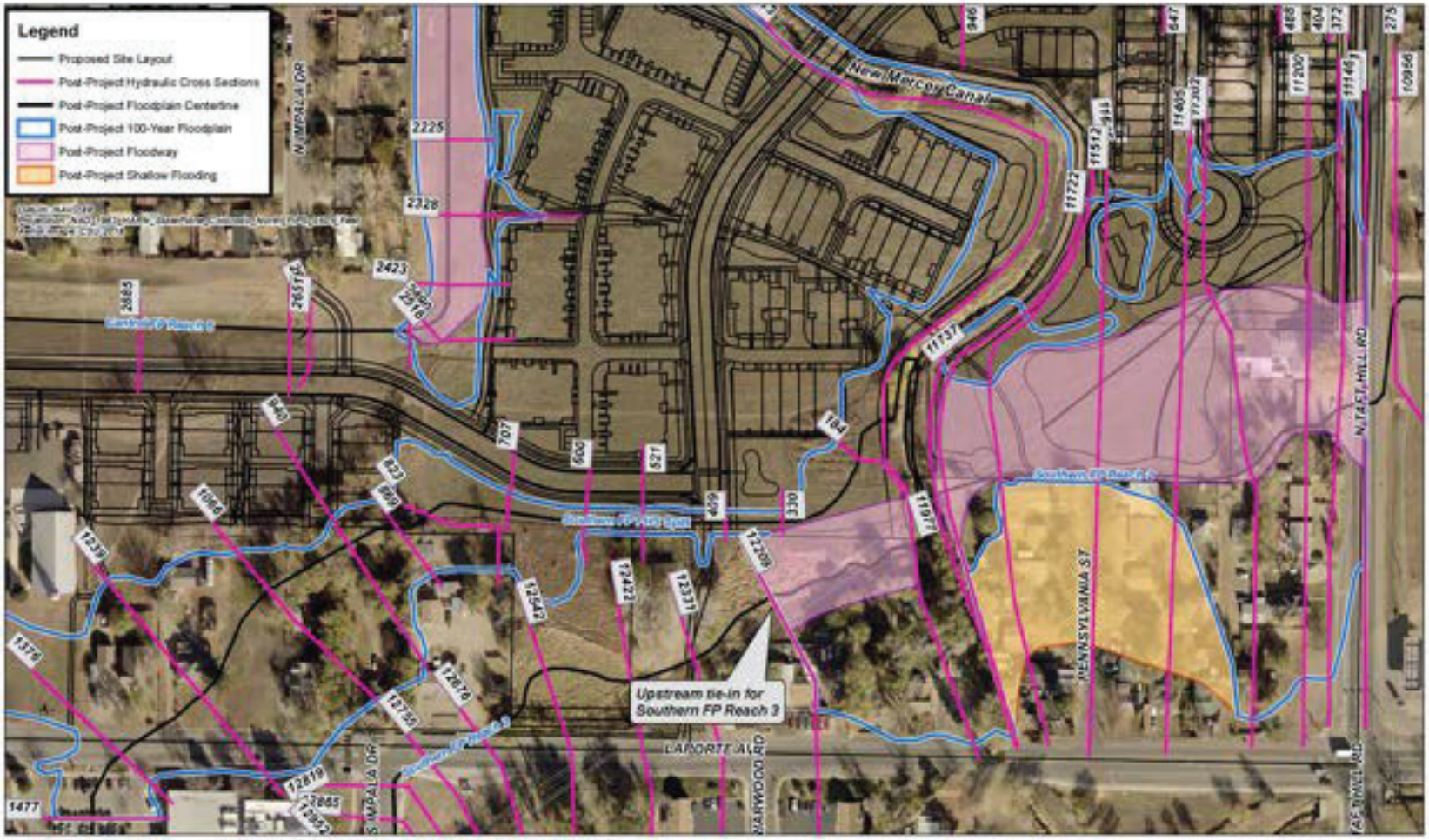
Figure E.1: Hydraulic Tie-in Locations



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

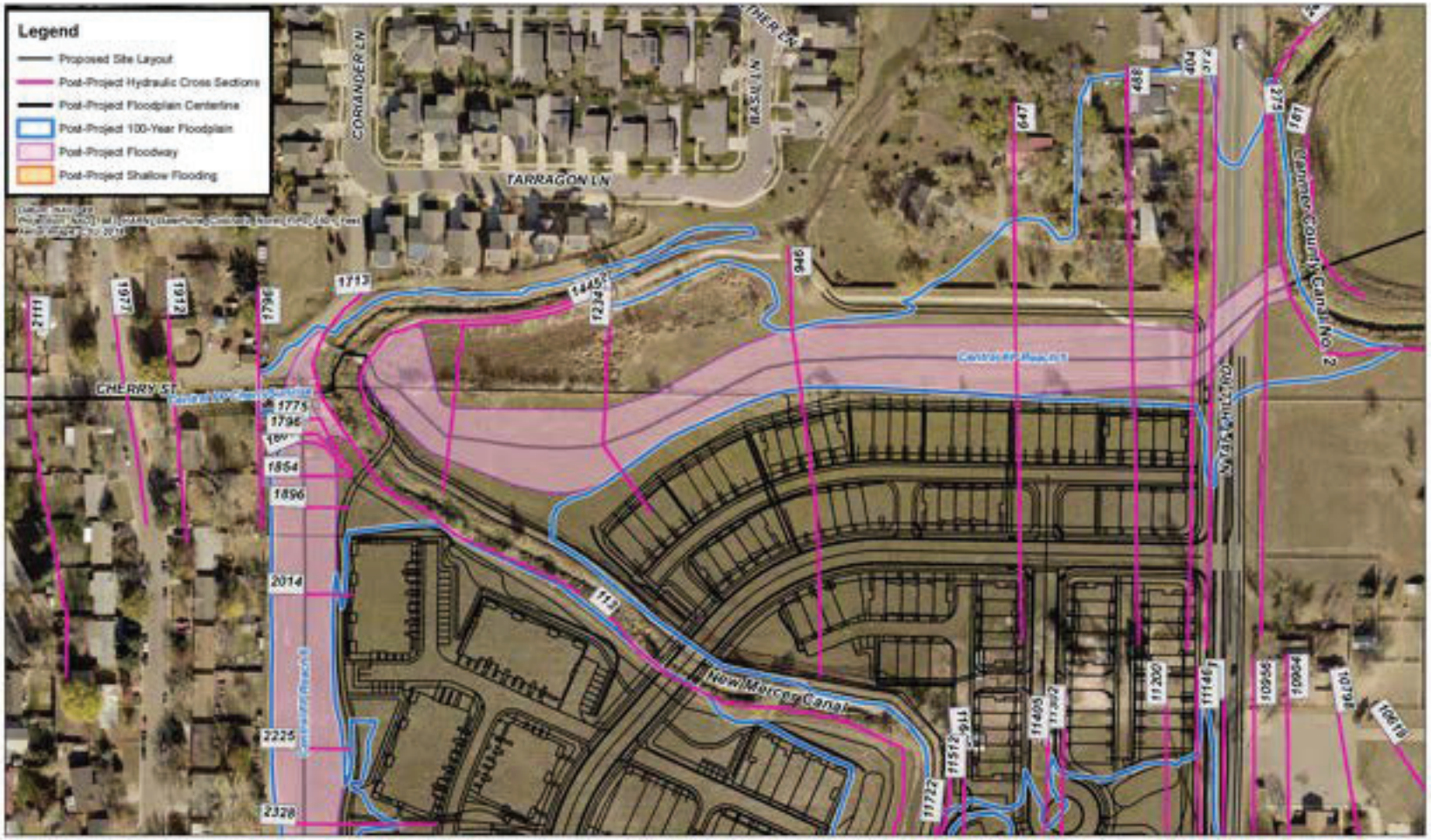
Figure E.13: Hydraulic Workmap - Post-Project Floodplains (southwest)



ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

Figure E.9: Hydraulic Workmap - Post-Project Floodplains (south)

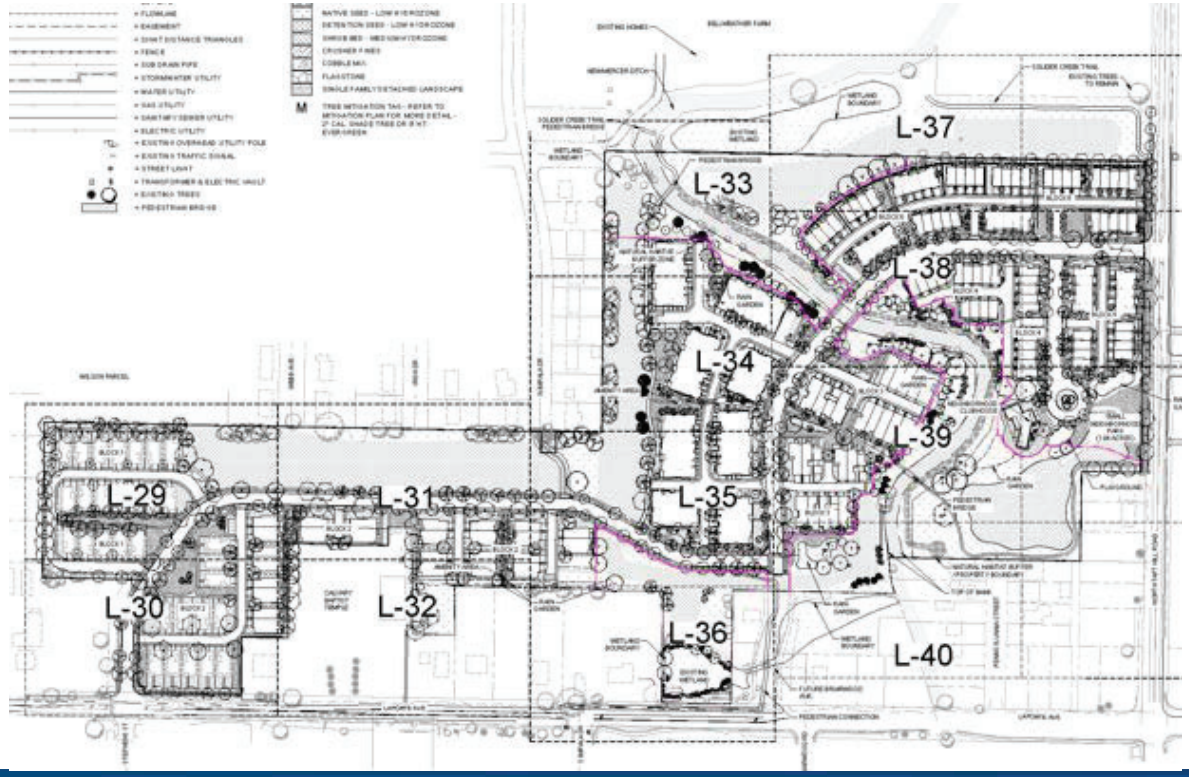


ICON ENGINEERING, INC

Sanctuary on the Greens - Initial Floodplain Report

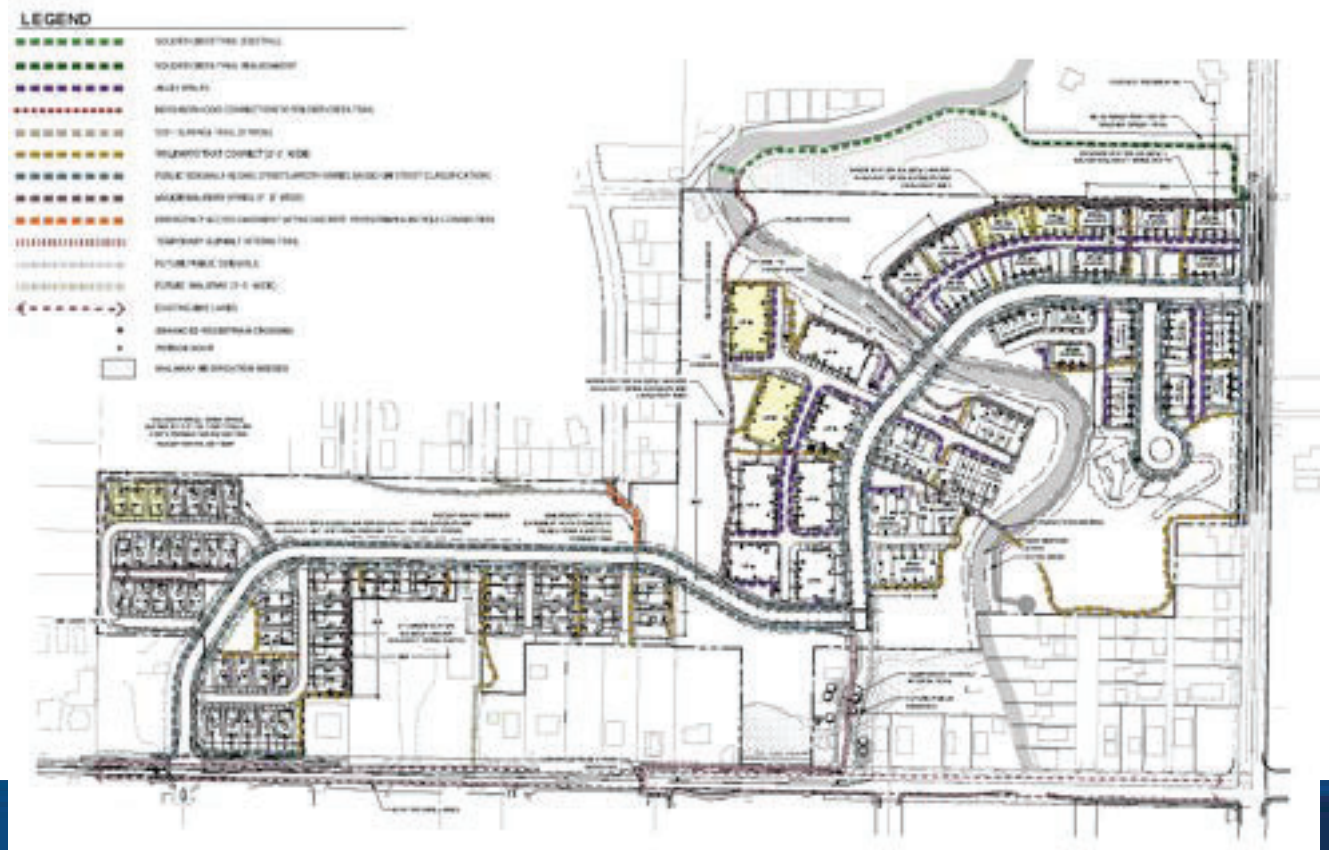
Figure E.5: Hydraulic Workmap - Post-Project Floodplains (north)

Article 3 Development Standards
3.2.1 – Landscaping and Tree Protection



- 3.2.1(D); 3.2.1(D)(1)(c) Full Tree Stocking: 668 trees provided, 423 trees, or 65% are canopy trees
- 3.2.1(F) Tree Protection and Replacement: 36 trees are proposed to be removed, 89 mitigation trees and are provided meeting tree replacement standards

Article 3 Development Standards
3.2.2 – Access, Circulation and Parking



- Eight-foot-wide trail to Soldier Creek Trail
- 3 bicycle and pedestrian connections to Laporte Ave.
- Detached sidewalks along portions of Laporte Avenue and Taft Hill Road
- 2 pedestrian bridges across New Mercer Ditch
- Extensive network of internal sidewalks
- 3 connections to Green Acres Subdivision

3.4.7– Historic Resources

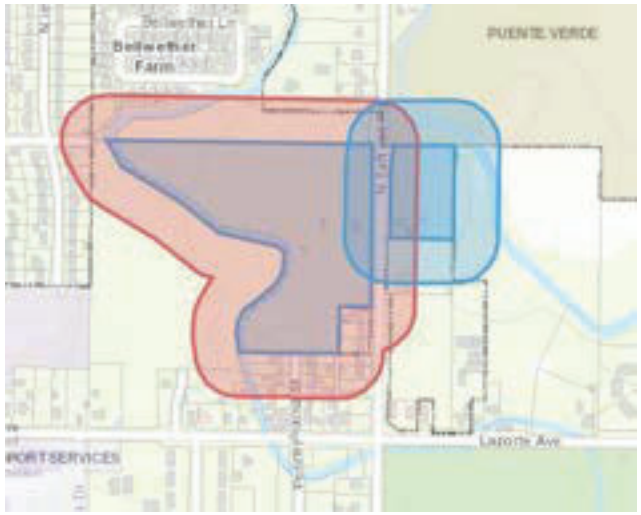


Pre-submittal requirement completed: historic survey -- two properties within the city that were adjacent to the site; noted as potentially eligible for local landmark designation (2318 Laporte and 2540 Laporte).

Both properties have lost much of their historic integrity; staff determination -- no further historic review required in terms of design compatibility with those properties under section 3.4.7;

330 N Taft Hill, (County property) -- listed on the State Register in that same time frame, historic influence area map provided to the applicant to consider design compatibility with this historic farm property.

3.4.7– Historic Resources



- Because Taft Hill is an arterial -- the applicant has to comply with a minimum of two of the design compatibility requirements in Table 1 of Section 3.4.7(E).
- Proposed PDP building designs along Taft Hill meet at least two of those requirements.
- PDP building elevations: roof forms, window proportions, and use of materials -- reference to the more traditional residential styles in the area, including the property at 330 N Taft Hill.
- While the building height and width of the proposed new construction does not meet the 3.4.7 requirements, because other design connections are made and it is across an arterial, (i.e. not directly abutting the historic property nor incorporating the historic structures on the same development site), those building massing requirements are not applicable under 3.4.7.
- Staff waived Historic Preservation Commission review

Article 3 Development Standards Compatibility

Primary techniques to achieve compatibility and reduce the overall apparent mass/bulk of the buildings include:

- Utilizing masonry on the ground level to define the base of the larger buildings;
- Ground level entrances on all three-story buildings include a shed or hip roof component which further emphasizes the ground level;
- Providing secondary massing elements at the second level, including projecting covered balconies and bay window treatments;
- Large windows are provided within the majority of the building modules to further break down the scale of the buildings

Article 3 Development Standards Compatibility



- Colors and materials vary, earth-tone and neutral and do not deviate from what would normally be found in any residential development.
- Materials include various combinations of manufactured stone or brick veneer, board and batten siding, lap siding, composition shingle main and accent roofs. Metal accent roofs are also used on portions of the 2-story multifamily buildings.
- 3.5.1(G) – Building Height Review – keep overall height below 40 feet has significance
- Land Use Transition – landscaped buffer space, fencing to west

Article 3 -- Compatibility
3.5.1(H) – Land Use Transition

Code Citation: *When land uses with significantly different visual character are proposed abutting each other and where gradual transitions are not possible or not in the best interest of the community, the development plan shall, to the maximum extent feasible, achieve compatibility through the provision of buffer yards and passive open space in order to enhance the separation between uses.*

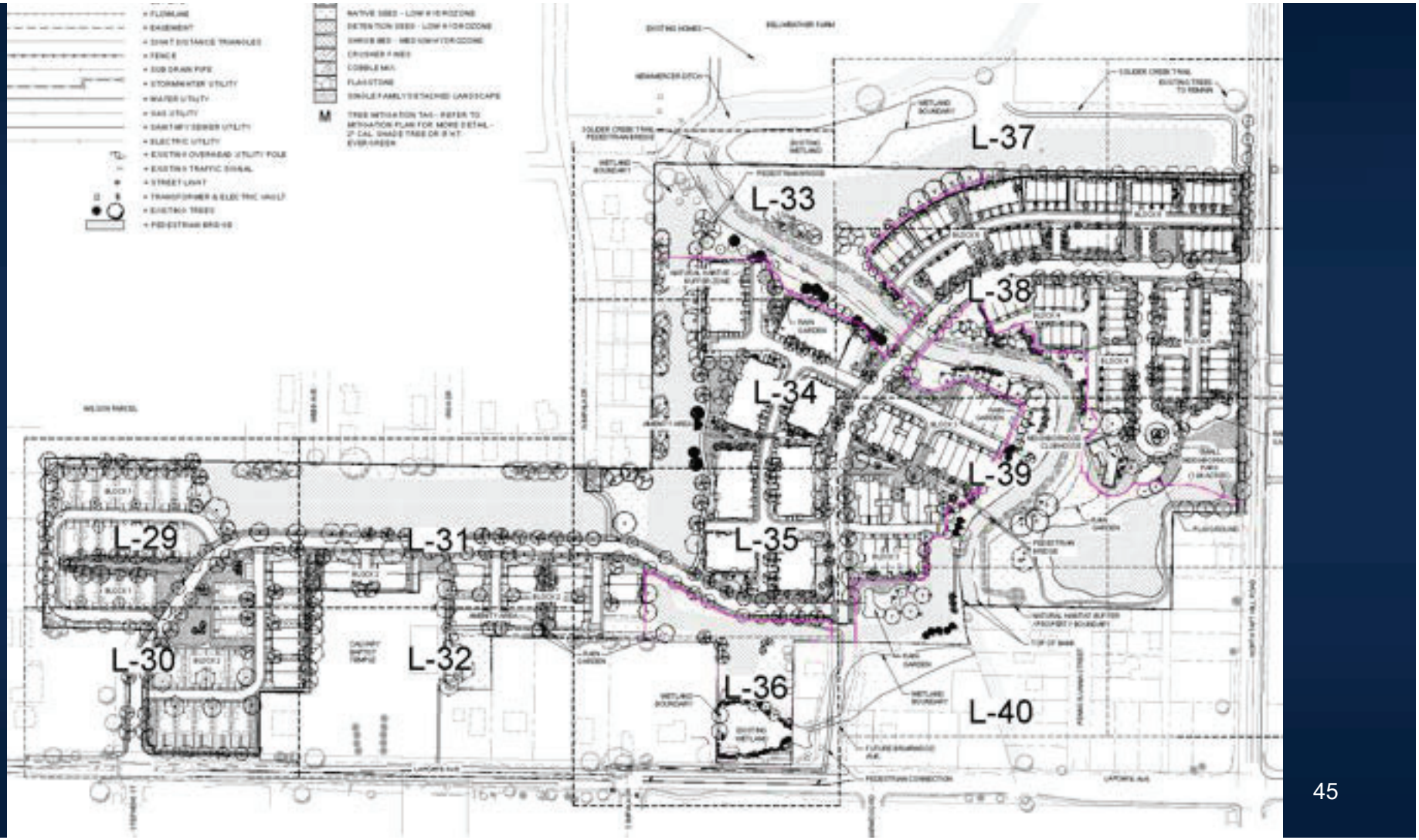
Article 3 -- Compatibility
3.5.1(H) – Land Use Transition

- Land Use Code L-M-N standard 4.5(E)(4)(b). -- Specific buffer yard standard: Multi-family buildings shall be set back from the property line of abutting property containing single- and two-family dwellings at least 25 feet
- The proposed multi-family buildings are set back by approximately 116 feet to the abutting single-family property lines to the west, meeting this standard.
- The proposed single-family attached and multi-family buildings are separated from adjacent properties by perimeter open space, N. Taft Hill Road landscape improvements and building setback, and the width of the existing N. Taft Hill arterial street right-of-way.
- In all of these instances, the separation between these proposed buildings and adjacent single-family properties exceeds 25 feet.

Article 3 Development Standards
3.6.3 - Street Pattern and Connectivity Standards

Alternative Compliance Requested, addresses:

- 3.6.3(D) Spacing of Limited Movement Collector or Local Street Intersections with Arterial Streets.
- 3.6.3(E) Distribution of Local Traffic to Multiple Arterial Streets.
- 3.6.3(F) Utilization and Provision of Sub-Arterial Street Connections to and From Adjacent Developments and Developable Parcels. Incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan; Provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred sixty (660) feet along each development plan boundary that abuts potentially developable or redevelopable land.
- First two standards say: “unless rendered infeasible due to unusual topographic features, existing development or a natural area or feature.”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Article 3 Development Standards
3.6.3(H) Alternative Compliance

Upon request by an applicant, the decision maker may approve an alternative development plan that may be substituted in whole or in part for a plan meeting the standards of this Section.

- Alternative compliance is based on unusual topographic features, existing development, naturals areas and other constraints, including the shape of the property, the New Mercer Ditch, existing wetlands and floodway constraints;
- PDP provides local street connections to adjacent streets where possible;
- Provides pedestrian and bicycle connections to the adjacent arterial and neighborhoods neighborhood streets as well as the Soldier Creek Trail;

Article 3 Development Standards
3.6.3(H) Alternative Compliance

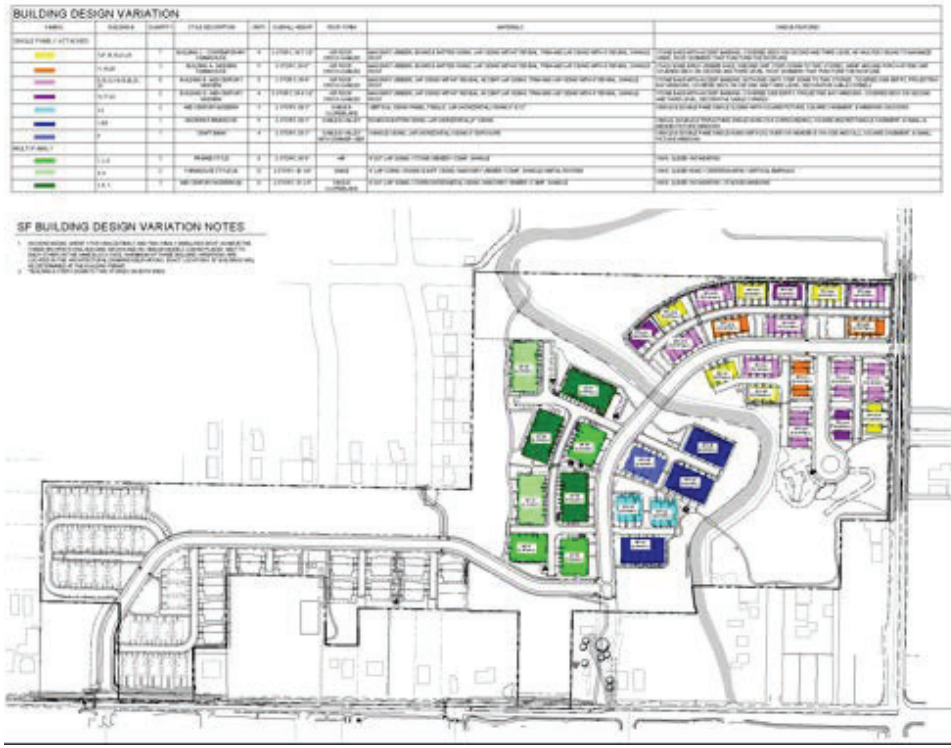
Alternative Compliance Met – Staff Findings:

- Design minimizes the impacts on natural areas and features.
- Development's traffic level of service standards still met; neighborhood continuity and connectivity is enhanced.

Accomplishes the purposes of this Division equally well or better based on the proposed layout and design of streets including:

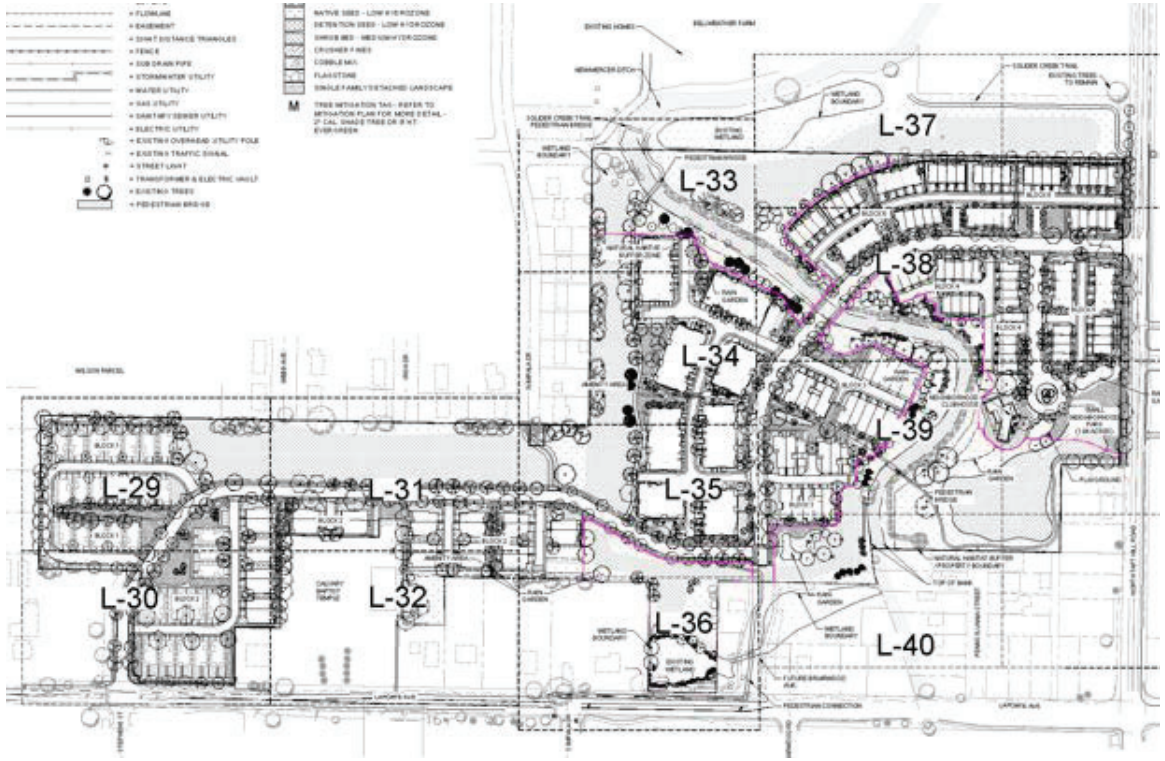
- Local street intersections with Laporte Avenue and N. Taft Hill Road.
- Facilities for bicycle, pedestrians maintained to the maximum extent feasible:
  - 2 bicycle and pedestrian crossings of the New Mercer Ditch,
  - 5 pedestrian/bicycle connections to Laporte Avenue, 5 to the north

Division 4.5
L-M-N Zone District Standards



- Minimum density met -- 4 dwelling units per net acre (8.51 dwellings net)
- Maximum density met -- 9 dwelling units per gross acre; (8 is NSP guideline) 6.07 dwellings/gross acre
- Mix of Housing – 4 minimum housing types provided per requirement
  - Multi-family dwellings containing more than seven (7) units per building
  - Two-family dwellings
  - Single-family attached dwellings
  - Single-family detached dwellings with rear loaded garages

Division 4.5
L-M-N Zone District Standards



- Small Neighborhood Park Provided – at least one acre required
- 2-story maximum height proposed for the 13 two-family buildings and 31 single-family detached buildings (2.5 story maximum)
- Maximum Number Dwellings per multi-family building: up to 12 permitted

Division 4.5
L-M-N Zone District Standards

- 4.5(E)(4)(d) –Building Height three stories. The eight proposed multi-family buildings are two-stories in height.
- Multi-family building design standards met: each facade into human-scaled proportions similar to the adjacent single-family dwellings

- primary roof lines are articulated, roof height varied; each façade: massing projections and recesses;
- Change in primary/secondary massing forms; changes in related roof forms and detailing provided;
- Doorway detailing and balconies; window placement and window proportions; siding and masonry, material patterns and colors are varied amongst the three buildings;
- Unique color schemes -- further differentiates between buildings, variety and individuality achieved;
- Maximum Floor Area met not more than 14,000 square feet Excluding garages, the 12-plex buildings designs are 13,953 square feet, and the 9-plex building design is 11,812 square feet

Modifications of Standards Overview

Modifications of Standards -- proposed to address walkway spine requirements, building footprint variation, and access to a neighborhood center crossing an arterial street

- Building variation standards for single-family attached and multi-family buildings:
  - Section 3.5.2(C)(2)(a) Variation Among Buildings Single-family attached buildings containing more than two (2) dwelling units, to allow similar building footprints to be placed next to each other along a street.
  - Section 4.5(E)(4)(c) L-M-N Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units – Variation Among Repeated Buildings, to allow two of the proposed building designs to have the same footprint size and shape.
- Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.
- Modification to Section 4.5(D)(3)(a) Access to a Neighborhood Center, because the access to the nearby Neighborhood Commercial District requires crossing an arterial street.

Modifications of Standards
Variation Among Buildings

- Section 3.5.2(C)(2)(a) Variation Among Buildings Single-family attached buildings containing more than two (2) dwelling units, to allow similar building footprints to be placed next to each other along a street.
- Section 4.5(E)(4)(c) L-M-N Design Standards for Multi-Family Dwellings Containing More Than Eight (8) Dwelling Units – Variation Among Repeated Buildings, to allow two of the proposed building designs to have the same footprint size and shape.

Recommendation – Approval

- 2.8.2(H)(1) the plan will promote the general purpose of the standard for which the modification is requested equally well or better;
- 2.8.2(H)(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.;

Modifications of Standards
Variation Among Buildings -- Staff Findings



- The PDP provides seven noticeably distinct single-family attached building designs that meet the variation requirement by providing significantly unique building styles, only 3 single-family attached building designs are required;
- The material patterns, placement of materials, roof forms, window styles, and door styles are distinctly different amongst all seven of the single family attached designs;
- Noticeably distinct entrance feature forms and details provided;
- Three-story designs include noticeably distinct roof form and massing elements; two of the designs provide massing step-downs to two-stories at building sides;

Modifications of Standards
Variation Among Buildings -- Staff Findings



- With the 7 single-family attached building designs provided, 5 different single-family attached building footprints are provided with the overall site plan.
- Of the 8 multi-family buildings provided, three different building footprints are provided.
- With both the single-family attached and multifamily buildings, the architectural detailing, style, roof forms, and step-down massing at building ends all compensate for areas where similar footprints are next to each other, even if this footprint similarity is noticeable.

Modifications of Standards
Variation Among Buildings -- Staff Findings



The site plan provides variation in footprint placement by:

- Varying the open space pattern and distance between buildings along the street,
- Providing a varied pattern of footprint orientations along the streets by placing some of the building ends along the streets.
- The curves and intersections within the internal streets also help minimize sight lines, and open spaces along the New Mercer Ditch allow angled views of the building corners, which adds visual variety along the street.

Modifications of Standards
Orientation to a Connecting Walkway

- This standard requires that all buildings connect to public sidewalks.
  - Direct connection – where buildings and entrances face a public street so that new development extends the town-like pattern.
  - Direct connection within 200 feet with a Connecting Walkway. This allows for flexibility in building placement and results in an easy walking distance (roughly one-half of a block in traditional terms) to the City sidewalk network.
  - Direct connection between 200 and 350 feet by way of a Major Walkway Spine. This allows for a maximum walking distance (less than one block length in traditional terms) but only if this distance is mitigated by urban design features.
- Modification to Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requesting that building entrances to dwellings be oriented to a walkway that is longer than 350 feet, and within walkway open space that is narrower than 35 feet.

Modifications of Standards
Orientation to a Connecting Walkway

Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.

- 2.8.2(H)(1) the plan will promote the general purpose of the standard for which the modification is requested equally well or better
- 2.8.2(H)(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan

Modifications of Standards
Orientation to a Connecting Walkway

2.8.2(H)(1) and (4) are met:

- the plan with longer walkways allows more residents access to shared walkways with a pattern that provides a high level of interconnectivity throughout the development and to adjacent neighborhoods
- site plan increases safety, connectivity, pedestrian interaction and quiet enjoyment without sacrificing convenience;
- wider and more frequently spaced sidewalks are provided to compensate for the increased sidewalk length, and pedestrian bridges are provided in lieu of street crossings;

Modifications of Standards
Orientation to a Connecting Walkway

2.8.2(H)(3): Exceptional physical conditions, unique to such property, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship, provided that such difficulties or hardship are not caused by the act or omission of the applicant;

2.8.2(H)(3) is met:

- unusual shape of the property, location of the New Mercer Ditch, location of existing flood control channels, and location of existing development are exceptional practical difficulties
- Providing a network of streets, shorter walkways and/or wider open space for walkway spine green courts in all portions of the site is practically infeasible.

Modifications of Standards
Access to a Neighborhood Center

Modification to Section 4.5(D)(3)(a) Access to a Neighborhood Center, because the access to the nearby Neighborhood Commercial District requires crossing an arterial street. is not detrimental to the public good and meets the modification criteria for the following reasons:

2.8.2(H)(1)(4) is met: nominal and inconsequential way when considered from the perspective of the entire development plan;

- The project provides a clubhouse gathering area that serves as a reasonable alternative;
- supplements the planned commercial neighborhood center envisioned by the Northwest Subarea Plan that is located at the northeast corner of N. Taft Hill Road and Laporte Avenue;

2.8.2(H)(3) is met: Practical difficulty -- because the unusual shape of the property, existing development, and lack of proximity to the intersection of the two arterial streets – Taft Hill Road and Laporte Avenue – makes the viability of a new Neighborhood Center and associated leasable uses practically infeasible, and the existing planned Neighborhood Center location, which is across the arterial to the east, is not caused by the act or omission of the applicant.

Sanctuary on the Green, PDP190003
Findings /Conclusion

- The PDP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration;
- Staff supports the request for the Modifications to address: building variation standards for single-family attached and multi-family buildings, Orientation to a Connecting Walkway, and Access to a Neighborhood Center (Sections 3.5.2(C)(2)(a), 4.5(E)(4)(c), 3.5.2(D)(1), and 4.5(D)(3)(a);
- The PDP complies with all relevant standards located in Article 3 – General Development Standards, including the Alternative Compliance Findings per 3.6.3(H) for *Division 3.6.3 Street Pattern and Connectivity Standards.*
- PDP complies with relevant standards located in Division 4.5, (L-M-N) Low Density Mixed-Use Neighborhood District of Article 4 – Districts.

Sanctuary on the Green

TYPE 1 HEARING

MAY 2, 2022

ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

CEDAR CREEK ASSOCIATES, INC.

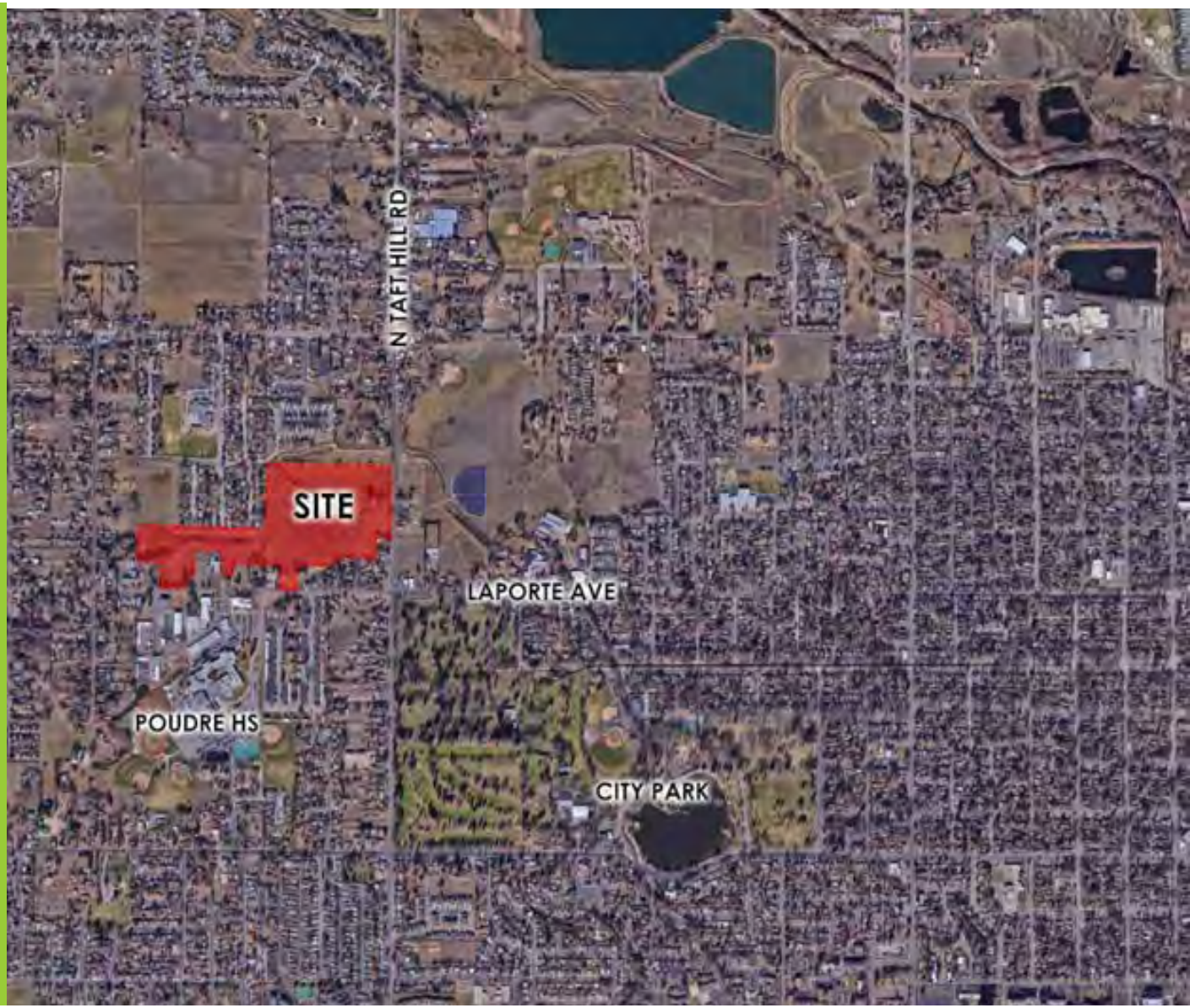
NE NORTHERN ENGINEERING

WONDERLAND HOMES

Delich Associates
Traffic & Transportation Engineering

Brownstein Hyatt Farber Schreck

Vicinity Map



Requested Approval

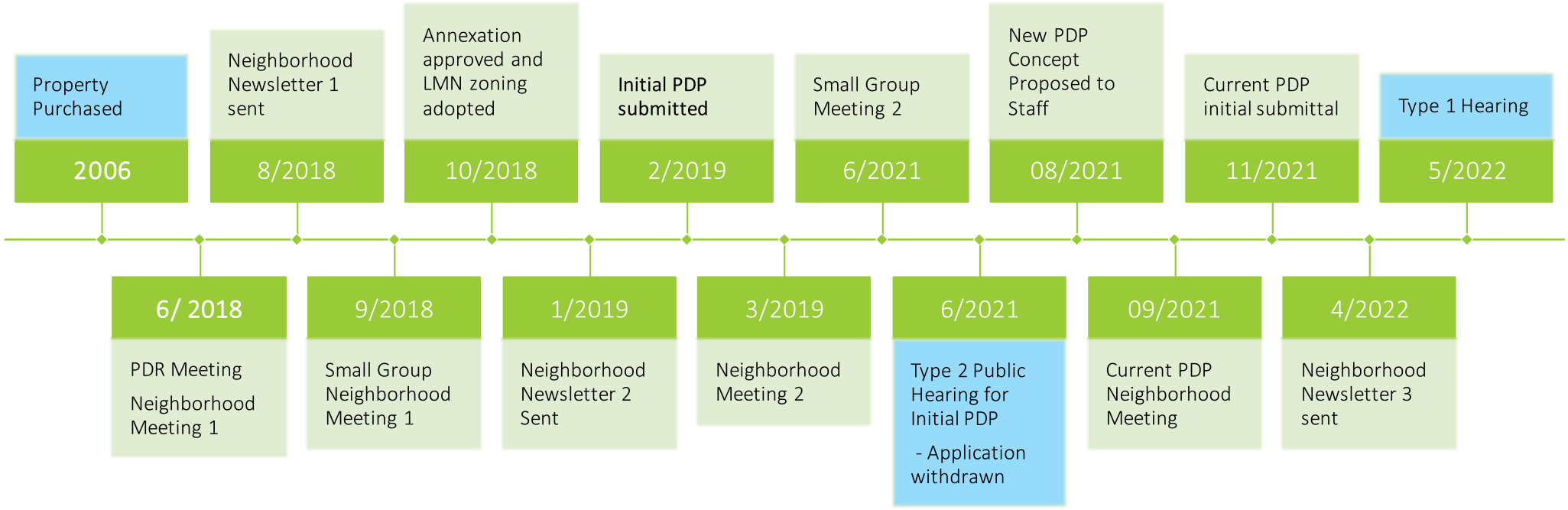
- Project Development Plan
- Alternative Compliance Request for Street Pattern and Connectivity Standards
  - LUC 3.6.3(D) and (F)
- Modification Request for Housing Types
  - LUC 4.5(D)(2)(a)3.
- Modification Request for Relationship of Dwelling to Streets and Parking
  - LUC 3.5.2(D)

Current Site Conditions









Property Purchased
2006
Neighborhood Newsletter 1 sent
8/2018
Annexation approved and LMN zoning adopted
10/2018
Initial PDP submitted
2/2019
Small Group Meeting 2
6/2021
New PDP Concept Proposed to Staff
08/2021
Current PDP initial submittal
11/2021
Type 1 Hearing
5/2022
6/ 2018
PDR Meeting
Neighborhood Meeting 1
9/2018
Small Group Neighborhood Meeting 1
1/2019
Neighborhood Newsletter 2 Sent
3/2019
Neighborhood Meeting 2
6/2021
Type 2 Public Hearing for Initial PDP
- Application withdrawn
09/2021
Current PDP Neighborhood Meeting
4/2022
Neighborhood Newsletter 3 sent

First Proposal – 2018



Prior PDP – 2018-2021





Site Plan - Current Proposal



Vehicular Access & Circulation


MAJOR WALKWAY SPINE
CONNECTING WALKWAYS
SOLDIER CREEK TRAIL
MAJOR WALKWAY SPINE EXTENSION
ADDTIONAL WALKS FOR ENHANCED CONNECTIVITY
N TAFT HILL RD
LAPORTE AVE

Traffic Improvements



Current conditions

- Added sidewalks for connections to schools from existing neighborhoods
- Added left turn lane (northbound) along Taft Hill Rd
- Added bike lanes along Taft Hill and Laporte Ave.
- Partnering with Safe Routes to School for school crossings with Rectangular Rapid Flashing Beacon at the crosswalk
- Adding detached sidewalk, curb and gutter along Taft Hill and Laporte Ave.


GREENBELT
COMMON OPEN SPACE
NATURAL HABITAT BUFFER ZONE
PARKS AND COURTYARDS
DRAINAGE FACILITIES

Open Space

Landscaping & Tree Protection

Code 3.2.1

Purpose. The intent of this Section is to require preparation of landscape and tree protection plans that ensure significant canopy cover is created, diversified and maintained so that all associated social and environmental benefits are maximized to the extent reasonably feasible.

- Street Trees
- Mulched Planting Beds
- Mitigation Trees & Shrubs

Existing Vegetation

- Invasive weeds
- Leftover field crops



Alfalfa



Leafy spurge



Canada thistle



Smooth Brome



Field bindweed

Existing Trees

- Boxelder Maple
- Russian Olive
- White Ash
- Poplar
- Cottonwood
- Siberian Elm









Proposed Vegetation

- Rain gardens
- Pollinator Gardens
- Native seed restoration

Restored ecosystem provides better habitat for wildlife compared to existing conditions



Proposed Trees

Native tree species

- Box Elder
- Colorado Spruce
- Colorado Pinyon
- Lanceleaf Cottonwood
- Narrowleaf Cottonwood
- American Plum
- Chokecherry
- Peachleaf Willow
- Western Chokecherry
- Thinleaf Alder
- Rocky Mountain Juniper

Adapted tree species

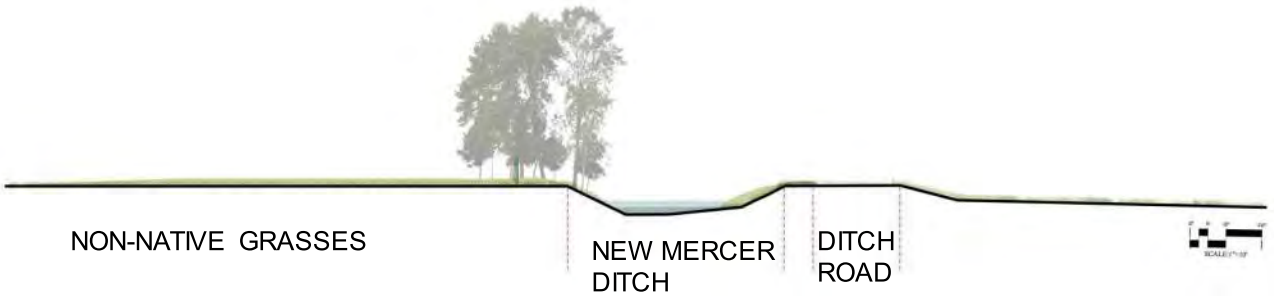
- Maple
- Buckeye
- Serviceberry
- Catalpa
- Hackberry
- Honeylocust
- Coffeetree
- Crabapple
- **+ 35 more species!**

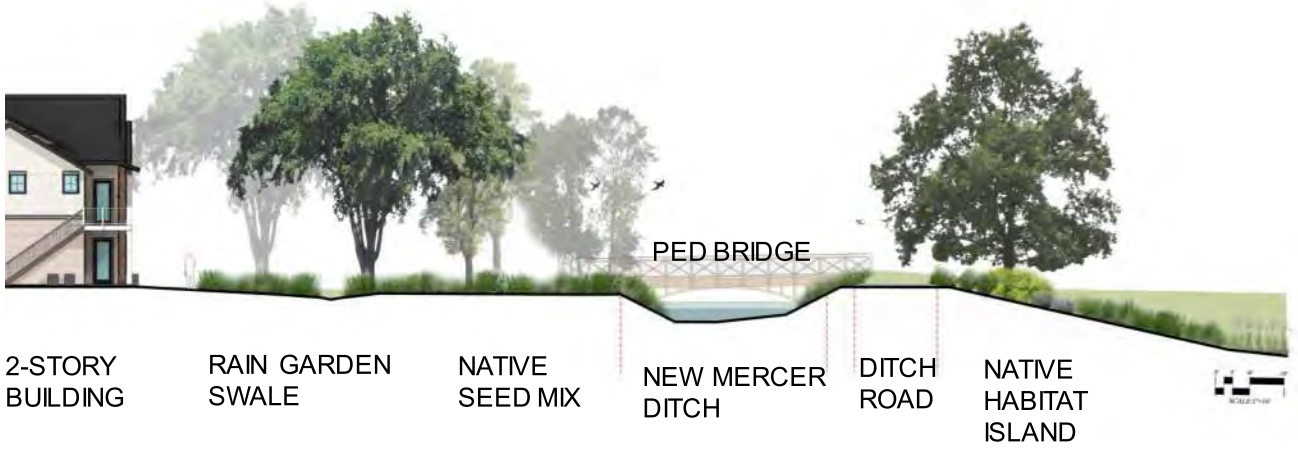


Existing

VS

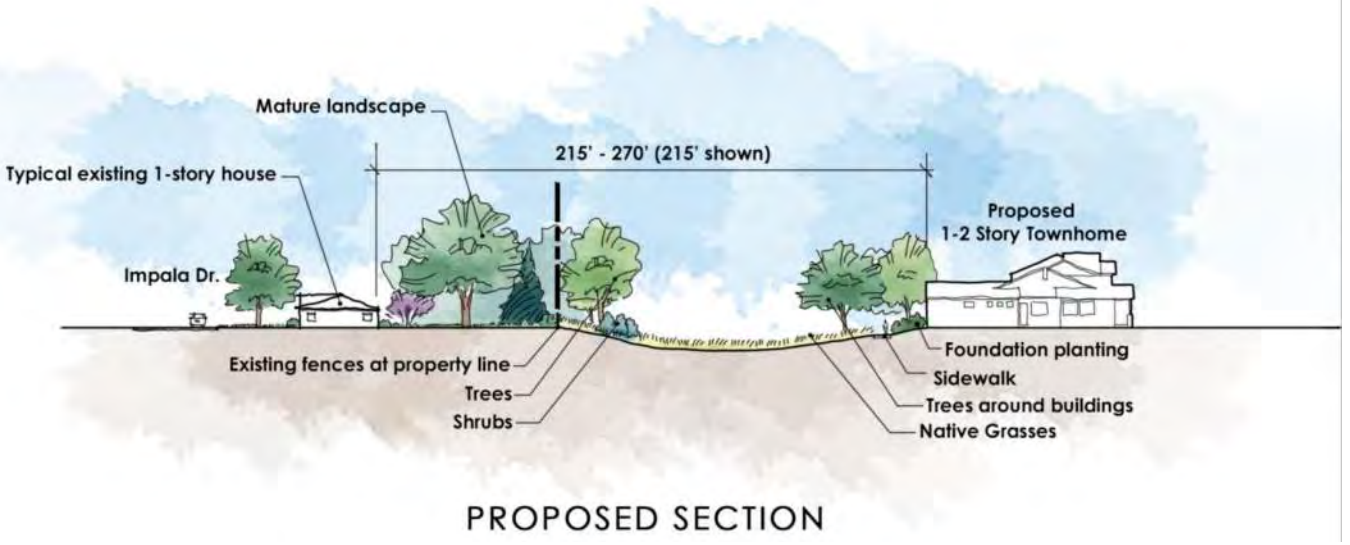
Proposed



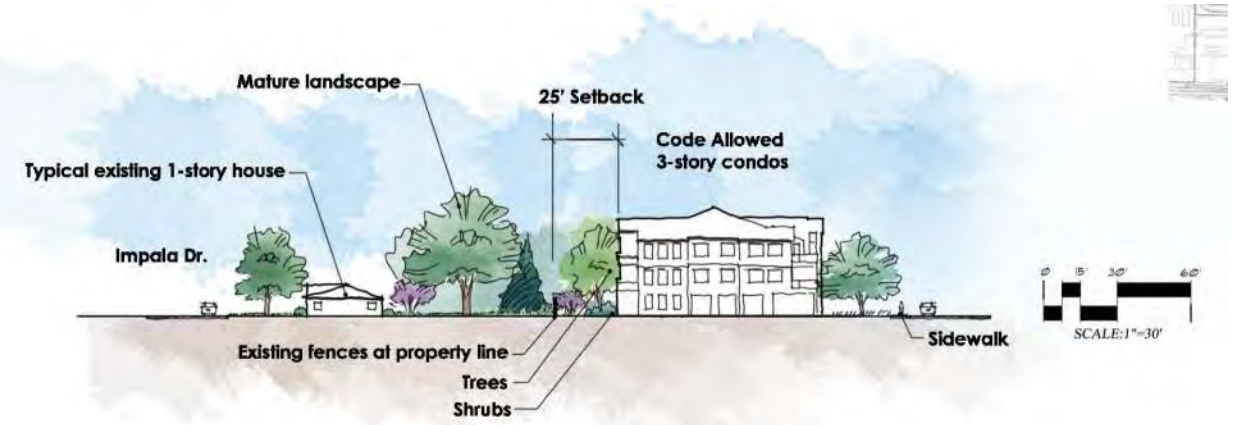


Buffering





PROPOSED SECTION



CODE ALLOWED SECTION



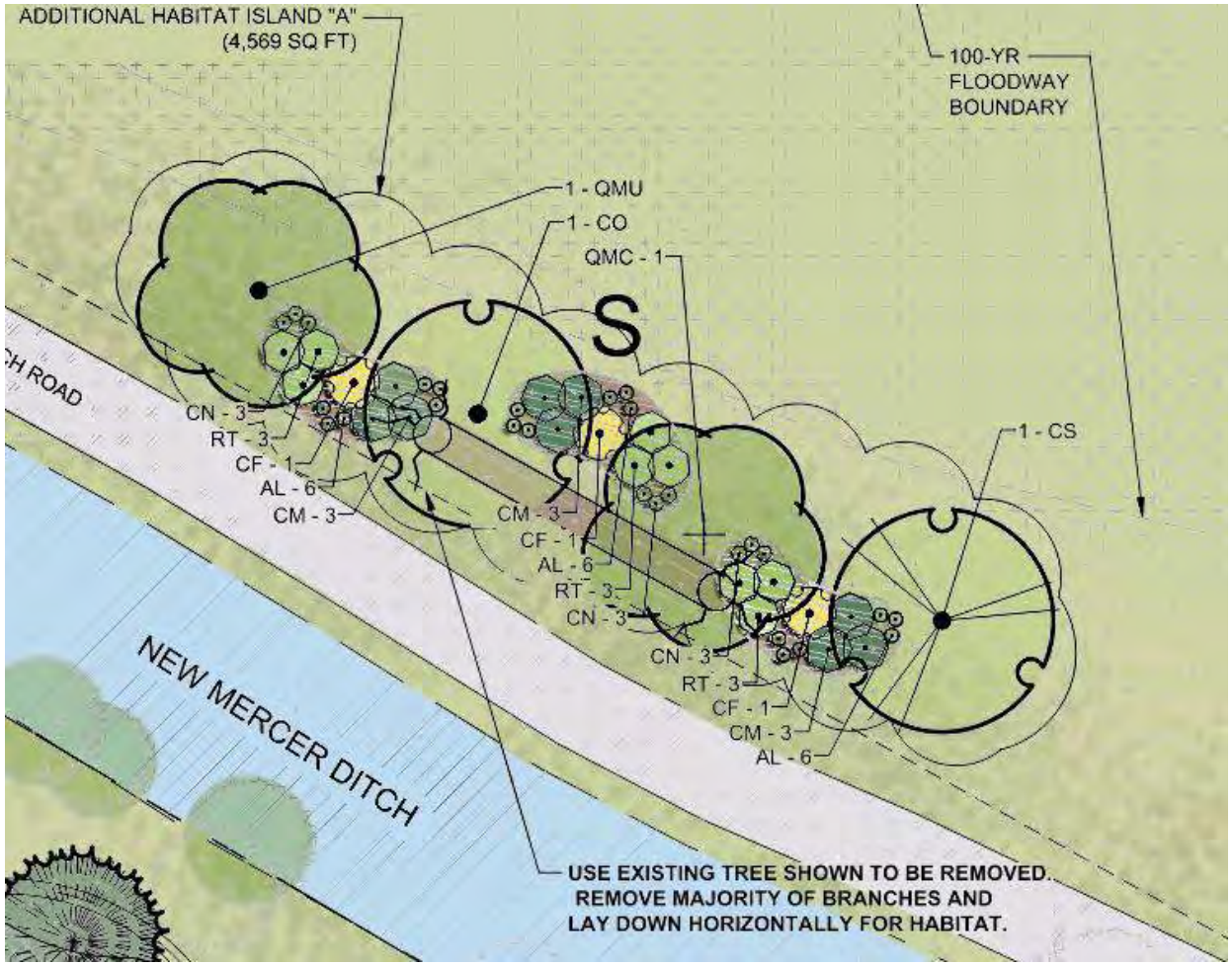
Land Use Code Standards



Access, Circulation and Parking

Landscaping and Tree Protection

- 89 Mitigation Trees
- 421 Mitigation Shrubs

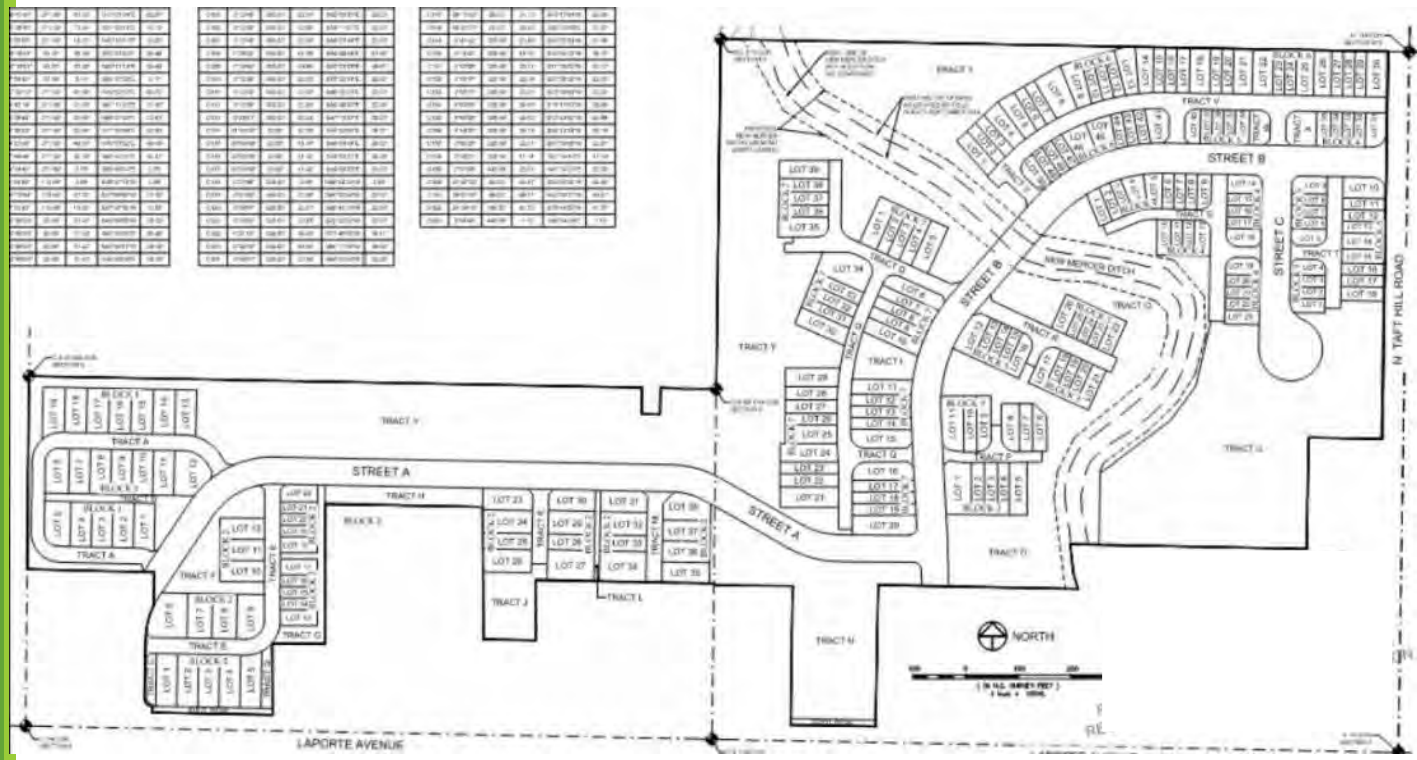


Solar Orientation

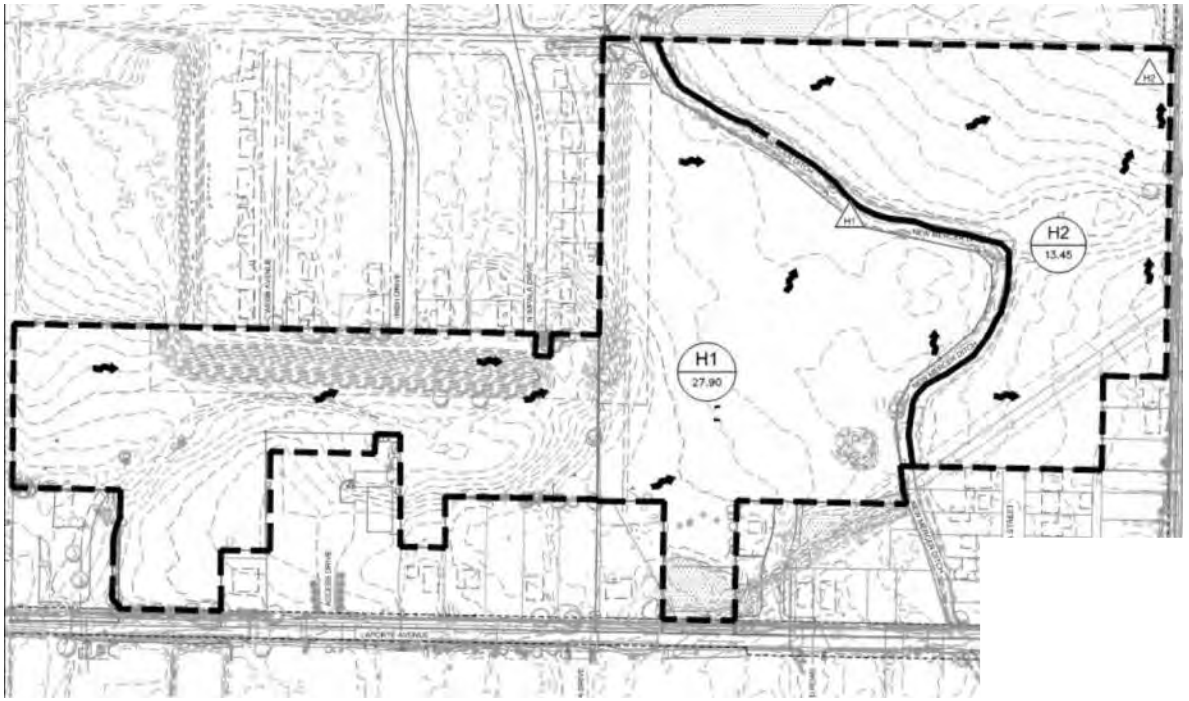
	Number of Lots	Percentage of Total Single- and Two-family lots
Total Single- and Two-Family lots	46	100%
Required Solar Oriented Lots	30	65%
Provided Solar Oriented Lots	33	72%



Plat and Development Plan Standards



Stormwater Improvements



REQUIRED NHBZ (6.91 ACRES)



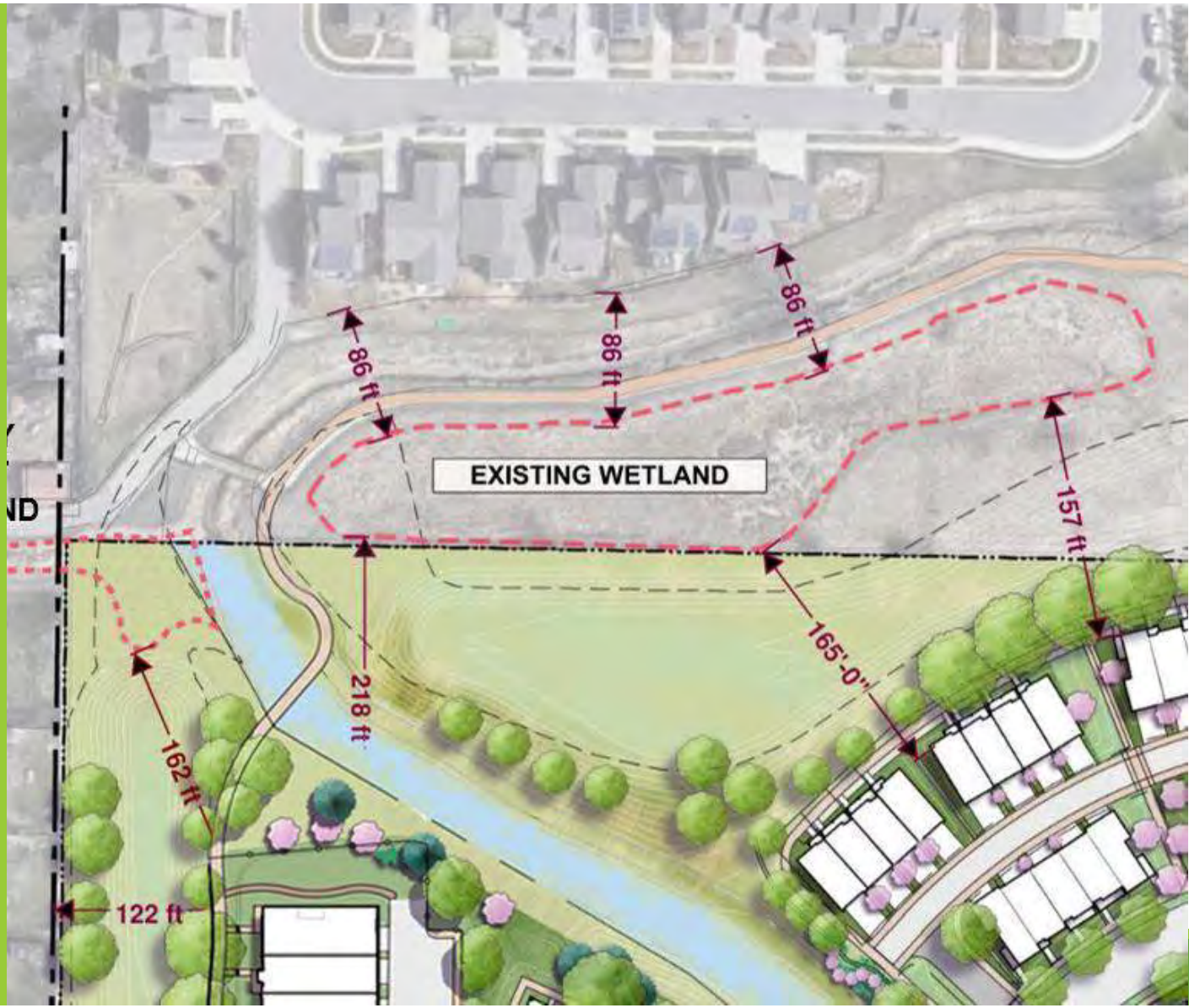
PROVIDED NHBZ (10.36 ACRES)



Natural Habitat Buffer Zone

Wetland Buffer

- North wetland requires 100’ buffer per code
- Cherry Street wetland requires 50’ buffer per code





Parks and Trails

Architectural Features and Variety

4-Plex	5-Plex	5-Plex	4-Plex	4-Plex
Contemporary Farmhouse	Modern Farmhouse	Mid-Century Modern	Mid-Century Modern	Contemporary Farm-house
2-3 Stories	2-3 Stories	2-3 Stories	3 Stories	3 Stories







5-Plex	4-Plex	5-Plex	3-Plex	5-Plex	3-Plex
Modern Farm-house	Craftsman	Craftsman	Craftsman	Mid-Century Modern	Mid-Century Modern
1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories








Housing Types

- 4 Housing Types required

- 3 Housing Types provided (modification request)
  - Single Family Detached
  - Two-Family
  - Single Family Attached



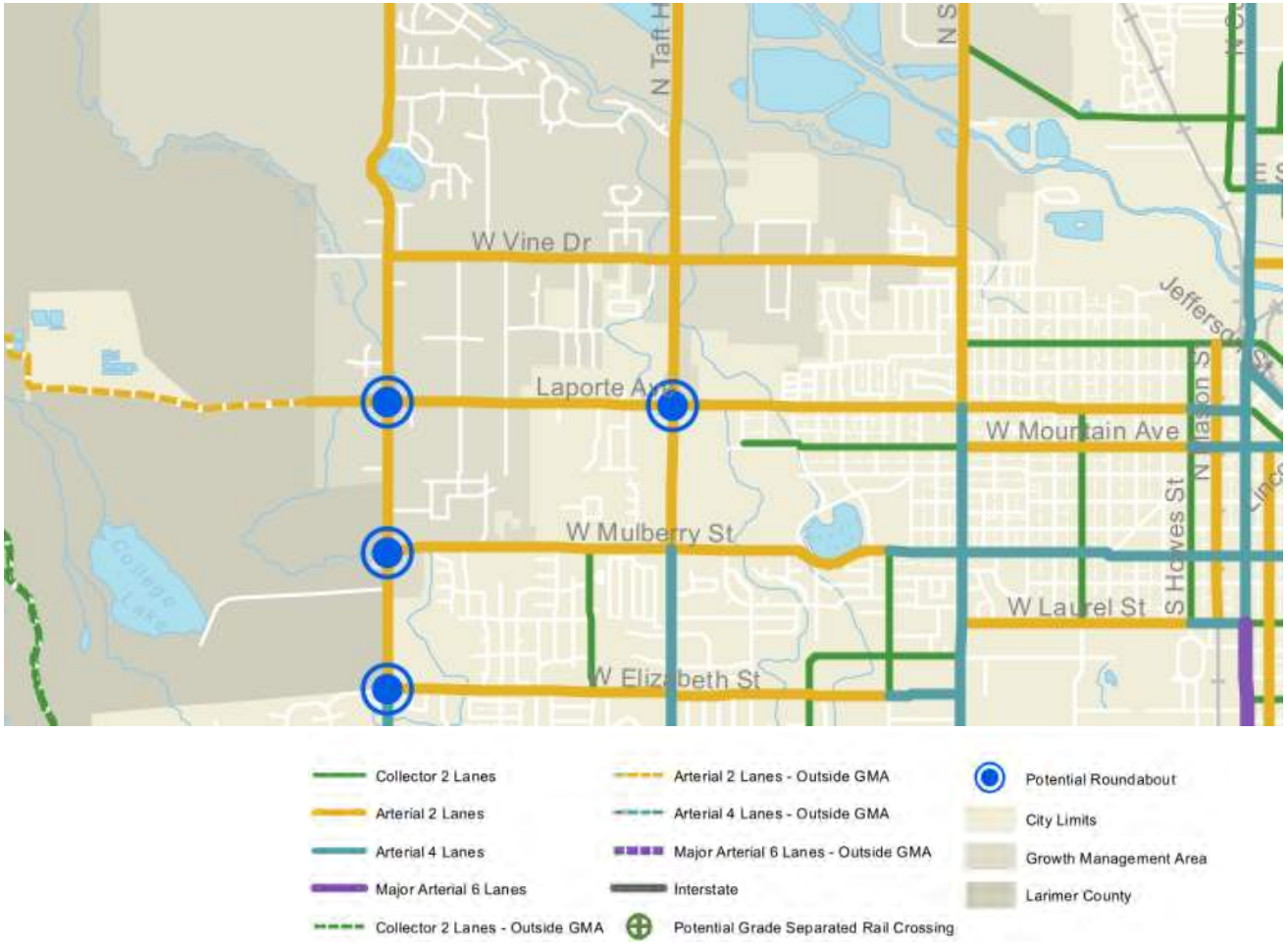






Mixed-Use Building Design – Neighborhood Center

Master Street Plan





LMN Density

Neighborhood Center

Requirements of a Neighborhood Center, as outlined in Section 4.5(D)(3)

- Access to a Neighborhood Center
- Location
- Land Use Requirement
- Design and Access
- Outdoor Spaces



Neighborhood Center - Access and Location

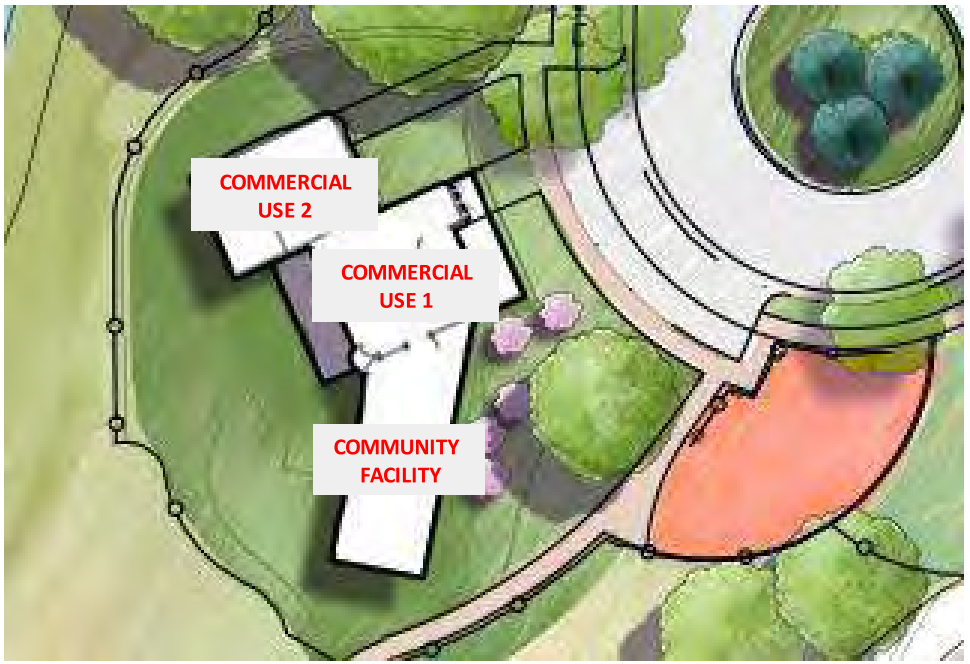




Neighborhood Center – Land Use

Allowed Uses:

- retail
- convenience retail
- personal and business service shops
- small animal veterinary clinic
- office
- financial services
- clinic
- limited indoor recreations
- dog day care
- music studio



Neighborhood Center – Design and Open Space











Alternative Compliance

3.6.3 - Street Pattern and Connectivity Standards

- Plan provides local street connections to adjacent arterial streets where possible

- Plan creates pedestrian and bike connections that do not exist today
  - Adjacent arterial streets
  - Adjacent neighborhoods
  - Safe routes to school
  - Soldier Creek Trail

- The alternative design...
  - Minimizes the impacts on natural areas
  - Fosters nonvehicular access
  - Does not exceed the level of service standards.



Alternative Access

Housing Types Modification Request

4.5(D)(2)(a)3 - Mix of Housing

3. a minimum of four (4) housing types is required on any such project development plan containing thirty (30) acres or more.

The reason for this modification request is that being over 30 acres, the project is required four different housing types, and the project is providing three.

Justifications

- No Detriment to Public Good
- Equally Well or Better Than

Housing Types

- Single Family Detached
- Two-Family

- Single Family Attached
  - Rowhome
    - 2-3 Stories
  - Townhome
    - 1-2 Stories





Visual Interest













Major Walkway Spine Modification

3.5.2(D)(1)(b) - Relationship of Dwellings to Streets and Parking

(b) A primary entrance may be up to three hundred fifty (350) feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.

The reason for this modification request is that 22 of the 212 dwelling units proposed fall outside of the allowed 350-foot length of a Major Walkway Spine (MWS)

Justifications

- No Detriment to Public Good
- Equally Well or Better Than



- Major walkway spines
  - 350’ max. length
  - Straight line from front door to street sidewalk
  - Can’t cross alleys

Conditions of Approval

- Site Lighting
  - Applicant to submit updated photometric meeting current code
- Trash & Recycling Enclosures
  - Applicant to revise site plan to depict location of trash and recycling enclosure for Neighborhood Center

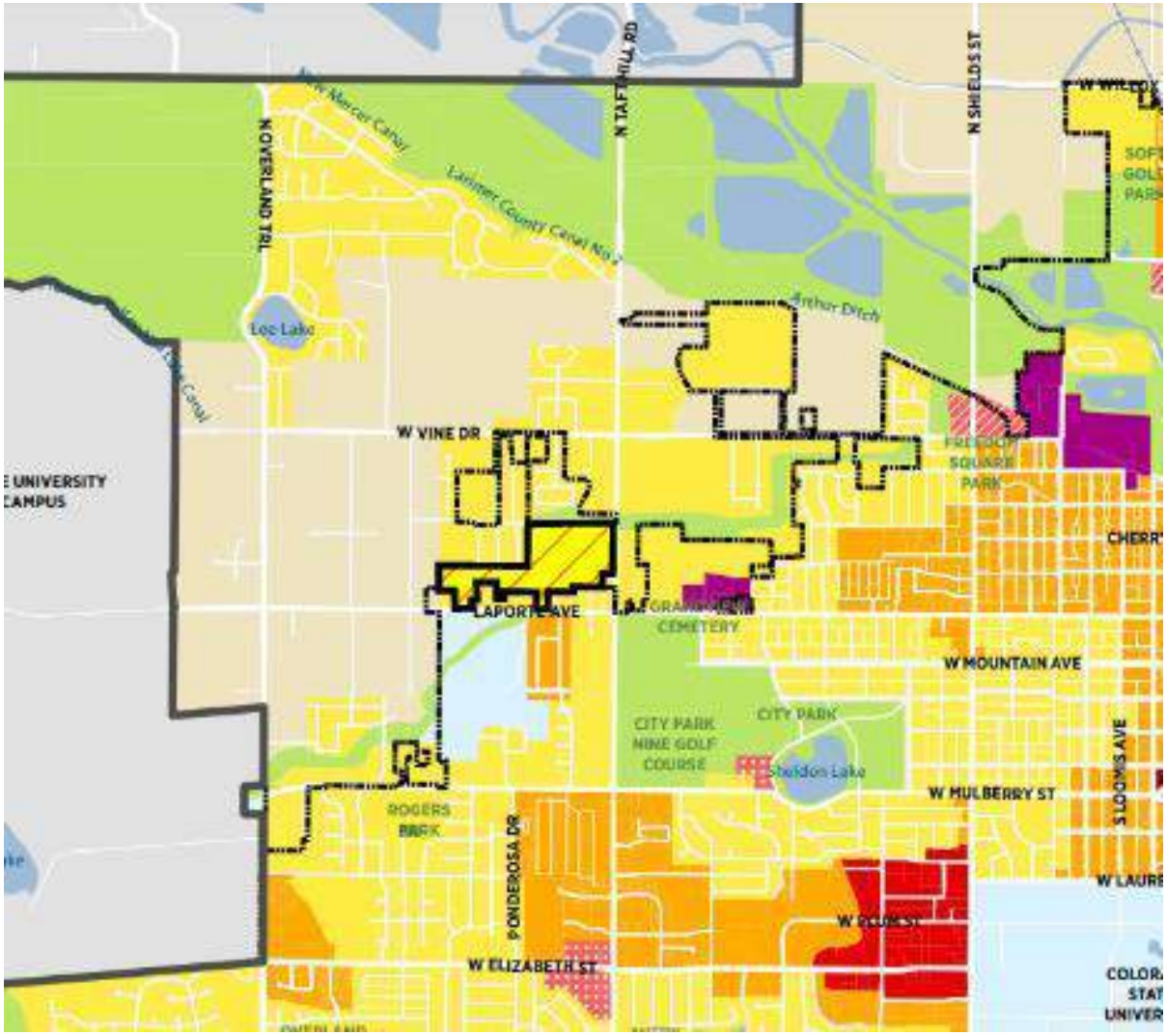
Hierarchy of Regulatory Documents

- If detached single-family homes continue to dominate the city's housing supply, **demand for housing is projected to exceed the city's capacity in the future**. A **more diverse selection of housing types** and price points will be needed to meet the needs of the city's changing population. (City Plan, p. 108)

- Encouraging more housing options… (City Plan, p. 29)
  - Fort Collins' demographics are changing, **creating demand for different housing types.**
  - Promotes a **broader mix of housing types and densities** to support a changing population and housing market.

Fort Collins City Plan Compliance

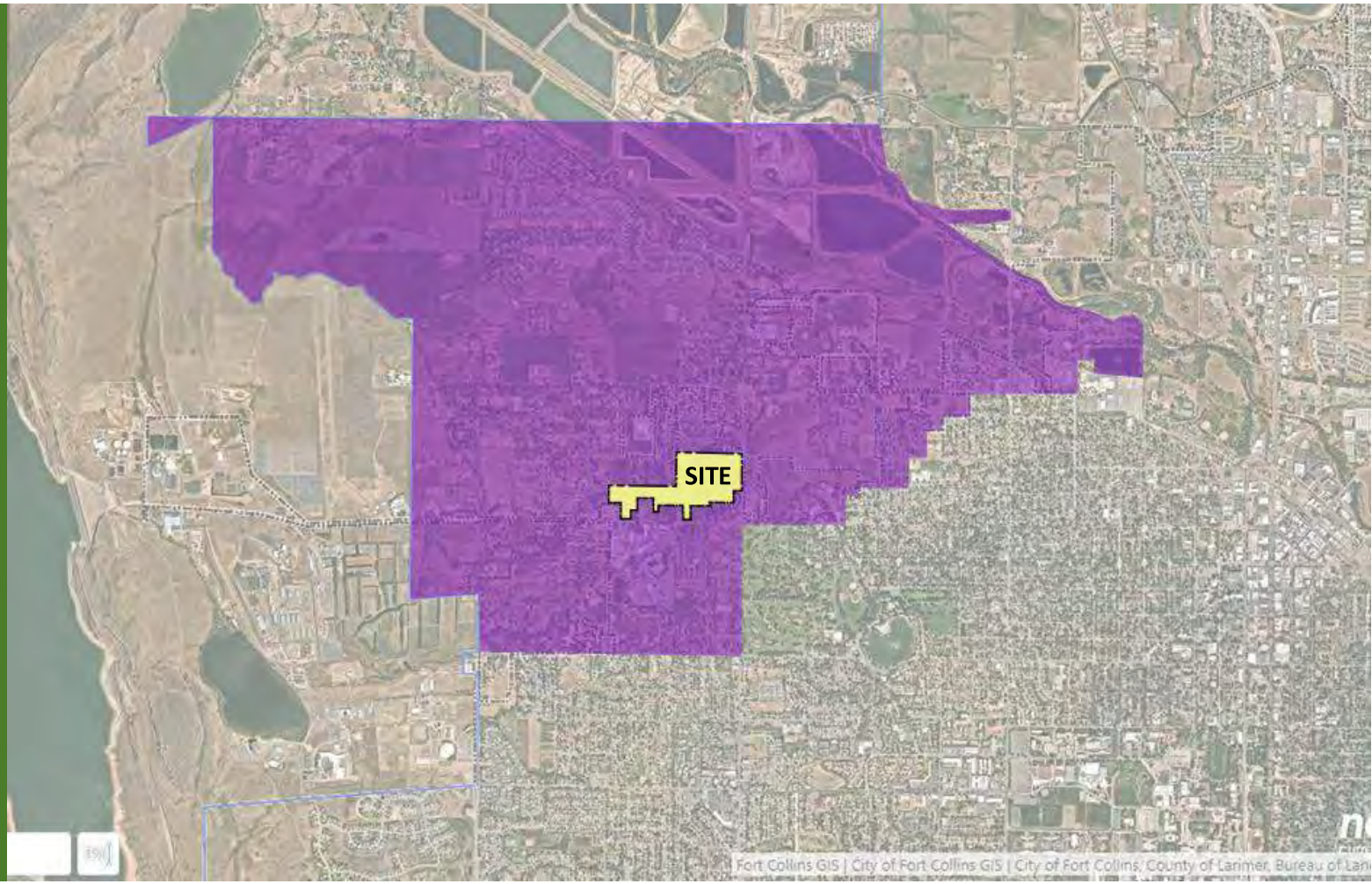
Structure Plan



Northwest subarea plan 2006

"New neighborhoods should entail creative master planning to lead to visually attractive, pedestrian-friendly neighborhoods that have nearby services, parks and other amenities"

"Neighborhoods vary in the type, density, design and age of housing. Near and within City limits, housing is on smaller lots and is more urban."



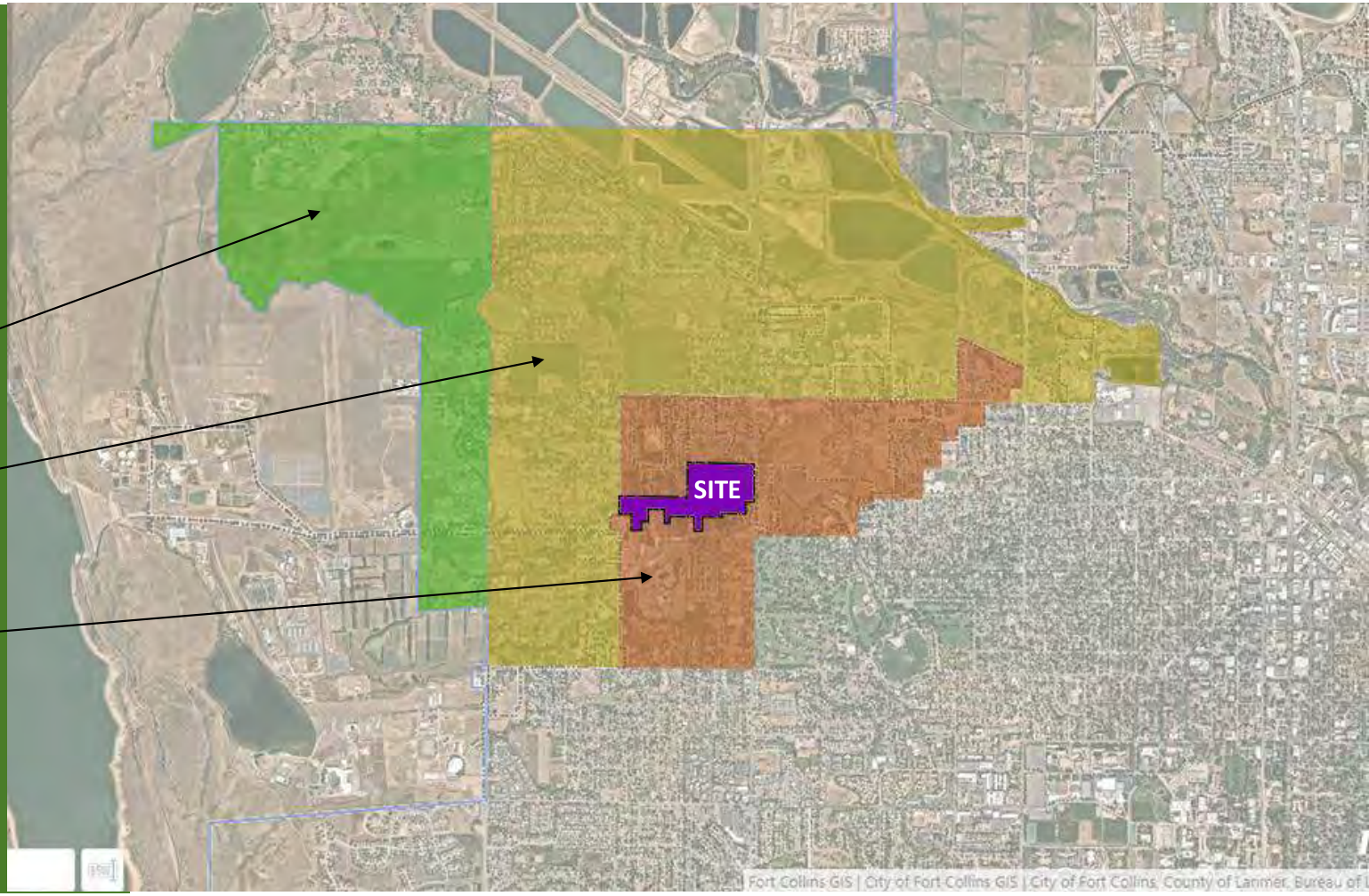
Framework plan

"The intent (of the Framework Plan) is to ensure that future development is compatible with the integrity and density of the existing neighborhoods."

Residential Foothills
1 Dwelling Unit (DU) / Acre

Urban Estate
2 DU / Acre

Low Density Mixed-Use
up to 8 dwelling units (DU) per Acre



Housing Strategic Plan



- Key Strategy: Increase housing diversity and choice:
  - Examples include recalibrating existing incentives, exploring innovative housing development opportunities, and removing barriers to allowed densities via the Land Use Code (pg 11)
- Build more duplexes and small multifamily units (pg 42)

SUMMARY

STANDARD	SUMMARY	PER CODE	PROVIDED	DIFFERENCE	EXCEEDS CODE BY X%
2.4.2	Neighborhood meeting	2	4	+2	
	Newletters to neighbors	0	3	+3	300%
3.2.1	Shrubs required for environmental mitigation	168	421	+253	150%
	Trees required	254 + tree stocking	694	+440	172%
	Pollinator gardens	0	1	+1	
3.2.2	Guest Parking for SF, Two -Family and SFA	0	47	+47	
	Enclosed bike parking spaces	4	4		
3.4.1	Distance from north wetland	100'	146' to 210'	+46 to +110'	46% - 110%
	Acres of NHBZ	6.91 acres	10.36 acres	+3.45 acres	50%
	Open space	1 acre park	14.54 acres	13.54 acres	1454%
3.4.8	Trails	0 linear feet	+4,000 LF	+4,300 LF	
3.8.30	Access to a park or gathering place	10,000 SF	1 acre park + 10,000 SF	1 acre	435%
4.5	Density	9 DU / acre	5.13 DU / acre	-3.87	-43%
	Dwelling Units	372	212	-160	-43%

SUMMARY

The plans as proposed comply with the Land Use Code and Northwest Subarea Plan

The project has **accommodated 21** neighborhood concerns including:

- Reduced density from 371 units to 212 units
- Moved entry road north on Taft Hill
- Additional fencing
- Stormwater improvements
- Requested MMN and Senior Care which we changed to LMN
- Increasing native bio-diversity and preserving wildlife corridors
    - 694 trees to be planted

The project **exceeds the Land Use Code:**

- 58% open space
- 150% of required NHBZ
- Increased wetland buffers from 50’ to 162’ and from 100’ to 157’
- Increased setback from 25’ to 114’ min up to 200’
- Allowable unit total is 372 and proposed is 212
- 5 neighborhood meetings provided
    - Land Use Code requires 3
    - Voluntary newsletters (3) sent out to neighbors

THANK YOU

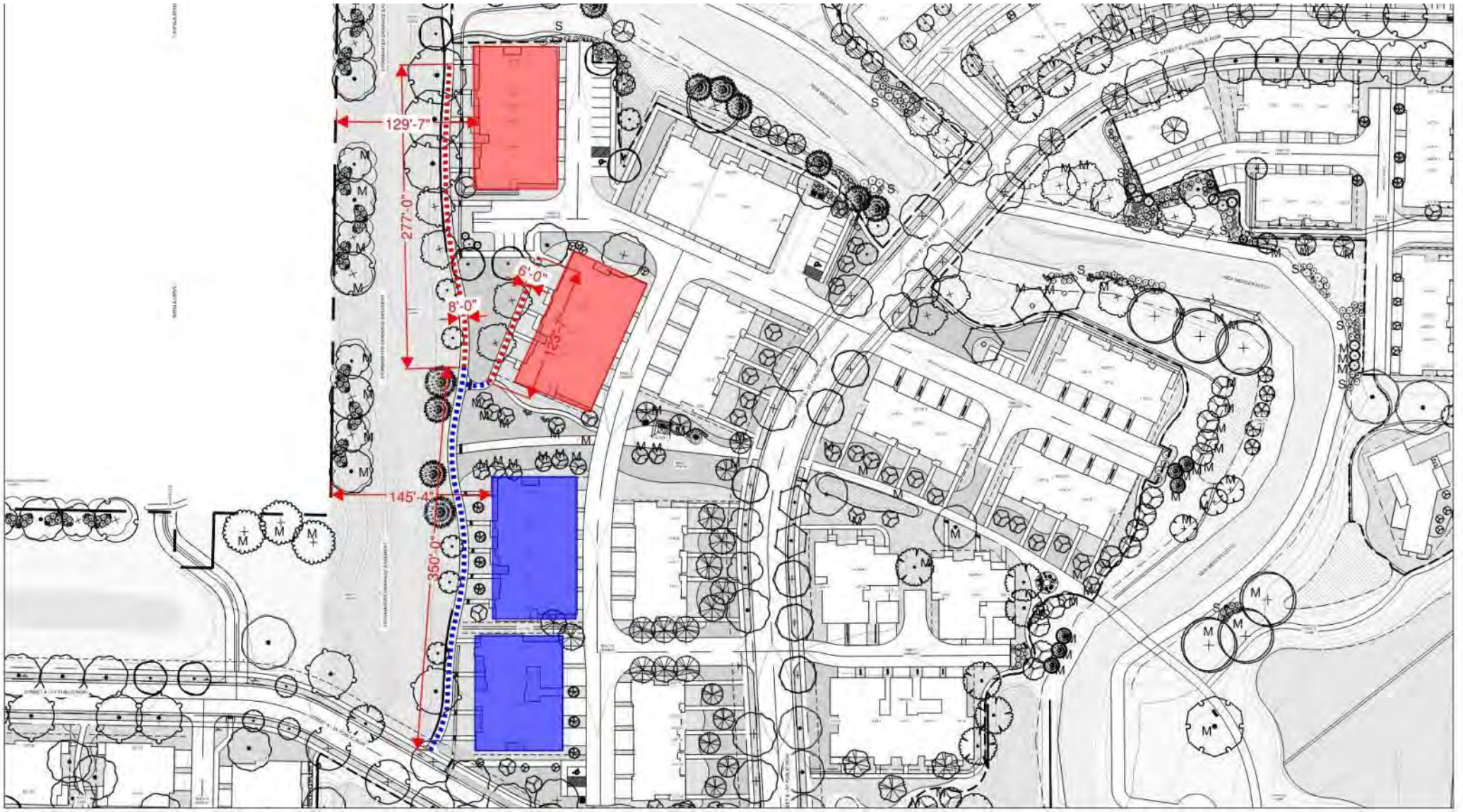


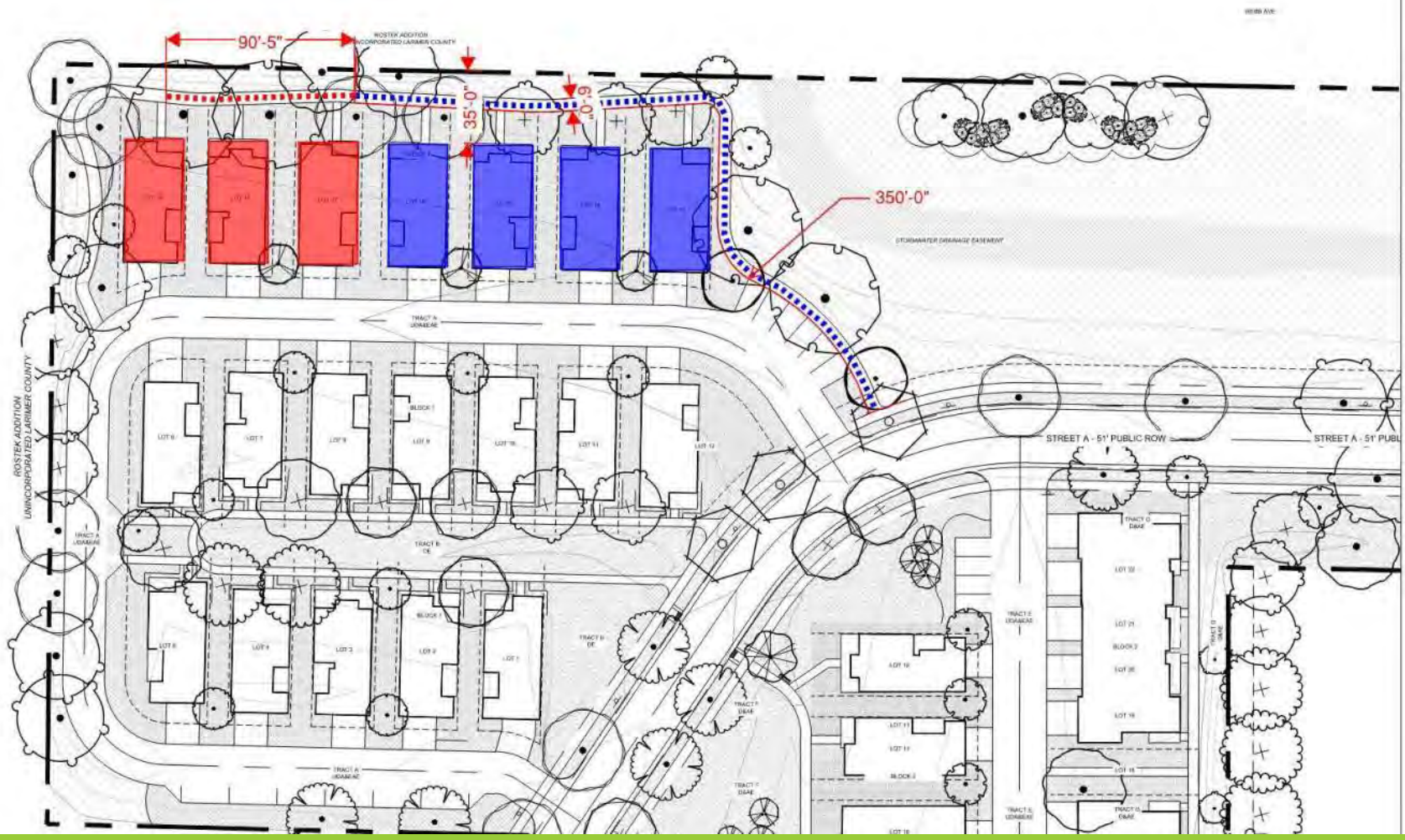


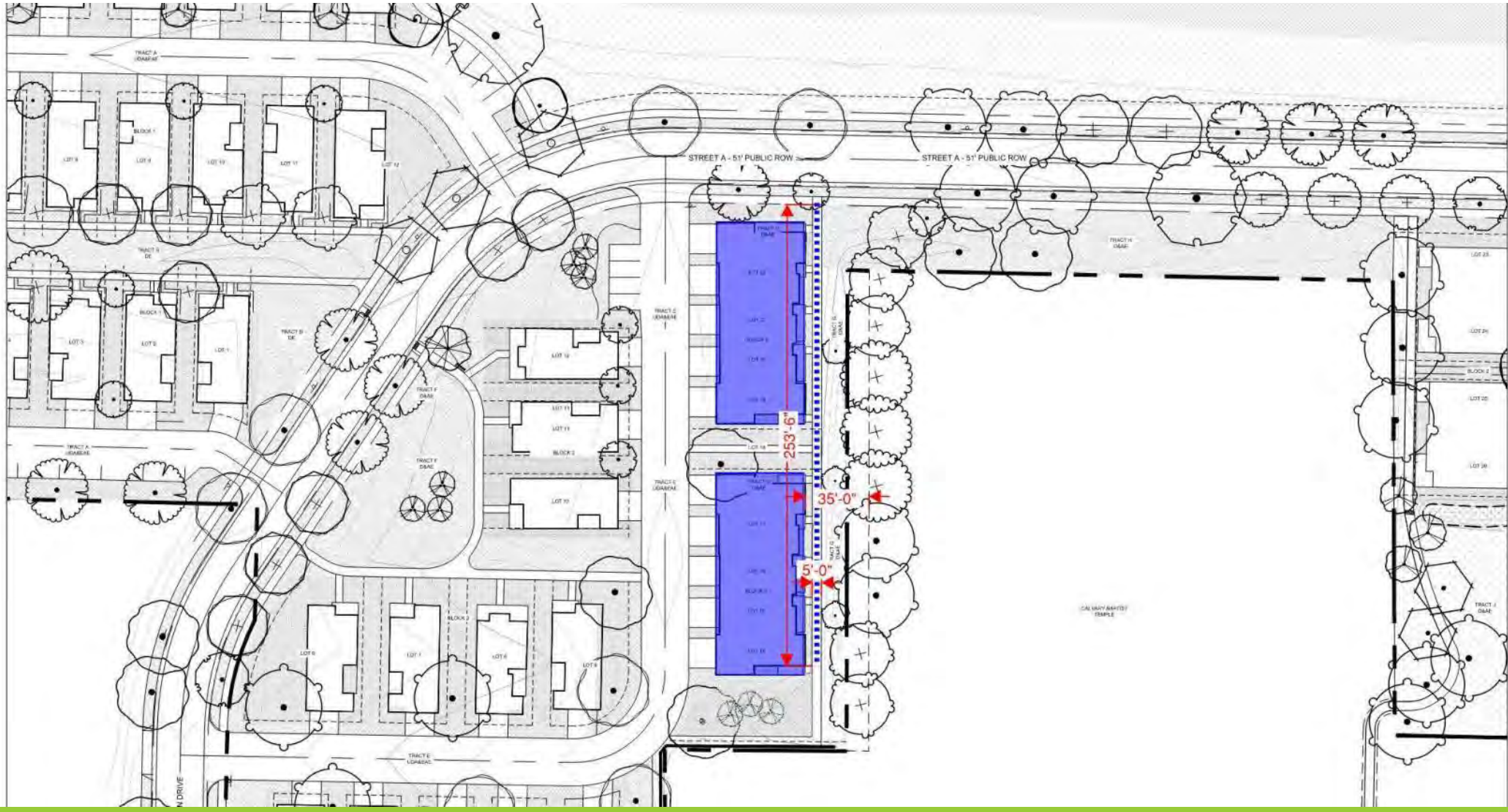
	Number of Unit Frontings
Public Street	77
Open Space	135

Streetscape Plan


142'-6"
145'-4"
140'-4"
6'-0"
22'-3"
350'-0"
350'-0"
138'-9"


129'-7"
277'-0"
6'-0"
8'-0"
145'-4"
350'-0"


90'-5"
35'-0"
6'-0"
350'-0"
ROSTEK ADDITION
UNINCORPORATED LARIMER COUNTY
STREET A - 51' PUBLIC ROW


STREET A - 51' PUBLIC ROW
STREET A - 51' PUBLIC ROW
253'-6"
35'-0"
5'-0"



WEST SECTION

Location map

Poudre High School = 0 ft

Gas Station = 480 ft

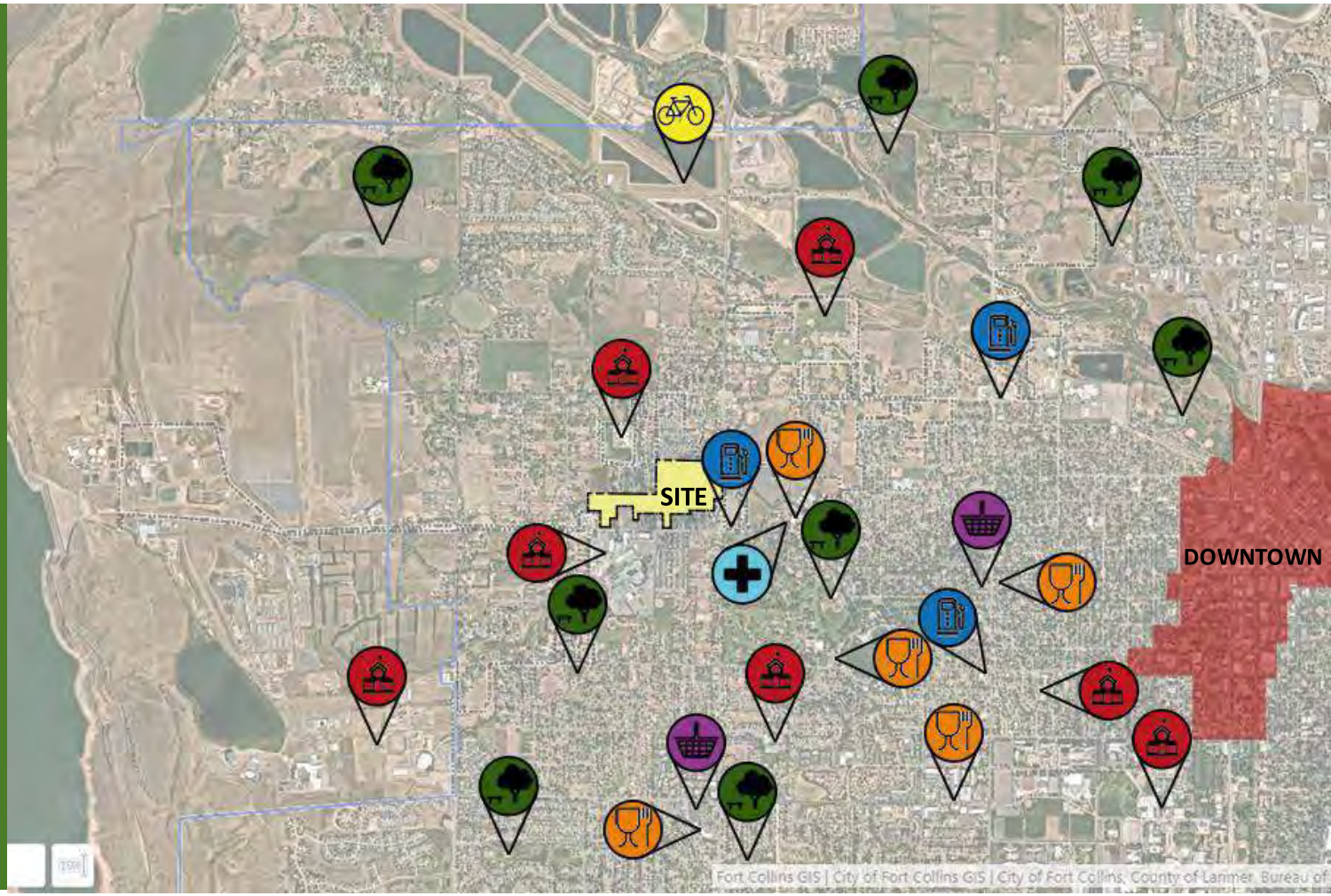
Irish Elementary = 900 ft

Salud Clinic = 0.42 mi

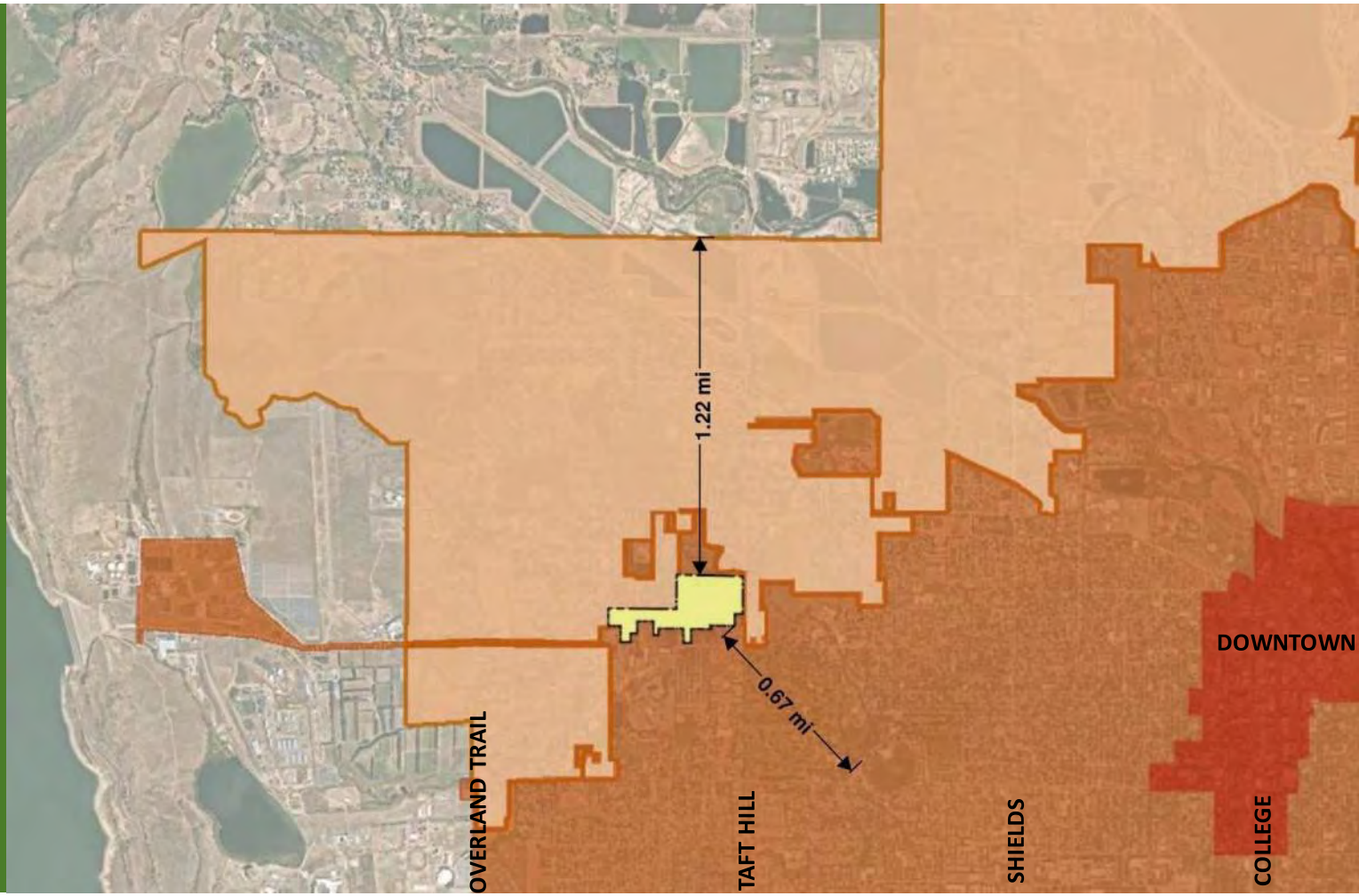
Stodgy Brewery = 0.43 mi

City Park 9 = 0.57 mi

Downtown = 1.68 mi



Growth Management Area and City Limits



Exceeding land use code - TRAILS



Provide local neighborhood connection trails that are safe routes for travel between schools, parks, natural areas, and homes…

Compatibility

- Compatibility does not mean “the same as”
- Rather, compatibility refers to a condition where two things which may be dissimilar can nonetheless coexist without conflict, in which negative impacts of a dissimilar use have been mitigated

Architectural compatibility

- 2 and 3 story row homes overlook open space to the distant two-story walkout homes in Bellwether Farms
- 335 ft Buffer





Architectural compatibility





MODERN FARMHOUSE ELEVATION - BUILDING TYPE A



CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2



MID-CENTURY MODERN ELEVATION - BUILDING TYPE B

Architectural compatibility

- LaPorte Outreach Church
- The Gathering Place





Architectural compatibility













Compatibility – Gray Rock



Why code allows modifications

1. Webb, Irish, Impala would connect to proposed local street
   - Interrupts wildlife corridor

2. Proposed local street would connect to Laporte Ave
   - Significant impact to existing resident

3. Private road added to west side of condos
   - Headlights shine into wildlife corridor

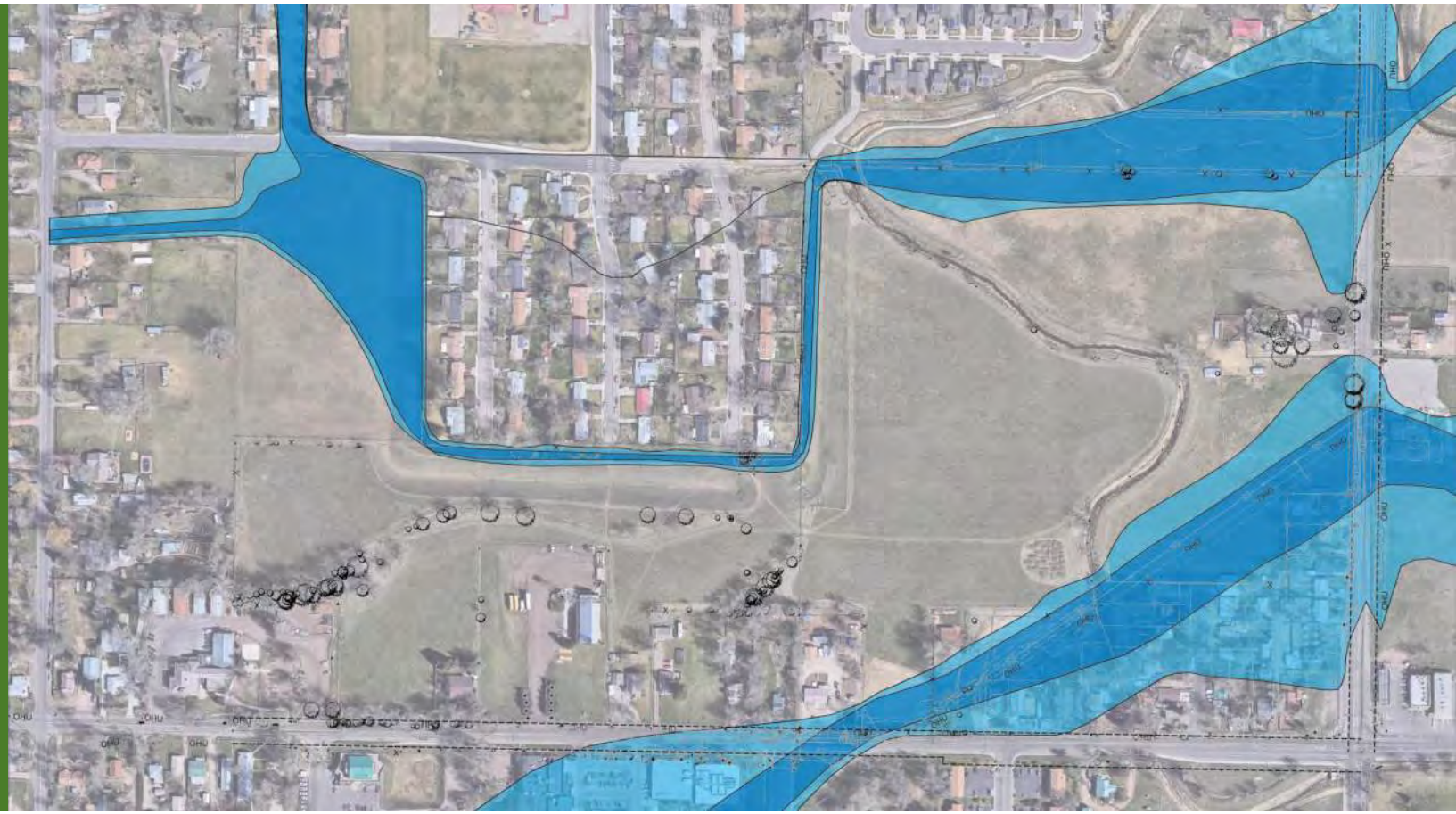
4. Road added with cul-de-sac
   - Headlights shine into wetland



Existing Floodplain



2018 floodplain



Land Use Code Audit

KEY FINDING #2

LIMITS HOUSING CAPACITY

Barriers to Housing Capacity in Zones that comprise Mixed Neighborhood and Suburban Neighborhood Place Types

The LMN zone holds 52% of vacant residential land, but the maximum density standard severely restricts housing capacity and affordability.



Infill Townhouses

$580,000
Minimum Feasible Sales Price (per unit)



Lot Size	9,800 sf
# of Units	2
Unit Size	1,500 sf
Density	9 units/acre
Parking Spaces	2 per unit
Setbacks	Front: 15 ft Side: 5ft Rear: 8ft
Building Height	2.5 stories
Site Footprints	Building: 12% Parking: 16% Open Space: 72%

- The maximum density of the LMN zone is 9 units per acre. On a lot this size, this constrains the site to 2 units.
- The min feasible sale price for a 2-unit townhouse project on this lot size is about $580,000. This price is only affordable to households earning $164,000 a year, which is 172% of AMI.
- Nearly 75% of the lot is left undeveloped. More units cannot be added to the site due to the density limit. To make this project work, a developer would likely choose to build larger units and target higher end buyers.
- Some efficiencies are gained on a larger vacant site. The min feasible sale price for the same sized townhouse on a larger site in the LMN zone is about $495,000. This price remains unaffordable to most families in Fort Collins; it is only affordable to households earning $143,000 a year, or 149% of AMI.

50

- Key Strategy: Increase housing diversity and choice:
  - Examples include recalibrating existing incentives, exploring innovative housing development opportunities, and removing barriers to allowed densities via the Land Use Code (pg 11)
- Build more duplexes and small multifamily units (pg 42)

School Capacity

Although not a review criteria, the PSD system does have capacity

Irish = 71.5% full
Lincoln = 72% full
Poudre = 113%* full

*New high school opening Fall of 2022

Planning
2445 LaPorte Avenue
Fort Collins, CO 80521
Fax: 970.490.3479

June 14, 2021

Jason Holland
City Planner
281 North College Ave
Fort Collins, CO 80524

RE: Sanctuary on the Green

Dear Mr. Holland,

Thank you for the information regarding the Sanctuary on the Green development plan. Please consider the information provided below as an initial response addressing concerns about school overcrowding in the region. Poudre School District (PSD) continually tracks developments within our boundary and reviews possible master plan adjustments that may be appropriate (facility additions, program changes, boundary changes, etc.). PSD has reviewed the plans consisting of 32 single family detached, 106 single family attached, 26 two family units, and 87 large multi-family units.

The neighborhood schools for this subdivision are Irish Elementary School, Lincoln Middle School, and Poudre High School. Please note that school boundaries are subject to change to accommodate changing enrollment patterns in the District. Also note that about one third of students choose to attend schools that are not their neighborhood / assigned school as allowed by the PSD School Choice policy (https://www.psdschools.org/schools/school-options-choice). Utilizing PSD's current yield calculator, this development would yield approximately 97 K-12 students at full subdivision build out, depending upon bedroom count and square footage of the various units. I have provided a table below illustrating the modified capacity, modified capacity including modulars, and utilization for each school based upon the 2020-2021 enrollment data.

School	Modified Capacity	Modified Capacity Utilization	Modified Capacity with Modulars	Modified Capacity with Modulars Utilization
Irish Elementary	425	71.5%	525	57.9%
Lincoln Middle	804	72.0%	804	72.0%
Poudre High	1658	113.7%	1883	100.1%

The data indicates room for additional students at the elementary and middle schools. PSD is currently building a new middle school / high school in the Town of Wellington which is scheduled to open in the Fall of 2022. The new middle school / high school will relieve enrollment pressure on Poudre High and will dramatically reduce the enrollment while providing additional capacity in surplus to the estimated new students from the Sanctuary development and other developments in Poudre High boundary.

Please reach out to me if you have any further questions on this redevelopment proposal.

Sincerely,
Poudre School District

B.P. Willis

Brendan P. Willis, GISP
Planning Manager

HISTORICAL SIGNIFICANCE

Policy C-1.2 (NSP)

- Identify and protect historic resources with the participation of willing property owners or as part of development proposals.

From: Maren Bzdek [mailto:mbzdek@fcgov.com]
Sent: Wednesday, February 6, 2019 10:00 PM
To: David Pretzler
Subject: Re: Survey for Sanctuary on the Green

Hi David, I just received it and the report indicates that the recent additions to the school building render it ineligible for designation as a historic resource. As the other property was also determined to be not eligible, **there is no further need for consultation with the historic preservation division to follow section 3.4.7 of the land use code**. Thanks for your patience and cooperation as we sought confirmation through survey on these two properties.

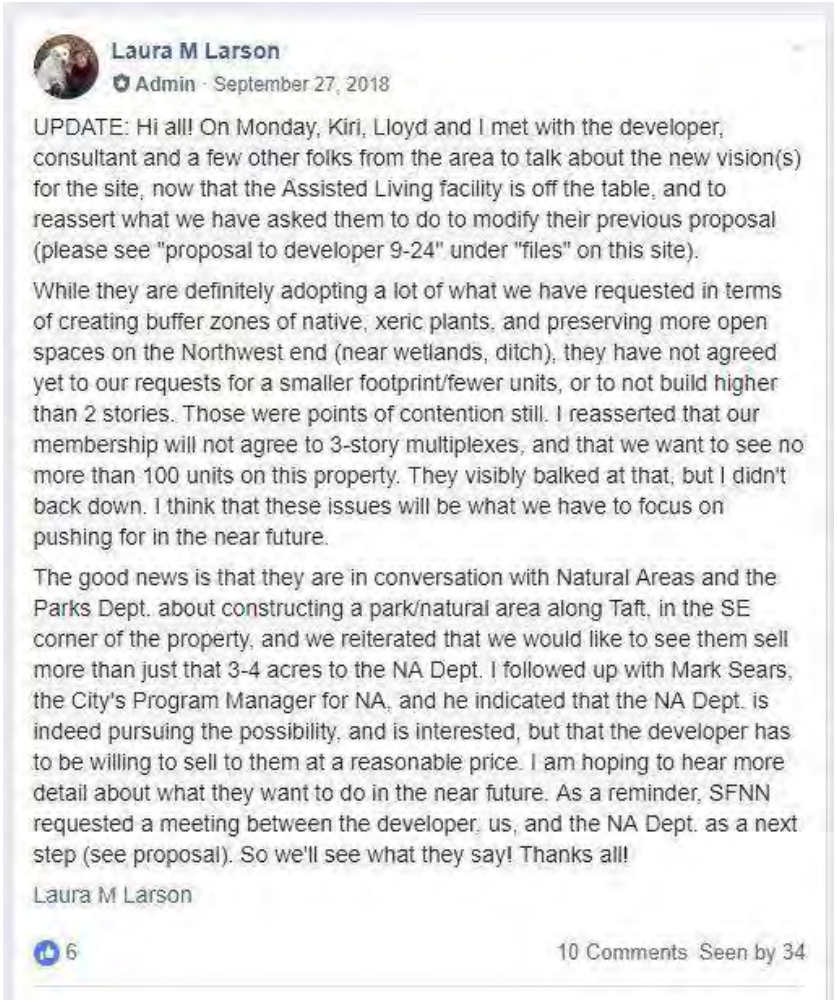
Best regards,
Maren

State of Colorado Office of Archaeology and Historic Preservation – Feb. 8, 2019

Dixon Creek to Laporte Transmission Line – Field not eligible
LaPorte Avenue Bridge – Officially not eligible
New Mercer – Officially not eligible
Williams Residence – Officially not eligible

NEIGHBORHOOD OUTREACH

- Reduced unit count
- Reduced building heights on end caps from 3-story to 2-story



Laura M Larson
Admin · September 27, 2018

UPDATE: Hi all! On Monday, Kiri, Lloyd and I met with the developer, consultant and a few other folks from the area to talk about the new vision(s) for the site, now that the Assisted Living facility is off the table, and to reassert what we have asked them to do to modify their previous proposal (please see "proposal to developer 9-24" under "files" on this site).

While they are definitely adopting a lot of what we have requested in terms of creating buffer zones of native, xeric plants, and preserving more open spaces on the Northwest end (near wetlands, ditch), they have not agreed yet to our requests for a smaller footprint/fewer units, or to not build higher than 2 stories. Those were points of contention still. I reasserted that our membership will not agree to 3-story multiplexes, and that we want to see no more than 100 units on this property. They visibly balked at that, but I didn't back down. I think that these issues will be what we have to focus on pushing for in the near future.

The good news is that they are in conversation with Natural Areas and the Parks Dept. about constructing a park/natural area along Taft, in the SE corner of the property, and we reiterated that we would like to see them sell more than just that 3-4 acres to the NA Dept. I followed up with Mark Sears, the City's Program Manager for NA, and he indicated that the NA Dept. is indeed pursuing the possibility, and is interested, but that the developer has to be willing to sell to them at a reasonable price. I am hoping to hear more detail about what they want to do in the near future. As a reminder, SFNN requested a meeting between the developer, us, and the NA Dept. as a next step (see proposal). So we'll see what they say! Thanks all!

Laura M Larson

6 10 Comments Seen by 34

Existing activities

- Trespassing
- Illegal storage on our property



Existing activities

- Trespassing
- Illegal storage on our property



ARCHITECTURE

- TOWNHOME ELEVATIONS
  - MIDCENTURY MODERN STYLE











ARCHITECTURE

- TOWNHOME ELEVATIONS
  - CRAFTSMAN STYLE









ARCHITECTURE

- TOWNHOME ELEVATIONS
  - MODERN FARMHOUSE STYLE



FRONT ELEVATION

ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HARRISON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HARRISON – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HUDSON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - HUDSON – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - LAWRENCE – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - LAWRENCE – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - OGDEN – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - OGDEN – CRAFTSMAN STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - WELTON – MODERN FARMHOUSE STYLE



ARCHITECTURE

- SINGLE FAMILY DETACHED ELEVATIONS
  - WELTON – CRAFTSMAN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-2
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-2
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-3
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 1-3
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 2-3
  - MODERN FARMHOUSE STYLE



ARCHITECTURE

- PAIRED HOME ELEVATIONS 2-3
  - MID-CENTURY MODERN STYLE



ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MODERN FARMHOUSE STYLE



MODERN FARMHOUSE-FRONT ELEVATION



MODERN FARMHOUSE-LEFT ELEVATION



MODERN FARMHOUSE-REAR ELEVATION



MODERN FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MID-CENTURY MODERN STYLE



MID-CENTURY MODERN-FRONT ELEVATION



MID-CENTURY MODERN-LEFT ELEVATION



MID-CENTURY MODERN REAR-ELEVATION



MID-CENTURY MODERN-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - MID-CENTURY MODERN STYLE



1 A3 MID-CENTURY MODERN 2-FRONT ELEVATION



3 A3 MID-CENTURY MODERN 2-LEFT ELEVATION



2 A3 MID-CENTURY MODERN 2-REAR ELEVATION



4 A3 MID-CENTURY MODERN 2-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



1 A3 CONTEMPORARY FARMHOUSE-FRONT ELEVATION
1/8"=1'-0" SCALE



CONTEMPORARY FARMHOUSE-LEFT ELEVATION



2 A3 CONTEMPORARY FARMHOUSE REAR ELEVATION
1/8"=1'-0" SCALE



CONTEMPORARY FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



CONTEMPORARY FARMHOUSE-FRONT ELEVATION



CONTEMPORARY FARMHOUSE-LEFT ELEVATION



CONTEMPORARY FARMHOUSE REAR ELEVATION



CONTEMPORARY FARMHOUSE-RIGHT ELEVATION

ARCHITECTURE

- SINGLE FAMILY ATTACHED ELEVATIONS
  - CONTEMPORARY FARMHOUSE STYLE



1 A5 MODERN FARMHOUSE ELEVATION - BUILDING TYPE A



3 A5 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C



2 A5 MID-CENTURY MODERN ELEVATION - BUILDING TYPE B



4 A5 CONTEMPORARY FARMHOUSE ELEVATION - BUILDING TYPE C-2

ARCHITECTURE

- The Gathering Place



From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Matthew Behunin
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Comments
Date: Monday, May 2, 2022 1:37:26 PM

Fort Collins Staff / Sanctuary on the Green Hearing Officer,

I love Fort Collins. I bike to work everyday and eat out at our amazing restaurants every weekend. My kids go to public schools here, but I'm worried that they will never be able to afford to live here when they grow up because of the opposition to new development that we are starting to see in our community. I am afraid that we might be losing Fort Collins to "Boulder Syndrome", where only the rich can afford to live.

Fort Collins is in a housing crisis. I recently had friends move out of state because the cost of rent was too much for them to bear. I don't want that to happen again, so I am trying to be more active in speaking **in favor** of new housing development. The affordability crisis is caused by a lack of housing supply--plain and simple. We cannot afford to continue delaying projects and requiring too much of property owners and homebuilders. (This specific property has had development proposals turned away or withdrawn at least four times since 2018.) A recent Larimer County housing study said that we are currently facing a shortage of approximately 10,000 units for low-to-middle income people in our area. I looked on Zillow today and there are currently only about 30 townhomes/condos available priced under $500,000 citywide. Our city population is approaching 200,000. This is not sustainable.

The "Sanctuary on the Green" project has nothing objectionable. I want to cover a few specific areas:

Density
The density of this project is quite low. There is nothing above two stories. There are no multi-family buildings above 2, no group homes, no commercial or industrial uses, no childcare centers that are part of this proposal, even though all of these uses would be allowed in the LMN zoning. It is lower density than the Ramblewood apartment complex across the street and includes 24 acres of open space. This property could easily support higher density as there is open space all around it. Grandview Cemetery, City Park, elementary school fields, high school fields, and bike trails are all within a stone's throw. I live in a low-density residential neighborhood next to a complex of condos and townhomes in a LMN zone and I barely notice any difference.

Environment
Some might be tempted to think that any development = destruction of the environment, but this is far from reality. The truth is that infill development and higher density construction is actually better for the environment than low density. It reduces sprawl. Less habitat is destroyed per-person, water use is lower per-person, the materials used for construction per-person is all lower. Opponents of this project may believe that only a few single-family homes or nothing at all should be built here, but I believe this is more of a desire to have as few neighbors as possible than a true concern for the environment (based on the "save the field" comments I have seen online). I am grateful for the weed mitigation, plantings, wetland restoration, pollinator gardens, and dense plantings that will be included in the project. These are significant environmental improvements to the status quo.

Traffic

As the staff report says, impacts on noise and traffic will be minimized with this development. I appreciate the focus on use of pedestrian and bicycle paths. The only possible complaint I might have is that there is too much parking required. We have a housing shortage in Fort Collins, not a parking space shortage. In future proposals, let's have some confidence in our excellent bike and transit system and not assume everyone will drive a car. If this proposal is rejected the people looking to live, work, and shop in Fort Collins will not disappear. They will drive in from Loveland, Wellington, Severance, etc., resulting in more traffic in the end. This property is well within biking distance of employment centers and would be an excellent place to bike to work from (speaking as someone who bikes to Old Town for work everyday).

Diversity/Equity/Inclusiveness

The new city plan says that "Fort Collins and local partners are committed to finding solutions and new ideas that promote housing options to meet the needs of all residents. Access to and options for housing that suits different income levels, abilities, ages,and backgrounds are critical elements of creating a community where residents feel welcome, safe and valued." The folks that are most impacted by a lack of housing supply tend to be racial minorities, and definitely those at the lowest income levels. Affordable/subsidized housing will never be able to meet this demand. We need more housing such as the "Sanctuary on the Green" proposal to rent, to own, and to create a diverse community. Please approve and expedite this project!

Matthew Behunin
Fort Collins Resident

From: Julie Brewen
To: Development Review Comments
Subject: [EXTERNAL] Public Comment - Sanctuary on the Green Support
Date: Monday, May 2, 2022 1:32:18 PM

Dear Ms. Axmaucher,

My name is Julie Brewen. I live at 538 N Hollywood Street which is in the notification area for this hearing. I fully support this development. It is properly zoned for the proposal presented and the developer has made changes to address neighborhood concerns. I fully support the modification requests, including three rather than four building types. I believe the request is appropriate for the development and the neighborhood.

In survey after survey, we Fort Collins residents say that housing is one of our top concerns. But at hearing after hearing, people show up in opposition of development saying "not here", it should be built somewhere else. The attitude is a pervasive NIMBY, "I got mine", close the door behind me attitude. This is private land and again properly zoned for this development. All development will help our supply, therefore helping the housing affordability crisis in our community.

I respectfully urge the administrative hearing officer to approve this development. Thank you.

Sincerely,
Julie J. Brewen
538 N Hollywood Street
Fort Collins, CO
970 218-1402

From: Kyran Cadmus
To: Development Review Comments
Subject: [EXTERNAL] 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green
Date: Monday, May 2, 2022 12:11:30 PM

To: Fort Collins planners associated with Sanctuary on the Green

From: Pete Cadmus PhD, Kyran Cadmus DVM, Darwin Cadmus 2nd grade Irish Student

Please confirm that this email was received.

Please yield my speaking time to Sanctuary Field Neighborhood Network as my wife had a medical procedure scheduled for late afternoon on the 2nd.

Re: 5.2.2022 P&Z Comments - PDP #210018 Sanctuary on the Green

Why is the city of Fort Collins still considering proposals from Solitaire Homes LLC in the Ball Family's farm lot at 325 N Taft Hill Rd? Most of my neighbors have stopped paying attention, all happy the development proposal was blocked several years ago. The tactic being used is to continually resubmit with minimal or trivial improvements in hopes that opposition will tire or stop paying attention. There is no way that "row houses" (multi-family attached) at three or two stories height are acceptable in the North West Fort Collins Subarea plan. Yet that is what is shown in the plans sent to neighbors by the developer in April 2022. I feel Larimer County let its constituents down by punting this property to the city before the public could be educated of the ramifications. I feel the City has repeatedly considered Solitaire Homes LLC's proposals in an effort to help future people migrating to Fort Collins rather than upholding the ideals of the 2006 Subarea Plan for the constituents that have lived here and built community for decades.

Our Family moved here for full time employment in the late 1990s. We rented numerous homes throughout Fort Collins including the West Vine – Irish School area before purchasing the home (in 2007). We were in our early 20s and we wanted to raise a family in a low density urban setting. Committed to our jobs we knew this was a permanent decision. We were assured by the 2006 Northwest Fort Collins Subarea Plan that the Irish School area would have the character and feel that my wife and I sought for a home and our future child/children. Even though we could have received more home for our buck on the east side of Fort Collins, we invested in the North West Fort Collins to LaPorte area because of the 2006 Northwest Fort Collins Subarea Plan. This plan should have been obvious to any developer wanting to purchase the Ball Family farm property. SURELY someone with the experience of this developer knew this. Yet when he faced opposition he screamed of property rights and brought political affiliation into the argument that he should be above the

goals and ideals outlined in the County and City plan for the area. We are disappointed by these many and redundant Sanctuary Field development proposals. They each would fit in the high density sprawl of north east and south east Fort Collins. Or the pop-up developments near Denver Airport. However, it is offensive to the NW Fort Collins Subarea Plan and offensive to those that invested in homes here.

After review of the new proposal by Solitaire Homes including the “Vol. 3 April 2022 Site plan” sent by the developer that claims only single family and duplex homes, yet the map shows otherwise, we:
Dr. Pete Cadmus PhD, MS, BS, BS, BS, Teaching License, EMT,

Dr. Kyran Cadmus DVM, MPH

Darwin Cadmus 2nd grader at Irish Elementary (who asked that we add his name)
Of

687 Irish Dr.
Are writing in opposition to this development. In short, the density is too high, the height of buildings is too high, the multifamily attached “row” homes are not in keeping with the rural ideals, externalities of light pollution, noise pollution, traffic, quality of life and property value have not been addressed. Additionally we would like to draw additional attention to the concerns of the Sanctuary Field Neighborhood Network group listed below.

Additional points and concerns with the Proposed Development

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.
● This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances.

● The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers is not in keeping with the rural ideals of the NW regional plan. The high building elevation will also cause increased light pollution, and degrade the quality of life for nearby established community members. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

● The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

● This plan violates Goal C-1 of the Subarea plan which requires the City to “protect and interpret the historic resources and landscape of the area.” The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

● The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood’s request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

● Section 1.2.2 A of the Land Use Code states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans.

● Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

● The City’s development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

● The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors’ concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by Ft. Collins Planning and Zoning (P&Z) last June. That proposal was withdrawn because Commissioners’ comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood’s concerns.

● The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss

the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees.

Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality, dark sky goals of the area, quality of life as outlined in the NW Fort Collins Subarea plan and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating.

Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our “Night Sky” darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of “Open Space” proposed is all land that cannot be built upon due to Stormwater channels and mandated “Natural Habitat Buffer Zones”. The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past.

Longtime residents,

Dr. Pete Cadmus, Dr. Kyran Cadmus and Darwin Cadmus

687 Irish Dr. Ft. Collins CO 80521

970-420-8467 970-420-0087

(Please confirm that this was received)

Sadly we will not be able to attend the ZOOM call as we have a late afternoon conflicting medical procedure. Please yield our time to other speakers in Sanctuary Field Neighborhood Network.

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

Kind regards,

Laurie Causer

From: DONALD ROBINSON
To: Alyssa Stephens
Subject: [EXTERNAL] Sanctuary Development
Date: Saturday, December 18, 2021 9:46:52 AM

Alyssa- I received a neighborhood email about the proposed development on Taft Hill Road. My vote is to move forward with this development as long as the city deems it compatible with the surrounding neighborhoods. There is already a lot of traffic in this part of town and I don't expect the increase from this development to add to it significantly.

Thanks for your involvement in this and Merry Christmas.

D. Robinson
303.886.1777

From: Jenny Axmacher
To: Lisa Barnes
Cc: Development Review Comments
Subject: RE: [EXTERNAL] Sanctuary On The Green Support
Date: Monday, April 25, 2022 5:03:04 PM

Hi Lisa,

Thank you for sending this comment regarding the proposed Sanctuary on the Green development. I'll make sure your comment is added to the public record for the proposal for the decisionmaker's consideration. Please let me know if there is anything else I can help you with.

Sincerely,

Jenny Axmacher, AICP
Pronouns: she/her
Senior City Planner
City of Fort Collins

From: Lisa Barnes <lisabarneslcsw@gmail.com>
Sent: Monday, April 25, 2022 4:27 PM
To: Jenny Axmacher <jaxmacher@fcgov.com>
Subject: [EXTERNAL] Sanctuary On The Green Support

Dear Jenny,

During my previous years living in Fort Collins from 1981 - 2007, I attended several Fort Collins City Planning hearings. I heard my securely housed neighbors not wanting their foothills views shadowed, or more people traveling through the neighborhood. Solid development plans were shuttered due to not in my backyard beliefs. Now, moving back to Fort Collins, I am joining the many seeking housing in Fort Collins. I have been following Sanctuary On The Green proposal process including neighborhood opposition, plan alterations according to community input, and now this new Site Plan.

As a social worker, I think that mental and physical health is integrally dependent on housing and community. Diversity in communities occurs when housing options are varied. As an environmentalist following climate change impacts and needed adaptations, I believe that to survive and thrive we need to respond by building structures and communities in which flood mitigation is part of the plan, varied income housing is part of the plan, walking and biking trails are part of the plan, and open space within neighborhoods is part of the plan.

The Sanctuary On The Green Site Plan incorporates solid planning for housing options, access to bike trails and open space within the neighborhood and accessibility to schools, bus routes and trails for commuting and recreation. It is a neighborhood where I would like to live.

Thank you for receiving and considering community input about this proposal.

Sincerely,

Lisa Barnes
lisabarneslcsw@gmail.com

970-286-5814

--
Lisa Barnes
lisabarneslcsw@gmail.com
970-286-5814

From: Laurie Causer
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Tuesday, April 26, 2022 9:16:16 PM

Hi Alyssa,

Thanks for recording community comments about this development as we will not be able to attend the in person or zoom meeting.

Our main concern is that this development is required to conform to the Northwest Subarea Plan, is compatible with all surrounding neighborhoods and contributes to the public good. This requires single family, detached homes, no 3-story buildings, safe, connecting walking paths and a density of no more than 4 units/NET acre. Our hope is that the overall footprint and number of residential units proposed in this development can be reduced to no more than 100 total units. Our understanding is that three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected.

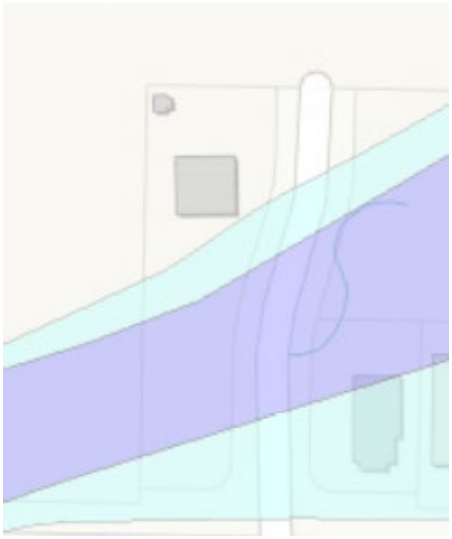
Kind regards,

Laurie Causer

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From:	Kathleen Mineo
To:	Jenny Axmacher; Development Review Comments
Subject:	[EXTERNAL] Sanctuary on the Green
Date:	Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From:	Zack Scott
To:	Development Review Comments
Subject:	[EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date:	Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From:	M S
To:	Development Review Comments
Cc:	Sanctuary Neighbor
Subject:	[EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date:	Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From:	Barbara Denny
To:	Development Review Comments
Cc:	Sanctuary Neighbor
Subject:	[EXTERNAL] Hearing for Sanctuary on the Green PDP#210018
Date:	Sunday, May 1, 2022 4:24:16 PM

I write to you because I will be negatively affected by this Development, should it advance as currently proposed.

I live at 420 N. Sunset St., Fort Collins, CO 80521. I can see the property from my kitchen sink. My street is on the Western boundary. I bought my 0.99 Acre property in 2007 and I was guided, by the Northwest Subarea Plan, that any future development in my area would remain low density, and semi-rural.
My Neighborhood is not within City Limits, and the density of the Rostek Subdivision is 2 du/acre. There are mostly single story homes, none are 3 Story and none are "attached homes". The predominate "feel" is Rural, with many farm animals, including horses, sheep, goats, chickens, and ducks, even cows at times.

The proposal is for density of 5.13 du/gross acre, and that is much more dense than any surrounding Neighborhood. The Bellwether Farms neighborhood, on the Northside of the wetlands that border the property, are 3.1/gross acre, with 2 story detached single family homes. You will probably hear the Applicant describe some of the homes as 3 story, but they appear so, only from the rear, as only a handful, have "walkout" basements facing the wetlands. This is the most recently built (2007?) bordering neighborhood, all the others, are much older, one story, single family, detached.

This property is LMN, and the NW Subarea Plan (4.5-D.1a) states that residential developments "shall have an overall minimum average density of four (4) dwelling units per net acre of residential land….". Maximum can go much higher. In the previous submittal to the P&Z Commission, 3 out of 4 voting Commissioners stated that the LMN density assigned when property was annexed, was "probably too high, and should be revisited." That certainly suggests developing at the minimum density allowed. The proposal was pulled by the applicant when it was obvious it would not be passed. Commissioner comments included that the proposal was "not compatible", not "serving the public good", "just doesn't fit in", "separation mitigation is not enough", "surrounding property owners have rights as well as the owner", "Mass is out of compliance", "Architectural elevations, designs are not compatible". There is at least 15 acres, of the 41.34 acres, that is "unbuildable", and that increases the density on the remaining acreage.

The City Land Use Codes (LUC 1.3.4a) support the heightened scrutiny applied to proposals within a subarea plan. It cites that specific attention be paid to compatibility and impact mitigation. "For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. Projects are expected to continue to meet the objectives of any applicable sub-area plan and the City Plan".

This is entirely within a Floodplain. There are numerous Stormwater channels, the Mercer Ditch, etc. I have heard for years the stories of the historic floods that have passed through here, and warned not to try and put in a basement, due to the high water table. The area is within the West Vine Stormwater Drainage System, currently in review, and not finalized. To me, that means a lot of unknowns, scientific data gathering, analysis, and educated guess work. Add to that what the Climate Future will bring. Our properties could very well suffer the impact of an error in judgement. The proposed infill will elevate the heights of the buildings to be incompatible with the surrounding neighborhoods, and obstruct views of the foothills.

There will be drastically increased Traffic, Light, and Air Pollution. The submitted Traffic study is woefully inadequate and does not accurately describe the impacts. The Ozone issues in our area are already "severe", per Federal Ozone Standards, and combined with the ongoing wildfire smoke impacts, we must mitigate air pollution, not add to it. Our cherished rural dark sky will be forever changed. Of course, there will be numerous wildlife disturbances. I cherish the numerous rural wildlife corridors sprinkled all through this area. It is a true enhancement here. Naturally, all these impacts will affect my property value.

The Neighborhood Center "Mixed-use building" is a minimum 3000 sq. ft., proposed to include a clubhouse and 2 commercial enterprises, with only 6 parking spaces. I do not see how the surrounding Neighborhoods will benefit

from that, or be able to utilize it.

It is apparent to me that the applicant is interested in making as much money as possible from his investment. Of course, that is naturally what a Developer tries to do. However, the surrounding Neighborhoods should not be suffering financial impacts from a Developer's mistakes in purchasing property that is not appropriate for the density needed to bring forth such profits. This property should be developed in such a way as to "fit in" with what already exists. This area is transitional to the foothills, it is not City proper. It is inappropriate to develop it as if it were in another area of the City.

I sincerely hope you will decide to deny this application.

Respectfully,

Barbara Denny
420 N. Sunset St.
Fort Collins, Co. 80521

Hi I'm Cathleen DeSantis and live on Pennsylvania Street.. I believe that the growth of the community is important and I think it's even more important to keep the character of the land in thought when it comes to new development and I feel this plan is not doing that. There are several points I could get into but I don't have enough speaking time for that. This developer's plan has disregarded many points of The NorthWest Subarea plan. While this is a new application and different from what was presented previously before the Planning and Zoning Commission on June 17, 2021, many of the comments from the community are similar or remain the same. Further the developer has disregarded many parts of the subarea plan as well as the communities concerns including adding more 3 story buildings instead of lowering it. The suubarea plan is meant to hold **COMMUNITY AND HISTORY and this developer did not consider when donating a potentially historic house to fire dept to be burned down. In fact in this plan under EXISTING HISTORIC RESOURCES of Subarea Plan 325 North Taft Hill Road — House/Barn was listed but had yet to be assessed. (eligibility not assessed) This plan states OPEN LANDS AND NATURAL AREAA however 28 3 story building will block open land and views. This proposal does not conform to the City of Fort Collins Land Use Codes Section 1.2.2 A ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, <u>including</u>,... but not limited to, the Structure Plan, Principles and Policies and <u>associated sub-area plans</u>. 1,000 new residents is a lot of people and According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots has and will continue to make this worse.**This developer's plan has disregarded many points of The NorthWest Subarea plan. Not only does this conflict with the low density and compatibility with existing neighborhoods, it disregards how the community lives, flooding, traffic, overall the health of the animals in this natural environment, and flow. The complexity of this plan is not worth it to this community in my eyes. This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is the definition of the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this will have two stories. But these buildings do not enhance the unique character of the land. I don't understand how these houses have a "country feel". To me they look like they should be in a more urban and developed part of Fort Collins like the south east area. The reason bellwether and ramblewood work in this area is because they are between open space and protected views. My house is a cute 1950s style house and many houses in the area have the farm house, craftsman, low profile style with more land around them then building which gives the country feel of the land. The developers plan doesn't have anything like this. These dwellings will block the hills from view. They will look so out of place especially with the 3 stories. The NW Subarea also says "density can be up to 8 units per acre may be appropriate in some locations, 12 if these are affordable housing, however smaller infill parcels may only be eligible for density up to 5 units per acre". Even though there are 41 acres, you are building on a little less than 30 acres which bring the dwellings per acre up to 8.51 which is above the NW Subarea plan. The

Sanctuary Field Neighborhood Network did a wildlife impact assessment which I think is vital to listen to considering this and future projects. Fort Collins has the highest population in northern CO and The rate of human population growth and residential development along the Colorado Front Range is increasing quickly. This is pushing wildlife that relies on the unique habitats situated along the foothills into smaller, dispersed habitat patches that remain. Because of this, habitat loss, habitat degradation, and habitat fragmentation is likely to happen. Developing Sanctuary on the Green is eliminating an area that may provide critical stopover habitat for migrating birds, removing a critical link in a potential movement corridor through the urban landscape effectively isolating big game populations east to west, contaminating wetland habitats, negatively impacting amphibians and bats, and eliminating an important food source for domestic and wild pollinator populations. It is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

The The Northwest Subarea Plan, initiated by the City of Fort Collins and Larimer County, represents a joint planning effort of the City and County involving residents, landowners, businesses in the area, and other interested parties to create a shared vision and plan for the future.The City and County have a history of joint subarealevel planning to achieve a finer level of detail in goals, policies, and land use planning for areas within the Growth Management Area (GMA) boundary. This boundary, established in 1980 through a formal agreement between the City and County, represents the planning area for the City. Each subarea-level plan is distinct and public-driven. I ask you the city of fort collins to listen to your community and reject this plan.
I did a simple google map distance measurement

The Previous comment:

I have always wanted to live here and I finally achieved my dream goal. I encourage the growth of fort collins. I really do. It is a college town for sure but growth is important for sustainability

However I feel this plan is doing the opposite. Yes technically it's growth but there have been multiple attempts to get this thing passed and it is clear from past meetings that this build is about money. Not the historic buildings that were burned to the ground, not the historic trees that will be ripped from their roots, not the deer, birds, and other woodland creatures.

This plan does not look like anything else we have in the area. You say they are similar enough to the surrounding areas such as Ramblewood apartments and bellwether farms. The only similarity is definition the structure itself. Ramblewood are apartments, these will have apartments. Bellwether farms has two story buildings, this is will have two stories.

This does not enhance the unique character of the land. This plan swallows it. There are three story buildings which is nothing like the surrounding area. Yes we have apartments and 2 story

houses but these are about a mile away from each other. You are putting 20 three story and 26 two story houses in an area between the two. This disrupts the flow of the land.

These new buildings are not a country feel like the The NW Subarea Plan has discussed. What really makes this area feel country is the openness of it all. If you look at a map its buildings, houses, then open fields, then more houses that are so old and farm house looking. This plan has houses that do not look like they are farm houses. This style of buildings feels like it should be in a newer part of fort collins like the east and south parts of fort collins. You are trying to put something brand new in an area that has been around for so much longer. My house is a cute 1950s style house.

I do like how the plan focuses on bicycle and pedestrian routes but with there only being two exits there are going to be more cars in the area that already has lots of bicycles and pedestrians in it. I am worried for the communities and possible future injuries and accidents because of the increased residency and population. There are at least 3 schools in the area and it gets so busy in the mornings and afternoons.

From: Kimberly DeSantis
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for May 2nd Development Hearing
Date: Monday, May 2, 2022 4:37:57 PM

Hello,

I am writing to you to submit comments for the hearing being held tonight for the development proposal in the NW Subarea off Laporte Ave and Taft Hill.

I live at 230 Pennsylvania St which is right next to the marshland by the canal on the SE part of the land. This land has been sitting vacant for many, many years. We have issues of flooding, very poor drainage and a very high water table in which we mitigate for in our crawl space under the house as well as over 2 ft out from the foundation.

Adding more foundations with this development, concrete, asphalt etc will only make the drainage and run off worse. The city of Fort Collins can't even keep our street maintained for run off! Our driveway floods significantly and our neighbor gets water flowing towards his house from the street. Leaving this area open and natural offsets these risks and only fosters many species of birds and other wildlife like pollinators that are essential to the Rocky Mountain foothills ecosystem. Not to mention the proposed development area is a part of the historic Soldier's Creek and if it were to be restored fully, would contribute to the health and history of Fort Collins wildlife as well as residents.

I don't even want to get started on the traffic in this area, but I will.

When we bought our house in 2018, we knew the bus yard and the high school were going to create extra traffic, but since then Mulberry has been closed 3x for extended periods of time and a lot of traffic is being detoured to Laporte. I have seen so many accidents at the Taft and Laporte intersection or close by the past month of Mulberry being closed, glass everywhere, people constantly running red lights, school kids both on foot and on bike nearly being hit by cars. I grew up in big cities and have seen terrible terrible traffic, but the impatience of these drivers, the volume of drivers, and the amount of speeding for this small area is just downright dangerous. You don't need a controlled study to see it if you live here.

Trying to turn left to go east on Laporte from my street feels like I'm playing roulette. The amount of cars that appear to be accelerating at a normal rate in fact are pedal to the metal when they are coming across Taft heading west on Laporte, my close calls have been numerable and I feel it's only a matter of time before someone flooring it to the high school or towards Ramblewood is going to t-bone me.

I work as a medical professional for UCHealth and I go to work each morning and have to time it around the school traffic, because I've sat for over 15 minutes waiting in line with my neighbors just to get off the street.

I have called city traffic so many times because of how fast people drive on Laporte and all of these issues with school traffic. I walk my dog frequently and the volume of cars is quite unnerving especially without sidewalks (which traffic says they have a plan to install—4ywars going now). Lots of these vehicles turn into the Ramblewood apartment area.

I chose to live here, buy a home here in Northwest Fort Collins because it was farther away from the city center.

My main concern with this development is the significant increase in cars on top of everything else going on, and NO room to put sidewalks in or widen streets OR lower speed limits.

My other concern that ties into traffic and cars is our environment and the impacts additional people and vehicles place on OUR environment and immediate climate emergency. Emissions are at a terrible high and our skies are dirtier than ever. Delicate species such as the black footed ferret who once thrived here are now threatened and habitats are being destroyed (also thanks to the gravel pits in the area). I will happily pay more taxes if that limits the

amount of people moving into this area and protects habitat and ultimately our ecosystems and environment.

It would be a shame for the city of Fort Collins to allow this type of development to move forward for this NW Sub area Plan. It does not fit in at all and the sheer traffic volume (and unsafe drivers) the higher density development of Ramblewood just shows that this development won't work no matter how they package it.

I've known Fort Collins to be on the side of the environment, on the side of preservation, and on the side of creating & fostering safe and peaceful communities. There is no room for more residences here, at least not safely or with the urgency of climate change and our environment in mind.

Thank you.

-Kimberly
Sent from my iPhone

From:	Cheryl Distaso
To:	Development Review Comments
Subject:	[EXTERNAL] Opposition to Sanctuary on the Green
Date:	Sunday, May 1, 2022 10:57:14 PM

To the team at devreviewcomments@fcgov.com:

I would like this comment to be a part of the public record for the May 2, 2022 hearing for PDP 210018 .

My name is Cheryl Distaso. I've lived on Sunset Street since 1990.

I work with my neighbors on the Sanctuary Field Neighborhood Network steering committee. We remain opposed to the current iteration of Sanctuary on the Green for the following reasons:

1) The proposal does not conform to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) and therefore should not be approved.

- This proposal calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. The City should not be granting these variances. The developer proposes to cut down large cottonwood and other trees that provide critical habitat to owls, bats and other wildlife in order to maximize the number of houses he can build. Based on the Subarea Plan's guidelines, these should be treated as "natural resources" of the area and be required to be preserved. (pp. 44 NW Subarea Plan)

- The proposal calls for 3-story buildings throughout the North and East ends of the property. The height of these buildings (45 feet above current grade) endangers and disrupts flyways, feeding and nesting patterns of migratory birds and other wildlife who rely on these corridors. The high building elevation will also cause increased light pollution in the established wildlife corridors and in the wetlands adjacent to the property, degrading habitat for resident birds, chorus frogs and other animals. The City should not allow 3-story buildings in this area. (pp. 36 NW Subarea Plan)

- The 2- and 3-story row houses located in the northwest area of the property (and bordering the proposed stormwater channel), and along Taft Hill, are incompatible with the Green Acres, Taft Hill and Rostek Subdivision single-story, single family neighborhoods. (pp. 9, pp. 11 Framework Plan of NW Subarea Plan)

- This plan violates Goal C-1 of the Subarea plan which requires the City to "protect and interpret the historic resources and landscape of the area." The Subarea document specifically references N. Taft Hill in the section about Existing Historic Resources. (pp. 31)

- The 2-3 story buildings will obstruct views of the foothills, which is in direct conflict with the NW Subarea plan guidelines. The developer has been asked numerous times in writing to reduce and/or relocate these high-density buildings to the interior of the development site but has consistently ignored our neighborhood's request in every new iteration of the development proposal. We would like the City to require this change. (pp. 43, Guidelines for the Urban Edge, NW Subarea Plan)

2) The proposal does not conform to the City of Fort Collins Land Use Code.

- Section 1.2.2 A of the Land Use Code states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans***.

- Compatible Massing is required by the Land Use Code (Section 3.5.2).

3) Despite a development review process that claims to include the residents, this proposal has been extremely difficult for neighbors to track, provide input, and understand.

- The City's development review website is extremely difficult to navigate even for those experienced with technology (as acknowledged by city staff). Documents are not uploaded in a timely manner and some are so large they cannot be viewed online.

- The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. While the type of housing units has been slightly changed from condominiums to row-houses, resulting in fewer units, it was changed in order for the proposal to meet the requirements for a Type 1 Hearing. The current proposal has only minimally changed from the proposal reviewed by P&Z last June. That proposal was withdrawn because Commissioners' comments indicated it was likely to fail. The developer has yet to make any substantive changes in response to the neighborhood's concerns.

- The Sanctuary Field Neighborhood Network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation, did not address the Northwest Subarea plan's requirements, and lacked transparency. The developer rejected our request to meet again in person. The P&Z Commissioners specifically advised Developer to negotiate with the Neighbors to find a more compatible plan.

4) The developer has shown disregard for neighbors' concerns and the wildlife habitat of this area since this project's inception. Four years ago, the City's Natural Resources department tried to purchase the property on Taft Hill to preserve the historic farmhouse and three barns on it. The developer out-bid the City to acquire the parcel, then had the farmhouse burned to the ground, took down the barns, and displaced bats, owls and numerous birds nesting there (May 2018). The fire damaged the historic silver maple trees, as no regard was given to protecting the trees. Subsequent to burning down the historic house, he requested and got approval for annexation into the City - neatly avoiding historic review that would have been required if the buildings were not destroyed. Three (out of 4) P&Z Commissioners commented that this should have been annexed at a lower zoning density to comply with the Subarea Plan. This suggests that the minimal LMN density should be respected. The City has so far done nothing to ensure that the original farmhouse site or the historic trees are preserved. The large trees and shrub habitat provide shelter for deer, foxes, birds and other animals, especially

during the winter.

5) This project calls for 212 units and 453 parking spaces, in anticipation of 1,000 new residents or more. This high-density development will negatively impact air quality and local traffic patterns. This is especially true near Poudre High School where pedestrian and car traffic is already challenging and the developer proposes to put an entrance to the development site. Additionally, there will be a new turn lane for the proposed entrance on Taft Hill, where up to 300 trucks pass through a day carrying gravel from the plant on North Taft. The pedestrian sidewalk on Taft Hill is already dangerous. This development will create additional air pollution, noise, and safety hazards for students and community members who walk along LaPorte and Taft.

6) According to the EPA, as of April 2022, the northern Front Range including Fort Collins has been reclassified from a "serious" to a "severe" violator of federal ozone standards. This is due to the combination of industrial and vehicle emissions, and agricultural sources from the eastern plains. Significantly increasing the number of cars in the area increases emissions. High density developments like this one - with large buildings, roadways, and parking lots – will generate heat. Coupled with the rising climate at our elevation, this heat can create thermal drafts that exacerbate air pollutants pooling in Fort Collins instead of blowing east and dissipating. Maintaining natural space is an important mitigation tool for a rising climate. We will no longer have our "Night Sky" darkness - gone forever. Most of our neighbors do not even leave a porch light on at night. Minimizing night light is a City environmental goal.

7) The 15 acres of "Open Space" proposed is all land that cannot be built upon due to Stormwater channels and mandated "Natural Habitat Buffer Zones". The entire property is located in the West Vine Drainage System for which the Master Plan is still in development and seeking community input. This property is in a Flood Zone, and though Staff have assured us it is a top priority to guarantee neighborhood flood impacts will not be a concern, we are not convinced. The area has already been victim to historic flooding in the past

--
Cheryl Distaso
Pronouns: she/her/hers
(970)310.6563

From: Andrea
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Little farms and Animals
Date: Monday, May 2, 2022 12:19:04 PM

According to the map, the areas to the east and west of the proposed development are designated Rural Residential. And actually, the land just a few blocks to the north of the low density housing is also rural residential and farms. Many of the lots in these areas have a little land and some have chickens, horses, goats, pigs, sheep, mules....some have small farms, raising birds, plants, trees, marijuana; composting, even worm farming. One neighbor is a metal sculptor, another recycles machinery; there are yard collections of all sorts of things. And more. Living here is different than living in town. There is no home owners association that would handle this, which is why we love it here.

The Sanctuary Field grassland and wetlands are teeming with wildlife who use it for refuge as they pass through their wide territories. Some find their ways into our yards and are regulars in our lives. The character of these neighborhoods was acknowledged in the Northwest Subarea Plan, intended " to retain aspects of our semi-rural heritage, small farms, natural areas, foothill vistas, open fields..."

Building a housing development with many 2-3 story houses, in a flood zone, disturbing wetlands, interfering with wildlife habitats, adding traffic, air pollution, light pollution, is not compatible with the positive qualities of the existing neighborhood, a violation of the City Plan.

I would be happy to see the Sanctuary on the Green not happen at all. Allow the fields and wetlands to remain as they are.
If the development goes ahead, I wish that fewer buildings be built, more of them single level, and none of them 3 stories tall.
If it goes through, I dread the thought of several years of construction vehicles, noise, and mess, to say nothing of the disruption of the lives of our wildlife. I feel saddened by the prospect of losing this open space.

Your neighbor,
Andrea Faudel

From: nancy frederick
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green, PDP190003
Date: Wednesday, April 27, 2022 11:56:20 AM

I live on Laporte Ave., very close to the new brewpub, Stodgy. The traffic volume & resulting noise on Laporte Ave. without the brewery was loud & constant.
The traffic & noise with the brewery has increased considerably. The addition of yet more traffic coming from the Sanctuary development will be untenable.
I can't imagine what it will be like with even more cars, bicycles, motorcycles, etc. resulting from this development will be.
I feel the residential units need to be reduced to no more than 100 total units. Also, isn't this development area in a flood zone? There has been flooding
there in the past. What kind of environmental impact will it take to mitigate this issue? Is The West Vine Drainage System still in development?
Thank you for your attention to this Email
Sincerely, Nancy Frederick
1801 Laporte Ave.
Ft. Collins, CO 80521

From: Hilary Freeman
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary On the Green Hearing
Date: Monday, May 2, 2022 4:41:13 PM

Dear City Planning and Zoning,

I'm writing with some comments regarding the Sanctuary on the Green Hearing for 5/2/22.

Primarily I'm concerned by the number of variances and the disregard of policies seen in the requests and supporting documents.

Reading through the proposal documents and subsequent responses from the committee, I'm concerned that people involved with the proposal do not have any regard for the safety of the people who will be living in the new development. Specifically there were many corrections regarding access by fire trucks and other safety issues. I understand that there are many details that need to be addressed in a proposal of this size but I don't have any confidence that this developer is concerned with anything more than making their profit. The lack of willingness to meet with neighbors is another example of this. Also to me this seems like a disrespect of the committee's time and resources.

Personally, the part of the development that will impact me the most is the increased traffic along Taft Hill. I commute by bicycle in the mornings and I have to bike south from Vine on Taft, and then turn left on Laporte. If I hit that street at the busy time in the morning, it's pretty terrifying trying to get in the left turn lane, especially with student drivers going to Poudre High School. I'm anxious about dealing with the increased vehicular traffic and the increased exhaust fumes. Sometimes traffic is backed up quite a ways, so as a biker getting into the main flow of traffic to make sure I'm not blocked out of being able to turn left means I'm going to be stuck in traffic breathing exhaust for a much longer time. I'm worried about traffic leaving the new development noty seeing bikers especially during sunrise. I am not in favor of permanent barriers blocking off the bike lanes as it means that snow isn't plowed and then it melts creating a sheet of black ice in the bike lanes in the winter. I hope that the development will take the safety of bike commuters seriously.

I understand that Fort Collins desperately needs affordable housing and this means density, but I don't think this means ignoring the directives of the Northwest Sub-Area Plan.

I hope that the committee approving the plan has the bandwidth to make sure that all the requirements are satisfied and that developers don't chip away at the city resources with too many variance requests.

Sincerely,
Hilary Freeman
2208 Trevor St.
Fort Collins, CO 80521

From: Emma Goulart
To: Development Review Comments
Subject: [EXTERNAL] May 2 development review
Date: Monday, May 2, 2022 5:48:53 AM

Good evening,

I am writing to you today as a concerned home owner on north Taft hill rd. I work on Monday evenings and regret that I cannot be in attendance. I am aware that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

If development is eminent, it should be a dialogue and compromise with the local neighbors. For trust from our city authority as well as relationship with the neighbors themselves.

Thank you for considering my comments.

Emma Goulart
N Taft hill owner

From: Julie Griffin
To: Development Review Comments
Subject: [EXTERNAL] Preserve the Sanctuary Field Hearing comments
Date: Monday, May 2, 2022 10:03:38 AM

Hello,
Below are the following concerns I would like to hear being addressed at tonight's hearing:
1. Wildlife sustainability impact statement. What studies have been done to account for the number of various species living in and around this area and how they will be impacted? What is the watershed plan to prevent potential flooding of this area?
2. Pedestrian safety and traffic flow concerns: what is being done to address pedestrian safety in this area. There are no sidewalks so the roadway shoulder is heavily trafficked by bikes, runners, students, and walkers. Does widening this road area to accommodate a left turn lane, also include sidewalks?
3. Traffic congestion already exists along this roadway especially during high traffic times due to the school zone. Traffic is often backed up beyond the proposed entrance to this site, which then also impedes the pedestrian crosswalk. This pedestrian crosswalk and roadway shoulder area is frequently used by school aged children/teens. What safety measures will be in place to mitigate the close proximity of a pedestrian crossing area and a turn lane, especially during these high traffic times?
4. Should this proposed build site be approved, what measures will be taken to reduce the increased noise and light pollution? In order to help reduce noise and light pollution while providing sanctuary to wildlife, I would like to recommend a wooded landscape, including primarily coniferous trees, surrounding the build site. This will also improve the view. Rather than looking out onto a parking lot, one will see trees. If surrounding the entire build site with trees is too much, I would implore you to consider this plan along the NE section along the current walking path. This path is a place for many to get out and enjoy nature, particularly the birds/hawks in the area.

Thank you for your time and consideration,
Julie Griffin
2274 Tarragon Lane
970-988-5702

From: Mikole Liese
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Project
Date: Monday, May 2, 2022 3:01:02 PM

To whom it may concern:

I want to direct my comments on two issues.

First, it appears the development proposal is incompatible with numerous city ordinances and priorities including protections for the wildlife and wetlands in all areas of our city. I live and walk the bike path and fields weekly and believe that the natural habitat that the areas create cannot be minimized with disruption to the water, flight patterns (3 story buildings??) and wildlife corridor for the deer, coyote and foxes that I observe in the areas.

Secondly, I am deeply disturbed that there has been little to mention of affordable house in this project. While I believe lowering density is a key priority because of the above-mentioned concerns, the natural market means that lower density will create more expensive housing. I would like to see requirements for the developer to work with Habitat for Humanity, Neighbor to Neighbor or other housing advocates in the city to make sure a certain percentage of the housing units are affordable to lower income Coloradoans.

Thank you,
Mikole Grindel

From: Paula Harrison
To: Development Review Comments
Subject: [EXTERNAL] PDP210018, Sanctuary on the Green
Date: Monday, May 2, 2022 4:47:29 PM

Dear Ms Axmacher and Ms Jones,

I am concerned about this proposed development. As I read through the Land Use Code there seems to be obvious challenges to the existing design and composition of the proposed development.

The bold edit is mine and it clearly says that projects/developments should follow the sub-area plan. This article is cited in article 4, division 4.5, Part (C) Prohibited Uses. In part (2) (in my bold font) it states that prohibited uses are subject to Section 1.3.4 which, in turn, is subject to the "objectives of the Subarea plan".

Although, to me, this is convoluted/repetitive wording (Ex:"All uses that are not (2) determined to be permitted...shall be prohibited") It does seem to say that the use must align with Section 1.3.4.

There are many parts of the Subarea plan that are in conflict with the proposed development. Here are just a few:
1. The proposed development parcel is literally surrounded by land zoned RF, Residential Foothills with the exception of the access driveways to Vine and Laporte. See https://gisweb.fcgov.com/HTML5Viewer/Index.html?Viewer=FCMaps&layerTheme=Zoning%20Districts This means large lots, agriculture, foothills views, and low density. The proposed development is not in keeping with the surrounding rF neighborhood. It would obstruct views, include no agricultural uses, have a higher density (even though it conforms to LMN density zoning), and small lots for the single family homes.
2. ƒSubarea Plan (SAP), Chapter 4, Trails: *Local Neighborhood Connections: these smaller, more informal trails focus on providing local connections between residential neighborhoods and other destinations such as schools, parks, and Multi-Purpose Trails.* The proposed parcel is used heavily by neighbors for recreation. walking, and connecting to adjacent parts of the neighborhood.
3.SAP, Goal C-2 *Neighborhood-Driven Initiatives Local neighborhoods will be the catalyst for changes and improvements in the area.* The proposed development does not conform to this goal.
4. SAP, Goal C-1 Historic Past Retained The Northwest Subarea will retain aspects of its historic cultural past. This Plan aims to protect and interpret the historic resources and landscape of the area. Policy C-1.1 Protected Historic Resources Identify and protect historic resources with the participation of willing property owners or as part of development proposals.
The owner of this parcel made arrangements with local fire authorities to use the historic farmhouse and barn on this parcel as a training exercise and it was burned down. This shows ill intent, but the land that is still here is what remains of the farm. The existing land has historic value in that it stands as a testament to the rural character and the agricultural roots of this section of Fort Collins.

There are also conflicts with wildlife corridors, air quality, and more. I urge you to review these sections of the Land Use Code and the Subarea Plan so that the decisions made regarding the proposed development conform to the existing rules, regulations, goals, and visions of the city and its residents.

Sincerely,

Paula Harrison
N. Hollywood St, Fort Collins

1.3.4 - Addition of Permitted Uses

SHARE PRINTED SECTION DOWNLOAD OF SECTIONS

(A)***Purpose Statement.*** The purpose of the Addition of Permitted Use process is to allow for the approval of a particular land use to be located on a specific parcel within a zone district that otherwise would not permit such a use. Under this process, an applicant may submit a plan that does not conform to the zoning, with the understanding that such plan will be subject to a heightened level of review, with close attention being paid to compatibility and impact mitigation. This process is intended to allow for consideration of unforeseen uses and unique circumstances on specific parcels with evaluation based on the context of the surrounding area. The process allows for consideration of emerging issues, site attributes or changed conditions within the neighborhood surrounding and including the subject property. For residential neighborhoods, land use flexibility shall be balanced with the existing residential character. **Projects are expected to continue to meet the objectives of any applicable sub-area plan and City Plan.** The process encourages dialogue and collaboration among applicants, affected property owners, neighbors and City Staff.

Division 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N)

(C)***Prohibited Uses.*** All uses that are not (1) expressly allowed as permitted uses in this Section or **(2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.**

From: Lucy H
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field Comments
Date: Monday, May 2, 2022 11:43:22 AM

Dear Alyssa,

My family and I live at 709 N Taft Hill Road, so we would be greatly affected by proposed development to Sanctuary Field. Some of our major concerns are listed below.

1. Developing the area will have a significant and terrible effect on wildlife, especially the herd of deer that have lived here for many years. One of the best parts of living in this part of town is watching them moving around the neighborhood. A development of this size will certainly displace them and anything else living in the area-- plus pollution of ground water, soil. and air--as well as simply destroying habitat.
2. Traffic already backs up at the Taft-Vine roundabout, including many trucks coming south. Adding 500+ cars to this will bring congestion, as well as tearing up Taft Hill much faster. If no light will be located at the exit onto Taft Hill, people turning in and out will be causing more wrecks than usual.
3. More vehicles mean more emissions and even dirtier air. The developer isn't going to require every resident to own a hybrid.
4. One thing that has struck us is that none of the people apparently involved in pushing for this development are local. None of them will be negatively affected like we will. They won't be sitting in traffic or looking at a parade of dead wildlife along the road.

I feel very strongly that the "absentee landlord" situation is happening here. It will be very easy for investors to buy these monstrosities, then rent them to more people with no ties to the area.

Nobody likes to talk about this, but more people mean more crime. We already need to lock everything up 24/7, and that situation is not going to improve when more developments are open.

5. At one time, the developer mentioned that structures would be similar to those in the Belweather/Tarragon Street neighborhood (I think its name is "West Vine"),but in no way are the 3 story condos like those bungalow types.

We have lived in a town that put development over good sense, watching every scrap of green being covered with concrete and housing that was not needed.

My family and I are requesting that the zoning commission do the brave thing--the right thing---by denying this huge development. It is more suited to the southeast part of Fort Collins, where people expect to see this kind of cookie cutter building.

While you still have time to save the character of this area, please do the right thing and stand up to the money and political pressure of developers.

Thank you.
Sincerely,
Lucy and Danny Head
709 N Taft Hill Rd
Fort Collins 80521

From: Cristyn Hypnar
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green Development Review
Date: Monday, May 2, 2022 2:14:23 PM

Hello,

I am writing in advance of tonight's hearing in support of the Sanctuary Field Neighborhood Network. I urge you to preserve the Sanctuary Field as an open space and to oppose the development of that land, especially as the current development proposal stands.

I used to live very close to Sanctuary Field, and would walk there frequently, finding solace in the natural area, especially among the large cottonwood and apple trees near the creek. As I understand it, the development proposal for this parcel of land includes destroying this specific and historic part of the ecosystem, which is very upsetting to me. I also understand that the development proposal requests numerous variances from requirements that were set by the City and County to preserve wildlife corridors and wetlands habitat. These regulations were set for a reason, and I do not believe that variances should be granted for the housing development.

I know that affordable housing in Fort Collins is a huge issue. And, I don't believe that developing the Sanctuary Field into 212 units is a sustainable solution to this problem. In addition to my strong desire to preserve the entire 41 acres of natural area (as opposed to just the 15 acres allocated in the development proposal), I can also say firsthand that adding a potential 453 vehicles to traffic on this side of town would cause huge problems. I used to live at the intersection of Laporte Ave. and Taft Hill and was often frustrated by the length of time it took me to get out of my own driveway—sometimes 5-10 minutes. It also felt dangerous at times to cross Taft Hill to continue walking west on Laporte towards the field. There is no sidewalk, and Laporte is quite a busy street. I cannot imagine the congestion that would be introduced to this intersection with the proposed housing development.

In addition to the traffic issues that the housing development would cause, we have to think about the air quality of Fort Collins, which as I'm sure you know is already classified as a "severe violator" of federal ozone standards. The foothills experience unique air quality challenges as industrial, vehicle, and agricultural emissions are pushed westward from the eastern plains. The ecosystems of the foothills need open spaces to help mitigate rising temperatures caused by this air pollution. We should not be exacerbating the issue by increasing the amount of traffic this close to the foothills.

I hope that you are able to see past the short term (and admittedly urgent) need for affordable housing in Fort Collins, and are able to think about the long term importance of preserving Sanctuary Field as an open space.

Thank you for your time.
Sincerely,

Cristyn Hypnar

(she/her/hers)
Resident of District 1

From: Megan Johnson
To: Development Review Comments
Subject: [EXTERNAL] May 2nd hearing for Sanctuary on the Green
Date: Sunday, May 1, 2022 4:11:13 PM

My name is Megan Johnson and I reside with my husband at 25 S Taft Hill Rd. I am unable to attend the hearing on May 2nd regarding the Sanctuary on the Green and would like to provide comments in advance. I am in agreement with the Northwest Subarea Plan for this area of our neighborhood, and am concerned about aspects of the developer's proposal that do not align with this plan (namely three story buildings, increased density, and the impact this would have on wildlife in the area). The trees in the area should be preserved as natural resources in the area. Any approved development proposal should limited increasing light pollution and any disruption of wildlife corridors and flyways for birds. Living on Taft Hill, we are also concerned about increased foot and vehicle traffic. This part of town already does not have adequate sidewalks and bike lanes in the area, so an increase in pedestrians and vehicles would be a challenge. Until there is adequate infrastructure for vehicles, bicycles and pedestrians, it does not make sense to consider adding 1,000 new residents to this area. There is already substantial air and noise pollution from traffic on Taft Hill, so we have concern about increasing traffic due to approval of the current proposal. Traffic patterns are increasingly challenging during the 8-9:30 am time during the school year, when people are heading to work and dropping off kids at school. The cars last week around this time were backed up on N Taft Hill nearly a half mile towards Vine, which would only increase with an addition of residences and entryways in the this area.

Thanks for your considersation of our neighborhood's opinions, as we love this area and the wildlife and habitat we have here. I ask that you decline Solitaire Homes, LLC's most recent proposal for Sanctuary on the Green and require full compliance with the Northwest Subarea Plan.

Sincerely,
Megan Johnson

From: Mike Juniper
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 5:06:20 PM

Hello,

I have a number of concerns regarding the Sanctuary on the Green development project. But one I have not heard anyone else voice is this: I believe the plan involves mitigating expected increased traffic on Taft by installing a left turn lane for northbound traffic. But I wonder where the space for that will come from. Right now there are nice shoulders on both sides of Taft that greatly enhance the safety of bicyclists and pedestrians on Taft. Is the intention that the shoulders will be reduced or eliminated? If so, that feels very much like you are giving with one hand and taking with the other. You're mitigating the inconvenience of increased traffic by reducing our and our children's safety.

Michael Juniper
2268 Tarragon Ln

From:	sandy knox
To:	Development Review Comments; sanctuaryfieldnetwork@gmail.com
Subject:	[EXTERNAL] Sanctuary on the Green project.
Date:	Monday, May 2, 2022 1:34:58 PM

To whom it may concern: PLEASE, PLEASE, PLEASE stop this project!!!!!!!!!!!!!!! It totally does not fit in the Northwest Subarea. It has too many buildings in too small of a an area. We spent hours and hours working with city government personnel to create the guidelines for the Northwest subarea. This proposed project violates the Northwest subarea's vision and the desires of all the surrounding neighbors. This proposed project will destroy the peace and quiet of the northwest subarea with too many people and too much traffic. The zoning should be changed to UE which fits in the Northwest subarea. This proposed project belongs east by interstate 25 and not in our neighborhood!
Please stop this madness now and listen to what the surrounding neighbors are saying.

Thank you, Sandy Knox (2309 West Vine Drive)

From: Charles Kopp
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Sanctuary Field development proposal
Date: Sunday, May 1, 2022 1:32:18 PM

Dear City Planners:

I strongly urge you to reject the current proposals of the developer for the Sanctuary Field project in NW Fort Collins. I'm not going to reiterate much of what you've probably heard abundantly on how these proposals don't conform to the Northwest Subarea Plan, and that there are no good reasons for variances to be granted for this project. Rather, I'm going to ask whose side should you be on?---that of the neighborhood people who would be adversely s affected by the proposed project, and the larger community that would still be affected by downsides like increased traffic and pollution---or the interests of a developer who just wants to maximize their profits.

I live a good mile from the neighborhood that would be directly impacted by the project, but I walk in that area often enough and appreciate its piece of bucolic charm, and would hate to see it ruined by high-density and apparently non-compliant development. And even if I lived much further from it and never even saw it, I'd still be against this kind of development in the wrong places because there's just too much of it happening in what's been dubbed "Fort Construction." You must know that Fort Collins is currently the fourth largest city in Colorado, and although I think much of the growth has had very positive results, I think allowing a lot more will degrade the environment and our quality of life, which has started to happen already. Ideally, I'd like to see a moratorium on all new residential construction, except for truly affordable housing. And also a revised City Plan that doesn't allow for the growth of the population to reach about a quarter of a million people---approaching the big city category.

Back to the practicality of the local issue, it seems that the Sanctuary Fields Network has tried to be cooperative with the developer regarding the proposed project in their neighborhood. They just want it within the parameters of code compliance so it isn't environmentally and aesthetically disruptive. The developer, however, seems to be less cooperative, and I understand has even ignored recent requests to meet in person with network people. It seems they're counting on the City Planning Board to approve what they want, and I really hope the board will not cave in to any pressures.

One reason I moved to Fort Collins---to a small house that's an old build--- is because I thought it was an environmentally-conscious community. But it seems too many developers who aren't environmentally-friendy too often have their way here. Please, let's not become another growth-crazy NOCO community, but rather, set an example for the rest.

Sincerely,

Charles Kopp
Fort Collins

Sent from Mail for Windows

Hearing 5/2/22
Comments for Sanctuary on the Green Development Proposal on behalf of SFNN

My name is Laura Larson, I live at 320 N. Impala Drive and my property abuts the proposed development site. I am speaking on behalf of **Sanctuary Field Neighborhood Network** (SFNN) which represents over 200 neighbors who will be affected by this development. Our organization includes the majority of the resident population surrounding this site, encompassing the Green Acres, Bellwether Farms, Taft Hill, Sunset and LaPorte Avenue neighborhoods. The open fields, wetlands, historic farm site along Taft Hill, and the wildlife that inhabit this area define our neighborhood. They are a vital part of the character that the Northwest Subarea plan was designed to preserve.

In 2006, with large participation from our neighborhoods, the Northwest Subarea plan was created and both Larimer County and the City signed onto it as the governing plan for development in this area. Many of us bought our homes with the understanding that the City has to abide by this plan in considering new development, and that we would be protected from the high-density, 3-story row houses that dominate this project. Specifically, the "Vision" for the Northwest Subarea (p. 9) is described as follows:

"The Northwest Subarea should continue to be predominately a low density residential area at the edge of Fort Collins with stable neighborhoods. The area should also retain aspects of its semi-rural heritage including historic structures, small farms and irrigation ditches, natural areas, foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of **low intensity and fit in with the diversity and country feel of the area**. New development should **safeguard natural features and protect wildlife habitats**." In the Planning Framework (p. 15) it states: One of the primary objectives… is to ensure that future development is **compatible with the density, uses, and character of existing neighborhoods**." The Subarea plan specifically states that the City should **"protect stable neighborhoods from incompatible development"** (p. 9). That's why we're here this evening. We are asking you to protect our neighborhoods and the wildlife on this property from incompatible development.

Last June, the developer's attorneys asserted to the Planning and Zoning Commission that the NW Subarea plan does not matter, and it is only the Land Use Code (LUC) that determines what kind of development can be approved. But Commissioner Hogestad corrected them and described the subarea plan as "a key document." The Commissioners clarified that the City's subarea plans and the LUC were designed to be used in concert with one another, and citizen input into the subarea plans was a vital part of why they have to be honored in the context of the LUC. Section 1.2.2A of the LUC states that "the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and ***associated sub-area plans."***

The Land Use Code also states in Section 3.5.2 that compatible building massing is required.
This development proposal is not compatible with the existing neighborhoods in terms of building mass or height; it doesn't contribute to the "public good" as noted by the P & Z Commissioners in the last review, and it doesn't preserve the natural features of the area.

Let me tell you about our neighborhood and who we are. We are a multi-racial, low and moderate income neighborhood, with Irish Bilingual Elementary School at the center. Our homes are predominately single story, detached single family homes, and all of the properties that abut this parcel are single story homes. Some of our members have lived here for 45 years; others of us moved here more recently to raise families and run small businesses, because our neighborhoods are affordable. We have chickens, turkeys, goats and horses on our properties. We know our neighbors, we walk our dogs together and socialize regularly as a community, and with city-sponsored block parties. We are exactly the kind of "stable neighborhoods" the sub-area plan was designed to preserve. The fields on this parcel have served as a congregating and walking place for our neighbors and residents in the surrounding area for decades. These past two years especially, the natural spaces and wildlife have significantly contributed to our neighbors' mental health and physical well-being.

We all care about the wildlife that lives here. We see and hear them every day, they are a part of our lives. In the Winter, small herds of deer come through our yards on a daily basis, and shelter from storms in the willows under the large Maple and Cottonwood trees where the historic farmhouse stood. We have chorus frogs singing at night, bats that fly through the fields and in our backyards because this is a dark sky area -- there is no light pollution in the fields or in our neighborhoods as we don't have streetlights. The wetlands provide habitat for redwing blackbirds and dozens of migratory bird species; there are groups of ducks who nest along the ditch and swim with their babies along the channel in late May and June every year. All of these species will be negatively impacted and their habitat severely degraded by car headlights and other light and air pollution that this development will cause.

This project proposes to place two- and three-story row houses along the irrigation ditch and where the developer has denoted a "wildlife corridor" on his plan. These tall and wide structures are unlike anything we have in our neighborhoods in terms of mass and height, and will pose an impassible wall to ducks and other birds who reside in this area. Resident building and car lights will regularly shine into the wetlands on City property and into the confluence of County wetlands and irrigation ditch habitat. The noise and air pollution, combined with the hazard of 45-foot tall buildings proposed along the irrigation ditch will destroy this area as bird habitat. The NW subarea plan and the LUC require building mass to be compatible with the surrounding area. This project does not meet this requirement.

Over the past four years, our steering committee has met with City staff and the developer numerous times to discuss our concerns about the two- and three-story row houses that predominate in this plan. We have repeated our concerns that the location of these structures along Taft Hill will destroy long-established wildlife corridors and habitat for deer, foxes, and other animals. We have submitted in writing four separate letters over this time (the most recent has been submitted into the record this evening), requesting that the developer adhere to the NW Subarea plan and protect this habitat and our neighborhoods from incompatible development. We asked City staff to please work with the developer to **ensure compliance with the guidelines for our area**. While we know that City staff have made suggestions to the developer to address some of these issues, the changes we requested have not happened. The only "habitat" being preserved is located on storm water channels, in small, non-contiguous areas where the water table is high, or where they cannot engineer their way out of the floodplain.

The developer has asserted to you and in their marketing materials that this has been a "collaborative process" with neighbors. I want to assure you that it has been anything but collaborative.

Let's examine the "meetings with neighbors" they referenced. After the Planning & Zoning Commission hearing, where the Commissioners indicated that this proposal was not going to be approved due to its incompatibility with the existing neighborhood, David Pretzler emailed me the following on Friday afternoon, July 16th.

"Hello Laura,
Would you be available for a quick meeting with me and Stephanie at Ripley Design's offices this coming Tuesday? We would like to go over some ideas we have for our site that may address some of the neighbor concerns. We are flexible on the time that day to try to accommodate your schedule."

I happened to be camping with family that weekend so I didn't get his email until I returned on Monday. Over 3 days, he had sent me 3 emails and two voicemails, all implying we needed to meet with them urgently, and that they had new ideas to share that addressed our concerns. Our steering committee was excited that perhaps they were finally responding to our concerns, and subsequently set up a Zoom meeting with them for the following Thursday *(note that this meeting was recorded)*. To our dismay, when I asked David, Stephanie and their investor Karl what they were proposing, there was silence on the call. They had nothing to offer. We asked, "can we see a drawing of what you referenced in your email as a new idea? Lower density? Single family homes?" –They responded they didn't have a drawing. Instead, they asked me, "what is the one thing that we could change that would make you support this plan?" I reminded them that we have submitted 3 letters to them with detailed changes we would like to see, and that there is no "one thing." David then offered to modify the condo building planned behind my house to a 2-story row house, with fewer units, and wanted to know if that would be enough for me to support the plan. I assured him that it was not.

This is the kind of "collaborative" approach this developer has taken in their meetings with us. When we reminded them of what substantive change would look like, they protested that our requests would make this project unviable, because it has to be profitable. **Their profit is not our concern, and it should not be the City's either.**

Despite all the information we've submitted to the City – detailing both our concerns and potential solutions that could remedy them - the City staff has now forwarded to you a plan that has not made any of the substantive changes we have requested. This new plan does not include adjacent housing that is compatible with our neighborhoods, nor does it protect wildlife corridors, bird flight paths between wetlands and irrigation channels, or 100+ year old trees around the old farmhouse site. Instead, they have made only one notable modification to this iteration of the plan: they replaced the previous condo buildings with more 3-story row houses, in order to qualify for a Type 1 Hearing. This change allowed them to avoid going back to the Planning and Zoning Commission, where they knew their proposal would fail. This revision is what led to the reduction in overall units by 18%, it was not in response to neighborhood concerns. The height and mass of the row houses are no more compatible with our neighborhoods than the condo buildings, but the City doesn't consider row houses "multi-family" – even when they have 5 units planned in most of these buildings. This plan still violates both the intent and the substance of the Northwest Subarea Plan guidelines.

In accordance with the City's responsibility to "protect stable existing neighborhoods from incompatible development," we request that you reject the proposed plan and require the developer

to truly collaborate with neighbors to create a plan that incorporates lower density housing next to our properties and better preservation of wildlife habitat. We also would like to see the developer "step down" the buildings facing Taft Hill (something else the Subarea plan addresses directly), and move any three-story buildings to the interior of the development, not abutting our single-story homes. The developer **has single story and detached single family housing "products,"** but he has not placed these next to our neighborhoods as we have requested multiple times. The City should not be granting an exception to the requirement of 4 types of housing in a development of this size – we would like to see the developer be required to accommodate our request for single story, detached homes next to our neighborhoods.

Over the past 4 years, our steering committee has met with City Planners as well as the City's Floodplain staff, Stormwater staff, and two Ecologists. All three departments have consistently described this parcel as "very complex" because of all the water ways and wetlands, and because it's in the floodplain. In fact, the Floodplain department's staff told us last year that this is the "most complex parcel being considered for development in the entire City." So, while the developer may have met the technical requirements to engineer this housing development out of the floodplain, we are skeptical as to whether the plan will actually work.

We have yet to hear how this new plan will impact our Green Acres neighborhood, whose streets all drain into one culvert and intersect with the New Mercer ditch adjacent to this parcel. As you may be aware, our neighborhoods were severely impacted in the 1997 flood, and City staff have told us very clearly that the developer is not required to prevent that level of flooding from happening again. **This is of great concern to us**. We have not yet heard how this revised plan will ensure that our neighborhoods on County property are not negatively impacted by stormwater coming off this new development, especially with the elevated land required for houses built over the floodplain channels. After multiple requests for a neighborhood meeting to help us understand the new proposal, one was scheduled for last September. Because of COVID, the meeting was held via Zoom. We expected that there would be an opportunity for neighbors to voice their questions and hear the developer's responses, and accordingly, we submitted our questions in advance. Instead of an engaged meeting with neighbors, the developer's consultant controlled the agenda, avoided addressing any questions pertaining to the NW Subarea plan, and City staff allowed the developer to limit the transparency of the Chat function such that our key questions were not visible to participants, and went unanswered.

The developer's assertion to you that this has been a collaborative process **is false**. We are very concerned that this whole project will negatively impact our property values, threaten the safety of our homes, destroy wildlife habitat and degrade our quality of life. The issues we have raised for the past four years have still not been addressed in any substantive way by this developer.

Finally, I want to speak to the developer's plan to decimate the habitat along North Taft Hill, where he has designated the entrance to this development. In 2017, the City's Natural Resource Department tried to buy the historic farmhouse that occupied that area, including 3 barns, with 100-year old Silver Maple trees and mature cottonwoods around it, because they recognized the cultural and environmental value of its preservation. However, this developer out-bid the City and acquired the parcel along Taft Hill with the historic farmhouse and barns. In May of 2018, while the property was still under County jurisdiction and was not subject to historical review, the developer had the farmhouse burned to the ground and disassembled the historic barns. The owls and bats nesting in those buildings were displaced, and the historic trees were damaged by the fire, as nothing was done to protect them.

The large Cottonwood tree along the ditch next to the farmhouse site provides nesting habitat in its hollows for a host of birds, including Great Horned owls and other raptors. In the City's staff review documents, we learned that the developer intends to cut down this giant Cottonwood tree that's well over 10 feet in diameter and estimated to be 150 years old or more, dating back to the creation of the New Mercer ditch (based on historical documents). An arborist hired by the developer deemed the tree "unhealthy." As you can see from this picture, this tree is exceptionally well balanced, has very few dead branches, and is in full fertility mode, releasing its cotton to reproduce along waterways, as it was designed to do.

This tree has a natural hollow at the base – something that you commonly see in cottonwoods in the City's Natural Areas across Fort Collins – and is not an indicator of disease or poor health. We have in fact investigated that hollow from the ditch, and found by the growth pattern that it has merely adapted to accommodate high water flows that periodically erode the bank under part of its center, as it sits at the elbow of a 90 degree turn in the ditch, and has no doubt stabilized that bank for all of its life. However, the developer has portrayed it as a "hazard" to the planned houses nearby, and wants to cut it down, along with the Silver Maples. **We have a serious issue with this**. Had the Cottonwood tree been evaluated by the City for its value as bird habitat, in the context of a natural area to be preserved, we are certain that the verdict would have been the opposite. This tree, and all the Silver Maples on the property, are part of a historic site and are required to be preserved under the NorthWest Subarea plan guidelines. In fact, the Subarea plan has a picture of the former farmhouse and barns, given as an example of a historic site to be preserved. In addition to nesting habitat for owls and other raptors, the trees provide vital shelter for deer, foxes and other animals who live here. We ask that you please save this giant tree that is a heritage landmark for our Northwest Fort Collins area, and require it to be considered part of what the Subarea Plan identifies as "natural features" to be protected on the property.

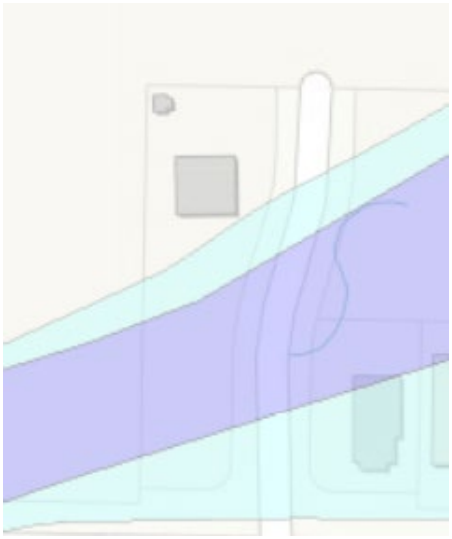
In closing, we ask that you hold this developer to the requirements of the NW Subarea Plan and reject this proposal as submitted. The predominate housing in this plan relies on 2- and 3-story row houses that are not compatible with existing neighborhoods in terms of building mass, height or density. The plan does not protect wildlife habitat and natural features of the property as required. As the former Chair of the Planning & Zoning Commission concluded, "This plan does not reflect the rural nature of the area."

Thank you for your time and consideration.

Respectfully submitted,

Laura M. Larson, SFNN Steering Committee
320 N. Impala Drive
Fort Collins, CO 80521

I wanted to highlight some of the concerns my wife and I have about the current development proposal. For reference, our home is located at 2216 Laporte Ave. We're very apprehensive about the decision to route south bound foot traffic exiting the development along the small dirt access road that currently and for the past 86 years has served as a driveway to gain access to the existing carport and planned future garage for our home. There are plans to put a footpath here as well as eventually extend briarwood road up into the proposed development which for multiple reasons we find to be totally unacceptable. The planned path and road appears to cut through a grove of trees (one being an 80+ year old cottonwood) that are crucial to preventing soil erosion surrounding the waterway running under the path. We have unfortunately had to have our sewer line replaced this year. By digging to the manhole, which sits on the side of the planned pathway, we encountered dangerously high groundwater which compromised the integrity of the new line and also the stability of the pathway (an issue we're still dealing with today). It was only after bringing several truckloads of gravel that the area was able to be stabilized enough to drive on in certain areas in order to access our home.



Our own experience on this land leads to many questions regarding the plans for this area. For one, we question who will be responsible for maintaining the pathway and proper water flow underneath it? Presently, this burden falls on the surrounding property owners- who every year attempt to clear the water way of debris and grass to prevent it from overflowing and flooding our properties. Despite these efforts, a mild-moderate rainfall will still regularly cause flooding in our front yard (see attached photo below). The overflowing water appears to come from a handful of areas- one being the metal tube underneath the access road and another being overflow from the wetlands directly to the west of our property and on the developers land. This is far from my field of expertise, but it appears to be an issue that will only worsen as the large field behind our house is developed and there is less ground surface area to absorb rainfall and natural overflow. Placement of a road to run through these wetlands would not only be difficult due to the groundwater but also dangerous to the surrounding homes from a flooding standpoint. It seems to us the developer, who either owns or has plans to develop land on three of the four sides surrounding our property, needs to bear the burden of ensuring development activities do not put current residents at higher risk by worsening flood conditions. To the best of our knowledge, there is no publicly available information detailing the developments current drainage plan- this greatly increases the anxiety of all homeowners who are downstream from this very out of place development. This concern is clearly shared by the developer (or land owner) as we were personally contacted by him two years ago mentioning the flood risk and the

need to accommodate for further high water mitigation surrounding our home for his planned land development.

Furthermore, would our access to our home and carport be compromised in any way by any future development of this access road? This to us, would be a massive blow to the value of our property as having no functional driveway would render our home much less desirable. Another major concern for us is privacy. In addition to diverting foot traffic directly alongside our home, there are currently three 3-story row home structures (39+ feet we believe?) that appear to all be visible from our bathroom window. These massive structures (based on the concepts in the most recent iteration of plans) would stand out against every home that the development proposal borders.

Regards,

Mr. & Mrs. Lasala
Property Owners of 2216 Laporte Ave.
(719) 351-4022



From:	Kathleen Mineo
To:	Jenny Axmacher; Development Review Comments
Subject:	[EXTERNAL] Sanctuary on the Green
Date:	Wednesday, April 20, 2022 3:02:28 PM

Here are my comments in advance of the May 2, 2022 Hearing regarding Sanctuary on the Green, PDP210018

I am not a "group think" person so I am not speaking for my neighbors in West Vine Bungalows however similar their opinions may be.

I want to make it clear I am not against development. Fact is, my father was a post WWII developer in Erie, Pennsylvania. It paid for my first car and my college education.

I believe the corner of Taft Hill and Laporte will be a prime neighborhood, perfect place for families; 3 schools within walking distance, 2 miles from Old Town and on a bus route. It is the perfect location for affordable housing.

I have read the Northwest Subarea plan and as much of the documents of the development proposals that I can understand. I see how the developer has "jumped through many hoops" regarding the LMN and flood plain.

I have two major concerns and one of them must be addressed by the city which is the traffic issue. As of the Fall of 2021 the traffic study had not been done while Martin Marietta runs trucks in warmer weather. I do not know if that traffic study has been redone to reflect the truck traffic but I think that it is imperative that it be done during those times.

The other concern is regarding the developer's use of the West Vine Bungalow neighborhood to justify compatibility to the 3-story buildings. I feel that is ethically wrong. I would invite you to drive through the neighborhood to understand it is 1 and 2 story homes with only 3.1 units per acre. Of our 44 homes 4 of the 2 story homes have walk out basements, they are not 3 stories.

All this being said, I really do not find the necessity nor the compatibility of the 3 story buildings and especially being in a flood plain with an additional 6 feet of ground added prior to construction.

Thank you for listening.
Kathleen Mineo
515 Coriander Lane
80521
--
Kathleen Mineo
In a world you can be anything,
BE KIND
307-421-2957
"What would John Lewis do?"

From: Jenna O
To: Jenny Axmacher
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, December 10, 2021 11:32:28 AM

Hello Jenny,

I'm reaching out to you to express a concern about the Sanctuary on the Green development in northwest Fort Collins. I'm concerned that the development will be decided by one person, not a panel. An individual that lives in Denver and has no idea what Fort Collins is all about. Should one individual be able to decide the fate of our ever shrinking open fields in Fort Collins? The fields where deer feed and birds inhabit.

And I understand it will be developed but it should be decided by a panel of representatives from Fort Collins, that know and love the area. I think the last thing we want to see is Fort Collins turn into a baby Denver but it feels like we are going in that direction.

Please let me know if there is anything I can do to help give the field a fighting chance.

Thank you so much for all your hard work at keeping Fort Collins beautiful and natural.

Jenna Olcott RN
Olcojl15@gmail.com

From: Tiffany Peeken
To: Development Review Comments
Subject: [EXTERNAL] Comments on "Sanctuary on the Green"
Date: Monday, May 2, 2022 4:11:45 PM

To Whom it Concerns,

As currently proposed, the Sanctuary on the Green is hardly a sanctuary for anything except the developer's profits.

It is apparent from the developer's disregard for the historical use of the property, wildlife conservation and the neighbor's concerns, that this property is solely a money making machine-- not a thoughtful contribution to northwest Fort Collins.

I am not naive, obviously this large piece of property was likely to be developed. However, the mere fact that the Fort Collins Natural Areas department tried to buy this property speaks to its intrinsic value. This development does not protect the ecological landscape of this area, and should not be approved. I see deer, foxes, raccoons, nesting birds, and bats every single day, this wildlife corridor should be protected. Ultimately this property would have better served the community as a natural area rather than another overpriced, money-grabbing scheme of a development.

In a neighborhood that is almost exclusively single story, single-family homes, why there need to be 3 story row houses is baffling, and goes against the Northwest Subarea Plan. Secondly, it is not as if these row houses will be priced affordably to warrant their increased density. These row houses should not be approved. The development should align with the rest of the neighborhood visually and in density.

I live on N Hollywood St and a frequent topic of discussion with the Sunset Water District is the ability of our water pipes to withstand the increased road use as Fort Collins grows. With 1000 new residents suddenly driving the roads, cutting through Hollywood and Sunset street, I fear we will bear the premature financial burden of replacing our pipes. This high density development will have massive impacts on our local air quality, road conditions, traffic patterns and pedestrian/bike safety. There is no reason for this development to be so dense.

The current residents of this neighborhood are pleading with the city to protect what makes our neighborhood unique, and which the Northwest Subarea Plan aimed to protect when it was approved by the City and County. This development and the developer have done everything to avoid following what the Plan outlined and compromise with the current neighborhood's residents. The Plan was adopted for a reason, and I am livid that this developer thinks they are above it and are seemingly getting away with skirting its requirements.

Please do not approve "Sanctuary on the Green" and protect the rustic nature of the Northwest Subarea by forcing the developer to conform with the Northwest Subarea Plan and create a development that is compatible with the surrounding neighborhoods and natural areas.

Regards,
Tiffany Peeken
Resident on N Hollywood St.

719-233-1822

From: David Quigley
To: Jenny Axmacher; Development Review Comments
Subject: [EXTERNAL] Comments re: Sanctuary on the Green
Date: Wednesday, April 20, 2022 4:01:33 PM

Good Afternoon,
I am a FC resident and live directly north of proposed development and offer the following comments re: the development. Thank you in advance for taking the time to take them into consideration.

I both live in and support the concept of 'in fill' development so on those grounds alone it would be hypocritical of me to be opposed to the development. Plus because this parcel is within walking distance to 3 schools I believe it has great potential for residential development.

I believe that both sides of this discussion have ventured into spin and inaccuracies in their public statements. The anti development group continues to say "stop high density development". Based on the reading of the northwest sub-area development plans recommendation of 8 units/ acre the developer are already well below that, yet the proponents still characterize it as high density.

And on the developers side I believe it is inaccurate and a false narrative to say that they are justified in building 3 story buildings because they will face 2 story homes with walkout basements. I walk and bike the area bike path 5-7 days and week so am opposed to 3 story buildings becoming a permanent part of this area.
Granting them permission for 3 story buildings does not fit any of the single family residential areas that border this property on west and north sides, and will have a negative impact on the overall residential feel of the area.

As I said before, thank you for allowing for this community input.

Appreciatively,
--
David G. Quigley M.S.W. PHR BCC

From: Hania
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green PDP210018
Date: Monday, April 25, 2022 3:31:51 PM

Hello Jenny/Yani,

I am writing to you regarding the proposed development title Sanctuary on the Green.

I own and live at 636 N Sunset St. I was greatly dismayed when I first learned of this proposed development last June (when I attended the zoom meeting.) I have purchased this home (that I intend to live on forever) in this part of town several years ago specifically because I wanted to live the rest of my life on a spacious lot away from town/subdivisions/traffic. Like many of my neighbors, I have chosen to live here because this part of town is rural, not crowded, and allows some breathing space from the continuous building and growth of Fort Collins, the pace of which is astonishing to me. I've lived in Fort Collins for 25 years and have gradually seen every single space developed and built on when I thought there was not possibly any more room to add more housing (to a town that cannot possibly sustain this level of rapid growth.)

I am utterly heartbroken that, for some reason that is still beyond my understanding, the city is considering granting a developer permission to build on 41.34 acres in a part of the county that is designated as Low Density Mixed Use. How 212 dwellings fit in with a low density zoning is beyond my comprehension. The possibility that around 1,000 more people will be potentially moving into my neighborhood is flabbergasting. I've been doing my best to follow this situation for several months now (it has not been easy to get regular updates, or updates of any kind) and I do not see how it is possible for this proposal to conform with the Northwest Subarea Plan. The fact that the developer is planning 3 story buildings in this area is so out of character with what this part of town comprises of, which is mostly single family homes. So many people have chosen to retire here and are so incredibly fortunate to live here. And now the city wants to grant yet another developer access to a huge amount of acres that will completely change the spirit and soul of this community?

I felt like my intelligence was being insulted when the developer claimed, at the zoom meeting, that he wanted to build middle class income housing because housing was so expensive in Fort Collins. Since when can middle class income earners afford the price that was suggested for the homes he was referring to? I find it despicable that the developer is using this excuse to justify defacing over 40 acres of historic resources and landscape with housing that would be completely ill-fitting in this part of town, blocking views of the foothills to current owners who moved here for that exact reason. This proposal does not confirm to the Land Use Code and I find it shameful that the city is bending over backwards to accommodate yet another developer who is trying to fill his pockets at the expense of homeowners who have worked for decades to be able to afford the mostly modest homes that are so characteristic of this part of town. I also feel that myself and my neighbors have not had the chance to be a part of this process in a clear and straightforward manner.

I urge you to pay attention to the fact that the developer is showing complete disregard to the concerns of all of the people who live in this part of town, and to the wildlife habitat. I find it shady that the developer burned a historic farmhouse to the ground to avoid the historic review that would have been required of him otherwise. How is this even permitted by the city?I don't see any effort to help preserve the sanctity of the existing trees and wildlife habitat. There's already more traffic in this area than can be managed, and I simply don't see how the massive amount of traffic that this proposed development would add could possibly be absorbed without greatly impacting the current traffic flow in this part of town.

Please remind me why I moved to Fort Collins, and then this part of town in the first place. What started out as one of the best places to live in the entire country is turning into a cash-making-machine for every developer that wants to come here and get rich at the expense of all the people who are trying to call this part of the country their home. I'm all for progress but this is literally turning into a tragedy and changing the spirit of why this town was built in the first place. Please do not invite subdivisions into my part of town despite the low density zoning that I moved here for. I have the right to live in a quiet corner of Fort Collins as I had intended when I decided to make this my home.

Respectfully,

Hania Sakkal

From:	Zack Scott
To:	Development Review Comments
Subject:	[EXTERNAL] May 2nd Development Review Hearing - Sanctuary Field Development Proposal Comments
Date:	Monday, April 25, 2022 8:40:38 AM

Good morning,

I am writing to you today as a concerned home owner near this proposed development. It has come to my attention that a developer wishes to develop 41 acres of open land in my neighborhood. I am opposed to this development for multiple reasons.

1. I have already written to the county commissioners about the amount of traffic on N. Taft Hill Rd., specifically heavy truck traffic. N. Taft Hill is a residential neighborhood and the amount of traffic is inappropriate for this type of housing density and neighborhood. A development of this magnitude would increase traffic by multiple times furthering an already out of hand problem. This area of town is compatible with big developments like the proposed. Though the zoning is LMN, it has come to my attention that several zoning variances are being granted to allow this sort of development. This in and of itself is a great reason why this development does not belong here. The City should not be bowing to a developer and allowing zoning variances to fit the developer's plans. Furthermore, this development goes against the Northwest Subarea Plan in almost every way. Why would the City spend their resources drafting a plan that it is willing to directly contradict?

2. This proposed development is located within a city flood plain. This in and of itself is reason enough to halt this development. This area has important riparian ecological elements that would be forever destroyed once developed. The City should be trying to protect areas such as this as it is an important wildlife corridor as well as an area that will flood with some level of regularity. The City has outlined regulations for developments in flood plains to protect the health and safety of citizens, minimize property damage when a flood occurs and ensure new development does not make flooding problems worse. Developing this area as proposed would most certainly contradict all 3 of these.

3. The quality of life of the existing residences would be severely diminished. With a development of this magnitude, wildlife habitat is lost, views are lost, open space is lost, traffic is increased, dust is increased, noise is increased, crime is increased and the conformity of the neighborhood is gone. The homes in this area are not large complexes, but small single family homes with relatively low roof lines. This goes against the character of the N. Taft Hill neighborhood as a whole.

Part of what makes Fort Collins a great place to live is the country feel of the NW part of town. This, too, is why the City and County outlined the NW Subarea Plan to begin with. To preserve this character. This development goes against that in every way. I implore the City to stop this development for all the reasons listed here. This is a gross misuse of this land and should not be allowed to proceed.

Thank you for considering my comments.

Zack Scott

From:	Steve Serna
To:	Development Review Comments
Cc:	sanctuaryfieldnetwork@gmail.com
Subject:	Sanctury Greens Development
Date:	Monday, May 2, 2022 9:21:07 AM

Good morning,
I wanted to send a note to you regarding the development of the Sanctuary Field on North Taft Hill in hopes of preserving the neighborhood and surrounding areas.

My wife and I purchased our house in 1997 and have lived there ever since due to the neighbors and the rural setting of our neighborhoods. The people that have moved in did so for a reason – the homes and size of lots that are there. We feel like we are able to escape the overwhelming growth that has taken over this city to the point that I'm not even sure we are in Ft. Collins anymore. We can go for walks with our pets, or kids and not feel like we are going to get run over to the traffic I see in other developed neighborhoods. The existing plan to develop this area is totally out of character and will ruin what way of life we all enjoy on this side of town.

We all watched as the developer had the barn burned down for his gain and lack of concern for the area and the people that call the west Laporte area home. We are all very concerned about the amount of traffic this will bring to the roads and existing neighborhood roads.

I was born here in Ft. Collins and have lived here all my life and graduated from Poudre and remember the farm that was there on N. Taft Hill as my parents knew the owners at that time.

I hope you will consider the beautiful area, wildlife, and the neighborhoods that will be affected by this development and limit the amount of buildings that can be placed there, please.
Thank you,

Steve Serna
409 Irish Dr
sserna@fcgov.com

From: Todd Simmons
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Comments for Sanctuary Field Development
Date: Monday, May 2, 2022 4:55:49 PM

To whom it may concern:

My name is Todd Simmons and I live at 637 N. Taft Hill Road, just a few houses north of the proposed Sanctuary Field Development. I am submitting these comments for inclusion in the review process.

I find the proposed development lacking in about as many areas as possible. I do not think the development as proposed fits the character of the existing neighborhood, nor has the developer shown enough collaborative efforts with the neighborhood to convince me that they care at all about listening to the people who will be most impacted by this development. I do not think the development as proposed fits the Northwest Subarea Plan. I think the development should follow the guidance of that plan--otherwise, why have it in place at all?

I do not think the development should be allowed to proceed at all with the density it is trying to achieve. The area in question is surrounded by schools on at least three sides, and is busy every weekday morning and afternoon with children attempting to get to school by walking, biking, bussing, and automobiles. I think the development as proposed is a disaster-in-the-making as it will make the entire neighborhood unsafe and increasingly unlivable.

I believe the developer should be told to go back to the drawing board, and come up with a proposal that fits the character of the neighborhood, follows the guidance of the NW Subarea Plan, and doesn't put the lives of thousands of children in danger by trying to put profit above all other values.

Fort Collins is a wonderful place, but it won't be if developments like this continue to be approved.

Respectfully yours,
Todd Simmons

--
Todd Simmons
Director
Wolverine Farm Publishing
A 501(c)3 literary arts non-profit
970-227-9383

From: Virginia Slauson
To: Development Review Comments
Subject: [EXTERNAL] Re: Sanctuary Field development
Date: Thursday, April 28, 2022 1:32:48 PM

I believe that any developer asking for variances should provide some level of affordable or at least moderately priced housing.

Sent from my iPhone

> On Apr 28, 2022, at 11:47 AM, Development Review Comments <devreviewcomments@fcgov.com> wrote:
>
> Hi Ms. Slauson,
>
> The Sanctuary on the Green proposal does not include Affordable Housing. The applicant has not yet set a price point for the various proposed unit types because of the current market's volatility, so unfortunately, I don't have any specifics for pricing to share with you at this time.
>
> Please let me know if there is anything else I can help you with.
>
> Take care,
>
> Yani
>
> . . . . . .
> YANI JONES
> Pronouns: She/Her (What's this?)
> Program Coordinator
> City of Fort Collins Neighborhood Services
> (970) 658-0263
> FCGov.com/NeighborhoodServices
>
> -----Original Message-----
> From: Virginia Slauson <vslauson@gmail.com>
> Sent: Wednesday, April 27, 2022 7:24 PM
> To: Development Review Comments <devreviewcomments@fcgov.com>
> Cc: sanctuaryfieldnetwork@gmail.com
> Subject: [EXTERNAL] Sanctuary Field development
>
> Is any of this "affordable housing?" What are the anticipated sale prices of the various units?
>
> Virginia Slauson
> 144 South Hollywood St.
>

From: Snyder,Darrel
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] PDP# 210018
Date: Friday, April 15, 2022 12:32:40 PM

Comment for Type 1 hearing for PDP# 210018, Sanctuary on the Green, scheduled Monday, May 2, 2022 at 5:30 pm.

As a long-time resident of the neighborhood, we will miss the open space of the Sanctuary Field, but understand that some housing development there appears to be inevitable. However, and although less than originally proposed, the current development plan for 216 housing units, mostly attached 3-story row houses, still seems ***far too dense and structurally inappropriate*** for our mostly single residence neighborhood.

Darrel E. Snyder
619 N. Sunset St.
Fort Collins, CO 80521
E-mail: Darrel.Snyder@ColoState.edu

From:	Lorin Spangler
To:	Development Review Comments
Subject:	[EXTERNAL] Sanctuary on the Green
Date:	Friday, April 29, 2022 9:40:56 AM

Dear members of the Board of the City of Ft. Collins Planning and Zoning,

My primary residence is adjacent to the proposed development site, and I am writing to request that you reject the development in its current state for Sanctuary on the Green. It is your charge to protect the integrity of neighborhoods from being bullied and bulldozed by private interests that prioritize profit over balanced and thoughtful growth of our city. Thus far, you have rejected prior iterations of this project, such as the one proposing a senior center, and I thank you for upholding the NW Subarea Plan.

Thoughtful and sustainable development and growth of our wonderful city needs your constant vigilance and oversight. Once again you have the authority to do the right thing by rejecting this current proposal because it does not yet meet the criteria that you have outlined.

The three points I want to focus on are density, building height and environmental impact, the criteria of which is clearly outlined in the NW Subarea Plan.

First, the land is zoned LMN. The current proposal is not using the *net* residential acreage, but rather the gross residential acreage to propose a number of dwelling units that is too high for this area. The net residential acrage should be used in this calculation, and I request that the city hold the developer to a number of dwellings that would in fact be Low density, as stated in the NW Subarea Plan and the zoning for this area.

Second, the building height of the dwellings is not known, and is likely to be higher because of the water table in this area. This is a flood zone! In the 1997, there was standing water in this entire area for weeks. Because of this, in order to build in the buildable areas, the other areas need to be higher. The actual heights will not be in alignment with the NW Subarea Plan, or consistent with the adjacent neighborhoods. Please hold the developer to building heights that will not block views of our Foothills for existing or new residents.

Lastly, the environmental impact of the displaced wildlife would be immense. I don't know how individuals on the board personally feel about this, but it is your duty to uphold the NW Subarea Plan, which prioritizes development on this side of town that can coexist with wildlife. The New Mercer ditch runs along the edge of this development, and it's where animals travel. Established cottonwood trees should not be removed from this land, and tallest buildings, if they have to happen, should be on Taft Hill Road, not adjacent to existing neighborhoods.

Please continue to advocate for the residents of Ft. Collins and please require additional amendments to this proposal.

Thank you for your time,

Lorin Spangler

316 N. Impala Drive

--
Lorin Spangler

From:	M S
To:	Development Review Comments
Cc:	Sanctuary Neighbor
Subject:	[EXTERNAL] PDP 210018 - Sanctuary on the Green Comment
Date:	Sunday, April 24, 2022 8:12:32 PM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. I have been an active member of the neighborhood network that organized due to concerns with this proposal since 2018. My property borders much of the east side of the property to be developed. I would like it to be known that despite a development review process that claims to include the neighbors and residents, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate even for those experienced with technology. (This has been acknowledged by city staff directly to our network). I have had to request submittal documents and staff comment letters by google drive for each round of submittals because the documents are not uploaded in a timely manner. While this has been helpful and appreciated for me individually, it does not fix the problem that the general public lacks access. Some files are so large they cannot be viewed online. Manipulating the public records page columns to be able to see the title of the document one wishes to view is far from intuitive. As of tonight, April 24, 2022, one week before the scheduled hearing for this project, there are no Round 3 documents posted on the city's development review website. There is no Staff Report either. The City of Fort Collins Land Use Code indicates that it is Step 5 out of 12 to issue a Staff Report and Step 6 out of 12 to notify of hearing. Notification for this hearing was mailed with a date of April 13, 2022. The Land Use Code section 2.2.5 states...*Within a reasonable time after determining that a development application is sufficient, the Director shall refer the development application to the appropriate review agencies, review the development application, and prepare a Staff Report. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application....*". It is unreasonable for a development of this size/impact not to have the staff report and documents for the hearing publically available when the hearing notice is mailed...let alone one week before the hearing.

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse were burned to the ground. The developer has yet to make any substantive plan changes in response to the neighborhood's concerns. The neighbor network has met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. There was only one neighborhood meeting held to discuss the current proposal via Zoom in September. That virtual meeting was facilitated in a way that enabled the developer to control the conversation and lacked

transparency. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer rejected our group's request to meet again in person before this hearing.

Thank you for considering these concerns about the process.

Sincerely,

Miranda Spindel

cc Sanctuary Field Neighborhood Network

From:	Sanctuary Neighbor
To:	Development Review Comments
Subject:	[EXTERNAL] Comment for Sanctuary on the Green Hearing May 2, 2022
Date:	Friday, April 29, 2022 11:57:48 AM

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521
April 24, 2022

To whom it concerns at devreviewcomments@fcgov.com,

I would like this written comment to be part of the record for the hearing on May 2, 2022 for PDP 210018 - The Sanctuary on the Green. This is my second comment regarding the difficulty we, as neighbors, have had with finding information about the development and upcoming hearing. I will keep it brief.

I am submitting this comment at 12pm on Friday, April 29. This is less than 48 business hours before the May 2, 2022 hearing.

I was told (in writing) by Alyssa Stephens, development review liaison, that the link to the zoom meeting for this hearing would be public at this time. I cannot find it - **or ANY information** - about this upcoming hearing on the website I was told to look on - fcgov.com/developmentreview/proposals.

The Staff Report is still not public.

Round 3 documents are now posted but they are not in any sort of order (ie Round 3, 2 and 1 are interspersed so it would be very easy to miss some).

How are neighbors supposed to actively participate in this hearing if the information about the meeting itself, let alone the supporting documentation, is not searchable online and in fact is not even posted.

Sincerely,

Miranda Spindel

From: M S
To: Development Review Comments
Cc: Sanctuary Neighbor; M S
Subject: [EXTERNAL] Comment for May 2, 2022 hearing - PDP 210018
Date: Sunday, May 1, 2022 8:02:30 PM

Hello, my name is Miranda Spindel and I live at 330 N Taft Hill Road. My 3 acre farm, which was registered in 2019 as the Von Long/Slagle house on the state's historic register, borders most of the east side of this proposed development. I am a property owner that will be significantly impacted by this development. Thanks for the opportunity to share a couple of my many concerns about this proposal.

First, despite a development review process that claims to include affected property owners and neighbors, this proposal has been extremely difficult for neighbors to track, provide input on, and understand. The difficulty stems from both the city and the developer.

The City's development review website is extremely difficult to navigate. Documents are not uploaded in a timely manner and some are so large they cannot be viewed online. The final round of documents, the staff report and information about this hearing were not publically available until late last week. I still cannot find some of the documents referenced as attachments in the staff report. How are neighbors supposed to actively participate in this hearing if this information is not available?

The developer is claiming that this has been an extremely collaborative effort with neighbors, and that they have responded to neighbors' concerns. This is false. The developer has shown utter disregard for neighbors' concerns about this area since this project's inception when the historic barns and farmhouse at 325 N Taft Hill were quietly donated to the fire department and burned to the ground in order to avoid historic review. While the type of housing units has been slightly changed from two family attached dwelling units to single family attached dwelling units, this change was in order for the proposal to meet the requirements for a Type 1 Hearing - not to meet neighbor concerns. It is clear to all that the Planning and Zoning Commission was poised to reject the proposal and this hearing is an attempt to bypass going back before the commission with a plan that has barely changed. I have attended every public meeting about this project and met numerous times with city staff from multiple departments in order to better understand the plan and areas where change could be made. The Planning and Zoning Commissioners specifically advised the developer to negotiate with the neighbors to find a more compatible plan. It should be on record that the developer has not done this and, in fact, rejected our group's request for another neighborhood meeting before this hearing.

Second, the proposal neither conforms to the Northwest Subarea Plan that the City and County jointly adopted for our area (2006) or to the City of Fort Collins Land Use Code and therefore should not be approved.

The subarea plan's vision speaks specifically to preserving historic structures, small farms, and open fields. The property to be developed is noted to be of potential historic significance on page 2 and 57 of the Northwest Subarea Plan. Unfortunately, prior to annexation, the developer quietly got rid of the barns that are depicted photographically in the plan itself and donated the original farmhouse to burn down in a training exercise rather than proceed through historic review. Many neighbors, myself included, were appalled by this. I hope you will consider the historic nature of both the actual site and my neighboring farm in regard to this

proposal.

Further, (pp 42) the subarea plan calls for new development to “fit the pattern and character of the area”and (pp 9) retain aspects of its semi-rural heritage including historic structures, small farms… foothills vistas, and open fields. As new development or change occurs, it should occur slowly and be of low intensity and fit in with the diversity and country feel of the area”. (pp 103) And goes on to say "multi-family or attached housing should be buffered from existing single family homes fronting Taft Hill”.

There is nothing comparable to the proposed 3-story houses in our neighborhoods, and these structures will block views of the foothills for everyone around. Not only are they three stories, but my understanding is there will be additional elevation of the ground due to significant flood concerns. The density and tall buildings certainly will not, as stated in the design proposal, “compliment the country feel and appearance as described in the Northwest Subarea Plan”. Nothing on the east border of the plan fits the character of my historic acreage or attempts to “step down” the visual impact. The current staff report is the first time my property has actually ever been referenced (!) and specifically states that "the building height and width of the proposed new construction does not meet the land use code 3.4.7 requirements".Three story buildings along Taft Hill are 100% incompatible with our neighborhood. Calling the architecture “farmhouse” is, quite frankly, insulting. Multiple suggestions by the city and by neighbors have been made for decreasing density and height and correcting disregard for the Northwest Subarea Plan – and they have been largely ignored submittal after submittal.

Compatible Massing is required by the Land Use Code (Section 3.5.2). Several sections of the Land Use Code make specific reference to developments being “in accordance with an adopted subarea plan" and "expected to meet the objectives of any applicable sub-area plan". (Section 1.3.4, 4.7, 4.8, 4.9) The Land Use Code additionally states that “the purpose of this Code is to improve and protect the public health, safety and welfare by: A) ensuring that all growth and development which occurs is consistent with this Code, City Plan and its adopted components, including, but not limited to, the Structure Plan, Principles and Policies and associated sub-area plans. (Section 1.2.2 A)

Commissioner Michele Haefele said in the prior hearing, "In the spirit of Community, some degree of true compatible spirit of Public Good has not been served." This remains true. Why is the city is not holding the developer to its own guidance?

Third, I am very concerned about traffic impacts from this proposed development.

This project currently calls for 212 units and 453 parking spaces (which seems very conservative to me) in anticipation of 1,000 new residents or more. If every unit has two cars, that’s ~400 resident cars. Of the 453 parking spaces, only 41 are on-street parking places, and only six spaces are dedicated to the "neighborhood center". Exactly where will guests park? The TIS estimated 1626 daily trip ends, 123 cars during morning peak hour, and 152 during afternoon peak. With ~400 resident cars in the development, this seems vastly underestimated. Traffic in this area is already a problem, especially with the new crosswalk for the Punta Verde open space and when school is in session. I sincerely hope that the reality of bringing 400 additional cars or more to this neighborhood will be carefully considered. Will less than fifty public parking spaces really accomodate 1000 people? The proposed turn lane entrance along N. Taft Hill Road where hundreds of cars will pass daily will be directly across from my

100+year old historic orchard. Wildlife currently travel back and forth across Taft in this area daily.The impact of headlights into this habitat and into our bedrooms will be life altering, let alone the noise and difficulty exiting our driveway (which already can take upward of 15 minutes during peak traffic times).

On a more personal note, I'd like to close by sharing my concerns about the impact this development will have on the neighborhood as a whole and my daily existence.

I cherish the rural and quiet nature of my neighborhood, the beautiful foothills views from my pasture, and the varied wildlife that frequent my property. The vision of the Northwest Subarea Plan is a large part of why I bought this property. This is why I am raising my daughter here. This is why I registered my home on the state register. I truly cannot envision the change that this development will bring and I respectfully ask you to reject the current proposal.

Thank you for hearing my concerns.

Sincerely,

Miranda Spindel
330 N Taft Hill Road
Ft. Collins, CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Saturday, April 30, 2022 7:17:24 AM

To Whom it May Concern;

The Sanctuary on the Green project with 2 and 3 story units is not compatible with the surrounding areas to the north, east, south and west. It will be directly surrounded by one story homes for the most part. It will be an "eye-sore" to anyone travelling on Taft or Laporte.
If that isn't enough, a beautiful natural area will be destroyed and many wildlife will be negatively affected.
I also worry about what will happen when there are storms and flooding. The developer has to bring in much fill for this low-lying area to build upon. Sanctuary on the Green will be so much higher than the surrounding areas that I fear worse flooding than previously in the surrounding areas.
Please do not approve this project. Thank you.
Peace,
Denise Steffenhagen

From: margot steffenhagen
To: Development Review Comments; Jenny Axmacher; sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Fw: Sanctuary site plan update OPINION
Date: Sunday, May 1, 2022 9:23:50 AM

To Jenny and Yani and anyone else that has any input in the decision to deny this site plan,

I am Margot Steffenhagen. I have resided at 400 N Impala for 7 years. I have attended every meeting regarding Sanctuary on the Green development. I am not opposed to houses being built on this property, but I am opposed to every "plan" and revision of plans from the land owners because the buildings will NOT blend well with the existing landscape and does NOT follow the Northwest sub-area plan or the Land Use Code.

I do not give the developers credit for reducing their original plan from 371 units to 212 units because those plans didn't blend well with the existing home surroundings.

The Sanctuary site is a low-lying area and will require much fill to raise the site in order to comply with the developers plans for basements and 2-3 story units. This means it will likely be significantly taller than any surrounding homes or dwellings. This will not look good and does not follow the Northwest sub-area plan.

The 212 units proposed will require much water and electricity. We are in a drought and I don't think that we have the resources to support this amount of usage.

I do not give the developers credit for not building on areas where they are not allowed, like the drainage ditches and New Mercer canal which they call "green spaces". I do not think those "green spaces"/drainage ditches and the canal areas should be included when calculating density per acre - which they do include with their calculations to make it sound better with a false lower density.

Again, I am not opposed to development on this property, but I am opposed to every plan so far proposed with so much density.

Thank you for reading my opinion. See you at the meeting.
Margot Steffenhagen
400 N Impala Drive
Fort Collins,
CO 80521

From: denise steffenhagen
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary on the Green
Date: Friday, April 29, 2022 12:35:53 PM

To Whom It May Concern:
This Sanctuary on the Green will be so out of place with 3 story buildings in an area that as mostly single story homes.
Fort Collins is growing too fast and the addition of these units will create more need for water and services at a time when taking care of existing utilities should be a priority.
Yours truly,
Bill Steffenhagen

Sent from Yahoo Mail on Android

From: Kevin Steinbock
To: Development Review Comments
Subject: [EXTERNAL] Preserve the sanctuary field
Date: Monday, May 2, 2022 4:34:55 PM

Hi my name is Kevin Steinbock, I have lived on Taft Hill Rd for 13 years. I am sending this in regards to the proposed housing at Sanctuary Field. I am against this. The size and types of housing do no fit this area. Most importantly the traffic on taft hill and vine is already overloaded with trucks from the plant. The pollution is terrible, including the noise pollution.I live at the roundabout and everyday traffic is backed up all the way past liberty to the north. We are here to take care of this planet and all the creatures that call this home. Please don't displace the birds, deer, rabbits, and the rest. Let's do the right thing for once.
Kevin Steinbock
Sent from my iPad

From: Mary Timby
To: Development Review Comments
Subject: [EXTERNAL] Comments on Sanctuary on the Green, PDP210018
Date: Monday, May 2, 2022 11:13:51 AM
Attachments: Outlook-jkbvl3e2.png

Hello,
My name is Mary Timby and I am a homeowner on Irish Drive, near Sanctuary Field. I would like to share my concerns about the development being proposed on this property.

First, a little bit about me. I have lived in Fort Collins for 24 years. I attended Rocky Mountain High School and then CSU for my undergraduate and graduate degrees and work in nearby Old Town at Bohemian Foundation. I host two international students, one from Brazil and one from Spain who attend nearby Poudre High School. I moved to this neighborhood as a renter seven years ago and purchased my home here a year ago. I was drawn to this area because of the diversity of people and the open space--which is why I am writing you today.

I know housing is a challenge in our community, and I look forward to welcoming new folks to the neighborhood. However, I am very concerned about two major aspects of this development plan. The first concern is the developer's complete disregard of the Northwest Subarea Plan, the second is the developer's lack of transparency and neighborhood engagement.

The developer continues to disregard the Northwest Subarea Plan. Below are some examples.

- The proposed development calls for numerous variances that violate the setback requirements for wildlife corridors and wetlands. These can be found on page 44 of the NW Subarea Plan.
- The proposal calls for 3-story buildings on the property which disrupt flight patterns for local birds and other wildlife and will lead to increased light pollution. These can be found on page 36 of the NW Subarea Plan.
- The 2 and 3-story row houses are incompatible with neighborhoods nearby. These can be found on page 9 and page 11 of the Framework Plan of NW Subarea Plan.
- The plan violates Goal C-1 of the Subarea Plan plan which requires the city to "protect and interpret the historic resources and landscapes of the area." Page 31 of the document specifically references N. Taft Hill in the section about existing Historic Resources.
- The location of the 2-3 story buildings will obstruct views of the foothills, which is in direct opposition to page 43 of the Guidelines for the Urban Edge of the NW Subarea Plan. The developer has ignored requests to reduce or relocate these high-density buildings.
- The proposal does not conform to section 1.2.2 A of the Land Use code which includes

associated sub-area plans.
- Compatible Massing is required by Section 3.5.2 of the Land Use Code.

Besides these obvious and continued plan violations, my second concern is the lack of transparency and neighborhood engagement by the developer. The process seems to be taking place behind closed doors and changes constantly. One meeting was held with the developer via Zoom in September. It was facilitated in such a way that the developer controlled the conversation and failed to address why the proposal did not meet the Northwest Subarea Plan. The developer has refused to meet with neighbors and the neighborhood steering committee and has shown disregard for neighborhood concerns.

I am not anti-development, I am pro-responsible development. I would like the City to hold the developer accountable to the Northwest Subabea plan and I would like to see more transparency and neighborhood engagement by the developer.

Thank you for your time and consideration.
Mary

Mary Timby, She/Her
Communications Program Manager
262 E. Mountain Ave. Fort Collins, CO 80524 USA
970.221.2636 Office || 970.472.7641 Direct || 970.692.3788 Mobile
bohemianfoundation.org



April 29, 2022

City of Fort Collins Planning and Zoning

I live on North Taft Hill Road (Larimer County, not City) and I am opposed to the Sanctuary Field Development as currently proposed. Like most of the neighbors, I would ideally like to see this area preserved as a City Open Space and regret that this was not able to be accomplished. At least the City should require the developer to be compliant with the NorthWest Sub Area Plan that City and County adopted.

15 of the 41 acres cannot be built upon due to stormwater channels and natural habitat buffer zones, so the density of the housing should be reconsidered in respect to buildable acres (25 net), as far as the Land Use Code. In addition to the density, the architecture and height of the proposed multiplex homes are not compatible with the surrounding neighborhood. The height of buildings proposed along Taft Hill Road and Soldiers' Creek Trail will be excessive, 45 feet above current grade. (Which may or may not include ground elevation depending on the soil).

Traffic will be increased considerably by the proposed 212 homes, which North Taft Hill, Laporte Ave, and Vine are not equipped to handle safely. With students from 3 schools in the neighborhood using the bike lanes/pedestrian crossings/streets, I am very concerned about the dangers of backed up traffic, speeding drivers, and excessive truck traffic causing negative outcomes. This is not acceptable risk.

Please recognize that this development, as proposed, is more appropriate for areas of Fort Collins that are set up for multiple lane arterial roads and located where Multiplex, multi-level attached homes are the norm.

Thank you,

Phil Vogeler

520 North Taft Hill Road

From:	valerie vogeler
To:	Development Review Comments
Cc:	valerie vogeler
Subject:	[EXTERNAL] Sanctuary Field Development
Date:	Monday, May 2, 2022 4:37:52 PM

Additional comments from Valerie Vogeler after reading through City Staff Reports regarding Facts/Conclusions:page 33-34

The historic farm at 330 North Taft Hill Road "along the eastern edge of the development site" (pg.33) deserves to be an important consideration in determining "compatibility " of neighboring properties with the proposed Sanctuary Field development. The statement that "due to being located across an arterial street" (2 lane) from the development, the developer only has to comply with 2 (instead of 4) compatibility requirements simply does not make sense." Roof forms and window configurations' will be adequate for the staff to feel that the development complies with design compatibility under section 3.4.5???
Solitaire Homes used the comparison of Ramblewood Apartments and Bellweather Farms area (in the last hearing) to defend height of buildings and multiple dwellings as existing compatible examples of building styles in the area. In fact, this historic farm is probably the closest neighborhood home/structure to the massive 3 story, 4-5 attached family buildings that are on the plans for the development right along Taft Hill Road and Soldiers Field area. These inappropriate, massive structures will be the minimum distance from Taft Hill Rd (15 feet) as described in the Staff Report...and the historic farm is DIRECTLY across the street from where these excessive height and width buildings are being located. Including the major roadway in and out of the development, with 212 homes. Please move these massive building to the middle of the property or, preferably, eliminate them totally.
I asked that this be reconsidered and the historic farm be treated as it would anywhere else, when incompatible developments are asking for "modifications". Please take the time to drive by and stop for a moment to view this farm, the beautiful foothill views....and envision the future of this area if the development is allowed to be built as proposed.
Thank you
Valerie Vogeler

From: valerie vogeler
To: Development Review Comments
Subject: [EXTERNAL] Comments for SFNN Type 1 Hearing P and Z
Date: Wednesday, April 27, 2022 8:28:15 PM

April 27, 2022

Dear City of Fort Collins Planning and Zoning

I am writing this letter as a neighbor to the proposed Sanctuary Field Development, along North Taft Hill Road.

Being in this close proximity for multiple years now, I have first hand knowledge of

-the density of surrounding homes/farms,

-the typical older architecture of the one-story homes/roof lines,

-the wildlife that frequent our back yards, the Puente Verde open space, and Soldiers Creek Trail,

-the traffic flow along Taft Hill Road (already causing traffic backup during arrival and dismissal of the 3 schools in the neighborhood) and multiple trucks from the asphalt Plant,

-and the lovely dark sky (I know the city of FC is interested in minimizing night light as an environmental goal)

Although the developer claims that their newest proposal has been collaborative with the Neighbors and that they have accommodated our concerns, this is NOT true. The 2-3 story multiplexes (multiple sets of 4 attached homes) are planned to be prominent all across the **front** eastern property edge along Taft Hill Road and the **side** northern property edge along Soldiers Creek Trail. Its hard to imagine that the city would purchase and maintain these adjoining beautiful fields and trails, with peaceful foothill views… only to have them be degraded by over-powering , towering multiplexes that will block the picturesque scenery of this unique site. The North Taft Hill border will be the showcase of whats inside the property...and it won't be pretty **or** inviting as it is proposed. Please, NO 3 story multiplexes!

In order to preserve these views and "step back" from Taft Hill Road, the Neighbors have repeatedly asked for single family/detached homes on **all 4 borders**, and possible graduating up to a **few** 2-story homes in the **center** of the planned development. This request has consistently been ignored by the developer when we have asked to reduce or relocate these high density buildings to the interior of the development site. There has been no "give" on this aspect that is repeatedly voiced from the neighbors.

Additionally there seems to be a discrepancy in how building density is measured ("net" v.s. "gross" acres) . Of the 41.34 acres on the site, 24 acres are "un-buildable" due to detention area, flood channels, and ditch property. Which means the dwelling unit density should be based on "net" acreage of 17 acres when calculating the density of 212 homes. (12.47 homes per build-able acre?????)

Please take time to consider the incompatible "visual" and "density" aspects of this proposed development and tell Solitaire Homes that this prime NorthWest Subarea acreage has a distinct character that needs to be preserved on the edge of town. This is not Southeast Fort Collins, where multiplexes abound and roads are equipped to handle the increased traffic.

The Northwest Subarea Plan is very clear in its intent to preserve the special attributes of this section with its farms and single family dwellings. The NorthWest Subarea Plan was (and IS) a collaborative effort between City and County that was adopted to serve as a guideline to prevent future disregard of what makes this neighborhood a choice area for our families.

By allowing less than 100 homes (at the very most), and changing their "Modern Farmhouse Multiplex design" to 1-2 story, single family homes, with accommodations for senior residents... there might be a way to compromise with the neighborhood values. Decreasing the number of homes would likely cut down on traffic issues, water needs, impact to this fragile environment as far as flooding the neighboring properties, and protection to the wildlife.

Respectfully submitted,

Valerie Vogeler and Family

520 North Taft Hill Road

From: Walker,Lloyd
To: Development Review Comments
Subject: [EXTERNAL] Sanctuary water issues
Date: Monday, April 25, 2022 12:15:41 PM

Lloyd Walker Sent from my iPhone
970.218.4275
Lloyd.Walker@colostate.ed

I am an interested party to the development proposal known as “Sanctuary on the Green”. I am a retired faculty member of the CSU Department of Civil Engineering. A great deal of my career involved

addressing water and related environmental issues. I am a former member of the Fort Collins Planning and Zoning Board.

Sanctuary on the Green is a 41 acre site located near the corner of Taft Hill and LaPorte and contains stormwater conveyances in the West Vine Stormwater Management area. It also features wetlands and the New Mercer Irrigation canal. These water elements occupy 15 of the 41 acres, are unbuildable and managed in whole or part by City agencies.

The City has interests and authority over these water elements however neighbors do not see active engagement by the City in this development proposal. The neighbors feel there is an opportunity for the various City agencies to engage with the developer to improve these water elements for the benefit of the future residents of this development, the surrounding neighborhoods and city residents. Specifically it is suggested to create a collaboration between the City, the developer, and neighbors to address the following issues:

-Enhance the wetlands through appropriate plantings to improve wildlife habitat

-Create improved habitat and walking trails through the storm water conveyances

-Improve the environment of the New Mercer Canal

easement by (1) adapting the canal maintenance access road for pedestrian use, and (2) improve wildlife habitat through appropriate plantings

-Improve the pedestrian connection to the Punte Verde detention basin and wildlife habitat in the basin

A model for the above ideas is found in the Red Fox Meadows Stormwater Management Area. Incorporation of walking trails, wetland enhancements, recontouring the detention basin and adding cottonwood trunks felled by a tornado as wildlife cover and perches make this area an open space gem in the heart of the city enjoyed by surrounding neighborhoods, environmental classes from local schools and CSU, and city residents. In particular, the City negotiated an agreement with the New Mercer Canal company which allows legal access of the canal maintenance road as a hiking trail rather than the common but illegal use of such roads for walking. It formalized this trail arrangement as an element of the City Trail System. The New Mercer Canal flows through Sanctuary on the Green and a similar agreement is recommended to be implemented.

The neighborhood has documented the importance of the Sanctuary site as a wildlife corridor. They have enjoyed that attribute of the undeveloped site and desire any development on this site to maintain and enhance these wildlife attributes. The City has an opportunity to engage with the developer and the neighbors to create another gem in the city serving multiple uses.

Thank you for consideration of these ideas and I would be happy to discuss them with you or appropriate staff.

Regards,

Lloyd Walker

Sent from Mail for Windows

From: Amanda Warren
To: Development Review Comments
Subject: [EXTERNAL] Comments for May 2 Hearing - Sanctuary on the Green PDP 210018
Date: Wednesday, April 27, 2022 10:31:58 AM

April 27, 2022

Dear City of Fort Collins Planning and Zoning,

I am writing as a concerned citizen who will be affected by the development up for consideration near Taft Hill Road and LaPorte Avenue.

I give Solitaire Homes credit for their appropriate naming of this area – “Sanctuary on the Green”. It is indeed a sanctuary – quiet, peaceful and a much needed buffer zone to the ever-growing city that surrounds it. Selfishly, I would love for it to remain unchanged, but I understand that is unrealistic as Fort Collins continues to grow and evolve. However, I would respectfully ask that you consider the following before approving this plan:

1. The developer claimed that they reduced the density based on the feedback from neighbors. This is egregious to make this claim. They reduced the number of dwellings simply to meet the requirements for a Type 1 Hearing knowing it would likely fail if it was put before the P & Z Commissioners again.

2. In the first hearing, one of the Commissioners rightly stated that the architecture style and design were not given any kind of thoughtful consideration in honoring the adjacent neighborhoods. Their term “Modern Farmhouse” is so tone deaf to many neighbors who have actual working farms and homesteads that go back generations. Their designs show no respect to the surrounding area and are so generic they could literally copy and paste into any suburb in the U.S. with just a slight modification to the naming convention.

3. Finally, the traffic impact has been an afterthought in the entire process. Their traffic expert who presented at the first hearing gave very little information and pulled data from 2020 when the city was in COVID lock down and the surrounding schools were not in session. During arrival and dismissal at Poudre High School alone, the traffic can be seen backed up all the way to Vine Drive. There is a crosswalk signal sign installed for people to safely cross Taft Hill Road at the Puente Verde trail, but on many occasions cars either ignore or never even see it. With the addition of a minimum of 200-300 extra cars on that stretch Taft Hill Road, I worry endlessly for children crossing on their way to and from Irish Elementary, Lincoln Middle School and Poudre High School. Taft is already being pushed to its limit as a two lane road, the current infrastructure simply cannot handle this added burden.

Please reject this proposal or at the very least, request significant changes that don’t just pay lip service to neighbor’s valid concerns.

Thank you for your time and consideration in this important matter,

Amanda Warren
2320 Tarragon Lane
Fort Collins, CO 80521

From: Chris Weeks
To: Development Review Comments; sanctuaryfieldnetwork@gmail.com; Sarah Weeks; Chris Weeks
Subject: [EXTERNAL] Sanctuary Field - Emergency road into Impala
Date: Thursday, April 21, 2022 9:44:15 AM

Hello,

My name is Chris Weeks, and my wife Sarah and I own and live in the property at 317 N Impala Dr, Fort Collins, CO 80521. I'm opposed to having the "tie in" emergency road from the proposed sanctuary field housing complex into North Impala Drive. My fear is that this will become a thoroughfare and shortcut for everyone living in that new neighborhood. There's an elementary school in our neighborhood and it's already congested in the AM and PM pickup hours. Is there going to be a traffic study to determine if this is safe? Lastly, I chose the dead end of this street for its very low traffic, and the peace and quiet that this provides. This connector would blow that up, and there would be non-stop cars and trucks at all hours of the day and night. Thank you for your consideration.

Regards,
Chris Weeks

From: Naomi Win
To: Development Review Comments
Cc: sanctuaryfieldnetwork@gmail.com
Subject: [EXTERNAL] Preserve Sanctuary Field
Date: Sunday, May 1, 2022 10:52:23 AM

Good Morning,

I'm the owner of 233 N. Taft Hill Road, and since I will be engaged with my son's birthday tomorrow, I wanted to send an email regarding the Sanctuary hearing.

My predominant resistance to this development rests in the variances being considered regarding the height of buildings and the impact on what's already a flood zone.

In each iteration of the development plan, the developer has shown a lack of compliance with reduction of height or density of the buildings. This is a single-story single family home - to have 3-story buildings and development would be incompatible with ecological locale and land use.

This development isn't in keeping with Land Use Code, which was agreed upon to "improve and protect the public health, safety, and welfare", so I'm at a loss why this development is even being considered. I'm at a loss why the city is capitulating to a developer on land the city themselves tried to buy to preserve!

I'm concerned about changes to the flood plain, the ecological damage, the huge increase in traffic around an area in which so many teenagers walk and drive to school, increased pollution, violation of extant codes in place, and the complete disregard for maintaining the community. The interruption of the single-story tradition, by a developer who has consistently shown disregard for our community's requests for development plan chance, isn't acceptable.

I don't know what the city is trying to do here by courting this developer's disregard for laws in place for public benefit.

Best,
Naomi Win