Staff Report
(with attachments)

Presented to the
Type 1 Administrative Hearing on
July 24, 2024

Development Review Staff Report

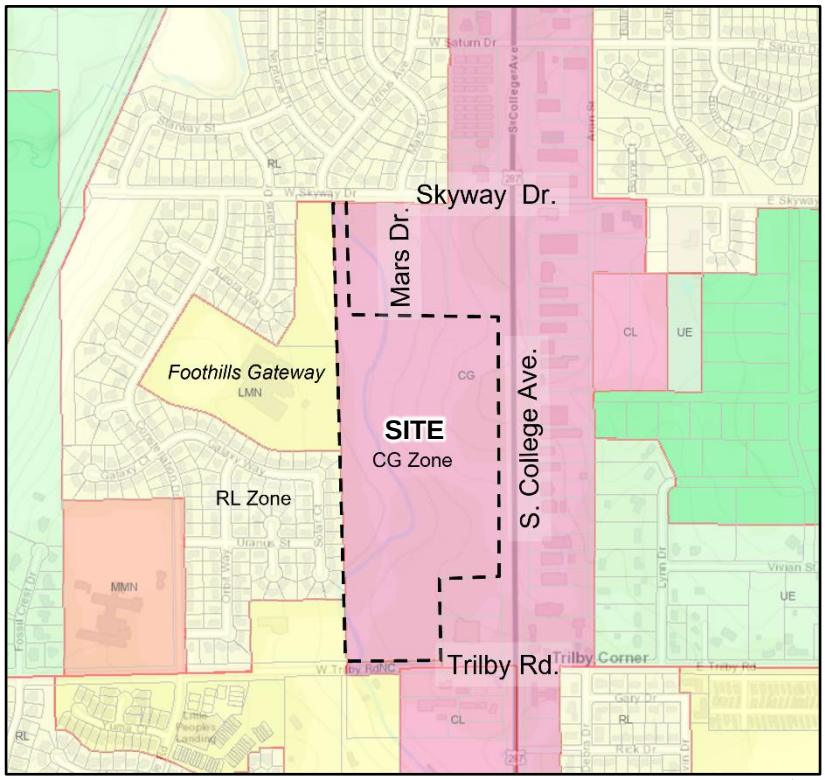
Administrative Hearing: July 24, 2023

College and Trilby Multifamily #PDP220009

Summary of Request

This is a Project Development Plan for a residential development comprising 265 townhomes on a 38-acre site in south Fort Collins.

Zoning Map



Next Steps

If approved, the applicant will be eligible to submit a Final Development Plan to finalize engineering and other details and record all plan documents; the applicant could then apply for construction and building permits.

Location

The site is on the west side of South College Avenue between Skyway Drive and Trilby Road. Parcel #9611400003.

Zoning

General Commercial (C-G) zoning. The zone district permits the residential use.

Property Owner

Steve Shoflick, College and Trilby LLC
6900 E. Belleview Ave. Ste. 300
Greenwood Village, CO 801111647

Prospective Developer

Zocalo Community Development
455 Sherman St. Ste. 250
Denver, CO 80020

Applicant/Representative

Ken Merritt
JR Engineers and Planners
2900 S. College Ave.
Fort Collins, CO 80525

Staff

Clark Mapes, City Planner

Contents

Staff Recommendation

Approval of two Modifications of Standards and the Project Development Plan.

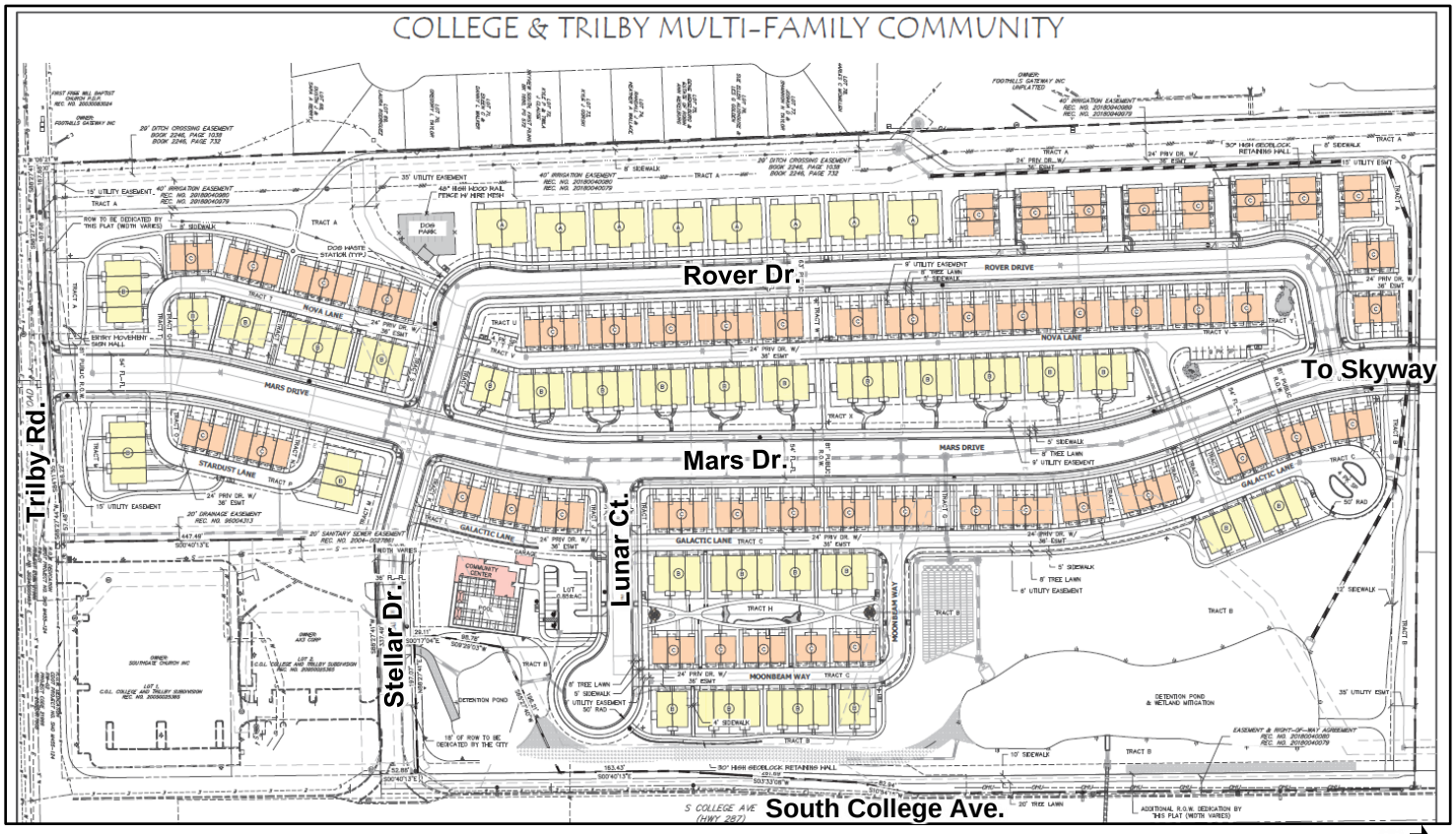
1. Project Introduction

A. PROJECT DESCRIPTION

The 38-acre property spans a half-mile between Skyway Drive and Trilby Road in south Fort Collins.

The plan comprises 265 homes in 85 2, 3, and 4-unit buildings, and a community building with a pool. The 'housing types' are classified as duplex, single-family attached (townhomes), and multi-family (apartments).

The development is based around extending Mars Drive from its current terminus just south of Skyway Drive to Trilby Road. Also, the current access drive on South College Avenue to Ziggi's Coffee, just north of Trilby Road, is extended as a local street called Stellar Drive providing access to the development. (The access is right-in-right-out only.)



The property is a sloping hillside with the west edge about 50 feet higher than the east edge along South College Ave. The west side is the top of the plan image above, with north to the right. The plan accounts for much of the grade with sloping side yards between the buildings.

Existing drainage and a wetland at the bottom of the hillside are re-shaped into a formalized stormwater system with a large detention pond that includes a designed wetland to mitigate the loss of the existing wetland due to complete re-grading of the property.

The plan includes wide multi-use sidewalks along the South College and Trilby frontages.

The two Modifications of Standards involve specific aspects of building design.

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B. DEVELOPMENT BACKGROUND & CONTEXT

The property has had multiple attempts at development since it was first annexed and zoned Commercial as the Timan Annexation in 1988. That annexation was immediately followed by approval of the Timan Planned Unit Development (PUD) in 1988, which was a general master plan diagram for a mix of uses. That PUD never progressed further in any development plans. In 1996, the Hugh M. Woods PUD was approved for a large home improvement store. That single-use plan with its very large building and parking footprint proved infeasible on the sloping hillside property. In 2001, the owners got the property rezoned from Commercial to Neighborhood Commercial, with the specific intent to enable development of a major supermarket shopping center. The prospective supermarket developer did not proceed. In 2006 the property was again rezoned to revert to General Commercial zoning which remains in place today.

The current proposal for a unified tract of apartments and townhomes is the fifth in a series of similar conceptual plan proposals submitted by different developers and land planners, starting in 2019 and again in 2020 and 2021, with the current proposal submitted for conceptual review in 2022.

After years of planning and budgeting, the City is currently constructing a capital project to enlarge the nearby College/Trilby intersection, which involves a stormwater detention pond on the subject property.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning	CG and UE	CL and LMN	CG	LMN & UE
Land Use	Storage units and vacant property; Skyview subdivision houses across Skyway	Unplatted acreage properties across Trilby with houses and outbuildings, uses unclear	South College Avenue/US Hwy. 287, a church, and drive-through coffee shop	Foothills Gateway social services, a church, and Skyview subdivision houses

View of site looking west, with north to the right

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C. OVERVIEW OF MAIN CONSIDERATIONS IN STAFF'S REVIEW

Salient issues that were resolved through four rounds of design and review include:

- Extensive grading is necessary for development on this sloping hillside property, which involves fundamental overlapping issues for drainage and stormwater detention, and mitigation of the loss of the existing wetland at the bottom of the hillside, including a natural habitat buffer zone (NHBZ) around a new wetland to be created in a detention pond.

  Although the existing wetland is removed in the overall earthwork grading, it is low habitat quality and the plan provides significant enhancements with detailed restoration design and tailored plantings. Groundwater hydrology was investigated as part of the newly designed wetland.

- A US 287/South College Avenue Access Control Plan, jointly adopted by the State and the City, indicates a second street connection to South College in the northern part of the property, about ¼ mile south of Skyway Drive. Early iterations of the plan attempted to find a way to grade the hillside to enable that, but it proved to be physically infeasible due to steepness.

- Numerous other miscellaneous issues required multiple iterations but no others stand out.

2. Land Use Code Article 1

A. PURPOSE (SECTION 1.2.2)

Land Use Code Section 1.2.2 lists a wide range of over-arching, high-level objectives (e.g., "reducing energy consumption and demand") that are further developed and implemented in other Articles of the Land Use Code to ensure that proposed development meets the overall purpose to "improve and protect the public health, safety, and welfare" of the community.

As they may apply to the subject property and proposed project, the following sections of this report describe design elements of the proposed development plan that provide evidence of and the degree to which compliance would be achieved relative to the specific and enumerated standards within the Land Use Code.

The requirements, standards, and definitions contained in Articles 1 through 7 of the Land Use Code have been crafted to fulfill and implement the stated purpose of this Code in § 1.2.2. By satisfying the purposes statements, and meeting the applicable specific requirements, standards, and definitions set forth in Articles 1 through 7, this project demonstrates consistency with Land Use Code § 1.2.2 (B) through (O) to the extent (B) through (O) are applicable to this project.

3. Land Use Code Article 2 – Applicable Standards

A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. **Conceptual Review – CDR210059** – meeting held on January 7, 2022.
2. **First PDP Submittal** – submitted on June 24, 2022.
3. **Neighborhood Meeting**

   A neighborhood meeting was not required, but one was held voluntarily by the applicants virtually on June 6, 2022. Q&A topics mainly involved traffic, with repeated comments about existing traffic conditions.

4. **Notice (Posted, Written and Published)**

   Posted Notice: May 23, 2022, Sign #682.

   Written Hearing Notice: July 9, 2024, 605 addresses mailed.

   Published Coloradoan Hearing Notice: July 15, 2024.

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B. DIVISION 2.8 – MODIFICATION OF STANDARDS

The Land Use Code is adopted with the recognition that there will be instances where a project would be consistent with City Plan, but would not meet a specific standard of the Land Use Code as stated. Accordingly, code standards include provisions for modifications.

The applicant requests two Modifications of Standards: The first is to allow buildings with the same footprint size and shape to be placed next to each other, with variation in other aspects of building design. The second is for one four-unit building which is placed with one end facing the local street without a doorway.

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).

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1. Modification of a Standard for Building Variation -- 3.5.2(C)

Overview

This standard for single-family attached dwellings (townhomes) requires variation among repeated buildings that have more than two units. At least 3 distinctly different building designs are required for the 3- and 4-unit buildings in this plan. This includes a requirement that the different designs must "vary significantly in footprint size and shape"; and no similar buildings may be placed next to each other.

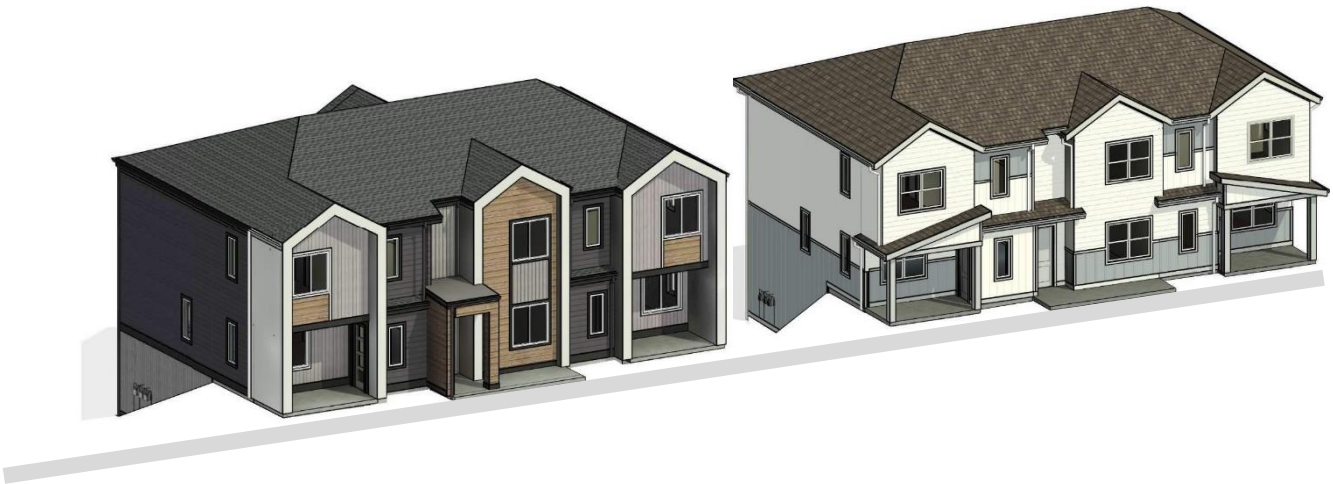
This modification request is needed because 3- and 4-unit buildings with the same footprints are placed next to each other in numerous instances throughout the plan.

Applicant Justification

The applicant's request provides justification for not being detrimental to the public good, and being consistent with numbered criteria 2.8.2H(1) and (4) – "equal or better", and "nominal and inconsequential". The points are:

- The whole plan with 85 buildings has wide variation throughout. There are (3) townhome types (Series A, B, and C), and B and C have (3) sizes (2, 3 & 4-plex), which provide a total of (7) types. Then (2) elevation styles are applied to each of those, which equals 14 different building designs. Furthermore, there are 4 color schemes that can add more variation on top of these 14 designs.
- Where the same footprints are placed next to each other, different building designs include entrances and porches, varied roof forms, projecting and recessed features, and residential siding in lap and board-and-batten patterns.
- This extensive variation will be presented in detail at the hearing.

  Below is an example of two buildings with the same footprint but with different styles applied:



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Staff Findings

Staff finds that the modification of this standard would not be detrimental to the public good and that the request satisfies criteria (1) and (4) in subsection 2.8.2(H) – "equal or better" and "nominal and inconsequential when considered from the perspective of the whole plan."

Detriment to the public good. Staff's finding is based on the following considerations:

- The buildings placed next to each other are completely different in their exterior design as viewed on the ground, to a degree that accomplishes the purpose of the standard to avoid monotonous repetition of large apartment or townhome buildings and rather to provide visual interest, particularly at pedestrian scale.
- The overall plan has wide variation with 3 townhome types A, B, and C; two of which have 3 sizes (2-, 3-, and 4-unit buildings), for a total of 7 building types, and then 2 design styles are applied across the 7 building types for a total of 14 different designs. In addition, some of the type B and C facades are 2 stories and some are 3; and there are 4 color schemes that will add more variation on top of the 14 designs.
- The whole plan is for housing at the 'missing middle' scale, which is a city planning term for housing alternatives between detached houses and apartment complexes with large buildings and parking lots. The 3- and 4- unit buildings have a similar scale, with lengths of 60 feet and 78 feet, so that the effect of two of the same together is not very different from having one of each next to each other.

  When the overall missing middle scale is combined with the variation in placement that does exist throughout the plan, staff finds that it is most apparent when looking closely in a plan view drawing. On the ground, which is what matters, the instances of 3-plexes or 4-plexes next to each other have a negligible effect and would not be improved by, for example, putting buildings together to make 5-, 6-, or 7-unit buildings just to meet the standard.

  In other words, staff thinks that switching any given 4-plex to a 3-plex would not be apparent in any meaningful way, and potential solutions would not be as good as the proposed plan for visual interest purposes.

Criteria (1), "equal or better." Staff's finding is based on the following considerations:

- The distinguishing elements demonstrated in the different "design styles" in the plan create a degree of variation such that the similarity of footprints is highly mitigated and not readily apparent due to the design aspects that make the buildings look different. In this case, staff finds that the design variations counterbalance the need to change the footprints.
- One way to get different footprints into the plan to meet the standard would have been to join buildings together to make a few larger buildings, e.g., 5- 6-, or 7- plex buildings. Staff finds that the plan is better than a plan which could join buildings together to make larger buildings just to meet the standard as stated.

Criteria (4), "nominal and inconsequential from the perspective of the whole plan.". From the perspective of the entire development plan, the instances of 3-and 4-unit buildings next to each other are nominal and inconsequential for the reasons stated above and do not affect the purposes of the Land Use Code.

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2. Modification of a Standard for Street-Facing Facades – 3.5.2(D)(2)

This standard requires that buildings with 4 or more dwelling units must have a doorway facing adjacent neighborhood streets (could be secondary patio doors.) The intent is to avoid impersonal blank ends of multi-unit buildings, often with only utility meters as the most prominent feature, along neighborhood streets. A doorway indicates the presence of people as an animating architectural feature.

One such building has one end facing Rover Drive without a doorway.

Summary of applicant justification:

The applicants' modification request is attached. It explains why the request is not detrimental to the public good; and meets criterion (4) "nominal and inconsequential from the perspective of the whole plan":

This is one such occurrence out of 85 buildings. The interior of the building is a garage partly below grade, with the grade in the outside yard sloping down along the building wall such that a doorway would be non-functional. The visual impact is mitigated by being located on a curve, and by two trees in the foreground closer to the sidewalk.

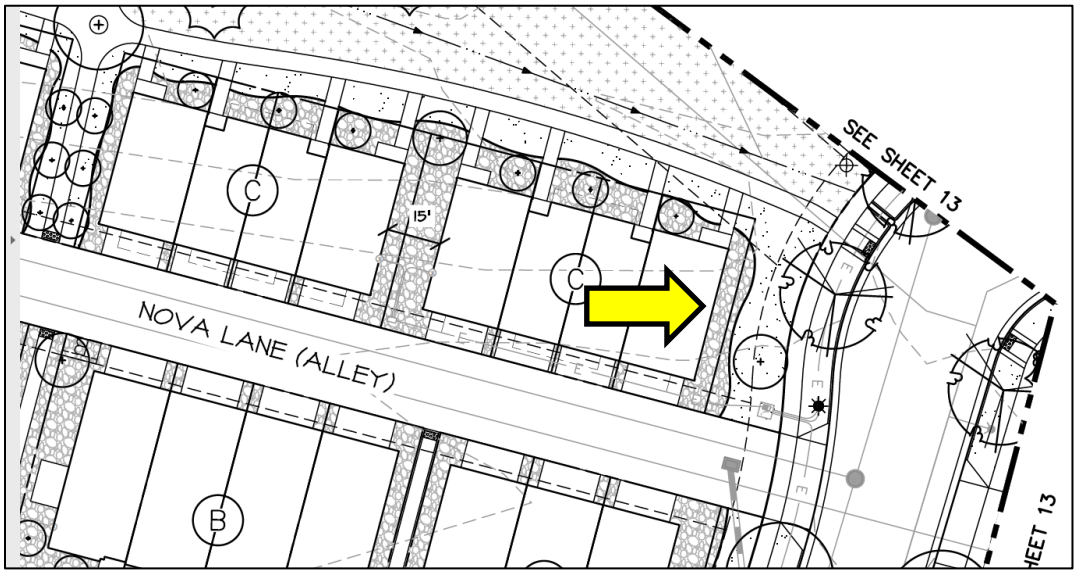
Staff Findings:

Staff finds that the granting of the modification would not be detrimental to the public good and that the plan satisfies criteria in subparagraph (4), "nominal and inconsequential" under Section 2.8.2(H) governing modification requests.

Detriment to the public good

This one occurrence out of 85 buildings has virtually no effect on the look and feel of this 38-acre plan when considered from the perspective of the entire plan.

The impact of the end wall upon the street is mitigated by its location on a curve where the view is shifting, and a street tree and an ornamental tree with the wall as backdrop.



Criterion (4), "nominal and inconsequential". From the perspective of the entire development plan, the one end of one building facing Rover Drive without a doorway is nominal and inconsequential for reasons stated above and does not affect the purposes of the Land Use Code.

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4. Land Use Code Article 3 – General Development Standards

Pertinent standards in various Divisions of Article 3 are evaluated below.

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 Landscaping and Tree Protection **3.2.1(D) Tree Planting Standards** **3.2.1(D)(1)(c)** Full **Tree Stocking** **3.2.1(F) Tree Preservation and Mitigation**	The standards of this section require development plans to demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. • The plan includes two different types of landscaping, both thoroughly developed: - More formal manicured landscaping along streets and around buildings with trees, turfgrass, and mulched planting beds with shrubs and ornamental grasses; and - Restoration of the remaining peripheral areas around the site including detailed Natural Habitat Buffer Zone (NHBZ) mitigation. There are two existing natural habitat features on the property with buffer zone restoration -- the wetland and the piped North Louden ditch corridor along the west edge. This restoration and buffer zone mitigation includes tailored seed mixes for upland, lowland, and wetland areas related to gradation of the hillside topography; and also includes woody container plantings and cuttings of native plants associated with certain portions of the gradation in the wetland buffer zone. This restoration represents improvement over the existing habitat values of the existing features. Specific components include: • An inventory of the 15 existing trees on the property. 5 trees are dead or in poor condition and are to be removed. Mitigation for trees to be removed is accounted for, with agreement from Forestry staff. • Street trees in irrigated turfgrass parkways along the streets. • Tree plantings around the buildings, walkways, and the two small parking lots. • Mulched planting beds around buildings. • Irrigated turfgrass in front yards and a few other locations where people may walk across landscape areas. • Detention pond seeding and NHBZ landscape restoration.	Complies

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3.2.2 **Access, Circulation and Parking – General Standard**	This standard requires that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood. In compliance, the PDP includes the following: • The plan provides a complete framework of streets and walkways linking all parts of the development. • In addition, private alleys serve a majority of the garages that accompany all dwelling units. • Visitor parking is provided near the community center and the small park at the north end of Rover Drive.	Complies
3.2.2(C)(4) **Bicycle Parking Space Requirements**	**Residential:** A standard requires one bicycle space per bedroom for multi-family dwellings. 6 of the dwellings along the "infinity walk" north of the community center are classified as multi-family. • Far exceeding standard requirements, bicycle parking is provided with hooks in the garages, plus there are additional fixed racks located throughout the development including at each end of the "infinity walk".	Complies
Section 3.2.2(K)(1)(a) & (b) **Residential Parking Required**	These standards require a minimum amount of parking for residential development of various housing types. For attached and multi-family dwellings the requirement is based on bedrooms. A chart on the site plan cover sheet shows the required parking as two spaces per unit for the three building types. This actually overstates the requirement which is 1.75 spaces for 2-bedroom units which comprise a majority of units in the plan. • The plan provides 320 spaces in 2 car garages for each unit, exceeding the actual requirement. • The plan provides 17 additional guest parking spaces in a few locations, and 14 additional spaces at the community building including 2 handicap spaces. • The streets include street parking.	Complies
3.2.4 **Exterior Site Lighting**	The plan does not include any lighting other than City street lights. Lighting on the buildings will be reviewed at the building permit stage.	N.A.
Section 3.2.5 **Trash and Recycling Enclosures**	The purpose of this standard is to ensure the provision of facilities compatible with surrounding land uses, for the collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable and recyclable materials. • Trash and recycling are to be accommodated in garages.	Complies

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B. DIVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	This standard requires the applicant to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. • The project includes a subdivision plat that provides all needed r.o.w. and easements.	Complies

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

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats and Features	The purpose of this Section is to ensure that when property is developed, the way in which the components of the development plan are designed and arranged on the site will protect the natural habitats and features both on and in the vicinity of the site. It applies when development is proposed within 500 feet of an identified natural habitat or feature. In this case, the natural features present include a wetland complex (1.23 acres) on the eastern edge of the site, the Louden Ditch corridor (the ditch is now piped) that runs along the western edge and serves as a wildlife corridor, a red-tailed hawk nest in the southwest corner, an offsite great horned owl nest to the northeast, and an active black-tailed prairie dog colony across the majority of the site. The site is currently dominated by non-native and noxious plant species. This Section requires 'Natural Habitat Buffer Zones' (NHBZs) around natural features in a development plan. An Ecological Characterization Study (ECS) was completed along with several updates as required to evaluate habitat values and make recommendations regarding mitigation of lost habitat value, protection, and enhancement. The ECS is attached. In total, 9.95 acres of NHBZ are proposed in the plan. *Wetland*: The wetland was identified as a complex of a palustrine scrub shrub and palustrine emergent wetland covering 1.23 acres of the site. Wetlands provide value in the form wildlife benefits, groundwater discharge and recharge, and infiltration areas. The existing condition of the wetland is low quality with noxious species and surface land disturbance. The wetlands were found to be non-jurisdictional by the Army Corps of Engineers. As this wetland does not provide significant use by waterfowl or shorebirds according to the ECS, the buffer standards are applied by the size of wetland. According to the Land Use Code Section 3.4.1(E), for wetlands greater than 1/3 acre in size, a 100' buffer zone standard is applied. Application of a 100' buffer to the wetland results in a required NHBZ of 3.5 acres. Stormwater detention facilities will be co-located with the wetland, and improvement of the vegetation and thus habitat value will be increased, bringing the proposed wetland and associated NHBZ to 4.0 acres. Stormwater generated by the proposed development is filtered by low impact development features prior to entering the wetland.	Complies

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	Louden Ditch: This formerly meandering ditch was piped in a straight alignment by the ditch company in 2018. At that time, the City and private parties agreed that the loss of the feature would by mitigated by applying the standard habitat buffer area for ditch corridors to the alignment of the new pipeline. The owners attempted restoration but that effort did not succeed for multiple reasons. So, although the ditch is now piped underground, the wildlife movement corridor will be maintained through the establishment of a NHBZ with upland seeding. Irrigation ditches serving as wildlife movement corridors receive a 50' buffer on either side, measured from the top of bank. On this project that equates to a 5.94 acres; the project is proposing 5.94 acre of Louden Ditch (riparian) NHBZ. This area is to be restored as an improvement over the current condition which is dominated by weeds. *Red-tailed hawk nest:* LUC 3.4.1requires a 450-foot buffer around an active nest if construction occurs during the nesting season (February 15 to July 15). This will be applied at the time of any proposed construction. *Black-tailed prairie dogs:* LUC 3.4.1 requires mitigation of prairie dog colonies by relocation, trapping and donating to black-footed ferret recovery or raptor recovery programs, or by a payment-in-lieu fee with euthanization, along with a mitigation plan detailing how re-colonization will be avoided. The ECS proposes trapping and donating to the wildlife recovery programs. More specific aspects of the plan that provide environmental benefits include: • A detailed landscape restoration and enhancement plan for the wetland NHBZ that was carefully developed through multiple rounds of hydrologic investigation, design, and review with collaboration between applicants and staff. • The plan includes grading and tailored seed mixes for habitat types that will maximize habitat value, water conservation, and aesthetics.	

D. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1(A) and (B) – Building Project and Compatibility, Purpose, and General Standard	The purpose of this Section is to ensure compatibility of new buildings and uses with the surrounding context. Absent any established character, the standard requires that new buildings set an enhanced standard of quality for future projects or redevelopment in the area. The standards in this section complement the more specific requirements in Section 3.8.30 which pertain to apartment and townhome development. The context includes both existing development adjacent to the site, and also the future vision and zoning. In this case, the context is mainly the Commercial zone district along the highway. Staff finds no defining character in the existing context that would be pertinent to any question of compatibility, and the future vision and zoning would allow for almost any kind of commercial development. Therefore staff finds no compatibility issue with this neighborhood development.	Complies

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3.5.2 **Residential Building Standards** **(B) General Standard**	Standards in this Section are intended to promote variety, visual interest, and pedestrian-oriented streets in residential development. Development projects containing residential buildings must place a high priority on building entryways and their relationship to the street. Pedestrian usability is prioritized over vehicular usability. Buildings must include human-scaled elements, architectural articulation, and design variation.	Complies via other more specific standards below and in Section 3.8.30
3.5.2(C) **Variation Among Townhomes**	This standard requires at least 3 different building designs, and requires that no two of the same buildings are placed next to each other. Buildings must vary distinctly and significantly including footprint size and shape. • The 3 housing types in the plan are completely different from each other, and then within each type, multiple design styles to the buildings of each type. • Buildings with the same footprint size and shape are placed next to each other in numerous locations throughout the plan, as explained in a Modification request to allow for that.	Complies, with a Modification for building footprint size and shape.
3.5.2(D)(1) **Orientation to a Connecting Walkway**	The Connecting Walkway standard requires that dwellings must directly face onto a street sidewalk or a walkway that leads straight to a street sidewalk with no primary entrance more than two hundred (200) feet from the sidewalk. The latter situation occurs when buildings are placed perpendicularly to the street. • All buildings comply.	Complies
3.5.2.(D)(2) **Street-Facing Facades**	When buildings are placed perpendicularly to a local street; a standard requires a multifamily building with four or more units to have an entry or doorway facing the adjacent local street. • One building with four units does not have a doorway facing the local street. This building is at the south end of Rover Drive where the street curves to meet Mars Drive. As discussed previously in the staff report, a modification to 3.5.2(D)(2) is included previously in this report.	Modification Requested
3.5.2(F) **Garage doors**	This standard requires the garage doors to comprise no more than 50% of the front facade of any building; and requires them to be recessed at least 4 feet behind the face of the building or a porch that measures at least 6 by 8 feet. • The plan provides these minimum dimensions.	Complies

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E. DIVISION 3.6 – TRANSPORTATION AND 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
3.6.2 – Streets, Streetscapes, Alleys, and Easements	This Section requires transportation network improvements for public health, safety, and welfare, with requirements in accordance with the Larimer County Urban Area Street Standards and requires necessary easements for utilities and access. • The plan extends Mars Drive which currently terminates near the north property boundary, in conformance with standards. • The plan includes a subdivision plat that dedicates needed ROW and easements.	Complies
3.6.3(F) **Street Pattern and Connectivity Standards**	This Section requires development plans to connect and extend streets that are stubbed to the boundary of the plan by previous development. • The plan extends the Mars Drive stub on the north, and also extends the drive access on South College currently serving the drive-through coffee shop in the south part of the site, as a local street into the development. • There is currently a gap between the end of the existing Mars Drive and the north property line of the proposed plan (shown below with the unpaved turnaround area at the end of the stub). An approved apartment project called Mars Landing exists along the Mars Drive stub. If the proposed College/Trilby Multifamily plan develops before Mars Landing, then the applicants will need to construct it to make the connection to Skyway Drive. South College Storage built this segment of Mars Drive, and provided funding to reimburse the cost when they elected not to build Mars Drive all the way to the property line. 	Complies

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.4 – Transportation Level of Service Requirements	This Section contains requirements for the transportation needs of proposed development to be safely accommodated by the existing transportation system, or that appropriate mitigation of impacts will be provided by the development to meet adopted Level of Service (LOS) standards. • A Traffic Impact Study was reviewed and accepted by staff. The explanation and conclusions comprise the first 29 pages of the 233-page report with the remainder consisting of appendices with technical measurements and calculations. The first 29 pages are attached. • The key findings are that only minor impacts to the Levels of Service are generated from the proposed plan. The main traffic issues are a function of the existing conditions at the College/Trilby intersection; and those issues are to be improved with a City capital project which is being constructed in 2024. • Pedestrian facilities are mostly adequate in the area surrounding the Project site, which is primarily residential. The proposed plan adds sidewalks adjacent to the site on College and Trilby. • The only specific recommendation is for a turn lane at the Trilby/College intersection, which is being done with the City project.	Complies
3.6.6 Emergency Access	This Section requires access for emergency vehicles and services. • The project has been reviewed by Poudre Fire Authority (PFA) and meets the needs and requirements for emergency access with its framework of streets, private alleys, and walkways.	Complies

F. DIVISION 3.7 - COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 Adequate Public Facilities	The proposed project provides adequate service design for water, wastewater, storm drainage, fire and emergency services, and electric facilities. There are no special needs or requirements necessary to serve the development.	Complies

G. SECTION 3.8.30 MULTI-FAMILY AND SINGLE-FAMILY ATTACHED DWELLING DEVELOPMENT STANDARDS

Applicants and staff have agreed that this Section applies, under the wording in the code:

> "The standards in this Section apply to all multi-family developments that contain at least four (4) dwelling units and single-family attached developments that contain at least four (4) dwelling units where there is no reasonably sufficient area for outdoor activities and useable outdoor space on an individual per lot basis. This Section is intended to promote variety in building form and product, visual interest, access to parks, pedestrian-oriented public or private streets and compatibility with surrounding neighborhoods."

The wording about 'reasonably sufficient outdoor space' on each lot was not part of the discussion; rather, the plan was designed to meet the standards.

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Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.8.30(B)(1)(2)(3)(4) **Mix of Housing Types**	This subsection lists 8 housing types and encourages a range of the types in any individual development plan, to the extent reasonably feasible. A minimum of three housing types is required on any development parcel 30 acres or larger. • Three housing types are provided which correspond to types recognized in the standard – duplex, single-family attached, and multifamily. In code language, some of the distinctions are a function of whether or not units in the buildings are on their own lots. This is the distinction between what are commonly thought of as townhomes versus apartments, with no visible distinction – just lines on plans. • To aid in the semantics of discussion, note that there are varied building types within the housing types.	Complies
3.8.30(C) **Access to a Park, Central Feature or Gathering Place**	This subsection requires that at least 90% of the homes be within 1,320 feet (¼ mile) of small park or central feature or gathering place that is located either within the project or within adjacent development. A minimum size of 10,000 square feet is stated for these features. • The plan provides a community building for the development with pool and clubhouse, with about 37,000 square feet of space, well within ¼ mile of at least 90% of the homes. • The plan also includes a 9,500 square-foot mini-park space in the northern portion of the site at the corner of Rover and Mars Drive. • The plan also provides 6.7 acres of open space along the entire ½-mile long western edge, with an 8-foot walkway/trail and a dog park at the south end of Rover Drive.	Complies
3.8.30(D) **Blocks**	This subsection requires a basic layout of limited size blocks bounded by streets. The plan provides blocks of development as feasible with the sloping property and the ½ mile long western edge bounded by a piped ditch and existing abutting development. A pedestrian spine near the center of the plan contributes to the block pattern.	Complies
3.8.30(F) **Building Design Variation Among Multi-Family Dwellings**	This subsection requires a basic level of building variation, with at least 3 different building designs; clear prominent entrances; roof forms; façade articulation; and use of color and materials for variety and individuality. The standard requires different building footprint size and shape as part of the different designs; and that no two buildings with the same design can be placed next to each other in the plan. • The 9 multi-family dwellings in the plan are centered around Tract H, across Lunar Court from the community center. As discussed under the mix of housing types subsection, the plan provides the required variation. • Note that there is an equivalent standard for townhome dwellings with more than two units is in subsection 3.5.2(C), which needs a Modification request explained above in this report . • The multi-family building designs include 2 different building types 'B' and 'C', each with 3 different sizes (2-, 3- and 4-plexes); and 2 different styles are applied across these buildings. In addition, color variation in the different styles adds additional variation. Styles include clearly identifiable entrances	Complies

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	and porches, varied roof forms, massing proportions, projecting and recessed features, and residential siding in lap and board-and-batten patterns. Not all variations are evident in the attached plans but will be presented in full at the hearing. Examples of the two building types 'B' and 'C' are shown below.  	

5. Land Use Code Article 4 – Applicable Standards:

A. DIVISION 4.21 – GENERAL COMMERCIAL DISTRICT (C-G)

This zone district is intended to be a setting for a wide range of community and regional retail uses, offices and personal and business services. Secondarily it can also accommodate a wide range of other uses including creative forms of housing. A tract of housing was never envisioned in the formation of the zone district, but is not precluded. The only pertinent standard is the permitted use list.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.4(B) – Permitted Uses	The CG zoning permits the duplex, single-family attached and multi-family residential uses.	Complies

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6. Comprehensive Plan Background

The Land Use Code's purpose statement, per Section 1.2.2(a), is to ensure that all growth and development that occurs is consistent with City Plan, and its adopted components – which for this project includes the South College Corridor Plan. The following analysis summarizes the main ideas in City Plan and the corridor plan that are pertinent in terms of general alignment with the guiding vision and policies presented in such plans.

A. CITY PLAN (2019)

The City's comprehensive plan, *City Plan*, was developed with the participation of thousands of community members and "articulates the community's vision and core values; and establishes the overall policy foundation" to provide "high-level policy direction" towards achieving a shared community vision of growth and transportation throughout the City.

Housing is a pervasive topic in the plan with a strong emphasis on a diverse range of housing options and a mix of housing types for various incomes and households, including 'affordable' and 'attainable' housing.

These ideas are parts of the Vision and Values on p. 28 and 29, and in Principles and Policies on p. 42 of the plan.

B. SOUTH COLLEGE CORRIDOR PLAN (2006)

The main topics in this plan involve the highway itself and its commercial corridor. It recognizes the commercial zoning on the subject property, and envisions commercial uses designed for neighborhood compatibility and transformation of the area over time with a more attractive pedestrian environment. Development of the property as a tract of solely residential development was simply never foreseen in comprehensive plan processes.

The plan highlights the need for street and trail connections throughout the area, and specifically shows Mars Drive and a private trail connecting across the half-mile between Skyway and Trilby; and shows a local street connection to S. College. The proposed development plan includes these specific components.

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7. Findings of Fact/Conclusion

In evaluating the request for the College and Trilby Project Development Plan #PDP220009, Staff makes the following findings of fact and conclusions:

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

2. The Project Development Plan complies with applicable criteria for approval of Modification of Standards located in Division 2.8 of the Land Use Code.

   Staff supports the request for Modification of Standards to subsection 3.5.2(D)(2) for one building that does not have a doorway on an end of the building that faces a local street.

   The modification would not be detrimental to the public good and the request satisfies criterion (4) in subsection 2.8.2(H) as explained in this report.

   Staff supports the request for Modification of Standards to subsection 3.5.2(D)(2) for street-facing facades on the ends of two buildings without doorways.

   The modification would not be detrimental to the public good and the request satisfies criterion (4) in subsection 2.8.2(H) because the two building ends are a negligible proportion of the building frontage along the streets, and he building design does not consist of impersonal blank utilitarian walls but rather consists of windows, quality materials, and articulation consistent with the quality design character of the building fronts. Therefore, the two buildings contribute to visual interest along the street.

3. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, subject to approval of the three Modifications of Standards.

4. The Project Development Plan uses are permitted in Division 4.21 – General Commercial (CG) zone district in Article 4, with no other applicable zone district standards.

8. Recommendation

- Staff recommends that the Hearing Officer approve two Modifications of Standards to Land Use Code subsection 3.5.2(C) for building footprint variation; and 3.5.2(D)(2) for a street-facing facade without a doorway.
- Staff recommends that the Hearing Officer approve the College and Trilby Multi-Family Development Plan, #PDP220009 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.

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9. Attachments

1. Site Plan
2. Landscape Plan
3. Architecture
4. Modification Request for Building Variation
5. Modification Request for a Street-Facing Facade
6. Utility Plans
7. Plat
8. Environmental Characterization Study
9. Traffic Study
10. Neighborhood Meeting Notes

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PROJECT DEVELOPMENT PLAN

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

LAND USE CHART

EXISTING ZONING: CG (GENERAL COMMERCIAL)

EXISTING USE: VACANT

PROPOSED USE: ATTACHED SINGLE-FAMILY DUPLEXES AND TOWNHOMES

TOTAL SITE AREA: ±38.06 ACRES

DENSITY

	AREA (SF)	AREA (AC)	UNITS	DENSITY (DU/AC)
SUBJECT PROPERTY	±1,657,777.95 SF	±38.06 AC	265	±6.96 ± DU/AC

AREA COVERAGE

	PROPERTY OWNER/ DEVELOPER	HOME OWNER	TOTAL AREA (SF)	TOTAL AREA (ACRES)	% OF GROSS PDP AREA
TOTAL LOT AREA [1]	100%	0%	461,848.96 SF	10.60 AC	27.9%
BUILDING COVERAGE (GROUND FLOOR AREA) [1]	100%	0%	251,030.88 SF	5.76 AC	15.1%
PUBLIC STREET RIGHT-OF-WAY	N/A	N/A	320,055.18 SF	7.35 AC	19.3%
PRIVATE DRIVES, ALLEYS, & PARKING	100%	0%	114,371.76 SF	2.63 AC	7.0%
COMMON OPEN SPACE AREA	100%	0%	510,671.17 SF	11.72 AC	30.8%
ACTIVE RECREATION AREA [3]	100%	0%	36,842.32 SF	0.85 AC	2.2%

1. BUILDING COVERAGE IS INCLUDED AS PART OF THE TOTAL LOT AREA.
2. ALL ALLEYS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. ACTIVE RECREATION AND COMMUNITY AMENITY AREA IS INCLUDED WITHIN THE TOTAL COMMON OPEN SPACE.

BUILDING TYPE & PARKING SUMMARY

UNIT KEY	BUILDING TYPE	DWELLING UNITS	PK SP/UNIT REQ.	REQ. PARKING	PROV. PARKING[5]
A	PAIRED TOWNHOMES [4]	16	2	32	32
B	DUPLEX, TOWNHOMES & MULTI-FAMILY [4]	89	2	178	178
C	DUPLEX, TOWNHOMES & MULTI-FAMILY [4]	160	2	320	320
D	COMMUNITY BUILDING [4] (3,500 SF)	-	0[7]	0	14
	ADDITIONAL OFF-STREET GUEST PARKING	-	-	-	17
	TOTALS	265		530	561

4. ALL BUILDING UNITS WILL BE BUILT ON A CRAWL SPACE (NO BASEMENTS WILL BE BUILT).
5. REQUIRED PARKING PROVIDED BY GARAGES FOR ALL UNITS. ALLEY-LOADED UNITS WILL ONLY PERMIT TEMPORARY PARKING ON DRIVEWAY APRONS.
6. INCLUDES 4 INDOOR BIKE PARKING SPACES INSIDE COMMUNITY BUILDING.
7. NO REQUIRED PARKING IN LUC 3.2.2K

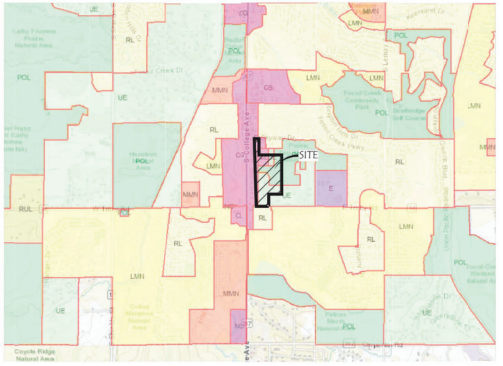
RESIDENTIAL BICYCLE PARKING REQUIRED

	PK SP/UNIT REQ.	BIKE PARKING REQ.
ENCLOSED BIKE PARKING (HOOKS PROVIDED IN GARAGES)	2 SP/UNIT - 265 UNITS	530 ENCLOSED SP 84 FIXED EXT. BIKE SP
FIXED SURFACE MOUNTED EXTERIOR SPACES	N/A	14 FIXED BIKE RACKS W/ 6 SP PER RACK

BUILDING HEIGHT

	MAXIMUM HEIGHT [8]
SINGLE-FAMILY ATTACHED 2-STORY DUPLEX	30'-0"
SINGLE-FAMILY ATTACHED 2-STORY TOWNHOMES	32'-0"
SINGLE-FAMILY ATTACHED 3-STORY DUPLEX	40'-0"
COMMUNITY BUILDING	30'-0"

8. BUILDING HEIGHT AS PERMITTED IN THE CG ZONE DISTRICT: MAXIMUM HEIGHT OF 4 STORIES AT 12'-8" PER STORY = 50.66' MAX HEIGHT.



VICINITY MAP
N.T.S.

SHEET INDEX

GENERAL SITE PLAN NOTES

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED 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. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE 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 THE PROPERTY OWNER OR THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO LOT 1 & TRACT A.
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 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. 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.

EXISTING OWNER

ATTN: STEVE SHOFLICK
COLLEGE AND TRILBY LLC
6400 E BELLEVIEW AVE STE 300
GREENWOOD VILLAGE, CO 801111647
P-303.799.6300
SSHOFLICK@MILLER-UNITED.COM

DEVELOPER

ZOCALO COMMUNITY DEVELOPMENT
ATTN: KOLBY O'HERRON
P-720.450.8644
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

ARCHITECT

GODDEN SUDIK ARCHITECTS
5975 S. QUEBEC STREET, SUITE 250
CENTENNIAL, CO 80111
ATTN: DANA ASHOORI
P-303.455.4431
DASHOORI@GODDENSUDIK.COM

PLANNER/ LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA PLA
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FORT COLLINS, CO 80525
P-970.305.6754
KMERRITT@JRENGINEERING.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: JOEY FRANK, PE
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FORT COLLINS, CO 80525
P-970.817.1010
JFRANK@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
7200 S ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
P-303.740.9393
JADAMS@JRENGINEERING.COM

ENVIRONMENTAL CONSULTANT

ALOTERRA RESTORATION
ATTN: JOHN WHITEMAN
320 E. VINE DRIVE, SUITE 213
FORT COLLINS, CO 80524
P-404.624.2714
JWHITEMAN@ALOTERRASERVICES.COM

OWNERS CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE LAWFUL OWNERS OF 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) DATE

_____
(PRINT NAME)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____ BY

_____
(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

PLANNING CERTIFICATION

APPROVED BY THE DIRECTOR COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO

ON THIS _____ DAY OF _____ A.D., 20_____.

_____
COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES SPECIFIED BY AND WITH WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY O'HERRON
720.450.8649
KOLBY.OHERRON@ZOCALO DEVELOPMENT.COM

JR ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

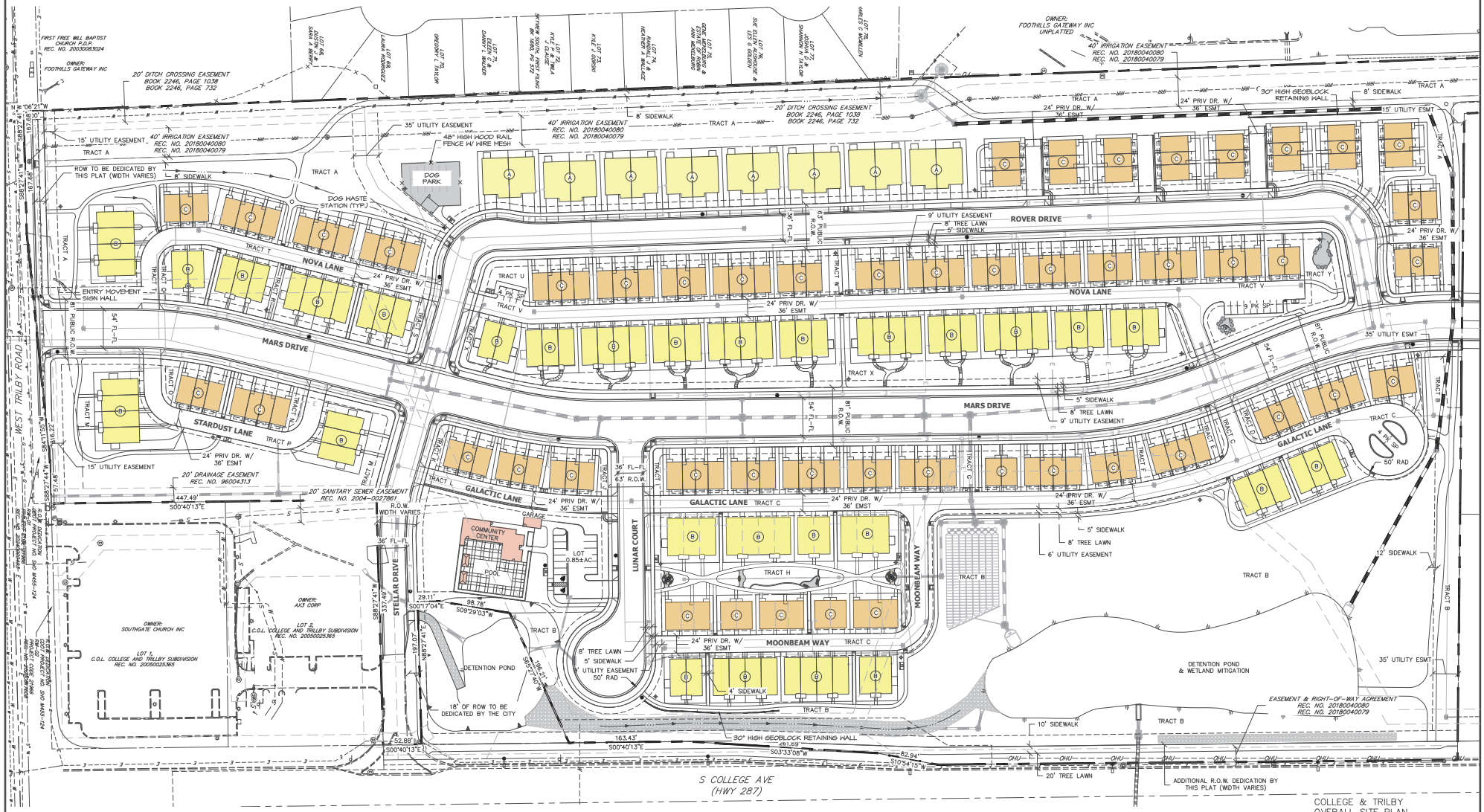
No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

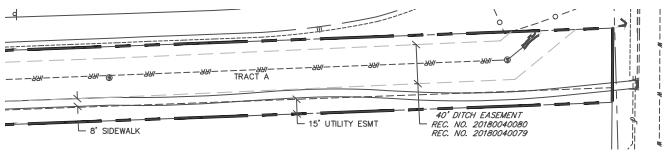
H-SCALE	1"=50'
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DJG
CHECKED BY	

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
COVER SHEET

SHEET 01 OF 48
JOB NO. 39823.00

COLLEGE & TRILBY MULTI-FAMILY COMMUNITY





BUILDING TYPE MATRIX

BLDG KEY	BUILDING TYPE	NUMBER OF UNITS
A	PAIRED TOWNHOMES	16 UNITS
B	DUPLEX, TOWNHOMES, & MULTI-FAMILY	84 UNITS
C	DUPLEX, TOWNHOMES, & MULTI-FAMILY	160 UNITS
	COMMUNITY BUILDING	N/A
TOTAL DWELLING UNITS		265 DWELLING UNITS

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- DOG WASTE STATION (14 REQ.)
- BIKE RACK (14 REQ.) — B

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

COLLEGE & TRILBY
OVERALL SITE PLAN
MULTI-FAMILY COMMUNITY
JOB NO. 39823.00
11/15/23
SHEET 02 OF 48

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT DEVELOPMENT PLAN

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

LAND USE CHART

EXISTING ZONING: CG (GENERAL COMMERCIAL)
EXISTING USE: VACANT
PROPOSED USE: ATTACHED SINGLE-FAMILY DUPLEXES AND TOWNHOMES
TOTAL SITE AREA: ±38.06 ACRES

DENSITY

	AREA (SF)	AREA (AC)	UNITS	DENSITY (DU/AC)
SUBJECT PROPERTY	±1,657,777.95 SF	±38.06 AC	265	±6.96 ± DU/AC

AREA COVERAGE

	PROPERTY OWNER/ DEVELOPER	HOME OWNER	TOTAL AREA (SF)	TOTAL AREA (ACRES)	% OF GROSS PDP AREA
TOTAL LOT AREA [1]	100%	0%	461,848.96 SF	10.60 AC	27.9%
BUILDING COVERAGE (GROUND FLOOR AREA) [1]	100%	0%	251,030.88 SF	5.76 AC	15.1%
PUBLIC STREET RIGHT-OF-WAY	N/A	N/A	320,055.18 SF	7.35 AC	19.3%
PRIVATE DRIVES, ALLEYS, & PARKING	100%	0%	114,371.76 SF	2.63 AC	7.0%
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1. BUILDING COVERAGE IS INCLUDED AS PART OF THE TOTAL LOT AREA.
2. ALL ALLEYS WITHIN THE DEVELOPMENT WILL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. ACTIVE RECREATION AND COMMUNITY AMENITY AREA IS INCLUDED WITHIN THE TOTAL COMMON OPEN SPACE.

BUILDING TYPE & PARKING SUMMARY

UNIT KEY	BUILDING TYPE	DWELLING UNITS	PK SP/UNIT REQ.	REQ. PARKING	PROV. PARKING[5]
A	TWO FAMILY ATTACHED DUPLEX [4]	16	2	32	32
B	SINGLE-FAMILY ATTACHED 2-STORY TOWNHOMES [4]	89	2	178	178
C	SINGLE-FAMILY ATTACHED 3-STORY TOWNHOMES [4]	160	2	320	320
D	COMMUNITY BUILDING [4] (3,500 SF)	-	0[7]	0	14
	ADDITIONAL OFF-STREET GUEST PARKING	-	-	-	17
	TOTALS	265		530	561

4. ALL BUILDING UNITS WILL BE BUILT ON A CRAWL SPACE (NO BASEMENTS WILL BE BUILT).
5. REQUIRED PARKING PROVIDED BY GARAGES FOR ALL UNITS. ALLEY-LOADED UNITS WILL ONLY PERMIT TEMPORARY PARKING ON DRIVEWAY APRONS.
6. INCLUDES 4 INDOOR BIKE PARKING SPACES INSIDE COMMUNITY BUILDING.
7. NO REQUIRED PARKING IN LUC 3.2.2K

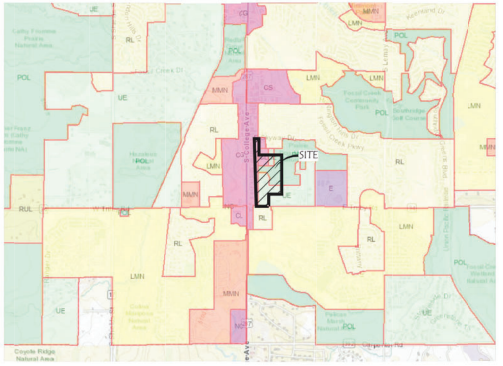
RESIDENTIAL BICYCLE PARKING REQUIRED

	PK SP/UNIT REQ.	BIKE PARKING REQ.
ENCLOSED BIKE PARKING (HOOKS PROVIDED IN GARAGES)	2 SP/UNIT - 265 UNITS	530 ENCLOSED SP 84 FIXED EXT. BIKE SP
FIXED SURFACE MOUNTED EXTERIOR SPACES	N/A	14 FIXED BIKE RACKS W/ 6 SP PER RACK

BUILDING HEIGHT

	MAXIMUM HEIGHT [8]
SINGLE-FAMILY ATTACHED 2-STORY DUPLEX	30'-0"
SINGLE-FAMILY ATTACHED 2-STORY TOWNHOME	32'-0"
SINGLE-FAMILY ATTACHED 3-STORY DUPLEX	40'-0"
COMMUNITY BUILDING	30'-0"

8. BUILDING HEIGHT AS PERMITTED IN THE CG ZONE DISTRICT: MAXIMUM HEIGHT OF 4 STORIES AT 12'-8" PER STORY = 50.66' MAX HEIGHT.



VICINITY MAP
N.T.S.

SHEET INDEX

GENERAL SITE PLAN NOTES

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
2. REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. FIRE HYDRANTS MUST MEET OR EXCEED 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. ACCESSABLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSABLE PARKING SPACES. ACCESSABLE 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 THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
12. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
13. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO LOT 1 & TRACT A.
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 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. 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.

OWNERS CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE LAWFUL OWNERS OF 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) DATE

_____
(PRINT NAME)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____ BY

_____
(PRINT NAME)

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

PLANNING CERTIFICATION

APPROVED BY THE DIRECTOR COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO

ON THIS _____ DAY OF _____ A.D., 20_____.

_____
COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR

EXISTING OWNER

ATTN: STEVE SHOFLICK
COLLEGE AND TRILBY LLC
6400 E BELLEVIEW AVE STE 300
GREENWOOD VILLAGE, CO 801111647
P-303.799.6300
SSHOFLICK@MILLER-UNITED.COM

DEVELOPER

ZOCALO COMMUNITY DEVELOPMENT
ATTN: KOLBY O'HERRON
P-720.450.8644
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

ARCHITECT

GODDEN SUDIK ARCHITECTS
9975 S. QUEBEC STREET, SUITE 250
CENTENNIAL, CO 80111
ATTN: DANA ASHOORI
P-303.455.4431
DASHOORI@GODDENSUDIK.COM

PLANNER/ LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA PLA
2400 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P-970.305.6754
KMERRITT@JRENGINEERING.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: JOEY FRANK, PE
2400 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P-970.817.1010
JFRANK@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
7200 S ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
P-303.740.9393
JADAMS@JRENGINEERING.COM

ENVIRONMENTAL CONSULTANT

ALOTERRA RESTORATION
ATTN: JOHN WHITEMAN
320 E. VINE DRIVE, SUITE 213
FORT COLLINS, CO 80524
P-404.624.2714
JWHITEMAN@ALOTERRASERVICES.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY THEM. ANY OTHER USE WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY O'HERRON
720.450.8649
KOLBY.OHERRON@ZOCALO DEVELOPMENT.COM

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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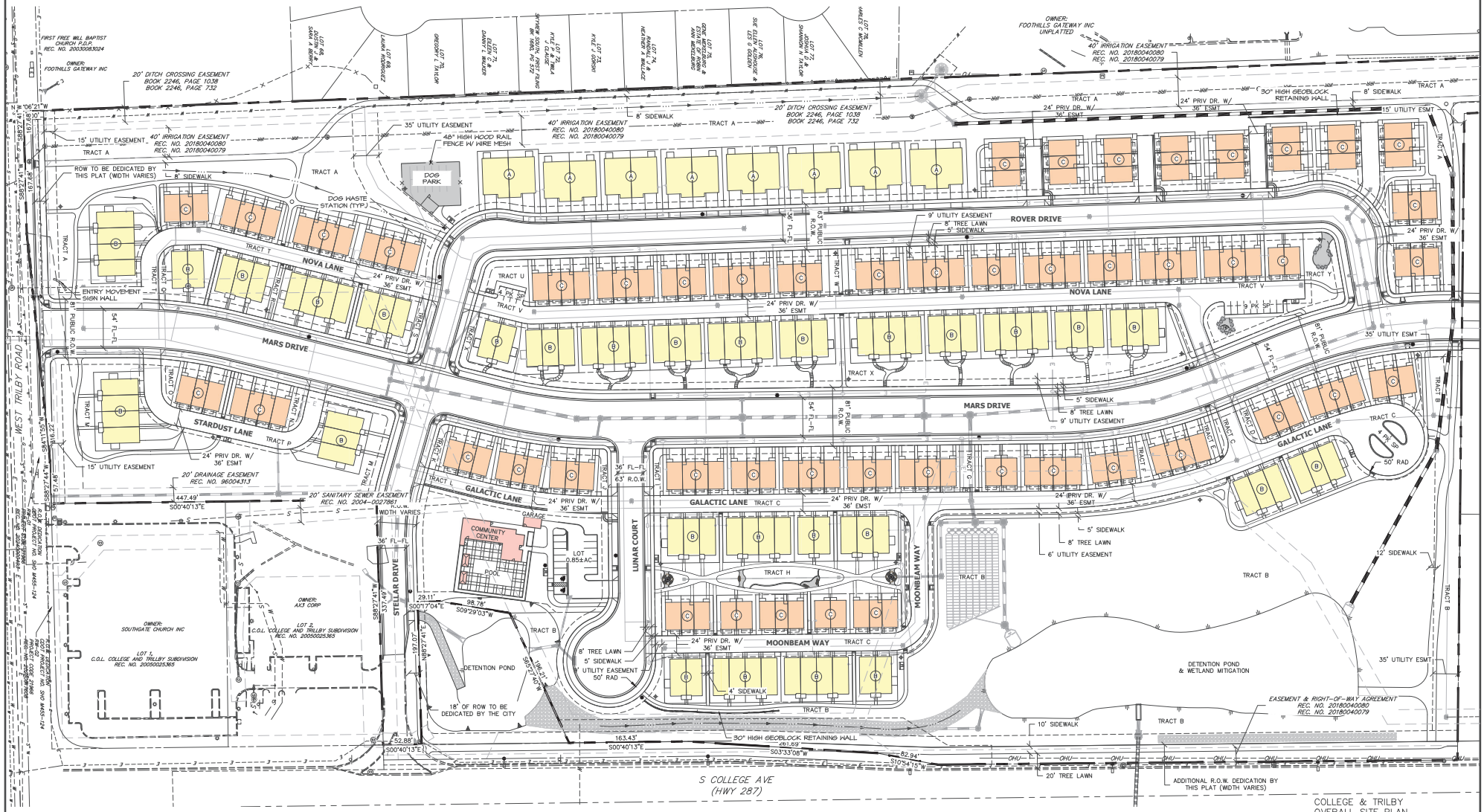
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
COVER SHEET

SHEET 01 OF 48
JOB NO. 39823.00

COLLEGE & TRILBY MULTI-FAMILY COMMUNITY



BUILDING TYPE MATRIX

BLDG KEY	BUILDING TYPE	NUMBER OF UNITS
A	DUPLEX (3 STORY)	16 UNITS
B	SINGLE-FAMILY ATTACHED (2-STORY TOWNHOME)	89 UNITS
C	SINGLE-FAMILY ATTACHED (3-STORY TOWNHOME)	160 UNITS
	COMMUNITY BUILDING (1 STORY)	N/A
TOTAL DWELLING UNITS		265 DWELLING UNITS

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- DOG WASTE STATION (14 REQ.)
- BIKE RACK (14 REQ.) — B

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

COLLEGE & TRILBY
OVERALL SITE PLAN
MULTI-FAMILY COMMUNITY
JOB NO. 39823.00
11/15/23
SHEET 02 OF 48

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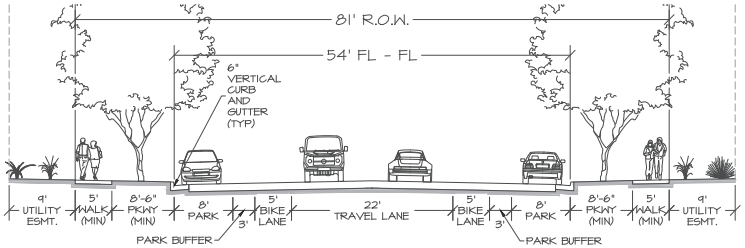
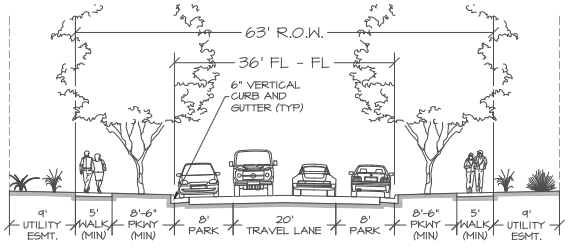


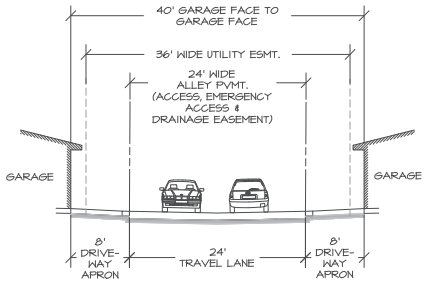
COLLECTOR LOCAL STREET SCALE 1"=6'

MARS DRIVE



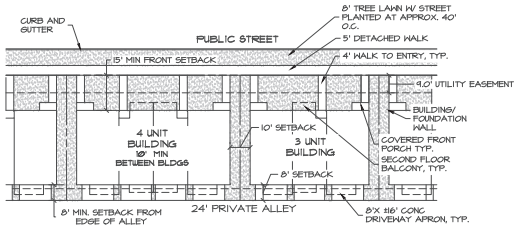
CONNECTOR LOCAL STREET SCALE 1"=6'

STELLAR DRIVE, ROVER DRIVE



24' WIDE PRIVATE ALLEY SCALE 1"=6'

STARDUST LANE, NOVA LANE, GALACTIC LANE/COURT, MOONBEAM WAY



PROTOTYPE BUILDING GROUP LAYOUT – A

N.T.S

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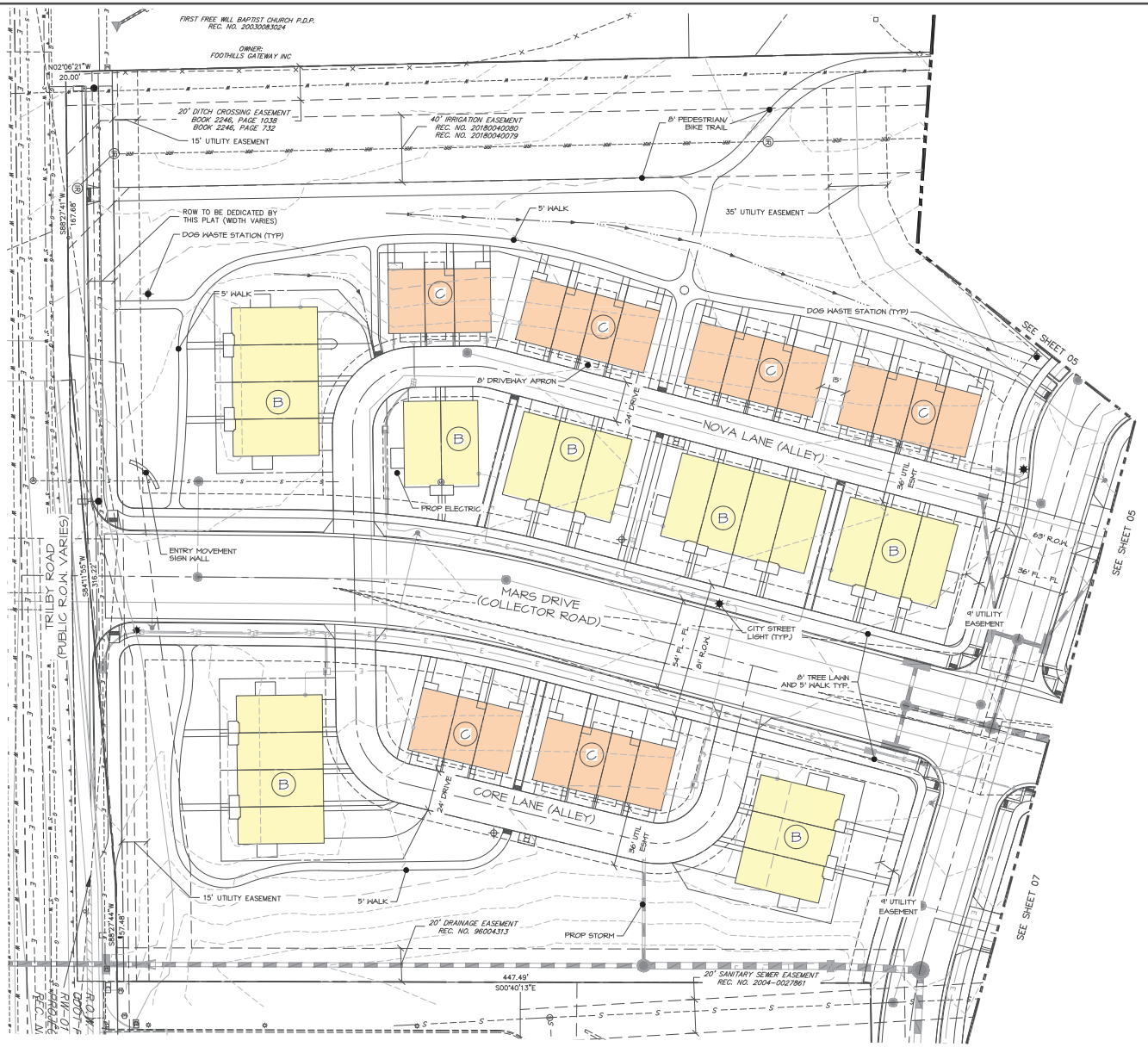
COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

OVERALL SITE PLAN

SHEET 03 OF 48

JOB NO. 39823.00



SITE PLAN

SITE LEGEND

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- EXISTING CURB AND GUTTER
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- DOG WASTE STATION (14 REQ.)
- BIKE RACK (14 REQ.) — B

STREET TREE NOTE

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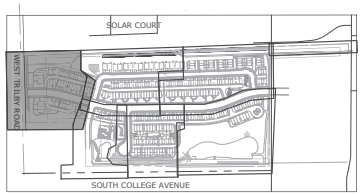

KEY MAP

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COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

SITE PLAN ENLARGEMENTS

SHEET 04 OF 48

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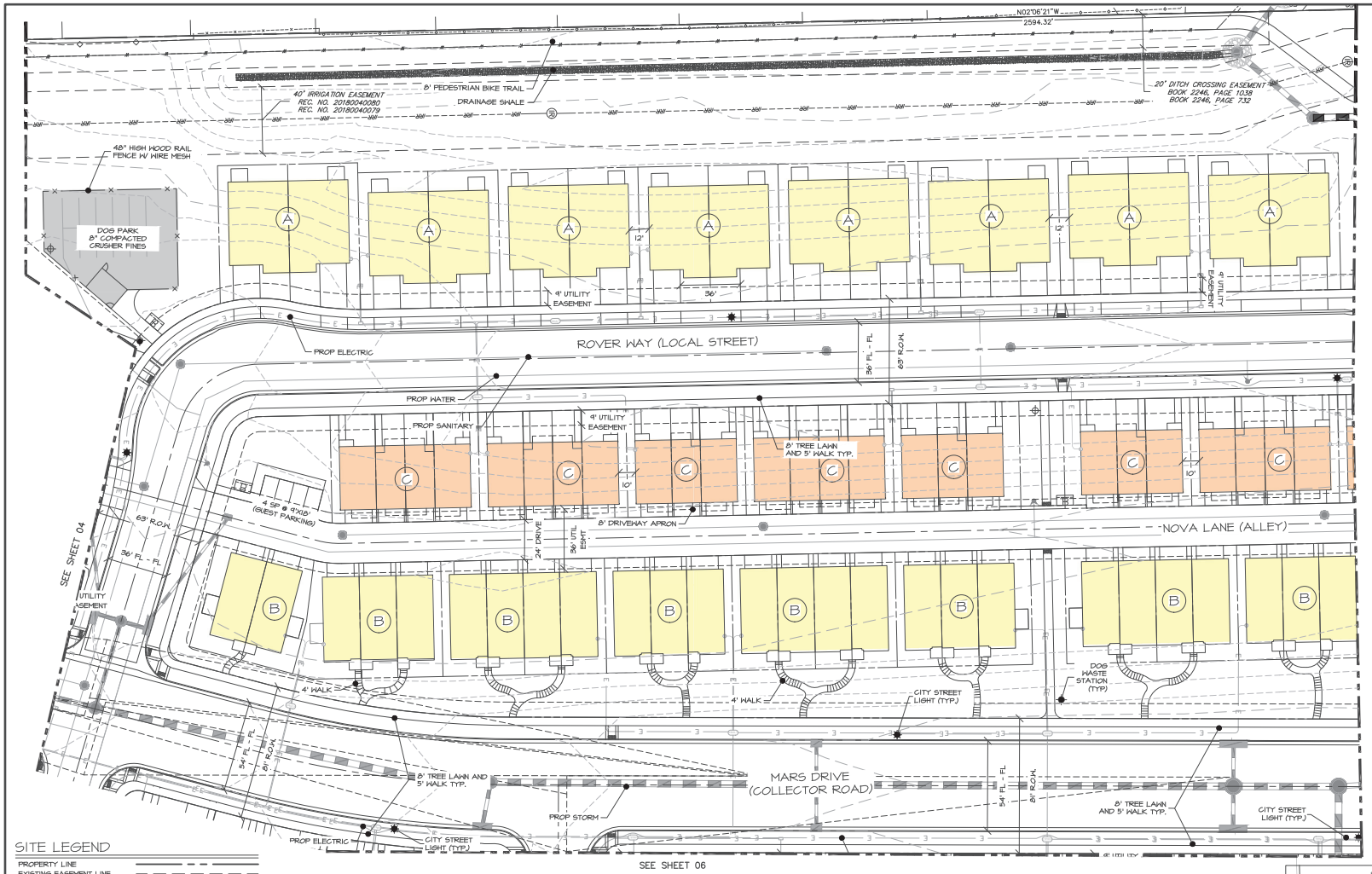

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30 15 0 30 60
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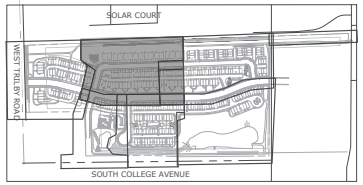

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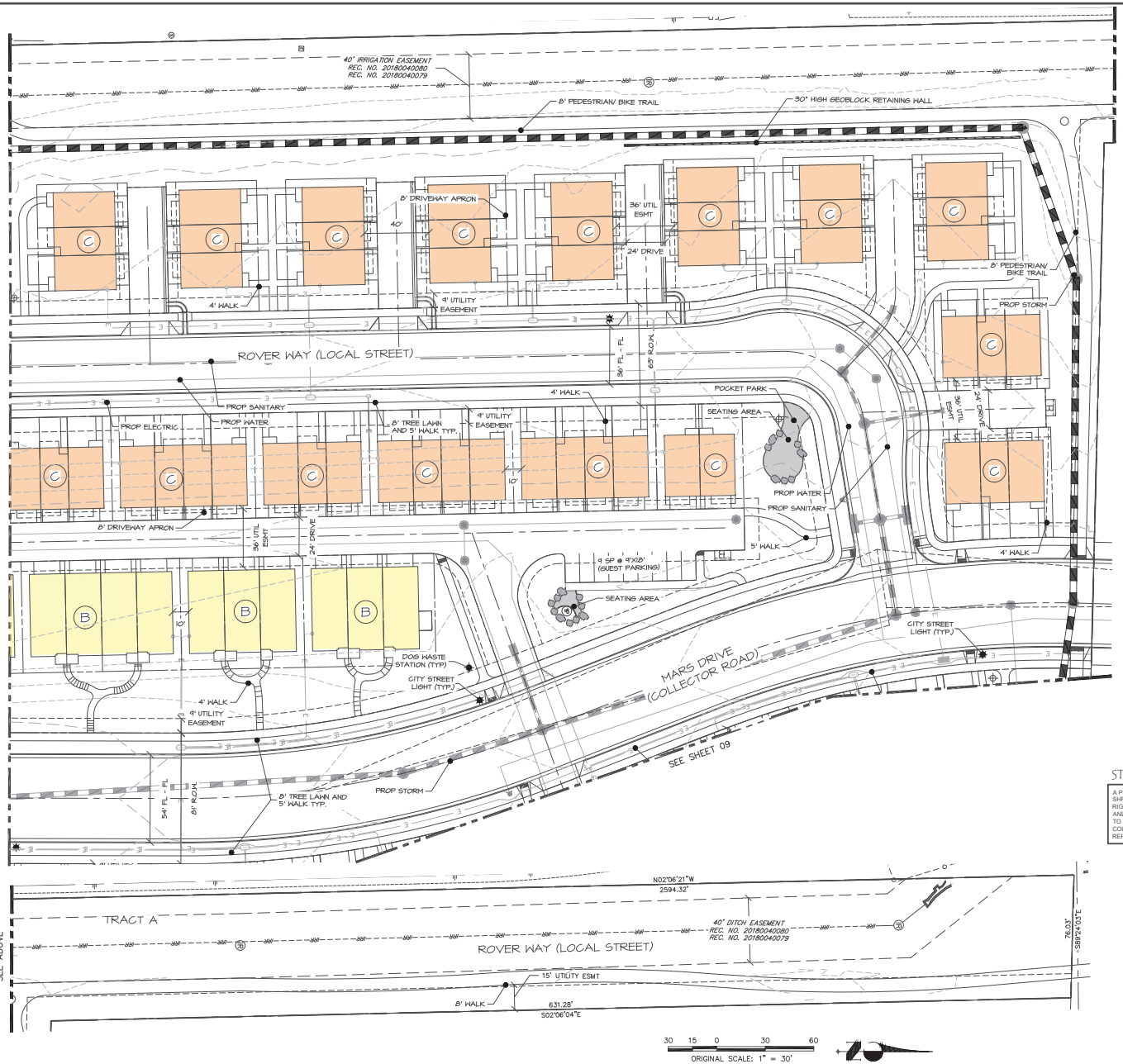

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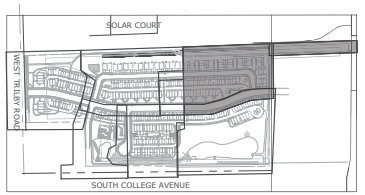

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COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

SITE PLAN ENLARGEMENTS

SHEET 06 OF 48

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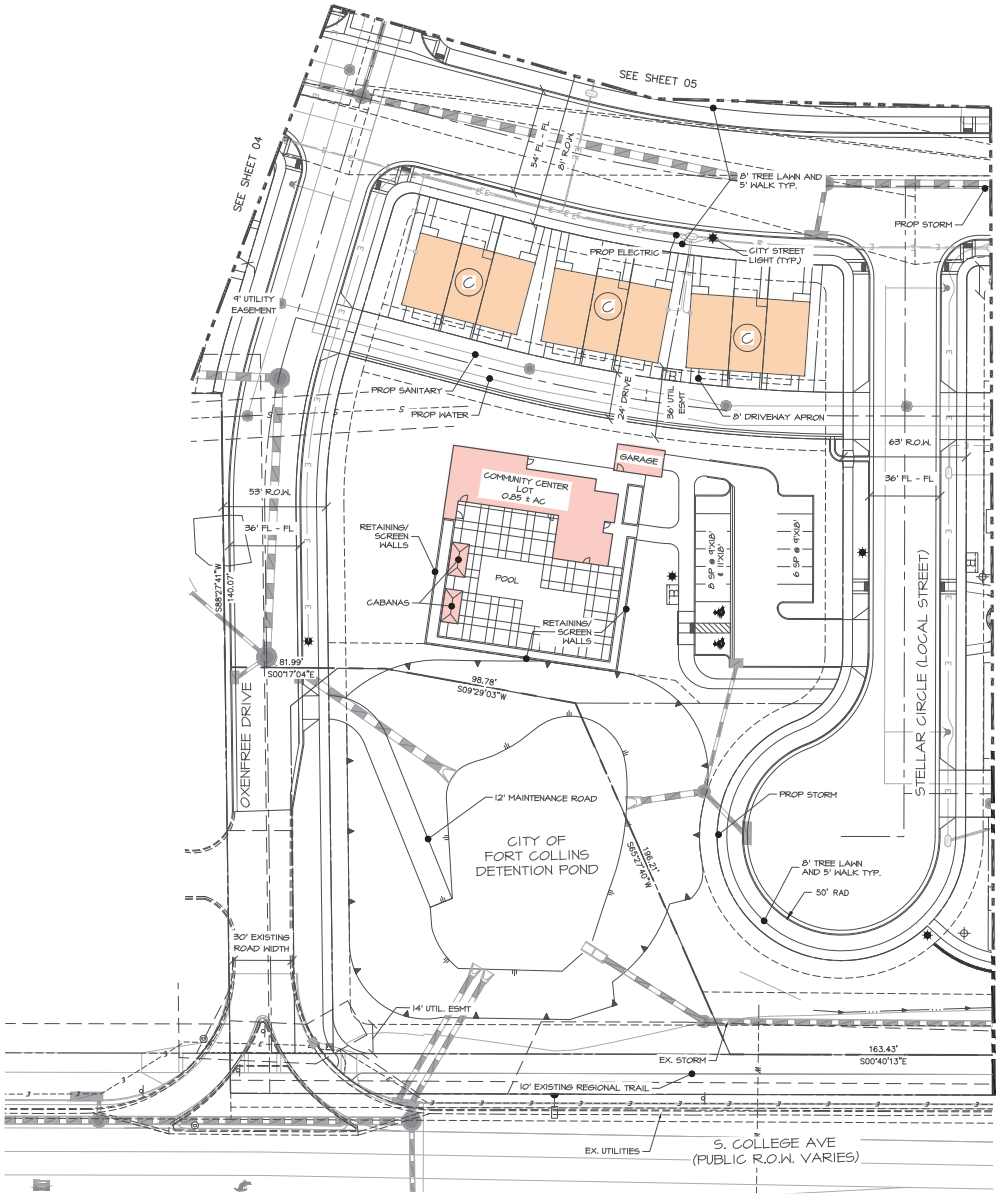

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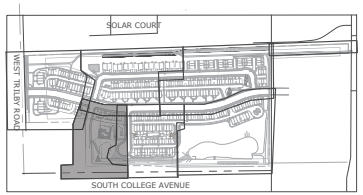

KEY MAP

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PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY O'HERRON
720.450.8649
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

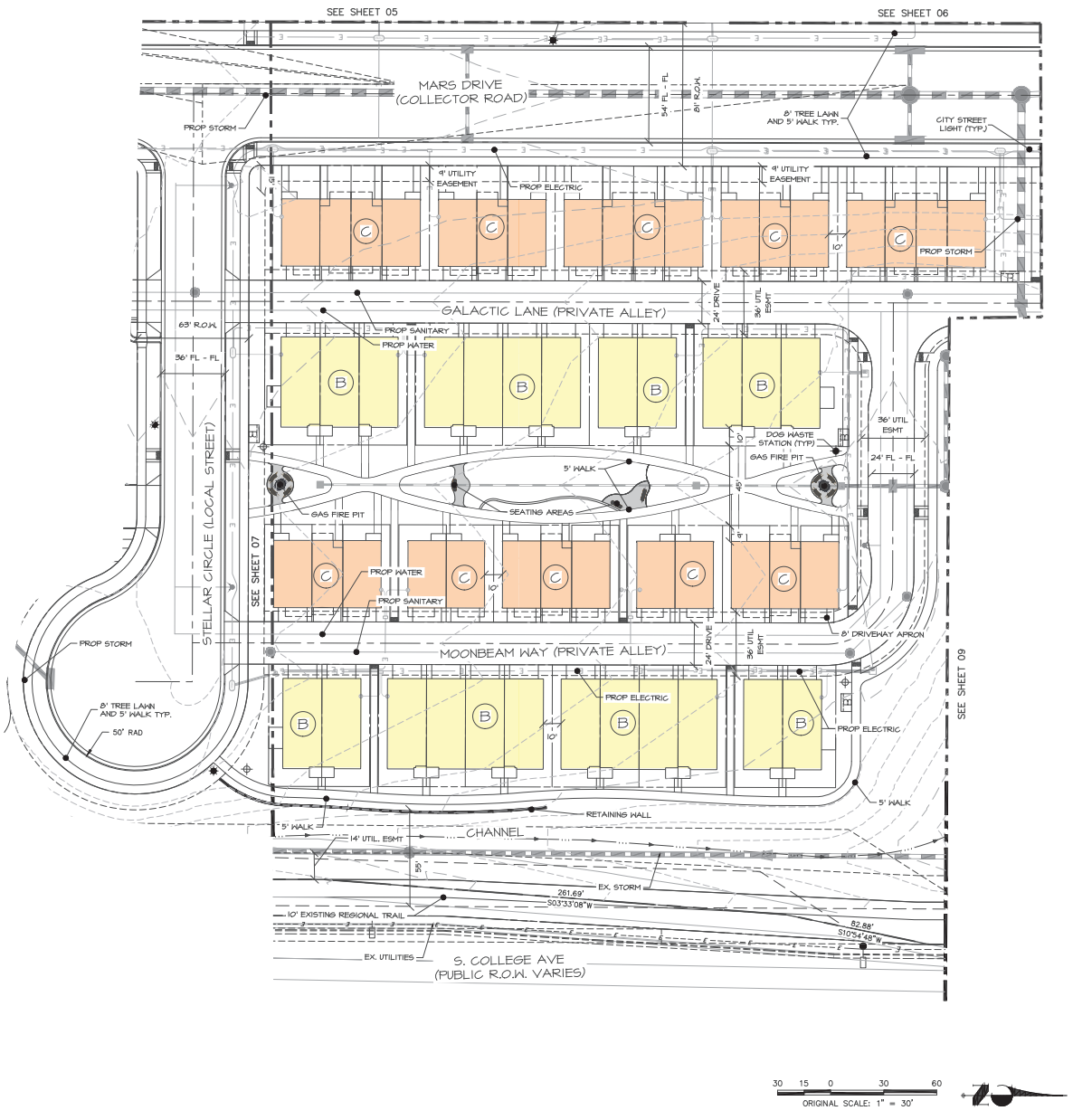
H-SCALE	1"=30'
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

SITE PLAN ENLARGEMENTS

SHEET 07 OF 48

JOB NO. 39823.00



30 15 0 30 60

ORIGINAL SCALE: 1" = 30'

SITE PLAN

SITE LEGEND

PROPERTY LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
RIGHT OF WAY	
CENTERLINE	
SIGHT-DISTANCE-TRIANGLE	
WIRE FENCE	
WOODEN PRIVACY FENCE	
GAS MAIN	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER MAIN	
PROPOSED WATER MAIN	
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DOG WASTE STATION (14 REQ.)	
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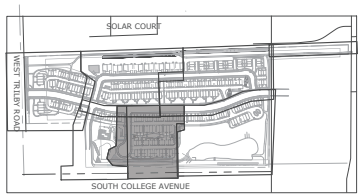

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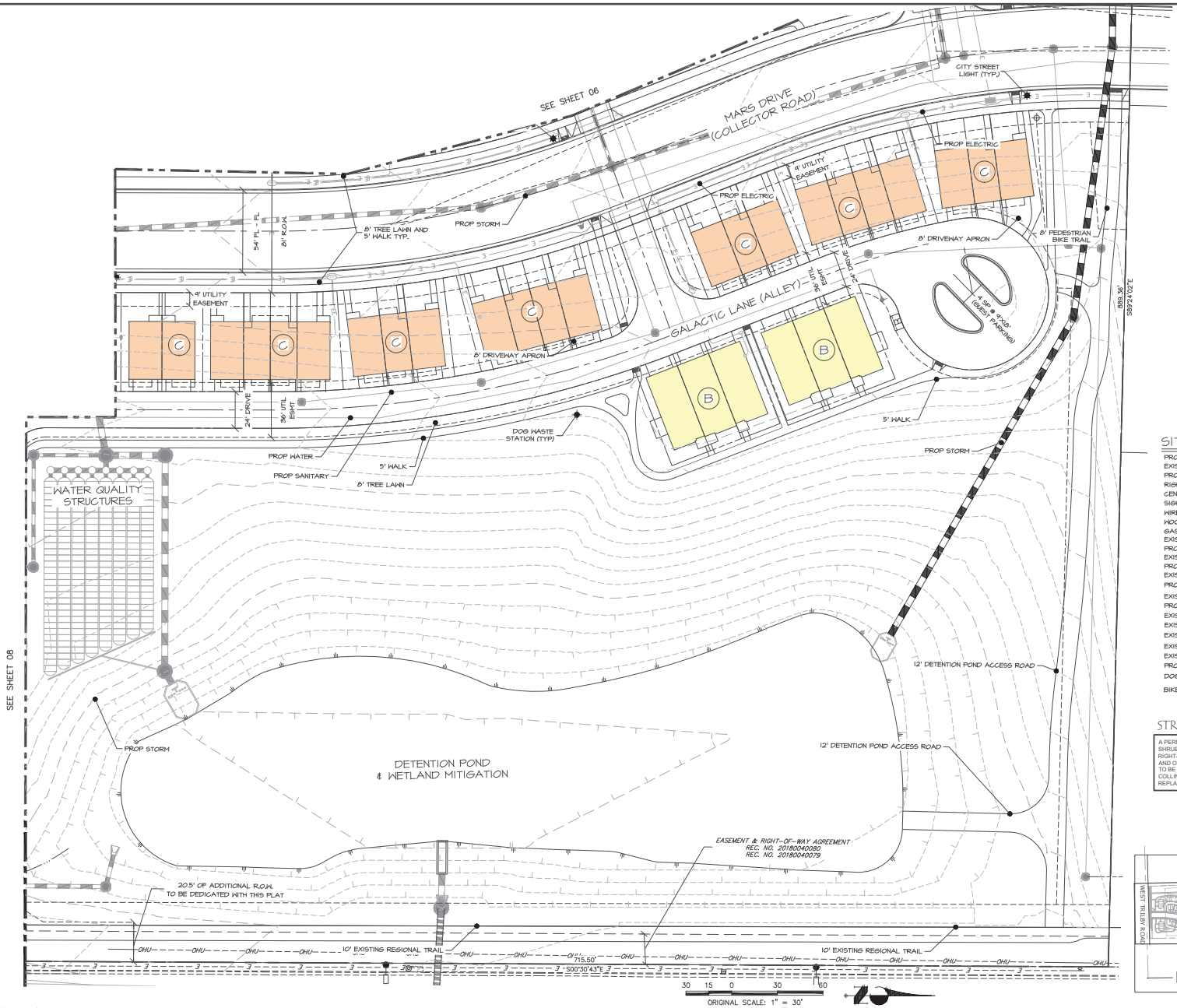

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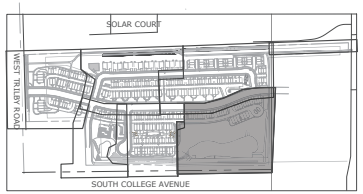

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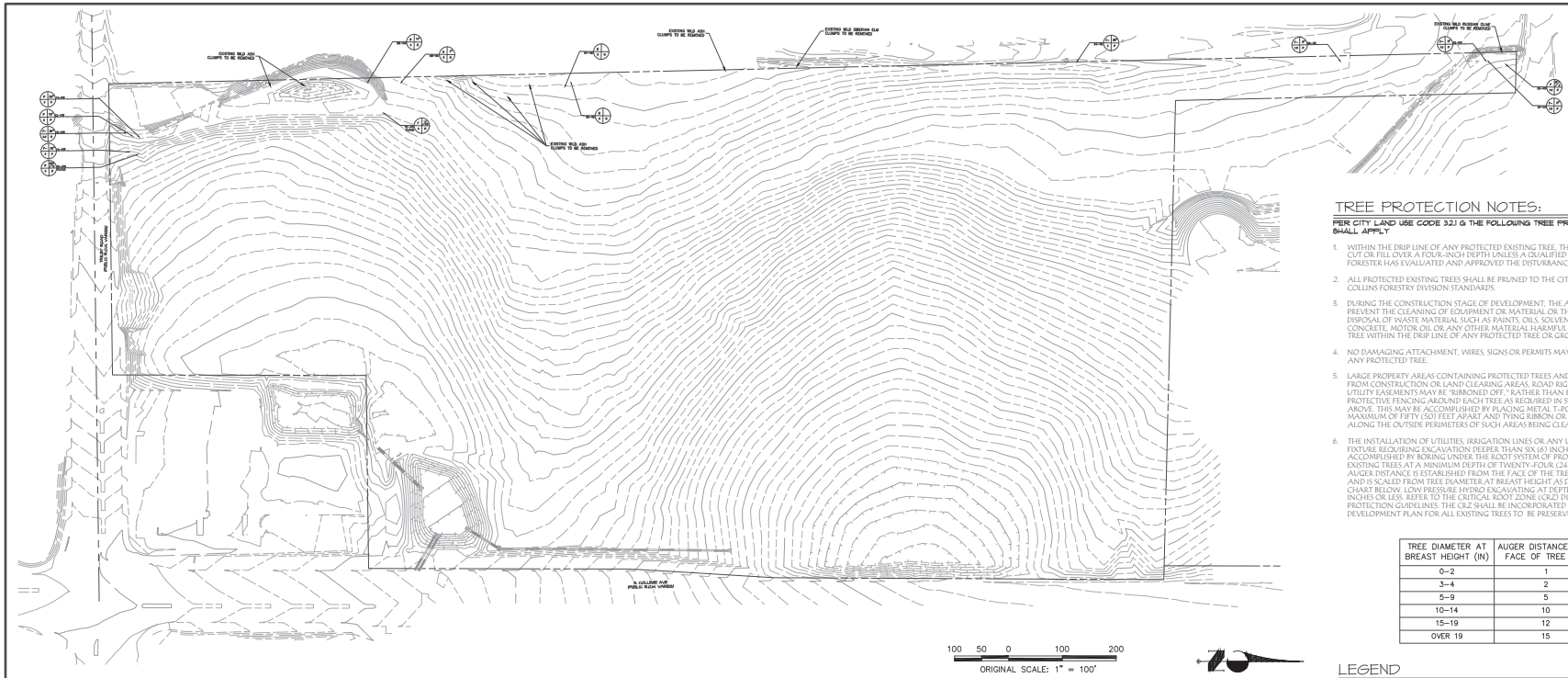

TREE PROTECTION NOTES:

PER CITY LAND USE CODE 3.2.1 G THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHALL APPLY

1. 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.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY DIVISION STANDARDS.
3. 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.
4. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
5. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE 'SUBDIVIDED 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.
6. 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. LOW PRESSURE HYDRO EXCAVATING AT DEPTHS OF TWENTY-FOUR (24) INCHES OR LESS, REFER TO THE CRITICAL ROOT ZONE (CRZ) DIAGRAM, FIGURE 2, FOR ROOT PROTECTION GUIDELINES. THE CRZ SHALL BE INCORPORATED INTO AND SHOWN ON DEVELOPMENT PLAN FOR ALL EXISTING TREES TO BE PRESERVED.

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

EXISTING TREE ANALYSIS & MITIGATION PLAN

TREE MITIGATION MATRIX

INDEX NUMBER	TREE SPECIES		CONDITION	STEMS	DIAMETER BREAST HEIGHT (INCHES)	REMOVE AND REMAIN	REASON FOR REMOVAL	TREE MITIGATION VALUE IF REQ'D	TREE MITIGATION REQUIRED/PROVIDED
1	CA	CRABAPPLE	FAIR MINUS		9	PRESERVE IN PLACE		1.50	-
2	RO	RUSSIAN OLIVE	FAIR MINUS		9&8	PRESERVE IN PLACE		1.50	-
3	RO	RUSSIAN OLIVE	FAIR	3	7-8	PRESERVE IN PLACE		1.50	-
4	SE	SIBERIAN ELM	FAIR MINUS		26	PRESERVE IN PLACE		2	-
5	SE	SIBERIAN ELM	FAIR MINUS		6&9	PRESERVE IN PLACE		1.50	-
6	SE	SIBERIAN ELM	DEAD			REMOVE	DEAD	0	-
7	SE	SIBERIAN ELM	DEAD			REMOVE	DEAD	0	-
8	SE	SIBERIAN ELM	DEAD		7	REMOVE	DEAD	0	-
9	CW	COTTONWOOD	POOR		11&8	PRESERVE IN PLACE		2	-
10	AS	ASH	FAIR	50		PRESERVE IN PLACE		2	2
11	CW	COTTONWOOD	POOR		29&19	PRESERVE IN PLACE		3	-
12	CW	COTTONWOOD	POOR		18	PRESERVE IN PLACE		2	-
13	CW	COTTONWOOD	FAIR MINUS		36	REMOVE	IN PROPOSED PUBLIC R.O.W. WALK	2.50	2.50
14	CW	COTTONWOOD	FAIR MINUS		30	PRESERVE IN PLACE		3	-
15	CW	COTTONWOOD	POOR	8	14-26	REMOVE	IN PROPOSED WALK	5	5
SUBTOTAL MITIGATION TREES REQUIRED/PROVIDED									9 / 17

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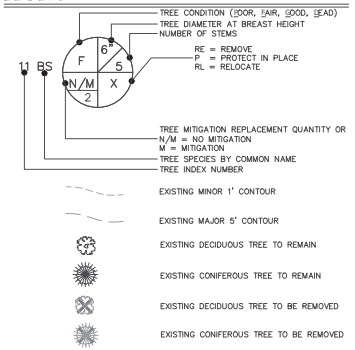
LEGEND



TREE REMOVAL NOTE

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 WITHIN 5_7 DAYS OF TREE REMOVAL. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.'

TREE RELOCATION NOTE

ALL RELOCATED TREES SHALL RECEIVE 100 GALLONS OF SUPPLEMENTAL WATERING EACH WEEK DURING THE GROWING SEASON FOR A PERIOD OF ONE YEAR FROM THE DATE OF RELOCATION, AND SUPPLEMENTAL WATERING SHALL BE INCLUDED TO ONCE A MONTH FROM DECEMBER THROUGH MARCH.

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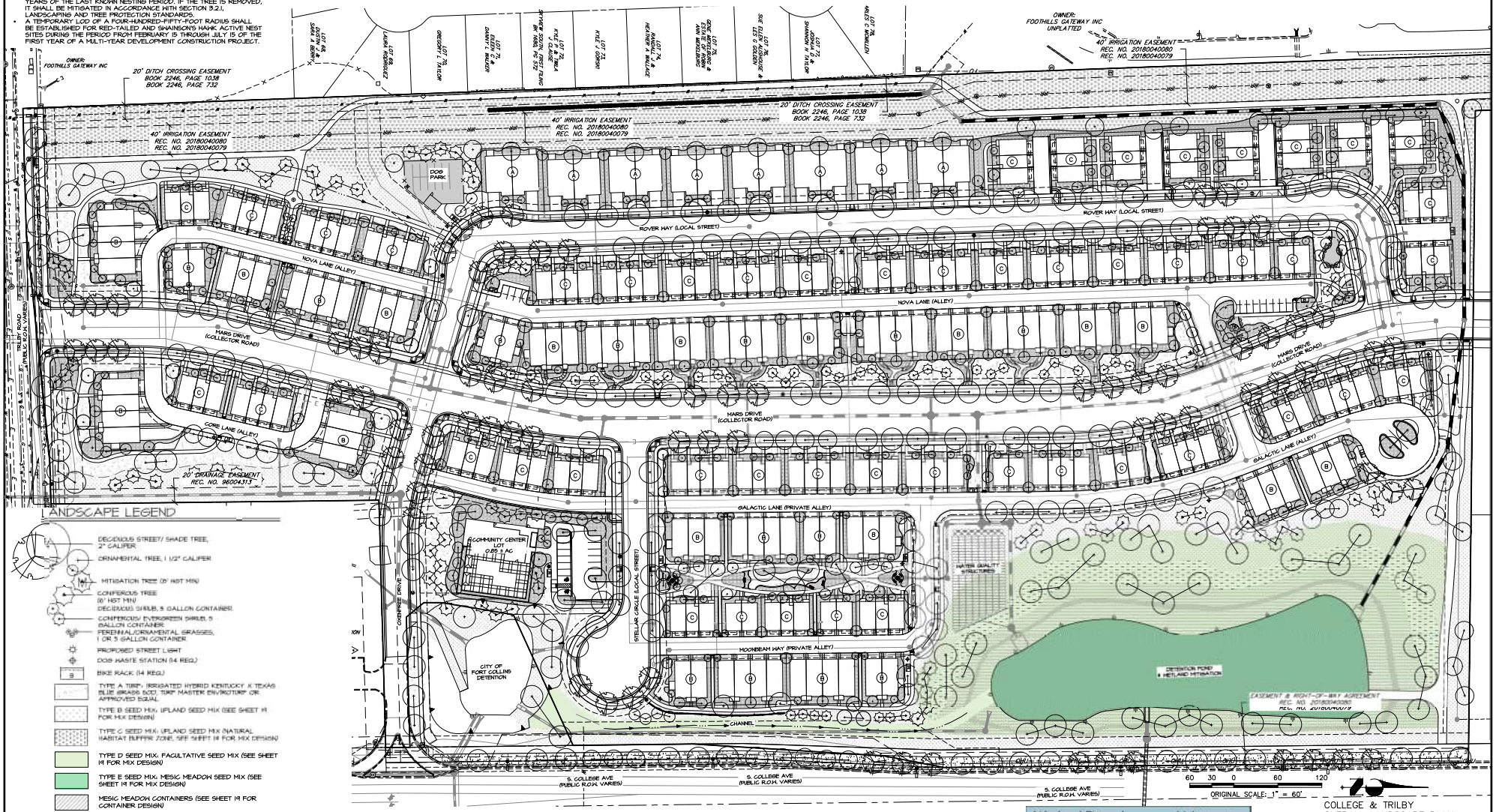
COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
EXISTING TREE ANALYSIS & MITIGATION PLAN

SHEET 10 OF 31
JOB NO. 39823.00

COLLEGE & TRILBY MULTI-FAMILY COMMUNITY

NOTE:

- NO TREE WITH AN ACTIVE NEST SHALL BE REMOVED UNLESS A PERMIT FOR SUCH REMOVAL HAS BEEN OBTAINED BY THE DEVELOPER FROM THE UNITED STATES FISH AND WILDLIFE SERVICE.
- TO THE EXTENT REASONABLY FEASIBLE, TREES THAT ARE KNOWN TO HAVE SERVED AS NEST SITES SHALL NOT BE REMOVED WITHIN FIVE (5) YEARS OF THE LAST KNOWN NESTING PERIOD. IF THE TREE IS REMOVED, IT SHALL BE MITIGATED IN ACCORDANCE WITH SECTION 3.2.1, LANDSCAPING AND TREE PROTECTION STANDARDS.
- A TEMPORARY LOD OF A FOUR-HUNDRED-FIFTY-FOOT RADIUS SHALL BE ESTABLISHED FOR RED-TAILED AND SWAINSON'S HAWK ACTIVE NEST SITES DURING THE PERIOD FROM FEBRUARY 15 THROUGH JULY 15 OF THE FIRST YEAR OF A MULTI-YEAR DEVELOPMENT CONSTRUCTION PROJECT.



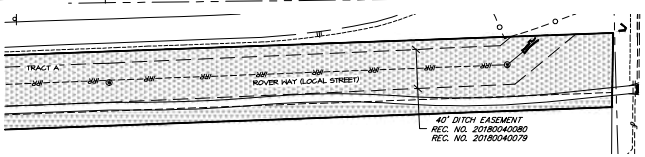
LANDSCAPE LEGEND

- DECIDUOUS STREET/ SHADE TREE, 2" CALIPER
- ORNAMENTAL TREE, 1 1/2" CALIPER
- MITIGATION TREE (5' HGT MIN)
- CONIFEROUS TREE (6' HGT MIN) DECIDUOUS SHRUB, 5 GALLON CONTAINER
- CONIFEROUS/ EVERGREEN SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES, 1 OR 5 GALLON CONTAINER
- PROPOSED STREET LIGHT
- DOG WASTE STATION (14 REQ.)
- BIKE RACK (14 REQ.)
- TYPE A TURF: IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- TYPE B SEED MIX: UPLAND SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- TYPE C SEED MIX: UPLAND SEED MIX (NATURAL HABITAT BUFFER ZONE, SEE SHEET 19 FOR MIX DESIGN)
- TYPE D SEED MIX: FACULTATIVE SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- TYPE E SEED MIX: MESIC MEADOW SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- MESIC MEADOW CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- FACULTATIVE CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- MESORIPARIAN CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- DECIDUOUS, CONIFEROUS, OR ORNAMENTAL GRASSES SHRUB BED AREA, MULCHED WITH A 3" LAYER OF WASHED RIVER ROCK WITH WEED BARRIER FABRIC (SEE PROTOTYPICAL BUILDING GROUP LANDSCAPE PLAN)
- COMPACTED CRUSHER FINES WALK (COLOR T.B.D.)

WASHED RIVER ROCK MULCH: WASHED RIVER ROCK MULCH SHALL BE A MINIMUM OF 3" LAYER OF MULCH OVER WEED BARRIER FABRIC. WASHED RIVER ROCK MULCH SHALL BE A MIX OF 40% 3"-6" NOMINAL SIZE WASHED COBBLE AND 60% 2"-3" NOMINAL SIZE WASHED RIVER GRAVEL

WOOD MULCH: WOOD MULCH SHALL BE A MINIMUM OF 3 LAYERS OF SHREDDED REDWOOD BARK OVER WEED BARRIER. WHERE 1 GALLON PERENNIALS ARE PLANTED, OMIT WEED BARRIER FABRIC IN THESE AREAS AND IN TREE PLANTING RINGS.

SHRUB BEDS: ALL SHRUB BEDS ARE TO BE MULCHED WITH A 3" LAYER OF 2"-3" DIAMETER WASHED RIVER ROCK WITH WEED BARRIER FABRIC EXCEPT AS NOTED ON LANDSCAPE ENLARGEMENT PLANT SHEET



Wetland Disturbance and Mitigation

Feature	Acres
Total existing wetland and 100' buffer	**3.50**
Existing wetland	1.23
100' Buffer around existing wetland	2.27
Proposed Wetland Mitigation (Designed Wetland)	4.00

NHBZ Mitigation

Feature	Acres
Total existing riverine habitat and 50' buffer	**5.84**
Existing riverine habitat	0.77
50' Buffer around riverine habitat	5.18
Proposed Habitat Mitigation (Designed NHBZ)	5.95

COLLEGE & TRILBY
OVERALL LANDSCAPE PLAN
MULTI-FAMILY COMMUNITY
JOB NO. 39823.00
11/15/23
SHEET 11 OF 48

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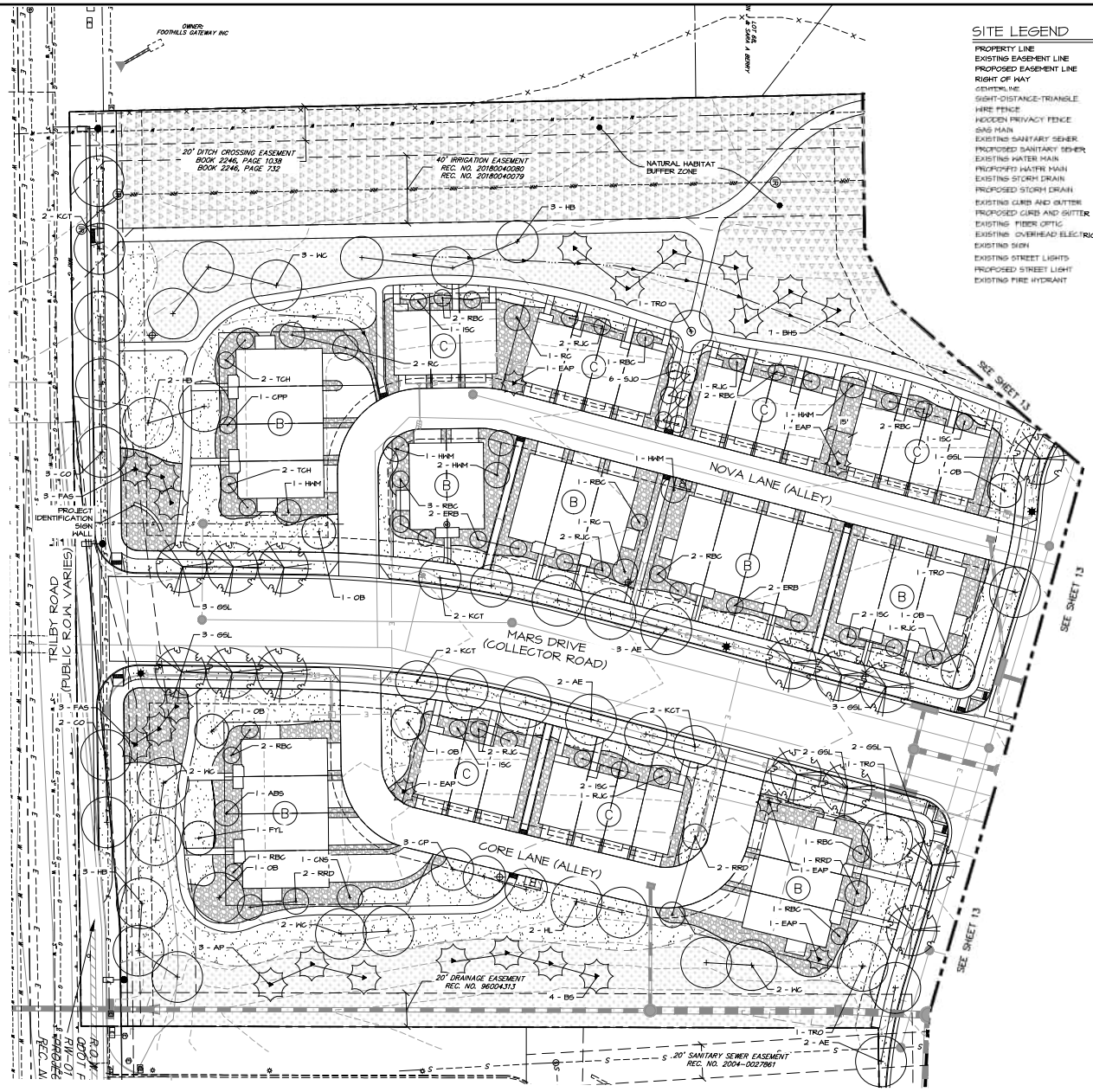

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NOTE:

- NO TREE WITH AN ACTIVE NEST SHALL BE REMOVED UNLESS A PERMIT FOR SUCH REMOVAL HAS BEEN OBTAINED BY THE DEVELOPER FROM THE UNITED STATES FISH AND WILDLIFE SERVICE.
- TO THE EXTENT REASONABLY FEASIBLE, TREES THAT ARE KNOWN TO HAVE SERVED AS NEST SITES SHALL NOT BE REMOVED WITHIN FIVE (5) YEARS OF THE LAST KNOWN NESTING PERIOD. IF THE TREE IS REMOVED, IT SHALL BE MITIGATED IN ACCORDANCE WITH SECTION 3.2.1, LANDSCAPING AND TREE PROTECTION STANDARDS.
- A TEMPORARY LOD OF A FOUR-HUNDRED-FIFTY-FOOT RADIUS SHALL BE ESTABLISHED FOR RED-TAILED AND SWAINSONS HAWK ACTIVE NEST SITES DURING THE PERIOD FROM FEBRUARY 15 THROUGH JULY 15 OF THE FIRST YEAR OF A MULTI-YEAR DEVELOPMENT CONSTRUCTION PROJECT.

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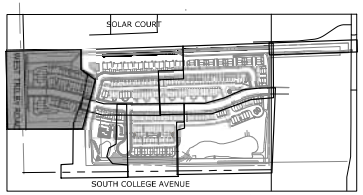

KEY MAP

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY OMERRON
720.450.8649
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J.R. ENGINEERING
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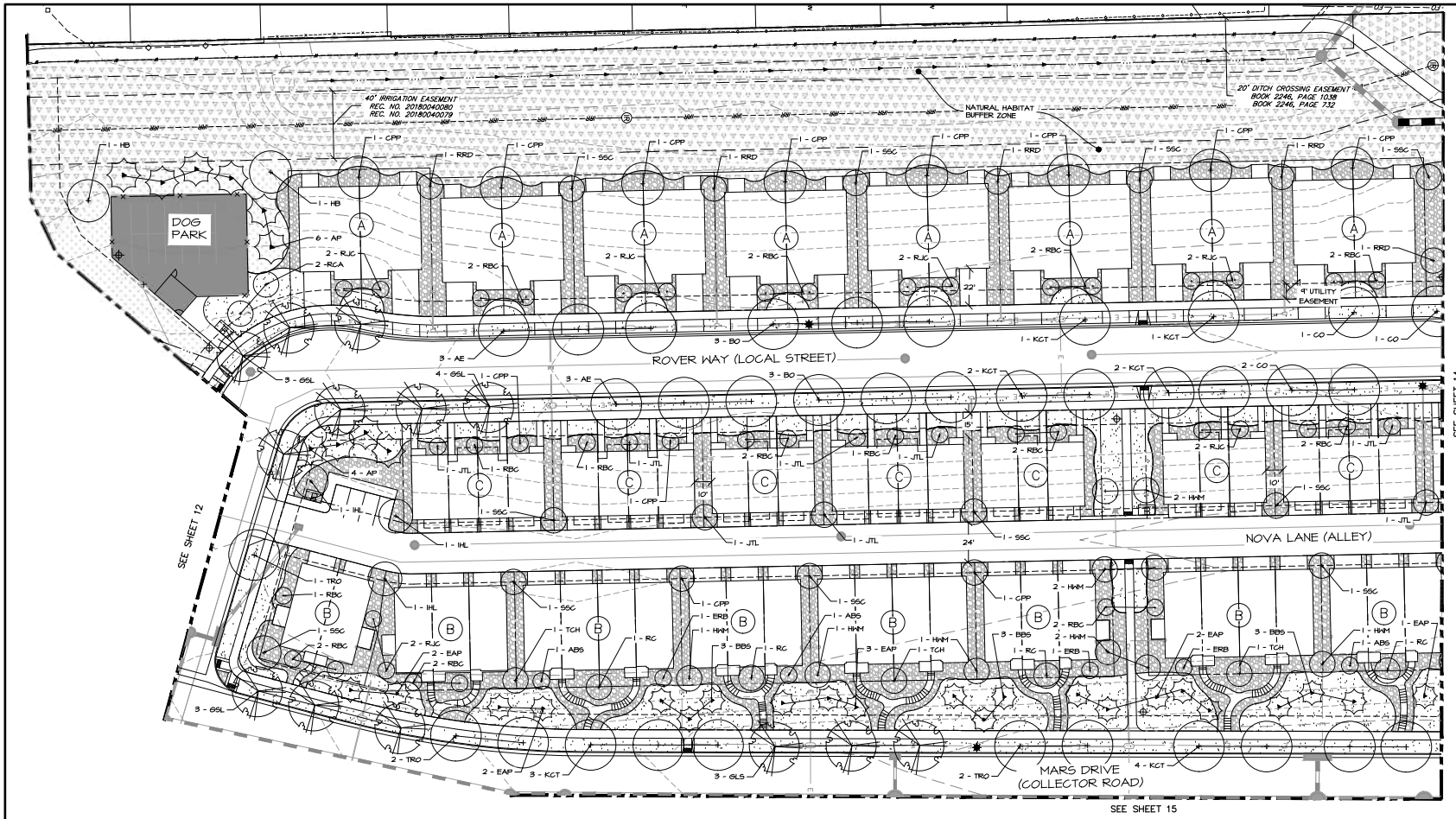
LANDSCAPE PLAN ENLARGEMENTS

SHEET 12 OF 48

JOB NO. 39823.00



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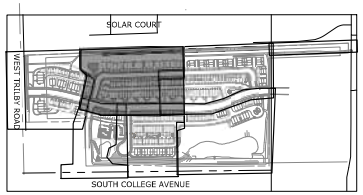

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LANDSCAPE PLAN ENLARGEMENTS

SHEET 13 OF 48

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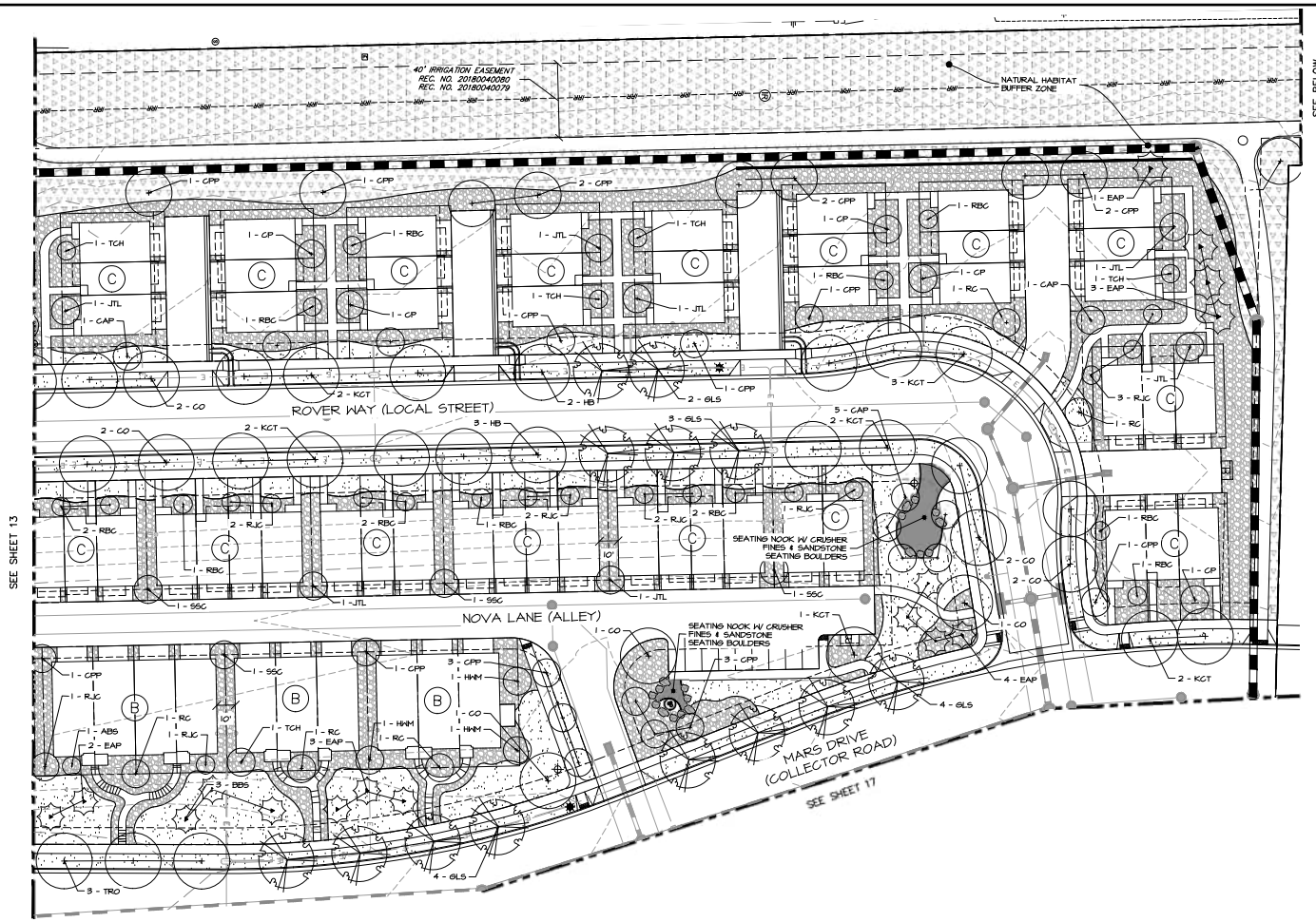

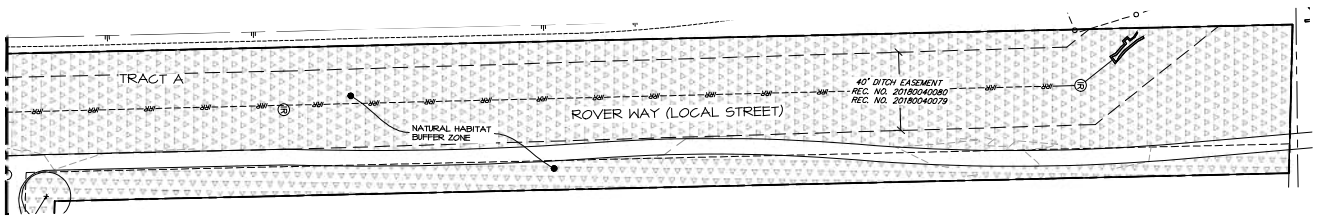

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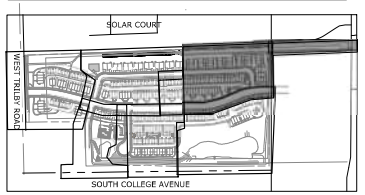

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LANDSCAPE PLAN ENLARGEMENTS

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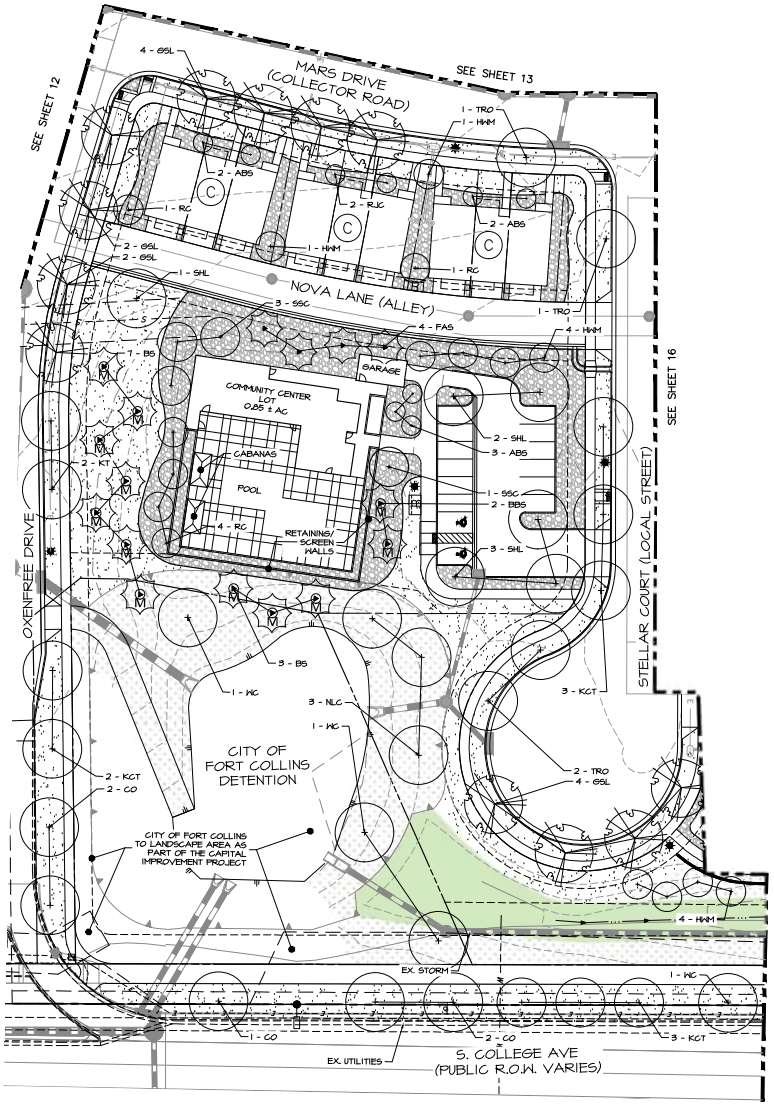

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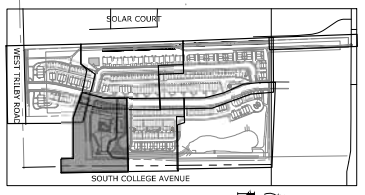

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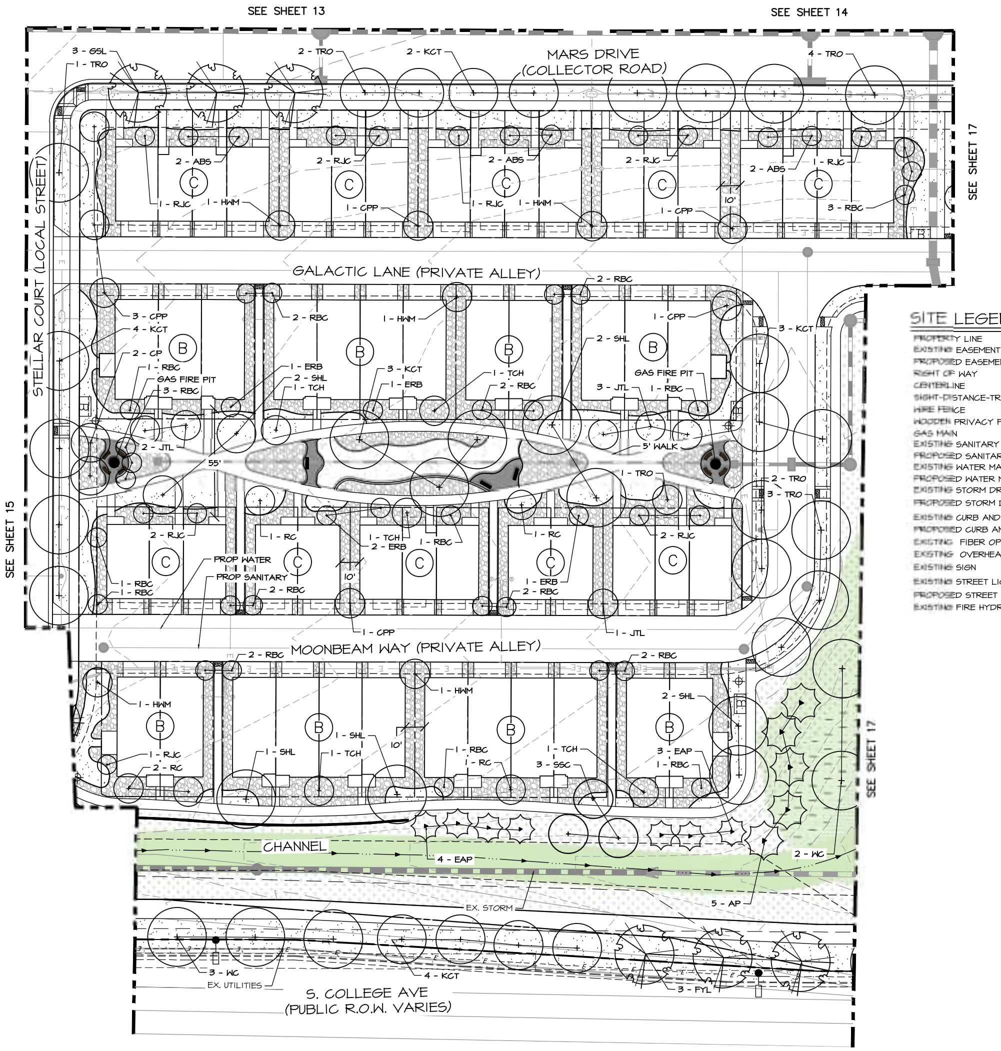

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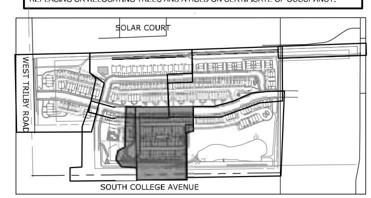

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ZOCALO COMMUNITY
DEVELOPMENT
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J·R ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

H-SCALE	1"=30'
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

LANDSCAPE PLAN ENLARGEMENTS

SHEET 16 OF 48

JOB NO. 39823.00

SITE PLAN

LANDSCAPE LEGEND

- DECIDUOUS STREET/ SHADE TREE, 2" CALIPER
- ORNAMENTAL TREE, 1 1/2" CALIPER
- MITIGATION TREE (8' HGT MIN)
- CONIFEROUS TREE (6' HGT MIN)
- DECIDUOUS SHRUB, 5 GALLON CONTAINER
- CONIFEROUS/ EVERGREEN SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES, 1 OR 5 GALLON CONTAINER
- PROPOSED STREET LIGHT
- DOG WASTE STATION (14 REQ.)
- B — BIKE RACK (14 REQ.)
- TYPE A TURF, IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- TYPE B SEED MIX, UPLAND SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- TYPE C SEED MIX, UPLAND SEED MIX (NATURAL HABITAT BUFFER ZONE, SEE SHEET 19 FOR MIX DESIGN)
- TYPE D SEED MIX, FACULTATIVE SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- TYPE E SEED MIX, MESIC MEADOW SEED MIX (SEE SHEET 19 FOR MIX DESIGN)
- MESIC MEADOW CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- FACULTATIVE CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- MESORIPARIAN CONTAINERS (SEE SHEET 19 FOR CONTAINER DESIGN)
- DECIDUOUS, CONIFEROUS, OR ORNAMENTAL GRASSES SHRUB BED AREA, MULCHED WITH A 3" LAYER OF WASHED RIVER ROCK WITH WEED BARRIER FABRIC (SEE PROTOTYPICAL BUILDING GROUP LANDSCAPE PLAN)
- COMPACTED CRUSHER FINES WALK (COLOR T.B.D.)

WASHED RIVER ROCK MULCH — WASHED RIVER ROCK MULCH SHALL BE A MINIMUM OF 3" LAYER OF MULCH OVER WEED BARRIER FABRIC. WASHED RIVER ROCK MULCH SHALL BE A MIX OF 40% 3"-6" NOMINAL SIZE WASHED COBBLE AND 60% 2"-3" NOMINAL SIZE WASHED RIVER GRAVEL.

WOOD MULCH — WOOD MULCH SHALL BE A MINIMUM OF 3 LAYERS OF SHREDDED REDWOOD BARK OVER WEED BARRIER WHERE 1 GALLON PERENNIALS ARE PLANTED. OMIT WEED BARRIER FABRIC IN THESE AREAS AND IN TREE PLANTING RINGS.

SHRUB BEDS — ALL SHRUB BEDS ARE TO BE MULCHED WITH A 3" LAYER OF 2"-3" DIAMETER WASHED RIVER ROCK WITH WEED BARRIER FABRIC EXCEPT AS NOTED ON LANDSCAPE ENLARGEMENT PLANT SHEET

SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY
- CENTERLINE
- SIGHT-DISTANCE-TRIANGLE
- WIRE FENCE
- WOODEN PRIVACY FENCE
- GAS MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SIGN
- EXISTING STREET LIGHTS
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT

STREET TREE NOTE

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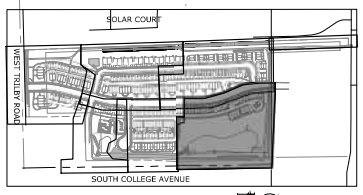

KEY MAP

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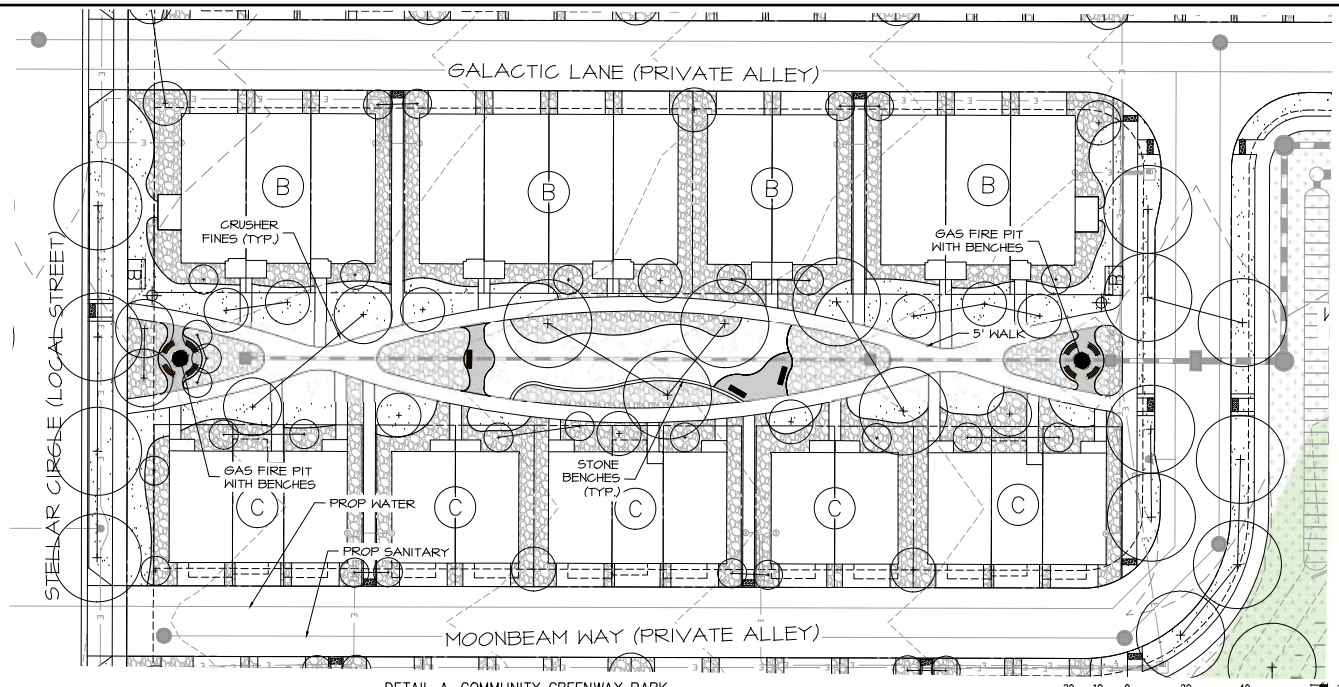
LANDSCAPE PLAN ENLARGEMENTS

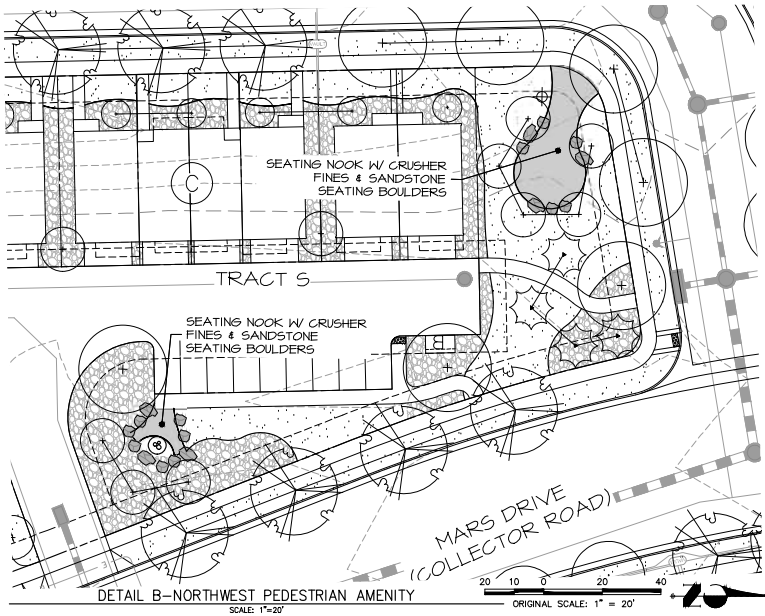
SHEET 17 OF 48

JOB NO. 39823.00



DETAIL A-COMMUNITY GREENWAY PARK
SCALE: 1"=20'

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'



DETAIL B-NORTHWEST PEDESTRIAN AMENITY
SCALE: 1"=20'

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

MANUFACTURER: TERRABOUND SOLUTIONS INC. (OR APPROVED EQUAL)
MODEL: GOILBIKERACK
INSTALLATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS
COLOR: TO BE DETERMINED BY LANDSCAPE ARCHITECT
NUMBER REQUIRED: 14

DETAIL C-BIKE RACK
SCALE: N/A

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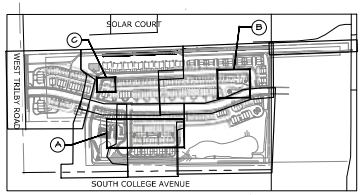

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LANDSCAPE AREA ENGLAREMENTS

SHEET 18 OF 48

JOB NO. 39823.00

Acres (**mesic meadow**): 1.63 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 80

Mesic Meadow Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Glyceria striata	fowl mannagrass	CO Ecotype preferred	NPG-L	15	5.01
Helianthus nuttallii	Nuttall's sunflower	CO Ecotype (or VNS)	NPF	1	0.38
Leersia oryzoides	rice cutgrass		NPG-L	10	0.01
Mentha arvensis	wild mint		NPF	1	0.01
Muhlenbergia asperifolia	scratchgrass	CO Ecotype (or VNS)	NPG-L	10	0.38
Oenothera villosa	hairy evening primrose	CO Ecotype (or VNS)	NBF	1	0.03
Panicum virgatum	switchgrass	Blackwell	NPG-L	15	3.70
Puccinellia nuttalliana	Nuttal alkalaigrass		NPG-L	15	0.31
Solidago missouriensis	Missouri goldenrod	CO Ecotype (or VNS)	NPF	1	0.03
Spartina gracilis	alkali cordgrass		NPG-L	15	9.09
Spartina pectinata	prairie cordgrass	Red River	NPG-L	14	6.73
Symphyotrichum novae-angliae	New England aster		NPF	1	0.01
Verbena hastata	swamp verbena	CO Ecotype (or VNS)	NPF	1	0.01
				100	25.7

Acres (**Facultative**): 2.88 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 80

Facultative Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Andropogon gerardii	big bluestem	Bonilla	NPG-L	10	6.70
Bromus ciliatus	fringed brome	Central CO	NPG-L	10	4.26
Distichlis spicata	saltgrass		NPG-L	8	1.55
Elymus canadensis	Canada wildrye	Mandan	NPG-L	10	8.81
Elymus lanceolatus ssp. lanceolatus	thickspike wheatgrass	Critana	NPG-L	10	7.44
Elymus trachycaulus	slender wheatgrass	Pryor	NPG-L	10	6.93
Oenothera villosa	hairy evening primrose	CO Ecotype (or VNS)	NBF	2	0.10
Panicum virgatum	switchgrass	Blackwell	NPG-L	10	4.37
Pascopyrum smithii	western wheatgrass	Arriba	NPG-L	3	2.65
Schizachyrium scoparium var. scoparium	little bluestem	Camper	NPG-L	10	7.73
Solidago canadensis	Canada goldenrod	CO Ecotype (or VNS)	NPF	1	0.02
Sorghastrum nutans	indiangrass	Oto	NPG-L	10	6.28
Sporobolus cryptandrus	sand dropseed	CO Ecotype preferred	NPG-L	5	0.10
Verbena bracteata	bigbract verbena		NPF	1	0.01
				100	56.91

Acres (**upland**): 6.89 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 110

Upland Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Achillea lanulosa var. occidentalis	Western yarrow	Eagle or Yakima	NPF	1	0.12
Achnatherum hymenoides	Indian ricegrass	Paloma	NPG-L	1	2.34
Adenolinum lewisii (CO native only)	Lewis flax	Maple Grove	NPF	1	1.12
Antennaria parvifolia	small-leaf pussytoes	CO Ecotype (or VNS)	NPF	1	0.29
Aristida purpurea	purple threeawn	CO Ecotype preferred	NPG-L	3	3.81
Astragalus bisulcatus	twogrooved milkvetch	CO Ecotype (or VNS)	NPF	1	0.82
Bouteloua curtipendula	sideoats grama	Niner	NPG-L	15	26.05
Bouteloua gracilis	blue grama	Fremont CO ecotype	NPG-L	20	8.92
Buchloe dactyloides	buffalograss	Cody	NPG-L	15	88.38
Cleome serrulata	Rocky Mountain beeplant	CO Ecotype (or VNS)	NAF	1	2.91
Coreopsis tinctoria	plains coreopsis	CO Ecotype (or VNS)	NBF	1	0.24
Dalea purpurea	purple prairie clover	Kaneb or Stephanie	NPF	1	1.13
Elymus elymoides	squirreltail	Pueblo or Wapiti	NPG-L	15	25.78
Gaillardia aristata	blanketflower	CO Ecotype (or VNS)	NPF	1	1.77
Grindelia squarrosa	curly cup gumweed	CO Ecotype (or VNS)	NBF	1	0.82
Hedysarum boreale	Utah sweetvetch	Timp	NPF	1	7.12
Helianthus petiolaris	prairie sunflower	CO Ecotype (or VNS)	NAF	1	1.54
Heterotheca villosa	hairy goldenaster	CO Ecotype (or VNS)	NPF	1	0.98
Koeleria macrantha	prairie Junegrass	Sims Mesa	NPG-L	15	2.14
Monarda pectinata	bergamot	CO Ecotype preferred	NAF	1	0.25
Penstemon virgatus	Front Range beardtongue	CO Ecotype or Bluebuckle	NPF	1	0.63
Ratibida columnifera	upright prairie coneflower	CO Ecotype (or VNS)	NPF	1	0.42
Rudbeckia hirta	blackeyed Susan	CO Ecotype (or VNS)	NBF	1	0.21
				100	177.78

Herbaceous Containers

						Mesic Wetland		Facultative	
						Area (ac) 1.48		Area (ac) 1.19	
						Feet on Center 2.5		Feet on Center 3.0	
						Plants/ac 8047		Plants/ac 5588	
Type	Scientific Name	Common Name	Life History	Hydrosere	Qty All Reaches	% in palette	Qty	% in palette	Qty
1 gal or similar	*Andropogon gerardii*	big bluestem	NPG-L	facultative	465	0	0	7	465
4" or similar	*Asclepias incarnata*	swamp milkweed	NPF	mesic meadow	595	5	595	0	0
4" or similar	*Asclepias speciosa*	showy milkweed	NPF	mesic meadow	595	5	595	0	0
10ci or similar	*Bolboschoenus maritimus*	cosmopolitan bulrush	NPG-L	mesic meadow	834	7	834	0	0
10ci or similar	*Carex nebrascensis*	Nebraska sedge	NPG-L	mesic meadow	1786	15	1786	0	0
10ci or similar	*Carex pellita*	woolly sedge	NPG-L	mesic-Facultative	1191	10	1191	0	0
10ci or similar	*Carex praegracilis*	clustered field sedge	NPG-L	facultative	557	0	0	15	557
10ci or similar	*Carex praegracilis*	clustered field sedge	NPG-L	facultative	665	0	0	10	665
10ci or similar	*Distichlis spicata*	saltgrass	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Eleocharis palustris*	common spikerush	NPG-L	mesic meadow	1191	10	1191	0	0
10 ci or similar	*Helianthus maximiliani*	Maximilian sunflower	NPF	facultative	332	0	0	5	332
10ci or similar	*Juncus arcticus ssp. littoralis*	arctic rush	NPG-L	facultative	997	0	0	15	997
10ci or similar	*Juncus confusus*	Colorado rush	NPG-L	mesic meadow	1786	15	1786	0	0
10ci or similar	*Juncus interior*	inland rush	NPG-L	facultative	665	0	0	10	665
10ci or similar	*Juncus nodosus*	knotted rush	NPG-L	mesic meadow	953	8	953	0	0
10ci or similar	*Juncus torreyi*	Torrey's rush	NPG-L	mesic meadow	1191	10	1191	0	0
4" or similar	*Oenothera cespitosa*	tufted evening primrose	NPF	facultative	332	0	0	5	332
10ci or similar	*Panicum capillare*	witchgrass	NAG-L	facultative	465	0	0	7	465
1 gal or similar	*Schizachyrium scoparium var. scoparium*	little bluestem	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Scirpus pallidus*	cloaked bulrush	NPG-L	mesic meadow	1191	10	1191	0	0
1 gal or similar	*Sorghastrum nutans*	Indiangrass	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Triglochin maritima*	seaside arrowgrass	NPF	mesic meadow	595	5	595	0	0
4" or similar	*Vicia americana*	American vetch	NPF	facultative	332	0	0	5	332
					18559	100	11910	100	6650

Woody Containers

						Mesoriparian		Xeroriparian	
						Area (ac) 0.58		Area (ac) 0.71	
						Feet on Center 7		Feet on Center 7	
						Plants/ac 1026		Plants/ac 1026	
Type	Scientific Name	Common Name	Life History	Hydrosere	Qty All Reaches	% in palette	Qty	% in palette	Qty
1 gal or similar	*Acer negundo*	boxelder	NT	xeroriparian	146	0	0	20	146
D60 or similar	*Amorpha fruticosa*	false indigo bush	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Cornus sericea*	redosier dogwood	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Prunus americana*	American plum	NS	xeroriparian	146	0	0	20	146
D60 or similar	*Prunus virginiana var. melanocarpa*	black chokecherry	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Ribes aureum*	golden currant	NS	mesoriparian	149	25	149	0	0
1 gal or similar	*Ribes cereum*	wax currant	NS	xeroriparian	146	0	0	20	146
1 gal or similar	*Rosa woodsii*	Wood's rose	NS	xeroriparian	146	0	0	20	146
1 gal or similar	*Symphoricarpos occidentalis*	western snowberry	NSubS	xeroriparian	146	0	0	20	146
					1324	100	595	100	728

Willow and Cottonwood Cuttings

						Hydroriparian	
						Area (ac) 0.17	
						Feet on Center 5	
						Plants/ac 2011	
Type	Scientific Name	Common Name	Life History	Hydrosere	Qty All Reaches	% in palette	Qty
48" whip	*Salix exigua*	narrowleaf willow	NS	hydro-mesoriparian	113	33	113
48" whip	*Salix amygdaloides*	peachleaf willow	NS	mesoriparian	116	34	116
8-10' pole	*Populus deltoides*	eastern cottonwood	NT	mesoriparian	113	33	113
					113	100	113

Life History Codes	
N	native
I	introducted
A	annual
B	biennial
P	perennial
F	forb
G-L	grass-like (includes grasses, sedges, and rushes)
S	shrub
T	tree
V	vine

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DATE 11/15/23
DESIGNED BY KEM
DRAWN BY DIG
CHECKED BY

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

SEED MIXES & CONTAINER PLANTS AND CUTTINGS

SHEET 19 OF 48
JOB NO. 39823.00

CITY OF FORT COLLINS 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: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

   40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
   15 FEET BETWEEN ORNAMENTAL TREES AND 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. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

CITY OF FORT COLLINS STREET TREE NOTES

1. A PERMIT MUST BE OBTAINED FROM THE CITY 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 AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY 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 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.
5. SUBJECT TO APPROVAL BY THE CITY . 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.

GENERAL LANDSCAPE NOTES

1. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE BEFORE ANY DIGGING COMMENCES. VERIFY WITH OWNER REPRESENTATIVE WHICH SHRUBS/ TREES NEED TO BE RELOCATED OR REMOVED PRIOR TO PLANNING.
2. ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATER AND FERTILIZING BY CONTRACTOR, UNTIL FINAL ACCEPTANCE BY OWNER REPRESENTATION. AT SUCH TIME OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. THIS SHALL INCLUDE IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS. THE DEVELOPER AND/OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUILDINGS, DRIVES, PARKING, LANDSCAPE/ IRRIGATION AND OTHER SITE AMENITIES LOCATED ON EACH INDIVIDUAL LOT. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE MAINTAINED & REPAIRED PERIODICALLY TO MAINTAIN THE SITE IN GOOD SOUND CONDITION.
3. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WATER MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
5. UNIFORMLY COMPACT AND FINE GRADE ALL AREAS TO BE PLANTED TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE GRADES. RE-COMPACT SOFT SPOTS, FILL IN LOW AREAS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES. REFER TO CIVIL PLANS FOR REQUIRED FINISH SPOT GRADES AND CONTOURS.
6. ONCE SOD IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED, AND SOD JOINTS SHALL BE PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
7. ALL MINIMUM PLANT MATERIAL SIZES ARE SHOWN IN THE PLANT LIST. ALL PLANTS SHALL BE PLANTED IN AMENDED SOIL AND TREES SHALL BE STAKED AS SHOWN IN DETAILS.
8. ALL PLANT MATERIAL SHALL HAVE WIRE TWINE, BASKETS, BURLAP,AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING.
9. ALL SHRUB BEDS SHALL HAVE A MINIMUM 3" DEPTH OF 2"-3" AND 4"-6" DIAMETER SMOOTH WASHED RIVER ROCK. UNLESS OTHERWISE NOTED, SEE LANDSCAPE PLANS FOR LOCATIONS OF SHREDDED REDWOOD BARK MULCH. A CONTINUOUS LAYER OF APPROVED WEED BARRIER LANDSCAPE FABRIC SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS. DO NOT USE WEED BARRIER WHERE TREES ARE PLANTED IN TURF AREAS.
10. STEELHEADER BETWEEN GRASS AND SHRUB BEDS/ROCK COBBLE AREAS ETC. SHALL BE HEAVY DUTY STEEL EDGER MIN. 14 GA X 4" WITH ROLLED TOP & DRAINAGE HOLES 1' MINIMUM ON CENTER. STEEL HEADERS SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD.
11. REFER TO ALOTERRA PLANS AND SPECIFICATIONS FOR SOIL PREPARATION, SOIL AMENDMENTS, SEEDING, AND PLANTING REQUIREMENTS, SHEETS E1-E7

PLANT LIST

MITIGATION TREES

Quantity	Symbol	Common Name	Botanical Name	Mitigation Size	Species Diversity
18	BS	Colorado Blue Spruce	Picea Pungens 'Colorado Blue'	6' Hgt. Min.	2.2%

18 Total Mitigation Trees

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
6	BO	Burr Oak	Quercus Macrocarpa	2" Cal	B&B	L	0.7%
7	CAP	Capital Pear	Pyrus Cylleryara 'Capital'	2 1/2" Cal	B&B	M	0.9%
32	CO	Chinkapin Oak	Quercus Muehlenbergii	2" Cal	B&B	M	4.0%
11	FYL	Front Yard Linden	Tilia Americana 'Bailyard'	2" Cal	B&B	M	1.4%
47	GSL	Greenspire Linden	Tilia Cordata 'Greenspire'	2" Cal	B&B	M	5.9%
28	HB	Hackberry	Celtis Occidentalis	2" Cal	B&B	L	3.5%
21	JTL	Japanese Tree Lilac	Syringa Reticulata	2" Cal Min.	B&B	L	2.6%
66	KCT	Kentucky Coffee Tree	Gymnocladus Dioicus 'Espresso'	2" Cal	B&B	L	8.2%
25	NLC	Narrowleaf Cottonwood	Populus Angustifolia	2" Cal	B&B	L	3.1%
6	OB	Ohio Buckeye	Aesculus Glabra	2" Cal	B&B	M	0.7%
17	SHL	Skyline Honeylocust	Gleditsia Triacanthos Inermis 'Skyline'	2" Cal	B&B	L	2.1%
35	TRO	Texas Red Oak	Quercus Buckleyi	2 1/2" Cal	B&B	L	4.4%
34	WC	Western Catalpa	Catalpa Speciosa	2" Cal	B&B	L	4.2%

335 Total Deciduous Trees

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
18	ABS	Autumn Brillance Serviceberry	Amelanchier x Grandiflora 'Autumn Brillance'	1½" Cal	B&B, multi trunk	L	2.2%
47	CPP	Capital Pear	Pyrus Calleryana 'Capital'	1½" Cal	B&B	?	5.9%
10	CP	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2" Cal	B&B	M	1.2%
12	ERB	Eastern Redbud	Cercis Canadensis	2" Cal	B&B, multi trunk	M	1.5%
44	HWM	Hot Wings Maple	Acer Tataricum 'Hot Wings'	1½" Cal	B&B, multi trunk	L	5.5%
7	ISC	Ivory Spine Crabapple	Malus 'Ivory Spine'	1½" Cal	B&B,	M	0.9%
95	RBC	Red Barron Crabapple	Malus 'Red Barron'	1½" Cal	Cont.	L	11.9%
24	RC	Radiant Crabapple	Malus 'Radiant'	2" Cal	B&B	M	3.0%
55	RJC	Red Jewel Crabapple	Malus 'Red Jewel'	1½" Cal	B&B	L	6.9%
10	RRD	Royal Raindrops Crabapple	Malus 'Royal Raindrops'	1½" Cal	B&B	L	1.2%
22	SSC	Spring Snow Crabapple	Malus 'Spring Snow'	2" Cal	B&B	M	2.7%
21	TCH	Thornless Cockspur Hawthorn	Crataegus Crus-Gal	1½" Cal	B&B,	L	2.6%

365 Total Ornamental Trees

CONIFEROUS/EVERGREEN TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
16	AP	Austrian Pine	Pinus Nigra	6' Hgt Min.	B&B	M	2.0%
14	BBS	Bonny Blue Spruce	Picea Pungens 'Bonny Blue'	6' Hgt.	B&B	?	1.7%
7	BHS	Black Hills Spruce	Pinus Glauca 'Black Hills'	8' Hgt. Min.	B&B	L	0.9%
1	CNS	Columnar Norway Spruce	Picea Abies 'Cupressina'	6' Hgt. Min.	B&B	L	0.1%
35	EAP						4.4%
10	FAS	Fat Albert Spruce	Pinus Pungens 'Fat Albert'	8' Hgt. Min.	B&B	L	1.2%

83 Total Coniferous/Evergreen Trees

801 Total Trees 100%

SHRUB BED & PRIVATE LOT PLANT LIST

THE FOLLOWING IS A GENERAL PLANT LIST OF DECIDUOUS, CONIFEROUS, ORNAMENTAL GRASS AND PERENNIALS FROM WHICH PLANT MATERIAL FOR THE PROPOSED SHRUB BEDS AND RESIDENTIAL UNIT LANDSCAPE WILL BE SELECTED. EACH RESIDENTIAL UNIT SHALL HAVE AS A MINIMUM FROM THE FOLLOWING PLANTS:

SINGLE FAMILY DETACHED HOME FRONT YARD LANDSCAPE & END HOMES = (8)-5 GAL. DECIDUOUS SHRUBS, (4)-5 GAL. CONIFEROUS SHRUBS AND (4)-1 GAL. ORNAMENTAL GRASSES AND (6)-1 GAL. PERENNIALS.

INTERIOR HOMES = (6)-5 GAL. DECIDUOUS SHRUBS, (3)-5 GAL. CONIFEROUS SHRUBS AND (3)-1 GAL. ORNAMENTAL GRASSES AND 4-1 GAL. PERENNIALS.

SHRUBS

Symbol	Common Name	Botanical Name	Size
AWS	Anthony Waterer Spirea	Spirea X Bumalda 'Anthony Waterer'	5 Gal.
BCJ	Blue Chip Juniper	Juniperus Horizontalis 'Blue Chip'	5 Gal.
BDJ	Blueberry Delight Juniper	Juniperus Communis 'Blueberry Delight'	5 Gal,
BJ	Blue Creeper Juniper	Juniperus Scopulorum 'Blue Creeper'	5 Gal.
BMH	Berri Magic Holly	Llex X Meserveae 'Berri Magic'	5 Gal.
CPB	Crimson Pygmy Barberry	Berberis Thunbergii 'Autropurpurea Nana'	5 Gal.
DG	Dakota Goldcharm Spirea	Spirea Japonica 'Mertyann' TM	5 Gal.
DGS	Dwarf Globe Blue spruce	Picea Pungens 'Glauca Globosa'	5 Gal.
DKD	Dwarf Kelsey Dogwood	Cornus Stolonifera 'Kelsey'	5 Gal.
DKS	Dark Knight Spirea	Caryopteris Clandonensis	5 Gal,
DMM	Dwarf Minnesota Mockorange	Philadelphus x Virginalis 'Dwarf Snowflake'	5 Gal.
DNB	Dwarf Ninebark	Physocarpus Opulifolius 'Nano'	5 Gal.
GLS	Gro-Low Sumac	Rhus Aromatica 'Gro-low'	5 Gal.
GMS	Goldmound Spirea	Spirea X 'Goldmound'	5 Gal.
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	5 Gal.
MBS	Montgomery Blue Spruce	Picea Pungens 'Montgomery'	5 Gal.
MKC	Miss Kim Lilac	Syringa Patula 'Miss Kim'	5 Gal.
MMP	Mops Mugo Pine	Pinus Mugo 'Mops'	5 Gal.
RJB	Redleaf Japanese Barberry	Berberis Thumbergii 'Atropurpurea'	5 Gal.
RSB	Regent Serviceberry	Amelancher Alnifolia 'Regent'	5 Gal.
TMP	Tannenbaum Mugo Pine	Pinus Mugo 'Tannenbaum'	5 Gal.
WMP	White Bud Mugo Pine	Pinus Mugo 'White Bud'	5 Gal.

ORNAMENTAL GRASSES AND PERENNIALS

Symbol	Common Name	Botanical Name	Size
AJS	Autumn Joy Sedum	Sedum x 'Autumn Joy'	1 Gal.
BAG	Blue Avena Grass	Helictotrichon Sempervirens	1 Gal.
BES	Black-Eyed Susan	Rudbeckia Fulgida 'Goldsturm'	1 Gal.
BG	Blonde Ambition Blue Grama	Bouteloua Gracilis 'Blonde Ambition'	1 Gal.
CRH	Coronado Hyssop	Agastache x 'Coronado Red'	1 Gal.
DDC	Dwarf Double Coreopsis	Coreopsis Grandiflora 'Sun Ray'	1 Gal.
DFG	Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hameln'	1 Gal.
KFG	Karl Forester Grass	Calamagrostis Acutiflora 'Karl Forester'	1 Gal.
LBS	Little Bluestem	Schizachyrium Scoparium 'The Blues'	1 Gal.
MSY	Moonshine Yarrow	Achillea Millefolium 'Moonshine'	1 Gal.
NPS	Night Purple Salvia	Salvia Nemorosa 'May Night'	1 Gal.
PCF	Purple Coneflower	Echinacea Purpurea	1 Gal.
RMP	Rocky Mountain Penstemon	Penstemon Strictus	1 Gal.

NATIVE SEED MIX NOTES:

1. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
2. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF AMENDMENTS THAT PROMOTE WATER ABSORPTION AND RELEASE, 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.
3. 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 AGRICULTURAL 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.
6. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
7. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS. PLASTIC-BASED EROSION CONTROL MATERIALS (I.E., PLASTIC-WELDED BLANKETS) SHALL NOT BE USED WITHOUT EXPRESS PERMISSION FROM THE ENVIRONMENTAL PLANNER AS THESE MATERIALS HAVE PROVEN TO CAUSE WILDLIFE ENTRAPMENT ISSUES.
8. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WEEN THE SEED FROM IRRIGATION. 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.
9. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
10. THE APPROVED NATIVE SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. DO NOT MOW DURING HOT, DRY PERIODS. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
11. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH LESS THAN TEN PERCENT OF COVER CONSISTING OF NOXIOUS WEEDS, NO BARE SPOTS LARGER THAN ONE FOOT SQUARE, AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNER SERVICES AND EROSION CONTROL.
12. 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 NOTE

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.

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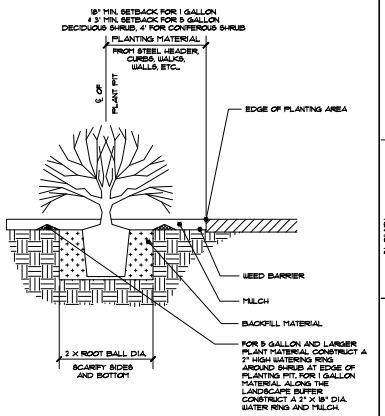
No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

H-SCALE	N/A
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

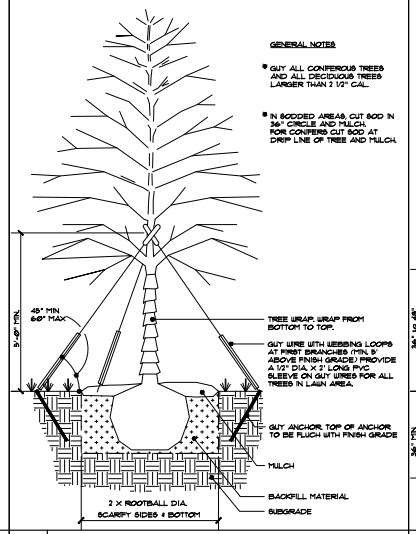
COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

LANDSCAPE PLANTS & NOTES

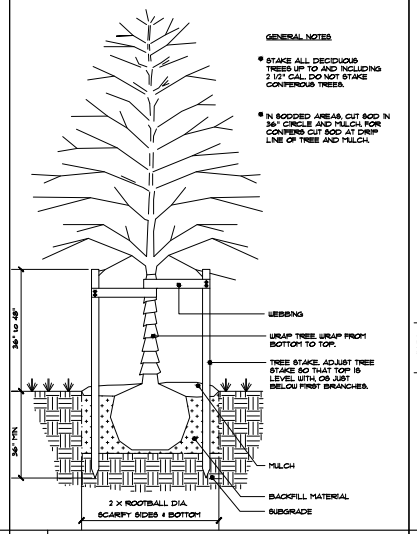
JOB NO. 39823.00



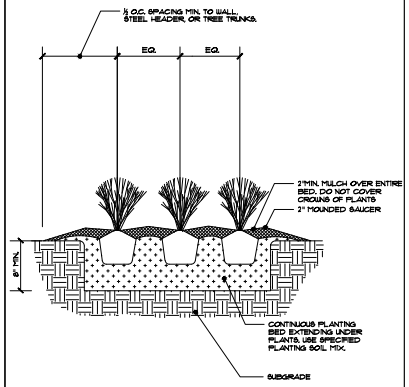
A | SHRUB PLANTING



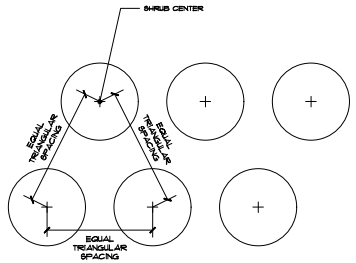
B | TREE PLANTING AND GUYING



C | TREE PLANTING AND STAKING



D | PERENNIAL PLANTING



E | TRIANGULAR SHRUB SPACING

PREPARED FOR
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J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

H-SCALE N/A
V-SCALE N/A
DATE 11/15/23
DESIGNED BY KEM
DRAWN BY DIG
CHECKED BY

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY

LANDSCAPE DETAILS

SHEET 21 OF 48

JOB NO. 39823.00

REVEGETATION, SOILS, AND BIOENGINEERING NOTES

1. Containers (shrubs and trees) shall be protected from beaver and other wildlife using the "plant protection" detail in plan set, where located above the bankfull elevation. Containers (shrubs) located below bankfull shall be protected from potential foot traffic with two wood stakes such that the above ground portion of the stake is at least as high as the canopy of the shrub container plant. Containers (herbaceous) shall not be fenced or staked.
2. All soil applied to the site must be free of Colorado state noxious and Colorado A and B listed weed propagules, and shall not contain more than 0.01% by dry weight of cheatgrass (Bromus tectorum), smooth brome (Bromus inermis), or Canada thistle (Cirsium arvensis). Project engineer or their representative shall approve all imported soil and fill for weed content before material is purchased.
3. A soil test shall be required for any import soils that may be required. The following soil chemistry characteristics must not be exceeded in soils that both receive seed or plant materials and have either been amended or installed between or over riprap:
   a. Soil pH shall be between 5.8 and 7.8.
   b. Soil electrical conductivity (using ECe method) shall be less than 2.0 dS/m (less than 2,000 mS/cm, less than 2,000 dS/cm, less than 2.0 mmho/cm). Imported compost shall not exceed 4.0 dS/m, regardless of the ratio at which it is incorporated into the topsoil or subsoil.
   c. Sodium absorption ratio of soils or imported compost shall be less than 8.
   d. Soil organic matter shall be between 10% and 20% by dry weight. The desired portion of recalcitrant organic matter, as a percentage of total organic matter, is between 10% and 40% by dry weight.
   e. In general, nitrogen supplementing is not recommended for native plant restoration, except in very small quantities when a deficiency in native or imported topsoil is noted. Based on the soil test, nitrogen additions may be required by the project engineer.
   f. In seeded areas, if imported topsoil is deficient in nitrogen and low in organic matter, soil amendments used shall include biosol (300-400 lbs/acre) and humate (500-500 lbs/acre) or similar. Compost may also be mixed with native soil to meet organic content requirements, only if the resultant topsoil meets the above soil chemistry criteria.
4. All seed must be inspected by the contractor prior to installation, and all tags must be maintained for documentation. All seed must be labeled as "certified" by the Colorado seed growers association and shall not include the presence of noxious or invasive species prohibited under the Colorado seed act. Seed must be free of Colorado state noxious and Colorado A and B listed weed propagules shall not contain more than 0.01% by dry weight of cheatgrass (Bromus tectorum), smooth brome (Bromus inermis), or Canada thistle (Cirsium arvensis). Project engineer or their representative shall approve all seed mixes for weed content and substitutions before seed is purchased. Seed identification and certification tags shall be provided to the project manager for review and approval prior to use.
5. A restoration ecologist should be consulted when reviewing weed-free seed, soil, mulch, and soil amendment products, including the list of potential weeds present in the product in question.
6. Seeding shall be broadcast at rates listed in seed mix, raked into the soil surface to a depth of between 0.25 and 0.5 inches deep, and covered with mulch at a rate that attains 70% soil coverage and is no deeper than 1".
7. THE SEED MIXES SHALL BE APPLIED TO AREAS AS SHOWN ON THE PLAN SET.
8. Mulch shall be aesthetically pleasing, and be able to withstand windspeeds up to 60 mph and remain in place.
9. Wood straw or wood shred shall be used for surface mulch on seeded and planted areas. If wood shred is used, it shall contain a diversity of wood fiber lengths, with less than 10% fines (i.e., less than 2" in length). If approved by the project manager, alternative weed-free and wind resistant mulch may be used.
10. The placement of surface mulch over seeded areas shall occur a maximum of 96 hours after seeding. Each shrub or tree planting shall be treated with mulch according to typical details. Mulch shall be kept 1-2 inches away from stems of shrubs and trees. Herbaceous plants shall not be mulched, except where indicated in the plan set.
11. Certified weed-free mulch shall be used in all situations. Proper labeling for each bale or lot of mulch used is required. Project manager has the right to inspect and reject bales if they are suspected to contain unacceptable weed contents. Specifically, smooth brome (Bromus inermis), cheatgrass (Bromus tectorum), Canada thistle (Cirsium arvensis), fireweed (Kochia scoparia), and other aggressive exotic plant species shall not be present in mulches used for the project. A restoration ecologist or botanist should be consulted when reviewing the weed-free mulch product. A list of potential weeds present in the mulch and the product information shall be provided to the project manager and project designer for review and approval prior to use. Hay, regardless of the source, shall not be used as a mulch.
12. Containers (herbaceous and woody) shall be planted as specified in the "plant palette" and "planting schedule" tables, and "revegetation construction details" of this plan set.
13. Each plant container must contain a label identifying the species in the container. Labels shall be left with the plant and be available for inspection by the project manager and project designer prior to installation, and must be kept in the ground following transplanting, for follow-up identification.
14. Ecotypic (i.e., sources from genetically local populations) plant materials are required when available. Refer to the plant materials yellow pages (www.southernrockiesseed.org) for a list of vendors who carry ecotypic plant materials in Colorado. When ecotypes are not available, site adapted cultivars may be approved by the project manager if they are suited to the unique conditions of the site. For the purposes of this project, ecotypes are those plant materials (cuttings, seeds, or berries) whose origin meets the following criteria. Genetically unmodified native plant material that is sourced not more than 1,000 feet higher or lower (and preferentially not more than 500 feet higher or lower) in elevation than the work site, and not more than 100 miles north or south of the work site.
15. Shrubs and trees planted as container stock or bare-root stock shall be surrounded by a planting depression, including an irrigation berm, of 2" deep at the center of the depression, and 18" in diameter from berm to berm.
16. Due to the poor condition of substrate in which container stock will be installed, amended backfill (approved loam soil mix with between 20-40% organic matter by volume) shall be placed around their root balls to a width at least twice the diameter of the root ball and to a depth of at least one quarter the depth of the root ball. Amended backfill shall be tamped moderately to remove air pockets and watered thoroughly while backfilling around the root ball. Shall cover the root ball when roots are exposed on the upper surface of root ball.
17. Cuttings shall be installed within areas labeled as mesic or facultative hydrozones (i.e. zone 2), as indicated in the plan set. These locations are generally at or near bankfull elevation. Cuttings shall be native woody species as specified in the "planting palette" of this plan set. When cuttings shall be installed at a frequency indicated in the "planting schedule". Harvesting and installation of cuttings (willow/cottonwood) shall follow the "field guide for harvesting and installing willow and cottonwood cuttings" (www.synergy1.org). Cuttings shall be ecotypes harvested from native populations.
18. Soil lifts, joint planting, and other bioengineering treatments shall follow typical details of the plan set.

DRAFT
30% Design

DATE: 04/29/2024

Revegetation Notes

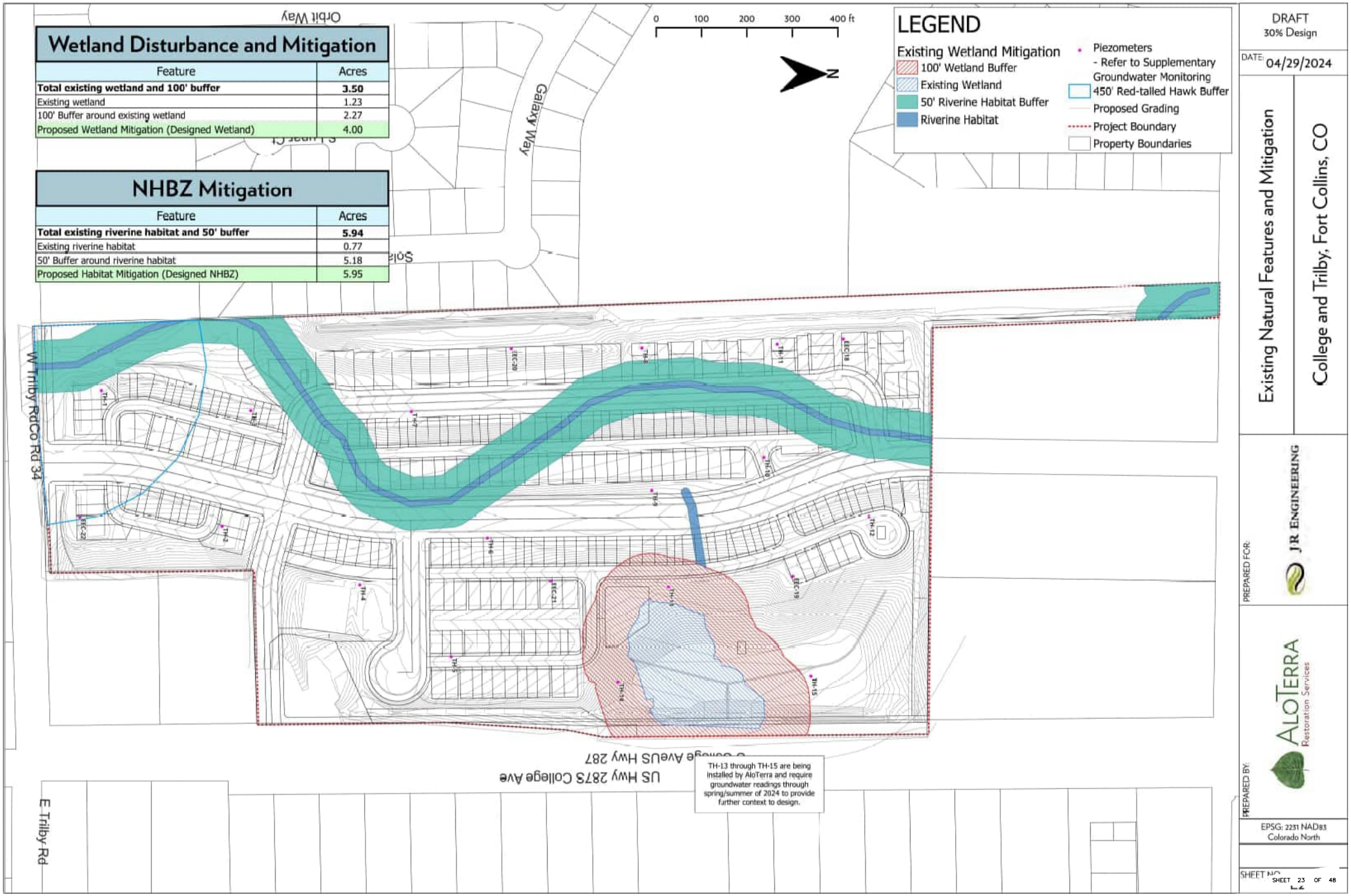
College and Trilby, Fort Collins, CO

PREPARED FOR: JR ENGINEERING

PREPARED BY: ALOTERRA Restoration Services

EPSG: 2231 NAD83
Colorado North

SHEET NO:



DRAFT
30% Design

DATE: 04/29/2024

Existing Natural Features and Mitigation

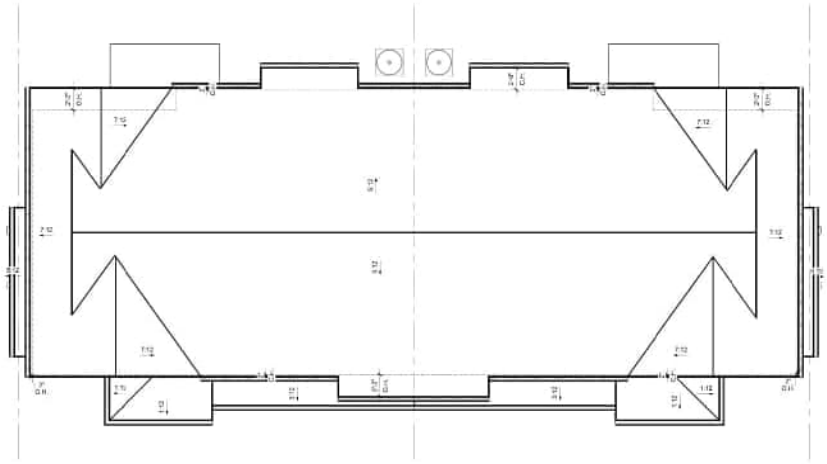
College and Trilby, Fort Collins, CO

PREPARED FOR: JR ENGINEERING

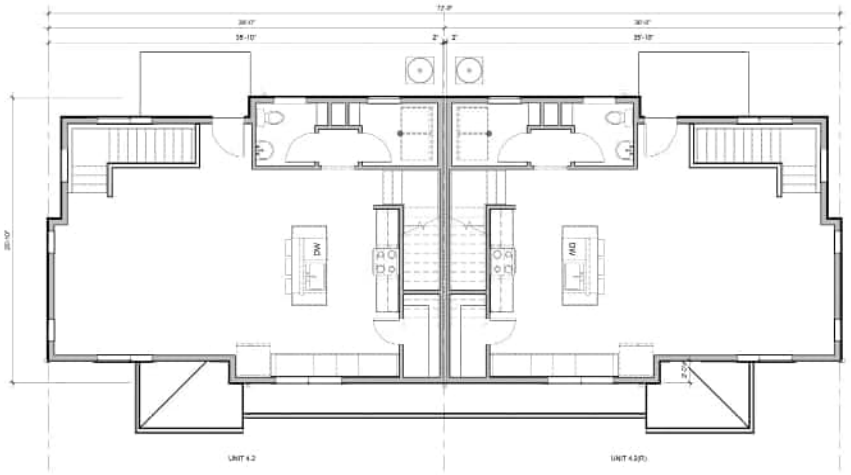
PREPARED BY: AloTerra Restoration Services

EPSG: 2231 NAD83 Colorado North

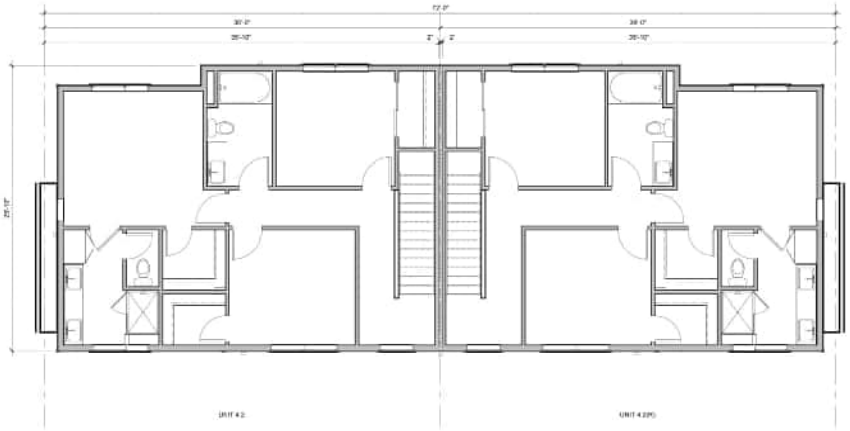
SHEET NO.



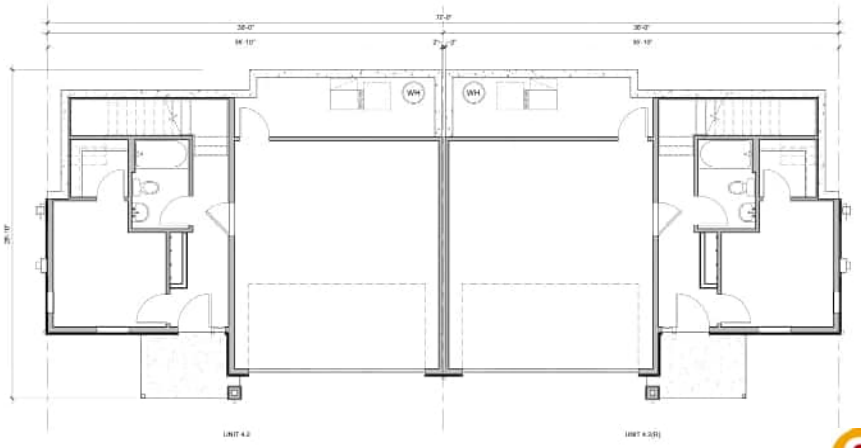
3 ROOF PLAN
3/16" = 1'-0"



2 LEVEL 2
3/16" = 1'-0"



4 LEVEL 3
3/16" = 1'-0"



1 LEVEL 1
3/16" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

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2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

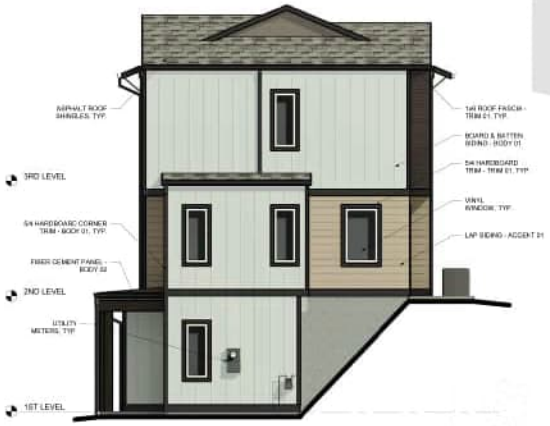
H-SCALE	N/A	
V-SCALE	N/A	
DATE	11/15/23	
DESIGNED BY	KEM	
DRAWN BY	DIG	
CHECKED BY		

COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE A UNITS – DUPLEX
HOMES FLOOR PLANS

SHEET 30 OF 48
JOB NO. 39823.00

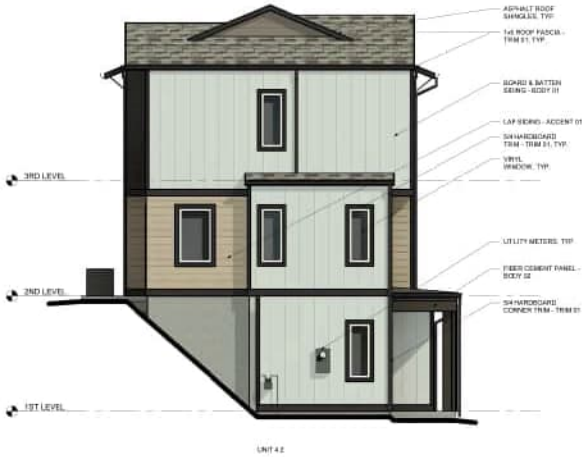
MATERIAL SCHEDULE - SCHEME 3		
	COLOR (MANUF.)	COMMENTS
BODY 01	GRAY SCREEN (SW 7071)	* LP SMARTSIDE 76" VERTICAL SIDING W/ 2.5" BATTENS, CEDAR TEXTURE
BODY 02	BLACK FOX (SW 7020)	LAP SIDING
ACCENT 01	ANTLER VELVET (SW 9111)	LAP SIDING
TRIM 01	(MANUF.) (SW 9999)	
TRIM 02	EXTRA WHITE (SW 7006)	
ROOF	SLATE (GAF TIMBERLINE)	ASPHALT SHINGLE

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASIS OF DESIGN, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

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PREPARED FOR
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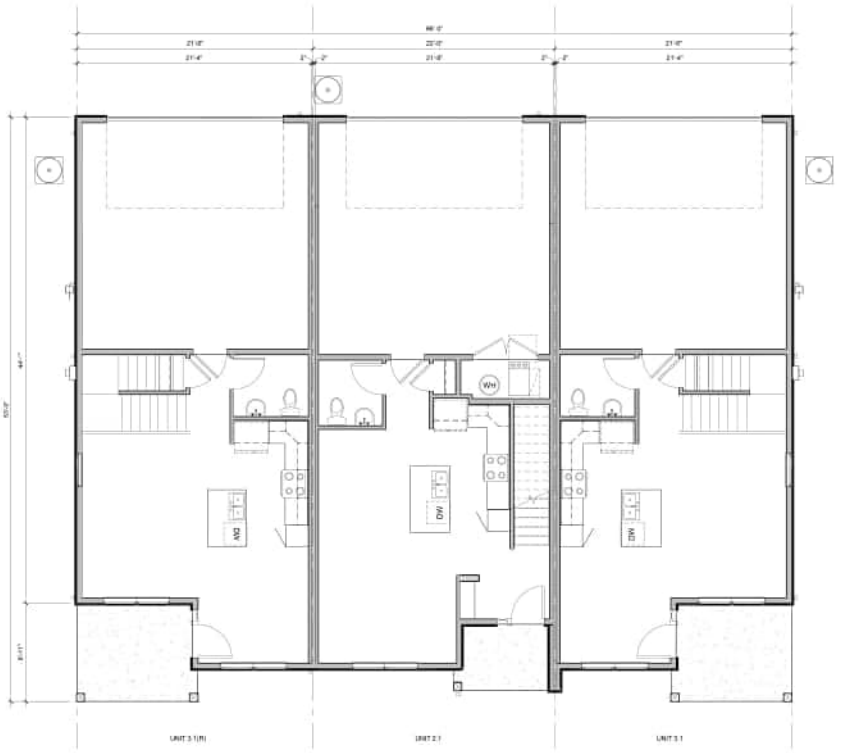
H-SCALE N/A
V-SCALE N/A
DATE 11/15/23
DESIGNED BY KEM
DRAWN BY DIG
CHECKED BY

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
TYPE A UNITS – DUPLEX HOMES ELEVATIONS

SHEET 31 OF 48
JOB NO. 39823.00



1 LEVEL 1
3/16" = 1'-0"

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V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE B UNITS - 2-STORY
TOWNHOMES FLOOR PLANS

SHEET 32 OF 48
JOB NO. 39823.00

1 LEVEL 2
3/16" = 1'-0"

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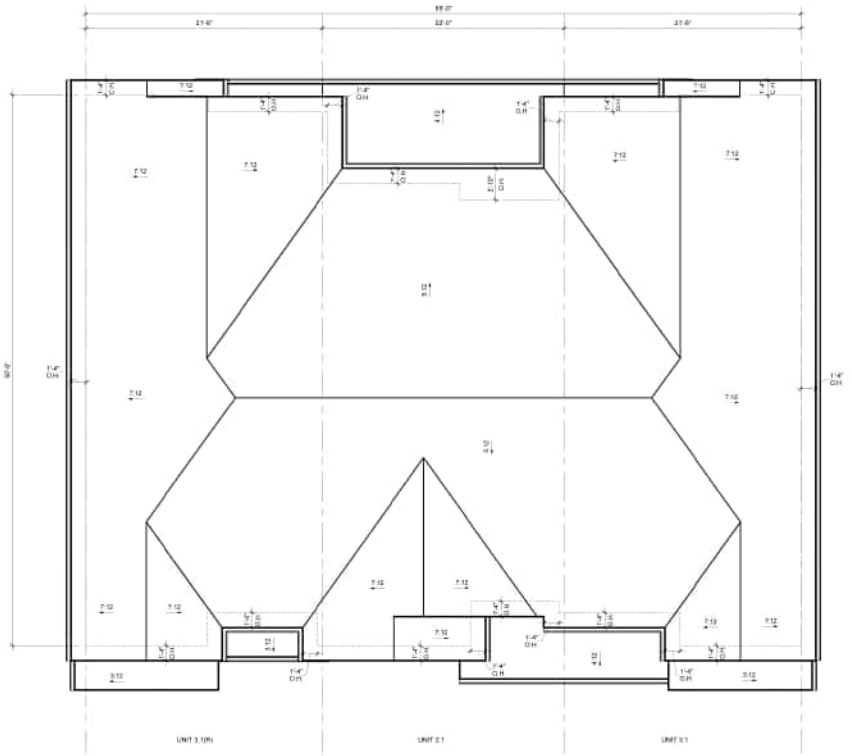
COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE B UNITS – 2-STORY
TOWNHOMES FLOOR PLANS

SHEET 33 OF 48
JOB NO. 39823.00



1 ROOF PLAN
3/16" = 1'-0"

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DATE 11/15/23
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DRAWN BY DIG
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COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE B UNITS – 2-STORY
TOWNHOMES FLOOR PLANS

SHEET 34 OF 48
JOB NO. 39823.00

MATERIAL SCHEDULE - SCHEME 1		
	COLOR (MANUF.)	COMMENTS
BODY (1)	EXTRA WHITE (SW 7006)	• LAP SIDING • LP SMARTSIDE 16" VERTICAL SIDING W/ 2.5" BATTENS. CEDAR TEXTURE
BODY (2)	ONLINE (SW 7072)	LP SMARTSIDE 16" VERTICAL SIDING W/ 2.5" BATTENS. CEDAR TEXTURE
ACCENT (1)	CASCADE SLATE (WOODTONE)	RUSTIC SERIES
TRIM (1)	SITE WHITE (SW 7070)	
TRIM (2)	BLACK FOX (SW 7069)	
ROOF	WEATHERED WOOD (GAF TIMBERLINE)	ASPHALT SHINGLE

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASED OF DESIGN, OR EQUIVALENT. SUBJECT TO CITY APPROVAL.

4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

3 LEFT SIDE ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

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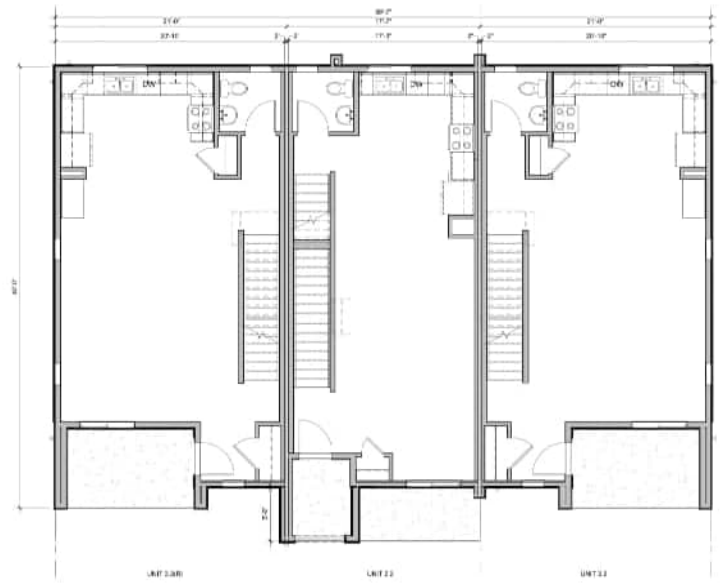
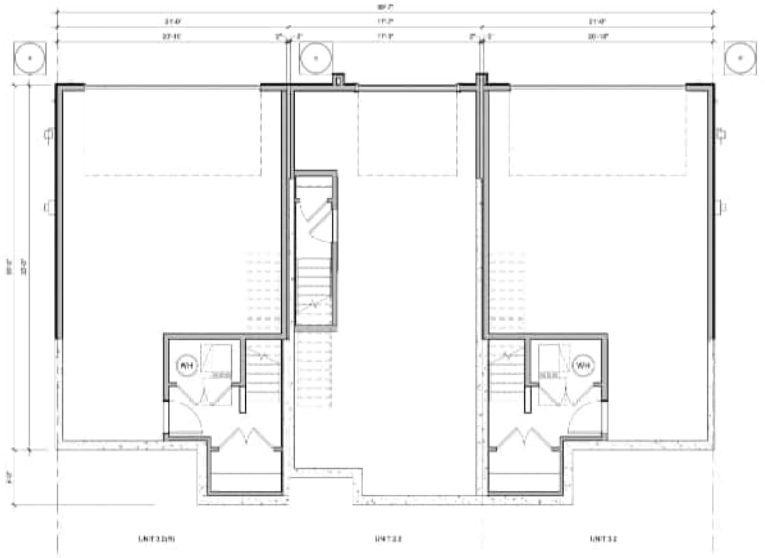
H-SCALE	N/A	
V-SCALE	N/A	
DATE	11/15/23	
DESIGNED BY	KEM	
DRAWN BY	DIG	
CHECKED BY		

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
TYPE B UNITS – 2-STORY TOWNHOMES ELEVATIONS

SHEET 35 OF 48
JOB NO. 39823.00



2 LEVEL 2
3/16" = 1'-0"



1 LEVEL 1
3/16" = 1'-0"

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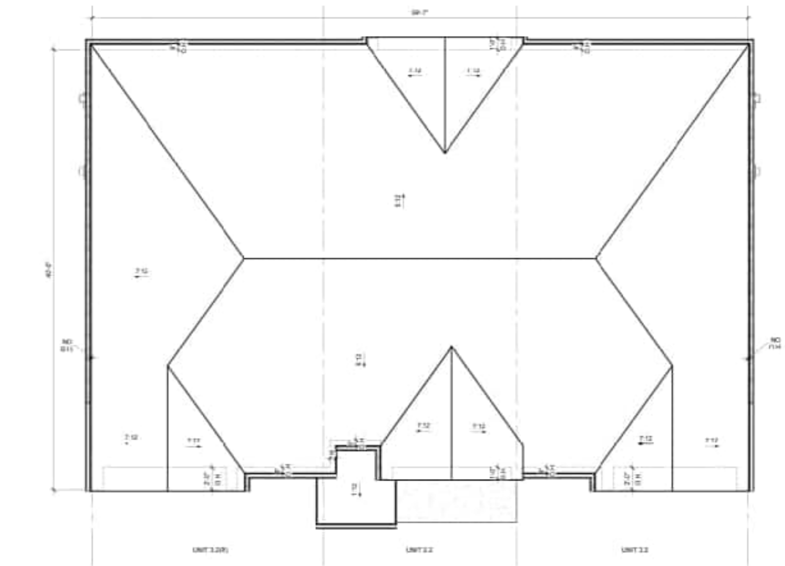
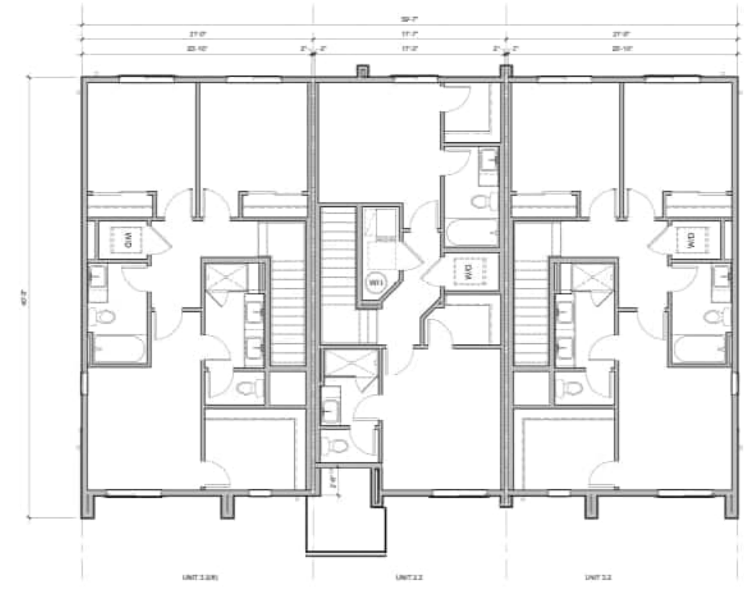
V-SCALE	N/A	
DATE	11/15/23	
DESIGNED BY	KEM	
DRAWN BY	DIG	
CHECKED BY		

COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE C UNITS - 3-STORY
TOWNHOMES FLOOR PLANS

SHEET 36 OF 48
JOB NO. 39823.00



2 ROOF PLAN
3/16" = 1'-0"



1 LEVEL 3
3/16" = 1'-0"

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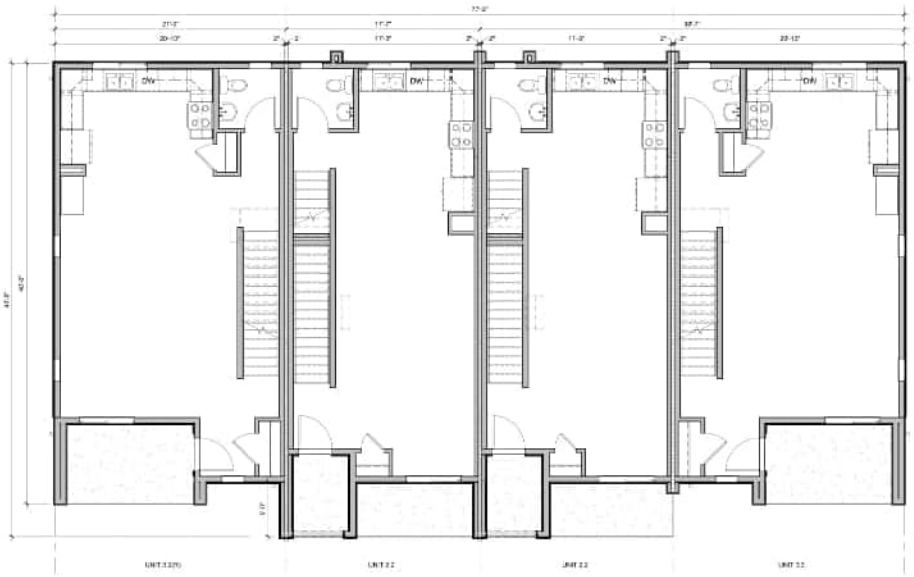
COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
TYPE C UNITS - 3-STORY TOWNHOMES FLOOR PLANS

Godden|Sudik ARCHITECTS

SHEET 37 OF 48
JOB NO. 39823.00



2 LEVEL 2
3/16" = 1'-0"

1 LEVEL 1
3/16" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, J.R. ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED AND WITH WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY OHERRON
720.450.8649
KOLBY.OHERRON@ZOCALO DEVELOPMENT.COM

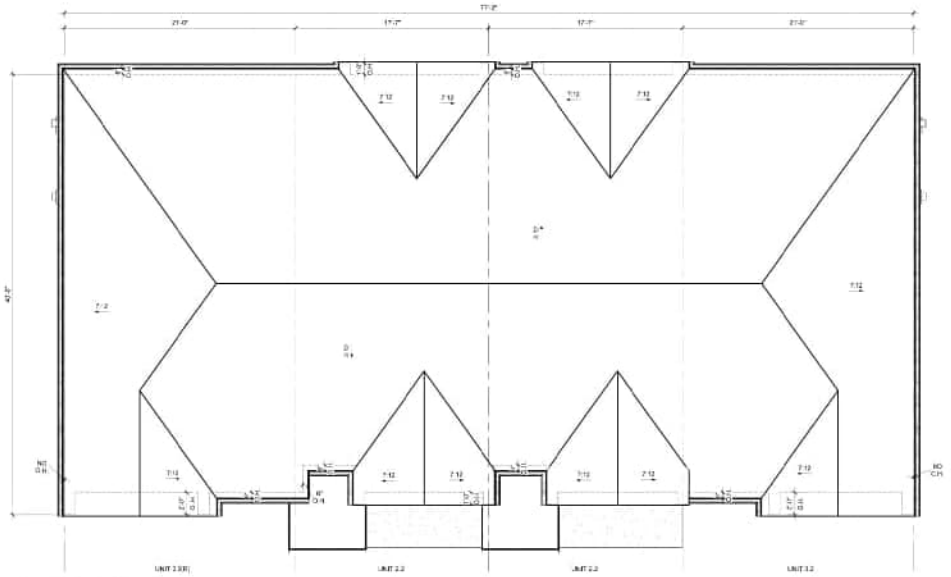
J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS (11/2/22)	JR	9/1/23
2	REVISE PER CITY COMMENTS (11/15/23)	JR	5/1/24

H-SCALE	N/A
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	KEM
DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE C UNITS - 3-STORY
TOWNHOMES FLOOR PLANS

SHEET 38 OF 48
JOB NO. 39823.00



2 ROOF PLAN
3/16" = 1'-0"

1 LEVEL 3
3/16" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

Golden|Sudik ARCHITECTS

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COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
TYPE C UNITS - 3-STORY
TOWNHOMES FLOOR PLANS

SHEET 39 OF 48
JOB NO. 39823.00

MATERIAL SCHEDULE - SCHEME 2		
	COLOR (MANUF.)	COMMENTS
BODY 01	BLACK FOX (SW 7020)	LAP SIDING
BODY 02	SOFTWEAVE (SW 7037)	TRUE EXTERIOR SHIPLAP SIDING
ACCENT 01	SUMMER WHEAT (WOODSTONE)	RUSTIC SERIES
TRIM 01	ONLINE (SW 7073)	LP SMARTSIDE FC PANEL
TRIM 02	DOMINO (SW 6989)	
ROOF	CHARCOAL (GAF TIMBERLINE)	ASPHALT SHINGLE

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASIS OF DESIGN, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.

4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

2 FRONT ELEVATION
3/16" = 1'-0"

3 LEFT SIDE ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES INDICATED AND NOT WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY OHERRON
720.450.6649
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

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CHECKED BY

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
TYPE C UNITS – 3-STORY TOWNHOMES ELEVATIONS

SHEET 40 OF 48
JOB NO. 39823.00

4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

3 LEFT SIDE ELEVATION
3/16" = 1'-0"

1 FRONT ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE - SCHEME 4

	COLOR (MANUF.)	COMMENTS
BODY 01	INTELLECTUAL GRAY (SW 7045)	LAP SIDING
BODY 02	EXTRA WHITE (SW 7006)	TRUEXTERIOR SHIPLAP SIDING
ACCENT 01	SUMMER WHEAT (RUSTIC LINE)	RUSTIC SERIES
TRIM 01	WEB GRAY (SW 7075)	LP SMARTSIDE PC PANEL
TRIM 02	DARKROOM (SW 7083)	
ROOF	WEATHERED WOOD (GAF TIMBERLINE)	ASPHALT SHINGLE

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASIS OF DESIGN, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL.

Golden|Sudik ARCHITECTS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY O'HERRON
720.450.8649
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

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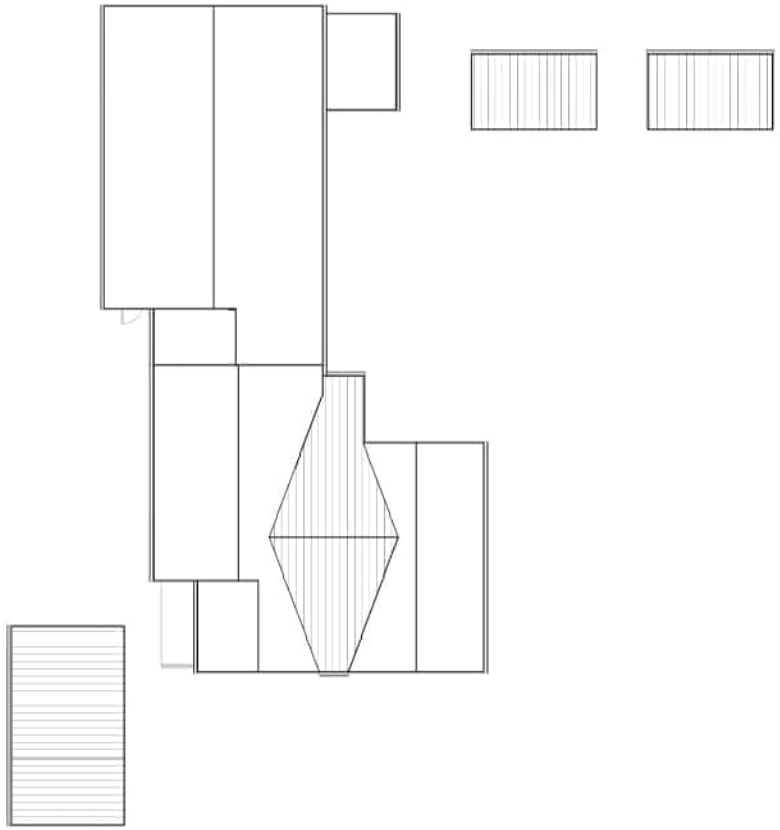
COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
TYPE C UNITS - 3-STORY TOWNHOMES ELEVATIONS

SHEET 41 OF 48
JOB NO. 39823.00



1 ROOF PLAN
1/8" = 1'-0"

2 1ST LEVEL
1/8" = 1'-0"

NOTE: BUILDING ELEVATIONS ARE GE
PRIOR TO PRELIMINARY PDP APPROVAL

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY OHERRON
720.450.6649
KOLBY.OHERRON@ZOCALO DEVELOPMENT.COM

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CHECKED BY

COLLEGE & TRILBY |
MULTI-FAMILY COMMUNITY
COMMUNITY CENTER – FLOOR PLANS

SHEET 42 OF 48
JOB NO. 39823.00

MATERIAL SCHEDULE - SCHEME 1		
	COLOR (MANUF.)	COMMENTS
BODY 01	NIGHT OUT (SW 9550)	LP SMARTSIDE 12" VERTICAL SIDING W/ 2.5" BATTENS, CEDAR TEXTURE
BODY 02 TRIM 02	EXTRA WHITE (SW 7006)	LAP SIDING
ACCENT 01	SUMMER WHEAT (BRODSTONE)	TRUEXTERIOR SHIPLAP SIDING
TRIM 01	DOMINO (SW 2989)	
ROOF	CHARCOAL (GAF TIMBERLINE)	ASPHALT SHINGLE

* ALL MATERIALS AND COLORS SHOWN ARE PROPOSED BASIS OF DESIGN, OR EQUIVALENT, SUBJECT TO CITY APPROVAL.

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

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

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

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

NOTE: BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO PRELIMINARY PDP APPROVAL

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO COMMUNITY DEVELOPMENT
KOLBY O'HERRON
720.450.8649
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

J·R ENGINEERING
A Westrian Company
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DRAWN BY	DIG
CHECKED BY	

COLLEGE & TRILBY | MULTI-FAMILY COMMUNITY
COMMUNITY CENTER – ELEVATIONS

SHEET 43 OF 48
JOB NO. 39823.00

David Howell

To: Clark Mapes
Subject: FW: Request for Modification of Standard for Building Footprint Variation

---

From: Dana Ashoori <DAshoori@goddensudik.com>
Sent: Wednesday, July 17, 2024 5:11 PM
To: Clark Mapes <CMAPES@fcgov.com>; Kenneth Merritt <kmerritt@jrengineering.com>
Cc: Kolby O'Herron <kolby.oherron@zocalodevelopment.com>; Chris Walla <CWalla@goddensudik.com>
Subject: [EXTERNAL] Re: Request for Modification of Standard Building Footprint Variation – Section 3.5.2(C)

This Land Use Code subsection 3.5.2(C) requires variation among townhome buildings with more than 2 units, with at least 3 distinctly different building designs including significant variation in footprint size and shape. The standard requires that no two buildings with the same design can be placed next to each other in the plan.

A modification is requested for 3-plex and 4-plex buildings with the same footprint size and shape to be placed next to each other in a number of locations in the plan. These buildings present different designs in all other respects.

Justification:

- The whole plan with 85 buildings has wide variation throughout. There are (3) townhome types (Series A, B, and C), and B and C have (3) sizes (2, 3 & 4-plex), which provide a total of (7) types. Then (2) elevation styles are applied to each of those, which equals 14 different building designs. Furthermore, there are 4 color schemes that can add more variation on top of these 14 designs.
- Where the same footprints are placed next to each other, different building designs include entrances and porches, varied roof forms, projecting and recessed features, and residential siding in lap and board-and-batten patterns.
- This extensive variation will be presented in detail at the hearing.

Best,

Dana Ashoori

Project Manager

Godden | Sudik
ARCHITECTS

SEE WHAT COULD BE

Single Family | Multi-Family | Custom Remodel
ph. 303.455.4437
goddensudik.com

David Howell

From: Kenneth Merritt <kmerritt@jrengineering.com>
Sent: Wednesday, July 17, 2024 2:48 PM
To: Clark Mapes
Cc: Kolby O'Herron; Dana Ashoori; Chris Walla
Subject: [EXTERNAL] Request for Modification of Standard for Street-Facing Facade

Hi Clark.

Below is JR Planners & Engineers request for a Modification of Standard for Street-Facing Façade. Please review and let me know if there is any further information you may need.

Thank you for your assistance in this matter!

Ken

Modification of a Standard for Street-Facing Facades – 3.5.2(D)(2)

This standard requires that buildings with 4 or more dwelling units must have a doorway facing adjacent neighborhood streets (could be secondary patio doors.) The intent is to avoid impersonal blank ends of multi-unit buildings, often with only utility meters as the most prominent feature, along neighborhood streets. A doorway indicates the presence of people as an animating architectural feature.

One such building has one end facing Rover Drive without a doorway.

Summary of applicant justification:

The applicants' modification request is attached. It explains why the request is not detrimental to the public good; and meets criterion (4) "nominal and inconsequential from the perspective of the whole plan":

This is one such occurrence out of 85 buildings. The interior of the building is a garage partly below grade, with the grade in the side yard sloping down along the building wall such that a doorway would be non-functional. The visual impact is mitigated by being located on a curve, and by two trees in the foreground closer to the sidewalk.

Thank you for your consideration of this Request of Modification for Street-Facing Facades and we look forward to you review and possible approval.

Sincerely,
Ken Merritt

Ken Merritt, APA, RLA
Director of Planning

JR Engineering, LLC
2900 South College Avenue, Suite 3D
Fort Collins, Colorado 80525
Cell: 970-305-6754
Kmerritt@jrengineering.com


50th
Anniversary
J·R ENGINEERING
50 YEARS OF EXCELLENCE

UTILITY PLANS FOR ZOCALO | COLLEGE & TRILBY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOVEMBER 2023

PROPERTY OWNER

ZOCALO COMMUNITY DEVELOPMENT
ATTN: KOLBY O'HERRON
455 SHERMAN STREET, SUITE 250
DENVER, COLORADO 80020
P:~303.820.8611
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: JOSEPH FRANK, PE
2900 SOUTH COLLEGE AVENUE, SUITE 3D
FORT COLLINS, CO 80525
P:~303.267.6232
JFRANK@JRENGINEERING.COM

PLANNER/LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA RLA
2900 SOUTH COLLEGE AVENUE, SUITE 3D
FORT COLLINS, CO 80525
P:~970.305.6754
KMERRITT@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
7200 S ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
P:~303.740.9393
JADAMS@JRENGINEERING.COM

BENCHMARK

THE BENCHMARK USED FOR THIS SITE IS: NGS MONUMENT 38~94, BEING A 3~1/4" ALUMINUM CAP AT THE SOUTHWEST CORNER OF 508 TRILBY ROAD, ELEVATION=5093.76 (NAVD88).

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6H P.M., BEING MONUMENTED AT THE EAST BY A 2~1/2" ALUMINUM CAP IN RANGE BOX STAMPED "E¼ COR S11 20676 2014" AND THE WEST END BY A 2~1/4" ALUMINUM CAP STAMPED "C¼ COR S11 LS 23513", BEARING S88°27'19"W AS REFERENCED BY COLORADO STATE PLAN NORTH ZONE.

UTILITY CONTACTS

ELECTRIC
FORT COLLINS UTILITIES
700 WOOD STREET,
FORT COLLINS, CO 80521
CODY SNOWDON (970) 416~2306

GAS
XCEL ENERGY
4200 S COUNTY ROAD 15H,
LOVELAND, CO 80537
STEPHANIE RICH (970) 225~7828

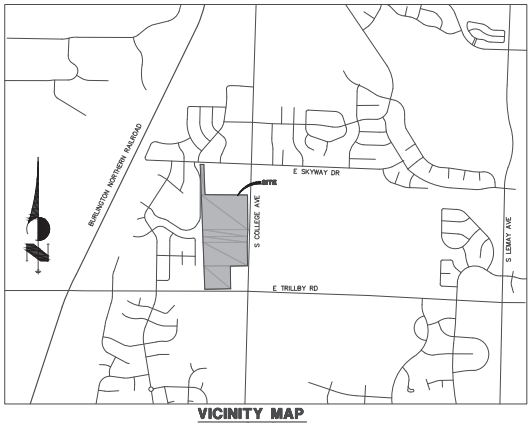
PHONE
CENTURY LINK
DEB THOMAS (970) 377~6406

CABLE
COMCAST
1201 UNIVERSITY AVENUE
FORT COLLINS, CO 80521 (970) 361~3128

STORMWATER
FORT COLLINS UTILITIES
700 WOOD STREET,
FORT COLLINS, CO 80521
MATT SIMPSON (970) 416~2754

SANITARY DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT
5150 SNEAD DRIVE
FORT COLLINS, CO 80525
RANDY KENYON (970) 226~2484

WATER DISTRICT
FORT COLLINS LOVELAND WATER DISTRICT
5150 SNEAD DRIVE
FORT COLLINS, CO 80525
SAM LOWE (970) 226~3104



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

North Louden Ditch Company

REVIEWED BY: _____ Date

SOUTH FORT COLLINS SANITATION DISTRICT

_____ District Engineering Date

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the South Fort Collins Sanitation District

FORT COLLINS-LOVELAND WATER DISTRICT

_____ District Engineering Date

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District.

City of Fort Collins, Colorado
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 and Development,	Approved Sheets	Date
APPROVED:	Traffic Operations,	Approved Sheets	Date
APPROVED:	Environmental Planner,	Approved Sheets	Date

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 ENGINEER, OR THE CITY OF FORT COLLINS FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT THE QUANTITIES OF THE ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE CITY OF FORT COLLINS FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ENGINEER'S 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 THE DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

JOSEPH MARTIN FRANK, PE
COLORADO P.E. #53399
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER PE53399

Know what's below. Call before you dig.

COVER SHEET
ZOCALO | COLLEGE & TRILBY
JOB NO. 39823.00
5/1/2024
SHEET 1 OF 25

J·R ENGINEERING
A Westrian Company

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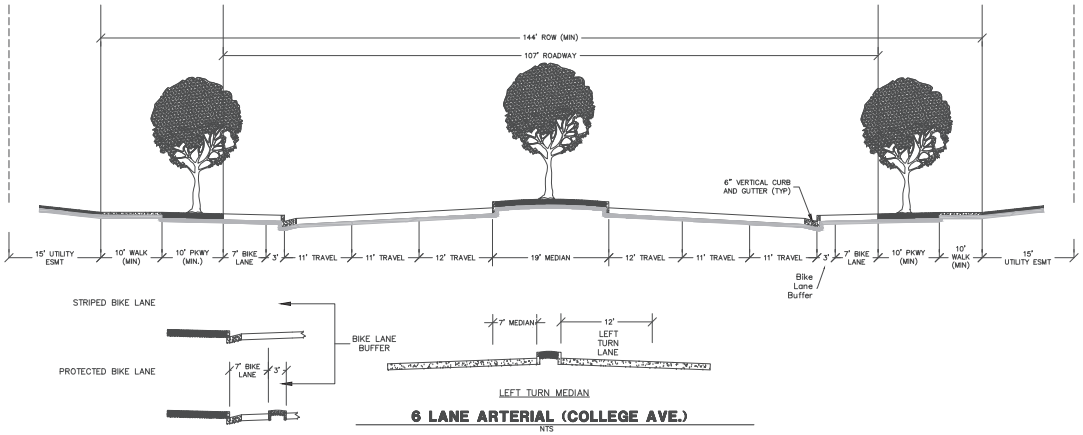
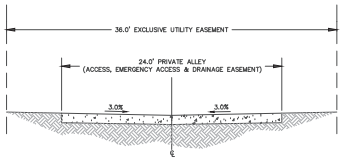
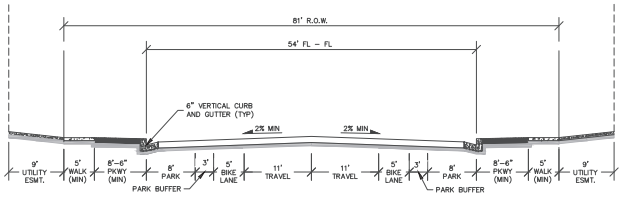
Fort Collins 970~491~9888 • www.jrengineering.com



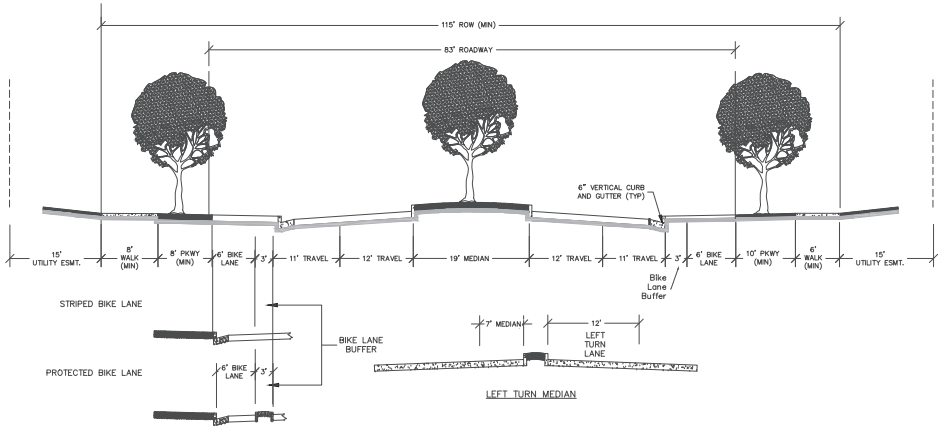
6 LANE ARTERIAL (COLLEGE AVE.)
NTS



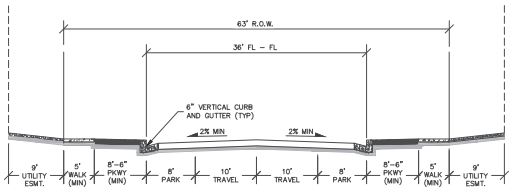
PRIVATE ALLEY
NTS



COLLECTOR (MARS DRIVE)
NTS



4 LANE ARTERIAL (TRILBY ROAD)
NTS



CONNECTOR LOCAL STREET
NTS

STREET SECTIONS
ZOCALO | COLLEGE & TRILBY
JOB NO. 39823.00
5/1/2024
SHEET 2 OF 25

J·R ENGINEERING
A Westrian Company

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Fort Collins 970-491-9888 • www.jrengineering.com

CITY OF FORT COLLINS GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE 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 LOCAL ENTITY, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE 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 LOCAL ENTITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
5. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE 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 CONTRACTOR 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 LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
11. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
12. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
13. THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE WATER UTILITY.
14. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
15. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, (303) 692-3590), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
16. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
17. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE LOCAL ENTITY, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND APPROVED BY THE STORMWATER UTILITY DEPARTMENT. CERTIFICATION SHALL BE SUBMITTED TO THE STORM WATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR SINGLE FAMILY UNITS. FOR COMMERCIAL PROPERTIES, CERTIFICATION SHALL BE SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE RELEASE OF ANY BUILDING PERMITS IN EXCESS OF THOSE ALLOWED PRIOR TO CERTIFICATION PER THE DEVELOPMENT AGREEMENT.
18. THE LOCAL ENTITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE LOCAL ENTITY FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER, AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.
19. ALL RECOMMENDATIONS OF THE "UTILITY PLANS FOR CORE SPACES", DATED NOVEMBER 2022, BY JR ENGINEERING 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 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 CITY OF FORT COLLINS ENGINEERING 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 ENGINEERS 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 LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE 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 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 FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
28. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
29. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE 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. (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
32. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT 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 THE LOCAL ENTITY.
35. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
36. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
37. THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
38. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE 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 LOCAL ENTITY'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 FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6H P.M., BEING MONUMENTED AT THE EAST BY A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "E¼ COR S11 20676 2014" AND THE WEST END BY A 2-1/4" ALUMINUM CAP STAMPED "C¼ COR S11 LS 23513", BEARING S88°27'19"W AS REFERENCED BY COLORADO STATE PLAN NORTH ZONE.

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 COLLISIONS 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 CITY OF FORT COLLINS 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 LOCAL ENTITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
47. THE 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: NOVA LANE, STARDUST LANE, GALACTIC LANE, MOONBEAM WAY, AND GALACTIC COURT.
48. APPROVED VARIANCES ARE LISTED AS FOLLOWS: ACCESS SPACING VARIANCE FOR HORIZONTAL DISTANCE BETWEEN TRILBY ROAD (ARTERIAL) AND STARDUST/NOVA LANE (ALLEYS).

CITY OF FORT COLLINS CONSTRUCTION NOTES

A. STANDARD GRADING, EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN 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 LOCAL ENTITY.
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 CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY 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 OF FORT COLLINS 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. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   a. BELOW ALL GUTTER DOWNSPOUTS.
   b. OUT TO DRAINAGE SWALES.
   c. ALONG LOT PERIMETER.
   d. OTHER LOCATIONS, IF NEEDED.
16. 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/COUNTY.
17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
18. ADD NOTES TO REFLECT THE STORMWATER RUNOFF CONTROL PLAN OF THE INDIVIDUAL DEVELOPMENT.

B. STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE 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.
4. STREET SUBGRADES SHALL BE SCARIFIED FOR 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. 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 ¼ 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 PERFORMED 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 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.
16. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ANCHORS, POSTS, SIGNS, AND/OR DELINEATORS IN CONSTRUCTION AREA. CONTRACTOR MAY KEEP THE SIGNS, OR CALL THE CITY TRAFFIC DIVISION TO HAVE THEM REMOVED.
17. NO "RESET" ANCHORS, POSTS, SIGNS, AND/OR DELINEATORS WILL BE ACCEPTED.
18. ALL ANCHORS, POSTS, SIGNS, AND/OR DELINEATORS SHALL BE NEW AND BE CONSISTENT WITH THE LCUASS CRITERIA.

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 REFERENCE PRELIMINARY DRAINAGE REPORT, DATED MAY 2022, BY JR ENGINEERING BE FOLLOWED AND IMPLEMENTED.
3. CERTIFICATION OF GRADING AND DRAINAGE FACILITIES MUST BE COMPLETED BY A REGISTERED ENGINEER AND SUBMITTED TO THE STORMWATER UTILITY DEPARTMENT AT LEAST TWO WEEKS PRIOR TO STORMWATER UTILITY DEPARTMENT ACCEPTANCE, OR OTHERWISE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
4. SEE CITY OF FORT COLLINS STORMWATER CRITERIA MANUAL – APPENDIX F CONSTRUCTION CONTROL MEASURES STANDARD NOTES AND STANDARD EROSION CONTROL NOTES.

E. WATERLINE NOTE

1. 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.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

ZOCALO | COLLEGE & TRILBY
CITY OF FORT COLLINS
GENERAL NOTES

SHEET 3 OF 25

JOB NO. 39823.00

JR ENGINEERING GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LARIMER COUNTY, CITY OF FORT COLLINS, EAST LARIMER COUNTY WATER DISTRICT, BOXELDER SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE JURISDICTIONAL FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA AND EXISTING CONDITIONS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. SHALL BE PROTECTED AND REMAIN IN SERVICE. IF IMPROVEMENTS EXIST, EXTEND OR LOWER TO FINAL SURFACE USE LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 2.0% PERPENDICULAR TO DIRECTION OF TRAVEL. MAXIMUM GRADE OF HANDICAPPED ACCESSIBLE WALKS MUST BE LESS THAN 5.0% IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ALL HANDICAP RAMPS IS 8.3% OVER A MAXIMUM 6" RISE. MAXIMUM GRADE AT HANDICAP PARKING IS TYPICALLY LESS THAN 2.0% IN ALL DIRECTIONS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. HANDICAP RAMPS SHALL CONFORM TO CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC.)
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE SEEDED AND MULCHED.
17. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.
18. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
19. REFERENCE SOILS REPORT FOR TRILBY & COLLEGE
20. ALL SATISFACTORY SOILS SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
21. EXISTING AND PROPOSED IMPORTED MATERIALS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER TO VERIFY SATISFACTORY SOIL CHARACTERISTICS.
22. LIMIT DISTURBANCE TO AREAS WITHIN SILT FENCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER CITY OF FORT COLLINS STANDARDS.
23. REFERENCE THE STORM WATER MANAGEMENT PLAN (SWMP) FOR PLACEMENT AND DETAILS OF EROSION CONTROL MEASURES, WHICH SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION.
24. THE EXTENT OF EROSION CONTROL PROTECTION MAY NEED TO BE ADJUSTED DURING THE PROCESS OF CONSTRUCTION, BASED ON SITE CONDITIONS AND THE PERFORMANCE OF THE EROSION CONTROL MEASURES. TO SUPPLY SUFFICIENT EROSION CONTROL AND MINIMIZE DOWNSTREAM WATERWAY POLLUTION, EROSION CONTROL PROTECTION MUST BE INSPECTED AND REPAIRED/REPLACED IN INTERVALS DICTATED IN THE SWMP.

EROSION CONTROL NOTES:

1. LOCATE/RELOCATE, AND MAINTAIN STABILIZED STAGING AREAS, VEHICLE TRAFFIC CONTROL AREAS, AND CONCRETE WASHOUT AREAS AS REQUIRED DURING CONSTRUCTION.
2. LIMIT OF CONSTRUCTION TO BE CONTAINED WITHIN APPROVED UTILITY/GRADING AREAS AND PROPERTY LINES.
3. PROVIDE EROSION CONTROL MEASURES ACROSS ALL PHASES OF FUTURE ROW AREAS PER STANDARD DETAILS.
4. PROVIDE EROSION CONTROL MEASURES ACROSS SITE AS REQUIRED DURING CONSTRUCTION.
5. ALL LOTS SHALL HAVE EROSION CONTROL PROTECTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORMWATER MANAGEMENT PLAN, WHICH SHALL CONTAIN AN UP-TO-DATE MAPPING OF EROSION CONTROL MEASURES AT ALL TIMES.
7. REFERENCE SOILS REPORT FOR TRILBY & COLLEGE
8. ALL SATISFACTORY SOILS SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
9. EXISTING AND PROPOSED IMPORTED MATERIALS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER TO VERIFY SATISFACTORY SOIL CHARACTERISTICS.
10. CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING EROSION CONTROL MEASURES IN PLACE FROM THE FILING 4 CONSTRUCTION.

SOUTH FORT COLLINS SANITATION DISTRICT NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION OF SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY SFCSD INSPECTORS PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
5. IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
6. ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
7. PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS.
8. ONCE THE SYSTEM IS OPERATIONAL AND ALL TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.
9. AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.
10. ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE SEWER IMPROVEMENTS LISTED SEPARATELY.

FORT COLLINS-LOVELAND WATER DISTRICT NOTES

1. ALL CONSTRUCTION OF WATER INFRASTRUCTURE SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOVELAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION OF WATER INFRASTRUCTURE REQUIRES A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS PRIOR TO STARTING ADDITIONALLY, CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING DISTRICT INFRASTRUCTURE.
4. ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
5. ALL COMMERCIAL, IRRIGATION, MULTI-FAMILY AND FIRE SPRINKLER LINES SHALL HAVE A BACKFLOW PREVENTION DEVICE AS APPROVED BY THE DISTRICT.
6. THE RUNNING HYDROSTATIC PRESSURE TEST SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
7. ALL DISTRICT VALVES SHALL BE OPERATED BY DISTRICT OPERATIONS STAFF ONLY.
8. ONCE THE SYSTEM IS OPERATIONAL, ALL TESTS HAVE PASSED, AND ASBUILT DRAWINGS (PDF AND DWG) HAVE BEEN APPROVED BY THE DISTRICT, THE CONTRACTOR SHALL REQUEST 'SUBSTANTIAL COMPLETION' WITH A LETTER TO THE DISTRICT.
9. ONCE ALL PUNCH LIST ITEMS ARE COMPLETE AND EASEMENTS ARE RECORDED, THE CONTRACTOR SHALL REQUEST 'FINAL ACCEPTANCE' WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER IMPROVEMENTS.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING JURISDICTIONAL AUTHORITY, APPROVES THEIR USE ONLY FOR THE PURPOSES PROVIDED IN THE WRITTEN AUTHORIZATION.

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GENERAL NOTES

H-SCALE	N/A
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SHEET 4 OF 25

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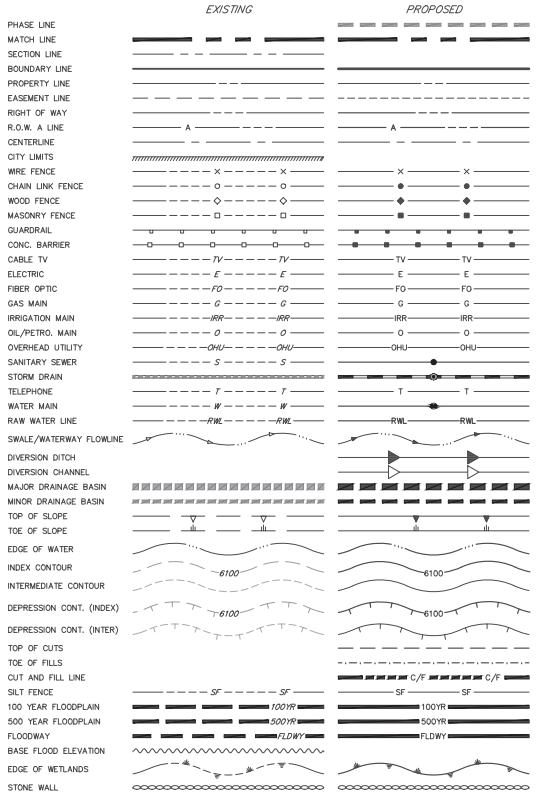
LAYER LINETYPE LEGEND



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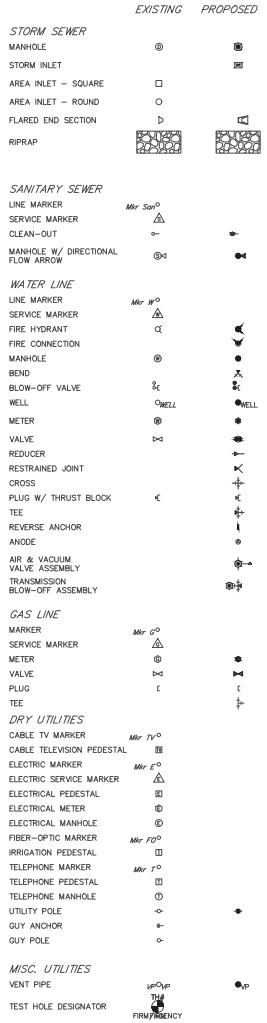

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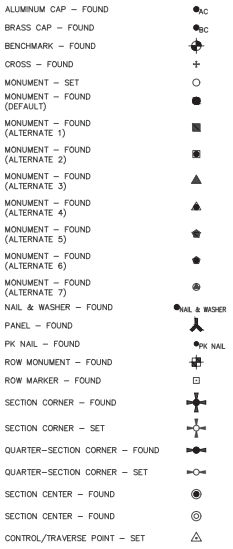

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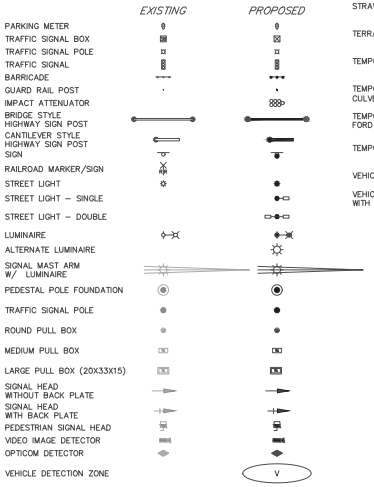
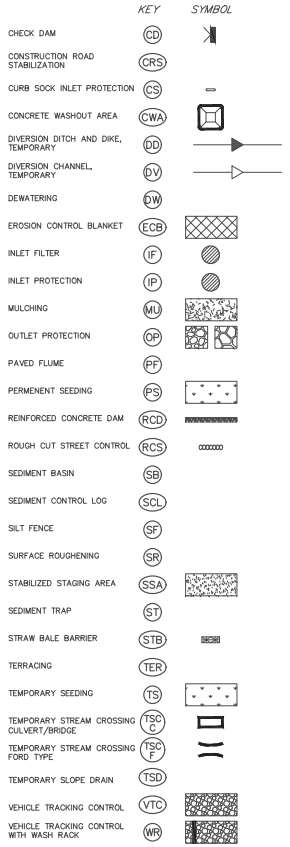


STORM WATER MANAGEMENT



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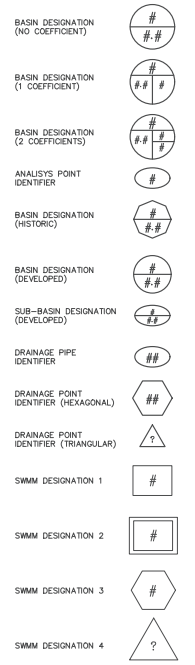
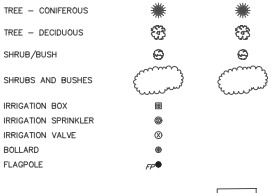


LANDSCAPE LEGEND



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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

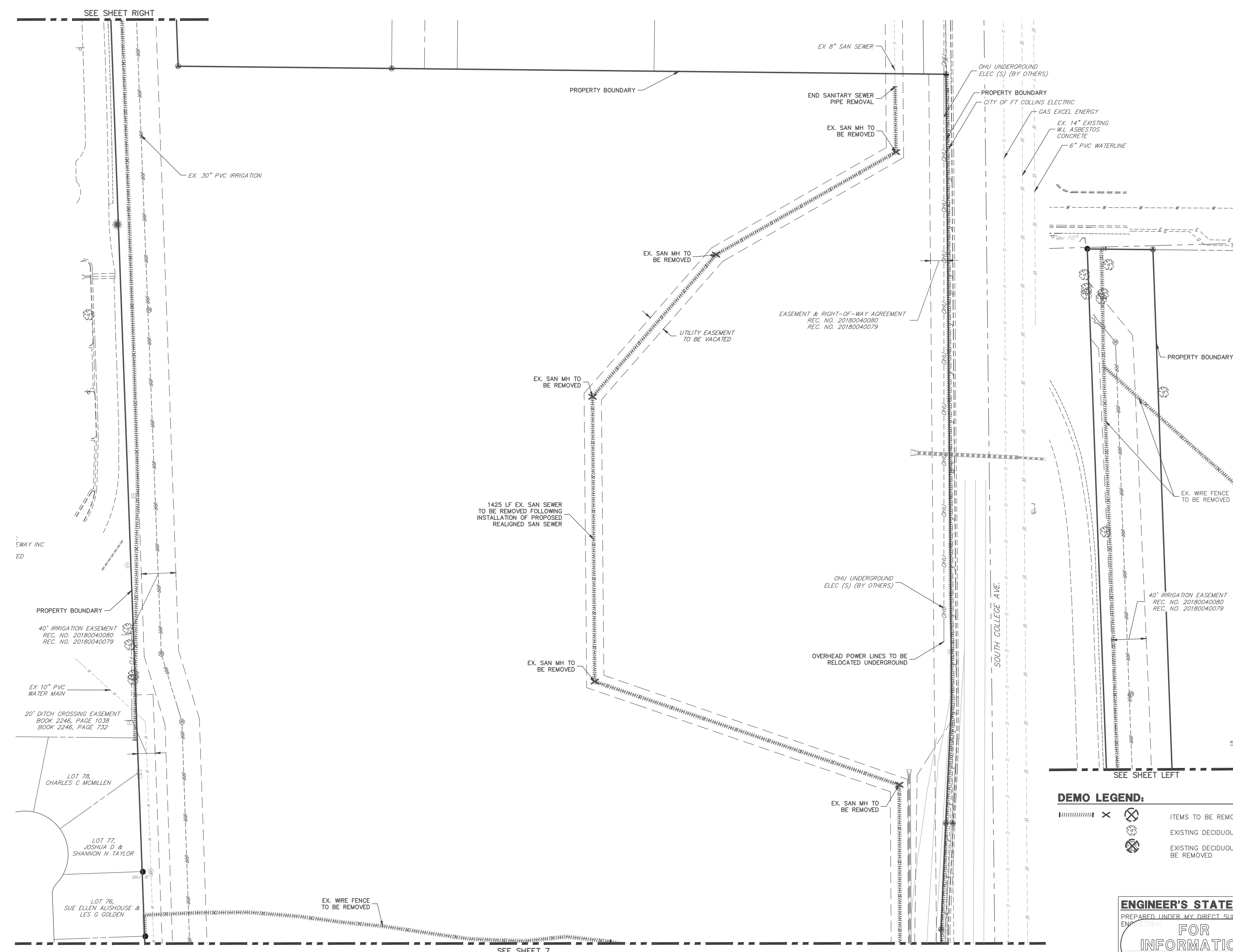
H-SCALE	N/A
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DJG
CHECKED BY	

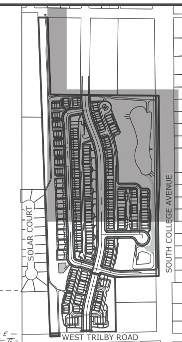
ZOCALO | COLLEGE & TRILBY

OVERALL LEGEND

SHEET 5 OF 25

JOB NO. 39823.00





VICINITY MAP
SCALE: NTS

DEMO LEGEND:

⊗	ITEMS TO BE REMOVED
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING DECIDUOUS TREE TO BE REMOVED

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

PE53399

DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO
455 SHERMAN ST, STE 250
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CONTACT: KOLBY O'HERRON
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM
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No.	REVISION	BY	DATE

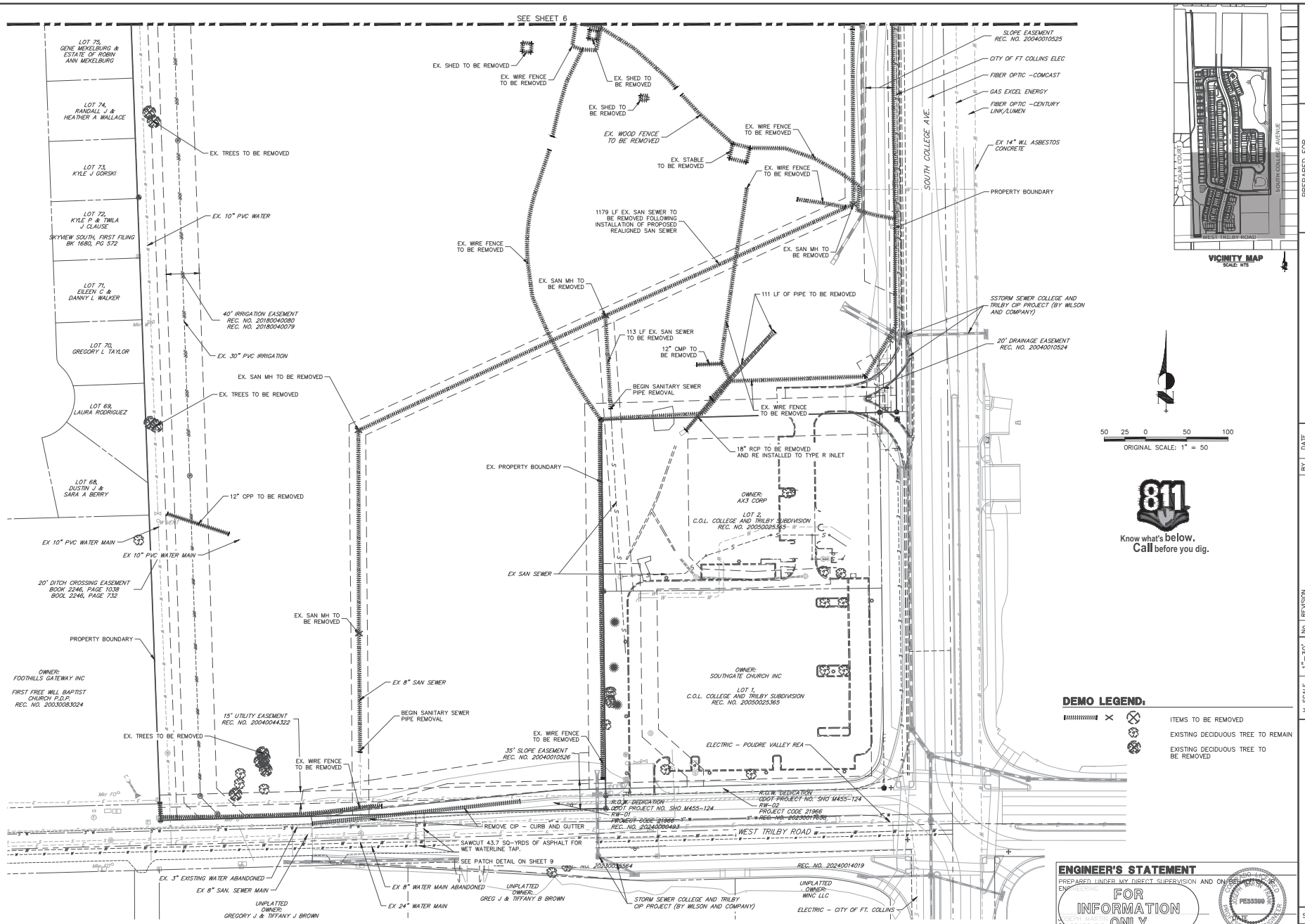
H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

ZOCALO | TRILBY & COLLEGE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 6 OF 25

JOB NO. 39823.00



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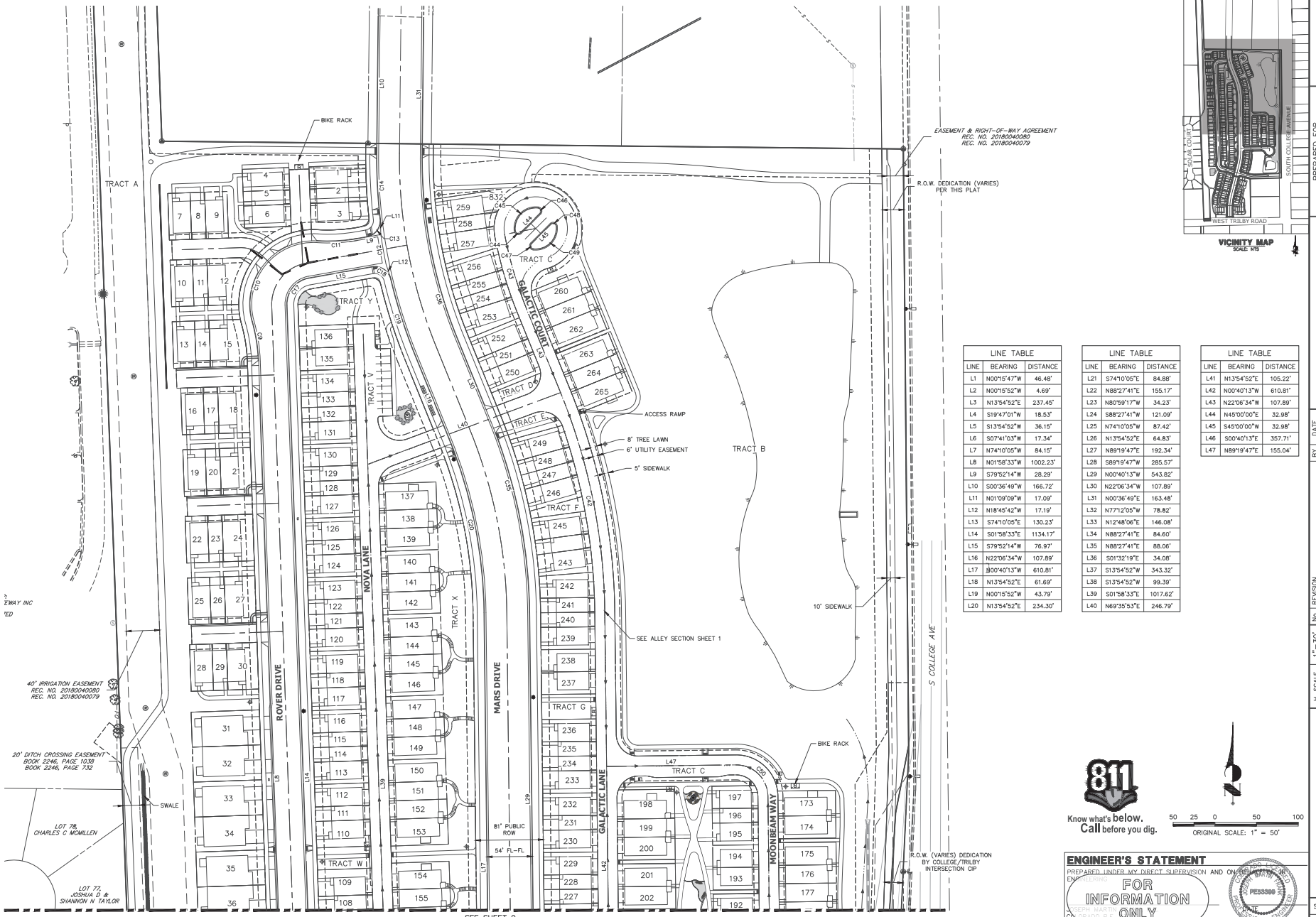
ZOCALO | TRILBY & COLLEGE

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 7 OF 25

JOB NO. 39823.00



VICINITY MAP
SCALE: NTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'47"W	46.48'
L2	N00°15'52"W	4.69'
L3	N13°54'52"E	237.45'
L4	S19°47'01"W	18.53'
L5	S13°54'52"W	36.15'
L6	S07°41'03"W	17.34'
L7	N74°10'05"W	84.15'
L8	N01°58'33"W	1002.23'
L9	S79°52'14"W	28.29'
L10	S00°36'49"W	166.72'
L11	N01°09'09"W	17.09'
L12	N18°45'42"W	17.19'
L13	S74°10'05"E	130.23'
L14	S01°58'33"E	1134.17'
L15	S79°52'14"W	76.97'
L16	N22°06'34"W	107.89'
L17	N00°40'13"W	610.81'
L18	N13°54'52"E	61.69'
L19	N00°15'52"W	43.79'
L20	N13°54'52"E	234.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S74°10'05"E	84.88'
L22	N88°27'41"E	155.17'
L23	N80°59'17"W	34.23'
L24	S88°27'41"W	121.09'
L25	N74°10'05"W	87.42'
L26	N13°54'52"E	64.83'
L27	N89°19'47"E	192.34'
L28	S89°19'47"W	285.57'
L29	N00°40'13"W	543.82'
L30	N22°06'34"W	107.89'
L31	N00°36'49"E	163.48'
L32	N77°12'05"W	78.82'
L33	N12°48'06"E	146.08'
L34	N88°27'41"E	84.60'
L35	N88°27'41"E	88.06'
L36	S01°32'19"E	34.08'
L37	S13°54'52"W	343.32'
L38	S13°54'52"W	99.39'
L39	S01°58'33"E	1017.62'
L40	N69°35'53"E	246.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N13°54'52"E	105.22'
L42	N00°40'13"W	610.81'
L43	N22°06'34"W	107.89'
L44	N45°00'00"E	32.98'
L45	S45°00'00"W	32.98'
L46	S00°40'13"E	357.71'
L47	N89°19'47"E	155.04'

811
Know what's below.
Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J.R. ENGINEERING

FOR INFORMATION ONLY

JOSEPH MARTELON
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PE53369
DATE

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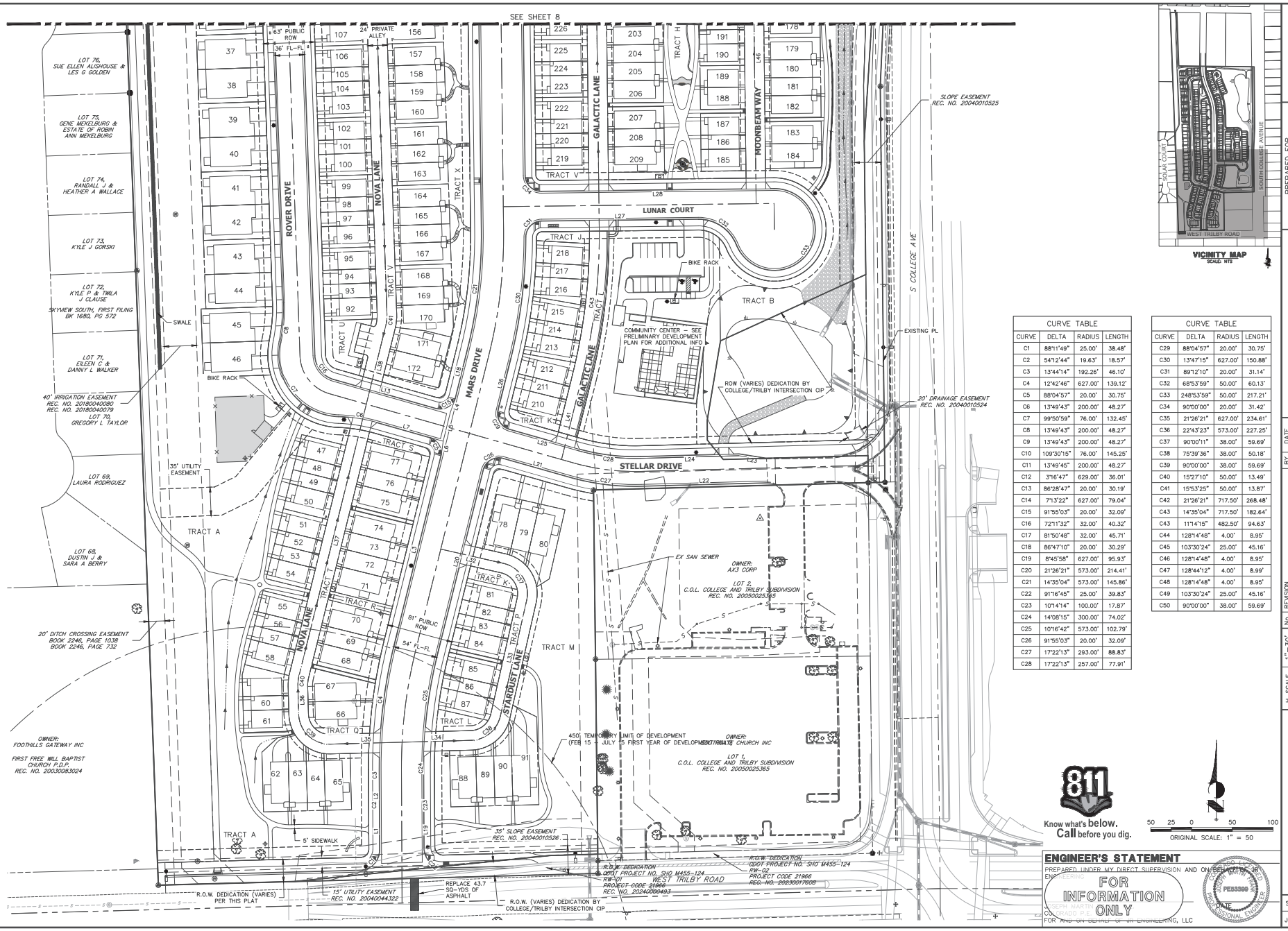
DRAWN BY	DIG
CHECKED BY	

ZOCALO | TRILBY & COLLEGE

HORIZONTAL CONTROL PLAN

SHEET 8 OF 25

JOB NO. 39823.00



VICINITY MAP
SCALE: NTS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	88°11'49"	25.00'	38.48'
C2	54°12'44"	19.63'	18.57'
C3	13°44'14"	192.26'	46.10'
C4	12°42'46"	627.00'	139.12'
C5	88°04'57"	20.00'	30.75'
C6	13°49'43"	200.00'	48.27'
C7	99°50'59"	76.00'	132.45'
C8	13°49'43"	200.00'	48.27'
C9	13°49'43"	200.00'	48.27'
C10	109°30'15"	76.00'	145.25'
C11	13°49'45"	200.00'	48.27'
C12	3°16'47"	629.00'	36.01'
C13	86°28'47"	20.00'	30.19'
C14	7°13'22"	627.00'	79.04'
C15	91°55'03"	20.00'	32.09'
C16	72°11'32"	32.00'	40.32'
C17	81°50'48"	32.00'	45.71'
C18	86°47'10"	20.00'	30.29'
C19	8°45'58"	627.00'	95.93'
C20	21°26'21"	573.00'	214.41'
C21	14°35'04"	573.00'	145.86'
C22	91°16'45"	25.00'	39.83'
C23	10°14'14"	100.00'	17.87'
C24	14°08'15"	300.00'	74.02'
C25	10°16'42"	573.00'	102.79'
C26	91°55'03"	20.00'	32.09'
C27	17°22'13"	293.00'	88.83'
C28	17°22'13"	257.00'	77.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C29	88°04'57"	20.00'	30.75'
C30	13°47'15"	627.00'	150.88'
C31	89°12'10"	20.00'	31.14'
C32	68°53'59"	50.00'	60.13'
C33	248°53'59"	50.00'	217.21'
C34	90°00'00"	20.00'	31.42'
C35	21°26'21"	627.00'	234.61'
C36	22°43'23"	573.00'	227.25'
C37	90°00'11"	38.00'	59.69'
C38	75°39'36"	38.00'	50.18'
C39	90°00'00"	38.00'	59.69'
C40	15°27'10"	50.00'	13.49'
C41	15°53'25"	50.00'	13.87'
C42	21°26'21"	717.50'	268.48'
C43	14°35'04"	717.50'	182.64'
C43	11°14'15"	482.50'	94.63'
C44	128°14'48"	4.00'	8.95'
C45	103°30'24"	25.00'	45.16'
C46	128°14'48"	4.00'	8.95'
C47	128°44'12"	4.00'	8.99'
C48	128°14'48"	4.00'	8.95'
C49	103°30'24"	25.00'	45.16'
C50	90°00'00"	38.00'	59.69'

811 Know what's below. Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
FOR INFORMATION ONLY
JOSEPH MARTELON
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE
PE53369

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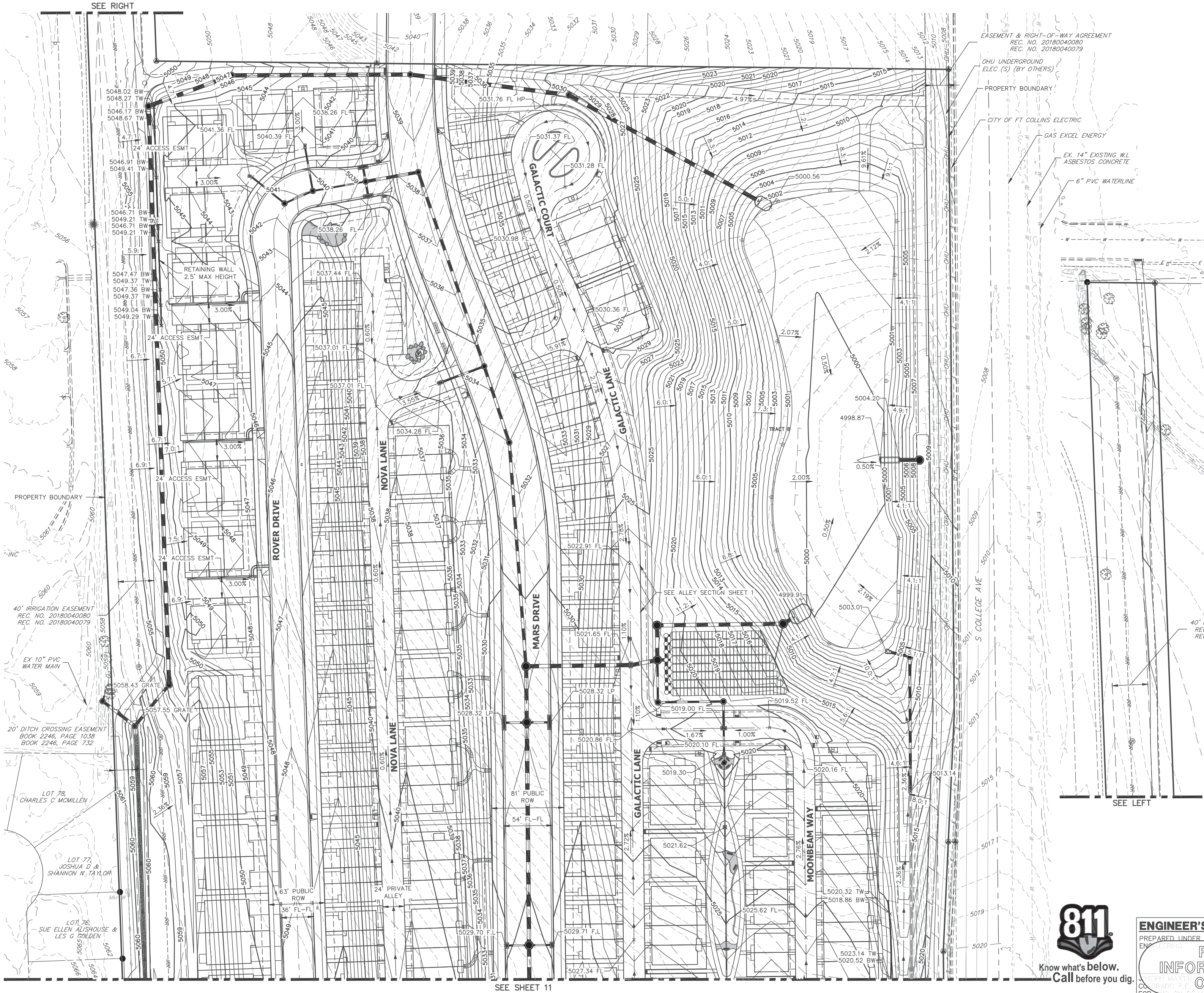
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
HORIZONTAL CONTROL PLAN

SHEET 9 OF 25
JOB NO. 39823.00



NOTES

1. ELEVATIONS SHOWN ARE ALONG FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS STANDARD INFLOW UNLESS NOTED OTHERWISE.

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ENGINEER'S STATEMENT

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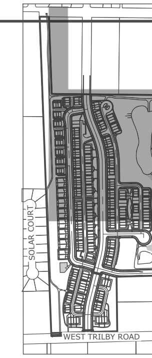

VICINITY MAP
SCALE: NTS

J·R ENGINEERING
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No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	5/1/2024
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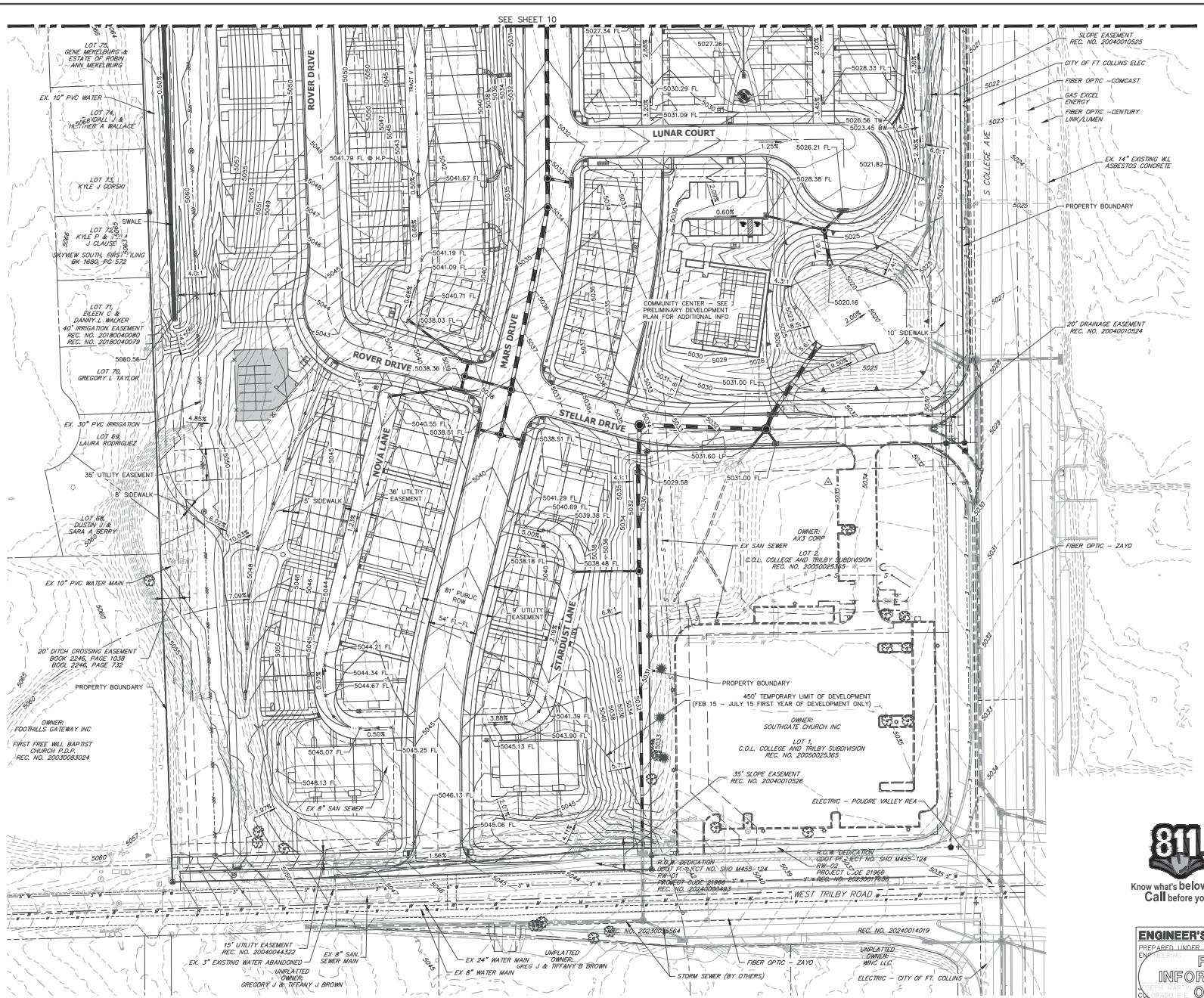
CHECKED BY	

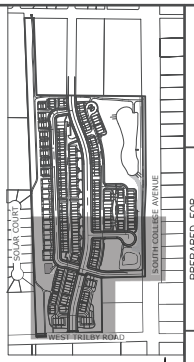
ZOCALO | TRILBY & COLLEGE

GRADING PLAN

SHEET 10 OF 25

JOB NO. 39823.00





VICINITY MAP
SCALE: NTS

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2. ALL CURB AND GUTTER IS STANDARD INFLOW UNLESS NOTED OTHERWISE.

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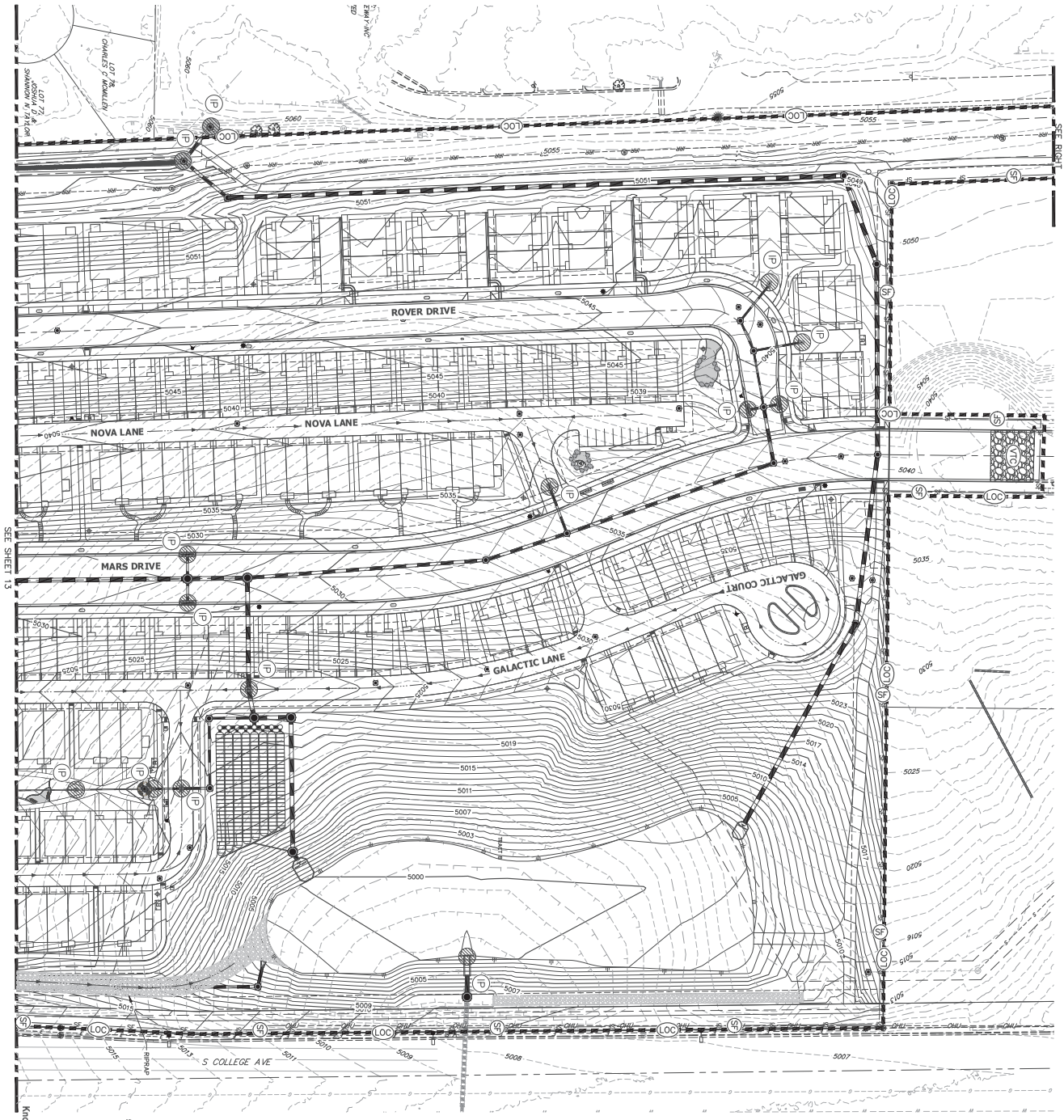
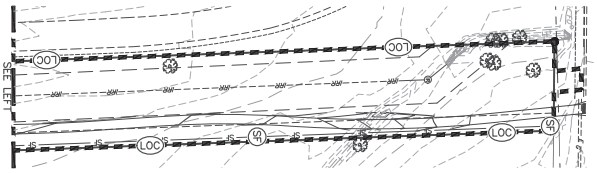
ZOCALO | TRILBY & COLLEGE

GRADING PLAN

SHEET 11 OF 25

JOB NO. 39823.00





Know what's below. Call before you dig. 811

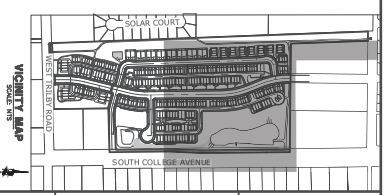
50 25 0 25 100
ORIGINAL SCALE: 1" = 50

NOTES

SEE LANDSCAPE PLAN FOR DETAILS REGARDING REVEGETATION METHODS

LEGEND

- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- VTC — VEHICLE TRAFFIC CONTROL
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG
- SSA — STABILIZED STAGING AREA



ENGINEER'S STATEMENT

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FOR INFORMATION ONLY

JOB NO. 39823.00	SHEET 12 OF 25	ZOCALO | TRILBY & COLLEGE	H-SCALE	1"=30'	
			V-SCALE	N/A	
		EROSION AND SEDIMENT CONTROL PLAN	DATE	5/1/2024	
			DESIGNED BY	JMF	
			DRAWN BY	DIG	
			CHECKED BY		

No.	REVISION	BY	DATE

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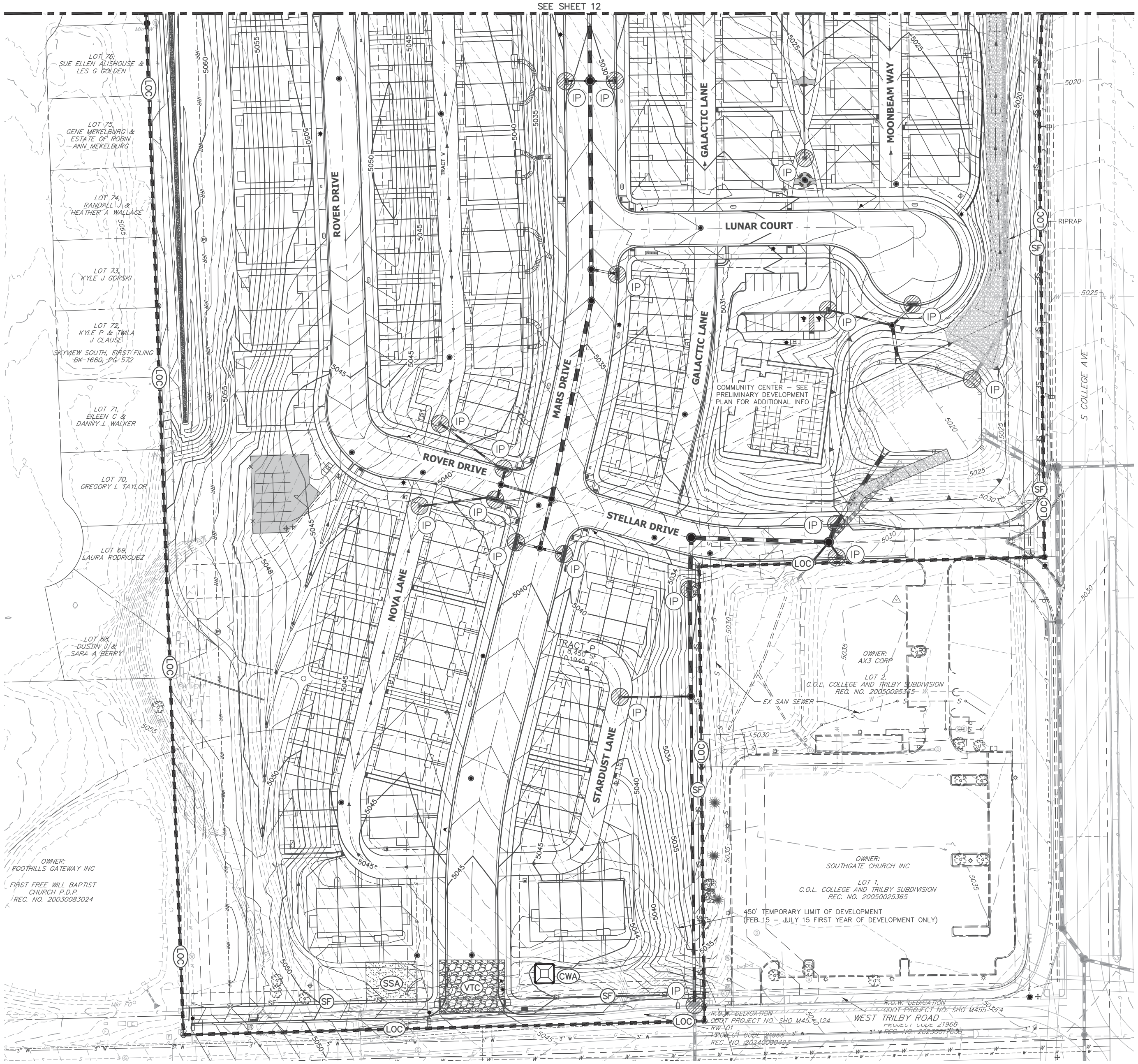

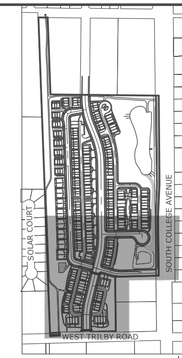

VICINITY MAP
SCALE: NTS

LEGEND

SF	SILT FENCE
LOC	LIMITS OF CONSTRUCTION
VTC	VEHICLE TRAFFIC CONTROL
CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SCL	SEDIMENT CONTROL LOG
SSA	STABILIZED STAGING AREA

NOTES

SEE LANDSCAPE PLAN FOR DETAILS REGARDING REVEGETATION METHODS

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ORIGINAL SCALE: 1" = 50
50 25 0 50 100

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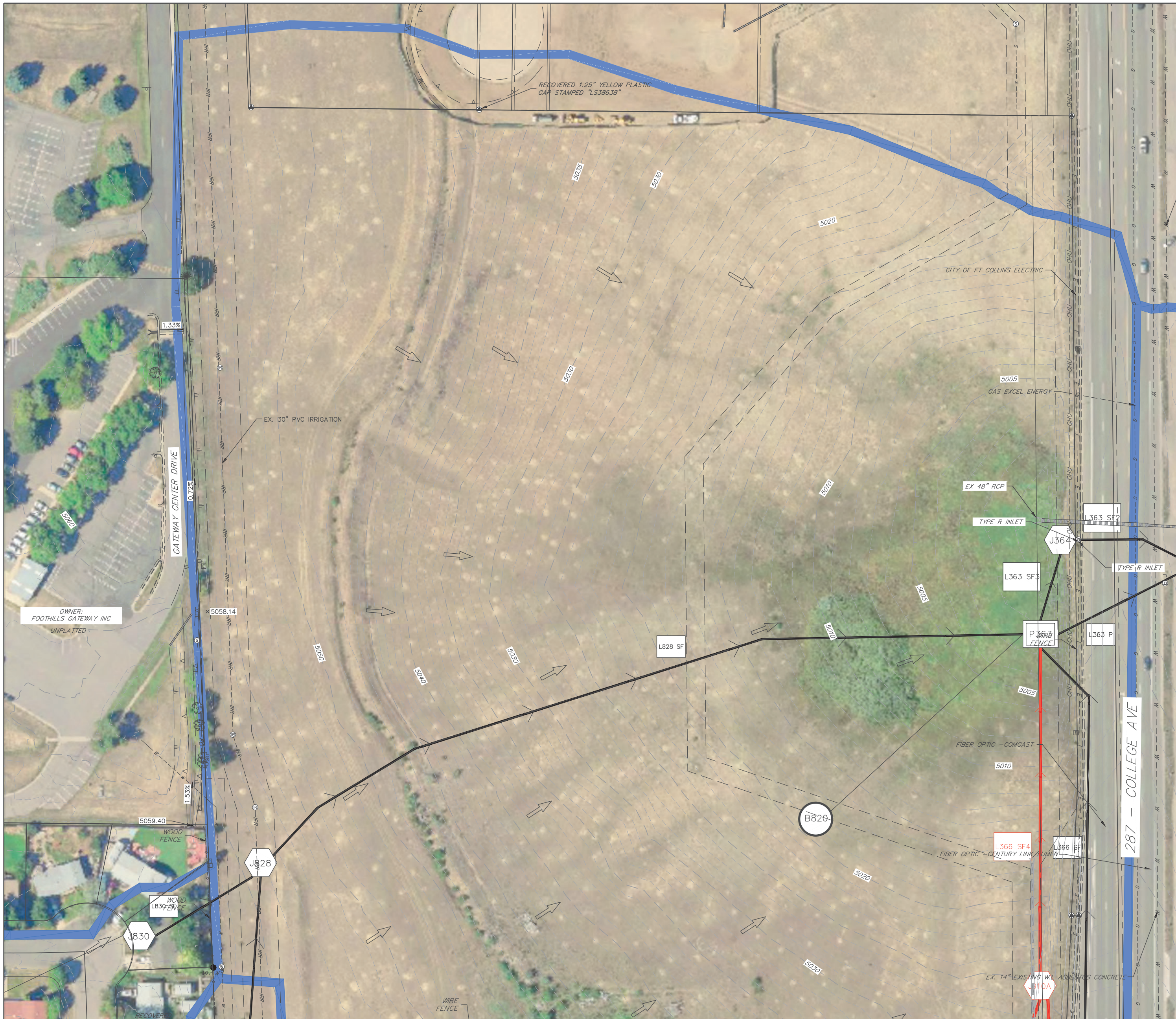
CHECKED BY	

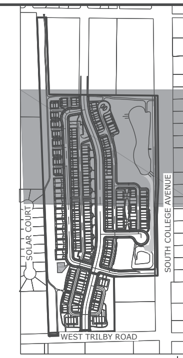
ZOCALO | TRILBY & COLLEGE
EROSION AND SEDIMENT CONTROL PLAN

SHEET 13 OF 25
JOB NO. 39823.00



SEE SHEET 14

Know what's **below.** **Call** before you dig.



VICINITY MAP
SCALE: NTS

LEGEND

—6100—	EXISTING MAJOR CONTOUR
- - - -	EXISTING INTERMEDIATE CONTOUR
—6100—	PROPOSED MAJOR CONTOUR
———	PROPOSED INTERMEDIATE CONTOUR
—D—	EXISTING STORM SEWER/RCP

LEGEND

(blue line)	EFFECTIVE SWMM DRAINAGE BASIN DIVIDE LINE
(arrow line)	CONVEYANCE ELEMENT (WITH DIRECTION OF FLOW)
(black line)	PROPOSED SWMM DRAINAGE BASIN DIVIDE LINE
(red arrow line)	CIP PROPOSED CONVEYANCE ELEMENT (WITH DIRECTION OF FLOW)
B900	SUBBASIN
B900	CIP SUBBASIN
L900 P	CONVEYANCE ELEMENT - PIPE
L900 P	CIP PROPOSED CONVEYANCE ELEMENT - PIPE
L900 SF	CONVEYANCE ELEMENT - SURFACE FLOW
L900 SF	CIP PROPOSED CONVEYANCE ELEMENT - SURFACE FLOW
P900 O1	CONVEYANCE ELEMENT - ORIFICE
P900 O1	CIP PROPOSED CONVEYANCE ELEMENT - ORIFICE
P900	DETENTION POND
P900	CIP PROPOSED DETENTION POND
J900	NODE
J900	CIP PROPOSED NODE

FROM WILSON AND COMPANY CIP PROPOSED SWMM MODEL

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
ZOCALO
455 SHERMAN ST, STE 250
DENVER, CO 80020
CONTACT: KOLBY O'HERRON
KOLBY.OHERRON@ZOCALODEVEVELOPMENT.COM
303.820.8611

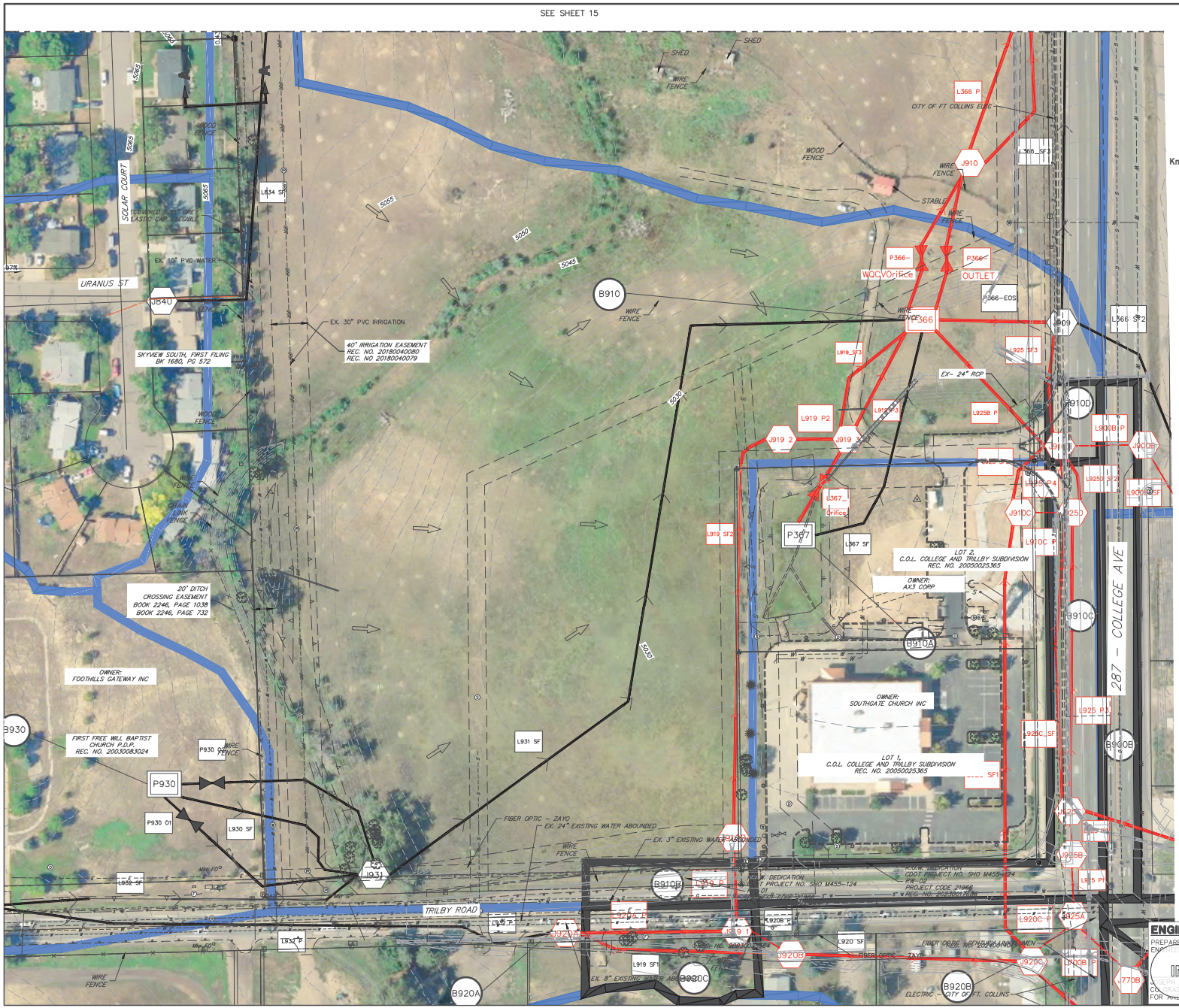
J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

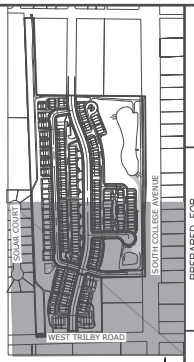
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	5/1/2024
DESIGNED BY	XXX
DRAWN BY	ARJ
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
EX. DRAINAGE MAP

SHEET 14 OF 25
JOB NO. 39823.00



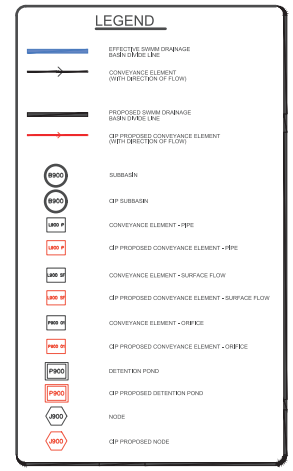
811 Know what's below. Call before you dig.



VICINITY MAP
SCALE: NTS

LEGEND

- 6100 — EXISTING MAJOR CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 6100 — PROPOSED MAJOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING STORM SEWER/RCP



FROM WILSON AND COMPANY CIP PROPOSED SWMM MODEL

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

JOSEPH HARTMAN
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

PE53369 PROFESSIONAL ENGINEER

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No.	REVISION	BY	DATE

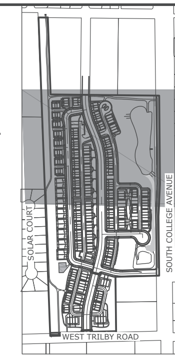
H-SCALE	1"=50'
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	

ZOCALO | TRILBY & COLLEGE

EX. DRAINAGE MAP

SHEET 15 OF 25

JOB NO. 39823.00

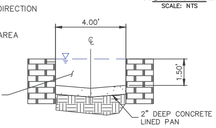


VICINITY MAP
SCALE: NTS

Know what's **below.**
Call before you dig.

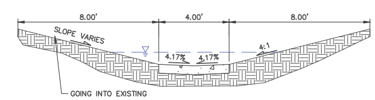
LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING STORM SEWER/RCP
	PROPOSED STORM SEWER/RCP
	PROPOSED SWALE
	BASIN ID A: BASIN DESIGNATION B: AREA (AC) C: % IMPERVIOUS
	DRAINAGE DISCHARGE DESIGN POINT
	PROPOSED FLOW DIRECTION
	BASIN DRAINAGE AREA
	POND



EX-CONCRETE PAN AA -CROSS SECTION
N.T.S - SEE LINK L840_SF IN SWMM

NOTE:
REFER TO DRAINAGE REPORT AND SWMM MAP IN APPENDIX F FOR ADDITIONAL INFORMATION ON OFFSITE BASINS



SECTION – BB
OVERFLOW DITCH CROSS SECTION

OVERFLOW = 20.91 CFS
DEPTH = 0.77 FT
VELOCITY = 4.46 FT/S
SLOPE = 0.50%
SEE LINK L840_SF_OVERFLOW IN SWMM

ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING, LLC
FOR AND ON BEHALF OF JR ENGINEERING, LLC

FOR INFORMATION ONLY

PE53399

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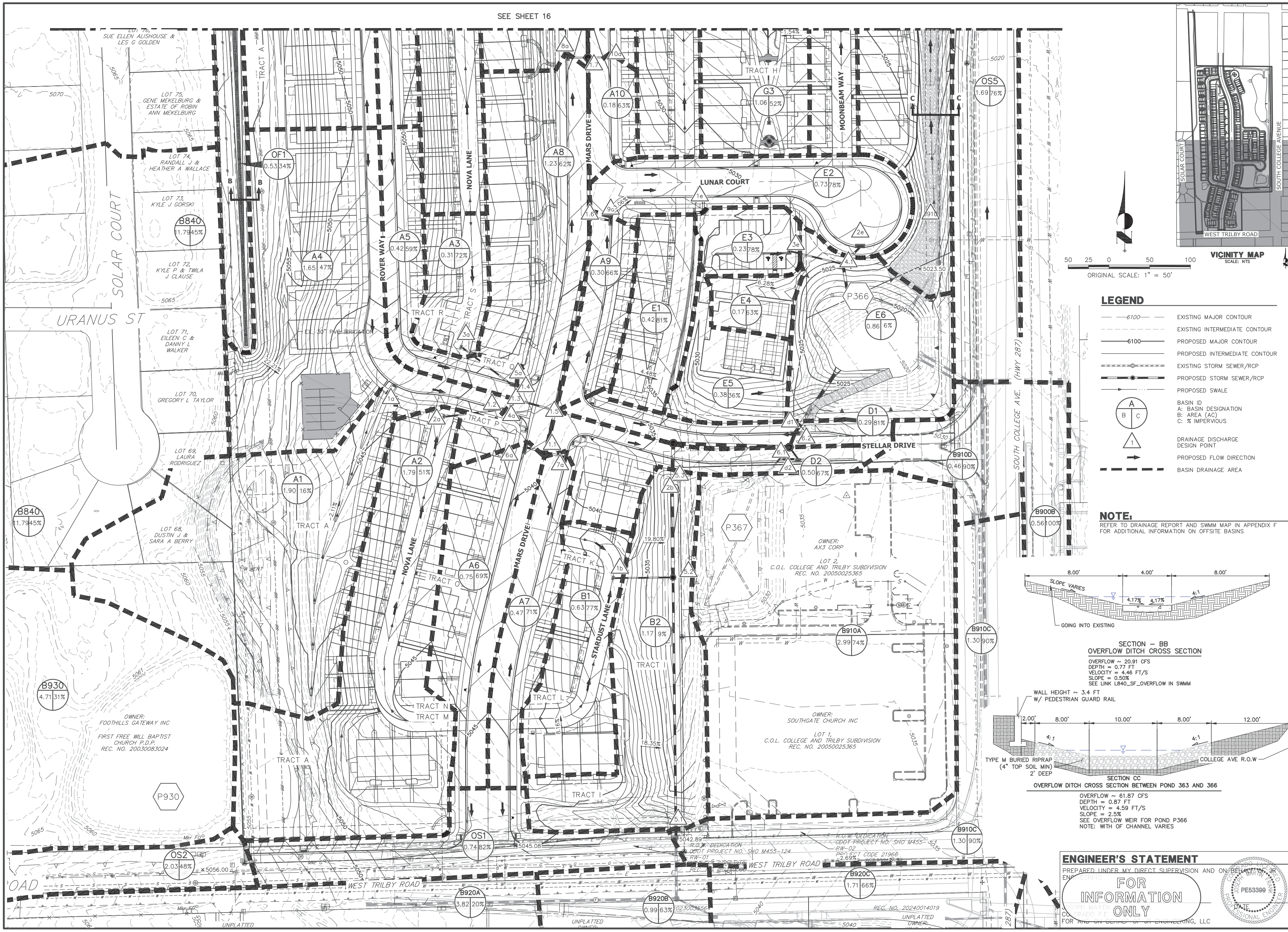
No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	ARJ
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
DRAINAGE PLAN

SHEET 16 OF 25
JOB NO. 39823.00



SEE SHEET 16
LUNAR COURT
STELLAR DRIVE
NOVA LANE
MARS DRIVE
ROVER WAY
MOONBEAM WAY
STARDUST LANE
SOLAR COURT
URANUS ST
WEST TRILBY ROAD
SOUTH COLLEGE AVE. (HWY 287)
VICINITY MAP
SCALE: NTS
ORIGINAL SCALE: 1" = 50'
LEGEND
EXISTING MAJOR CONTOUR
EXISTING INTERMEDIATE CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED INTERMEDIATE CONTOUR
EXISTING STORM SEWER/RCP
PROPOSED STORM SEWER/RCP
PROPOSED SWALE
BASIN ID
A: BASIN DESIGNATION
B: AREA (AC)
C: % IMPERVIOUS
DRAINAGE DISCHARGE DESIGN POINT
PROPOSED FLOW DIRECTION
BASIN DRAINAGE AREA
NOTE:
REFER TO DRAINAGE REPORT AND SWMM MAP IN APPENDIX F FOR ADDITIONAL INFORMATION ON OFFSITE BASINS
SECTION – BB
OVERFLOW DITCH CROSS SECTION
OVERFLOW ~ 20.91 CFS
DEPTH = 0.77 FT
VELOCITY = 4.46 FT/S
SLOPE = 0.50%
SEE LINK L840_SF_OVERFLOW IN SWMM
GOING INTO EXISTING
WALL HEIGHT ~ 3.4 FT W/ PEDESTRIAN GUARD RAIL
TYPE M BURIED RIPRAP (4" TOP SOIL MIN) 2' DEEP
COLLEGE AVE R.O.W
SECTION CC
OVERFLOW DITCH CROSS SECTION BETWEEN POND 363 AND 366
OVERFLOW ~ 61.87 CFS
DEPTH = 0.87 FT
VELOCITY = 4.59 FT/S
SLOPE = 2.5%
SEE OVERFLOW WEIR FOR POND P366
NOTE: WITH OF CHANNEL VARIES
OWNER: FOOTHILLS GATEWAY INC
FIRST FREE WILL BAPTIST CHURCH P.D.P. REC. NO. 20030083024
OWNER: AX3 CORP
LOT 2, C.O.L. COLLEGE AND TRILBY SUBDIVISION REC. NO. 20050025365
OWNER: SOUTHGATE CHURCH INC
LOT 1, C.O.L. COLLEGE AND TRILBY SUBDIVISION REC. NO. 20050025365
ENGINEER'S STATEMENT
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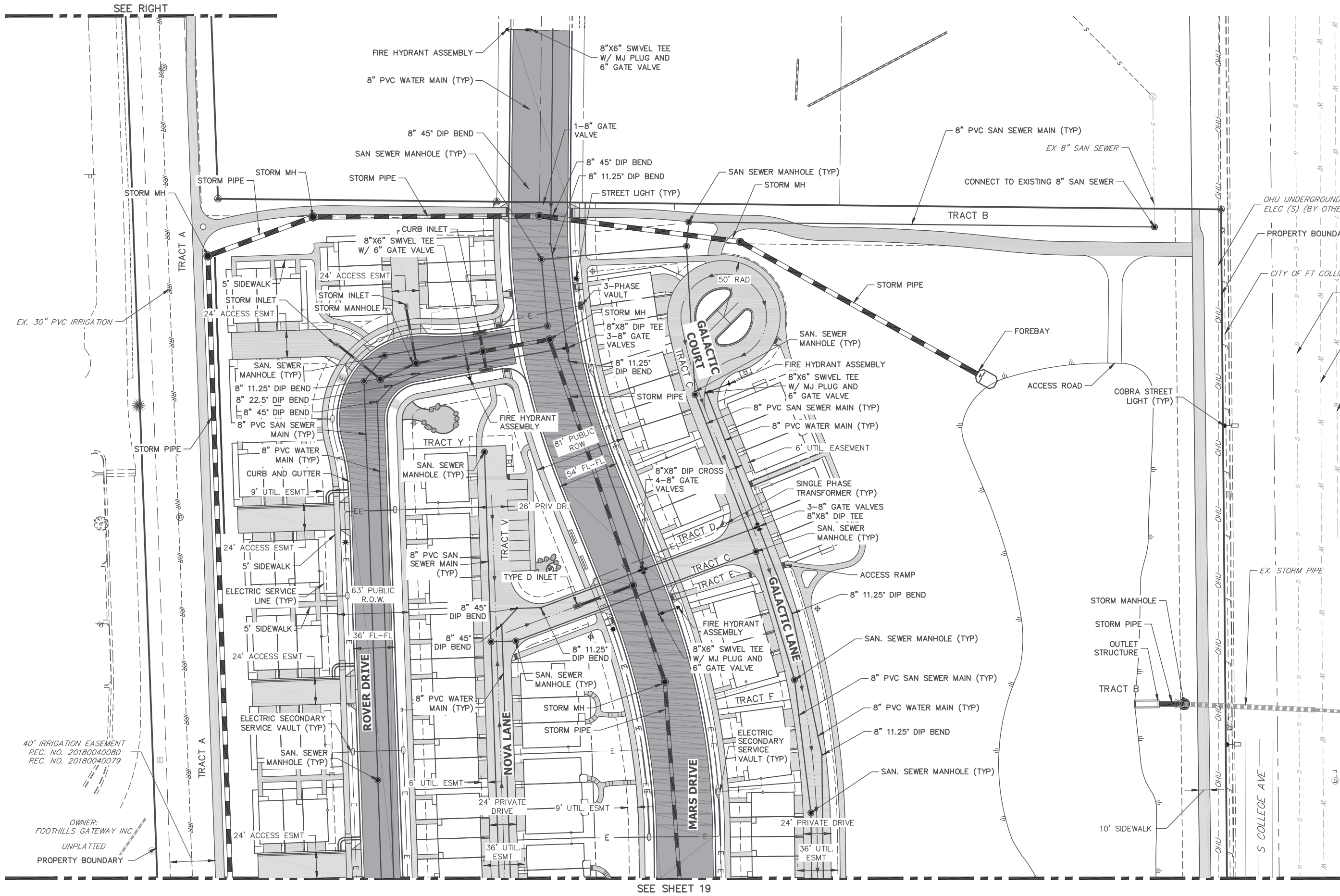
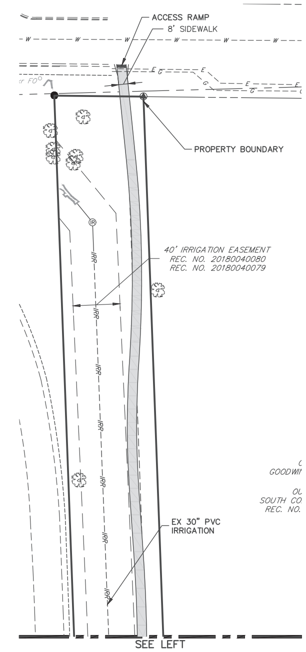
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	ARJ
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
DRAINAGE PLAN

SHEET 17 OF 25
JOB NO. 39823.00



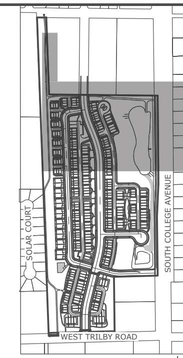


UTILITIES LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
ELECTRIC			STORM MANHOLE		
FIBER OPTIC			STORM INLET		
GAS MAIN			FLARED END SECTION		
IRRIGATION MAIN			SANITARY SEWER MANHOLE		
DIVERSION DITCH			FIRE HYDRANT		
OVERHEAD UTILITY			WATER BEND		
SANITARY SEWER			WATER VALVE		
STORM DRAIN			WATER CROSS		
WATER MAIN			WATER TEE		
SWALE			ELECTRICAL PEDESTAL		
TOE OF SLOPE			ELECTRICAL METER		
			FIBER-OPTIC MARKER	Mkr FO	
			PROPOSED CONCRETE		
			PROPOSED ASPHALT		
			STREET LIGHT		
			COBRA STREET LIGHT		

NOTES:

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
2. EXISTING UTILITIES LOCATIONS ARE SHOWN APPROXIMATELY AND NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SANITARY SEWER MANHOLES ARE 48" DIAMETER, UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN BENDS TO USE RESTRAINT JOINTS. NO THRUST BLOCKS ALLOWED.
6. ALL STORM DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION THE DRAINAGE CHANNELS WILL BE MAINTAINED BY THE HOA. ALL STORM DRAINAGE WITHIN PUBLIC RIGHT OF WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF FORT COLLINS.



VICINITY MAP
SCALE: NTS

Know what's below. Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

JOSEPH MARTIN FRANK, P.E.
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO LICENSED JOSEPH MARTIN FRANK PE53399 PROFESSIONAL ENGINEER

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303.820.8611

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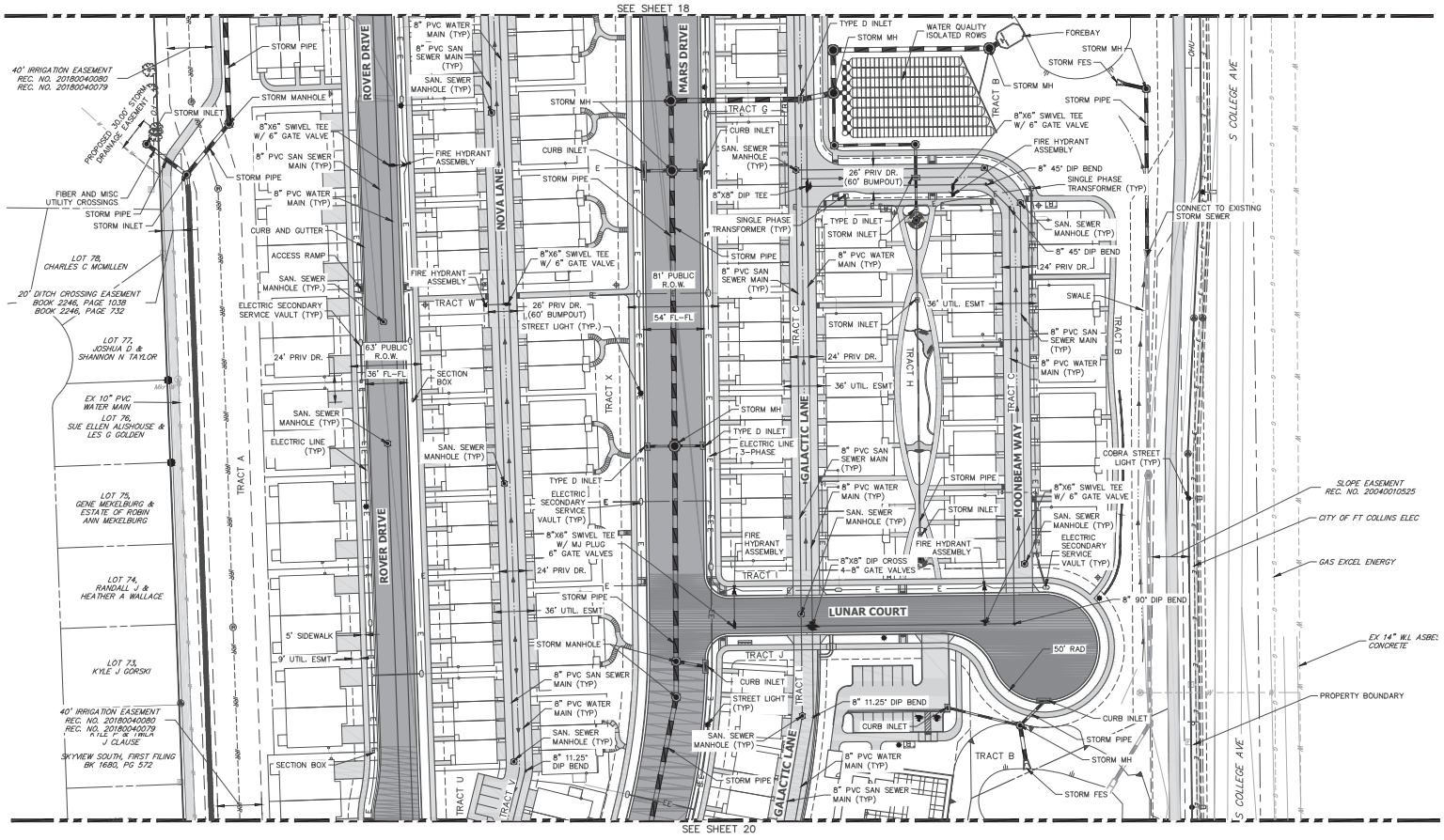
Fort Collins 970-491-9888 • www.jrengineering.com

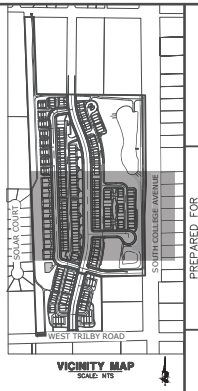
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
UTILITY PLAN

SHEET 18 OF 25
JOB NO. 39823.00





UTILITIES LEGEND

	EXISTING	PROPOSED
ELECTRIC		E
FIBER OPTIC		FO
GAS MAIN		G
IRRIGATION MAIN		IRR
DIVERSION DITCH		
OVERHEAD UTILITY		OHU
SANITARY SEWER		SS
STORM DRAIN		SD
WATER MAIN		W
SWALE		
TOE OF SLOPE		

	EXISTING	PROPOSED
STORM MANHOLE		
STORM INLET		
FLARED END SECTION		
SANITARY SEWER MANHOLE		
FIRE HYDRANT		
WATER BEND		
WATER VALVE		
WATER CROSS		
WATER TEE		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
FIBER-OPTIC MARKER	Min 10'	
PROPOSED CONCRETE		
PROPOSED ASPHALT		
STREET LIGHT		
COBRA STREET LIGHT		

NOTES:

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811 Know what's below. Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

JOSEPH HARTMAN
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

PROFESSIONAL ENGINEER PE53369

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No.	REVISION	BY	DATE

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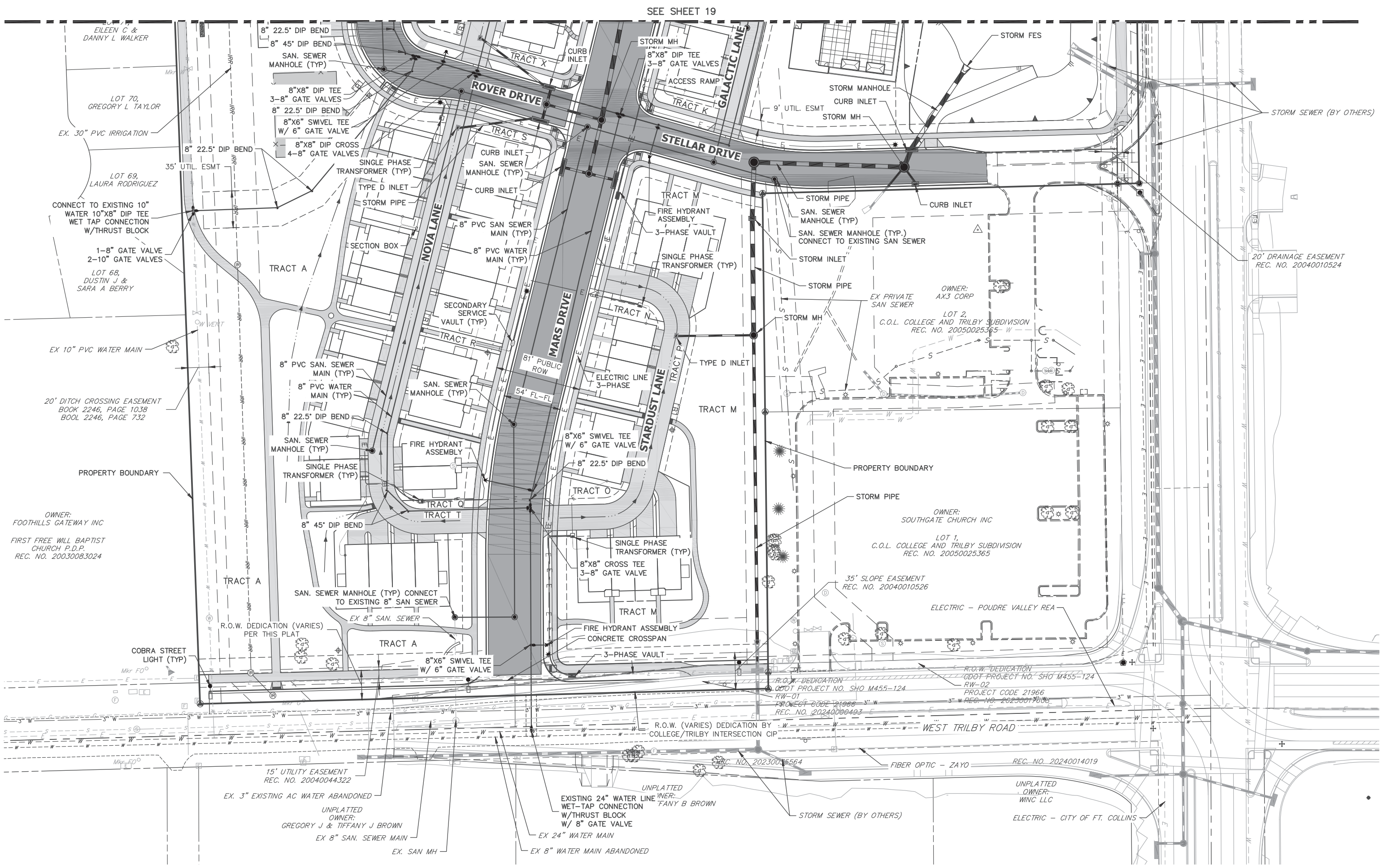
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

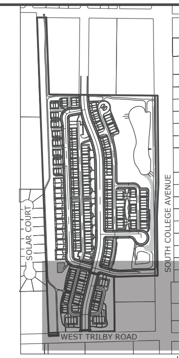
ZOCALO | TRILBY & COLLEGE

UTILITY PLAN

SHEET 19 OF 25

JOB NO. 39823.00





VICINITY MAP
SCALE: NTS

NOTES:

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UTILITIES LEGEND

	EXISTING	PROPOSED
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
DIVERSION DITCH		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
WATER MAIN		
SWALE		
TOE OF SLOPE		
STORM MANHOLE		
STORM INLET		
FLARED END SECTION		
SANITARY SEWER MANHOLE		
FIRE HYDRANT		
WATER BEND		
WATER VALVE		
WATER CROSS		
WATER TEE		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
FIBER-OPTIC MARKER	Mkr FO	
PROPOSED CONCRETE		
PROPOSED ASPHALT		
STREET LIGHT		
COBRA STREET LIGHT		

Know what's **below.** **Call** before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING ...
FOR AND ON BEHALF OF JR ENGINEERING, LLC

FOR INFORMATION ONLY

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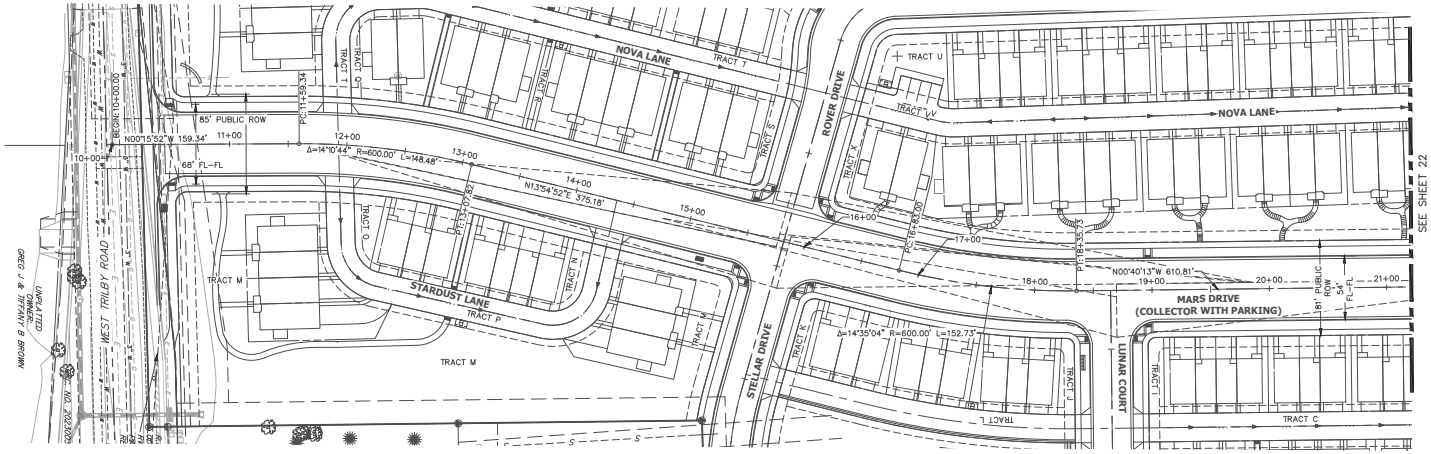
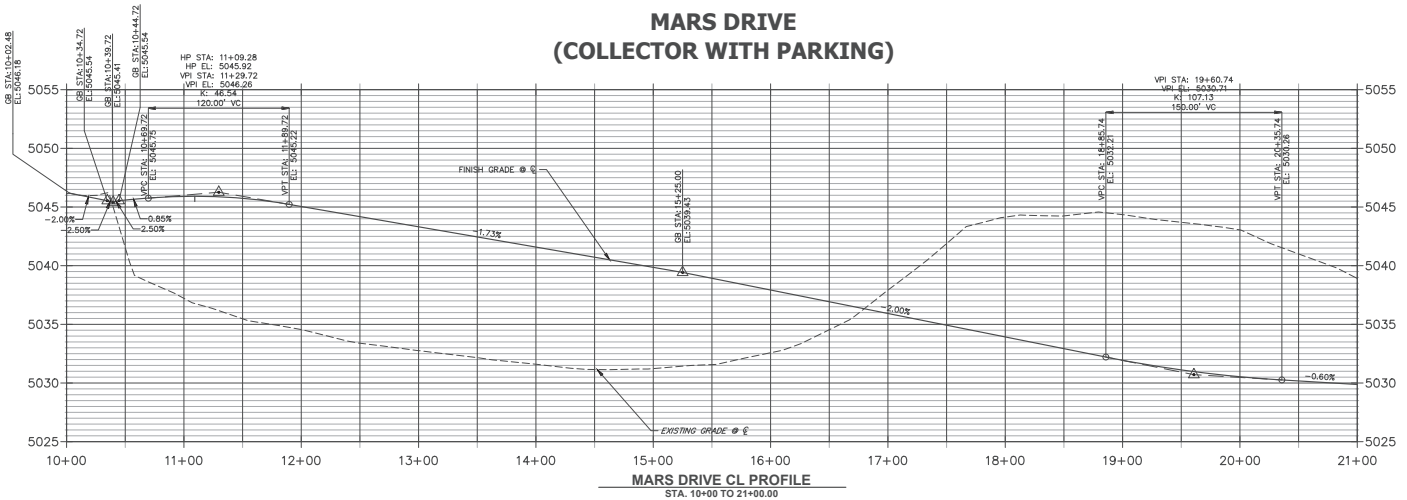
V-SCALE	N/A
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	DIG

ZOCALO | TRILBY & COLLEGE
UTILITY PLAN

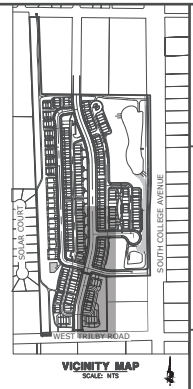
SHEET 20 OF 25
JOB NO. 39823.00



MARS DRIVE PLAN
STA. 10+00 TO 21+00.00



MARS DRIVE CL PROFILE
STA. 10+00 TO 21+00.00



VICINITY MAP
SCALE: NTS

811
Know what's below.
Call before you dig.

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

JOSEPH MARTINEZ
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PE53369
DATE

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No.	REVISION	BY	DATE

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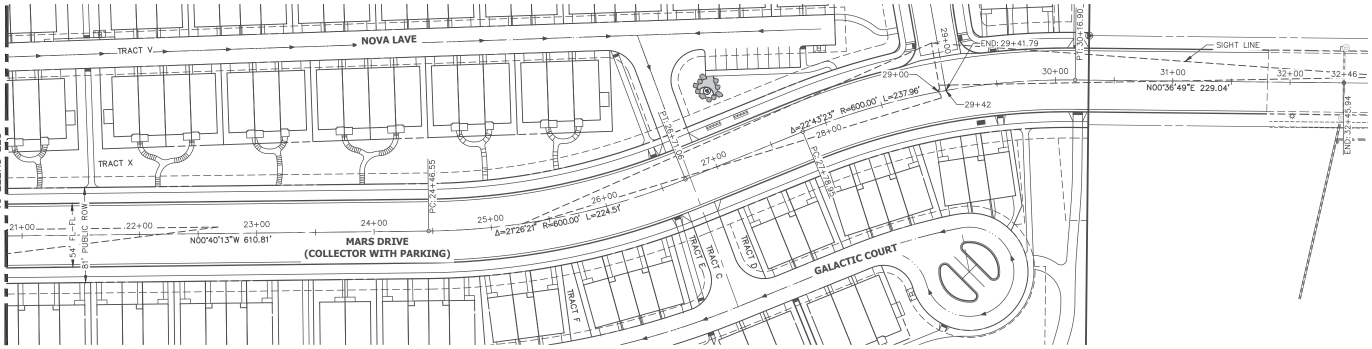
V-SCALE 1"=5'
DATE 5/1/2024
DESIGNED BY JMF
DRAWN BY DIG
CHECKED BY

ZOCALO | TRILBY & COLLEGE

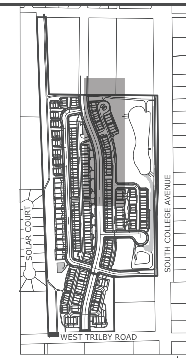
STREET PLAN AND PROFILE

SHEET 21 OF 25
JOB NO. 39823.00



MARS DRIVE PLAN

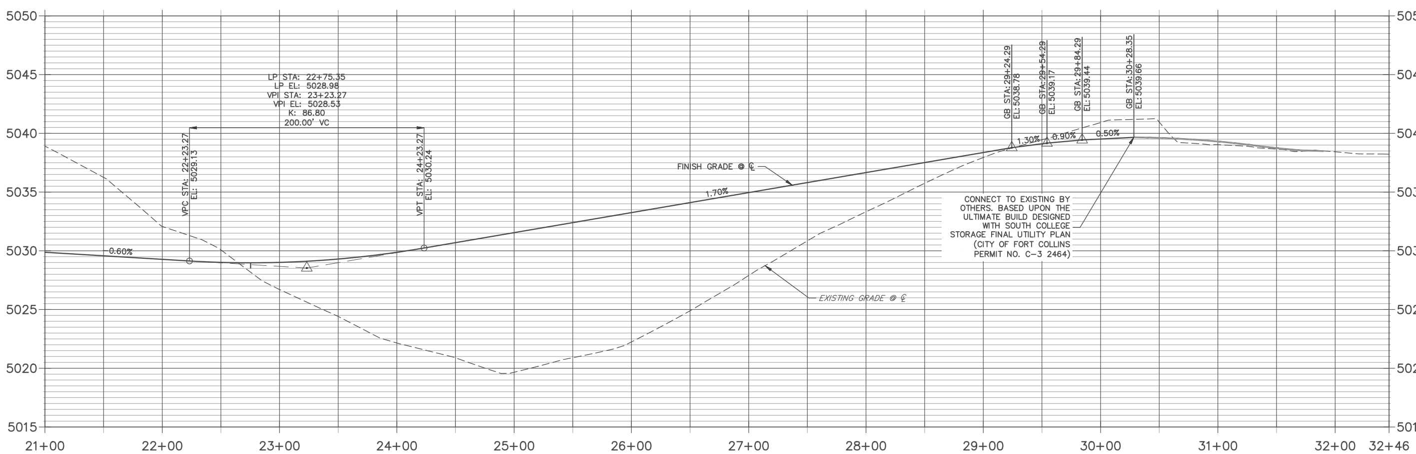
STA. 21+00 TO 32+45.94



VICINITY MAP

SCALE: NTS

MARS DRIVE (COLLECTOR WITH PARKING)



MARS DRIVE CL PROFILE

STA. 21+00 TO 32+45.94

Know what's **below.** **Call** before you dig.

HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

FOR INFORMATION ONLY

FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ZOCALO
455 SHERMAN ST, STE 250
DENVER, CO 80020
CONTACT: KOLBY O'HERRON
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM
303.820.8611

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

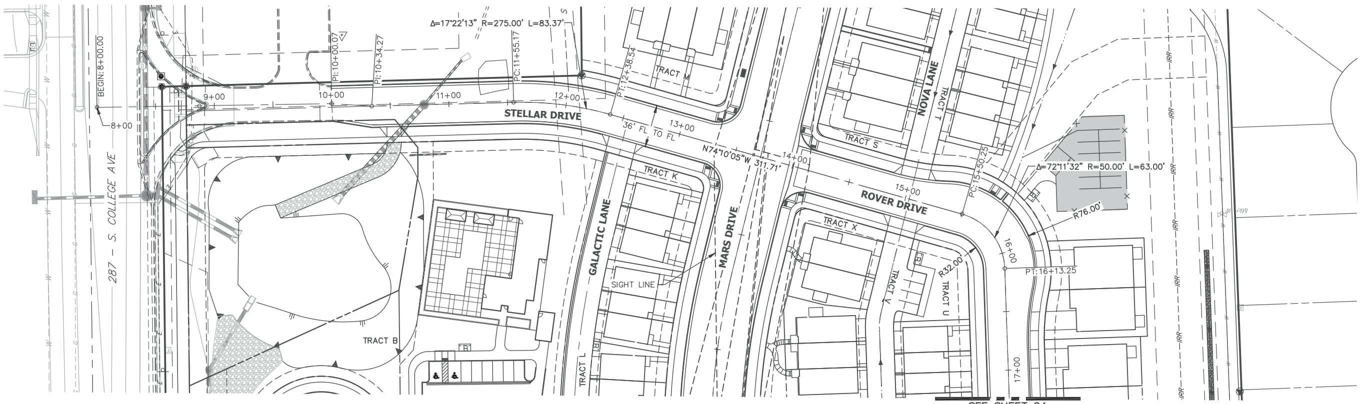
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	JMF
CHECKED BY	DIG

ZOCALO | TRILBY & COLLEGE

STREET PLAN AND PROFILE

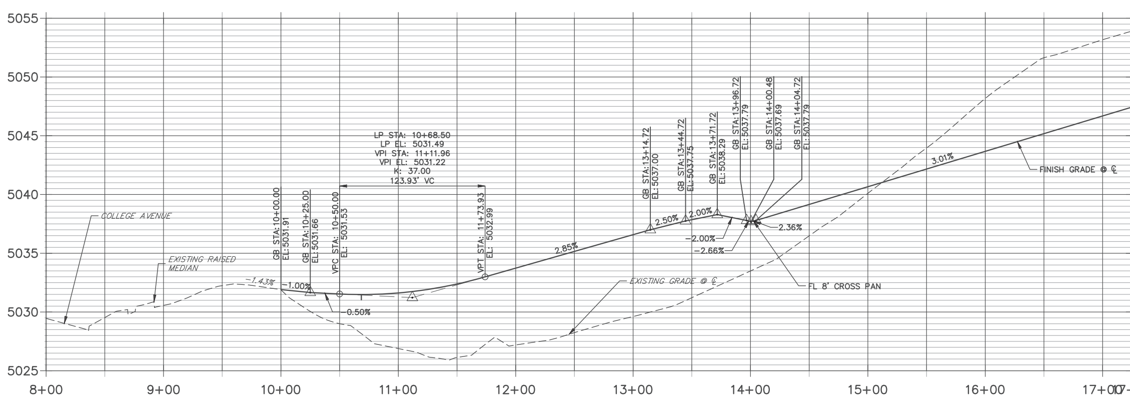
SHEET 22 OF 25

JOB NO. 39823.00

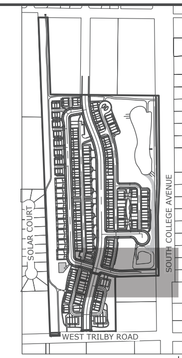


STELLAR DRIVE / ROVER DRIVE PLAN
STA. 10+00 TO 17+25.00

STELLAR DRIVE / ROVER DRIVE



STELLAR DRIVE / ROVER DRIVE CL PROFILE
STA. 8+00 TO 17+25.00



VICINITY MAP
SCALE: NTS

Know what's **below.**
Call before you dig.

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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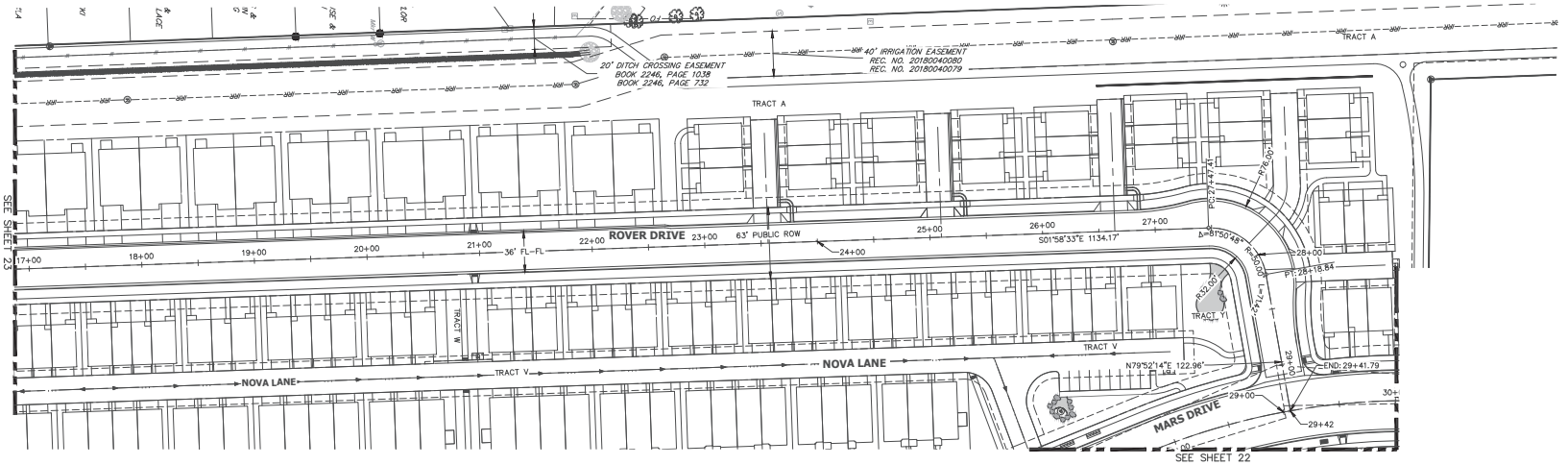
No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

ZOCALO | TRILBY & COLLEGE
STREET PLAN AND PROFILE

SHEET 23 OF 25
JOB NO. 39823.00

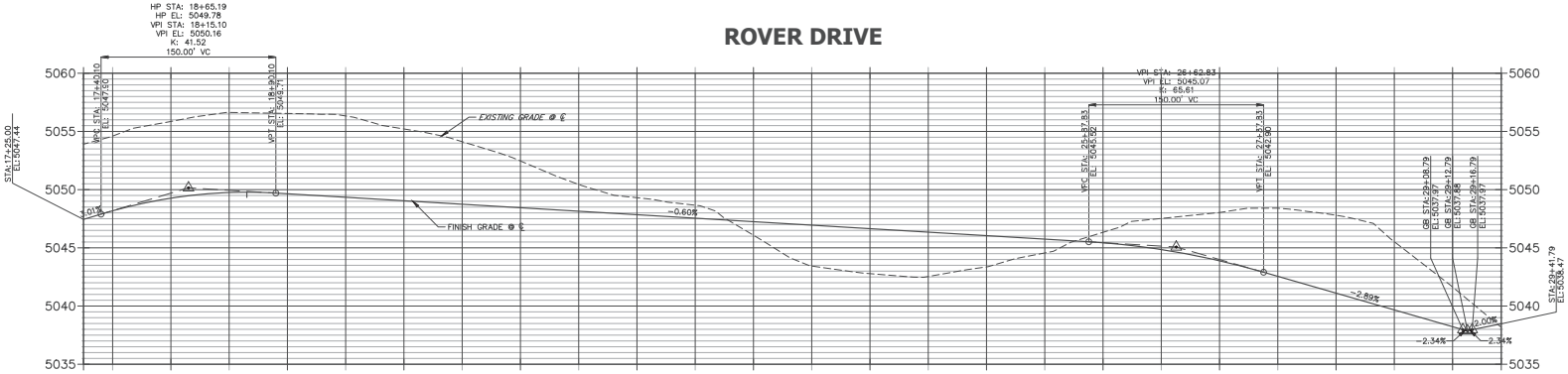
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
FOR INFORMATION ONLY
PE53399
DATE
FOR AND ON BEHALF OF JR ENGINEERING, LLC



ROVER DRIVE PLAN
STA. 17+25 TO 29+41.79

VICINITY MAP
SCALE: NTS

ROVER DRIVE



ROVER DRIVE CL PROFILE
STA. 17+25 TO 29+41.79

Know what's **below.**
Call before you dig.

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
FOR INFORMATION ONLY
JOSEPH MARTIN
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES PROVIDED IN THE WRITTEN AUTHORIZATION.

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DENVER, CO 80020
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KOLBY.OHERRON@ZOCALODEVELOPMENT.COM
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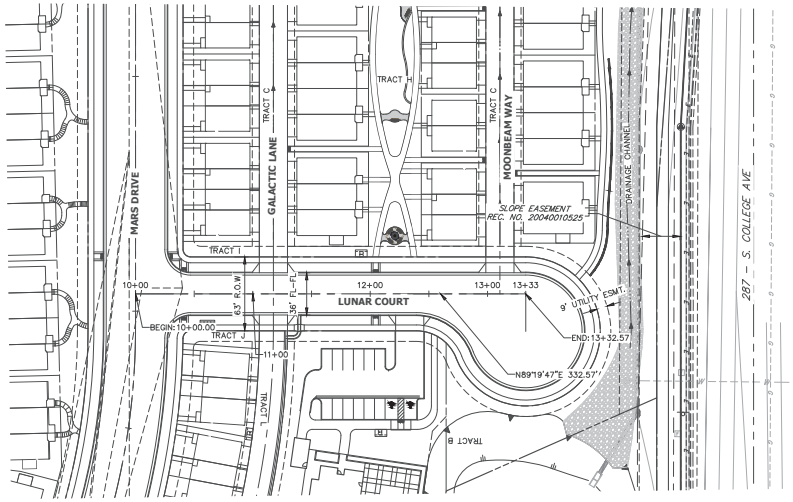
No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	5/1/2024
DESIGNED BY	JMF
DRAWN BY	DIG
CHECKED BY	

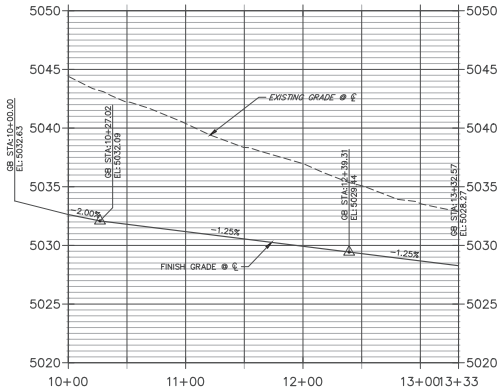
ZOCALO | TRILBY & COLLEGE
STREET PLAN AND PROFILE

SHEET 24 OF 25
JOB NO. 39823.00

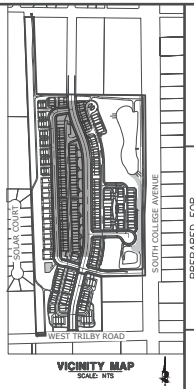


LUNAR COURT
STA. 10+00 TO 13+33

LUNAR COURT



LUNAR COURT
STA. 10+00 TO 13+32.57



VICINITY MAP
SCALE: NTS

811
Know what's **below.**
Call before you dig.

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VERTICAL
ORIGINAL SCALE: 1" = 5'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, J.R. ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES FOR WHICH THEY ARE PREPARED AND NOT FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN AUTHORIZATION.

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ZOCALO | TRILBY & COLLEGE

STREET PLAN AND PROFILE

SHEET 25 OF 25

JOB NO. 39823.00

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J.R. ENGINEERING

FOR INFORMATION ONLY

DATE

JOSEPH MARTINEZ
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PROFESSIONAL ENGINEER
PE53369

ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOWN ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNER(S) OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "20676" IN A RANGE BOX, AND AT THE CENTER QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25313" BEING ASSUMED TO BEAR S88°27'19"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, S88°27'19"W A DISTANCE OF 949.67 FEET;

THENCE S01°32'41"E A DISTANCE OF 4.64 FEET; TO THE NORTHWESTERLY CORNER OF OUTLOT A, SOUTH COLLEGE STORAGE RECORDED UNDER RECEPTION NO. 20170067828 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID OUTLOT A, S02°06'10"E A DISTANCE OF 631.28 FEET, TO THE SOUTHWESTERLY CORNER OF SAID OUTLOT A;

THENCE ON THE SOUTHERLY LINE OF SOUTH COLLEGE STORAGE, S89°24'08"E A DISTANCE OF 889.28 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1082 AT PAGE 539;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°30'49"E A DISTANCE OF 715.69 FEET, TO THE NORTHERNMOST POINT OF THAT PARCEL KNOWN AS "RW-01A" OF CDOT PROJECT SHO M455-124, AND CONVEYED BY DEED AT RECEPTION NO. _____;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE, BEING THE WESTERLY LINE SAID PARCEL RW-01A, THE FOLLOWING THREE (3) COURSES:

1. S10°54'42"W A DISTANCE OF 82.51 FEET;
2. S03°33'02"W A DISTANCE OF 261.69 FEET;
3. S00°40'19"E A DISTANCE OF 163.43 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL KNOWN AS "RW-01B" OF CDOT PROJECT SHO M455-124, AND CONVEYED BY DEED AT RECEPTION NO._____;

THENCE ON THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID PARCEL, THE FOLLOWING FIVE (5) COURSES:

1. S65°27'34"W A DISTANCE OF 196.21 FEET;
2. S09°28'57"W A DISTANCE OF 98.78 FEET;
3. S00°17'10"E A DISTANCE OF 24.53 FEET;
4. S39°27'56"E A DISTANCE OF 30.83 FEET;
5. N88°27'35"E A DISTANCE OF 177.72 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH COLLEGE AVENUE, BEING THE WESTERLY LINE OF SAID PARCEL RW-01A;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°40'19"E A DISTANCE OF 33.14 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 2, C.O.L. COLLEGE AND TRILBY SUBDIVISION RECORDED UNDER RECEPTION NO. 20050025365;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, S88°27'38"W A DISTANCE OF 337.49 FEET, TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION;

THENCE ON THE WESTERLY LINE OF SAID C.O.L. COLLEGE AND TRILBY SUBDIVISION, S00°40'19"E A DISTANCE OF 447.49 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF TRILBY ROAD, BEING THE NORTHERLY LINE OF PARCEL RW-01 OF CDOT PROJECT NO. SHO M455-124, AND CONVEYED BY DEED AT RECEPTION NO. _____;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S88°27'38"W A DISTANCE OF 57.48 FEET;
2. S84°11'55"W A DISTANCE OF 316.09 FEET;

THENCE CONTINUING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRILBY ROAD AS DESCRIBED IN ROAD BOOK 4 AT PAGE 85, S88°27'38"W A DISTANCE OF 167.80 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°06'21"W A DISTANCE OF 1400.00 FEET;
THENCE N02°06'21" A DISTANCE OF 1214.40 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SKYWAY DRIVE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°12'17"E A DISTANCE OF 75.97 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,653,817 SQUARE FEET OR 37.9664 ACRES.

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 THE PLAT TO BE KNOWN AS **ZOCALO AT TRILBY ROAD AND COLLEGE AVENUE** (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 THE 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: COLLEGE & TRILBY LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2022, BY,

AS OWNER OF COLLEGE & TRILBY LLC,

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNER: COLLEGE & TRILBY LLC,
A COLORADO LIMITED LIABILITY COMPANY

_____
_____, OWNER

VICINITY MAP
1"=1000'

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, RANGE 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS20676 2014" AND AT THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 25313" AND IS ASSUMED TO BEAR S88°27'19"W.

2. MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES, AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF FORT COLLINS, AND ARE A CONTINUING OBLIGATION OF THE HOMEOWNER ASSOCIATION, BUSINESS OWNER ASSOCIATION, OR PRIVATE PROPERTY OWNER. THE OWNER OR RESPONSIBLE PARTIES SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS.

3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

4. 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 SECITON 12-120 – 12-122 OF CITY CODE.

NOTICE:

PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNERSHIP & MAINTENANCE TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	289,055	6.6358	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA	HOA
B	300,088	6.9074	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT, UTILITY EASEMENT	HOA	HOA
C	46,873	1.0761	DRAINAGE EASEMENT, ACCESS, EMERGENCY ACCESS, UTILITY EASEMENT	HOA	HOA
D	984	0.2260	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
E	1,336	0.0307	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA	HOA
F	867	0.0199	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
G	1,950	0.0448	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT, UTILITY EASEMENT	HOA	HOA
H	19,800	0.4548	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA	HOA
I	850	0.0195	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
J	837	0.0192	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
K	790	0.0181	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
L	6,092	0.1399	DRAINAGE EASEMENT, ACCESS, EMERGENCY ACCESS, UTILITY EASEMENT	HOA	HOA
M	43,138	0.9903	DRAINAGE EASEMENT,LANDSCAPE, PEDESTRIAN ACCESSS EASEMENT	HOA	HOA
N	874	0.0201	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
O	1,178	0.0270	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
P	8,450	0.1940	DRAINAGE EASEMENT ,ACCESS, EMERGENCY ACCESS, UTILITY EASEMENT	HOA	HOA
Q	527	0.0121	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
R	863	0.0198	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA	HOA
S	841	0.0193	DRAINAGE EASEMENT, LANDSCAPE	HOA	HOA
T	11,973	0.2749	DRAINAGE EASEMENT, ACCESS, EMERGENCY ACCESS, UTILITY EASEMENT	HOA	HOA
U	2,859	0.0656	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT	HOA	HOA
V	32,034	0.7354	DRAINAGE EASEMENT, ACCESS, EMERGENCY ACCESS, UTILITY EASEMENT	HOA	HOA
W	1,721	0.0395	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT, UTILITY EASEMENT	HOA	HOA
X	32,599	0.7484	DRAINAGE EASEMENT, LANDSCAPE PEDESTRIAN ACCESS EASEMENT	HOA	HOA
Y	9,534	0.2189	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT, UTILITY EASEMENT	HOA	HOA
Z	38,222	0.8774	DRAINAGE EASEMENT, LANDSCAPE, PEDESTRIAN ACCESS EASEMENT, UTILITY EASEMENT	HOA	HOA
TOTAL TRACT AREA	854,335	19.8349			
TOTAL ROW AREA	316,372	7.2629			
TOTAL LOT AREA(265 LOTS)	483,110	11.0907	(NET AREA)		
TOTAL SITE AREA	1,653,817	37.9664	(GROSS AREA)		

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NUMBER 21000031595, PREPARED BY STEWART TITLE GUARANTEE COMPANY FOR CORE PBSFR ACQUISITION VEHICLE LLC, DATED MAY 23, 2022 AT 5:30 P.M.

MAINTENANCE GUARANTEE:

THE UNDERSIGNED HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, 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 CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS 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 UNDERSIGNED 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 UNDERSIGNED 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 UNDERSIGNED 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 UNDERSIGNED. 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 UNDERSIGNED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY 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 UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED 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. FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT. THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

NOTICE:

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

SURVEYOR'S CERTIFICATE:

I, DEREK LEE VAGIAS, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS _____ DAY OF _____, 20____.

_____
DEREK LEE VAGIAS SEAL

PLS NO._38578_____

APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS ___ DAY OF ____ A.D., ___

_____
CITY ENGINEER

ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION2.2.3(C)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONSSIGNING 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 AT LAW

EXISTING OWNER
ATTN: STEVE SHOFLICK
COLLEGE AND TRILBY LLC
6901 E BELLEVIEW AVE STE 300
GREENWOOD VILLAGE, CO 801111647
P:~303.799.6300
SSHOFLICK@MILLER-UNITED.COM

DEVELOPER
ZOCALO COMMUNITY DEVELOPMENT
ATTN: KOLBY O'HERRON
P:~720.450.8649
KOLBY.OHERRON@ZOCALODEVELOPMENT.COM

ARCHITECT
GODDEN SUDIK ARCHITECTS
5975 S. QUEBEC STREET, SUITE 250
CENTENNIAL, CO 80111
ATTN: CHRIS WALLA
P:~303.455.4437
CWALLA@GODDENSUDIK.COM

PLANNER/ LANDSCAPE ARCHITECT
JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA PLA
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P:~970.305.6754
KMERRITT@JRENGINEERING.COM

ENGINEER
JR ENGINEERING, LLC
ATTN: JOEY FRANK, PE
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P:~970.817.1010
JFRANK@JRENGINEERING.COM

SURVEYOR
JR ENGINEERING, LLC
ATTN: DEREK LEE VAGIAS, PLS
7200 S ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
P:~303.740.9393
DVAGIAS@JRENGINEERING.COM

ZOCALO/TRILBY & COLLEGE
JOB NO. 39793.03
APRIL 26, 2024
SHEET 1 OF 9

J·R ENGINEERING
A Westrian Company

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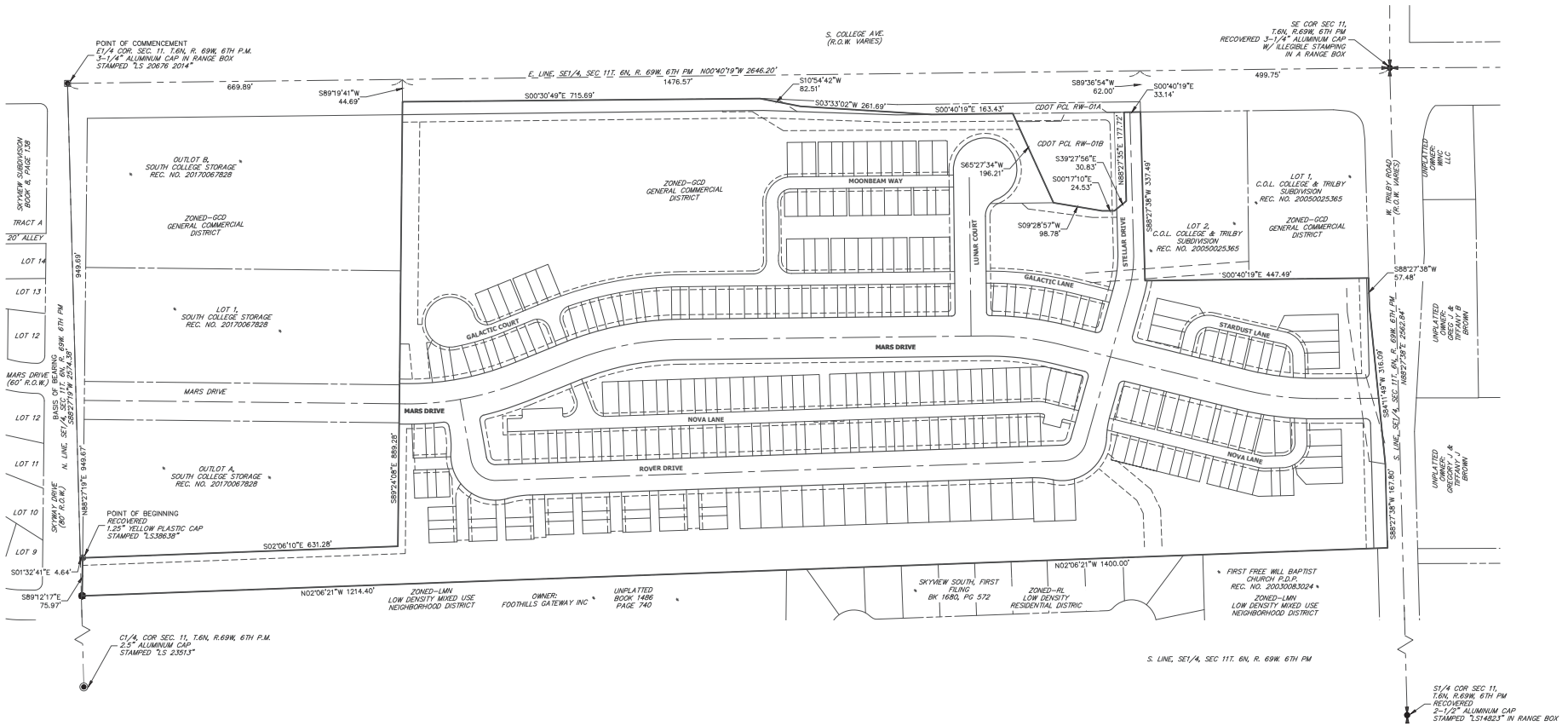
ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



100 50 0 100
ORIGINAL SCALE: 1" = 100'

ZOCALO/TRILBY & COLLEGE
JOB NO. 39793.03
APRIL 26, 2024
SHEET 2 OF 9

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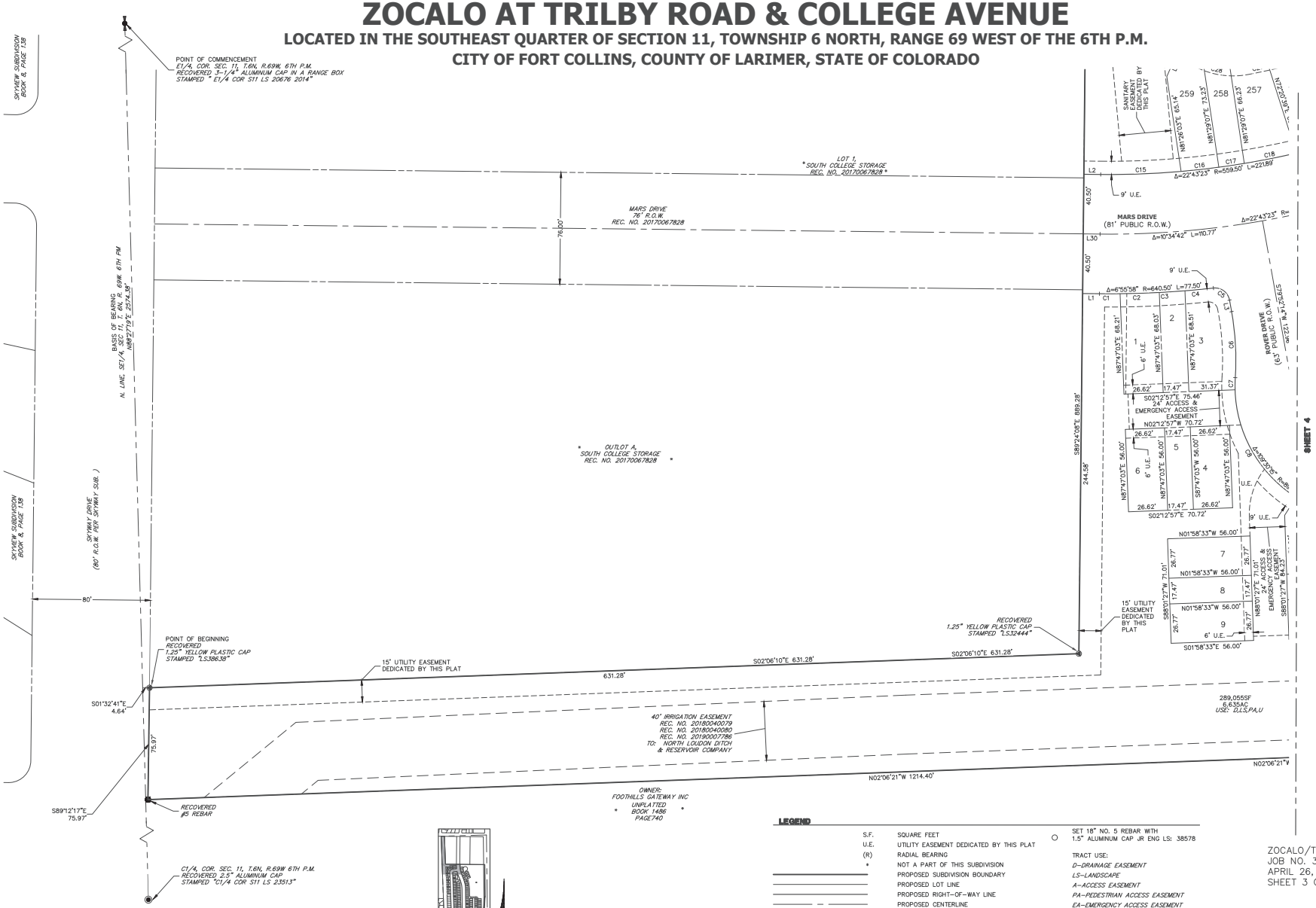
ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

S.F.	SQUARE FEET	○	SET 18" NO. 5 REBAR WITH 1.5" ALUMINUM CAP JR ENG LS: 38578
U.E.	UTILITY EASEMENT DEDICATED BY THIS PLAT		
(R)	RADIAL BEARING		TRACT USE:
*	NOT A PART OF THIS SUBDIVISION		*D–DRAINAGE EASEMENT*
	PROPOSED SUBDIVISION BOUNDARY		*LS–LANDSCAPE*
	PROPOSED LOT LINE		*A–ACCESS EASEMENT*
	PROPOSED RIGHT–OF–WAY LINE		*PA–PEDESTRIAN ACCESS EASEMENT*
	PROPOSED CENTERLINE		*EA–EMERGENCY ACCESS EASEMENT*
	PROPOSED EASEMENT		*U–UTILITY EASEMENT*
	EXISTING RIGHT–OF–WAY		
	EXISTING PROPERTY LINE		
	EXISTING SECTION LINE		
	SEE SHEET 9 FOR LINE AND CURVE TABLE		

ZOCALO/TRILBY & COLLEGE
JOB NO. 39793.03
APRIL 26, 2024
SHEET 3 OF 9

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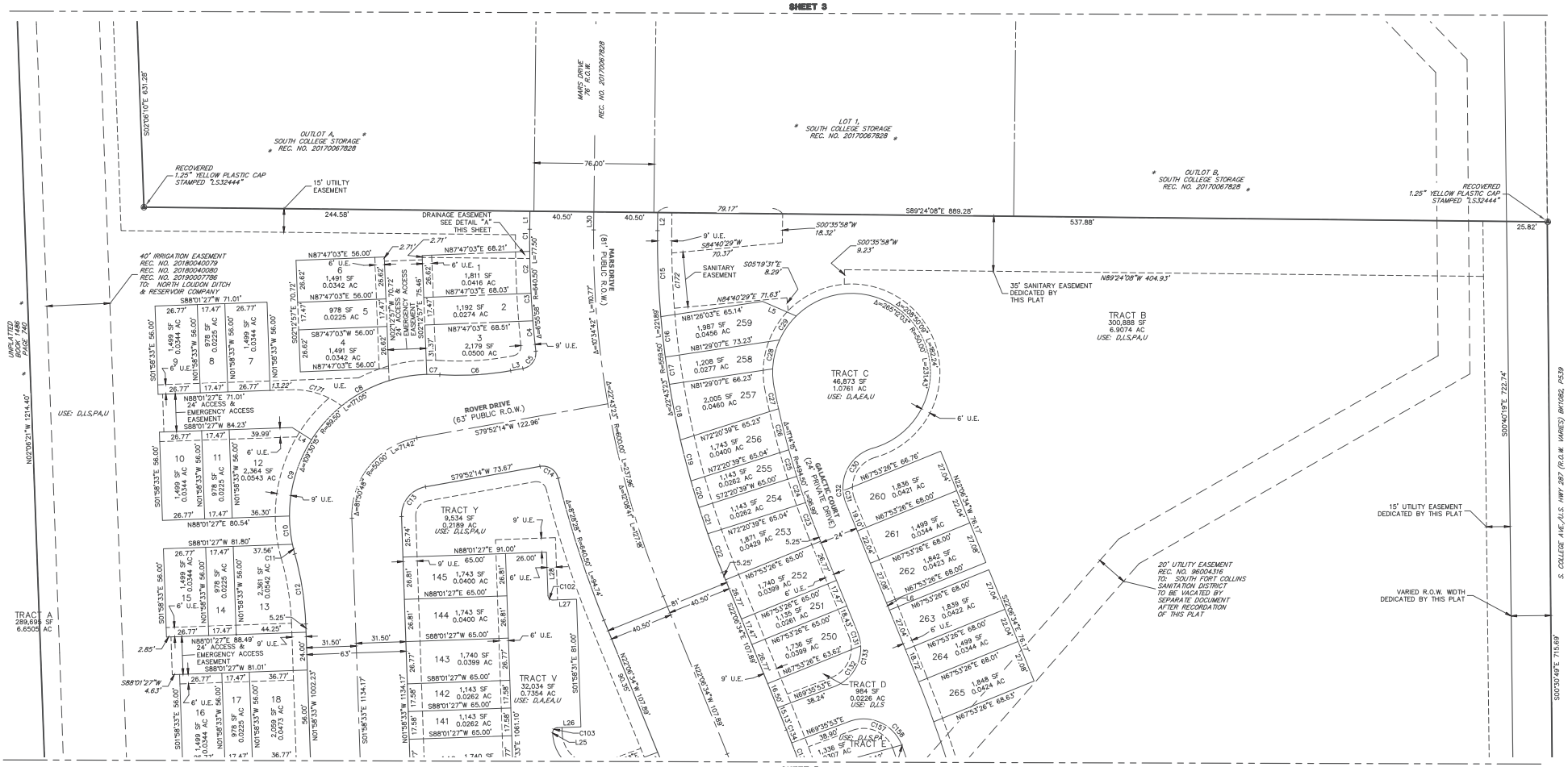
ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT DEDICATED BY THIS PLAT
(R)	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SECTION LINE
	SEE SHEET 9 FOR LINE AND CURVE TABLE
○	SET 18" NO. 5 REBAR WITH 1.5" ALUMINUM CAP JR ENG LS: 38578

TRACT USE:
D–DRAINAGE EASEMENT
LS–LANDSCAPE
A–ACCESS EASEMENT
PA–PEDESTRIAN ACCESS EASEMENT
EA–EMERGENCY ACCESS EASEMENT
U–UTILITY EASEMENT

ORIGINAL SCALE: 1" = 30'

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APRIL 26, 2024
SHEET 4 OF 9

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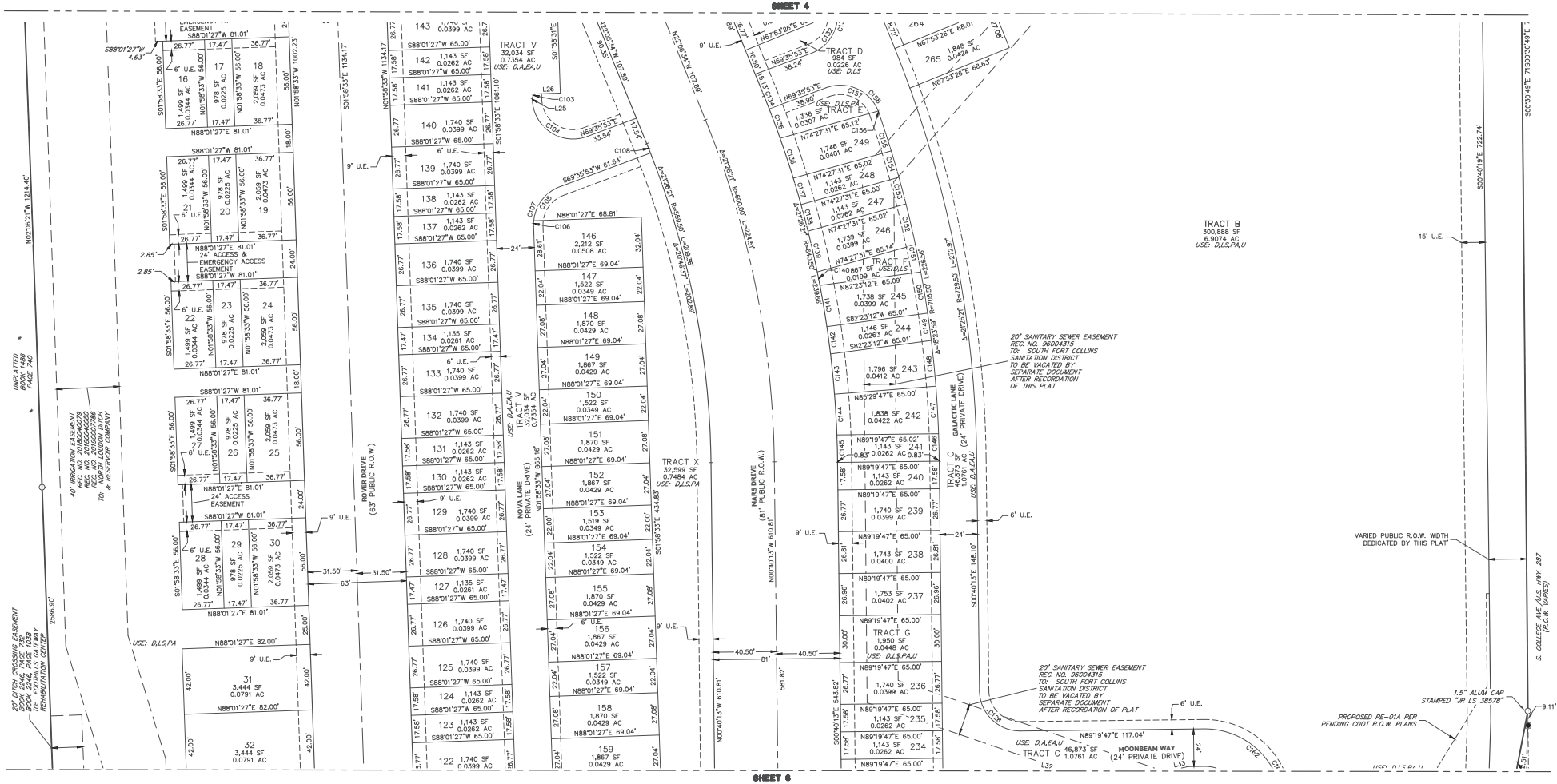
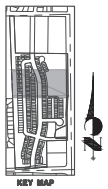
ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO





KEY MAP

LEGEND

S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT DEDICATED BY THIS PLAT
(R)	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SECTION LINE
	SEE SHEET 9 FOR LINE AND CURVE TABLE

○ SET 18" NO. 5 REBAR WITH 1.5" ALUMINUM CAP JR ENG LS: 38578

TRACT USE:
D–DRAINAGE EASEMENT
LS–LANDSCAPE
A–ACCESS EASEMENT
PA–PEDESTRIAN ACCESS EASEMENT
EA–EMERGENCY ACCESS EASEMENT
U–UTILITY EASEMENT

30 15 0 30

ORIGINAL SCALE: 1" = 30'

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SHEET 5 OF 9

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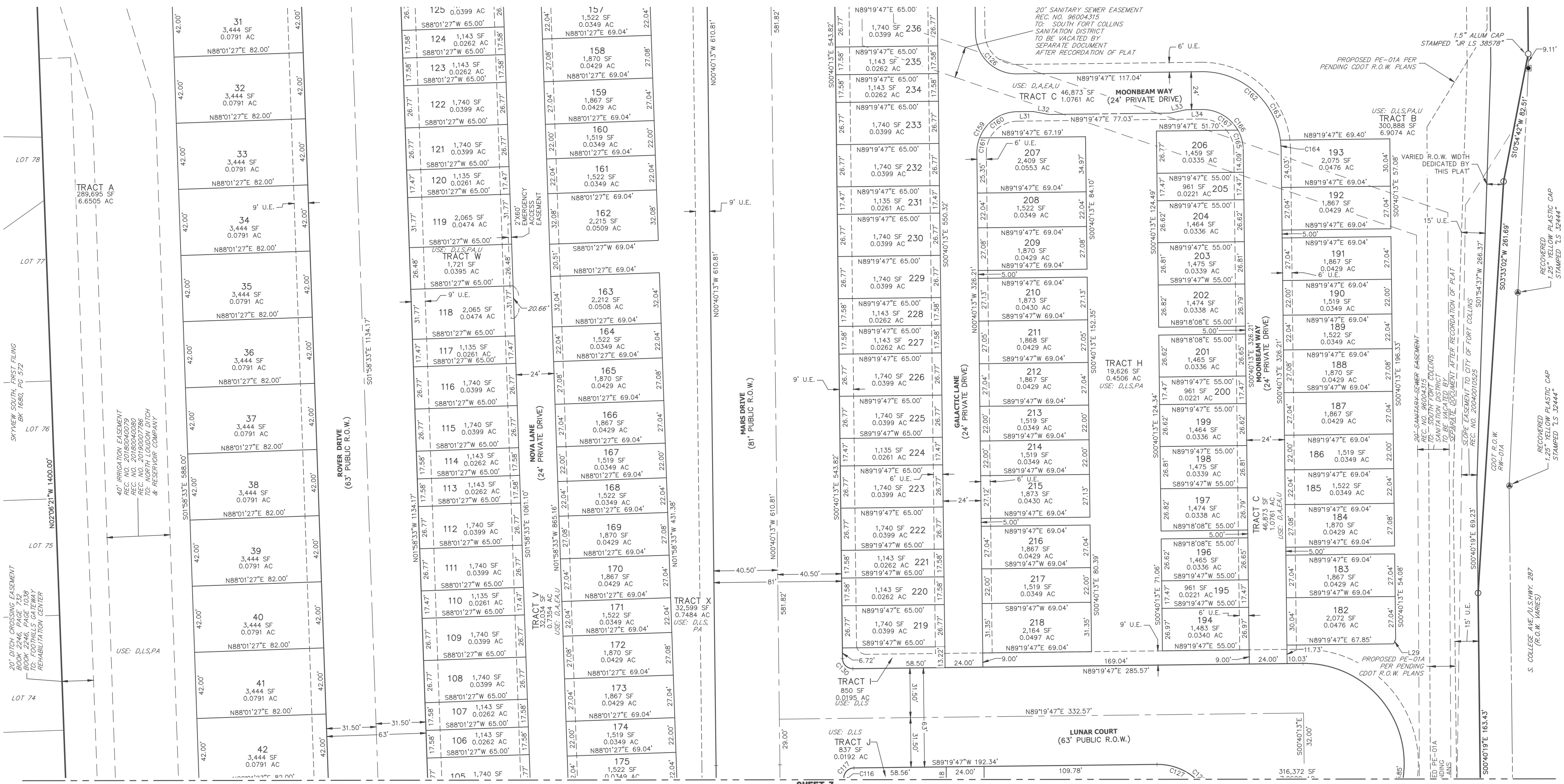
ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

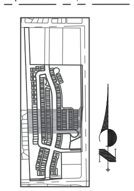
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 5



SHEET 7



LEGEND

S.F.	SQUARE FEET
U.E.	UTILITY EASEMENT DEDICATED BY THIS PLAT
(R)	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SECTION LINE
	SEE SHEET 9 FOR LINE AND CURVE TABLE

○ SET 18" NO. 5 REBAR WITH 1.5" ALUMINUM CAP JR ENG LS: 38578

TRACT USE:
D-DRAINAGE EASEMENT
LS-LANDSCAPE
A-ACCESS EASEMENT
PA-PEDESTRIAN ACCESS EASEMENT
EA-EMERGENCY ACCESS EASEMENT
U-UTILITY EASEMENT

30 15 0 30
ORIGINAL SCALE: 1" = 30'

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SHEET 6 OF 9

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ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

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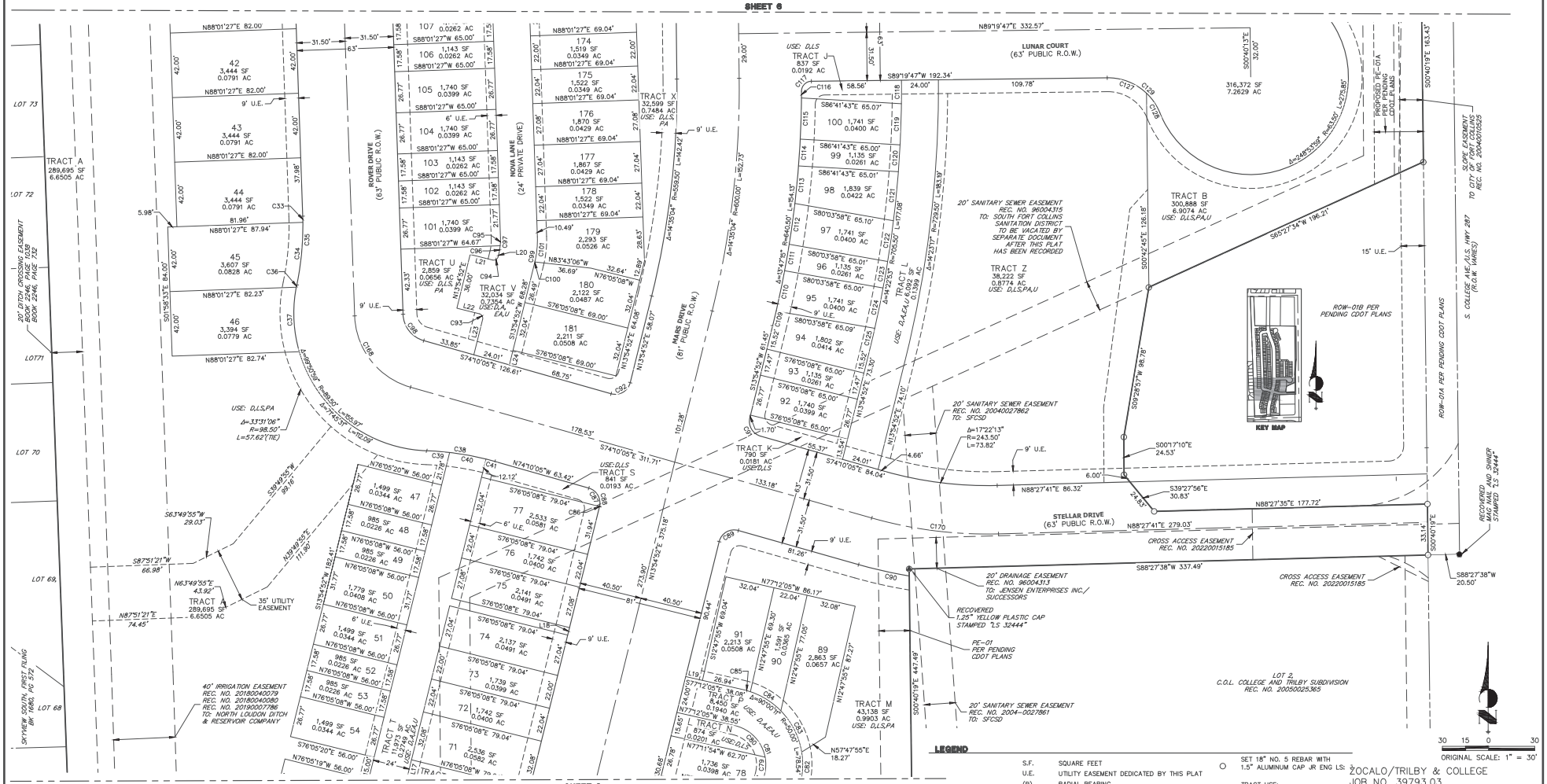
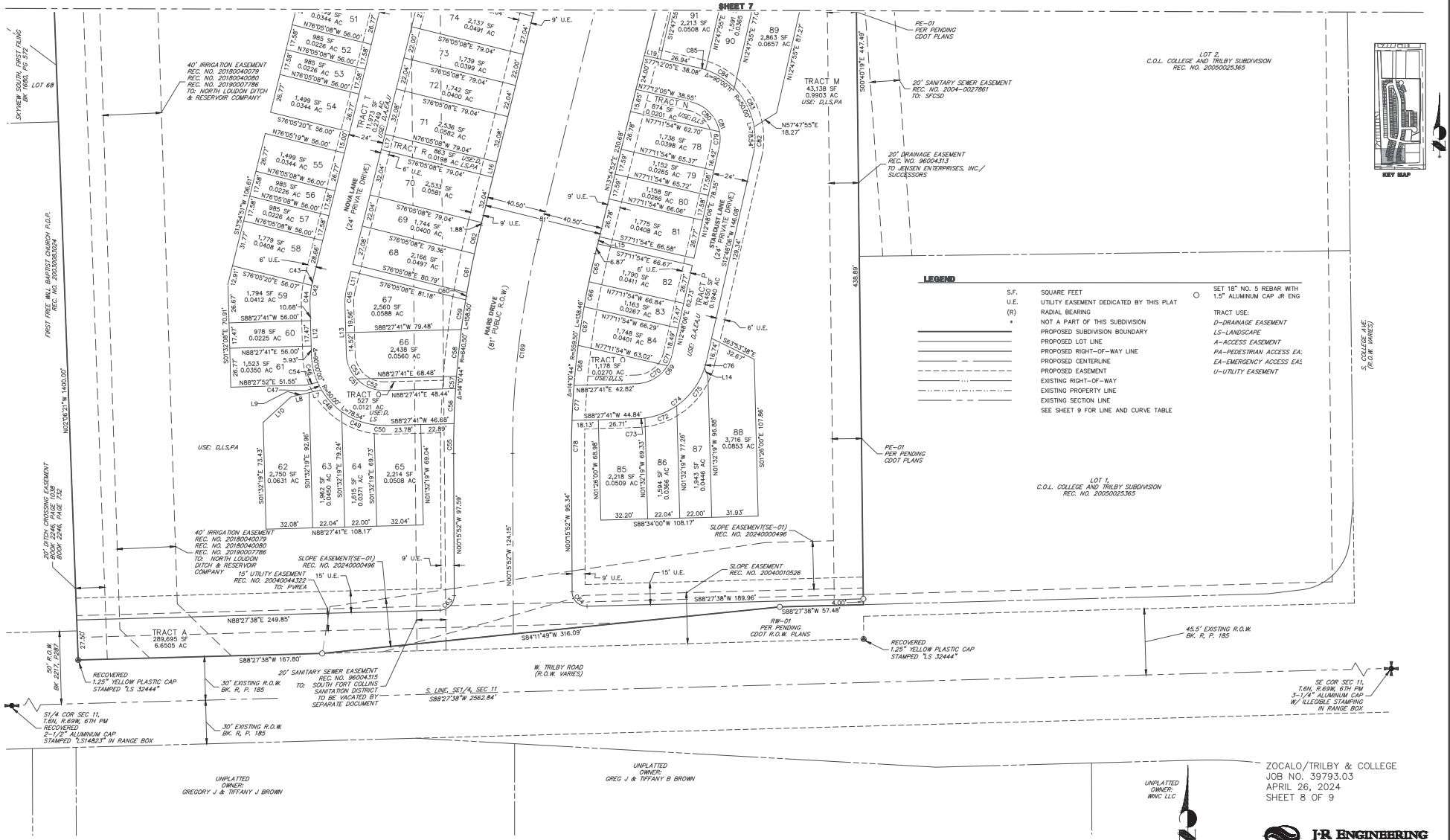
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



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SHEET 8 OF 9

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ZOCALO AT TRILBY ROAD & COLLEGE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 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	CHORD
C1	0°46'56"	640.50'	8.74'	S00°13'21"W 8.74'
C2	2°22'56"	640.50'	26.63'	S01°21'34"E 26.63'
C3	1°33'46"	640.50'	17.47'	S03°19'55"E 17.47'
C4	2°12'20"	640.50'	24.66'	S05°12'59"E 24.66'
C5	86°11'23"	10.00'	15.04'	N36°46'33"E 13.66'
C6	13°49'43"	186.50'	45.01'	N86°47'06"E 44.90'
C7	5°18'09"	89.50'	8.28'	N88°57'07"W 8.28'
C8	55°56'44"	89.50'	87.39'	S60°25'27"W 83.96'
C9	32°38'42"	89.50'	50.99'	S16°07'43"W 50.31'
C10	11°34'16"	89.50'	18.07'	S05°58'46"E 18.04'
C11	4°02'23"	89.50'	6.31'	S13°47'05"E 6.31'
C12	13°49'44"	186.50'	45.01'	N08°53'25"W 44.90'
C13	81°50'48"	18.50'	26.43'	S38°56'51"W 24.24'
C14	86°29'40"	10.00'	15.10'	N56°52'55"W 13.70'
C15	5°35'44"	559.50'	54.64'	S02°11'02"E 54.62'
C16	2°36'21"	559.50'	25.77'	S06°18'05"E 25.77'
C17	1°47'20"	559.50'	17.47'	S08°30'55"E 17.47'
C18	3°40'59"	559.50'	35.97'	S11°15'04"E 35.96'
C19	2°44'45"	559.50'	26.81'	S14°27'56"E 26.81'
C20	1°48'03"	559.50'	17.59'	S16°44'21"E 17.59'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	1°48'03"	559.50'	17.59'	S18°32'24"E 17.59'
C22	2°40'08"	559.50'	26.06'	S20°46'30"E 26.06'
C23	2°26'03"	494.50'	21.01'	S20°53'32"E 21.01'
C24	2°02'16"	494.50'	17.59'	S18°39'22"E 17.59'
C25	2°02'16"	494.50'	17.59'	S16°37'07"E 17.59'
C26	3°06'30"	494.50'	26.83'	S14°02'44"E 26.82'
C27	1°37'10"	494.50'	13.98'	S11°40'54"E 13.98'
C28	21°41'43"	50.00'	18.93'	S13°20'12"W 18.82'
C29	21°18'32"	50.00'	18.60'	S34°50'19"W 18.49'
C30	78°38'50"	26.00'	35.69'	S35°00'18"W 32.95'
C31	17°47'27"	26.00'	8.07'	S13°12'50"E 8.04'
C32	96°26'17"	26.00'	43.76'	S26°06'35"W 38.78'
C33	1°14'06"	186.50'	4.02'	N01°21'31"W 4.02'
C34	12°35'38"	186.50'	40.99'	N05°33'21"E 40.91'
C35	13°49'43"	186.50'	45.01'	N04°56'18"E 44.90'
C36	0°56'55"	89.50'	1.48'	S11°22'42"W 1.48'
C37	27°08'33"	89.50'	42.40'	S02°40'02"E 42.00'
C38	13°49'43"	186.50'	45.01'	N81°04'57"W 44.90'
C39	4°35'43"	186.50'	14.96'	N85°41'57"W 14.95'
C40	7°23'35"	186.50'	24.06'	N79°42'19"W 24.05'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	1°50'26"	186.50'	5.99'	N75°05'18"W 5.99'
C42	15°27'10"	62.00'	16.72'	S06°11'16"W 16.67'
C43	2°52'30"	62.00'	3.11'	S12°28'37"W 3.11'
C44	12°34'40"	62.00'	13.61'	S04°45'02"W 13.58'
C45	15°27'10"	38.00'	10.25'	S06°11'16"W 10.22'
C46	22°33'28"	50.00'	19.69'	S12°49'03"E 19.56'
C47	6°34'25"	50.00'	5.74'	S27°22'59"E 5.73'
C48	23°37'40"	50.00'	20.62'	S42°29'01"E 20.47'
C49	27°44'02"	50.00'	24.20'	S68°09'53"E 23.97'
C50	9°30'25"	50.00'	8.30'	S86°47'06"E 8.29'
C51	90°00'00"	26.00'	40.84'	S46°32'19"E 36.77'
C52	47°37'38"	26.00'	21.61'	S67°43'30"E 21.00'
C53	42°22'22"	26.00'	19.23'	S22°43'30"E 18.79'
C54	1°39'12"	292.81'	8.45'	S77°07'49"W 8.45'
C55	1°50'42"	640.50'	20.62'	S00°39'29"W 20.62'
C56	2°09'10"	640.50'	24.07'	S02°39'25"W 24.06'
C57	0°45'43"	640.50'	8.52'	S04°06'51"W 8.52'
C58	2°53'28"	640.50'	32.32'	S05°56'27"W 32.32'
C59	1°50'55"	640.50'	20.67'	S08°18'39"W 20.67'
C60	0°26'55"	640.50'	5.02'	S09°27'34"W 5.02'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C61	2°25'35"	640.50'	27.12'	S10°53'49"W 27.12'
C62	1°48'15"	640.50'	20.17'	S13°00'44"W 20.17'
C63	88°43'30"	10.00'	15.49'	N44°05'53"E 13.98'
C64	91°16'30"	10.00'	15.93'	S45°54'07"E 14.30'
C65	2°02'17"	559.50'	19.90'	S12°53'43"W 19.90'
C66	1°47'23"	559.50'	17.48'	S10°58'53"W 17.48'
C67	2°44'55"	559.50'	26.84'	S08°42'44"W 26.84'
C68	2°50'19"	559.50'	27.72'	S05°55'06"W 27.72'
C69	75°39'36"	26.00'	34.33'	N50°37'54"E 31.89'
C70	57°05'34"	26.00'	25.91'	N59°54'54"E 24.85'
C71	18°34'01"	26.00'	8.43'	N22°05'06"E 8.39'
C72	27°04'39"	50.00'	23.63'	N68°46'22"E 23.41'
C73	6°09'00"	50.00'	5.37'	N85°23'12"E 5.36'
C74	75°39'36"	50.00'	66.03'	N50°37'54"E 61.33'
C75	37°40'06"	50.00'	32.87'	N36°24'00"E 32.28'
C76	4°45'51"	50.00'	4.16'	N15°11'01"E 4.16'
C77	2°28'00"	559.50'	24.09'	S03°15'57"W 24.08'
C78	2°17'49"	559.50'	22.43'	S00°53'03"W 22.43'
C79	23°28'13"	26.00'	10.65'	N01°03'59"E 10.58'
C80	66°31'58"	26.00'	30.19'	N43°56'06"W 28.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C81	90°00'11"	26.00'	40.84'	N32°12'00"W 36.77'
C82	22°09'48"	50.00'	19.34'	N01°43'12"E 19.22'
C83	34°57'55"	50.00'	30.51'	N26°50'40"W 30.04'
C84	27°01'19"	50.00'	23.58'	N57°50'17"W 23.36'
C85	5°51'09"	50.00'	5.11'	N74°16'31"W 5.10'
C86	0°34'41"	10.00'	0.10'	N13°37'31"E 0.10'
C87	87°30'15"	10.00'	15.27'	N30°24'58"W 13.83'
C88	88°04'57"	10.00'	15.37'	N30°07'37"W 13.90'
C89	91°55'03"	10.00'	16.04'	S59°52'23"W 14.38'
C90	6°19'04"	306.50'	33.80'	S77°19'37"E 33.78'
C91	88°04'57"	10.00'	15.37'	S30°07'37"E 13.90'
C92	91°55'03"	10.00'	16.04'	N59°52'23"E 14.38'
C93	90°00'00"	3.00'	4.71'	N31°05'08"W 4.24'
C94	90°00'00"	3.00'	4.71'	N58°54'52"E 4.24'
C95	7°33'41"	38.00'	5.01'	N01°48'17"E 5.01'
C96	8°19'44"	38.00'	5.52'	N09°45'00"E 5.52'
C97	15°53'25"	38.00'	10.54'	N05°58'09"E 10.51'
C98	72°11'32"	18.50'	23.31'	S38°04'19"E 21.80'
C99	15°53'25"	62.00'	17.19'	N05°58'09"E 17.14'
C100	0°37'30"	62.00'	0.68'	N13°36'06"E 0.68'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C101	15°15'54"	62.00'	16.52'	N05°39'24"E 16.47'
C102	89°59'58"	3.00'	4.71'	S46°58'32"E 4.24'
C103	89°47'23"	3.00'	4.70'	S42°55'08"W 4.23'
C104	108°25'34"	26.00'	49.20'	S56°11'20"E 42.18'
C105	63°59'35"	26.00'	29.04'	S37°36'05"W 27.55'
C106	7°34'51"	26.00'	3.44'	S01°48'52"W 3.44'
C107	71°34'26"	26.00'	32.48'	S33°48'40"W 30.41'
C108	0°39'44"	559.50'	6.47'	N21°46'41"W 6.47'
C109	0°53'22"	640.50'	9.94'	N13°28'10"E 9.94'
C110	2°23'46"	640.50'	26.79'	N11°49'36"E 26.79'
C111	1°33'45"	640.50'	17.47'	N09°50'50"E 17.47'
C112	2°23'47"	640.50'	26.79'	N07°52'04"E 26.79'
C113	2°11'40"	640.50'	24.53'	N05°34'20"E 24.53'
C114	1°33'46"	640.50'	17.47'	N03°41'37"E 17.47'
C115	2°23'45"	640.50'	26.78'	N01°42'52"E 26.78'
C116	0°23'22"	640.50'	4.35'	N00°19'18"E 4.35'
C117	89°12'10"	6.50'	10.12'	S44°43'42"W 9.13'
C118	1°14'26"	705.50'	15.28'	N00°09'12"E 15.28'
C119	2°10'30"	705.50'	26.78'	N01°51'39"E 26.78'
C120	1°25'07"	705.50'	17.47'	N03°39'28"E 17.47'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C121	2°36'12"	705.50'	32.06'	N05°40'08"E 32.05'
C122	2°10'31"	705.50'	26.79'	N08°03'30"E 26.78'
C123	1°25'07"	705.50'	17.47'	N09°51'19"E 17.47'
C124	2°10'31"	705.50'	26.78'	N11°39'08"E 26.78'
C125	1°10'28"	705.50'	14.46'	N13°19'37"E 14.46'
C126	90°00'00"	26.00'	40.84'	S45°40'13"E 36.77'
C127	44°08'09"	36.50'	28.12'	S68°36'08"E 27.43'
C128	24°45'50"	36.50'	15.78'	S34°09'08"E 15.65'
C129	68°53'59"	36.50'	43.89'	S56°13'13"E 41.30'
C130	90°00'00"	6.50'	10.21'	S45°40'13"E 9.19'
C131	18°43'09"	26.00'	8.49'	N12°44'59"W 8.46'
C132	72°59'17"	26.00'	33.12'	N33°06'14"E 30.93'
C133	91°42'26"	26.00'	41.62'	N23°44'39"E 37.31'
C134	0°47'40"	640.50'	8.88'	N21°42'44"W 8.88'
C135	1°47'47"	640.50'	20.08'	N20°25'00"W 20.08'
C136	2°24'10"	640.50'	26.86'	N18°19'02"W 26.86'
C137	1°34'22"	640.50'	17.58'	N16°19'46"W 17.58'
C138	1°34'22"	640.50'	17.58'	N14°45'23"W 17.58'
C139	2°23'36"	640.50'	26.75'	N12°46'25"W 26.75'
C140	0°47'24"	640.50'	8.83'	N11°10'55"W 8.83'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C141	2°23'33"	640.50'	26.75'	N09°35'26"W 26.74'
C142	1°34'36"	640.50'	17.63'	N07°36'22"W 17.62'
C143	2°18'50"	640.50'	25.87'	N05°39'38"W 25.87'
C144	2°20'05"	640.50'	26.10'	N03°20'11"W 26.10'
C145	1°29'55"	640.50'	16.75'	N01°25'10"W 16.75'
C146	1°21'38"	705.50'	16.75'	N01°21'02"W 16.75'
C147	2°28'22"	705.50'	30.45'	N03°16'02"W 30.45'
C148	2°23'14"	705.50'	29.40'	N05°41'50"W 29.39'
C149	1°25'53"	705.50'	17.63'	N07°36'24"W 17.62'
C150	2°10'19"	705.50'	26.74'	N09°24'30"W 26.74'
C151	1°26'54"	705.50'	17.83'	N11°13'07"W 17.83'
C152	2°10'20"	705.50'	26.75'	N13°01'44"W 26.75'
C153	1°25'40"	705.50'	17.58'	N14°49'44"W 17.58'
C154	1°25'40"	705.50'	17.58'	N16°15'24"W 17.58'
C155	2°05'58"	705.50'	25.85'	N18°01'13"W 25.85'
C156	2°12'58"	26.00'	1.01'	N20°10'41"W 1.01'
C157	89°06'57"	26.00'	40.44'	N65°50'39"W 36.48'
C158	91°19'56"	26.00'	41.45'	N64°44'10"W 37.19'
C159	90°00'00"	26.00'	40.84'	S44°19'47"W 36.77'
C160	68°16'08"	26.00'	30.98'	S55°11'44"W 29.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C161	21°43'52"	26.00'	9.86'	S10°11'44"W 9.80'
C162	90°00'00"	50.00'	78.54'	N45°40'13"W 70.71'
C163	83°05'29"	50.00'	72.51'	N49°07'28"W 66.32'
C164	6°54'31"	50.00'	6.03'	N04°07'28"W 6.03'
C165	29°10'44"	26.00'	13.24'	N15°15'34"W 13.10'
C166	90°00'00"	26.00'	40.84'	N45°40'13"W 36.77'
C167	60°49'16"	26.00'	27.60'	N60°15'34"W 26.32'
C168	72°11'32"	50.00'	63.00'	S38°04'19"E 58.91'
C169	14°10'44"	600.00'	148.48'	S06°49'30"W 148.10'
C170	17°22'13"	275.00'	83.37'	S82°51'12"E 83.05'
C171	39°27'44"	50.00'	34.44'	N72°14'41"W 33.76'
C172	22°43'23"	550.50'	218.32'	S10°44'52"E 216.90'
C173	0°24'29"	640.50'	4.56'	S00°50'40"E 4.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°36'49"E	11.42'
L2	S00°36'49"W	11.44'
L3	N79°52'14"E	7.92'
L4	N57°32'55"W	14.48'
L5	S66°30'48"E	23.33'
L6	N22°06'34"W	5.00'
L7	S77°02'42"W	8.80'
L8	S77°02'42"W	12.71'
L9	S77°02'42"W	21.51'
L10	N47°32'21"E	25.97'
L11	N13°54'52"E	12.77'
L12	N01°32'19"W	34.08'
L13	S01°32'19"E	34.08'
L14	S21°37'53"E	6.26'
L15	N13°54'52"E	5.00'
L16	N13°54'52"E	10.92'
L17	S13°54'52"W	10.92'
L18	N13°54'52"E	5.00'
L19	S77°12'05"E	11.14'
L20	N13°54'52"E	1.70'

LINE TABLE

LINE	BEARING	DISTANCE
L21	S76°05'08"E	15.00'
L22	N76°05'08"W	15.00'
L23	N13°54'52"E	23.77'
L24	S13°54'52"W	9.74'
L25	S01°58'33"E	0.70'
L26	S88°01'28"W	15.01'
L27	N88°01'29"E	15.00'
L28	S01°58'33"E	27.47'
L29	S20°56'35"W	3.23'
L30	S00°36'49"W	11.45'
L31	S89°19'47"W	10.00'
L32	S79°21'37"E	10.20'
L33	N78°01'58"E	10.21'
L34	N89°19'47"E	10.00'

ZOCALO/TRILBY & COLLEGE
JOB NO. 39793.03
APRIL 26, 2024
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Ecological Characterization Study

College and Trilby Multi-Family Community

(JR Engineering, LLC)

City of Fort Collins
Larimer County, CO

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04/30/2024

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Introduction

This report constitutes the Ecological Characterization Study (ECS) required for the proposed development of College and Trilby Multi-Family Community within the General Commercial (CG) zone district in the City of Fort Collins. This ECS report is provided in association with a conceptual design (**Appendix D**) for the 50' Natural Habitat Buffer Zone (NHBZ) and wetland mitigation required for this development. This ECS was completed by AloTerra Restoration Services to address requirements set forth in Article 3, section 3.4.1 of the City of Fort Collins Land Use Code.

Project Description

The College and Trilby Multi-Family Community (the Project) includes the development of 252 dwelling units, with 38 duplex units, 202 two to three-story single-family townhomes, a dog park, and a community center (**Figure 1**). Most recently, this site was used to graze horses and cattle. Several species of mature trees exist on site, including both native and introduced species, that provide corridor habitat for a variety of wildlife, which will need to be included in mitigation efforts.

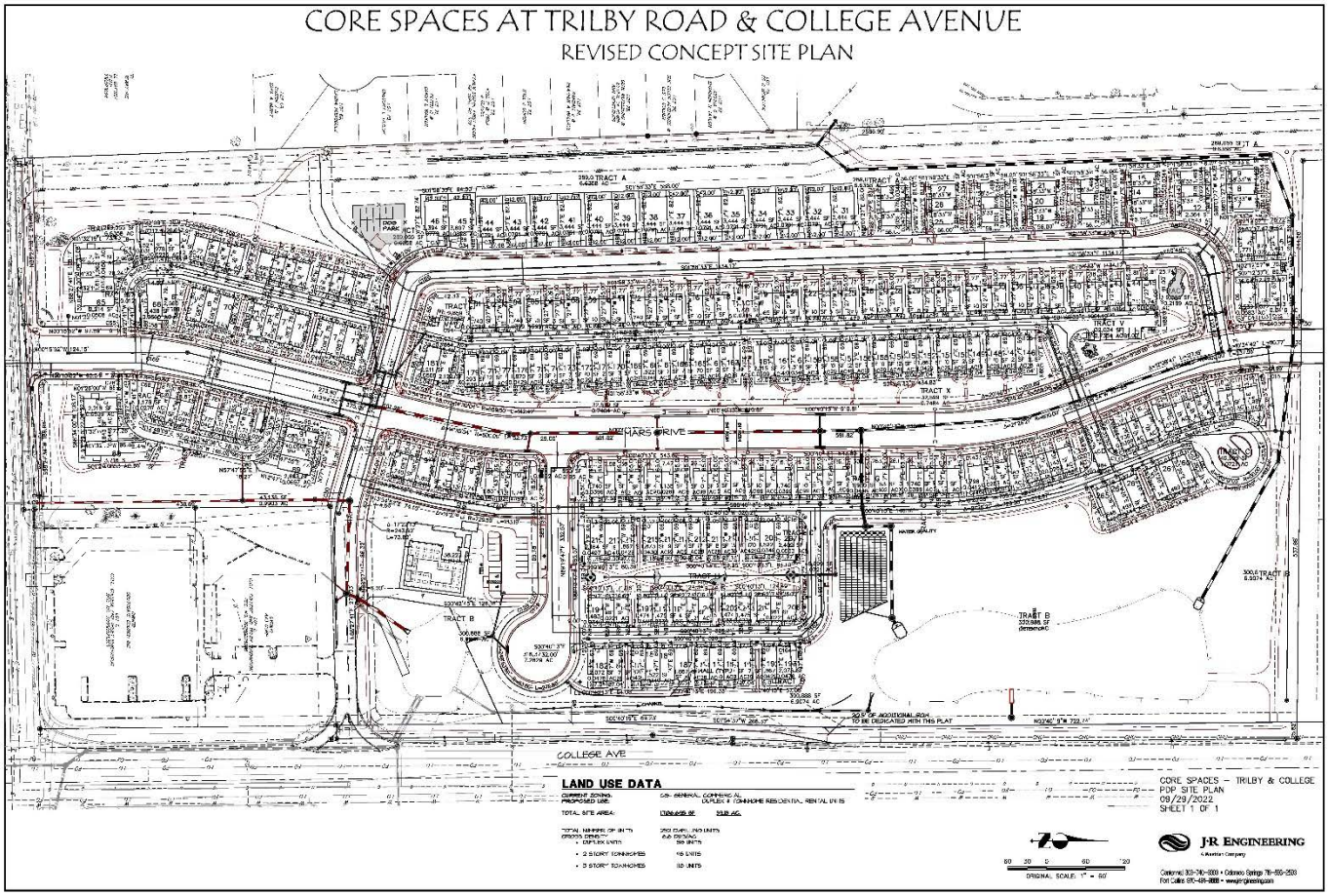

Figure 1. Property map showing conceptual site plan developed by JR Engineering.

Property Location

The approximately 39.18-acre property is located within the City of Fort Collins, Larimer County, Colorado. The northern border of the property is bordered by Skyway Drive and the Storage Star Facility, Highway 287 borders the eastern part of the property, to the south West Trilby Road, and to the west Foothills Gateway Inc. and the Skyview South subdivision (**Figure 2**). The southeastern corner of the property is also bordered by Ziggis Coffee and Waypoint Church.

The center of the property lies approximately at 40.498552 N and -105.079374 W.

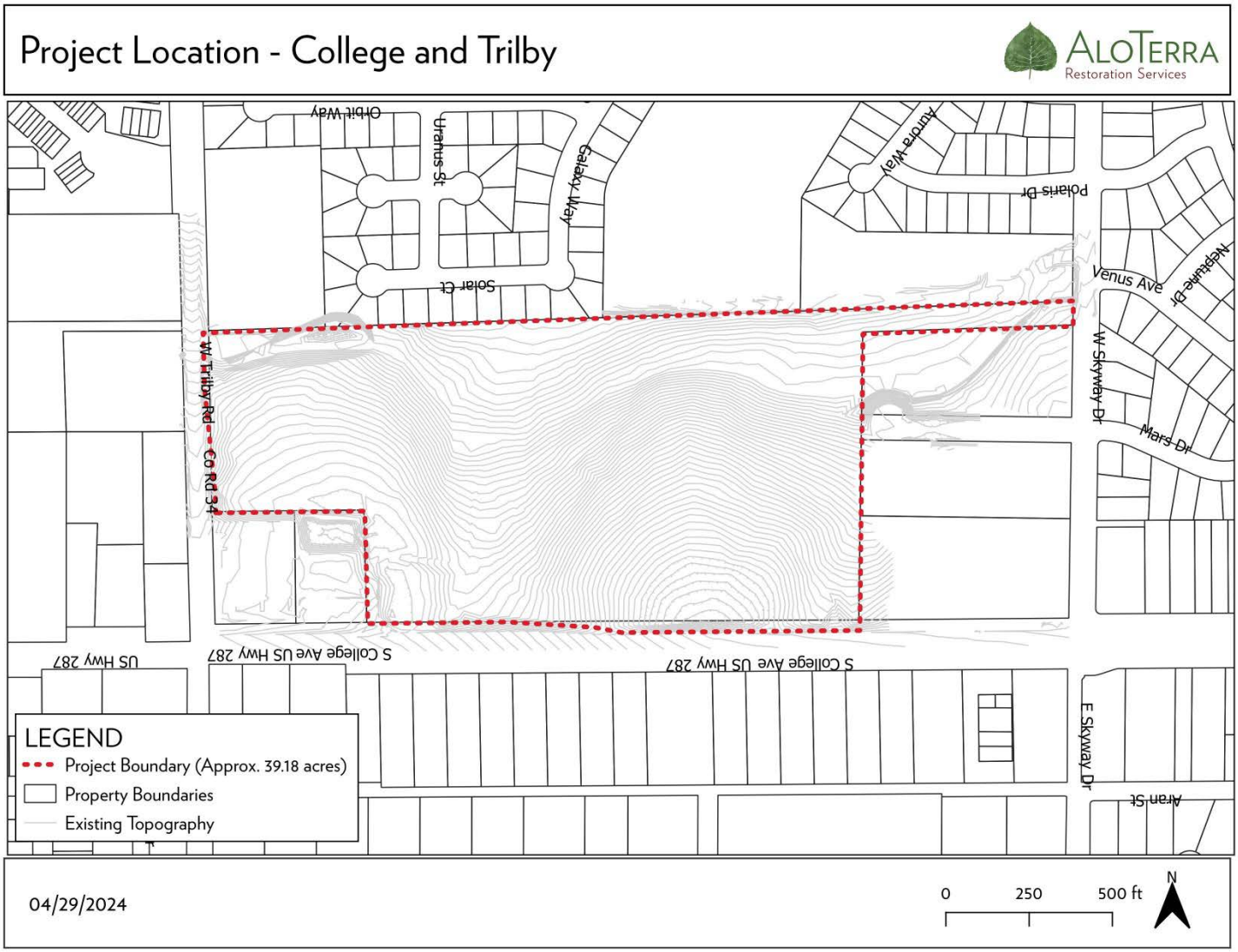

Figure 2. Project location.

Study Methods

In fulfillment of the ECS requirements set forth in Article 3, section 3.4.1 of the City of Fort Collins Land Use Code, AloTerra staff acquired desktop data and conducted field surveys in support of our characterization of existing ecological and wildlife conditions, as well as other natural features occurring on the site.

Ecological Field Assessment: Week of April 18th, 2022; April 2, 2024
Wildlife Field Review: April 20th, 2022

Desktop analysis included reviews and interpretations of aerial imagery, assessment of regional drainage patterns, IPAC database review (USFWS), groundwater conditions, and location of nearby natural areas. Field assessments included qualitative rapid assessments of native plant communities, weed populations, wetland and riparian areas, wildlife habitat conditions, and indicators of current wildlife occupation. In addition, a formal wetland delineation was performed (**Appendices A and B**). The rapid assessment of vegetation was performed to compile a list of dominant and co-dominant species, and species present in each community at a lower cover. For the purposes of this study, a plant was considered dominant or co-dominant if it's relative cover is greater than approximately 20%. Due to the timing of the vegetation survey, there may be several species present on site that, due to their phenological stage, were not readily observable at the time of this survey. However, based on general disturbed site conditions, and the presence of

above ground features of the dominant species that are present, we are confident that this survey captured the species that together represent at least 90% of the above ground biomass of the site.

Results

The results of the field and desktop assessments are described below, with the associated natural features represented in **Figure 3**. Approximately 99% of the project site is characterized as disturbed upland, with less than 1% of the site comprised of wetland and riparian communities in a degraded state or dominated by understories of exotic plants.

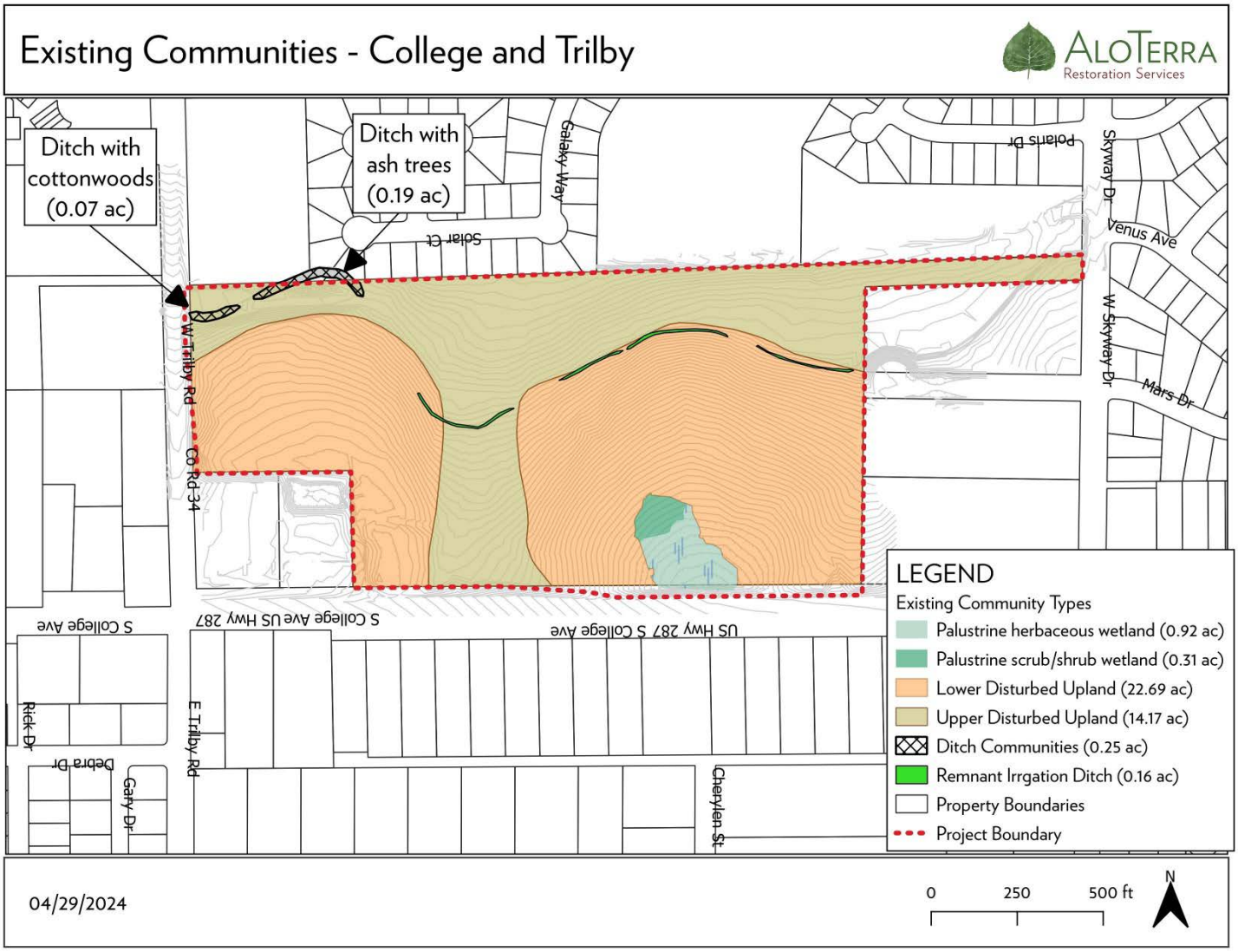

Figure 3. Mapped natural features within Project boundary.

Site Description

From a historical perspective, prior to modern development, we believe the project site to have been dominated by short-grass prairie within the Northwestern Great Plains ecoregion (level III ecoregion). The Project site previously had forested/shrub riparian, palustrine emergent wetlands, and riverine wetland features (**Figure 4**); however, the previous landowner eliminated these areas from unknown land use practices. The City of Fort Collins is not requiring mitigation for the lost forested/shrub riparian and freshwater emergent wetland areas.

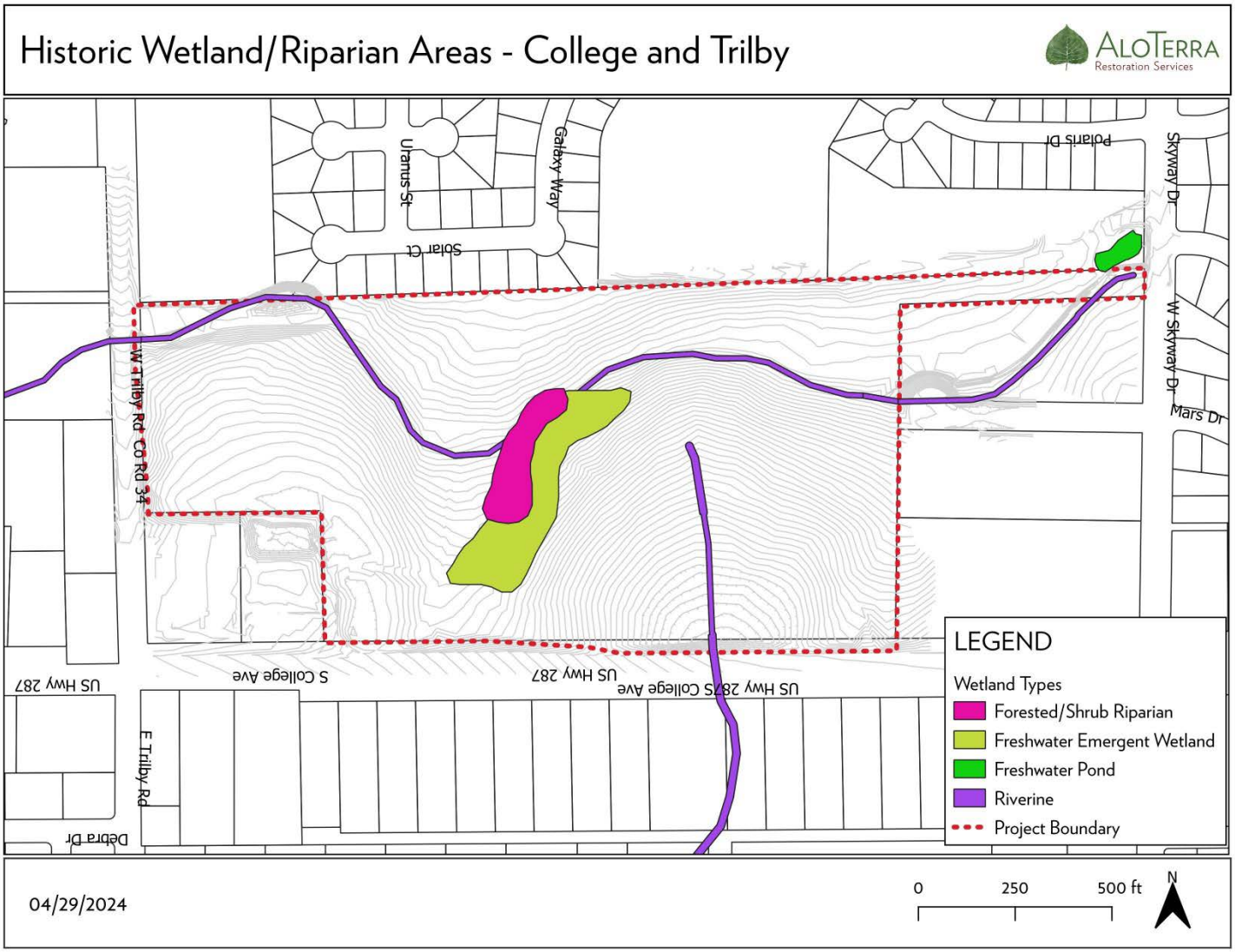

Figure 4. Historic wetlands from the National Wetlands Inventory within the Project boundary.

Currently, the upland areas are dominated by non-native weeds and soils that have been continually disturbed (**Figure 5, Table 1**). The wetland and associated riparian areas are of low native species diversity, low community complexity, and low structural diversity. Several mature cottonwood trees exist on site, along with Russian olive and Siberian elm. While structural and biological diversity is low, this area is still an important corridor habitat for a variety of wildlife (**Appendix C**).

Soils are generally loam, clay loam, and clay (**Table 1**). The greatest habitat features include the wetland community and mature trees that exist on site.

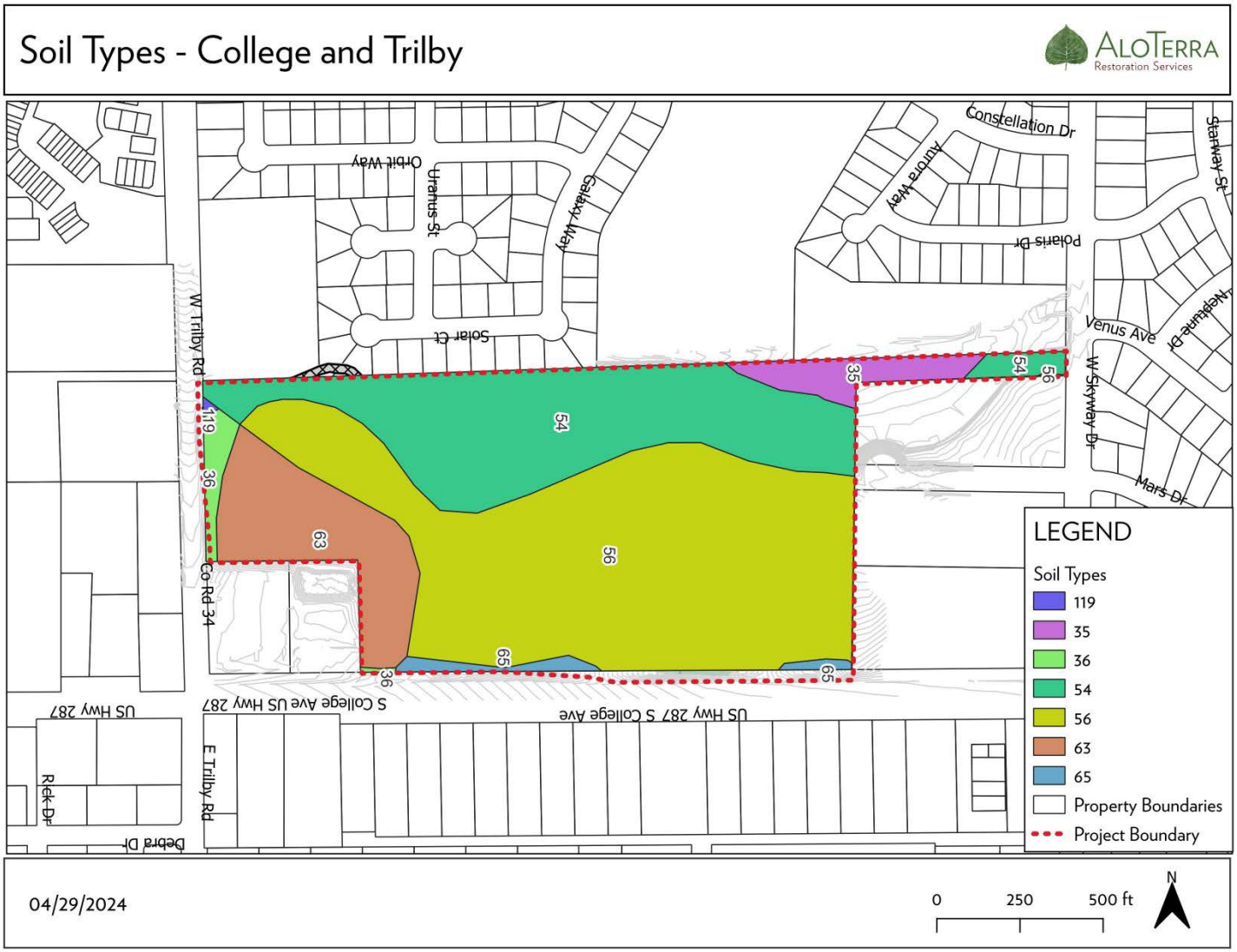

Figure 5. Existing soil types within the Project boundary.

Table 1. Soil type descriptions (data from USGS Web Soil Survey).

Soil Type	Map Symbol	Slope	Profile	Parent Material	Drainage Class	Depth to Water Table	Hydric Soil
Fort Collins Loam (1.3 ac)	35	0-3%	0-4": Loam 4-9": Clay loam 9-16": Clay loam 16-29": Loam 29-80": Loam	Pleistocene or older alluvium/eolian deposits	Well drained	>80"	No
Fort Collins Loam (0.6 ac)	36	3-5%	0-5": Loam 5-8": Clay loam 8-18": Clay loam 18-24": Loam 24-84": Loam	Pleistocene or older alluvium/eolian deposits	Well drained	>80"	No
Kim Loam (11.2 ac)	54	3-5%	0-7": Loam 7-60": Clay loam	Mixed alluvium	Well drained	>80"	No
Kim-Thedalund Loams	56	3-15%	0-7": Loam 7-60": Clay loam	Mixed alluvium	Well drained	>80"	No

Soil Type	Map Symbol	Slope	Profile	Parent Material	Drainage Class	Depth to Water Table	Hydric Soil
(19.6 ac)							
Longmont Clay (4.5 ac)	63	0-3%	0-60": Clay	Clayey alluvium derived from shale	Poorly drained	>80"	No
Midway Clay Loam (0.53 ac)	65	5-25%	0-4": Clay loam 4-19": Clay 19-23": Weathered bedrock	Material weathered from shale	Well drained	>80"	No
Wiley Silt Loam (0.03 ac)	119	3-5%	0-6": Silt loam 6-15": Silt loam 15-60": Silt loam	Uniform eolian deposits	Well drained	>80"	No

Existing Infrastructure

Existing infrastructure predominately includes culverts, fencing, and retention ponds outside of the property boundaries. Other existing infrastructure can be found in the JR Engineering plan set.

Topography

The Project site is generally flat, with a maximum slope of approximately 6%. Proposed topography would range from 4% to 10%, draining west to east.

Natural Habitats and Features with Significant Ecological Value

In this section we provide a checklist of required features as outlined in the ECS. No significant native plant communities were documented on the site apart from wetland vegetation and mature cottonwood trees. The plant cover in the remainder of the site is dominated by non-native species with low structural and biological diversity.

Natural Communities or Habitats

Aquatic: no; Wetland and wet meadow: yes; Native grassland: no;
Riparian forest: no; Urban plains forest: no; Riparian shrubland: no; Foothills forest: no;
Foothills shrubland: no

Special Features (enter yes/no, indicate on map, and describe details below):

Significant remnants of native plant communities: no.
Based on field conditions and analysis of aerial imagery, it is apparent no significant remnant native plant communities exist on site.

Areas of significant geological or paleontological interest: not likely.
A cultural and historical resources survey was not conducted as part of this assessment. However, based on the history of the site, it is unlikely the site harbors significant cultural or historical resources.

Any prominent views from or across the site? no.
No significant views can be seen, as much of the site is surrounded by urban developments.

The pattern, species and location of any significant native trees and other native site vegetation.
The only significant native vegetation occurring on the Project site includes small patches of coyote willow (*Salix exigua*) and baltic rush (*Juncus balticus*), and several mature cottonwood trees.

Pattern, species, and location of any significant non-native trees.
Russian olive (*Eleaganus angustifolia*) and Siberian elm (*Ulmus pumila*) trees can be found throughout the property.

Special habitat features
The special habitat features on the project site include the wetlands; however, the quality of these wetlands are of moderate to poor condition and function.

Natural Habitats and Plant Communities

The subsections below outline the conditions of native habitats existing on site: wetlands, disturbed uplands, and ditch communities. Refer to **Figure 3** for locations of these features.

Wetland Communities

AloTerra performed a formal wetland delineation on site (Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region, Version 2.0, U.S. Army Corps of Engineers March 2010) and a review of other aquatic features such as ponds and streams. Two wetland types were identified: palustrine scrub shrub and palustrine emergent. There were no Original High-Water Mark (OHWM) indicators within the ditch communities onsite, therefore an OHWM survey was not performed.

Palustrine Scrub Shrub

Dominant & Co-Dominant Species

Coyote willow (*Salix exigua*), canary reedgrass (*Phalaris arundinaceae*), common mint (*Mentha arvensis*), teasel (*Dipsacus laciniatus*), milkweed (*Asclepias speciosa*), unknown *Poa* spp were dominant across this community at time of sampling.

Palustrine Emergent

Dominant & Co-Dominant Species

Canary reedgrass (*Phalaris arundinaceae*) and Baltic rush (*Juncus balticus*) were dominant across this community at time of sampling.

Disturbed Upland Plant Communities

Description

Upland areas within the project area are highly disturbed and predominately vegetated by non-native flora. While many species overlapped, topography of these two areas is mainly what differentiated them, as the upper disturbed community was perched above the rest of the property.

Lower

Dominant & Co-Dominant Species

Smooth brome (*Bromus inermis*), cheatgrass (*Bromus tectorum*), thistle (*Cirsium arvense)*, teasel (Dipsacus laciniatus), prickly lettuce (*Lactuca serriola)*, crested wheatgrass (*Agropyron cristatum*), musk thistle (*Carduus nutans*), kochia (Kochia spp.), and bindweed (*Convovulus arvensis*) were dominant across this community at time of sampling.

Upper

Dominant & Co-Dominant Species

Musk thistle (*Carduus nutans*), Russian thistle (*Salsola collina*), Russian olive (*Eleaganus angustifolia*), mullein (*Verbascum thapsus*), Siberian elm (*Ulmus pumila*), kochia (*Kochia* spp.), bindweed (*Convovulus arvensis*), nightshade (*Solanum* spp.), burdock (*Arctium lappa*), horsetail (*Conyza canadensis*), rabbitbrush (*Ericameria nauseosa*), hoary tansy aster (*Machaeranthera canescens*), smooth brome (*Bromus inermis*), cheatgrass (*Bromus tectorum*), curly dock (*Rumex crispus*), alfalfa (*Medicago sativa*), knapweed (*Centaurea* spp.), and baltic rush *(Juncus balticus*) were dominant across this community at time of sampling.

Ditch Communities

Description

There are three ditch communities on site: ash, cottonwood, and the remnant upland ditch. All three ditch communities were once connected by the irrigation ditch that ran north to south on the property (**Figure 4**). However, likely from the previous owner's land use practices, the irrigation ditch has been dissected into three communities that are distinct based on canopy cover.

Ash

Dominant & Co-Dominant Species

Ash (*Fraxinus* spp.), curly dock (*Rumex crispus*), smooth brome (*Bromus inermis*), teasel (*Dipsacus laciniatus*), unknown forbsand cheatgrass (*Bromus tectorum*) were dominant across this community at time of sampling.

Cottonwood

Dominant & Co-Dominant Species

Cottonwood (*Populus deltoides*), curly dock (*Rumex crispus*), smooth brome (*Bromus inermis*), unknown forbs, and cheatgrass (*Bromus tectorum*) were dominant across this community at time of sampling.

Remnant Upland

Dominant & Co-Dominant Species

Curly dock (*Rumex crispus*), smooth brome (*Bromus inermis*), unknown forbs, and cheatgrass (*Bromus tectorum*) were dominant across this community at time of sampling.

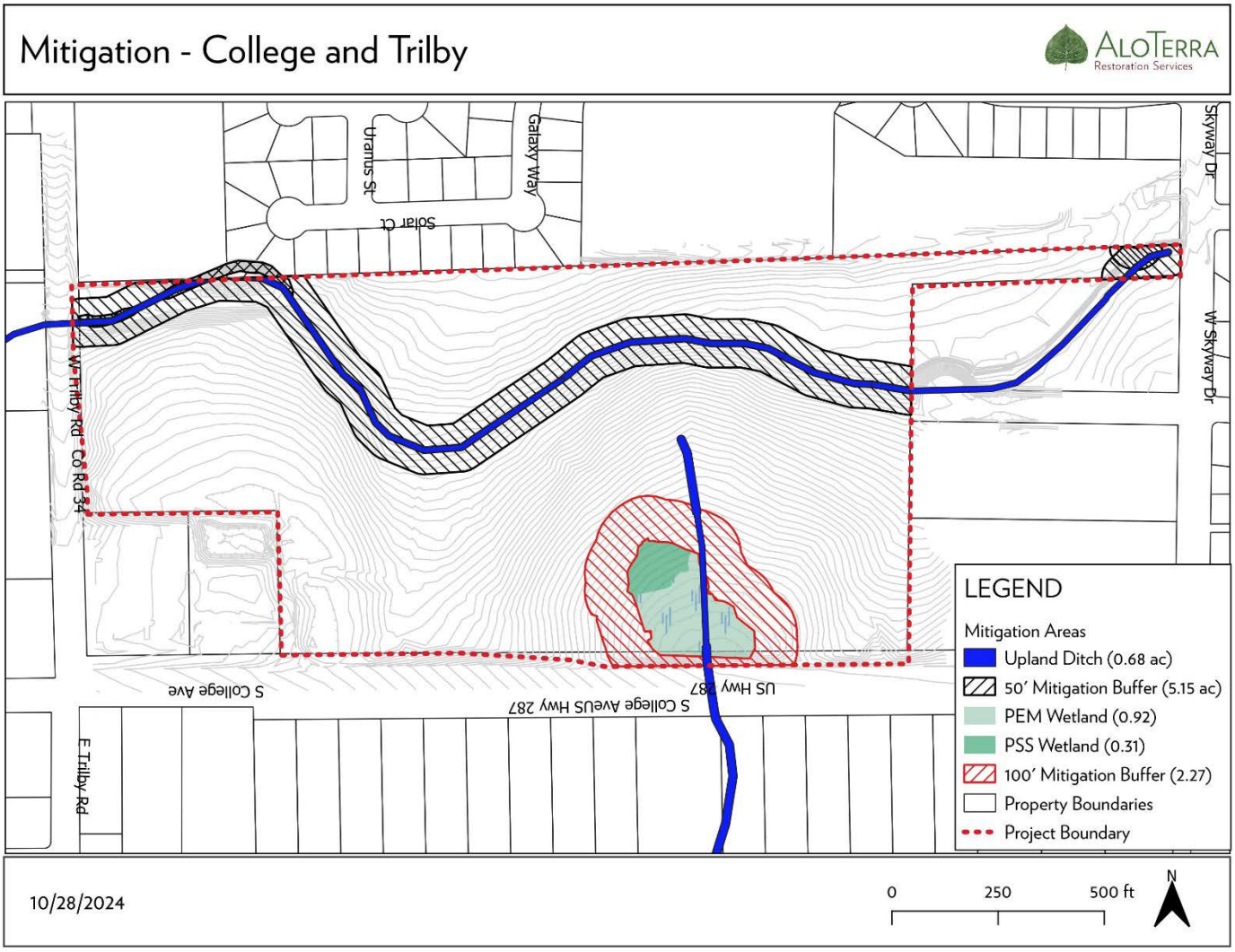

Figure 6. Mitigation areas.

Table 2. Mitigation required based on City of Fort Collins Land Use Code

Mitigation Type	Buffer Requirement (feet)	Habitat Area (acres)	Buffer Area (acres)	Total Mitigation Area (acres) (columns 3 + 4)
PEM Wetland PSS Wetland	100' 100'	0.92 0.31	2.27	3.5
NW Corner Wetland	50'	0.001	0.12	0.121
Ditch Habitat (Upland)	50'	0.68	5.15	5.83
			Total Mitigation Required:	**9.45 acres**

Proximity to Designated Natural Areas

The Project property is 0.41 miles east of Hazaleus Natural Area, 0.2 miles west of Prairie Dog Meadow Natural Area, and 0.28 miles south of Redtail Grove Natural Area.

Wildlife (see Appendix C for full report)

Federally Threatened, Endangered, and Proposed Species

On April 25, 2022 an official species list was documented by U.S Fish and Wildlife Service's Information for Planning and Consultation IPAC: http://ecos.fws.gov/ipac/ was obtained by using known ranges of federally listed species in The Project area. A list was also unofficially obtained from the 2016 Colorado Natural Heritage Program database by looking at known sightings of sensitive species near Kingfisher Wetland project area. On April 30, 2022 an AloTerra Restoration Services field technician conducted a site visit in order to assess suitable habitat for known listed and sensitive animal species.

Table 3 lists provides a record of the Federally listed species that could occur within the area of the proposed project (39.1 acres). The table includes (a) the common name of the species (b) the scientific name of the species (c) the status of the species in question (d) whether the species should be excluded and (e) the reasoning why the species should be excluded.

The reasoning of excluding species from the list of concerned species is given based off a variety of reasons including:

1) No suitable habitat was found during site visit, The range of the species in is such that the species is highly unlikely to not known near occur within the Project site;
2) No suitable habitat was found during the site review; and/or
3) No records for the species exist within the Project site.

Table 3. Federally listed terrestrial and aquatic species that may occur or be affected by actions within the Project.

Common Name	Species	Status	Species Excluded	Reason for Exclusion
Mammals				
Preble's meadow jumping mouse	*Zapus hudsonius preblei*	Threatened	No	No detection during survey
Canada lynx	*Lynx canadensis*	Threatened	Yes	Species and habitat are not present.
Birds				
Mexican spotted owl	*Strix occidentalis lucida*	Threatened	Yes	Critical habitat does not overlap with project site
Whooping crane	*Grus americana*	Endangered	Yes	Range does not overlap with project site

Common Name	Species	Status	Species Excluded	Reason for Exclusion
Least tern	*Sterna antillarum*	Endangered	Yes	Range does not overlap with project site
Piping plover	*Charadrius melodus*	Threatened	Yes	Range does not overlap with project site
Fish				
Pallid sturgeon	*Scaphirhynchus albus*	Endangered	Yes	Species and habitat are not present.
Greenback cutthroat trout	*Oncorhynchus clarkii stomias*	Threatened	Yes	Species and habitat are not present.
Plants				
Colorado butterfly plant	*Gaura neomexicana var. coloradensis*	Threatened	Yes	Species and habitat are not present.
Ute ladies-tresses	*Spiranthes diluvialis*	Threatened	Yes	Species and habitat are not present.
Western prairie fringed orchid	*Plantanthera praeclara*	Threatened	Yes	Species and habitat are not present.
North Park phacelia	*Phacelia formosula*	Endangered	Yes	Found in higher elevation range (8,000-8,300 ft)
Sourced from **IPAC** :http://ecos.fws.gov/ipac/ website. Note- Some species may be affected downstream from water source.				

*There are no federally designated critical habitats within the Project area.

Rare Plants

The rare plant survey resulted in no evidence of Ute ladies'-tresses (*Spiranthes diluvialis*) or Colorado butterfly plant (*Gaura neomexicana var. coloradenesis*) in the project area.

Sensitive Species

The sensitive species list is derived from the U.S. Forest Service (https://www.fs.usda.gov) and Colorado Parks and Wildlife data on present sensitive species ranges and distributions (USFS, 2005). The Regional Forester's sensitive list is evaluated by examining viable risk of species; these species are categorized as R2 sensitive, not R2 sensitive, or, not a concern. Suitable habitat was also determined by a site visit conducted by AloTerra Restoration Services on November 01, 2021. Under the Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act no activity that "takes, transports, barters, or exports the listed migratory birds or eagles is permissible unless it is sanctioned by the U.S. Fish and Wildlife Service. The sensitive species list includes migratory birds that could use The Project area as a breeding, over-wintering, or stopover site.

The species found in **Table 4** below are compiled from lists of at-risk species that have potential habitat or occurrence in the Project area, specifically in the vicinity of the documented wetland. The table is organized as followed: (a) The common name of the species, (b) The scientific name of the species, (c) The status of the species in question, (d) Whether or not the species should be excluded, and (e) The reasons why the species should be excluded.

Table 4. Federally listed terrestrial and aquatic species that may occur or be affected by the actions within the Project.

Common name	Species	Status	Species Excluded	Reasons for exclusion
Mammals				
Fringed myotis	Myotis thysanodes	Forest Service Sensitive	Yes	Found in coniferous forest and mixed pine
Townsend's big-eared bat	*Corynorhinus townsendii*	Forest Service Sensitive	Yes	Habitat requirements are not in range
Black-tailed prairie dog	*Cynomys ludovicianus*	Forest Service Sensitive	Yes	No colonies were found in the Project site
White-tailed prairie dog	*(Ocynomys leucurus)*	Forest Service Sensitive	Yes	No colonies were found in the Project site

Common name	Species	Status	Species Excluded	Reasons for exclusion
Kit fox	*Vulpes macrotis*	Forest Service Sensitive	Yes	Range does not overlap with project site
Swift fox	*Vulpes velox*	Forest Service Sensitive	No	No detection during survey
Birds				
Bald eagle	*Haliaeetus leucocephalus*	Forest Service Sensitive	No	No detection during survey
Cassin's sparrow	*Aimophila cassinii*	Bird of Conservation Concern	Yes	Range does not overlap with project site
Lesser yellowlegs	*Tringa flavipes*	Bird of Conservation Concern	Yes	Range does not overlap with project site
Burrowing owl	*Athene cunicularia*	State threatened	No	No detection during survey
Black Swift	*Cypseloides niger*	Forest Service Sensitive	Yes	Habitat requires cliffs limited in Colorado
Chestnut-collared longspur	*Calcarius ornatus*	Forest Service Sensitive	Yes	Site location does not overlap with species range
Sandhill Crane	*Antigone canadensis*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site
Northern harrier	*Circus cyaneus*	Forest Service Sensitive	No	No detection during survey
Swainson's Hawk	*Buteo swainsoni*	Federal Species of Concern	No	No detection during survey
Grasshopper sparrow	*Ammodramus savannarum*	Forest Service Sensitive	Yes	Native species range does not meet area requirements
Fish				
Plains Minnow	*Hybognathus placitus*	State Endangered	Yes	Suitable habitat is not evident in project site
Plains topminnow	*Fundulus sciadicus*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site
Flannelmouth Sucker	*Catostomus latipinnis*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site
Amphibians				
Northern leopard frog	*Lithobates pipiens*	Forest Service Sensitive	No	No detection during survey
Plains leopard frog	*Lithobates blairi*	Forest Service Sensitive	Yes	Range does not overlap with project site
Species list was sourced from U.S. Forest Service https://www.fs.usda.gov Rocky Mountain Region and USFWS Migratory birds for the Mountain-Prairie Region updated 2017. Migratory bird list was sourced from USFWS Birds of Conservation Concern https://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php.				

Other Wildlife

As previously discussed in the sections on Threatened, Endangered, and Proposed Species and Sensitive Species of Concern, the proposed project should minimally impact populations of species that have ranges that do or may potentially overlap with the Project area.

During the site visit two active raptor nests were found (**Figure 7**). A great-horned owl (*Bubo virginianus)* nest was located in an old-growth cottonwood tree on the northeast corner of the property. One adult and one fledgling were seen on the nest. In the southwest corner, also in an old-growth cottonwood, an adult red-tailed hawk (*Buteo jamaicensis)* was seen brooding in the nest and a second adult was perched nearby. The nest was heavily guarded by the

adults from raiding crows. The property also has a large, active black-tailed prairie dog colony that occupies well over three quarters of the property, with 2,016 active burrows documented (**Figure 7**). The extent of the prairie dog colony extends to the west in the areas seen in Figure 7. There were no signs of swift fox dens nor were there any burrowing owls observed. Two killdeers (*Charadrius vociferus*) were seen foraging and may be nesting as well. Other common birds such as American robin (*Turdus migratorius)*, northern flicker (*Colaptes auratus)*, Eurasian collared-dove (*Streptopelia decaocto*), and Say's phoebe (*Sayornis saya*) were observed flying through the area.

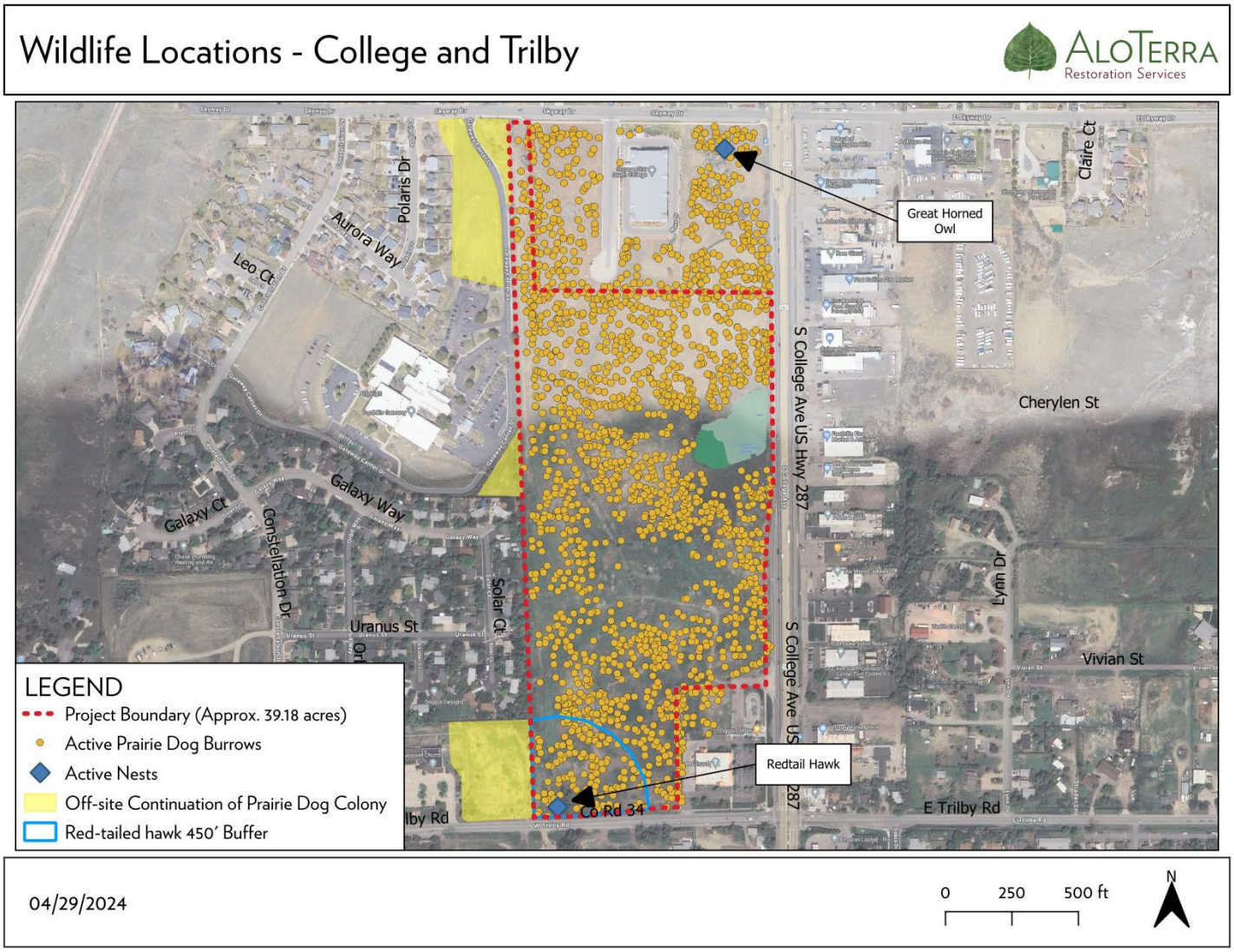

Figure 7. Locations of red-tailed hawk and great horned owl nests, as well as extents of black-tailed prairie dog colony.

Natural Habitat Buffer Zone (NHBZ) Design and Recommendations

AloTerra's concept design for wetland mitigation and NHBZ (**Appendix D**) would result in significant ecological uplift of wetland, riparian, and upland areas, providing potential habitat for a great variety of wildlife, including those species listed in **Tables 3** and **4** of this report.

Forestry Mitigation

A formal forestry survey was conducted on April 13, 2022 by Christine Holtz with the City of Fort Collins. Tree mitigation will include 27.5 trees (**Table 5**).

Table 5. Tree mitigation list documented by City of Fort Collins Forestry Department.

#	Species	Stems	DBH (inches)	Condition	Forestry Mitigation
1	Crabapple		9	fair minus	1.5
2	Russian olive		9 and 8	fair minus	1.5
3	Russian olive	3	7 - 8	fair	1.5
4	Siberian elm		26	fair minus	2
5	Siberian elm		6 and 9	fair minus	1.5
6	Siberian elm			dead	0
7	Siberian elm			dead	0
8	Siberian elm		7	dead	0
9	Cottonwood		11 and 8	poor	2
10	Ash (cloud)	50		fair	2
11	Cottonwood		29 and 19	poor	3
12	Cottonwood		18	poor	2
13	Cottonwood		36	fair minus	2.5
14	Cottonwood		30	fair minus	3
15	Cottonwood	8	14 - 26	poor	5
				Total:	***27.5***

Noxious Weeds

A preliminary weed (non-native plants) list is provided in the above site plant community sections above. Of the weeds present, those species of greatest management concern include smooth brome (*Bromus inermis*), Canada thistle (*Cirsium arvense*), teasel (*Dipsacus laciniatus*), (and reed canary grass (*Phalaris arundinaceae*). These species are difficult to eradicate without intensive chemical treatment methods due to their perennial growth habits.

Wetland, Riparian, and Upland Enhancement

Wetland mitigation and NHBZ designs will include native seed mixes with wetland, riparian, and upland mixes (see **Appendix D** for preliminary plant lists). All seed mixes will combine grass, grass-like species, and flowering forbs to attract pollinators. Species lists are designed to fill all ecological niches so that there is minimal chance of noxious weed intrusion. This also allows for restoration of soil through different rooting patterns and zones.

Native container plants throughout the wetland mitigation and NHBZ areas are also recommended to increase the amount of diversity within the Project area. Examples include bulrushes and sedges for the wetland and riparian areas, and fruiting shrubs and small trees for the upland areas.

To build upon the sustainability goals of AloTerra, the City of Fort Collins, and College and Trilby, we encourage using as many on-site materials as possible, to minimize the fuel consumption, carbon emissions, and other impacts associated with materials import. This includes, but not limited to, using existing downed trees as features throughout the NHBZ, which can provide diverse habitat for wildlife throughout the corridor, and act as natural benches for visitors. Excavated soil in the wetland mitigation and NHBZ areas can be used as on-site fill for development purposes, to reduce the need to import fill to the site.

Formal wetland delineation forms (**Appendix A**) and an Approved Jurisdictional Determination have been submitted to USACE, with the understanding that because of the isolated nature of the two wetlands onsite, they will not be

considered Water's of the US (WOTUS) and will not require any further permitting or mitigation under USACE. However, wetland mitigation will be required by the City of Fort Collins.

AloTerra proposes a wetland design that increases diversity and ecological function. This would be achieved by excavating and grading the wetland to attain a greater variety of hydrologic conditions. Topography should be designed to support emergent, mesic meadow, and facultative wetland species, which will transition to riparian habitats where willows and mesoriparian/xeroriparian shrubs can be planted (**Figure 8**).

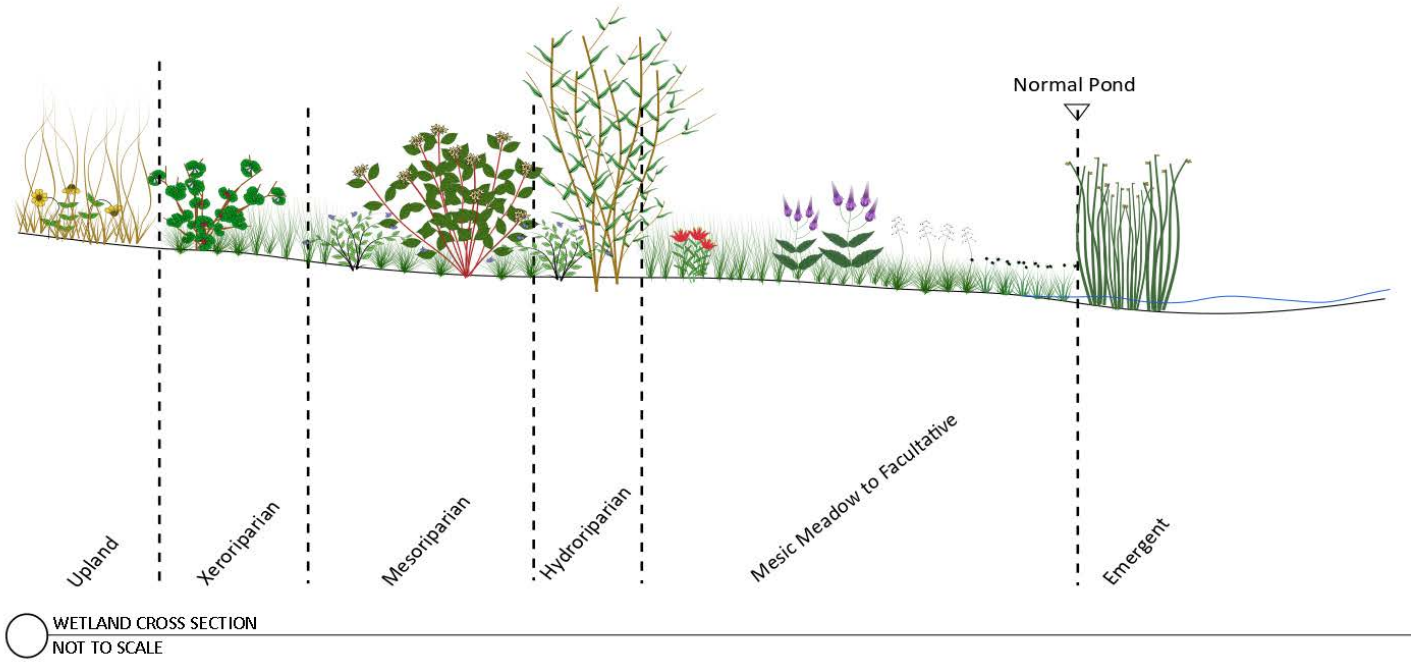

Figure 8. Example wetland cross section.

Development Activities

The project is currently in the Preliminary Development Plan phase. Construction should avoid impacting important suitable habitat for sensitive or endangered species. In order to minimally impact sensitive or migratory bird populations, it is important to avoid impacting any potential nesting sites (cottonwood trees or thick vegetation on the surface). During construction, Colorado Park and Wildlife Regulations pertaining to red-tailed hawks should be followed.

Prairie Dog Mitigation

As directed by the City of Fort Collins, the black-tailed prairie dog population will need to be mitigated before construction begins. Follow up surveys must take place to ensure proper mitigation. A plan must be created and implemented adhering to one of the following options included in the Land Use Code Requirements (Land Use Code Section 3.4.1). Since this site is greater than one acre, and development activities require the removal of prairie dogs, mitigation must occur due to lost ecological value. Options can be viewed on the Flow Chart following Land Use Code Requirements. Mitigation might consist of several methods.

Geographic location and "Areas of Concern" (Off-site continuation of prairie dog colony) can be viewed on Figure 7. Due to development activities and the establishment of the NHBZ on the western border, all areas of concern must be mitigated to ensure the NHBZ is not impacted by future prairie dog "re-intrusion".

A payment in lieu can be made to the City of Fort Collins to mitigate for prairie dogs by 1) Trap, Euthanize, and Donate; 2) Live Relocation; or 3) Fumigation-Carbon Monoxide. Pricing will be negotiated with the City of Fort Collins Natural Areas, depending on contractor and site-specific conditions. Recommended by the City of Fort Collins is Active

Relocation, followed by Trap, Euthanize, and Donate; so that other species recovery programs can benefit. Ethically euthanized black-tailed prairie dogs may be donated to the Rocky Mountain Raptor Center or The National Black-Footed Ferret Conservation Center (NBFFCC), but strict guidelines must be followed. Detailed information on the Raptor Center can be obtained by contacting the Rocky Mountain Raptor Center at 970-484-7756 or info@rmrp.org. Information on the NBFFCC can be found by contacting one of the following personnel:

Tyler Tretten	970-897-2730 x62221 tyler_tretten@fws.gov	NBFFCC Fish & Wildlife Biologist
Dr. Della Garelle, DVM	970-897-2730 x62223 della_garelle@fws.gov	NBFFCC Veterinarian
Justin Chuven	970-897-2730 x62230 justin_chuven@fws.gov	NBFFCC Deputy Recovery Coordinator
Robyn Bortner	970-897-2730 x62226 robyn_bortner@fws.gov	NBFFCC Fish & Wildlife Biologist

Issues regarding the timing of development-related activities stemming from the ecological character of the area.
Because there are active raptor nests within the Project boundary, CPW regulations for red-tailed hawks must be followed during construction. A 450' buffer around the nesting site must be shown on design plans with a note that no construction within the buffer may occur within the first year of development.

Measures needed to mitigate projected adverse impacts of development on natural habitats and features.
During construction there should be setbacks, silt fence, and erosion control to help mitigate any adverse impacts to existing wetland and riparian features that will remain on site.

Summary

In summary, while the overall quality and diversity of this site is low, it still provides important corridor habitat to wildlife, which should be maintained. However, we believe that the proposed development would have minimal impact to sensitive or rare wildlife or plants, natural features, and other important ecological functions and conservation elements in the region. Additionally, the proposed wetland mitigation and NHBZ would create overall ecological uplift of the site and enhance the quality of plant communities and connectivity of habitat for wildlife by establishing multiple plant community types with varying structural and functional diversity.

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Appendix A: Wetland Delineation Field Forms

DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief: Concave
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP3
Slope (%): 1%
Datum:
NWI Classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: Y
Hydric Soil Present: Y
Wetland Hydrology Present: Y

Is the sampled area within a wetland: Y

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix exigua	7	No	OBL
2.			
3.			
4.			
5.			
	7 = % Total Shrub Cover		

Dominance Test Worksheet

Number of dominant species that are OBL, FACW, or FAC: 1 (A)

Total no. of dominant species across all strata: 1 (B)

Percent of Dominant spp. That are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp: xx	x1 =
FACW spp: 100	x2 =200
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A)100	(B)200

Prevalence Index (B/A) = 2

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Phalari	100	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

100= % Total Herb Cover

Hydrophytic Vegetation Indicators:

____ 1. Rapid test for hydrophytic vegetation
_X__ 2. Dominance test is > 50%
_X__ 3. Prevalence index is ≤ 3.0[1]
____ 4. Morphological adaptations[1] (provide Supporting data in remarks or attach)
____ 5. Wetland non-vascular plants[1]
____ Problematic Hydrophytic Vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: Yes

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: 0 % Litter Cover in Herb Stratum: 95

REMARKS:

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6.5	10YR2/1	99	7YR4/6	1	C	M	Silty Clay	
6.5-16	10YR4/2	25	10YR5/6	5	C	M	Silty clay	
	10YR3/1	70						

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)

__ Histosol (A1)
__ Histic epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
__ Sandy gleyed matrix (S4)
__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
__ Loamy gleyed matrix (F2)
__ Depleted matrix (F3)
__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils

__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

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)
__ Surface soil cracks (B6)
_X_ Inundation visible on aerial imagery (B7)
__ Sparsely vegetated concave surface (B8)
__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Salt crust (B11)
__ Aquatic invertebrates (B13)
__ Hydrogen sulfide odor (C1)
__ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
_X_ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
_X_ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

FAC-neutral Test for determining Wetland Hydrology (*Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0)*. U.S. Army Corps of Engineers March 2010)

The FAC-neutral test is performed by compiling a list of dominant plant species across all strata in the community, and dropping from the list any species with a Facultative indicator status (i.e., FAC, FAC–, and FAC+). The FAC-neutral test is met if more than 50 percent of the remaining dominant species are rated FACW and/or OBL. This indicator may be used in communities that contain no FAC dominants. If there are an equal number of dominants that are OBL and FACW versus FACU and UPL, non-dominant species should be considered. This indicator is only applicable to wetland hydrology determinations.

DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief: Concave
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP4

Slope (%): 1%
Datum:
NWI Classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: N
Hydric Soil Present: Y
Wetland Hydrology Present: Y

Is the sampled area within a wetland: N

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= % Total Shrub Cover	

Dominance Test Worksheet
Number of dominant species that are OBL, FACW, or FAC: (A)

Total no. of dominant species across all strata: (B)

Percent of Dominant spp. That are OBL, FACW, or FAC: (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp: xx	x1 =
FACW spp: 100	x2 =200
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A)	(B)

Prevalence Index (B/A) =

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Bromus inermis	75	Yes	UPL
2. Pascopyrum smithii	25	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

100= % Total Herb Cover

Hydrophytic Vegetation Indicators:
____ 1. Rapid test for hydrophytic vegetation
___ 2. Dominance test is > 50%
___ 3. Prevalence index is $\leq$ 3.0[1]
____ 4. Morphological adaptations[1] (provide Supporting data in remarks or attach)
____ 5. Wetland non-vascular plants[1]
____ Problematic Hydrophytic Vegetation[1] (explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: No

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: 0 % Litter Cover in Herb Stratum: 95

REMARKS:

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10Y3/1	100					Silty Clay	
4-6.5	10YR3/1	75	7.5YR4/6	1	C	M	Silty clay	
	10YR4/2	29						
6.5-19	10YR3/1	15	7.5YR4/6	6	C	M	Clay	
	10YR4/3	80						

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)

__ Histosol (A1)
__ Histic epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
__ Sandy gleyed matrix (S4)
__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
__ Loamy gleyed matrix (F2)
__ Depleted matrix (F3)
__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils

__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

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)
__ Surface soil cracks (B6)
__ Inundation visible on aerial imagery (B7)
__ Sparsely vegetated concave surface (B8)
__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Salt crust (B11)
__ Aquatic invertebrates (B13)
__ Hydrogen sulfide odor (C1)
_X_ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
_X_ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
_X_ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

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DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief: Concave
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP5
Slope (%): 1%
Datum:
NWI Classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: Y
Hydric Soil Present: Y
Wetland Hydrology Present: Y

Is the sampled area within a wetland: Y

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= % Total Shrub Cover	

Dominance Test Worksheet

Number of dominant species that are OBL, FACW, or FAC:	1(A)
Total no. of dominant species across all strata:	1 (B)
Percent of Dominant spp. That are OBL, FACW, or FAC:	100 (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp: xx	x1 =
FACW spp: 99	x2 =198
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A) 99	(B) 198

Prevalence Index (B/A) = 1

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Phalaris arundinacea	99	Yes	FACW
2. Rumex crispus	5	No	UPL
3. Taraxacum officinale	<1	No	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

100= % Total Herb Cover

Hydrophytic Vegetation Indicators:

____ 1. Rapid test for hydrophytic vegetation

_X__ 2. Dominance test is > 50%

_X__ 3. Prevalence index is < 3.0[1]

____ 4. Morphological adaptations[1] (provide Supporting data in remarks or attach)

____ 5. Wetland non-vascular plants[1]

____ Problematic Hydrophytic Vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: Yes

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: <1% % Litter Cover in Herb Stratum: 95

REMARKS:

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR2/1	100					Silty clay loam	
5-16	10YR3/2	25	7.5YR5/8	1	C	M	Silty clay	
	10YR4/2	75	2.5YR4/8	1	C	PL		

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)

__ Histosol (A1)
__ Histic epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
__ Sandy gleyed matrix (S4)
__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
__ Loamy gleyed matrix (F2)
__ Depleted matrix (F3)
__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils

__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

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)
__ Surface soil cracks (B6)
__ Inundation visible on aerial imagery (B7)
__ Sparsely vegetated concave surface (B8)
__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Salt crust (B11)
__ Aquatic invertebrates (B13)
__ Hydrogen sulfide odor (C1)
_X_ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
_X_ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
_X_ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

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DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief: Concave
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP6

Slope (%): 1%
Datum:
NWI Classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: N
Hydric Soil Present: Y
Wetland Hydrology Present: N

Is the sampled area within a wetland: N

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= % Total Shrub Cover	

Dominance Test Worksheet
Number of dominant species that are OBL, FACW, or FAC: (A)

Total no. of dominant species across all strata: (B)

Percent of Dominant spp. That are OBL, FACW, or FAC: (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp: xx	x1 =
FACW spp:	x2 =
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A)	(B)

Prevalence Index (B/A) = 1

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Bromus inermis	99	Yes	UPL
2. Dipsacus laciniatus	1	No	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

100= % Total Herb Cover

Hydrophytic Vegetation Indicators:

____ 1. Rapid test for hydrophytic vegetation

___ 2. Dominance test is > 50%

___ 3. Prevalence index is $\leq$ 3.0[1]

____ 4. Morphological adaptations[1] (provide Supporting data in remarks or attach)

____ 5. Wetland non-vascular plants[1]

____ Problematic Hydrophytic Vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: No

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: <1% % Litter Cover in Herb Stratum: 95

REMARKS:

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR3/2	100					Silty clay loam	
7-16	10YR4/4	95	7.5YR4/6	1	C	M	Silty clay	
	10YR3/1	5						

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)

__ Histosol (A1)
__ Histic epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
__ Sandy gleyed matrix (S4)
__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
__ Loamy gleyed matrix (F2)
__ Depleted matrix (F3)
__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils

__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

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)
__ Surface soil cracks (B6)
__ Inundation visible on aerial imagery (B7)
__ Sparsely vegetated concave surface (B8)
__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Salt crust (B11)
__ Aquatic invertebrates (B13)
__ Hydrogen sulfide odor (C1)
__ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
_X_ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

FAC-neutral Test for determining Wetland Hydrology (*Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0)*. U.S. Army Corps of Engineers March 2010)

The FAC-neutral test is performed by compiling a list of dominant plant species across all strata in the community, and dropping from the list any species with a Facultative indicator status (i.e., FAC, FAC–, and FAC+). The FAC-neutral test is met if more than 50 percent of the remaining dominant species are rated FACW and/or OBL. This indicator may be used in communities that contain no FAC dominants. If there are an equal number of dominants that are OBL and FACW versus FACU and UPL, non-dominant species should be considered. This indicator is only applicable to wetland hydrology determinations.

DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief: Concave
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP7
Slope (%): 1%
Datum:
NWI Classification: PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: Y
Hydric Soil Present: Y
Wetland Hydrology Present: Y

Is the sampled area within a wetland: Y

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix exigua	30	Yes	OBL
2.			
3.			
4.			
5.			
	30 = % Total Shrub Cover		

Dominance Test Worksheet
Number of dominant species that are OBL, FACW, or FAC: (A) 1

Total no. of dominant species across all strata: (B)1

Percent of Dominant spp. That are OBL, FACW, or FAC: (A/B) 100

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp: 30	x1 = 30
FACW spp:	x2 =
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A) 30	(B) 30

Prevalence Index (B/A) = 1

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Mentha arvensis	1	No	FACW
2. Poa spp.	1	No	N/A
3. Asclepias speciosa	1	No	FAC
4. Dipsacus laciniatus	1	No	UPL
5.			
6.			
7.			
8.			
9.			
10.			
11.			

4= % Total Herb Cover

Hydrophytic Vegetation Indicators:

____ 1. Rapid test for hydrophytic vegetation

_X__ 2. Dominance test is > 50%

__X_ 3. Prevalence index is ≤ 3.0[1]

____ 4. Morphological adaptations[1] (provide Supporting data in remarks or attach)

____ 5. Wetland non-vascular plants[1]

____ Problematic Hydrophytic Vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: Yes

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: <1% % Litter Cover in Herb Stratum: 90

REMARKS:
Houndstongue in willow carr.

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR2/2	100					silty clay loam	
7-18	10YR4/3	90	7.5YR4/6	1	C	M	silty clay	
	10YR3/1	10						

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)

__ Histosol (A1)
__ Histic epipedon (A2)
__ Black Histic (A3)
__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
__ Sandy gleyed matrix (S4)
__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
__ Loamy gleyed matrix (F2)
__ Depleted matrix (F3)
__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils

__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

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)
__ Surface soil cracks (B6)
__ Inundation visible on aerial imagery (B7)
__ Sparsely vegetated concave surface (B8)
__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Salt crust (B11)
__ Aquatic invertebrates (B13)
__ Hydrogen sulfide odor (C1)
__ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
_X_ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
_X_ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

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The FAC-neutral test is performed by compiling a list of dominant plant species across all strata in the community, and dropping from the list any species with a Facultative indicator status (i.e., FAC, FAC–, and FAC+). The FAC-neutral test is met if more than 50 percent of the remaining dominant species are rated FACW and/or OBL. This indicator may be used in communities that contain no FAC dominants. If there are an equal number of dominants that are OBL and FACW versus FACU and UPL, non-dominant species should be considered. This indicator is only applicable to wetland hydrology determinations.

DATA FORM
ROUTINE WETLAND DETERMINATION

(May 2010 Regional Supplement to 1987 Wetlands Delineation Manual: Western Mountains, Valleys, and Coastal Regions, Version 2.0)

Project/Site: Core Spaces
Applicant/Owner: AloTerra/Private Land Owner
Investigator (s): Sarah Smith
Landform (Hillslope, Terrace, etc.):
Subregion (LRR):
Soil Map Unit Name:

City/County: Fort Collins/Larimer
State: CO
Section/Township/Range:
Local Relief:
Lat: **Lon:**

Sampling Date: 04/15/2022
Sampling Point: SP8
Slope (%): 1%
Datum:
NWI Classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes

Are Vegetation Yes ; **Soil,** No; **or Hydrology** No**; significantly disturbed? Are "Normal Circumstances" present? Yes**
Are Vegetation No; **Soil,** No; **or Hydrology** No: **naturally problematic? (If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS – Include a map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present: N
Hydric Soil Present: Y
Wetland Hydrology Present: N

Is the sampled area within a wetland: N

Remarks: Area is dominated by canary reedgrass. Landscape is a bowl like shape where uplands to the north, south, and west drain to. Culvert at the eastern side of wetland that drains under HWY 287.

VEGETATION (USE SCIENTIFIC NAMES)

Tree Stratum (Plot Size: 25 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Shrub Stratum (Plot Size: 9 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.	30	Yes	OBL
2.			
3.			
4.			
5.			
	30 = % Total Shrub Cover		

Dominance Test Worksheet
Number of dominant species that are OBL, FACW, or FAC: (A)

Total no. of dominant species across all strata: (B)

Percent of Dominant spp. That are OBL, FACW, or FAC: (A/B)

Prevalence Index Worksheet

Total % Cover of:	Multiply by:
OBL spp:	x1 =
FACW spp:	x2 =
FAC spp: xx	x3 =
FACU spp: xx	x4 =
UPL spp: xx	x5 =
Column totals: (A)	(B)

Prevalence Index (B/A) =

Herb Stratum (Plot Size: 1.0 sq. m.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Bromus inermis	95	Yes	UPL
2. Juncus balticus	5	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			

100= % Total Herb Cover

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 attach)
____ 5. Wetland non-vascular plants[1]
____ Problematic Hydrophytic Vegetation[1] (explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present: Yes

Woody Vine Strat. (Plot Size: 9 sq.m.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			

= % Total Absolute Woody Vine Cover

% Bare Ground in Herb Stratum: <1% % Litter Cover in Herb Stratum: 90

REMARKS:

SOILS

Profile Description (describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR4/2	98	7.5YR4/6	2	C	M	silty clay loam	

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matric, CS = Covered or Coated Sand Grains. [2]Location: PL = Pore Lining, M = Matrix.

Hydric Soil Indicators (Applicable to all Land Resource Regions unless otherwise indicated)
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__ Hydrogen Sulfide (A4)
__ Depleted below dark surface (A11)
__ Thick dark surface (A12)
__ Sandy mucky mineral (S1) N/A
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__ Sandy redox (S5)
__ Stripped matrix (S6)
__ Loamy mucky mineral (F1, except MLRA 1)
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__ Redox dark surface (F6)
__ Depleted dark surface (F7)
_X Redox depressions (F8)

Indicators for Problematic Hydric Soils
__ 2cm muck (A10)
__ Red parent material (TF2)
__ Very shallow dark surface (TF12)
__ Other (explain)

[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

Remarks:
Salt deposits throughout soil stratum.

HYDROLOGY

Wetland Hydrology Indicators

Primary Indicators (Minimum of one required. Check all that apply)

__ Surface water (A1)
__ High water table (A2)
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__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
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__ Hydrogen sulfide odor (C1)
__ Oxidized rhizospheres along roots (C3)
__ Presence of reduced iron (C4)
__ Recent iron reduction in tilled soils (C6)
__ Stunted or stressed plants (D1) (**LRRA**)
__ Other (explain in remarks)

Secondary Indicators (2 or more required)

__ Water stained leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
__ Drainage patterns (B10)
__ Dry season water table (C2)
__ Saturation visible on aerial imagery (C9)
__ Geomorphic position (D2)
__ Shallow aquitard (D3)
__ FAC-neutral test (D5)
__ Raised ant mounds (D6) (**except LRRA**)
__ Frost-heave hummocks (D7)

Field Observations:

Surface water present: N **Depth (inches):**
Water table present: N **Depth (inches):**
Saturation present: N **Depth (inches):**
(includes capillary fringe)

Wetland Hydrology Present? No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

FORM NOTES

Stratum: 1. Tree stratum – Consists of woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. 2. Sapling/shrub stratum – Consists of woody plants less than 3 in. DBH, regardless of height. 3. Herb stratum – Consists of all herbaceous (non-woody) plants, including herbaceous vines, regardless of size. 4. Woody vines – Consists of all woody vines, regardless of height.

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Appendix B: Wetland Delineation Photos

Figure 1. PEM wetland delineation vegetation (left) and soils (right) sampling.

Figure 2. PEM wetland delineation vegetation (left) and soils (right) sampling.

Figure 3. PEM wetland delineation vegetation (left) and soils (right) sampling.

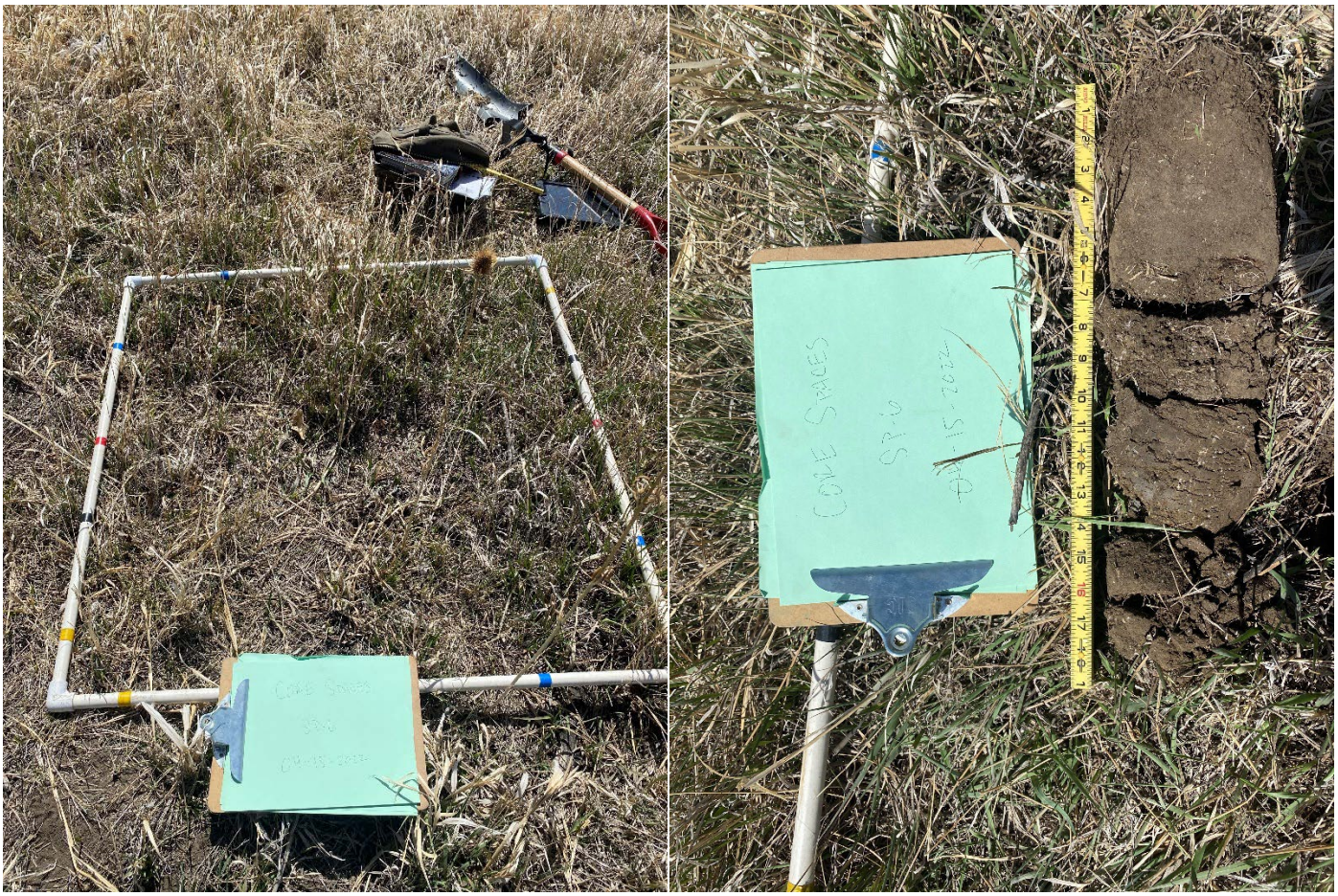

Figure 4. PEM wetland delineation vegetation (left) and soils (right) sampling.

Figure 5. PSS wetland delineation vegetation (left) and soils (right) sampling.

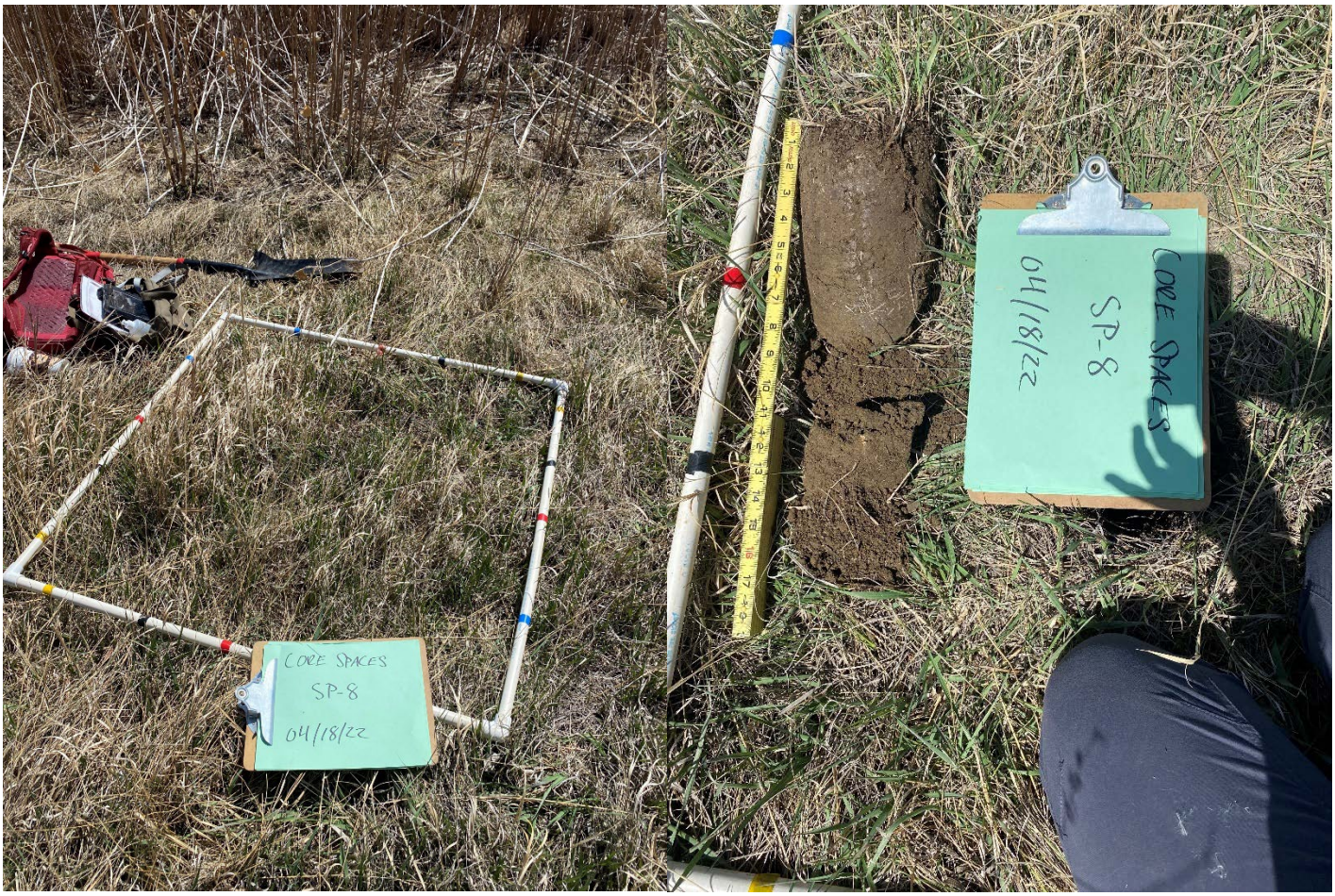

Figure 6. PSS wetland delineation vegetation (left) and soils (right) sampling.

Appendix C: Wildlife Review

Core Spaces Wildlife Review

Prepared by: AloTerra Restoration Services, LLC
320 E. Vine Drive Suit 314
Fort Collins, CO 80524

Prepared on: May 6, 2022

Background

Core Spaces (hereafter referred to as the Project) site is located in Fort Collins, Colorado in Larimer County (**Figure 1**). The property is bordered by Highway 287 on the east, Skyway Dr to the north, Trilby Rd to the south and Constellation Dr residential housing to the west. Although not connected, The Prairie Dog Meadow Natural Area lies less than half a mile to the east of the Project. Currently The Project is used for agricultural purposes and is proposed to undergo housing development. The project area is dominated by uplands. Within the Project contains several old growth cottonwood trees (*Populus deltoides*) on the north and south borders. Herbaceous plants across the site were dominated by non-native species, such as smooth brome (*Bromus inermis*). Riparian areas were dominated by canary reedgrass (*Phalaris arundinaceae*) and coyote willow (*Salix exigua)*.

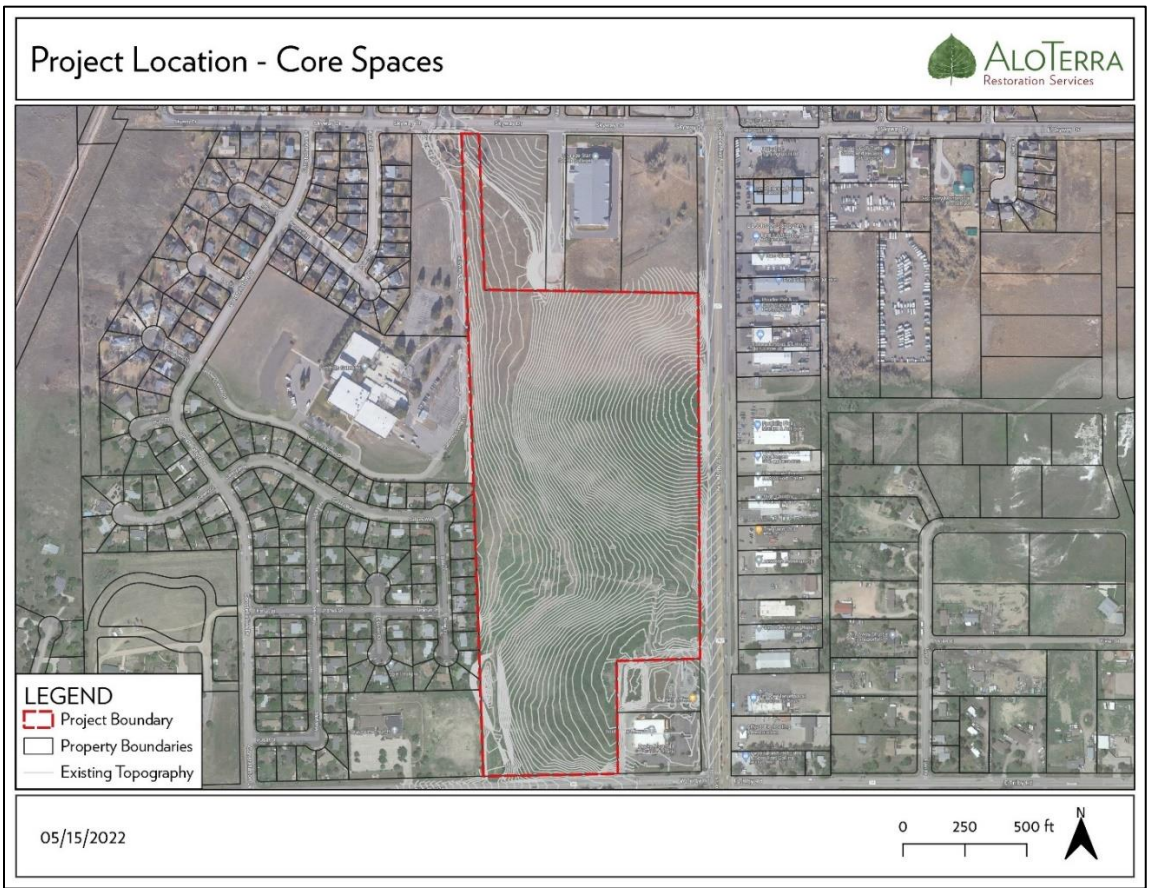

Figure 1. Location of Core Spaces in Fort Collins, Colorado.

Purpose

The purpose of this wildlife review is to assess the probable effects on federally listed species and sensitive species in the proposed Project site, per Section 7 of the 1973 Endangered Species Act. Under the actions, consultations, and recommendations of the USFWS, in cooperation with Colorado Parks and Wildlife. The authorized organization must ensure, with the best scientific data available, that there will be no negative change or destruction to critical habitats in the Project area (USFWS, 2013).

Threatened, Endangered, and Proposed Species

On April 25, 2022 an official species list was documented by U.S Fish and Wildlife Service's Information for Planning and Consultation IPAC: http://ecos.fws.gov/ipac/ was obtained by using known ranges of federally listed species in The Project area. A list was also unofficially obtained from the 2016 Colorado Natural Heritage Program database by looking at known sightings of sensitive species near Kingfisher Wetland project area. On April 30, 2022 an AloTerra Restoration Services field technician conducted a site visit in order to assess suitable habitat for known listed and sensitive animal species.

Table 1 lists provides a record of the federally listed Federally listed species that could occur within the area of the proposed project (38 acres). The table includes (a) the common name of the species (b) the scientific name of the species (c) the status of the species in question (d) whether or not the species should be excluded and (e) the reasoning why the species should be excluded.

The reasoning of excluding species from the list of concerned species is given based off a variety of reasons including:

1) No suitable habitat was found during site visit, The range of the species in is such that the species is highly unlikely to not known near occur within the Project site;
2) No suitable habitat was found during the site review; and/or
3) No records for the species exist within the Project site.

Table 1. Federally listed terrestrial and aquatic species that may occur or be affected by actions within the Project.

Common Name	Species	Status	Species Excluded	Reason for Exclusion
Mammals				
Preble's meadow jumping mouse	*Zapus hudsonius preblei*	Threatened	No	No detection during survey
Canada lynx	*Lynx canadensis*	Threatened	Yes	Species and habitat are not present.
Birds				
Mexican spotted owl	*Strix occidentalis lucida*	Threatened	Yes	Critical habitat does not overlap with project site
Whooping crane	*Grus americana*	Endangered	Yes	Range does not overlap with project site
Least tern	*Sterna antillarum*	Endangered	Yes	Range does not overlap with project site
Piping plover	*Charadrius melodus*	Threatened	Yes	Range does not overlap with project site
Fish				
Pallid sturgeon	*Scaphirhynchus albus*	Endangered	Yes	Species and habitat are not present.
Greenback cutthroat trout	*Oncorhynchus clarkii stomias*	Threatened	Yes	Species and habitat are not present.

Common Name	Species	Status	Species Excluded	Reason for Exclusion
Plants				
Colorado butterfly plant	*Gaura neomexicana var. coloradensis*	Threatened	Yes	Species and habitat are not present.
Ute ladies-tresses	*Spiranthes diluvialis*	Threatened	Yes	Species and habitat are not present.
Western prairie fringed orchid	*Plantanthera praeclara*	Threatened	Yes	Species and habitat are not present.
North Park phacelia	*Phacelia formosula*	Endangered	Yes	Found in higher elevation range (8,000-8,300 ft)
Sourced from **IPAC** :http://ecos.fws.gov/ipac/ website. Note- Some species may be affected downstream from water source.				

*There are no federally designated critical habitats within the Project area.

Preble's Meadow Jumping Mouse (PMJM)

Since 1998, the Preble's Meadow Jumping Mouse (*Zapus hudsonius preblei*) has been federally listed as threatened by the U.S Fish and Wildlife Service. In Colorado, they are also listed as Species of Greatest Conservation Needs, considered sensitive by the US Forest Service, and critically imperiled according to the Colorado Natural Heritage Program. Declining PMJM populations are due to predation, habitat degradation, and fragmentation. In Colorado, the PMJM can be found up to elevations around 7,000 feet east of the Front Range, and west to the shortgrass prairie. (USFWS, 2013)

Preble's meadow jumping mice are found in areas with natural hydrological processes that create a dense riparian area with biologically diverse herbaceous plants. PMJM have been found in environments with a variety of plant species, frequently in areas with a thick layer of grasses and forbs that create cover. Studies show that the specific species composition of herbaceous plants is not as important to supporting populations, but that suitable habitat needs to have a higher percentage of ground cover in the vicinity to open water. Most PMJM were found within areas with a higher density of the shrub layer consisting mostly of willows. The mice use adjacent grassy uplands as far as approximately 300 feet from the 100-year floodplain to "hibernate" during the colder months. These nests are called hibernacula and can be found under the cover of snowberry, chokecherry, cottonwoods, gooseberry, and other willow species.

Section 4 of the Endangered Species Act (1973) prevents any funded or authorized agency to take action that would negatively affect lands labeled as PMJM Critical habitat. Critical Habitat is defined by areas currently occupied by the species or potential areas in which the species could establish. In 2013, The Fish and Wildlife Service revised the critical habitat designation for the Preble's meadow jumping mouse (shapefiles found at: https://www.fws.gov/mountain-prairie/es/species/mammals/preble/CRITICAL%20HABITAT/CRITICALHABITATindex.htm.). The approximate 50,000 acres designated for critical habitat occur adjacent to streams and rivers in the Colorado foothill and mountain regions. PMJM critical habitat is located in Boulder, Broomfield, Douglas, El Paso, Jefferson, Larimer and Teller Counties (USFWS, 2014). Currently there is no critical habitat designated in the Project area (USFWS, 2010). Although the Project area does not have optimal habitat due to lack of desired upland vegetation, presence of PMJM cannot be confirmed without a thorough survey of the area.

Rare Plants

The rare plant survey resulted in no evidence of *Spiranthes diluvialis (*Ute ladies'-tresses) or *Gaura neomexicana var. coloradenesis* (Colorado Butterfly Plant) in the Project area.

Sensitive Species

The sensitive species list is derived from the U.S. Forest Service (https://www.fs.usda.gov) and Colorado Parks and Wildlife data on present sensitive species ranges and distributions (USFS, 2005). The Regional Forester's sensitive list is evaluated by examining viable risk of species; these species are categorized as R2 sensitive, not R2 sensitive, or, not a concern. Suitable habitat was also determined by a site visit conducted by AloTerra Restoration Services on November 01, 2021. Under the Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act no activity that "takes, transports, barters, or exports the listed migratory birds or eagles is permissible unless it is sanctioned by the U.S. Fish and Wildlife Service. The sensitive species list includes migratory birds that could use The Project area as a breeding, over-wintering, or stopover site.

The species found in **Table 2** below are compiled from lists of at-risk species that have potential habitat or occurrence in the Project area, specifically in the vicinity of the documented wetland. The table is organized as followed: (a) The common name of the species, (b) The scientific name of the species, (c) The status of the species in question, (d) Whether or not the species should be excluded, and (e) The reasons why the species should be excluded.

Table 2. Federally listed terrestrial and aquatic species that may occur or be affected by the actions within the Project.

Common name	Species	Status	Species Excluded	Reasons for exclusion
Mammals				
Fringed myotis	Myotis thysanodes	Forest Service Sensitive	Yes	Found in coniferous forest and mixed pine
Townsend's big-eared bat	*Corynorhinus townsendii*	Forest Service Sensitive	Yes	Habitat requirements are not in range
Black-tailed prairie dog	*Cynomys ludovicianus*	Forest Service Sensitive	Yes	No colonies were found in the Project site
White-tailed prairie dog	*(Ocynomys leucurus)*	Forest Service Sensitive	Yes	No colonies were found in the Project site
Kit fox	*Vulpes macrotis*	Forest Service Sensitive	Yes	Range does not overlap with project site
Swift fox	*Vulpes velox*	Forest Service Sensitive	No	No detection during survey
Birds				
Bald eagle	*Haliaeetus leucocephalus*	Forest Service Sensitive	No	No detection during survey
Cassin's sparrow	*Aimophila cassinii*	Bird of Conservation Concern	Yes	Range does not overlap with project site
Lesser yellowlegs	*Tringa flavipes*	Bird of Conservation Concern	Yes	Range does not overlap with project site
Burrowing owl	*Athene cunicularia*	State threatened	No	
Black Swift	*Cypseloides niger*	Forest Service Sensitive	Yes	Habitat requires cliffs limited in Colorado
Chestnut-collared longspur	*Calcarius ornatus*	Forest Service Sensitive	Yes	Site location does not overlap with species range
Sandhill Crane	*Antigone canadensis*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site

Common name	Species	Status	Species Excluded	Reasons for exclusion
Northern harrier	*Circus cyaneus*	Forest Service Sensitive	No	No detection during survey
Swainson's Hawk	*Buteo swainsoni*	Federal Species of Concern	No	No detection during survey
Grasshopper sparrow	*Ammodramus savannarum*	Forest Service Sensitive	Yes	Native species range does not meet area requirements
Fish				
Plains Minnow	*Hybognathus plactius*	State Endangered	Yes	Suitable habitat is not evident in project site
Plains topminnow	*Fundulus sciadicus*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site
Flannelmouth Sucker	*Catostomus latipinnis*	Forest Service Sensitive	Yes	Suitable habitat is not evident in project site
Amphibians				
Northern leopard frog	*Lithobates pipiens*	Forest Service Sensitive	No	No detection during survey
Plains leopard frog	*Lithobates blairi*	Forest Service Sensitive	Yes	Range does not overlap with project site
Species list was sourced from U.S. Forest Service https://www.fs.usda.gov Rocky Mountain Region and USFWS Migratory birds for the Mountain-Prairie Region updated 2017. Migratory bird list was sourced from USFWS Birds of Conservation Concern https://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php.				

Mammals

Swift Fox

Historically Swift fox (*Vulpes velox*) populations declined due to habitat fragmentation and loss, competition, trapping, and collateral damage when trying to kill wolves. In Colorado they are listed as Special Concern and classified as a sensitive species by USFS Region 2. They range throughout western United States but are found in higher abundances in Colorado than Montana, Nebraska, and South Dakota, where they still have not reached historical population levels. The fox appears to not be affected by heavily grazed ecosystems and can be found in a variety of habitat types that include short-grass and mid-grass prairies, including a variety of agricultural land types. In these areas, vegetation is typically dominated by blue grama, buffalograss, western wheatgrass, and sagebrush. Fox dens have been found in areas with low vegetation on slight slopes in well-drained sites, with soil types that include silty loam or loam. The species are not directly reliant on riparian areas and can be found up to 3 miles away from any source of water. (Marks et al., 2005). No dens were sighted in the Project area. Due to the size of the proposed Project area, there should be minimal impacts to swift fox populations.

Birds

Bald Eagle

The bald eagle (*Haliaeetus leucocephalus*) is found only in North America (CPW, n.d.). Populations declined in the early-mid 20th century due to impacts from pesticides (mainly DDT), disturbance and loss of trees for nesting habitat. The eagle was consequently placed on the Endangered Species List. However, with the ban on the pesticide DDT and protection of nesting habitat, the eagles have substantially recovered, with Endangered status reduced to Threatened in 1995 and with further recovery was de-listed nationally. The bald eagle was removed from the Colorado list of threatened and endangered species in 2009. Bald eagles can be found

throughout much of Colorado during both summer and winter and can be observed near reservoirs and major rivers such as the South Platte. Eagles will roost and nest in large cottonwood trees, roosting communally in the winter for warmth. Bald eagles have a varied diet, with nests often found near water in tall trees, building nests that can be 7 to 8 feet across. No nests or signs of bald eagles were seen during site visit on November 01, 2021. Any bald eagles that may be using the area should not be negatively affected by the Project, especially if large trees can be protected from construction activities.

Burrowing Owl

The Burrowing owl (*Athene cunicularia)* is considered locally uncommon to fairly common on the Colorado eastern plains and rare to uncommon in mountain parks and on the western slope (Andrews and Righter 1992). These small raptors are distinguished by their long legs, round head and have no ear tufts. They feed on insects, small mammals and reptiles, foraging in grasslands and pastures and other agricultural lands. Although they can excavate nesting holes in sandy soil they prefer to use empty burrows made by other animals, primarily rodents. These ground nesters are often seen in and closely tied to prairie dog towns. Burrowing owl populations have drastically declined due to habitat lost to agriculture and development. During the site visit a large active prairie dog colony was found, but no burrowing owls were observed.

Northern Harrier

The Northern harrier (*Circus cyaneus*) is a Tier 2 Species of Greatest Conservation Need in Colorado and a Forest Service Sensitive Species in Region 2. These raptors reside in a variety of habitats year-around, including grasslands and marshes. They reside throughout Colorado, with higher densities on the eastern plains, short-grass prairies and western valleys. In the eastern plains these birds breed in a variety of ecosystems, preferring large wetlands (>250 acres) with dense vegetation (7-10 inches in height). Nests are found either on the ground or on a platform usually near open water. More specifically, nests are commonly found hidden in wetland vegetation, where cover is taller than 60 cm. (Slater, 2005) During the site visit on November 01, 2021 no northern harrier was sighted, and no nests were found. The Project development is unlikely to negatively impact the species due to the species range and scope of the Project.

Swainson's Hawk

The Swainson's Hawk (*Buteo swainsoni*) is found throughout Colorado in open areas, usually native short and tall grass prairies, and agricultural lands. Since the 1980s, Swainson Hawk populations declined in many parts of its range due to removal of riparian habitat, and lack of nest site availability (Bechard, 2010). The raptors' home range varies between about 170 to 21,550 acres depending on the amount of forage and water available. Nests will frequently be found in a lone tree or post in these grasslands, but they can also be found along riparian areas among a cluster of trees within their home range. The nests are found in a variety tree species including cottonwood (*Populus sp.*), willows (*Salix sp.*), sycamores (*Platanus sp.*), and walnut (*Juglans sp.*) These hawks are a migratory bird species, listed on the Migratory Bird Treaty Act, traveling from North America to breed in the summer to South America for wintering. (Woodbridge, 1998) This raptor has a high tolerance for human disturbance and can be found in areas with high human activity, although there can be nest abandonment if there is high-intensity disturbance or construction near a nesting tree. When nests occur, they are usually found 15-30 feet above ground. AloTerra Restoration Service's wildlife technician conducted a field assessment on November 01, 2021 and found no nests in the proposed construction area. The Swainson's Hawk should not be negatively affected by the Project due to the extensive size of their home range and minimal effect to potential nesting sites from construction activities.

Amphibians

Northern Leopard Frog

Northern leopard frogs (*Lithobates blairi*) are found statewide in Colorado and are currently listed as a Tier 1 Species of Greatest Conservation Need. Population declines are due to climate change, invasive diseases, habitat

loss, pollution, and predation. The frogs can be found in the western United States in elevations up to 11,000 feet. This species can inhabit a variety of riparian areas including stream channels, sloughs, reservoirs, gravel pits, and oxbows. For breeding and foraging purposes, the frogs prefer dense vegetation with heights around 6 to 12 inches and more than 30 percent cover. Northern leopard frog breeding sites commonly occur in semi-permanent ponds or wetlands with water depths to 25 to 40 inches. Water quality is an important factor for most amphibians, needing unpolluted sites with water that is well oxygenated and pH balanced (6.1-7) (CPW, 2005). Through the winter, leopard frogs hibernate on the bottom of ponds located beneath 1-1.5 feet of rock where water depths were at least 2 feet. Construction associated with The Project may impact individuals that were not identified during the general survey, but due to the size and location of the construction project it is not likely to result in a decline in population toward federal listing.

Other Wildlife

As previously discussed in the sections on Threatened, Endangered, and Proposed Species and Sensitive Species of Concern, the proposed project should minimally impact populations of species that have ranges that do or may potentially overlap with the Project area.

During the site visit two active raptor nests were found (**Figure 6**). A great-horned owl (*Bubo virginianus)* nest was located in an old-growth cottonwood tree on the northeast corner of the property. One adult and one fledgling were seen on the nest. In the southwest corner, also in an old-growth cottonwood, an adult red-tailed hawk (*Buteo jamaicensis)* was seen brooding in the nest and a second adult was perched nearby. The nest was heavily guarded by the adults from raiding crows. The property also has a large, active black-tailed prairie dog colony that occupies well over three quarters of the property, with 2,016 active burrows documented (**Figure 6**). There were no signs of swift fox dens nor were there any burrowing owls observed. Two killdeer (*Charadrius vociferus*) were seen foraging and may be nesting as well. Other common birds such as American robin (*Turdus migratorius)*, northern flicker (*Colaptes auratus)*, Eurasian collared-dove (*Streptopelia decaocto*), and Say's phoebe (*Sayornis saya*) were observed flying through the area.

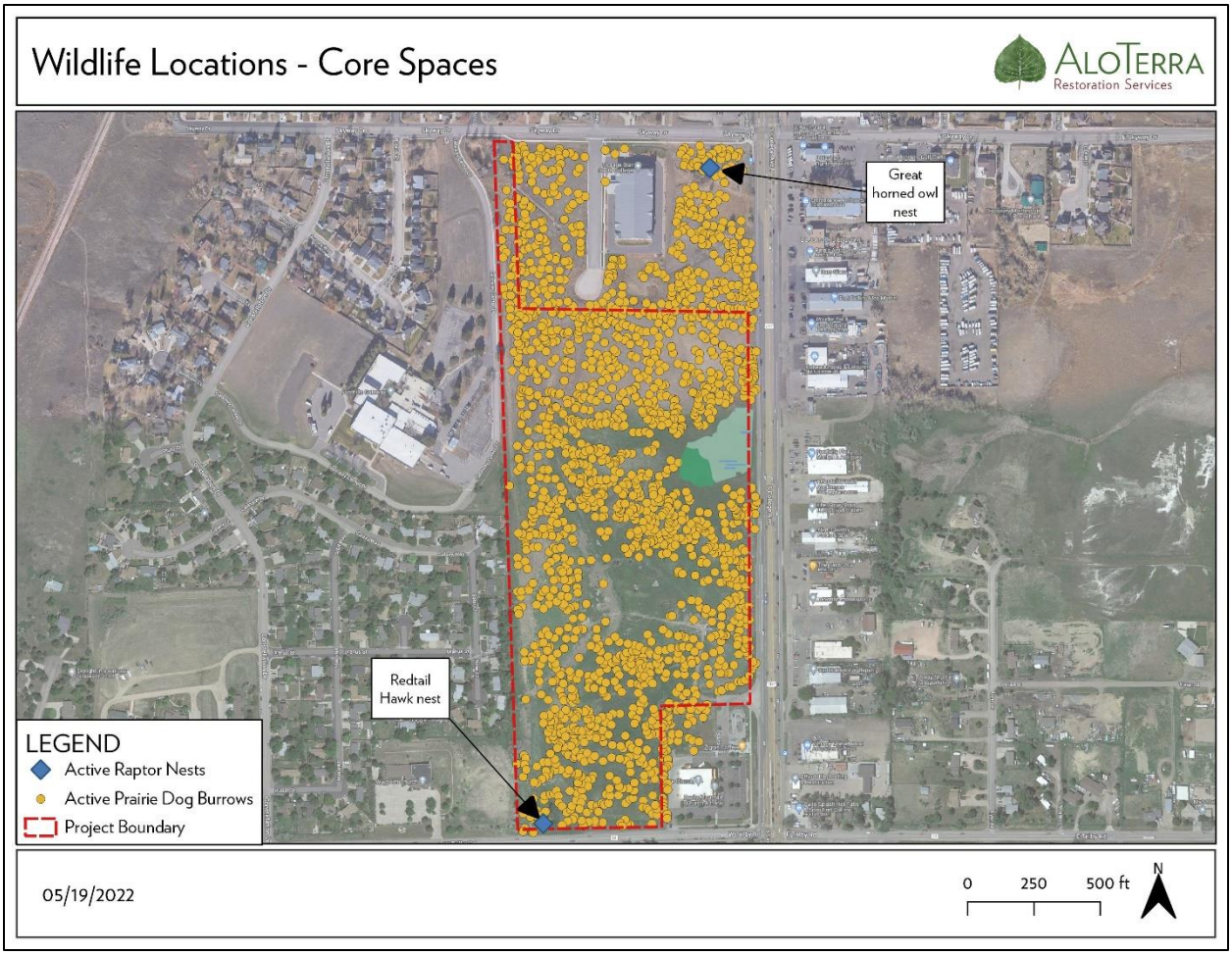

Figure 2. Locations of red-tailed hawk and great horned owl nests, as well as extents of black-tailed prairie dog colony.

Mitigation Measures

Construction should avoid impacting important suitable habitat for sensitive or endangered species. In order to minimally impact sensitive or migratory bird populations, it is important to avoid impacting any potential nesting sites (cottonwood trees or thick vegetation on the surface). During construction, Colorado Park and Wildlife Regulations pertaining to red-tailed hawks should be followed. As directed by the City of Fort Collins, the black-tailed prairie dog population will need to be euthanized before construction begins, and a pre-construction survey will need to be conducted to determine if the population has been eradicated. Ethically euthanized black-tailed prairie dogs may be donated to the Rocky Mountain Raptor Center, but strict guidelines must be followed. Detailed information can be obtained by contacting the Rocky Mountain Raptor Center at 970-484-7756 or info@rmrp.org.

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Appendix D: Draft 30% Design for Wetland Mitigation and Natural Habitat Buffer Zone

REVEGETATION, SOILS, AND BIOENGINEERING NOTES

1. Containers (shrubs and trees) shall be protected from beaver and other wildlife using the "plant protection" detail in plan set, where located above the bankfull elevation. Containers (shrubs) located below bankfull shall be protected from potential foot traffic with two wood stakes such that the above ground portion of the stake is at least as high as the canopy of the shrub container plant. Containers (herbaceous) shall not be fenced or staked.
2. All soil applied to the site must be free of Colorado state noxious and Colorado A and B listed weed propagules, and shall not contain more than 0.01% by dry weight of cheatgrass (Bromus tectorum), smooth brome (Bromus inermis), or Canada thistle (Cirsium arvensis). Project engineer or their representative shall approve all imported soil and fill for weed content before material is purchased.
3. A soil test shall be required for any import soils that may be required. The following soil chemistry characteristics must not be exceeded in soils that both receive seed or plant materials and have either been amended or installed between or over riprap:
    a. Soil pH shall be between 5.8 and 7.8.
    b. Soil electrical conductivity (using ECe method) shall be less than 2.0 dS/m (less than 2.0 mS/cm, less than 2,000 uS/cm, less than 2.0 mmho/cm). Imported compost shall not exceed 4.0 dS/m, regardless of the ratio at which it is incorporated into the topsoil or subsoil.
    c. Sodium absorption ratio of soils or imported compost shall be less than 3.
    d. Soil organic matter shall be between 10% and 20% by dry weight. The desired portion of recalcitrant organic matter, as a percentage of total organic matter, is between 10% and 40% by dry weight.
    e. In general, nitrogen supplementing is not recommended for native plant restoration, except in very small quantities when a deficiency in native or imported topsoil is noted. Based on the soil test, nitrogen additions may be required by the project engineer.
    f. In seeded areas, if imported topsoil is deficient in nitrogen and low in organic matter, soil amendments used shall include biosol (300-400 lbs/acre) and humate (300-500 lbs/acre) or similar. Compost may also be mixed with native soil to meet organic content requirements, only if the resultant topsoil meets the above soil chemistry criteria.
4. All seed must be inspected by the contractor prior to installation, and all tags must be maintained for documentation. All seed must be labeled as "certified" by the Colorado seed growers association and shall not include the presence of noxious or invasive species prohibited under the Colorado seed act. Seed must be free of Colorado state noxious and Colorado A and B listed weed propagules shall not contain more than 0.01% by dry weight of cheatgrass (Bromus tectorum), smooth brome (Bromus inermis), or Canada thistle (Cirsium arvensis). Project engineer or their representative shall approve all seed mixes for weed content and substitutions before seed is purchased. Seed identification and certification tags shall be provided to the project manager for review and approval prior to use.
5. A restoration ecologist should be consulted when reviewing weed-free seed, soil, mulch, and soil amendment products, including the list of potential weeds present in the product in question.
6. Seeding shall be broadcast at rates listed in seed mix, raked into the soil surface to a depth of between 0.25 and 0.5 inches deep, and covered with mulch at a rate that attains 70% soil coverage and is no deeper than 1".
7. THE SEED MIXES SHALL BE APPLIED TO AREAS AS SHOWN ON THE PLAN SET.
8. Mulch shall be aesthetically pleasing, and be able to withstand windspeeds up to 60 mph and remain in place.
9. Wood straw or wood shred shall be used for surface mulch on seeded and planted areas. If wood shred is used, it shall contain a diversity of wood fiber lengths, with less than 10% fines (i.e., less than 2" in length). If approved by the project manager, alternative weed-free and wind resistant mulch may be used.
10. The placement of surface mulch over seeded areas shall occur a maximum of 96 hours after seeding. Each shrub or tree planting shall be treated with mulch according to typical details. Mulch shall be kept 1-2 inches away from stems of shrubs and trees. Herbaceous plants shall not be mulched, except where indicated in the plan set.
11. Certified weed-free mulch shall be used in all situations. Proper labeling for each bale or lot of mulch used is required. Project manager has the right to inspect and reject bales if they are suspected to contain unacceptable weed contents. Specifically, smooth brome (Bromus inermis), cheatgrass (Bromus tectorum), Canada thistle (Cirsium arvensis), fireweed (Kochia scoparia), and other aggressive exotic plant species shall not be present in mulches used for the project. A restoration ecologist or botanist should be consulted when reviewing the weed-free mulch product. A list of potential weeds present in the mulch and the product information shall be provided to the project manager and project designer for review and approval prior to use. Hay, regardless of the source, shall not be used as a mulch.
12. Containers (herbaceous and woody) shall be planted as specified in the "plant palette" and "planting schedule" tables, and "revegetation construction details" of this plan set.
13. Each plant container must contain a label identifying the species in the container. Labels shall be left with the plant and be available for inspection by the project manager and project designer prior to installation, and must be kept in the ground following transplanting, for follow-up identification.
14. Ecotypic (i.e., sourced from genetically local populations) plant materials are required when available. Refer to the plant materials yellow pages (www.southernrockiesseed.org) for a list of vendors who carry ecotypic plant materials in Colorado. When ecotypes are not available, site adapted cultivars may be approved by the project manager if they are suited to the unique conditions of the site. For the purposes of this project, ecotypes are those plant materials (cuttings, seeds, or berries) whose origin meets the following criteria. Genetically unmodified native plant material that is sourced not more than 1,000 feet higher or lower (and preferentially not more than 500 feet higher or lower) in elevation than the work site, and not more than 100 miles north or south of the work site.
15. Shrubs and trees planted as container stock or bare-root stock shall be surrounded by a planting depression, including an irrigation berm, of 2" deep at the center of the depression, and 18" in diameter from berm to berm.
16. Due to the poor condition of substrate in which container stock will be installed, amended backfill (approved loam soil mix with between 20-40% organic matter by volume) shall be placed around their root balls to a width at least twice the diameter of the root ball and to a depth of at least one quarter the depth of the root ball. Amended backfill shall be tamped moderately to remove air pockets and watered thoroughly while backfilling around the root ball. Shall cover the root ball when roots are exposed on the upper surface of root ball.
17. Cuttings shall be installed within areas labeled as mesic or facultative hydroseres (i.e. zones), or as indicated in the plan set. These locations are generally at or near bankfull elevation. Cuttings shall be cottonwoods or willows, as specified in the "planting palette" of this plan set. Willow cuttings shall be installed at a frequency indicated in the "planting schedule". Harvesting and installation of cuttings (willow/cottonwood) shall follow the "field guide for harvesting and installing willow and cottonwood cuttings" (www.synergy3.org). Cuttings shall be ecotypes harvested from native populations.
18. Soil lifts, joint planting, and other bioengineering treatments shall follow typical details of the plan set.

DRAFT
30% Design

DATE: 04/29/2024

Revegetation Notes

College and Trilby, Fort Collins, CO

PREPARED FOR:
J'R ENGINEERING

PREPARED BY:
ALOTERRA Restoration Services

EPSG: 2231 NAD83
Colorado North

SHEET NO.: E1

Wetland Disturbance and Mitigation

Feature	Acres
Total existing wetland and 100' buffer	**3.50**
Existing wetland	1.23
100' Buffer around existing wetland	2.27
Proposed Wetland Mitigation (Designed Wetland)	4.00

NHBZ Mitigation

Feature	Acres
Total existing riverine habitat and 50' buffer	**5.94**
Existing riverine habitat	0.77
50' Buffer around riverine habitat	5.18
Proposed Habitat Mitigation (Designed NHBZ)	5.95

0 100 200 300 400 ft

N

LEGEND

Existing Wetland Mitigation
- 100' Wetland Buffer
- Existing Wetland
- 50' Riverine Habitat Buffer
- Riverine Habitat

- Piezometers - Refer to Supplementary Groundwater Monitoring
- 450' Red-tailed Hawk Buffer
- Proposed Grading
- Project Boundary
- Property Boundaries

Orbit Way

Galaxy Way

W Trilby Rd/Co Rd 34

E Trilby Rd

US Hwy 287/S College Ave

TH-1 TH-2 TH-3 TH-4 TH-5 TH-6 TH-7 TH-8 TH-9 TH-10 TH-11 TH-12 TH-13 TH-14 TH-15

EEC-18 EEC-19 EEC-20 EEC-21 EEC-22

TH-13 through TH-15 are being installed by AloTerra and require groundwater readings through spring/summer of 2024 to provide further context to design.

DRAFT
30% Design

DATE: 04/29/2024

Existing Natural Features and Mitigation

College and Trilby, Fort Collins, CO

PREPARED FOR:

J·R ENGINEERING

PREPARED BY:

AloTerra Restoration Services

EPSG: 2231 NAD83 Colorado North

SHEET NO.: E2

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30% Design

DATE: 04/29/2024

Vegetation Hydroseres

College and Trilby, Fort Collins, CO

PREPARED FOR:

J·R ENGINEERING

PREPARED BY:

ALOTERRA
Restoration Services

EPSG: 2231 NAD83
Colorado North

SHEET NO.: E3

LEGEND

Planting Plan

- Mesic Meadow Seed (1.48 ac)
- Facultative Seed (2.62 ac)
- Upland Seed (6.26 ac)
- Mesic Meadow Containers (1.48 ac)
- Facultative Containers (1.19 ac)
- Mesoriparian Containers (0.58 ac)
- Xeroriparian Containers (0.71 ac)
- Willow and Cottonwood Cuttings (0.17 ac)
- Property Boundaries
- Project Boundary
- Project Proposed
- 450' Red-tailed Hawk

DRAFT
30% Design

DATE: 04/29/2024

Planting Plan

College and Trilby, Fort Collins, CO

PREPARED FOR:

J·R ENGINEERING

PREPARED BY:

AloTerra Restoration Services

EPSG: 2231 NAD83
Colorado North

SHEET NO.: E4

LEGEND

Erosion Control

- CC4 (2.62 ac)
- Koir 700 with Straw Underneath (1.48 ac)
- Wood Straw (6.26 ac)

- Property Boundaries
- Project Boundary
- Proposed Grading
- 450' Red-tailed Hawk Buffer

DRAFT
30% Design

DATE: 04/29/2024

Erosion Control

College and Trilby, Fort Collins, CO

PREPARED FOR:

JR ENGINEERING

PREPARED BY:

ALOTERRA
Restoration Services

EPSG: 2231 NAD83
Colorado North

SHEET NO.:
E5

Acres (**mesic meadow**): 1.63 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 80

Mesic Meadow Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Glyceria striata	fowl mannagrass	CO Ecotype preferred	NPG-L	15	5.01
Helianthus nuttallii	Nuttall's sunflower	CO Ecotype (or VNS)	NPF	1	0.38
Leersia oryzoides	rice cutgrass		NPG-L	10	0.01
Mentha arvensis	wild mint		NPF	1	0.01
Muhlenbergia asperifolia	scratchgrass	CO Ecotype (or VNS)	NPG-L	10	0.38
Oenothera villosa	hairy evening primrose	CO Ecotype (or VNS)	NBF	1	0.03
Panicum virgatum	switchgrass	Blackwell	NPG-L	15	3.70
Puccinellia nuttalliana	Nuttal alkalaigrass		NPG-L	15	0.31
Solidago missouriensis	Missouri goldenrod	CO Ecotype (or VNS)	NPF	1	0.03
Spartina gracilis	alkali cordgrass		NPG-L	15	9.09
Spartina pectinata	prairie cordgrass	Red River	NPG-L	14	6.73
Symphyotrichum novae-angliae	New England aster		NPF	1	0.01
Verbena hastata	swamp verbena	CO Ecotype (or VNS)	NPF	1	0.01
				100	25.7

Acres (**Facultative**): 2.88 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 80

Facultative Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Andropogon gerardii	big bluestem	Bonilla	NPG-L	10	6.70
Bromus ciliatus	fringed brome	Central CO	NPG-L	10	4.26
Distichlis spicata	saltgrass		NPG-L	8	1.55
Elymus canadensis	Canada wildrye	Mandan	NPG-L	10	8.81
Elymus lanceolatus ssp. lanceolatus	thickspike wheatgrass	Critana	NPG-L	10	7.44
Elymus trachycaulus	slender wheatgrass	Pryor	NPG-L	10	6.93
Oenothera villosa	hairy evening primrose	CO Ecotype (or VNS)	NBF	2	0.10
Panicum virgatum	switchgrass	Blackwell	NPG-L	10	4.37
Pascopyrum smithii	western wheatgrass	Arriba	NPG-L	3	2.65
Schizachyrium scoparium var. scoparium	little bluestem	Camper	NPG-L	10	7.73
Solidago canadensis	Canada goldenrod	CO Ecotype (or VNS)	NPF	1	0.02
Sorghastrum nutans	indiangrass	Oto	NPG-L	10	6.28
Sporobolus cryptandrus	sand dropseed	CO Ecotype preferred	NPG-L	5	0.10
Verbena bracteata	bigbract verbena		NPF	1	0.01
				100	56.91

Acres (**upland**): 6.89 (includes 10% overage)
Seeds Per Sq. Ft. (Broadcast): 110

Upland Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Achillea lanulosa var. occidentalis	Western yarrow	Eagle or Yakima	NPF	1	0.12
Achnatherum hymenoides	Indian ricegrass	Paloma	NPG-L	1	2.34
Adenolinum lewisii (CO native only)	Lewis flax	Maple Grove	NPF	1	1.12
Antennaria parvifolia	small-leaf pussytoes	CO Ecotype (or VNS)	NPF	1	0.29
Aristida purpurea	purple threeawn	CO Ecotype preferred	NPG-L	3	3.81
Astragalus bisulcatus	twogrooved milkvetch	CO Ecotype (or VNS)	NPF	1	0.82
Bouteloua curtipendula	sideoats grama	Niner	NPG-L	15	26.05
Bouteloua gracilis	blue grama	Fremont CO ecotype	NPG-L	20	8.92
Buchloe dactyloides	buffalograss	Cody	NPG-L	15	88.38
Cleome serrulata	Rocky Mountain beeplant	CO Ecotype (or VNS)	NAF	1	2.91
Coreopsis tinctoria	plains coreopsis	CO Ecotype (or VNS)	NBF	1	0.24
Dalea purpurea	purple prairie clover	Kaneb or Stephanie	NPF	1	1.13
Elymus elymoides	squirreltail	Pueblo or Wapiti	NPG-L	15	25.78
Gaillardia aristata	blanketflower	CO Ecotype (or VNS)	NPF	1	1.77
Grindelia squarrosa	curly cup gumweed	CO Ecotype (or VNS)	NBF	1	0.82
Hedysarum boreale	Utah sweetvetch	Timp	NPF	1	7.12
Helianthus petiolaris	prairie sunflower	CO Ecotype (or VNS)	NAF	1	1.54
Heterotheca villosa	hairy goldenaster	CO Ecotype (or VNS)	NPF	1	0.98
Koeleria macrantha	prairie Junegrass	Sims Mesa	NPG-L	15	2.14
Monarda pectinata	bergamot	CO Ecotype preferred	NAF	1	0.25
Penstemon virgatus	Front Range beardtongue	CO Ecotype or Bluebuckle	NPF	1	0.63
Ratibida columnifera	upright prairie coneflower	CO Ecotype (or VNS)	NPF	1	0.42
Rudbeckia hirta	blackeyed Susan	CO Ecotype (or VNS)	NBF	1	0.21
				100	177.78

Life History Codes	
N	native
I	introducted
A	annual
B	biennial
P	perennial
F	forb
G-L	grass-like (includes grasses, sedges, and rushes)
S	shrub
T	tree
V	vine

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DATE: 04/29/2024

Draft Seed Mixes

College and Trilby, Fort Collins, CO

PREPARED FOR: JR ENGINEERING

PREPARED BY: AloTerra Restoration Services

SHEET NO.: E6

Herbaceous Containers

						Mesic Wetland		Facultative	
						Area (ac)	1.48	Area (ac)	1.19
						Feet on Center	2.5	Feet on Center	3.0
						Plants/ac	8047	Plants/ac	5588
Type	**Scientific Name**	**Common Name**	**Life History**	**Hydrosere**	**Qty All Reaches**	% in palette	Qty	% in palette	Qty
1 gal or similar	*Andropogon gerardii*	big bluestem	NPG-L	facultative	465	0	0	7	465
4" or similar	*Asclepias incarnata*	swamp milkweed	NPF	mesic meadow	595	5	595	0	0
4" or similar	*Asclepias speciosa*	showy milkweed	NPF	mesic meadow	595	5	595	0	0
10ci or similar	*Bolboschoenus maritimus*	cosmopolitan bulrush	NPG-L	mesic meadow	834	7	834	0	0
10ci or similar	*Carex nebrascensis*	Nebraska sedge	NPG-L	mesic meadow	1786	15	1786	0	0
10ci or similar	*Carex pellita*	woolly sedge	NPG-L	mesic-Facultative	1191	10	1191	0	0
10ci or similar	*Carex praegracilis*	clustered field sedge	NPG-L	facultative	997	0	0	15	997
10ci or similar	*Carex praegracilis*	clustered field sedge	NPG-L	facultative	665	0	0	10	665
10ci or similar	*Distichlis spicata*	saltgrass	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Eleocharis palustris*	common spikerush	NPG-L	mesic meadow	1191	10	1191	0	0
10 ci or similar	*Helianthus maximiliani*	Maximilian sunflower	NPF	facultative	332	0	0	5	332
10ci or similar	*Juncus arcticus ssp. littoralis*	arctic rush	NPG-L	facultative	997	0	0	15	997
10ci or similar	*Juncus confusus*	Colorado rush	NPG-L	mesic meadow	1786	15	1786	0	0
10ci or similar	*Juncus interior*	inland rush	NPG-L	facultative	665	0	0	10	665
10ci or similar	*Juncus nodosus*	knotted rush	NPG-L	mesic meadow	953	8	953	0	0
10ci or similar	*Juncus torreyi*	Torrey's rush	NPG-L	mesic meadow	1191	10	1191	0	0
4" or similar	*Oenothera cespitosa*	tufted evening primrose	NPF	facultative	332	0	0	5	332
10ci or similar	*Panicum capillare*	witchgrass	NAG-L	facultative	465	0	0	7	465
1 gal or similar	*Schizachyrium scoparium var. scoparium*	little bluestem	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Scirpus pallidus*	cloaked bulrush	NPG-L	mesic meadow	1191	10	1191	0	0
1 gal or similar	*Sorghastrum nutans*	Indiangrass	NPG-L	facultative	465	0	0	7	465
10ci or similar	*Triglochin maritima*	seaside arrowgrass	NPF	mesic meadow	595	5	595	0	0
4" or similar	*Vicia americana*	American vetch	NPF	facultative	332	0	0	5	332
					18559	100	11910	100	6650

Life History Codes	
N	native
I	introducted
A	annual
B	biennial
P	perennial
F	forb
G-L	grass-like (includes grasses, sedges, and rushes)
S	shrub
T	tree
V	vine

Woody Containers

						Mesoriparian		Xeroriparian	
						Area (ac)	0.58	Area (ac)	0.71
						Feet on Center	7	Feet on Center	7
						Plants/ac	1026	Plants/ac	1026
Type	**Scientific Name**	**Common Name**	**Life History**	**Hydrosere**	**Qty All Reaches**	% in palette	Qty	% in palette	Qty
1 gal or similar	*Acer negundo*	boxelder	NT	xeroriparian	146	0	0	20	146
D60 or similar	*Amorpha fruticosa*	false indigo bush	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Cornus sericea*	redosier dogwood	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Prunus americana*	American plum	NS	xeroriparian	146	0	0	20	146
D60 or similar	*Prunus virginiana var. melanocarpa*	black chokecherry	NS	mesoriparian	149	25	149	0	0
D60 or similar	*Ribes aureum*	golden currant	NS	mesoriparian	149	25	149	0	0
1 gal or similar	*Ribes cereum*	wax currant	NS	xeroriparian	146	0	0	20	146
1 gal or similar	*Rosa woodsii*	Wood's rose	NS	xeroriparian	146	0	0	20	146
1 gal or similar	*Symphoricarpos occidentalis*	western snowberry	NSubS	xeroriparian	146	0	0	20	146
					1324	100	595	100	728

Willow and Cottonwood Cuttings

						Hydroriparian	
						Area (ac)	0.17
						Feet on Center	5
						Plants/ac	2011
Type	**Scientific Name**	**Common Name**	**Life History**	**Hydrosere**	**Qty All Reaches**	% in palette	Qty
48" whip	*Salix exigua*	narrowleaf willow	NS	hydro-mesoriparian	113	33	113
48" whip	*Salix amygdaloides*	peachleaf willow	NS	mesoriparian	116	34	116
8-10' pole	*Populus deltoides*	eastern cottonwood	NT	mesoriparian	113	33	113
					113	100	113

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DATE: 04/29/2024

Draft Plant Palettes

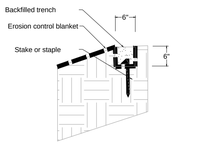
College and Trilby, Fort Collins, CO

PREPARED FOR: JR ENGINEERING

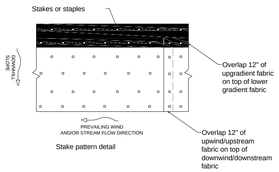
PREPARED BY: ALOTERRA Restoration Services

SHEET NO.: E7

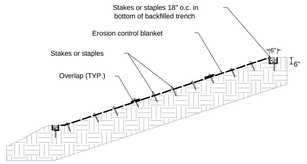
NOTES:
1. Remove all rocks and logs greater than 4" diameter (fist size) and seed area before applying erosion matting.
2. Before installing erosion matting, decompact and prepare seedbed as indicated in project-specific restoration notes.
3. Seed and harrow area.
4. Use 100% biodegradable matting.
5. Lay blankets loosely and install according to project specifications with staples or wood stakes to secure matting.
6. Stakes will have a maximum spacing of 24" on all sides in a checkerboard pattern.
7. Upwind portions of erosion control shall overlap 12" over the top of downwind portion. When applicable, upgradient portions of blanket shall overlap 12" of downgradient portions of blanket. Stakes shall be installed in a zig-zag pattern every 12".
8. Eriosn control blankets shall be keyed into soil at the top of slope and upstream ends of project to a depth of 6". These trenches shall be secured using staples or wood stakes, 18" on center, then backfilled with soil and tamped well.
9. Density of stakes is depending on slope; clarified in project-specific restoration notes.



EROSION CONTROL MATTING - TRENCH DETAIL
CROSS SECTION NOT TO SCALE



EROSION CONTROL MATTING - STAKE LAYOUT DETAIL
PLAN VIEW NOT TO SCALE



EROSION CONTROL MATTING
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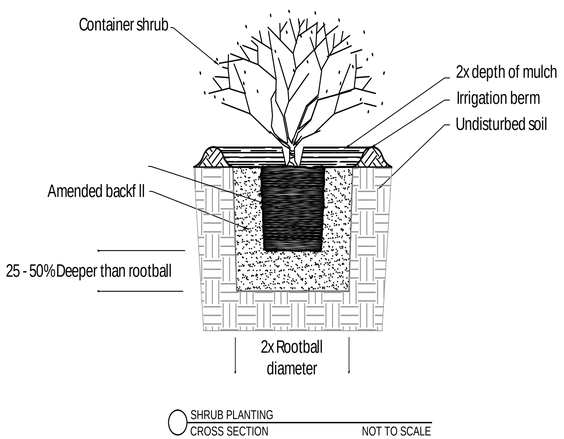
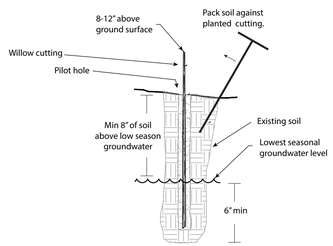


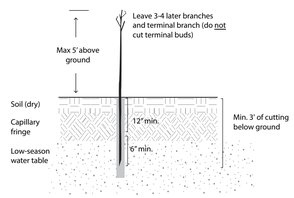
SHRUB PLANTING
CROSS SECTION NOT TO SCALE

NOTES:
1. Broken or crumbling rootballs will be rejected.
2. Care should be taken not to damage the shrub or rootball when removing it from its container.
3. Backf ll around rootball with soil that does not exceed specif cations in restoration notes.
4. Excavate planting pit 2x the diameter fo the rootball and 25-50% deeper than height of rootball.
5. Add backf ll around rootball in 2" layers, watering each layer before applying the next of soil.
6. Add 2" of mulch to cover 18" of the ground/dripline, leaving 1" open around trunk of shrub.
7. Use part of the excavated soil to build an irrigation berm at the edge of dripline, about 1-2" high and 3-4" wide. Import soil as needed from nearby harvest sites.



WILLOW CUTTING
CROSS SECTION NOT TO SCALE

NOTES:
1. All willow cuttings shall be sound, healthy specimens. Plant materials that have serious injuries, insect pests, diseases or are overly dry, will be rejected.
2. If harvested, cuttings shall be obtained from approved sources using a sharp tool. Cuttings shall be long enough to reach depth of 6" into the groundwater during the driest times of the year.
3. Cutting shall have a basal end of 0.50-1.5" in diameter. The top ends shall be blunt and butt ends shall be cut at 45 degrees. They shall be stripped of all but two or three healthy terminal stems.
4. The contractor shall provide for the proper care, storage, and handing of the cuttings. During all stages of construction, the cuttings shall be protected from exposure to wind and direct sunlight.
5. Prior to installation, the contractor shall flag all planting locations for approval by owner's rep. Adjustments to these locations may be required to meet field conditions.
6. If cuttings cannot be installed directly into the required depth due to soil conditions, a dibble bar, auger or other tool shall be used to create a pilot hole. Space around hole must be eliminated to ensure good soil-stem contact.
7. Additional industry standards should be followed to ensure high survival rates.



COTTONWOOD POLE PLANTING
CROSS SECTION (TYPICAL) NOT TO SCALE

NOTES:
1. All harvested cottonwood cuttings shall be lively and straight, harvested within 50 miles of the project site, and no more than 500' lower or higher in elevation than the project site.
2. If harvested, cuttings shall be obtained from approved sources using a sharp tool.
3. The pole should be approximately 8' in length.
4. Cutting shall have a basal end of 1.0-2.0" in diameter. The top ends shall have the terminal bud with three lateral branches beneath the terminal bud intact.
5. The contractor shall provide for the proper care, storage, and handing of the cuttings. During all stages of construction, the cuttings shall be protected from exposure to wind and direct sunlight.
6. Cuttings shall soak for 10-20 days prior to installation, maintaining well oxygenated water while soaking.
7. The bottom 2" should be re-cut at an angle immediately prior to installation.
8. An auger or hammer drill must be used to create a pilot hole prior to installation of cottonwood poles. Backfill with very wet sand or loam, and tamp to ensure no voids develop around stem.
9. Other suggested willow and cottonwood harvest guidelines are found at www.aloterraservices.com

DRAFT
30% Design

DATE: 04/29/2024

Typicals

College and Trilby, Fort Collins, CO

PREPARED FOR: JR ENGINEERING

PREPARED BY: ALOTERRA Restoration Services

SHEET NO.: E8

Traffic Impact Study

To:	**Shannon Robbins, CORE PBSFR Acquisition Vehicle, LLC**
From:	**Eli Farney, PE, PTOE**
Date:	**November 2, 2022**

Trilby & College Paired-Residential Community

Fort Collins, Colorado

Prepared By:

J·R ENGINEERING

Eli Farney, PE, PTOE
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JR Engineering
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Centennial, CO 80112

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Executive Summary

JR Engineering (JR) has completed a review of the traffic impacts resulting from the proposed development of the Trilby & College Paired-Residential Community (Project) in Fort Collins, Colorado (City).

The objectives of this Traffic Impact Study (TIS) are:

- Estimate site-generated traffic and route trips onto adjacent streets.
- Perform traffic operations analysis for 2024 Opening Day and 2045 Future scenarios.
- Make recommendations for roadway improvements to accommodate new traffic.

The methodology, content, and findings of this TIS are consistent with the following documents:

- **Larimer County Urban Area Street Standards (LCUASS)** – *Chapter 4 – Transportation Impact Study*

The base assumptions form according to LCUASS is included in **Appendix A**.

Key Findings of this TIS

- Levels of Service
  - Most movements operate at LOS D or better in 2022, with the exception of some movements at the signalized intersections, which operate at LOS E or F.
  - Most movements are expected to operate at LOS D or better in 2024. Planned improvements at the intersection of Trilby & College are expected to improve operations.
  - Some movements are expected to operate at LOS E or F in 2045.
- Queue Lengths
  - Most queue lengths at the study intersections are acceptable.
  - Some queues may interfere with driveways, turn lanes, and minor streets.
- Pedestrian Facilities
  - Existing pedestrian facilities are mostly satisfactory.
  - Improvements will be made to sidewalks and signalized intersection crossings.
- Recommendations
  - JR recommends an eastbound right turn lane at Trilby & College by 2024. This would be an interim mitigation jointly funded between the City and the Project.

Introduction

JR has completed a review of the existing and forecasted traffic operations in the vicinity of the planned Trilby & College Paired-Residential Community. A vicinity map is included in **Figure 1**.

Figure 1: Vicinity Map

Land Uses

The Project is anticipated to contain the following land uses:

- Residential (268 dwelling units)
  - Duplex (38 dwelling units)
  - Townhome (230 dwelling units)
- 6,500 S.F. Recreation Center
- 11.6 Acres of Open Space

Study Intersections

Six intersections were analyzed as part of this TIS. Five of them are external to the site, and one is internal. The study intersections, along with a site plan, are shown in **Figure 2**.

Trilby & College Intersection Improvements

Improvements are planned for the intersection of Trilby Road & College Avenue, including the following:

- Widening Trilby Road to accommodate two through lanes in each direction
- Adding NB and SB dual left turn lanes
- Adding EB and WB right turn lanes

These improvements are being designed by the City of Fort Collins. Discussions will be held with the City to determine to what extent the Project will need to contribute to these improvements. For the purposes of this TIS, it is assumed that these improvements will be completed by 2024, the anticipated opening day of the Project. However, JR also analyzed a "no-build" scenario in which these improvements are not completed by 2024. In this case, JR recommends that an eastbound right turn lane be added to the intersection as an interim mitigation. This turn lane is warranted with existing traffic volumes and should be jointly funded between the City and the Project.

Trilby & Mars Intersection South Leg

The intersection of Trilby & Mars will be a T-intersection in 2024. By 2045, there is expected to be a south leg to this intersection. A nominal amount of background traffic was added to this south leg in the 2045 condition.

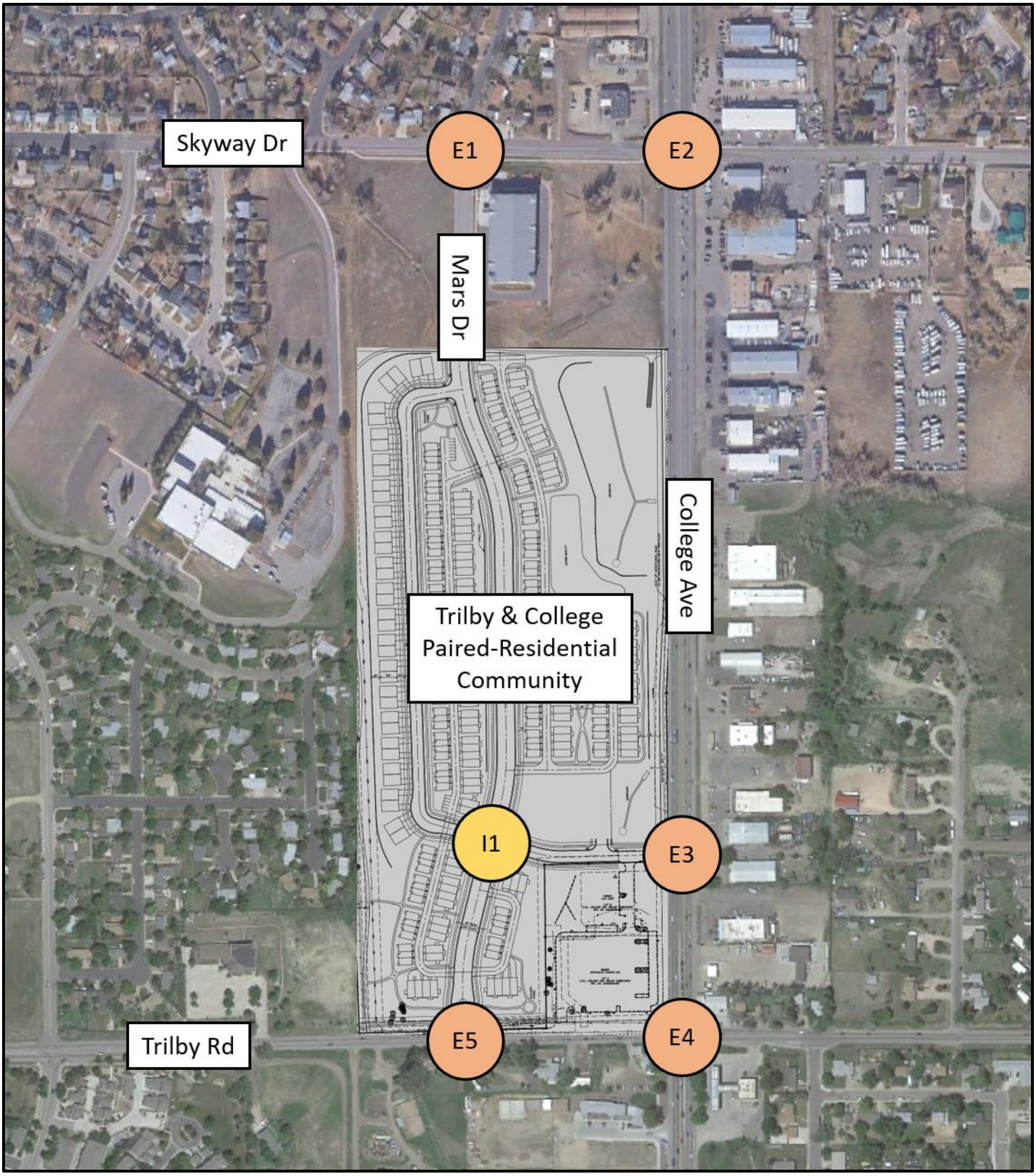

Figure 2: Site Plan and Study Intersections

Traffic Volumes and Distribution

Existing Traffic Volumes

Existing traffic volumes were obtained on Wednesday, April 27, 2022 by All Traffic Data Services for each of the external intersections. Traffic counts are included in **Appendix C**. Existing volumes are shown in **Figure 5**.

Background Traffic

Growth Rate

JR applied a 1% growth rate to the existing traffic volumes to account for future regional development. This growth rate is consistent with the reference traffic impact studies, described below.

Reference Traffic Impact Studies

In addition to the 1% growth rate, JR considered the traffic impacts from nearby developments. A map showing these developments in relation to the Project site is shown in **Figure 3**. The following developments (each analyzed by Delich Associates) were considered for this TIS:

- **Mars Landing** – This development was analyzed in August 2019. Site-generated traffic volumes from this future development were added to the background traffic for this TIS.
- **Sun Communities** – This development was analyzed in March 2021. Site-generated traffic volumes from this future development were added to the background traffic for this TIS.
- **South College Storage** – This development was analyzed in March 2017. Since the development is already built and operational, no site-generated traffic was added for this TIS.
- **Lakeview on the Rise** – This development was analyzed in February 2016. Since the development is already built and operational, no site-generated traffic was added for this TIS.

Background traffic volumes are shown in **Figure 7** (2024) and **Figure 9** (2045).

Site-Generated Traffic Volumes

Site-generated traffic volumes were estimated using ITE Trip Generation Manual, 10th Edition. The Trilby & College development is expected to generate the following trips:

- Average Daily Trips: 2,239
- AM Peak Entering Site: 38
- AM Peak Exiting Site: 107
- PM Peak Entering Site: 113
- PM Peak Exiting Site: 70

A trip generation report is included in **Appendix D**. Site-generated traffic volumes are shown in **Figure 6**.

Distribution of Site-Generated Traffic

Site-generated traffic was routed onto adjacent streets according to the distribution in **Figure 4**.

Total Traffic

Total traffic is the sum of background and site-generated traffic. JR forecasted total traffic volumes at the study intersections in the years 2024 (Opening Day) and 2045 (Future). Total traffic volumes are shown in **Figure 8** (2024) and **Figure 10** (2045).

Figure 3: Reference Traffic Impact Studies

Figure 4: Site-Generated Traffic Distribution

Existing (2022) Traffic Volumes

Existing traffic volumes at the external study intersections are included in **Figure 5**. Existing lane geometry is shown.

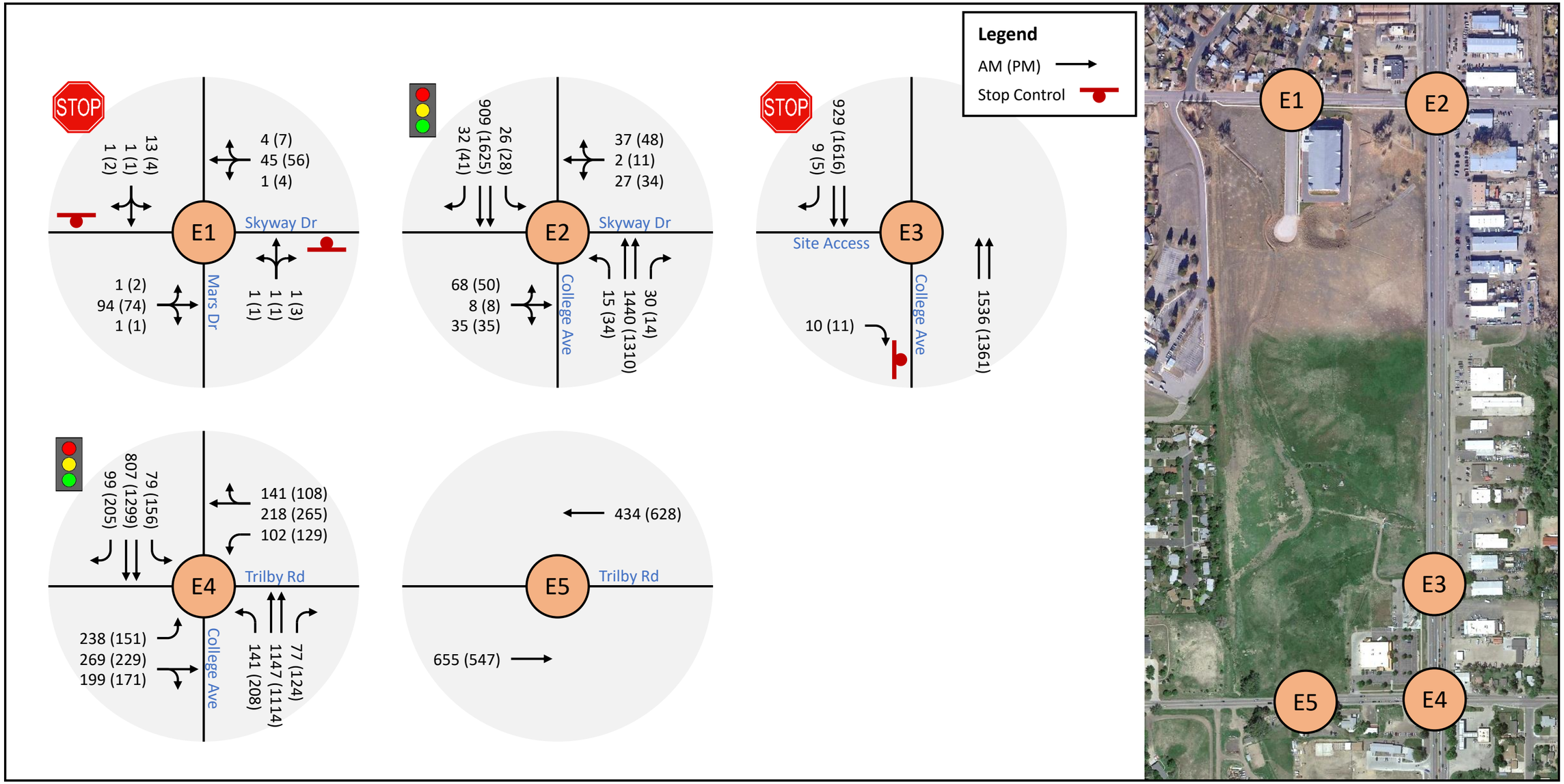

Figure 5: Existing (2022) Traffic Volumes

Site-Generated Traffic Volumes

Site-generated traffic volumes at the study intersections are included in **Figure 6**.

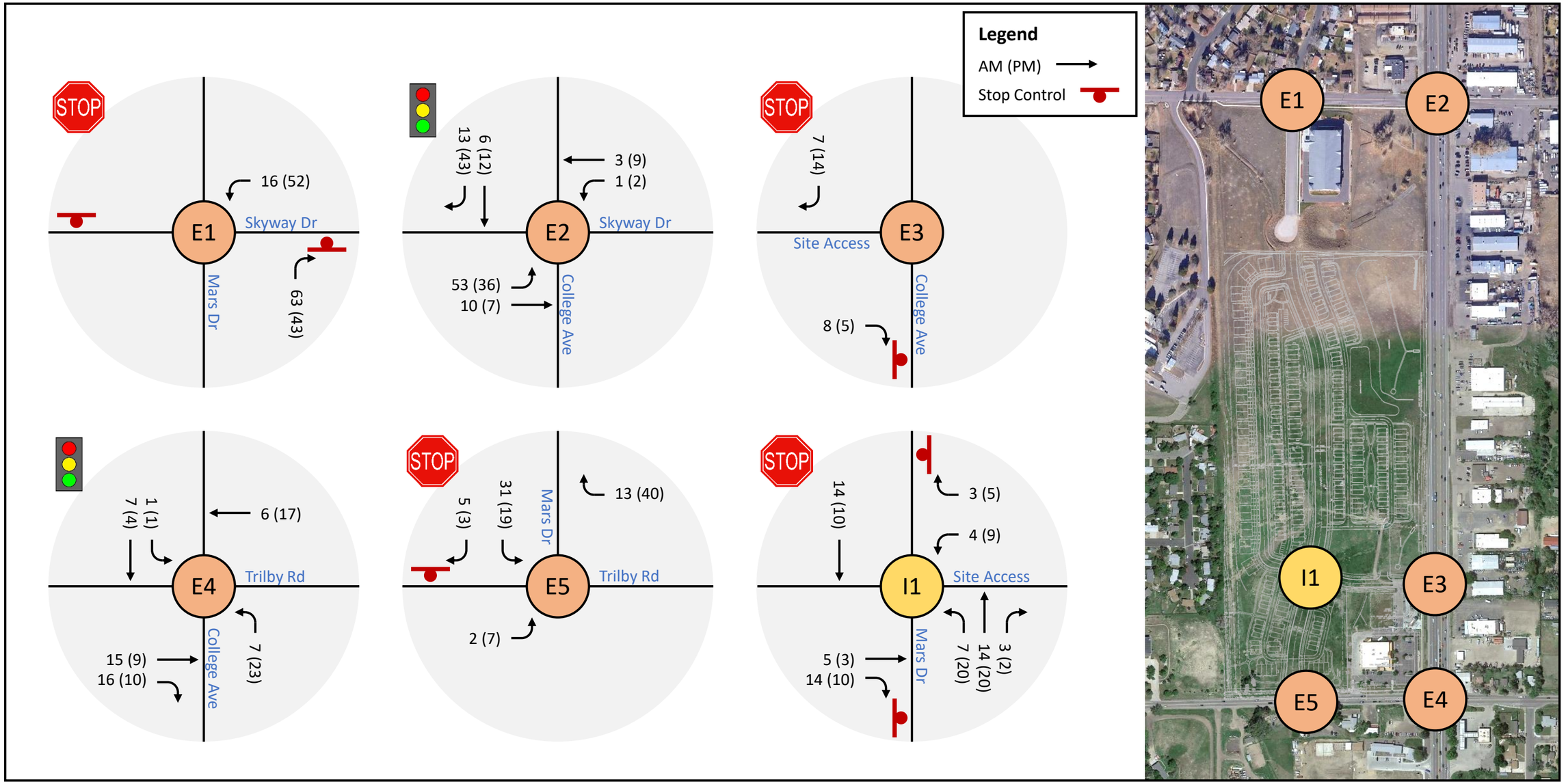

Figure 6: Site-Generated Traffic Volumes

Opening Day (2024) Background Traffic Volumes

2024 background traffic volumes at the study intersections are included in **Figure 7**. Proposed lane geometry is shown.

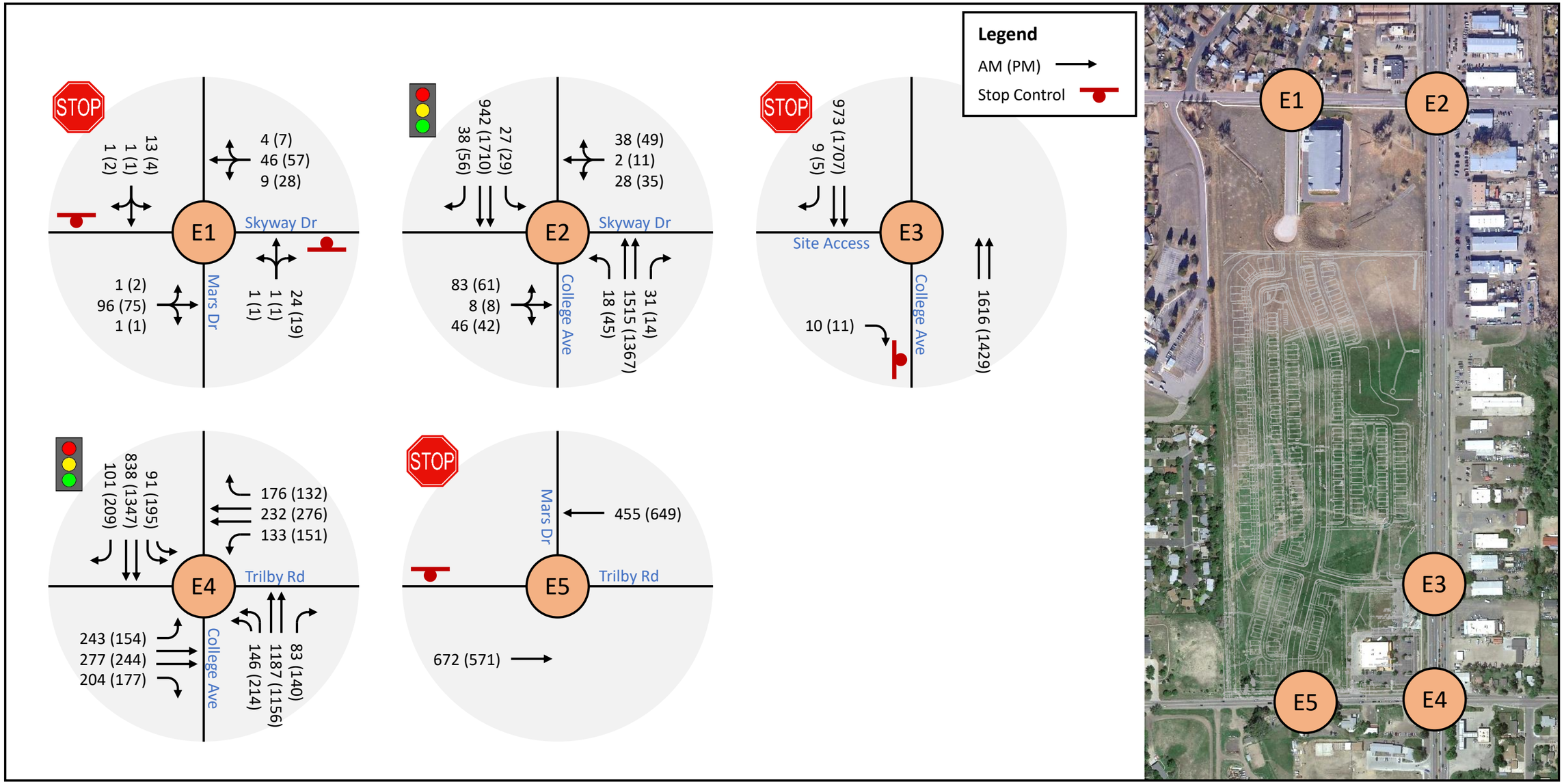

Figure 7: Opening Day (2024) Background Traffic Volumes

Opening Day (2024) Total Traffic Volumes

2024 total traffic volumes at the study intersections are included in **Figure 8**. Proposed lane geometry is shown.

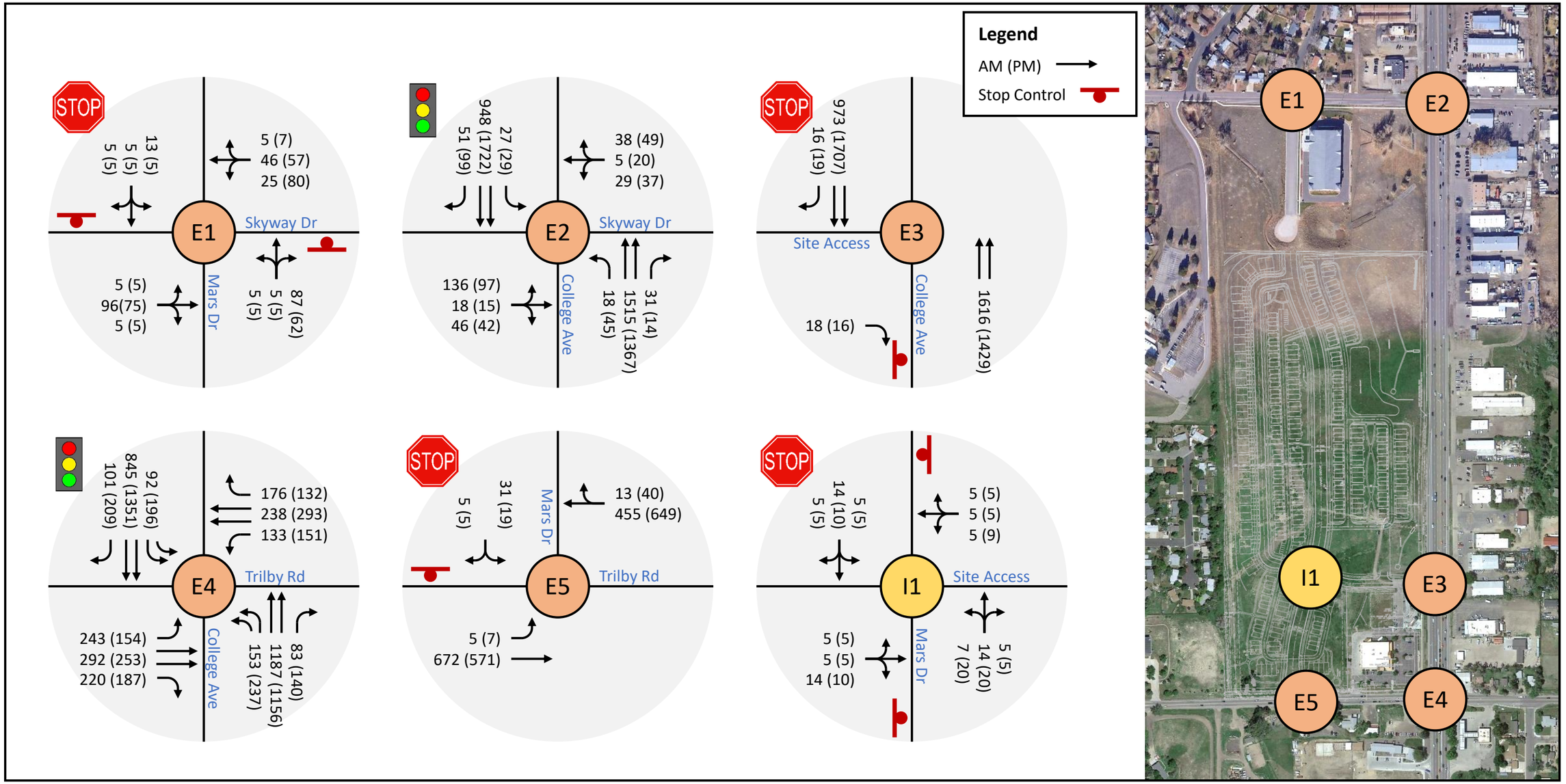

Figure 8: Opening Day (2024) Total Traffic Volumes

Future (2045) Background Traffic Volumes

2045 background traffic volumes at the study intersections are included in **Figure 9**. Proposed lane geometry is shown.

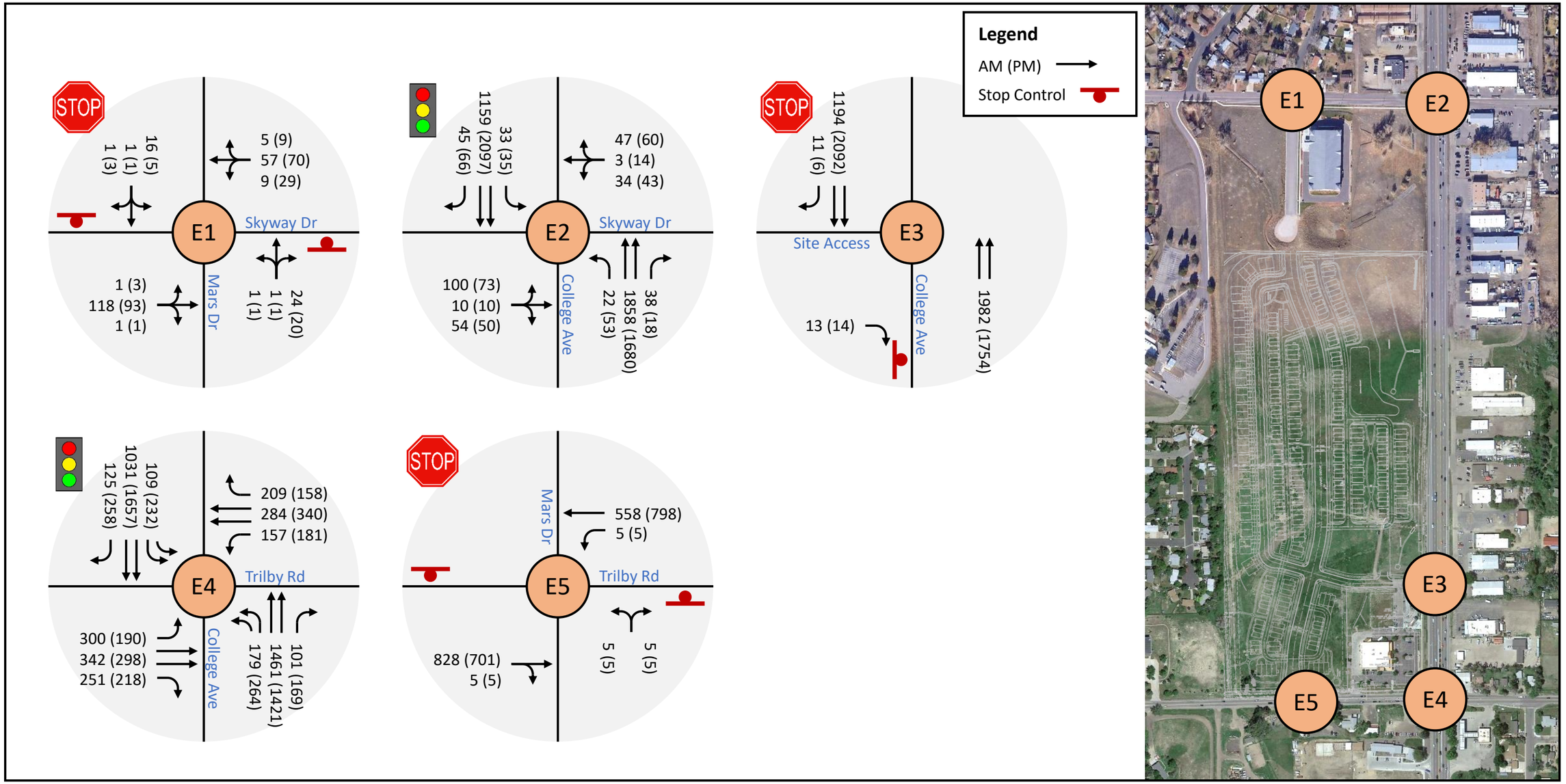

Figure 9: Future (2045) Background Traffic Volumes

Future (2045) Total Traffic Volumes

2045 total traffic volumes at the study intersections are included in **Figure 10**. Proposed lane geometry is shown.

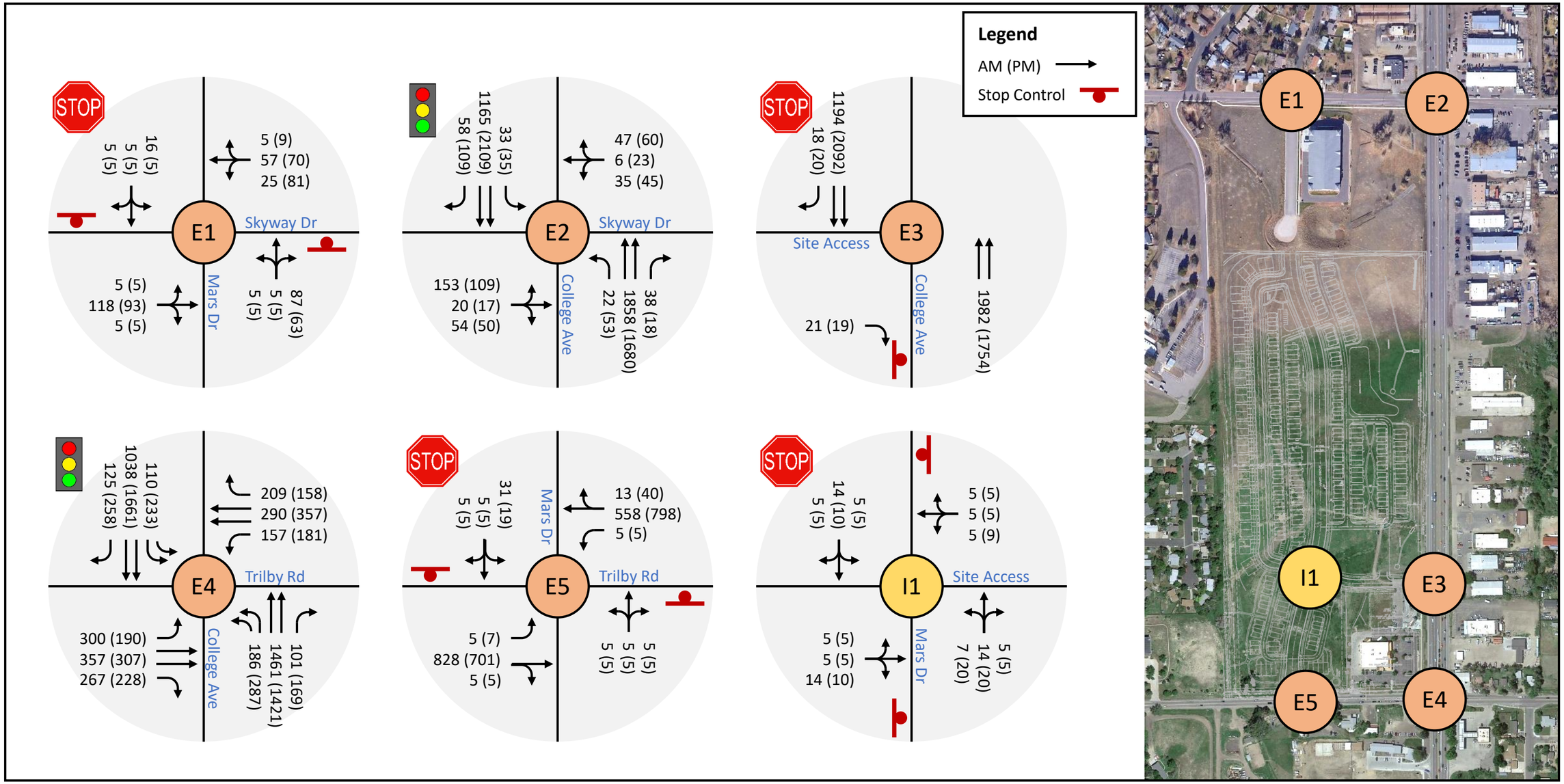

Figure 10: Future (2045) Total Traffic Volumes

Traffic Operations Analysis

Traffic operations were analyzed using HCM 6th Edition methodology. Synchro reports are included in **Appendix E**.

Levels of Service

JR analyzed each of the study intersections for peak hour level of service (LOS). **Table 1** includes the LOS for each movement in the existing condition (2022). **Table 2** includes the forecasted LOS for background traffic and total traffic in the year 2024. **Table 3** includes the forecasted LOS for background traffic and total traffic in the year 2045. In each of these tables, seconds of delay are shown in parentheses for movements operating at LOS F.

Table 1: 2022 Existing Levels of Service

Intersection	Movement	AM Peak LOS	PM Peak LOS
E1 – Skyway & Mars	NB Approach	A	A
	SB Approach	A	A
E2 – Skyway & College*	EB Approach	D	E
	WB Approach	D	E
	NB Left	A	A
	NB Through	A	A
	NB Right	A	A
	SB Left	A	A
	SB Through	A	A
	SB Right	A	A
	OVERALL	A	A
E3 – Access & College	EB Right	B	C
E4 – Trilby & College*	EB Left	F (163s)	F (123s)
	EB Through/Right	F (109s)	F (135s)
	WB Left	D	E
	WB Through/Right	D	F (89s)
	NB Left	B	E
	NB Through	C	C
	NB Right	B	B
	SB Left	C	C
	SB Through	A	C
	SB Right	A	B
	OVERALL	D	D

*Existing signal timing collected from reference traffic impact studies

Table 2: 2024 Opening Day Levels of Service

Intersection	Movement	AM Peak LOS		PM Peak LOS	
		Background Traffic	Total Traffic	Background Traffic	Total Traffic
E1 – Skyway & Mars	NB Approach	A	A	A	A
	SB Approach	A	B	A	B
E2 – Skyway & College	EB Approach	D	D	D	D
	WB Approach	D	C	D	D
	NB Left	A	A	B	B
	NB Through	A	C	A	A
	NB Right	A	B	A	A
	SB Left	A	B	A	A
	SB Through	A	A	B	B
	SB Right	A	A	A	A
	OVERALL	A	B	A	B
E3 – Local & College	EB Right	B	B	C	C
E4 – Trilby & College*	EB Left	D	E	D	D
	EB Through	D	D	D	D
	EB Right	A	A	A	A
	WB Left	C	D	D	D
	WB Through	D	D	D	D
	WB Right	A	A	A	A
	NB Left	D	D	D	E
	NB Through	C	B	B	B
	NB Right	A	A	A	A
	SB Left	D	D	D	E
	SB Through	B	A	C	C
	SB Right	A	A	A	A
	OVERALL	C	C	C	C
E5 – Trilby & Mars	EB Left	N/A	A	N/A	A
	SB Approach	N/A	D	N/A	D
I1 – Local & Mars	EB Approach	N/A	A	N/A	A
	WB Approach	N/A	A	N/A	A

*Levels of service assume full build-out of improvements to the Trilby & College intersection

Table 3: 2045 Future Levels of Service

Intersection	Movement	AM Peak LOS		PM Peak LOS	
		Background Traffic	Total Traffic	Background Traffic	Total Traffic
E1 – Skyway & Mars	NB Approach	A	A	A	A
	SB Approach	B	B	B	B
E2 – Skyway & College	EB Approach	D	D	E	E
	WB Approach	D	D	D	D
	NB Left	A	A	C	D
	NB Through	A	A	A	A
	NB Right	A	A	A	A
	SB Left	A	A	A	A
	SB Through	A	B	C	C
	SB Right	A	A	A	A
	OVERALL	A	B	B	B
E3 – Local & College	EB Right	B	B	C	D
E4 – Trilby & College*	EB Left	E	F (138s)	E	F (96s)
	EB Through	D	D	D	E
	EB Right	A	A	A	A
	WB Left	D	D	E	E
	WB Through	D	D	E	E
	WB Right	A	A	A	A
	NB Left	E	E	F (93s)	F (92s)
	NB Through	C	C	C	C
	NB Right	A	A	A	A
	SB Left	E	E	E	E
	SB Through	C	C	B	B
	SB Right	A	A	A	A
	OVERALL	D	D	D	D
E5 – Trilby & Mars	EB Left	A	A	A	A
	WB Left	A	A	A	A
	NB Approach	D	E	E	E
	SB Approach	D	F (66s)	E	F (70s)
I1 – Local & Mars	EB Approach	N/A	A	N/A	A
	WB Approach	N/A	A	N/A	A

*Levels of service assume full build-out of improvements to the Trilby & College intersection

No-Build Scenario at Trilby & College Intersection

JR analyzed a no-build scenario at the intersection of Trilby & College. In this scenario, it was assumed that the proposed improvements to the Trilby & College intersection do not get built by 2024.

Levels of service for this scenario are included in **Table 4**. JR considered three conditions: (1) background traffic with no intersection improvements, (2) total traffic with no intersection improvements, and (3) total traffic with an eastbound right turn lane installed as a mitigation. Seconds of delay are shown in parentheses for movements operating at LOS F.

Table 4: 2024 Opening Day Levels of Service – No-Build at Trilby & College

Intersection	Movement	AM Peak LOS			PM Peak LOS		
		Back-ground Traffic	Total Traffic	Total Traffic with EBR	Back-ground Traffic	Total Traffic	Total Traffic with EBR
E4 – Trilby & College	EB Left	F (81s)	F (81s)	F (81s)	F (102s)	F (102s)	F (99s)
	EB T/R	F (92s)	F (116s)	N/A	F (140s)	F (167s)	N/A
	EB Through	N/A	N/A	D	N/A	N/A	D
	EB Right	N/A	N/A	D	N/A	N/A	D
	WB Left	E	E	C	F (108s)	F (96s)	D
	WB T/R	F (114s)	F (123s)	F (116s)	F (127s)	F (142s)	F (134s)
	NB Left	E	E	E	F (121s)	F (160s)	F (120s)
	NB Through	D	D	D	D	D	D
	NB Right	C	C	C	C	C	C
	SB Left	F (103s)	F (123s)	F (97s)	F (93s)	F (100s)	F (94s)
	SB Through	D	D	D	E	E	E
	SB Right	C	C	C	C	C	C
	OVERALL	E	E	D	E	F (82s)	E

Discussion on Levels of Service

In the existing condition (2022), most movements operate satisfactorily (LOS D or better). However, some movements at the signalized intersections operate poorly at LOS E or F. As discussed previously in this TIS, improvements are planned for the intersection of Trilby & College to address operational concerns.

In the year 2024, levels of service for background traffic are mostly expected to be satisfactory (LOS D or better). Total traffic operations are expected to be similar, with only minor impacts from site-generated traffic. Some movements may operate at LOS E.

In the year 2045, some movements may reach LOS E or F under background traffic conditions. However, most movements are anticipated to operate at LOS D or better. Under total traffic conditions, levels of service are similar, with only minor impacts from site-generated traffic. The southbound approach of the intersection of Trilby & Mars is expected to operate at LOS F with total traffic. Also, the eastbound left movement at Trilby & College is expected to fail with total traffic.

In the no-build scenario at Trilby & College, multiple movements are expected to fail in 2024 with both background and total traffic. The recommended eastbound right turn lane improves traffic operations to similar conditions as the background traffic scenario.

Queue Lengths

JR analyzed each of the study intersections for 95th percentile queue lengths using HCM 6th Edition methodology. **Table 5** includes the queue lengths for the year 2022 with existing traffic. **Table 6** includes the queue lengths for the year 2024 with total traffic. **Table 7** includes the queue lengths for the year 2045 with total traffic.

Table 5: 2022 Existing 95th Percentile Queue Lengths

Intersection	Movement	AM Peak Queue (ft)	PM Peak Queue (ft)
E1 – Skyway & Mars	NB Approach	<25	<25
	SB Approach	<25	<25
E2 – Skyway & College	EB Approach	125	116
	WB Approach	60	100
	NB Left	<25	<25
	NB Through	294	141
	NB Right	<25	<25
	SB Left	<25	<25
	SB Through	226	536
	SB Right	<25	<25
E3 – Local & College	EB Right	<25	<25
E4 – Trilby & College	EB Left	310	224
	EB Through/Right	578	561
	WB Left	112	167
	WB Through/Right	397	503
	NB Left	89	313
	NB Through	490	488
	NB Right	<25	41
	SB Left	92	197
	SB Through	262	485
	SB Right	30	105

Table 6: 2024 Opening Day 95th Percentile Queue Lengths

Intersection	Movement	AM Peak Queue (ft)	PM Peak Queue (ft)
E1 – Skyway & Mars	NB Approach	<25	<25
	SB Approach	<25	<25
E2 – Skyway & College	EB Approach	212	144
	WB Approach	55	84
	NB Left	<25	<25
	NB Through	540	358
	NB Right	<25	<25
	SB Left	<25	<25
	SB Through	233	690
	SB Right	<25	<25
E3 – Local & College	EB Right	<25	<25
E4 – Trilby & College*	EB Left	212	126
	EB Through	124	110
	EB Right	79	66
	WB Left	104	122
	WB Through	103	126
	WB Right	70	37
	NB Left	86	144
	NB Through	454	415
	NB Right	<25	30
	SB Left	58	80
	SB Through	254	580
	SB Right	<25	76
E5 – Trilby & Mars	EB Left	<25	<25
	SB Approach	<25	<25
I1 – Local & Mars	EB Approach	<25	<25
	WB Approach	<25	<25

*Queue lengths assume full build-out of improvements to the Trilby & College intersection

Table 7: 2045 Future 95th Percentile Queue Lengths

Intersection	Movement	AM Peak Queue (ft)	PM Peak Queue (ft)
E1 – Skyway & Mars	NB Approach	<25	<25
	SB Approach	<25	<25
E2 – Skyway & College	EB Approach	303	305
	WB Approach	72	157
	NB Left	<25	27
	NB Through	289	289
	NB Right	<25	<25
	SB Left	<25	<25
	SB Through	307	1145
	SB Right	<25	29
E3 – Local & College	EB Right	<25	<25
E4 – Trilby & College*	EB Left	293	282
	EB Through	163	193
	EB Right	165	149
	WB Left	134	217
	WB Through	140	237
	WB Right	120	66
	NB Left	112	229
	NB Through	694	679
	NB Right	<25	68
	SB Left	80	122
	SB Through	442	923
	SB Right	73	89
E5 – Trilby & Mars	EB Left	<25	<25
	WB Left	<25	<25
	NB Approach	<25	<25
	SB Approach	48	38
I1 – Local & Mars	EB Approach	<25	<25
	WB Approach	<25	<25

*Queue lengths assume full build-out of improvements to the Trilby & College intersection

No-Build Scenario at Trilby & College Intersection

JR analyzed a no-build condition at the intersection of Trilby & College. In this condition, JR assumed total 2024 traffic volumes with existing lane geometry (no improvements) at Trilby & College. 95th percentile queue lengths for this scenario are included in **Table 8**.

Table 8: 2024 Opening Day Queue Lengths – No-Build at Trilby & College

Intersection	Movement	AM Peak LOS	PM Peak LOS
E4 – Trilby & College	EB Left	305	263
	EB Through/Right	617	696
	WB Left	164	257
	WB Through/Right	520	672
	NB Left	225	432
	NB Through	613	644
	NB Right	<25	73
	SB Left	174	354
	SB Through	388	895
	SB Right	<25	114

Discussion on Queue Lengths

In 2022, a few concerns with queuing exist:

- SBT queuing at Skyway & College may block access to the southbound turn lanes.
- Eastbound queuing at Trilby & College may block access to the church driveway.
- Westbound queuing at Trilby & College may block multiple driveways and Debra Drive.
- NBT queuing at Trilby & College may block access to the northbound turn lanes.
- SBT queuing at Trilby & College may block access to the southbound turn lanes.

In 2024, queuing is expected to improve substantially at the intersection of Trilby & College, as a result of planned improvements. Still, the following concerns with queuing exist:

- NBT queuing at Skyway & College may block access to the northbound turn lanes.
- SBT queuing at Skyway & College may block access to the southbound turn lanes.
- NBT queuing at Trilby & College may block access to the northbound turn lanes.
- SBT queuing at Trilby & College may block access to the southbound turn lanes.

In 2045, queue lengths are expected to be greater than those in 2024 as a result of larger traffic volumes. Still, the concerns with queuing are generally the same as in 2024, with one additional concern:

- SBT queuing at Skyway & College may block the intersection of Saturn & College, in addition to blocking access to the southbound turn lanes at Skyway Drive.

In the no-build scenario at Trilby & College, queuing issues are anticipated in 2024 with total traffic. Turn lanes are not sufficiently long to handle the expected queues. Additionally, some queue lengths would likely affect upstream intersections and driveways.

Comparison of Queuing with Background Traffic vs. Total Traffic

Queuing for the NBT/SBT movements along College Avenue is mostly a result of background traffic. Site-generated traffic has only a minor impact on these queue lengths.

Site-generated traffic has a more significant impact on NB/SB turning movements along College Avenue, as well as EB/WB movements along Skyway Drive and Trilby Road.

Pedestrian and Bicycle Analysis

Existing Pedestrian Facilities

Existing sidewalks are located in the following places near the Project site:

- South side of Skyway Drive, between Gateway Center Drive and College Avenue
- East side of Mars Drive, between Skyway Drive and northern limit of Project site
- West side of College Avenue, between RIRO intersection and Trilby Road
- North side of Trilby Road, between church access and College Avenue

In the existing condition, sidewalks are absent at the following places:

- West side of College Avenue, between Skyway Drive and RIRO intersection
- North side of Trilby Road, between western limit of Project site and church access

Existing Bicycle Facilities

Skyway Drive: A bicycle lane exists on the south side. No bicycle lane is present on the north side.

College Avenue: No bicycle lanes are present on either side. Intermittent shoulders may be used by cyclists.

Trilby Road: Shoulders exist on both sides and may be used by cyclists.

Links to Neighboring Land Uses

JR analyzed pedestrian links to other land uses within 1,320 feet of the Project site. **Figure 11** shows the approximate area analyzed. Additionally, schools within 1.5 miles of the site were considered. The pedestrian analysis worksheet according to LCUASS is included in **Appendix B**.

Improvements will be made to local pedestrian facilities including sidewalks and signalized intersection crossings. Specifically, sidewalks will be added along Trilby Road and College Avenue as part of the Project. The planned improvements to the Trilby & College intersection are expected to enhance pedestrian crossings.

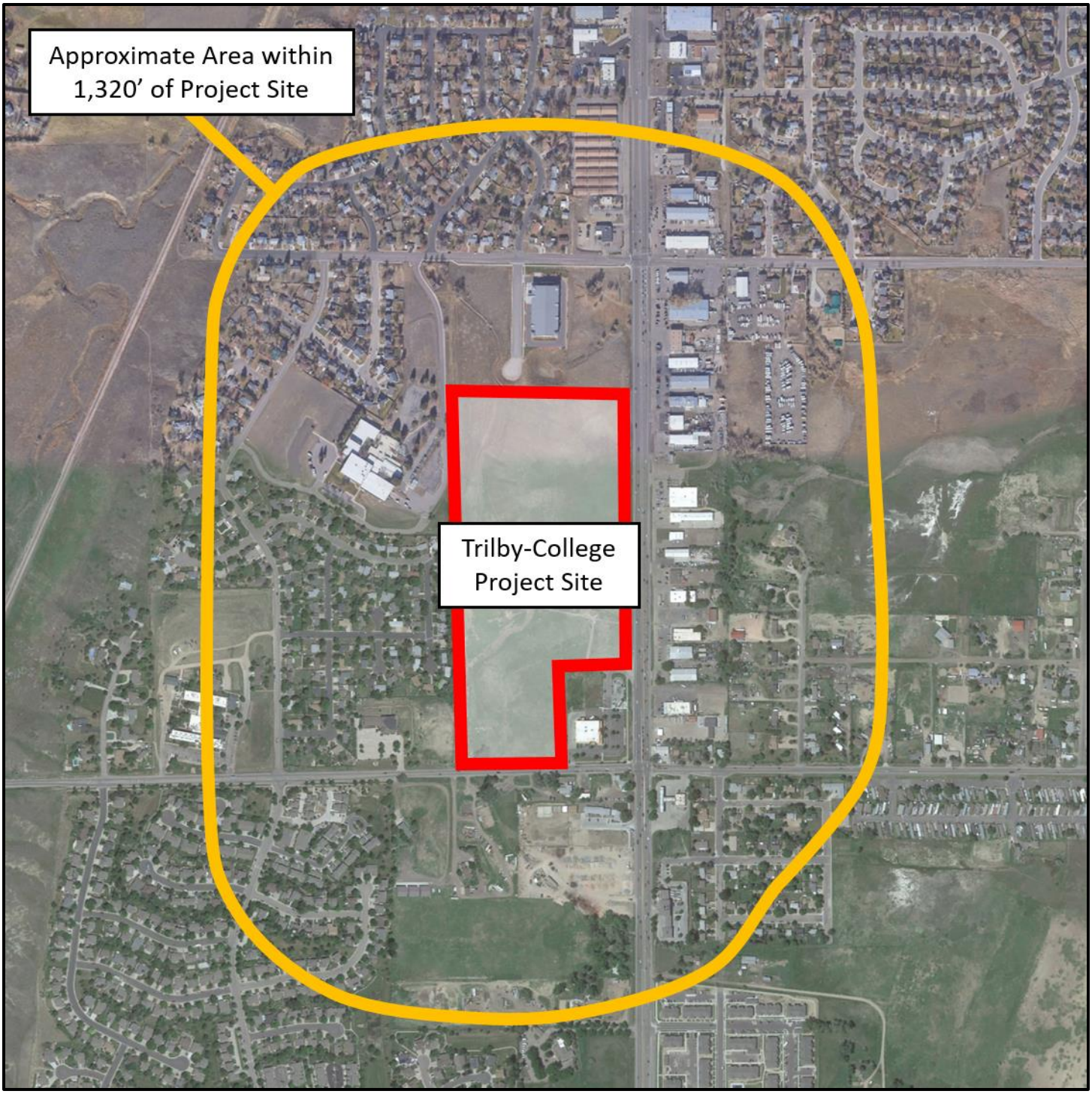

Figure 11: Pedestrian Analysis Area

Conclusion

Below is a summary of conclusions and findings of this TIS.

Levels of Service

2022: In the existing condition, most intersection movements operate satisfactorily (LOS D or better). However, some movements at the signalized intersections face operational issues, including some movements at LOS E or F.

2024: Most movements at the study intersections are expected to operate at LOS D or better in 2024 with total traffic. Levels of service at the intersection of Trilby & College are expected to improve as a result of the planned intersection improvements.

2045: Most movements at the study intersections are expected to operate at LOS D or better in 2045 with total traffic. However, multiple study intersections may experience movements that operate at LOS E or F.

Queue Lengths

Estimated 95th percentile queues are mostly acceptable. However, a few operational concerns exist, including:

- NBT/SBT movements along College Avenue may block access to NB/SB turn lanes at both Skyway Drive and Trilby Road.
- SBT movement at Skyway & College has an estimated queue of 1,145 feet in 2045, which may interfere with access to Saturn Drive to the north.

Pedestrian Facilities

Pedestrian facilities are mostly satisfactory in the vicinity of the Project site due to the area's primarily residential character. Improvements are expected to be made to sidewalks adjacent to the site, as well as signalized intersection crossings at Trilby & College.

Recommendations

At the intersection of Trilby & College, JR recommends adding an eastbound right turn lane if the full improvements are not completed by 2024. This turn lane would be jointly funded between the City and the Project.

Community Development and Neighborhood Services

Planning Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

College and Trilby Multifamily (Core Spaces) Neighborhood Meeting
Meeting Summary June 6, 2022

City Staff – Attendees: Clark Mapes, Planning; Steve Gilchrist, Traffic Operations

Applicant Contact:
Ken Merritt, JR Engineering

Project Information Presented:

- The proposed plan is for about 268 dwelling units in a mix of duplexes and townhomes, mix of 2 and 3 story buildings.
- The plan extends Mars Drive across the property from north to south, with additional internal streets and a n-s trail connection across the western edge of the property.
- A community building with pool is included in the plan.
- The developer is coordinating with a City capital project to expand the Trilby intersection with S. College Ave.
- Wetland, stormwater detention, and a natural area buffer around the wetland are major aspects of the plan.

Questions/Comments and Answers (answers provided by the applicant group unless otherwise noted).

C: The Trilby intersection already #1 crash location in City; wait until that intersection is improved. Dangerous. Overpopulated. Throw more bodes into it is foolhardy.
A: would do a Traffic Study, identify improvements needed, and do them with the project as warranted. The City has a capital project that will probably start construction in 2023. Will be looking at that along with the project.
A: We are working with City to do a bike lane along Trilby. Then going west, there's quite a bit of bike use on a wide shoulder. Probably construct on the coattails of City Capital Project.

Q: I live in Ridgewood Hills [to the south of Trilby] – there's a whole lot of development going on the south end of that neighborhood, with a light at Triangle Dr. that people use to get to Avondale, and cut through the neighborhood to get over to Shields because there's no safe access from College to Shields for people to keep out of our neighborhood. Why can't you build a road through the natural area to the south, over to Shields. When something happens at Trilby, Avondale gets used for that.

A: (City) We're keeping an eye on Avondale/Trilby for a light. The last time we looked at that with a proposed plan, it did not warrant a signal. Connectivity is limited – we understand. College to Shields is a challenge. Ridgewood Hills has a 5th filing to signalize Triangle Drive.

Q: Doubling the population seems like it needs to include services like restaurants etc. What are Constellation and Skyway – Collectors? I live in the Aurora subdivision. College/Trilby is critical. Messy. Any consideration to overflow of traffic on Skyway? To College? I have had a difficult time for almost 25 yrs. Getting through the light. The soil is bentonite, hard to build on it.

A: Commercial restaurant etc. uses generate more traffic, I think you'll find this more compatible. About the soils – we appreciate that, are aware of that. Developer and builder will give attention to designing foundations for that.

A: (City) Constellation is a local street. Skyway is not a Collector. Mars is a Collector.

Q: [Street] had to get speed bumps put in.

Q: Sale or rent?
A: Rent. It's a unified ownership and operation.
A: Will do a traffic study to confirm whether capacity can be accommodated on those existing streets. It will include Mars Landing.
A: There will be increased traffic but Mars also adds additional connectivity. Any time there are concerns with speeding, Traffic Ops wants to hear about that and has a program that can make changes if warranted.

Q: There was a meeting at Fossil Creek Park showing street improvements – what was going to happen.
A: Street improvements happen mostly with development; and once in a while with special public capital projects. The South College Corridor Plan meeting was about a long term vision for future change. It identifies major needs for funding, and change would come over decades.

Q: Why not go through open space – with a new roadway to Shields.

Q: Flooding overflows into our subdivision [Skyview?] Pond outlets blocked, snakes, branches, carpets.
A: The detention ponds in this plan will be maintained by both this HOA and the City.

Q: I found a traffic study for Skyway and Constellation. Mars Landing takes it over 1000, and a Local ios limited to 1000. Can we isolate Mars from Skyway?
A: (City)The overall approach to connectivity is to not overwhelm any one street. The traffic study will look at that, and that's a purpose of this meeting, to i.d. things to look for in the study. We will look at that in the TIS.

C: All those people will need water, fire, police, etc.
A: Developers are required to pay capital expansion fees to keep up with the growth of the city.