



dda

DOWNTOWN
DEVELOPMENT
AUTHORITY

TO: DDA Board of Directors
FROM: Todd Dangerfield
DATE: October 11, 2018

RE: CA Ventures Residential Tax Increment Proposal (223 Willow Street)

CA Ventures, developer of Uncommon residential project at 302 South College Avenue, plans to purchase multiple parcels on the south side of Willow Street between Mill House Apartments and the Union Pacific Railroad spur. The land, currently owned by Wayne Schrader and Schrader Oil Development Company, will be assembled into a two-acre parcel to be addressed as 223 Willow Street. CA Ventures proposes to build two five-story, 60 foot tall, multi-family apartment buildings with 193 market-rate dwelling units.

Staff has established the eligibility of the northeast (Willow Street) facades of two individual buildings as well as public improvements in the right-of-way (ROW) along this frontage.

Funding Proposal

The owner is requesting \$355,935 through the DDA's tax increment financing program. The total project value is \$43,000,000 according to the real property valuation provided by the Larimer County Assessor. Ten percent of the total value of the proposed improvements is \$4,300,000. The eligible project expenses for façade and ROW improvements are \$1,247,919 according to estimates provided by the owner's contractor. Staff determined there is \$1,423,739 in supportable tax increment available for this project.

Staff conducted the evaluation using the tax increment /funding guidelines adopted by the Board as policy.

The Board is not obligated to fund a project. However, when a project meets eligibility requirements and expectations of high quality design, the staff applies the Board's funding policy, which offers a contribution based on the lowest amount of the following:

- a) Eligible façade features and/or public improvements in the ROW, or
- b) 10% of total value of proposed improvements as identified by the Larimer County Assessor's Office estimate of value worksheet, or
- c) up to 50% of supportable tax increment for projects taxed at the commercial tax rate, or up to 25% of supportable tax increment for a project taxed at the residential tax rate.

Staff's recommendation for funding is the supportable tax increment or up to \$355,935. At the staff recommended funding level of up to \$355,935 (25%), the supportable tax increment generated and available for other DDA projects over the next 10.5 years would be \$1,067,804 (75%).

Design Review

A conceptual review of the designs occurred at the May Board meeting. The project designs were formally reviewed at the August Board meeting. Several specific Board member comments regarding

the designs that were expressed during the concept review had already been incorporated into the designs prior to the formal review. There was an additional Board member design suggestion expressed at the August meeting related to the northeast (Willow Street) façade:

- On Building “A”, consider truncating (creating a “break”) in the brow cornice that is located above the grey corrugated metal siding.

The design team plans a response to this suggestion at the board meeting during a brief update of the project designs as this has not been incorporated into their latest designs.

Staff Comments

Staff has evaluated the designs and feels they respond well to the adjacent context, complementing the historic and contemporary commercial/industrial and residential characteristics of the District and appear to align with the goals outlined in the River Downtown Redevelopment (RDR) Zone District guidelines adopted by City Council in 2014. This project represents the thirteenth public-private project to be considered for a partnership by the DDA in the River District over the past decade. Past project investments in the River District include:

- 131 Lincoln Avenue (Harmony Mill)
- 200 Jefferson Street (Rodizio Grill)
- 210 Jefferson Street (Union)
- 220 Willow Street (Rooftops on the River)
- 311 Willow Street (Mill House Apartments)
- 316 Willow Street (Wolverine Farm Letterpress)
- 320 North College (Schrader Oil Company)
- 351 Linden Street (Sears-Trostel)
- 359 Linden Street (Ginger and Baker)
- 401 Linden Street (Confluence)
- 420 Linden Street (Block 1)
- 430 North College Avenue (Engines & Energy Conversion Lab)

This proposed residential development project furthers these specific objectives and purposes of the DDA outlined in the DDA Plan of Development:

- To increase the total housing supply within the District.
- To encourage the development of new and rehabilitated buildings for uses as needed to achieve a balanced mix of products and services within the District, including, but not limited to, providing sites and/or lease space compatible with enabling legislation and the plans and objectives of the DDA.

An investment by the DDA in the facades and ROW improvements proposed in this project would:

- ***Make Better*** the “attainable housing” and the “quality of façade materials” at this location with its proximity to significant DDA commercial, residential and public project investments in the River District over the past twelve years.

The source of funds and uses for the project as well as available funds for future DDA projects is as follows:

Sources

Supportable Tax Increment Generated (through 2031): \$1,423,739

Uses

Facades and Public Improvements in the ROW (Willow Street) \$355,935

The DDA will have a total of \$1,067,804 through the tax increment generated directly from this project available to invest in other projects. Tax increment from this project will be available for investment beginning in tax year 2020 and continue through 2031.

Requested Board Action

Staff recommends the Board commit funding for up to \$355,935 for a tax increment investment and authorize the Board Chair to enter into an agreement for the northeast (Willow Street) facades as well as improvements in the rights-of-way (ROW) along this frontage.

The DDA funds for public improvements in the ROW are exclusive to costs associated with the developer’s “local street design” obligation to the City of Fort Collins and are not to be used for enhanced infrastructure on Willow Street. Enhanced Willow Street infrastructure is to be provided in the City-DDA Willow Street enhancement project.

The investment is contingent upon owner submission of all DDA requirements for project reimbursement, including actual cost accounting documentation, certificate of liability insurance, grant of façade easements by the owner, coverage of DDA legal fees of up to 5% of the commitment amount, acceptance of all public improvements by City of Fort Collins, and contractor documentation of deconstruction as a method for minimizing construction and demolition waste from entering the landfill.

MARKET APPROACH

Effective Date of Valuation: 1 Jan 2018

Date of Appraisal: September 2018

223 Willow St

100% Complete

1-Jan-18

Taxes payable 2019

Value x Assessment Rate x Mill Levy = Annual tax liability

NEW Value	Assessment Rate	Mill Levy		EST TAX LIABILITY
\$43,000,000	7.20%	0.095828	RESIDENTIAL	\$296,683
\$43,000,000				\$296,683

OLD Value		Approx		EST TAXES PAYABLE-2019
\$423,384	29%	0.095280	Commercial/Vacant Land	\$11,699

Increment difference	Annual	\$284,985
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Mill levy subject to change, values based on preliminary figures, median \$/SF sales rates from 2017 Appraisal Data

Jennifer Pawleshyn
Senior Appraiser, Larimer County Assessors' Office

DDA Commitment Worksheet

Tax Increment Investment

Supportable Tax Increment

Project Address & Name: 223 Willow - CA Ventures

Parcel # TBD by LarCo Assessor - Waiting for replat approval

Date: September 19, 2018

Tax Year When Project Complete: July 1, 2020

III. Residential		
Gross Tax Increment		
	Annual Property Tax Liability at Construction Completion	296,683
	Less: Current Annual Property Tax Liability	(11,699)
	Gross Annual Tax Increment	284,984
	Gross Tax Increment Generated (10.5 Years)	2,992,332
Net Tax Increment		
	Gross Annual Tax Increment	284,984
	Less: DDA 5 Mills	(15,480)
	Net Annual Tax Increment	269,504
	Net Tax Increment Generated (10.5 Years)	2,829,792
Supportable Tax Increment		
	City of Fort Collins and GID No. 1 (100%)	277,235
	County, PVH, Library, Pest, Water Conservation (50%)	401,845
	PSD (50%)	744,660
	DDA Tax Increment Share back Generated (10.5 years)	1,423,739
	No Finance Charge: Multi-year Reimbursement	-
	Residential DDA Supportable Tax Increment Generated (10.5 years)	1,423,739

Downtown Development Authority Estimate

Will Street Residences (223 Willow)

Building Facades	North Elevation (Willow Street)
Management, Supervision of Façade Construction	\$ 41,158
Hoisting, Lifts for Façade Materials	\$ 3,338
Clean Up Directly Attributable to Façade Activities	\$ 10,548
Brick Veneer	\$ 111,280
Ground Face CMU	\$ 6,239
Steel Lintels - Exterior Windows & Doors in Masonry	\$ 12,960
Steel Lintels - Exterior Louvers in Masonry	\$ 560
Steel Decorative Headers	\$ 12,760
Steel Decks / Railing	\$ 172,258
Steel Entry Feature	\$ 11,600
Exterior Framing and Sheathing - Wood	\$ 189,635
Fiber-Cement Rainscreen Panel Siding	\$ 49,896
Continuous Insulation - Exterior Metal Studs @Level 1	\$ 7,911
Insulation	\$ 21,254
Metal Wall Panels	\$ 87,239
Sheet Metal Parapet Cap, Flashings	\$ 7,395
Joint Sealants, Caulking of Façade Materials	\$ 3,691
Aluminum Storefronts, Storefront Doors	\$ 32,305
Vinyl Windows	\$ 47,600
Vinyl Patio Doors	\$ 44,800
Final Cleaning of Vinyl Window & Patio Doors	\$ 4,488
Knox Box	\$ 450
Exterior Framing and Sheathing - Steel (1st Floor)	\$ 21,028
Water Repellent Coating at Masonry	\$ 16,692
Paint Steel Decks / Railing	\$ 8,010
Paint Steel Entry Feature	\$ 3,012
Paint Decorative Steel	\$ 3,712
Paint Cementitious Siding	\$ 15,876
Building Address Signs	\$ 2,340
Wall Mounted Lights	\$ 1,902
	\$ 951,936

Downtown Development Authority Estimate

Will Street Residences (223 Willow)

Public Improvements	North Site (Willow Street)
Management, Supervision of Site Activities	\$ 23,519
Clean Up Directly Attributable to Site Activities	\$ 6,028
Sidewalk Chase Allowance	\$ 13,140
Sidewalk Joint Sealants, Caulking	\$ 2,109
Site Clearing, Selective Demolition for Public Improvements	\$ 14,244
Rough Grading for Hardscapes, Public Improvements	\$ 13,350
Fine Grading for Landscape, Public Improvements	\$ 4,350
Asphalt Patching	\$ 12,133
Pavement Markings, Traffic Control Signs	\$ 1,875
Curb and Gutter	\$ 16,835
Sidewalks	\$ 22,913
Trees on Willow St.	\$ 14,700
Willow Street Planters	\$ 20,350
Type III Barricade	\$ 1,575
Site Utilities: Asphalt removal in Willow St.	\$ 7,500
Site Utilities: Flow fill for new utilities & asphalt edge	\$ 22,500
Site Utilities: Asphalt patches for new water services, new storm line & asphalt edge	\$ 16,800
Site Utilities: Pot hole utility crossings in Willow St.	\$ 6,250
Site Utilities: Water Line	\$ 39,814
Site Utilities: Fire Line	\$ 8,100
Site Utilities: Sanitary	\$ 6,300
Site Utilities: Storm	\$ 21,599

\$ 295,983

Building Façade Total: \$ 951,936
 Public Improvements Total: \$ 295,983

PROJECT TOTAL: \$ 1,247,919

**DDA Commitment Worksheet
Tax Increment Investment**

Summary

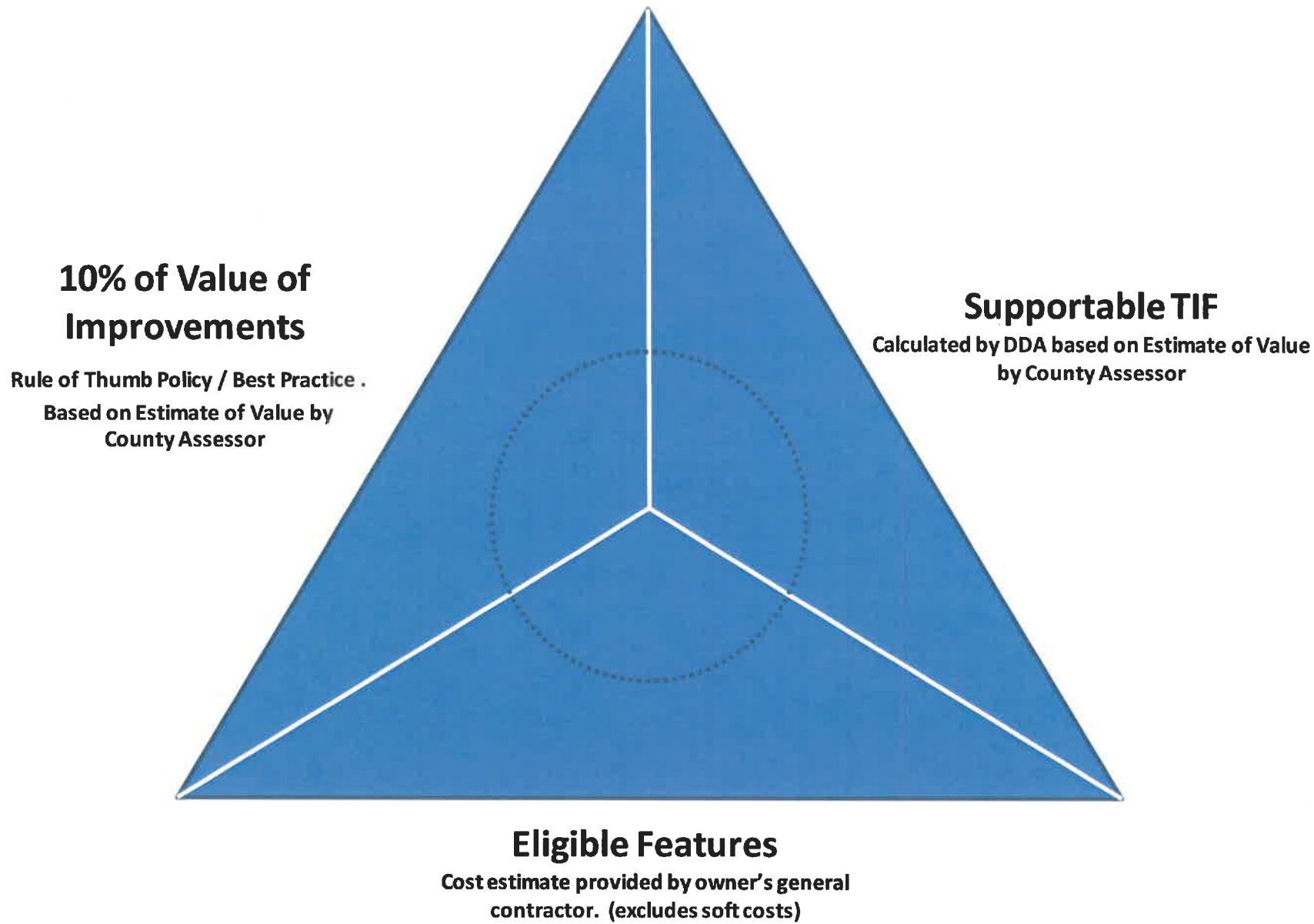
Project Address & Name: 223 Willow - CA Ventures

Parcel # TBD by LarCo Assessor - Waiting for replat approval

Date: September 19, 2018

Tax Year When Project Complete: July 1, 2020

Funding Criteria	I. 10% Total Value of Improvements			
	<i>from Larimer County Estimate of Value</i>		Total Value of Proposed Improvements	43,000,000
			Ten Percent (10%)	4,300,000
	II. Eligible Features			
	<i>from Eligible Features worksheet</i>		Two Building Façades-Willow Street	951,936
			Public Improvements	295,983
			Total Eligible Features	1,247,919
	III. Projected Tax Increment			
	<i>from Supportable Tax Increment worksheet</i>		<u>Supportable Tax Increment</u>	
			<i>Board Policy 25% of Residential</i>	1,423,739
		DDA Supportable Tax Increment Generated (10.5 years)	355,935	
Staff Recommendation				
DDA Supportable Tax Increment Generated (10.5 years)				355,935
Analysis				
<u>Supportable Tax Increment Total</u> <i>(see graph)</i>		<u>Net Tax Increment Total</u> <i>(see graph)</i>		
Total Supportable Tax Increment	1,423,739	Total Net Tax Increment	2,829,792	
Staff Recommended Funding Level	355,935	Staff Recommended Funding Level	355,935	
	25%		12%	
Tax Increment Available for Other DDA Projects	1,067,804	Tax Increment Available for Other DDA Projects	1,067,804	
	75%		38%	
		Tax Increment Shared with Other Taxing Entities	1,406,053	
			50%	
% of Eligible Features to:		% of Staff Recommended Funding Level to:		
Total Value of Improvements	3%	Total Value of Improvements	1%	
Gross Tax Increment	42%	Gross Tax Increment	12%	
Net Tax Increment	44%	Net Tax Increment	13%	
Supportable Tax Increment	88%	Supportable Tax Increment	25%	



Downtown Development Authority
Annual Payment Schedule
Façade Improvements
 223 Willow - CA Ventures

Tax Year	Budget Year	Month	Amount
2020	2021	November	34,300.00 <i>*(less legal fees)</i>
2021	2022	November	64,330.00
2022	2023	November	64,330.00
2023	2024	November	64,330.00
2024	2025	November	64,330.00
2025	2026	November	<u>64,315.00</u>
			355,935.00

*First year payment may be adjusted based on project completion date and actual taxes paid

Annual payment amount will not exceed the amount stated each budget year. If actual collection of tax increment is less than the projected budget year amount the payment schedule will be adjusted to reflect the shortfall.

\$296,683 Minimum property tax needed in any tax year to avoid shortfall

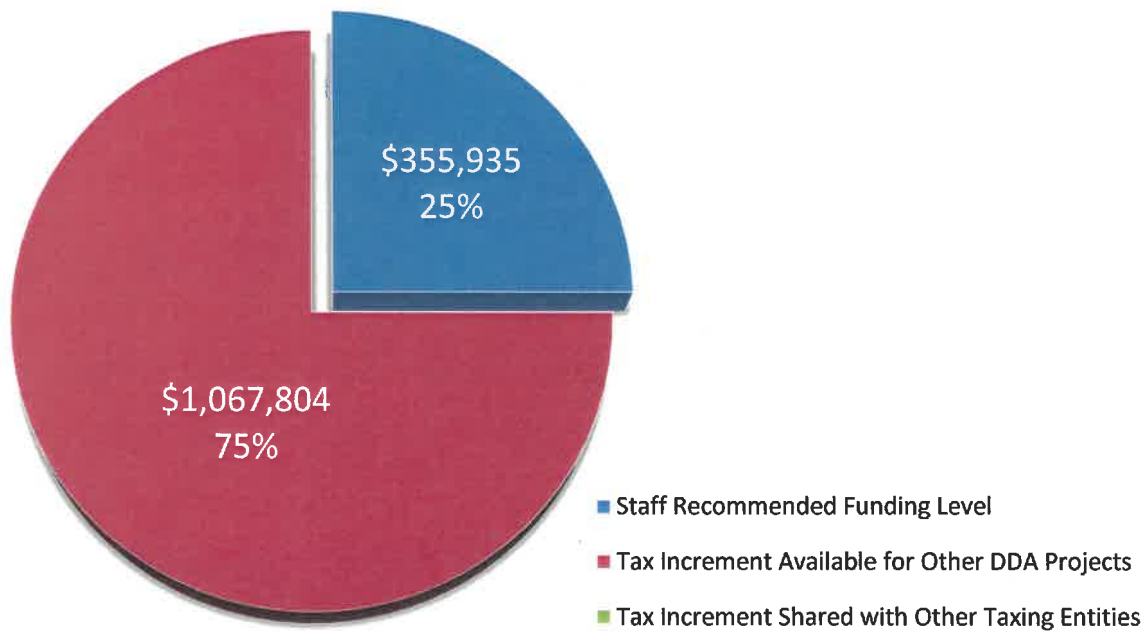
All financial obligations of the City or the DDA that are payable after the current fiscal year are contingent upon funds for that purpose being annually appropriated, budgeted and otherwise made available by the City Council of the City, in its discretion, and/or the Board of Directors of the DDA, in its discretion, as applicable.

Façade & Public Improvements

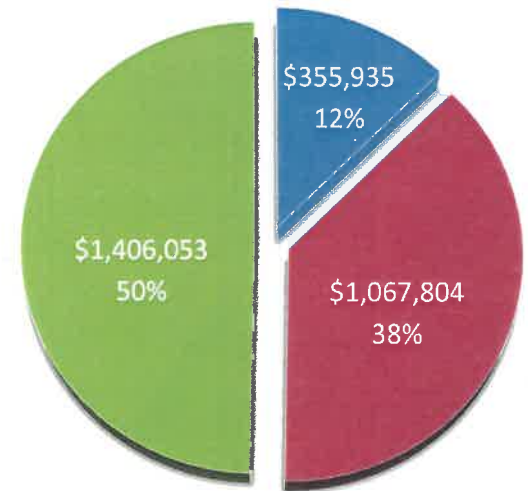
223 Willow

CA Ventures

Supportable Tax Increment Distribution



Net Tax Distribution





WILLOW STREET RESIDENCES

DDA PRESENTATION
10.11.18

EXTERIOR MATERIALS LEGEND

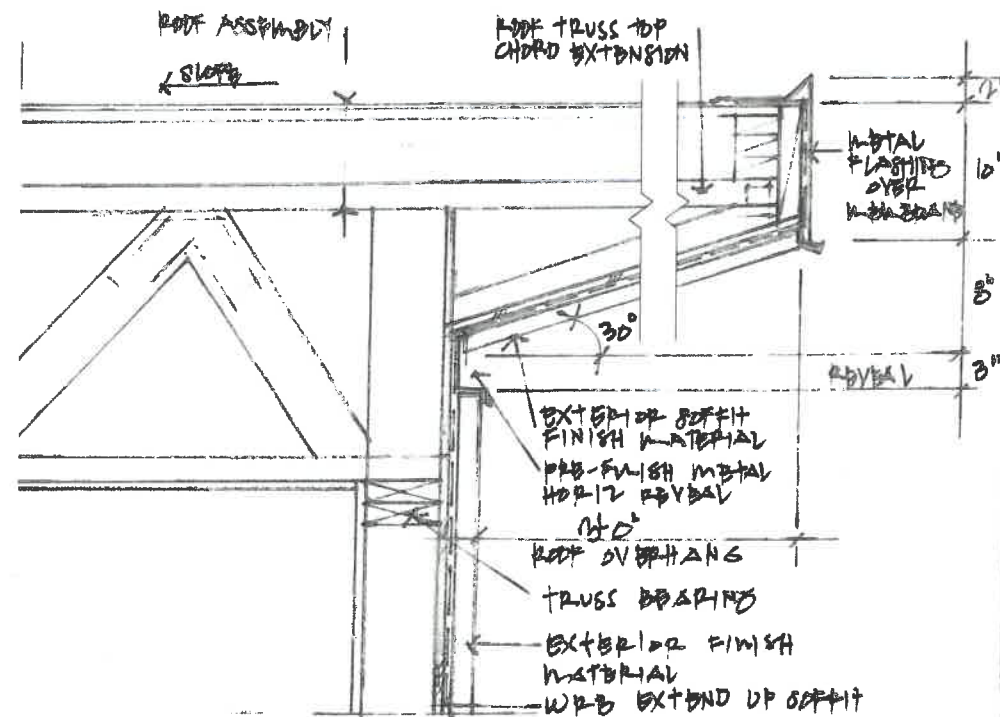
1. BRICK-RUNNING BOND, COLOR: DARK SIZE: 4" X 8" NOMINAL	11. GROUND FACE CMU, COLOR: DARK GREY	A. STEEL CHANNEL	J. ENTRY FEATURE - STEEL FRAME STRUCTURE WITH STAINED WOOD PLANKS	Q. METAL FLASHING PARAPET CAP W/ ± 6" PROJECTION, COLOR: DARK GREY
2. BRICK-RUNNING BOND, COLOR: RED SIZE: 4" X 8" NOMINAL	12. CEMENT LAP SIDING, COLOR: RED PLANK EXPOSURE: ± 8"	B. BRICK ROWLOCK SLOPED SILL	K. 3 COURSES BRICK, RECESSED 1/2"	R. MECHANICAL LOUVERS FOR PTAC UNITS, COLOR: PAINTED TO MATCH ADJ. MATERIAL
3. CORRUGATED METAL, COLOR: MEDIUM GREY	13. CORRUGATED METAL, COLOR: DARK GREY	C. ALUMINUM HUNG BALCONY WITH PICKET RAILING SYSTEM, COLOR: DARK GREY	L. LATTICE FLEMISH BOND BRICK	S. CONCRETE W/ SMOOTH EVEN FINISH
4. CEMENT PANEL-RAINSCREEN, COLOR: LIGHT GREY SIZE: 2' X 8' PANELS W/ 3/8" GAP BETWEEN PANELS, TYP.	14. CEMENT PANEL-RAINSCREEN, COLOR: DARK GREY SIZE: 2' X 8' PANELS W/ 3/8" GAP BETWEEN PANELS, TYP.	D. ALUMINUM JULIET BALCONY WITH PICKET RAILING SYSTEM, COLOR: DARK GREY	M. RECESSED BALCONY WITH ALUMINUM PICKET RAILING SYSTEM	T. PLANTERS, RE: LANDSCAPE
5. CEMENT PANEL-RAINSCREEN, COLOR: MEDIUM GREY SIZE: 2' X 8' PANELS W/ 3/8" GAP BETWEEN PANELS, TYP.	15. CEMENT LAP SIDING, COLOR: DARK GREY PLANK EXPOSURE: ± 8"	E. PORCH WITH PICKET RAILING SYSTEM	N. STEEL CHANNEL	U. EXISTING FENCE TO REMAIN
6. CEMENT LAP SIDING, COLOR: LIGHT GREY PLANK EXPOSURE: ± 8", TYP.		F. TRASH / RECYCLING ROOM	O. METAL CORNICE WITH ± 3' PROJECTION, COLOR: DARK GREY	V. FLASHING TRANSITION BETWEEN MATERIALS, COLOR: DARK GREY
7. CEMENT LAP SIDING, COLOR: MEDIUM GREY PLANK EXPOSURE: ± 8", TYP.		G. LINTEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL RECESSED ± 1 1/4"	P. TYPICAL METAL FLASHING PARAPET CAP, COLOR: DARK GREY	
8. VINYL WINDOWS, COLOR: DARK GREY / BRONZE RECESSED 2" MIN		H. INFILL PANEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL RECESSED ± 2"		
9. STOREFRONT WINDOWS, COLOR: DARK GREY / BRONZE				
10. PAINTED CMU, COLOR: GREY				



ENLARGED WALL SECTION, ELEVATION & DETAILS

EXTERIOR MATERIALS LEGEND

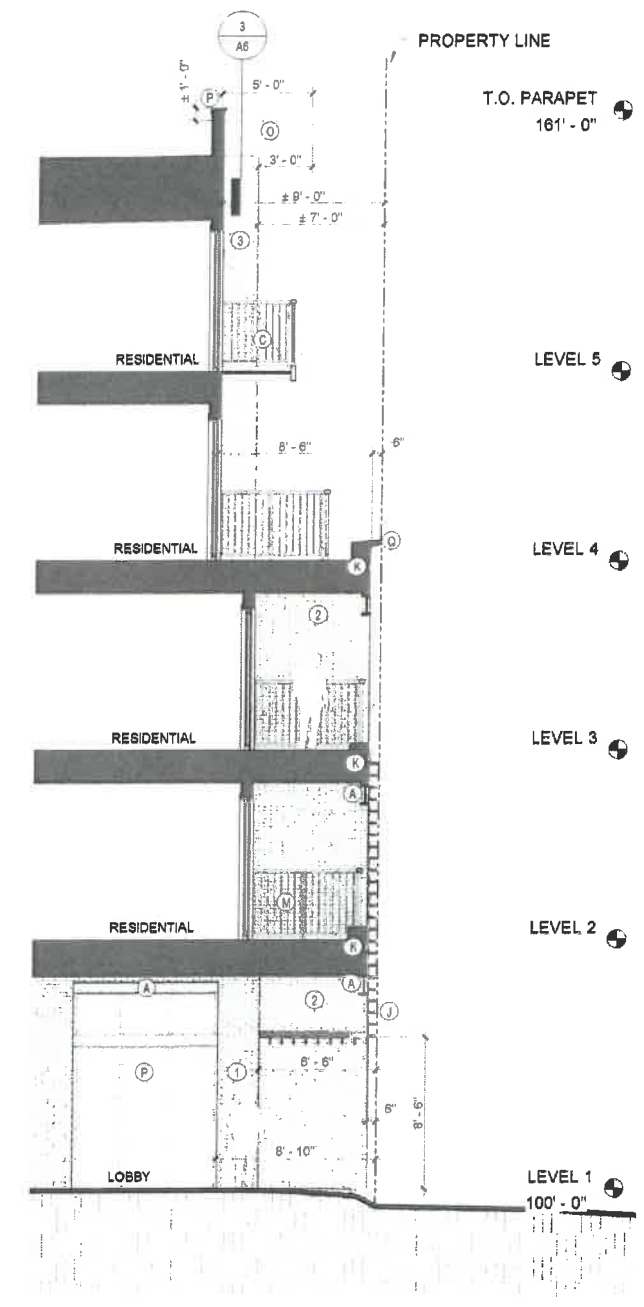
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2. BRICK-RUNNING BOND, COLOR: RED SIZE 4" X 8" NOMINAL	12. CEMENT LAP SIDING, COLOR: RED PLANK EXPOSURE ± 6"	B. BRICK ROWLOCK SLOPED BILL	K. 3 COURSES BRICK, RECESSED 1/2"	R. MECHANICAL LOUVERS FOR PTAC UNITS, COLOR: PAINTED TO MATCH ADJ. MATERIAL
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5. CEMENT PANEL-RAINSCREEN, COLOR: MEDIUM GREY SIZE 2' X 8' PANELS W/ 3/8" GAP BETWEEN PANELS, TYP.	15. CEMENT LAP SIDING, COLOR: DARK GREY PLANK EXPOSURE ± 6"	E. PORCH WITH PICKET RAILING SYSTEM	N. STEEL CHANNEL	U. EXISTING FENCE TO REMAIN
6. CEMENT LAP SIDING, COLOR: LIGHT GREY PLANK EXPOSURE ± 6", TYP.		F. TRASH / RECYCLING ROOM	O. METAL CORNICE WITH ± 3" PROJECTION, COLOR: DARK GREY	V. FLASHING TRANSITION BETWEEN MATERIALS, COLOR: DARK GREY
7. CEMENT LAP SIDING, COLOR: MEDIUM GREY PLANK EXPOSURE ± 6", TYP.		G. LINTEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL RECESSED ± 1/4"	P. TYPICAL METAL FLASHING PARAPET CAP, COLOR: DARK GREY	
8. VINYL WINDOWS, COLOR: DARK GREY / BRONZE RECESSED 2" MIN		H. INFILL PANEL DARK GREY MATERIAL TO MATCH ADJACENT MATERIAL RECESSED ± 2"		
9. STOREFRONT WINDOWS, COLOR: DARK GREY / BRONZE				
10. PAINTED CMU, COLOR: GREY				



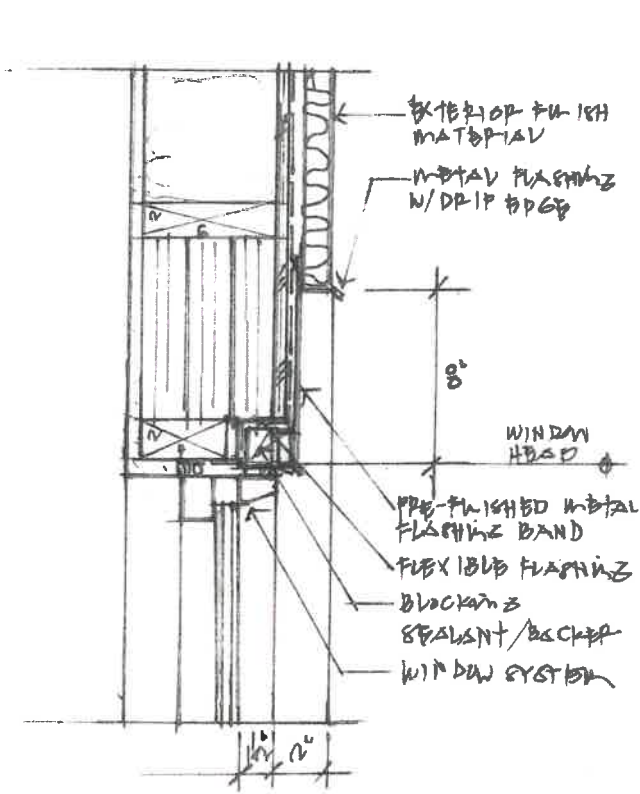
3 ROOF OVERHANG EAVE DETAIL
3/4" = 1'-0"



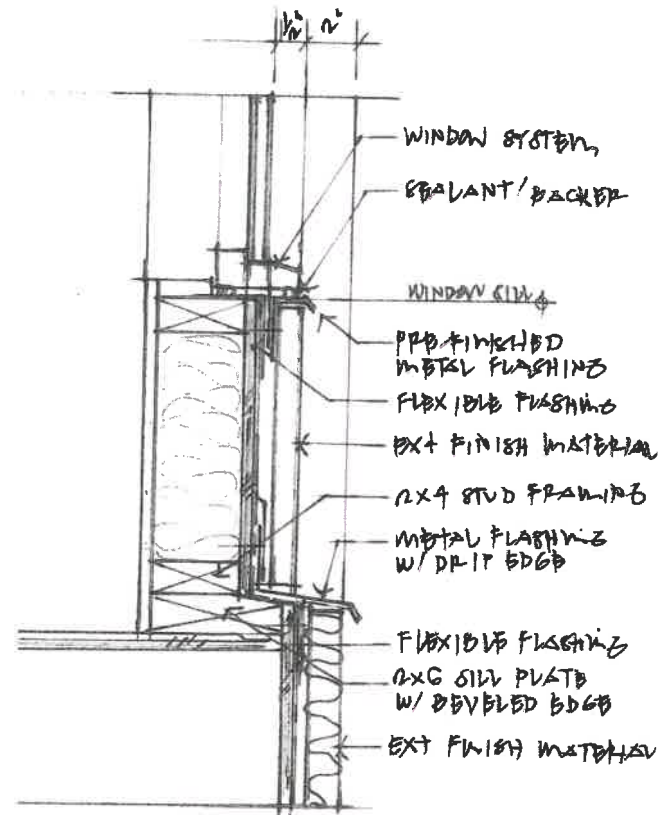
2 ENLARGED PERSPECTIVE ELEVATION - FRONT
NTS



1 ENLARGED WALL SECTION AT ENTRY
3/32" = 1'-0"



8 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



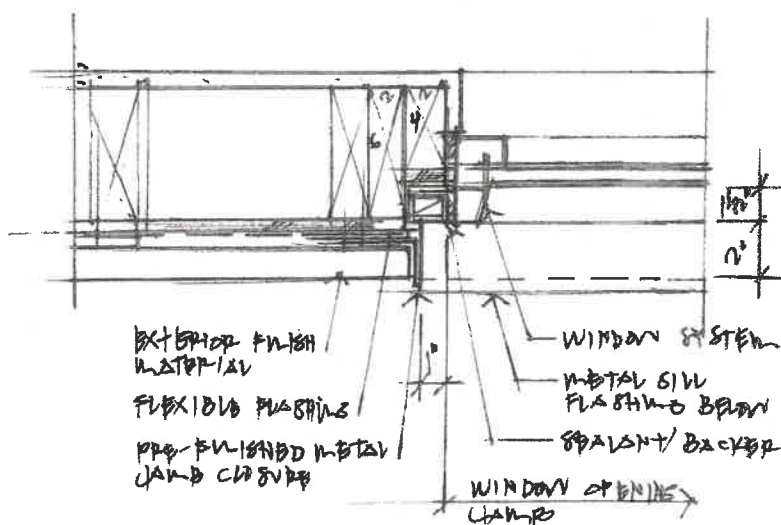
7 WINDOW SILL DETAIL
1 1/2" = 1'-0"



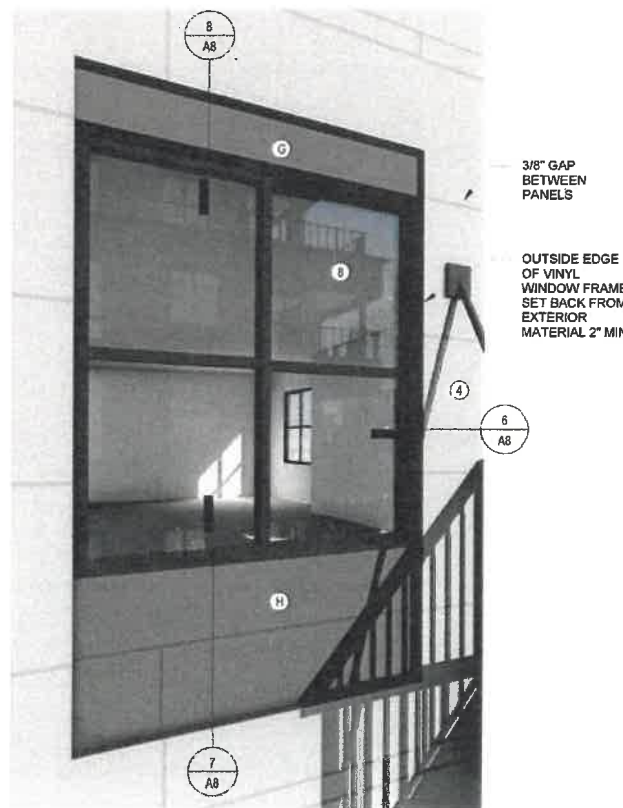
5 VINYL WINDOW PERSPECTIVE
BRICK - 2ND & 3RD FLOOR
NTS



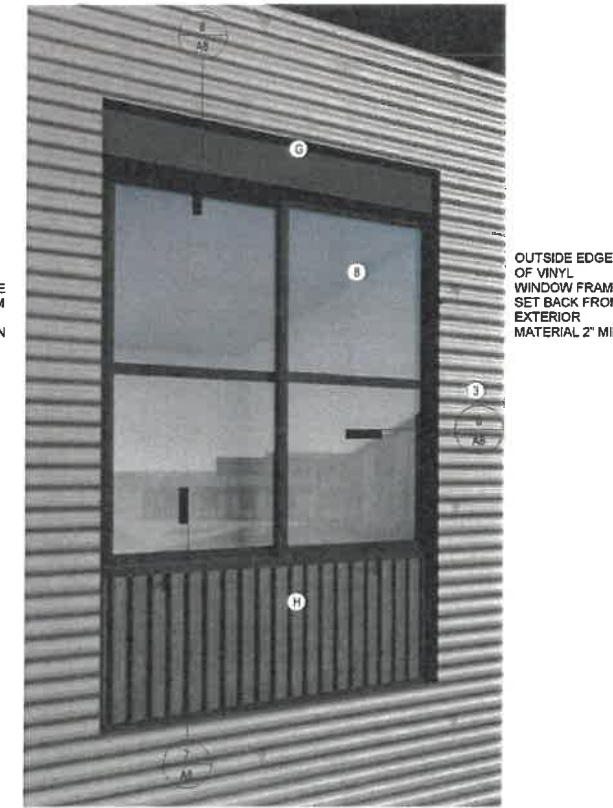
4 STOREFRONT PERSPECTIVE
BRICK - 1ST FLOOR
NTS



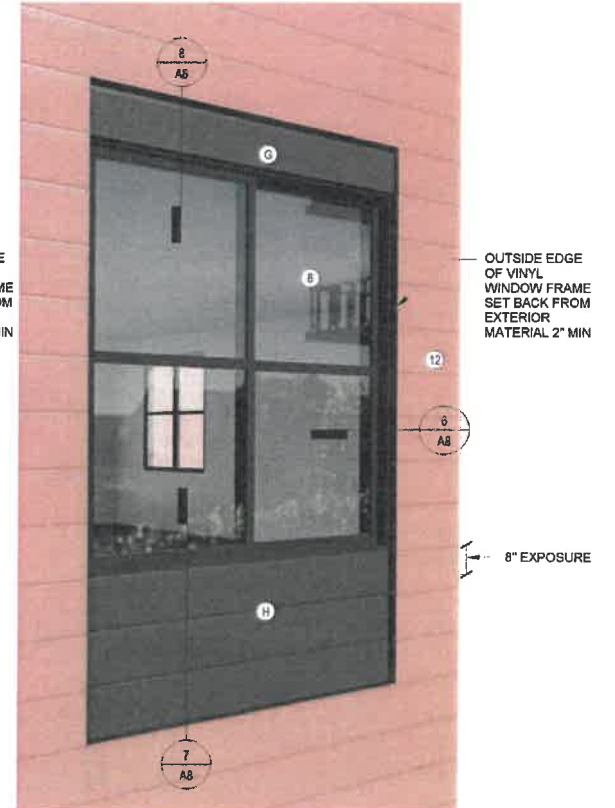
6 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



3 VINYL WINDOW PERSPECTIVE
CEMENT PANEL
NTS



2 VINYL WINDOW PERSPECTIVE
CORRUGATED METAL
NTS



1 VINYL WINDOW PERSPECTIVE
CEMENT LAP SIDING
NTS

PREVIOUS DESIGN - 04.30.2018



CURRENT DESIGN - 09.20.2018



PREVIOUS DESIGN - 04.30-2018



CURRENT DESIGN - 09.20.2018





PREVIOUS DESIGN - 04.30.2018



CURRENT DESIGN - 09.20.2018



PREVIOUS DESIGN - 04.30.2018

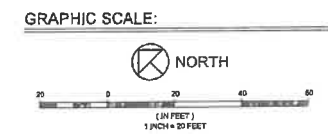
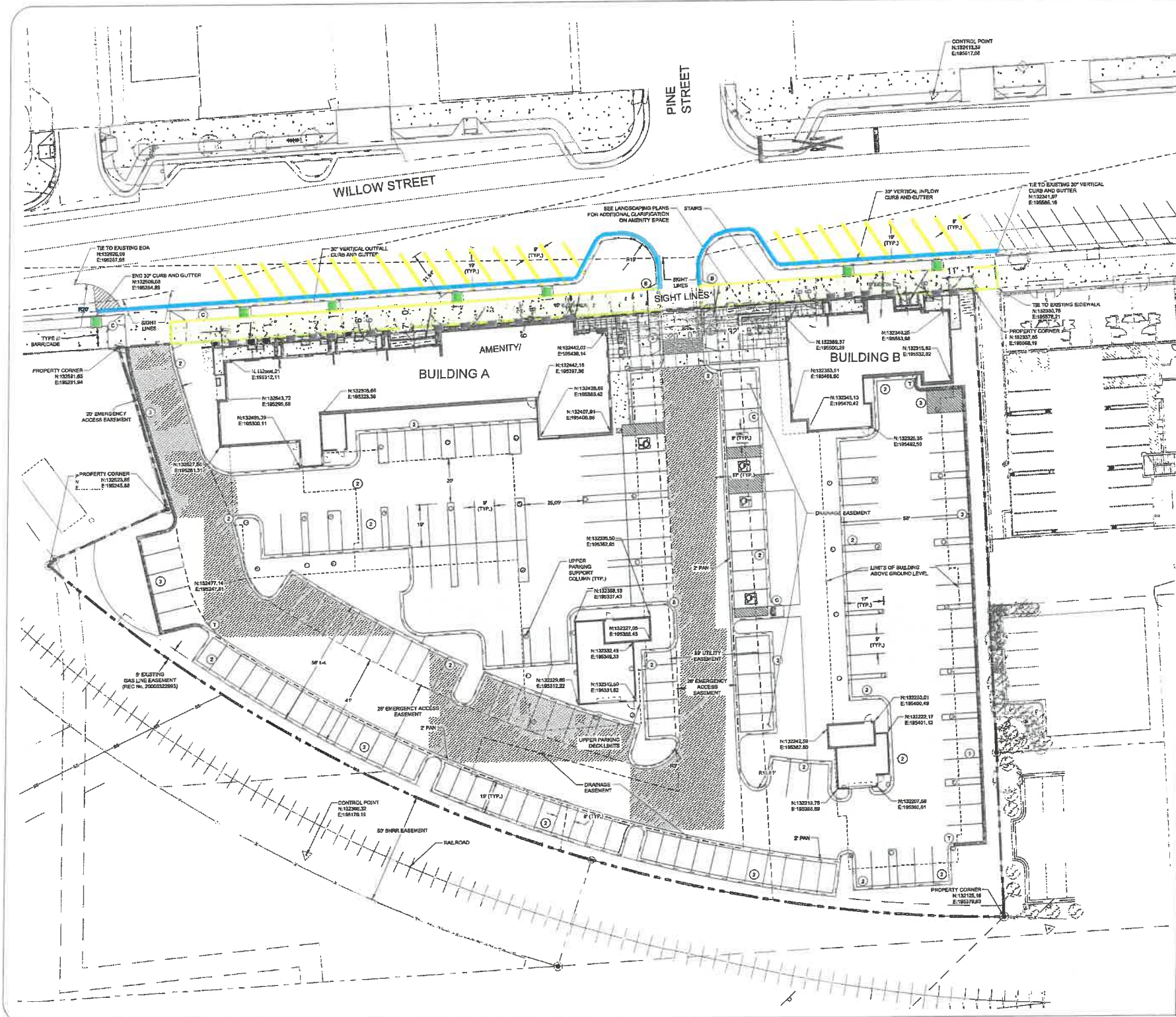


CURRENT DESIGN - 09.20.2018



Legend

- **
- Curb & Gutter 455 ft
- New Tree 7 no
- Pavement Striping 542 ft
- ROW Sidewalk 3,525 ft²
- NEW PLANTER 23no
4'x2.5'x2.5' Dark Gray Raised Planter, typ.



LEGEND:

CURB AND GUTTER	
EXISTING CURB AND GUTTER	
INFLOW CURB AND GUTTER	
TRANSITION BETWEEN INFLOW AND OUTFALL	
CORNER LOCATION ACCESS RAMP	
DIRECTIONAL ACCESS RAMP (FLARE OPTION)	
STANDARD ACCESS RAMP	
30" VERTICAL CURB AND GUTTER	
18" OUTFALL CURB AND GUTTER	
18" INFLOW CURB AND GUTTER	
18" ROLL OVER CURB AND GUTTER	
TRANSITION CURB AND GUTTER	
CONCRETE PAVING	
PERMEABLE PAVING	
ASPHALT PAVING - LIGHT DUTY	
ASPHALT PAVING - HEAVY DUTY	
RAILROAD	

- NOTES:
1. CURVES AND LINES ARE MEASURED AT FLOWLINE OR EDGE OF WALK.
 2. PAVEMENT MARKINGS SHALL BE PER CITY STANDARDS AND PROJECT SPECIFICATIONS MANUAL.
 3. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
 4. SEE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND PAVEMENT RECOMMENDATIONS.
 5. REFER TO SITE AND LANDSCAPE PLANS FOR DECORATIVE PAVING, SIGNING, ETC.
 6. PRIVATE CONCRETE DRIVE AISLE/PARKING STALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO.
 7. BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINT. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND STRUCTURAL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO STAKING.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know where you dig.
Call before you dig.
Call & receive info on where you dig. Call or dial 811 for the location of underground utility lines.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	City Engineer	Date
CHECKED BY:	Kelly A. Sauer (City Engineer)	Date
CHECKED BY:	Sharon L. Hill (City Engineer)	Date
CHECKED BY:	Patricia L. Lawrence (City Engineer)	Date
CHECKED BY:	Paula A. Lawrence (City Engineer)	Date
CHECKED BY:	Gregory A. Lawrence (City Engineer)	Date

REVIEW SET
 NOT FOR CONSTRUCTION
 07/17/2018

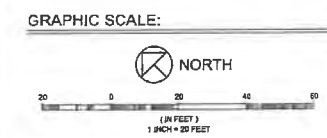
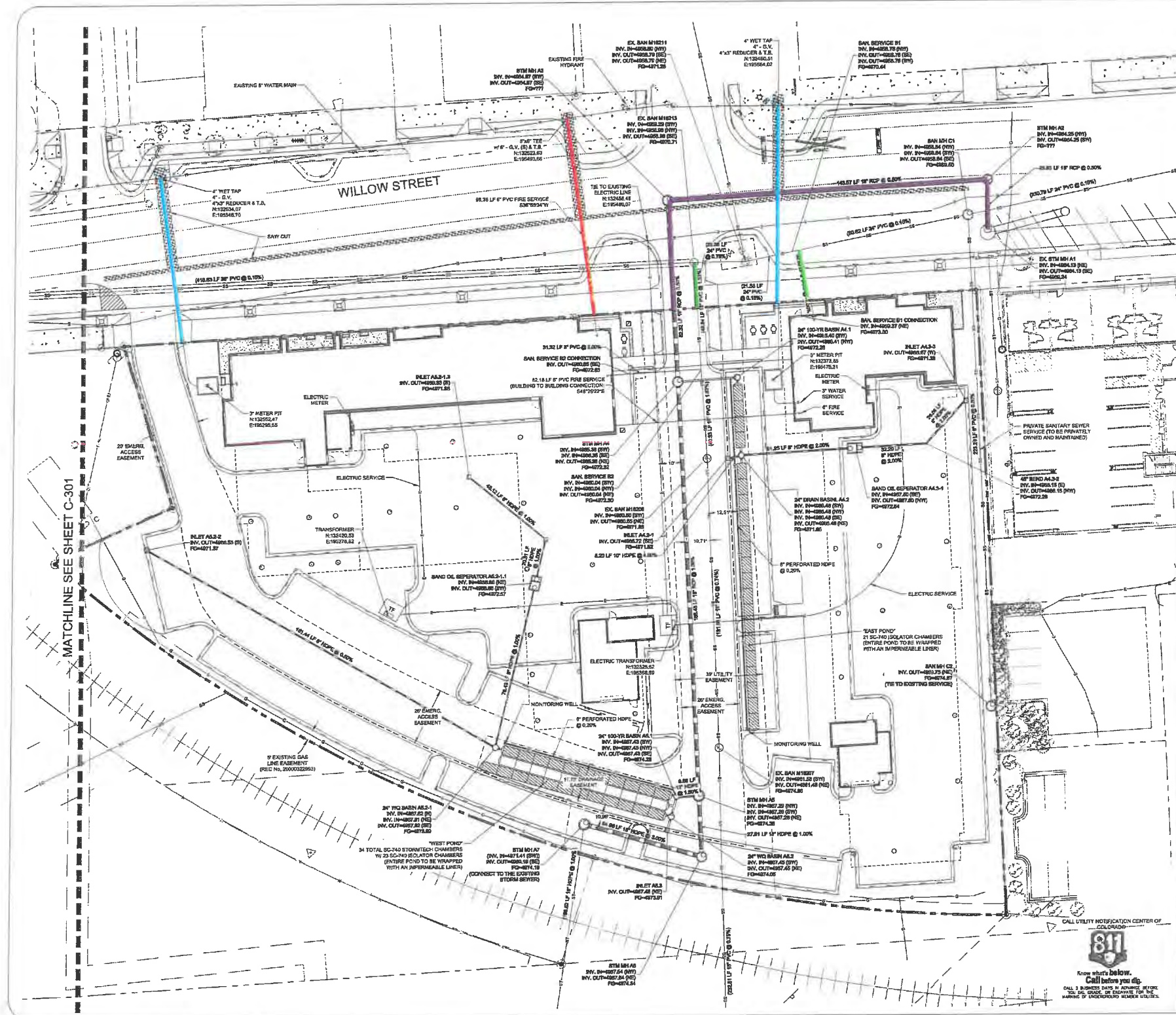
NORTHERN
 ENGINEERING
 NE

WILLOW STREET RESIDENCES
 HORIZONTAL CONTROL PLAN

Sheet
C-200
 04 of 08

Legend

- Fire Service Line 90 ft
- Sanitary Line - 15" 21 ft
- Sanitary Line - 8" 22 ft
- Storm Line - 18" 215 ft
- Water Line - 4" 164 ft



- LEGEND:
- PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - PROPOSED EASEMENT LINE
 - EXISTING EXISTING A.D.V.
 - EXISTING BURIED ELECTRIC
 - EXISTING BURIED GAS
 - EXISTING WATER LINE
 - PROPOSED WATER SERVICE LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SERVICE LINE
 - PROPOSED FIRE SERVICE LINE
 - PROPOSED PERFORATED STORM
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED GAS LINE
 - PROPOSED ELECTRIC LINE
 - EXISTING SANITARY MH
 - EXISTING GAS METER
 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC VAULT
 - EXISTING TELEPHONE PEDestal
 - EXISTING FIRE HYDRANT
 - EXISTING TRAFFIC VAULT
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED GAS METER
 - PROPOSED ELECTRIC METER
 - PROPOSED INLET
 - WATER METER
 - ELECTRIC TRANSFORMER

- GENERAL NOTES:
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SUSTAINANCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PER THE CITY OF FORT COLLINS CONSTRUCTION STANDARDS LATEST EDITION.
 3. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS AND ARE SUBJECT TO CHANGE IN THE FIELD.
 4. ALL WATER FITTINGS, VALVES, AND OTHER UTILITY APPLIANCES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 5. ALL EXISTING WATER SERVICES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL SEWER SERVICES TO THE UNBUILT SHALL BE ABANDONED AT THE MAIN AND COORDINATED WITH FORT COLLINS UTILITIES (970-221-4700).
 6. ALL EXISTING SANITARY SEWER SERVICES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL SEWER SERVICES TO THE UNBUILT SHALL BE ABANDONED AT THE MAIN AND COORDINATED WITH FORT COLLINS UTILITIES (970-221-4700).
 7. PRIOR TO GRABBING MATERIAL AND MOBILING, CONTRACTOR SHALL FIELD LOCATE AND VERIFY ELEVATIONS OF ALL CONCRETE AND ASPHALT TRENCHES, EXISTING SEWER MAINS, WATER MAINS, AND ALL OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THESE PLANS. SPECIAL ATTENTION SHALL BE PAID TO ALL PROPOSED UTILITY CROSSINGS. IT IS RECOMMENDED THAT THE CONTRACTOR POINTE DRAIN CROSSINGS PRIOR TO ORDERING MATERIAL. REFER TO GENERAL NOTE #4 ON SHEET C-301 FOR CONDUIT SIZES AND/OR A DESIGN HOOD/POLE FOR USE.
 8. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL THE REPAIRS AND REPLACEMENTS OF ANY DAMAGED CURBS AND GUTTER. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
 10. ALL STORM SEWER CONVEYING STORMWATER TO MANHOLE A AND AS, AS WELL AS ALL STORMTRENCH CHAMBERS SHALL BE PRIVATELY OWNED AND MAINTAINED.

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED: _____ Date: _____

CHECKED BY: Water & Wastewater Utility Date: _____

CHECKED BY: Stormwater Utility Date: _____

CHECKED BY: Public Works Date: _____

CHECKED BY: Traffic Engineering Date: _____

CHECKED BY: Environmental Planning Date: _____

REVIEW SET
 NOT FOR CONSTRUCTION
 07/17/2009

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WILLOW STREET RESIDENCES
 UTILITY PLAN

Sheet
C-300
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