



City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 16-25 Issuance Date: 8/30/16

Project Name: Brookfield Second Replat, Phase 1

Project Location: South of Harmony Road and West of Strauss Cabin Road, More specifically NE of Brookfield Drive and Precision Drive

Permittee: Jon Mosier or Jason Sherrill, Landmark Homes, 970-460-0567

City and developer contacts: See attached Exhibit 'A' for names and phone numbers of all contact persons for this project.

Table with 3 columns: Fees, Description, Amount. Rows include Permit Application Fee, Construction Inspection Fee, Street Cut Fee, and Total amount due.

Development Bond or other approved security:

Amount of security deposited with the City to guarantee the completion of all public improvements to be constructed as shown on the approved plans for the development.

Phase 1 \$ 358,649.27

Form of security deposited with the City: Bond No. PB00408200028

PERFORMANCE REQUIREMENTS OF THIS PERMIT :

- 1. The Permittee shall be responsible to require their Project Engineer to incorporate into all design drawings and specifications the certification of all materials testing by an Engineer.
2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.

3. Construction time restrictions: N/A

4. The applicant understands that additional permits may be required for this development project and the applicant shall secure those permits directly from the issuing departments.

5. This permit, along with a complete set of all approved plans and documents for this project (utility plans, site plan, landscape plan, development agreement, soils report, pavement design, traffic study, drainage report, plat easements and any other official documents), shall be kept on the development site available for use by City staff doing inspections.

6. Permit Expiration (in accordance with Section 29-12 of the Transitional Land Use Regulations or Section 2.6.3(K) of the Land Use Code, whichever is applicable):

a. If construction has not begun within sixty (60) days from the date of issuance of this permit, this permit shall expire and the applicant will **forfeit the permit fee** paid for this permit, whereupon the applicant must re-apply for a new permit.

b. In addition, this permit shall expire one year from the date of issuance. The applicant may apply for an extension by reapplication at least two weeks prior to the expiration date. Such application shall contain information sufficient to justify the granting of the extension. An extension may be granted for up to six months.

7. Building permits and certificates of occupancy will only be issued when all conditions contained in the Development Agreement and Sections 3.3.2(C) and (D) of the Land Use Code or Sections 29-678 and 29-679 of the Transitional Land Use Regulations, whichever is applicable, are met. If the Development Agreement does not specify times for completion of public improvements, or if there is no Development Agreement, then the improvement requirements specified in Section 24-95 of the City Code shall apply, which provides that construction of all improvements shall be required prior to the time of issuance of the first building permit .

8. Acceptance by the City of the public improvements shall be after (1) final inspection has been conducted by the City ; (2) punch list items from the final inspection are completed and accepted by the City; (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans; and (4) the 'as-constructed' plans have been received and accepted by the City.

9. The warranty on street improvements is for five (5) years from the date of acceptance by the City of the completed improvements, in accordance with Sections 29-13 and 29-14 of the Transitional Land Use Regulations and/or Sections 2.2.3(C)(3)(g), 3.3.1(C)(2), and 3.3.2(C) of the Land Use Code, as applicable.

10. The City Erosion Control Inspector must be notified at least twenty four (24) hours prior to any planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to

construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

11. No work (including grading) shall be started in State Highway right-of-way until a permit is issued by the Colorado Department of Transportation to allow such work to begin.

12. Other conditions: _____.

Permittee's acknowledgment signature:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work. I also acknowledge that I have read this permit document with all its requirements and conditions, and I agree to all of the terms and conditions so stated in this permit.

Applicant/Project Manager's Signature:  Date: 8-3-16

Approval for issuance:

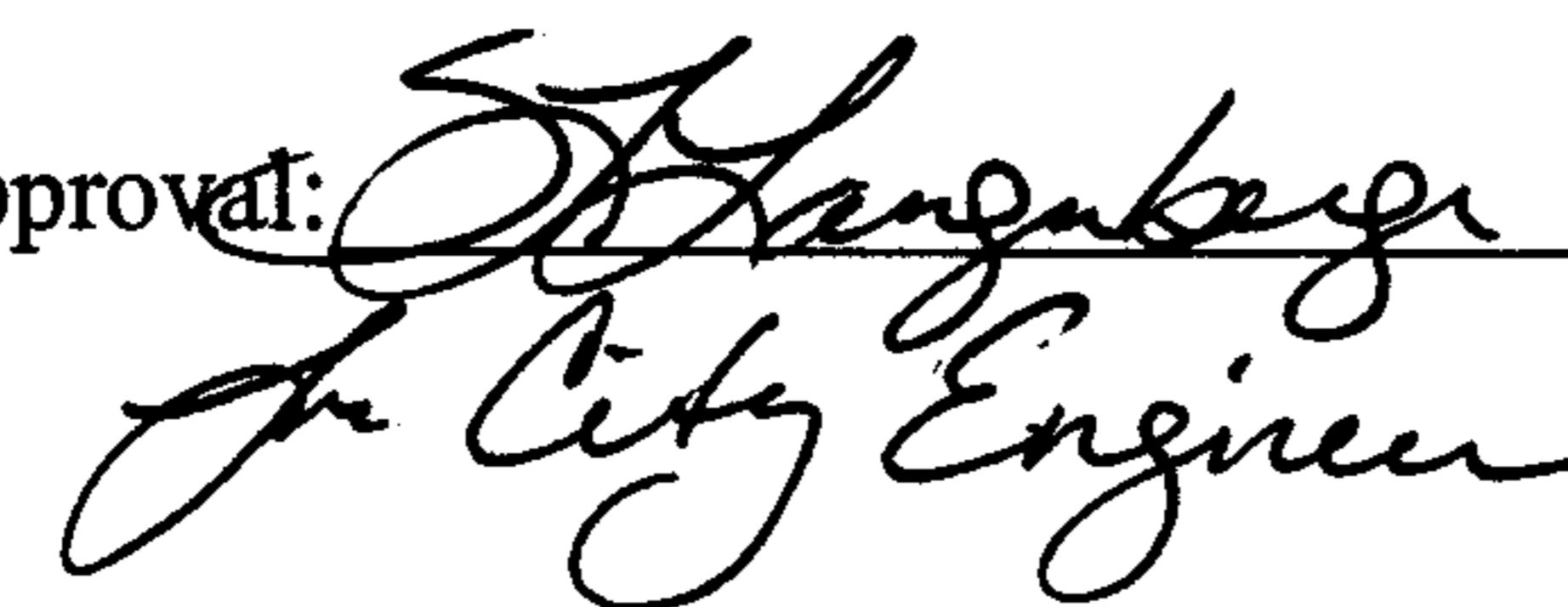
City Engineer Approval:  Date: 8/30/16
(Permit Issuance Date)

EXHIBIT 'A'
DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Brookfield Second Replat Phase 1

Project A.K.A.:

Name, address and numbers

City Staff Contact Persons:

Development Engineer:

Sheri Langenberger
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6573

Construction Inspector:

Wayne Lenard
281 N. College Avenue, Fort Collins, Co 80524
(970) 221-6605
Cell (970) 222-6812

Current Planner:

Rebecca Everette
281 N. College Avenue, Fort Collins, Co 80524
(970) 416-2625

Water Utilities Engineer:

Shane Boyle
700 Wood Street, Fort Collins, Co 80521
(970) 221-6339

Wastewater Engineer:

Terry Farrill
4700 S. College Ave, Fort Collins, Co 80525
(970) 226-3104

Erosion Control Inspector:

Jesse Schlam
700 Wood Street, Fort Collins, Co 80521
(970) 218-2932

Natural Resources:

Rebecca Everette
281 N. College Avenue, Fort Collins, Co 80524
(970) 416-2625

Traffic Operations:

Martina Wilkinson
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6887

Street closures:

Syl Mireles
625 Ninth Street, Fort Collins, Co 80524
(970) 221-6815

Forestry:

Tim Buchanan
215 N. Mason St., Fort Collins, Co 80524
(970) 221-6361

Light and Power:

Janet McTague
700 Wood Street, Fort Collins, Co 80521
(970) 224-6154

Developer's Contact Persons:

Project Manager:

Jon Mosier, Landmark Homes
1170 W Ash Street, Suite 100, Windsor, CO 80550
(970) 460-0567
Cell (970) 938-8092
jmosier@mylandmarkhomes.net

Developer/ Owner:

Morningside Village East, Inc.
Jason Sherrill or Jon Mosier
1170 W Ash Street, Suite 100, Windsor, CO 80550
(970) 460-0567
Cell (970) 938-8092
jmosier@mylandmarkhomes.net

Project Engineer:

Ryan Banning, Northern Engineering
301 Howes Street, Suite 100, Fort Collins, Co 80521
(970) 221-4158
ryan@northernengineering.com

Architect/Planner:

Mike Walker, TB
444 Mountain Ave, Berthoud, CO 80513
(970) 532-5891
mike@tbgroup.us

General Contractor:

Justin Marshall, GLH Construction
780 East Garden Drive, Windsor, CO 80550
(970) 674-0440
Fax (970) 674-0443
jtmars@glhconstruction.com

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A		B	C	D	E	F	G	H
1		Brookfield Second						
2		8 1 16						
3	DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE		
7	Storm Sewer							
8	Reinforced Concrete Pipe	L.F.	\$55.00	\$25,410.00	\$0.70	\$323.40		
9	Trench	L.F.	\$0.00	\$0.00	\$0.70	\$0.00		
10	Concrete Structures	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00		
11	Water Quality Outlet Structure	C.Y.	\$0.00	\$0.00	\$3.50	\$0.00		
12	All Inlet Types	EACH	\$2,500.00	\$17,500.00	\$103.00	\$721.00		
13	Manhole	EACH	\$2,200.00	\$8,800.00	\$103.00	\$412.00		
14								
15								
16	Water & Sanitary Sewer							
17	Sanitary Sewer Main	L.F.	\$48.14	\$0.00	\$0.70	\$0.00		
18	Water Main	L.F.	\$25.92	\$20,476.80	\$0.70	\$553.00		
19	Water Main (Fire Line)*	L.F.	\$0.00	\$0.00	\$0.70	\$0.00		
20	Trench	L.F.	\$7.50	\$1,987.50	\$0.70	\$185.50		
21	Water/Sewer Service Line Stub	EACH	\$1,276.52	\$29,359.96	\$70.00	\$1,610.00		
22	Fire Hydrant	EACH	\$5,417.00	\$10,834.00	\$70.00	\$140.00		
23	Manhole	EACH	\$2,200.00	\$0.00	\$103.00	\$0.00		
24	Valves	EACH	\$350.00	\$700.00	\$70.00	\$140.00		
25	Valves (Fire Line)*	EACH	\$0.00	\$0.00	\$70.00	\$0.00		
26	Meter Pit (1)	EACH	\$4,149.00	\$20,745.00	\$35.00	\$175.00		
27	Fitting (Bend, Tee, Cross)	EACH	\$356.53	\$1,782.65	\$35.00	\$175.00		
28	Water / Sewer Main Connection	EACH	\$2,414.66	\$4,829.32	\$35.00	\$70.00		
29								
30	Street System							
31	Grading	L.S.	\$0.00	\$0.00				
32	Pavement (concrete)	S.Y.	\$21.76	\$97,006.08	\$0.45	\$1,974.10		
33	Curb & Gutter	L.F.	\$19.98	\$53,985.96	\$1.00	\$2,722.00		
34	Detached Sidewalk 4.5 and 10	L.F.	\$19.98	\$55,944.00	\$1.00	\$2,820.00		
35	Pedestrian Ramps	L.F.	\$50.00	\$5,400.00	\$1.00	\$128.00		
36	Apron / Drive Approach	S.Y.	\$54.00	\$3,888.00	\$0.45	\$103.00		
37	Crosspan	S.Y.	\$0.00	\$0.00	\$0.45	\$0.00		
38								
39	Excavation Permit							
40	Application	L.S.	\$0.00	\$0.00				
41	Pavement	S.Y.	\$40.00	\$0.00	\$0.45	\$0.00		
42	Potholing	E.A.	\$0.00	\$0.00	\$10.00	\$0.00		
43	Pavement Impact Fees	S.F.						
44		5+						
45		pavement age						
46								
47								
48								
49								
50								
51								
52								
53								

JAC 8/2/16

INSPECTION FEES \$12,252.00
TOTAL FEE \$12,252.00

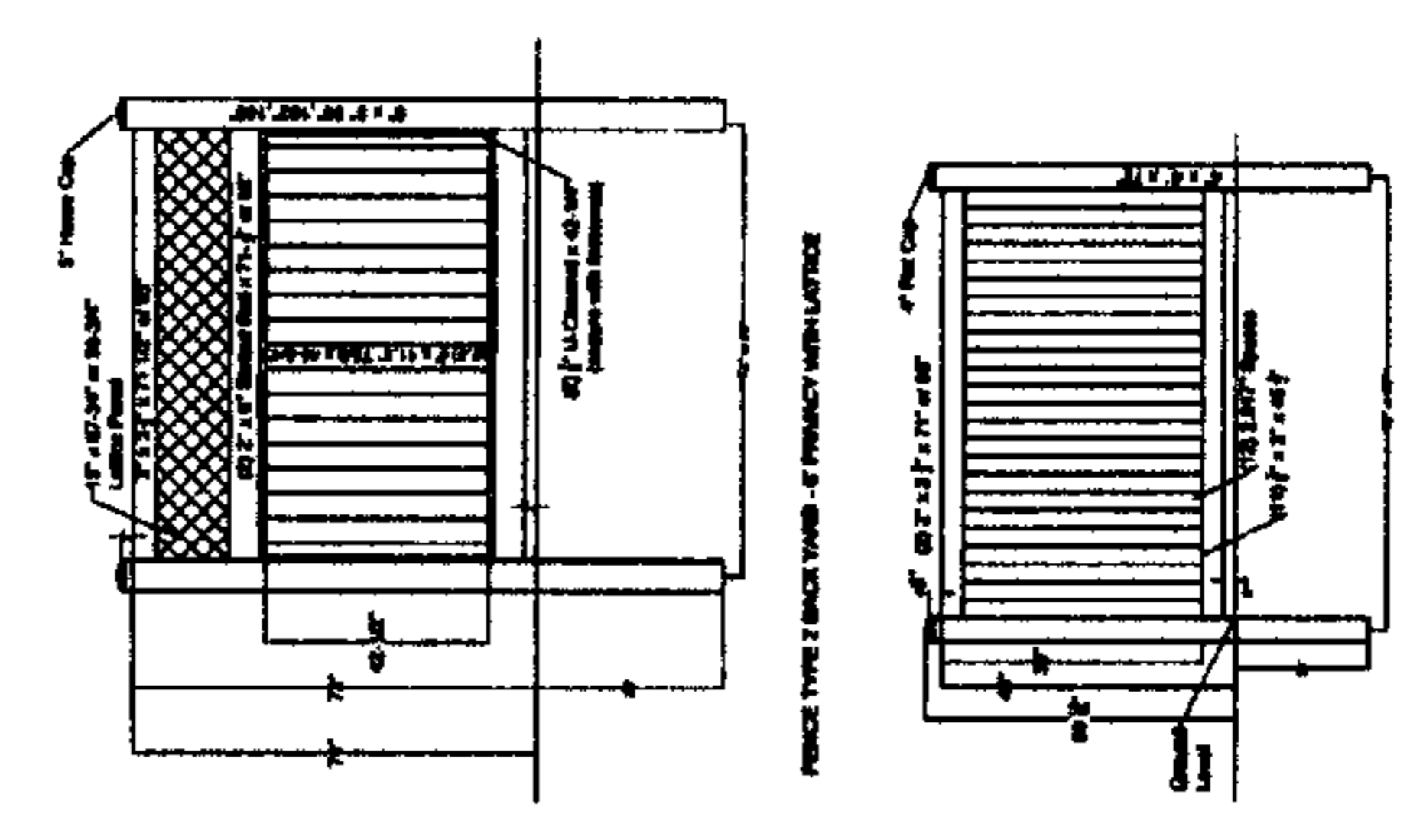
TOTAL PUBLIC INFRASTRUCTURE COST \$358,649.27

* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.
 ** INCLUDES TRENCH PRICE
 *** SIDEWALK LENGTH IS INCREASED DUE TO OVERSIZE WIDTH. STANDARD SIDEWALK INSPECTION FEE WIDTH IS 4.5'

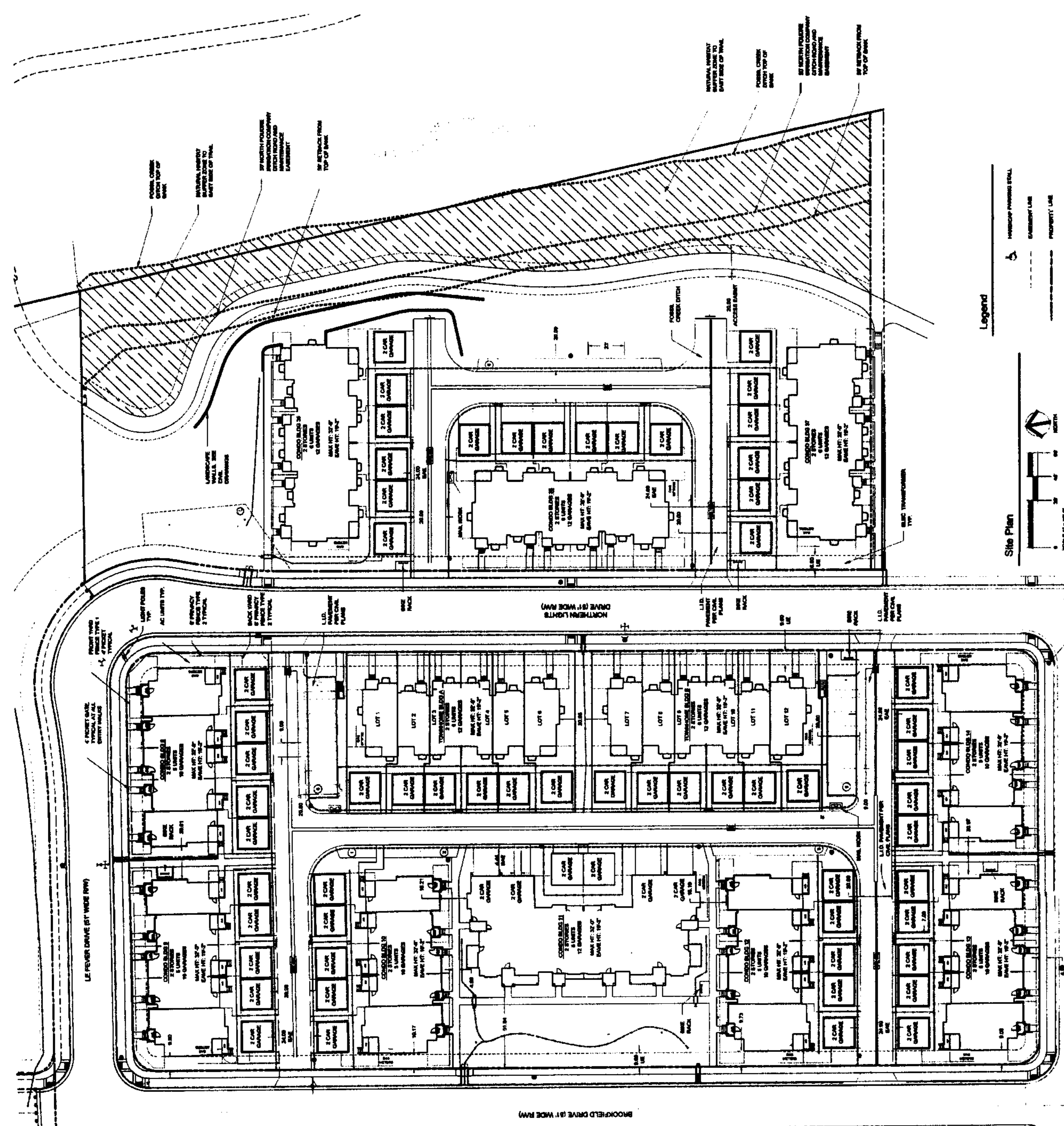
- General Notes:**
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT COLLINS, COLORADO, AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (CDOT) PRIOR TO CONSTRUCTION.
 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES DURING CONSTRUCTION.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING LOT, TRACT, STREET, WALKWAY AND DRIVEWAY IMPROVEMENTS.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES DURING CONSTRUCTION.
 5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING LOT, TRACT, STREET, WALKWAY AND DRIVEWAY IMPROVEMENTS.
 6. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES DURING CONSTRUCTION.
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5 Loop Bike Rack-Black



Vinyl Fence Types - White



IB GROUP
10000 North Lincoln Avenue
Denver, CO 80231
Tel: 303.751.1000
Fax: 303.751.1001
www.ibgroup.com

Project Information:
Project Name: **MORNINGSIDE VILLAGE EAST, INC**
Address: **1170 W. Ash Street #100**
City: **Windsor, CO 80550-4783**
Phone: **970.480.0667**
Contact: **Jason Stewart**

Site Plan
February 16, 2016
Final Plan

Legend
HATCHWORK PROPERTY BOUNDARY
PROPERTY LINE
PROPERTY LINE
BASE BACK

Site Plan
Scale: 1" = 20'-0"