



Planning, Development & Transportation
 Engineering Department
 281 North College Avenue
 PO Box 580
 Fort Collins, CO 80522-0580
 970.221.6605
 970.221.6378 - fax

DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 12-11 **Issuance Date:** 8/1/2012

Project Name: Brookfield Phase 4

Project Location: southeast corner of Cinquefoil Lane and Precision Drive

Permittee: Jonathan Mosier, Landmark Homes

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

Fees: Permit Application Fee (paid at the time of application)	\$	<u>400.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	\$	<u>5,060.45</u>
Total	\$	<u>5,460.45</u>

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.

\$ 189,255.60

Form of security deposited with the City: letter of credit

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. The Permittee shall have an Engineer prepare revised design drawings and secure City approval for all revisions to the Utility Plans and related documents. The Permittee shall have an Engineer represent, as required by the City in the Development Agreement, that the improvements are constructed in conformance with the approved Utility Plans and the standards and specifications of the City. The Permittee shall provide "as-constructed" plans prepared by an Engineer prior to the City's acceptance of the constructed public improvements. (All references above to the terms "Project Engineer" and "Engineer" shall mean a Professional Engineer licensed in Colorado.)

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; and (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans; and 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: n/a

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: 8/1/2012

Approval for issuance:

City Engineer Approval:  Date: 8/1/2012
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

Project Name: Brookfield Phase 4

City Staff Contact Persons:

Development Engineer: Marc Virata
281 North College Avenue, Fort Collins, CO 80524
970 221-6567

Construction Inspector: Rob Mosbey
281 North College Avenue, Fort Collins, CO 80524
970 221-6659

Current Planner: Ted Shepard
281 North College Avenue, Fort Collins, CO 80524
970 221-6750

Water Utilities Engineer: Roger Buffington
700 Wood Street, Fort Collins, CO 80521
970 221-6854

Erosion Control Inspector: Jesse Schlam
700 Wood Street, Fort Collins, CO 80521
970 218-2932

Natural Resources: Lindsay Ex
281 North College Avenue, Fort Collins, CO 80524
970 221-6143

Traffic Operations: Joe Olson
626 Linden Street, Fort Collins, CO 80524
970 224-6062

Street closures: Syl Mireles
625 Ninth Street, Fort Collins, CO 80524
970 221-6815

Forestry: Tim Buchanan
215 N Mason Street, Fort Collins, CO 80524
970 221-6641

Light and Power: Doug Martine
700 Wood Street, Fort Collins, CO 80521
970 224-6152

Developer' Contact Persons:

Developer/Owner/Applicant: Jason Sherrill
Morningside Land Company, LLC
1170 West Ash Street
Windsor, CO 80550
970 460-0567 (office)
720 938-8090 (cell)
jsherrill@landmarksolutionsinc.com

General Contractor: Justin Marshall
GLH Construction
780 E. Garden Drive
Windsor, CO 80550
970 674-0440 (office)
970 396-0575 (cell)

Project Engineer: Bud Curtiss
Northern Engineering
200 S. College Avenue, Suite 10
Fort Collins, Colorado 80524
970 221-4158
bud@northernengineering.com

RECEIPT

CITY OF FORT COLLINS
 COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES
 281 N. COLLEGE AVE
 970.221.6760
 PO BOX 580
 970.224.6134 - fax

Application: BMISC120423
Application Type: Building/Misc/General/NA
Address:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
182958						
Check	10389	\$5,460.45	08/01/2012	SLINDELL		DCP application fee (\$400) and DCP inspection fee (\$5060.45) paid by Landmark Construction Solutions ck#10389

Work Description: Development Construction Permit Application fee (\$400) Development Construction Permit Inspection fees (\$5,060.45) paid by Landmark Construction Solutions ck#10389

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

	A	B	C	D	E	F	G	H
1	(PROJECT NAME AS EXISTS ON THE DEVELOPMENT PERMIT)							
2								
3	DESCRIPTION	UNITS OF MEASURE	ESTIMATED QUANTITY	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE	
4	(LIST ALL PUBLIC AND APPLICABLE							
5	**PRIVATE IMPROVEMENTS)							
6								
7								
8	Storm Sewer							
9	Reinforced Concrete Pipe	L.F.	336	\$36.50	\$12,264.00	\$0.70	\$235.20	
10	Trench	L.F.		\$0.00	\$0.00	\$0.70	\$0.00	
11	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
12	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
13	All Inlet Types	EACH	3	\$2,750.00	\$8,250.00	\$103.00	\$309.00	
14	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
15	Water & Sanitary Sewer							
16	Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
17	Water Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
18	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
19	Water/Sewer Service Line Stub	EACH	4	\$2,850.00	\$11,400.00	\$70.00	\$280.00	
20	Fire Hydrant	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00	
21	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
22	Valves	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00	
23	Meter Pit (1")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
24	Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
25	Water Main Connection	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
26								
27								
28	Street System							
29	Grading	L.S.	1	\$20,500.00	\$20,500.00	\$0.45	\$888.25	
30	Pavement	S.Y.	2,045	\$21.60	\$44,172.00	\$1.00	\$1,394.00	
31	Curb & Gutter	L.F.	1,374	\$10.20	\$14,014.80	\$1.00	\$1,840.00	
32	Detached Sidewalk	L.F.	1,820	\$13.39	\$24,369.80	\$1.00	\$1,14.00	
33	Pedestrian Rammps	L.F.	94	\$577.50	\$54,285.00	\$0.45	\$0.00	
34	Apron	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
35	Crosspan	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
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TOTAL PUBLIC INFRASTRUCTURE COST \$189,255.60

TOTAL INSPECTION FEE \$5,060.45

* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.



"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

	A	B	C	D	E	F	G	H
1	(PROJECT NAME AS EXISTS ON THE DEVELOPMENT PERMIT)							
2								
3	DESCRIPTION	UNITS OF MEASURE	ESTIMATED QUANTITY	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE	
4	(LIST ALL PUBLIC AND APPLICABLE IMPROVEMENTS)							
5	*PRIVATE IMPROVEMENTS)							
6								
7	(COST ESTIMATE APPROVED BY THE CITY)							
8	Storm Sewer							
9	Reinforced Concrete Pipe	L.F.	336	\$36.50	\$12,264.00	\$0.70	\$235.20	
10	Trench	L.F.		\$0.00	\$0.00	\$0.70	\$0.00	
11	Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
12	Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00	
13	All Inlet Types	EACH	3	\$2,750.00	\$8,250.00	\$103.00	\$309.00	
14	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
15								
16	Water & Sanitary Sewer							
17	Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
18	Water Main	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
19	Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00	
20	Water/Sewer Service Line Stub	EACH	4	\$2,850.00	\$11,400.00	\$70.00	\$280.00	
21	Fire Hydrant	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00	
22	Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00	
23	Valves	EACH	0	\$0.00	\$0.00	\$70.00	\$0.00	
24	Water Pit (1")	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
25	Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
26	Water Main Connection	EACH	0	\$0.00	\$0.00	\$35.00	\$0.00	
27								
28	Street System							
29	Grading	L.S.	1	\$20,500.00	\$20,500.00			
30	Pavement	S.Y.	1,988	\$21.60	\$42,940.80	\$0.45	\$862.60	
31	Curb & Gutter	L.F.	1,374	\$10.20	\$14,014.80	\$1.00	\$1,394.00	
32	Detached Sidewalk	L.F.	1,820	\$13.39	\$24,369.80	\$1.00	\$1,840.00	
33	Pedestrian Ramps	L.F.	6	\$577.50	\$3,465.00	\$1.00	\$70.00	
34	Apron	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
35	Crossspan	S.Y.	0	\$0.00	\$0.00	\$0.45	\$0.00	
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TOTAL PUBLIC INFRASTRUCTURE COST \$137,204.40

TOTAL INSPECTION FEE \$4,990.80

* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.

BROOKFIELD PHASE 4 DCP MEETING 7/11/12

MARC VIRATA CITY ENGINEERING 221-6567 mVirata@fcgov.com

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