



**Community Development and
Neighborhood Services**

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July 03, 2012

Dave Derbes
Brinkman Partners, LLC
3003 E Harmony Rd, Suite 300
Fort Collins, CO 80528

RE: 1409 W Elizabeth Street Student Apartments - Fairview Shopping Center Filing Four, PDP120009,
Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your
submittal of the above referenced project. If you have questions about any comments, you may contact the
individual commenter or direct your questions through the Project Planner, Courtney Levingston, at
970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Current Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 04/03/2012

04/04/2012: Staff is wondering if bollards are the best option to contain C.B.&Potts spill over
parking. Would signage be a more appropriate first step and see if that addresses any
potential issues? While there is nothing that I am aware of in the Code that precludes bollards
(no PFA issues), Staff suggests reconsidering the bollard approach.

Bollards have been removed.

Comment Number: 5

Comment Originated: 06/12/2012

06/12/2012: For final, please provide detail on the retaining wall.

A concrete curb detail has been added to sheet LS501.

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 06/05/2012

06/05/2012: Regarding Roger Buffington's comment requesting showing the water and sewer
lines on the landscape plan, I don't see those. This may be important because if a tree on the
south edge of the property is precluded because of these lines, that is an important detail to

know prior to hearing.

All utilities are shown on the plan set.

Topic: Site Plan

Comment Number: 4

Comment Originated: 06/19/2012

06/19/2012: For final, please correct the data table on LS101 with the correct number of parking.

The data table has been updated on sheet LS101.

Department: Current Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

Topic: Site Plan

Comment Number: 5

Comment Originated: 07/03/2012

07/03/2012: Per the condition of approval, please label the sidewalk width next to the building to ensure it is 6 feet wide.

The sidewalk has been labeled 6'.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: Construction Drawings

Comment Number: 7

Comment Originated: 04/04/2012

06/05/2012: Carried over for review at Final.

04/04/2012: Please indicate north flowline information and roadway lane striping on Elizabeth Street to ascertain how the approximate area of the proposed patch situates with the "as-built" condition of Elizabeth Street.

Done.

Topic: General

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 3

Comment Originated: 04/04/2012

06/05/2012: The revised site plan along with the variance request generally appears acceptable. Please verify the intent with a couple of existing items:

1) The label of the fire hydrant shown on the site plan is "relocated fire hydrant", is it intended to be moved, or kept in the same location, which appears to be in intention based upon the measurement?

Existing hydrant to remain.

2) There is an existing manhole directly west of the main driveway and south of the existing sidewalk, is it intended that this is relocated, otherwise the sidewalk/truncated dome on the west side of the driveway would conflict.

Lid to be replaced with pedestrian-rated cover, and adjusted to grade.

3) The water meter shown on the drawing appears to be in measure, about 1 foot into the sidewalk, is the intention to keep the meter in the sidewalk?

Meter pit to be located in private plaza.

4) The indication of the retaining wall to be flush with the sidewalk and provide elevation from the tree roots?

Sidewalk to be down at/near existing top back of curb elevation. Tree/tree root zone to be 6"-12" higher than sidewalk elevation.

04/04/2012: The proposal of an 8 foot attached sidewalk is of question. The City's view is that (per the Conceptual Review comments) an attached sidewalk matching the Campus West Redevelopment is the ideal specification for an attached sidewalk. This sidewalk dimension for the Campus West Redevelopment is 12 feet and ideally this proposal should match this width (and is also the proposed width of the redevelopment property next door). The site visit with Northern and Brinkman identified some potential restriction points to meeting the ideal width: the tree in front of the Wendy's and a light pole along with a fire hydrant. We were realizing that the tree in front of Wendy's would likely need to narrow from an ideal width in order to not impact the tree but thought that the 12 foot width could be likely achieved along the rest of the corridor. The light pole and fire hydrant, while being existing restriction points, we did not necessarily conclude that these appurtenances could stay as is. With the drawing submitted it shows that with the 8 foot attached sidewalk, the light pole would be fully in the sidewalk and the fire hydrant is partially in the sidewalk as well. The City would conclude that these appurtenances should be moved as they're awkwardly situated in the 8 foot attached sidewalk, which would have the design then look towards more of the ideal sidewalk width. (Doug Martine with Light and Power noted that the cost to move the pole so it's not within/abutting the sidewalk is no different to achieve 2 foot separation from the proposed 8 foot sidewalk to vs. a more ideal sidewalk width with further separation.) We would need to evaluate any proposal that does not incorporate the 12' attached sidewalk through a variance request in coordination with Planning.

Acknowledged.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 8

Comment Originated: 04/04/2012

06/05/2012: The site plan drawing doesn't show concrete sidewalk across the driveways, typically a note indicates concrete to property line for the driveways.

A note has been added to sheet LS101.

04/04/2012: Both drive approaches would need to have additional concrete added in order for the sidewalk to lead to a concrete section, not partial concrete/asphalt. The access ramp leading to a curb for the eastern exit driveway is awkward as well with the curb needing to be pulled back.

Acknowledged.

Topic: Plat

Comment Number: 2

Comment Originated: 04/04/2012

06/05/2012: The plat language appears to be the same and has not been revised.

04/04/2012: The plat language has been updated. Please provide the more updated certificate of dedication, repair and maintenance language. **Language has been updated.**

Comment Number: 5

Comment Originated: 04/04/2012

06/05/2012: Carried over for reference.

Acknowledged.

04/04/2012: The private access and shared parking easement indicated on the plat would need to be recorded prior to the recordation of the plat.

Topic: Site Plan

Comment Number: 10

Comment Originated: 04/04/2012

06/05/2012: The site plan should show concrete scoring indicative of the sidewalk intending to meander around the relocated light pole.

Scoring has been added.

Comment Number: 11

Comment Originated: 06/05/2012

06/05/2012: The site plan should label the existing and proposed property lines to illustrate where the property boundary situates in relation to the proposed sidewalk design.

Property lines have been shown and labeled on the site plan.

Department: Light And Power

Contact: Doug Martine, 970-224-6152, dmartine@fcgov.com

Topic: General

Comment Number: 5

Comment Originated: 05/29/2012

05/29/2012: Relocation of the streetlight at Elizabeth St. will be at the expense of the developer.

Acknowledged.

Department: PFA

Contact: Ron Gonzales, 970-416-2864, rgonzales@poudre-fire.org

Topic: General

Comment Number: 1.

Comment Originated: 03/27/2012

03/27/2012: A communication evaluation is required for this 3-story edifice to validate fire department communications. If not, a bi-directional antenna is required to enhance PFA communications within and out of the building.

Acknowledged.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

Topic: Floodplain

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

Topic: Floodplain

Comment Number: 2

Comment Originated: 04/06/2012

1. A request has been made to allow a 2,000-3,000 s.f. basement for storage. Per Section 10-38, no new basement may be constructed below the regulatory flood protection elevation in a new residential structure.

Acknowledged.

2. No-Rise Certification is needed for the work proposed in the floodway (replacement of the sidewalk with an 8-ft. attached walk) along Elizabeth Street. Technical analysis will be needed to justify the no-rise condition.

Acknowledged.

3. The floodway and flood fringe boundaries must be included on the plat. Include a note to inform that the boundaries are from the proposed waiver request and explain why the current effective model is not being used. Also include the name of the City Basin (Canal Importation) and the City Benchmark and its associated elevation.

Current effective floodway and flood fringe boundaries are shown on the plat. The waiver is solely for BFE and does not apply to the floodplain boundaries shown on the plat.

4. The notes from the Floodplain Exhibit (Sheet C4.1) should also be included on the plat.

Shown on the plat.

5. NAVD88 elevations are not required in City Basins, only FEMA basins. Please remove NAVD88 elevations from the Floodplain Exhibit, etc.

Done.

6. The Drainage Letter does not have any floodplain information within the body of the letter. Please add the information requested within the 'City's Floodplain Review Checklist 100% Development Review Submittals'. Also within the letter, please explain why the floodplain waiver is needed, how it will be obtained and how it will be used, etc.

This information will be forthcoming.

7. Please note on the plans that the floodplain boundaries, cross-section, base flood elevations, etc. are based upon the waiver request and not on the current effective model.

The waiver request will be noted on the plans.

8. The boundaries and locations of the cross sections and BFE's that are shown on the Floodplain Exhibit (Sheet C4.1) appear to be from the current effective model, while the elevations noted are from the waiver request. All of this information should match what is proposed in the waiver request.

This will be discussed further with Floodplain Staff.

9. The HVAC shown on the Floodplain Exhibit (Sheet C4.1) is shown at the same elevation as the Regulatory Flood Protection Elevation. We suggest that the equipment be elevated more than that. If there is any sort of error during construction that results in the equipment being less than the RFPE, it will have to be moved prior to the issuance of the Elevation Certificate. That could be very expensive and time consuming. Somewhere in the submittal a note was

included that stated that the HVAC equipment was to be located on the roof. If that is the case, remove the HVAC from the Floodplain Exhibit.

The detail has been revised. (HVAC equipment will be on the roof)

10. Please note all red-lined comments on the plat, site plan and utility plans and make corrections as indicated.

Acknowledged.

11. Please refer to the City's 'Floodplain Review Checklist 100% Development Review Submittals' in preparation of the plans. It can be found at

<http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

Acknowledged.

Topic: General

Comment Number: 1

Comment Originated: 04/04/2012

04/04/2012: Stormwater is ready for a hearing. Comments may apply during final compliance

Acknowledged.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: Building Elevations

Comment Number: 28

Comment Originated: 06/06/2012

06/06/2012: There are line over text issues on sheet PDP-1.

The line over text issue has been eliminated

Topic: Construction Drawings

Comment Number: 17

Comment Originated: 03/29/2012

06/06/2012: We were not routed plans this round, so we don't know if these issues were corrected.

03/29/2012: Please add descriptions to the benchmarkson sheet C0.0.

Done.

Comment Number: 18

Comment Originated: 03/29/2012

06/06/2012: We were not routed plans this round, so we don't know if these issues were corrected.

03/29/2012: The bearing in the Basis Of Bearings statement on sheet C0.0 doesn't match the Subdivision Plat.

This has been corrected.

Comment Number: 19

Comment Originated: 03/29/2012

06/06/2012: We were not routed plans this round, so we don't know if these issues were corrected.

03/29/2012: There are line over text & text over text issues on sheets C1.0, C4.0 & C4.1.

This has been corrected.

Topic: Lighting Plan

Comment Number: 15 **Comment Originated: 03/29/2012**

06/06/2012: We were not routed plans this round, so we don't know if these issues were corrected.

03/29/2012: There are line over text issues on sheet E0.1.

Acknowledged.

Comment Number: 16 **Comment Originated: 03/29/2012**

06/06/2012: We were not routed plans this round, so we don't know if these issues were corrected.

03/29/2012: Please add a north arrow to sheet E0.1.

Acknowledged.

Topic: Plat

Comment Number: 5 **Comment Originated: 03/29/2012**

06/06/2012: This has not been addressed. LS 20123 is R. A. Bradshaw. **This has been corrected.**

03/29/2012: Please correct the surveyor's name at the center of section 15.

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

Topic: Plat

Comment Number: 6 **Comment Originated: 03/29/2012**

06/06/2012: There are still minor line over text issues. **This has been corrected.**

03/29/2012: There is a minor line over text issue.

Acknowledged.

Comment Number: 8 **Comment Originated: 03/29/2012**

06/06/2012: These have not been provided. These are required per Development Review Submittal Requirement 3(v).

Attached to this submittal.

03/29/2012: Please provide monument records for all public land corners shown on the Plat.

Comment Number: 9 **Comment Originated: 03/29/2012**

06/06/2012: This has not been completely addressed. **This has been corrected.**

03/29/2012: See redlines regarding the Basis Of Bearings statement. **Acknowledged.**

Comment Number: 20 **Comment Originated: 06/06/2012**

06/06/2012: The subdivision Plat boundary does not close. **This has been corrected.**

Comment Number: 21 **Comment Originated: 06/06/2012**

06/06/2012: Please add "(M) measured" to all bearings & distances on the boundary.

This has been corrected.

Comment Number: 22 **Comment Originated: 06/06/2012**

06/06/2012: Please describe the NW corner of the outer boundary, and add it to the legend.

This has been corrected.

Comment Number: 23 **Comment Originated: 06/06/2012**

06/06/2012: Are the 10" utility easements at the north & south ends of the property existing?

Yes, see plat.

Comment Number: 24
06/06/2012: There is no monument shown at the SE corner of the boundary.
This has been corrected.

Comment Number: 25
06/06/2012: Please add the internal distance along the west boundary line. See redlines.
This has been corrected.

Comment Number: 26
06/06/2012: Please see the note & distances along the east line of the boundary.
This has been corrected.

Comment Number: 27
06/06/2012: Please correct the Surveyor's name in the Basis of Bearings statement.
This has been corrected.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

Topic: Construction Drawings

Comment Number: 2
04/03/2012: Add note to coordinate with Water Utilities (970-416-2165) on the abandonment of the 1" water service.
Done.

Comment Number: 4
04/03/2012: See redlined plans for other comments.
Acknowledged.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

Topic: Construction Drawings

Comment Number: 5
06/05/2012: Ready for hearing. Will check remaining comments at final.
Acknowledged.