



April 23, 2014

Kenneth Merritt
Landmark Engineering Ltd
Fort Collins, CO 80525

JR Engineering Response to Comments are in Yellow Text Box.

RE: 217 W Trilby Road Subdivision, PDP120006, 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, Rebecca Everette, at 970-416-2625 or reverette@fcgov.com.

Comment Summary:

Department: Advance Planning

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

Topic: Building Elevations

Comment Number: 11

Comment Originated: 04/09/2013

04/09/2013: Elevations do not match plans - bldg. entries and garage doors are shown in differing locations.

Proposed building architecture has been greatly improved and changed to match the character intended for this developing area. Most doors and windows as shown on elevations match the site plan locations, but those that do not will be altered to match the site plan locations at FDP.

Topic: Landscape Plans

Comment Number: 12

Comment Originated: 04/09/2013

04/09/2013: Trees plantings around all buildings are required, particularly Lot 2. (Section 3.2.1(E)(1))

Additional tree and shrub plantings have been added throughout the project site, and care has been given to increase plantings particularly on Lots 2 & 3.

Contact: Timothy Wilder, 970-221-6756, twilder@fcgov.com

Topic: Building Elevations

Comment Number: 5

Comment Originated: 03/20/2012

04/12/2013: Same comment. The character and image standards of 3.5.3(B)(1),(2),(3),(4),(6) apply, including site specific design, minimum wall articulation, facades, entrances, base and top treatments.

03/20/2012: 3.5.1 (B) Since the architectural character is not well-defined in this area, the project needs to set an enhanced standard of quality for future projects. The project does not appear to meet this standard because the buildings have limited architectural detailing.

Comment Number: 9

Proposed building architecture has been greatly improved and changed to match the character intended for this developing area. The new elevations provided have been designed to include: site specific/developing area designs, wall and roof articulations, enhanced facades, base and top treatments, etc.

04/12/2013: Same comment.

03/20/2012: 3.5.3(D)(3) The primary entrances need to be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico.

Primary building entrances have been enhanced by being defined with a distinct and uniquely colored wall and facade base treatment material and have awnings added as sheltering elements.

Comment Number: 10

Comment Originated: 03/20/2012

04/12/2012: Same comment.

Roofs of all proposed buildings have been redesigned to meet required minimum pitch of 6:12 and overhangs have been added to all sloped roofs.

03/20/2012: 4.5(E)(2) Roof form - the buildings as proposed do not comply with the minimum roof pitch of 6:12. Also, an overhang for sloping roofs is required. (Section 3.5.3 (D)(6)).

Comment Number: 13

Comment Originated: 04/11/2013

04/11/2013: The City has building standards for commercial buildings in neighborhood settings. While this property is a transition from highway oriented land uses, Land Use Code standards applicable to this location address the scale, design, massing, and image of the buildings support human scale and predominantly residential neighborhood character as a first priority. (versus solely vehicular movement and access). As such, specific requirements are in Land Use Code sections 3.5.1, 3.5.3, and 4.5(E) (2). Prefabricated metal buildings would not typically meet these requirements, and need to be modified to do so in this case. While the Code states minimum requirements, it also generally encourages building design to set an enhanced level of quality for neighborhood development in this area.

Proposed Office building architecture involves wall and roof articulations, top and base treatments and mix of colors and materials that create the desired character for this developing area. The new buildings as proposed, have an architectural design fit for this transitional use between highway oriented businesses, religious institutions and residential neighborhoods.

Topic: Landscape Plans

Comment Number: 15

Comment Originated: 04/12/2013

04/12/2013: The landscape area along the perimeter of the parking areas (west and east edges of the property) should be widened and planted with trees. In particular, a dense stand of trees and shrubs should be provided to screen the garage bays on Lot 4. Sections 3.2.1(E)(1) and 3.2.1(E)(6).

Comment Number: 16

Landscape edges along the perimeter of the parking areas and along the southerly boundary have been increased in width or densely planted with ornamental trees and deciduous shrubs to screen garage door elements.

04/12/2013: The parking lot areas for Lots 2/3 do not meet the standard for 6% landscaping of the interior space. According to our estimates, the parking area for Lots 2/3 would need approximately 500 square feet of landscaped area. 3.2.1(E)(5) and 3.2.2(M)(1).

Topic: Site Plan

More than 500 s.f. of landscaped area has been added to the parking area between Lots 2 & 3, including widening of landscape beds at the east end of the parking area and through the addition of landscaped peninsula islands.

Comment Number: 7

Comment Originated: 03/20/2012

04/11/2013: For Lot 3, the walkway needs to be continuous and directly connected to the building entrance without a break in the walkway. Sections 3.2.2(C)(5)(a) and 3.5.3(B)(1).

03/20/2012: 3.5.3 (B)(1) The project does not comply with this standard. The buildings shall face and open directly onto a connecting walkway with pedestrian frontage.

Pedestrian walkway has been reconfigured to directly connect the main entrances for the proposed structures on Lots 2 and 3 to Trilby Road and by way of enhanced crosswalk in shared parking area.

Comment Number: 14

04/11/2013: The sidewalk for Lot 4 should be separated from the drive aisle in a manner that connects it directly to the pedestrian area adjoining Lot 4, rather than jogging around the parking in front of the building. Section 3.2.2(C)(5)(a).

Sidewalk on Lot 4 has been separated from the drive access and is directly serving the pedestrian patio at the front entrance of the building on Lot 4.

Department: Current Planning

Contact: Steve Olt, 970-221-6341, solt@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 03/20/2012

03/10/2013: Current Planning is still reviewing submittal documentation. Some comments will be made at staff review Wednesday morning, April 10, with department comments available in the "final" first round of review staff comment letter to be made available to the applicant by the end of the day Friday, April 12th.

We have made every effort to address all of the comments within this comment list, those of the returned redline plans and the comments made by staff during the staff review meeting.

03/20/2012: Current Planning is still reviewing the submittal documentation. Some comments will be made at staff review Wednesday morning, March 21st, with department comments available in the "final" first round of review staff comment letter to be made available to the applicant hopefully by the end of the day Friday, March 23rd.

Comment Number: 3

Comment Originated: 03/22/2012

03/22/2012: Emma McArdle of Transfort has indicated that currently there are no bus routes on Trilby Road west of South College Avenue and none are anticipated.

Noted, no current or planned bus routes.

Comment Number: 4

Comment Originated: 03/22/2012

04/12/2013: Same comment.

03/22/2012: A copy of the letter, with comments, received from Terry Farrill of the Fort Collins Loveland Water District and the South Fort Collins Sanitation District is attached to this staff comment letter.

Terry Farrill's letter dated April 5, 2013 was recieved and comments have been addressed on General Notes and Plan set.

Comment Number: 5

Comment Originated: 03/22/2012

04/10/2013: Another letter from Building Services, Plan Review, is attached to this staff comment letter.

03/22/2012: A copy of the standard letter from Building Services, Plan Review regard pre-submittal meeting and code requirements is attached to this staff comment letter.

Comment letter from building services, dated March 7, 2012 was recieved and the advisements and requirements are noted.

Comment Number: 6

Comment Originated: 03/22/2012

04/12/2013: Same comment.

A 6' utility easement was added to the east side of the access road on Lot 4 (Formerly Lot 3).

03/22/2012: Don Kapperman of Comcast Cable TV indicated that Comcast needs a 6' utility easement on Lot 3 on the east side of the new entry drive up to the building from West Trilby Road.

Comment Number: 19

Comment Originated: 03/23/2012

04/10/2013: Another round of development review is necessary to address previous and new staff comments on the revised site and landscaping plan provided after the first round of comments.

03/23/2012: Another round of development review is necessary; therefore, the item cannot yet be scheduled for the required Planning & Zoning Board public hearing. A copy of a Revision Routing Sheet is attached to the staff comment letter that shows the documents to be revised, the necessary modification of standard request, and the number of each document to submit.

The owner has redesigned the site layout, architecture, landscaping and storm drainage system. They have bought the neighboring property to the west and south and negotiated drainage and ditch easements in order to achieve a hearing.

Comment Number: 22

Comment Originated: 03/23/2012

04/12/2013: Same comment.

03/23/2012: Please return all red-lined plans when the plan & document revisions are submitted for the second round of review.

All recieved redlined plans and written comments have been addressed and returned with this submittal.

Topic: Landscape Plans

Comment Number: 18

Comment Originated: 03/23/2012

04/10/2103: Repeat comment.

03/23/2012: Any proposed phasing of the development plan must be shown on Sheet 3 of 8 of the Landscape Plans. This will help determine when installation or security of landscaping for each phase must occur.

No phasing of the development is planned at this time.

Topic: Site Plan

Comment Number: 8

Comment Originated: 03/22/2012

04/12/2013: Same comment.

03/22/2012: The existing and proposed contours should be removed from the Site Plan to help clean

the plan up and make it more legible. The contours must

Also, utilities could be removed from the Site Plan only.

Site Plan and Landscape plan have been cleaned up and made much more legible. All utilities, except storm drain have been removed from Site Plan. Existing contours have been removed from Site Plan.

Comment Number: 9

Comment Originated: 03/22/2012

04/12/2013: Same comment. The access easement and location of future islands need to be shown

on the site plan and subdivision plat. The east access from Trilby may need to be closed once the

access to the recirculator is in place.

03/22/2012: An access/emergency access easement for possible future access from Lot 2 to a

recirculator

provided.

Plan.

During side discussions between development review and transportation, it was determined that a future recirculator road as identified in the South College Avenue Access Control Plan, would more than likely not happen at this projects easterly boundary. The need for a retaining wall along the easterly parking of Lots 2 & 3 further confuses an access connection at this location. For these reasons, the easement has been removed and a landscaped parking peninsula has been added to increase landscape area.

Comment Number: 10

Comment Originated: 03/22/2012

04/10/2013: The information regarding square footages on the Site Plan is still confusing. On Lots 2 &

3, the total of the office and garage equals 5,500 s.f., but the building is indicated as having 5,000 s.f.

Also, the ground floor is indicated as 4,800 s.f. but the mezzanine is indicated as 1,000 s.f. Similarly,

the square footages on Lot 4 do not appear to add up.

03/22/2012: The information on the Site Plan regarding new buildings square footages is confusing

and difficult to determine what is what.

Contact: Timothy Wilder, 970-221-6756, twilder@fcgov.com

Topic: Landscape Plans

Comment Number: 23

Comment Originated: 04/12/2013

04/10/2013: The Site Plan indicates that "Existing Spruce Trees to Remain" along Trilby Road.

However, the Landscape Plan indicates "Existing Trees to Remain". Please confirm which trees along

Trilby will remain on both sets of plans.

All information on the site plan and landscape plan regarding existing trees to remain and/or be removed has been coordinated between drawings and replacement trees have been allocated for all trees to be removed.

Comment Number: 24

/2013

04/12/2013: I advise follow-up conversations with Lindsay Ex and the North Loudon Ditch and

Reservoir Company to resolve issues with ditch landscaping and treatment. In particular, the ditch

company objects to landscaping in its 70' easement.

Many follow-up discussions were had with Lindsay Ex and the North Loudon Ditch Company. We have included a Ditch Easement Letter of Intent from Jack Fetig, North Loudon Ditch President, which accepts a 30' easement void of trees or shrubs. We have also satisfied Ms. Ex's requirements for Ecological Characterization report and attached a letter from Army Corps of Engineers.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

Topic: Construction Drawings

Comment Number: 8

Comment Originated: 03/21/2012

03/21/2012: Sheet 1 Revisit the benchmarks indicated on the cover as well as the descriptions listed

in note 40 of the cover sheet.

Benchmarks have been revised on both the cover sheets and in note 40.

Comment Number: 9

Comment Originated: 03/21/2012

03/21/2012: Sheet 1 Update the title of the drainage and erosion control plan referenced in note 19 of

the cover sheet.

Title of newest Drainage Report has been updated in note 19 of the cover sheet.

Comment Number: 11

Comment Originated: 03/21/2012

03/21/2012: Sheet 3 - Driveway cuts shall conform to the high volume driveway detail 707 which

includes 24' driveway width for commercial and 20' curb return radii per 8.2.10 of LCUASS. Verify with

Poudre Fire Authority that a radius larger than 20' is not required for access. Driveway must be

concrete from the flowline of Trilby back to the right of

Driveways and curb return radii have been adjusted to comply with high volume drive requirements from LCUASS.

Comment Number: 12

Comment Originated: 03/21/2012

04/09/2013: The retaining walls have been modified since last submittal but a few of them are still in close proximity to adjacent properties. Additional detail will be required prior to hearing to ensure they can be constructed without agreement from adjacent property owners. Walls over 3 feet will be reviewed by building department with a building permit. Railing may be required for walls over 3' in height. 03/21/2012: Sheet 3 - Provide additional detail regarding the design and construction method

of the retaining walls. It appears that the construction easement from adjacent property walls additional requirements may requeste

All perimeter retaining walls have been adjusted since last submittal. The 3' high wall on the east boundary has been moved away from the property line an adequate distance to be built completely constructed on-site. The retaining walls on the west and south boundary lines are in the same locations, but the owners of this project now own the property shared by those two boundaries (see attached evidence of ownership deed).

Comment Number: 15

Comment Originated: 03/21/2012

04/09/2013: The vertical curve length for the sag at approximately sta. 13+00 needs to conform to the standards for design speed of 50 MPH. 03/21/2012: Sheet 6 - Revisit the vertical curve lengths for the Preliminary West Trilby Road Ultimate Plan and Profile. 2 lane arterials are to be designed using design speed of 50 mph which will lengthen the transition between the two sag curves.

Vertical profile of road has been altered since last submittal, wherein we were trying to maintain some of the previously approved plans (attached). Now, we are redesigning the profile to meet all of the requirements in LCUASS for a design speed of 50mph and for 2-lane arterial roadways in Fort Collins.

Comment Number: 25

Comment Originated: 04/10/2013

04/10/2013: The sidewalk along Trilby will need to be detached. It is understood that it is the applicant's desire to protect the existing trees so please work with staff to potentially run the sidewalk behind the existing trees. Streets department arterials for maintenance and snow removal.

The final decision of staff was **Not** to build curb, gutter or sidewalk on Trilby Road. All of the trees, except the easterly tree shown as being removed on the landscape plan, will remain. The issues of attached versus detached sidewalk, where the walk will ultimately run and if the remaining trees will be removed will happen during the ultimate buildout. For now, we are dedicating the requested right-of-way and easements in preparing for that future build.

Comment Number: 26

04/10/2013: During final submittal please separate the demolition, utility, horizontal control and erosion control into separate sheets.

Comment Number: 27

Comment Originated: 04/10/2013

04/10/2013: Please add the standard City of Fort Collins street cut limits note to the utility sheet and show approximate limits.

Street cut limits detail and approximate limits of sawcut and replacement were added to the Utility Sheet.

Comment Number: 28

Comment Originated: 04/10/2013

04/10/2013: Additional information is needed for the design of the proposed storm drainage connection underneath Trilby Road. Please provide design information such as a profile of the existing storm pipe and ex widened portion of Trilby.

Phone discussions with Andrew Gingrich resulted in agreement that we would not need to formally profile or replace the pipe under Trilby. That will be an ultimate build item. We will construct the manhole shown on the plans and adequately protect or repair the existing pipe wherever we expose it. We are connecting a reinforced elyptical pipe to the upstream end of the manhole and the existing pipe will be jetted to clear any previous silting.

Comment Number: 29

Comment Originated: 04/10/2013

04/10/2013: Sheet 5 of 6 - Is the road side storm sewer shown on the south side of Trilby just west of the property intended to be temporary or permanent? Additional design information is requested for this storm pipe.

The storm pipe under the driveway serving the residence at 225 West Trilby Road to the west (purchased by owners) will be removed, as will the 3 storm pipes under the driveways currently serving this project site.

Comment Number: 30

Comment Originated: 04/10/2013

04/10/2013: Please see redlines for additional comments.

Redlined Plan comments have been addressed and the redlined plans have been returned with this submittal.

Topic: Traffic Impact Study

Comment Number: 4

Comment Originated: 03/21/2012

04/09/2013: Staff will discuss this week how the newly proposed site plan can accomodate for this requirement. 03/21/2012: The South College Avenue (US 287) access control plan designates a future recirculating access to be planned along the east property line of this property. The 217 west Trilby plans should accommodate for future access to this recirculating access from the parking lot in Lot 2 along with access

Our understanding of the discussions had by the City about this potential recirculator from College (287), is that the roadway will more than likely shift to another location, but due to unknown factors associated with this slowly developing area, we are not required to allow for an access at the easterly boundary. We are amenable to closure of the proposed Lot 1, 2 and 3 shared access on Trilby, if another acceptable entrance is supplied in the future.

Contact: Sheri Langenberg

Topic: General

Comment Number: 24

Comment Originated: 03/28/2013

03/28/2013: The building square footages changed with this submittal and the TDRFees changed. The project owes an additional \$1,110.25 for the PDP application.

Sandy will be returning the check for \$1,110.25 that was previously submitted and other credits may be applied during final submittal.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 03/15/2012

04/03/2013: I need to begin with the following statement - this is the best first submittal of a Natural Habitat Buffer Zone I have ever seen - excellent work!

The project's ECS was received digitally on March 8, 2013. The ECS describes the North Loudon Ditch as being composed largely of non-native species (approx. 75% of the cover) including noxious weeds such as cheatgrass and Canada thistle. Of note are the few larger trees on the site, which have been used for roosting for raptors. All of the large trees, except for one blue spruce, will be preserved through the project.

03/15/2012: Based on the Characterization Study, the natural habitat (Loudon Ditch) is being proposed as wildlife corridors,

The seven (7) Upright Colorado Junipers located along the west side of the existing ditch were intended to be protected however, they are now in a declining condition of health and were classified as being in "Poor Condition" in our Tree Mitigation Plan. Additionally the Ditch Company is now requiring that these trees be removed from the ditch easement as a requirement of their approval to relocate the ditch and ditch easement. As a result we have proposed mitigating the removal of the seven (7) Junipers with eleven (11) new Upright Junipers (1.5 Mitigation Trees per existing trees removed). These new trees shall be located along the new ditch alignment and within the Natural Habitat Buffer Zone.

proposing to average the buffer, please address how the performance standards set forth in 3.4.1(E)(1) are addressed by this proposal. Staff has a few suggestions for how to meet these performance standards below.

Comment Number: 2

Comment Originated: 03/15/2012

04/03/2013: I did not receive a lighting plan with the submittal - please provide this prior to hearing.

(See Section 3.2.4(B))

No site lighting is being proposed, only attached building downlighting for security at each building entry.

03/15/2012: Please provide a lighting plan in your next round of submittal. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off-site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.

Comment Number: 3

Comment Originated: 03/15/2012

04/03/2013: The project has proposed an excellent treatment of native plantings to restore the value of the buffer zone and ditch as a wildlife corridor. The applicants are requesting to use smaller size planting materials, e.g., 1" caliper trees and 3 gallon shrubs, instead of the City's required sizes. I am supportive of this reduction as it provides additional plant materials, which, if planted and maintained correctly, will achieve similar bulk and values that the larger plant materials would have provided as soon as 4-6 years. However, an Alternative Compliance request will need to be submitted justifying the reduction in plant material sizes.

Plant material sizes within the Habitat Buffer Zone have been changed to reflect City of Fort Collins standards, 2" caliper trees, 5 gallon shrubs.

03/15/2012: In Section 3.4.1(E)(1)(g) of the Land Use Code, the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone.

Please make sure your ECS reflects this performance standard. For example, the species selection in the buffer zone, such as the Scotch Pine and Austrian Pine, are not appropriate. In addition, there is little structural diversity proposed in this landscape plan, e.g., there are few shrubs to support the grass and tree layers. In addition, I found several seed mixes in the utility plans, but I need them on the landscape plans and more accurately labeled, e.g., GB2 on Sheet 3 of 6 in the Utility Plans references the "Prairie Grass" but I don't see that in this legend or on the landscape plan. Please clear this up. Also, please clarify that the seed mixes will be drill seeded or the rates may need to be adjusted. It would also be quite helpful if the units for seeding rates were the same (one is lb/1,000 sf and the other is PLS/LB/Acre). I am reviewing all of the proposed seed mixes to ensure the species and rates proposed are aligned with the performance standards set forth in 3.4.1(E)(1). I will also need the latin names of all of the plants proposed within this mix.

Comment Number: 5

Comment Originated: 03/15/2012

04/03/2013: I don't see how this comment was addressed; we can discuss it further.

03/15/2012: Regarding the plan's grading, while it does meet the 4:1 grading standard, is there an opportunity to make the grading less formal and more naturalistic in the buffer zone? There is actually a bit of room to grade this property in a way that both benefits wildlife and meets the site's needs.

Extending the grading out further is largely high quality. Please meet the performance standards.

Due to the constraints of the site and the complexity of all of the comments from different City departments and the North Loudon Ditch Company, we were able to meander the newly aligned ditch in a more natural alignment, but in order to accomplish all of the detention pond requirements and movement of buildings and a natural Habitat Buffer, we are unable to fluxuate the slopes along the ditch embankments.

Comment Number: 6

Comment Originated: 03/15/2012

04/03/2013: I see that the project is proposing 0.836 acres of buffer zone, but what was the area required by 50'?

At 100' total width, 50' each side of centerline, 0.89 acres of Buffer Zone would have been required. The difference in area is being further mitigated with the extensive amount of natural area tree and shrub plantings.

03/15/2012: Please provide a calculation of the difference between the area required by the standard buffer (50' along both sides of the Loudon Ditch) and what is being proposed by the development.

Comment Number: 7

Comment Originated: 03/15/2012

04/03/2013: The buffer zone and top of bank lines will need to be labeled on the landscape plan. Also in the eastern portion of the buffer zone, the line appears to include the sidewalk around the parking area. It may make more sense to exclude this area.

Now clearly shown on Landscape Plan.

03/15/2012: Please add the top of bank and buffer zone delineations to the landscape plan, and construction plans. Please label this area as "Natural Habitat Buffer Zone" and add the following note to the site, landscape and utility plans:

"Please see Section 3.4.1 of the Land Use Code for allowable uses within the Natural Habitat Buffer Zone."

Comment Number: 9

Comment Originated: 04/03/2013

04/03/2013: The plant symbols in the buffer zone seem more graphical than representative of the actual plant sizes in 10 years, as required by the Code. For example, American Plum is represented as being only 4' wide, but it can be between 10 and 12' wide in 10 years. These graphics should be updated.

All plant materials have been adjusted in spacial size on plans to reflect 10-year growth.

Department: Forestry

Contact: Tim Buchanan, 970-221-6361, tbuchanan@fcgov.com

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 03/26/2012

03/26/2012: Forestry Comments

The Following Comments are offered.

1. Existing tree should be identified as to species size and condition. Addressed.
2. Will there be any widening of Trilby or other construction along Trilby that could impact the existing row of trees along the road. Addressed.
3. Please add these tree protection standards found in 3.2.1 G Addressed.
4. The Narrowleaf Cottonwood produces a lot of sucker growth so most developments prefer to use these native cottonwoods. Addressed.

Plains Cottonwood *Populus sargentii*
Lanceleaf Cottonwood *Populus acuminata*.

5. What are the plans to provide an irrigation system to the proposed trees and shrubs?

All trees and shrubs within the natural area buffer zone will be irrigated with a permanent drip irrigation system. All seeded areas identified as non-irrigated shall be irrigated with a temporary, above ground irrigation system until fully established.

6. Will there be any grading within the drip line of existing trees. If so review with the City Forester.

We have limited grading around all trees that are to remain and have designed the site in such a way as to keep all grading activities outside of the Drip Lines of remaining existing trees; we have identified limits and Protect in Place notes on plans.

7. Scotch pine is susceptible to Mountain Pine Beetle. A good possible substitution would be

Southwest White Pine. All Southwest White Pine has been removed and replaced with Austrian Pine.

Comment Number: 2

Comment Originated: 04/10/2013

04/10/2013:

Contact the City forester for an on-site meeting to review and evaluate existing trees on the site. Plans will need to provide locations, species, size, condition, remove or retain, and any mitigation. Grading within the drip line of existing trees needs to be minimized and can be reviewed at the on-site

meeting. Do to the limited number of existing trees, JR's landscape architect, Ken Merritt, RLA, performed the tree evaluation and provided appropriate mitigation.

Comment Number: 3

04/10/2013:

Check that the plans provide minimum species diversity as directed in

The seven (7) Upright Colorado Junipers located along the west side of the existing ditch were intended to be protected however, they are now in a declining condition of health and were classified as being in "Poor Condition" in our Tree Mitigation Plan. Additionally the Ditch Company is now requiring that these trees be removed from the ditch easement as a requirement of their approval to relocate the ditch and ditch easement. As a result we have proposed mitigating the removal of the seven (7) Junipers with eleven (11) new Upright Junipers (1.5 Mitigation Trees per existing trees removed). These new trees shall be located along the new ditch alignment and within the Natural Habitat Buffer Zone.

Comment Number: 4

Comment Originated: 04/10/2013

04/10/2013:

On the native woody plant list Populus acuminata is Lanceleaf Cottonwood. Please use this common name. Addressed.

Comment Number: 5

Comment Originated: 04/10/2013

04/10/2013:

Specify method of transplant for all trees (B&B or container) Addressed.

Comment Number: 6

Comment Originated: 04/10/2013

04/10/2013:

Specify Tannebaum Mugo pine at 10 gallon 5 feet height, which is typically the largest available size. Addressed.

Comment Number: 7

Comment Originated: 04/10/2013

04/10/2013:

Consider providing permanent automatic drip/ bubbler irrigation to trees and shrubs in non- irrigated grass areas. Addressed.

Comment Number: 8

Comment Originated: 04/10/2013

04/10/2013:

New cottonwood trees are shown very close to the large cottonwood to retain. Place new trees an appropriate distance from this mature tree to allow for growth. Addressed.

Comment Number: 9

Comment Originated: 04/10/2013

04/10/2013:

Consider using a few 2.0 inch caliper cottonwoods in the Prairie Wetlands area to provide for a more natural tree size variation. All trees within natural area buffer zone now meet City's minimum standard, 2" caliper.

04/10/2013:

Please add these landscape notes. All 3 notes have been added.

- 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. Do not cultivate within the drip line of existing trees.
- A permit must be obtained from the City forester before any trees or shrubs as noted on this plan are planted, pruned or removed on 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 may result in replacing or relocating trees and a hold on certificate of occupancy.
- The developer shall contact the City Forester to inspect all street tree plantings at the completion of each phase of the development. All trees need to have been installed as shown on the landscape plan. Approval of street tree planting is required before final approval of each phase. Failure to obtain approval by the City Forester for street trees in a phase shall result in a hold on certificate of occupancy for future phases of the development.

Department: Light And Power

Contact: Alan Rutz, 970-224-6153, arutz@fcgov.com

Topic: General

Comment Number: 1 Comment Originated: 03/20/2012
03/20/2012: Electric development charges will apply for each lot as it is developed. Noted.

Comment Number: 2 Comment Originated: 03/20/2012
03/20/2012: Coordinate transformer locations for each building and submit C-1 form with load requirements. Will three phase power be required? Noted.

Comment Number: 3 Comment Originated: 03/20/2012
03/20/2012: System modification charges may apply along Trilby. Noted.

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

Topic: General

Comment Number: 5 Comment Originated: 04/09/2013
04/09/2013: Contact Light & Power Engineering @ 970-221-6700 with power needs. 3-phase power is not readily available at this site. The nearest 3-phase available is on the Northside of Trilby Rd. Noted.

Comment Number: 6 Comment Originated: 04/09/2013
04/09/2013: A C-1 form and a one-line diagram will need to be submitted to Light & Power Engineering and transformer locations need to be coordinated within 10' of an all weather drive over surface. Noted.

Comment Number: 7 Comment Originated: 04/09/2013
04/09/2013: The existing single-phase pad mount transformer will need to be relocated outside of the 10' parkway. Trilby Road 10' parkway has been eliminated in the scope of this project per development review direction.

Comment Number: 8

Comment Originated: 04/09/2013

04/09/2013: Electric Capacity Fee and Building Site charges will apply along with any system modification charges necessary. Noted.

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

Topic: General

Comment Number: 3.

Comment Originated: 04/10/2013

04/10/2013: FIRE CONTAINMENT

Buildings exceeding 5000 square feet shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation. Noted.

Comment Number: 4.

Comment Originated: 04/10/2013

04/10/2013: WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced

not further than 300 feet to the building, on 600-foot
2006 International Fire Code 508.1 and Appendix B

Owner plans to have Flow & Pressure Test performed prior to Final approval, but all of the water and fire lines for this project will be pulled from the 24" water pipe in Trilby Road. An additional fire hydrant has been placed immediately west of the Lot 4 drive entrance and all buildings will be sprinklered.

Currently, the proposed building on Lot 3 exceeds the allowable maximum distance to a hydrant.

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

Topic: General

Comment Number: 1.

Comment Originated: 03/20/2012

03/20/2012: The entry drive aisles and turn arounds shall be platted by separate instrument as Emergency Access Easements. The fire lanes shall be identified on the property with signage or painting and stencilling of the curbs with "Fire Lane - No Parking"

This fire lane shall support 40 ton.

Noted, Emergency Access Easements are included on the Plat we submitted.

Comment Number: 2.

Comment Originated: 03/20/2012

03/20/2012: The individual addresses shall be plainly visible from the street fronting the property.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 8

Comment Originated: 04/09/2013

04/09/2013: The site disturbs more than 10,000 sq-ft therefore Erosion and Sediment Control Materials need to be submitted for FDP. The erosion control requirements are in the Stormwater Design Criteria Under the Amendments of Volume 3 Chapter 7 Section 1.3.3. If you need clarification concerning this section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com

Noted, Erosion Control plan provided as part of the Preliminary Utility Plans.

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

Topic: General

Comment Number: 1

Comment Originated: 03/21/2012

04/09/2013: Repeat Comment.

03/21/2012: City criteria does not allow for drainage to be discharged into an irrigation ditch or channel. All outfalls for the detention ponds need to be released into a system that drains to the drainage swale and pipes along the south side of Trilby.

All off-site tributary storm flow to this property and all on-site flows are safely conveyed through the designed water quality and detention facilities, finally outfalling into the Trilby Road southerly Swale. The City's storm drainage criteria has been adhered to and the release of total storm flow rate to the northeast corner of the site is slightly less than originally. A drainage easement Letter of Intent has also been attached.

Comment Number: 3

Off-site drainage letter has been provided with this re-submittal.

04/09/2013:

03/22/2012: Drainage easements are required for all detention facilities and storm sewer outfalls.

Comment Number: 4

Off-site drainage letter for the northeast neighbor has been provided with this re-submittal. This is the only proposed outfall area downstream. (See Drainage Study)

Comment Originated: 03/22/2012

04/09/2013:

03/22/2012: Detention pond 3 is outfalling onto the property to the east. Outfalls need to be into established public drainage facilities unless a drainage easement is obtained from the property owner.

Comment Number: 5

All perimeter retaining walls have been adjusted since last submittal. The 3' high wall on the east boundary has been moved away from the property line an adequate distance to be built completely constructed on-site. The retaining walls on the west and south boundary lines are in the same locations, but the owners of this project now own the property shared by those two boundaries (see attached evidence of ownership deed).

04/09/2013:

03/22/2012: Some of the retaining walls are close to the property line. These walls, including the footers, need to be located on the property and be built without disturbing the adjoining properties, unless a temporary construction easement and/or a drainage easement is obtained.

Comment Number: 6

Comment Originated: 03/22/2012

04/09/2013:

03/22/2012: The drainage swale that exists along the south side of Trilby Road deviates into the private property to the east. If flows are increased into this swale, a drainage easement would be required from the property owner.

Off-site drainage letter for the northeast neighbor has been provided with this re-submittal. This is the only proposed outfall area downstream. (See Drainage Study)

Comment Number: 7

Comment Originated: 03/22/2012

03/22/2012: Please see the attached document for the specific erosion control requirements during each stage of the development review process. Noted

Department: Technical Services

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

Topic: Building Elevations

Comment Number: 14

Comment Originated: 03/21/2012

04/10/2013: No comments.

03/21/2012: No comments.

Topic: Construction Drawings

Comment Number: 15

Corrected

Comment Originated: 03/21/2012

04/10/2013: The index does not match sheets 3, 4, 5 & 6 now. Please spell out "Plan & Profile" (P&P) in the index.

03/21/2012: Sheet 3 in the drawing index doesn't match the name on sheet 3.

Comment Number: 16

Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: Please provide benchmarks that are near the project site.

Comment Number: 17

Corrected

Comment Originated: 03/21/2012

04/10/2013: There are line over text issues on sheets 3, 5 & 6. There is also a text over text issue on sheet 3.

03/21/2012: There are line over text issues on sheets 3 & 5.

Topic: Landscape Plans

Comment Number: 13 Corrected

Comment Originated: 03/21/2012

04/10/2013: There are issues with the hatching on sheet LP3. All text needs to be masked. There are also line over text issues on sheet LP1.

03/21/2012: The color shading will not scan on sheet 5. It will need to be hatching or grayscale.

Topic: Plat

Comment Number: 1 Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: The legal description & record boundary does not close or match each other. The measured boundary closes.

Comment Number: 2 Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: The subdivision plat name will need to change. We do not accept addresses as plat names. A simple suggestion might be West Trilby Subdivision.

Comment Number: 3 Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: Please add "City of Fort Collins" to the legal description as shown on the redlines.

Comment Number: 4 No Lienholders

Comment Originated: 03/21/2012

04/10/2013: The owners signature block has been added. Since no responses were routed to us, we don't know if there are lienholders or not.

03/21/2012: Please add Owners & Lienholders(if applicable) signature blocks to sheet 1.

Comment Number: 5 Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: Please add the statement of lineal units per C.R.S. 38-51-106(l).

Comment Number: 6 Provided with this resubmittal.

Comment Originated: 03/21/2012

04/10/2013: No monument records were provided.

03/21/2012: Please provide current monument records for all public land corners shown.

Comment Number: 7 Will be done after preliminary hearing during Final Review.

Comment Originated: 03/21/2012

04/10/2013: This has not been added.

03/21/2012: Please provide dedication/recording information for West Trilby Road.

Comment Number: 8 Corrected

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: Please label the point of commencement.

Comment Number: 9 North Loudon Ditch Co. easement for existing irrigation ditch is prescriptive and no other existing easements are shown on Plat.

Comment Originated: 03/21/2012

04/10/2013: This has not been added.

03/21/2012: Please provide the source for record easements per C.R.S. 38-51-106(b).

Comment Number: 10 The Plat has been altered per redline comments and error has been corrected.

Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: The legal cannot be traced on the plat. Please call John Von Nieda with the City.

Comment Number: 18 Provided with this resubmittal.

Comment Originated: 04/10/2013

04/10/2013: Please add a signature block for the Loudon Ditch easement acceptance.

Comment Number: 19 Corrected Comment Originated: 04/10/2013

04/10/2013: The legal description includes 30' of right of way. Either revise the outer boundary of the Plat, or revise the legal description to exclude the 30' of right of way.

Comment Number: 20 Corrected Comment Originated: 04/10/2013

04/10/2013: All easements must be locatable. Please add the missing information shown on sheet 2.

Comment Number: 21 Corrected Comment Originated: 04/10/2013

04/10/2013: Please add the missing bearings & distances as shown on sheet 2.

Comment Number: 22 Corrected Comment Originated: 04/10/2013

04/10/2013: Is the bearing of the west boundary line a northeast or a northwest bearing? See redlines.

Comment Number: 23 Corrected Comment Originated: 04/10/2013

04/10/2013: Please correct the sheet number of sheet 2.

Topic: Site Plan

Comment Number: 11 Corrected Comment Originated: 03/21/2012

04/10/2013: This has not been corrected.

03/21/2012: Please change the subdivision name to match the plat. The plat will need to change. We do not accept addresses as plat names.

Comment Number: 12 Corrected Comment Originated: 03/21/2012

04/10/2013: There are still line over text issues on sheet SP2.

03/21/2012: There are line over text & text over text issues on sheet 2.

Department: Traffic Operation

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com

Topic: Construction Drawings

Comment Number: 3 Corrected Comment Originated: 03/26/2012

04/10/2013: Issue remains. Comment continued.

03/26/2012: Construction Notes, C. 6 & 14: Revise each note to state the local entity Traffic Engineer instead of the local entity engineer. Consider this a permanent revision to the Construction Notes

Comment Number: 6 Corrected Comment Originated: 04/10/2013

04/10/2013: Sht 5: The west end of the two way left turn lane begins its taper on the approach to the west driveway. The left turn lane should stay full width, at a minimum, to the west side of the west access.

Comment Number: 7 Corrected Comment Originated: 04/10/2013

04/10/2013: Please remove the arrows from the two way left turn lane on Trilby.

Comment Number: 8 Corrected Comment Originated: 04/10/2013

04/10/2013: Please state a "4" broken line" instead of "4" space" when describing the yellow two way left turn lane striping.

Comment Number: 9 Will be provided on the signage and striping plan at Final Review. Comment Originated: 04/10/2013

04/10/2013: Please include R1-1 (STOP) signage at the access/trilby intersections.

Topic: General

The proposed shared driveway has been realigned and the owner has acquired the residential property to the west and south (225 W. Trilby), thereby eliminating any need for an easement from a third party (See Deed of Trust attached). Owners will submit cross access easements at Final Review.

Comment Number: 2

04/10/2013: No reply. Comment continued.

03/26/2012: Was there any effort made to try to attain a joint access agreement with the private drive access just west of this development? Now that we have plans of the proposal and get a better understanding of the location its hard to believe two parallel driveways, 20' apart, can not be combined into one to both parties mutual benefit and satisfaction.

Topic: Traffic Impact Study

Comment Number: 4

Since the TIS isn't going to be affected, the study language will be revised to reflect the Low Density Mixed Use designation, unless instructed otherwise.

04/10/2013

04/10/2013: TIS states area land use as "other". Staff's review provides Low Density Mixed Use. The analysis in the TIS isn't affected as the LOS findings are higher than the minimum requirements of either land use designation. Please revise study language to reflect the Low Density Mixed Use designation.

Comment Number: 5

Comment Originated: 04/10/2013

04/10/2013: TIS is accepted. **Noted.**

Department: Zoning

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

Topic: Building Elevations

Comment Number: 8

Corrected

Comment Originated: 03/08/2012

03/26/2013: Repeat comment.

03/08/2012: The building design standards in Sec. 3.5.3 of the LUC will apply. i.e. facade treatments, base and top treatment, defining building entrances, etc.

Topic: General

Comment Number: 1

Note in Land Use Summary "Current Use" has been Corrected

Comment Originated: 03/08/2012

03/26/2013: The Round 2 narrative and site plan give the impression that the current uses of the property, office and outside storage, are legal uses. They aren't and the language should be changed. For instance, the 'current use' listed on sheet SP1 of 8 should be changed from 'existing office use' to 'existing single family dwelling'.

03/08/2012: Office use as a principal use in the LMN zone is allowed subject to Planning & Zoning Board review. The garage space in the building will be considered accessory use.

Comment Number: 4

Noted

Comment Originated: 03/08/2012

03/26/2013: Comment still active.

03/08/2012: Additional notes should be added to the Title Sheet with respect to: the manner of trash collection as described in the Planning Objectives; all light fixtures shall be down directional and shielded; no exterior storage of material, equipment of vehicles will occur on the site.

Comment Number: 5

There are no Parking Lot Light Poles. There are only down lights at each of the building entry doors.

Comment Originated: 03/08/2012

03/26/2013: repeat comment.

03/08/2012: Are there parking lot light poles? if so, show location on site plan and provide detail of height and fixture. Show wall location of light fixtures

Comment Number: 9

The proposed buildings to be built on Lot 2 & 3 will be sufficient to eliminate all outdoor storage of equipment and vehicles.

Comment Originated: 03/26/2013

03/26/2013: Phase one includes the house conversion to office and a new building with 2700 sq. ft. of garage space. The existing illegal outside storage of equipment, vehicles and storage needs to be inside to be legal. Will the proposed 2700 square feet be large enough to accomodate this?

Topic: Landscape Plans

Comment Number: 6

This note will be added to Final Landscape Plan but was not added as requested prior to the printing of the Landscape Resubmittal Plans.

Originated: 03/08/2012

03/26/2013: repeat comment.

03/08/2012: add note to plan that all landscaping will be installed prior to issuance of a CO or a financial guarantee will be provided to the City in the amount of 125% of the valuation of labor and material to complete landscaping and irrigation.

Comment Number: 7

Corrected and Landscape buffer has been added

Comment Originated: 03/08/2012

03/26/2013: Repeat comment.

03/08/2012: A 5' wide landscape strip with deciduous trees planted every 40' along the west, east, and south lot lines adjacent to the parking and driveway areas. At least 6% of the area of the parking lots need to be interior parking lot landscape islands. Additional street trees may be needed along Trilby. Other Departments might have more specific comments regarding that issue.

Topic: Site Plan

Comment Number: 2

Corrected and graphic of Landscape plan improved

Comment Originated: 03/08/2012

03/26/2013: Repeat comment. Nothing's changed.

03/08/2012: The site plan is too cluttered with lines. Please remove topo lines, etc. Show building envelope dimensions on site plan