

Civil Responses in GREEN Landscape Responses in ORANGE

Comment Summary:

Department: Engineering Development Review

Contact: Katie Andrews, 970-221-6501, kandrews@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 07/18/2017

08/22/2017: Retaining this comment for FDP. Engineering is ready for hearing.

07/18/2017: Prior to FDP approval, we will need to confirm that the non-exclusive ROW easement will fulfill our requirement for the standard utility easement. If it does not we will require that the utility easement be dedicated on top of the existing easement.

Response: Title documents for the non-exclusive ROW easements are included with this submittal.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 08/15/2017

07/12/2017: LANDSCAPE PLAN: See landscape plan for minor redlines.

Response: Minor redlines on plans have been addressed.

Department: Forestry

Contact: Molly Roche, , mroche@fcgov.com

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 07/19/2017

7/19/2017:

Are there existing trees in the parkway? If so, please show them on the landscape plans. If there are no trees in the parkway, please add new trees as needed to meet Land Use Code requirements. Please use the City Street Tree list for approved species.

Response:

There are no existing trees in the parkway. Proposed trees are shown on the proposed Landscape Plan.

Department: PFA

Contact: Cal Sheesley, 970-416-2599, csheesley@poudre-fire.org

Topic: General

Comment Number: 3
07/18/2017: FIRE LANE

Comment Originated: 07/18/2017

For clarity and consistency, the EAE shall be expanded to the full width of the proposed north-south drive lane. Revised plans indicating the fire lane as the full width shall be required.

Aligning the proposed EAE with the existing EAE on lot 1 would clean the plans up and prevent confusion moving forward.

Response: Comment is noted. Revised linework for EAE (full width of the proposed north and south drive lane) has been drafted and supplied to the project surveyor for the preparation of an Easement Dedication Exhibit. Revised linework and labels have added to the affected plan sheets for this submittal.

Comment Number: 4
08/22/2017: UPDATED PLAT

Comment Originated: 08/22/2017

An updated plat reflected the revisions (realignment & change in width) to the EAE is required.

Response: Comment is noted. An Easement Dedication Exhibit (showing revisions to the existing EAE) is being prepared and will be submitted to the City for review upon completion.

Department: Stormwater Engineering

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

Topic: Erosion Control

Comment Number: 1

Comment Originated: 07/13/2017

08/21/2017: Prior comments were not addressed in this submittal will need to be addressed before plans

can be approved. Please submit an Erosion Control Report as none was included in the recently received materials and is required to be submitted to meet City Criteria.

Please resubmit and Erosion Control

Escrow / Security Calculation as none was included in the recently received materials and is required to

meet City Criteria. The Erosion Control Materials will need to be submitted at the time of the first round of FDP. If you need clarification concerning the Erosion Control Material Requirements or Comments presented above please contact myself. Jesse Schlam (970) 224-6015 jschlam@fcgov.com

07/13/2017: Current Erosion Control Materials Submitted do not meet requirements. Please submit; an Erosion Control Plan (based upon returned

redlines), an Erosion Control Report (based upon returned comments), and an Escrow / Security Calculation (recalculated based upon plan changes). If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com

Response: Erosion Control Plan, Report, and Escrow / Security Calculation have been revised based on email correspondence and are included with this submittal.

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

Topic: General

Comment Number: 2

Comment Originated: 07/21/2017

08/22/2017: Repeat Comment. The existing volume based water quality treatment is Dry Extended Detention. This is not LID treatment.

Response: An LID Volume Based Treatment Variance Letter has been prepared and tentatively

approved for planning hearing. The Variance Letter is included with this submittal as part of the Drainage Letter for final review and approval.

07/21/2017: The plan, as proposed, is not meeting the City's Storm Water LID requirements. The LID mitigation is required to be volume based. This would require a bio-retention basin, or the use of porous pavers.

The City suggests a meeting to discuss options.

Response: Comment is noted. Please see above response.

Department: Technical Services

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

Topic: Construction Drawings

Comment Number: 11

Comment Originated: 07/20/2017

08/22/2017: There is text that needs to be rotated 180°. See redlines.

07/20/2017: There is text that needs to be rotated 180°. See redlines.

Response: Text has been rotated 180°.

Comment Number: 12

Comment Originated: 07/20/2017

08/22/2017: All benchmark statements must match on all sheets

07/20/2017: All benchmark statements must match on all sheets.

Response: Benchmark statement has been updated to match on all sheets.

Comment Number: 15

Comment Originated: 08/22/2017

08/22/2017: Please tie the coordinate values shown for utilities to the project boundary. We would prefer this be done by adding property corner values on the horizontal control plans and adding a note to each sheet with coordinate values.

Response: Property corner values have been added to the Horizontal Control Plan and to the Utility Plan.

Topic: Landscape Plans

Comment Number: 6

Comment Originated: 07/19/2017

08/22/2017: There is text that needs to be masked. Mask all text in hatched areas. See redlines.

07/19/2017: There is text that needs to be masked. Mask all text in hatched areas. See redlines.

Response:

Text has been masked.

Comment Number: 8

Comment Originated: 07/19/2017

08/11/2017: There are line over text issues. See redlines.

07/19/2017: There are line over text issues. See redlines.

Response: Text over screened lines has been masked.

Department: Water Conservation

Contact: Eric Olson, 970-221-6704, eolson@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 07/18/2017

07/18/2017: A landscape plan shall contain accurate and identifiable hydrozones, including a water budget chart that shows the total annual water use, which shall not exceed fifteen (15) gallons per square foot over the site. If you have questions contact Eric Olson at eolson@fcgov.com or 970-221-6704.

Response: A hydrozone/annual budget chart on the previous plan has been revised to include the parkway strip adjacent to Ziggi's and a note that calls out all bed areas as Low hydrozone. Irrigated turf is called out on the plan as 'High' hydrozone. The plant list includes the plant

hydrozones as identified by the City.

Comment Number: 2

Comment Originated: 07/18/2017

07/18/2017: Irrigation plans are required no later than at the time of building permit. The irrigation plans must comply with the provisions outlined in Section 3.2.1(J) of the Land Use Code. Direct questions concerning irrigation requirements to Eric Olson, at 221-6704 or eolson@fcgov.com

Response: We will complete the Irrigation Plans prior to submittal of the building permit.