



Community Development and
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May 26, 2017

Cara Scohy
CS DESIGN, INC.
2519 S. Shields St
#129 Fort Collins,
CO 80526

RE: 112 W. Magnolia Street Parking Lot, PDP160040, 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, Meaghan Overton, at 970-416-2283 or moverton@fcgov.com.

Comment Summary:

Department: Engineering Development Review

Contact: Morgan Uhlman, 970-416-4344, muhlman@fcgov.com

Topic: General

Comment Number: 6
12/27/2016

Comment Originated:

12/27/2016: The applicant will need to obtain access permits from CDOT for closing the access point on S College Ave.

Comment Number: 12
12/27/2016

Comment Originated:

12/27/2016: Curves C7 and C8 do not meet LCUASS standard 8.2.9, the minimum curb return radii is 15'. If this radii can not be met, please list this as a variance in general note #48. We will not require a formal variance for this standard for this project.

Curves C7 and C8 meet the minimum curb return radii of 15'.

Comment Number: 17
12/27/2016

Comment Originated:

12/27/2016: Need to detail the sidewalk connection on the east side of the driveway to show how this will meet ADA requirements.

05/23/17 - The elevations of the east driveway curb ramp show that it meets ADA requirements but the west curb ramp slope is too steep.

Spot elevations and slopes on the grading plan have been added to show ramps meet ADA requirements.

Comment Number: 18

Comment

Originated: 12/27/2016 12/27/2016: There can not be more than 750sqft of water draining over the sidewalk.

05/23/17: It looks like there might be a ridge that helps control the amount of flow over the driveway on the drainage plans, but the grading plans do not indicate that. Please provide additional spot elevations here to show this.

Spot elevations and slope arrows have been added to more clearly show that less than 750 sq. ft. flow over the sidewalk (approximately 600 S.F).

Comment Number: 21

Comment Originated:

12/27/2016

12/27/2016: On detail sheet, need to add 7-11F, 1601, 1602, 1607, 2201, 701, 803, D-10B

05/23/17 : Please add details 701.

Detail 701 has been added, all other details were added previously.

Comment Number: 24

Comment Originated:

05/23/2017

05/23/2017: Please add numbering to the Standard Erosion and Sediment Control Construction Plan Notes.

The Standard Erosion and Sediment Control Construction Plan Notes are numbered.

Comment Number: 25

Comment Originated:

05/23/2017

05/23/2017: The date listed in comment #2 of the Storm Drainage notes should be May not March.

The date listed in comment #2 of the Storm Drainage notes matches the date in the Drainage Report.

Comment Number: 26

Comment Originated:

05/23/2017

05/23/2017: Is the potholing for the underdrain (Note 6, sheet C3.0) being performed in the driveway?

The note has been updated to say that utility potholing should occur in the alley. The existing alley will be protected in place. As indicated on sheets C2.0 and C3.0.

Comment Number: 27

Comment Originated:

05/23/2017

05/23/2017: Grading plan shows that the alley curb and gutter will be the "onsite 18" valley pan", they should use a city standard because it is public ROW. If this is for the driveway, it should be designed as a standard drive approach.

Both driveways area now called out per appropriate details and exceed minimum pan widths required.

Comment Number: 28
05/23/2017

Comment Originated:

05/23/2017: Grading plan does not show what detail will be in place where the access point on Magnolia is being taken off. This should be LCUASS detail 701.

Detail 701 has been added, and callouts provided on the Grading Plan.

Comment Number: 29
05/24/2017

Comment Originated:

05/24/2017: Engineering still needs the documentation for the easements that are being dedicated with this project.

The draft TDF form, deed, and legal sescription has been sent to the owner for review and signature. A copy is in the attachment.

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: General

Comment Number: 23

Comment Originated:

01/06/2017

01/06/2017: The project owes an additional \$71 for the TDRFees. This is based on the site being .72 acres.

Department: Forestry

Contact: Molly Roche, , mroche@fcgov.com

Topic: Landscape Plans

Comment Number: 6

Comment Originated:

05/26/2017

05/26/2017:

Please use the most current Tree Protection Notes on the Landscape Plans. Note #9 that states: "ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA" should be included in this set.

This note has been added.

Comment Number: 7

Comment Originated:

05/26/2017

05/26/2017:

Please add a note on the landscape plans that reads: The parkway section on the south boundary of the property is to be maintained by the developer. This section extends from Magnolia curb cut east to the existing landscape (which is maintained by the City).

This note has been added (#7) to the general landscape notes on sheet L3.

Comment Number: 8

Comment Originated:

05/26/2017

05/26/2017:

Please verify that sod in the parkway will be irrigated turf.

Yes, it is irrigated sod; this has been clarified in the legend and plant schedule; there is also a note regarding irrigation in the general landscape notes.

Department: Light And Power

Contact: Coy Althoff, 970-224-6150, CAlthoff@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 01/03/2017

01/03/2017: Light & Power have existing facilities in this area. There is primary 3-phase power available in the alley way east of this property as well as streetlight and flood light circuits along Magnolia St. and College Ave.

Comment Number: 2

Comment Originated: 01/03/2017

01/03/2017: The existing 400W HPS light on the north-central part of this property is part of the Fort Collins Light & Power "floodlight" program. At this time, the monthly fee is part of the Wells Fargo utility bill. Please contact Light & Power, Project Engineering to have this structure removed prior to demolition.

Comment Number: 3

Comment Originated: 01/03/2017

01/03/2017: As your project begins to move forward please contact Light and Power Engineering to coordinate the streetlight, transformer and electric meter locations, please show the locations on the utility plans.

Comment Number: 4

Comment Originated: 01/03/2017

01/03/2017: Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:

<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>

Comment Number: 5

Comment Originated: 01/03/2017

01/03/2017: You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf

You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Comment Number: 6

Comment Originated: 05/23/2017 05/23/2017:

All comments from 1/3/17 are still accurate at this time.

A transformer location has been proposed and is now shown on site and utility plans. Design and coordination will continue with electrical who will be in touch with light and power as we move to final.

Department: PFA

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

Topic: General

Comment Number: 1

Comment Originated: 05/16/2017

05/16/2017: NO COMMENT

PFA has no comment related to improvement of the parking lot at 112 W. Magnolia.

Department: Planning Services

Contact: Meaghan Overton, 970-416-2283, moverton@fcgov.com

Topic: Landscape Plans**Comment Number: 8**

Comment Originated: 05/22/2017

05/22/2017: The maximum percentage of any one tree species in a development plan with 20-39 trees is 33 percent, or 9 of the 27 total trees proposed on the site. As currently proposed there are too many Spartan Juniper trees. Please add a different species, bringing the total number of any one tree species to 9 or below.

Another species was added; all species are below 9 in quantity.

Topic: Modification of Standard**Comment Number: 5**

Comment Originated: 01/03/2017

05/22/2017: Please revise the justification so that it is only addressing criteria 1, "equally well or better than." Reducing the setback by nearly half is not nominal or inconsequential.

The justification has been revised to only use "equally well or better than"

01/03/2017: The justification for the modification of standard should focus more on why the proposed solutions meet the general purpose of the standard in 3.2.2(J) "equally well or better than" a plan that complied with the standard. The justification as written emphasizes the impact to the parking lot, not how well the proposed solution meets the purpose of the standard. Also note that the 15 foot setback applies only to the College Avenue side of the parking lot. The setback from the alley only needs to be a minimum of 5 feet.

Topic: Site Plan**Comment Number: 9**

Comment Originated: 05/23/2017

05/23/2017: If the project and associated modification is approved by the decision maker (Planning and Zoning Board) please add the following note to the site plan for first round FDP submittal: "Modification: At the hearing for this Project Development Plan, the decision maker approved a modification to the setback requirements in Section 3.2.2(J) to permit an 8-foot setback along College Avenue and a 3-foot setback along the alley to the west."

This will be added upon approval.

Comment Number: 10

Comment Originated: 05/25/2017

05/25/2017: The parking stalls on the west side of the parking lot measure at 15 feet, which is not long enough for standard parking spaces. You may designate up to 40% of the parking stalls as "compact vehicle parking," the dimensions of which are 8 by 15 feet. Otherwise these spaces will need to meet the standard vehicle parking stall dimensions outlined in Section 3.2.2(L).

The 5 vehicles have been designated as compact and the parking summary has been updated to reflect this.

Department: Stormwater Engineering**Contact: Heather McDowell, 970-224-6065, hmcdowell@fcgov.com****Topic: Construction Drawings****Comment Number: 18**

Comment Originated: 05/24/2017

05/24/2017: Horizontal Control Plan: Please update the Site Tabulation table to include existing site conditions so stormwater fees can be accurately assessed. This table indicates asphalt paving but the drainage report indicates concrete...please make sure these match. If you are proposing asphalt, then the paver areas will be required to be

surrounded by a concrete apron. Also, the percentages listed on the table are confusing. Please see redlines. (final)

The site tabulation table on sheet C3.0 has been updated to show the existing conditions, proposed site land use percentage, and a concrete parking lot.

Comment Number: 19

Comment Originated: 05/24/2017

05/24/2017: Drainage Plan: The run-on areas to the paver areas still needs some work. There are sections of pavers that still don't show any run-on area, resulting in other sections that have too much run-on area. It seems like some modifications to the parking lot grading to show a crown down the middle of the drive aisles might fix this issue. Please see redlines. (preliminary)

The parking lot grading has been updated with crowns in the drive aisle to make sure all of the paver sections get run-on flow.

Comment Number: 20

Comment Originated: 05/24/2017

05/24/2017: Drainage Plan: This plan is basically showing 4 separate detention basin areas (below each of the paver sections). In that, you will want to look at ways to mitigate the migration of water from the detention area to below the standard paved areas. You should consider placing an impermeable liner between the detention and the standard parking lot areas. In addition, the underdrain pipes below the standard paved areas should not be perforated. (final)

Please see the Interlocking Concrete Paver Cross Section Detail on sheet C6.0 that shows The impermeable liner at the edge of the paver areas, a note has been added to callout storm pipe labels on sheet C3.0, which shows perforated pipe under the pave and non-perforated pipe at the main lines.

Comment Number: 21

Comment Originated: 05/24/2017

05/24/2017: Site Details: Please coordinate the orifice plate diameter that is called out in the plans with the size that is provided in the drainage report. (final)

The orifice plate diameter is consistent on every sheet and in the drainage report.

Topic: Drainage Report

Comment Number: 22

Comment Originated: 05/24/2017

05/24/2017: It doesn't look like you've assumed an imperviousness percentage for the permeable paver areas. These are required to be assumed to be 50% impervious over the long term. Please update your calculations accordingly. (preliminary)

The pavers are now shown to have an imperviousness of 50% and the drainage calculations have been updated accordingly.

Comment Number: 23

Comment Originated: 05/24/2017

05/24/2017: This project is basically proposing 4 separate underground detention areas. As such, you will need to provide volume calculations for each area, separately. Utilizing the UD stage-storage spreadsheet for this application is confusing because that spreadsheet is based on a conic volume calculation and these detention areas can simply

be calculated with an area x depth x 30% calculation. (preliminary)

The detention area for each paver section has been added to the Drainage Facility Design section of the Drainage Report. The calculation now match those suggested.

Topic: General

Comment Number: 11

Comment Originated: 02/03/2017

02/03/2017: Please note that stormwater PIF's (and water fees if needed) will need to be paid prior to us signing mylars on this project because there is no building permit process associated with this project.

Contact: Heidi Hansen, 970-221-6854, hhansen@fcgov.com

Topic: Floodplain

Comment Number: 9

Comment Originated: 01/03/2017

05/23/2017: The boundary between the flood fringe and the moderate risk floodplain is mislabeled on the Site Plan. Please change as per the red-lined comments on the Site Plan.

This has been corrected per the redlines.

01/03/2017: Per the Floodplain Review Checklist, please add and label the 100-year floodplain and floodway boundaries on the Site Plan.

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

Topic: Drainage Report

Comment Number: 16

Comment Originated: 05/23/2017

05/23/2017: In the Drainage Report; in the 2nd paragraph of I.B change the description of the floodplain to state that the site is located within the City-regulatory 100-year Old Town Basin Floodplain, prepared by Anderson Consulting Engineers, July 15, 2003.

The statement "the site is located within the city-regulatory 100-year old town basin floodplain, prepared by Anderson Consulting Engineers, July 15, 2003." has been added to the drainage report.

Comment Number: 17

Comment Originated: 05/23/2017

05/23/2017: In Appendix A of the Drainage Report, please include a copy of the FIRM Panel with the site location outlined in red.

The FEMA FIRM map panel has been added to Appendix A.

Topic: Floodplain

Comment Number: 12

Comment Originated: 05/23/2017

05/23/2017: Please add a note to Sheets C3.0, C4.0, C5.0, and C5.2 stating "A Floodplain Use Permit must be approved by the City Floodplain Administration prior to beginning any construction activities in the 100-year Flood Fringe or Floodway."

This note has been added to the appropriate sheets.

Comment Number: 13

Comment Originated: 05/23/2017

05/23/2017: Please add a note to Sheets C3.0, C4.0, C5.0, and C5.2 stating "A No-Rise Certification must be approved by the City Floodplain Administration prior to beginning any construction activities in the 100-year Floodway."

This note has been added to the appropriate sheets.

Comment Number: 14

Comment Originated: 05/23/2017

05/23/2017: On Sheet C5.0, please include all floodplain cross-sections, including the stationing and Base Flood Elevations (BFE) for each.

All floodplain cross-sections have been added to the drainage plan.

Comment Number: 15

Comment Originated: 05/23/2017

05/23/2017: On Sheet C5.0, please add a note stating "Temporary or Permanent storage of equipment or material is not allowed within the 100-year Floodway."

This note has been added to the drainage plan.

Department: Technical Services

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

Topic: Construction Drawings

Comment Number: 9

Comment Originated: 01/03/2017

05/24/2017: Please change the titles so they match the other plan sets. See redlines.

01/03/2017: Please change the titles so they match the other plan sets. See redlines.

The title has been updated to match the other plan sets.

Comment Number: 11

Comment Originated: 01/03/2017

05/24/2017: Please revise the legal description as marked. See redlines.

01/03/2017: Please revise the legal description as marked. See redlines.

The legal description has been revised.

Comment Number: 12

Comment Originated: 01/03/2017

05/24/2017: All benchmark statements must match on all sheets.

01/03/2017: All benchmark statements must match on all sheets.

The benchmark statements match on all sheets.

Comment Number: 13

Comment Originated: 01/03/2017

05/24/2017: There are line over text issues. See redlines.

01/03/2017: There are line over text issues. See redlines.

All line over text issues have been resolved.

Department: Traffic Operation

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 05/23/2017

05/23/2017: The parking lot access location onto College Ave. is very close to the alley, has the team considered closing this access to gain additional on street parking space?

Several options were looked at, but the owner wants to keep the proposed layout.

Department: Water Conservation

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

Topic: General

Comment Number: 1

Comment Originated: 01/03/2017

01/03/2017: 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

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

Topic: Construction Drawings

Comment Number: 3

Comment Originated: 05/24/2017

05/24/2017: Horizontal Control Plan: Please show and callout the location of the curb stop and materials for the service. The meter pit will need to be shown and placed behind the ROW. (final)

The irrigation meter pit has been moved behind the ROW, materials and curb stop have been called out on Sheet C3.0