

PLEASE REFER



**Community Development and
Neighborhood Services**

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fcgov.com/developmentreview

November 30, 2018

5950 FOSSIL CREEK PKWY
Fort Collins, CO 80525

RE: West Vine Storage, FDP180019, 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 Development Review Coordinator, Todd Sullivan, at 970-221-6695 or tsullivan@fcgov.com.

Comment Summary:

Department: Planning Services

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 11/28/2018

11/28/2018: Given the natural habitat buffer zone and the adjacent residential properties, illumination levels must be reduced by 50% after closing.

At least 50% of the exterior security lighting are turned off after the closing time of 9:00 PM.

Department: Water-Wastewater Engineering

Contact: Dan Mogen, 970-305-5989, dmogen@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 09/03/2018

09/03/2018: A maintenance agreement for the proposed private hydrant will be required as a part of the development agreement.

This item is part of the development agreement.

Comment Number: 2

Comment Originated: 09/03/2018

09/03/2018: It appears that landscape separation requirements are not being met for the proposed water lines between buildings 1 & 2. Please review and revise as necessary to provide adequate separation.

Required separation of utilities and landscaping between buildings 1 and 2 are provided.

Comment Number: 3

Comment Originated: 09/03/2018

09/03/2018: Please see redlined utility plans (PDF).
Redline Plan issues have been addressed with these revisions.

Comment Number: 4 Comment Originated: 09/03/2018
09/03/2018: Standard Comment: Please note that all City construction detail drawings are to be used in their original, unaltered state. ANY modification(s) must be clearly distinguished and all City logos/identifiers must be removed from the modified detail. Detail drawings can be found in both .pdf and .dwg formats through the links to "Construction Drawings" on www.fcgov.com/utility-development.
City Standard drawings have not been modified.

Comment Number: 5 Comment Originated: 09/03/2018
09/03/2018: Standard Comment: Please note that all City of Fort Collins Utility Customers are subject to City Code requirements for wastewater. These requirements include Section 26-306 Wastewater Discharge Permit Requirements and Section 26-332 Prohibitive Discharge Standards. A permit may be required depending on activities on the site; however, discharge standards apply to every customer, both large and small, regardless of what activities take place on the site. Please contact Industrial Pretreatment, (970)221-6900, to discuss these requirements and how they apply to this development.
No pretreatment of waste water is required.

Comment Number: 6 Comment Originated: 09/05/2018
09/05/2018: Please review the site and utility plans for consistency. Note details about utility construction should not be called out on the site plan.
Utility detail notes are removed from Site Plan and only referenced on Utility Plans.

Department: Stormwater Engineering

Contact: Dan Mogen, 970-305-5989, dmogen@fcgov.com

Topic: General

Comment Number: 2 Comment Originated: 09/03/2018
11/26/2018: Thank you for the updates that were submitted. It appears many comments/redlines have been addressed at this point; however, there are remaining items as well. I request a meeting with the applicant/engineer to review comments/redlines as well as how they have been or will be addressed. My comments for W/WW/SW have not been updated further at this time.
Meeting has occurred and we believe concerns have been met.

09/03/2018: Please note that many of my comments from PDP review were not addressed and still remain to be addressed at this time despite the comment response letter saying the comments have been addressed or information has been provided.
I will reject future submittals as incomplete if they do not adequately address comments and redlines provided with this review.
Understood.

Comment Number: 3 Comment Originated: 09/03/2018
09/03/2018: An agreement is required in order to have this site outfall to Arthur's Ditch. Please contact Mark Taylor at 970 416 2494 to coordinate. Agreement will be required prior to final plan approval.

Easement agreement with adjacent property is being provided. Easement is shown on the Plans.

Comment Number: 4

Comment Originated: 09/03/2018

09/03/2018: Please provide discussion and an exhibit in the drainage report to show how water quality and Low Impact Development (LID) requirements are being met for the site. Additional information is needed to show the rain gardens are appropriately sized for the site and appropriately designed per City requirements. Please see redlines for additional comments.

Carryover from PDP (2 separate comments):

03/26/2018: Clarification is needed to understand what is being proposed.

The plans show 3 rain gardens; however, sizing calculations are only shown for 2 rain gardens in the drainage report. Please help me understand what is being proposed; I'm happy to discuss the intent with you and explain what I'm looking for.

03/26/2018: Repeat comment. This submittal did not address these questions.

10/27/2017: Please expand discussion of water quality and low impact development requirements. It is noted that the majority of the site will be treated with the proposed rain gardens and areas that are not treated by the rain gardens will have extended detention water quality provided and sized in the proposed detention basins. No discussion of off-site flows was seen. Please address.

Additional information and details as to drainage and rain gardens have been included in the revised report.

Comment Number: 5

Comment Originated: 09/03/2018

09/03/2018: Please expand narrative in the drainage report to clearly convey the proposed drainage on site and how it meets requirements.

Additional narrative has been added to the report addressing these issues.

Comment Number: 6

Comment Originated: 09/03/2018

09/03/2018: The landscaping for the proposed rain gardens appears to call for shrubs and other plantings including a blue spruce, which is not appropriate. An ornamental tree would be better suited for this type of location.

Is ground cover such as rock cobble proposed as well? Please clarify on the landscape plan.

Spruce tree has been removed and replaced with ornamental. Rock cobble is the surface civer for the rain Gardens and noted on plans

Comment Number: 7

Comment Originated: 09/03/2018

09/03/2018: Please provide evidence that the detention basin is in compliance with drain times per Colorado Revised Statute 37-92-602(8). More information on this statute is available at <http://tinyurl.com/RevisedStatuteMemo>, and a spreadsheet to show compliance is available for download at <http://tinyurl.com/ComplianceSpreadsheet>. Please contact Dan Mogen at (970)305-5989 or dmogen@fcgov.com with any questions about this requirement or for assistance with the spreadsheet.

Rain garden compliance is provided as per sState requirements.

Comment Number: 8

Comment Originated: 09/03/2018

09/03/2018: This comment is a carry-over from PDP.

03/26/2018: Repeat comment. Nothing was seen in this submittal to address this comment.

10/27/2017: It appears the eastern pond will be used to treat and detain these

flows. Please show sizing for these flows in the eastern pond. It appears flow from other areas will be treated by rain gardens prior to entering either detention pond; therefore, it is not required to provide water quality for this runoff as it will be treated by the rain gardens.

05/23/2017: It is required that half of the street frontage be brought into the site as it has historically flowed. This flow needs to be both detained and treated for water quality. LID treatment is not required.

Street run-off flows through the rain gardens as a pre-treatment prior to flow to the detention ponds.

Comment Number: 9 Comment Originated: 09/03/2018

09/03/2018: Please see redlined drainage report and utility plans (PDF).

Redline issues have been addressed.

Comment Number: 10 Comment Originated: 09/03/2018

09/03/2018: Carryover: Please note that additional comments may be forthcoming upon future submittals as additional details are discovered.

Understood.

Comment Number: 11 Comment Originated: 09/03/2018

09/03/2018: Please add the following note to the proposed rain gardens on the grading and utility plans:

Please refer to the erosion control plan sheets and report for temporary control measures and construction sequencing that shall be used to prevent loading of this drainage facility with sediment during construction.

Provided.

Comment Number: 12 Comment Originated: 09/03/2018

09/03/2018: Standard Comment: Please note that all City construction detail drawings are to be used in their original, unaltered state. ANY modification(s) must be clearly distinguished and all City logos/identifiers must be removed from the modified detail. Detail drawings can be found in both .pdf and .dwg formats through the links to "Construction Drawings" on

www.fcgov.com/utility-development.

Understood.

Comment Number: 13 Comment Originated: 09/03/2018

09/03/2018: Is phasing of this project being considered? Stormwater certification is typically required for this type of project prior to issuance of the first certificate of occupancy; this certification includes site grading, detention basins, Low Impact Development facilities, etc. Please let me know if this certification timing will work for your project or if you would like to consider phasing of stormwater improvements.

The Project is planned as a single phase.

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

Topic: Erosion Control

Comment Number: 1 Comment Originated: 08/28/2018

08/28/2018: **Erosion Control Comments have been resolved.** 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.

Thank you.

Department: Engineering Development Review

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

Topic: General

Comment Number: 6

Comment Originated: 11/27/2018

11/27/2018: The site plan drawings and the horizontal control plan sheet (C-2.0) present curves for the respective sidewalk and roadway transitions that occur on the west and east sides of the western drive approach, which is the preferred City design. Please correct the depiction/design on the remaining sheets of the civil set as follows:

C2.1 -- the sidewalk is at an angle and not a curve on the west side of the drive approach.

C3.0 -- the sidewalk is at an angle and not a curve on the west side of the drive approach.

C3.2 -- the sidewalk is at an angle and not a curve on the west side of the drive approach.

C4.0 -- the sidewalk is not depicted on the west side of the drive approach and the roadway transition is depicted as an angle point and not a curve.

Curve for sidewalk has been added to these pages.

Comment Number: 7

Comment Originated: 11/27/2018

11/27/2018: The legal entities that sign the development agreement and the plat as owner would need to be the same as both documents are in essence entitled and recorded at the same time. The information on the County's website currently shows the north half (of the overall parcel development) having Dorothy and Michael Rein as owners. On the south half (of the overall parcel development), ownership is shown as Vine Street Storage LLC. The subdivision plat list three owners: Dorothy Rein, Michael Rein, and Cassie Ewan, while Vine Street Storage LLC is not listed. For the development agreement, the info sheet that was provided only indicates Vine Street Storage LLC as the owner (and indicates that this entity is a Colorado general partnership, when the Secretary of State's website indicates that it is a limited liability company.) We should at least look to have the development agreement and plat consistent with regards to the owner information and there will likely be questions from our City Attorney's Office on the legal entities presented to entitle. Perhaps a meeting or additional follow-up can be provided, such that there's fewer potential questions to the City Attorney's Office on the initial draft?

Ownership information for the Plat and Development Agreement has been coordinated.

Comment Number: 8

Comment Originated: 11/27/2018

11/27/2018: The City has adopted an electronic plat submittal process at the time of mylar submittals for approval. Please ensure that these requirements are being considered at this time (which include a CAD file of the plat in the second link below.)

<https://www.fcgov.com/developmentreview/files/digitalsubmittalstandards.pdf>

https://www.fcgov.com/developmentreview/pdf/electronic_final_plat_submittal_req.pdf

Electronic CAD file of the Plat will be provided to your standards at time of Mylars.

Comment Number: 9

Comment Originated: 11/27/2018

11/27/2018: City Utility Plan Approval Blocks are missing on sheets C2.1, C2.2, C3.1, C3.2.

Signature Blocks have been added.

Comment Number: 10

Comment Originated: 11/27/2018

11/27/2018: Note that Arthur Ditch signature blocks were provided on several sheets of the civil set, including sheets that perhaps aren't as relevant to them (details sheet for signing and striping). It should perhaps be verified if they only need/want the cover sheet or certain sheets, rather than potentially having blank/cross out signature blocks.

Signature Blocks for Arthur Ditch on pages not important to their approval have been removed.

Department: Light And Power

Contact: Tyler Siegmund, 970-416-2772, tsiegmund@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 09/04/2018

09/04/2018: Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please contact me or visit the following website for an estimate of charges and fees related to this project:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

Understood.

Comment Number: 2

Comment Originated: 09/04/2018

09/04/2018: Please submit load requirements for the project once known. A commercial service information form (C-1 form) and a one-line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Understood.

Comment Number: 3

Comment Originated: 09/04/2018

09/04/2018: Light & Power will need AutoCAD files of the site plan, utility plans, and landscape drawings once approved.

Understood.

Comment Number: 4

Comment Originated: 09/04/2018

09/04/2018: Please contact Tyler Siegmund at Light & Power Engineering if you have any questions at 970.416.2772. Please reference our policies, construction practices, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Thank you

Comment Number: 5

Comment Originated: 11/27/2018

11/27/2018: Light and Power is ready for MYLARS and project approval. All other comments from Light and Power are for information for the applicant.

Thank you.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 09/03/2018

09/03/2018: UTILITY PLANS. It does not appear PDP comment 19 delivered March 2018 from Rebecca Everette has been addressed.

03/26/2018: FOR FINAL PLAN: Please label the Natural Habitat Buffer Zone on the landscape plan, grading and drainage plan (C3.0, C3.1, C3.2), erosion control plan (C4.0), and utilities plan (C5.0). Please ensure the habitat note is on each of these plans as well.

Natural Habitat Zone note has been added to all Plans.

Comment Number: 2

Comment Originated: 09/03/2018

11/27/218: INFORMATION ONLY: Please contact me directly with questions about securities and City of Fort Collins Letter of Credit or Bond templates for NHBZ.

09/03/2018: FOR DCP. Prior to issuance of Development Construction Permit (DCP) provide:

A. Estimate to be approved by Environmental Planning of natural habitat buffer zone (NHBZ) installation and labor and weed management plan. Securities are held for 3 years or until success criteria have been reached.

B. Security for NHBZ at 125% cost of estimated installation and labor.

C. Estimate to be approved by Environmental Planning of natural habitat buffer zone (NHBZ) weed management.

D. Security for weed management of NHBZ at 125% estimated cost.

Estimate form for NHBZ improvements are provided for your review.

Comment Number: 3

Comment Originated: 09/03/2018

09/03/2018: FOR DA. The Development Agreement (DA) for this project will include Natural Resources language including natural habitat buffer zone (NHBZ) establishment criteria and weed management plan. Standard Natural Resources language and NHBZ success criteria language will be provided by City staff, but the weed management plan needs to be provided by the Applicant.

Understood.

Comment Number: 4

Comment Originated: 11/27/2018

11/27/2018: INFORMATION ONLY: Natural Habitat Buffer Zone and note included on site plan set SP2.1, SP2.3, SP3.1, SP3.2, SP3.3, SP4.1, SP5.1 and utility plan set C2.0 and C5.0.

Is there an appropriate response.

Comment Number: 5

Comment Originated: 11/27/2018

11/27/2018: FOR APPROVAL: It appears some sheets are missing the Natural Habitat Buffer Zone label and note. Please include label of the Natural Habitat Buffer Zone and note on utility plan set grading and drainage plan C3.0, C3.1, C3.2 and erosion control plan C4.0.

NHBZ note has been added to all plans. Notes not provided on detail plans.

Department: Forestry

Contact: Jill Wuertz, 970-416-2062, jwuertz@fcgov.com

Topic: Landscape Plans

Comment Number: 4

Comment Originated: 11/28/2018

11/28/2018: Will this development impact the existing parkway and rain garden along Shields? It appears to be part of the planting plan and new plants are being called out. Coordinate with Parks (Jill Wuertz) if there will be impacts to landscape and irrigation. New plants and irrigation will need to comply with the Parks standards and Streetscape standards.

There is no additional plantings within the R.O.W. nor within the rain garden. These existing features are Shown as reference of existing conditions. No change or additions to the existing features are a part of this Project.

Department: Traffic Operation

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 11/27/2018

11/27/2018: Minor additional redlines for signing and striping are provided. Informal electronic review is fine with me. Once cleaned up, I'm ready for mylars.

Revisions have been included.

Department: Technical Services

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

Topic: Construction Drawings

Comment Number: 14

Comment Originated: 09/03/2018

11/30/2018: FOR APPROVAL:

Please revise the Benchmark Statement as marked. See redlines.

09/03/2018: The Benchmark Statement has been updated. The City has moved to the NAVD88 vertical datum, and as of January 1, 2015, all projects are required to be on NAVD88 datum. Please provide the following information for the Benchmark Statement in the EXACT format shown below.

PROJECT DATUM: NAVD88

BENCHMARK # w/ DESCRIPTION
ELEVATION:

BENCHMARK # w/ DESCRIPTION
ELEVATION:

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED (PRIOR CITY OF FORT

COLLINS DATUM) = NAVD88 - X.XX'.

Benchmark information has been revised.

Comment Number: 15

Comment Originated: 09/03/2018

11/30/2018: FOR APPROVAL:

Some of the sheet titles in the sheet index have duplicate names. See redlines.

09/03/2018: Some of the sheet titles in the sheet index have duplicate names.

See redlines.

Sheet Titles have been revised.

Comment Number: 19

Comment Originated: 09/03/2018

11/30/2018: FOR APPROVAL:

There are line over text issues. See redlines.

09/03/2018: There are line over text issues. See redlines.

Line over issues have been resolved.

Comment Number: 20

Comment Originated: 09/03/2018

11/30/2018: FOR APPROVAL:

All benchmark statements must match on all sheets.

09/03/2018: All benchmark statements must match on all sheets.

Benchmarks are consistent.

Comment Number: 21

Comment Originated: 11/30/2018

11/30/2018: FOR APPROVAL:

There are spelling issues. See redlines.

Spelling has been resolved.

Comment Number: 22

Comment Originated: 11/30/2018

11/30/2018: FOR APPROVAL:

There are benchmarks referenced that have been destroyed by construction.

Please remove all reference to benchmarks not used for this project. See

redlines.

Only verified benchmarks are reported on plans.

Comment Number: 23

Comment Originated: 11/30/2018

11/30/2018: FOR APPROVAL:

There are text over text issues. See redlines.

Line over issues have been resolved.

Topic: Plat

Comment Number: 1

Comment Originated: 08/31/2018

11/26/2018: FOR APPROVAL:

Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter.

08/31/2018: Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter.

Changes as noted have been made.