



PROJECT COMMENT SHEET

ZONING DEPT. BASIC DEVELOPMENT REVIEW PROJECT

DATE: July 10, 2007 TO: Susan Joy - Engineering

PROJECT: **CARGILL SECONDARY USE BUILDING – 2540 E. DRAKE.**

FOURTH ROUND OF REVIEW

This is a Basic Development Review proposal to construct a 14,400 square foot accessory building for seed storage, drying, seed laboratory, etc. The use of the property is classified as an “existing limited permitted use” and is subject to Section 1.6.5 of the Land Use Code. Since this is a detached, secondary building and is not an addition to an existing building that would result in an increase in floor area of more than 25% of the existing building, the entire site **does not** have to be brought into compliance with the code.

All comments must be returned to **Peter Barnes** in Zoning by July 17, 2007. **PLEASE ENTER YOUR COMMENTS IN DMS.**

Note - PLEASE identify your redlines for future reference

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





Selected Issues Report

9/13/2007

Date:

Cargill secondary use building

SELECTION CRITERIA: Status = All

ISSUES:

Department: Current Planning

Issue Contact: Anne Aspen

Topic: General

Number: 2

Created: 10/4/2006 Resolved

[10/4/06] The site plan is inadequate: Drake Rd. should be labelled; entries, parking and loading areas should be delineated; and standard hatching and patterns should be used (what does the honeycomb pattern represent?). That said, since this project is not required to be brought into compliance with code standards, I don't think it is likely I will have substantial comments. So, from a Planning perspective, this project is ready for approval.

Department: Current Planning

Issue Contact: Dana Leavitt

Topic: General

Number: 42

Created: 1/25/2007 Resolved

[1/25/07] this project contains a geological area of special interest - The Valley Wall. This project is adjacent to the sidehill development. During the review of that project an ecological Characterization Study was completed and a buffer of 100 feet was established for the Valley Wall. That buffer will be applied to this project. The standards within Section 3.4.1 - Natural habitats and Features will have to be met and/or addressed. Of particular concern 3.4.1(E) (1) (e), 3.4.1(H) & (I).

Number: 43

Created: 2/7/2007 Resolved

[2/7/07] Applicant to field locate the edge of the top of the Valley Wall as determined in the field by Dana Leavitt and applicant's consultants. Add this edge to the Site Plan and then the 100 foot buffer setback.

Number: 44

Created: 2/7/2007 Resolved

[6/8/07] The established 100' natural feature buffer is inclusive of the entire property along the valley wall natural feature. Add note to the Site Plan denoting this requirement.

[2/7/07] Established limits of review for a secondary use structure as it relates to the existing uses; review will include new development to the north of the existing building footprints.

Number: 46

Created: 2/7/2007 Resolved

[6/8/07] The metal fencing along the access drive is not compatible with the natural feature and the associated buffer per Section 3.4.1(E) of the LUC.

[2/7/07] If security fencing is proposed, it can not encroach into the buffer zone; solid fencing will not be allowed. Perimeter fencing, if used, may be a two or three rail fence with vinyl clad wire mesh similar to the fencing along the Drake Road frontage west of the facility. See comment by Annes Aspen further defining the standards that apply for any fences.

Number: 56 Created: 6/8/2007 Resolved
[6/8/07] Label the 100' Valley Wall Buffer as Natural Feature Buffer.

Topic: Landscape Plan

Number: 45 Created: 2/7/2007 Resolved
[6/8/07] Plan does not meet the standards in Section 3.4.1(i) of the Land use Code. Fencing and native plant species that support and create habitat and serve as a visual screen within the buffer zone are required to meet the standards of Section 3.4.1 and to mitigate the impact of the development within and adjacent to the buffer
[2/7/07] Applicant will have to prepare a Landscape Plan showing proposed plantings and disturbed areas to be restored within the 100 foot buffer zone.

Department: Current Planning

Issue Contact: Anne Aspen

Topic: Site Plan

Number: 39 Created: 1/3/2007 Resolved
[1/3/07] Upon further review of the plans and review with other city staff members who were not on the regular routing for this project, there are concerns with the adjacent Valley wall. The Valley wall is a protected resource in the Land Use Code. The adjacent Sidehill development performed work to identify the extent of the required buffer, which I am researching. I will ascertain what the Ecological Characterization Study determined were the boundaries of the required buffer. Also, the developer of SideHill is responsible for mitigating the Valley wall adjacent to the Cargill proposal in exchange for grading changes in Sidehill Filing 2. Therefore, the section of the Valley wall adjacent to the proposed will receive special restoration measures. Because of this, it will be critical to minimize pavement and drainage. Any additional drainage will need to be carefully managed to avoid erosion or damage to the Valley wall.

Number: 40 Created: 1/3/2007 Resolved
[6/11/07]
[1/3/07] An enhanced landscape buffer may be required and native species will be required in the setback adjacent to the east property boundary in order to establish an appropriate buffer and visual screen between the two properties. We will need elevation details for the fence to ensure that it is compatible with the buffer area standards.

Number: 41 Created: 1/3/2007 Resolved
[7/18/07]
[7/17/07] The fixture chosen meets the standards. Please add the cut sheet onto the building elevation plan sheet. Note the wattage proposed. All around the building but especially on the facades facing the valley wall buffer, lighting should be kept to a minimum. This will still provide adequate security though since the fixture you have chosen will wash the wall in light instead of casting glaring light.
[6/11/07] If no lighting is proposed, please make a note on the plans. If there is any lighting, show locations on the site plan and elevations and add fixture cut sheets to plan set.
[1/3/07] I will need a lighting plan and cut sheets of proposed fixtures to review for compatibility with section 3.2.4 of the Land Use Code. Be sure to specify fully shielded, down-directional fixtures.

Department: Engineering

Issue Contact: Susan Joy

Topic: General

Number: 7 Created: 10/13/2006 Resolved

[6/4/07] Repeat if proposing a new easement. Please label all easements as "existing" or "proposed" to help clarify the plans and intentions.

[12/26/06] Please submit a new TDRF application for any additional easement proposed plus a legal and exhibit. County filing fees apply and will follow.

[10/13/06] Please see Stormwater for any drainage easement they might require.

Number: 11

Created: 10/13/2006 Resolved

[10/13/06] Please see Appendix E6 for all scanning requirements and make the necessary adjustments to the plan sets.

Number: 25

Created: 10/13/2006 Resolved

[5/22/07] Repeat! I am not receiving the redlines with any submittal as required. I will refuse the next submittal and return unreviewed if the redlines are not included with the next round.

[12/26/06] Repeat. Please submit all redlines!

[10/13/06] Please resubmit a Site and Utility plan set with the next round.

Number: 36

Created: 12/26/2006 Resolved

[5/22/07] Repeat.

[12/26/06] Please return all redlines with the next submittal. Redlines were not returned with this submittal and it was not possible to check whether or not all comments have been addressed. Will need both sets with next round to verify.

Number: 37

Created: 12/26/2006 Resolved

[12/26/06] Road base is not an acceptable driving surface, must be paved per City Code. Need to show all proposed striping in the parking lot.

Number: 62

Created: 7/18/2007 Resolved

[7/18/07] Ready for mylars! Thanks Jade!

Topic: Landscape Plan

Number: 48

Created: 6/4/2007 Resolved

[6/4/07] Please provide a key map as you are only showing a portion of the site.

Number: 49

Created: 6/4/2007 Resolved

[6/4/07] Scanning issues with this plan sheet as well.

Topic: Site Plan

Number: 17

Created: 10/13/2006 Resolved

[6/4/07] Please label and dimension all existing easements and row! Please label as existing or proposed. This comment must be addressed or the mylars will not be approved.

[12/26/06] Repeat. Drake has now been labeled but the rest is still incomplete.

[10/13/06] Please label "Drake Road" and show, label, and dimension all existing row and easements.

Number: 18

Created: 10/13/2006 Resolved

[6/4/07] Repeat.

[12/26/06] Still needs work - still need to show the pond, drainage easement, etc.

[10/13/06] The site plan does not match the utility plan (the proposed culvert is not shown).

Number: 19

Created: 10/13/2006 Resolved

[10/13/06] Remove all contours.

Number: 20

Created: 10/13/2006 Resolved

[6/4/07] Please provide the information requested below.

[12/26/06] Please label the type of easement, such as "drainage" or "utility" etc. Show all easements, existing and proposed, that are existing or proposed on the utility plans.

[10/13/06] Label all lineweights or provide a legend.

Number: 21

Created: 10/13/2006 Resolved

[10/13/06] Please remove the bubbling (this is not a revision) and show either as existing or proposed.

Number: 22

Created: 10/13/2006 Resolved

[10/13/06] Please dimension all existing and proposed sidewalks.

Number: 23

Created: 10/13/2006 Resolved

[10/13/06] The proposed 5' sidewalk looks smaller than the proposed 4' sidewalk(?).

Number: 24

Created: 10/13/2006 Resolved

[10/13/06] Questions regarding the notes:

8. Where is a trash enclosure proposed?

9. Where is a bike rack proposed?

10. Where is a handicap ramp proposed?

Number: 38

Created: 12/26/2006 Resolved

[12/26/06] Please show and dimension all striping in the parking lot.

Number: 47

Created: 6/4/2007 Resolved

[6/4/07] Scanning issues, line over text, see tech services if you have any more questions.

Topic: Utility Plan

Number: 8

Created: 10/13/2006 Resolved

[10/13/06] Cover Sheet - Please show the property boundary on the vicinity map.

Number: 9

Created: 10/13/2006 Resolved

[10/13/06] Cover Sheet - Please add the name, address, and phone number for all owners, developers.

Number: 10

Created: 10/13/2006 Resolved

[12/26/06] Repeat.

[10/13/06] Cover Sheet - Please add the following statement:

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

Number: 12

Created: 10/13/2006 Resolved

[12/26/06] Thank you for labeling Drake Road, please provide the rest of the information.

[10/13/06] Please label the street (Drake Rd) and show, label and dimension all row and easements, all sheets.

Number: 13
[10/13/06] Grading Sheet - Show existing contours within 50' from the property boundary and all proposed grading. All proposed grading needs to tie into existing.
Created: 10/13/2006 Resolved

Number: 14
[10/13/06] Grading Sheet - Please label the proposed culvert as "proposed" and what it is constructed out of. Please show and detail how you are tying into the existing structure (label that too).
Created: 10/13/2006 Resolved

Number: 15
[10/13/06] Grading Sheet - It doesn't appear that you are showing the entire property so you'll need to do some sort of key map showing how the area you are constructing relates to the whole. Not sure where the water is draining to in the north east corner (see redlines). Please show existing grading and where that water eventually ends up.
Created: 10/13/2006 Resolved

Number: 16
[10/13/06] Detail Sheet - Please label the vally pan detail as "on-site".
Created: 10/13/2006 Resolved

Number: 50
[6/4/07] Existing Conditions - Incomplete legend...what do all of the different types of hatchings represent?
Created: 6/4/2007 Resolved

Number: 51
[6/4/07] Existing Conditions - Scanning issues.
Created: 6/4/2007 Resolved

Number: 52
[6/4/07] Utility, Grading and Erosion Control - scannings issues. See redlines.
Created: 6/4/2007 Resolved

Number: 53
[6/4/07] Detail Sheets - pen width too thick for size of font (blurry). Can you reduce the pen thickness for scanning? Thanks.
Created: 6/4/2007 Resolved

Department: Light & Power
Topic: Electric Utility

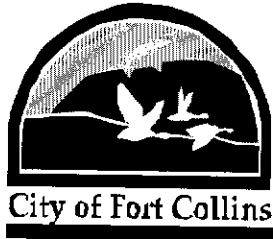
Issue Contact: Doug Martine

Number: 1
[5/21/07]
[12/7/06]
[9/28/06] The developer will need to coordinate with Light & Power Engineering a location for a pad type transformer, complete a Commercial Service (C-1) form, and provide the name/address of who to invoice for Light & Power Development Charges. Contact Light & Power Engineering at 221-6700.
Created: 9/28/2006 Resolved

Department: PFA
Topic: Fire

Issue Contact: Carie Dann

Number: 27
[12/26/06]
[10/18/06] WATER SUPPLY: Fire hydrants, where required, must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and water
Created: 10/18/2006 Resolved



PROJECT COMMENT SHEET

ZONING DEPT. BASIC DEVELOPMENT REVIEW PROJECT

DATE: September 26, 2006

TO: Engineering

PROJECT: **CARGILL SECONDARY USE BUILDING – 2540 E.
DRAKE.**

This is a Basic Development Review proposal to construct a 10,400 square foot accessory building for seed storage, drying, seed laboratory, etc. The use of the property is classified as an “existing limited permitted use” and is subject to Section 1.6.5 of the Land Use Code. Since this is a detached, secondary building and is not an addition to an existing building that would result in an increase in floor area of more than 25% of the existing building, the entire site **does not** have to be brought into compliance with the code.

All comments must be returned to **Peter Barnes** in Zoning by October 13, 2006. **PLEASE ENTER YOUR COMMENTS IN DMS.**

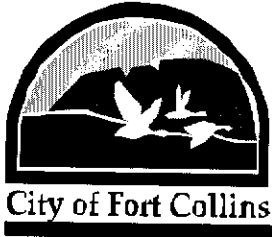
Note - PLEASE identify your redlines for future reference

Name (please print)

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





PROJECT COMMENT SHEET

ZONING DEPT. BASIC DEVELOPMENT REVIEW PROJECT

DATE: December 5, 2006 TO: Engineering – Susan Joy

PROJECT: **CARGILL SECONDARY USE BUILDING – 2540 E. DRAKE.**

SECOND ROUND OF REVIEW

This is a Basic Development Review proposal to construct a 10,400 square foot accessory building for seed storage, drying, seed laboratory, etc. The use of the property is classified as an “existing limited permitted use” and is subject to Section 1.6.5 of the Land Use Code. Since this is a detached, secondary building and is not an addition to an existing building that would result in an increase in floor area of more than 25% of the existing building, the entire site **does not** have to be brought into compliance with the code.

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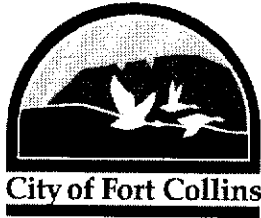
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Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **December 26, 2006**

Project: **Cargill secondary use building**

All comments must be received by Current Planning, no later than the staff review meeting:

No Review Date

12/26/06

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: General

Number: 7

Created: 10/13/2006

[12/26/06] Please submit a new TDRF application for any additional easement proposed plus a legal and exhibit. County filing fees apply and will follow.

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Signature

Date

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