



City of Fort Collins
Current Planning

PROJECT COMMENT SHEET

DATE: August 4, 2006

TO: **Engineering Pavement**

PROJECT PLANNER: Steve Olt

#22-06 617 WOOD ST PDP-TYPE II

Please return all comments to the project planner no later than the staff review meeting:

August 30, 2006

Note - Please identify your redlines for future reference

No Problems

Problems or Concerns (see below, attached, or DMS)

Wood Street was paved in 2003 -
PENALTY FEES WILL APPLY - TRIPLE STREET
CUT FEES

Rice Richter
Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: August 4, 2006

TO: **Engineering**

PROJECT PLANNER: Steve Olt

#22-06 617 WOOD ST PDP-TYPE II

Please return all comments to the project planner no later than the staff review meeting:

August 30, 2006

Note - Please identify your redlines for future reference

No Problems

Problems or Concerns (see below, attached, or DMS)

RANDY MAZZLAND

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other

Utility Redline Utility Landscape **LEASEMENTS**





STAFF PROJECT REVIEW

Craig McKee
McKee Brothers, LLC
221 East Lincoln Avenue
Fort Collins, CO. 80524

Date: 09/01/2006

Staff has reviewed your submittal for **617 WOOD STREET HOMES, PROJECT DEVELOPMENT PLAN (PDP) - TYPE 2**, and we offer the following comments:

ISSUES:

Department: Current Planning

Issue Contact: Steve Olt

Topic: Building Elevations

Number: 50

Created: 9/1/2006

[9/1/06] Please see red-lined Exterior Building Elevations (A2.1, A2.2) for **Current Planning** comments.

Topic: Landscape Plans

Number: 46

Created: 9/1/2006

[9/1/06] See red-lined Landscape Plan (L1) for **Current Planning** comments.

Number: 47

Created: 9/1/2006

[9/1/06] Street trees are required along the Wood Street frontage. In this case they should be between 3' & 7' behind the attached sidewalk.

Number: 48

Created: 9/1/2006

[9/1/06] The Landscape Plan is devoid of any sort of Plant List or Legend. The actual plant species, sizes, quantities and standard landscape notes must be included on the Final Landscape Plan. At the PDP stage just general locations for deciduous & evergreen trees and planting areas for deciduous & evergreen shrubs must be shown.

Topic: Site Plan

Number: 43

Created: 9/1/2006

[9/1/06] **Current Planning** and **Zoning** have concerns about the Floor Area Ratio (FAR) for this project. Based on the requirements set forth in Section 4.7(D)(5) in the Land Use Code, lots are subject to a maximum FAR of 0.33 on the rear 50% of the lot as it existed on October 25, 1991. The PDP Site Plan as submitted appears to slightly exceed this requirement.

Number: 44

Created: 9/1/2006

[9/1/06] Please indicate the existing zoning on the property on the Preliminary Site Plan.

Number: 45

Created: 9/1/2006

[9/1/06] See red-lined Architectural Site Plan (AS.1) for **Current Planning** comments.

Number: 49

Created: 9/1/2006

[9/1/06] The Site and Landscape Plans must better demonstrate that the minimum side yard widths, as set forth in Section 4.7(E)(4) of the Land Use Code, are being met.

Topic: Utility Plans

Number: 42

Created: 9/1/2006

[9/1/06] Dennis Greenwalt of **Comcast Cable TV** indicated that they would like a 6' wide utility easement outside of the alley right-of-way along the back side of this property. Also, Comcast will need to have contact with the property owner about how to pre-wire the buildings so that services can be provided without going through the landscaping.

Department: Engineering

Issue Contact: Randy Maizland

Topic: Engineering

Number: 26

Created: 8/25/2006

[8/25/06] It appears that an overpayment of \$460 was made on Transportation Development Review Fee (TDRF). The City will issue a credit toward the final compliance plan review such that the final plan review fee will only be \$540 rather than \$1000.

Number: 36

Created: 8/31/2006

[8/31/06] Per the Aug 30 staff review meeting, it appears that two easement documents will need to be recorded for this project. One for the 8 foot utility easement behind the alley ROW and a utility easement from the alley up to the front of the units facing Wood Street for power, gas etc... Each easement document must have a legal description and exhibit map prepared and stamped by a CO licensed surveyor and submitted for review by the City prior to recordation. The City review fee is \$250 per easement document. Both easements must be recorded prior to final plan approval and issuance of a Development Construction Permit.

Number: 37

Created: 8/31/2006

[8/31/06] Pavement management comment - Wood Street was paved in 2003. Penalties will apply to any street cuts made on Wood street - triple street cut fees.

Topic: Site Plan

Number: 7

Created: 8/15/2006

[8/15/06] Show and label all existing lot lines on the Site Plan. Provide the legal description on the cover sheet.

Number: 8
Created: 8/15/2006
[8/15/06] Alley standards require that an 8 foot wide utility easement be dedicated behind the alley right-of-way. This proposed easement shall be shown and labeled on the Site Plan.

Number: 9
Created: 8/15/2006
[8/15/06] Please dimension the existing sidewalk on the Site Plan and clearly label all property lines. Per the staff review meeting on Aug 30, a minimum 6 foot wide attached sidewalk shall be constructed in front of the development on Wood Street. Please accurately show this on the Utility and Site Plans.

Topic: Technical Services

Number: 32
Created: 8/29/2006
[8/29/06] Please change the title of the plans. Addresses may change and buildings will not have the same address. Do not use address numbers in the title. Each plan sheet should have an adequate title description, see red line comments attached.

Topic: Utility Plans

Number: 10
Created: 8/15/2006
[8/15/06] Please add the legal description and subdivision name to the title on the cover sheet and provide the month and year below the title.

Number: 11
Created: 8/15/2006
[8/15/06] Provide the owner's name, address, and phone number on the cover sheet

Number: 12
Created: 8/15/2006
[8/15/06] Provide the geotechnical engineer's name, address, and phone number with a reference to the soils report date on the cover sheet.

Number: 13
Created: 8/15/2006
[8/15/06] Provide all 48 standard PDP general notes from Appendix E-1. Any notes that do not apply to the project may be lined out but should not be deleted.

Number: 14
Created: 8/15/2006
[8/15/06] Please show the existing lot line between lots 4 and 5 on all sheets in the Utility Plan set. Clearly label property lines and existing right-of-way limits.

Number: 15
Created: 8/15/2006
[8/15/06] Show surface drainage patterns with arrows along the north and south sides of the proposed duplexes on the Grading Plan sheet. No drainage shall be conveyed or diverted onto the adjacent property. Show any

proposed walls on the site that may prevent positive flow to the street or alley.

Number: 16 Created: 8/15/2006
[8/15/06] Show new proposed curb cuts for the drive approaches on Wood Street on the Grading Plan sheet.

Number: 17 Created: 8/15/2006
[8/15/06] Please provide the finish floor building elevations on the Grading Plan.

Number: 18 Created: 8/15/2006
[8/15/06] Show and label the proposed 8 foot wide utility easement to be dedicated behind the alley right-of-way on the Utility Plan sheet.

Number: 19 Created: 8/15/2006
[8/15/06] Please show and label the nearest fire hydrant location on the Utility Plan sheet.

Number: 20 Created: 8/15/2006
[8/15/06] Show and label all property lines and right-of-way limits on the Utility Plan sheet.

Number: 21 Created: 8/15/2006
[8/15/06] Show proposed driveway curb cuts on Wood Street and proposed limits of street cuts for water connections on the Utility Plan sheet. Add the City standard street cut note provided to the plans.

Number: 22 Created: 8/15/2006
[8/15/06] Please remove the City standard engineer's indemnification statements from the Utility Plan sheet. These statements are shown on the cover sheet only.

Number: 23 Created: 8/15/2006
[8/15/06] Please refer to the redline check prints for addition comments related to drafting and labeling.

Department: Light & Power

Issue Contact: Doug Martine

Topic: Light & Power

Number: 6

Created: 8/15/2006

[8/15/06] Developer will need to coordinate electric utility requirements, electric facility locations & electric development charges with Light & Power Engineering (221-6700).



City of Fort Collins

Current Planning

REVISION COMMENT SHEET

DATE: September 20, 2006

TO: **Technical Services**

PROJECT PLANNER: Steve Olt

RIM

22-06 617 WOOD ST. PDP-TYPE II

SECOND ROUND OF REVIEW

Please return all comments to the project planner no later than the staff review meeting:

October 4, 2006

Note - Please identify your redlines for future reference

No Problems

Problems or Concerns (see below, attached, or DMS)

J. L. Wilson

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





STAFF PROJECT REVIEW

CRAIG MCKEE

Date: 10/09/2006

Staff has reviewed your submittal for **617 WOOD STREET, PDP - TYPE 2**, and we offer the following comments:

ISSUES:

Department: Current Planning

Issue Contact: Steve Ott

Topic: Stormwater

Number: 58

Created: 10/9/2006

[10/9/06] There are issues associated with the storm drainage for this development. If they can be resolved in a timely fashion and to Stormwater's satisfaction, **no later than October 18th**, then this item could possibly go to the Planning & Zoning Board on November 16th.

Department: Engineering

Issue Contact: Randy Maizland

Topic: Engineering

Number: 37

Created: 8/31/2006

[10/3/06] Same comment relating to street cuts on Wood Street for water service connections.

[8/31/06] Pavement management comment - Wood Street was paved in 2003. Penalties will apply to any street cuts made on Wood Street - triple street cut fees.

Topic: Site Plan

Number: 8

Created: 8/15/2006

[10/3/06] The applicant has indicated that the standard 8 foot utility easement behind the alley ROW may not be needed by the public utility companies however, an 8 foot utility easement is being shown on the plans and no variance request has been submitted by the engineer. Until a formal variance request has been submitted and approved by the utility providers, the City will require that an 8 foot wide utility easement dedication be submitted with a \$250 transportation development review fee. If a variance request is submitted and approved, the utility easement should be removed from the plans.

[8/15/06] Alley standards require that an 8 foot wide utility easement be dedicated behind the alley right-of-way. This proposed easement shall be shown and labeled on the Site Plan.

Topic: Utility Plans

Number: 13

Created: 8/15/2006

[10/3/06] Several general notes that apply to this development were lined out on the Utility Plans. Please see the redlines for clarification on which notes can be lined out.

[8/15/06] Provide all 48 standard PDP general notes from Appendix E-1. Any notes that do not apply to the project may be lined out but should not be deleted.

Number: 14

Created: 8/15/2006

[10/3/06] The lot lines are now being shown but the line types are very inconsistent or do not correspond to the legend. Please revise line types accordingly, see redlines for clarification.

[8/15/06] Please show the existing lot line between lots 4 and 5 on all sheets in the Utility Plan set. Clearly label property lines and existing right-of-way limits.

Number: 20

Created: 8/15/2006

[10/3/06] ROW dimensions are not properly labeled on the Site and Utility Plans. The alley ROW is 20 feet wide and Wood Street ROW is 100 feet wide as dedicated on the Capitol Hill Subdivision Plat. Please revise the labeling and dimensions on the plans accordingly.

[8/15/06] Show and label all property lines and right-of-way limits on the Utility Plan sheet.

Department: Transportation Planning Issue Contact: David Averill

Topic: Utility Plans

Number: 31

Created: 8/29/2006

[10/3/06] Please label and dimension all walkways on the utility plans. Thanks.

[8/29/06] Sidewalk on Wood isn't represented consistently between the site and utility plan sets. What is the proposed improvement exactly?

Department: Stormwater-Water-Wastewater

Issue

Contact: Roger Buffington

Topic: Landscape Plans

Number: 54

Created: 10/4/2006

[10/4/06] Show water and sewer services on landscape plan and provide required separation distances.

Department: Stormwater-Water-Wastewater

Issue

Contact: Wes Lamarque

Topic: Stormwater

Number: 38

Created: 9/1/2006

[10/5/06] Please include the net increase in a paragraph in the text of the drainage report.

[9/1/06] Please clearly document the impervious area's net increase for this site. The calculations indicate the net increase to be over 7,000 sf, which would require this site to provide onsite quantity and quality detention.



Current Planning

REVISION COMMENT SHEET

DATE: October 17, 2006

TO: **Engineering**

PROJECT PLANNER: Steve Olt

22-06 617 WOOD ST. PDP - TYPE II

THIRD ROUND OF REVIEW

Please return all comments to the project planner no later than the staff review meeting:

November 1, 2006

Note - Please identify your redlines for future reference

- No Problems
- Problems or Concerns (see below, attached, or DMS)

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





STAFF PROJECT REVIEW

CRAIG MCKEE

Date: 11/06/2006

Staff has reviewed your submittal for **MORIE AT CAPITOL HILL (617 WOOD STREET), PDP - TYPE 2**, and we offer the following comments:

ISSUES:

Department: Current Planning

Issue Contact: Steve Olt

Topic: General

Number: 84

Created: 11/6/2006

[11/6/06] **Current Planning's** comments are on red-lined plans being forwarded to the applicant.

Number: 85

Created: 11/6/2006

[11/6/06] The following staff comments were expressed at the Staff Review meeting on November 1, 2006:

Light & Power

- a. The dwelling units must be metered individually.
- b. It may be beneficial to schedule a utility coordination meeting to discuss utility services locations.

Topic: Landscape Plans

Number: 66

Created: 10/19/2006

[10/19/06] On the Landscape Plan, please add the required note about landscaping being installed, or the installation being secured ... before certificates of occupancy can be issued. Please see the red-lined Landscape Plan.

Topic: Site Plan

Number: 60

Created: 10/19/2006

[10/19/06] On the Site Plan cover sheet, under LAND USE STATISTICS, the one line item dealing with "total land area and location and amount of open space included" refers to residential, business, commercial, and industrial areas. This would seem to be incorrect in that there does not appear to be any business, commercial, and industrial areas in this project.

Number: 61

Created: 10/19/2006

[10/19/06] The 2 monument signs (at street front and alley) shown on the Site & Landscape Plans should be removed from the plans. Signs are reviewed and approved separate from the Project Development Plan review

through the Zoning Department, based on the Sign Code. The Planning & Zoning Board does not have authority over the signs.

Number: 62

Created: 10/19/2006

[10/19/06] On the Site Plan please show the 9' dimension for the garage door setback from the porch front on Unit B, being the subject of your request for modification of standard set forth in Section 4.7(F)(1)(C). Also, in your Modification of Standards Request, please add "for Unit B" at the end of the sentence that requests a 9' setback instead of 10'.

Number: 63

Created: 10/19/2006

[10/19/06] More just a curious question . . . What happens in the "area wells" for each unit?

Number: 64

Created: 10/19/2006

[10/19/06] The gates to the driveways for Units C & D, backing to the alley, are being shown to either move to the corners of the walls or another gate is being proposed. Which is correct? If there is a gate in the corners of these small courtyards will there be walkways provided from the gates to the alley?

Number: 65

Created: 10/19/2006

[10/19/06] The Site Plan shows 3 "150' Fire Hose" lines from Wood Street to points back on the property. Will the gates on the north and south property lines (2 each) remain unlocked so that firemen can get through the gates, with their hoses, without delay?

Department: Engineering

Issue Contact: Randy Maizland

Topic: Engineering

Number: 26

Created: 8/25/2006

[10/25/06] Credit may also be used for easement review fees.

[8/25/06] It appears that an overpayment of \$460 was made on Transportation Development Review Fee (TDRF). The City will issue a credit toward the final compliance plan review such that the final plan review fee will only be \$540 rather than \$1000.

Number: 37

Created: 8/31/2006

[10/25/06] Penalty street cut fees will apply to this project for Wood Street.

[10/3/06] Same comment relating to street cuts on Wood Street for water service connections.

[8/31/06] Pavement management comment - Wood Street was paved in 2003. Penalties will apply to any street cuts made on Wood Street - triple street cut fees.

Topic: Landscape Plans

Number: 67

Created: 10/25/2006

[10/25/06] A drainage easement is required for the detention ponds and associated drainage structures connected to them. Please submit a drainage deed of dedication and legal description for review with a City review fee of \$250.00.

Number: 68

Created: 10/25/2006

[10/25/06] The detention pond to the south shall outlet to the gutter on Wood street via a sidewalk chase and concrete channel through the parkway. Show this on the plan and provide construction details.

Number: 69

Created: 10/25/2006

[10/25/06] Please show the low flow concrete channel on the grading plan. A detail is provided.

Number: 70

Created: 10/25/2006

[10/25/06] There are two 5 foot utility easements being labeled on the far north and south boundaries of the project. If these easements are for any public utilities, they must be recorded by separate document. Please submit deeds of dedication and legal descriptions for these proposed easements. The review fee is \$250 per document.

Number: 71

Created: 10/25/2006

[10/25/06] Provide cross sections for B-B and C-C as shown on the red-lines, Grading & Drainage Plan.

Number: 72

Created: 10/25/2006

[10/25/06] Please add a standard City signature approval block to sheet DT1 - Detail sheet

Number: 73

Created: 10/25/2006

[10/25/06] Add street names to sheet UT1.

Topic: Site Plan

Number: 8

Created: 8/15/2006

[10/25/06] No easement document has been submitted. All easement documents and review fees shall be submitted for at least one review prior to final plan approval.

[10/3/06] The applicant has indicated that the standard 8 foot utility easement behind the alley ROW may not be needed by the public utility companies however, an 8 foot utility easement is being shown on the plans and no variance request has been submitted by the engineer. Until a formal variance request has been submitted and approved by the utility providers, the City will require that an 8 foot wide utility easement dedication be submitted with a \$250 transportation development review fee. If a variance

request is submitted and approved, the utility easement should be removed from the plans.

[8/15/06] Alley standards require that an 8 foot wide utility easement be dedicated behind the alley right-of-way. This proposed easement shall be shown and labeled on the Site Plan.

Topic: Utility Plans

Number: 14

Created: 8/15/2006

[10/25/06] There are still some inconsistencies with property boundary line types. This may be corrected at the final compliance stage.

[10/3/06] The lot lines are now being shown but the line types are very inconsistent or do not correspond to the legend. Please revise line types accordingly, see redlines for clarification.

[8/15/06] Please show the existing lot line between lots 4 and 5 on all sheets in the Utility Plan set. Clearly label property lines and existing right-of-way limits.

Department: PFA

Issue Contact: Carie Dann

Topic: Fire

Number: 74

Created: 11/1/2006

[11/1/06] ADDRESSING: PFA requires the units to be addressed with letters A-D in a clockwise fashion from first unit accessed. (Unit A remains Unit A as shown, but Unit C becomes B, Unit D becomes C and Unit B becomes D).

Number: 75

Created: 11/1/2006

[11/1/06] GATES UNLOCKED: Language needs to be included in the HOA document requiring that fence gates (on the sides of the property) shall remain unlocked, to comply with PFA access requirements.

Department: Stormwater-Water-Wastewater

Issue

Contact: Wes Lamarque

Topic: Stormwater

Number: 41

Created: 9/1/2006

[11/2/06] This can be addressed at Final Compliance.

[10/5/06] Repeat Comment. Please document this with detailed grading on the grading plan.

[9/1/06] The flows from the site need to be directed to Wood street and the alley. Please document on the drainage plan that onsite flows will not enter neighboring properties and flow to the street and alley. This needs to be done with flow arrows and spot elevations that support the design.

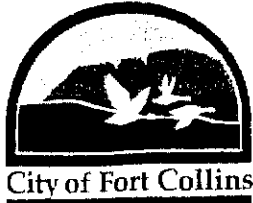
Number: 55

Created: 10/5/2006

[11/2/06] Can be addressed at Final Compliance.

[10/5/06] Please include the City's standard water quality outlet structure detail on the plans.

COPY



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: February 8, 2007

Project:

**617 WOOD STREET (MORIE AT CAPITOL HILL) - PDP - TYPE II AND
FINAL PLANS**

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

February 14, 2007

Note - Please identify your redlines for future reference

Issue Contact: **Randy Maizland**

Topic: Engineering

Number: 26

Created: 8/25/2006

[2/8/07] Same comment just for reference. \$540 was paid but we still need to collect \$250 for the City easement review fee and \$51.00 (check made out to Larimer County Clerk) for County recording fee.

[10/25/06] Credit may also be used for easement review fees.

[8/25/06] It appears that an overpayment of \$460 was made on Transportation Development Review Fee (TDRF). The City will issue a credit toward the final compliance plan review such that the final plan review fee will only be \$540 rather than \$1000.

Number: 86

Created: 2/8/2007

[2/8/07] A blanket easement legal description was submitted for review. Please revise the legal description per the red-line comments and submit a revised legal with a completed deed of dedication. Our standard deed of dedication template has been provided with the red-lines for your use. I can also email you the template document. A check for \$250 to the City is due for easement review & processing + a check to the Larimer County Clerk for \$51.00 must be submitted for County recording fees (\$6.00 for the first page + \$5.00 each additional page). All fees must be collected and the easement must be ready to record prior to final Utility Plan approval.

Number: 87

Created: 2/8/2007

[2/8/07] Please circle and label the SITE on the cover sheet vicinity map.

Number: 88

Created: 2/8/2007

Randy Maizland
Signature

2/8/07
Date

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Plat Site Drainage Report Other EASTMAN
 Utility Redline Utility Landscape