



# ***Selected Issues Report***

2/7/2008

Date:

## **AGNEW CAR WASH PDP - TYPE I AND FINAL PLANS (formerly Mulberry Crossing)**

SELECTION CRITERIA: Status = All

### **ISSUES:**

**Department: Engineering**

**Issue Contact: Randy Maizland**

**Topic: Engineering**

Number: 10

Created: 12/1/2006

Resolved

[12/1/06] Plat General - Please use City standard Plat language. See redlines for clarification, Plat language attached.

Number: 11

Created: 12/1/2006

Resolved

[12/1/06] Plat - There is a discrepancy on the ROW dedication. For the ROW on Mulberry not within the cul-de-sac turn around, please show a total of 137 feet of proposed ROW measured from the centerline of Mulberry. As discussed in prior emails and telephone calls, a total of 141 feet of ROW dedication would be required, from existing Mulberry curb, for the cul-de-sac turn around however, it was proposed that the detached sidewalk could be constructed with an access easement to the City therefore, only requiring 136 feet of ROW dedication. Please clearly show and dimension the existing and proposed ROW dedications on the Plat, measured from centerline of Mulberry and from the existing curbline of Mulberry. See redlines for clarification.

Number: 12

Created: 12/1/2006

Resolved

[12/1/06] Plat - A drainage easement dedicated to the City will be required for the proposed water quality pond and associated drainage structures.

Number: 13

Created: 12/1/2006

Resolved

[12/1/06] A retaining wall is being proposed along the east property line for this project. The retaining wall will be located in a proposed utility easement being dedicated on the Plat. No retaining walls may be located within utility easements without approval by all of the utility providers. You may need to relocate the wall or the easement.

Number: 54

Created: 1/11/2007

Resolved

[1/11/07] Please add the month and year below the title and legal description on the cover sheet.

Number: 55

Created: 1/11/2007

Resolved

[1/11/07] Revise the index on the cover sheet to include the Plat for reference as sheet 2 and move the detail sheet to the end of the plan set.

Number: 56

Created: 1/11/2007

Resolved

[1/11/07] Per LCUASS Appendix E, 2 City of Fort Collins bench marks shall be provided. Revise the BM info on the cover sheet accordingly.

Number: 57 Created: 1/11/2007 Resolved  
[1/11/07] A variance request will be required for the parking set back from the frontage road. Please submit a formal variance request with justification and include this variance request on the cover sheet, General Note No. 48

Number: 58 Created: 1/11/2007 Resolved  
[1/11/07] The approximate limits of street cut should be located east of the proposed drive approach near the easterly property boundary.

Number: 59 Created: 1/11/2007 Resolved  
[1/11/07] The existing concrete walk at the corner of Mulberry and Lemay was constructed for the purpose of providing bicyclists a connection to the frontage road to keep them off of Mulberry. Please provide a concrete walk/path connection from the existing walk to the proposed frontage road pavement as shown on the redlines. The path should be no less than 5 feet in width.

Number: 60 Created: 1/11/2007 Resolved  
[1/11/07] Please show the proposed power connection to the transformer shown on the west side of the property.

Number: 61 Created: 1/11/2007 Resolved  
[1/11/07] If a connection is being made to a Fort Collins-Loveland water main or Boxelder sewer, a signature block for that district must be provided on the plans. Cover sheet and Overall Utility Plan sheet.

Number: 62 Created: 1/11/2007 Resolved  
[1/11/07] Please relocate the sign monument out of the ROW.

Number: 63 Created: 1/11/2007 Resolved  
[1/11/07] The detached sidewalk around the cul-de-sac shall be constructed in the Ultimate location/elevation. Please revise the typical Frontage Road Section and Grading Plan to show that the concrete sidewalk and parkway will be graded and constructed approximately 6 inches higher than the street pavement. Standard cross slope for sidewalks and parkways is 2 percent. Per CDOT, no curb and gutter is required to be constructed on the frontage road for this project. An earth swale may be needed in the parkway to collect and convey any street drainage in the cul-de-sac since no gutter is proposed. See redline comments for clarification.

Number: 64 Created: 1/11/2007 Resolved  
[1/11/07] There is an existing drain pipe at the end of the frontage road that is labelled to be plugged and abandoned. Please explain how your frontage road design allows for this to occur. Where will the the water go that was being carried by this pipe. I am assuming that the existing flow is coming from the ditch near Mulberry and is being conveyed south through the pipe toward the property and leading to the river ?

Number: 65 Created: 1/11/2007 Resolved  
[1/11/07] Please show drainage patterns on the cul-de-sac using arrows. If drainage is being conveyed toward the parkway, a swale may be needed in the parkway since no curb and gutter is being proposed.

Number: 66 Created: 1/11/2007 Resolved  
[1/11/07] Please provide all elevations, dimensions and slopes per LCUASS Figure 7-19 on your street design for the cul-de-sac.

Number: 67 Created: 1/16/2007 Resolved  
[1/16/07] The minimum radius required for the turn around is 50 feet per the LCUASS standards and PFA requirements. The proposed design shows a 48 foot radius. You will need to submit a variance request with adequate justification for the reduced radius dimension for consideration and a letter of approval from PFA must be provided.

Number: 81 Created: 3/19/2007 Pending  
[3/19/07] Please revise line type and text weights for better copy and scanability. See redlines for clarification.

Number: 82 Created: 3/19/2007 Pending  
[3/19/07] Single point grade breaks cannot exceed 0.4 percent. Please provide additional grade breaks or a vertical curve on the frontage road profile where proposed meets existing to the east. See sheet C5 redlines for clarification.

Number: 83 Created: 3/19/2007 Pending  
[3/19/07] Please make minor revisions and plot mylars. Submit mylars with Sanitation District signatures. Please include redlines with the mylars when submitted.

Number: 94 Created: 3/21/2007 Pending  
[3/21/07] Please add Dana Levitt to the signature block with title. I think it is Natural Resources or Current Planning. Please verify with Dana as he will be signing these utility plans.

Number: 95 Created: 3/21/2007 Pending  
[3/21/07] Reminder comment: As stated in the conceptual & preliminary design review meetings, Mulberry and the frontage road are under CDOT jurisdiction. The City cannot issue a permit for construction until you have an access permit from CDOT. As stated in the staff review meeting, I will be meeting with Glaria from CDOT on March 30 and I will let her know where we are in the process and to expect an application from you soon.

**Topic: Engineering - Site Plan**

Number: 33 Created: 12/1/2006 Resolved  
[12/1/06] See redline comments on the Site Plan related to drafting and labeling.

**Topic: Engineering - Technical services**

Number: 70 Created: 1/23/2007 Resolved  
[1/23/07] Boundary and Legal close.

Number: 71 Created: 1/23/2007 Unresolved  
[1/23/07] Product - 6 - line is too light / fine to show well for scanning or copying purposes. Please use heavier line type.

Number: 72 Created: 1/23/2007 Unresolved  
[1/23/07] Cap LS no. at SE corner ?

Number: 73 Created: 1/23/2007 Unresolved

[1/23/07] Provide distances to locate existing storm drainage easement.

Number: 74 Created: 1/23/2007 Unresolved  
[1/23/07] Mulberry ROW should have been obtained by CDOT. Lemey ROW should have been granted to the City. Please contact Real Estate Services for clarification.

Number: 75 Created: 1/23/2007 Unresolved  
[1/23/07] Please correct minor line over text problems. See redlines.

**Topic: Engineering - Utility Plan**

Number: 14 Created: 12/1/2006 Resolved  
[12/1/06] General - the Utility Plans must be prepared and submitted following the requirements of LCUASS Appendix E. Several items are missing from the Utility Plan set such as, a cover sheet, general notes, street design plan and profile, construction details etc... Please see the attached LCUASS Appendix E requirements and redline comments for clarification.

Number: 15 Created: 12/1/2006 Resolved  
[12/1/06] Provide a typical street cross section for the Mulberry frontage road - turn around on the Utility Plan sheet.

Number: 16 Created: 12/1/2006 Resolved  
[12/1/06] Please provide the City standard approval signature block in the lower right hand corner of all the Utility Plan sheets.

Number: 17 Created: 12/1/2006 Resolved  
[12/1/06] Please place the Vicinity Map on the cover sheet. Sheet 2 should consist of standard General Notes and Construction Notes.

Number: 18 Created: 12/1/2006 Resolved  
[1/11/07] The required parking set back of 50 feet minimum has still not been met. Please submit a formal variance request with justification. See redline comments.  
[12/1/06] The first few parking stalls off of the frontage road driveway do not meet the minimum parking set back requirement, see LCUASS Figure 19-6. You may submit a formal variance request for consideration which will be granted or denied based on site conditions and justification provided.

Number: 19 Created: 12/1/2006 Resolved  
[12/1/06] Please label the drive approach per LCUASS standard drawing 706 and provide a standard detail in the plans. You may want to consider a separate plan sheet dedicated to only standard construction details as there may be several.

Number: 20 Created: 12/1/2006 Resolved  
[12/1/06] Please show the proposed utility connections with a bold line type on the Overall Utility Plan sheet.

Number: 21 Created: 12/1/2006 Resolved  
[1/11/07] Street cut limits should be shown east of the proposed drive approach near the easterly property boundary.  
[12/1/06] Show and label the proposed limits of street cut on the Overall Utility Plan sheet just east of the proposed driveway cut and east of the proposed sanitary sewer connection.

- Number: 22 Created: 12/1/2006 Resolved  
 [12/1/06] Per LCUASS standards, you will need to provide a complete plan and profile street design for the frontage road and cul-de-sac turnaround. Please also provide at least 100 feet of preliminary street design of the frontage road to the east to show how it ties into the existing. Cul-de-sac to be designed per LCUASS 7-19.
- Number: 23 Created: 12/1/2006 Resolved  
 [12/1/06] Per CDOT, no curb and gutter will be required for the frontage road improvements however, you may construct curb & gutter if preferred.
- Number: 24 Created: 12/1/2006 Resolved  
 [12/1/06] Clearly show, label & dimension the existing and proposed limits of ROW from centerline of Mulberry on the Overall Utility Plan sheet. See previous comments and redlines for actual dedications needed. All existing and proposed ROW shall be clearly shown on the Plat and the Utility Plans.
- Number: 25 Created: 12/1/2006 Resolved  
 [12/1/06] Please label and dimension the proposed parkway strips and sidewalk with concrete hatch fill on the sidewalk on the Overall Utility Plan sheet.
- Number: 26 Created: 12/1/2006 Resolved  
 [12/1/06] Show and label a proposed Drainage Easement for the water quality pond on the Grading Plan sheet and Overall Utility Plan sheet.
- Number: 27 Created: 12/1/2006 Resolved  
 [12/1/06] Clearly show and label the FEMA floodway limits on the Overall Utility Plan and Grading Plan sheets
- Number: 28 Created: 12/1/2006 Resolved  
 [12/1/06] Show and label the existing curb ramp(s) located at the corner of Mulberry and Lemay. If none existing, show proposed ramps at this location.
- Number: 29 Created: 12/1/2006 Resolved  
 [12/1/06] Please provide a radius bend of at least R=10 feet for the connection of the proposed sidewalk to the existing sidewalk on Mulberry.
- Number: 30 Created: 12/1/2006 Resolved  
 [12/1/06] Grading Plan - No retaining walls are permitted within a utility easement without approval of all the utility providers. You may need to relocate the wall or the easement or, provide a letter from each utility granting acceptance of this wall in the easement.
- Number: 31 Created: 12/1/2006 Resolved  
 [12/1/06] Provide a cross section of the retaining wall and adjacent grades on the Grading Plan. See redlines for clarification.
- Number: 32 Created: 12/1/2006 Resolved  
 [12/1/06] Please refer to the redlines for additional minor plan check comments.
- Topic: Technical Services - Survey**  
 Number: 44 Created: 12/6/2006 Resolved

[12/6/06] Several line and text conflicts which will not scan well. See redlines for clarification

Number: 45  
[12/6/06] Title change needed. See redlines. Created: 12/6/2006 Resolved

Number: 46  
[12/6/06] Plat does not contain City standard Plat language. Standard Plat language provided with redlines. Created: 12/6/2006 Resolved

Number: 47  
[12/6/06] Sidewalk may be constructed in an ACCESS easement to the City. Please remove TRANSPORTATION easement label. Created: 12/6/2006 Resolved

Number: 48  
[12/6/06] Please revise the legal description to follow the City of Fort Collins prescribed format. Created: 12/6/2006 Resolved

Number: 49  
[12/6/06] The legal description does NOT match the Plat; commencing bearings are not being shown on the Plat. Created: 12/6/2006 Resolved

Number: 50  
[12/6/06] Correct typo's. See redlines. Created: 12/6/2006 Resolved

Number: 51  
[1/11/07]  
[12/6/06] Please show how Mulberry & Lemay were dedicated. Created: 12/6/2006 Unresolved

**Department: Transportation Planning**  
**Topic: Engineering**

**Issue Contact: David Averill**

Number: 84  
[3/20/07] No comments or concerns.

Created: 3/20/2007 Pending