



Community Development and  
Neighborhood Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522

970.221.6750  
970.224.6134 - fax  
fcgov.com/developmentreview

December 17, 2014  
Response: January 6, 2015

Cathy Mathis  
TB Group  
444 Mountain Ave.  
Berthoud, CO 80513

RE: New Mercer Commons II Addition (C.A.T. 15th Filing), MA140127, Round Number 1

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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

**Comment Summary:**

**Department: Planning Services**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 12/15/2014**

12/15/2014: The scale for the site & landscape plan shows 1" = 30', however the dimension labels for various elements seem more consistent with a scale of 1" = 20'. Could you double-check this? The street tree comment below is based on the listed scale of 1" = 30' and may not be fully applicable at 1" = 20'. **Response: Scales corrected to 1" = 20'**

**Comment Number: 2**

**Comment Originated: 12/15/2014**

12/15/2014: The spacing of street trees along Worthington Circle should be at 30 to 40 foot intervals. With the planned removal of several trees along this stretch there remain large gaps that should be filled in with additional street trees. **Response: Trees have been added where possible.**

Where there may be potential conflicts with utilities or streetlights, smaller ornamental trees planted nearby should be investigated as a potential option to reduce the impact of large gaps in the street tree network which is particularly consistent along Worthington. **Response: Trees have been added where possible.**

**Comment Number: 3**

**Comment Originated: 12/15/2014**

12/15/2014: For clarification, where is the proposed enclosed bicycle parking space? Is this located within the building? **Response: Please see note under parking table Sheet LS1**

**Comment Number: 4**

**Comment Originated: 12/15/2014**

12/15/2014: Please specify the material or painting/stripping treatment for the new crosswalk directly southwest of the new building's main entrance across the parking drive aisle. **Response: Crosswalk will be painted**

**Comment Number: 5**

Comment Originated: 12/15/2014

12/15/2014: Site Plan Sheet MA.2 references a property line for a replat - I would suggest removing this reference to avoid confusion. If a replat is being considered, that cannot be accomplished through this Minor Amendment process. Response: Sheet has been renamed with further discussion with the City and explanation added

**Department: Engineering Development Review**

**Contact: Marc Ragasa, 970.221.6603, [mragasa@fcgov.com](mailto:mragasa@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 12/15/2014

12/15/2014: The new emergency access and drainage easements with this development will need to be dedicated by a separate document. Response: Comment noted.

**Comment Number: 2**

Comment Originated: 12/15/2014

12/15/2014: Please show directional ramps at the driveway in the Utility Plans.  
Response: Ramps now shown.

**Comment Number: 3**

Comment Originated: 12/15/2014

12/15/2014: Please add the standard sidewalk repair note to the utility plan and the site plan:

"Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy." Response: Note added to grading plan. Note was already shown on plan but moved to bottom of list.

**Comment Number: 4**

Comment Originated: 12/15/2014

12/15/2014: It appears that the existing west driveway will be sawcut and removed. Please indicate that a new driveway approach will be installed with this project. Also, please add the Larimer County Urban Area Street Standard driveway drawing to the Utility Plans. Response: Note added to grading plan and detail added to detail sheet 10.

**Comment Number: 5**

Comment Originated: 12/15/2014

12/15/2014: Since there will be Standard of Operating Procedures added with this development, a the existing development agreement will need to be amended prior to the issuance of a building permit.  
Response: Comment noted.

**Comment Number: 6**

Comment Originated: 12/15/2014

12/15/2014: Please add the name of study and date to Note 19 in the General Notes (Sheet 2)  
Response: Name and date of study added to Note 19.

**Department: PFA**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 12/16/2014

12/16/2014: The site plan is approved unless the building exceeds 30' in height as defined by Appendix D105.1 of the 2012 IFC. Response: Thank you. Acknowledged.

**AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED**

1012 IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

**Comment Number: 2**

Comment Originated: 12/16/2014

12/16/2014: PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM Response: Acknowledged.  
New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

**Comment Number: 3**

Comment Originated: 12/16/2014

12/16/2014: Other comments.

Other comments relative to occupancy classification, exiting requirements, sprinkler system, etc. may be applicable at time of building permit. Response: Acknowledged.

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 12/16/2014

12/16/2014: On the cover sheet, please remove Stormwater title and Water/Wasterwater title and replace with jus Water Utilities Engineering. Response: Title replaced.

**Comment Number: 2**

Comment Originated: 12/16/2014

12/16/2014: Please provide survey data that the pond was built correctly and that the volume does exist per plan. Response: Survey data and date noted on the volume spreadsheet in letter.

**Comment Number: 3**

Comment Originated: 12/16/2014

12/16/2014: Please provide more enhanced landscaping for the rain garden. Response: Field note added for further explanation

**Comment Number: 4**

Comment Originated: 12/16/2014

12/16/2014: Please provide drainage easements for the rain garden and any conveyance piping that is needed to convey the 100-year flow. Response: Comment noted.

**Comment Number: 5**

Comment Originated: 12/16/2014

12/16/2014: Please provide erosion protection at the outlet of the 30-inch storm sewer. Response: Note added to storm plan view sheet 8.

**Comment Number: 6**

Comment Originated: 12/16/2014

12/16/2014: Please add a note on sheet 8 that all storm sewers are private. Response: Note 6 added to sheet 8.

**Comment Number: 7**

Comment Originated: 12/16/2014

12/16/2014: For the Type C inlet, please specify the close mesh grate. Response: Close mesh grate specified on sheet 8.

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)**

**Topic: Building Elevations**

**Comment Number: 1**

Comment Originated: 12/15/2014

12/15/2014: There are line over text issues. See redlines. Response: Line over text issues resolved.

**Comment Number: 2**

Comment Originated: 12/15/2014

12/15/2014: The lighter text that is marked, needs to be darkened. See redlines. Response: Text issues resolved.

**Comment Number: 3**

Comment Originated: 12/15/2014

12/15/2014: Move the line work out of the title block. See redlines. Response: Line issues resolved.

**Topic: Construction Drawings**

**Comment Number: 4**

Comment Originated: 12/15/2014

12/15/2014: The City has moved to the NAVD88 vertical datum. Please provide the following information in the format shown below. **Response: Benchmarks updated on Cover sheet and in General Notes.**

If your project is started on NAVD88 datum:

1) PROJECT DATUM: NAVD88

BENCHMARK #1 w/ DESCRIPTION

ELEVATION:

BENCHMARK #2 w/ DESCRIPTION

ELEVATION:

OR, if project has already been surveyed in NAVD29 Unadjusted datum:

2) PROJECT DATUM: NGVD29 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)

BENCHMARK #1 w/ DESCRIPTION

ELEVATION:

BENCHMARK #2 w/ DESCRIPTION

ELEVATION:

If using NGVD29 UNADJUSTED the following equation statement will be needed.

NOTE: IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NGVD29 UNADJUSTED + X.XX'

**Comment Number: 5**

Comment Originated: 12/15/2014

12/15/2014: The titles in the sheet index do not match the titles on the marked sheets. See redlines.

**Response: Titles now match sheet index.**

**Comment Number: 6**

Comment Originated: 12/15/2014

12/15/2014: All benchmark statements need to match on all sheets.

**Response: All benchmark statements match cover sheet.**

**Comment Number: 7**

Comment Originated: 12/15/2014

12/15/2014: There are line over text issues. See redlines.

**Response: Line over text issues resolved.**

**Comment Number: 8**

Comment Originated: 12/15/2014

12/15/2014: The details on sheets 10-16 are fuzzy.

**Response: Details have been re-imported and are now clearer.**

**Comment Number: 9**

Comment Originated: 12/15/2014

12/15/2014: Please correct the spelling of "details" on sheet 15. See redlines.

**Response: Spelling corrected on sheet 15.**

**Topic: Landscape Plans**

**Comment Number: 10**

Comment Originated: 12/15/2014

12/15/2014: There are line over text issues. See redlines.

Response: Line over text issues resolved.

**Topic: Site Plan**

**Comment Number: 11**

Comment Originated: 12/15/2014

12/15/2014: There are line over text issues. See redlines.

Response: Line over text issues resolved.

**Department: Water-Wastewater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlararque@fcgov.com](mailto:wlararque@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 12/16/2014

12/16/2014: Please add a note on sheet 3 that states "All service abandonments need to be coordinated with the Utility Distribution Department at 970-221-6700.

Response: Note added to sheet 3.

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 12/15/2014

12/15/2014: Please include a new photometric site plan and catalog cut-sheets of the fixtures for the limits of the development area. Response: Plan has been provided

**Comment Number: 2**

Comment Originated: 12/15/2014

12/15/2014: Will this project be replatting? Need to resolve the building over lot line issue somehow.

Response: There has been further discussion with the City to resolve this issue

**Comment Number: 3**

Comment Originated: 12/15/2014

12/15/2014: There are two sheet labeled site plan. There can only be one. Please re-label one of the sheets. Response: Sheet MA.2 has been renamed

# Eng Conceptual Comments

**DATE:** 5-19/14  
**TIME:** 10:15 am

**PROJECT:** 947 Worthington Circle – Long Term Care Facility  
**LOCATION:** 947 Worthington Circle (CAT 15<sup>th</sup>)  
**APPLICANT:** Matt Rankin  
**CONTACT INFO:** 970-224-0630 matt@r4arch.com

**ENGINEER:** Sheri Langenberger  
**PLANNER:** Clark Mapes

## COMMENTS:

Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. The existing sidewalk is attached, so likely the pedestrian crossings at the driveways do not meet ADA requirements. If so, the driveways will need to be reconstructed so that ADA standards can be met for the pedestrian crossing area.

Per comments in accelera TIS waived.

Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

This project is responsible for dedicating any right-of-way and easements that are necessary for this project.

Utility plans will be required and an amendment to the Development Agreement or a new Development Agreement may be needed. If so the Development Agreement or Amendment Agreement will be recorded once the project is finalized.

A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.