



**Community Development and
Neighborhood Services**
281 North College Avenue
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fcgov.com/developmentreview

July 10, 2012

Angela Milewski
Fort Collins, CO

RE: 2545 Research Blvd-Addition, MA120065, 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.

Comment Summary:

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

Topic: Construction Drawings

Comment Number: 1

Comment Originated: 07/06/2012

07/06/2012: The two following notes need to be added to the overall utility plan sheet:

- Limits of street cut are approximate. Final limits are to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City street repair standards.

Added to Sheet 4

- 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 in like kind 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 limits of the repairs will be identified in the field by the City Engineering Inspector prior to and over the course of the project and will not be shown on the plans.

Added to Sheet 4

Comment Number: 2

Comment Originated: 07/06/2012

07/06/2012: Detail 1601 also needs to be added to the utility plans.

Added to Sheet 7

Department: Light And Power

Contact: Doug Martine, 970-224-6152, dmartine@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 06/27/2012

06/27/2012: There is a 13,000 volt power line under the proposed addition that serves the adjacent building (2537 Research Blvd.). Also, there is a 13,000 volt power line serving 2545 Research Blvd. that is under the corner of the proposed addition. The builder will be responsible for coordinating with Light & Power Engineering (221-6700) the relocation of these lines and the associated cost. If the electric capacity of the building will change, Light & Power Engineering will need a Commercial Service Information (C-1) form completed.

Shown on Sheet 4

Comment Number: 2

Comment Originated: 06/27/2012

06/27/2012: Please send an AutoCad (version 2008) drawing of the final utility plan to Terry Cox at TCOX@FCGOV.COM.

Sent on July 24th

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 07/09/2012

07/09/2012: A cleanout is suggested for the 8-inch storm pipe at the 45 degree bend.

Added as requested and shown on Sheet 4

Comment Number: 2

Comment Originated: 07/09/2012

07/09/2012: Please add in the drainage letter that water quality is provided for the new building by letting most of the roof drainage flow and infiltrate into the proposed landscaping and turf lawn.

See revised drainage letter

Department: Technical Services

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

Topic: Building Elevations

Comment Number: 3

Comment Originated: 07/06/2012

07/06/2012: No comments.

Topic: Construction Drawings

Comment Number: 4

Comment Originated: 07/06/2012

07/06/2012: No comments.

Topic: Landscape Plans

Comment Number: 2

Comment Originated: 07/06/2012

07/06/2012: No comments.

Topic: Site Plan

Comment Number: 1

Comment Originated: 07/06/2012

07/06/2012: No comments.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 07/09/2012

07/09/2012: No comments.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 07/03/2012

07/03/2012: Site plan shall include the trash enclosure location.

Added to sheet L1

Land Use Code (LUC) 3.2.5 Trash/recycling enclosures shall be located on a concrete cement pad and designed with walk-in access without having to open the main service gate. The proposed enclosure does not identify a concrete cement pad nor does it have a walk-in access.

Concrete pad and walk-in access have been added to sheet L1

Comment Number: 2

Comment Originated: 07/03/2012

07/03/2012: Please provide accurate existing parking spaces and proposed parking spaces counts on site plan.

Added to Sheet L1

LUC 3.2.2(K)(5) Vehicle accessibility spaces are required with 151 spaces 6 of those are required to be accessibility spaces (if total spaces are between 101-150 then only 5 required accessibility spaces) and at least one of the of the six needs also to be van accessible.

The approved parking lot configuration and quantities shall remain in place. Since we are not adding new spaces, but actually 3 spaces will become unusable because of the addition of a trash enclosure, no additional handicap spaces should be required for a Minor Amendment.

These spaces shall be located as close as possible to the primary entrances of the building and be designated by a sign.

Comment Number: 3

Comment Originated: 07/03/2012

07/03/2012: LUC 3.2.2(C) Bike racks are required please identify locations and number of bikes spaces at each location. These locations shall be located near the primary entrances of the buildings.

Bike rack locations and quantities have been added to sheet L1.

Comment Number: 4

Comment Originated: 07/03/2012

07/03/2012: LUC 3.2.4 Requires a lighting plan see section for standards, the lighting plan shall include fixture types.

The approved lighting plan shall remain in place. We have included the electrical plan showing additional light bollards being provided.

Sincerely,

Noah Beals