

# Conceptual Review Responses

## Cherry Street Station

### Zoning

- ✓1. We acknowledge that the proposed uses are subject to type 1 review.
- ✓2. We have referred to 3.2.2(K) of the LUC for parking standards.

### Engineering

- ✓1. We acknowledge that the Larimer County Road Impact Fees and Street Oversizing Fees will apply to the project.
- ✓2. We have contacted Eric Bracke. See the attached waiver of the TIS.
- ✓3. We acknowledge that the left turn from northbound College Avenue to Cherry Street will eventually be eliminated.
- ✓4. The right-of-way width is already 100 feet wide, therefore no additional street dedication will be necessary.
- 5. We propose to keep the utility easement width along the property frontage at 5 feet wide.
- ✓6. We acknowledge that utility plans, a development agreement, and a development construction permit will be required for this project.
- ✓7. We intend to avoid cutting into Cherry or College if possible. Our first preference is to bore under Cherry Street.
- 8. Weren't the improvements to Cherry/College all east of our site? We are discussing this repay with Matt Baker.
- 9. The ramp has been carefully designed to comply with requirements and safety concerns.
- 10. The ramp has been carefully designed to comply with requirements and safety concerns.
- ✓11. Ron Gonzales has been contacted.
- ✓12. We acknowledge that we will be responsible for sidewalk improvements on Cherry Street.
- ✓13. We have designed all public improvements in accordance with LCUASS.

### Light and Power

- ✓1. We don't need 3 phase power. We intend to bore under Cherry to tie into single phase on the south side of Cherry.
- ✓2. same as 1 above.
- ✓3. The transformer location has been coordinated with Light & Power.
- ✓4. The transformer type has been coordinated with Light & Power.

### Water/Wastewater

- ✓1. We intend to connect to the 30" sewer main north of the BNSF railroad ROW, and acknowledge that need to bore under the railroad.
- ✓2. We intend to connect to the 8" water main on the south side of Cherry Street.
- ✓3. We are in negotiations with BNSF to obtain the proper permission to bore under their ROW.

- ✓ 4. We acknowledge that Water/Wastewater does not recommend to put water, wastewater and electric in the same bore under the tracks.
- ✓ 5. We acknowledge that we will need separate service for residential and commercial unless deed restrictions are imposed.
- ✓ 6. We have coordinate the drainage of the indoor parking with Water/Wastewater.
- ✓ 7. We acknowledge that development fees and rights are due prior to building permit.

#### Stormwater

- ✓ 1. We acknowledge that the site is in the Old Town drainage basin, and that the new stormwater development fees will need to be paid at the time of building permit.
- ✓ 2. We have included a drainage and erosion control report and construction plans prepared by Interwest Consulting Engineers.
- ✓ 3. We have met with Basil Hamdan and Kevin McBride a couple of times and have come to an agreement on how to address the water quantity and water quality detention requirements. Our submittal reflects these agreed upon solutions.
- ✓ 4. We acknowledge that the inlets in Cherry Street at College and Mason can be used as an outfall.
- ✓ 5. Garage runoff will be put into the sanitary sewer.

#### Transportation Planning

- ✓ 1. David Averill has been contacted, and our submittal includes his requested information.

#### Current Planning

- ✓ 1. We acknowledge that our PDP must comply with Articles 3 and 4 of the LUC, and has been designed accordingly.
- ✓ 2. We have referred to the LUC on line as requested.
- ✓ 3. We have paid particular attention to landscaping, access, circulation, parking, building standards, and development standards.
- ✓ 4. We look forward to submitting these detailed plans.
- ✓ 5. We will make an appointment for submittal.