



**Community Development and
Neighborhood Services**

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June 05, 2020

Dustin Couture
315 S Impala Dr
Fort Collins, CO 80521

RE: 3009 S Taft Hill Rd - Single-Family Home, FDP190027, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of 3009 S Taft Hill Rd - Single-Family Home. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Tenae Beane via phone at 970-224-6119 or via email at tbeane@fcgov.com.

Comment Summary:

Department: Planning Services

Contact: Kai Kleer, 970-416-4284, kkleer@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 01/02/2020

06/02/2020 FOR HEARING:

The calculated parking is incorrect. The site is only required to have one off-street parking space. Please update.

01/02/2020 FOR HEARING:

It appears that the same plan was submitted for civil, landscape and site plans. Please remove 'Residential Site & Civil Plan' title. Additionally, the Site and Landscape Plan should be labeled as one.

Add a land use table and sheet index as indicated in staff's redlines.

The land use table should include the following:

Calculated density as required by 4.2(D) and as described under 3.8.18.

Single-family parking requirement and proposed calculations. See 3.8.10 and 3.2.2(K)(1)(c).

Title and parking density modified on plan

Comment Number: 2

Comment Originated: 01/02/2020

06/02/2020 FOR HEARING:

The relocation of the building falls within the required 20 foot side-yard setback for the Urban Estate zone district. Please update plan to show building 20-feet from side-yard property line.

01/02/2020 FOR HEARING:

If it is anticipated that the existing buildings will be relocated on site, please show future location to ensure setbacks are met and impervious surface is calculated correctly.

Building location moved to within building envelope, 20 feet from Northern property line

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

Topic: General

Comment Number: 2

Comment Originated: 01/06/2020

06/02/2020: for approval:

Only one set was provided, a set that has both civil and site plan blocks. If a civil set is ultimately needed, these should be separated.

01/06/2020: for approval:

The applicant has provided the same set for both a civil plan set and a site plan. The plan sets need to have slightly different information between the two of them, where the civil plans have a City Utility Plan Approval Block and any appropriate details required by City Utilities. The Owner's Certificate and Planning Certificate would be needed only on the Site Plan.

Utility signature block removed from plan

Department: Environmental Planning

Contact: Kelly Smith, ksmith@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 01/08/2020

01/08/2020: Language regarding the protection and enhancement of the Natural Habitat Buffer Zone will be included in the Development Agreement for this project. A security will need to be provided prior to the issuance of a Development Construction Permit that accounts for the installation and establishment of the Natural Habitat Buffer Zone. Prior to DCP, please provide an estimate of the landscaping costs for the Natural Habitat Buffer Zone, including materials, labor and irrigation. We will then use the approved estimate to collect a security (bond or escrow) at 125% of the total amount.

Escrow chart filled out, payment to be made upon approval

Comment Number: 2

Comment Originated: 05/22/2020

05/22/2020: Please add the note to the site/landscape plan: The Natural Habitat Buffer Zone is intended to be maintained in a native landscape. Please

see Section 3.4.1 of the Land Use Code for allowable uses within the Natural Habitat Buffer Zone.

This will help preserve the intention behind the buffer zones and the natural features into the future.

Note added to plan

Comment Number: 3

Comment Originated: 05/22/2020

05/22/2020: FOR APPROVAL: Please ensure the seeded areas in buffalograss are clearly delineated and differentiated from turf or sod. Also, staff recommends (not requires) a more diverse seed mix in the NHBZ to ensure growth success

Hatching for grass in NHBZ modified

Comment Number: 4

Comment Originated: 06/01/2020

06/01/2020: FOR APPROVAL: Please ensure the NHBZ is clearly delineated on the site/landscape plans

Modifications made to line between the 2

Comment Number: 5

Comment Originated: 06/03/2020

06/03/2020: FOR APPROVAL: Please modify the grading plan to demonstrate existing (prior to import material) conditions with proposed conditions to allow staff review of final intended design.

Modifications made to reflect lighter line as existing and darker line as proposed

Comment Number: 6

Comment Originated: 06/03/2020

06/03/2020: FOR APPROVAL: Please stop all grading activities on the site as the activity violates code. You may seed to meet erosion control requirements.

Dirt work has stopped, seeding and irrigation is in place

Comment Number: 7

Comment Originated: 06/03/2020

06/03/2020: FOR INFORMATION: A seed mix and cost estimate spreadsheet has been provided for NHBZ areas.

Attached

Department: Forestry

Contact: Molly Roche, 224-616-1992, mroche@fcgov.com

Topic: Landscape Plans

Comment Number: 1

Comment Originated: 01/06/2020

6/1/2020: FOR FINAL APPROVAL – UNRESOLVED:

Continued:

Please add a note to the Site/Landscape Plan stating the following: "Tree Mitigation requirements as required by 3.2.1(F), Tree Preservation and Mitigation, shall not apply to the boundary of the Pleasant Valley Lake and

Canal Company's easement and shall be excluded from the Limits of Development due to the exclusive right of the ditch company to operate, maintain, alter, enlarge relocate, clean, and manage the ditch. The City of Fort Collins Land Use Code expressly excludes the use of land for the purpose of delivering water by ditch or canal from the definition of development, provided that it does not create a nuisance."

Note added

1/7/2020: FOR FINAL APPROVAL

The exemption to landscape standards provided in Section 3.2.1 is only applicable to single-family detached dwellings on existing platted lots (e.g., single-family detached which only requires a building permit). Because this project is not exempt, an on-site tree inventory is required. Any tree removal planned by the developer/property owner must be mitigated on-site in the form of mitigation trees. Any tree removal completed by the ditch company will not require on-site mitigation and can be excluded from the landscape plan. Prior to the next submittal, please schedule an on-site tree inventory and mitigation meeting with City Forestry. Existing significant trees shall be retained and protected to the extent reasonably feasible.

The existing tree inventory and mitigation table (provided by City Forestry) must be included on the next submittal's landscape plan. Trees proposed to be removed shall be shown with a X over the symbol Trees to be retained should be identified with a unique symbol.

X placed over 2 trees to be removed, mitigation trees labeled on plan and in chart as Mxx

Please add a note to the Site/Landscape Plan stating the following: "Tree Mitigation requirements as required by 3.2.1(F), Tree Preservation and Mitigation, shall not apply to the boundary of the Pleasant Valley Lake and Canal Company's easement and shall be excluded from the Limits of Development due to the exclusive right of the ditch company to operate, maintain, alter, enlarge relocate, clean, and manage the ditch. The City of Fort Collins Land Use Code expressly excludes the use of land for the purpose of delivering water by ditch or canal from the definition of development, provided that it does not create a nuisance.

Note added

Comment Number: 2

Comment Originated: 01/07/2020

6/1/2020: FOR FINAL APPROVAL – UNRESOLVED

Continued:

Since two trees are being removed, an Existing Tree Removal Feasibility Letter is required. It can be very brief – just outlining the project's justification for tree removal. Thank you!

Tree letter attached

1/7/2020: FOR FINAL APPROVAL

An Existing Tree Removal Feasibility Letter may be required.

Proposals to remove existing trees must provide a justification letter detailing the reason for tree removal. This is required for all development projects proposing significant tree removal regardless of the scale of the project. The purpose of this letter is to provide a document of record with the project's approval and for the City to maintain a record of all proposed significant tree removals and justifications. Existing significant trees within the project's Limits of Disturbance (LOD) and within natural area buffer zones shall be preserved to the extent reasonably feasible. Streets, buildings and lot layouts shall be designed to minimize the disturbance to significant existing trees.

(Extent reasonably feasible shall mean that, under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.) Where it is not feasible to protect and retain significant existing tree(s) or to transplant them to another on-site location, the applicant shall replace such tree(s) according to City mitigation requirements.

Comment Number: 3

Comment Originated: 01/07/2020

6/1/2020: FOR FINAL APPROVAL – UNRESOLVED

Continued:

Forestry is required to review and verify all tree-utility separations on the plan. Please show utilities even if the applicant believes they are not in conflict. Thank you.

1/7/2020: FOR FINAL APPROVAL

If applicable, please include locations of utilities on the landscape plan including but not limited to water service/mains, sewer service/mains, gas, electric, street lights and stop signs. Please adjust tree locations to provide for proper tree/utility separation.

10' between trees and public water, sanitary, and storm sewer main lines

6' between trees and water or sewer service lines

4' between trees and gas lines

10' between trees and electric vaults

40' between canopy shade trees and streetlights

15' between ornamental trees and streetlights

20-40' between street trees and stop signs

Utilities added with appropriate separation as specified above

Comment Number: 4

Comment Originated: 01/07/2020

6/1/2020: FOR FINAL APPROVAL – UPDATED:

Continued:

- Please include the City of Fort Collins General Landscape Notes and Street Tree Permit Note box.

- Please update the note on sheet C1.1 to include mitigation tree sizes:

Canopy Shade Tree: 2.0" caliper balled and burlapped

Evergreen tree: 8.0' height balled and burlapped

Ornamental tree: 2.0" caliper balled and burlapped

- Please include a plant list that details species, size, quantity and method of transplant)

Tree permit note box updated, revenue note below, there are conflicts with the above specs

1/7/2020: FOR FINAL APPROVAL

Please provide a landscape plan that meets the Land Use Code 3.2.1 requirements such as 'full tree stocking'. This should include the existing tree inventory, any proposed tree removals with their locations clearly noted and any proposed tree plantings (including species, size, quantity and method of transplant). The plans should also include the following City of Fort Collins notes:

General Landscape Notes

Tree Protection Notes

Street Tree Permit Note, when applicable.

These notes are available from the city planner or Molly Roche (mroche@fcgov.com)

Required tree sizes and method of transplant:

Canopy Shade Tree: 2.0" caliper balled and burlapped

Evergreen tree: 6.0' height balled and burlapped

Ornamental tree: 1.5" caliper balled and burlapped

Mildly confused

Comment Number: 5

Comment Originated: 01/07/2020

6/1/2020: FOR FINAL APPROVAL – UPDATED

Continued:

Thank you for providing three mitigation trees. If possible, please label the two ponderosa pines and one cottonwood as mitigation trees in the table on sheet C1.1. In addition, please show the ponderosa pines as 8 ft in height as that is the required mitigation size for evergreen trees. Please show all mitigation trees as B&B.

1/7/2020: FOR FINAL APPROVAL

Mitigation trees shall be labeled with a 'M' on the landscape plan and in the plant list and sized at the following calipers:

Canopy Shade Tree: 2.0" caliper balled and burlapped

Evergreen tree: 8.0' height balled and burlapped

Ornamental tree: 2.0" caliper balled and burlapped

Mitigation tree labeled as Mxx on plan and in the tree box

Department: PFA

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

Topic: General

Comment Number: 4

Comment Originated: 05/25/2020

05/25/2020: Couture Residence: Site and Grading Plan

Page C1.0: Site Plan Notes. No. 9: Please revise second sentence to read, "A residential fire sprinkler system shall be installed in any residence built on this lot to offset the lack of an available fire hydrant within 400 feet of the home."

Note added

Department: Technical Services

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

Topic: General

Comment Number: 5

Comment Originated: 05/29/2020

05/29/2020: FOR FINAL APPROVAL:

Some of the sheet titles in the sheet index do not match the sheet titles on the sheets. See redlines.

Updated

Department: Light And Power

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

Topic: General

Comment Number: 1

Comment Originated: 02/05/2020

02/05/2020: Light and Power has no further comments.

Department: Stormwater Engineering

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

Topic: General

Comment Number: 3

Comment Originated: 05/29/2020

05/29/2020: No more comments.

Department: Water-Wastewater Engineering

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

Topic: General

Comment Number: 3

Comment Originated: 05/29/2020

05/29/2020: No more comments.

Department: Outside Agencies

Contact: Don Kapperman, Comcast, 970-567-0245,
Don_Kapperman@comcast.com,

Topic: General

Comment Number: 1

Comment Originated: 05/28/2020

05/28/2020: If the home owner want Comcast service they will need to extend plant to the new home. Home owners will have to cover all expenses.

Comcast requires a 6" utility easement on the property.

Comcast service is out on S. Taft Hill Rd.

Noted