

developmentreview

December 17, 2019

Kim Medina
Cherry Street LLC
308 Cherry Street
Fort Collins, CO 80521

RE: 308 Cherry Street - Carriage House, FDP190011, Round Number 2

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of 308 Cherry Street - Carriage House. If you have questions about any comments, you may contact the individual commenter or direct your questions through your Development Review Coordinator, Brandy Bethurem Harras via phone at 970-416-2744 or via email at bbethuremharras@fcgov.com.

Comment Summary:

Department: Light And Power

Contact: Austin Kreager, 970-224-6152, akreager@fcgov.com

Topic: General

Comment Number: 1

06/11/2019: FOR APPROVAL:

According to our standards as well as City Municipal Code, every dwelling unit must be individually metered. This carriage house is to be considered a dwelling unit, therefore, this unit must have their own meter and separate electric service. Please show this new electric service on your next submittal. Thank you.

A separate electric service and meter provided for proposed carriage house.

Comment Number: 2

06/11/2019: INFORMATION ONLY:

Light and Power would like to remind you that all of our facilities must have a ten foot clearance away from all water, wastewater, and storm sewer facilities. We also require a three-foot clearance away from all other utilities with the exception of communication lines.

Based on the available space between the existing house and property lines, the City agreed on a 6-foot minimum separation between the proposed water and electrical services to the carriage house.

Comment Number: 3

06/11/2019: INFORMATION ONLY:

Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Comment noted.

Comment Number: 4

06/11/2019: INFORMATION ONLY:

You may contact Austin Kreager, project engineering if you have questions. (970) 224-6152. You may reference Light & Power's Electric Service Standards at

http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf

You may reference our policies, development charge processes, and use our fee estimator at

<http://www.fcgov.com/utilities/business/builders-and-developers>.

Comment noted.

Comment Number: 5

12/10/2019: FOR APPROVAL:

Your comment response letter indicated that you were going to use "stacked" meters. All of your plans reflect a meter on the front house and a meter on the new carriage house. If you are intending to use one service to the front house and then backfeed the new structure, please be aware that the conductor in the ground is limited to 125a. If you are planning on having a meter placed on the new structure, you will need a new electric service. From your plans, it appears that you are going to be joint trenching this service with the water service. This is not allowable.

A separate electric service and meter is proposed for the carriage house. Based on the available space between the existing house and property lines, the City agreed on a 6-foot minimum separation between the proposed water and electrical services to the carriage house.

Department: Water-Wastewater Engineering

Contact: Dan Mogen, 970-305-5989, dmogen@fcgov.com

Topic: General

Comment Number: 1

12/09/2019: INFORMATION:

Thank you for your response. I understand the fire sprinkler system will be served by the 3/4" service and that a tank and pump or other accommodations will be made to prevent the need for a separate fire service.

06/10/2019: In the comment response letter, I see that a fire sprinkler system is proposed to be installed. Has this system been designed to determine if the proposed water service will be adequate or if a separate fire service will be required? If this has not been determined, I encourage early investigation into what is needed for the fire protection system as a 3/4" service is typically inadequate or requires additional considerations such as a tank/pump in the building. Please contact me with any questions.

According to the sprinkler system consultant, the existing static water pressures in Cherry Street are adequate to provide enough pressure for a sprinkler system at the carriage house

using low flow sprinklers utilizing a ¾" water service line.

Comment Number: 2

12/09/2019: FOR APPROVAL - UPDATED:

Per earlier discussion as well as Light & Power comments, please provide a minimum of 6' of separation from trees and between water and electric services.

06/10/2019: It appears the proposed water and sewer services run under existing trees and do not provide adequate separation. Please review and revise to meet separation requirements as shown on the landscape plan.

The required 6' separation between existing trees and proposed water and sewer services are shown on new utility plans.

Comment Number: 3

12/09/2019: FOR APPROVAL - UPDATED:

Please see updated redlines regarding separations, utility configuration, installation questions, and details.

06/10/2019: Please see redlines provided via PDF. I encourage you to reach out with any questions or to review potential revisions, and I'd be happy to set up a meeting or conference call to do so.

All redlines have been addressed on new utility plans.

Department: Stormwater Engineering

Contact: Dan Mogen, 970-305-5989, dmogen@fcgov.com

Topic: General

Comment Number: 1

12/09/2019: FOR APPROVAL - UPDATED:

Please update calculations to include gravel and patio areas. Gravel is considered 40% impervious and the deck area could be as well. Is the flagstone patio to be set in gravel or concrete? Please clarify, and if gravel, please use 40% for this area; if concrete, please use 100%.

06/10/2019: Please document the net change in impervious area as there are areas being removed and added to the site. Please note that there are multiple versions of the site plan that need to be aligned as there is currently variation between them.

Site impervious area calculations updated as requested. The proposed flagstone patio is to be set in gravel and notes are updated on the plans.

Comment Number: 2

12/09/2019: FOR APPROVAL - UPDATED:

The proposed grading need to be clarified further. Please detail both the east and west property lines to show the drainage pattern in these areas. The proposed carriage house is set only 5' from the adjacent property line and existing building - it needs to be detailed to show how runoff from the proposed will be routed to protect the existing building in this limited space.

06/10/2019: Please clarify the proposed grading. Currently, it appears runoff from at least a portion of the proposed impervious areas is directed east onto adjacent property. Please show proposed grading will be routed to either the north or south property boundary and not adversely affect adjacent properties. A drainage memo may also be submitted to explain the proposed grading and drainage and justify what has been proposed (note: a drainage memo is not

required at this point based on the impervious area added with this project, which is assumed to be less than 1000sf).

Also, the grading/swale on the west side of the proposed carriage house needs to be clarified to show how it is directed between the proposed carriage house and the adjacent off-site building.

Proposed grading design updated to provide a drainage swale on the west side of the carriage house, downstream from the neighbor's existing concrete driveway and garage. An 8-inch-high timber wall or berm is proposed along a portion of the eastern property line to minimize the potential of proposed stormwater flows onto the adjacent property. A drainage memo is provided based on your recent request.

Comment Number: 3

12/09/2019: FOR APPROVAL - UPDATED:

Please see updated redlines regarding grading and drainage.

06/10/2019: Please see redlines provided via PDF. I encourage you to reach out with any questions or to review potential revisions, and I'd be happy to set up a meeting or conference call to do so.

Redline comments have been addressed on new utility plans.

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

Topic: Erosion Control

Comment Number: 4

12/09/2019: For Information Only:

No Comment Erosion Control project shows to be less than 10000 SF.

Comment noted.

Department: PFA

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

Topic: General

Comment Number: 3

12/08/2019: MIXED USE OCCUPANCY

Floor plans indicate the carriage house will be split into two separate units and present as a

mixed-use occupancy. Please contact the building department to confirm the Occupancy Group

Classifications for this structure as this may trigger other fire sprinkler requirements.

The proposed building shall be a non-primary residence and should be classified as R-3 occupancy.

Comment Number: 4

12/08/2019: RESIDENTIAL FIRE SPRINKLER SYSTEM

> The requirement to install a fire sprinkler system shall be noted on the plans.

> For a sprinkler system in a R-3 Occupancy, the applicant is allowed to upsize the proposed 3/4" water line to a 1" line with no additional tap fee in order to accommodate a sprinkler system requirement. Contact Water Utilities for more information. If resizing to a 1" line is not possible, a tank and pump system may be required to meet minimum sprinkler flows.

> Should the structure be classified as mixed-use, a R-13 sprinkler system will

be required.

The proposed building should be classified as R-3 occupancy. According to the sprinkler system consultant, the existing static water pressures in Cherry Street are adequate to provide enough pressure for a sprinkler system at the carriage house using low flow sprinklers. Fire sprinkler system requirement noted on plans.

Comment Number: 5

12/08/2019: ADDRESS POSTING

The carriage house shall be addressed separately from the existing business. Details of address posting at Cherry Street shall be determined prior to plans approval with details added to the plans.

Per construction note on utility plan Sheet 4, applicant shall post separate carriage house address at existing driveway entrance per PFA requirements.

Department: Building Services

Contact: Katy Hand, khand@fcgov.com

Topic: Building Insp Plan Review

Comment Number: 1

06/10/2019: BUILDING PERMIT:

If the building will be sprinkled with a residential sprinkler system for fire access, a sprinkler system design in accordance with plumbing code P2904 will need to be submitted at time of building permit application.

The proposed building should be classified as R-3 occupancy. Fire sprinkler system requirement noted on plans.

Comment Number: 2

06/10/2019: BUILDING PERMIT:

The current adopted codes and amendments are listed on our website: <https://www.fcgov.com/building/codes.php>

Comment noted.

Comment Number: 3

06/10/2019: BUILDING PERMIT:

An air tightness test will be required at the end of the project.

Comment noted.

Comment Number: 4

06/10/2019: BUILDING PERMIT:

The new dwelling must be PV ready (conduit in place) - Local amendment

Comment noted.

Comment Number: 6

REQUIRED AT TIME OF BUILDING PERMIT: Buildings using only electric heat must meet prescriptive insulation requirements. Please see the handout linked for details.

<https://www.fcgov.com/building/files/2015-irc-residential-energy-code-compliance-form-v2.pdf?1566857894>

Comment noted.

Department: Engineering Development Review

Contact: Morgan Uhlman, 970-416-4344, muhlman@fcgov.com

Topic: General

Comment Number: 3

12/09/2019: FOR APPROVAL:

Please address my redlines for minor comments about the Utility Plan set.

All redlines have been addressed on new utility plans.

Department: Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

Topic: General

Comment Number: 8

12/09/2019: INFORMATION:

If there are no further changes based on Utility staff review, then I am ready for mylars.

Comment noted.

Department: Technical Services

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

Topic: Construction Drawings

Comment Number: 6

12/05/2019: FOR APPROVAL-UPDATED:

There are line over text issues. See redlines.

All line over text issues have been addressed on new utility plans.

All line over text issues have been addressed on new architectural plans.

Comment Number: 9

12/05/2019: FOR FINAL APPROVAL:

Some of the sheet titles in the sheet index & title blocks do not match the sheet titles on the noted sheets. See redlines.

All sheet titles match sheet index with new utility plans.

All sheet titles match sheet index with new architectural plans.

Topic: Site Plan

Comment Number: 8

12/05/2019: FOR FINAL APPROVAL:

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

All sheet titles match sheet index with new utility plans.

All sheet titles match sheet index with new architectural plans.

Additional Utility Coordination

| Department / Reviewer | Mixed Use | 2 Residential Spaces | 1 Residential Unit |
|--|--|--|--|
| Planning Services / Pete Wray | Reviewed as Carriage House use, with accessory use | Reviewed as Carriage House use | Reviewed as Carriage House use |
| Engineering / Morgan Uhlman Stroud | -Existing sidewalk meets ADA requirements. -An excavation permit will be needed to do work in the right-of-way to connect utilities to the mains. | -Existing sidewalk meets ADA requirements. -An excavation permit will be needed to do work in the right-of-way to connect utilities to the mains. | -Existing sidewalk meets ADA requirements. -An excavation permit will be needed to do work in the right-of-way to connect utilities to the mains. |

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| <p>Stormwater & WWW/ Dan Mogen</p> | <p>The carriage house will be required to have a separate water and sewer service for each use (upstairs and downstairs serviced separately). The services to the residential unit may be as currently proposed in the utility plans. The services to the accessory space can either; 1. be separate services from the main; or, 2. be extended from the front commercial building with a covenant agreement put in place – this agreement essentially requires separate services to be installed if the property were to ever be subdivided – please contact me for agreement language if you would like to review.</p> | <p>The carriage house will be required to have separate water and sewer services from the front commercial building, and each residential unit will need to be serviced separately – that is, the services as currently proposed in the utility plan will need to split to each residential unit and each unit will be required to have a separate water meter.</p> | <p>The carriage house will be required to have a separate water and sewer service from the front commercial building. This is what has been proposed in the currently submitted utility plan.</p> |
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|---|--|---|--|
| <p>Light & Power / Austin Kreager</p> | <p>If the carriage house is to be the proposed mixed use building, the carriage house will be required to have two meters, one commercial, one residential for a total of three meters on the property. All new meters will be charged a capacity fee. The service conductor would be owned by the property owner, and it would be their responsibility to install the service wire to our transformer on Cherry. If this distance is too great to install a commercial service, or engineering takes exception to the commercial service in right of way, we will need to work out an acceptable transformer location on your property to be installed at the owner's expense. Utility separation requirements are a concern on this site, and there would need to be adequate room to install the needed facilities.</p> | <p>If the carriage house is to be made into two residential dwelling units, there will need to be two separate residential meters installed each with their own capacity fee for a total of three meters on the property. If these two meters are stacked and total up to 200 amps or less, then Light and Power can install a new service conductor to our power source at the owner's expense. If the meters exceed 200 amps, this will be a customer owned service to be installed and owned by the owner. There have been code revisions proposed to make everything other than single family detached units be responsible for their own service, but it has not been accepted yet. Utility separation requirements are a concern on this site, and there would need to be adequate room to install the needed facilities.</p> | <p>If the carriage house is to be made into one residential unit, there will still need to be a new service and meter installed with the associated fees. This would be a total of two meters on the property. Light and Power would need to install a new service conductor to the new structure from Cherry St at the expense of the project. Depending on the power requirements of your structure, there may be additional system modifications needed. It is not an option to master meter this site as it is against city code and our standards. It would result in a residential customer being billed at a commercial rate code, and this cannot be allowed. Utility separation requirements are a concern on this site, and there would need to be adequate room to install the needed facilities.</p> |
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