

Project Comments Sheet Selected Departments

Department: Engineering

Date: June 23, 2008

Project: WHITMAN STORAGE FACILITY PDP - TYPE I

All comments must be received by Steve Olt in Current Planning, no later than the staff review meeting:

May 21, 2008

Note - Please identify your redlines for future reference

Issue Contact: Randy Maizland

Topic: Engineering

Number: 14

Created: 5/16/2008

[5/16/08] The Utility Plans and Site Plan do not comply with LCUASS Appendix E scanability requirements. There are many line over text conflicts throught the plans. Please fix all lin over text conflicts and mask out text where it cannot be moved to resolve the conflict. See redlines for clarification.

Number: 15

Created: 5/16/2008

[5/16/08] Please add the owner information to the cover sheet next to the consultants.

Number: 16

Created: 5/16/2008

[5/16/08] Please add any variances to Note 48 such as interim attached sidewalk on the cover sheet.

Number: 17

Created: 5/16/2008

[5/16/08] LCUASS requires that two City benchmarks be provided on the plans. Only one was provided.

Number: 18

Created: 5/16/2008

[5/16/08] Plat - Please revise the Vicinity Map to meet scanability requirements. A one-line street map showing mojour streets with names and the site location would be ideal.

Number: 19

Created: 5/16/2008

[5/16/08] Plat - The Plat shows an additional 3 feet of new ROW being dedicated on Skyway Drive. It is not clear how this dedication was determined. Please show the existing centerline of Skyway on the utility Plan sheet and provide a dimension from the centerline to

Signature

Date

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Plat **Site** **Drainage Report** **Other** _____
 Utility **Redline Utility** **Landscape**

the new ROW limits so that it is clear why 3 feet of additional ROW is needed to meet the minor collector standard road section.

Number: 20

Created: 5/16/2008

[5/16/08] Grading Plan - Please clearly show and dimension the new ROW limits on the Grading Plan. Dimension the proposed sidewalk.

Number: 21

Created: 5/16/2008

[5/16/08] Please clearly show and label the location of the existing chain link fence along Skyway. If the fence is permitted by the Planning Department to remain in its current location, it will be encroaching into the City ROW. This encroachment will be permitted by Engineering as an interim condition only and the fence will need to be relocated out of the ROW at such time ultimate Skyway road improvements are constructed. Due to the existing fence location, the ultimate sidewalk cannot be constructed in the final ultimate detached configuration. Therefore, the City will allow an interim attached walk (at least 6 feet in width) to be constructed as the interim condition however, a cash escrow must be provided to the City for the future sidewalk construction. This cash escrow would be due at the time of building permit. The interim walk may be asphalt or concrete and no Street oversizing reimbursement is applicable. If you choose to leave the fence where it is and provide an interim walk, please provide a cost estimate for a 4.5 foot wide concrete walk for review. The interim condition and escrow payment will be clearly identified in the development agreement.

Number: 22

Created: 5/16/2008

[5/16/08] Please provide an ADA ramp on the westerly corner and indicate if the sidewalk will tie into existing walk to the east. If no walk exists to the east then a barricade will need to be installed.

Number: 23

Created: 5/16/2008

[5/16/08] Please label the easements on the Utility Plan sheet to be consistent with the dedications on the Plat (i.e. utility, drainage and emergency access etc...). Show and label the drainage easement for the pond on the Grading Plan sheet.

Number: 24

Created: 5/16/2008

[5/16/08] Please provide a comment letter from the Fort Collins - Loveland water District with your next submittal. Comments must be received prior to scheduling a hearing. The District will be signing the Utility Plans before the City signs.

Number: 25

Created: 5/16/2008

[5/16/08] All site and ROW LCUASS construction details will need to be provided at Final Compliance after the hearing has been completed.

Number: 26

Created: 5/16/2008

[5/16/08] Please see the redlines for any additional minor comments.

Number: 27

Created: 5/16/2008

[5/16/08] Please revise the Site & Landscape Plan to be consistent with the utility Plan comments. See redlines for clarification. I will defer to Planning for comments related to planting of trees along Skyway.

Number: 43

Created: 5/20/2008

[5/20/08] The Transportation Development Review Fees were not paid with this submittal. Supervising staff has met with the applicant and it was determined that commercial building square footage would be calculated for all roofed building areas. The calculated TDRF fee is for 23100 square feet of commercial building, 3.61 acres of gross property area and a \$2000 base fee for a total of \$8,677.50. This fee must be paid to Engineering with the next plan submittal.

Number: 44

Created: 5/20/2008

[5/20/08] The property owner will be obligated for the design and construction cost for Aran Street along its frontage. The City has agreed to delay payment for this obligation for Phase I of this proposed development. At such time the City determines funding for Aran Street will be needed for design and construction, the City will require the property owner/developer to meet the cost obligation with future phased development. Funds for design and construction of Aran Street may be collected by the City with the future phases of development as shown on the Site and utility Plans or with any new redevelopment of this property. This cost obligation and delayed payment for Phase I will be specified in the development agreement.

Number: 62

Created: 5/21/2008

[5/21/08] It was stated by the Planning Department that a modification for the chain link fence location would likely not be supported by the City. This may resolve the issue of sidewalk construction and sidewalk location.

Number: 63

Created: 5/21/2008

[5/21/08] Per the City Land Use Code, this development would be required to underground existing overhead utilities with Phase I of this development. This was also a comment from City Light and Power.

Number: 67

Created: 5/22/2008

[5/22/08] Based on a conversation with Mike Detulio of the Fort Collins-Loveland Water District, the District will not consider the relocation of the 10 inch sewer main running diagonally across the east end of the site. It was suggested that the owner may be permitted to place the proposed buildings over the existing sewer and easement if and only if specific notes are provided on the Plat and on the construction drawings indicating that the District will not be liable for any damage or extenuating costs that may be associated with any future maintenance of the sewer on the property. A formal comment letter addressing this concern must be provided from the District with your next round of review.

Topic: Technical services

Number: 64

Created: 5/21/2008

[5/21/08] There is an incorrect record distance along the west line. See redlines for clarification.

Number: 65

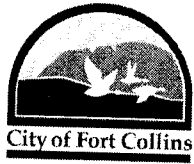
Created: 5/21/2008

[5/21/08] Please fix all line over text conflicts.

Number: 66

Created: 5/21/2008

[5/21/08] The Lot numbering on the Site and Landscape Plans does not match the Plat.



STAFF PROJECT REVIEW

Randy Whitman
209 E. Skyway Dr.
Fort Collins, CO 80525

Date: 6/26/2009

Staff has reviewed your submittal for WHITMAN STORAGE FACILITY PDP - TYPE II AND FINAL PLANS, and we offer the following comments:

ISSUES:

Department: Advance Planning

Topic: Landscape Plan

Number: 118

[6/11/09] Landscape Plan - Turf Area. Planting legend needs to show turf planting specifications. Parkway turf landscape area on plan is not labeled. Planting notes may need additional information on turf planting procedures.

Issue Contact: Pete Wray

Created: 6/11/2009

Department: Current Planning

Topic: Exterior Elevations

Number: 120

[6/23/09] The additional treatment on the west side of the proposed new building is considered by staff to satisfy the condition of PDP approval.

Issue Contact: Steve Olt

Created: 6/23/2009

Topic: Landscape Plan

Number: 119

[6/23/09] On the Landscape Plan, please note the surface treatment (presumably turf grass) in the parkway along Skyway Drive.

Created: 6/23/2009

Topic: Plat

Number: 121

[6/23/09] The east and south outside boundary (property) lines are lighter than the others. Is there a reason for this? They should all be the same line weight.

Created: 6/23/2009

Number: 122

[6/23/09] The subdivision plat shows the street to the north, across Skyway Drive, to be Boyne Street. The Site & Landscape Plans show this same street to be Boyne Court. Which is correct and please make all the plans consistent.

Created: 6/23/2009

Topic: Utility Plan

Number: 128

[6/25/09] Red-lined plans from Jay East of the South Fort Collins Sanitation District are being forwarded to the applicant with the staff comment letter.

Created: 6/25/2009

Department: Current Planning

Topic: Landscape Plan

Number: 127

[6/24/09] Provide seed mixture specifications on landscape plan: seed mix, lbs/acre (minimum of 30 lbs/ac) and method of application (drilled, plugs, broadcast).

Issue Contact: Dana Leavitt

Created: 6/24/2009

Department: Engineering

Topic: Engineering

Number: 15

Issue Contact: Sheri Langenberger

Created: 5/16/2008

[6/9/09] Not yet completed.

[5/16/08] Please add the owner information to the cover sheet next to the consultants.

Number: 23

Created: 5/16/2008

[6/26/09] The easements being dedicated on the plat and the labels on the site and utility plan do not match. Please make sure these match.

[5/16/08] Please label the easements on the Utility Plan sheet to be consistent with the dedications on the Plat (i.e. utility, drainage and emergency access etc...). Show and label the drainage easement for the pond on the Grading Plan sheet.

Number: 26

Created: 5/16/2008

[6/26/09] [5/16/08] Please see the redlines for any additional minor comments.

Number: 104

Created: 9/11/2008

[6/26/09]

[9/11/08] This development is obligated to pay for it's frontage design and construction costs for future Aran Street. Previously this development was proposed to be done in 3 phases and the City was able to delay the obligation to be paid with phase 3. Now there is no phasing and the City will need to determine when the funds or escrow should be collected. Per City Code requirements, the escrow would be due at the time of the first building permit for this development. I will be meeting with supervisory and planning staff to further discuss this requirement and I will update you with any new information as I receive it.

Number: 123

Created: 6/23/2009

What happens to the front fence at the NW corner of the property? Any fence along the west property line needs to be placed outside of the row.

Number: 124

Created: 6/23/2009

[6/23/09] Please place the construction notes on the plans

Number: 125

Created: 6/23/2009

[6/23/09] The plans sets do not match in regards to what easements are being dedicated. The plans need to be consistent.

Number: 126

Created: 6/23/2009

[6/23/09] The plans show the front fence line encroaching into the row at the west end of the property. Please either move the fence back outside of the row being dedicated or change the amount of row being dedicated so that the fence when placed 2 feet behind the walk is not in the row.

Number: 133

Created: 6/26/2009

[6/26/09] The district will need to sign the utility plan mylars before they are submitted to the City (when it is time for mylars0.

Number: 134

Created: 6/26/2009

[6/26/09] A couple of more details need to be provided on the plans. See plans for which ones.

Department: Light & Power

Issue Contact: Doug Martine

Topic: Electric Utility

Number: 117

Created: 6/1/2009

[6/1/09] The builder will be responsible for installation of the electric service from the building to the electric transformer.

Topic: Utility Plan

Number: 116

Created: 6/1/2009

[6/1/09] The utility plan shows "Electrical Transformer" on the N.W. corner of the building. It is assumed they really mean "Electric Meter."

Department: Light & Power

Issue Contact: Rob Irish

Topic: General

Number: 47

Created: 5/20/2008

[6/1/09] [8/27/08] [5/20/08] Electric capacity fee and building site charges will apply for this development. Any modification or relocation to existing electric facilities will be at the owners expense.

Number: 48

Created: 5/20/2008

[6/1/09] [8/27/08] [5/20/08] Coordinate electrical load requirements and transformer locations with Light & Power. Transformers will need to be within 10' of an all weather drive over surface.

Number: 49

Created: 5/20/2008

[6/1/09] [8/27/08] [5/20/08] Will need to provide C-1 form and One-line diagram for proposed development along with billing information.

Department: PFA

Issue Contact: Carie Dann

Topic: Fire

Number: 129

Created: 6/25/2009

BUILDING AREA: I just want to ensure we address building size and fire separation for the proposed 7,200 SF storage building. As I mentioned during Staff Review, our requirement is that buildings that exceed 5,000 square feet for Type V construction shall be fire contained (1-hour fire separation construction) or fire sprinklered. (2006 International Fire Code New Table 903.1 and Section 702) During the building permit stage, we will look at your submitted plans to ensure the building meets the separation requirement. Please contact me if you need more information.

Number: 130

Created: 6/25/2009

FIRE LANE MARKINGS: I'd be happy to come by so we can nail down a plan to designate the fire lane.

Department: Stormwater-Water-Wastewater

Issue Contact: Wes Lamarque

Topic: Stormwater

Number: 69

Created: 5/22/2008

[6/26/09] Repeat Comment. If you would like to reference the existing master plan for this area, please let me know and we can set up a meeting.

[9/8/08] This off-site flow needs to be quantified and discussed in the text of the report on how these flows will be routed. How was the 36-inch pipe sized. An exhibit of OS-1 sub-basin is needed to determine if this basin was sized correctly.

[5/22/08] An analysis is required for the off-site flows that pass through the site. These flows need to be identified and quantified. The design needs to show these flows passing through the site safely while not inundating any structures. The Stormwater Dept. can help in identifying these off-site flows.

Number: 70

Created: 5/22/2008

[6/26/09] Repeat Comment.

[9/8/08] A discussion in the report with calculations to back it up needs to be included to verify that no negative impact will occur downstream and that Skyway can handle the extra flows and still meet street criteria.

[5/22/08] As shown on the drainage plan, Sub-basin A is not being detained. An analysis needs to show these additional flows will not negatively impact any downstream properties or detention will be required for this sub-basin.

Number: 87

Created: 9/9/2008

[6/26/09] This could be done only if there is a drainage easement on the property to the south. The plans have been labeled as if there was a drainage easement, but further investigation showed that the property to the south has only a utility easement. An off-site drainage easement would be required if the pipe were to stay on the property line. To avoid getting an off-site drainage easement, the pipe could be located 10 feet north of the property line. A 20 foot on-site drainage easement would be required with the pipe centered in the easement.

[9/9/08] The east-west portion of the 36-inch storm sewer should be located in the center of the easement which is the property line. This also shares the burden of the storm sewer between the two properties. The storm sewer should also be extended past the sanitary manhole. See redlines.

Number: 88

Created: 9/9/2008

[6/26/09] This is even more important due to the fact we know there is no 7.5 foot drainage easement on the properties to the south.

[9/9/08] Consideration needs to take place on where the off-site flows exit the 36-inch storm sewer and if there is an adequate flow path. There may need to be a swale constructed to take these flows to the east property line.

Number: 131

Created: 6/26/2009

[6/26/09] All lots that drain to the pond should be responsible for maintenance. Please include lot 3 on the plat as being responsible for the maintenance of the pond along with lots 1 & 2.

Number: 132

Created: 6/26/2009

[6/26/09] Please include the City's standard water quality outlet structure detail. I can email this to you.

Be sure and return all of your redlined plans when you re-submit.

If you have any questions regarding these issues or any other issues related to this project, please feel free to call me at (970) 221-6750.

Sincerely,

Steve Olt
City Planner