



Selected Issues Report

9/13/2007

Date:

Plymouth Congregational Church phase one basic development review

SELECTION CRITERIA: Status = All

ISSUES:

Department: Current Planning

Issue Contact: Anne Aspen

Topic: Architectural Plans

Number: 14

Created: 1/30/2007

Resolved

[1/30/07] In the future, please submit plans at 24"x36" folded properly.

Number: 15

Created: 1/30/2007

Resolved

[1/30/07] You did a great job of presenting the proposed architectural elevations in a clear, easy to understand manner. You get a gold star for your efforts!! And the design looks good to boot!

Topic: General

Number: 8

Created: 1/30/2007

Resolved

[1/30/07] Minor comments on redlines. Please return redlines on resubmittal.

Number: 50

Created: 4/19/2007

Resolved

[4/19/07]bvb vghjukgilh

Number: 51

Created: 4/19/2007

Resolved

[4/19/07] Aside from a couple of carried comments on the Lighting Plan, you have addressed all of my concerns very well. The architecture, site and landscape plans all look really great and the project will really enhance the church as well as the surrounding area. Best of luck!

Topic: Landscape Plan

Number: 20

Created: 1/30/2007

Resolved

[1/30/07] The question I have about the grass pavers is not a deal breaker but I'd appreciate more information on how well this product does in arid climates like ours? Is there any precedent along the Front Range for example? I appreciate that it is specified for parking that is rarely used and that it will allow runoff to soak in. If successful, this could set a good precedent for Fort Collins, assuming other departments like PFA don't have issues with it. Thanks for proposing it.

Topic: Lighting Plan

Number: 16

Created: 1/30/2007

Resolved

[1/30/07] In the future, please submit plans at 24"x36" folded properly.

Number: 17

Created: 1/30/2007

Resolved

[1/30/07] The northeast corner of the site appears to be a natural drop off place. Is there existing lighting? If so, please call out with a note on the lighting plan. I'll also need to see a snapshot of the existing lighting to determine whether it meets the code. It may be necessary to change out existing fixtures if they do not meet our lighting standards (fully shielded, down directional.)

Number: 18 Created: 1/30/2007 Resolved
[4/19/07] Not shown on plan--nor is light on front façade of building. Please add cutsheet(s) to lighting plan. Feel free to email cutsheet to me first for review. aaspen@fcgov.com
[1/30/07] Do you intend to light the new sign or the relocated bell tower on Lake? If anything other than an internally lit sign, I need to review that lighting as well. Keep in mind that we do not allow exterior uplighting.

Number: 19 Created: 1/30/2007 Resolved
[4/19/07] I know we talked about this on the phone but I don't see any note about it on the plans or in the comment letter response.
[1/30/07] Even though they meet our standards for cutoff, the proposed pole fixtures adjacent to the east property line may need to have house side shields affixed to them to prevent glare on the neighboring residence.

Number: 58 Created: 4/24/2007 Resolved
[4/24/07] I received a revised lighting plan showing the uplight fixtures this morning. There are now three uplights showing including one at the new sign on Lake, which the lighting consultant had previously told me would not be lit. Lake Street is more residential in character and therefore, the light needs to be a residential-scale spot light with a shield on it. As I have mentioned previously, the fixture that uplights the tree in front is not acceptable. The fixture on the front wall sign is acceptable since for basic development review, the project must comply with the standards to the extent reasonably feasible, but the fixture must be shielded, either with a fabricated shield or with a fixture that is designed to shield uplight. No shield is shown on the cutsheet. I also have no information about the fixture other than a photograph and a mounting detail. As I told the lighting consultant on the phone, the uplights need not show on the photometric plot because they shine up not down, but the information should still be included in the luminaire schedule.

Number: 59 Created: 4/24/2007 Resolved
[4/24/07]

Topic: Site Plan

Number: 9 Created: 1/30/2007 Resolved
[1/30/07] Under Land Use Statistics Parking analysis #2 please change "Provided" to "Total Provided" and call out subcategories for number of asphalt spaces and number of grass paver spaces.

Number: 10 Created: 1/30/2007 Resolved
[1/30/07] I'd like more info, probably in the form of a note on the site plan about the edge treatments proposed for the grass paver section of the parking lot. I have some concern about the grass paver lot safety. If the play area abuts it and the parking area and playground are not clearly defined, there could be conflicts between kids who coopt the parking as extra play area and cars who come to use the lot irregularly. Have you thought about this?

Number: 11 Created: 1/30/2007 Resolved
[1/30/07] Please show all exterior doors on plans.

Number: 12 Created: 1/30/2007 Resolved
[1/30/07] Please provide more information about the fencing. It is unclear how tall the fences are, what materials are used (I'm assuming wood) and how the detail works (a 2x6 cap?) Fenced required for screening are required to be 6 feet tall. It may be possible to make an exception if the windrow to the west is dense, but I'd need to make a site visit to determine that.

Number: 13 Created: 1/30/2007 Resolved
[1/30/07] I think the properties to the east of the church are planning to redevelop in the near future though I do not have definitive information about that. If they do though, it would be good to have a detached sidewalk connection to the east in place. You need to contact David Averill to discuss this. He may want to see a detached sidewalk stubbed to the east property line with a temporary Type III barricade.

Department: Engineering
Topic: General

Issue Contact: Susan Joy

Number: 21 Created: 2/1/2007 Resolved
[2/1/07] Per the conceptual review on 10/18/04, additional row and utility easements are required for both Prospect and Lake Street. Prospect is considered a constrained arterial with a total row requirement of 102'. This project is responsible for dedicating half of that. Currently, our records indicate a total of 60' of row exists so this project would need to dedicate an additional 21' of row plus a 15' utility easement.

Lake is considered a minor arterial with a total row requirement of 76' plus a 9' utility easement. Our records show 60' of row exists, so this project must dedicate an additional 8' of row plus a 9' utility easement.

This will impact the proposed detention ponds as they will not be allowed in the public row or utility easement. It may be possible to run the ponds down the east side of the property to make up for the lost area but it will require the removal of several parking spaces.

This will also impact the parking setbacks as they need to be measured from the ultimate row.

Number: 22 Created: 2/1/2007 Resolved
[4/24/07] The scannability is still an issue. Please see me or Tech Services for suggestions to help correct this problem. Basically there is too much overlapped labeling and too much shading. The various pavement types could come off and a separate bid sheet could be created to clarify that end while at the same time keeping the approved plan set free of the scanning issues and only showing what will be built. We do not allow "alternatives" to show up on the plan sets... since we have no requirements to show different pavement types within your own parking lot, I would highly encourage you to just take that information off. Let me know what you think.
[2/1/07] All plan sets: Please refer to Appendix E6 for all scanning requirements and bring the plans up to standard.

Number: 40 Created: 2/1/2007 Resolved

[2/1/07] Please show existing features within 150' of the project limits. At least as far as the neighboring driveways. Need to show how your sidewalk ties into the existing.

Number: 41 Created: 2/1/2007 Resolved
[2/1/07] Slopes can not exceed 4:1.

Number: 63 Created: 4/24/2007 Resolved
[4/24/07] The project title needs to match on the plat, site, landscape and utility plan sets.

Number: 71 Created: 4/25/2007 Resolved
[4/25/07] Please remove all labeling referring to "preliminary" or not for construction prior to running the mylars. Thanks!

Topic: L1

Number: 60 Created: 4/24/2007 Resolved
[4/24/07] Title the plan the same as the Utility Plan.

Topic: L2

Number: 61 Created: 4/24/2007 Resolved
[4/24/07] Remove Phase One from the project title or add that to all of the other plan sets.

Number: 62 Created: 4/24/2007 Resolved
[4/24/07] Please dimension all parking stalls. Can do "typical" if all are the same. Please dimension the drive aisles.

Topic: Plat

Number: 23 Created: 2/1/2007 Resolved
[2/1/07] The plat language shown on our website is an older version. Please email me at sjoy@fcgov.com and I'll send you the current language. There aren't a LOT of changes, just minor ones so don't worry.

Number: 24 Created: 2/1/2007 Resolved
[2/1/07] See redlines and comments under other sections for those that will effect the plat as well.

Number: 69 Created: 4/24/2007 Resolved
[4/24/07] Please send me a plat as soon as you can so that I can review it real quick. I did not receive one with this submittal. Sorry!! I do need it to compare to the other plan sets before I give back the redlines though.

Topic: Utility

Number: 64 Created: 4/24/2007 Resolved
[4/24/07] The plans have some scanning issues. Please see comments under General. I highlighted a few areas as examples but please feel free to see me or JR in Tech Services if you have any questions.

Number: 65 Created: 4/24/2007 Resolved
[4/24/07] Please refer to the detail and sheet number for all sidewalk chases. Use detail D10 or D11 from stormwater, whichever is appropriate. Label the onsite sidewalk chase detail as "on site" so that it is not used in the public row.

Number: 68 Created: 4/24/2007 Resolved
 [4/24/07] See redlines for other comments.

Topic: Utility - Cover Sheet

Number: 25 Created: 2/1/2007 Resolved
 [2/1/07] Remove the word "Final" from "Utility Plans for..."

Number: 26 Created: 2/1/2007 Resolved
 [2/1/07] Remove the word "Concregational" from the project title so that it matches the other plan sets.

Topic: Utility - Detail Sheet

Number: 67 Created: 4/24/2007 Resolved
 [4/24/07] Please remove the old access ramp detail and replace it with the new one. I can email it to you - send me a quick email to sjoy@fcgov.com and I'll shoot it over. Thanks!

Topic: Utility - General

Number: 34 Created: 2/1/2007 Resolved
 [2/1/07] Please provide the signature block on all sheets, lower right hand corner.

Number: 38 Created: 2/1/2007 Resolved
 [2/1/07] Please show, label and dimension all row & easements (both existing and proposed).

Topic: Utility - Grading

Number: 32 Created: 2/1/2007 Resolved
 [2/1/07] Please remove all landscaping.

Number: 33 Created: 2/1/2007 Resolved
 [2/1/07] It's hard to tell...but is there offsite grading proposed along the east side? If so, we will need slope easements from the neighboring property owner (Final Compliance). To get to hearing, all we'll need is a letter of intent.

Number: 35 Created: 2/1/2007 Resolved
 [2/1/07] Both driveways must be designed and constructed in accordance with detail 707. Please place the HP at the ultimate row. Driveways must be concrete to the PL.

Number: 36 Created: 2/1/2007 Resolved
 [2/1/07] Please extend existing grading a minimum of 50' offsite.

Number: 37 Created: 2/1/2007 Resolved
 [4/24/07] These notes are provided by stormwater and they need to show up either on the Grading sheet, Erosion Control sheet or the General Notes sheet.
 [2/1/07] Please provide revegetation methods and specific notes.

Number: 70 Created: 4/25/2007 Resolved
 [4/25/07] Are you sure we're not going over the 750sf "rule"...it seems like we're picking up some drainage from the parking stalls to the north a little bit. I could be wrong though...could you check that and let me know? Thanks!!!

Topic: Utility - Horizontal Control

Number: 27 Created: 2/1/2007 Resolved
[2/1/07] Please show, dim and label all row, utility easements, etc both "proposed" and "existing". Show the property line on all sheets.

Number: 28 Created: 2/1/2007 Resolved
[2/1/07] Please dimension all sidewalks and label as existing or proposed.

Number: 29 Created: 2/1/2007 Resolved
[2/1/07] Couple things with the existing sidewalk on Lake Street...if the existing sidewalk is in good shape and can stay, than the 4' addition is fine. BUT, if it's cracked and needs replacement anyway, then we'll want it detached in the ultimate location. Since the snow is hiding most of the sidewalk now, I can't go out and check but I will try to get out there next week when the weather is better. We might have to leave this up the air for a couple of weeks until enough of the snow melts to tell.

Topic: Utility - Overall Utility

Number: 30 Created: 2/1/2007 Resolved
[2/1/07] Please show where the existing gas and electric lines are along Prospect and Lake Streets.

Number: 31 Created: 2/1/2007 Resolved
[2/1/07] Remove all contours and landscaping for legibility.

Number: 39 Created: 2/1/2007 Resolved
[4/24/07] Please label curb type (not shown on the horizontal control sheet per response letter). You can just add VC to the curb and gutter lineweight in the legend if you like.
[2/1/07] Label curb type.

Number: 66 Created: 4/24/2007 Resolved
[4/24/07] The EA and UE easement is labeled in such a way that it turns into just an EA but there is no lineweight showing where the UE ends. Please clarify.

Department: Forestry

Topic: forestry

Issue Contact: Tim Buchanan

Number: 54 Created: 4/23/2007 Resolved
[4/23/07] Tree mitigation has been addressed on the landscape plan.

Department: Light & Power

Topic: Light and Power

Issue Contact: Bruce Vogel

Number: 6 Created: 1/30/2007 Resolved
[1/30/07] If the church will require additional electrical load, they will be responsible for any additional service needs, including building site charges, additional entrance capacity charges, and possible transformer change-out costs.

Number: 7 Created: 1/30/2007 Resolved
[1/30/07] The secondary service for the existing building runs under the new chapel addition. This service will need to be relocated at the owners expense.



Selected Issues Report

3/7/2008

Date:

Plymouth Congregational Church phase one basic development review

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Susan Joy

Topic: Utility - Horizontal Control

Number: 27

Created: 2/1/2007

Resolved

[2/1/07] Please show, dim and label all row, utility easements, etc both "proposed" and "existing". Show the property line on all sheets.

Number: 28

Created: 2/1/2007

Resolved

[2/1/07] Please dimension all sidewalks and label as existing or proposed.

Number: 29

Created: 2/1/2007

Resolved

[2/1/07] Couple things with the existing sidewalk on Lake Street...if the existing sidewalk is in good shape and can stay, than the 4' addition is fine. BUT, if it's cracked and needs replacement anyway, then we'll want it detached in the ultimate location. Since the snow is hiding most of the sidewalk now, I can't go out and check but I will try to get out there next week when the weather is better. We might have to leave this up the air for a couple of weeks until enough of the snow melts to tell.

Topic: Utility - Overall Utility

Number: 30

Created: 2/1/2007

Resolved

[2/1/07] Please show where the existing gas and electric lines are along Prospect and Lake Streets.

Number: 31

Created: 2/1/2007

Resolved

[2/1/07] Remove all contours and landscaping for legibility.

Number: 39

Created: 2/1/2007

Resolved

[4/24/07] Please label curb type (not shown on the horizontal control sheet per response letter). You can just add VC to the curb and gutter lineweight in the legend if you like.

[2/1/07] Label curb type.

Number: 66

Created: 4/24/2007

Resolved

[4/24/07] The EA and UE easement is labeled in such a way that it turns into just an EA but there is no lineweight showing where the UE ends. Please clarify.

Department: Transportation Planning

Issue Contact: David Averill

Topic: Stormwater

Number: 43

Created: 2/16/2007

Resolved

[2/16/07] All of my comments from conceptual have been addressed. Thanks.



Selected Issues Report

3/7/2008

Date:

Plymouth Congregational Church phase one basic development review

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Susan Joy

Topic: Utility - Horizontal Control

Number: 27

Created: 2/1/2007

Resolved

[2/1/07] Please show, dim and label all row, utility easements, etc both "proposed" and "existing". Show the property line on all sheets.

Number: 28

Created: 2/1/2007

Resolved

[2/1/07] Please dimension all sidewalks and label as existing or proposed.

Number: 29

Created: 2/1/2007

Resolved

[2/1/07] Couple things with the existing sidewalk on Lake Street...if the existing sidewalk is in good shape and can stay, than the 4' addition is fine. BUT, if it's cracked and needs replacement anyway, then we'll want it detached in the ultimate location. Since the snow is hiding most of the sidewalk now, I can't go out and check but I will try to get out there next week when the weather is better. We might have to leave this up the air for a couple of weeks until enough of the snow melts to tell.

Topic: Utility - Overall Utility

Number: 30

Created: 2/1/2007

Resolved

[2/1/07] Please show where the existing gas and electric lines are along Prospect and Lake Streets.

Number: 31

Created: 2/1/2007

Resolved

[2/1/07] Remove all contours and landscaping for legibility.

Number: 39

Created: 2/1/2007

Resolved

[4/24/07] Please label curb type (not shown on the horizontal control sheet per response letter). You can just add VC to the curb and gutter lineweight in the legend if you like.

[2/1/07] Label curb type.

Number: 66

Created: 4/24/2007

Resolved

[4/24/07] The EA and UE easement is labeled in such a way that it turns into just an EA but there is no lineweight showing where the UE ends. Please clarify.

Department: Transportation Planning

Issue Contact: David Averill

Topic: Stormwater

Number: 43

Created: 2/16/2007

Resolved

[2/16/07] All of my comments from conceptual have been addressed. Thanks.