



FINAL PLAN COMMENT SHEET

Current Planning
PO Box 580
Fort Collins, CO 80522-0580
Fax: 970-224-6134

DATE: June 17, 2010

TO: **Engineering**

PROJECT PLANNER: Emma McArdle

8-10/A 224 WOOD STREET

Please return all comments to the project planner no later than
the staff review meeting:

June 30, 2010

Note - Please identify your redlines for future reference

- No Problems
 Problems or Concerns (see below, attached, or DMS)

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



STAFF PROJECT REVIEW

BRYAN SOTH
HIGHCRAFT BUILDERS
429 S. HOWES ST
FORT COLLINS, CO 80521

Date: 4/28/2010

Staff has reviewed your submittal for 224 WOOD STREET - ACCESSORY BUILDING WITH HABITABLE SPACE PDP - TYPE I, and we offer the following comments:

ISSUES:

Department: Advance Planning

Issue Contact: Emma McArdle

Topic: Modification of Standards

Number: 14

Created: 4/28/2010

[4/28/10] The modification of standards request needs to identify which criteria the request is meeting in 2.8.2 of the LUC, there are 4 criteria, please site the once you are using, it would most likely be the criteria describing hardship.

{The modification is requested for reasons of "exceptional physical conditions or other extraordinary and exceptional situations..." }

Topic: Site Plan

Number: 15

Created: 4/28/2010

[4/28/10] Please add standard signature blocks to the site plan, I can give you an example of what these look like and say.

{Acknowledged}

Number: 16

Created: 4/28/2010

[4/28/10] Please start off with Title on top - "224 Wood Street - Accessory Building with Habitable Space," the legal description should follow below.

{Acknowledged}

Number: 17

Created: 4/28/2010

[4/28/10] Please add/change the following on the Site Plan:

- change scale to engineer's scale,
- show height of building,
- add 1/2 lot line for FAR reference,
- show full ROW and dimensions (including separated out sidewalk, parkway, curblines),
- add existing and proposed utility lines (water, sewer, electric),
- clarify easements,
- proposed impervious surface in s.f.
- change SYSB to spell out Side Yard Setback, FYSB, etc.,
- change gravel to paved surface used,
- add lines of neighboring property lines to show some context,
- are there existing trees in the parkway? If so please show them.

{Acknowledged}

Number: 18

Created: 4/28/2010

[4/28/10] Please add the following notes to the site plan:

This structure is considered an "accessory structure with habitable space," it is not a dwelling unit and may not be used as a dwelling unit in the future without further review by the City and Poudre Fire Authority.
If the structure is used for sleeping quarters by a resident of the primary structure, which is considered "residential occupancy" by Poudre Fire Authority, the structure will need to meet the specified requirements of Poudre Fire Authority regarding emergency vehicle access, firefighting water supply and structure addressing.

Department: Engineering

Topic: Engineering

Number: 8

[4/27/10] Please submit a Utility Plan set in accordance with LCUASS.
Created: 4/27/2010

{Acknowledged}

Number: 9
[4/27/10] Please submit a completed checklist from Appendix E4 with the next submittal and include all required items on your plan sets.

{Acknowledged}

Number: 10
[4/27/10] The driveway off the alley must be paved.
Created: 4/27/2010

{Owner would prefer a concrete apron and gravel driveway for drainage but is OK with concrete driveway if required.}

Number: 11
[4/27/10] Show all utilities on the landscape plan.
Created: 4/27/2010

{Acknowledged}

Number: 12
[4/27/10] All easements must be labeled with what type it is and if it is proposed or existing. For example: Existing 9' Utility Easement or Proposed 9' Utility Easement.

{Acknowledged}

Number: 13
[4/27/10] Please see LCUASS for all of the required information that must be shown on the utility plan set and coordinate the utility, site and landscape plans.
Created: 4/27/2010

{Acknowledged}

Department: Light & Power

Topic: General

Number: 4

[4/27/10] If the transformer needs to be relocated (it looks like it was placed outside of the easement), this will be done at L&P expense. If service is taken from the house, we have no further comments. If additional power is needed, service will come from the existing transformer and normal fees will apply.
{Power will come from house. Transformer does not need to be relocated.}

Issue Contact: Janet McTague

Created: 4/27/2010

Issue Contact: Carie Dann

Department: PFA

Topic: Fire Authority

Number: 3

Created: 4/26/2010

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{Acknowledged}

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Issue Contact: Susan Joy

Topic: Engineering

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If the structure will ever be used as a sleeping area (Residential Occupancy Type), the following requirements must be met:

WATER SUPPLY

Fire hydrants, where required, must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and water flow must meet minimum requirements based on type of occupancy. Minimum flow and spacing requirements include: Residential within Urban Growth Area, 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. These requirements may be modified if buildings are equipped with automatic fire sprinkler systems.

PLEASE NOTE: In response, to Bryan Soth's question, I don't have flow records for that area but Roger Buffington from FC Water might. The closest hydrant is at 240 Wood St.

REQUIRED ACCESS

Fire access roads (fire lanes) shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the PFA's jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. This fire lane shall be visible by painting and signage, and maintained unobstructed at all times. A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- Be designed as a flat, hard, all-weather driving surface (asphalt or concrete) capable of supporting fire apparatus weights. Compacted road base shall be used only for temporary fire lanes or at construction sites.
- Have appropriate maintenance agreements that are legally binding and enforceable.
- Be designated on the plat as an Emergency Access Easement.
- Maintain the required minimum width of 20 feet throughout the length of the fire lane (30 feet on at least one long side of the building when the structures is three or more stories in height).

If the building is equipped throughout with an approved automatic fire-sprinkler system, the fire code official is authorized to increase the dimension of 150 feet.

PLEASE NOTE: The proposed structure is approximately 165 feet from the edge of Wood Street. Also, PFA does not "count" alleys as a means of emergency vehicle access. 2006 International Fire Code 503.1.1, 503.2.3, 503.3, 503.4 and Appendix D

ADDRESS NUMERALS

Address numerals shall be visible from the street fronting the property, and posted with minimum six-inch high numerals on a contrasting background. (Bronze numerals on brown brick are not acceptable). 2006 International Fire Code 505.1

{Acknowledged}

Department: Technical Services

Topic: General

Number: 2

[4/22/10] We have no comments.

Issue Contact: Jeff County

Created: 4/22/2010

Department: Stormwater-Water-Wastewater

Topic: Stormwater

Number: 5

Issue Contact: Wes Lamarque

Created: 4/27/2010

[4/27/10] Please provide a grading plan for the rear third of the lot per conceptual review comments. The distance to the south lot line is very minimal. The drainage of this new structure can not have a negative impact to the property and structure to the south. A concrete pan may be needed to direct the water to the alley or to the front.

{Drainage will be addressed with gutters and spouts per plan.}

Number: 6

Created: 4/27/2010

[4/27/10] Please direct the down spouts to grassy surfaces for water quality treatment.

{Acknowledged}

Department: Stormwater-Water-Wastewater

Issue Contact: Roger Buffington

Topic: Water/Wastewater

Number: 7

Created: 4/27/2010

[4/27/10] The water and sewer services for the house connect to water and sewer mains in Wood Street. There are no water/sewer mains in the alley.

{Acknowledged}

Department: Zoning

Issue Contact: Gary Lopez

Topic: Zoning

Number: 1

Created: 4/21/2010

[4/21/10] There is not enough information to conclude this bldg. is 1.5 stories. Interior elevation drawings and floor plans are required. Per LUC 5.1 Def. Story, half "shall mean a space under a sloping roof which as the line of intersection of the roof and wall face not more than three (3) feet above the floor level, and in which space the possible floor area with head room of five (5) feet or less occupies at least forty (40) percent of the total floor area of the story directly beneath."

{Acknowledged}

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,

Emma McArdle

City Planner

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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,

Emma McArdle
City Planner



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **June 15, 2010**

Project:
**224 WOOD STREET - ACCESSORY BUILDING WITH HABITABLE SPACE
PDP - TYPE I**

All comments must be received by Emma McArdle in Advance Planning, no later than the staff review meeting:

May 21, 2010

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: Engineering

Number: 11

Created: 4/27/2010

[5/19/10] I was not routed a Landscape plan. I was only given a Site plan. Was this to be a combined Site and Landscape Plan? If so, please label as such. **{Plans were revised accordingly}**

[4/27/10] Show all utilities on the landscape plan. **{Plans were revised accordingly}**

Number: 19

Created: 5/19/2010

[5/19/10] Please dimension in engineering scale, not architectural. **{Plans were revised accordingly}**

Number: 20

Created: 5/19/2010

[5/19/10] Please dimension all sidewalks and parkway along Wood Street. **{Plans were revised accordingly}**

Number: 21

Created: 5/19/2010

[5/19/10] Please label the existing curb type on Wood Street. **{Plans were revised accordingly}**

Number: 22

Created: 5/19/2010

[5/19/10] Please see Appendix E6 for scanning requirements. The Vicinity map will not scan. Please change to a one-line map, to scale (1" = 1000-1,500'), without any shading. **{Plans were revised accordingly}**

Number: 23

Created: 5/19/2010

Signature

Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

[5/19/10] Please add the following note:

"General Construction Notes #1 through 18, 20 through 39, and 42 through 46 as listed in Appendix E-1 of the Larimer County Urban Area Street Standards (LCUASS) shall apply and be followed for this project."

"The Construction Notes under subsection Street Improvement Notes and Traffic Signing, and Pavement Marking Construction Notes in Appendix E-2 of the Larimer County Urban Area Street Standards (LCUASS) shall apply and be followed by this project as applicable.
{Plans were revised accordingly}

Number: 24

Created: 5/19/2010

[5/19/10] Please add the following details: 701 (or 702 depending on whether Wood St has Rollover or VC), 706, 1601, 1602.

{Plans were revised accordingly}

[5/19/10] Please add the following note:

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{Plans were revised accordingly}

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{Plans were revised accordingly}