

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

1/16/2025 10:15 AM

Project Name

Arapaho Bend Natural Area
CDR250002

Applicant

Kate Rentschlar
970-416-4295
krentschlar@fcgov.com

Planner: Arlo Schumann

Engineer: Dave Betley

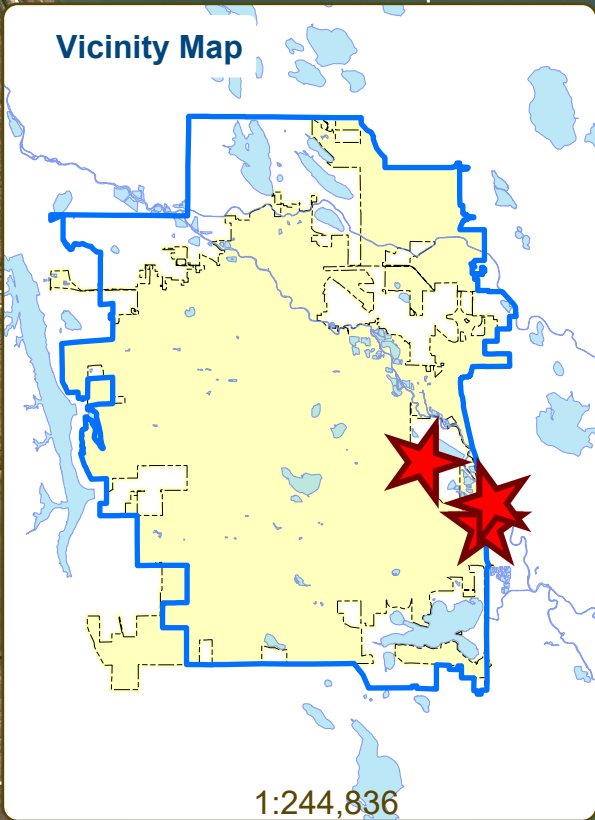
DRC: Seth Goldstein

Description

This is a proposal to develop visitor amenities at the Arapaho Bend Natural Area (ANB). The applicant is proposing the expansion of the existing Horsetooth parking lot, reconfiguration of the existing middle parking lot, construct a new middle parking lot, and include amenities such as a boat ramp, bike rack, shade structure, and double vault toilet. Access can be taken from S County Road 7. The site is directly north of E Harmony Rd and directly west of Interstate 25. The property is located in the Public Open Lands (POL) zone district and subject to a Minor Amendment and Minor Subdivision (M&M) Review.

Arapahoe Bend Visitor Amenities- Open Lands

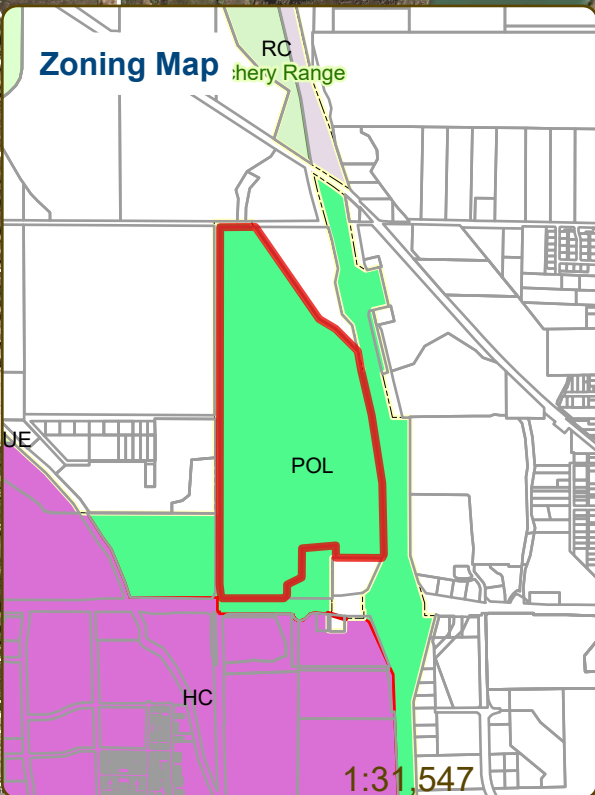
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

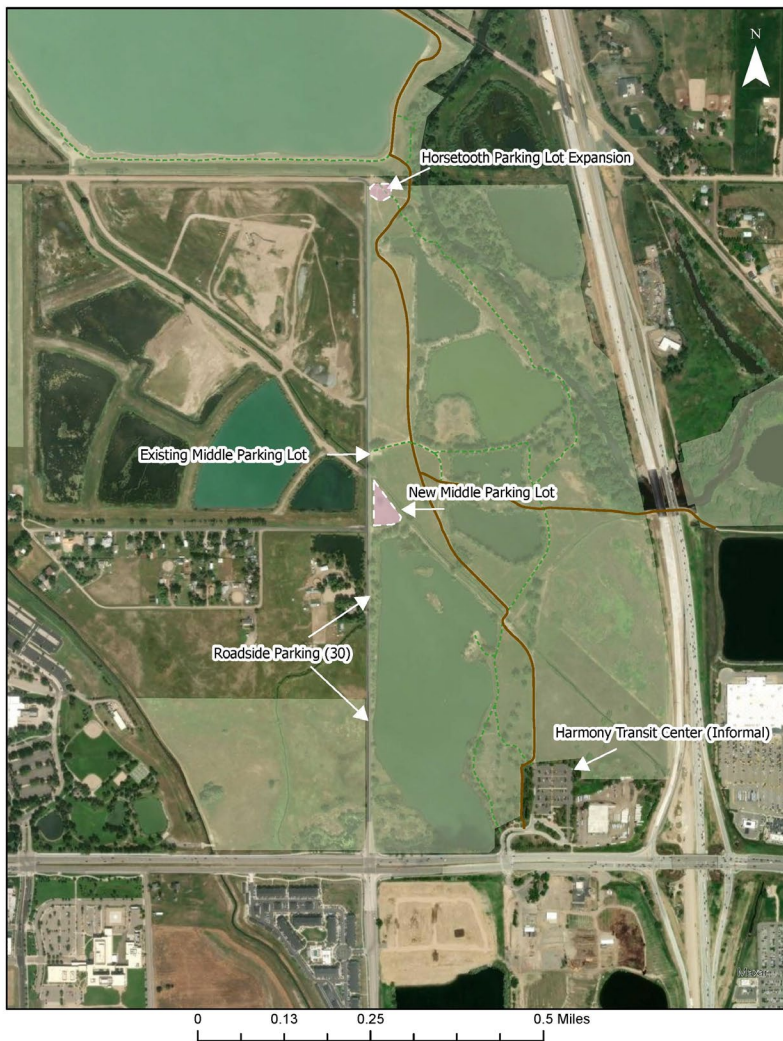
Conceptual Review Application: Arapaho Bend Visitor Amenities

Submittal: City of Fort Collins Natural Areas Department; Kate Rentschlar and Kelly Smith

Description of Proposal: The Natural Areas Department (NAD) would like to expand visitor amenities at Arapaho Bend Natural Area (ABN) to accommodate growing visitor use. ABN has seen significant increase in visitor use, with visitation roughly quadrupling over the last 8 years. ABN is now the second most visited natural area with an estimated 300 visitors a day or 116,000 annually, in 2023. To address issues caused by increased use, NAD is considering reconfiguring the existing Horsetooth parking lot and adding a vault toilet, reconfiguring the existing middle lot for two bus/horse trailer parking stalls, and building a new middle parking lot with a vault toilet (see map below). Conceptual site plans of parking lots along with example photos of visitor use amenities (signs, trash cans, double vault toilets, bike racks, picnic tables, shelter, and a boat ramp) are below.

The following improvements will likely be phased due to budgetary constraints. The order of implementation is to-be-determined.

Arapaho Bend Natural Area Parking Locations



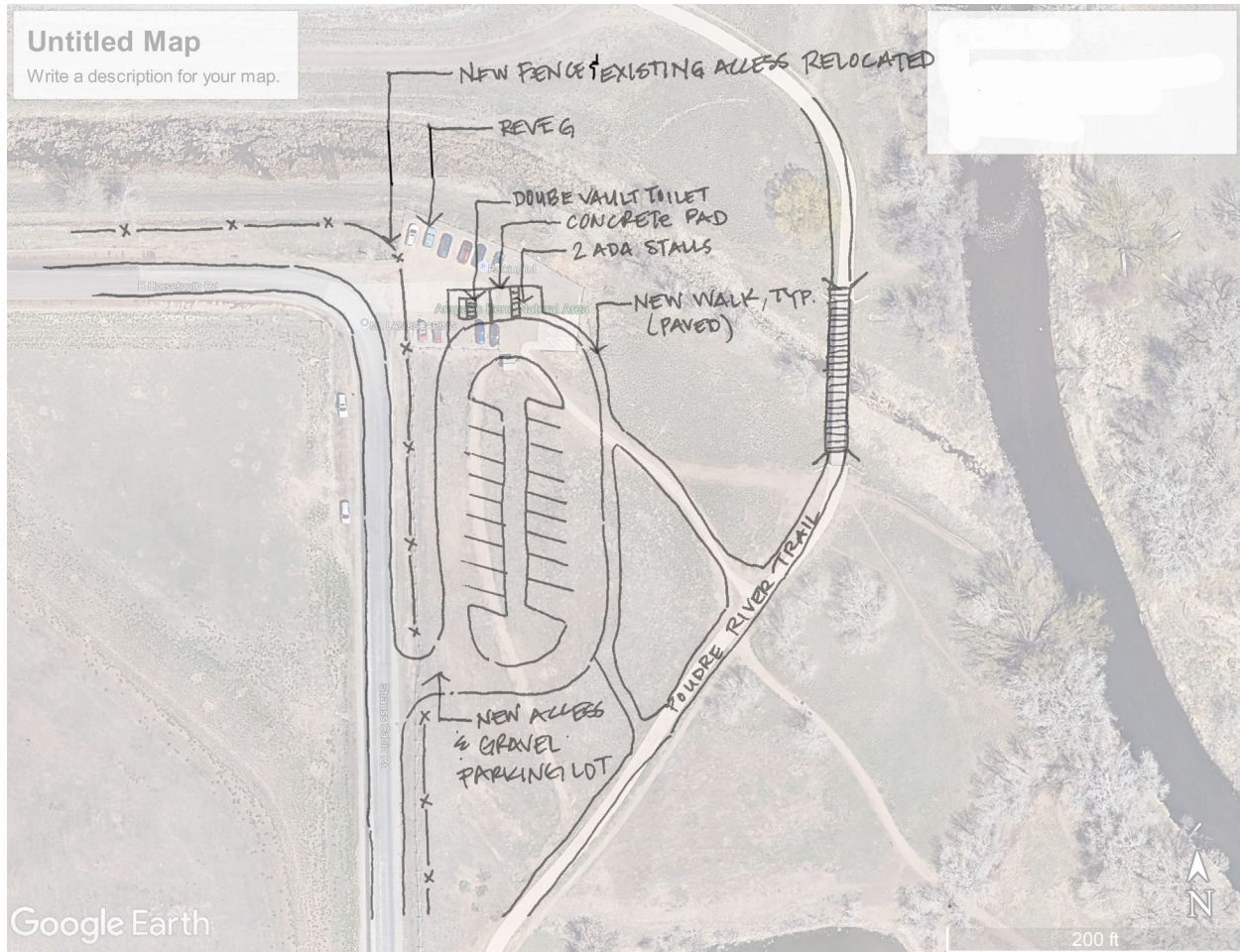
Existing Horsetooth Parking Lot

The existing Horsetooth Parking lot can accommodate roughly 15 vehicles. The lot is currently in the Larimer County ROW. The “V” shape configuration of the lot causes issue with cars getting stuck at the tight end of the lot. Cars routinely confuse the parking lot with a continuation of Horsetooth Rd at night and drive through the parking lot and crash through the fence. This parking lot regularly overflows with parking then occurring on Horsetooth Rd and Strauss Cabin Rd. NAD has worked with Traffic to determine safe locations for overflow parking. The current footprint is within a MODERATE risk floodplain; expanding to the south would enter a HIGH risk floodplain.

Current Condition



Proposed Changes: NAD would like to reconfigure the parking lot, add another ADA stall, add more parking stalls, a vault toilet, trash/recycling bins and a bike rack. The concrete walk connecting to the Poudre Trail would have to be reconfigured as well



Existing Middle Parking Lot

The existing middle parking lot can accommodate around five spaces – there are no defined parking spots. There is restricted vehicle access with a gate that needs to remain for ongoing maintenance of the Poudre Trail. There is a trash can and mini kiosk. The entire area is in a HIGH risk floodplain zone.



Proposed changes: NAD would like to repurpose this area into bus and trailer parking *only*. It would have two bus parking spots and two trailer spots. Gate access needs to be maintained and a hitching post would also be added.



New Middle Parking Lot

This area is currently a flat area covered predominantly by non-native grasses with a few native shrubs and one large tree. It has irrigation ditches on two sides and a large pond on the third side. There is a small area that can fit two cars and an access gate. NAD has previously brought this proposed parking lot through development review and paid road improvement fees in 2021. No raptors are known to nest in the trees near this area. However, they are known to sometimes perch in the dead cottonwood on the east side. A wetland delineation was completed for this area in 2024 and found that the wetlands are confined to areas immediately adjacent to open water. A survey for *Spiranthes diluvialis* was also conducted in 2024 and no individuals were found. This site is a mix of not being in the floodplain or in a MODERATE or HIGH risk zone.



Proposed changes: NAD would like to build a new parking lot with approximately 30 spaces, including ADA parking. The north area of the parking lot would include a double vault toilet, bike rack, trash

receptacles, kiosk and sidewalk connecting to the Poudre Trail. The sidewalk would cross a ditch and NAD has already secured an easement for the crossing. The south area of the parking lot would connect to Beaver Pond by a sidewalk and lead to an ADA boat ramp for small watercraft and an ADA fishing pier. If the parking lot gets developed, NAD would like to close all roadside parking along Strauss Cabin Rd for user safety and resource protection. A shelter and picnic tables may also be installed.



Example images of amenities

Double vault toilet



Kiosk and Interpretive Signage



Bike Rack and Tool Station



Shelter and Picnic Table



Accessible Fishing Peir and Boat Ramp



Hitching Post





**Community Development and
Neighborhood Services**
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com/developmentreview

August 17, 2021

Tawnya Ernst
City of Fort Collins
300 Laporte Ave (PO BOX 580)
Fort Collins, CO 80521

Ryan Kogut
City of Fort Collins
1745 Hoffman Mill Rd
Fort Collins, CO 80525

RE: Arapaho Bend Natural Area Subdivision, BDR210009, Round Number 1

RE: Arapaho Bend Natural Area Parking Lot, MA210062, Round Number 1

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of Arapaho Bend Natural Area Subdivision. 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: Development Review Coordinator

Contact: Tenae Beane, 970-224-6119, tbeane@fcgov.com

Topic: MINOR AMENDMENT AND BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Please include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

Comment Number: 2

Comment Originated: 08/17/2021

08/17/2021: The proposed development project is subject to a Basic Development Review. Because this is a City Project, the decision maker for your project will be the Planning & Zoning Commission at a public hearing. Staff would need to be in agreement the project is ready for Hearing approximately 3-5 weeks prior to the hearing. I have attached the P&Z schedule, which has key dates leading up to the hearing.

Comment Number: 3

Comment Originated: 08/17/2021

08/17/2021: As part of your resubmittal you will respond to the comments provided in this letter. This letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color. When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Provide reference to specific project plans or explanations of why comments have not been addressed, when applicable, avoiding responses like noted or acknowledged.

Comment Number: 4

Comment Originated: 08/17/2021

08/17/2021: Please follow the Electronic Submittal Requirements and File Naming Standards found at [https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8_19.pdf?1566857888](https://www.fcgov.com/developmentreview/files/electronic%20submittal%20requirements%20and%20file%20naming%20standards_v1_8_19.pdf?1566857888). File names should begin with the file type, followed by the project information, and round number. Example: UTILITY PLANS_PROJECT NAME_PDP_Rd2.pdf

Comment Number: 5

Comment Originated: 08/17/2021

08/17/2021: Resubmittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. When you are ready to resubmit your plans, please notify me advanced notice as possible.

Comment Number: 6

Comment Originated: 08/17/2021

08/17/2021: Temporary Service Changes - City of Fort Collins Development Review

In order to continue providing thorough reviews and giving every project the attention it deserves, the City of Fort Collins is implementing temporary changes in how we serve our development customers. As you may be aware, we are experiencing staff shortages in a number of key departments, which has begun to impact the timeliness of our reviews. We recognize that development and construction play a critical role in our community's vibrancy and economic recovery, and we have been exploring options for mitigating impacts to our customers. As a result, we will be making some temporary service changes.

Beginning Monday May 10th one additional week of review time will be added to all 1st and 2nd round submittals (increase from 3 weeks to 4 weeks).

Comment Number: 7

Comment Originated: 08/17/2021

08/17/2021: INFORMATION:

LUC 2.211 Lapse, Rounds of Review: Applicants, within one hundred eighty (180) days of receipt of written comments and notice to respond from the City on any submittal (or subsequent revision to a submittal) of an application for approval of a development plan, shall file such additional or revised submittal

documents as are necessary to address such comments from the City. If the additional submittal information or revised submittal is not filed within said period of time, the development application shall automatically lapse and become null and void.

Comment Number: 8

Comment Originated: 08/17/2021

08/17/2021: FOR FINAL APPROVAL:

All "For Final Approval / For Approval" comments need to be addressed and resolved prior to moving forward with the final documents and recording of this project. I will provide a recording checklist and process information when we are closer to this step.

Department: Zoning

Contact: Arlo Schumann, 970-221-6599, aschumann@fcgov.com

Topic: BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/18/2021

08/18/2021: No comments at this time.

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 08/18/2021

08/18/2021: No lighting is shown on the plans. Can you please reconfirm that no site or building lighting is planned as part of this project?

Comment Number: 2

Comment Originated: 08/18/2021

08/18/2021: Site plan should include all proposed site amenities shown on the plans and include a parking table with a total parking counts including ADA spaces and bicycle parking. Final submittal plans need to be coordinated to match.

Comment Number: 3

Comment Originated: 08/18/2021

08/18/2021: Final plans need to show details for the bike parking rack(s)

Comment Number: 4

Comment Originated: 08/18/2021

08/18/2021: Most of the plans do not show stalls on the western portion of the loop. These should be marked. Along with a parking table it would be helpful to label the number of spaces in each section.

Comment Number: 5

Comment Originated: 08/18/2021

08/18/2021: There is currently 1 ADA parking space shown on the plans. Please note that additional spaces are required after exceeding 25 spaces.

Comment Number: 6

Comment Originated: 08/18/2021

08/18/2021: Please provide details on the vault toilet including elevations, materials, and colors.

Comment Number: 7

Comment Originated: 08/18/2021

08/18/2021: Landscape plan needs to be formalized and included as part of the city submittal set. The current landscape plans need to include details for the plantings for all the disturbed areas of the site including the detention area. Plans should include a water budget table. Please review parking lot standards in 3.2.2(E)(4) and 3.2.2(E)(5) landscaping standards for parking areas.

Comment Number: 8

Comment Originated: 08/18/2021

08/18/2021: Are any trash and recycling bins being provided?

Comment Number: 9

Comment Originated: 08/18/2021

08/18/2021: Is the ELC-trail plans provided for reference or are these part of the scope of the project?

Department: Engineering Development Review

Contact: Spencer Smith, 970-221-6603, smsmith@fcgov.com

Topic: BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: The standard 15-foot utility easement (alignment) should be dedicated along the Strauss Cabin frontage (behind the existing ditch easement). I believe that PFA is also requiring dedication of an Emergency Access easement (alignment) on the site. This will need to be added to the plat and plans as well. Work with PFA on required width and alignment of the EAE.

Comment Number: 2

Comment Originated: 08/17/2021

08/17/2021: Are the ditch easements shown on the plat existing? If so, should they have reception #'s called out?

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: FINAL APPROVAL

The plans don't show the proposed ROW dedication or ditch easements. The property boundaries are also not shown. All ROW, property lines, easements, etc. on and adjacent to the property, existing and proposed need to be shown on the plans. There will also need to be a 15-foot utility easement (alignment) dedicated adjacent to the ditch easement along Strauss Cabin that needs to be shown as well. Please coordinate linework between the plat and minor amendment plans.

Comment Number: 2

Comment Originated: 08/17/2021

08/17/2021: INFORMATION ONLY

The applicant will need to apply for an excavation permit from Engineering for the access work within the Strauss Cabin ROW, prior to construction.

Comment Number: 3

Comment Originated: 08/19/2021

08/19/2021: FINAL APPROVAL

The Strauss Cabin ROW, utility easement and ditch easement are going to impact the site plan. The vault toilet will need to be adjusted so that it is outside of the utility easement. Let's discuss in more detail prior to resubmittal. It will be helpful to have a site plan that shows all the easement and ROW linework mentioned in the first comment, to help evaluate the impact to the site layout.

Department: Traffic Operation

Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com

Topic: BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 07/26/2021

07/26/2021: The platting of the parking lot within the existing lot in and of itself does not generate traffic/trips, thus no Traffic Impact Study is required with this BDR submittal.

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 07/26/2021

07/26/2021: Based on the narrative provided, the addition of a parking lot is not anticipated to generate a significant increase in the overall traffic, but rather provide a safe location for existing users to park. A Traffic Impact Study is waived.

Comment Number: 2

Comment Originated: 07/26/2021

07/26/2021: We would like to continue to work with you with regard to any remaining parking issues in the area and if there are any areas where parking needs to be restricted along Straus Cabin, please contact our office.

Department: PFA

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

Topic: BASIC DEVELOPMENT REVIEW – PLAT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: The 20 foot wide access lane is required to be dedicated as an emergency access easement. Please update plat with easement.

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing 1500 gpm at 20 psi residual pressure is required within 300 feet of any commercial building as measured along an approved path of vehicle travel.

No hydrant exists within the distance of the proposed structure. If the structure is non-combustible construction, a new hydrant will not be required.

Comment Number: 2

Comment Originated: 08/18/2021

08/18/2021: SECURITY GATES

- IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times

- IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Gates must have a Knox Gate Key Switch that fits the Knox Key system for Poudre Fire Authority.
6. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
7. Electric gate operators, where provided, shall be listed in accordance with

UL 325 and have a means of emergency, manual operation during power loss.

8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Department: Floodplain

Contact: Claudia Quezada, (970)416-2494, cquezada@fcgov.com

Topic: MINOR AMENDMENT AND BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: Portions of this property are currently located in the FEMA-regulated, 100-year and 500-year Poudre River floodplain and must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk map is attached.

Comment Number: 2

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: FEMA is remapping the Poudre River, the project is called RiskMAP, and we are expecting new regulatory mapping in the next 1-2 years. Any future development will be subject to the floodplain map and regulations effective at that time. Property owners near the river need to be aware that the floodplain may be remapped and may change on their property. To view the preliminary maps, visit: <https://www.fcgov.com/utilities/riskmap>

Comment Number: 3

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: If a portion of the building is within the floodplain, the entire structure is considered to be in the floodplain and must comply with the regulations in Chapter 10 of the City Code.

Comment Number: 4

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: The vault toilet must be located in the 500-year floodplain due to the below grade aspect not being allowed in the 100-year floodplain. Please elevate the finished floor as much as possible to protect from possible flood damage.

Comment Number: 5

Comment Originated: 08/13/2021

08/13/2021: FOR APPROVAL: Floatable materials including trash dumpsters, vehicles, trailers, equipment, supplies, outdoor furniture (i.e. benches, tables), etc. related to non-residential uses are prohibited in the 100-year floodplain. All floatable materials, must be stored inside a building, be anchored per an approved engineered design or be located outside of the 100-year floodplain. This restriction does not apply to user vehicles parked on the site during normal hours with an owner onsite to move the vehicle. No overnight parking of vehicles is allowed.

Comment Number: 6

Comment Originated: 08/13/2021

08/13/2021: FOR APPROVAL: Any construction activities in the floodplain (e.g. structures, parking lots, trails, sidewalk or curb & gutter installation/replacement, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans.

Comment Number: 7

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: Fences in the 100-year flood fringe are not required to be break away. Only if the fence is in the floodway is it required to

be breakaway.

Comment Number: 8

Comment Originated: 08/13/2021

08/13/2021: INFORMATION ONLY: The Pedestrian Bridge is located in the floodplain fringe. There are no specific requirements related to elevation or breakaway design, but freeboard of 1-2 ft. is encouraged for the ditch flows.

Comment Number: 9

Comment Originated: 08/13/2021

08/13/2021: FOR APPROVAL: Development review checklists for floodplain requirements can be obtained at

https://www.fcgov.com/utilities/img/site_specific/uploads/fp-checklist100-2018-update.pdf?1522697905. Please utilize the Development review

checklists for floodplain requirements when preparing your plat and plans for submittal.

Some drawings are missing floodplain linework and the drainage report is missing floodplain information. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.

Comment Number: 10

08/13/2021: INFORMATION ONLY: Please show the boundaries of the floodplain on any additional site drawings as required by Floodplain Development Review checklist. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.

Department: Erosion Control

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

Topic: MINOR AMENDMENT AND BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 11

Comment Originated: 08/16/2021

08/16/2021: "Information Only:

This project is located within the City's MS4 boundaries and is subject to the erosion control requirements located in the Stormwater Design Criteria, Chapter 2, Section 6.0. A copy of those requirements can be found at www.fcgov.com/erosion

Information Only:

Based upon the supplied materials, site disturbs more than 10,000 sq. ft. and/or meets one of the other triggering criteria (sensitive area, steep slopes, or larger common development) that would require Erosion and Sediment Control Materials to be submitted.

For Final Approval:

Please submit an Erosion Control Plans to meet City Criteria (FCDCM Ch 2 Section 6.1.3)

Please ensure that the Erosion Control Plans provided include a individual sequence sheets in accordance with (FCDCM Ch 2 Section 6.1.3.2)

For Final Approval:

As this is a City project, no Erosion Control Erosion Control Escrow / Security Calculation will be needed.

For Final Approval:
Please submit an Erosion Control Report to meet City Criteria. (FCDCM Ch 2 Section 6.1.4)

Information Only:
Based upon the area of disturbance or this project is part of a larger common development, State permits for stormwater will be required since the site is over an acre and should be pulled before Construction Activities begin.

Department: Stormwater Engineering

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

Topic: BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 12

Comment Originated: 08/17/2021

08/17/2021: FOR APPROVAL:

A drainage easement (alignment) is required for the limits of the detention pond and any conveyance infrastructure.

Topic: MINOR AMENDMENT

08/17/2021: FOR APPROVAL:

The Stormwater Utility is OK with the general design of a detention pond infiltration system for the outfall. There is concern with the sustainability of such system and discussions are needed to determine what type of improvements are necessary to keep the drainage system functioning as intended for the long term. This could include a drywell system with a pre-determined maintenance plan.

Department: Water-Wastewater Engineering

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

Topic: MINOR AMENDMENT AND BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: No comments.

Department: Light And Power

Contact: Cody Snowdon, 970-416-2306, csnowdon@fcgov.com

Topic: BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/16/2021

08/16/2021:

Light and Power will also require the standard 9' Utility Easement as requested by City Engineering.

Topic: MINOR AMENDMENT

08/16/2021: FOR INFORMATION:

From the submitted documents, it does not appear that this project will required an electric service. If that is not the case, please coordinate with Light & Power. Please note that the nearest electrical connection point is on the southwest corner of Harmony Road and Strauss Cabin Road.

Department: Environmental Planning

Contact: Scott Benton, (970)416-4290, sbenton@fcgov.com

Topic: **BASIC DEVELOPMENT REVIEW - PLAT**

Comment Number: 1

Comment Originated: 08/16/2021

08/16/2021: No comment on the plat.

Topic: **MINOR AMENDMENT**

Comment Number: 2

Comment Originated: 08/17/2021

08/17/2021: Thank you for providing the supporting documents as requested.

Comment Number: 3

Comment Originated: 08/17/2021

08/17/2021: FOR APPROVAL: Please provide seed mix details of all mixes, including rate and species (with scientific names) to be used in the parking lot on the landscape plan.

Comment Number: 4

Comment Originated: 08/17/2021

08/17/2021: FOR APPROVAL: If tree removal is necessary, please include the following note on the tree mitigation plan and landscape plan, as appropriate:

"NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

Comment Number: 5

Comment Originated: 08/18/2021

08/18/2021: FOR APPROVAL: Please include the following standard notes related to native seeding on the landscape plan:

NATIVE SEED MIX NOTES

1. THE TIME OF YEAR SEEDING IS TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
2. PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH LOOSENING AND ADDITION OF AMENDMENTS THAT PROMOTE WATER ABSORPTION AND RELEASE, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED ALL INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
3. IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
4. APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
5. DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN ½ INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE

FOR SPECIES, PERCENTAGES AND APPLICATION RATES.

6. PREPARE A WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.

7. AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.

8. WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS GERMINATED THEN WEEN THE SEED FROM IRRIGATION. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% HEAD-TO-HEAD COVERAGE OVER ALL SEEDED AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.

9. CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.

10. THE APPROVED NATIVE SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. DO NOT MOW DURING HOT, DRY PERIODS. DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.

11. NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT VEGETATIVE COVER IS REACHED WITH LESS THAN TEN PERCENT OF COVER CONSISTING OF NOXIOUS WEEDS, NO BARE SPOTS LARGER THAN ONE FOOT SQUARE, AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES AND EROSION CONTROL.

12. THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR CLOSEOUT.

Comment Number: 6

Comment Originated: 08/18/2021

08/18/2021: FOR APPROVAL: If lighting is proposed please ensure that they meet Land Use Code 3.2.4 requirements. Namely, no light spillage is permitted into natural features or their buffers.

Comment Number: 7

Comment Originated: 08/18/2021

08/18/2021: INFORMATION ONLY: No security deposit is needed since this is a City project.

Comment Number: 8

Comment Originated: 08/18/2021

08/18/2021: FOR APPROVAL: Please delineate the adjacent natural features (edge of wetland, top of bank of ditch, riparian forest, etc.) and their associated 50' buffers on the landscape plan, as well as a table to the appropriate plan that includes the following:

- amount of buffer area that would be required by a 50' buffer from the ditch
- amount of buffer area provided on these plans
- minimum buffer distance

- maximum buffer distance
- average buffer distance

Additionally, please include a note with the table that explains how mitigation for NHBZ intrusion is completed offsite on Natural Areas property(ies).

Department: Forestry

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

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 08/17/2021

8/16/21: PRE-SUBMITTAL: Forestry Tree Inventory

Are there any existing trees at this site? If so please schedule an on-site meeting with City Forestry (mroche@fcgov.com) to obtain tree inventory and mitigation information. Please note that existing significant trees should be retained to the extent reasonably feasible. This meeting should occur prior to first round of formal submittal. Forestry recommends scheduling the on-site tree inventory as early in the design process as possible.

Comment Number: 2

Comment Originated: 08/17/2021

8/16/21: FOR FINAL APPROVAL

Trees provide many environmental and socioeconomic benefits including reduced cooling expenses, providing natural wind breaks, improving air quality, and increasing property values.

Existing significant trees shall be preserved to the extent reasonably feasible. Will there be construction within the critical root zone of any of the existing trees on your property? The critical root zone is defined as 12 inches in radius per one inch in tree diameter measured at 4.5 ft above the ground. If so, please consider how the construction will impact the health of the nearby trees and consider alternate scenarios to preserve them. Additionally, please add a detail outlining the critical root zones of each existing tree on the landscape plans.

Comment Number: 3

Comment Originated: 08/17/2021

8/16/21: FOR FINAL APPROVAL

Please provide a landscape plan that meets the Land Use Code 3.2.1 requirements. 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 by following the link below and clicking on Standard Plan Set Notes:

<https://www.fcgov.com/developmentreview/applications.php>

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

Required 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

Comment Number: 4

Comment Originated: 08/17/2021

8/16/21: FOR FINAL APPROVAL

Please include locations of utilities on the landscape plan including but not limited to water service/mains, sewer service/mains, gas, electric, streetlights, 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

Comment Number: 5

Comment Originated: 08/17/2021

8/16/21: FOR FINAL APPROVAL

If applicable, please provide an "Existing Tree Removal Feasibility Letter" for City Forestry staff to review. Proposals to remove significant existing trees must provide a justification letter with specific details of the reasons for removal. For example, tree X removed due to grading; grading proposed to enhance storm water flow in this section of the development. 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.

Department: Technical Services

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

Topic: BASIC DEVELOPMENT REVIEW – PLAT

Comment Number: 1

Comment Originated: 08/16/2021

08/16/2021: FOR FINAL APPROVAL:

Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response

letter. If you have any specific questions about the redlines, please contact John Von Neida at 970-221-6565 or jvonneida@fcgov.com

Topic: MINOR AMENDMENT

Construction Drawings

Comment Number: 5

Comment Originated: 08/17/2021

08/17/2021: FOR FINAL APPROVAL:

The City has moved to the NAVD88 vertical datum, and as of January 1, 2015, all projects are required to be on NAVD88 datum. Please provide the following information for the Benchmark Statement in the EXACT format shown below.

PROJECT DATUM: NAVD88

BENCHMARK # w/ DESCRIPTION
ELEVATION:

BENCHMARK # w/ DESCRIPTION
ELEVATION:

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - X.XX'.

Comment Number: 6

Comment Originated: 08/17/2021

08/17/2021: FOR FINAL APPROVAL:

There are line over text issues. See redlines.

General

Comment Number: 1

Comment Originated: 08/16/2021

08/16/2021: FOR FINAL APPROVAL:

Please change the name on all plans to "Arapaho". The Natural Area is named "Arapaho".

Landscape Plans

Comment Number: 2

Comment Originated: 08/16/2021

08/16/2021: FOR FINAL APPROVAL:

There are line over text issues. See redlines.

Comment Number: 3

Comment Originated: 08/17/2021

08/17/2021: FOR FINAL APPROVAL:

There is text that needs to be masked. Mask all text in hatched areas. See redlines.

Site Plan

Comment Number: 4

Comment Originated: 08/17/2021

08/17/2021: FOR FINAL APPROVAL:

The City has moved to the NAVD88 vertical datum, and as of January 1, 2015,

all projects are required to be on NAVD88 datum. Please provide the following information for the Benchmark Statement in the EXACT format shown below.

PROJECT DATUM: NAVD88
BENCHMARK # w/ DESCRIPTION
ELEVATION:
BENCHMARK # w/ DESCRIPTION
ELEVATION:

PLEASE NOTE: THIS PLAN SET IS USING NAVD88 FOR A VERTICAL DATUM. SURROUNDING DEVELOPMENTS HAVE USED NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) FOR THEIR VERTICAL DATUMS.

IF NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NGVD29 UNADJUSTED DATUM (PRIOR CITY OF FORT COLLINS DATUM) = NAVD88 DATUM - X.XX'.

Department: Park Planning

Contact: Aaron Wagner, aawagner@fcgov.com

Topic: MINOR AMENDMENT AND BASIC DEVELOPMENT REVIEW - PLAT

Comment Number: 1

Comment Originated: 08/17/2021

08/17/2021: GENERAL

Parks Planning and Development and Parks Department Planning staff can help with any questions you may have regarding these comments. Please contact Jill Wuertz (jwuertz@fcgov.com), 970-416-2062, or Parks Planning Technician, Aaron Wagner (aawagner@fcgov.com) 970-682.0344, 413 S. Bryan Ave, Fort Collins, CO 80521 regarding the Parks' Department's interest. Please coordinate with PP&D and CDOT for the I-25 for the trail alignment.

Department: Building Services

Contact: Katy Hand, khand@fcgov.com

Topic: MINOR AMENDMENT

Comment Number: 1

Comment Originated: 08/16/2021

08/16/2021: A building permit is required for the toilet vault.

Comment Number: 2

Comment Originated: 08/16/2021

08/16/2021: INFORMATIONAL: Please visit our website for a list of current adopted building codes and local amendments for building permit submittal:

<https://www.fcgov.com/building/codes.php>

<https://www.fcgov.com/building/energycode>

<https://www.fcgov.com/building/application.php>

Comment Number: 3

Comment Originated: 08/16/2021

08/16/2021: Toilet vault must be wheelchair accessible per ICC-A117.1 2017

Comment Number: 4

Comment Originated: 08/16/2021

08/16/2021: Accessible parking should be located on the shortest accessible route of travel 1106.6 2018 IBC