

Concept Review City Comments

Date:	1/21/2021	3:15 pm
Project Name:	Waterfront First Subdivision (Tracts A & B)	
Project Address:	Varies	
Project Location:	Near the shoreline of the northeast corner of Boyd Lake, west of N. Boyd Lake Avenue and parallel to the Union Pacific railway on the east side of Clearwater Drive.	
Legal Description:	Tracts A & B – Waterfront First Subdivision (Tract Z – Boyd Lake North Sixth Subdivision)	

Purpose: The Concept Review (CR) meeting is to assist you in assessing the overall feasibility of your concept and to provide you with initial guidance in submitting a development review application. The City comments provided at the meeting are based on the information submitted with your CR application and as such, the comments may be general in nature. At the meeting, staff will discuss relevant Code standards and policies, explain City processes, identify potential issues with the concept, and answer specific questions identified in the CR application. Due to the preliminary nature of CR applications, additional comments may be made by City staff once a formal application is submitted to the City.

Information provided by the City for this Concept Review Meeting is valid for 6 months from the date of these review comments. If no formal application(s) is/are filed within this time period, another CR meeting must be scheduled for your project before the City will accept any formal application(s).

Follow-up Coordination/Assistance: City staff is available for follow-up assistance on any details of the project and you are welcome and encouraged to schedule a follow-up meeting to present more detailed information for comment on prior to submitting formal applications. Please contact the planner listed below if you would like to discuss the project further.

City Staff Contact Information

Planning	Transportation	Building
Troy Bliss 970.962.2579 Troy.Bliss@cityofloveland.org	Randy Maizland 970.962.2618 Randy.Maizland@cityofloveland.org	Kevin Foss 970.962.2616 Kevin.Foss@cityofloveland.org
Water/Wastewater	Power	Fire
Melissa Morin 970.962.3709 Melissa.Morin@cityofloveland.org	Mark Warner 970.962.3588 Mark.Warner@cityofloveland.org	Ingrid McMillan-Ernst 970.962.2554 Ingrid.McMillan-Ernst@lfra.org
Stormwater	Parks & Rec	Airport
Suzette Schaff 970.962.2531 Suzette.Schaff@cityofloveland.org	Bryan Harding 970.962.2451 Bryan.Harding@cityofloveland.org	Jason Licon 970.962.2852 Jason.Licon@cityofloveland.org

Land Use Information	
Request	Proposed rezoning to allow development on Tract B, for individually owned storage and hobby facility.
Zoning	P-11: Boyd Lake North, Planned Unit Development (PUD)
Comprehensive Plan Designation	Employment
Agreements	<input type="checkbox"/> Annexation <input checked="" type="checkbox"/> Development <input type="checkbox"/> None
Existing Development Plans	<input checked="" type="checkbox"/> PUD <input type="checkbox"/> Conceptual Master Plan <input type="checkbox"/> Special Review <input type="checkbox"/> Complete Neighborhood <input type="checkbox"/> None
Overlay Districts	<input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input checked="" type="checkbox"/> None

Approval Process & Applications Required					
Step	Application	Required/Optional	Description	Approval Process	UDC Reference
1	Rezoning and Zoning Document Amendment (i.e. General Development Plan & Preliminary Development Plan Amendments)	Required	<p>Rezoning is a discretionary act by the City Council. All applications are considered on a case-by-case basis. The City is not obligated to rezone property and may negotiate specific terms for any rezoning.</p> <p>It is important to point out that while the zoning on the subject property is P-11, with use identified as a golf course under in the Boyd Lake North First Addition Master Plan (i.e. General Development Plan (GDP)), another allowable use (i.e. commercial) is identified in the Waterfront First Subdivision Preliminary Development Plan (PDP) which is a completely different zone district (i.e. P-61: Waterfront Addition, Planned Unit Development (PUD)). The reference to "commercial" is not defined in the PDP. However in order to develop the property a new PDP or Zoning Document equivalent is required. This conflict needs to be cleaned-up in a Zoning Document Amendment. Use of the property should only be identified under the associated P-11 zoning district.</p>	Neighborhood meeting, Planning Commission and City Council public hearings	18.17.09
1 or 2	Design Review	Optional	Review of building architecture for integration into surrounding subdivisions.	Administrative	18.17.12
1 or 2	Sketch Site Development Plan	Optional	A generalized land use plan that may be submitted prior to the submittal of a site development plan.	Administrative	18.17.11.01
1 or 2	Sketch Plat	Required (Only if	A generalized land use plan for, and generalized layout of, an area proposed to be included within a subdivision in	Administrative with	18.17.13.01

		platting new lots)	which new public improvement are necessary	Neighborhood Notice	
3	Final Plat	Required (Only if platting new lots)	The only developable parcels within the Giuliano Third Subdivision, Block 1 are Tracts A & B. All Outlots are not considered developable parcels. Consequently, these Outlot designations need to change and any reconfirmation of lots would be done through a Final Plat.	Administrative	18.17.13.02
3	Public Improvement Construction Drawings	Required	Construction drawings for all necessary wastewater, water, stormwater, right-of-way landscaping improvements, and street improvements must be approved before approval of a final plat or site development plan.	Administrative	18.17.02
3	Site Development Plan	Required	A specific land use plan required for development. The SDP approves the site plan, landscape plan, building elevations, photometric plans, common open space, recreation and amenity areas, and associated public improvement construction drawings.	Administrative	18.17.11.02
3	Vacation of ROW	Required	In conjunction with granting an access easement to Tract 10 – Boyd Lake North First Subdivision (i.e. property directly south of Tract B subject property), the reservation for future right-of-way parallel to the Union Pacific railway can be vacated.	To be determined (Because this reservation is not explicitly identified in the dedication statement on the Waterfront First Subdivision, City staff needs to research further the process for vacating this reservation.)	18.17.16
4	Site Work Permit	Required	A site work permit (SWP) allows the construction and installation of on-site improvements, grading and utilities. A customized SWP is provided by the city reviewers during the site development plan process.	Administrative	18.17.14
4	Building Permit	Required	Building permits are needed prior to construction or alteration of a building or installation of a sign.	Administrative	Building Code
4	Sign Permit	Required (if applicable)	Sign permits are needed prior to any installation or alteration of a sign.	Administrative	18.04.08
Any time after CR	Building Permit Fee Estimate	Encouraged	An estimate of City fees that are assessed with the building permit process can be requested by submitting an Estimate Request Form to the Building Division. A building permit fee estimate is highly encouraged.		

Unified Development Code Standards

Planned Unit Development		UDC Reference
Land Use	No use standards were incorporated into either the Boyd Lake North First Addition Master Plan or the Waterfront First Subdivision Preliminary Development Plan for the subject properties. Therefore, in conjunction with the Zoning Document Amendment, it will be important to create specific dimensional, bulk, and design standards as generally outlined below. The standards below are suggestions based on what would be equivalent to applicable non-residential use in the City's Unified Development Code (UDC). Please note that the reference to commercial is being used loosely for this purpose and is derived from the City's B – Developing Business zone.	
Minimum Lot Area	Commercial: ½ acre	
Minimum Lot Width	Commercial: 100 feet	
Setbacks (ft.)	Commercial: Front	25 feet (along Clearwater Drive)
	Interior Side Street Side	0 feet (comply with bufferyards and building/fire code) N/A
	Rear	25 feet
Parking	A specialized parking plan will need to be developed for the proposed use. The following parking ratio is similar in terms of proposed use	
		<ul style="list-style-type: none"> Self-storage: 3 spaces for every 10,000 sq. ft. of building
	ADA	1 handicap and van accessible space plus 1 handicap accessible space for every 25 spaces of required parking
	Bicycle	1 bike spot for every 20 required parking spaces
Landscaping & Bufferyards	<ul style="list-style-type: none"> A street side Type B bufferyard is required along Clearwater Drive Parking bufferyard required screening parking areas 	
Maximum Building Height	40 feet	

Additional Comments

Building Design Standards	It is encourage that some of the architectural design elements contained in both the Boyd Lake North Final Development Plan & Waterfront First Subdivision Preliminary Development Plan, associated with the single family homes, be incorporated into the proposed buildings. This will help integrate into the surrounding subdivisions.
Maintenance of abutting right-of-way landscape improvements	The existing landscape improvements within the right-of-way along Clearwater Drive should be maintained by the owner of these properties, should development occur. It was understood from previous discussions that this likely would be the intent. Coordination with the HOA should occur in terms of working out the details.
Neighborhood Outreach	As previously discussed, the surrounding property owners will likely have a significant amount of influence over what may ultimately get developed on the property. It is highly encourage that outreach occurs prior to any application submittal with the City. This will help avoid any surprises and demonstrate a collaborative approach with the residents.

Transportation Comments

Project	Waterfront Storage and Garages	Date: 1/21/2021
Reviewer	Randy Maizland, 970.962.2618, Randy.Maizland@cityofloveland.org	
Larimer County Urban Area Street Standards	The property will need to be developed in accordance with the Larimer County Urban Area Street Standards (LCUASS) & all subsequent updates (http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm).	
Adequate Community Facility (ACF)	The property will need to be developed in accordance with the City's Adequate Community Facility (ACF) Ordinance (http://www.cityofloveland.org/modules/showdocument.aspx?documentid=71)	
Traffic Impact Study	A Traffic Impact Study (TIS) will need to be provided. The level of analysis required will be determined at a scoping meeting with Transportation Development staff.	
Transportation Improvement Obligations	<ul style="list-style-type: none"> • Clearwater Drive is designed and constructed as a major collector street. Minimum access spacing for proposed and existing accesses must be no less than 75 feet measured edge to edge. • A blanket public access easement dedication on the entire southerly "leg/segment" of the property will be required so that the undeveloped parcel to the south will have legal access rights to access Clearwater Drive directly and utilize the south access of this proposed development as a shared access. Any proposed gating for this proposed development must not interfere with the south shared access. The existing access easement on the property may be vacated with the dedication of the above mentioned public access easement. • Any damaged curb & gutter or sidewalk during construction will need to be replaced at the direction of the City Engineering Inspector. Construction of driveway accesses on Clearwater Drive will require a ROW Work Permit. 	
Capital Expansion Fees	<ul style="list-style-type: none"> • Transportation recommends obtaining a fee estimate from the Building Division for Street Capital Expansion Fees and credits that apply to this site and proposed development. 	

FIRE Comments

Project	Waterfront First Subdivision, Loveland, CO	Date: 1/21/2021
Reviewer	Ingrid McMillan-Ernst, 970.962.2554, Ingrid.McMillan-Ernst@LFRA.org	
Codes	The requirements of the 2018 I-Codes and current NFPA standards must be met. After planning approval, the applicant must submit plans for review and approval of a building permit. The plans shall be prepared by a licensed design professional.	
Project Description	A self-storage development for boats, RVs, and trailers. Scope is for (4) 4,800 s.f. six-plex's and (4) 7,500 s.f. six-plex's, both with mezzanines.	
Loveland Fire Rescue Authority Website	Development and permitting requirements can be found through the Community Safety Division tab at www.LFRA.org	
Access	<ul style="list-style-type: none"> • Two points of sustained vehicular access must be provided to each development at all phases. • To be considered within access for emergency vehicles, all portions of the first-floor exterior of a structure shall be within 150 feet of a public roadway or approved fire apparatus access road. (300 feet for sprinklered buildings) • To be considered within access for emergency vehicles, an approved Emergency Access Easement must be dedicated on a PLAT or by separate document. The EAE must be of an approved width, an all-weather surface, capable of supporting 40 tons, designated by approved signage, maintained in an approved condition by the owner, and maintained unobstructed at all times, with "No Parking Fire Lane" signs at approved locations. • Turning radii shall be: 25' inside / 50' outside diameter. • If the buildings exceed 30' in height, the minimum width access road shall be 26' clear. • Gates shall be approved and min 20' wide with electronic Knox Key switch. 	
Sprinkler/ Alarm	<p>Sprinklers/ Alarms - as determined by the licensed design professional:</p> <ul style="list-style-type: none"> • Per LFRA amendment: IFC section 903.2.9 condition #6 was added, requiring That a group S-1 Fire area exceeding 5,000 s.f. for self-storage buildings or structures to have a fire sprinkler system. Cumulative Mezzanine square footage shall be included in fire area. • Storage of hazardous materials may create the requirement for a fire sprinkler system. • The fire sprinkler system shall be monitored (fire alarm panel). • Separate permit(s) are required for the installation of any type of fire-protection system. Plans, calculations and specification sheets prepared and stamped by a professional engineer shall be electronically submitted to Loveland Fire Rescue Authority Community Safety Division for review and approval. 	
Hydrants	<ul style="list-style-type: none"> • Hydrant placement shall meet the following criteria with distances measured by vehicular travel path: Commercial/multi-family – 400 feet to all parts of a structure, with 350-foot spacing; Number of hydrants shall be as specified in the adopted International Fire Code. 	

	<ul style="list-style-type: none"> • All hydrants shall be in place and operational prior to any combustible material being brought on site. • An approved hydrant shall be within 150 feet of vehicular travel to the FDC (fire department connection for sprinklered buildings). The FDC shall be located at the front of the building, and FDC location shall be labelled on the building on the site plan.
Fire Flow	<p>The minimum fire flow and flow duration for commercial buildings shall be as specified in the adopted fire code.</p> <ul style="list-style-type: none"> • For commercial or multi-family dwellings, a reduction in required fire flow of up to 75 percent is allowed when building is provided with an approved automatic fire-sprinkler system; however, the resulting fire flow shall not be less than 1,500 GPM at 20 psi.
Addressing	<ul style="list-style-type: none"> • An approved address shall be visible from the side of the building off of which it is addressed. Address numerals may be required to be installed on more than one side of the building, and the street name may also be required to be installed. Minimum numeral size is contingent on square footage of the building.
NOTE:	<p>This property shall provide access to the southern property. The south property will be required to have two points of access, and shall not be obstructed by this development.</p>

Building Comments

Project	Waterfront First Storage	Date: 01/21/2021
Reviewer	Kevin Foss, 970.962.2616, Kevin.Foss@cityofloveland.org	
Building Permit(s) Required	<ul style="list-style-type: none"> • This project will be reviewed under the 2018 IBC. Accessibility guidelines in chapter 11 of the IBC, will refer to the ICC A117.1 2017. • The building division offers pre-submittal meetings prior to submitting for permit to go over more detailed permitting and code questions (see attached form). Pre-submittal meetings are not required in order to submit for permit. • Please see the attached permit submittal checklist for required documentation. • A demolition permit is required for the deconstruction of any onsite structures. Application and guide attached. 	
Contractor Requirements	<p>All work is to be performed by licensed contractors who must hold or obtain a contractor's license with the City of Loveland. This includes the General Contractor (Class A or B), Electrical, Mechanical and Plumbing contractors. Contractor license applications can be found on our website:</p> <p>https://www.cityofloveland.org/services/development-services/building-division/contractor-licensing</p>	
Permit Review Timeframes	<p>Commercial projects are currently at a 20 business day initial review period, which begins after the project has been accepted through our check in process and after the plan check fee has been paid to the Building Division. The plan check fee will be calculated by the Building Division and sent to the contact/owner/contractor listed on the permit application once the project is accepted through the check in process. Additional rounds of review (if necessary) are currently at 10 business days.</p>	
Electronic Submittal Process	<ul style="list-style-type: none"> • All reviews are done electronically; please fill out the applicable permit application and other required forms under the project type section located here: https://www.cityofloveland.org/services/development-services/building-division/forms-and-applications/non-residential-and-multi-family-forms • All forms, application and stamped architectural drawings are to be submitted to epplan-building@cityofloveland.org for the next available check in date. All projects go through our check in process, which is a cursory review of the documents by the Plan reviewers. Check in is conducted every day, Monday through Friday excluding major holidays. 	
Plan Design Requirements	<ul style="list-style-type: none"> • A State of Colorado, licensed Registered Design Professional will need to prepare all plans for submittal (architect or engineer) to include a complete Code Analysis for the type of occupancies, area, occupancy separations, occupant load, building construction type and Energy code compliance information. Licensed engineers will be required to prepare mechanical, electrical and plumbing drawings. • A complete code analysis for the Loveland Design Criteria for wind, roof snow, ground snow, etc. is also required with the submittal. These design criteria can be 	

	<p>found here: https://www.cityofloveland.org/services/development-services/building-division/maps-graphs</p> <ul style="list-style-type: none">• Property line setbacks will determine requirements for fire rated wall assemblies and penetrations/openings.• Accessibility requirements shall be met both for the building and the site per IBC Chapter 11 and 2017 A117.1.
Estimate Request Form	<p>It is highly recommended to submit an estimate request form to receive an estimate of building permit fees, water tap fees, and capital expansion costs. Electrical design costs and water rights are not included on the estimate as they are not collected on the building permit.</p> <p>The form can be found here: https://www.cityofloveland.org/services/development-services/building-division/fees</p>

Water/Wastewater Division Comments

Project	Waterfront First Subdivision – self storage condos	Date: 1/21/2021
Reviewer	Melissa Morin, 970.962.3709, melissa.morin@cityofloveland.org	
Alternate Water System Comments	This development is not within our service area, please contact: Fort Collins - Loveland Water District, 970.226.3104 www.fclwd.com	
Alternate Wastewater System Comments	This development is not within our service area, please contact South Fort Collins Sanitation District, 970.226.3104 www.fclwd.com	



FORT COLLINS-LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

5150 Snead Dr., Fort Collins, CO 80525

Phone 970.226.3104 Fax 970.226.0186

www.fclwd.com

January 20, 2021

Mike McBride
2339 Spruce Creek Drive
Fort Collins, CO 80528

RE: Waterfront First Subdivision PUD – Gear Garage
Lots A & B

Dear Mike:

The Fort Collins-Loveland Water District and the South Fort Collins Sanitation District have reviewed your Concept Review application for Waterfront First Subdivision PUD – Gear Garage, Lots A&B and have the following comments.

FCLWD

1. The proposed project area is within the current service area of the Fort Collins-Loveland Water District. It is our intent to serve potable water to this area.
2. All commercial uses must provide backflow prevention with a reduced pressure principle backflow device(s) on the domestic, irrigation (both separate tap and branched from domestic) and fire services.
3. With further development submittals, please provide an estimate of the size water tap and fire flow requirements that you desire so we can evaluate the ability of our system to meet your project needs.
4. There is a 12” PVC water main in Clearwater that is available for tapping. The location of the taps will depend on where the private drive is.
5. There are existing fire hydrants approximately 560’ south of your north property line on the east side of Clearview and approximately 518’ north of your south property line on the east side of Clearview.
6. As your development moves forward, we can coordinate further on a fire hydrant flow test or additional hydraulic modeling data. If it is determined that a new hydrant is required for the future expansion, the maximum dead-end length is 250 feet.

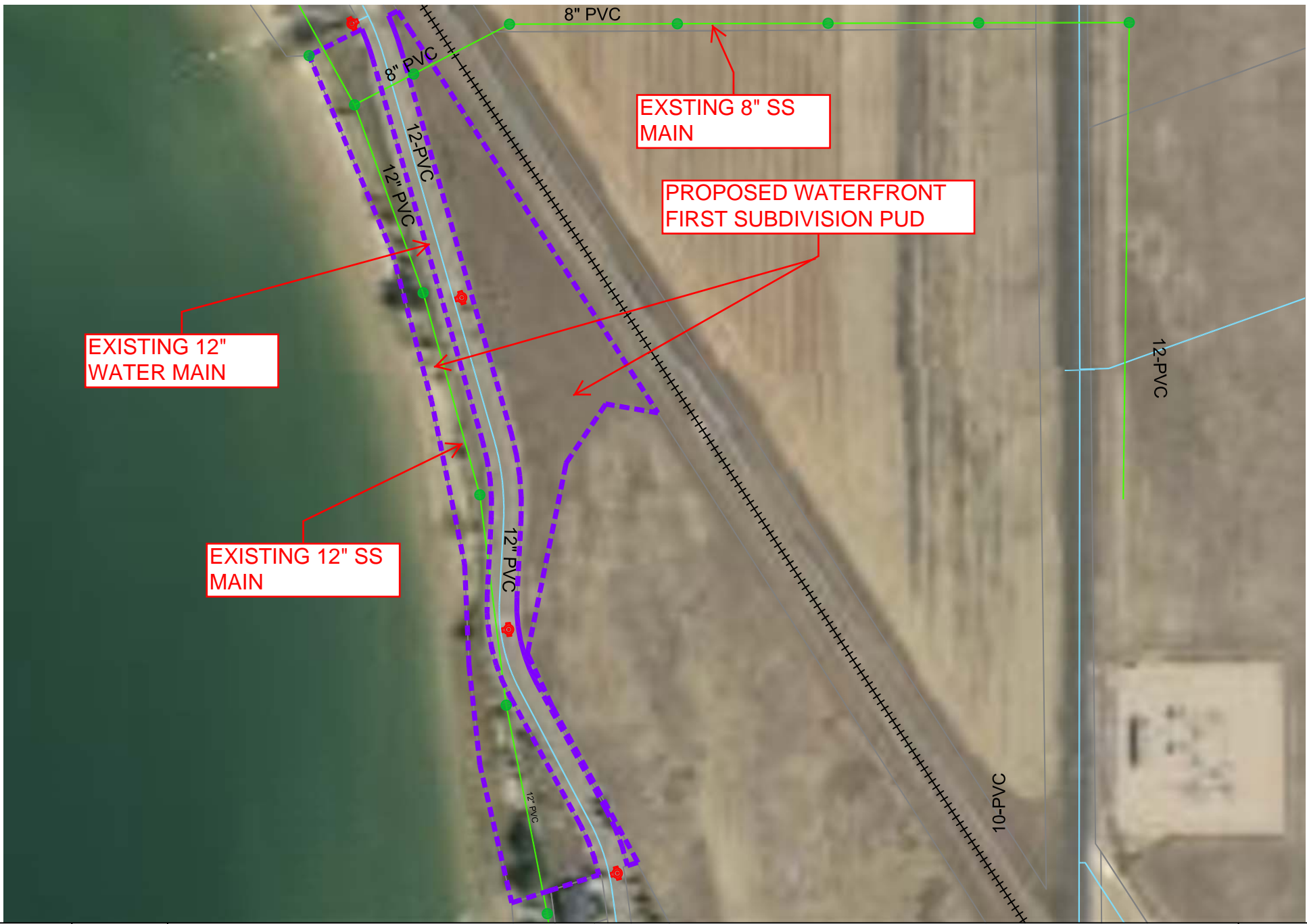
SFCSD

1. The proposed project area is within the current service area of the South Fort Collins Sanitation District. It is our intent to provide gravity wastewater collection service to this area.
2. All commercial uses must submit a Wastewater Pre-Treatment Questionnaire to determine if your proposed use will require any pretreatment facilities. The questionnaire is available on our website. This should be submitted before civil engineering plans or building permit submittals can be approved, even if the tenant is unknown.
3. There is a 12” PVC sanitary sewer main on the west side of Clearview with several manholes available for connection as well as an 8” PVC sanitary sewer main on the north side of your property.

Both the FCLWD and SFCSD have Standard Construction Specifications that are posted on the district website at www.FCLWD.com, along with our tap fee schedules and application forms. Please contact me at developmentreview@FCLWD.com or at the phone number on the first page if you have any further questions.

Sincerely,

Nate Ensley PE
Civil Engineer 1
Fort Collins-Loveland Water District
South Fort Collins Sanitation District



EXISTING 12"
WATER MAIN

EXISTING 12" SS
MAIN

EXISTING 8" SS
MAIN

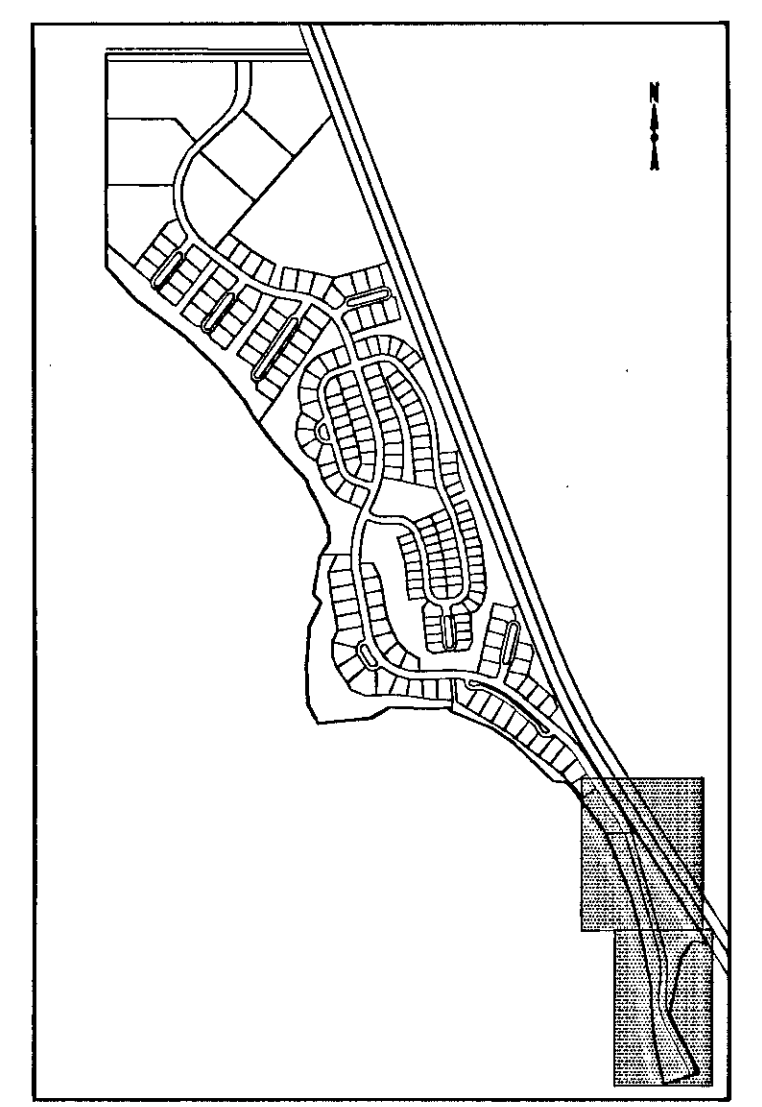
PROPOSED WATERFRONT
FIRST SUBDIVISION PUD

WATERFRONT FIRST SUBDIVISION PUD
LOTS A & B



DRAWING OF RECORD
DATE: JUNE 27, 2003

NOTE: THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY CONNELL RESOURCES. THIS INFORMATION IS BELIEVED TO BE RELIABLE, AND THE DESIGN PROFESSIONAL HAS MADE EVERY EFFORT TO VERIFY THE CONSTRUCTION AS MUCH AS POSSIBLE. HOWEVER, THERE MAY BE UTILITY ITEMS BELOW GRADE THAT ARE NOT ACCURATELY REPRESENTED. THOSE RELYING ON THIS RECORD DOCUMENT FOR BELOW GRADE CONSTRUCTED ITEMS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.



DESCRIPTION	
DATE	
BY	
DRAWN	PNNW
CHECKED	SAS
DESIGNED	SAS
FILENAME	033_utils

WATERFRONT FIRST SUBDIVISION
OVERALL UTILITY PLAN

TST, INC. Consulting Engineers 748 Wholen Way, Bldg. D Fort Collins, Colorado 970-226-0557
JOB NO. 0738-033
SCALE 1" = 50'
DATE 6/29/01 REV. 2/12/02
SHEET 25 OF 89

DRAWINGS OF RECORD

BOYD LAKE

TRACT 10
BOYD LAKE NORTH
FIRST ADDITION

BOYD LAKE

TRACT H
BOYD LAKE NORTH
FIRST ADDITION

BOYD LAKE NORTH
SIXTH SUBDIVISION

MATCHLINE SEE LOWER RIGHT

MATCHLINE SEE SHEET 26

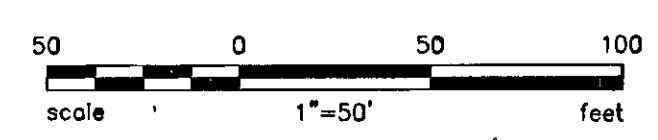
MATCHLINE SEE UPPER LEFT

EXISTING 20' SFGSD ESMT
 ADD 10' SFGSD ESMT
 Existing 12" Sewer

Tract A

Tract C

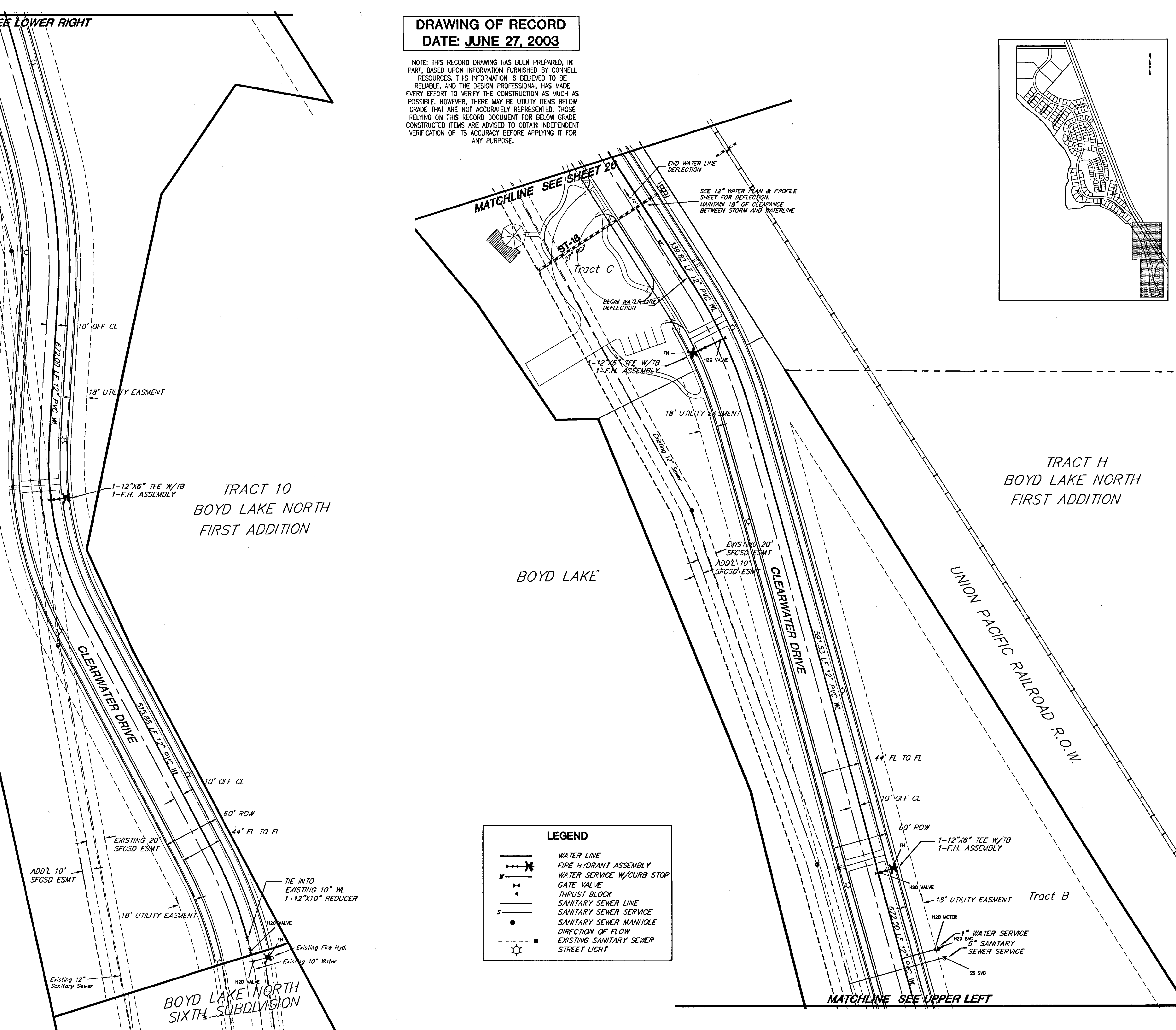
Tract B



- NOTES:**
1. WATER MAIN IS TO BE BURIED WITH 5 TO 6 FEET OF COVER UNLESS OTHERWISE NOTED.
 2. CURB STOP SHALL BE WITHIN THE EASEMENT PROVIDED AND SHALL NOT BE LOCATED UNDER DRIVEWAYS AND/OR SIDEWALKS.
 3. WATER SERVICES SHALL BE 3/4-INCH WITH CURB STOP, UNLESS OTHERWISE NOTED.
 4. SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10- FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
 6. ALL UTILITIES ARE APPROXIMATELY SHOWN AND LOCATION NEEDS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 7. NO TREE(S) SHALL BE LOCATED WITHIN 10- FEET OF DISTRICT FACILITIES.

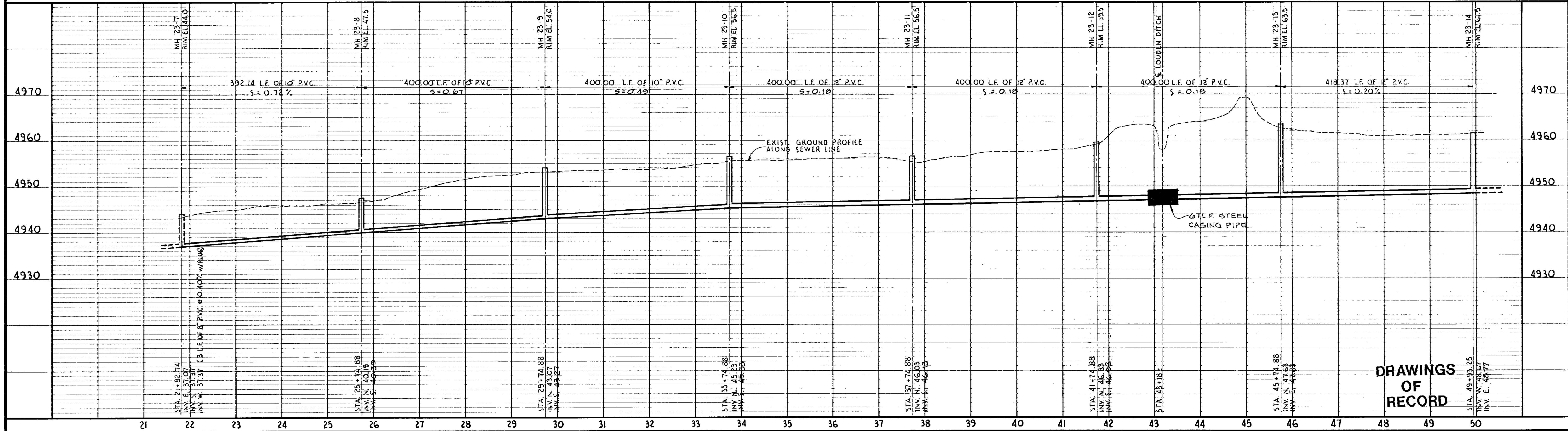
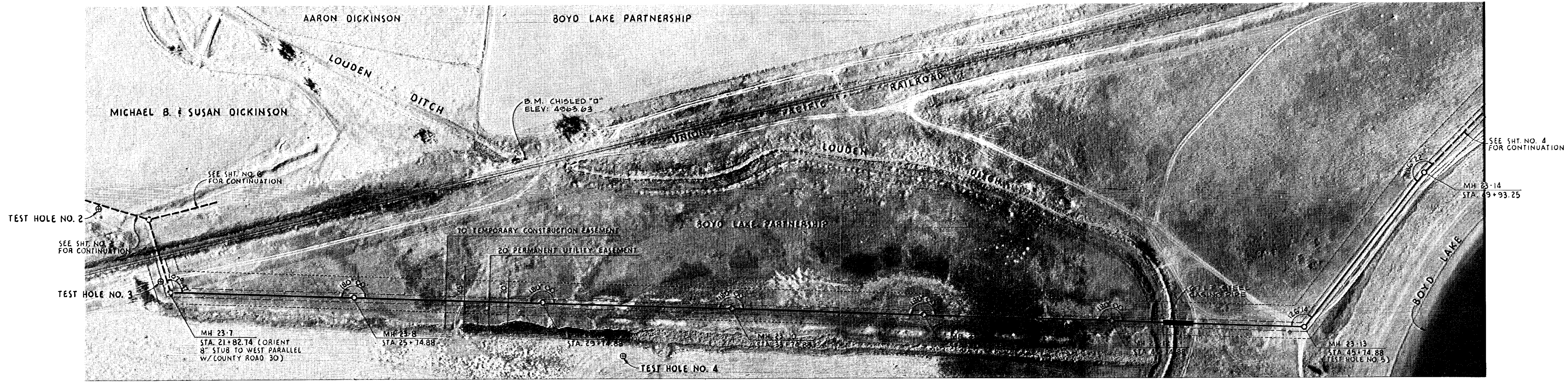
LEGEND

	WATER LINE
	FIRE HYDRANT ASSEMBLY
	WATER SERVICE W/CURB STOP
	GATE VALVE
	THRUST BLOCK
	SANITARY SEWER LINE
	SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	DIRECTION OF FLOW
	EXISTING SANITARY SEWER
	STREET LIGHT



ITEM	DESCRIPTION	QTY.	UNIT	INSTALLED QTY.
1	12" SEWER LINE	1618	L.F.	
2	10" SEWER LINE	1192	L.F.	
4	4' Ø STD. MANHOLE	7	EA.	
6	4' Ø MH - EXTRA DEPTH	21	L.F.	
9	CONC. CUTOFF WALLS	1	EA.	

ITEM	DESCRIPTION	QTY.	UNIT	INSTALLED QTY.



**DRAWINGS
OF
RECORD**

REVISIONS DRAWINGS OF RECORD/REVISED
 BY J.S.B. DATE 10-6-80 DESCR. INVERT ELEVATIONS & SLOPE %
 BY J.S.B. DATE 10-6-80 DESCR. ADD NOTE RE: BENCH MARK
 DELETE CUT-OFF WALL @ STA. 42+97.7
 BY M.R.D. DATE 10-14-80 DESCR. ADD 67 L.F. STEEL CASING PIPE

DRAWN DCF DESIGNED E.J.L. DATE APRIL, 1979
 HORIZ. 1" = 100' CHECKED DFB
 VERT. 1" = 10' APPROVED DFB PROJECT NO. 058-088



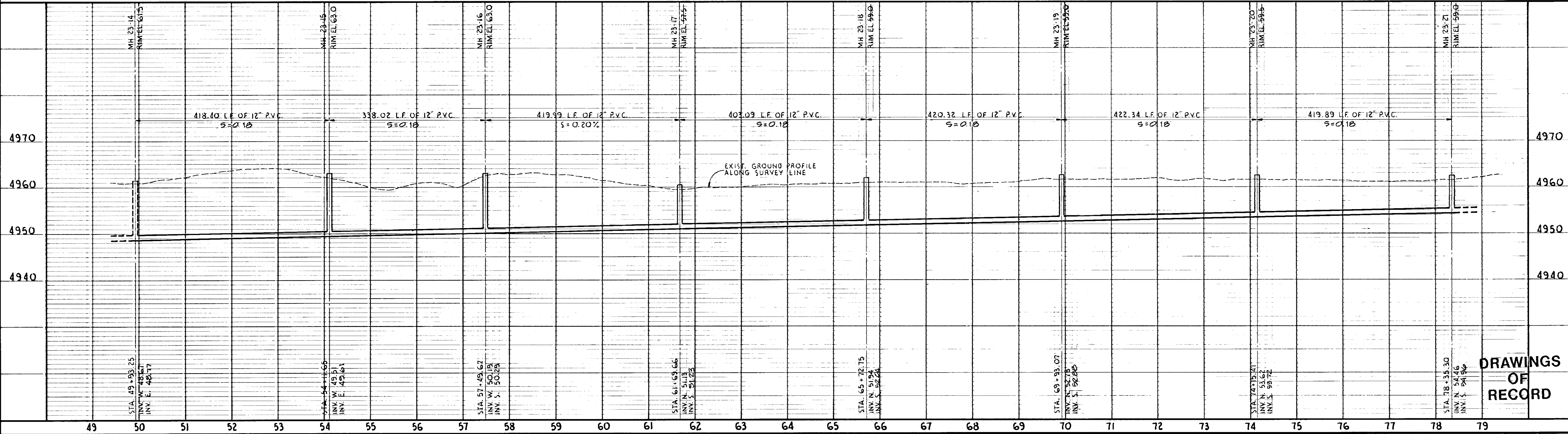
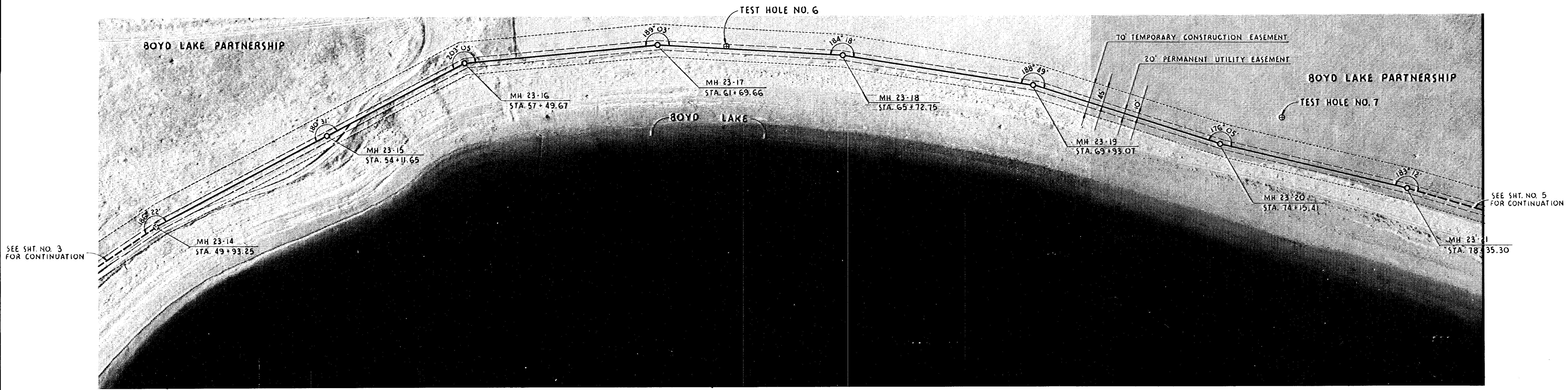
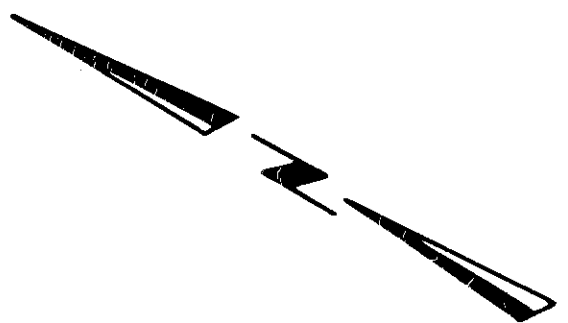
**BOYD LAKE SEWER TRUNK EXTENSION
SOUTH FORT COLLINS SANITATION DISTRICT**

STA. 21+82.74 TO STA. 49+93.25

**7 SHEETS
3**

ITEM	DESCRIPTION	QTY.	UNIT	INSTALLED QTY.
1	12" SEWER LINE	2842	L.F.	
4	4' STD. MANHOLE	7	EA.	
6	4' MH - EXTRA DEPTH	10	L.F.	

ITEM	DESCRIPTION	QTY.	UNIT	INSTALLED QTY.



REVISIONS DRAWINGS OF RECORD / REVISED
 BY J.S.B. DATE 10-20-80 DESCR. INVERT ELEVATIONS & SLOPE %
 BY M.R.D. DATE 10-15-80 DESCR. SHOW MH RIM ELEVATIONS 1'-0" ABOVE GROUND
 BY _____ DATE _____ DESCR. _____

DRAWN DCF DESIGNED E.J.L. DATE APRIL, 1979
 SCALE HORIZ: 1" = 100' VERT: 1" = 10' CHECKED D.F.B.
 APPROVED D.F.B. PROJECT NO. 058-088



BOYD LAKE SEWER TRUNK EXTENSION
 SOUTH FORT COLLINS SANITATION DISTRICT

STA. 49+93.25 TO STA. 78+35.30

DRAWINGS OF RECORD
 SHEET 7 OF 4

Loveland Power & Communications Comments

Project	Waterfront First	Date: 1/21/2021
Reviewer	Mark Warner, 970.962.3588, mark.warner@cityofloveland.org	
Project Location, Power & Communications Details	<p>The proposed project is located within Tract B of the Waterfront First Subdivision. Three-phase power is available from an underground electrical vault located on the west side of Clearwater Dr. The three-phase power line runs within an 18' Utility Easement adjacent to the R.O.W. If units are to be individually owned, each unit will be required to have its own electric meter. Loveland Power & Communications will install substructure for Pulse Broadband fiber network as the power substructure is installed. Pulse Broadband substructure is installed at our cost.</p>	
Transformer And Conduit Easement Requirements	<p>The Distribution Designer will coordinate with the customer on the location of the transformer and fiber equipment to minimize secondary cable lengths for both services. A 15' square Utility Easement centered on the transformer will need to be dedicated along with a 10' Utility Easement for the conduit run to the location where the power is being extended from.</p>	
Customer Responsibilities And costs	<p>The customer will be responsible for all costs associated with the power substructure including hiring a qualified contractor to install all required substructure and prepare the transformer location. Loveland Power & Communications will pay for the material and installation of the communications equipment. It is the customer's responsibility to notify us prior to the beginning of trenching and installation. The customer's electrical contractor must comply with all Colorado State "Traceable" Regulations on the primary conduits and secondary conduits from the transformer to the electrical gear.</p>	
Residential Subdivision Early Power Lay-Out	<p>Upon completion of the lot layout for a new Residential Subdivision, if lots are not to have center lot water meter pits, submit the proposed lot layout to powerdevelopment@cityofloveland.org for a power facilities design. Loveland Power will indicate the location of required transformers and handholes on the proposed lot layout and return the layout to the customer. When the design team receives the power layout, the water system may be designed with the goal of avoiding conflicts between water pits/fire hydrants and the power system. When the Site Development plan is submitted, it will need to show the power equipment with a square containing either a "T" for a transformer or an "H" for a handhole.</p>	
Power Division Required items and Design Process	<ul style="list-style-type: none"> • A \$1,620.00 Engineering deposit will be required. An electrical one-line diagram, ACAD base drawings and a completed "Electrical Service Worksheet" along with the engineering deposit will need to be submitted to powerdevelopment@cityofloveland.org • Only submit required items as a complete "Package" with the Engineering Deposit. Projects will only be assigned to a Distribution Designer once a complete package is submitted to Loveland Power 	

	<ul style="list-style-type: none"> • The Engineering Deposit may be made by check or credit card: <ul style="list-style-type: none"> -Check made out to: Loveland Water & Power Attn: Mark Warner 200 N. Wilson Ave. Loveland, CO 80537 -Credit card by calling 970-962-3000 <p>Reference the project name or address to insure the Engineering Deposit is credited to the project.</p> • A Distribution Designer will prepare construction prints, material list (material is supplied by the City of Loveland), line crew labor/truck and the transformer costs. A letter with the total estimated cost will be sent to the customer, which will need to be paid prior to release of the construction prints and material list. Materials are supplied by the City. Due to inventory, lead times for material could be 4-6 weeks from the time the total estimated cost for the project is paid. The customer is responsible for hiring a qualified contractor to install any necessary substructure and prepare the transformer location for the project. • Refer to the Requirement for Electric Service manual for construction standards. This can be found at: http://www.ci.loveland.co.us/departments/water-and-power/development-building/requirements-for-electric-service
<p>Broadband Information</p> <p>Customer Relations: Assessments, Rebates, Electric Rates</p>	<ul style="list-style-type: none"> • Pulse is a new City owned utility that will have the ability to provide high-speed fiber service to all businesses and residents in the City of Loveland. The infrastructure is currently being installed with scheduled full buildout in the next 3-5 years. Depending on the timing of your project, Pulse would like to be able to offer you service. Fiber will be designed alongside Power and you will have the opportunity to install the infrastructure using your chosen contractor, or Pulse will use their construction contractor for this installation. For additional information or to fill out an early interest form, please visit the Pulse website at: http://www.lovelandpulse.com . <p>Water & Power Customer Relations: 970-962-3710</p> <ul style="list-style-type: none"> • If you are looking for facility assessments, efficiency rebates, or you want to find a contractor, please follow the link to: http://www.encyciencyworks.co/ • For information regarding electric rates, please call Water and Power Customer Relations
<p>NOTE:</p>	<ul style="list-style-type: none"> • Any costs associated with the removal, relocation, raising or lowering of existing electric lines and facilities shall be the responsibility of the developer.

Frequently Asked Questions

What is Pulse?

Pulse is a trusted local communications utility connecting the Loveland community by offering affordable, reliable and fast internet and voice service. Established in 2018, the community-owned utility was built on a promise of local service, transparency in rates and speeds, and a promise of responsiveness second to none.

What services will Pulse provide?

Pulse currently offers high-speed internet and voice service to residential customers. We are reviewing the option of providing TV service. Business service options coming soon!

What is the Pulse network?

Pulse customers will get high-speed internet delivered to their home or business directly through a 100% fiber-optic network. Fiber is the fastest, most reliable technology on the market today, helping us deliver the speeds and service you deserve.

Why is the City offering broadband service?

The City strives to be an ideal location for all to live, work, and play. As a community-owned and not-for-profit service, we exist to serve our customers. We believe that high-speed, reliable internet service should be available to everyone in Loveland – today and into the future. We offer choice, competitive prices, high speeds and will provide the same excellent customer service for broadband that you have come to know and expect from Loveland Water and Power.

What makes Pulse internet different?

Pulse is internet without barriers – built with you in mind. We offer simple service with no unnecessary bundles, confusing contracts or surprise bills. As a community-owned utility we are not-for-profit and exist to serve the Loveland community.

What speeds/prices will be available?

All Pulse residential internet plans come with a Wi-Fi gateway, symmetrical speeds, unlimited data with no caps or throttling, and no long-term contracts. The Pulse My Gig plan offers 1 gigabit per second (1,000 megabits per second) upload and download speed for \$74.95 per month. An affordable starter plan offers 30 megabits per second per month for \$44.95 per month and a 10-gigabits-per-second plan is also available. Our voice service provides all the features you expect from a home phone, unlimited local and long-distance, and the reliability and call clarity you can count on for only \$24.95 per month. Business services and pricing will be announced when available.

When will service be available?

Pulse construction kicked-off in November 2019, and from that date it will take approximately 3-4 years to build out the entire city. We are “lighting up” areas as we go – and you’ll know we are ready to serve you when you see the bright yellow PULSE PASS hanger on your door that says, “Pulse is Here!”

Sign up to be notified when Pulse is available in your area at [LovelandPulse.com/EarlyInterest](https://www.lovelandpulse.com/EarlyInterest).



Who is eligible for service?

The current service area includes customers inside City limits. Phase two of our proposal includes the Big Thompson Canyon and other areas within the electric service area.

What kind of equipment do I need?

Pulse strives to make things simple for you. Our ONT (Optical Network Terminal) is like a router and modem combined into one – we provide this device standard with all of our packages, as it is optimized for our network to give you the best user experience possible.

Will this affect my taxes or electric rates?

No. Only Pulse subscribers will be billed/pay for the service. The start-up stages of the network are funded by bonds which will be paid back using subscriber fees once service begins. More information on project financing can be found at LovelandPulse.com.

How will construction impact me?

To meet the timeline of a 3-4 year buildout, construction will happen in multiple locations at once. A variety of different factors will determine priority, including proximity to existing infrastructure and ease of installation. We are working to use low impact construction techniques and take extra precautions to minimize disruption to customers' property. Similar to other City construction projects, we will be building out a construction phasing schedule as we get closer and will keep affected residents and business informed of construction areas and details through our communication channels. Sign up to receive updates at LovelandPulse.com. For construction related questions or concerns construction contact our Construction Hotline at 970-962-2011.

What is the City's stance on net neutrality/privacy?

Pulse's network management is focused on customer satisfaction. Pulse wants to earn and keep your business by providing the best possible customer experience every day, for every online destination. With that goal in mind, Pulse embraces and is committed to the practice of net neutrality. In other words, Pulse does not block, throttle or prioritize any traffic on our network. We believe the Internet must remain free and open, and that is the way Pulse operates its network. Learn more at LovelandPulse.com/Legal.



LovelandPulse.com



Stormwater Comments

Project	Waterfront First Subdivision	Date: 1/21/2021
Reviewer	Suzette Schaff, 970.962.2531, Suzette.Schaff@cityofloveland.org	
Answers to Applicant's Questions	<p>Question: We see storm drainage to the lake in Clearwater Drive that appears to have no pre-treatment and is a direct outfall to Boyd Lake. To what extent do we need to pre-treatment? Where can we discharge? Would a detention area be allowed on the west side of Clearwater Drive. If necessary, what would be the standards?</p> <p>Answer: Permanent stormwater quality is required for treatment of stormwater before it leaves the site. Please see the "Permanent Stormwater Quality Best Management Practices" section below for more information. The stormwater drainage design created for Waterfront First Subdivision created release points into Boyd Lake (please see attached plan sheet). Yes, you may put your detention area on the west side of Clearwater Drive. The stormwater drainage standards are stated in the various sections below.</p>	
Drainage Report	<ul style="list-style-type: none"> • A lot specific final drainage and erosion control report will need to be prepared in accordance with our storm drainage criteria and construction standards which may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards • The overall stormwater runoff management needs to be in conformance with the existing "Waterfront First Subdivision – Final Drainage Report" (December 10, 2001). The report may be found in the Boyd Lake Basin under the title, "Waterfront Addition PUD" on our web site at the following web address: https://www.cityofloveland.org/services/public-works/stormwater. 	
Stormwater Detention Requirements	<p>On-site detention is required for this property and will need to be designed with a two stage outlet structure (EURV and 100-year historic rate) in accordance with the City of Loveland Storm Drainage Criteria (July 2020). Our criteria may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards. The detention volume will need to be designed using the Rational Modified FAA Method, in accordance with our criteria.</p>	
Stormwater and Grading Design Requirements	<p>Due to the fact that the detention pond will release stormwater into Boyd Lake, we encourage you to reach out to the owner, Greeley-Loveland Irrigation Company at the beginning of the design stage to acquire any requirements that the company has in terms of releasing stormwater into the lake. A signature block for the Greeley-Loveland Irrigation Company will need to be placed on the title sheet of the Public Improvement Construction Plans.</p>	
Temporary Sediment & Erosion Control	<p>Our Temporary Sediment & Erosion Control submittal requirements may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards</p>	

<p>Permanent Stormwater Quality Best Management Practices</p>	<ul style="list-style-type: none"> • Please incorporate some form(s) of permanent Stormwater quality best management practices that satisfies the State of Colorado COR Permit No. 090000. • A Standard Operating Procedure document (SOP) that describes the required maintenance procedures for all Stormwater Permanent Control Measures will need to be submitted at the time of Site Plan Review. The SOP should be brief and written in simple “layperson” terms so that the persons assigned the maintenance responsibilities can easily understand how each measure should be maintained and cleaned. Additional information regarding the document is located in our storm drainage criteria which may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards • The applicant shall complete and submit a “Base Design Standard Worksheet for Post Construction Control Measures” worksheet, provided on the City website, which outlines “base design standard” criteria for Permanent Stormwater Quality Control Measures designed for this development as outlined within the Colorado Department of Public Health and Safety (CDPS) Permit No. COR090000. The purpose of this worksheet is to demonstrate which of the “minimum base standards” are being met on the development/redevelopment and to demonstrate to the COL how the minimum base design standards were met. The worksheet may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards
<p>Storm Drainage & Erosion Control Standards and Details</p>	<p>Our storm drainage & erosion control standard construction details may be found on our web site at the following address: https://www.cityofloveland.org/services/public-works/stormwater/stormwater-standards</p>



December 10, 2001

Mr. Kevin Gingery
City of Loveland
Department of Water and Power
200 North Wilson
Loveland, CO 80537

Re: *The Waterfront First Subdivision – Final Drainage Report*
Project No. 0738-033

Dear Mr. Gingery:

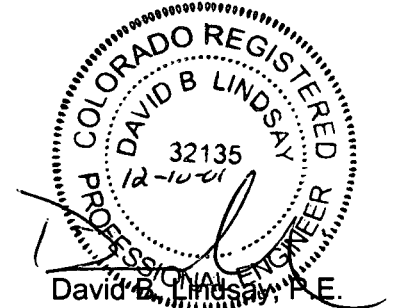
We are pleased to submit this Final Drainage Report for the Waterfront First Subdivision. This report was prepared based on City of Loveland Storm Drainage Criteria and we believe it satisfies the criteria for a Final Report.

We look forward to your review and comments and will gladly answer any questions you may have.

Respectfully,

TST, INC. CONSULTING ENGINEERS

Fraser Walsh



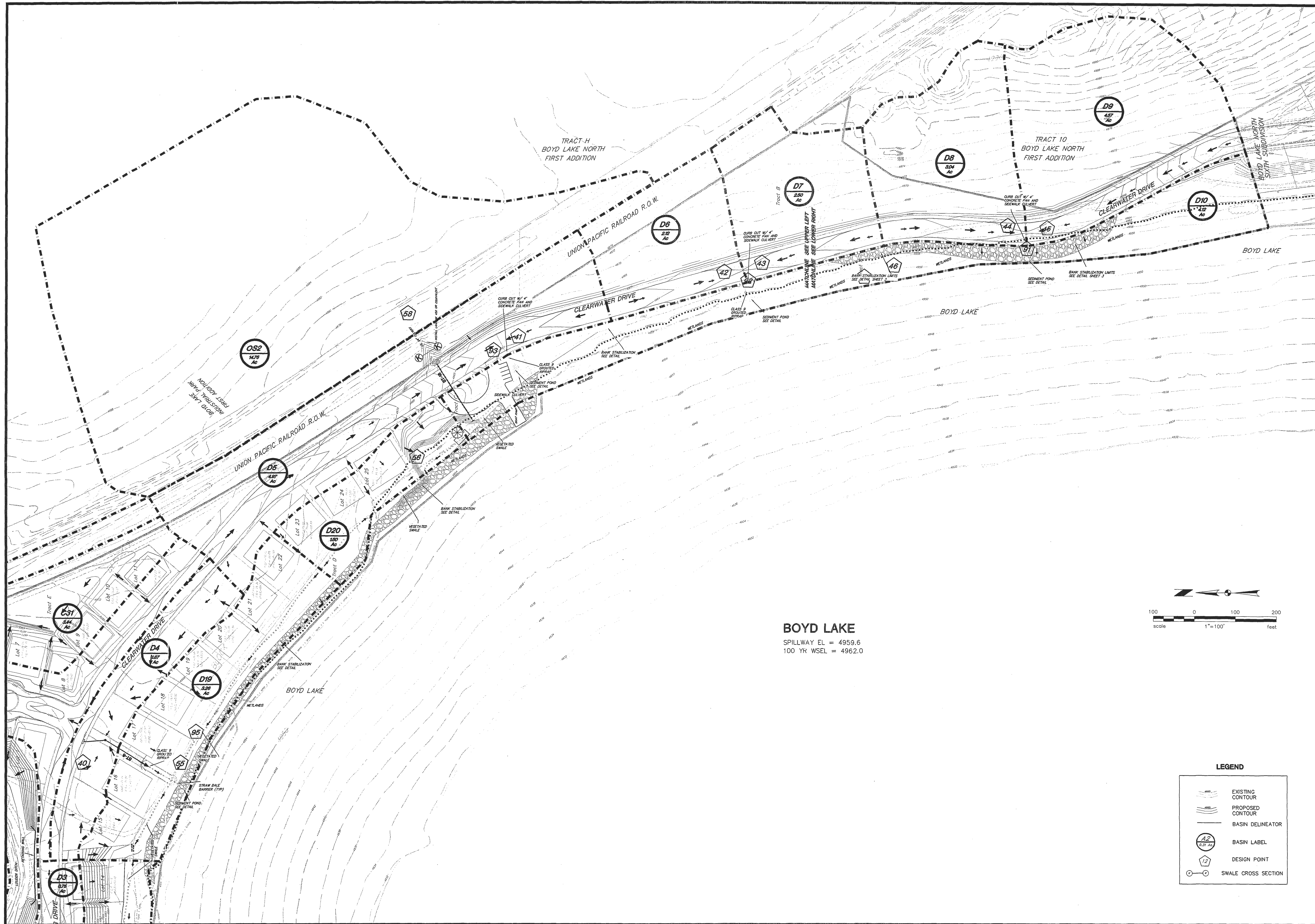
"I hereby certify that this report for the final drainage design of the Waterfront First Subdivision, was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Loveland Storm Drainage Criteria Manual for the owners thereof".

Registered Professional Engineer

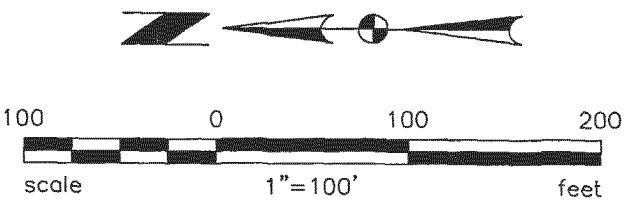
State of Colorado No. 32135

TST, INC.
Consulting Engineers

748 Whalers Way - Building D
Fort Collins, CO 80525
(970) 226-0557
Metro (303) 595-9103
Fax (970) 226-0204
Email info@tstinc.com
www.tstinc.com



BOYD LAKE
 SPILLWAY EL = 4959.6
 100 YR WSEL = 4962.0



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	BASIN DELINEATOR
	BASIN LABEL
	DESIGN POINT
	SWALE CROSS SECTION

REVISIONS	Description
Date	
By	
DRAWN	FMW
CHECKED	SAS
DESIGNED	FMW
FILENAME	033_drainage

WATERFRONT FIRST SUBDIVISION
PROPOSED DRAINAGE MAP

TST
 TST, INC.
 Consulting Engineers
 748 Whalers Way, Bldg. D
 Fort Collins, Colorado
 970-226-0557

JOB NO. 0738-033
 SCALE 1" = 200'
 DATE 6/29/01
 Rev. 12/07/01

SHEET **890F89**

Guide to Developing Property in the City of Loveland

(Commercial, Industrial, Mixed Use, and Multi-Family)

Site Development Plan

Site Work Permit

Building Permit

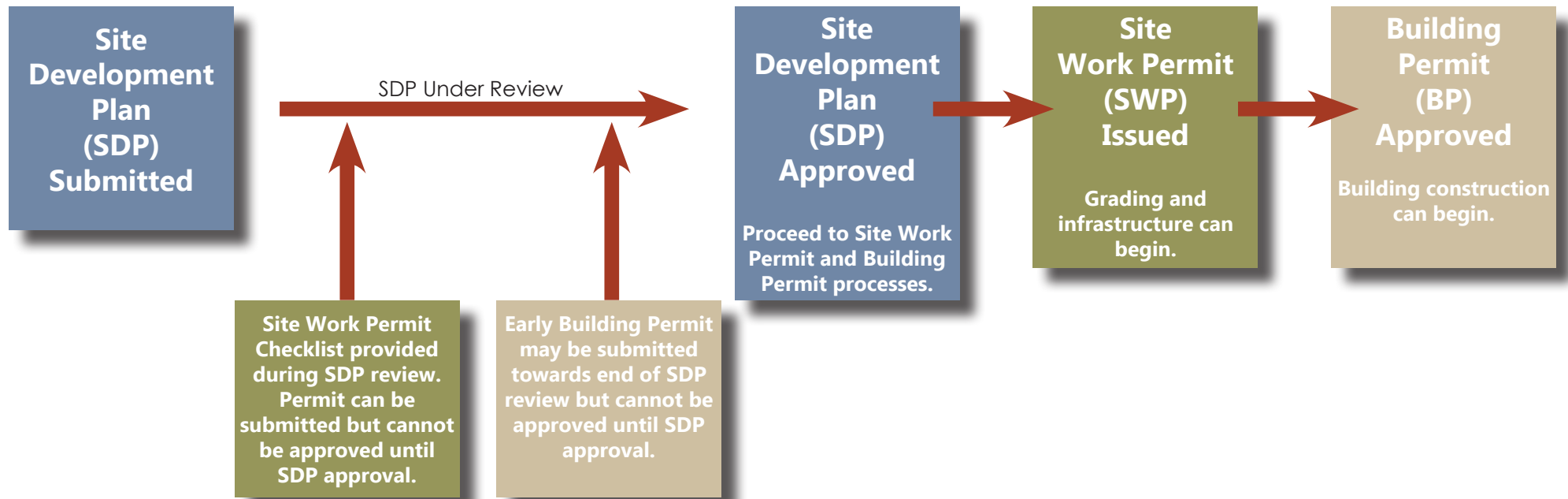


FOR MORE INFORMATION
PLEASE CONTACT THE CITY OF LOVELAND
DEVELOPMENT CENTER
PHONE: 970-962-2777
7:30 AM- 4:30 PM
WWW.CITYOFLOVELAND.ORG

**Help Us Help You
Turn Your
Development Dreams
Into Reality!**



THE DEVELOPMENT PERMITTING PROCESS



1 A site development plan (SDP) is the first step in development approval for most non-residential, mixed-use, and multifamily (3 or more unit) projects. The SDP details all aspects of the project, from site layout and infrastructure to landscaping, lighting, and building architecture. While the SDP must be approved before site work and building permits are issued, various review processes can be overlapped as the SDP nears approval.

2 A site work permit is needed before beginning grading, installation of utilities, curb and gutter, sidewalks, and pavement. A customized checklist for the project is provided during the SDP process. This checklist specifies items needed from the Stormwater, Transportation, Water/Wastewater and Power Divisions for submittal with the permit application. Surety for Public Infrastructure Improvements will be required prior to construction.

3 Once a building permit is accepted and the plan check fee is paid, the review process begins. The City's citizens access portal allows you to track the permit. The typical review period for a building permit is 20 business days. Building permit coordinators can create an estimate of your permit fees before an application is submitted by completing the online estimate request at www.cityofloveland.org/government/development-center/development-forms.