



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: September 2, 1997 **DEPT: Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D. (Steele's)

PLANNER: Ted Shepard

ENGINEER: Michael K. Dean

All comments must be received by: 09/03/97



No Problems

Problems or Concerns (see below or attached)

GENERAL COMMENTS

- Make corrections and additions to General Notes as shown on redlines.
- Submit plans to be reviewed for Drake Rd. improvements with this project. Drake Rd. Improvements received on 8/28/97 need to be resubmitted for review along with C.A.T. 19 resubmittal.
- Submit plans to be reviewed for Centre Ave. completion with this project.
- Include plat as part of utility plans.
- Coordinate any changes with site and landscape plans.

PLAT

- Worthington Circle Cul-de-Sac R.O.W. needs a 50.5' Radius not 49' as platted.
- Two areas on the plat are labeled as Lot 1.
- SW corner of plat does not have a radius.
- Show power line easement.
- Dedicate R.O.W. to arterial standards of 115' or to back of sidewalk, along Shields and Drake whichever is greater. Additional R.O.W. needed for auxiliary lanes and turn island.

UTILITY

- Retaining wall @ NW corner of Drake Rd. and Worthington Ave. Show details of wall and pipe penetration.
- Area adjacent to retaining wall shown as parking on utility plans is shown as a scored concrete Market Plaza on the Site and Landscape Plans. If area doubles as parking clarify on all plans, looking at landscape plans this area does not have sufficient screening from the intersection of Drake Rd. and Worthington Ave.
- North section of Storm line A is not labeled. Size? Type? Length?
- SE corner of property shows an existing Storm Manhole, need to show existing Storm lines.
- Show intersection details for Shields/Drake and 1000' beyond project boundaries.
- Modify intersection details for Drake/Davidson Dr.
- Clarify conflicting data concerning the OHP pole locations.

GRADING

- Any grading falling outside the plat boundary will require off-site grading easements.
- Label contour lines so one can easily identify elevations.

Date:

Signature:

SEPTEMBER 3 1997

Michael L. De...

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: September 12, 1997 **DEPT: Engineering**

PROJECT:#53-85AQ C.A.T., 19th Filing - Drake Rd. Improvements

PLANNER:Ted Shepard

ENGINEER: Michael K. Dean

All comments must be received by: 9/17/97



No Problems

Problems or Concerns (see below or attached)

GENERAL COMMENTS

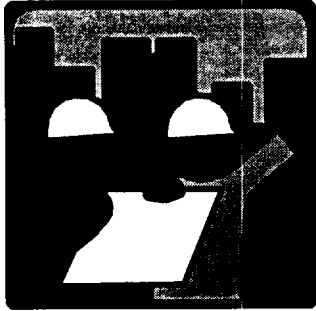
- Submitt plans through Planning Departments submittal process.
- Reference Centre for Advanced Technology 19th Filing on title page.
- Provide erosion control plans.
- Show intersection details at all intersections.
- Show typical sections detailing median excavation, topsoil tree wellsand moisture barrier fabric.
- Show Rt. Turn island ramps possible conflict with existing OHP pole.
- Relocate stormline at median conflicts with sanitary line location and tree planting.
- Additional comments and concerns detailed on redlines.

Date: SEPTEMBER 15, 1997

Signature: Michael K. Dean

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



REVISION COMMENT SHEET

DATE: November 3, 1997 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D. (Steele's)
PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than the staff review meeting:
Wednesday, November 5, 1997

PLAT

- Worthington Circle Cul-de-Sac needs a 50.5' Radius not 49' as platted.

UTILITY PLAN

- Drive entrances from public streets can not exceed 35' in width as per standard D-10.
- Show and label decorative scored concrete locations and boundaries to match what is shown on the current site plan.
- Show parking stall locations and dimensions on overall utility plan or on a separate striping plan.
- Retaining wall @ NW corner of Drake Rd. and Worthington Ave. Show details of wall and pipe penetration.
- Area adjacent to retaining wall shown as parking on utility plans is shown as a scored concrete Market Plaza on the Site and Landscape Plans. If area doubles as parking clarify on all plans.
- SE corner of property shows an existing Storm Manhole, need to show existing Storm lines entering and exiting the manhole.
- Worthington Circle Cul-de-Sac needs a 50.5' Radius not 49'.

**** See redline plans for additional comments ****

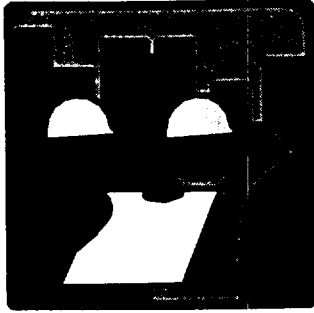
Date: 11/3/97

Signature: Michael Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: November 3, 1997 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Drake Road Improvements
PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than the staff review meeting:
Wednesday, November 5, 1997

GENERAL COMMENTS

- Submit plans through Planning Departments submittal process along with Market Centre portion.
- Provide erosion control plans.
- Show intersection details at all intersections.
- Show typical sections detailing median excavation, topsoil tree wells and moisture barrier fabric, and splash block.
- Intersection of Drake and Shields needs to be re-engineered with no right turn island. This turn island was originally designed in order to avoid relocating the O.H.P. pole. The City Transportation Staff has determined this pole conflicts with safe pedestrian movements across the turn island and will be relocated approximately 20' to the East. With the new position of the pole and increasing the mast arm length we feel the intersections geometry can accommodate all the necessary lanes without constructing the right turn lane. (See the attached sketch for our ideas and design accordingly.)

**** See redline plans for additional comments ****

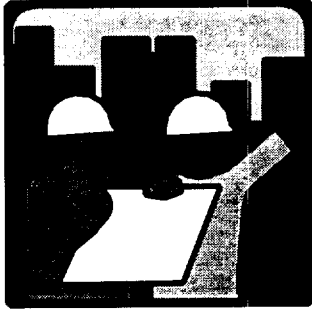
Date: 11/3/97

Signature: *Michael Dean*

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: February 10, 1998 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D.
Drake Road Improvements

PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than the staff review meeting:
Wednesday, February 11, 1998

UTILITY PLAN

- Provide locations for the water taps needed to irrigate the planted medians.
- Revise Cross-Sections at Station 17+00 and Station 22+00.
- Station 38+59.59 to Station 41+84.59 the Glue Down Median is below the existing crown of Drake Rd.. Look at drainage of this section, what will the flows be at Station 41+84.59 during the 100 year storm? Will there be any problems with cross drainage at this location?
- Comments on Redlines from Street Oversizing also should be addressed, make note of the Median Details provided.
- Please return all redlines with the next submittal.

**** See redline plans for additional comments ****

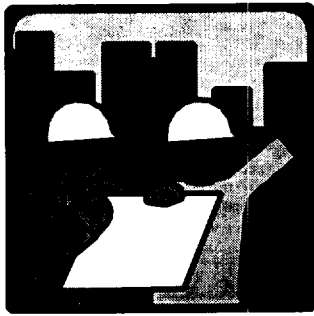
Date: 2/10/98

Signature: *Michael Dean*

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: February 10, 1998 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D. (Steele's)
PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than the staff review meeting:
Wednesday, February 11, 1998

PLAT

- Title of Plat should read "A Plat of Centre For Advanced Technology P.U.D. Nineteenth Filing".
- Provide a statement of ownership and maintenance for all tracts.
- Worthington Ave. is shown as an access easement to be vacated by separate document, this street is already built and should be dedicated as Right of Way over its entire length from Drake Rd. to Centre Ave.. If the office park portion of C.A.T. 19 is to be separated from this project and submitted as C.A.T. 21 the remaining portion of Worthington Ave. could be dedicated at that time.

UTILITY PLAN

- Drive entrances off of Worthington Ave. should align directly across from each other, as noted on sheet 2/20.
- Provide a horizontal control plan for entire project.
- Provide Request for Variance letters for the driveway widths in excess of 35 feet.
- Provide a separate 8.5"x11" sheet with the Worthington Ave./Drake Rd. intersection in order for the City to design the traffic signal.

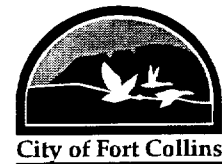
**** See redline plans for additional comments ****

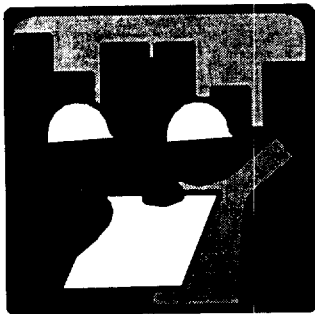
Date: 2/10/98

Signature: Michael R. Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: March 6, 1998 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D. (Steele's)
PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than:
Friday, March 6, 1998

PLAT

- Title of Plat should read "A Plat of Centre For Advanced Technology P.U.D. Nineteenth Filing".
- Provide a statement of ownership and maintenance for all tracts.
- Worthington Ave. is shown as an access easement to be vacated by separate document, this street is already built and should be dedicated as Right of Way over its entire length from Drake Rd. to Centre Ave..

UTILITY PLAN

- Provide Retaining Wall Details. Retaining Walls 32" in height and over need to be engineered.
- The Concrete Encasement Detail and Concrete Collar Detail do not appear to be correct. Use the Standard Detail for Sewer Joint Encasement Detail and Collar Detail.

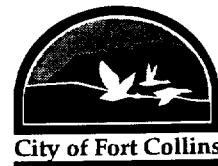
**** See redline plans for additional comments ****

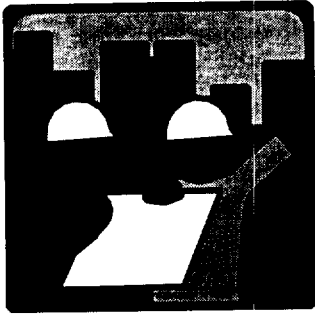
Date: 3/6/98

Signature: Michael Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: March 6, 1998 DEPT: **Engineering**

PROJECT: #53-85AQ C.A.T., 19th Filing, Market Centre P.U.D.
Drake Road Improvements

PLANNER: Ted Shepard
ENGINEER: Michael Dean

All comments must be received no later than:
Friday, March 6, 1998

UTILITY PLAN

- Sta. 17+00 on the Drake Road Plan and Profile Sht. 3/12 remove or label line on Plan view.
- Revise Cross-Sections at Station 17+00.
- Add stations where Glue Down Median drainage break occurs, show on both Plan and Profile views.
- Striping Plan will need to be reviewed by Eric Bracke The City of Fort Collins Traffic Engineer prior to Mylar submittal. Please provide an additional set of these plans for his review.
- Redlines from Street Oversizing will follow and comments should be addressed.

**** See redline plans for additional comments ****

Date: 3/6/98 Signature: Michael K. Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape

