



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: September 4, 2001

TO: Technical Services

PROJECT: #35-01 Centerpoint Plaza PDP, Type I (LUC)

Sherv

All comments must be received by **Steve Olt** in Current Planning no later than the staff review meeting:

October 3, 2001

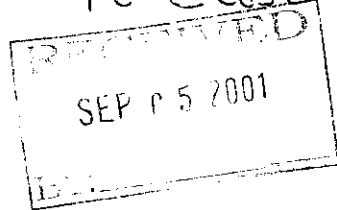
CPTPLAZA, MAP

Note- Please identify your redlines for future reference

C.K. Olt

1. BOUNDARY 1/2 LEGAL CLOSE.

2. STATEMENT "TO CLOSE", WOULD BE BETTER TO SAY "RECORDED AS FOUND TO MEASURE"



Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





Project Comments Sheet Selected Departments

Department: Engineering

Date: October 5, 2001

Project: CENTERPOINT PLAZA PDP, TYPE I (LUC), #35-01

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

October 03, 2001

Note - Please identify your redlines for future reference

Issue Contact: Sheri Wamhoff

32

An adequate public facilities (APF) analysis needs to be done for this project as was identified on Attachment 'A' Transportation Impact Study Base Assumptions of the TIS. It appears that there will be APF issues on this project. This is needed before the project can consider going forward.

34

Site Plan

The site plan shows the id sign extending into the row. It can not be placed within the row.

35

Site Plan

Show the future 7-foot sidewalk along Timberline Road. It would be best to not have dual walks along here. Widen out the 5-foot walk on site to meet the 7-foot standard or build and use the 7-foot walk to meet the connection needs you are showing.

36

Site Plan

The building envelopes are shown extending/ overlapping into the easements. This can not occur.

38

Site Plan

All sidewalks running in front of parking stall must be 6 feet in width minimum. (See figure 5 article 3 p. 39)

39

Site Plan

The drive isle width in the parking lot for double loaded parking spaces is to be a minimum of 24 feet. Have one labeled as 23.4 feet.

40

Site Plan

The trash enclosure can not be placed over an easement. The enclosure is considered a structure

Signature

Date 10/5/01

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

and structures are not allowed over easements.

41

Site Plan

Will need an off-site easement for the driveway construction at the northeast corner of the site.

42

Site Plan

The sidewalk along midpoint needs to be placed so that the back of the walk is along the new row line.

43

Site Plan

Is the rail spur new or existing?

44

Landscape plan

The trees and landscaping along Timberline road need to be planted so that they are not where the future walk is to be located or beyond where the potential future curb line will be based on the major arterial design and the row location.

45

Landscape plan

By combining walks you will have more room for the landscape shown.

46

Plat

Show the off-site easements that are needed. Indicate that they are to be provided by separate document.

47

Plat

Need to provide access easements for the drive isles across lot 2 as it is the only access for the other two lots.

48

Plat

Is an easement needed for the sewer line that runs into the site?

49

Plat

Modify the certificate of dedication to meet current language.

50

Plat

Delete one word in the maintenance guarantee language as shown.

51

Utility plans

Provide 2 benchmarks and info.

52

Utility plans

Provide Indemnification statement per 3.3.1.F

53

Utility plans

Provide construction Notes as applicable.

54

Utility plans

Show location and label future walk along Timberline Rd.

55

Utility plans

Where is the pavement edge behind the existing warehouse? The pavement line stops at the end of the parking stalls on the east side of the center drive isle running south.

56

Utility plans

Identify that the sidewalks in front of the parking stalls are 6-foot min.

57

Utility plans

Need to show the patching in the street that will occur with the installation of the driveway cuts as well as the utility cuts. Add a note that the street is to be repaired/ replaced in accordance with City standards.

58

Utility plans

Identify the driveway widths and the radii used for the access points. R=15 feet from table 8-2.

59

Utility plans

The sidewalk on midpoint needs to be placed so that the back of walk abuts the new row edge.

60

Utility plans

Is there an easement needed or existing for the rail spur?

61

Utility plans

Will need off-site easements for the sewer connection within the railroad property and for the driveway access point that partially falls outside the property boundary.

62

Utility plans

Provide elevations at the driveways. Drainage can not go across the sidewalk (out the driveway). Need more information on the plans to verify that this is not occurring.

63

Utility plans

Make sure details are readable.

64

Utility plans

With the standard driveway detail identify that t=6 inches min.

65

Utility plans

Use new curb and gutter details.

66

Utility plans

Provide details 7-20A (vert curb), 16-1 (standard sidewalk), 16-2 (sidewalk detail), 16-4D (ped ramp) and 22-1 (trench detail)

67

Utility plans

See plans for additional comments.

74

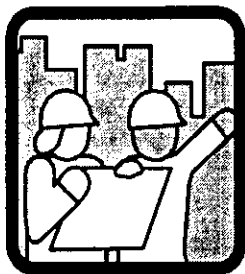
As was previously discussed this development can provide the city with a cash escrow for the design and construction of the local street portion of the improvements to Timberline Road adjacent to the site in lieu of doing this work at this time.

75

This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection.

76

Need to show the phasing on the utility plans and need to identify/ show the phase lines on the site and landscape plans. Need to know what utilities, pavement and improvements are to be built with each phase if the project is to be phased.



REVISION COMMENT SHEET

DATE: April 11, 2002 TO: Technical Services

PROJECT: #35-01 Centerpoint Plaza PDP – Type I (LUC)

All comments must be received by **Steve Olt** no later than the staff review meeting:

May 8, 2002

- No Comment
- Problems or Concerns (see below or attached)

****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE REFERENCE****

O.K. JRA

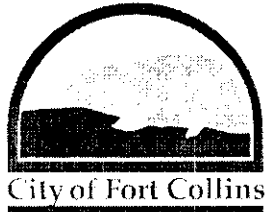
Date: _____ Signature: _____

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **May 14, 2002**

Project: **CENTERPOINT PLAZA PDP, TYPE I (LUC), #35-01**

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

May 08, 2002

Note - Please identify your redlines for future reference

Issue Contact: Sheri Wamhoff

32

An adequate public facilities (APF) analysis needs to be done for this project as was identified on Attachment 'A' Transportation Impact Study Base Assumptions of the TIS. It appears that there will be APF issues on this project. This is needed before the project can consider going forward. 5/7/02 This was done for Building A construction or Building B construction. These studies need the highway capacity sheets provided in order to adequately evaluate the studies.

74

As was previously discussed this development can provide the city with a cash escrow for the design and construction of the local street portion of the improvements to Timberline Road adjacent to the site in lieu of doing this work at this time.

75

This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection. Improvements to this intersection will be a condition of approval. (per Traffic)

Topic: General

106

Once this project has gone to hearing (assuming one building and only one building can be built) the Final Plan submittal will need to only show the work and infrastructure for the one building to be built. All extra stuff and other building sites and services will need to be taken off of the plans. Can only put in the infrastructure for the one building.

Topic: Landscape Plan

44

The trees and landscaping along Timberline road need to be planted so that they are not where

Sheri Wamhoff
Signature

5/14/02
Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape

the future walk is to be located or beyond where the potential future curb line will be based on the major arterial design and the row location.

81

There is no phasing shown on this plan

Topic: Plat

46

Show the off-site easement that are needed. Indicate that they are to be provided by separate document.

103

The access easement on Lot 2 needs to extend to the eastern property line to provide for potential future shared access.

104

The railroad spur easement - who is this dedicated to? Is it being dedicated to the City as a public easement?

Topic: Site Plan

35

Show the future 7-foot sidewalk along Timberline Road. It would be best to not have dual walks along here. Widen out the 5-foot walk on site to meet the 7-foot standard or build and use the 7-foot walk to meet the connection needs you are showing. 5/7/02 Need to show the sidewalk as being built - it will be needed to connect to building B if that is the building to be built. Will need a sidewalk connection that does not cross a drive isle.

41

Will need an off-site easement for the driveway construction at the northeast corner of the site.

79

The phasing numbering differs on the utility plans

80

Phase line locations differ from the utility plans

105

Need a note on the plan indicating future potential shared access with the property to the east along the eastern property line of lot 2.

Topic: Utility plans

54

Show location and label future walk along Timberline Rd.

59

The sidewalk on midpoint needs to be placed so that the back of walk abuts the new row edge. 5/7/02 not correct on all sheets

61

Will need off-site easements for ~~the sewer connection within the railroad property~~ and for the driveway access point that partially falls outside the property boundary.

63

Make sure details are readable.

67

See plans for additional comments.

82

The phasing differs from the site plan

83

Place a type III barricade at the end of the walk on Timberline with Phase 1

Show a type III barricade being placed at the end of the walk on Timberline with Phase 2

84

The sidewalk on Timberline will be needed for the construction of Building B (Phase 2 - Utility plans)

85

Label the buildings on the Utility plans (ie building A, building B, Building C)

86

Locate the driveways - provide dimensions from the property line.

87

The width of the center access drive is shown differently on the site and utility plans

88

The grading plan does not show the sidewalk on Timberline or Midpoint in the correct location.

102

All work within the Platte River Power Authority non-buildable easement needs to be approved by Platte River power Authority. They will need to sign the plans showing they approve of the work and improvements shown within their easement.

*will need a letter of intent for the off site easement
prior to being scheduled for a hearing.*

STEWART & ASSOCIATES
Consulting Engineers and Surveyors

July 8, 2002

**CENTERPOINT PLAZA, PDP
ANSWERS TO ENGINEERING ISSUES**

- 32. APF issues are by traffic engineer.
- 74. Cash escrow is the direction we have always gone for Timberline Road.
- 75. Midpoint/Timberline intersection also part of cash escrow from our understanding.
- 106. If we have a Phase Plan what are you saying? This does not seem logical - but if City stuff why be logical.
- 46. All easements needed are shown.
- 103. Easement extended to East.
- 104. Railroad spur easement not deeded to city - now exists.
- 54. Showed walk on Timberline to be constructed with Phase I.
- 59. All sheets now show walk at back of new RIGHT-OF-WAY line.
- 61. As stated before, we are not going to railroad property for any reason. An offsite easement will be obtained by the owner for access on East side.
- 63. We think they are readable. If you see any that are not please mark them.
- 61. Comments on plans have been addressed.
- 82. Phasing revised to be consistent.
- 83. Added type 3 barricade to end of walk on Timberline. All of walk constructed with Phase I.
- 84. See 83 statement.
- 85. Labeled all buildings
- 86. Driveways located from property lines.
- 87. The access drive is 30 feet.
- 88. Revised walk location.
- 102. We have supplied a letter from PRPA. They do not sign plats or plans.

Franklin D. Blake
FDB/meh

CNTRPANS.WPD

James H. Stewart and Associates, Inc.
103 S. Meldrum Street • P.O. Box 429 • Ft. Collins, CO 80522

July 10, 2002

Steve Olt
Fort Collins Planning Department
281 North College Avenue
Fort Collins, CO 80524

VF RIPLEY
ASSOCIATES INC.

Landscape Architecture
Environmental Planning
Engineering

100 West Lincoln Avenue
Fort Collins, CO 80521

Phone: 970.226.1100
Fax: 970.226.1101
www.vfr.com

Centerpoint Plaza PDP, Type 1 (LUC), #35-01

Response to staff Project Review comments

Dear Steve,

We have reviewed the staff letter dated May 15th, 02 and have the following comments:

Department: Current Planning:

Topic: General

113 – Adequate Public Facilities.

The applicant met with Traffic Operations Department and Engineering on 5/28/02 to discuss and determine the status of the adequate public facilities.

Please see attached memorandum. A copy of the memorandum was sent to Traffic Operations, Engineering, Transportation Planning and Planning on 6/5/02.

115

The emergency and service / delivery access and parking can be constructed for either Building A or B. The final parking spaces allowed shall be addressed at Final Compliance for the one building that is allowed to proceed at that time. Copies of the Alternative Compliance Plan have been resubmitted in accordance with the routing sheet although this is plan is now not required. Access and parking will be addressed for the relevant building as mentioned above at Final Compliance.

Topic: Landscape Plan

108

The landscape was reduced so as to meet the landscape budget requirements of the project. The planting beds against Buildings A and B and a planting bed between the two crosswalks north of the existing warehouse were the areas where it was identified, where this could be achieved without impacting the overall planting design or remove

from screening under Section 3.2.1 (E) (4) and (6). Planting has been adjusted to the parking islands as the layout of these has changed.

109

Landscape screening to the loading / service area south of Building B. Planting has been added to this area per Section 3.2.1 (E) (6).

110

Landscape screening to the 2 trash enclosures south of Building B. Additional planting has been added.

111

Note #13 on the Landscape Plan general notes. This note has been revised in accordance with the red-lined comments on the Landscape Plan.

116

All Summit Ash street trees have been moved east and are 5' from the back of the proposed 7' wide sidewalk. Sheri Wamhoff, from Engineering confirmed the 5' from back of curb verbally on 5/22/02.

117

The westernmost Marshall's Ash street tree has been removed / eliminated due to the possibility that the turning radius from Timberline Road into Midpoint Drive may have to be increased, potentially impacting that tree. Sheri Wamhoff from Engineering confirmed verbally on 5/22/02 that this tree should be removed from the Landscape Plan for the above reason.

Topic: Site Plan

101

The Burlington Northern Railroad, along the southwest side of the site has been changed to the Great Western Railroad.

112

The building use data breakdown as shown on the Site Plan had incorrect information for Buildings B and C for the estimated employees. This is now correctly shown on the land use statistics.

114

Based on the information provided by the client on the potential building occupancy two trash enclosures have been identified as being required for Building B.

Department: Engineering

32 – Adequate Public Facilities
Please see item 113 – Current Planning General.

74
Acknowledged.

75
Acknowledged.

Topic: General

106
Acknowledged.

107
Acknowledged.

Topic: Landscape Plan

44
All Summit Ash street trees have been moved east and are 5' from the back of the proposed 7' sidewalk. Sheri Wamhoff, confirmed the 5' from back of curb verbally on 5/22/02.

81
Phasing is shown on the Landscape Plan.

Topic: Plat
See Civil Engineers response.

Topic: Site Plan

35
A 7- foot wide sidewalk is shown along Timberline. A note has been added to the Site Plan stating that the existing 5-foot existing asphalt walk is to be removed at a future date.

41
Acknowledged.

79
This has been corrected on the Utility Plans.

80

This has been corrected on the Utility Plans.

105

A note has been added on the Site Plan concerning the future shared access to the property to the east.

Topic: Utility Plans

See Civil Engineers response.

Department: Light and Power

Comment 9/10/2001

“ Will need to coordinate transformer locations. Any modifications to the electric system will be at the expense of the developer”

Comment acknowledged.

Department: Natural Resources

71 Existing tree schedule.

VF Ripley met with the City Forester on 5/29/02 to review all the existing trees on the site and identified on the Landscape Plan. Trees to be retained, replaced, or removed and mitigated or not mitigated are described in an additional column on the existing trees schedule. Proposed trees to mitigate those removed are also identified on the proposed plant list. The format for this was confirmed verbally with Doug Moore on 5/23/02.

72 Prairie Dogs - Acknowledged.

Department: PFA

6

The access roadway radii have been changed to 20 feet.

7 to 10. All items acknowledged.

Department: Police

5 - Lighting

Item 1) Area between Building A and B (west) end. Two additional lights have been added to the south end of Building A which increases the light levels between the buildings.

Item 2) Trash area at SW corner to rear of Building B. The light levels have been increased to the north side of the trash enclosure to ensure adequate light levels

Item 3) Building A north elevation. All light levels and landscape are acceptable.

The above was discussed and coordinated with Joseph Gerdom on 5/28/02

Topic: Site Plan

100

Lighting see 5- Lighting above.

VF Ripley discussed the landscape materials and the patio layout with Joseph Gerdom on 5/28/02. The Site Plan shows a low seat wall approximately 16" high on the north and east sides of the patio. Plant material shown is Hughes Juniper, which at maturity will be approximately 24" high. Joseph Gerdom agreed that this should not create a security problem.

Department: Stormwater Utility

68

See Civil Engineer comments

69 – Landscape Plan

Glen Stewer from Stormwater Utility confirmed on 5/28/02 that the landscape for the pond area can be a native dryland seed. No additional landscape will be required.

70

Acknowledged. See Civil Engineers comments.

For all other topics please see civil engineer response.

Department; Transportation Planning

27 – Adequate Public Facilities

See comments under Item 113 - Current Planning. A copy of the meeting memorandum was sent to Traffic Operations, Engineering, Transportation and Planning summarizing the meeting and items discussed on 6/5/02.

37 – Bike Lanes

The project does not include Midpoint Drive improvements.

Department: Water Wastewater

Please see Civil Engineer comments.

Other comments on from the red-lined Site, Landscape, Utility Plans and Building Elevations:

Landscape Plan:

1. Lot Two: Shrubs have been added to the planting beds on the west side of the parking lot.
2. Lot One – Trash enclosure east of Building A in parking island.
In the last comments / red lines dated 10/12/01 a trash enclosure was requested to be closer to Building A. The trash enclosure had to be located so that it would be accessible and also comply with Section 3.5.1(I) (1).
3. Lot One – Planting bed to south west corner of parking lot (see attached 8 ½ x 11) No planting can occur in the upper part of the bed as this will be the location of a future transformer.
4. Lot Two: Planting north of Building C. Additional planting has been added around the proposed patio.
5. plant List. Plant species – *Buddleia davidii* 'Argentea' is a plant selected from the Fort Collins Nursery catalog. Please see attached description.
6. plant symbols have been corrected.

Site Plan.

1. Future sidewalk from south line of Lot One across the Great Western Railroad.
Comment acknowledged.

Building Elevations:

1. Building A. South elevation. No door is at this location. The sidewalk has been adjusted on the Site Plan.
2. Building C. South elevation. The landscape and planting bed has been adjusted on the Landscape Plan.

Utility Plans:

See Civil Engineer comments and plans.

Comments from Staff Review May 8th, 2002Engineering:

1. The Site, Landscape and Utility plans have been coordinated to ensure all plans are consistent.
2. See comment 44 under Engineering.
3. See comment 113 – Current Planning – General

Stormwater:

See Civil Engineer comments.

Traffic Operations:

1. See comment 113 – Current Planning – General
2. Traffic Operations were sent the “highway capacity sheets” on 4/11/02.
3. Engineering to determine.
4. Acknowledged.

Transportation Planning:

Items 1 to 3. Engineering to determine.

Current Planning:

1. Lighting Plan. A revised Lighting Plan was submitted with the last submittal dated 4/12/02. The Lighting Plan has been revised with the comments from the Police Department and copies resubmitted.

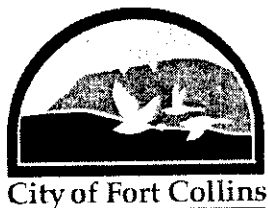
Please call if you have any questions or need further information.

Thank you for your consideration and we look forward to working with further you during the development review process.

Sincerely
VF Ripley Associates

Cathy Mathis for Louise Herbert

Louise Herbert



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **July 31, 2002**

Project: **CENTERPOINT PLAZA PDP, TYPE I (LUC), #35-01**

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

July 31, 2002

Note - Please identify your redlines for future reference

Issue Contact: Sheri Wamhoff

Topic: General

41

Will need to provide an off-site easement for the driveway construction at the northeast corner of the site.

74

As was previously discussed this development can provide the city with a cash escrow for the design and construction of the local street portion of the improvements to Timberline Road adjacent to the site in lieu of doing this work at this time.

75

This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection. Improvements to this intersection will be a condition of approval. (per Traffic) Plans for this improvement will need to be provided and approved prior to final approval of this project if they have not already been received and approved.

106

Once this project has gone to hearing (assuming one building and only one building can be built) the Final Plan submittal will need to only show the work and infrastructure for the one building to be built. All extra stuff and other building sites and services will need to be taken off of the plans. Can only put in the infrastructure for the one building. Because of the APF issues only 1 building can be built - so only 1 building can receive final approval. Thus only that building that receives final approval and its associated needs (sidewalk, parking lot services, driveway, etc) can be built. The rest can not be built or shown on the approved it will not have final approval. When the other building or buildings

Signature

Date

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Plat Site Drainage Report Other
 Utility Redline Utility Landscape

can be built they will need to come in for final approval with their own set or sets of plans for the improvements needed to serve that building(s).

107

Will need to provide a letter of intent from the adjacent property owner for the off-site easement prior to being scheduled for a hearing.

128

If any of the proposed uses within the buildings are changed - the traffic studies will need to be updated.

Topic: Site Plan

35

Show the future 7-foot sidewalk along Timberline Road. It would be best to not have dual walks along here. Widen out the 5-foot walk on site to meet the 7-foot standard or build and use the 7-foot walk to meet the connection needs you are showing. 5/7/02 Need to show the sidewalk as being built - it will be needed to connect to building B if that is the building to be built. Will need a sidewalk connection that does not cross a drive isle.

Topic: Utility plans

67

See plans for additional comments.

102

All work within the Platte River Power Authority non-buildable easement needs to be approved by Platte River power Authority. They will need to sign the plans showing they approve of the work and improvements shown within their easement.

120

Add indemnification statement back onto the cover sheet



REVISION COMMENT SHEET

DATE: July 10, 2002

TO: Technical Services

PROJECT: #35-01 Centerpoint Plaza PDP

All comments must be received by **Steve Olt** no later than the staff review meeting:

July 31, 2002

No Comment

Problems or Concerns (see below or attached)

****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE REFERENCE****

- 1. BOUNDARY & LEGAL CLOSE.
- 2. Vested Rights Statement is not needed.

Date: _____ Signature: _____

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins

RECEIVED

AUG 27 2002

CURRENT PLANNING

100



August 27, 2002

**VF RIPLEY
ASSOCIATES INC.**

Steve Olt
Fort Collins Planning Department
281 North College Avenue
Fort Collins, CO 80524

Landscape Architecture
Urban Design
Planning

40 West Mountain Avenue
Suite 201
Fort Collins, CO 80521-2604
PHONE: 970.224.8528
FAX: 970.224.7362

Centerpoint Plaza PDP, Type 1 (LUC), #35-01

Response to staff Project Review comments

Dear Steve,

We have reviewed the staff letter dated August 8, 02 and have the following comments:

Department: Current Planning:
Topic: Zoning

124

The applicant met with Planning and Zoning on 8/13/02 to review the permitted uses and parking. This has been revised in accordance with the permitted and secondary uses in Section 4.22 Employment Zone and parking under Section 3.2.2(K)(2)(a) and are shown on the Site Plan. The building data has been changed to show the building square feet.

Topic: General

130

The traffic studies for buildings A and B have been rechecked with the permitted uses and adequate public facilities. Please see attached revised memorandums for each building.

113

Acknowledged. B will be submitted for Final Compliance.

115

A plan titled " Schematic Permitted Parking" has been submitted. This shows the parking and driveways that would be constructed with building B.

Topic: Landscape Plan

129

VF Ripley has discussed the landscape comments with Tom McCormick at Platte River Power Authority and removed all the large trees within the easement. Due to the removal of the trees additional shrubs have been added to screen the parking on the south west side of the site. See Landscape Plan.

Topic: Site Plan

Acknowledged. Please see response under item 124 – Zoning under Current Planning above.

Department: Engineering

Topic: General

See civil engineer's response

Topic: Site Plan

35

A 7-foot sidewalk is shown along Timberline. A note has been added to the Site Plan stating that the existing 5-foot existing asphalt walk is to be removed at a future date. This comment was again recheck with Sheri Wamhoff by email on 8/16/02. Sheri confirmed that the note was fine. Please see attached email.

Topic: Utility Plans

See civil engineer's comment

Department: Natural Resources

Items 71 and 131

Comments were addressed directly with Doug Moore during the second round of comments dated 5/15/02. Doug Moore reconfirmed that all items have been addressed and there are no further comments

Department: PFA

Items 6-7

Acknowledged. Nothing to address at this time.

8

Acknowledged. This has been recheck by the civil engineer.

Items 9-10

Acknowledged. Nothing to address at this time.

Department: Stormwater Utility

Topic: Erosion and Sediment Control and Offsite Flows

See civil engineer's response.

Department: Transportation Planning

27

This item was address during the second round of comments dated 5/15/02. VF Ripley called Mark Jackson on 8/13/02 to recheck the issue. Mark Jackson reconfirmed he was satisfied that the APF issues had been addressed.

37

There are no improvements occurring along Midpoint Drive. VF Ripley sent a memo to Mark Jackson 8/24/02 confirming that due to this no bike lanes will be reflected at this time on Midpoint Drive. VF Ripley has had no reply to the memo so we assume that this issue is acceptable. Please see attached memo.

Topic: General

123

Bike Lanes. Please see above.

Department: Water Wastewater

See civil engineer's response.

Topic: Utility Plans

See civil engineer's response.

Department: Zoning

Topic: Zoning

119

The uses were reviewed with Planning and Zoning at a meeting on 8/13/02. The permitted uses and parking analysis information has be revised and is shown on the Site Plan.

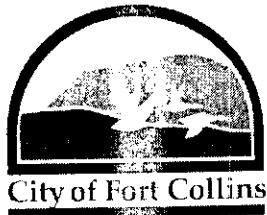
Please call if you have any questions or need further information.

Thank you for your consideration and we look forward to working with further you during the development review process.

Sincerely
VF Ripley Associates

A handwritten signature in black ink that reads "Louise Herbert". The signature is written in a cursive style with a large initial "L" and "H".

Louise Herbert



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **September 6, 2002**

Project: **CENTERPOINT PLAZA PDP, TYPE I (LUC), #35-01**

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

September 04, 2002

Issue Contact: Sheri Wamhoff

41 Will need an off-site easement for the driveway construction at the northeast corner of the site. This easement will need to be provided with the final compliance submittal. If for some reason the easement can not be obtained, the plan can not be approved as shown and the layout may have to change to accommodate access requirement.

74 As was previously discussed this development can provide the city with a cash escrow for the design and construction of the local street portion of the improvements to Timberline Road adjacent to the site in lieu of doing this work at this time.

75 This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection. Improvements to this intersection will be a condition of approval. (per Traffic) Plans for this improvement will need to be provided and approved prior to final approval of this project if they have not already been received and approved.

106 Once this project has gone to hearing (assuming one building and only one building can be built) the Final Plan submittal will need to only show the work and infrastructure for the one building to be built. All extra stuff and other building sites and services will need to be taken off of the plans. Can only put in the infrastructure for the one building. Because of the APF issues only 1 building can be built - so only 1 building can receive final approval. Thus only that building that receives final approval and its associated needs (sidewalk, parking lot services, driveway, etc) can be built. The rest can not be built or shown on the approved plan as it will not have final approval. When the other building or buildings can be built they will need to come in for final approval with their own set or sets of plans for the improvements needed to serve that building(s). If building B is the building proposed to be built 1st the 7 foot sidewalk on Timberline will need to be built with it to provide a sidewalk connection to the building that does not cross a drive isle.

128 If any of the proposed uses are changed - the traffic studies will need to be updated.

102 All work within the Platte River Power Authority non-buildable easement needs to be approved by Platte River power Authority. They will need to sign the plans showing they approve of the work and improvements shown within their easement.

Sheri Wamhoff
Signature

9/6/02
Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape



City of Fort Collins

Current Planning

FINAL COMPLIANCE COMMENT SHEET

DATE: January 15, 2003

TO: Technical Services

PROJECT: #35-02A CENTER POINT PLAZA PDP – FINAL
COMPLIANCE

All comments must be received by **Steve Olt** no later than the staff
review meeting:

January 29, 2003

SW

Note - Please identify your redlines for future reference

1. BOUNDARY & LEGAL CASE.

OK

WCM
JRH

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





STAFF PROJECT REVIEW

VF RIPLEY ASSOCIATES
C/O LOUISE HERBERT
401 W. MOUNTAIN, SUITE 201
FORT COLLINS, CO 80521

Date: 2/6/2003

Staff has reviewed your submittal for CENTERPOINT PLAZA PDP & FINAL COMPLIANCE - TYPE I (LUC), #35-01/A, and we offer the following comments:

ISSUES:

Department: Current Planning

Issue Contact: Steve Olt

Topic: Off-site flows

Number: 152

Created: 2/6/2003

The request for alternative compliance to the City's parking allowance is acceptable based on the methods proposed to ensure that the "center" area of the parking lot will not be used for parking until Building B is constructed. The developers are being notified at this time that non-compliance with the Parking Code, by allowing parking in the aforementioned area when only Building A exists, could result in a citation for non-compliance from the Zoning Department.

Department: Engineering

Issue Contact: Sheri Wamhoff

Topic: General

Number: 41

Created: 10/2/2001

Will need an off-site easement for the driveway construction at the northeast corner of the site. This easement will need to be provided with the final compliance submittal. If for some reason the easement can not be obtained, the plan can not be approved as shown and the layout may have to change to accommodate access requirement. 2/5/03 not yet provided still needed.

Number: 74

Created: 10/5/2001

As was previously discussed this development can provide the city with a cash escrow for the design and construction of the local street portion of the improvements to Timberline Road adjacent to the site in lieu of doing this work at this time. 1/29/03 This cash in lieu of doing the design and improvements shall include the sidewalk along Timberline Road and the street trees along Timberline. The sidewalk along Timberline is not needed as a connection to a public walk for Building A, therefore this sidewalk should not be shown on the utility plans or the site plans.

Number: 75

Created: 10/5/2001

This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection. Improvements to this intersection will be a condition of approval. (per Traffic) Plans for this improvement will need to be provided and approved prior to final approval of this project if they have not already been received and approved. 2/5/03 The revision to Spring Creek Center have been approved. The improvements to this intersection will need to be done before a Certificate of Occupancy can be obtained by any building in Spring Creek Center or Centerpoint Plaza.

Topic: Utility plans

Number: 102

Created: 5/14/2002

All work within the Platte River Power Authority non-buildable easement needs to be approved by Platte River power Authority. They will need to sign the plans showing they approve of the work and improvements shown within their easement.

Number: 140

Created: 1/29/2003

Add the truncated dome details to the plans. Choose the detail you want to add either the CDOT details or the Greeley details. These will be used until we develop our own.

Number: 141

Created: 1/29/2003

If the off site sewer in Spring Creek Center that this site is tying into is not completely in the design for the portion that is not in place needs to be a part of these drawings

Number: 142

Created: 1/29/2003

Need to provide easements on the plat for the detention to be built with Building A and for the existing services to Lot 3.

Number: 143

Created: 1/29/2003

Fill out and return the Development Agreement information sheet

Department: Light & Power

Issue Contact: Doug Martine

Topic: Plat

Number: 136

Created: 1/17/2003

A 6 ft. utility easement is required along both sides of the lot lines between lots 1 & 2, and lots 1 & 3. Also, there is an existing electric transformer adjacent to the west side of the existing building on lot 3. An 8 ft. utility easement centered on this transformer (and encompassing the transformer) is required extending to the west property line of lot #3.

Department: Natural Resources

Issue Contact: Doug Moore

Topic: General

Number: 144

Created: 1/30/2003

No issues.

Department: Stormwater Utility

Issue Contact: Basil Hamdan

Topic: Drainage Report

Number: 147

Created: 1/31/2003

Please note that the original drainage report for the entire site has not been approved. The text of that report which is included with this Phase 1 submittal contains numerous references to elections that should be removed.

Topic: Erosion and Sediment Control

Number: 146

Created: 1/31/2003

Fifth Review
January 28, 2003

CITY OF FORT COLLINS' standard erosion control notes must be on the plan, not Larimer county urban street standard notes.

Topic: Off-site Easements

Number: 148

Created: 1/31/2003

Please document that the off-site irrigation lateral that is being used to carry flows from this site is within a pre-existing drainage easment or provide such an easement.

Topic: Off-site flows

Number: 151

Created: 1/31/2003

Please discuss in your Phase 1 report how off-site flows coming off of Timberline are being handled by this site.

Topic: Outlet Structure and spillway

Number: 149

Created: 1/31/2003

Please provide a construction level detail of the water quality outlet structure including steel reinforcement. Also provide a spillway detail with all appropriate elevations and dimensions.

Topic: Storm Sewer Profile

Number: 150

Created: 1/31/2003

Please provide a profile for the proposed 15" ADS pipe on the site.

Department: Water Wastewater

Issue Contact: Jeff Hill

Topic: Plat

Number: 137

Created: 1/28/2003

Provide a 10 foot wide utility easement (centered on the existing water service) across lot 2 for the existing water service which extends to lot 3. Define the easements for the curb stops as utility easements. Provide a utility easement for the required fire hydrant at the end of the proposed water main.

Department: Water Wastewater

Issue Contact: Roger Buffington

Topic: Utility plans

Number: 145

Created: 1/31/2003

An acceptance has not yet been received for the sewer in Spring Creek Center; therefore, check to determine if the sewer is existing or if planned for future phases.

Department: Water Wastewater

Issue Contact: Jeff Hill

Topic: Utility plans

Number: 138

Created: 1/28/2003

No water services are permitted beyond the last fire hydrant. Provide a benched area along the detention pond for the proposed curb stop and meter pit.

Number: 139

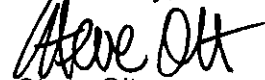
Created: 1/28/2003

Provide an in-line valve just past the required fire hydrant to facilitate future extension of the water main. See site, landscape and utility plans for other comments.

Be sure and return all of your redlined plans when you re-submit.

If you have any questions regarding these issues or any other issues related to this project, please feel free to call me at (970) 221-6750.

Yours Truly,



Steve Olt
City Planner



Project Comments Sheet Selected Departments

Department: Engineering

Date: February 5, 2003

Project:

CENTERPOINT PLAZA PDP & FINAL COMPLIANCE - TYPE I (LUC), #35-01/A

All comments must be received by Steve Olt in Current Planning, no later than the staff review meeting:

January 29, 2003

Note - Please identify your redlines for future reference

Issue Contact: Sheri Wamhoff

Topic: General

Number: 41

Created: 10/2/2001

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This easement will need to be provided with the final compliance submittal. If for some reason the easement can not be obtained, the plan can not be approved as shown and the layout may have to change to accommodate access requirement. 2/5/03 not yet provided still needed.

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Created: 10/5/2001

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Number: 75

Created: 10/5/2001

This development needs to work with the developers of Spring Creek Center in accomplishing the improvements that are needed at the midpoint timberline intersection to accommodate truck traffic at this intersection. Improvements to this intersection will be a condition of approval. (per Traffic) Plans for this improvement will need to be provided and approved prior to final approval of this project if they have not already been received and approved. 2/5/03 The revision to Spring Creek Center have been approved. The improvements to this intersection will need to be done before a Certificate of Occupancy can be obtained by any building in Spring Creek Center or Centerpoint Plaza.

Signature

Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape

Topic: Utility plans

Number: 102

Created: 5/14/2002

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Created: 1/29/2003

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Number: 142

Created: 1/29/2003

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Number: 143

Created: 1/29/2003

Fill out and return the Development Agreement information sheet

STEWART & ASSOCIATES
Consulting Engineers and Surveyors

**REPLY TO PROJECT COMMENTS SHEET
FOR
PHASE 1, CENTERPOINT PLAZA**

Engineering dated 2-5-03

No. 41 Owner is obtaining easement from County

No. 74 Sidewalk along Timberline Road has been removed

No. 75 Per our conversation this plan has now been approved by you. I added a note to sheet 3 of our plans that this work needed to be completed prior to a C.O. for our project.

No. 102 Platte River Power Authority has signed sheet No. 4 of the Utility Plans, which shows all work being done in their easement.

No. 140 Added truncated dome details to Sheet No. 7

No. 141 Construction details have been added to connect the not completed sewer

No. 142 All easements for Phase 1 detention and drainage were provided and are on the subdivision plat. Also added easement over Lot 2 to Lot 3 for the existing gas and water services to subdivision plat.

No. 143 Gave information sheet to owner to fill out.

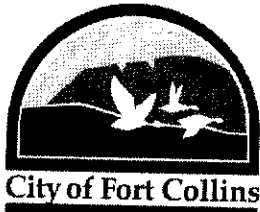
Jack Blake
Stewart & Associates, Inc.
February 14, 2003

James H. Stewart and Associates, Inc.

103 S. Meldrum Street • P.O. Box 429 • Ft. Collins, CO 80522

CENTERPOINT PLAZA replies2comments.doc

This unofficial copy was downloaded on Nov-21-2019 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **February 2, 2005**

Project:

CENTERPOINT PLAZA BUILDING A MAJOR AMENDMENT-TYPE I

All comments must be received by Steve Olt in Current Planning, no later than the staff review meeting:

February 02, 2005

Note - Please identify your redlines for future reference

Issue Contact: **Sheri Wamhoff**

Topic: General

Number: 7

Created: 2/2/2005

[2/2/05] No footings or overhangs (eaves) can extend into the easements. This appears to be occurring on the north side and west side of the building. We can also look into an easement vacation along Timberline if you would like for the area where the building overhang is proposed.

Number: 8

Created: 2/2/2005

[2/2/05] Need to show the easements - drainage etc. on these plans. Need to be able to verify that the larger building does not extend into the easements.

Number: 9

Created: 2/2/2005

[2/2/05] The building is extending beyond the shown building envelope. The building envelope was not shown on the plat, so just revise the building envelope to go out side of the structure. Just be aware that the building envelope can not extend into the easements.

Number: 10

Created: 2/2/2005

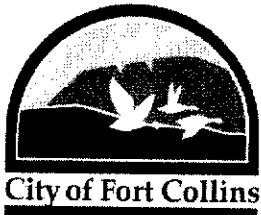
[2/2/05] Now appear to be showing retaining walls at the south end of the building. If you are we need to see if and how this impacts the grading plans and the temporary pond.

Sheri Wamhoff
Signature

2/2/05
Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other *No redlines returned.*
 Utility Redline Utility Landscape
if needed



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **March 10, 2005**

Project:

CENTERPOINT PLAZA BUILDING A MAJOR AMENDMENT-TYPE I

All comments must be received by Steve Olt in Current Planning, no later than the staff review meeting:

March 09, 2005

Note - Please identify your redlines for future reference

Issue Contact: **Sheri Wamhoff**

Topic: General

Number: 17

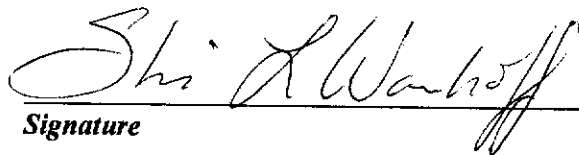
Created: 2/28/2005

[2/28/05] No Comments - all issues have been resolved.

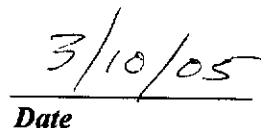
Number: 18

Created: 3/10/2005

[3/10/05] If the spot elevations shown on the grading plan for the parking lot and islands change due to the parking lot changes a revised grading plan needs to be submitted for review and approval. This can be done concurrently with the hearing process.



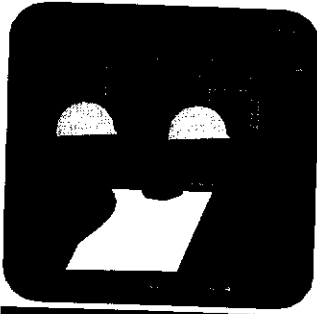
Signature



Date

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



REVISION COMMENT SHEET

DATE: August 11, 2005

DEPT: Engineering

PROJECT: Centerpoint Plaza

ENGINEER: Sheri Wamhoff

All comments must be received by: August 29, 2005

No Problems

Problems or Concerns (see below or attached)

Comments:

Need to coordinate with the Timberline Project being coordinated by City Street Oversizing. Eileen Bayens would be your contact; she can be reached at 221-6605. This pipe impacts the drainage design that was approved for Timberline Road so you will need to work with them to determine where, how, and when inlets will need to be installed and who is responsible for them.

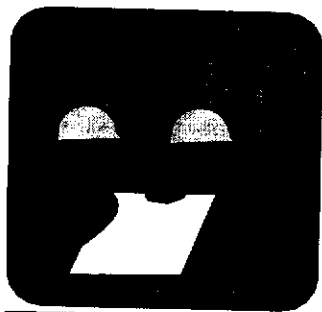
Not sure who's plan set is correct, but the waterline and fire hydrant along Timberline Road seem to differ slightly between the two plans. When I scale out and place the stormline on the Timberline set of plans the line appears to run directly under the fire hydrant.

Date: 8/31/05

Signature: S. Wamhoff

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



REVISION COMMENT SHEET

DATE: August 11, 2005

DEPT: Water/wastewater

PROJECT: Centerpoint Plaza

ENGINEER: Sheri Wamhoff

All comments must be received by: August 29, 2005


No Problems

Problems or Concerns (see below or attached)

Comments:

- PROVIDE STANDARD T.B. & GRAVITY BLOCK DETAILS & CONCRETE ENCASEMENT DETAIL
- EXPLODE OTHER TYPES OF STORM SEWER PIPE IN ORDER TO AVOID WATER MAIN LOWERING.
- PROVIDE CONCRETE ENCASEMENT OF STORM SEWER @ W.M. X-ING.

Date: _____

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS