



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

REC.D 03JUL11 11:3

DATE: July 16, 2003

TO: Engineering Pavement

PROJECT: #43-94I HORSETOOTH BUSINESS PARK,
CARRIAGE AUTO SERVICE SHOP – TYPE II (LUC)

All comments must be received by **Ted Shepard** no later than the staff review meeting:

August 13, 2003

Note - PLEASE identify your redlines for future reference

No Comment

Rick Rios

Name (please print)

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

PROJECT COMMENT SHEET

REC.D '03JUL18 11:31

DATE: July 16, 2003

TO: Technical Services

PROJECT: #43-94I HORSETOOTH BUSINESS PARK,
CARRIAGE AUTO SERVICE SHOP – TYPE II (LUC)

KM

All comments must be received by **Ted Shepard** no later than the staff review meeting:

August 13, 2003

Note - PLEASE identify your redlines for future reference

1. LEGAL CLOSES, NO CALLS ON THE PLAT MATCH THE LEGAL.
2. Bldg Envelope can not be located from the south lot line.
3. EAST 1/4 CORNER IS MISLABELED
4. HOW WAS TIMBERLINE ROAD DEDICATED?

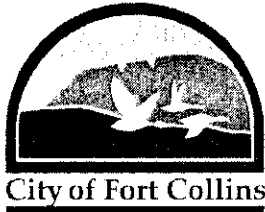
Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





Project Comments Sheet Selected Departments

Department: Engineering

Date: August 13, 2003

Project:

HORSETOOTH BUSINESS PARK, CARRIAGE AUTO SERVICE SHOP -
TYPE II (LUC)

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

August 13, 2003

Note - Please identify your redlines for future reference

Issue Contact: Katie Moore

Topic: General

Number: 38

Created: 8/13/2003

Please clarify how the new ROW on Timberline was calculated. This development is responsible for a total of 70.5' of ROW, measured from the centerline of Timberline Road. The new ROW and easements should be clearly shown on all plan sheets, with dimensions for existing and proposed ROW labeled. Please show and label the centerline of Timberline on the overall utility plan.

Number: 39

Created: 8/13/2003

Please use ghosted or alternate-weight lines for all existing features. It appears as though the office building to the west is included in this project.

Number: 40

Created: 8/13/2003

Elk Road no longer exists, it is simply a private drive which is not allowed to be named. Please remove the name "Elk Road" from the plans.

Number: 41

Created: 8/13/2003

Please clarify the location of the existing sidewalk along Timberline and whether new curb and gutter is proposed south of the site on the private drive. These two areas don't seem to match up on the utility plans and the site and landscape plans.

Number: 42

Created: 8/13/2003

Please see redlines (including the redlined utility plan checklist) for any additional comments.

Topic: Grading plan

Number: 43

Created: 8/13/2003

It appears as though the existing sidewalk is going to be re-graded in one area. Is this what was intended?

Number: 44

Created: 8/13/2003

Katie Moore
Signature

8.13.03
Date

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Plat Site Drainage Report Other *List*
 Utility Redline Utility Landscape

The line types used are so similar that it is difficult to decipher the curb line from a grade line from an easement line. Please use more discernible linetypes.

Topic: Landscape plan

Number: 45

Created: 8/13/2003

Please place the street trees in their ultimate location: the parkway area when Timberline is built out to 6 lanes. Please note the specific dimensions for locations of these trees (ie: 3 feet from the existing back of walk).

Topic: Plat

Number: 46

Created: 8/13/2003

The plat for the Horsetooth East Business Park PUD, 2nd Filing, says there are a 10.5' access easement and a 15' utility and drainage easement dedicated by separate document along Timberline. Where are these and do they need to be vacated?

Number: 47

Created: 8/13/2003

How was the existing ROW for Timberline Road dedicated? Please provide a reception number/book and page reference.

Number: 48

Created: 8/13/2003

Should the lot be labeled as Lot 1?

Number: 49

Created: 8/13/2003

Please see redlines for changes to plat wording. Please use the city's standard surveyor's statement (as redlined) and rearrange the text of the guarantees and statements of ownership and dedication so that the owner's signature is the first signature below these, then the attorney's certificate, then city signatures at the end.

Topic: Utility plan cover sheet

Number: 50

Created: 8/13/2003

Please re-title with: "Utility Plans For:" as the preamble and include the current month and year below the legal description.

Number: 51

Created: 8/13/2003

Please place the index on the right side of the sheet and do not include the plat in the sheet set numbering. It should be referred to as "(for reference only)"

Number: 52

Created: 8/13/2003

Please provide the PE statement on the cover sheet.

September 17, 2003

Ted Shepard
City of Fort Collins Planning Department
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

RE: Response to comments letter, for **CARRIAGE AUTO SERVICE SHOP**.

Dear Ted,

The comments below address the issues raised by city staff regarding the Carriage Auto Service Shop Project. Please also refer to the redlines for additional responses.

ISSUES:

Engineering – Katie Moore

Topic: General

Number: 38

The Half Right-Of-Way was calculated 70.50 Feet from the existing Centerline of Timberline Road, being 10' East of the section Line. This Line is shown on the Utility plan for Fox Meadows. See Page 2 of the Plat.

Number: 39

See plans.

Number: 40

Line types were adjusted. See plans.

Number: 41

See plans.

Number: 42

Redline comments have been addressed on plans – also please reference responses to Grading comment number 45, and Current Planning comment number 3.

Topic: Grading Plan

Number: 43

No there is not going to be any re-grading of the existing sidewalk. Contours have been adjusted accordingly.

Phone: 970.221.5800 Fax: 970.221.1969

401 West Mountain Ave. Suite 201
Fort Collins, CO 80521-1604
Mripley.com

Number: 44

Additional labels have been added and linetypes have been adjusted to make it easier to read.

Topic: Landscape Plan

Number: 45

Per meeting with Ted Shepard and to create visual continuity, we are leaving the street trees so that they form a continuous line with the rest of the street trees already along Timberline, and also so that the existing walk may remain continuous rather than being moved to accommodate the location of the trees for a future date.

Topic: Plat

Number: 46

Noted. Said Plat is the only record of these easements. They were never dedicated by the Plat or any other document. These easements fall within the right-of way and within existing recorded utility easements. *—How do you know?*

Number: 47

✓ Noted. Please see sheet 2 of the plat for this information.

Number: 48

No. We are not creating a lot. The title commitment does not reference a lot.
if it's not a lot, what is it?

Number: 49

✓ Noted. Please see sheet 2 of the plat for the changes.

Topic: Utility plan cover sheet

Number: 50

Title has been changed and current month and year have been added.

Number: 51

Sheet index has been moved to the right and the plat removed from sheet numbering.

Number: 52

PE statement has been added to the cover.

Light & Power – Monica Moore

Topic: General

Number: 2

Acknowledged - see plans for location of pad.

Number: 3

See site plan.

PFA – Michael Chavez

Topic: General

Number: 27

Acknowledged.

Number: 28

An existing fire hydrant is located south of this development close enough to fulfill criteria requirements. This hydrant is called out on the utility plan, sheet 4.

Number: 29

- 1) Storage tanks will be located in the basement of the garage area -- see site plan for label.
- 2) Acknowledged -- see Hazardous Materials Impact Analysis.

Stormwater Utility – Wes Lamarque

Topic: Drainage

Number: 33

A water quality outlet structure has been added.

Number: 34

Acknowledged. Additional text has been added.

Number: 35

Flow calculations have been revised.

Number: 36

Design point locations have been revised.

Topic: Erosion/Sediment Control

Number: 37

1. Text has been updated.
2. The soil to the east of the swale will be disturbed slightly and will therefore require us to keep the silt fence.
3. Note has been updated.

Water Wastewater – Jeff Hill

Topic: General

Number: 30

Meter pit has been added and labeled appropriately.

Number: 31

Appropriate notes have been added.

Number: 32

Appropriate details have been added. See sheets 5&6 of the Utility Plans.

Zoning – Peter Barnes

Topic: zoning

Number: 21

See site plan.

Number: 22

See site plan.

Number: 23

See land use statistics table on site plan.

Number: 24

See elevations.

Number: 25

See landscape plan.

Number: 26

Current Planning – Ted Shepard

1. See site and landscape plans.
2. See general notes on site plan.
3. As discussed in meeting, we endeavor to achieve a campus feel within the three sites of Carriage Wash, the Convenience store, and this project, the Carriage Auto Service Shop. In this we intend to unify the three automotive-related businesses rather than visually separate them from each other. This will be easily accomplished as all have been developed by the same developer, and two are still owned by them. They also have a working relationship with the owner of the Convenience store.
4. See elevation.

Technical Services

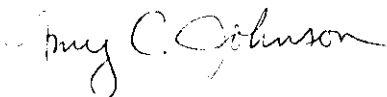
1. Noted. Please see sheet 1 of the plat for changes.
2. Noted. Added a dim. Please see sheet 2 of the plat
3. Noted. Please see sheet 2 of the plat for changes.
4. Please see sheet 2 of the plat for recording information.

Forestry – Tim Buchanan

See Landscape Plans.

Thank you for your consideration.

Sincerely,





REVISION COMMENT SHEET

DATE: September 17, 2003

TO: Technical Services

PROJECT: #43-94I HORSETOOTH BUSINESS PARK,
CARRIAGE AUTO SERVICE SHOP PDP - TYPE
II (LUC)

All comments must be received by **Ted Shepard** no later than the
staff review meeting:

October 8, 2003

KM

No Comment

Problems or Concerns (see below or attached)

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

1. BOUNDARY STILL DOESN'T MATCH DEEDS. SEE REDLINE SHEET FOR MORE.
2. EVEN THOUGH THIS IS ONE LOT, IT STILL NEEDS A LOT DESIGNATION. IE: LOT 1 WITH F²
3. WHY SHOW THE 30.82' TIE TO BLDG ENV.? THE LINES ARE NOT PARALLEL.
4. EAST 1/4 CORNER IS NOT DESCRIBED.

Name (please print)

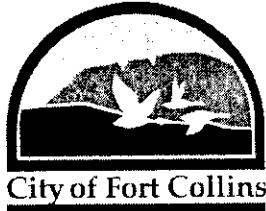
Date

S. LS 33193 WILL SIGN PLAT, SETTING LS 31169 PINS?

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





Project Comments Sheet Selected Departments

Department: Engineering

Date: October 9, 2003

Project:
HORSETOOTH BUSINESS PARK, CARRIAGE AUTO SERVICE SHOP -
TYPE II (LUC)

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

October 08, 2003

Note - Please identify your redlines for future reference

Issue Contact: Katie Moore

Topic: General

Number: 38

Created: 8/13/2003

Original Comment: Please clarify how the new ROW on Timberline was calculated. This development is responsible for a total of 70.5' of ROW, measured from the centerline of Timberline Road. The new ROW and easements should be clearly shown on all plan sheets, with dimensions for existing and proposed ROW labeled. Please show and label the centerline of Timberline on the overall utility plan.

9.21.03 - Repeat - From the original comment, some items still need to be addressed: Again, on all plans, the ROW and easements should be labeled and dimensioned. The dimensions should match on all plans; right now, the site, landscape, plat, and utility plan dimensions of the new ROW all vary. Please revise to match the plat.

Number: 42

Created: 8/13/2003

Please see redlines (including the redlined utility plan checklist) for any additional comments.

Repeat 9.22.03 - This round, I've addressed the missing checklist items in another comment rather than returning the checklist.

Number: 56

Created: 9/22/2003

The items not checked off as complete on the utility plan checklist from the first round of review were not addressed. Please address the following:

1. Reference to the updated or current soils report on the cover page.
2. Finish grade elevations provided for lot corners.
3. On the Overall Utility Plan, please provide ROW, property lines and easements with dimensions and labels.
4. A legend should be provided on each sheet of the utility plan set.

Topic: Landscape plan

Number: 45

Created: 8/13/2003

Original Comment: Please place the street trees in their ultimate location: the parkway area when Timberline is built out to 6 lanes. Please note the specific dimensions for locations of these trees (ie: 3 feet from the existing back of walk).

Repeat 9.22.03: These trees still need to be shown in the ultimate parkway area. Looking at the plans, it appears that there will be a 5' strip between the ultimate sidewalk location and the current sidewalk location. The trees should be

Katherine Moore 10.8.03
 Signature Date

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Plat Site Drainage Report Other

Utility Redline Utility Landscape

placed in the middle of this strip and labeled to be planted 2.5' from the existing back of walk, if what is shown on the plans is scaled correctly. The existing walk should not have to be moved to accomplish this. This comment was verified with Ted Shepard in Current Planning.

Topic: Plat

Number: 48

Created: 8/13/2003

Original comment: Should the lot be labeled as Lot 1?

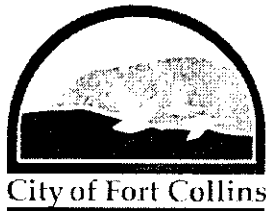
Repeat comment 9.22.03: What is the property then, if not a Lot? Is it a Tract? It needs to be something.

Number: 49

Created: 8/13/2003

Please see redlines for changes to plat wording. Please use the city's standard surveyor's statement (as redlined) and rearrange the text of the guarantees and statements of ownership and dedication so that the owner's signature is the first signature below these, then the attorney's certificate, then city signatures at the end.

Repeat 9.22.03 - Some typos still need to be corrected.



Project Comments Sheet Selected Departments

Department: Engineering

Date: December 3, 2003

Project:

HORSETOOTH EAST BUSINESS PARK, CARRIAGE AUTO SERVICE SHOP - TYPE II (LUC)

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

17
December 31, 2003

Note - Please identify your redlines for future reference

Issue Contact: Katie Moore

Topic: General

Number: 38

Created: 8/13/2003

Original Comment: Please clarify how the new ROW on Timberline was calculated. This development is responsible for a total of 70.5' of ROW, measured from the centerline of Timberline Road. The new ROW and easements should be clearly shown on all plan sheets, with dimensions for existing and proposed ROW labeled. Please show and label the centerline of Timberline on the overall utility plan.

9.21.03 - Repeat - From the original comment, some items still need to be addressed: Again, on all plans, the ROW and easements should be labeled and dimensioned. The dimensions should match on all plans; right now, the site, landscape, plat, and utility plan dimensions of the new ROW all vary. Please revise to match the plat.

12.3.03 - REPEAT - Now the ROW on the plat is different than what was shown previously, and the rest of the plans (except the overall utility plan) match each other. What's going on? Please be sure to show the new ROW line as the new property line. On all the plans, the existing ROW line is shown as the future property line when, in truth, the future property line is the same as the new ROW line. Please switch the linetypes: darker for the new ROW, lighter for the old. Only the Overall utility plan shows the additional corner of ROW needed on the NE corner of the site. Please provide this additional ROW on the plat and match on all plans.

Number: 56

Created: 9/22/2003

The items not checked off as complete on the utility plan checklist from the first round of review were not addressed. Please address the following:

- ✓1. Reference to the updated or current soils report on the cover page.
 - ✓2. Finish grade elevations provided for lot corners.
 - ✓3. On the Overall Utility Plan, please provide ROW, property lines and easements with dimensions and labels.
 - ✓4. A legend should be provided on each sheet of the utility plan set.
- 12.3.03 - REPEAT- none of the above items were addressed.

Number: 64

Created: 12/3/2003

[12/3/03] Some of the lines are too light to be reproduced. Please ensure that all lines will be reproducible when submitting mylars.

Katie Moore
Signature

12.17.03
Date

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

Topic: Plat

Number: 48

Created: 8/13/2003

Original comment: Should the lot be labeled as Lot 1?

Repeat comment 9.22.03: What is the property then, if not a Lot? Is it a Tract? It needs to be something.

Repeat comment 12.3.03: Now there is a building envelope within an area that is still not defined as a Lot or Tract.

Number: 49

Created: 8/13/2003

Please see redlines for changes to plat wording. Please use the city's standard surveyor's statement (as redlined) and rearrange the text of the guarantees and statements of ownership and dedication so that the owner's signature is the first signature below these, then the attorney's certificate, then city signatures at the end.

Repeat 9.22.03 - Some typos still need to be corrected.

Repeat 12.3.03 - What happened? The wording has all been rearranged and changed again. Please change it back to the way it was last round.

Number: 62

Created: 12/3/2003

[12/3/03] Why did the ROW dedication along Timberline change from 10.5 to 15.5'? According to previous calculations, 10.5' was sufficient. Did something change? Whichever it needs to be, please make sure the plat matches the site, landscape, and utility plans.

Number: 63

Created: 12/3/2003

[12/3/03] Did a layer get turned off?

Missing: PSCO 10' util esmt

PSCO 20' util esmt

Rec # for existing ROW on Timberline



December 29, 2003

Mr. Ted Shepard
City of Fort Collins Planning Department
281 North College Avenue
Fort Collins, Colorado 80522

Re: *Response to comments letter, for CARRIAGE AUTO SERVICE SHOP*
Project No.: 0695-121

Dear Ted,

The comments below address the issues raised by city staff regarding the Carriage Auto Service Shop Project. Please also refer to the redlines for additional responses.

ISSUES:

Engineering – Katherine Moore

Number: 62

Issue resolved per discussions with Katie Moore & Wally Muscott.

No response to # 38, 56, 48, or 49

Number: 63

Issue resolved per discussions with Katie Moore & Wally Muscott.

Number: 64

Line types were darkened slightly where needed.

Stormwater Utility – Wes Lamarque

Topic: Drainage

Number: 65

Water Quality outlet structure has been revised.

Topic: Erosion Control – Basil Hamden

Surety calculations have been provided.

Hay bales have been added at the outlet structure to provide erosion control.

Silt fencing was added on the North side of the site where needed.

There are no inlets on this site, the note has been removed.

Straw bales now exist at the outlet structure.

This note has been revised.

Thank you,

TST, INC. CONSULTING ENGINEERS

Laura M. Ludwig
Laura M. Ludwig
LML/sjk

TST, INC.
Consulting Engineers

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