

REVISION COMMENT SHEET

DATE: April 6, 1998 DEPT: **Engineering**
PROJECT: #64-93D Spradley Barr Auto Dealership - Type II (LUC) PDP/FC
PLANNER: Steve Olt
ENGINEER: Michael Dean, P.E.

All comments must be received no later than the staff review meeting:
Wednesday, April 22, 1998

Provide an interior site striping and signing detail for the 3/4 access.

Plot design vehicle to determine entrance lane widths (16' min. of driving surface excluding gutter pan).

The western most lane of S. College Ave. shall be continuous between Mason Street and the site access. The striping of this lane shall be broken in thirds from PCR to PCR (600') consisting of 200" of solid white, 200" of skipped white, and 200" of solid white. Provide a request for variance for the deceleration lane being 200' rather than the 315" required.

Please fill out the attached CDOT Access Application Forms and return them to The city of Fort Collins Engineering Department.

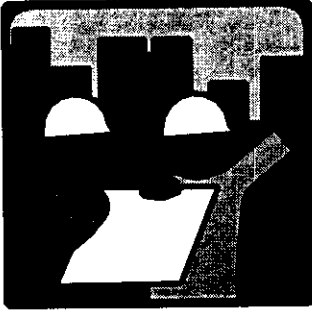
Date: April 21, 1998

Signature: Michael Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape





REVISION COMMENT SHEET

DATE: January 30, 1998 DEPT: **Engineering**
PROJECT: #64-93D Spradley Barr Auto Dealership - Type II (LUC) PDP/FC
PLANNER: Steve Olt
ENGINEER: Michael Dean

All comments must be received no later than the staff review meeting:
Wednesday, February 25, 1998

Dedicate additional Right of Way along South College frontage (approximately 12 feet) to the back of sidewalk or dedicate a Public Access Easement at this location. Provide an Easement for the Sanitary Sewer Line.

The Final Site Plan and Utility Plan do not match each other.

Provide a Safety Rail with 3' setback from the public sidewalk along the retaining wall of the detention ponds to isolate them from the public sidewalk. At cross section A the slope between the top of the retaining wall of the detention pond and the back of sidewalk is steeper than 2:1, provide a recovery strip adjacent to the sidewalk in this location.

Drive dimensions do not meet the City of Fort Collins minimum Standard of 24' in width.

Drive Access to South College Avenue will require a CDOT Access Permit. The South College Access Control Plan shows this access to be 3/4 movement (Right in/Right out/Left in) which is not reflected in the design, despite Cityscape Urban Design, Inc. Statement of Planning Objectives letter dated November 14, 1997 stating the access is designed in accordance with the South College Avenue Access Control Plan. This proposed point of access to South College Avenue needs to be redesigned in accordance with CDOT, City of Fort Collins Standards and the South College Access Control Plan. At this time no access permit has been issued by CDOT and should have been required by The Larimer County Engineering Department prior to Utility Plan Approval. The application for the Access Permit will now need to be completed by The City of Fort Collins Engineering Department and approved by CDOT prior to the access approval needed for Certificate of Occupancy. Sheet 4/11 of the Utility Plans was not signed by the Larimer County Engineering Department, this sheet shows the proposed access to South College, this design does not incorporate traffic control measures to insure this access functions as a 3/4 movement intersection. Submit a design that is in compliance with the current Standards of CDOT and the City of Fort Collins for this proposed access point. This design will need to be reviewed and approved by The City of Fort Collins prior to application for the CDOT Access Permit. Additional comments will be made when the City of Fort Collins reviews the design.

Provide Cross Access with adjacent lots in accordance with the South College Access Control Plan to alleviate problems with 3/4 Movement Access on to South College.

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

Date: 2/25/98

Signature: Michael Dean

Please send copies of marked revisions

- Plat
- Site
- Utility
- Landscape
- T. I. S.





City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: December 17, 1997

DEPT: Engineering

PROJECT: #64-93D Spradley Barr @ REA Vehicle Display Area, Type II (LUC)

PDP/FC

PLANNER: Steve Olt

ENGINEER: Michael K. Dean

All comments must be received by: 12/17/97

Engineering

- Access point on to S. College is shown as 36 ft. wide as per standard D-10 of the Design and Construction Criteria, Standards and Specifications for Streets, Sidewalks, Alleys and Other Public Ways, July 1996 the maximum width is 35 ft..
- Provide Pedestrian Access Easement for sidewalk along S. College or dedicate R.O.W. to back of sidewalk.
- Vertical drop off, behind sidewalk, for detention pond raises safety concerns. Provide rail or extend height of wall to solve this problem, also provide retaining wall design details.
- Portion of planter retaining wall lies over storm sewer line, no structures can be placed over easements.
- Parking/Display area dimensions do not meet Table 4 of the City Standards.

Date: 12/15/97

Signature: Michael K. Dean

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE