



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: **DEPT: Engineering**
PROJECT:
PLANNER:
ENGINEER: Sheri Wamhoff

No Problems
 Problems or Concerns (see below or attached)

Care housing at Windtrail Park PUD

April 6, 2000

- The Site plan calls out the crossing of Rolland Moore as an enhanced x-walk. The Utility plans indicate this to be a striped x-walk only. These need to match. If the enhanced is to be used the utility plans need to provide details for its construction.
- See additional comment on sheet 3

Plat

- Need to eliminate the easement lines shown that pertain to the old streets - as marked.
- Make revisions to the dedication language as noted.

Date: 4/6/00 Signature: Sheri Wamhoff

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



Qualified Affordable Housing Project Comment Sheet

Current Planning

DATE: November 30, 1998 TO: **Engineering Pavement**

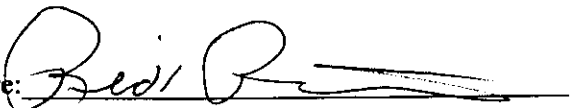
PROJECT: #66-93G Windtrail Park P.U.D., Amended -
Preliminary/Final (LDGS)

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

December 9, 1998

A current soils report is required this report was done in 1994 the site should be reassessed.

Date: 12-11-98

Signature: 

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



REVISION COMMENT SHEET

DATE: February 7, 2000

TO: **Engineering**

PROJECT: #66-93G Care Housing at Windtrail

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

Wednesday, February 23, 2000

No Comment

Problems or Concerns (see below or attached)

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

Care Housing at Windtrail Park PUD (page 1 of 2) February 22, 2000
Plat

1. Use the current plat language for the dedication statement (still eliminating the statement regarding the property being subject to all existing easements on record), add the maintenance guarantee and repair language and the notice of other documents language. See attached.
2. DO NOT show all the old easements that are being vacated or the old lot lines. Do need to show the outline of White Mountain Court with the vacation note, and old Bridgefield Lane as a access and utility easement with the row vacation note. This easement can not be vacated until the new road is built. Once the new road is built then we can vacate the easements by separate document.

Cover sheet

1. There is no longer a Director of Engineering please change all references to Director of Engineering in the general notes to City Engineer.
2. As per the comments returned in Feb 1999 a new soils report is required. The existing soils report is outdated.
3. Add the following onto note #5 after City Engineer: and/or the City Inspector at the time the cuts are made.
4. Add the two notes shown on the cover sheet.
5. Use current signature block on all sheets.

Sheet 2 of 12

1. Revise note 1 to read: All asphalt cuts as a result of utility tie-in or installation shall be done and replaced in accordance with the City of Fort Collins Street Repair and Reconstruction Standards.
2. Remove the manholes from the sidewalk.

(Continued on next page)

Date: _____ Signature: _____

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins

Sheet 4 of 12

1. Is the x-walk striped or raised? Provide a note to indicate what it is to be. If raised provide detail. Label the width of the street at that point. Should be 40 feet.
2. The grade breaks into the moved inlets are too great. Provide a vertical curve or reduce the grades at the inlets to meet standards.

Sheet 5 of 12

1. The alignment you are showing for the extension of Rolland Moore Dr may not match the alignment that has been determined since this project was last reviewed. A drawing showing the alignment has been provided. Please check to make sure that the offsite design that you have provided matches the future alignment.

Sheet 6 of 12

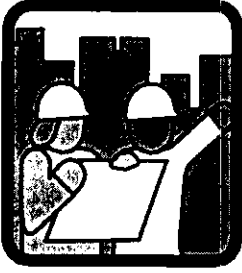
1. What is the 0+00 station in the middle of the street for?

Sheet 11 of 12

1. Provide a detached midblock ramp detail. All the ones that you provided are for attached walks.
2. Provide a attached/ attached sidewalk ramp detail (you had it on the plans last time). This is needed for the intersection of Bridgefield Lane and Shire Court.

Provide a striping plan for Rolland Moore Drive.

No site plan was received to verify that the utility plans match the site plan.



REVISION COMMENT SHEET

DATE: January 25, 1999

TO: **Engineering**

PROJECT: #66-93G Care Housing @ Windtrail Park P.U.D.
– Amended Prelim/Final (LDGS)

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

Wednesday, February 10, 1999

No Comment

Problems or Concerns (see below or attached)

Care housing at Windtrail Park PUD
Plat

(Sheet 1 of 2)

February 11, 1999

- The title should read “being a replat of” rather than “being an amended plat of”.
- Notes numbered 1,2,4 make no sense as there is only two lots shown on this plat. Delete these from the plat.
- Use the following note to delete the existing easements:

All existing easements within the boundaries of this replat with the exception of the 40' Larimer County No. 2 Canal easement along the southern boundary of this plat shall be vacated with this plat. All easements as shown on this plat shall be of record and shall exist with the filing of this plat.

In conjunction with this note you need to delete the reference to this property being subject to all existing easements as you are vacating them with this plat.

This amendment should take care of the easements as platted previously - just need to show the new easements and the easements needed for OLD BRIDGEFIELD LN.

- Provide notes indicating the Row that was vacated and by what ordinance. (I will let you know what it is once this is done)
- Take off the border around “Lot 2” and “Lot 1” - it appears as the box areas are the only portions of the lots.
- Tie all building envelopes to property line so they are locatable.

(Continued on next page)

Date: 2/11/99

Signature: S. Wearleff

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



- Don't include existing ROW within the plat boundaries. To do so will require the city to sign the plat as an owner.
- A little piece of off-site ROW on the west side of the property is needed by separate document.
- see additional comments on Plat

Utility Plans

Sheet 2 of 11:

- The underdrain needs to have a clay barrier before it ties into the stormdrain system. The pipe between the clay barrier and the inlet needs to be a solid pipe.

Sheet 4 of 11:

- Do not have pan go into driveway pan-have flow spread out to more of a sheet flow at this location
- Provide 500 feet of off site design.
- Need to Provide a striping and signing plan for Rolland Moore.

Sheet 5 of 11:

- Indicate Crown Transition Length

Sheet 10 of 11:

- You don't have any intersections with cross pans, delete that detail. Just use detail D-18.
- Provide detached mid-block ramp detail and connection to existing walk detail
- Provide detail D-12.4 detached to attached sidewalk detail.

See plans for additional comments.



Qualified Affordable Housing Project Comment Sheet

Current Planning

DATE: November 30, 1998 TO: **Engineering**

PROJECT: #66-93G Windtrail Park P.U.D., Amended - Preliminary/Final (LDGS)

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

December 9, 1998

Care housing at Windtrail Park PUD
Site Plan

December 14, 1998

- Need to show the sidewalk on the West side of Bridgefeild Lane as well as showing how the sidewalk connects to the existing sidewalk on Shire court.
- Label all sidewalk widths and parkway widths. Rolland Moore Drive- 5 foot sidewalk and 8 foot parkway. Bridgefeild Lane - 4.5 foot sidewalk and a 6 foot parkway.
- The parking set back on Rolland Moore Drive is 50 feet - eliminate parking spaces as shown.
- The parking set back on Bridgefeild Lane is 40 feet - eliminate the parking spaces as shown.
- Row width for Rolland Moore is to be 76 feet.

Plat

- Since you are indicating that the site is subject to all existing easements, you need to show what these are and indicate what is to be vacated. Will need to show the vacation of the existing easements under the building envelopes. This will include the area that was the cul-de-sac.
- You are showing the use of the new street standards, therefore you need to dedicate additional row on Rolland Moore Drive to accommodate the new street standards. (4 additional feet on each side)

(continued on next page)

Date: 12/14/98

Signature: S. Wankhoff

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



- The street vacations will not be processed until this project is close to a P and Z hearing. The first reading of the ordinance will need to occur prior to the P and Z hearing. The second hearing will need to occur after the P and Z hearing and when we are close to completion on this project. The Plat for this project can not be filed until both hearings are complete and the documents filed. For both streets the areas will be retained as easements (types yet to be determined).
- The area of the existing Bridgefeild Lane will need to be shown as Access Easement at a minimum. This will have to be vacated by separate document after new Bridgefeild is constructed and accepted by the City.
- Need to indicate who is to own and maintain the Lots
- Provide 9 foot utility easements adjacent to all public Row
- Use current attorney certification.

Utility Plans

- Modify General Notes as indicated
- Provide a striping plan for Rolland Moore Drive
- Provide a design for the closure of Shire Court at Shields Street.
- Take off the signature block for the water district - this project is served by the City utilities
- Use driveway curb cuts for all access points, and provide concrete to property line.
- Will need off site easements for the water and sewer line connections to the Shire Court.
Will need letters of intent prior to being scheduled for the board.
- Will need Larimer Co #2 signature on the grading plan for work that is being done in there easement.
- Will need to provide sidewalk on both sides of Bridgefeild Lane.

Rolland Moore Drive

- Provide centerline elevations thru the narrowed section.
- Show the 8 foot parkway and the 5 foot sidewalk.
- Provide the existing grades being tied into.
- Show the curb return grades at Bridgefeild lane.
- Provide a cross section at the narrowed section. Provide actual distances for the tangents between the curves for the narrowing. Provide stationing for these curves.
- Provide type III barricades at the end of the sidewalks.
- Provide a 500 foot off-site design. Section 1.02.03.06(b)

Bridgefeild Lane

- Indicate the type of curb and gutter to be used.
- The vertical curves being used do not meet the design speed for this road.
- Provide the grades being tied into.
- Are not meeting the 2% slope requirement at an intersection at Rolland Moore Drive.
- Provide sidewalk on the West side of Bridgefeild Lane also. Indicate that the sidewalk is to be a 4.5 foot sidewalk with a 6 foot parkway. Sidewalk also needs to connect to the existing sidewalk on Shire Court.
- There appears to be a drainage structure at the northwest corner of Bridgefeild Lane and Shire Court. This needs to be moved outside of the Row.

(Continued on next page)

Care housing at Windtrail Park PUD (sheet 3 of 3)

December 14, 1998

Details

- Provide the following details: D-18, D-12.3, D-12.5, D-20, D-14, D-15
- Provide a mid block detached walk detail.

See Plans for additional comments.