

City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: December 28, 2005

TO: Technical Services

PROJECT PLANNER: Anne Aspen

## #23-04B Campus West Theatre Redevelopment PDP – Type I

Please return all comments to the project planner no later than the staff review meeting:

JR, WCM  
1/17/06

### January 18, 2006

Note - Please identify your redlines for future reference

5. TITLE IS WRONG THIS IS A REPEAT OF PORTION OF LOT 1 & 2 BRAZIL 2004

No Problems

Problems or Concerns (see below or attached)

1. BOUNDARY & LEGAL DO NOT CLOSE. CHORD BEARING IN BOUNDARY DOES NOT MATCH LEGAL
2. THE EAST & SOUTH SIDES OF THIS PLOT ARE ADJACENT BY BRAZIL 2004, NOT AS SHOWN.
3. POINT OF BEGINNING DOES NOT MATCH THE LEGAL.
4. OUTER BOUNDARY MONUMENTS ?

Name (please print) \_\_\_\_\_

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Plat     Site     Drainage Report     Other \_\_\_\_\_

Utility     Redline Utility     Landscape

OVER →



City of Fort Collins

6. THERE WAS A PERM. UTILITY, PEDESTRIAN,  
SIDEWALK ESMT GRANTED WITH THE  
WEST ELIZABETH PROJECT IN 2003,  
DOES THIS PLAT ACCOMMODATE IT?

7. HOW WAS CITY PARK & WEST ELIZABETH  
DEDICATED? PLEASE SHOW —



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TO: **Engineering Pavement**

PROJECT PLANNER: Anne Aspen

**#23-04B Campus West Theatre Redevelopment PDP –  
Type I**

Please return all comments to the project planner no later than the staff  
review meeting:

**January 18, 2006**

*Note - Please identify your redlines for future reference*

No Problems

Problems or Concerns (see below or attached)

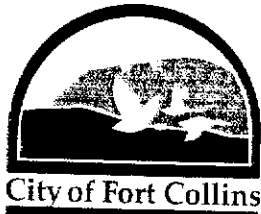
*R. Richter*

Name (please print)

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Plat       Site       Drainage Report       Other \_\_\_\_\_  
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# Project Comments Sheet Selected Departments

Department: **Transportation Planning**

Date: **January 18, 2006**

Project: **CAMPUS WEST THEATRE REDEVELOPMENT PDP - TYPE I**

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

## January 18, 2006

*Note - Please identify your redlines for future reference*

Issue Contact: **David Averill**

Topic: **Site Plan**

Number: 21

Created: 1/18/2006

[1/18/06] Where will a customer of the proposed retail that arrives by bicycle park along W. Elizabeth St.? There needs to be some bicycle parking located along the W. Elizabeth frontage to serve the proposed retail uses.

Number: 26

Created: 1/18/2006

[1/18/06] What is the proposed pedestrian route from either City Park or W. Elizabeth to Building C? It seems that a connecting walkway would be in order. If this cannot be achieved, there should at a minimum be a crossing treatment of drive aisle that clearly delineates where pedestrians can be expected to cross safely. I am particularly curious about the safety of peds crossing the ramp to the upper levels of the parking structure.

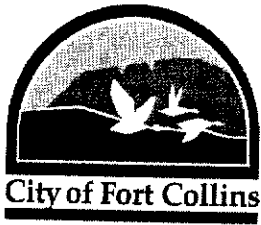
Signature

Date

1.18.06

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<input checked="" type="checkbox"/> Plat	<input checked="" type="checkbox"/> Site	<input type="checkbox"/> Drainage Report	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Utility	<input checked="" type="checkbox"/> Redline Utility	<input checked="" type="checkbox"/> Landscape	



# Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **January 18, 2006**

Project: **CAMPUS WEST THEATRE REDEVELOPMENT PDP - TYPE I**

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

## January 18, 2006

*Note - Please identify your redlines for future reference*

Issue Contact: **Sheri Wamhoff**

Topic: **General**

Number: 27

Created: 1/18/2006

[1/18/06] Retaining walls/ seat walls may not encroach into the ROW without an encroachment permit. This includes the footings. Please provide construction details of the proposed walls, and add spot elevations of top and bottom of walls to the grading sheet. Engineering will look at this and let the applicant know its thoughts regarding the issuance of encroachment permits in this area.

Number: 28

Created: 1/18/2006

[1/18/06] Greater than 8% slope requires a variance request, even if the ramp will be heated. Who will maintain the heating equipment?

Number: 29

Created: 1/18/2006

[1/18/06] Need to show that the existing driveway off of Elizabeth Street aligns with the proposed drive and is of adequate width. If not it will need to be reconstructed.

Number: 30

Created: 1/18/2006

[1/18/06] The driveway onto City Park Ave is to be built to City driveway standards - with directional ramps. Non directional are shown at this time.

Number: 31

Created: 1/18/2006

[1/18/06] The parking setback distance from Elizabeth is not being met. Per the volumes in the parking lot and volumes on Elizabeth the setback is 100 feet.

Number: 32

Created: 1/18/2006

[1/18/06] The storage building along the east property line is shown within the 5 foot easement. Buildings can not be placed within an easement. Is the easement needed in this location? If not maybe it can be vacated in this location. This could be done on the plat.

Signature

Date

1/18/06

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Plat     Site     Drainage Report     Other  
 Utility     Redline Utility     Landscape

Number: 33  
[1/18/06] Need to dimension the sidewalk widths existing and proposed. Created: 1/18/2006

Number: 34  
[1/18/06] Sidewalk on City Park Ave doesn't meet minimum attached width requirement. Attached sidewalks are to be a minimum of 6 feet in width – The minimum width that can be added to a sidewalk is 4 feet or the sidewalk will need to be rebuilt. With the elimination of driveways, the new driveway and any curb, gutter and/or sidewalk that maybe damaged it may make more sense to replace the walk rather than add to it. Created: 1/18/2006

Number: 38  
[1/18/06] Refer to redlines for additional comments. Created: 1/18/2006

Number: 41  
[1/18/06] Please check the layout design with Poudre Fire Authority. They may have issues with turning radius and with obstructions in the 30' wide easement. They also do not allow any parking within the emergency access easements – so if a 30 emergency access easement is needed there is a conflict with the parking stalls. Created: 1/18/2006

Number: 42  
[1/18/06] Believe that the easement labeled as public access and utility should also be labeled as emergency access easement. Created: 1/18/2006

Number: 44  
[1/18/06] Add detail #1602 to the detail sheets. Created: 1/18/2006

Number: 45  
[1/18/06] Detail #1606(a) got stretched out somehow. Created: 1/18/2006

**Topic: Grading and Drainage**

Number: 35  
[1/18/06] Please refer to Appendix E-6 of LCUASS or speak with JR in Technical Services regarding plan scanability. Suggest separating this sheet into 2 sheets (Grading Plan, and Drainage and Erosion Control Plan). There is too much going on for one sheet, and the plan is cluttered. Created: 1/18/2006

Number: 36  
[1/18/06] It is difficult to distinguish between existing and proposed contours. Please adjust line types for more clarity. Created: 1/18/2006

Number: 37  
[1/18/06] Existing contours should be shown a minimum of 50' offsite to verify that you are tying in properly. Created: 1/18/2006

**Topic: overall utility plan**

Number: 39  
[1/18/06] Add a legend to this sheet. Created: 1/18/2006

Number: 40  
[1/18/06] One sanitary and one stormwater manhole are located outside of the utility easement. Not sure that this will be acceptable to the utilities. Created: 1/18/2006

Number: 43

Created: 1/18/2006

[1/18/06] Please add our standard street cut note: "Limits of street cut are approximate. Final limits are to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City street repair standards."

**Topic: Plat**

Number: 47

Created: 1/18/2006

[1/18/06] Label how existing ROW along Elizabeth was dedicated (reception number), or else clearly dimension it on this plat.

Number: 50

Created: 1/18/2006

[1/18/06] Per the improvements shown on the utility plans it appears that the area east of the utility, access, and emergency access easement along the eastern property line needs to be a utility and drainage easement.

Number: 51

Created: 1/18/2006

[1/18/06] The 30 foot utility and access easement also needs to be an emergency access easement.

Number: 52

Created: 1/18/2006

[1/18/06] Show and label all the adjacent properties- includes those to the north and west.

Number: 53

Created: 1/18/2006

[1/18/06] Comments from Technical Services

1. Boundary and legal do not close. Chord bearing in boundary does not match legal.
2. The east and south sides of this plat are adjoined by Brazil 2004, not as shown.
3. Point of beginning does not match the legal.
4. Outer boundary monuments?
5. Title is wrong as this is a replat of portion of Lot 1 and 2 Brazil 2004.
6. There was a permanent utility, pedestrian, sidewalk easement that was granted with the West Elizabeth project in 2003, does this plat accommodate it?
7. How was City Park and West Elizabeth dedicated? Please show.

**Topic: Site Plan**

Number: 48

Created: 1/18/2006

[1/18/06] Check the scale. As shown, parking spaces would be 25' deep.

Number: 49

Created: 1/18/2006

[1/18/06] Remove the gray from the buildings, it will not scan well.



# FINAL PLAN COMMENT SHEET

Current Planning

DATE: August 25, 2006

TO: **Engineering Pavement**

PROJECT PLANNER: Anne Aspen

## #23-04C CAMPUS WEST REDEVELOPMENT FINAL PLANS

Please return all comments to the project planner no later than the staff review meeting:

### September 13, 2006

**Note - Please identify your redlines for future reference**

- No Problems
- Problems or Concerns (see below, attached, or DMS)

*West Elizabeth was paved in 2005  
we should look at any street cuts*

*Rick Richte*

Name (please print)

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