

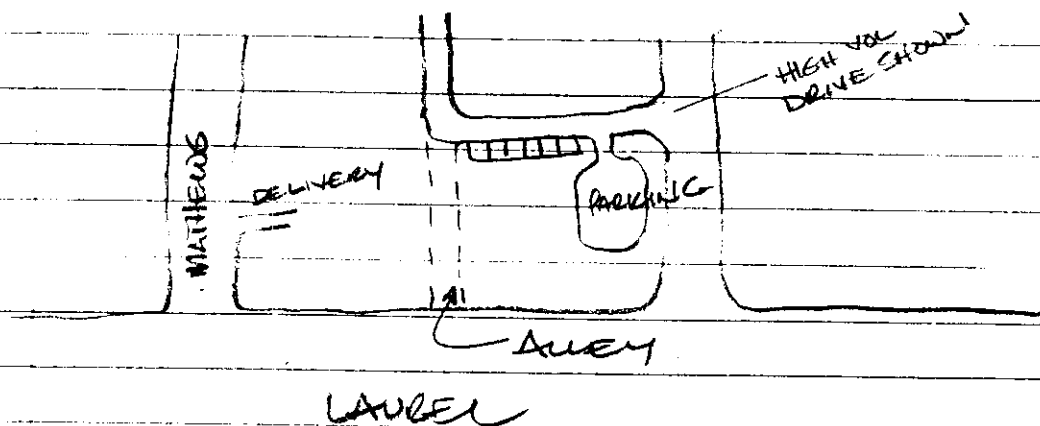
Date: 4/1/02 Time: 11:30

Location: 330 E. Laurel

Description: Centennial High School
remodel and addition

Applicant: Gree/Poudre School District
490-3610

- TIS ? CHECK W/ ERIC BRACKE
- UTILITY PLANS, NO DA OR DEP? FOR ~~CL~~
- DIRECTIONAL RAMPS REQ AT INTERSECTIONS
- LOW VOLUME DRIVE CUTS REQ VS HIGH-VOL RADIAL
COULD SUBMIT A VARIANCE FOR THE DELIVERY
DRIVE.
- PARKING SETBACK FROM ALLEY ^{50'} S/LOCAL STR
- APPLICANT PROPOSES TO VACATE THE THE
ALLEY ROW BISECTING THE PROPERTY &
DEDICATING A UTILITY EASEMENT FOR
THE EXISTING UTILITIES



- NO HEAD IN PARKING OFF ALLEY
- ANY EXISTING DAMAGED C/G/SW MUST BE REPLACED
- ALL IMPROVEMENTS TO LOCALS
- CONTACT RICK RICHTER FOR POSSIBLE
ALLEY IMPROVEMENTS



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

2002-02

DATE: September 20, 2002 TO: Engineering

PROJECT: #39-02 Poudre School District, Centennial High School
Expansion and Remodel – Site Plan Advisory Review
– Type II (LUC)

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

October 16, 2002

Note - PLEASE identify your redlines for future reference

*WES GOT A DRAINAGE REPORT
ERIK BRACKE WANTED T.I.S.*

Name (please print)

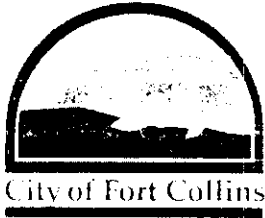
CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **October 15, 2002**

Project:

**POUDRE SCHOOL DISTRICT, CENTENNIAL SCHOOL DISTRICT
EXPANSION AND REMODEL**

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

October 16, 2002

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: **General**

3

This is an incomplete submittal. All public improvements must be designed in accordance with LCUASS. Please read Chapter 2 and 3 of LCUASS for submittal and design requirements. Please complete and submit the checklist in appendix E-4. Submit a TIS, soils report, and drainage report. See redlines. This review is general in nature only. A more detailed review will be given when a more detailed design is submitted.

4

Comments given at the Conceptual Review (April 1, 2002) still stand. They are as follows:

Traffic Impact Study may be required. Contact Eric Bracke.

Directional ramps required at intersections.

See detail 7-12F for alley design. No high volume drive allowed off Mathews or Peterson. Could submit a variance request in accordance with section 1.9.2 for the delivery drive.

Parking setback of 50' from local streets.

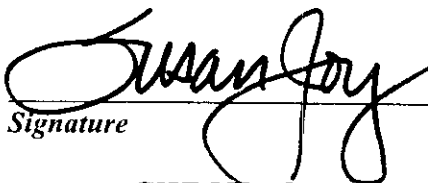
Applicant proposed to vacate the alley ROW bisecting the property and dedicating a utility easement for the existing utilities. All ROW vacations must go through City Council.

Any existing damaged curb/gutter/sidewalk must be replaced.

Underground any existing overhead utilities.

Contact Rick Richter (221-6605) for possible alley improvements.

All improvements to LCUASS. Possible ROW and utility easement dedications.


Signature

10/17/2
Date

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 Plat 1 Site 1 Drainage Report 1 Other E4
 2 Utility x Redline Utility 1 Landscape

5

How was the existing alley ROW vacated? Or was it?

6

Coordinate the various plan sets so that they present the same information. The utility plans do not match the site or landscape plan.

April 9, 2003
FC022701

Mr. Ted Shepard
Senior Planner - Current Planning Division
City of Fort Collins
281 N. College Ave.
Fort Collins, CO 80524

**RE: Response to City of Fort Collins Comments dated October 16, 2002
 PSD – Centennial High School Expansion and Remodel**

Dear Mr. Shepard:

This letter is in response to the comments received from the City of Fort Collins. Specific responses are in the order of each comment sheet and reference the note number where applicable.

Water/Wastewater Comments

- 17. The alley will be vacated and a 30-foot wide easement will be dedicated.
- 18. Permanent structures have been removed from within the proposed 30-foot wide utility easement.
- 19. The utility plan labeling has been completed.
- 20. Noted

Stormwater Utility Comments
Topic: Floodplain

- 16. This comment is further addressed in the Final Drainage Report.
- 24. Noted. Please refer to the drainage report.

Topic: Drainage

- 15. Noted.
- 25. Noted. This information has been included on the Drainage Plan.
- 26. Noted. Contours have been extended.
- 27. Noted.

Topic: Erosion/Sediment Control

- 28. Noted. Erosion control features have been included on the grading plan.

Mr. Ted Shepard
April 9, 2003
Page 2

Engineering Comments

Topic: General

3. Engineering did receive the entire submittal package. A drainage report and soils report were submitted along with civil Utility Improvement Plans, Landscape Plan and Site Plan. A Traffic Impact Study was not required per the direction of Mr. Eric Bracke, CFC Traffic Engineer.
4. Directional ramps on the corners of site have been recently constructed as part of the Laurel Street pavement improvements.

The service entrance driveway on Mathews Street has been revised to reflect the City detail 729A, "Standard Driveway Approach –Types 1& 2".

Parking setback of 50 feet will require a variance since parking on the site has been an issue with the neighborhood and the Planning and Zoning Commission.

The Poudre School District will process the Right-of-Way vacation. A 30-foot wide utility easement will be dedicated.

Noted. All damaged curb and gutter will be replaced per City standards.

Overhead utilities will be placed underground and are noted on the Utility Plan.

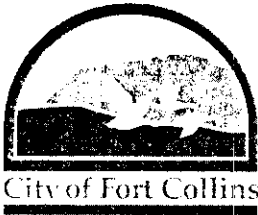
5. The Poudre School District will process the Right-of-Way vacation. A 30-foot wide utility easement will be dedicated.
6. The civil Utility Improvement Plans, Landscape Plan and Site Plan have been updated to match.

Thank you for your review and approval of these plans and responses. If you need further clarification on any of the above responses, please call me (419-1316) at your convenience.

Sincerely,

Nolte Associates, Inc.

Thomas Ochwat, P.E.
Project Manager



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **May 7, 2003**

Project:

**POUDRE SCHOOL DISTRICT, CENTENNIAL SCHOOL DISTRICT
EXPANSION AND REMODEL**

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

October 16, 2002

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: General

Number: 3

Created: 10/14/2002

This is an incomplete submittal. All public improvements must be designed in accordance with LCUASS. Please read Chapter 2 and 3 of LCUASS for submittal and design requirements. Please complete and submit the checklist in appendix E-4. Submit a TIS, soils report, and drainage report. See redlines. This review is general in nature only. A more detailed review will be given when a more detailed design is submitted.

4/22/03: Engineering did not receive a drainage report, soils report, or Checklist E4 with either the first or second submittal as stated in the response letter. Nolte Engineering did deliver a Soils Report as requested on 4/25/03. To date, the drainage report and checklist are still outstanding. Please submit with the next submittal. Please complete and submit the checklist with your next submittal. Any items that are not included in the plan sets will become an outstanding comment with the next round. A checklist is attached for your convenience. The TIS was waived per Eric Bracke.

Number: 36

Created: 4/30/2003

Must provide the ROW vacation legals electronically and a letter from the PSD requesting the vacation prior to going to public hearing.

Topic: Utility Plans

Number: 33

Created: 4/29/2003

Update all the old details to the current LCUASS details. Please provide details 701, 706, 707, 1601, 1602, and 1606. They are available for download at the Larimer County website. The sidewalk culvert must be designed in accordance with details D10-D13. Please select the appropriate detail, incorporate it into the design, and add the detail to the detail sheet.

Number: 35

Created: 4/29/2003

See redlines for additional comments.

Signature

5/7/03
Date

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 Plat Site Drainage Report Other
 Utility Redline Utility Landscape

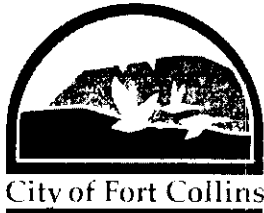
LEGALS
VARIANCE

Topic: Variance Request

Number: 34

Created: 4/29/2003

A variance request must be submitted in accordance with section 1.9.4 of the Larimer County Urban Area Street Standards if there is parking proposed within the 50' minimum parking setback from a local street. The first parking spot will have to be eliminated as it is within two feet of the sidewalk and it presents a safety hazard as well. The variance request must be received and approved prior to going to hearing.



Project Comments Sheet Selected Departments

Department: Engineering

Date: May 7, 2003

Project:

POUDRE SCHOOL DISTRICT, CENTENNIAL SCHOOL DISTRICT
EXPANSION AND REMODEL

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

October 16, 2002

Note - Please identify your redlines for future reference

Issue Contact: Susan Joy

Topic: General

Number: 3

Created: 10/14/2002

This is an incomplete submittal. All public improvements must be designed in accordance with LCUASS. Please read Chapter 2 and 3 of LCUASS for submittal and design requirements. Please complete and submit the checklist in appendix E-4. Submit a TIS, soils report, and drainage report. See redlines. This review is general in nature only. A more detailed review will be given when a more detailed design is submitted.

4/22/03: Engineering did not receive a drainage report, soils report, or Checklist E4 with either the first or second submittal as stated in the response letter. Note Engineering did deliver a Soils Report as requested on 4/25/03. To date, the drainage report and checklist are still outstanding. Please submit with the next submittal. Please complete and submit the checklist with your next submittal. Any items that are not included in the plan sets will become an outstanding comment with the next round. A checklist is attached for your convenience. The TIS was waived per Eric Bracke.

Number: 36

Created: 4/30/2003

Must provide the ROW vacation legals electronically and a letter from the PSD requesting the vacation prior to going to public hearing.

Topic: Utility Plans

Number: 33

Created: 4/29/2003

Update all the old details to the current LCUASS details. Please provide details 701, 706, 707, 1601, 1602, and 1606. They are available for download at the Larimer County website. The sidewalk culvert must be designed in accordance with details D10-D13. Please select the appropriate detail, incorporate it into the design, and add the detail to the detail sheet.

Number: 35

Created: 4/29/2003

See redlines for additional comments.

Signature

Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape

VACIANCE

Topic: Variance Request

Number: 34

Created: 4/29/2003

A variance request must be submitted in accordance with section 1.9.4 of the Larimer County Urban Area Street Standards if there is parking proposed within the 50' minimum parking setback from a local street. The first parking spot will have to be eliminated as it is within two feet of the sidewalk and it presents a safety hazard as well. The variance request must be received and approved prior to going to hearing.

August 11, 2003
FC022701



Mr. Ted Shepard
Senior Planner - Current Planning Division
City of Fort Collins
281 N. College Ave.
Fort Collins, CO 80524

**RE: Response to City of Fort Collins Comments dated April 29, May 5 and May 7, 2003
PSD – Centennial High School Expansion and Remodel**

Dear Mr. Shepard:

This letter is in response to the comments received from the City of Fort Collins. Specific responses are in the order of each comment sheet and reference the note number where applicable.

Water/Wastewater Comments

- 29. Site plan and Landscape plan have the same information.
- 30. Noted.
- 31. The existing water service to the site is adequate to service the proposed expansion per the mechanical engineering consultant for the project. Per the CFC Municipal Code, Chpt. 26-94, the school expansion meets the criteria for allowing a single water service for the additional building structure to be serviced from the existing water service. The Utility plans have been revised to reflect a wet tap being installed from the 6" fire service line connection within Mathews Avenue.
- 32. Noted. Poudre School District will coordinate with the City regarding the Right-of-Way vacation and easement dedication documents.

Stormwater Utility Comments

Topic: Drainage

- 41. Please confer with Glen Schlueter and our meeting notes from our meetings on June 4th and 13th, 2002. Our calculation regarding water quality was reviewed and acceptable at this meeting.
- 42. The major water quality feature for this site is the use of grass swales in addition to 100-yr. water surface ponding and release rate.

Topic: Floodplain

- 39. Noted. The Activities Building has a finish floor elevation of 4987.83 compared to an existing ground elevation of 4986.00. The present CFC flood plain limits do not impact the site. The proposed estimated flood plain as been annotated as being "Shallow flooding of 12" or less above existing ground."

NOLTE ASSOCIATES, INC.
1901 SHARP POINT DRIVE, SUITE A
FORT COLLINS, CO 80525
970.221.2400 TEL 970.221.2415 FAX
WWW.NOLTE.COM

N:\FC0227\Documents\Letters\Resp-cfc-20030811.doc

Mr. Ted Shepard
August 11, 2003
Page 2

40. Noted.

Topic: Erosion/Sediment Control

1. Noted.
2. Noted and added to the Utility Plans.
3. Noted and the erosion control plan calculations have been included in the Final Drainage Report.

Engineering Comments

Topic: General

3. Engineering did receive the entire submittal package. A drainage report and soils report were submitted along with civil Utility Improvement Plans, Landscape Plan and Site Plan. A Traffic Impact Study was not required per the direction of Mr. Eric Bracke, CFC Traffic Engineer.

Checklist E-4 is included in this submittal.

36. Poudre School District will coordinate with the City regarding the Right-of-Way vacation and easement dedication documents.

Topic: Utility Plans

33. Noted. Updated details have been incorporated into the Utility Plans.
35. Redline comments have been addressed and are incorporated into the Utility Plans.

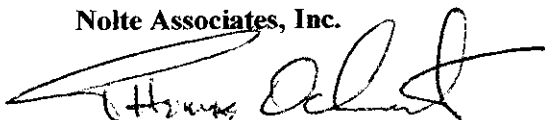
Topic: Variance Request

34. We will prepare and submit a variance request letter for the Poudre School District for the existing parking condition and minimum set back requirement.

Thank you for your review and approval of these plans and responses. If you need further clarification on any of the above responses, please call me (419-1316) at your convenience.

Sincerely,

Nolte Associates, Inc.



Thomas Ochwat, P.E.
Associate Engineer



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **September 2, 2003**

Project:

**POUDRE SCHOOL DISTRICT, CENTENNIAL SCHOOL DISTRICT
EXPANSION AND REMODEL**

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

August 27, 2003

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: Easements

Number: 53

Created: 9/2/2003

The 30' utility easement in lieu of the alley must be described as two separate 5' utility easements. The portion being vacated will automatically revert to a utility easement. Also, the ROW and utility dedication documents were not submitted in the correct format. Please redo and resubmit. See attached.

Topic: General

Number: 36

Created: 4/30/2003

Must provide the ROW vacation legals electronically and a letter from the PSD requesting the vacation prior to going to public hearing.

8/22/3: Repeat comment.

Topic: Landscape Plan

Number: 50

Created: 8/22/2003

Correct overlapped labeling to meet scanability requirements in Appendix E6. See comment #43 under variance requests.

Topic: Site Plan

Number: 49

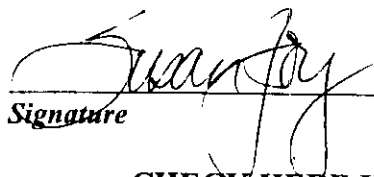
Created: 8/22/2003

Move overlapped labeling to meet scanability requirements in Appendix E6. See comment #43 under variance requests.

Number: 51

Created: 8/22/2003

Continue the sidewalk out to the Alley so that people coming from the parking lot don't have to walk through the grass to get there.


Signature


Date

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| | | | |
|---|---|---|--------------------------------|
| <input 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 | |

Topic: Utility Plans

Number: 33

Created: 4/29/2003

Update all the old details to the current LCUASS details. Please provide details 701, 706, 707, 1601, 1602, and 1606. They are available for download at the Larimer County website. The sidewalk culvert must be designed in accordance with details D10-D13. Please select the appropriate detail, incorporate it into the design, and add the detail to the detail sheet.

8/22/3: Repeat comment. Please provide detail 1606. Please label the concrete spillway detail as "on-site".

Number: 44

Created: 8/22/2003

See comment #43 under "Variance Requests"

Number: 45

Created: 8/22/2003

Cover Sheet - Date must be the month submitted. In this case "August". Next time, September or....

Number: 46

Created: 8/22/2003

Sheet 2 - Note 14 of the Grading and Erosion Control Notes: Contact Bob Zakely. Also, correct the misspelling, see redlines.

Number: 47

Created: 8/22/2003

Sheet 4 - Dimension all sidewalks and parking stalls. See comment #43. Also, the lineweights for existing and proposed are too similar. Please adjust these so that the plans are more clear.

Number: 48

Created: 8/22/2003

Sheet 5 & 7 - Correct the sidewalk chase label to include detail D10 and sheet 9. See redlines.

Topic: Variance Request

Number: 34

Created: 4/29/2003

A variance request must be submitted in accordance with section 1.9.4 of the Larimer County Urban Area Street Standards if there is parking proposed within the 40' minimum parking setback from a local street. The first parking spot will have to be eliminated as it is within two feet of the sidewalk and it presents a safety hazard as well. The variance request must be received and approved prior to going to hearing.

8/22/3: The variance request must be restated and resubmitted. The minimum parking setback is 40', not 20' as currently stated in the request. The justification for reducing the parking setback must be addressed from a safety perspective, not the fact that parking is limited at the site. See section 1.9.4 for further instruction. The City is amenable to granting the variance provided that the first stall is removed being that the first existing stall is too close to the sidewalk and the street, and is on City ROW as well.

Number: 43

Created: 8/22/2003

It appears that the new parking spaces in the alley are only 14' deep. City standards require a 19' or 17' with a 2' overhang. Please see detail 19-7 for other requirements. If the applicant chooses to go with the current configuration, a variance request must be submitted in accordance with 1.9.4 of LCUASS. OR, contact Peter Barnes with Zoning (221-6760) and find out if you can make these long term or compact car parking spaces.



Project Comments Sheet Selected Departments

Department: Engineering

Date: September 23, 2003

Project:

POUDRE SCHOOL DISTRICT, CENTENNIAL SCHOOL DISTRICT
EXPANSION AND REMODEL

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

September 24, 2003

Note - Please identify your redlines for future reference

Issue Contact: Susan Joy

Topic: Easements

Number: 53

Created: 9/2/2003

The 30' utility easement in lieu of the alley must be described as two separate 5' utility easements. The portion being vacated will automatically revert to a utility easement. Also, the ROW and utility dedication documents were not submitted in the correct format. Please redo and resubmit. See attached.

9/24/3: Repeat comment. No easements were received with this round of review.

Topic: General

Number: 36

Created: 4/30/2003

Must provide the ROW vacation legals electronically and a letter from the PSD requesting the vacation prior to going to public hearing.

8/22/3: Repeat comment.

9/24/3: Repeat comment.

Topic: Site Plan

Number: 51

Created: 8/22/2003

Continue the sidewalk out to the Alley so that people coming from the parking lot don't have to walk through the grass to get there.

9/24/3: Thank you for continuing the sidewalk as requested, however, please taper the sidewalk as redlined as that is how people will walk in that area.

Topic: Variance Request

Number: 34

Created: 4/29/2003

A variance request must be submitted in accordance with section 1.9.4 of the Larimer County Urban Area Street Standards if there is parking proposed within the 40' minimum parking setback from a local street. The first parking

Signature

Date

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Plat Site Drainage Report Other Utility Redline Utility Landscape