



City of Fort Collins  
Planning

# PROJECT COMMENT SHEET

*220*

DATE: *11 Oct. 1995*

DEPARTMENT: *ENGR.*

PROJECT: *Christ Fellowship Church Subdivision*

PLANNER: *Ted Shepard*

All comments must be received by: *wed. Oct. 25*

No Problems

Problems or Concerns (see below)

*see attached*

Date: *10/30/95*

Signature: *Ward Shepard*

CHECK IF YOU WISH TO RECEIVE  
COPIES OF REVISIONS:

- PLAT
- SITE
- LANDSCAPE
- UTILITY

# Comment Sheet

Project: Christ fellowship Church Subdivision  
Dept: Engineering

Date: 10-30-95

## Cover Sheet

1. Please provide 2 benchmarks referenced to the Black Bolt Survey.

## Plat

1. Please add the Township, Range, Section number, and Meridian to the title area.
2. Need to dedicate the emergency access road as an emergency access easement.

## Overall Utility Plan

1. Please keep the southern barricade completely within the ROW to eliminate offsite easement needs.
2. Need to dedicate more ROW to keep the sidewalk within the ROW.
3. Need to taper the pavement to match the width of the gravel road and provide a detail of the transition from pavement to gravel including how water flows will be taken from the pavement and away from the gravel travel lanes.
4. Is the temporary turn-a-round easement an existing easement, or being dedicated by the owner. Please provide the easement documentation.

## Charlie Lane, Plan & Profile

1. See # 3, Overall Utility Plan.
2. Please provide curve data for all curves.
3. Please provide a street cross-section for Charlie Lane.  
Please provide an intersection detail (Charlie Lane/C.R.9), see Ft. Collins Street Standard Detail "D-19" for reference and requirements.
4. Please provide street centerline bearings.
5. Please indicate the slope of the existing land on each end of the profile views.
6. Please show the intersection curve returns, on the profile views.
7. Elevation of the road needs to be elevated more, to provide adequate grade along the remaining dirt road section

## C.R. 9, Plan & Profile

1. See # 5, Charlie Lane,...
2. Provide stationing references on the plan view.
3. Vertical curve is too short for arterial street requirements.

## Grading and Drainage Plan

1. Need to address erosion control method due to transition taper needs.
2. Please show what is going to be done with the concentrated flows leaving the paved street.

## Detail Sheet

1. Please provide details for the private drives, transition area, intersection and Charlie Lane cross-section.



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 25 July 1995

DEPARTMENT: *Engineering*

PROJECT: **29-94B CHRIST FELLOWSHIP CHURCH - Final S/D**

PLANNER: **Ted Shepard**

All comments must be received by: Friday, 4 August 1995

No Problems

Problems or Concerns (see below)

PLAT

- CORNERS ALONG CHARLIE LANE - ARE THESE DEDICATED ROW?
- THE 30 FOOT TRACT OFF OF THE END OF NITE COURT NEEDS TO BE LABELED AS A TRACT AND DEFINED - EMERGENCY AND PEDESTRIAN ACCESS EASEMENT

Date: 8/7/95 Signature: *Shirley Wankoff*

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- UTILITY



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 4-16-96

DEPT.: SW

W/WW

ENGR'G

PROJECT: Christ Fellowship Church Subdivision

PLANNER: Ted Shepard

*All comments must be received by:*

No Problems

Problems or Concerns (see below or attached)

• PLAT

1. Need to tie the site to two section corners.

• UTILITY PLANS

1. Need to do full length design of Charlie Lane and Nite Court, including the cul-de-sac.

2. Check easement labeling along South boundary.

3. Please provide cross-sections of North side of Charlie Lane and East side of Nite Court plus profile any existing drives using the two streets.

4. Show full profiles of each street with full descriptive data, and grades beyond tie-ins with existing or new roads, for min. of 150'.

5. Need to provide design for C.R. 9 for 1000' beyond this projects construction limits and provide "As Built" centerline profile.

6. Revise sidewalk ramps.

7. Gravel driveway can not be used by public or private party in the emergency access easement.

8. See other comments on the plans.

Date: 4-16-96

Signature: Ward Shepard

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PLAT

SITE

LANDSCAPE

UTILITY



# REVISION COMMENT SHEET

DATE: December 9, 1998 TO: **Engineering**

PROJECT: #29-94B Christ Fellowship Church Final  
Subdivision

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

**Wednesday, December 30, 1998**

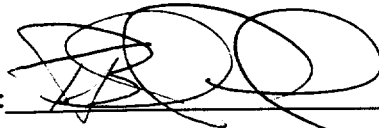
- No Comment
- Problems or Concerns (see below or attached)

### UTILITY PLAN COMMENTS:

- \* Update the soils report.
- \* You will need to dedicate an additional 7½ feet of ROW along County Road 9 (CR 9).
- \* Charlie Lane is considered a Residential Local street. Please modify the ROW and cross section to reflect this.
- \* Nite Court is considered a Residential Local street. Please modify the ROW and cross section to reflect this.
- \* Please use the correct Attorney's Certificate.
- \* Use a driveway entrance into the site from CR 9 and Charlie Lane.
- \* Reduce the curb return radii off of CR 9 to 20 feet.
- \* Reduce the vertical curve lengths on Charlie Lane to 90 feet and provide all vertical curve information.

*Continued on the next sheet*

Date: 12/22/98

Signature: 

### CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

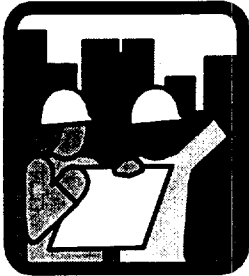
- Plat
- Site
- Drainage Report
- Other \_\_\_\_\_
- Utility
- Redline Utility
- Landscape



***Continued from the previous sheet***

- \* Remove the pavement options from the utility plans. Just reference the pavement design if you need to.
- \* Provide a typical cross section of Nite Court.
- \* Provide a flowline curve table for all curves used in the design. Include the radius, chord length, arc length, angle, bearing, and tangent length.
- \* Provide spot elevations at the intersection of Nite Court with Charlie Lane.
- \* I'm unclear about what happens to the drainage from Charlie Lane. Please clarify. It appears that it will be draining onto someone's property, which is unacceptable.
- \* You will need to provide a preliminary design of CR 9 for 1000 feet beyond the construction limits. Include the interim and ultimate improvements.
- \* Provide cross sections showing the interim and ultimate features every 50 feet.
- \* Show both flowline profiles.
- \* Show all of the curb return profiles in the flow line profiles.

***Refer to the utility plans for more specific comments and concerns.***



# REVISION COMMENT SHEET

DATE: February 1, 2000

TO: Engineering

PROJECT: #29-94B Christ Fellowship Church

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

*23*

Wednesday, February 16, 2000

*cc Bob*

No Comment

Problems or Concerns (see below or attached)

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

1. Show phase line for phasing of lot 1 & lot 2
2. Show sidewalk on plan view @ property line -
3. need site and landscape plan of parking space layout

Date: 2-24-00

Signature: *[Handwritten Signature]*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
| <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 |                                      |



City of Fort Collins



# REVISION COMMENT SHEET

DATE: February 1, 2000

TO: **Engineering**

PROJECT: #29-94B Christ Fellowship Church

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

*23. 24*  
Wednesday, February 16, 2000

*cc Bob*

No Comment

Problems or Concerns (see below or attached)

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

*to show phase line for phasing of lot 1 & lot 2 WE Added Phase Lines on Sheets 3 & 5.*  
*show sidewalk on plan view @ property line - WE moved walk to new ROW LINE ON ALL sheets*  
*need site and landscape plan of parking space layout W.S. FRICK ARCHITECT IS SUBMITTING SITE & LANDSCAPE PLANS.*

Date: 2-24-00

Signature: *David Shepard*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- Plat
- Site
- Drainage Report
- Other \_\_\_\_\_
- Utility
- Redline Utility
- Landscape





COPY



# REVISION COMMENT SHEET

DATE: October 6, 2000

DEPT: **Engineering**

PROJECT: #29-94B, Christ Fellowship Church (LDGS)

All comments must be received no later than the staff review meeting:  
**Wednesday, October 4, 2000**

1. Need to obtain signature of irrigation company or share holders for new ditch/pipe
2. Provide detail of structure/manholes with pipe under street to 18 ADS pipe
3. Show cross section of same showing connection as it relates to sidewalk at the intersection
4. Is easement 20 or 22 feet in width?
5. Make changes as requested by water/wastewater, stormwater and engineering and submit mylars with revised blue lines

Date: 10-6-00

Signature: \_\_\_\_\_

Please send copies of marked revisions

<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Site
<input checked="" type="checkbox"/> Utility	<input type="checkbox"/> Landscape





# REVISION COMMENT SHEET

DATE: October 6, 2000

DEPT: **Engineering**

PROJECT: #29-94B, Christ Fellowship Church (LDGS)

All comments must be received no later than the staff review meeting:  
**Wednesday, October 4, 2000**

- 1. Need to obtain signature of irrigation company or share holders for new ditch/pipe *SIGNATURE BLOCK ON SHEET 3*
- 2. Provide detail of structure/manholes with pipe under street to 18 ADS pipe *DETAIL ON SHEET 7*
- 3. Show cross section of same showing connection as it relates to sidewalk at the intersection *We added a plan and profile of Irr. Pipe as sheet 12.*
- 4. Is easement 20 or 22 feet in width? *It is 22' FEET. I CORRECTED THIS.*
- 5. Make changes as requested by water/wastewater, stormwater and engineering and submit mylars with revised blue lines *I made revisions.*

Date: 10-6-00

Signature: *Dave Meyer*

Please send copies of marked revisions

Plat     Site  
 Utility     Landscape





# STAFF PROJECT REVIEW

STEWART & ASSOCIATES  
DICK RUTHERFORD  
103 S. MELDRUM  
FT. COLLINS, CO 80521

Date: 6/27/2003

Staff has reviewed your submittal for CHRIST FELLOWSHIP CHURCH PDP - TYPE II (LUC), and we offer the following comments:

## ISSUES:

Department: Engineering  
Topic: utility plans

Issue Contact: Dave Stringer

Number: 1

Created: 6/2/2003

Revision to signed set of plans should be numbered as sheet 3A of 13. Cloud the area's being changed and use number of revision in a triangle, show in revision block. *I Clouded water service, sewer service, Ziegler \ Charlie Lake Ramps, AND PHASE I Bldg.*

Number: 2

Created: 6/2/2003

Add note: Phase II to be constructed at future date  
*WE ADDED NOTE ON SHEET 3A OF 13*

Number: 3

Created: 6/2/2003

Show surface material on 2nd point of access (southern most) off of Ziegler Road  
*WE LABELED DRIVEWAY AS ASPHALT.*

Department: Light & Power  
Topic: Light & Power

Issue Contact: Doug Martine

Number: 19

Created: 6/9/2003

A landscape plan showing planned streetlights has been sent to Ted Shepard to be forwarded to the applicant. These planned streetlights must be shown on the landscape plan, and the street tree locations adjusted to provide 40 ft. minimum clearance between the trees and each streetlight (15 ft. if the tree is an ornamental). *I will ask the Landscape Architect about the street lights.*

Department: Stormwater Utility  
Topic: Grading Plan

Issue Contact: Basil Hamdan

Number: 37

Created: 6/12/2003

Plan should show how the proposed grading would tie into existing elevations, currently the plans do not call out or show existing contours on the subject property, the future phase, or surrounding property. The currently submitted plan is inadequate for a complete and thorough review to be done. *I added the proposed designed contours on Phase II and how they tie into the Phase I Bldg.*

Topic: Off-site easements

Number: 36

Created: 6/12/2003

Please provide a copy of an existing off-site easement if one was obtained with the original plan approval. If not then an off-site drainage easement is required.

*I enclosed the drainage easement that is off-site to the Woodland Park Detention Pond.*

**Topic: Utility plans**

Number: 35

Created: 6/12/2003

Please provide revisions to the originally approved plans.

*I included water service, sewer service, directional ramps, & PHASE I Bldg.*

Provide a phasing plan showing what improvements will be done with each phase.

*I showed all the improvements on Phase I on sheet 3-A of 13*

The currently submitted plans do not show where the drainage outfall is, please

clarify. *I added the 3' concrete Pan To The Woodland Park Detention Pond on Sheet 3-A of 13. All of the original plans are enclosed showing pond etc.*

Please provide an erosion control plan for this particular phase of development.

*We showed the silt fence and straw bales in Phase I on sheet 3-A of 13*

Since these plans are part of a new PDP, newer regulations such as water quality requirements are now in effect. Please either provide some water quality treatment or request a variance. *We have enclosed a variance for water quality.*

Provide a drainage and erosion control report addendum discussing drainage, detention requirements, erosion etc..., and how site requirements are being satisfied for this first phase submittal.

**Department: Traffic Operations**

**Issue Contact: Ward Stanford**

**Topic: General**

Number: 18

Created: 6/4/2003

The TIS for this project was done in 1995. Unfortunately since this development has not started in so many years, the study needs to be revised to reflect current growth.

*Call Ward Stanford set up appt.*

**Topic: Transportation**

Number: 33

Created: 6/11/2003

The 1995 TIS needs to be revised to account for current and future area development. If the project is to be phased, the revision should include discussion concerning the overall and phased elements of the development.

*Phase I is the development of Charlie Lane adjacent to Lot 6, and the parcel west of the driveway from Ziegler Road, and the Phase I Building*

Number: 34

Created: 6/11/2003

Only received a grading plan. A plan set indicating all improvements by phase would be appropriate. *Sheets 13-A and 13-B show the improvements.*

**Department: Transportation Planning**

**Issue Contact: Tom Reiff**

**Topic: Transportation**

Number: 22

Created: 6/11/2003

The proposed handicap parking spaces need to be designed to ADA standards - 96" minimum stall width and either a 60" or 96" accessible aisle adjacent to the stall along with an accessible ramp. The wider aisle is for a van accessible stall.

*We revised the handicap parking spaces on sheet 3-A of 13*

Number: 25

Created: 6/11/2003

According to the LCUASS, directional access ramps are required for intersections with detached walks. Please replace the proposed radial style ramps at Ziegler and Charlie Lane with three directional ramps (see red lines). Please note that there are new ADA standards for access ramps.

*We revised the ramps at Ziegler & Charlie Lane to directional ramps*

Number: 26

Created: 6/11/2003

Please include a vicinity map on the site plan.

*We added a vicinity map on sheet 3-4 of 13*

Number: 27

Created: 6/11/2003

According to section 3.2.2 of the City's LUC, bicycle parking needs to be provided. Please include enough bike parking for 4 bikes near the building's entrance in a visible secure location and near an accessible ramp. See red lines for suggested location.

*We added bike marks for 4 bikes*

Number: 28

Created: 6/11/2003

The proposed driveway approach from Charlie Lane needs to be replaced with the standard driveway approach for local streets. See drawings 706 (Type 1 for detached sidewalk) and 1601 in the LCUASS for the correct driveway and sidewalk design.

*We changed the Charlie Lane driveway to a 706 (Type 1)*

**Department: Water Wastewater**

**Issue Contact: Jeff Hill**

**Topic: General**

Number: 20

Created: 6/11/2003

If this project is to be a revision to the approved utility plans then provide all sheets of the approved plans which show a revision, bubble the revision and note the revision. If it is not a revision to the approved plans then provide a complete set of utility plans (i.e. sanitary sewer profile, type, details, etc.).

*We clouded revisions on Lot 3*

Number: 21

Created: 6/11/2003

The water main in Charlie Lane was installed and according to our records no stubs were installed for this site. Connections to an existing water main should be made with wet taps not tees. Correct the notes pertaining to the tees on the fire line and fire hydrant.

*We corrected the water lines to tapping saddles.*

Number: 23

Created: 6/11/2003

Place the proposed curb stop 1 foot from the rear of the utility easement and the meter pit no more than 2 feet downstream of the curb stop. See utility and landscape plan for other comments.

*We corrected the curb stop and meter pit location*

**Department: Water Wastewater**

**Issue Contact: Roger Buffington**

**Topic: Landscape plan**

Number: 31

Created: 6/11/2003

Show the 24-inch water main and the fire hydrant near Ziegler on the landscape plan. There is currently a conflict between the 24-inch main and the row of trees

*The Landscape Architect changed the trees according to Rev. Ed Davis.*

along Ziegler as shown. Water Utilities and Forestry have agreed upon the following adjustments to address this conflict. The trees are to be changed to ornamentals and are to be located 5 feet west of the sidewalk.

**Topic: Utility plans**

Number: 29 Created: 6/11/2003  
Show thrust block on the fire line and the curb stop/meter pit on the domestic water service. *We corrected the curb stop and meter pit location, and the Fire Line Thrust block.*

Number: 30 Created: 6/11/2003  
The sewer service elevation at the sewer main would be more than 0.02 feet (or 0.2 feet) higher than the invert of the sewer. Refer to the sewer service connection detail. *I corrected the tap for the sewer service elevation.*

Number: 32 Created: 6/11/2003  
Clarify that the sanitary sewer for the first phase goes to Manhole #5 which is beyond the line labeled "End Construction". *We added a note at M.H. 5 as End of Construction.*

**Department: Zoning**  
**Topic: ZONING**

**Issue Contact: Jenny Nuckols**

Number: 4 Created: 6/2/2003  
There is not a separate site plan - if landscape and site are to be combined in one, please note as such on the plan. *Sheets 13-A & 13-B show THE SITE Plan.*

Number: 5 Created: 6/2/2003  
Handicap spaces are not the correct size - should be 13 feet wide since they are not next to a ped walk way that is at the same grade as the stall. 3.2.2(K)(5)(a)  
*We widened the spaces to 13'*

Number: 6 Created: 6/2/2003  
Show placement of and label bike rack(s)  
*We showed Bike Rack*

Number: 7 Created: 6/2/2003  
Why is the grass area directly south of the building surrounded by a 3' tall chain link fence?  
*Label "Playground" It is a playground*

Number: 8 Created: 6/2/2003  
Why are there 6' privacy fences surrounding little 9 x 14 areas - what are those areas for? (Directly west of building)  
*HVAC units HVAC UNITS*

Number: 9 Created: 6/2/2003  
Is there going to be a trash enclosure anywhere?  
*We showed Trash enclosure at S.W. Cor. Note Phase I*

Number: 10 Created: 6/2/2003  
Show handicap ramps at the entrance off of Zeigler  
*with detached walk we do not need ramps at the driveway off of Zeigler*  
*Note at S/N ends of sidewalk on Ziegler Entrance*

✓ Number: 11 Created: 6/2/2003

No foundation plantings are being shown - see section 3.2.1(E)(2)(d)

*I will call Landscape Architect Re: [unclear] Note Concrete Walk around of Bldg.*

Number: 12 Created: 6/2/2003

Need to see building envelope, footprint, dimensions, distances to property lines

*WE Asked these to the plan. Do we need an envelope? envelope dimensions*

Number: 13 Created: 6/2/2003

\* Building does not meet build-to line requirements, future building envelope won't meet build-to-lines either. *15' from street or*

*Respond in writing requesting "modification procedure" to allow for plan. (Will go to P+Z Board)*

Number: 14 Created: 6/2/2003

\* Landscape plan needs to include the landscape assurances clause. *Ted to provide. I will call Landscape Architect Re: [unclear]*

✓ Number: 15 Created: 6/2/2003

Building square footage isn't noted anywhere, number of parking spaces isn't noted.

Need to show typical stall dimensions, back-up distance etc.

*BUILDING AREA = 9,700 S.F. THERE ARE 71 PARKING SPACES. WE HAVE A SITE DATA ON SHEET 3-B OF 13.*

Number: 16 Created: 6/2/2003

*Site Data*

\* This is in the neighborhood sign district - if any signage is proposed to be on the building, its LOCATION needs to be shown on the elevations - not the the actual signage, just the sign locations. *find out dimensions I will try to find out about a sign.*

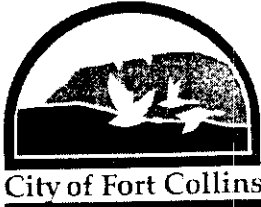
✓ Be sure and return all of your redlined plans when you re-submit. *WE return the Red Lines.*

If you have any questions regarding these issues or any other issues related to this project, please feel free to call me at (970) 221-6750.

Sincerely:

*Ted Shepard*

Ted Shepard  
Chief Planner



# Project Comments Sheet Selected Departments

Department: Engineering

Date: June 2, 2003

Project: CHRIST FELLOWSHIP CHURCH PDP - TYPE II (LUC)

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

## June 11, 2003

*Note - Please identify your redlines for future reference*

Issue Contact: Dave Stringer

Topic: utility plans

Number: 1

Created: 6/2/2003

Revision to signed set of plans should be numbered as sheet 3A of 13. Cloud the area's being changed and use number of revision in a triangle, show in revision block. *WE Clouded the revisions on the signed plans. We added sheet 3-A and 3-B showing Phase I Site Plan & Grading Plan.*

Number: 2

Created: 6/2/2003

Add note: Phase II to be constructed at future date. *We added Note: Phase II to be construct at future date.*

Number: 3

Created: 6/2/2003

Show surface material on 2nd point of access (southern most) off of Ziegler Road

*THE Access Drive From Ziegler Road will be asphalt,*

*Dave Stringer*  
\_\_\_\_\_  
Signature

*6/2/03*  
\_\_\_\_\_  
Date

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Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Utility       Redline Utility       Landscape





# Project Comments Sheet Selected Departments

**COPY**

**Department: Engineering**

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**Date: August 4, 2003**

**Project: CHRIST FELLOWSHIP CHURCH PDP - TYPE II (LUC)**

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

## August 06, 2003

*Note - Please identify your redlines for future reference*

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**Issue Contact: Dave Stringer**

**Topic: utility plans**

Number: 45

Created: 8/4/2003

No additional Comments

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*Signature*

*Date*

**CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS**

**Plat**     **Site**     **Drainage Report**     **Other** \_\_\_\_\_  
 **Utility**     **Redline Utility**     **Landscape**