



City of Fort Collins
Current Planning

PROJECT COMMENT SHEET

DATE: June 15, 2001

DEPT: ENGINEERING

PROJECT: #17-01A Collindale Golf Course Club House PDP

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: July 11, 2001

No Problems

Problems or Concerns (see below or attached)

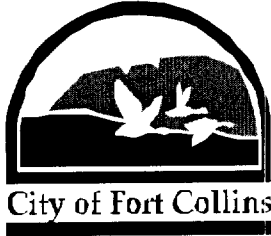
1. New utility plan general notes are needed as the project is under the Larimer County Urban Area Street Standards (LCUASS). See attached for the General Notes which are available in electronic format if desired.
2. The property needs to be platted per the Land Use Code.
3. 57.50' right-of-way dedication shown on Sheet C4, but 30' is shown as already dedicated existing right-of-way, please clarify. 27.50' of right-of-way should instead be shown as to be dedicated? Which document will this dedication take place? Based on internal City discussions, I understand that we will be creating right-of-way alignments rather than easements.
4. Sidewalk outside of right-of-way needs to be in an access alignment.
5. On arterial streets, 15' utility area behind the right-of-way needs to be shown.
6. What is the clearance for the overhead awning? Vertical clearance needs to meet PFA standards.
7. An emergency access area needs to be shown where the fire lane is being designated and required by PFA.
8. A variance request appears to be needed for not continuing sidewalks to the property line. Also, why doesn't the existing sidewalk tie into the driveway with the new detached sidewalk?
9. Sight distance areas are most likely needed based on LCUASS on detail 7-16. Please provide a context map along Horsetooth Road showing the roadway past this site to the west and to the east and proposed how much (if any) of a sight distance area is needed. Sight distance areas would need to be shown on the plat and landscape plan with the typical sight distance easement language in the Larimer County Urban Area Street Standards.
10. Per the LCUASS 19-03, the parking stall setbacks shown on the submittal needs to be verified as being sufficient. This requires information regarding onsite trip generation.
11. Parking stall depth of 17' along Horsetooth appears to be a concern. 17' is only allowed when a 2' overhang is provided, in this case the 2' overhang would be into the public sidewalk along Horsetooth Road.
12. Ensure that site plan and utility plan documents correlate (different sidewalk widths are proposed.)

Date: July 19, 2001

Signature: _____

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



PROJECT COMMENT SHEET

Current Planning

DATE: June 15, 2001 TO: **Engineering**

PROJECT: #17-01A COLLINDALE GOLF COURSE CLUB HOUSE
PDP – TYPE 1 (LUC)

All comments must be received by **Steve Olt** in Current Planning no later than the staff review meeting:

July 11, 2001

Note- Please identify your redlines for future reference

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
Current Planning

PROJECT COMMENT SHEET

DATE: August 8, 2001

DEPT: ENGINEERING

PROJECT: #17-01A Collindale Golf Course Club House PDP

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: August 29, 2001

No Problems

Problems or Concerns (see below or attached)

Plat Comments:

1. Remove the Certificate of Dedication, Maintenance Guarantee and Repair Guarantee language on the plat.
2. Please show the "41' of street dedicated by this plat" as "41' of street area reserved by this plat".
3. Any sort of easement proposed on the plat should be shown as an "area" (sight distance easement should be sight distance area).
4. 15' utility area (not a dedicated easement) behind the right-of-way should be shown as 15' is the standard behind right-of-way.
5. Should the title of the plat be "Collindale Clubhouse Subdivision"? If the property has never been platted before, it should probably be a "PDP" not "Subdivision".

Utility Plan Comments:

1. Previously, it was noted that different General Notes are required because the project is under the Larimer County Urban Area Street Standards (LCUASS). The notes shown within the present version of LCUASS have been refined by the City and those notes should have been attached with the last review. Please use this version of the General Notes; these notes are again available in electronic (Word 97) format if desired.
2. Per the LCUASS 19-03, the parking stall setbacks shown on the submittal needs to be verified as being sufficient. This requires information regarding onsite trip generation.
 (8/01 Comments: With the current proposal, the variance request submitted to Engineering may actually not be necessary. The setback on this standard is measured from the flowline of the intersecting street to where the parking stall meets the drive aisle, thus it appears that more than 50' of setback occurs in all cases. The issue on whether a variance is required is based upon whether more than 750 ADT's occurs within the parking lot in which case 100' of setback is required. It should just be verified from a traffic study or vehicular counts submitted by the Developer that internal ADT's do not exceed 750, eliminating the need for a variance.)
3. Please include a copy of the plat in the utility plan set, located after the cover sheet.

Date: September 5, 2001

Signature: _____

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



City of Fort Collins
Current Planning

PROJECT COMMENT SHEET

DATE: August 8, 2001

DEPT: ENGINEERING

PROJECT: #17-01A Collindale Golf Course Club House PDP

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: August 29, 2001

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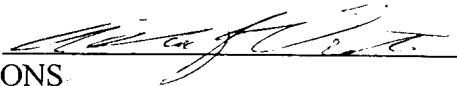
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Utility Plan Comments:

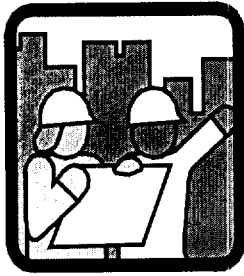
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Date: September 5, 2001

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



REVISION COMMENT SHEET

DATE: August 8, 2001 TO: Engineering

PROJECT: #17-01A Collindale Golf Course Clubhouse PDP
- Type I (LUC)

All comments must be received by **Steve Olt** in Current Planning
no later than the staff review meeting:

August 29, 2001

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

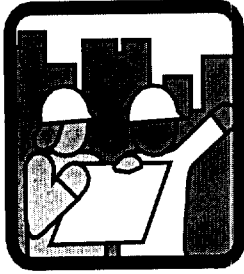
****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE
REFERENCE****

DATE HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS Signature: _____

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



PROJECT COMMENT SHEET

DATE: August 29, 2001

TO: Engineering

PROJECT: #17-01A Collindale Golf Course Clubhouse -
~ *Plat Only*

All comments must be received by **Steve Olt** in Current Planning
no later than the staff review meeting:

September 5, 2001

*THIS IS NOT A "NEW" SUBMITTAL, JUST A SUBDIVISION PLAT AS PART OF
THE ABOVE-MENTIONED PROJECT ALREADY IN REVIEW.*

No Comment

Problems or Concerns (see below or attached)

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

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

Date

Signature



City of Fort Collins



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: June 15, 2001 TO: **Technical Services**

PROJECT: #17-01A COLLINDALE GOLF COURSE CLUB HOUSE
PDP - TYPE 1 (LUC)

All comments must be received by **Steve Olt** in Current Planning no later than the staff review meeting:

July 11, 2001

Note- Please identify your redlines for future reference

plat closes and legal matches Plat

** THIS IS NOT A SUBDIVISION PLAT, WE ARE
GOING TO PREPARE A SUBDIVISION PLAT FOR
THE WHOLE GOLF COURSE.*

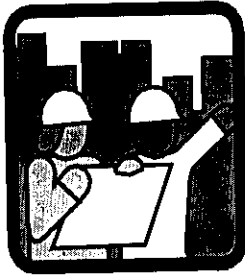
Wally & Jim H.

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





PROJECT

AUG 30 2001

COMMENT SHEET

DATE: August 29, 2001

TO: Technical Services

PROJECT: #17-01A Collindale Golf Course Clubhouse -
~ *Plat Only*

All comments must be received by **Steve Olt** in Current Planning
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September 5, 2001

CDCLBSUB.MAP

*THIS IS NOT A "NEW" SUBMITTAL, JUST A SUBDIVISION PLAT AS PART OF
THE ABOVE-MENTIONED PROJECT ALREADY IN REVIEW.*

No Comment

Problems or Concerns (see below or attached)

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

1. BOUNDARY & LEGAL CASE.

2. Plat would be clearer if utilities, signs, etc,
etc. were not shown. (Should not be shown
on a subdivision plat.)

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

