



**Z E I L E R - P E N N O C K , I N C . / O H A**  
**A R C H I T E C T S - E N G I N E E R S**

PRINCIPALS

PAUL R. PENNOCK  
W. KELLY OLIVER  
JOHN C. HELLGREN

March 12, 2002

Mr. Dave Stringer  
City of Fort Collins  
Engineering  
P.O. Box 580  
Fort Collins, CO 80522

Re: Revised Grading/Erosion Control Plan

Mr. Stringer:

Enclosed is our response to the Grading Plan review comments for Ridgeview Classical School. Any additional changes to the construction documents, dated 10-19-01, have been clouded and dated Revision 3, 3-8-02.

Item Response

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11. No classrooms are located in the public right-of-way.
12. Sheet SP1.1 indicates the location of proposed underground utilities. This sheet has been included for your review.
37. Attached is a copy of the January 28, 1994 letter from Phillip L. Robinson, P.E., L.S., of Stewart & Associates, to Glen Schlueter at the City of Fort Collins. In this letter, Mr. Robinson references the original 1988 drainage report, as well as the October 1993 as-constructed volumes and calculations. These reports both make reference to the outlet structure on Lemay Avenue. Please note the approval stamp from GDS of Stormwater Utility.
38. The pond has been re-graded so that the pond is completely contained within the property lines.
39. Since it is necessary to maximize the volume of the west pond, we cannot provide the minimum 2-foot set-back from the sidewalk. However, we have provided a guardrail along the sidewalk wherever the pond depth exceeds six inches.
40. The main purpose of the curb wall around the pond is to prevent pedestrians and bicyclists from going into the pond. With the addition of the guardrail, a curb is no longer necessary.
41. According to our information, this is not a utility easement, but a building setback.
42. The site area around the pond has been shown at a larger scale on sheet C2.1

**2727 BRYANT ST. Suite 600 DENVER, COLORADO 80211 (303) 455-3322 Fax (303) 455-3708**

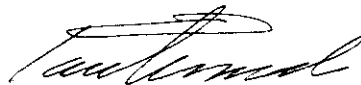
3/8/02  
Ridgeview Classical School Engineering Response  
Page 2 of 2

If you have any questions, please call me at (303) 455-3322. Thank you.

Zeiler-Pennock, Inc. / OHA



Cody Bohall  
Project Engineer



Paul R. Pennock, P.E.  
Principal





City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: May 23, 2001

TO: **Technical Services**

PROJECT: **#16-01 RIDGEVIEW CLASSICAL SCHOOLS – SITE PLAN  
ADVISORY REVIEW**

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

### June 6, 2001

*(2-WEEK REVIEW TIME PER PLANNER)*

*Note- Please identify your redlines for future reference*

*1. If this is to be filed in  
Engineering - it needs to be 24" x 36"!*

\_\_\_\_\_  
*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



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET <sup>copy</sup>

DATE: May 23, 2001 TO: **Engineering**

PROJECT: #16-01 RIDGEVIEW CLASSICAL SCHOOLS – SITE PLAN  
ADVISORY REVIEW

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

## June 6, 2001

*(2-WEEK REVIEW TIME PER PLANNER)*

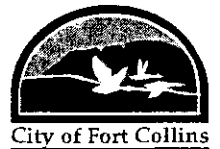
*Note- Please identify your redlines for future reference*

1. Not enough information provided for review
2. NO temporary building to be placed in Public Right-of-way

\_\_\_\_\_  
*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 COMMENT SHEET

REC.D '04FEB19

## Current Planning

DATE: February 12, 2004

TO: Engineering Pavement

PROJECT: #16-01A RIDGEVIEW CLASSICAL SCHOOLS,  
PHASE IV ADDITION – SITE PLAN ADVISORY  
REVIEW – TYPE II (LUC)

All comments must be received by **Bob Barkeen** no later than the staff  
review meeting:

### March 10, 2004

*Note - PLEASE identify your redlines for future reference*

*No comment*

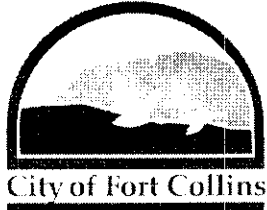
*Rick Richter*

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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





# Project Comments Sheet Selected Departments

*copy*

**Department: Engineering**

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**Date: April 19, 2004**

**Project:**

**RIDGEVIEW CLASSICAL SCHOOLS, PHASE IV ADDITION - SITE PLAN  
ADVISORY REVIEW**

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

## April 21, 2004

*Note - Please identify your redlines for future reference*

---

**Issue Contact: Dave Stringer**

**Topic: General**

Number: 11

Created: 3/11/2004

[4/19/04]

[3/11/04] Need traffic impact Study or statement from City Traffic Engineer and Transportation Planner that one is not required

Number: 18

Created: 4/19/2004

[4/19/04] Have only received Site, landscape and Grading/ erosion plan. Are there others?

Number: 19

Created: 4/19/2004

[4/19/04] Stewart Plans do not match AR Group. Need to show driveway off of Stuart Street on all plan Sheets

Number: 20

Created: 4/19/2004

[4/19/04] Contractor/owner will need to get a drive approach permit from City's Chief Construction Inspector, Lance Newlin. Phone number is 221-6605

Dave Stringer

April 19, 2004

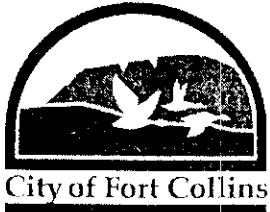
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*Signature*

*Date*

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

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



# Project Comments Sheet Selected Departments

Department: Engineering

Date: April 19, 2004

Project:

RIDGEVIEW CLASSICAL SCHOOLS, PHASE IV ADDITION - SITE PLAN  
ADVISORY REVIEW

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

## April 21, 2004

*Note - Please identify your redlines for future reference*

Issue Contact: Dave Stringer

**Topic: General**

Number: 11  
[4/19/04]

Created: 3/11/2004

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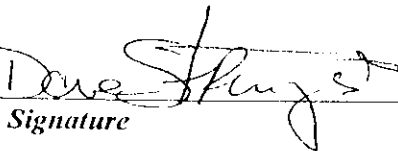
Number: 20

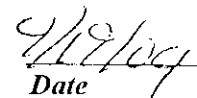
Created: 4/19/2004

[4/19/04] Contractor/owner will need to get a drive approach permit from City's Chief Construction Inspector, Lance Newlin. Phone number is 221-6605

Dave Stringer

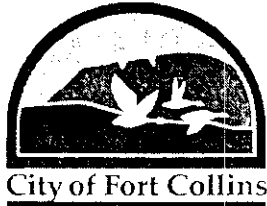
April 19, 2004

  
Signature

  
Date

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Plat     Site     Drainage Report     Other  
 Utility     Redline Utility     Landscape



# Project Comments Sheet Selected Departments

Department: Transportation Planning

Date: April 22, 2004

Project:

RIDGEVIEW CLASSICAL SCHOOLS, PHASE IV ADDITION - SITE PLAN  
ADVISORY REVIEW

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

## April 21, 2004

*Note - Please identify your redlines for future reference*

Issue Contact: Tom Reiff

Topic: Transportation

Number: 8

Created: 3/9/2004

[4/21/04] After review of the TIS and the recommended changes to the site and circulation pattern, the following comments and information is requested.

- 1) Please provide a striping plan for Stuart Street and the driveways on Stuart St. Please keep in mind that the bike lanes on Stuart are a community need and shall remain separate facilities from the travel lanes and the on-street parking.
- 2) No on-street parking will be permitted on Stuart until after the eastern driveway.
- 3) If cars are permitted to turn left into the school from Lemay than the school will need to provide educational information to the parents on how to properly circulate through the site.

[3/9/04] No comments at this moment, however, comments may arise once the TIS is provided.

Number: 23

Created: 4/22/2004

[4/22/04] For the last several years the Poudre School District and the City's Safe Routes to School Program have been improving the safety around schools for students being picked up or dropped off along the streets or who may bike or walk to school. These improvements include widening existing attached sidewalks to a minimum of 8 feet along school properties to adequately accommodate the students and parents. It is highly recommended that Ridgeview School increase the width of

Signature

Date

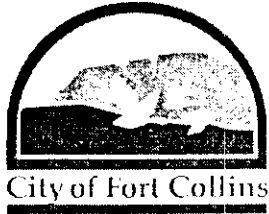
4-21-04

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat     Site     Drainage Report     Other  
 Utility     Redline Utility     Landscape



the Stuart St. sidewalk from the existing 4 foot attached sidewalk to an 8 foot attached sidewalk by adding 4 feet to the back of the existing sidewalk.



# Project Comments Sheet Selected Departments

Department: Traffic Operations

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Date: April 23, 2004

Project:

RIDGEVIEW CLASSICAL SCHOOL SITE PLAN ADVISORY REVIEW #16-01

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

## No Review Date

*Note - Please identify your redlines for future reference*

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**Issue Contact: Eric Bracke**

**Topic: Traffic**

Number: 45

Created: 2/26/2004

[2/26/04] A Transportation Impact Study is currently being conducted for the proposed development. The study parameters have been modified to address the current problems we are experiencing at the school. These problems include backups into NB Lemay during pick up and drop off times as well as the general confusion of drivers at the Stuart Street entrance/exit. Part of the study will look at using Stuart Street, east of the driveways as part of the drop off area for the older students. The study will also address the access on Lemay as part of the entering circulation. The study is also going to address the addition of phases 3 and 7 at the signal of Lemay and Stuart.

**Issue Contact: Ward Stanford**

**Topic: Traffic**

Number: 48

Created: 4/20/2004

[4/20/04] Based upon discussion w/ the Gene Capolla, the Traffic Engineer providing the TIS, and a cursory review of the TIS, the following are my initial comments.

Number: 49

Created: 4/20/2004

[4/20/04] The school currently causes significant traffic congestion on Stuart and Lemay. The improvements outlined in the TIS should be a must before a C.O. is provided for the expansion. The problems at this site will not be completely resolved, but if the improvements are implemented, this schools impacts to Lemay and Stuart should be improved.

Number: 50

Created: 4/20/2004

[4/20/04] The modification of the "pork chop" at the Lemay access may be a viable improvement, but review of the north bound stacking should be done to further verify its true usefulness. The restriping of east Stuart should be done to facilitate additional drop off capability. The south thru lane on Stuart should be converted to a right turn lane only, terminating at the west school access drive.

---

Signature

Date

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

Plat     Site     Drainage Report     Other  
 Utility     Redline Utility     Landscape

Number: 51

Created: 4/20/2004

[4/20/04] The east access should be signed and striped to allow for one lane of left turning out bound traffic, and one lane of right turning out bound traffic. Stuart is not capable of safely taking dual left out bound traffic from an access.

Number: 52

Created: 4/20/2004

[4/20/04] Traffic still has concerns with the dual entrance drive on Stuart being improperly used by motorists, resulting in both east bound lanes experiencing temporary blocking. The entrance should be signed and striped to give clear direction to the entering motorists from both lanes. The school staff should continue to be present to help direct and control the entering flow.

Number: 53

Created: 4/22/2004

[4/22/04] This is a revision to comment ID # 50. After further review and analysis of the Lemay access, the Traffic Dept. believes the left turn will work without being blocked by the north bound Lemay movement. Therefore the "porkchop" should be modified to accommodate the south bound left-in movement from Lemay.



# STAFF PROJECT REVIEW

COPY

ARCHITECTURAL RESOURCE GROUP PC  
LARRY TRAMPE  
1828 WALLEMBERG DR.  
FT. COLLINS, CO 80526

Date: 04/23/2004

Staff has reviewed your submittal for RIDGEVIEW CLASSICAL SCHOOLS, PHASE IV ADDITION - SITE PLAN ADVISORY REVIEW, and we offer the following comments:

**Department: Current Planning**

**Issue Contact: Bob Barkeen**

**Topic: General**

Number: 22

Created: 4/20/2004

[4/20/04] The parking agreement appears to be in violation from both parties, the school developing onto adjacent stalls and the office park for not providing necessary maintenance. *The owners are working to resolve this*

**Department: Engineering**

**Issue Contact: Dave Stringer**

**Topic: General**

Number: 11

Created: 3/11/2004

[4/19/04]

Number: 18

Created: 4/19/2004

[4/19/04] Have only received Site, landscape and Grading/ erosion plan. Are there others? *That's all*

Number: 19

Created: 4/19/2004

[4/19/04] Stewart Plans do not match AR Group. Need to show driveway off of Stuart Street on all plan Sheets  
*It seems that they match?*

Number: 20

Created: 4/19/2004

[4/19/04] Contractor/owner will need to get a drive approach permit from City's Chief Construction Inspector, Lance Newlin. Phone number is 221-6605 *C, K*

**Department: Light & Power**

**Issue Contact: Doug Martine**

**Topic: General**

Number: 17

Created: 4/9/2004

[4/9/04] No comments.

**Department: Stormwater Utility**

**Issue Contact: Wes Lamarque**

**Topic: General**

Number: 21

Created: 4/20/2004

[4/20/04] No more comments.

**Department: Transportation Planning**

**Issue Contact: Tom Reiff**

**Topic: Transportation**

Number: 8

Created: 3/9/2004

[4/21/04] After review of the TIS and the recommended changes to the site and circulation pattern, the following comments and information is requested.

- 1) Please provide a striping plan for Stuart Street and the driveways on Stuart St. Please keep in mind that the bike lanes on Stuart are a community need and shall remain separate facilities from the travel lanes and the on-street parking.
- 2) No on-street parking will be permitted on Stuart until after the eastern driveway. *OK*
- 3) If cars are permitted to turn left into the school from Lemay than the school will need to provide educational information to the parents on how to properly circulate through the site. *OK*

Number: 23

Created: 4/22/2004

[4/22/04] For the last several years the Poudre School District and the City's Safe Routes to School Program have been improving the safety around schools for students being picked up or dropped off along the streets or who may bike or walk to school. These improvements include widening existing attached sidewalks to a minimum of 8 feet along school properties to adequately accommodate the students and parents. It is highly recommended that Ridgeview School increase the width of the Stuart St. sidewalk from the existing 4 foot attached sidewalk to an 8 foot attached sidewalk by adding 4 feet to the back of the existing sidewalk.

Be sure and return all of your redlined plans when you re-submit.

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.

Yours Truly,

Bob Barkeen  
City Planner



City of Fort Collins

## CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: October 27, 2003

ITEM: Ridgeview Classical School

APPLICANT: Larry Trampe  
Architectural Resource Group  
1828 Wallenberg Drive  
Fort Collins, CO 80527

**LAND USE DATA:** A request to add a 14,600 sq.ft. addition to the existing Ridgeview Classical School at the southeast corner of Lemay Avenue and East Stuart Street. The property is within the City of Fort Collins and is currently zoned RL – Low Density Residential District. The following departmental agencies have offered comments for this proposal.

### COMMENTS:

#### Zoning:

1. The land uses within the project are permitted in the zoning district as a Site Plan Advisory Review. This application is forwarded to the Planning and Zoning Board for a consideration.

#### Light and Power:

1. With an increase in the electrical service, there will be a cost to upgrade the facility.
2. The applicant will need to show the location of utility boxes, meters and service lines on the utility drawings and site plan.

#### Poudre Fire Authority:

1. Fire hydrants must be located within 300 feet of all buildings capable of delivering water flows of 1,500 gal/min at 20 psi.
2. Address for the buildings will need to be visible from the street, with a minimum of 6 inch letters on a contrasting background
3. Buildings may need to be fire sprinklered, based on size and use.

#### Water/Wastewater:

1. If there are no changes to the current service, no additional fees or charges will be assessed. Any increase to the current service will incur additional Plant Investment Fees, development review fees and water rights due at time of building permit.

**Engineering:**

1. Additional right-of-way for adjacent streets will need to be dedicated if the existing right-of-way is less than required pursuant to the Larimer County Urban Are Street Standards.
2. A Traffic Impact Study will need to be submitted for this project. The applicant will need to contact Eric Bracke at (970) 224-6062 for a scoping meeting. The study should focus on mitigating impacts for vehicular traffic exceeding the City's Level of Service criteria.
3. The applicant will need to repair/replace any damaged curb/gutter or sidewalk along the project frontage.
4. Utility plans, development agreement and a development construction permit will need to be prepared for this project.
5. An excavation permit may need to be applied for for the addition.

**Storm Drainage:**

1. This site is within the Spring Creek drainage basin. The development fee is \$2,175/acre which is subject to the runoff coefficient reduction. No fee is assessed for increase in impervious area less than 350 sq.ft.
2. The applicant will need to update the current master drainage plan for the site.

**Transportation Planning:**

1. Alternative modes, including pedestrian, bicycle and transit, need to be included in the transportation impact study.
2. The applicant should consider ho the drop off and pick up can function to avoid stacking of cars into the parking area, access drives or onto the adjacent streets.
3. Pedestrian connections to the adjacent sidewalks should be provided.

**Natural Resources:**

1. The City requests that the applicant provide adequate room within the trash enclosure for recycling and use a single trash hauler to minimize trips.
2. The Natural Resources Department requests that the applicant pursues and uses native plants and grasses as much as possible within the project.

**Current Planning:**

1. A neighborhood meeting will need to be held for this application. Neighborhood meetings are typically held prior to submitting the project to the City for review. Please contact the Current Planning Department to coordinate this meeting. Due to the large amount of neighborhood concern with the proposal, the notification distance may need to be increased to 1,000 feet.
2. The proposed addition should be designed to mach the existing building as much as possible.
3. The remaining modulars should be removed as part of the addition.
4. Foundation plantings should be provided around the addition, especially adjacent to Stuart Street.

**RIDGEVIEW CLASSICAL SCHOOL  
CONCEPTUAL REVIEW STAFF COMMENTS RESPONSE  
(Refer to Attached Letter)**

**Zoning**

- 1.

**Light and Power**

- 1.
2. Shown on Site Plan

**Poudre Fire Authority**

1. Existing.
2. Existing.
3. New addition will be fire sprinklered.

**Water/Wastewater**

- 1.

**Engineering**

- 1.
2. Traffic impact study will be submitted.
- 3.
4. No new utilities required other than electrical. Existing utilities shown on Site Plan.
- 5.

**Storm Drainage**

- 1.
2. Existing asphalt removed. No additional impervious surface added.

**Transportation Planning**

- 1.
2. Traffic impact study will be submitted.
3. New sidewalk to Stuart Street is provided.

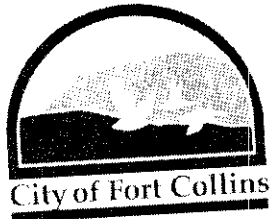
**Natural Resources**

- 1.
- 2.

**Current Planning**

- 1.
2. Brick and EIFS to match existing.
3. Modular will be removed.
4. Foundation plantings are provided.





# Project Comments Sheet Selected Departments

2004

Department: **Engineering**

Date: **March 11, 2004**

Project:  
**RIDGEVIEW CLASSICAL SCHOOLS, PHASE IV ADDITION - SITE PLAN  
ADVISORY REVIEW**

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

## No Review Date

*Note - Please identify your redlines for future reference*

Issue Contact: **Dave Stringer**

**Topic: General**

Created: 3/11/2004

Number: 11

[3/11/04] Need traffic impact Study or statement from City Traffic Engineer and Transportation Planner that one is not required

Number: 12

Created: 3/11/2004

[3/11/04] Please look at how rightin/rightout can be better defined and controlled

**Topic: Technical Services**

Created: 3/11/2004

Number: 10

[3/11/04] Text in the "notes" section is too small for scanning readability. Please enlarge, see red line plans

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

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



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: March 20, 2006

*edoc  
1800 South  
Lemay*

TO: **Engineering**

PROJECT PLANNER: Shelby Sommer

## **16-01B Ridgeview Classical Revised Phase IV Addition – Site Plan Advisory Review**

**\*\*\*Please make sure you enter your comments under 16-01B\*\*\***

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

### **March 29, 2006**

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

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

\_\_\_\_\_  
*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: March 20, 2006

TO: **Engineering Pavement**

PROJECT PLANNER: Shelby Sommer

## **16-01B Ridgeview Classical Revised Phase IV Addition – Site Plan Advisory Review**

**\*\*\*Please make sure you enter your comments under 16-01B\*\*\***

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

### March 29, 2006

*Note - Please identify your redlines for future reference*

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

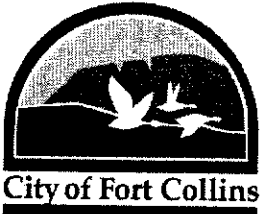
*Rick Bientor*

Name (please print)

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





# Project Comments Sheet Selected Departments

Department: **Engineering**

Date: April 2, 2006

Project:

**RIDGEVIEW CLASSICAL SCHOOLS REVISED PHASE IV ADDITION SITE  
PLAN ADVISORY REVIEW**

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

## March 29, 2006

*Note - Please identify your redlines for future reference*

Issue Contact: **Sheri Wamhoff**

**Topic: General**

Number: 18

Created: 4/2/2006

[4/2/06] Please include "1800 South Lemay" in the sheet title as that is how the project is filed.

Number: 19

Created: 4/2/2006

[4/2/06] The sheet number on the utility plan is: C1.1 of 3

Number: 20

Created: 4/2/2006

[4/2/06] Please add the following indemnification notes to the utility plan sheet:

1. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Local Entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Local Entity Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Local Entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

2. I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

3. These plans have been reviewed by the Local Entity for concept only. The review does not imply responsibility by the reviewing department, the Local Entity Engineer, or the Local Entity for accuracy and correctness of the calculations. Furthermore, the review does

*S Wamhoff*  
\_\_\_\_\_  
Signature

*4/2/06*  
\_\_\_\_\_  
Date

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

not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the Local Entity for additional quantities of items shown that may be required during the construction phase.

Number: 21

Created: 4/2/2006

[4/2/06] Was there a drainage easement that was dedicated for the pond along Lemay? If so a portion of the easement needs to be vacated for the new building foot print.



# Project Comments Sheet Selected Departments

Department: **Engineering**

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Date: **April 26, 2006**

Project:

**RIDGEVIEW CLASSICAL SCHOOLS REVISED PHASE IV ADDITION SITE  
PLAN ADVISORY REVIEW**

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

## April 26, 2006

*Note - Please identify your redlines for future reference*

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**Issue Contact: Sheri Wamhoff**

**Topic: Zoning**

Number: 23

Created: 4/26/2006

[4/26/06] The acceptance language on the deed needs to be changed to the acceptance line for a deed being accepted by the planning and zoning board. Since this project went to the planning and zoning board for a hearing the deed must follow the same process.

I am working on having the legal checked.

Provide signed copy of the deed along with the TDRF application, TDRF processing fee (\$250 check made out to the City of Fort Collins) and filling fee (\$21 check made out to Larimer County Clerk and Recorder) with the mylars.

Signature

4/26/06

Date

**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: March 20, 2006

*edoc  
1800 South  
Lemay*

TO: **Engineering**

PROJECT PLANNER: Shelby Sommer

## **16-01B Ridgeview Classical Revised Phase IV Addition – Site Plan Advisory Review**

**\*\*\*Please make sure you enter your comments under 16-01B\*\*\***

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

### **March 29, 2006**

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

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

\_\_\_\_\_  
*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: March 20, 2006

TO: **Engineering Pavement**

PROJECT PLANNER: Shelby Sommer

## 16-01B Ridgeview Classical Revised Phase IV Addition – Site Plan Advisory Review

**\*\*\*Please make sure you enter your comments under 16-01B\*\*\***

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

### March 29, 2006

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

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

*Rick Bienter*

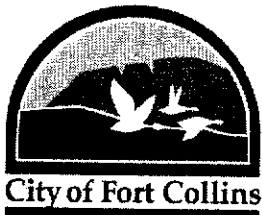
Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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







# Project Comments Sheet Selected Departments

Department: **Engineering**

Date: April 2, 2006

Project:

**RIDGEVIEW CLASSICAL SCHOOLS REVISED PHASE IV ADDITION SITE  
PLAN ADVISORY REVIEW**

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

## March 29, 2006

*Note - Please identify your redlines for future reference*

Issue Contact: **Sheri Wamhoff**

**Topic: General**

Number: 18

Created: 4/2/2006

[4/2/06] Please include "1800 South Lemay" in the sheet title as that is how the project is filed.

Number: 19

Created: 4/2/2006

[4/2/06] The sheet number on the utility plan is: C1.1 of 3

Number: 20

Created: 4/2/2006

[4/2/06] Please add the following indemnification notes to the utility plan sheet:

1. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Local Entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Local Entity Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Local Entity, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.

2. I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable City of Fort Collins and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

3. These plans have been reviewed by the Local Entity for concept only. The review does not imply responsibility by the reviewing department, the Local Entity Engineer, or the Local Entity for accuracy and correctness of the calculations. Furthermore, the review does

*S Wamhoff*  
\_\_\_\_\_  
Signature

*4/2/06*  
\_\_\_\_\_  
Date

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

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

not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the Local Entity for additional quantities of items shown that may be required during the construction phase.

Number: 21

Created: 4/2/2006

[4/2/06] Was there a drainage easement that was dedicated for the pond along Lemay? If so a portion of the easement needs to be vacated for the new building foot print.



# Project Comments Sheet Selected Departments

Department: **Engineering**

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Date: **April 26, 2006**

Project:

**RIDGEVIEW CLASSICAL SCHOOLS REVISED PHASE IV ADDITION SITE  
PLAN ADVISORY REVIEW**

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

## April 26, 2006

*Note - Please identify your redlines for future reference*

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**Issue Contact: Sheri Wamhoff**

**Topic: Zoning**

Number: 23

Created: 4/26/2006

[4/26/06] The acceptance language on the deed needs to be changed to the acceptance line for a deed being accepted by the planning and zoning board. Since this project went to the planning and zoning board for a hearing the deed must follow the same process.

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Signature

4/26/06

Date

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Plat     Site     Drainage Report     Other  
 Utility     Redline Utility     Landscape