



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 2/14/97

DEPT:Engineering - Mike H.

PROJECT:G K Gymnastics

PLANNER:

ENGINEER: Mike Herzig (Return)

All comments must be received by: ~~3/7/97~~ ASAP

No Problems

Problems or Concerns (see below or attached)

- \* Provide General Notes on the plan. A copy is attached for your reference.
- \* Add "Utility Plan" to the title of these plans. It is a legal term that must be include for it to be a valid plan.
- \* Show the removal limits and construction limits for the asphalt patch or patches and the same for the concrete curb, gutter and sidewalk within the street.
- \* Many of your details are unreadable. Add another sheet and expand the size.
- \* Your proposed driveway onto Mason Street looks like it will interfere with the operation of the existing driveway on the east side of the street. The two driveways should line up.
- \* Your plan shows grading off-site to the north on your neighbors property. Present proof by copy of an easement that gives you the right to do this work on the neighbors property.

Date: 3-12-97

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE

GK Gymnasiums

- \* Show your property line as a line easily read.
- \* Utility and drainage easements may be required to be dedicated to the City as deeds of dedication.



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 2/14/97

DEPT: U S West -

Susan Peterson

PROJECT: G K Gymnastics

PLANNER:

ENGINEER: Mike Herzig (Return)

All comments must be received by: ~~3/7/97~~ ASAP

No Problems

Problems or Concerns (see below or attached)

Any relocation of existing telephone facilities required by these plans will be paid for by the developer.

Susan M. Peterson  
Capacity Provisioning Field Engineer  
970-224-7473  
smpetel@uswest.com

Date:

PLEASE SEND COPIES OF MARKED REVISIONS:

Signature:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 2/14/97

DEPT:PSCO - Gary Huett

PROJECT:G K Gymnastics

PLANNER:

ENGINEER: Mike Herzig (Return)

All comments must be received by: ~~3/7/97~~ ASAP

No Problems  
 Problems or Concerns (see below or attached)

- Any change of grade that results in any reroute, relocation, abandonment, lowering... of existing PSC facilities will be at developer's expense.

- reviewed "Grading, Drainage, & Erosion control" plan only.

Date: 02/21/97

Signature: Jim Sloger

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: April 18, 2001 TO: Technical Services

PROJECT: #7-820 COLLINDALE BUSINESS PARK, GK  
GYMNASTICS - TYPE II (LUC)

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

**May 16, 2001**

CDLBPRK6

*Note- Please identify your redlines for future reference*

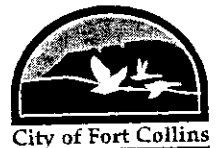
1. PLAT & LEGAL CLOSE, *OK*
2. THE E'1/4 CORNER IS NOT AS DESCRIBED.

\_\_\_\_\_  
*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: April 18, 2001

TO: Engineering Pavement

PROJECT: #7-820 COLLINDALE BUSINESS PARK, GK  
GYMNASTICS – TYPE II (LUC)

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

**May 16, 2001**

*Note- Please identify your redlines for future reference*

*No comments*

*Rick Richter*

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: 5.7.01**

**DEPT: ENGINEERING**

**PROJECT: #7-820 Collindale Business Park, GK Gymnastics –  
Type II (LUC)**

**PLANNER: Brian Grubb**

**ENGINEER: Katie Moore**

*All comments must be received by: 5.16.01*

No Problems

Problems or Concerns (see below or attached)

Comments:

- Utility Plan Cover Sheet
  - Please use new general notes (attached).
  - Please provide a reference to the soils report.
  - Please provide the Indemnification Statement (see utility plan checklist pg. E4)
  - Please use 3.5"x4.5" standard signature block for the city.
- Plat
  - Per PFA (Ron Gonzales) – need separately dedicated emergency access easement with turning radii of 25' interior and 50' exterior measured from the same center.
  - ROW must be dedicated to the new standards on both Lowe and Timberline. Lowe is a Commercial Local street requiring 72' total ROW (Figure 7-6F), and Timberline is designated as a 6-lane arterial on the master street plan and requires 141' total ROW (70.5' from the centerline of Timberline, which is 10' east of the section line. See the attached sketch and Figure 7-1F).
  - Please correct the plat wording (see attached plat language).
  - Please label the adjoining properties.
  - Please show and dimension the full ROW for both Lowe and Timberline.
  - Please add a note vacating any old easements (if needed. I believe it is needed for the changed utility easement along the south edge of the lot.)
  - Is the utility and drainage easement along the east and north edge of the lot exactly the same as the easement shown on the existing plat?
- Existing conditions plan
  - Please show existing curb and gutter.
  - Any damaged existing curb/gutter/sidewalk will need to be replaced.
- Overall utility plan
  - Please add note referencing the street cut: Limits of street cut are approximate. Final limits are to

Date: May 24, 2001

Signature: MY COPY

PLEASE SEND COPIES OF MARKED REVISIONS

Plat  Site  Utility  Landscape  Drainage Report  NO COMMENTS-SUBMIT MYLARS

be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City street repair standards.

- Please show/dimension ROW on Lowe and Timberline.
- The minimum parkway width for Lowe street is 6'.
- Parking lot setback along Lowe Street needs to be met: this is a minimum 40' setback from the flowline of Lowe to the first stall (drawing 19-03 in the Street Standards).
- Curb and gutter shown does not match c&g shown on sheet 2.
- Parking stall width is 9' for a standard vehicle, 8' for a compact vehicle. Please adjust parking stalls to meet these requirements.
- Will there be any phasing?
- Cross-connectivity to adjacent parcels is highly encouraged (connecting parking areas, walkways, etc). Is there any possibility of cross-connectivity?
- Please show existing curb and gutter along Timberline and Lowe streets.
- Please match striping and ramp locations with site/landscape plan.
- Please see additional notes on the plan.
- Detail sheets
  - Please use details from Larimer County Urban Area Street Standards, not the old street standards.
  - Please show pedestrian bridge design.
  - Please show retaining wall design
  - Sheet 9, cross sections:
    - Where is the edge of the ROW on these cross-sections?
    - Maximum slope in the ROW is 4:1. Please verify that this condition has been met.
- Landscape plan
  - Please darken the crosswalk striping and directional arrows.
  - Please show ramps.
- Please submit a final geotech. report.
- Please see plans for additional comments.



July 3, 2001

Katie Moore  
Engineering Department  
City of Fort Collins  
281 North College  
Fort Collins, Colorado 80521



**Project:** GK Gymplex at Collindale Business Park, Sixth Filing

Dear Katie:

This memo is to serve as a response to your May 24, 2001 review comments. We have revised our Utility Plans to reflect the comments received from your office. The revisions include, but are not limited to:

- Utility Plan Cover Sheet
  - General Notes have been revised and a reference is provided to the soils report.
  - Indemnification Statement is included and the standard signature block is to scale.
- Plat
  - Plat issues to be addressed by Stewart and Associates.
- Existing Conditions Plan
  - Existing curb and gutter is shown.
  - A note has been included to require the replacement of any damaged existing curb/gutter/sidewalk.
- Overall Utility Plan
  - Street cut note has been included on the plan.
  - Lowe Street and Timberline Street revised right-of-ways are included on plans.
  - Lowe parkway width revised to six feet.
  - Parking lot setback has been revised by Planner.
  - Curb and gutter discrepancies have been remedied.
  - Parking stall width has been revised by Planner.
  - There will be no phasing necessary for this plan and cross-connectivity is not feasible.
  - Existing curb and gutter along side streets are shown.
  - Striping and ramp locations have been coordinated with the site/landscape plan.
  - Additional notes on redline plans have been addressed.
- Detail Sheets
  - Larimer County Urban Street Standards have been included on detail sheets.
  - Pedestrian bridge parameters are included on Utility Plans. Final design to be provided by others.
  - Retaining wall detail included in plans.
  - Right-of-way is shown on the cross-sections.
  - Maximum slope of 4:1 has been met.
- Landscape Plans
  - Landscape plan comments to be addressed by Land Images.
- Final Geotechnical Report to be provided by Developer

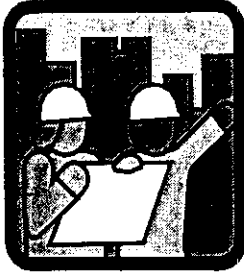
Please feel free to contact our office with additional questions or comments.

Sincerely,

  
\_\_\_\_\_  
Megan L. Keefe  
Project Engineer

cc: Gino Campana – Bellissimo Construction, Inc.

420 SOUTH HOWES, SUITE 202, FORT COLLINS, COLORADO 80521, (970) 221-4158, FAX (970) 221-4159



# REVISION COMMENT SHEET

DATE: July 3, 2001

TO: Technical Services

PROJECT: #7-820 Collindale BP, Lot 1, 6<sup>th</sup> Filing, GK  
Gymnastics - PDP - Type I (LUC)

*Katie*

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

**July 25, 2001**

No Comment

Problems or Concerns (see below or attached)

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

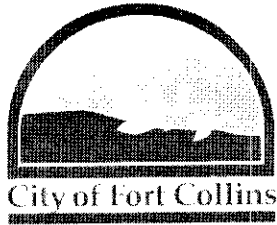
*1. LEGAL & BOUNDARY CLOSES.*

*OK- JH, WM*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Date:      Plat      Site      Drainage Report      Signature:      Other       
     Utility      Redline Utility      Landscape





# Project Comments Sheet

## Selected Departments

### Current Planning

---

**DATE:** July 24, 2001

**PROJECT:** COLLINDALE BP, LOT 1, 6TH FILING, GK GYMNASTICS- PDP, #7-820

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

## July 25, 2001

*Note - Please identify your redlines for future reference*

#### Dept: Engineering

10

*Issue Contact:* Katie Moore

Plat:

Please provide lines for the Attorney's signature, registration number and address. (repeat)

Please dedicate additional emergency access easement as shown to meet PFA requirements.

(repeat)

Please label ROW dedicated by this plat in more areas (it is not 5' wide the entire perimeter).

Please Label Lowe and Timberline ROW at what is existing/will be existing with this plat, not what we hope to get someday in the future.

14

*Issue Contact:* Katie Moore

Cover Sheet:

Please use the revised general notes (attached).

Please separate out the notes referring to the soils report and the indemnification statement and correct as shown.

Please include the plat in the utility plan set for reference.

15

*Issue Contact:* Katie Moore

Existing Conditions plan: Please show full project boundary. Please label ROW with correct numbers reflecting the amount of ROW there will be with the plat dedication.

16

*Issue Contact: Katie Moore*

Overall utility plan: Will this project be phased? If so, please label the phases.  
 Please show the pedestrian bridge and show proposed locations of abutments (these need to be outside of ROW).  
 Please show driveway flares to match the detail in the standards.  
 Please show the sidewalk and curb and gutter along Timberline.  
 Please show how sidewalk ties into existing sidewalk to the west.  
 Please transition sidewalk at corner of Timberline and Lowe to not be a 90-degree turn.  
 See plans for additional comments.

18

*Issue Contact: Katie Moore*

Grading Plan: Please label high points at eastern driveway entrance.  
 Please label ROW. Retaining walls and abutments cannot be within ROW.  
 Any offsite grading will require offsite easements. Letters of intent from the property owner must be provided by the time of the hearing, and the easements must be provided by the time of mylars.

19

*Issue Contact: Katie Moore*

Detail sheet 8: Please use detail 7-29a for the driveway approaches and correct drawing 7-20a as shown.

20

*Issue Contact: Katie Moore*

Site plan: Please refer to what ROW dedications will be occurring with this development, not what may someday happen in the future.  
 Please continue curb and gutter around site.  
 Please connect sidewalks at east and west edges into existing sidewalks more smoothly.  
 Please see plan for additional comments

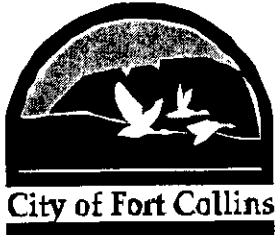
*Signature*

*Date*

*my copy 7.25.01*

**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

RECEIVED  
OCT 04 2001  
BY:

## Current Planning

---

DATE: October 3, 2001 TO: Engineering Pavement

PROJECT: #7-82P Collindale Business Park, GK Gymnastics,  
Final Compliance – Type II (LUC)

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

### October 17, 2001

*Note- Please identify your redlines for future reference*

*No Comments*

*Rock Richter*

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

# PROJECT COMMENT SHEET

RECEIVED

OCT 04 2001

## Current Planning

DATE: October 3, 2001 TO: Technical Services

PROJECT: #7-82P Collindale Business Park, GK Gymnastics;  
Final Compliance – Type II (LUC)

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

AM

## October 17, 2001

*Note- Please identify your redlines for future reference*

1. BOUNDARY & LEGAL CLOSE.

OK-

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

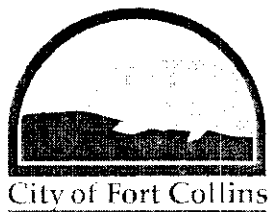
CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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

Utility       Redline Utility       Landscape



City of Fort Collins



# Project Comments Sheet Selected Departments

Department: Engineering

Date: October 16, 2001

Project:

COLLINDALE BP, LOT 1, 6TH FILING, GK GYMNASTICS - FINAL COMP., #7-82P

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

## October 17, 2001

*Note - Please identify your redlines for future reference*

Issue Contact: Katie Moore

7

Utility plan cover sheet: Please correct notes as redlined and add the PE statement (item I.J from checklist).

8

Plat: See redlines.

9

Overall utility plan: Please label driveways as concrete to the ROW.

10 Please call out abutment locations.

11 Please label retaining wall.

12 Please darken striping/light lines. They aren't reproducible.

13

Grading plan: Where are the abutments (repeat)?

14

Grading plan: See redlines.

15

Please provide smooth connection to sidewalk to the west (still offset by about 2 feet).

16

Detail sheet 7: Where will the drive-over curb be used? Please remove detail if not used.

*Katie Moore*  
Signature

*10.16.01*  
Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS  
 Plat  Site  Drainage Report  Other  
 Utility  Redline Utility  Landscape

17

Detail sheet 8: If the off-site vertical curb and gutter is for use on Lowe or Timberline, it should be labeled as 7-20A. See sheet for additional redlines.

18

Landscape plan: Where are the street trees along Timberline?

19

Landscape plan: Please see redlines for additional comments.

20

Site plan: Please label ROW, all retaining walls, sidewalk widths where missing, and see redlines for additional comments.

21

Please submit a soils report.