



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: August 16, 2001

TO: Technical Services

PROJECT: #27-94B Westfield Park Pool PDP - Type II (LUC)

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

September 19, 2001

POOLDRML.MAP

Note- Please identify your redlines for future reference

1. THE BOUNDARY INFORMATION ON SITE PLAN DOES NOT MATCH THE PLAT.
2. THE POINT N00°01'05"W 741.56' FROM CENTER OF SECTION 34 IS NOT ON THE SOUTH LINE OF WESTFIELD DRIVE.
3. YOUR "TIE" LINE BETWEEN THE CENTER $\frac{1}{4}$ & $\frac{1}{2}$ P.O.B. DOES NOT MATCH THE SOUTH BOUNDARY LINE OF MOUNTAIN RIDGE FARM PUD 4TH FILING.
4. LEGAL $\frac{1}{2}$ BOUNDARY CLOSES.
5. PLAT NEEDS TWO CONTROL CORNERS.
6. PLAT SHOWS "PROPOSED WESTFIELD DR" - THE DRIVE & THE PLAT ARE DEDICATED.

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

REDLINE PROJECTS - 1/02

Current Planning

DATE: August 16, 2001

TO: Street Oversizing

PROJECT: #27-94B Westfield Park Pool PDP - Type II (LUC)

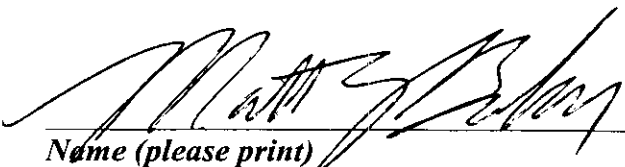
All comments must be received by **Steve Olt** in Current Planning no later than the staff review meeting:

September 19, 2001

Note- Please identify your redlines for future reference

Repayment due for improvements to Seneca Street and Westfield Drive.

Based on submitted TIS from Matt Delich, July 11, 2001, Street Oversizing fee is estimated to be \$21,312 and Larimer County Transportation Fee is estimated to be \$235,00



Name (please print)

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Plat Site Drainage Report Other
 Utility Redline Utility Landscape





City of Fort Collins

PROJECT COMMENT SHEET

08/16/2001

Current Planning

DATE: August 16, 2001

TO: **Engineering Pavement**

PROJECT: #27-94B Westfield Park Pool PDP - Type II (LUC)

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

September 19, 2001

Note- Please identify your redlines for future reference

No Comment

Rick Richter

Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



#27-94B Westfield Park Pool
09/19/01

General Comments:

- General: If this project develops *before* Westfield Drive is constructed, than this project will have to show phasing. Show what interim improvements will be made to the water/waste water lines so this facility can operate. All road improvements from Seneca to the western property line shall be installed and serviceable before commencement of above-ground construction. I have attached a copy of Sheet 11 from Mountain Ridge 4th Filing for your reference. Note: The City Inspector confirmed that the sewer line is the only improvement installed at this time. The water line is scheduled sometime in the next few weeks, and paving should occur sometime around the end of October.
- General: If Westfield Drive will be constructed prior to this property developing, than show the limits of construction and add the Street Cut Note. All repairs to the street must meet current street standards.
- General: Detach the sidewalk on the north side of the property and bring it up to current street standards. This may require dedication of additional ROW. Show how the sidewalk will tie into existing on the west side. Coordinate with Progressive Living Structures to detach the sidewalk all the way to Seneca.
- General: Complete and submit the Checklist in Appendix E-4.

Plat:

- Plat: Update the plat language where noted.
- Plat: Please provide the drainage easements where shown.
- Plat: Add the Vicinity Map.

Cover Sheet:

- Cover Sheet: Minimum size for the Vicinity Map is 10" x 10" and to a scale of 1"=1000-1500'.
- Cover Sheet: Provide the legal description in the title area as required in LCUASS.
- Cover Sheet: Fill in the blanks, line 19 and 40 of the General Notes.
- Cover Sheet: Provide Construction Notes, see Appendix E-2.
- Cover Sheet: Provide a Legend with symbols and lineweights, each sheet.
- Cover Sheet: Need the following statement annotated on the Cover Sheet: "I hereby affirm..."
- Cover Sheet: Provide the names, addresses, phone numbers for the Developer(s)/or & Owners(s), each sheet.
- Cover Sheet: Provide a 4"x6" block on each sheet for the Local Entity to place their stamp of approval, each sheet.
- Cover Sheet: Add the Indemnification Statement, "These plans have...." See E-4.
- Cover Sheet: Drawing Index – TS100 is either Cover Sheet or Title Sheet. See redlines.

Grading Sheet:

- ❑ Grading Sheet: Add the statement: “The top of foundation elevations shown...”. See the Checklist in Appendix E-4.
- ❑ Grading Sheet: Show Phasing – see previous comments.
- ❑ Grading Sheet: Incorporate detail 7-29A and detached sidewalk.
- ❑ Grading Sheet: Tie proposed grade into existing in the southeast drainage swale. See redlines.
- ❑ Grading Sheet: Add signature block, each sheet.
- ❑ Grading Sheet: Please show limits of construction. Are you removing existing c/g/sw, etc? Please see previous comments regarding phasing.
- ❑ Grading Sheet: Expand your Legend to show lineweights, symbols, each sheet.
- ❑ Grading Sheet: Label Trash Enclosure, all sheets.

Erosion Control:

- ❑ Erosion Control: Label Temporary or Long Term erosion control devices.
- ❑ Erosion Control: Provide revegetation methods and specific notes.

Overall Utility Plan Sheets:

- ❑ Overall Utility Plan Sheets: Show concrete to property line at entrance.
- ❑ Overall Utility Plan Sheets: Do not use the high volume driveway, use detail 7-29A instead. Incorporate this into your plans instead of referencing a detail.
- ❑ Overall Utility Plan Sheets: Expand Legend – Show Property, ROW, easement lineweights, symbols, etc – all sheets.
- ❑ Overall Utility Plan Sheets: Show Phasing of the development in relation to the 4th filing.
- ❑ Overall Utility Plan Sheets: Show proposed utility connections with existing utilities – how will this phase with the 4th filing?
- ❑ Overall Utility Plan Sheets: Show general location of signs and label.
- ❑ Overall Utility Plan Sheets: Add “Print Date” – all sheets.
- ❑ Overall Utility Plan Sheets: Update all details on Detail Sheet to current LCUASS details and include details for the off-site improvements (curb, gutter, sw, etc). Add Street Cut Note and show Street Patch per 25.2.3 LCUASS. See Detail Sheet redlines.
- ❑ Overall Utility Plan Sheets: Dimension all sidewalks.

Site Plan:

- ❑ Site Plan: Dimension Handicapped parking.
- ❑ Site Plan: Dimension sidewalk.
- ❑ Site Plan: Vicinity Map should be 10”x10” and to a scale of 1”=1000-1500’.
- ❑ Site Plan: Incorporate the comments from the Utility Plans so that all the sheets match (detached sidewalk, etc).
- ❑ Site Plan: Expand the legend to include the different lineweights, etc.
- ❑ Site Plan: Add Owner, Developer phone numbers.

Landscape Plan:

- ❑ Landscape Plan: Show existing and/or proposed utilities.

- Landscape Plan: Label all buildings, pads, etc.
- Landscape Plan: Expand the Legend, see previous comments.
- Landscape Plan: Incorporate the comments from the Utility Plans so that all the sheets match (detached sidewalk, etc).
- Landscape Plan: Add the words "On-Site" to the on-site curb details.



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: November 19, 2001

TO: Technical Services

PROJECT: #27-94C Westfield Park Pool - Final Compliance

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

December 12, 2001 *SD*

Note- Please identify your redlines for future reference

1. BOUNDARY & LEGAL CLOSE,
2. THE "TIE" (A CURVE) LEAVING THE WESTERLY LINE OF BK 2134 PG 0753 DOES NOT MATCH THE BOUNDARY OF MOUNTAIN RIDGE FARMS 4TH. ALL OTHER BOUNDARY DATA ALONG THE SOUTH LINE OF MOUNTAIN RIDGE FARMS 4TH MATCHES, WHY DOESN'T THIS CALL?

Wally M.

Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





Project Comments Sheet Selected Departments

Department: **Engineering**

Date: December 7, 2001

Project:

**WESTFIELD PARK POOL PDP - TYPE II #27-94B and FINAL
COMPLIANCE #27-94C**

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

December 12, 2001

Note - Please identify your redlines for future reference

Issue Contact: Susan Joy

Topic: General

24 If this project develops *before* Westfield Drive is constructed, than this project will have to show phasing. Show what interim improvements will be made to the water/waste water lines so this facility can operate. All road improvements from Seneca to the western property line shall be installed and serviceable before commencement of above-ground construction. I have attached a copy of Sheet 11 from Mountain Ridge 4th Filing for your reference. Note: The City Inspector confirmed that the sewer line is the only improvement installed at this time. The water line is scheduled sometime in the next few weeks, and paving should occur sometime around the end of October.

25 If Westfield Drive will be constructed prior to this property developing, than show the limits of construction and add the Street Cut Note. All repairs to the street must meet current street standards.

71 Street Oversizing comments from Matt Baker: Repayment due for improvements to Seneca Street and Westfield Drive. Based on submitted TIS from Matt Delich, July 11, 2001, Street Oversizing fee is estimated to be \$21,312.00 and Larimer County Transportation Fee is estimated to be \$235.00. Contact Matt Baker 221-6605.

Note 12/7/01 - This amount included the sidewalk that was originally supposed to be installed by the developer of Mountain Ridge 4th Filing. The sidewalk along the north side of the park and pool property will now be installed by the Westfield Park Pool project and needs to be subtracted from the above amount.

Signature

Date

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Plat Site Drainage Report Other
 Utility Redline Utility Landscape

Topic: Landscape Plan

- ~~66~~ Show existing and/or proposed utilities.
- ~~67~~ Label all buildings, pads, etc.
- ~~68~~ Expand the Legend, see previous comments.
- ~~69~~ Incorporate the comments from the Utility Plans so that all the sheets match (detached sidewalk, etc).
- ~~70~~ Add the words "On-Site" to the on-site curb details.

DID NOT RECEIVE 3 OF 4
SHOW DRAINAGE EASEMENTS.

Topic: Plat

- 28 Update the plat language where noted.
- ~~29~~ Please provide the drainage easements where shown.
- ~~30~~ Add the Vicinity Map

NEED
LETTER
OF INTENT
FOR HIGHWAY

REPEAT / MISSPELLINGS, MISSING 2nd TP
TO THE MAINTENANCE GUARANTEE
ADD DATE UNDER LEGAL DESCRIPTION

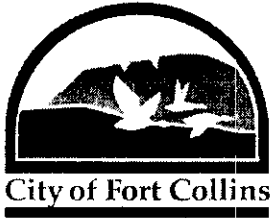
Topic: Site Plan

- ~~60~~ Dimension Handicapped parking.
- ~~61~~ Dimension sidewalk.
- ~~62~~ Vicinity Map should be 10"x10" and to a scale of 1"=1000-1500'.
- ~~63~~ Incorporate the comments from the Utility Plans so that all the sheets match (detached sidewalk, etc).
- ~~64~~ Expand the legend to include the different lineweights, etc.
- ~~65~~ Add Owner, Developer phone numbers.

Topic: Utility Plans

- ~~31~~ Cover Sheet: Minimum size for the Vicinity Map is 10" x 10" and to a scale of 1"=1000-1500'.
- ~~32~~ Cover Sheet: Provide the legal description in the title area as required in LCUASS.
- ~~33~~ Cover Sheet: Update the General Construction Notes, see Appendix E-2.
- ~~34~~ Cover Sheet: Fill in the blanks, line 19 and 40 of the General Notes.
- ~~35~~ Cover Sheet: Provide a Legend with symbols and lineweights, each sheet.
- ~~36~~ Cover Sheet: Need the following statement annotated on the Cover Sheet: "I hereby affirm..."
- ~~37~~ Cover Sheet: Provide the names, addresses, phone numbers for the Developer(s)/or & Owners(s), each sheet.
- 38 Cover Sheet: Provide a 4"x6" block on each sheet for the Local Entity to place their stamp of approval, each sheet.
- ~~39~~ Cover Sheet: Add the Indemnification Statement, "These plans have...." See E-4.
- ~~40~~ Cover Sheet: Drawing Index - TS100 is either Cover Sheet or Title Sheet. See redlines.
- ~~41~~ Grading Sheet: Add the statement: "The top of foundation elevations shown...". See the Checklist in Appendix E-4.
- ~~42~~ Grading Sheet: Show Phasing - see previous comments.
- ~~43~~ Grading Sheet: Incorporate detail 7-29A and detached sidewalk.
- ~~44~~ Grading Sheet: Tie proposed grade into existing in the southeast drainage swale. See redlines.
- ~~45~~ Grading Sheet: Add signature block, each sheet.
- 46 Grading Sheet: Please show limits of construction. Are you removing existing c/g/sw, etc? Please see previous comments regarding phasing.
- ~~47~~ Grading Sheet: Expand your Legend to show lineweights, symbols, each sheet.
- ~~48~~ Grading Sheet: Label Trash Enclosure, all sheets.

- ~~49~~ Erosion Control: Label Temporary or Long Term erosion control devices.
- 50 Erosion Control: Provide revegetation methods and specific notes.
- ~~51~~ Show concrete to property line at entrance.
- ~~52~~ Do not use the high volume driveway, use detail 7-29A instead. Incorporate this into your plans instead of referencing a detail.
- ~~53~~ Expand Legend - Show Property, ROW, easement line weights, symbols, etc - all sheets.
- ~~54~~ Show Phasing of the development in relation to the 4th filing.
- ~~55~~ Show proposed utility connections with existing utilities - how will this phase with the 4th filing?
- ~~56~~ Show general location of signs and label.
- ~~57~~ Add "Print Date" - all sheets.
- 58 Update all details on Detail Sheet to current LCUASS details and include details for the off-site improvements (curb, gutter, sw, etc). Add Street Cut Note and show Street Patch per 25.2.3 LCUASS. See Detail Sheet redlines.
- ~~59~~ Dimension all sidewalks.



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: December 12, 2001

Project:

**WESTFIELD PARK POOL PDP - TYPE II #27-94B and FINAL
COMPLIANCE #27-94C**

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

December 12, 2001

Note - Please identify your redlines for future reference

Issue Contact: Susan Joy

Topic: General

88 Revise the plans to show the sidewalk improvements along the north property line to be constructed as part of this project. This includes the sidewalk along the Parks property and the Westfield Pool Property. Show how it ties into the existing. The Parks department will reimburse the Pool property for the construction of the sidewalk on City property. Please call me at 221-6605 if you have any questions.

Topic: Landscape Plan

82 Did not receive sheet 3 of 4. Unable to review.

83 Show off-site drainage and grading easements.

84 Add the date under the legal description in the Title area.

Topic: Plat

28 9/19/01: Update the plat language where noted.

12/12/01: Updated as requested, however the Maintenance Guarantee is missing the 2nd paragraph. See attached for language. A couple of misspellings, see redlines.

29 9/19/01: Please provide the drainage easements where shown.

12/12/01: Repeat comment. Please show the off-site drainage easements in full and just a little darker for legibility. I did receive the legal description for them, thanks! Now all you need is the letter of intent from the Parks Department for the Public Hearing. I also noticed

Susan Joy
Signature 12/12/01
Date

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

some off-site grading(?) that you will also need off-site easements for. Show on utility plans, site plan and plat as well.

87 Just a little darker on the surrounding properties line weight for legibility.

Topic: Site Plan

86 Please show off-site drainage and/or grading easements per the utility plan.

Topic: Utility Plans

33 9/19/01: Cover Sheet, CS001: Update the General Construction Notes, see Appendix E-2.

12/12/01: Fill in line A-14 and D-2 with the appropriate information.

34 9/19/01: Cover Sheet: Fill in the blanks, line 19, 40 (2 benchmarks), and 41 of the General Notes and where ever else requires your input.

12/12/01: The General Notes were correct on the last submittal and just needed the above information entered. However, this submittal changed the General Notes to the older version and are now completely wrong. Please put the current notes back and fill in lines 19, 40, and 41 (whatever else requires your input).

38 9/19/01: Cover Sheet: Provide a 4"x6" block on each sheet for the Local Entity to place their stamp of approval, each sheet.

12/12/01: Some confusion on my part with the Checklist E-4 requirements and Chapter 3 of LCUASS. The checklist wants the signature block to be 4.5" x 3.5" and included on every sheet. Chapter 3 of LCUASS requires a 4"x6" block for the "local entity's stamp of approval" on every sheet. As it turns out, these are one and the same. This will be corrected in the next release of LCUASS. So, what really needs to happen, is the "blank box" is gone, and a larger signature block will go in it's place, each sheet. Please call me at 221-6605 if you have any questions. I apologize!

46 9/19/01: Grading Sheet: Please show limits of construction. Are you removing existing c/g/sw, etc? Please see previous comments regarding phasing.

12/12/01: Sheet CS200 - The limits of construction I asked for were regarding the driveway entrance, curb/gutter/& sidewalk, not for around the entire project. Please remove that dashed line so it doesn't look like your working on the neighboring property when you're really not.

50 Erosion Control: Provide revegetation methods and specific notes.

53 9/19/01: Expand Legend - Show Property, ROW, easement line weights, symbols, etc - all sheets.

12/12/01: Please differentiate between the existing and proposed grading line weights a little better. It looks too similar and as if you are doing some off-site grading which would then require easements. See redlines.

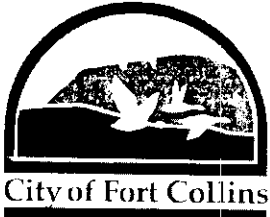
56 Show general location of signs and label.

58 9/19/01: Update all details on Detail Sheet to current LCUASS details and include details for the off-site improvements (curb, gutter, sw, etc). Add Street Cut Note and show Street Patch per 25.2.3 LCUASS. See Detail Sheet redlines.

12/12/01: Provide detail 7-20B. Where is detail 7-34 going or delete if not using.

Provide the Street Cut Note: Limits of street cut are approximate. Final limits are to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City street repair standards.

This note needs to go on sheet CS200, up by the driveway entrance where you'll need to reconstruct the existing improvements to allow for your entrance. See redlines. Repeat comment.



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: February 26, 2002

Project:

**WESTFIELD PARK POOL PDP - TYPE II #27-94B and FINAL
COMPLIANCE #27-94C**

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

February 27, 2002

Note - Please identify your redlines for future reference

Issue Contact: Susan Joy

Topic: General

94 Please return the Development Agreement information sheet so that we can complete the DA. See attached.

Topic: Landscape Plan

90 Please show gas and electric as shown on the utility plan.

Topic: Plat

92 Change the Bicycle and Pedestrian Easement to read "Public Access Easement".

Topic: Utility Plans

51 9/18/01: Show concrete to property line at entrance.

2/27/02: This note disappeared...please provide note again, sheet cs200 and/or cs400.

91 See redlines, sheet CS200 for note on sidewalk connection, east side.

Susan Joy
Signature

2/27/2
Date

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Plat Site Drainage Report Other
 Utility Redline Utility Landscape



STAFF PROJECT REVIEW

Wickham Gustafson Architects
1449 Riverside Ave.
Fort Collins, CO. 80524

Date: 3/4/2002

Staff has reviewed your submittal for WESTFIELD PARK POOL - FINAL COMPLIANCE #27-94C, and we offer the following comments:

ISSUES:

Department: Engineering

Issue Contact: Susan Joy

Topic: General

94

Please return the Development Agreement information sheet so that we can complete the DA. See attached.

Topic: Landscape Plan

90

Please show gas and electric as shown on the utility plan.

Topic: Plat

92

Change the Bicycle and Pedestrian Easement to read "Public Access Easement".

Topic: Utility Plans

51

9/18/01: Show concrete to property line at entrance.

2/27/02: This note disappeared...please provide note again, sheet cs200 and/or cs400.

91

See redlines, sheet CS200 for note on sidewalk connection, east side.

Department: Stormwater Utility

Issue Contact: Wes Lamarque

Topic: Erosion/Sediment Control

95

1. There are numerous key elements required by City of Fort Collins erosion control specifications which have not been provided. Please do so.

Department: Water Wastewater

Issue Contact: Jeff Hill

Topic: General

93

No comments at this time.

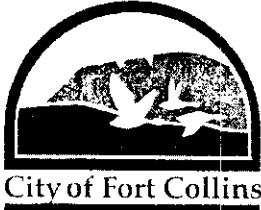
Be sure and return all of your redlined plans when you re-submit.

If you have any questions regarding these issues or any other issues related to this project, please feel free to call me at 221-6341.

Yours Truly,



STEVE OLT
City Planner



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: February 26, 2002

Project:

**WESTFIELD PARK POOL PDP - TYPE II #27-94B and FINAL
COMPLIANCE #27-94C**

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

February 27, 2002

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: General

94 Please return the Development Agreement information sheet so that we can complete the DA. See attached.

Topic: Landscape Plan

90 Please show gas and electric as shown on the utility plan.

Topic: Plat

92 ✓ Change the Bicycle and Pedestrian Easement to read "Public Access Easement". ✓

Topic: Utility Plans

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✓ 2/27/02: This note disappeared...please provide note again, sheet cs200 and/or cs400.

✓ 91 See redlines, sheet CS200 for note on sidewalk connection, east side.

Susan Joy

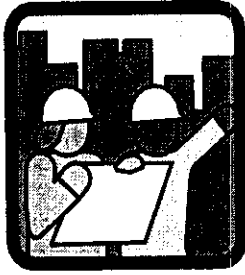
Signature

2/27/02

Date

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<u>1</u> Plat	<u>1</u> Site	_____ Drainage Report	_____ Other _____
<u>2</u> Utility	<u>X</u> Redline Utility	<u>1</u> Landscape	



REVISION COMMENT SHEET

DATE: March 22, 2002 TO: Engineering

PROJECT: #27-94C Westfield Park Pool - Final Compliance

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

April 10, 2002

No Comment

Problems or Concerns (see below or attached)

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

Date:

4/10/2

Signature:

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape



City of Fort Collins