

REVISION COMMENT SHEET

DATE: December 4, 2000, 2000 TO: Dave Stringer

PROJECT: #28-99A OLD TOWN NORTH – PROJECT
DEVELOPMENT PLAN

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

December 14, 2000

PLEASE BRING COMMENTS TO THE 12/14 MEETING

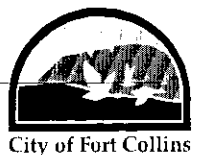
No Comment

Problems or Concerns (see below or attached)

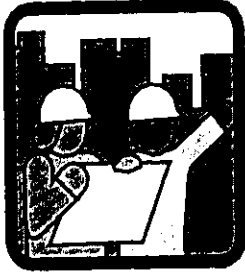
****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE
REFERENCE****

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Date _____ Site _____ Drainage Report Signature _____
Utility _____ Redline Utility _____ Landscape _____



City of Fort Collins



REVISION

Dave -
FYI

COMMENT SHEET

DATE: September 18, 2000 TO: Engineering

PROJECT: ##28-99A Old Town North PDP – Type I - LUC

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

Oct. 2, 2000
~~Wednesday, October 11, 2000~~
TBA

No Comment

Problems or Concerns (see below or attached)

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

Date: 9/29/00 Signature: *COMP/air*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



9/29/00

Comments on Old Town North Schematic Design:

1. The north-south collector street on the west side of Phase 1 will need to be constructed to connect with the existing Vine Drive, south of the project site, as part of Phase 1 of the project. Likewise, the portion of Redwood Street shown as "future Redwood Drive" at the SE corner of the project will need to be constructed with Phase 1, providing the two required access points. Some street oversizing reimbursement is available on collector streets.
2. The local street cost-share of the portion of the realigned Vine Drive that is adjacent to the project will need to be escrowed to the City, to be applied to the future construction of the new Vine Drive. The local street costs of the new Vine Drive can be paid in segments, as each phase of the project is permitted.
3. All of the streets and alleys must meet the City's standards for alignment, grade, tangent, section and sight-distance. At the schematic design stage, it is not possible to determine whether these standards are being met. However, several of the streets appear to be out of conformance with these standards. This will need to be addressed in more detail as design proceeds.
4. The traffic study incorrectly shows the future realigned Vine Drive intersecting with College Avenue at Hemlock Street. It should actually line up with Pinon Street. In fact, the entire context of the project site could be better portrayed by showing existing and future streets more completely.
5. The phasing sequence is different on the site plans and the utility plan. Is the commercial area Phase 2 or 3?
6. The correct name of East Vine Street is East Vine Drive.
7. The correct name of Redwood Drive is Redwood Street.
8. The scale on the site and landscape plans is labeled incorrectly.
9. The typical alley cross-section should show that the inverted crown alley as a concrete pavement. Also, the right-of-way (ROW) should be shown as 12-feet or the entire width of the alley pavement. Utility easements of 8-feet wide on each side of the alley ROW will also need to be dedicated to the City.

END OF COMMENTS

CAM