



PROJECT COMMENT SHEET

DATE: Dec 14, 96

DEPARTMENT: ENGR

PROJECT: PROSPECT PARK PUD

PLANNER: ED SHEPARD

All comments must be received by:

- No Problems
- Problems or Concerns (see below)

UTILITY PLANS

1. Indicate the sidewalk locations on the overall utility plan.
2. On the Prospect Road cross sections indicate the slope that is to exist between the sidewalk and the parking lot.
3. Label the property line on the entrance details

Date: 12/14/96

Signature: *S. Wankoff*

CHECK IF YOU WISH TO RECEIVE
COPIES OF REVISIONS:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 10-24-96

DEPT: ENGINEERING

PROJECT: Prospect Park P.U.D.

PLANNER: Ted Shepard

All comments must be received by:

No Problems

Problems or Concerns (see below or attached)

- PLAT
 1. Need to dedicate more access easement for west access drive.
 2. Need to dedicate more ROW on Prospect and Shields for right turn lanes and sidewalks.
- UTILITY PLANS
 1. Provide a striping plan for the west access lane.
 2. Need to provide, as an absolute minimum, 1' between manhole structure and maintenance road pavement.
 3. All accesses to be concrete from flowline to property line.
 4. Prospect Road striping needs to indicate the 6' N. bike lane and an 11' eastbound right turn lane.
 5. New sidewalk section and ramp area adjacent to Prospect access is to be designed as detached sidewalk.
 6. Prospect Road cross-sections need more data (see plan) and need to hold cross slopes to max. of 4%.
 7. Adjust Shields St. median dimensions as shown on the plan and add more curvature to the porkchop to direct traffic more.
 8. Balance longitudinal slopes and cross slopes better on Shields St.

***** See other comments throughout plans *****

Date: 10-24-96

Signature: *Ted Shepard*

PLEASE SEND COPIES OF MARKED REVISIONS:

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Please include a PLAT w/ all utility plan submittals.



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 7-11-96

DEPT: ENGINEERING

PROJECT: Prospect Park P.U.D.

PLANNER: Ted Shepard

All comments must be received by:

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

1. Reconfigure the layout of the Shields St. access to force Right-outs direction more and to improve Left-in truck turning needs (my checks were done using small semi truck size w/ 40' wheel base (WB-40). I'm assuming this supply truck size based on the type of proposed tenants.)
2. Shields St. lane width improvements: 12' right turn (asphalt or concrete), 5' bikelane (same as r.t. lane), 2 - 11' thru lanes, 2' median, 1 - 11' left turn lane; all others to remain as shown (in black ink) on the plans.
3. Prospect Rd. area improvements: widen right turn lane to 12', reduce sidewalk width to 5' and detach sidewalk by 10' (full length), increase ROW to 15' beyond flowline, re-stripe lanes according to your plan (red numbers).
4. Radius West corner of Stone Creek and improve/stripe as called out in the traffic study.
5. Realign the 8' concrete bike/maintenance path as shown on the plans.
6. See additional comments on the plans, and please be sure to make related changes thru-out the plans.

Date: 7-11-96 Signature: Ward Shepard
 PLEASE SEND COPIES OF MARKED REVISIONS:

please send EA. of these. These changes need to made thru-out.

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 22 Jan '96 DEPARTMENT: ENG

PROJECT: Prospect Park PUD
21-95A

PLANNER: Ted Shepard

All comments must be received by: Friday, Feb 2nd

No Problems

Problems or Concerns (see below ~~of~~ attached)
AND

• General

1. Please be sure signature blocks on each sheet except Plat.
2. See General Notes for additions.
3. Need a 15' utility easement around property adjacent to the arterial streets. If combined with existing easements please provide copies of existing easements and signatures from all using utilities to verify knowledge of and acceptance of location.
4. All sidewalk adjacent to the arterials need to be completely within the r-o-w or an access easement.

• Plat

1. Need an access easement for the pedestrian and vehicle path along wetlands.
2. The Shields access should be 26 to 28 feet wide if its intended for large truck traffic.
3. Prospect Road access area will need to be altered.

Date: 2-16-96 Signature: *Ward Shepard*

CHECK IF YOU WISH TO RECEIVE
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- PLAT
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- Prospect Road and Shields Street Widening Plan and Profile
 1. Please redesign the access area so the "porkchop" does not extend into Prospect Road.
 2. Please show existing grades, on all sides, for 150' beyond project construction limits.
 3. Please add grade break locations to correspond with the slopes on the center line profile.
 4. Please tie the Shields and Prospect flowlines together so to see how the whole corner will function.
 5. Need to have a minimum 12" wide area along both sides of all public sidewalk, with a slope no greater than 2%.
 6. Explain purpose for the Shields Street access design, i.e., the large compound entrance curve and the "porkchop".
- Cross-Sections; Both Streets
 1. Need to provide all data necessary to evaluate the cross-sections, i.e., slopes, elevations, r-o-w indications, tie-ins to existing grades, existing and proposed data, etc..

o Site Plans

1. Redesign Prospect Road Entrance to keep porkchop out of Prospect Road.
2. Why the entrance configuration of the Shields St. Access.
3. Need all sidewalks adjacent to the Arterials to be completely in the R-O-W or an Access Easement.
4. 8' pedestrian + vehicular path along wetlands Needs to be in an Access Easement.
5. Might consider more RAMPING for Handicap sidewalk + building access.
6. The Transit stop location is being debated by Transportation + Transport.
7. Landscaping seems to be in the middle of the 8' walk at the Shields St. Entrance.



City of Fort Collins
Current Planning

PROJECT COMMENT SHEET

DATE: 24 April 1995

DEPARTMENT: *Engineering*

PROJECT: 21-95 PROSPECT PARK PUD - Preliminary

PLANNER: Steve Olt

All comments must be received by: Friday, 5 May 1995

No Problems

Problems or Concerns (see below)

Site Plan

- Add North arrow and scale to vicinity map
- Show ramps and street sidewalks
- Show access to landmark apartments
- Show easements
- Show meets and bounds at boundary

Plat

- Errors in boundary - surveyor to check
- Error in area calculation - should not subtract Prospect Rd dedication

(Continued)

Date: 5/8/95 Signature: *Steve R. Wanhoff*

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- Add legal
- Add signature blanks
- Add lawyer and surveyor disclaimers

Utility drawings

Overall Utility Plans, sheet 2

- Identify size and type of storm pipe south of MH A-1
- Describe easement along south boundary via meets and bounds since it wanders
- Median on Shields may need to be extended further south
- Show location of bus stops on both streets

Preliminary Grading Plan, sheet 3 and Preliminary Drainage Plan, sheet 4

- Show boundaries of the canal importation channel