

REVISION COMMENT SHEET

DATE: August 24, 2000

DEPT: ENGINEERING

PROJECT: #32-95E Registry Ridge, 3rd Filing, Final

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: September 13, 2000

No Problems

Problems or Concerns (see below or attached)

Utility:

1. In general, it appears that the location of the pedestrian paths in relation to storm drainage improvements at the cul-de-sacs were improved with this resubmittal (see following comment). However, because the space still appears tight, a "blowup" of each area should be provided in each instance to assure that the design of the access ramps/storm improvements can "fit" in the given area without a short transition for the access ramp.
2. Additional easement width needs to be provided for the pedestrian paths (minimum 2') to ensure that the sidewalk is not flush with a property line without an easement for maintenance purposes (for Coral Sea Court, Tang Court, Wasp Court, and Sea Wolf Court.)
3. The location of driveways must be physically separated from the pedestrian trails shown at the cul-de-sacs.
4. The location of the catch basin inlet on Sea Wolf Court is still in conflict with the pedestrian access ramp. The catch basin cannot be located within the design for the access ramp as it either cuts short the transition or cannot be physically built. This design needs to be relooked at. While this issue should not be worth preventing the project from going to a hearing, the utility plans will not be approved without this design being corrected. Also note that this design causes a storm drainage line to be flush with a property line, without a necessary easement for maintenance on one side - provide additional easement width, either widen the tract or place an easement internal to lot 172.
5. Be aware that the building envelope on lot 148 encroaches into the sight distance easement.
6. The General Notes need to be modified as redlined. In addition, revise Note 11 and add an additional note as follows:

Prior to final inspection and acceptance by The City of Fort Collins, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of additional building permits to those allowed prior to certification per the Development Agreement.

(additional note) The City of Fort Collins shall not be responsible for any damages or injuries sustained in this

Date: September 20, 2000

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

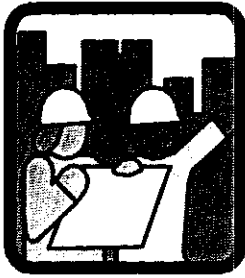
Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS

Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of The City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

7. Please see plans for any additional comments.

Plat:

1. Provide additional easement widths as noted above for the pedestrian trail connections off the cul-de-sacs to ensure that the paths are not flush with a property line without an easement.
2. Revise the Notice of Other Documents language as shown in the redlined plans.



REVISION COMMENT SHEET

DATE: August 24, 2000

TO: Technical Svs

PROJECT: #32-95E Registry Ridge, 3rd Filing, Final (LDGS)

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

Wednesday, September 13, 2000

No Comment

Problems or Concerns (see below or attached)

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

1. PLAT & LEGAL CLOSE, JAC
2. Annexation for the westerly 39± of this plat needs to be filed before this plat is recorded.
3. Street names to be o.k'ed by E-911.
4. Originals need to be of a good reproducible quality

Date:

Signature: _____

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

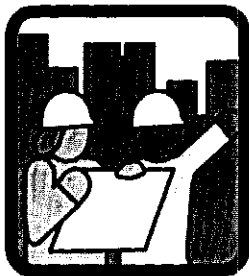
Plat
 Utility

Site
 Redline Utility

Drainage Report
 Landscape

Other _____





REVISION COMMENT SHEET

DATE: August 24, 2000

TO: Technical Svs

PROJECT: #32-95E Registry Ridge, 3rd Filing, Final (LDGS)

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

Mark V.

Wednesday, September 13, 2000

No Comment

Problems or Concerns (see below or attached)

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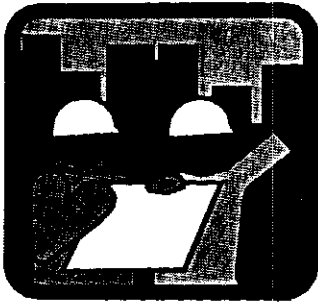
Signature: _____

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



REVISION COMMENT SHEET

DATE: August 24, 2000

DEPT: ENGINEERING

PROJECT: #32-95E Registry Ridge, 3rd Filing, Final

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: September 13, 2000

No Problems

Problems or Concerns (see below or attached)

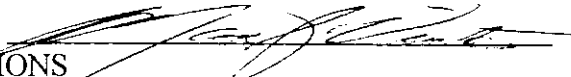
Utility:

1. In general, it appears that the location of the pedestrian paths in relation to storm drainage improvements at the cul-de-sacs were improved with this resubmittal (see following comment). However, because the space still appears tight, a "blowup" of each area should be provided in each instance to assure that the design of the access ramps/storm improvements can "fit" in the given area without a short transition for the access ramp.
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Date: September 20, 2000

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

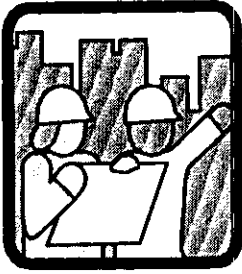
Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS

Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of The City of Fort Collins failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.

7. Please see plans for any additional comments.

Plat:

1. Provide additional easement widths as noted above for the pedestrian trail connections off the cul-de-sacs to ensure that the paths are not flush with a property line without an easement.
2. Revise the Notice of Other Documents language as shown in the redlined plans.



REVISION COMMENT SHEET

DATE: May 3, 2000

TO: Mapping

PROJECT: #32-95E Registry Ridge. 3rd Filing, Final
Compliance - LUC

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

Wednesday, May 17, 2000

No Comment

Problems or Concerns (see below or attached)

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

- 1. PLAT & LEGAL CLOSE-JC
- 2. OK WCM/JH

3. Annexation plat needs to be filed before this plat is recorded.

Marc U

Date: _____

Signature: _____

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- | | | | |
|--|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Plat | <input type="checkbox"/> Site | <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Utility | <input type="checkbox"/> Redline Utility | <input type="checkbox"/> Landscape | |



City of Fort Collins



REVISION COMMENT SHEET

DATE: January 11, 2000

DEPT: ENGINEERING

PROJECT: Registry Ridge P.U.D., 3rd Filing, – Final (LDGS)

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: February 2, 2000

No Problems

Problems or Concerns (see below or attached)

Site Plan:

- The site plan should call out the type of enhanced crosswalk proposed in the development.

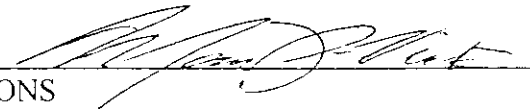
Plat:

- The Plat appears OK.

Utility

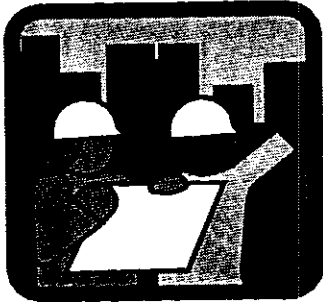
- There is a concern regarding the amount of street frontage for some of the cul-de-sac lots in the development. The available driveway widths of some lots are approximately 10' in width. Does the District have a concern with this amount of width for their services? This amount of width may also be too narrow for a homeowner to construct a depressed driveway curb cut. On some of these lots (example: Lot 184) with the access ramps for the pedestrian paths adjacent to the lots, there is the concern that the narrow frontage may result in a homeowner using the access ramp as vehicular access to their driveway.
- The area inlet at the end of the cul-de-sac on Sea Wolf Court does not work with the access ramp in the same location.
- The K Value for the vertical curve along the west side of Ranger Drive at the intersection with Bon Homme Richard Drive is too short. Please increase the vertical curve length to ensure a K value of 30 minimum; the plan shows a K value of 17.
- Enhanced crosswalk types should be called out on the plan set (asphalt or concrete) and the appropriate details should be added. Note that additional details are required with the concrete enhanced crosswalk in the detail sheets (I believe I recently electronically mailed the CAD files for these for the next resubmittal.)
- Show the access ramp at the termination of Curtiss Court.
- The access ramp at the termination of Intrepid Court should not be offset from the pedestrian path. (see plans for any additional comments – it appears further discussion is necessary with regards to the inlet, access ramp, and driveway frontage issues)

Date: June 1, 2000

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



REVISION COMMENT SHEET

DATE: January 11, 2000

DEPT: ENGINEERING

PROJECT: Registry Ridge P.U.D., 3rd Filing, – Final (LDGS)

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: February 2, 2000

No Problems

Problems or Concerns (see below or attached)

Comments:

- Engineering has no objection to the elimination of the traffic circle from previous submittals for the Ranger Drive/Bon Homme Richard Drive intersection.
- What type of improvements are proposed for the crosswalk across Ranger Drive? Is it a raised crosswalk? The site plan shows a stamped pattern but is not indicated as such on the utility plan. Provide a detail of this crosswalk on the utility plan set.
- Offsite grading, utility, drainage, and access easements are required prior to a hearing for this project.
- The stub for the continuation of Bon Homme Richard Drive to the west should be eliminated as the land to the west is now owned by the City's Natural Resources Department – the stub is not needed.
- It would be preferred that the trail connection between lots 152 and 153 be realigned to cross between lots 153 and 154 in order to align the trail with the intersection of Scamp Court. With the elimination of the stub street, the development can gain an additional lot. (Perhaps lot 153 can be moved to the former street stub location? It was discussed at staff review that the Stormwater Department would find this approach favorable as the area between lots 152 and 153 with the trail and the high volume passing through the swale area. Moving lot 153 to the stub and realigning the trail connection to Scampi Court was viewed as ideal by all City departments.)
- Karen Mancini (221-6310) with the City's Natural Resources Department should be contacted with regards to the obtainment of offsite easements to the west.

Site Plan:

- Please show the phase lines on the site plan.
- Show access ramps for the trail connections.
- Note #9 no longer applies.

Plat:

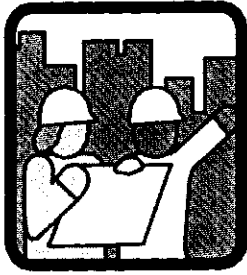
- Plat Language needs to be updated with regards to the Repair Guarantee. Please add the following to the end of the Repair Guarantee provision:

Date: February 3, 2000

Signature: _____

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS



REVISION COMMENT SHEET

DATE: January 11, 2000

TO: Eng. Pavement

PROJECT: #Registry Ridge PUD, Third Filing, – FINAL
(LUC)

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

Wednesday, February 2, 2000

No Comment

Problems or Concerns (see below or attached)

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

No comment

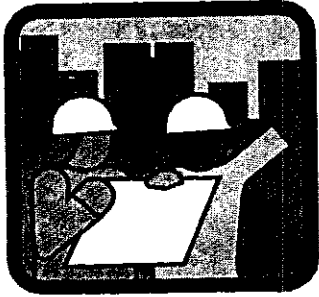
Date: *2-2-00*

Signature: *Rick Richter*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

<input type="checkbox"/> Plat	<input type="checkbox"/> Site	<input type="checkbox"/> Drainage Report	<input type="checkbox"/> Other _____
<input type="checkbox"/> Utility	<input type="checkbox"/> Redline Utility	<input type="checkbox"/> Landscape	





REVISION COMMENT SHEET

DATE: **September 2, 1999** TO: **ENGINEERING**
PROJECT: #32-95E Registry Ridge PUD, 3rd Filing Final (LDGS)
All comments must be received by Steve Olt no later than the staff
review meeting:

Wednesday, October 6, 1999

No Comment

Problems or Concerns (see below or attached)

Utility Plans

- A variance needs to be submitted for the use of traffic circles, as they are not in our design standards. A design for the traffic circle should be submitted to show that it can accommodate an SU-30 vehicle.
- Please provide additional spot elevations around the inner traffic circle to verify the 2% cross-slope.
- Slope around intersections should not exceed 4% and should remain at or just above 2%.
- Note that there are areas where the elevations on the plan do not match the elevations on the profile.
- Note the modification to the General Notes
- The Index should note more specifically which streets are a part of the striping plan.
- Provide evidence of securement of all off-site easements prior to going to the Board.
- Provide offsite design for Bon Homme Richard Drive for at least 200 feet.
- Traffic circle design should be coordinated with the Traffic Engineer, Transportation Planning and Poudre Fire Authority.
- Provide an update the preliminary soils report (note our criteria has been updated since the submittal.)
- Will this development be phased? If so, please provide a phasing plan.

Plat Map

- Note the enclosed revised Plat Language and include it on future submittals.
- Please label the sight distance easements on the plat.
- Replace all occurrences of *Director of Engineering* with *City Engineer*.

Date: 10/12/99

Signature: [Signature]

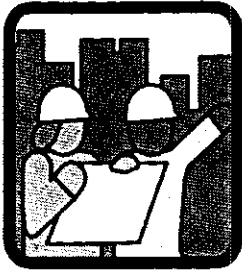
Please send copies
of marked revisions

Plat
 Utility

Site
 Landscape

NO COMMENTS – SUBMIT MYLARS





REVISION COMMENT SHEET

DATE: September 2, 1999 TO: **Mapping**

PROJECT: #32-95E Registry Ridge PUD, 3rd Filing Final (LDGS)

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

Wednesday, September October 6, 1999

No Comment

Problems or Concerns (see below or attached)

- * Square footage of lots & tracts missing.
 - * Plat Closes - LEGAL MATCHES
 - * How WAS THE EAST LINE OF NE 1/4 DETERMINED, ALSO THE SOUTH LINE NE 1/4, THE EAST LINE W 1/2 SE 1/4, THE WEST LINE EAST 1/2 DETERMINED?
 - * THERE ARE MISSING AND/OR WRONG ROAD & LOT LINE BEARING & DISTANCES. - Not all have been marked by us.
 - * NEED 1400' PIN ALONG THE WEST SIDE PLAT & SOUTH SIDE
 - * OFF SITE EASEMENT NEEDS RECORDING INFO
 - * TEMP. TURN AROUND - HOW LONG IN EFFORT, ALSO NO WAY TO LOCATE IT (NO DATA)
 - * SOME BOUNDARY DISTANCES ARE TO 3 PLACES, LEGAL IS ONLY TO 2 PLACE - 2 PLACE IS FINE.
- Date: _____ Signature: ONE/2 →

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



REVISION COMMENT SHEET

DATE: September 2, 1999 TO: Eng. Pavement

PROJECT: #32-95E Registry Ridge PUD, 3rd Filing Final (LDGS)

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

Wednesday, September October 6, 1999

No Comment

Problems or Concerns (see below or attached)

Need Preliminary Soils Report

Date: *10-6-99*

Signature: *[Handwritten Signature]*

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

Current Planning

DATE: July 17, 1997 DEPT: Eng Pvmnt

PROJECT: #32-95E Registry Ridge, 3rd Filing
(LDGS) Final

PLANNER: Mike Ludwig

All comments must be received no later than the staff review meeting:
Wednesday, August 13, 1997

No Comment

Date: *8-24-97*

Signature: *[Handwritten Signature]*

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: July 17, 1997 DEPT: **Engineering**

PROJECT: #32-95E Registry Ridge, 3rd Filing
(LDGS) Final

PLANNER: Mike Ludwig

All comments must be received no later than the staff review meeting:
Wednesday, August 13, 1997

Registry Ridge PUD, Third Filing
Site/Landscape Plan

August 24, 1997

- ▶ Show the sight distance easements.
- Show the handicap ramps.
- ▶ Path that approaches Bon Homme Richard Drive between lots 131 and 132 should not intersect at the middle of the intersection, but go to one side where the handicap ramp is located.
- ▶ Add the following note: Landscaping placed in medians/ traffic circles shall conform to the sight distance restrictions as provide on the plat.

Plat

- Indicate who is to own and maintain Tracts.
- ▶ Add the following note to the plat: All landscaping placed in median/traffic circles within the Right-of Way shall be maintained by the Homeowners Association.
- ▶ Show the necessary sight distance easements and provide the following notes:

SIGHT DISTANCE EASEMENT RESTRICTIONS

THE AREA WITHIN SIGHT DISTANCE EASEMENTS IS RESTRICTED TO THE FOLLOWING:

1. FENCES SHALL NOT EXCEED 42" IN HEIGHT AND SHALL BE OF OPEN DESIGN. IF FENCES EXCEED 32" IN HEIGHT, THEY SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF 12" BETWEEN HORIZONTAL MEMBERS.
2. BERMS, HEDGES, AND SHRUBS SHALL NOT EXCEED 32" IN HEIGHT.
3. TREE PLANTING SHALL BE RESTRICTED TO DECIDUOUS TREES ONLY. THE LOWEST BRANCH OF ANY TREE SHALL BE NO LESS THAN 42" FROM GRADE

Date: (continued on next page)

Signature:

8/25/97

D. Wankhoff

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



- Provide labels for the easements on the plans and indicate row widths.
- ▶ If the Tracts are not utility easements than utility easements need to be continued across the tracts to provide for utility connections.

Utility Plans

- ▶ Any off site easements that are necessary - letter of intent is need prior to the project going to the Board and all final easements will be needed prior to the final signing of the utility plans.
- ▶ A variance request is needed for the traffic circle. Provide a letter requesting the variance along with diagrams for the traffic circle showing that it will accommodate a SU-30 vehicle.
- General notes should be modified as indicated.
- Path that approaches Bon Homme Richard Drive between lots 131 and 132 should not intersect at the middle of the intersection, but go to one side where the handicap ramp is located.
- ▶ Sight distance easements need to be placed on the utility plans where needed.
- ▶ Provide a 210 foot transition from the 50 foot flowline to the 36 foot flowline x-section. Will also need a striping plan for this area, show the ending of the collector striping.
- Indicate the existing slopes that Bon Homme Richard Drive and Ranger Drive are tying into.
- There are several locations in which the difference in flowline elevations at the midpoint of the curb return and the street elevation directly out from there is too close. This will cause a low spot in the asphalt that may not drain. These points need to have a minimum of .10 difference.
- Provide off-site design for Bon Homme Richard Dr for at least 200 feet. Show how existing grades will meet with end of the new road.
- On the square cul-de-sacs indicate on the typical detail or on the plans what the dimensions are for the crown high point location.
- For the regular cul-de-sac in which the high point is not in the center of the cul-de-sac indicate the high point location.
- Wahoo Streets need to be labeled as East and West to better distinguish which is which.
- Provide additional dimensions for the vertical out fall curb and gutter - where is this to be used?
- See Plans for additional comments

Traffic Operations had the following comments:
 Need more detail on traffic circle - signing, striping, profile, sight distance, etc . . .

Park Planning had the following comments:
 Six foot pathway should meet ADA requirements.