

REVISION COMMENT SHEET

DATE: **November 7, 2000** DEPT: **ENGINEERING**
PROJECT: #32-95F Registry Ridge PUD, 2nd Filing - LDGS
All comments must be received by Steve Olt no later than the staff
review meeting:

November 29, 2000

~~No Comment~~

Problems or Concerns (see below or attached)

Registry Ridge PUD, Second filing December 7, 2000

Make the changes shown and mylars can be submitted. We need the revisions to the first filing for the utility connections submitted at the same time or prior to this submittal.

Utility Plans

1. All of the utilities within the streets (excluding Enterprize) are shown as existing. The first filing plans have not been modified to add these service connections in. This needs to be done. Any connections in these streets that have to be done after the street is paved will require the overlay of the entire street. Plan for this or get all of the utility stubs and connections on the first filing plans. approved and in before the streets out there are paved. We need these revision submitted reviewed and approved before this plan set can be approved.

2. Need to show the bike lane/ parking lane striping that needs to be done with this project. It is only this line that is to be striped. I have shown it on the plan and profile sheet.

3. Make changes to the Enhanced crosswalk detail as shown.

4. Fill out and return "information for development agreement sheet" and I will start the DA upon receipt.

5. I have also attached a Development Construction Permit Application. This will need to be filled out and returned before a development construction permit meeting can be held. Please let me know if you have any questions regarding this process.

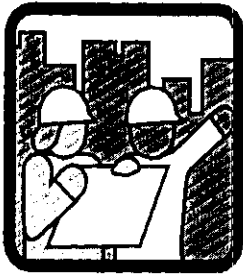
Date: 12/7/00 Signature: *Steve Olt*

**Please send copies
of marked revisions**

Plat Site
 Utility Landscape

NO COMMENTS - SUBMIT MYLARS





REVISION COMMENT SHEET

DATE: November 7, 2000 TO: Tech Svs

PROJECT: #32-95F Registry Ridge PUD, 2nd Filing - LDGS

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

SWJ

November 29, 2000

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

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

1. PLAT CLOSES. LEGAL HAS A CURVE MISPLACED, CURVE LEFT VS RIGHT.
2. WE NEED TO SEE AN UPDATED VERSION OF THE PLAT
3. PLAT NEEDS TO SHOW THE RECEPTION NO. OF THE ADDITIONAL RWD GRANTED ALONG SHIELDS.
- 4.

Date: _____ 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: September 6, 2000 TO: Engineering

PROJECT: #32-95F Registry Ridge PUD, 2nd Filing,
Prelim/Final (LDGS)

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

Wednesday, September 26, 2000

No Comment

Problems or Concerns (see below or attached)

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

Registry Ridge PUD, Second filing sheet 1 of 2 October 3, 2000
Utility Plans

1. Update general note #5
2. All of the utilities within the streets (excluding Enterprize) are shown as existing. The first filing plans have not been modified to add these service connections in. This needs to be done. Any connections in these streets that have to be done after the street is paved will require the overlay of the entire street. Plan for this or get all of the utility stubs and connections on the first filing plans, approved and in before the streets out there are paved.
3. The south crosswalk does need to be an enhanced x-walk as it is adjacent to the commercial area. Please show as enhanced and provide enhanced x-walk details.
4. Showing some utilities going thru the building envelopes. Need to check with the utility that you are showing doing such to determine if this is acceptable. PSCO was routed so hopefully they will comment on this. May still want to verify with them before you try to construct it that way. L&P was not routed the plans so please check with them.
5. The building envelope for the retail site differs from that shown on the site plan.
6. Have indicated that the crown transition for Enterprize Drive at each intersection is 16 feet. This does not meet min requirements, per detail D-19 min transition length is 30 feet. Please adjust transitions and provide elevations at the transition point.
7. On the street intersection details you have referenced the replacing concrete pavement detail - this detail does not contain the dowel detail. Change the reference and provide the detail.
8. Provide the Enhanced crosswalk details.
9. Make changes to the ramp details as shown.
10. See plans for additional comments.

Date:

Signature: _____

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



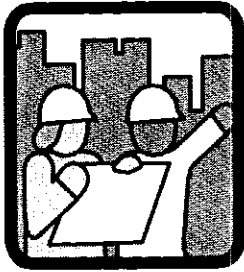
City of Fort Collins

Plat

1. Provide a place for district signatures. You are vacating one of their easements on the plat and although you speak of dedication of additional easements to them on the plat there are no easements that are indicated that they are for the district.
2. Checking on some additional language that you have added to the statements with the attorney office.
3. Add the additional paragraph to the repair guarantee. And update the notice of other documents.
4. Provide and show a 9 foot utility easement adjacent to Enterprise Drive and the utility easement adjacent to all other streets. If don't wish to do that then need to show that you are meeting this dimension in all locations. Show that you have 9 feet from the property line to the building envelope.
5. The building envelope 12 is shown differently on the site plan.

Site Plan

1. Show how you are going to strip the loading zone/ fire lane area on this plan. Need to be striped out or have Fire lane No Parking painted on the pavement. This needs to be shown on the site plan.
2. Building envelope shown for the retail site doesn't match that shown on the plat or the utility plans.
3. Showing some utilities going thru the building envelopes. Need to check with the utility that you are showing going thru the building envelope to determine if this is acceptable. PSCO was routed so hopefully they will comment on this. May still want to verify with them before you try to construct it that way. L&P was not routed the plans so please check with them.



REVISION COMMENT SHEET

DATE: September 6, 2000 TO: Tech Svs

PROJECT: #32-95F Registry Ridge PUD, 2nd Filing,
Prelim/Final (LDGS)

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

Wednesday, September 26, 2000

No Comment

SHERI

Problems or Concerns (see below or attached)

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

1. [unclear]
2. THE SOUTH LINE OF BUILDING ENV. 3 APPEARS TO BE A SOLID LINE, THIS IS CONFUSING —
3. Hatching for S.Ft. Collins easement is too lite to reproduce.

Date: _____

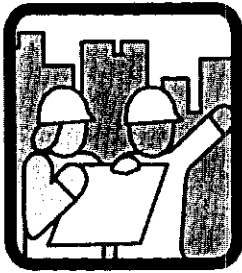
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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



REVISION COMMENT SHEET

DATE: June 1, 2000

TO: Technical Services

PROJECT: #32-95F Registry Ridge P.U.D., 2nd Filing – Preliminary/Final (LDGS)

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

Wednesday, June 21, 2000

No Comment

Problems or Concerns (see below or attached)

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

1. Plat closes, legal closure fee

2. IN TRACTS ~~#####~~, THERE IS A DRAINAGE (?)

EASEMENT (20' WIDE) ACROSS THE TRACTS WHICH ARE DRAINAGE EASEMENTS. WHY DO WE NEED AN EASEMENT ON AN EASEMENT?

BUILDING ENVELOPE 11 & 15 EXTEND INTO THESE EASEMENTS ALSO.

Date: _____

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: January 20, 2000

TO: **Engineering**

PROJECT: #32-95F Registry Ridge P.U.D., 2nd Filing –
Preliminary/Final (LDGS)

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

February 16, 2000

Note- Please identify your redlines for future reference

- Registry Ridge PUD, Second filing (sheet 1 of 2) February 15, 2000
Utility Plans
1. The traffic volumes on Enterprize Drive are too great for it to be a Residential local street. This street needs to be a Commercial Local Street.
 2. Make changes to the general notes and shown.
 3. Provide concrete to the property line at all access drives.
 4. Provide the radius being proposed for the curb returns as well as the street alignment curve data.
 5. Can not direct drainage across a walkway sidewalk area. The driveways that have a pan down the center need to direct the flow to one curb line or the other before it enters the row.
 6. Add note to the overall utility plans – Patching of existing streets to be done per the City's Street Repair and Reconstruction Standards and Guidelines. FYI on this, cutting into an existing street is going to be expensive and may require an overlay of the entire street(s). The only way to avoid doing so would be to put in the utility connections before the street is built. That would require these plans to be approved and a DCP issued before the street is built or the existing plans revised and the inspection fees paid at that time.
 7. Provide elevations at the intersections in accordance with details D-18 and D-19.
 8. Provide the grades being tied into for the street design.
 9. Grade breaks greater than the .4% allowed is being shown on the profile.
 10. Provide the following details: Pedestrian ramp detail for detached/ detached situation. Details for ramps at access drives that do not wrap around the drive. Detail D-19 or provide the transition lengths on the intersection details with the elevations. Detached walk midblock ramp detail.
 11. See additional comments on the details and make changes as noted.
- Plat
1. Note #2 does not work. We need to know where the buildings are located and the easements are to be.
 2. Provide sight distance easement restrictions.
 3. The row needs to be 66 feet.
- (continued on next page)

Signature

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- Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



Site Plan

1. Traffic volumes are too great for Enterprize Drive to be a Residential Local Street.
2. Building envelopes are not shown on the plat, but as shown on the site plan several buildings envelopes are shown within the easements. Building envelopes can not encroach into easements.
3. Need to provide sidewalk connections from the C-store, retail and the daycare out to the streets.
4. Eliminate the loading zone areas. These serve no purpose and will become problem parking areas. Extend the sidewalk through this area and tie the sidewalk system to the street. It is not acceptable to direct the pedestrians down the driveway.



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: January 20, 2000

TO: Mapping/Drafting

PROJECT: #32-95F Registry Ridge P.U.D., 2nd Filing –
Preliminary/Final (LDGS)

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

February 16, 2000

RRIDGEZ

Note- Please identify your redlines for future reference

1. ACCORDING TO THE VICINITY MAP, THIS PROPERTY IS IN T6N R69W.
2. BOUNDARY & LEGAL CLOSE. JAC → AND IN THE TITLE & LEGAL
3. THERE BEARING & DISTANCES MISSING ON NORTH LINE TRACT A
4. CITY REGULATIONS REQUIRES A PLAT OF "NEW" PROPERTY TO BE TIED TO SECTION CONTROL.
5. PER NOTE #2, TRACTS A-D WILL NOT ALLOW ANY BUILDING BECAUSE THE TRACTS ARE ALL UTILITY ESMTS ETC. BUILDING ENVELOPES ?

Signature

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: January 20, 2000

TO: Engineering Pavement

PROJECT: #32-95F Registry Ridge P.U.D., 2nd Filing –
Preliminary/Final (LDGS)

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

February 16, 2000

Note- Please identify your redlines for future reference

The Soils report dated June 1995 will need to be updated. The report was prepared under our old standards and test procedures have changed. The report indicates high swell soils on part of the site. A mitigation plan should be submitted prior to any construction.

Rick Richter

Signature

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other Soils report
 Utility Redline Utility Landscape





City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: January 20, 2000

TO: **Street Oversizing**

PROJECT: #32-95F Registry Ridge P.U.D., 2nd Filing –
Preliminary/Final (LDGS)

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

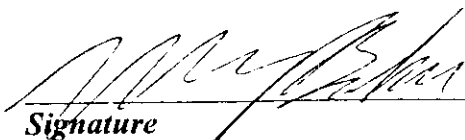
February 16, 2000

Note- Please identify your redlines for future reference

Shields street does not meet current arterial standards - need correct ROW dedication.

I would prefer to collect cash or escrow ^{for} Local Access portion of Shields Street at this time for future construction of ultimate improvements.

Is a dedicated rt. turn lane necessary at Bon Homme Richard and Shields? Future signal?



Signature

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

