

# REVISION COMMENT SHEET

**DATE: July 2001**

**DEPT: ENGINEERING**

**PROJECT: #32-95G Registry Ridge, Fourth Filing -PDP  
Type I**

**PLANNER: Steve Olt**

**ENGINEER: Marc Virata**

***All comments must be received by: August 13, 2001***

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

**Comments:**

1. I've been informed that PFA/Technical Services will not accept "Circle" as a suffix for a street name. "Circle" should be replaced with "Court" or some other suffix. I would suggest contacting both PFA (Ron Gonzales 416-2864) and Technical Services (JR Wilson 221-6605) to verify street names prior to submitting a signed plat for signatures.

**Response: Street suffixes have been changed from Circle to Court. In addition Battan Drive has changed to Hornet Drive**

2. The District will need to be a signatory on the plat, as an exclusive-easement for the District is shown as to be vacated with the plat recordation.

**Response: The district easement that is to be vacated is to be vacated by separate document, therefore the district does not need to sign the plat. The district has been informed of this and would prefer to vacate by separate document rather than use the plat.**

3. Offsite easements are required with the Final Compliance submittal. (grading, utility, and potentially access easements — please note that the temporary grading easement memo received by the City needs to be an actual grading easement dedicated to the *City*, not an easement between private land owners.)

**Response: The requested easements have been included with this final submittal of mylars.**

4. Show inlets on the profile view of the street design in cases where they were not indicated.

**Response: The inlets have been added to the profile views.**

5. On the intersection details there were instances where the cross-slopes shown did not appear to be consistent with the spot elevations given. Also, please ensure transition points are indicated; some points labeled, as transition points did not meet 2-4% criteria, is this just an incorrect elevation? (It appears the centerline elevations on some points are lower than the flowline elevations at the transition point.)

**Response: The intersection details have been reviewed and some adjustments were made. Please see the revised mylars.**

6. Engineering is fine with mylars being submitted during the next round (Final Compliance), provided these potential issues are addressed, easements are received with the submittal, and no other City department has an objection..

**Response: Mylars are being submitted with the understanding that all previous issues have been addressed and all easements are being submitted with this submittal. Please note that the District easement is in the districts hands and they are going to record it.**

7. Enclosed is a standard "Information for Development Agreements" sheet needed in order to begin drafting the Development Agreement for the project Please have this information filled out and returned.

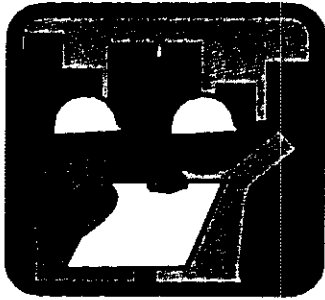
**Response: The standard development agreement sheet is enclosed.**

(see redlines for any additional comments)

Date: August 10, 2001

PLEASE SEND COPIES OF MARKED REVISION

Plat  Site  Utility  Landscape  Drama  Report  NO COMMENTS-SUBMIT MYLARS



# REVISION COMMENT SHEET

**DATE:** April 11, 2001

**DEPT:** ENGINEERING

**PROJECT:** #32-95G Registry Ridge, Fourth Filing – PDP Type I

**PLANNER:** Steve Olt

**ENGINEER:** Marc Virata

*All comments must be received by: type date due*

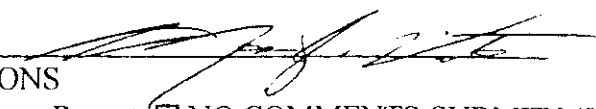
No Problems

Problems or Concerns (see below or attached)

Comments:

1. Concrete is required to the property line on all private drives. This appears to be the case on the drawings and the details, however please also note that at expansion joint is to be provided at the property line.
2. Because of the amount of proposed street cuts and the new condition of the street, Bon Homme Richard will need to be milled and inlayed for the entire street width and length where patching is to occur. Please revise the plans to reflect this.
3. Why is additional right-of-way width being offered on Enterprise Drive and Nimitz Drive at the private drives? Unless agreed to otherwise, please reduce right-of-way to the standard 51' in width.
4. Letters of intent for offsite access and grading easements are required prior to a hearing for the project. Easement documents are required with final compliance submittal.
5. Based on my freehand sketches, there may be the need for sight distance easements at the intersections of Nimitz Drive and Bataan Drive as well as Enterprise Drive and Bataan Drive. Specific sight distance easements are potentially needed at this location because these intersections are not at stop conditions. Please see the attached information in the LUC to use as a basis in determining sight distance easements. If they are needed using this criteria, please reflect this on the plat and add the standard sight distance easement language, as well as the landscape plan.
6. The lengths of vertical curves on the street designs are too short for residential standards. Please lengthen the vertical curves to allow for K values of 30 and 40 for crest and sag curves respectively.
7. Vertical curves are needed along the outside edge of the intersections of Enterprise and Nimitz with Bataan.
8. Please revise the plat language as attached.
9. *MOVE PROPERTY LINE BOUNDARY ALONG SHIELDS.*

Date: May 9, 2001

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

Plat  Site  Utility  Landscape  Drainage Report  NO COMMENTS-SUBMIT MYLARS

## Response to Engineering Comments Dated April 11, 2001

1. Concrete is to be used for all of the driveways. The requested expansion joint has been labeled on the detail on sheet 18/19.
2. A note indicating that a mill and inlay may be required and is at the discretion of the City Engineering Inspector has been added to the Overall Utility Plans sheets 3 & 4.
3. The additional R.O.W. has been removed as requested. Please see the Plat.
4. Letters of Intent for offsite easements have been presented with the new submittal of the Site Plans.
5. Based on the standards set forth in the Larimer County Urban Area Street Standards Sight Distance Easements are not needed.
6. The vertical curves have been designed to meet the Larimer County Urban Area Street Standards, as such the minimum K values for a Local Residential street are 20 (crest) and 30 (sag). In addition, a conversation between Marc Virata (City Engineering) and Jim Braim (NES) on May 21 at approx. 1:50 pm occurred. In this conversation it was agreed that the use of the new street standards was acceptable by the City and that the design K values were acceptable.
7. Vertical Curves have been added to the Intersections of Enterprize and Nimitz with Bataan Drive. Please see sheet 11/19.
8. The Plat language has been revised.
9. The property line along Shields has been moved. Please see the Plat.

Contact Jim Braim (221-4158) of Northern Engineering Services, Inc. for comments or concerns regarding the above responses.



# REVISION COMMENT SHEET

DATE: April 11, 2001 TO: Technical Services

PROJECT: #32-95G Registry Ridge, Fourth Filing – PDP –  
Type I (LUC)

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

**May 2, 2001**

MV

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

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

1. PLAT & LEGAL CLOSES. ~~OK~~
2. BATHAN Circle – name must be changed.
3. SOUTH FORT COLLINS EASEMENT IS UNLOCATABLE
4. REGISTRY RIDGE 3<sup>RD</sup> IS NOT RECORDED AS OF TODAY, NEEDS TO BE FILLED PRIOR THIS PLAT OR LEGAL & MAP MUST CHANGE.
5. PRIVATE DRIVES NEED TO BE A TRACT

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Date:                      Signature:                     

Plat  Site  Drainage Report  Other                     

Utility  Redline Utility  Landscape



## **Response to Technical Services Comments Dated April 11, 2001**

1. Plat & Legal closes
2. Battan Circle has been renamed
3. The South Fort Collins Easement should be locatable with the revised plat.
4. It is our understanding that Registry Ridge 3<sup>rd</sup> Filing will be recorded before 4<sup>th</sup> Filing.
5. The Private Drive is now Located in Tract C



City of Fort Collins  
Current Planning

# PROJECT COMMENT SHEET

**DATE: October 27, 2000**

**DEPT: ENGINEERING**

**PROJECT: #32-95G Registry Ridge 4<sup>th</sup> Filing – PDP – Type II**

**PLANNER: Steve Olt**

**ENGINEER: Marc Virata**

*All comments must be received by: November 29, 2000*

No Problems

Problems or Concerns (see below or attached)

**General Comments:**

- Bataan Drive will need to be renamed. As this street is actually a continuation of streets to the north, the west half of Bataan Drive will be Nimitz Drive, and the east half will be Enterprise Drive.
- The internal street layout with Bataan Drive is not acceptable to Engineering. The variance request does not give a compelling reason to grant the variance, when balanced with the safety and functionality of the road. Please see the enclosed attachment regarding variance requests for any future submission. The site should be redesigned to better meet City Standards.
- As the use of alleys is not allowed given the current configuration (alleys can only be used in conjunction with narrow residential streets), the alleys must be private drives. Please see Section 3.6.2(L) in the Land Use Code regarding the application of private drives.

**Utility Plan/Site Plan Comments**

- See the attached for the revised General Notes, which should be incorporated into the next submittal.
- The internal design in its current form is not acceptable to Engineering. Tangents between curves and intersections need to be 100' minimum and centerline radius needs to be 240' minimum. The variance request submitted by the engineer does not give a compelling reason to grant the variance request.
- The use of the alley as proposed on the utility plan and site plan is not allowed as alleys can only be used in conjunction with narrow residential streets. These "alleys" cannot be dedicated as public and must be private drives.
- In conjunction with the previous comments, private drives are not allowed to be built using curb radii, driveway cuts are required for any private drive intersecting a public street in accordance with 3.6.2(L)(2)(e). The private drives (known on the plans as alleys), need to be changed to Standard Detail D-15.
- Water is not allowed to drain off a private drive across a public sidewalk. This appears to be the case with the private drives currently shown as alleys as well as the concrete swales shown on the plan set, however it is difficult to verify this as it isn't clear how grading/drainage is taking place on site.

Date: December 7, 2000

Signature: \_\_\_\_\_

PLEASE SEND COPIES OF MARKED REVISIONS

Plat  Site  Utility  Landscape  Drainage Report  NO COMMENTS-SUBMIT MYLARS

- With the use of the driveway cuts, it may perhaps be feasible to line-up the private drives that currently intersect Bataan Drive at an offset.
- Add the following note next to the asphalt patch shown on Sheet 3 of 14: “Limits of street repair are approximate. Final limits to be determined in the field by City Engineering Inspector. All repairs to be in accordance with City Street Repair Standards.”
- Add a detail on the utility plan for the barrier across the private drive out to Bon Homme Richard Drive and indicate it on the overall utility plan sheet.
- Lots 12 and 13 share a private drive that appears to exceed the maximum dead end drive length of 150’ [per 3.6.2.(L)(2)(c)]. Please shorten this drive length.
- It appears that some offsite grading will occur in Tract A of Registry Ridge 3<sup>rd</sup> filing. Provide letters of intent for any offsite grading work prior to a hearing.
- Show access ramps and provide a detail thereof on the utility plan set. The access ramps along the traffic circle across Bataan Drive should be pulled back further south to be outside of the traffic circle vehicular movement.

Plat Comments:

- Please include Page 1 with Page 2 of the Plat in the utility plan set.
- Please see below for the latest “Notice of Other Documents” language. The text in bold indicates the addition language.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY **ALSO BE AMENDED FROM TIME TO TIME AND MAY** INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

**Additional comments may be made upon further refinement of the submittal.**





City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: October 27, 2000

TO: Technical Services

PROJECT: #32-95G Registry Ridge 4<sup>th</sup> Filing – Project  
Development Plan – Type II (LUC)

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

**November 29, 2000**

*Note- Please identify your redlines for future reference*

1. CURVE TABLE & LEGAL DO NOT MATCH MAP.  
CLOSURE = 1:29000 BUT NOT SURE TO USE MAP OR LEGAL.
2. NE CORNER OF SECTION 15 IS SHOWN WRONG - LOCATION,  
IT APPEARS TO BE ON ROW, NOT E OF SHIELDS -
3. THE NAME IN THE LEGAL DOES NOT MATCH THE NAME  
OF PLAT
4. There are two intersections with the same  
name - is this alright with E-911?
5. Are radius needed at these intersections?

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

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DATE: October 27, 2000

TO: **Engineering Pavement**

PROJECT: #32-95G Registry Ridge 4<sup>th</sup> Filing – Project  
Development Plan – Type II (LUC)

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

**November 29, 2000**

*Note- Please identify your redlines for future reference*

*No Comment*

*Rice Richter*

Signature

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Plat       Site       Drainage Report       Other \_\_\_\_\_

Utility       Redline Utility       Landscape



City of Fort Collins