



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: July 16, 2002

Project:

WILLOW BROOK, 2ND FILING, PDP/FINAL COMPLIANCE #8-99/8-99F

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

July 10, 2002

Note - Please identify your redlines for future reference

Issue Contact: Marc Virata

Topic: General

62

Remove all the listed revisions in the revision block on all documents with mylar submittals.

Topic: Plat

55

Please see the redlined sheets of the plat for changes to the Notice of Other Documents as well as further clarification on the plat notes.

7/10

Please correct the revisions as redlined.

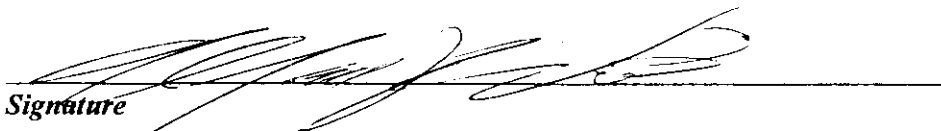
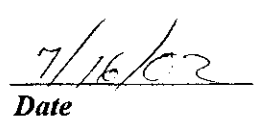
Topic: Street Design

24

Provide spot elevations and show the transition points for where the unnamed public street intersects both Southern Cross Lane and the looped portion of the unnamed public street.

5/22

This was not provided in accordance with LCUASS Details 7-32A & B. The transition point to remove the crown is required for Sky Gazer Lane approaching Southern Cross Lane. It is optional for Sky Gazer Lane approaching the looped street.


Signature 
Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat **Site** **Drainage Report** **Other**
 Utility **Redline Utility** **Landscape**

7/10

The spot elevations provided at these two points should further specify if they are transition points to remove the crown or are strictly just "spot elevations."

28

Please provide spot elevations where the private drives meet the two public streets (Sheets 9 and/or 14.)

5/22

The spot elevations for the private drive out to Northern Lights Drive exceeds the grade specified in 7-29A.

7/10

This still appears to be the case.

61

Specify whether driveover curb and gutter is used throughout, including the Tract A median.

Topic: Utility Plan

21

The sanitary sewer plan and profile doesn't show a design of the subdrain system. This design is required and should be in accordance with an approved subdrain report pertaining to the 2nd filing.

5/22

See redlines for additional clarification/changes still required regarding this. (Specify SDR 35)

7/10

Please specify SDR 35 for the subdrain.



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: July 9, 2002

Project:

WILLOW BROOK, 2ND FILING, PDP/FINAL COMPLIANCE #8-99/8-99F

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

July 10, 2002

Note - Please identify your redlines for future reference

Issue Contact: **Marc Virata**

Topic: General

18

Replace any and all indications of "alley" or "private alley" with "private drive".

5/22

This correction still needs to be done on the landscape plan.

45

Provide the correct approval blocks on the documents. Approval blocks for Type II projects were used on the planning documents and the plat, it is my understanding and assumption that this is a Type I project.

5/22

This was not provided on the site plan.

Topic: Plat

55

Please see the redlined sheets of the plat for changes to the Notice of Other Documents as well as further clarification on the plat notes.

Topic: Street Design

24

Signature

Date

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

Provide spot elevations and show the transition points for where the unnamed public street intersects both Southern Cross Lane and the looped portion of the unnamed public street.

5/22

This was not provided in accordance with LCUASS Details 7-32A & B. The transition point to remove the crown is required for Sky Gazer Lane approaching Southern Cross Lane. It is optional for Sky Gazer Lane approaching the looped street.

~~25~~

The loop street is required to be widened where turns are greater than 60 degrees per LCUASS Detail 7-26.

5/22

This was not provided on one street turn as redlined on the plan set.

~~26~~

The loop street is required to be a crowned section and not a sloped to one side street section as shown on Sheet 15. Sheet 5 and other sheets appears to show by grading that this is a crowned section - please clarify this roadway section. Assuming a centered crowned road section for the loop street, cross-sections appear to work, though the additional spot elevations would help in further evaluating this.

5/22

The revised loop street with additional elevations indicates a few sections where cross slopes are not to standard. Please rectify.

28

Please provide spot elevations where the private drives meet the two public streets (Sheets 9 and/or 14.)

5/22

The spot elevations for the private drive out to Northern Lights Drive exceeds the grade specified in 7-29A. → see 17

50

The outside flowline of the looped street is of issue with the short reverse curves proposed on the design.

~~51~~

The two inlets on the loop street are proposed on a curve. Please provide a detail to show this can be built and function. These inlets may have to be relocated outside of a curve.

52

The widened street turns (on the two that were provided, though three are needed) are not symmetrical and it would appear to be beneficial if the turning movements were the same between these two curves.

53

For the vertical design, the flowline of the inner loop is substandard with the lengths of vertical curves provided. Please revise.

Topic: Utility Plan

15

Provide two benchmarks on the utility plan set.

5/22

Provide missing information for the second benchmark provided. It does not appear to be part of the City's Vertical Control.

21

The sanitary sewer plan and profile doesn't show a design of the subdrain system. This design is required and should be in accordance with an approved subdrain report pertaining to the 2nd filing.

5/22

See redlines for additional clarification/changes still required regarding this. (Specify SDR 35)

54

Revisions were received from the design engineer for Willow Brook in order to have underground services pertinent with this project installed with the 1st filing. Please see redlines for comments. Note that these revision need to clearly distinguish between existing, proposed with the revisions, and proposed with the 2nd filing. The utility plans for this project will now need to distinguish portions of the project having already been approved with the pertinent revision(s) to the 1st filing.



City of Fort Collins

Current Planning

FINAL COMPLIANCE COMMENT SHEET

DATE: June 25, 2002

TO: Mapping/Drafting

PROJECT: #8-99F Willowbrook, 2nd Filing – Final Compliance

All comments must be received by **Ted Shepard** no later than the staff review meeting:

July 10, 2002

MS

Note - Please identify your redlines for future reference

1. BOUNDARIES CLOSE.

OK

Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape





Project Comments Sheet Selected Departments

Department: Engineering

Date: May 29, 2002

Project: WILLOWBROOK, 2ND FILING, PDP

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

May 22, 2002

Note - Please identify your redlines for future reference

Issue Contact: Marc Virata

Topic: General

18

Replace any and all indications of "alley" or "private alley" with "private drive".

5/22

This correction still needs to be done on the landscape plan.

45

Provide the correct approval blocks on the documents. Approval blocks for Type II projects were used on the planning documents and the plat, it is my understanding and assumption that this is a Type I project.

5/22

This was not provided on the site plan.

Topic: Plat

55

Please see the redlined sheets of the plat for changes to the Notice of Other Documents as well as further clarification on the plat notes.

Topic: Street Design

24

Provide spot elevations and show the transition points for where the unnamed public street intersects both Southern Cross Lane and the looped portion of the unnamed public street.

Signature

Date

5/29/02

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Plat Site Drainage Report Other
 Utility Redline Utility Landscape

5/22

This was not provided in accordance with LCUASS Details 7-32A & B. The transition point to remove the crown is required for Sky Gazer Lane approaching Southern Cross Lane. It is optional for Sky Gazer Lane approaching the looped street.

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This was not provided on one street turn as redlined on the plan set.

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5/22

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28

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5/22

The spot elevations for the private drive out to Northern Lights Drive exceeds the grade specified in 7-29A.

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The two inlets on the loop street are proposed on a curve. Please provide a detail to show this can be built and function. These inlets may have to be relocated outside of a curve.

52

The widened street turns (on the two that were provided, though three are needed) are not symmetrical and it would appear to be beneficial if the turning movements were the same between these two curves.

53

For the vertical design, the flowline of the inner loop is substandard with the lengths of vertical curves provided. Please revise.

Topic: Utility Plan

15

Provide two benchmarks on the utility plan set.

5/22

Provide missing information for the second benchmark provided. It does not appear to be part of the City's Vertical Control.

21

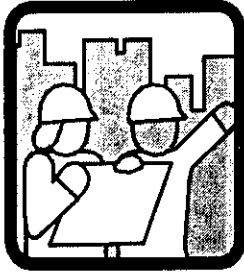
The sanitary sewer plan and profile doesn't show a design of the subdrain system. This design is required and should be in accordance with an approved subdrain report pertaining to the 2nd filing.

5/22

See redlines for additional clarification/changes still required regarding this. (Specify SDR 35)

54

Revisions were received from the design engineer for Willow Brook in order to have underground services pertinent with this project installed with the 1st filing. Please see redlines for comments. Note that these revision need to clearly distinguish between existing, proposed with the revisions, and proposed with the 2nd filing. The utility plans for this project will now need to distinguish portions of the project having already been approved with the pertinent revision(s) to the 1st filing.



REVISION COMMENT SHEET

DATE: May 1, 2002

TO: Technical Services

PROJECT: #8-99E Willowbrook, 2nd Filing – Type I (LUC)

All comments must be received by **Ted Shepard** no later than the staff review meeting:

May 22, 2002

MV

No Comment

Problems or Concerns (see below or attached)

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

Note #4 WAS ADDRESSED ON PAGE 2 OF PROJECT REVIEW,
BUT WAS IT TAKEN TO CITY LEGAL STAFF?

1. Some text has a line thickness that is too heavy to allow clear reproduction.

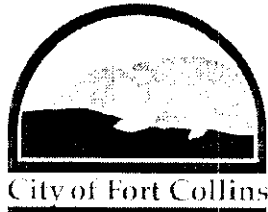
Date: _____ Signature: _____

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



Project Comments Sheet Selected Departments

Department: Engineering

Date: March 20, 2002
Project: WILLOWBROOK, 2ND FILING, PDP

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

March 13, 2002

Note - Please identify your redlines for future reference

Issue Contact: Marc Virata

Topic: Drainage

42

Comment #36 from Stormwater no longer applies as Engineering will not be requiring the use of sidewalk chases for the drainage between the buildings that are within landscaped swales.

43

There appear to be multiple instances where drainage swales between buildings are in the same area as pedestrian connections.

Topic: General

14

An update to the subdrain report originally submitted by Anderson Consulting Engineers for the first filing should be submitted addressing the subdrain issues and design pertaining to this project.

18

Replace any and all indications of "alley" or "private alley" with "private drive".

35

It was previously discussed by the City's Transportation Services group prior to this formal submittal that there was a viewed benefit in having at least 4 of the private drives connect to the perimeter of the existing public streets surrounding this project from the 1st filing. Only one connection is being shown. It should perhaps be discussed further by the applicant on the merits of only one connection.

45

Signature _____ *3/20/02*
Date

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Plat Site Drainage Report Other *Business Development*
 Utility Redline Utility Landscape

Provide the correct approval blocks on the documents. Approval blocks for Type II projects were used on the planning documents and the plat, it is my understanding and assumption that this is a Type I project.

Topic: Plat

32

Add the attached private drive note on the plat.

33

The plat should show existing easements and a note indicating said easements are to be vacated (if appropriate.)

34

The plat indicates a drainage easement along the south boundary. The recorded plat document at the City indicates this as a utility easement. Will this easement need to be vacated on the plat?

44

It was discussed that Note #4 may result in the interpretation that the entire development is a blanket easement and that this would result in not being able to build anything within this easement. Perhaps it would be beneficial if this note was removed from the plat.

Topic: Street Design

22

Provide directional ramps for new construction instead of access ramps that lead to a corner an intersection.

23

The internal (currently unnamed) public street is required to have flowline elevations on both sides of the street, a centerline profile was only provided for the non-looped portion.

24

Provide spot elevations and show the transition points for where the unnamed public street intersects both Southern Cross Lane and the looped portion of the unnamed public street.

25

The loop street is required to be widened where turns are greater than 60 degrees per LCUASS Detail 7-26.

26

The loop street is required to be a crowned section and not a sloped to one side street section as shown on Sheet 15. Sheet 5 and other sheets appears to show by grading that this is a crowned section - please clarify this roadway section. Assuming a centered crowned road section for the loop street, cross-sections appear to work, though the additional spot elevations would help in further evaluating this.

27

Please provide spot elevations within the loop street at flowline and centerline locations perpendicular to the direction of travel in order to easier verify cross slopes as redlined on the plan set.

28

Please provide spot elevations where the private drives meet the two public streets (Sheets 9 and/or 14.)

29

Please use different gridlines on the profile views (.25 instead of .3) in order to allow easier measuring with a 30 scale.

30

The private drive profiles (Sheets 10-13) should not have Notes 1-4 on these sheets.

31

Please use LCUASS Detail 7-29A for the private drive detail on sheet 15. Include the additional detail of 7-31 for the culvert/channel design.

Topic: Utility Plan

15

Provide two benchmarks on the utility plan set.

16

Add an additional general note to the cover sheet that all recommendations of the subdrain report by (the subsurface engineer) shall be complied with.

17

Ensure that a copy of the plat is also included in the utility plan set.

19

On the overall utility plan sheet (Sheet 6) revise Note 8 to also include the City of Fort Collins not having responsibilities or liability for the design, installation, operation or maintenance of the subdrain system.

20

Add an additional note on Sheet 6 indicating that the City of Fort Collins is not responsible or liable for the design, installation, operation or maintenance of any grinder pumps in the Development.

21

The sanitary sewer plan and profile doesn't show a design of the subdrain system. This design is required and should be in accordance with an approved subdrain report pertaining to the 2nd filing.



PROJECT COMMENT SHEET

REC'D TELETYPE UNIT

Current Planning

DATE: February 12, 2002

TO: Engineering Pavement

PROJECT: #8-99E Willowbrook, Filing 2, PDP - Type I (LUC)

All comments must be received by **Ted Shepard** no later than the staff review meeting:

March 13, 2002

Note - Please identify your redlines for future reference

No Comment

Name (please print)

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





PROJECT COMMENT SHEET

City of Fort Collins
Current Planning

DATE: February 12, 2002

TO: **Technical Services**

PROJECT: #8-99E Willowbrook, Filing 2, PDP - Type I (LUC)

All comments must be received by **Ted Shepard** no later than the staff review meeting:

MV

March 13, 2002

WLWBKZA.
WLWBKZB.

Note - Please identify your redlines for future reference

1. BOUNDARIES CLOSE.
2. Note #4 needs to be run by the City's Legal Department.
3. Plat needs a note vacating exist. easements and re-dedicating as on this plat.
4. Some text line weights need to be thinner to allow reproduction.
5. Street "A" - should have a name.
6. Need all curve data for all curve segments.

Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape

