



November 17, 1995

*For 11/21/95*

Mr. Mike Herzig  
City of Fort Collins  
P.O. Box 580  
Fort Collins, CO 80522-0580

*Re: Willow Springs Grading Along Timberline Road  
Project No. 10-695-050*

Dear Mike:

With regards to your letter dated November 16, 1995, I present the following revised certification:

As of today, the lots of Willow Springs P.U.D. - Phase One A have been graded in accordance with the approved plans for the project as well as in accordance with the Timberline Road improvement plans which are currently pending approval. The lots as well as the open space between the lots and the Right-of-Way of Timberline Road (back of future sidewalk) have been brought to grade such that future construction of Timberline Road, if constructed per the current construction plans under review, will not cause for any disturbance outside of the Timberline Road Right-of-Way.

The future construction of Timberline Road therefore should not affect the grades of the lots or open space in any way or cause damage to landscaping or fencing or cause any flooding, or cause any suffering from the aftermath of construction.

In summary, I am hereby certifying that the lots along Timberline Road in Willow Springs Phase One A are constructed as of today, such that future construction of Timberline Road, if constructed per the plans currently under review as prepared by TST, Inc. Consulting Engineers, will cause no physical disturbance of these lots as the grading has been completed to back of future sidewalk (Right-of-Way).

Please feel free to contact me if you should have any questions or concerns.

Respectfully,

TST, INC. CONSULTING ENGINEERS

  
Steve F. Humann, P.E.

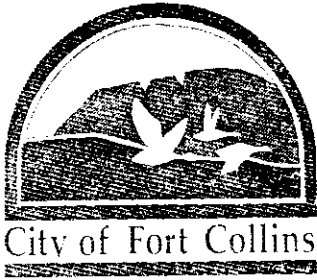
SFH/lg

cc: Mr. Tom Barlow

**TST, INC.**  
Consulting Engineers

748 Whalers Way - Building D  
Fort Collins, CO 80525  
(303) 226-0557  
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Transportation Services  
Engineering Department

November 16, 1995

*Marked &  
FAXed*

Mr. Steve F. Humann, P.E.  
TST, Inc., Consulting Engineers  
748 Whalers Way, - Building D  
Fort Collins, CO 80525

RE: Willow Springs P.U.D. - Permit releases

Dear Steve:

I received your letter dated November 15, 1995, regarding the Timberline Road design and the certifying the ground elevations and thereby requesting the release of building permits. The letter is missing the element of most concern to us.

Your letter says that the lots have been graded according to the approved construction plans. It also says that the Timberline Road plans depict grading that ties into the "now existing grading of Willow Springs Phase One." Does "now existing" match the approved plan to which the lots are graded? This was not clear. If it does not it must be fixed.

We are concerned that the construction of Timberline may affect the grades of lots in close proximity to the construction. We need to know that all of the Timberline Road improvements can be constructed without needing to do work on the lots. In addition, the construction should not result in conditions outside of the lots that could cause damage to the lots. The people buying and landscaping the lots must be assured that their property and landscaping (1) will not be disturbed; (2) will not be flooded or disturbed in any other way as a result of construction of Timberline Road; and (3) will not suffer from the aftermath of construction.

Resubmit your certification covering all of these potential problem views. Sign and seal the certification as a Colorado licensed engineer. If you have any further questions please call.

Sincerely,

Mike Herzig,  
Development Engineering Manager

cc: Byron Collins