



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: August 13, 1996 DEPT: Engineering

PROJECT: #3-94F The Village at Willow Springs, Minor Subdivision (Replat of Willow Springs PUD)

PLANNER: Ted Shepard

All comments must be received by: August 27, 1996

The Villages at Willow Springs- plan review
Site and Landscape Plan

September 10, 1996

- ① • The access drives need to be designed with a drive cut, per detail D-15.
Plat
- ② • The tracts need to be defined as *public* access easements.
- ③ • By including the statement that this plat is subject to all existing row and easements the easements that run along side the row that is being vacated will also need to be vacated by separate document, unless it is indicated on the plans that all existing easements are to be vacated with this plat.
- ④ • Make sure it is clear that the utility easements along the row go across the former row area.
- ⑤ • Envelope areas need to be shown for the garages on the plat as building permits will not be issued for any structure in an easement.
- ⑥ • Make sure the building envelopes are big enough to include all overhangs, windows, stairwells, patios, decks, etc. as they are not allowed in easements.

Utility Plans

- ④ • The access drives need to be designed with a drive cut, per detail D-15.
- ⑤ • It's not clear on the plans what are garages and what are paved parking areas.
- ⑥ • Revisions to the first filing plans need to be done to show the elimination of the proposed curb returns on Battle Creek Drive and White Willow Drive.

See additional comments on the plans.

Date: _____

9/10/96

Signature _____

S. J. Workhoff

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