



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: July 21, 1998 TO: Mapping & Drafting

PROJECT: #5-97A Wovenheart Assisted Living Facility;  
Type II PDP

All comments must be received by Leanne Harter no later than the staff review meeting:

**Wednesday, August 5, 1998**

1. Site plan should have a legal description included. (Lot 3, Sterling House PUD.)

2. Will need to see the final plat - WCM

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

**Current Planning**

# PROJECT COMMENT SHEET

DATE: July 21, 1998 TO: **Engineering**

PROJECT: #5-97A Wovenheart Assisted Living Facility;  
Type II PDP

All comments must be received by Leanne Harter no later than the staff review meeting:

**Wednesday, August 5, 1998**

**COMMENTS:**

- Include the Plat in the utility plans.
- Required easements:
  - a Offsite construction easement for the vehicular connection between this property and the property to the west.
  - b Offsite public access easement for the connection between the two properties.
  - c Onsite public access easement for the connection between the two properties.
- On the Plat, the property needs to tie to two section corners.
- Please include the Plat with the utility plans.

Date: 7/28/98

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

**CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS**

Plat

Site

Drainage Report

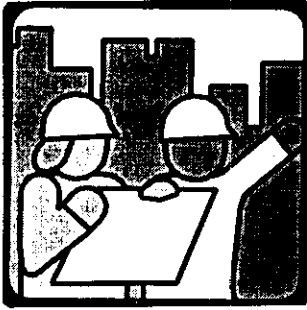
Other \_\_\_\_\_

Utility

Redline Utility

Landscape





# REVISION COMMENT SHEET

DATE: June 15, 1998 TO: **Engineering**

PROJECT: #5-97A Wovenhearts - Type II PDP

All comments must be received by Mike Ludwig no later than the staff review meeting:

**Wednesday, July 8, 1998**

## GENERAL COMMENTS:

- ❖ We will need to see original documents for the easement dedications before this project is scheduled for the Planning and Zoning Board hearing. We will not accept any copies or faxes and the signatures must be original signatures on all documents.
- ❖ See the Utility Plans and Site & Landscape Plans for additional comments and concerns.

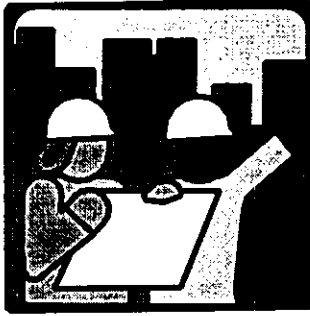
Date: \_\_\_\_\_

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

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Utility       Redline Utility       Landscape





# REVISION COMMENT SHEET

DATE: May 1, 1998 TO: **Engineering**

PROJECT: #5-97A Wovenhearts - Type II (LUC) PDP/FC  
Review

All comments must be received by Mike Ludwig no later than the staff review meeting:

**Wednesday, May 27, 1998**

## GENERAL COMMENTS:

### Sheet 2 of 5: Utility Plan

- \* If the construction of the shared access is not shown in the approved utility plans for Sterling House PUD, Lot 1, a minor amendment will need to be submitted to the City for approval.
- \* The travel lanes on the traffic circle will need to be one-way. Therefore, please reduce the travel lane width to discourage motorists. See the street standards for the appropriate dimensions.
- \* Rather than providing easement dedication documents, it might be easier to just replat the site.
- \* There isn't an access ramp being shown at the corner of Rule Drive and South Lemay Avenue. If there isn't one there, please provide.

Date: 5/27/98

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

### CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Utility       Redline Utility       Landscape





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Current Planning

# PROJECT COMMENT SHEET

DATE: March 11, 1998 TO: **Engineering**

PROJECT: #5-97A Sterling House PUD, Wovenhearts  
Memory Care - Type II Project Development  
Plan/Final Compliance

All comments must be received by Mike Ludwig no later than the staff review meeting:

**Wednesday, April 8, 1998**

**GENERAL COMMENTS:**

Sheet 1 of 5: Cover Sheet

- Please modify the General Notes as shown on the utility plans.
- Please include a copy of the most recent plat of the Lot/subdivision for our reference. We need to see existing easements and rights-of-way.
- We would like for you to provide us with copies of any private easements associated with this development and all original copies of easements being dedicated to the City.

*Please see sheet 2 for additional comments ➡*

Date: 8 APRIL, 1998

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

**CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS**

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
| <input checked="" type="checkbox"/> Plat    | <input checked="" type="checkbox"/> Site            | <input type="checkbox"/> Drainage Report      | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Utility | <input checked="" type="checkbox"/> Redline Utility | <input checked="" type="checkbox"/> Landscape |                                      |



**Comments continued from the sheet 1...**

**Sheet 2 of 5: Utility Plan**

- x Please enlarge the text on the plan view. It is very difficult to read.
- x Please provide a cross-section of both Lemay Avenue and Rule Drive.
- x Please show the ROW dimensions for Lemay Avenue and Rule Drive.
- x Please reference all details used.
- x Please modify the pedestrian connection between Lot 1 and Lot 2. I don't think that the City wants to direct pedestrians into the front of parked cars. Provide a better pedestrian-friendly connection to the building.
- x Please provide curve information to the curb returns at the entrance to the site.
- x You may want to meet with the PFA to discuss the fire truck access into the site. Talking with Ron Gonzales, he wasn't too "thrilled" with the traffic circle feature at the front of the development.
- x The portions of the sidewalk that are not contained within the ROW will need to be contained within a pedestrian access easement.
- x The saw-cut lines need to be either in the middle of the travel lane or along the edge of the travel lane.

**Sheet 4 of 5: Drainage and Erosion Control Plan**

- x It seems as though the cross-section for Lemay (A\_A) is missing. Please provide and label.
- x I'm concerned with the placing the storm sewer under the building. Can this lead to problems down the road, i.e. leaks, etc.

**Sheet 5 of 5: Details**

- x Please modify the driveway approach detail. It currently doesn't match what is being proposed.



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# PROJECT COMMENT SHEET

**DATE:** April 7, 97                      **DEPT:** Engineering  
**PROJECT:** Sterlinghouse PUD  
**PLANNER:** Mike Ludwig  
**ENGINEER:** Sheri Wambhoff

No Problems  
 Problems or Concerns (see below or attached)

Sterlinghouse PUD

April 7, 1997

Plat

1. If "Tract A" is not already dedicated as Row it needs to be dedicated on this plat. And I do believe that the south half of Tract A has been dedicated.

Utility Plans

2. Need to show the utility sidewalk easements that is to be coincidental with this project as was approved by the Board. *Easements will need to be submitted for this.*

3. Locate the driveway in relation to the property lines.

4. The sidewalk only needs to be 4.5 feet in width, you can build it at 5 feet, but it is at your cost.

5. The 5 foot parkway is from the flowline to the front edge of the walk.

6. Provide detail of 20 subdivisions to existing walk

7. Make sure that all details are available.

An Engineering/Construction book can be obtained at the Engineering Consultant for \$60

Date: 4/7/97

Signature: Sheri Wambhoff

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: January 21, 1997 DEPT: **Engineering**

PROJECT: #5-97 The Sterling House PUD  
Preliminary/Final

PLANNER: Mike Ludwig

All comments must be received by: Monday, February 10, 1997

Sterling house PUD - Preliminary/Final

February 6, 1997

### Site Plan

1. Label sidewalk (4.5 feet) and parkway width (6 feet). The sidewalk needs to go around the cul-de-sac bulb and therefor a ramp needs to be provided where the sidewalk intersects the driveway on the west side.

### Plat

2. Provide additional Row around the bulb of the cul-de-sac to the back of sidewalk.
3. Provide a 9 foot utility easement behind the Row along Rule Drive.
4. All other easements needed should be shown on the plat also.
5. This is considered a final submittal, but this plat is not in final form.
6. The title should be 'Sterling House PUD' as it is not a subdivision.

(Continued on next page)

Date: 2/6/97 Signature: *S. Wankhoff*

CHECK IF YOU WISH TO RECEIVE  
COPIES OF REVISIONS

- PLAT
- SITE
- LANDSCAPE
- UTILITY



**Utility Plans**

7. Add the following notes to the general notes and make corrections as shown on the plans:

When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City Construction Inspector before any cuts are made. Patching shall be done in conformance with the City of Fort Collins Street Repair Standards. The finished patch shall blend smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Director of Engineering.

THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THIS DEVELOPMENT RELATED TO THE DEVELOPMENT LOCAL STREET OPERATIONS. IN ADDITION THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT (E.G. ALL SIGNING AND STRIPING FOR A RIGHT TURN LANE INTO THE DEVELOPMENT SITE).

**Sheet 3**

8. Indicate the width of the driveways and there location in relation to the property line.
9. Label the width of the sidewalk (4.5 feet) and the parkway width (6 feet).
10. Show the patch in the street where the utilities will be taped into.
11. The sidewalk needs to go around the cul-de-sac bulb and therefor a ramp needs to be provided where the sidewalk intersects the driveway on the west side.

**Sheet 6 - Details**

12. Provide driveway detail D-14 or D-15 which ever is applicable.
13. Provide detail D-20, Additions to existing sidewalk.
14. Provide detail D-11, Curb and Gutter Details.