



Selected Issues Report

2/8/2008

Date:

REGISTRY RIDGE 5TH FILING PDP - TYPE I AND FINAL PLANS

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Susan Joy

Topic: General

Number: 3
[3/6/07] (Hearing) Site/Landscape/Utility Plans need to show driveways on all lots with less than 50' of frontage so that we can determine that the utilities, driveway, and street tree will fit. We may need a utility coordination to insure that you have buildable lots.
Created: 3/6/2007 Resolved

Number: 27
[3/12/07] I've broken out the comments by (Hearing) and (FC) for Final Compliance, that way you can address the ones you absolutely have to go to hearing and wait on the ones for Final or start on them now if you like. It's completely up to you. Great submittal by the way! Thank you for all of hard work - it really shows.
Created: 3/12/2007 Resolved

Number: 83
[4/12/07] (FC) Please see David Averill regarding the sidewalk connection through the detention pond. It would be nice to try connect these somehow.
Created: 4/12/2007 Resolved

Number: 84
[4/12/07] Definitely ready for hearing - Great job!!!
Created: 4/12/2007 Resolved

Number: 115
[6/18/07] There is an existing sidewalk between lots 104 and 105 in the neighborhood to the south that is being removed and replaced a little to the east of its current location. Nothing is shown for how the peds will cross the culvert or where it will tie into.
Created: 6/18/2007 Resolved

Number: 117
[6/18/07] All plan sets need to show the same area being platted. The utility plans can show a matchline to one sheet combining grading, utility, drainage etc with a note that no construction is being proposed in the future park area. If you can think of something better Cody, I'm up for it, just let me know! :)
Created: 6/18/2007 Resolved

Number: 132
[6/18/07] Please see comments under all plan sets for items that will need to be coordinated so that all of the plan sets match.
Created: 6/18/2007 Resolved

Number: 133
[6/18/07] See redlines for other comments.
Created: 6/18/2007 Resolved

Number: 143
Created: 7/18/2007 Pending

[7/18/07] I'm ready for mylars provided the remaining few issues are addressed. It would be a good idea to run your plat by Tech Services one more time to make sure the legal closes.

Topic: Landscape Plans

Number: 130 Created: 6/18/2007 Resolved
[6/18/07] Please show the proposed Improvements to the east tying into the existing (like the site plan did).

Number: 131 Created: 6/18/2007 Resolved
[6/18/07] Please label and dimension all easements.

Topic: Landscaping

Number: 13 Created: 3/6/2007 Resolved
[3/6/07] (FC) Label tree removals. Label existing as existing or use greyscale instead.

Number: 14 Created: 3/6/2007 Resolved
[3/6/07] (Hearing) Please show all utilities including gas, electric (label these) and water services. Will need to coordinate driveway locations for all lots 50' or less with the utility plans so that we can determine that the lots are servicable.

Number: 81 Created: 4/11/2007 Resolved
[4/11/07] Looks great! The only scanning problem I see is the shaded in triangle piece by the detention area. Is there another way to call this out? What does it represent? Thanks.

Topic: Plat

Number: 4 Created: 3/6/2007 Resolved
[4/12/07] (FC) (FC) Looks really good Cody! Just a couple of things. You'll need to take off the color at mylars but otherwise you got it.
[3/6/07] (FC) Please see Appendix E6 for all scanning requirements. Please remove shading and correct all overlapped labeling.

Number: 5 Created: 3/6/2007 Resolved
[3/6/07] (FC) Please email me at sjoy@fcgov.com and I'll send you the current plat language.

Number: 6 Created: 3/6/2007 Resolved
[3/6/07] (FC) Please state how all existing easements and row were dedicated.

Number: 7 Created: 3/6/2007 Resolved
[3/6/07] (Hearing) Please label who the easements being dedicated by separate document are being dedicated to.

Number: 8 Created: 3/6/2007 Resolved
[3/6/07] (FC) Please correct the misspellings.

Number: 73 Created: 3/22/2007 Resolved
[3/22/07] From Technical Services: Boundary closes.

Number: 74 Created: 3/22/2007 Resolved
[3/22/07] From Technical Services: Please show hatch in legend for vacation.

Number: 75
[3/22/07] From Technical Services: Line over text issues, see redlines for Plat and Site Plan. Created: 3/22/2007 Resolved

Number: 76
[3/22/07] From Technical Services: Outer voundary manuments need to be defined. Created: 3/22/2007 Resolved

Number: 98
[4/25/07] From Technical Services: Created: 4/25/2007 Resolved

1. Boundary closes.
2. Outer boundary monuments not defined.
3. Show line and arrows at street name change = +- Middle of Tract C.
4. No color in V-Map, "fuzzy" street names in V-Map.

Number: 108
[6/14/07] From Technical Services: Created: 6/14/2007 Resolved

1. Plat close 0.05' 1:71188
2. Why not dedicate the south FC easements on this plat rather than by separate doc? (From Susan - I've passed on the reason why to tech services, no issue).
3. We have copies of the separate docs and they do not match this plat.
4. See relines for other problems.

Number: 126
[6/18/07] Please remove all shading from the plat. It doesn't scan well unfortunately... Created: 6/18/2007 Resolved

Number: 127
[6/18/07] Please add "to be dedicated by this plat" to the 9' utility easement so there's no doubt that while one utility easement is being vacated, there is a new one being dedicated. Thank you :) Created: 6/18/2007 Resolved

Number: 128
[6/18/07] It looks like a layer from the utility plans was left on - the rip rap and FES is showing up. Please remove. Created: 6/18/2007 Resolved

Number: 129
[6/18/07] Please label the existing sight distance easement to the north and west of the development. Created: 6/18/2007 Resolved

Number: 138
[7/18/07] From Technical Services: Created: 7/18/2007 Pending

1. Plat doesn't close by 0.05', with 1:71188 closure.
2. Title Sheet - prepare per Shelby Sommer's direction.

Number: 140
[7/18/07] Just need the reception number for the district's easement before printing the mylars. Created: 7/18/2007 Pending

Topic: Site

Number: 9 Created: 3/6/2007 Resolved
[4/12/07] (FC) The shaded triangle probably won't scan well. Can we call this out another way somehow? What does it represent? Also, please remove the color, just use good ol' black, white and grey. Thanks!
[3/6/07] (FC) Please see Appendix E6 for all scanning requirements. Please remove all shading and correct all overlapped labeling.

Number: 10 Created: 3/6/2007 Resolved
[3/6/07] (FC) Please remove the contours, utilities and landscaping. This will help with the scannability as well.

Number: 11 Created: 3/6/2007 Resolved
[4/12/07] (FC) Sorry Cody, I know this is picky but please call all the walks "sidewalks" so that its tied to the city detail and its known that they're made out of concrete. Thanks!
[3/6/07] (Hearing) Please dimension all sidewalks and parkways.

Number: 12 Created: 3/6/2007 Resolved
[3/6/07] (Hearing) Directional ramps are required at all intersections.

Topic: Utility - Cover Sheet

Number: 15 Created: 3/6/2007 Resolved
[3/6/07] (FC) Remove the word "Final" from the project title.

Number: 28 Created: 3/12/2007 Resolved
[3/12/07] (FC) Remove the Director of Planning signature block, all sheets. He doesn't sign off on the utility plans but thanks anyway! :)

Topic: Utility - Detail Sheet

Number: 56 Created: 3/12/2007 Resolved
[4/12/07] (FC) Just need this for Final. Good to go for hearing.
[3/12/07] (FC) Please provide a detail(s) sheet.

Number: 124 Created: 6/18/2007 Resolved
[6/18/07] A couple of the details will scan a little blurry but you can fix that by reducing the pen thickness a tad. That, and add details 1606a and 1607. Thanks!

Topic: Utility - Drainage Exhibit

Number: 54 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please correct all overlapped labeling.

Number: 55 Created: 3/12/2007 Resolved
[3/12/07] (Hearing) Please show the proposed storm line out to Reeves Drive.

Topic: Utility - E6

Number: 57 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please see the redlined checklist for a few other items required during FC. Overall, this was one of the better submittals I've ever seen! You guys went above and beyond what was required to go to hearing and did a fantastic job!!! Thank you so much. Your FC round should be short and sweet. Thanks!!

Topic: Utility - Erosion Control

Number: 49 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please show the proposed stormsewer line and approximate limits of the street cut to Reeves Drive.

Number: 50 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please label all slope ratios.

Number: 51 Created: 3/12/2007 Resolved
[3/12/07] (FC) Some of the labeling was accidentally cut off - see redlines.

Topic: Utility - Existing Conditions

Number: 31 Created: 3/12/2007 Resolved
[3/12/07] (FC) Scanning and legibility issues on this sheet, please see Appendix E6 or Technical Services for assistance. One suggestion though - you only need to show up to 150' of the project limits. If you eliminate everything past that, you can increase your drawing size a little and that should help with a lot of the scanning problems right there. See redlines.

Number: 113 Created: 6/18/2007 Resolved
[6/18/07] Existing trailer needs to be labeled and whether or not it is being removed. Are those existing water and sewer services to the trailer or is that a sidewalk? If so, will you be removing them too? Need to show and label all removals on the utility sheet.

Topic: Utility - Gen Notes

Number: 29 Created: 3/12/2007 Resolved
[3/12/07] (FC) The title of the sheet does not match the title shown on the index. Please retitle as "General and Construction Notes".

Number: 30 Created: 3/12/2007 Resolved
[3/12/07] (FC) There are 48 notes under the General Notes category - we seem to be missing some.

Number: 111 Created: 6/18/2007 Resolved
[6/18/07] Under General Notes, add line 49 and refer to the Soils Report.

Topic: Utility - General

Number: 39 Created: 3/12/2007 Resolved
[3/12/07] (FC) Need a little more differentiation between the existing and proposed lineweights - right now they're too similar to really see what is what.

Number: 110 Created: 6/18/2007 Resolved
[6/18/07] Please remove all color from the plan set.

Number: 112 Created: 6/18/2007 Resolved
[6/18/07] Please provide a soils report.

Number: 116 Created: 6/18/2007 Pending
[7/17/07] Thanks Cody! But still shown on sheet U1 :D Gotcha!
[6/18/07] Please remove the shaded box that represents the trailer (?) from all sheets except for the existing conditions sheet.

Number: 139 Created: 7/18/2007 Pending
[7/18/07] Just a few scanning issues Cody. Nothing big. I highlighted them in pink so you can address them easily. Thanks!

Topic: Utility - Grading

Number: 32 Created: 3/12/2007 Resolved
[3/12/07] (FC) Great job on the spot elevations - just missing a couple of corners, see redlines.

Number: 33 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please label all slope ratios.

Number: 34 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please provide the following statement: The top of foundation elevations shown are the minimum elevations required for protection from the 100-year storm.

Number: 35 Created: 3/12/2007 Resolved
[3/12/07] (Hearing) Please provide drainage arrows and show positive drainage to streets or to an approved drainage facility.

Number: 36 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please reference detail and sheet number for the riprap and flared end sections.

Number: 37 Created: 3/12/2007 Resolved
[3/12/07] (FC) See stormwater for specific revegetation and erosion control notes.

Number: 40 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please show where the existing sidewalk ends and note to tie proposed into existing. Can't really tell if the ramps are existing or proposed. If proposed, please provide directional ramps instead of the old style radius. Thanks.

Number: 48 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please show the proposed stormsewer line and approximate limits of the street cut to Reeves Drive.

Number: 118 Created: 6/18/2007 Resolved
[6/18/07] Please show and label all removals. See redlines - I circled a what I think is just a mistake in two of the contour lines. Let me know...

Number: 119 Created: 6/18/2007 Resolved
[6/18/07] Please add the little box with the X in it to the legend.

Topic: Utility - Intersection Details

Number: 123 Created: 6/18/2007 Unresolved
[6/18/07] Thanks for doing such a nice job of presenting the information Cody! It's the nicest intersection detail sheet I've ever seen. I really appreciate that you showed the slope percents for me. It saved me a LOT of time doing the calcs by hand. Just missing a couple of spots otherwise you're good to go!

Topic: Utility - Kudos!

Number: 125 Created: 6/18/2007 Resolved
[6/18/07] This was the most complete, most excellent submittal ever! I had very little to comment on and appreciate the hard work you put into this set of plans Cody. Phenomenal job!

Topic: Utility - Plan and Profile

Number: 41 Created: 3/12/2007 Resolved
[3/12/07] (Hearing) Please call out all the dimensions for the street widening as shown on detail 7-24 with R1 being 20' to 36' per Mike Herzig (our detail is wrong). You can either call out the info on the plan view OR provide a separate bubble detail on the P&P sheet or detail sheet or where ever you prefer.

Number: 42 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please show all removals and approximate limits of the street cut. Please correct the street cut note (see redlines).

Number: 43 Created: 3/12/2007 Resolved
[3/12/07] (Hearing) Please dimension the intersection radii.

Number: 44 Created: 3/12/2007 Resolved
[3/12/07] (FC) Please carry the profile through the intersections.

Number: 45 Created: 3/12/2007 Resolved
[4/12/07] (FC) Just carrying the comment forward for Final Compliance. Don't need these for hearing :)
[3/12/07] (FC) Please provide flowline profiles. Anything related to the flowline profiles could not be reviewed obviously so I couldn't get those kind of comments to you early. :)

Number: 46 Created: 3/12/2007 Resolved
[3/12/07] (Hearing) Please see LCUASS section 12.2.2. for minimum cover requirements.

Number: 120 Created: 6/18/2007 Resolved
[6/18/07] Please call out the various dimensions as shown in figure 7-24 for all street widenings in the plan view.

Number: 121 Created: 6/18/2007 Resolved
[6/18/07] Because you are using separate FL and CL stationing, we will require that you add spot elevations on the CL stationing sheet (in lieu of cross sections) so that we can determine that the minimum 2% cross slope is being met. Please place spot elevations at all VC's (sag and crest) and all PCs, beginning and end. Also, put spots cutting through the street widenings as well. See redlines or we can go over it real quick in person too Cody - whichever is easier! :)

Number: 122 Created: 6/18/2007 Resolved
[6/18/07] See 12.2.2 for minimum cover requirements over structures. There's a couple of stormlines that look like we're not quite making it.

Topic: Utility - R4

Number: 142 Created: 7/18/2007 Pending

[7/18/07] Upper right detail - it's not legible but does it really need to be? Let's talk about this one...

Topic: Utility - Sanitary Sewer Profile

Number: 52

Created: 3/12/2007

Resolved

[3/12/07] (Hearing) I think I'm missing a sheet or a profile or something. Sheets are titled SS Line A and A3. The sheet with A3 on it is showing A2 or visa versa.

Number: 53

Created: 3/12/2007

Resolved

[3/12/07] (Hearing) Please see LCUASS section 12.2.2. for minimum cover requirements.

Topic: Utility - Utility Sheet

Number: 38

Created: 3/12/2007

Resolved

[3/12/07] (Hearing) Please show and label gas, electric and water to each lot. Will need to show the driveway location for all lots with less than 50' of frontage (lots 5,6 & 7) so that we can determine that the street tree, services and driveways will fit.

Number: 47

Created: 3/12/2007

Resolved

[3/12/07] (FC) Please show the proposed stormsewer line's approximate limits of the street cut to Reeves Drive.

Number: 114

Created: 6/18/2007

Resolved

[6/18/07] Need to show the proposed work tying into the existing on the east side of the project (like the grading sheet does).

Number: 141

Created: 7/18/2007

Pending

[7/18/07] I had the Inspection review your street cuts and mark out the limits per the standard. This is what they will require in the field so it might be helpful for your client to know what that will be now. I should have done this with the last round, sorry Cody.

Department: Transportation Planning

Issue Contact: David Averill

Topic: General

Number: 61

Created: 3/20/2007

Unresolved

[3/20/07] This submittal shows a different pedestrian circulation system than what was brought to conceptual. As a result, the pedestrian connectivity is lacking and needs to be reworked a bit. This may impact the site plan but can wait until final compliance. I will bring redlines to staff review 3/21/07 for clarification and some ideas of how we can address this issue.



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: February 28, 2007

TO: **Engineering Pavement**

PROJECT PLANNER: Shelby Sommer

32-95I REGISTRY RIDGE, 5TH FILING PDP – TYPE I

Please return all comments to the project planner no later than the staff review meeting:

March 21, 2007

Note - Please identify your redlines for future reference

No Problems

Problems or Concerns (see below, attached, or DMS)

Rick Richty

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



FINAL PLAN COMMENT SHEET

Current Planning

DATE: June 1, 2007

TO: **Engineering Pavement**

PROJECT PLANNER: Shelby Sommer

#32-95/J REGISTRY RIDGE, 5TH FILING PDP – TYPE I

Please return all comments to the project planner no later than the staff review meeting:

June 13, 2007

Note - Please identify your redlines for future reference

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

Rick Richter

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

