



Selected Issues Report

2/7/2008

Date:

520 SOUTH LOOMIS ACCESSORY BUILDING PDP -TYPE I AND FINAL PLANS

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Randy Maizland

Topic: General

Number: 2

Created: 5/25/2006

Resolved

[5/25/06] Please separate the Site Plan and Grading Plan into two individual sheets, 24 x 36 inches in size. At the top center of each sheet, label with title in large text (Site or Grading plan) with address and legal description in smaller text below (see red-line comments).

Number: 3

Created: 5/25/2006

Resolved

[5/25/06] The Grading Plans shall contain the City's standard General Notes, Construction Notes (grading & erosion control), standard indemnification statements and standard note regarding damaged sidewalk, curb & gutter. A City standard approval signature block shall be placed on the lower right corner of each plan sheet. A project vicinity map shall be placed on the Site & Grading plans showing site location with respect to major surrounding streets. All of the standard notes have been provided to you with the red-line comments.

Number: 4

Created: 5/25/2006

Resolved

[5/25/06] Show and label the proposed 8 foot utility easement adjacent to the alley.

Number: 5

Created: 5/25/2006

Resolved

[5/25/06] Show on the grading plans how the proposed new building will be connected to water, sewer and power services.

Number: 6

Created: 5/25/2006

Resolved

[5/25/06] Using arrows, please show the surface drainage patterns around all sides of the proposed building and into the alley. No drainage is permitted to cross property lines which may adversely affect adjacent properties. Drainage shall be conveyed to the alley in a way that does not create ponding or erosion problems within the alley.

Number: 7

Created: 5/25/2006

Resolved

[5/25/06] Please show the width dimension of the existing sidewalk on Loomis Street on the Site Plan.

Number: 46

Created: 8/21/2006

Pending

[8/21/06] Ready for mylar

Topic: General - Development Agreement

Number: 8

Created: 5/25/2006

Unresolved

[7/12/06] The Development Agreement draft has been reviewed by the City Attorney and will be ready for signatures at the final compliance stage.

[5/25/06] Under Section 3.6.2 J(2) you are exempt from having to make any improvements to the alley for your project at this time however, the City will require you to enter into a development agreement which essentially requires you to pay for your portion of the alley improvements (alley frontage) in the future if the alley is improved by the City or by another developer. Please complete and return the attached City of Fort Collins Information for Development Agreements form with your next submittal. A draft development agreement has been attached for your review.

Topic: General - Utility Plans

Number: 33

Created: 7/12/2006 Resolved

[7/12/06] A new cover sheet was provided with the most recent submittal. This cover sheet is not required and should be removed leaving only the Site Plan, Building Elevations and the Grading & Erosion Control Plan. The City standard General Notes currently on the cover sheet shall be transferred to the Grading Plan sheet. If there is a problem with fitting the General Notes & Grading Notes all on the same sheet, you may replace the General Notes with the following note: GENERAL NOTES 1 THROUGH 18, 20 THROUGH 39, AND 42 THROUGH 46 AS LISTED IN APPENDIX E-1 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) SHALL APPLY AND BE FOLLOWED FOR THIS PROJECT. All of the Grading & Erosion Control Notes shall remain as shown on the Grading Plan.

Number: 34

Created: 7/12/2006 Resolved

[7/12/06] More clearly identify the site location on the Vicinity Map - circle with arrow etc...

Number: 35

Created: 7/12/2006 Resolved

[7/12/06] Please place the City's standard Utility Plan Approval signature block on the Grading plan. See redlines for standard signature block attached.

Number: 36

Created: 7/12/2006 Resolved

[7/12/06] The sheets are numbered 1, 2, 3 of 4 but I did not receive a sheet 4. Please correctly number the plan sheets.

Number: 37

Created: 7/12/2006 Resolved

[7/12/06] Remove the street improvements standard notes from sheet 3. No street improvements are being done in association with this project at this time.

Topic: Technical Services

Number: 30

Created: 6/14/2006 Resolved

[7/19/06]

[6/14/06] Text on the plan is illegible and overlapping lines. The plan is not acceptable for scanning.

Topic: Utility Easement

Number: 9

Created: 5/25/2006 Resolved

[7/12/06] The easement document has been signed, recording fees collected and will be recorded with Larimer County.

[5/25/06] Please use the City of Fort Collins standard format and language for easement dedications provided. The Fort Collins document contains certain legal language that has been provided by the City Attorney. The Fort Collins document also contains an attorney

certification (completed by the applicants attorney) and will require acceptance by the City Clerk prior to recordation.

Number: 10

Created: 5/25/2006

Resolved

[5/25/06] Please submit the completed, notarized standard easement document and attach the easement legal description as exhibit "A" with map exhibit "B". The exhibit "A" legal description shall be wet stamped by a land surveyor licensed in the State of Colorado.

Number: 11

Created: 5/25/2006

Resolved

[5/25/06] Add the township, section description to the legal description in exhibit "A" and title on the exhibit "B" map.



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: May 23, 2006

TO: **Engineering**

PROJECT PLANNER: Shelby Sommer

#14-06 520 South Loomis Accessory Building PDP – Type I

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

June 14, 2006

Note - Please identify your redlines for future reference

No Problems

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

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other X BALTIMORE
 Utility Redline Utility Landscape





City of Fort Collins

Current Planning

REVISION COMMENT SHEET

DATE: July 6, 2006

TO: **Technical Services**

RECEIVED

PROJECT PLANNER: Shelby Sommer

JUL 07 2006

#14-06 520 S. Loomis Accessory Building PDP – Type I

SECOND ROUND OF REVIEW

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

July 19, 2006

Note - Please identify your redlines for future reference

No Problems

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

"DRAFTING PROBLEMS" SEE RED LINES -

KLCM/JSRW 7/18/06
Name (please print)

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Plat Site Drainage Report Other

Utility Redline Utility Landscape

