

Selected Issues Report

Date:

2/8/2008

WILLOW STREET LOFTS PDP - TYPE I AND FINAL PLANS

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Marc Virata

Topic: General

Number: 83

Created: 10/17/2006 Resolved

[10/17/06] Realizing that a previous comment noted that the flowline for the head-in parking along Pine should be brought around to the front of the parking stalls, not continue as a pan behind the parking stalls, I'd request that we explore a compromise design where the fline is brought back to the original design and the parking stalls are done in concrete. With such small areas needing to be done in asphalt and the use of sidewalk culverts in the present design, perhaps there is mutual benefit in looking at this further.

Number: 85

Created: 10/17/2006 Resolved

[10/17/06] Please provide some spot elevations from the Northside Aztlan plan set to confirm that the proposed plan ties into the improvements specified for the approved Northside Aztlan drawings.

Number: 94

Created: 10/18/2006 Pending

[9/26/07] It would appear that in addition to the dollar amounts specified below additional costs will need to be accounted for with the removal of the bumpouts (and associated landscaping).

[6/21/07] In checking with Kathleen Bracke and the Willow Street designs we've received, the following conclusions were made:

- The grading plan should show the centerline elevations specified on the Willow Street design and then assume a 2% cross slope to establish the flowline of the new curb.
- The street trees being shown on the plans need to be moved, abutting the flowline of Willow Street as the design for Willow indicates the street trees are within the 5' of width behind the curb and gutter.
- The remaining 15' of sidewalk width behind the street tree zone to the building shall have a cross slope meeting ADA requirements.
- For Willow Street, it was determined that the local street portion of pavement required to be provided for the project is \$2,840. This amount may be adjusted based on inflation at the time the payment is made (required prior to a building permit).
- For Pine Street, it was determined that the local street portion of pavement required to be provided for the project is \$1,200. This amount may be adjusted based on inflation at the time the payment is made (required prior to a building permit).

[10/18/06] Willow Street improvements need to be coordinated with Kathleen Bracke. On the Northside Aztlan Community Center, rather than build public improvements along Willow Street, a local street portion was collected at \$95 per linear foot.

Number: 113 Created: 10/20/2006 Resolved
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- a legal description is needed on the site plan.

- please provide a full site plan set for review.

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Issue Contact: Sheri Langenberger

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[7/27/04] The plans were reviewed to determine if they met the minimum requirements as identified in Appendix E-4. Please see returned check sheet for items that are needed for this project to proceed to hearing.

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[7/27/04] Need to provide a design for Willow Street and Pine Street. The design needs to tie to the end of the existing improvements on Willow west of the property and extend 500 feet east past the property line.

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Department: Transportation Planning

Issue Contact: Tom Reiff

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City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: July 7, 2004

TO: **Technical Services**

PROJECT: #24-04 Willow Street Lofts PDP – Type II (LUC)

All comments must be received by **Bob Barkeen** no later than the staff review meeting:

July 28, 2004

SW

Note - PLEASE identify your redlines for future reference

N/A
OK - LOOKS GOOD !!

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

Current Planning

FINAL PLAN COMMENT SHEET

DATE: May 29, 2007

TO: Technical Services

PROJECT PLANNER: Anne Aspen

#24-04/A WILLOW STREET LOFTS PDP – TYPE I

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

June 20, 2007

Note - Please identify your redlines for future reference

No Problems

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

Minor text are line issues - Site & Land use

J.R. Wilson / Wade Minicott

Name (please print)

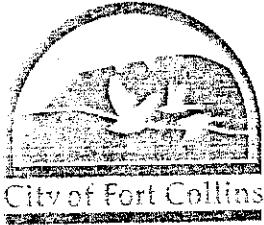
CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



FINAL PLAN COMMENT SHEET

Current Planning

DATE: May 29, 2007

TO: Engineering Pavement

PROJECT PLANNER: Anne Aspen

#24-04/A WILLOW STREET LOFTS PDP – TYPE I

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

June 20, 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

