



# FINAL PLAN COMMENT SHEET

Current Planning  
PO Box 580  
Fort Collins, CO 80522-0580  
Fax: 970-224-6134

DATE: November 15, 2011

TO: Technical Services

PROJECT PLANNER: Steve Olt

- 1. THE BOUNDARY ~~IS~~ ~~CLOSES~~ CLOSES.
- 2. GENERAL NOTE #2 STILL NEEDS TO STATE WHO OWNS & MAINTAINS OUTLOT A.

## FDP110020 Provincetowne Filing Four

- 3. THE ~~THE~~ BASIS OF BEARINGS STATEMENT DOES NOT MATCH THE MONUMENTS SHOWN FOUND IN SHEET 2.

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

- 4. PLEASE ADD A SQUARE FOOTAGE / AREA TO THE LEGAL DESCRIPTION.
- 5. EXISTING DRAINAGE EASEMENT REC. #20110038009 NEEDS TO BE LOCATABLE, EVEN **November 30, 2011** THROUGH THE EASEMENT IS SUPERCEDED.

Note - Please identify your redlines for future reference

- 6. NO COMMENTS ON THE LANDSCAPE PLAN
- 7. NO COMMENTS ON THE UTILITY PLANS.

No Problems

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

WCM/JAC 11/28/11  
Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_

Utility       Redline Utility       Landscape

**From:** "Meyers, John E. (FC)" <JEMeyers@JREngineering.com>  
**To:** "Randy Maizland (E-mail)" <rmaizland@fcgov.com>  
**Date:** 2/21/2007 2:34:16 PM  
**Subject:** FW: Provincetowne Re-phasing

Randy,  
FYI...

-----Original Message-----

From: tfarrill@aol.com [mailto:tfarrill@aol.com]  
Sent: Wednesday, February 21, 2007 2:30 PM  
To: Meyers, John E. (FC)  
Subject: Re: Provincetowne Re-phasing

Hi John,

This email is to confirm that we have approved the Phase 4 re-phasing and sanitary sewer revision.

Terry Farrill, P.E.

-----Original Message-----

From: JEMeyers@JREngineering.com  
To: tfarrill@aol.com  
Sent: Wed, 21 Feb 2007 2:08 PM  
Subject: Provincetowne Re-phasing

Terry,

I was wondering if you could do me a favor. Can you send me an email saying that you have approved the Phase 4 re-phasing and sanitary revisions for mylar submittal? I would like to forward it to the city so that they know the result of our meeting yesterday. Thanks for your time.

John E. Meyers Jr.

Design Engineer

JR Engineering

2620 E. Prospect Road, Suite 190

Fort Collins, CO 80525

970-491-9888

Fax: 970-491-9984

\_\_\_\_\_

<<http://pr.atwola.com/promoclk/1615326657x4311227241x4298082137/aol?redir=http%3A%2F%2Fwww%2Eaol%2Ecom%2Fnewaol>> Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

I will use the information I have from the 3<sup>rd</sup> Filing for the DA – if at some point the ownership changes please let me know.

Plat

1. The property owner is incorrect – based on the entity that recently dedicated an easement on this site.
2. Need to identify and label the recently dedicated drainage easement on the plat with reception number.
3. The back lot utility easements will need to continue across the drainage tracts or the areas between the lots also need to be identified as utility easements. Without doing so utilities will not be able to actually get to the back of the lots (except lot 11 which is attached to the existing lots.

Utility Plans

1. See redlined plans for minor comments.
2. The first note on sheet 3 is incorrect – at least as far as I know it. The note needs to be changed to identify that the infrastructure for lots 8-11 is currently under construction as a part of Provincetowne Filing Three Phase 3D and that the infrastructure for lots 1-7 will be installed as a part of Provincetowne Filing Three Phase 3E. Building on these lots can not occur until adjacent improvements are completed.
3. Have some line over text in a few locations on sheet 3.

The development agreement has been drafted and is with the attorneys office for review. As soon as I receive it back I will forward it on.

Plat

1. Need to identify who is to own and maintain Outlot A.

Utility Plans

1. The first note on sheet 3 is incorrect. Only lots 8-11 will be eligible for building permits with Provincetowne Filing Three Phase 3D. Lot 7 can not be included as a part of this because not all the frontage of the lot will be constructed with Phase 3D as required for a building to be eligible for building permit, also in accordance with section 3.6.2© of the LUC for this lot to take access off of this stub (a house with a driveway) a temporary turnaround would need to be dedicated and provided at the end of the street. If you really want to include lot 7 then we will need to revise Phase 3D, showing the additional frontage that is to be constructed, relocate the FH (may not be necessary don't know for sure where it got placed), pay the additional inspection fees, dedicate a temporary turn around easement and construct a gravel turn around.
2. The line showing the phasing also needs to be adjusted on the plans.

November 1, 2011

Mr. Steve Olt  
City Planner  
City of Fort Collins  
281 North College Ave.  
Fort Collins, CO 80524



**RE: Provincetowne Fourth Filing, PDP110016, Round Number 1 – Response to Comments**

*We have reviewed the comments you and the other agencies provided and offer the following responses in italic font below:*

**Department: Current Planning**  
**Contact: Steve Olt, 970-221-6341, [solt@fcgov.com](mailto:solt@fcgov.com)**  
**Topic: General**

**Comment Number: 1** Comment Originated: 10/12/2011  
10/12/2011: This item is ready to be scheduled for the required administrative public hearing; and, will be held on **Wednesday, November 2nd at 4:30 p.m. in conference room A at 281 North College Avenue**. No re-submittal is required prior to the public hearing. The comments in this letter can be addressed with the Final Plan submittal. Please return all red-lined plans with the Final Plan submittal.

*Thank you. Revised plans will be submitted promptly.*

**Department: Engineering Development Review**  
**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)**  
**Topic: Construction Drawings**

**Comment Number: 5** Comment Originated: 09/30/2011  
09/30/2011: 1. See red-lined plans for minor comments.

*Acknowledged.*

**Comment Number: 6** Comment Originated: 09/30/2011  
09/30/2011: 2. The first note on Sheet 3 is incorrect – at least as far as I know it. The note needs to be changed to identify that the infrastructure for Lots 8-11 is currently under construction as a part of Provincetowne Filing Three Phase 3D and that the infrastructure for Lots 1-7 will be installed as a part of Provincetowne Filing Three Phase 3E. Building on these lots cannot occur until adjacent improvements are completed.

*The note has been revised accordingly.*

**Comment Number: 7** Comment Originated: 09/30/2011  
09/30/2011: 3. Have some line-over text in a few locations on Sheet 3.

*Acknowledged.*

**Topic: General**

**Comment Number: 1**

Comment Originated: 09/30/2011

09/30/2011: I will use the information I have from the 3rd Filing for the DA – if at some point the ownership changes please let me know.

*Acknowledged. No changes are anticipated at this time.*

**Topic: Plat**

**Comment Number: 2**

Comment Originated: 09/30/2011

09/30/2011: 1. The property owner is incorrect – based on the entity that recently dedicated an easement on this site.

*The ownership information has been revised.*

**Comment Number: 3**

Comment Originated: 09/30/2011

09/30/2011: 2. Need to identify and label the recently dedicated drainage easement on the plat with reception number.

*The plat has been revised accordingly.*

**Comment Number: 4**

Comment Originated: 09/30/2011

09/30/2011: 3. The back lot utility easements will need to continue across the drainage tracts or the areas between the lots also need to be identified as utility easements. Without doing so utilities will not be able to actually get to the back of the lots (except Lot 11, which is attached to the existing lots).

*The new tract, between the lots will be dedicated as a blanket easement. The plat has been updated with a note.*

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

**Topic: Landscape Plans**

**Comment Number: 1**

Comment Originated: 10/05/2011

10/05/2011: Is there any opportunity to remove leave some gaps in the wire mesh fence at the bottom to allow animals to crawl underneath the fence as they pass through the lots? Section 3.4.1(E)(1)(i) requires that fencing be designed to be compatible with the ecological character and wildlife use of the natural habitat. This is not a huge deal - the storm drainage connection to Pelican Marsh breaks up the fence enough, but if there was a way to increase connectivity across the lots, I'd like to see it.

*As discussed at our preliminary review meeting, gaps in the fence would defeat the purpose of the fence. No changes are proposed at this time.*

**Comment Number: 2**

Comment Originated: 10/05/2011

10/05/2011: If Daylan Figgs, Natural Areas Department, has approved this plan, then I am fine with the seed specifications and other details related to how this project relates to the Pelican Marsh Natural Area.

*Noted.*

**Department: Light And Power**

**Contact: Doug Martine, 970-224-6152, [dmartine@fcgov.com](mailto:dmartine@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 09/21/2011

09/21/2011: On September 21, 2011 a copy of the Landscape Plan showing planned streetlights was sent to Vignette Studios. The Landscape Plan needs to show these lights, and adjust the street tree locations to provide 40 ft. minimum clearance between trees and lights (15 ft. if the tree is an ornamental type).

*The drawing provided showed one light in Filing 4, which affected one tree in the tree lawn north of Lot 11. This tree has been removed from the plan. The remaining lights shown on the drawing provided are within Filing 3, which is beyond the scope of this submittal.*

**Comment Number: 2**

Comment Originated: 09/21/2011

09/21/2011: Please coordinate the electric utility design and development costs with Light & Power Engineering (970)221-6700.

*The contractor has been in contact with Light and Power and construction of the electric infrastructure has already begun on several of the lots.*

**Department: Outside Agencies**

**Contact: Steve Olt, 970-221-6341, [solt@fcgov.com](mailto:solt@fcgov.com)**

**Topic: General**

**Comment Number: 2**

Comment Originated: 10/12/2011

10/12/2011: Terry Farrill of the **Fort Collins-Loveland Water District** and the **South Fort Collins Sanitation District** offered the following comments:

- a. The meter pit location needs to be identified and shown.

*The meter pits have been added to the revised plans.*

- b. Sheets 4 & 5 of the utility plans were missing.

*The plan set is only 3 pages. The total sheet number label has been revised.*

- c. The service sizes need to be indicated.

*A note has been added to the revised plans.*

- d. The water and sanitary sewer utilities that are shown as existing on Sheet 3 of 5 of the utility plans have not been completed and should be shown as proposed.

*Some of the water and sewer main has been installed and some has not. Notes have been added to*

clarify. The intent of showing them as existing was to identify that they were designed and approved on another plan set. Other notes were also added to clarify further.

e. How will the landscaping on Outlot A be irrigated?

*Trees and shrubs will be irrigated by a drip system (note 3). Native grasses may receive temporary irrigation if needed for establishment (note 5).*

Please direct any questions you may have to Terry at 226-3104, ext. 104.

**Comment Number: 3**

Comment Originated: 10/12/2011

10/12/2011: Don Kapperman of Comcast Cable indicated that he has no comments or concerns regarding Provincetowne Filing Four.

*Acknowledged.*

**Topic: Plat**

**Comment Number: 1**

Comment Originated: 10/12/2011

10/12/2011: Megan Harrity of the Larimer County Assessor's Office indicated that the current owner of record for Outlot A, Provincetowne Filing Three is Provincetowne West LLC. The Certificate of Dedication for the Property Owner on the Provincetowne Filing Four plat must be changed to reflect this.

*Previously addressed.*

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 09/16/2011

09/16/2011: No comments

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 10/04/2011

10/04/2011: No comments.

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)**

**Topic: Construction Drawings**

**Comment Number: 9**

Comment Originated: 10/04/2011

10/04/2011: The basis of bearings on the Utility Plans does not match the Subdivision Plat.

*The statement has been corrected on the revised plans.*



**Topic: Landscape Plans**

**Comment Number: 3**

Comment Originated: 10/04/2011

10/04/2011: Does the boundary information (bearings/distances & curves) need to be on the plan? It would be less cluttered if it was removed.

*The information has been removed on the revised plan.*

**Comment Number: 4**

Comment Originated: 10/04/2011

10/04/2011: Please change the name in the title block. It should match the Subdivision Plat.

*The information has been corrected on the revised plan.*

**Topic: Plat**

**Comment Number: 1**

Comment Originated: 10/04/2011

10/04/2011: The Subdivision Plat boundary & legal close.

**Comment Number: 2**

Comment Originated: 10/04/2011

10/04/2011: Curve C1 on the plat does not match the Provincetowne Filing Three plat.

*The information has been corrected on the revised plat.*

**Comment Number: 5**

Comment Originated: 10/04/2011

10/04/2011: Please include a linear units statement per Statute # 38-52-106(l).

*The information has been added on the revised plat.*

**Comment Number: 6**

Comment Originated: 10/04/2011

10/04/2011: Please show who owns & maintains Outlot A, and what it is.

*The information has been added on the revised plat.*

**Comment Number: 7**

Comment Originated: 10/04/2011

10/04/2011: What are the dashed lines shown on Outlot A?

*The dashed lines are an existing easement. The revised plat includes a label.*

**Comment Number: 8**

Comment Originated: 10/04/2011

10/04/2011: Please define all outer boundary monuments.

*The information has been added on the revised plat.*

**Department: Traffic Operation**

**Contact: Ward Stanford, 970-221-6820, [wstanford@fcgov.com](mailto:wstanford@fcgov.com)**

**Topic: Landscape Plans**

**Comment Number: 1**

Comment Originated: 10/06/2011

10/06/2011: Add to the Planting Notes: The lower canopy of the street trees within the sight distance triangle must be maintained a minimum of 8' from grade level.

*The note has been added (note 22).*

**Department: Water Conservation**  
**Contact: Steve Olt, 970-221-6341, [solt@fcgov.com](mailto:solt@fcgov.com)**  
**Topic: General**

**Comment Number: 1**  
10/12/2011: No comment.

Comment Originated: 10/12/2011

*Please feel free to contact me if there are any questions regarding the above responses.*

Thank you,

John Meyers Jr. P.E.  
Project Engineer/Surveyor  
970-222-1317  
[jemeyers@jrengineering.com](mailto:jmeyers@jrengineering.com)

cc: Lee Martin – Vignette Studios  
Cole Evans – Provincetowne West, LLC  
Mike Brake – JR Engineering

9-30-11

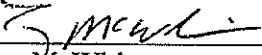
To: City of Fort Collins, Sheri Langenberger

Re: Provincetowne Filing 4, replat of Outlot A

If we do not receive approval for Provincetowne Filing 4 replat of Outlot A within two years from September 30, 2011, Provincetowne, LLC at its sole expense will remove the water, sewer and utility lines that were installed for Lots 7 through 11 of Block 1, Provincetowne Filing 4.

Provincetowne, LLC,  
a Colorado limited liability company

By: McWhinney Real Estate Services,  
Inc., a Colorado corporation,  
Manager

By   
\_\_\_\_\_  
Troy McWhinney  
Chief Investment Officer