



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: November 13, 1997 TO: **Engineering**

PROJECT: #53-85AR Centre for Advanced Technology,
20th Filing, 90-Bed Rehab Facility - (LDGS)
Preliminary

All comments must be received by Steve Olt no later than the staff
review meeting:

Wednesday, December 17, 1997

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: December 17, 1997

DEPT: Engineering

PROJECT: #53-85AR C.A.T., 20th Filing, 90-Bed Rehab Facility- (LDGS)

Preliminary

PLANNER: Steve Olt

ENGINEER: Michael K. Dean

All comments must be received by: 12/17/97

GENERAL COMMENTS

Parking layout does not match the approved final site plan for C.A.T. 17th Filing. Change parking layout to comply with the approved site plan for C.A.T. 17 or amend the approved site plan.

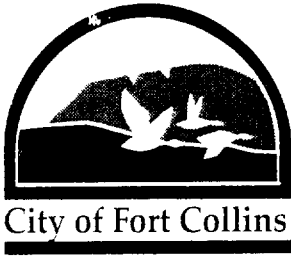
Additional comments on redlined utility plans.

Date: 12/22/97

Signature: Michael K. Dean

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



December 24, 1997

Cathy Mathis
VF Ripley Associates
1113 Stoney Hill Drive
Fort Collins, CO. 80525

Dear Cathy,

Staff has reviewed your documentation for the **90 BED REHAB PUD, Preliminary (being the 20th Filing of the Centre for Advanced Technology)**, that was submitted to the City on November 13, 1997, and would like to offer the following comments:

1. This development request is being reviewed as a planned unit development (PUD) and will be evaluated against the policies and regulations as set forth in the Land Development Guidance System (LDGS), the City's performance-based, flexible zoning ordinance that is being phased out to allow for implementation of the newly-adopted Land Use Code. The preliminary and final development plans will go before the Planning and Zoning Board for decisions.
2. Gary Huett of the **Public Service Company** stated that the proposed gas line will occupy a 15' wide utility & drainage easement adjoining the south line of Centre Avenue and the west line of Worthington Avenue. The locations of proposed street trees must be controlled such that no trees are planted within 4' of said gas line.
3. The **Mapping Department** offered the following comments:
 - a. The property boundary on the subdivision plat does not close.
 - b. The lot on the subdivision plat needs a lot number, even though there is only one lot, and the area of the lot must be shown.
 - c. Please show how Centre Avenue and Worthington Avenue were dedicated, by including the Reception No. on the subdivision plat.

4. Representatives of the **Zoning Department** offered the following comments:
 - a. Pedestrian crosswalk areas must be marked.
 - b. Please reconsider and address the potential sight distance hazard associated with the ornamental trees in the island at the shared entrance to the developments from Centre Avenue.
 - c. One additional handicapped parking space, for a total of 5, is required on-site.
 - d. The proposed facility is located in the Residential Neighborhood Sign District. Locations for any wall signage must be shown on the Building Elevations.
 - e. What are the "employee parking" stall dimensions?
 - f. Show building envelope dimensions on the Site Plan.

Please contact Peter, Gary, or Jenny at 221-6760 if you have questions about these comments.

5. A copy of the comments received from Sharon Getz of the **Building Inspection Department** is attached to this letter.
6. Roger Frasco of the **Poudre Fire Authority** offered the following comments:
 - a. The building must be equipped with an approved automatic fire sprinkler system.
 - b. The building must be equipped with an approved fire alarm system.
 - c. A fire hydrant is required at both entrances, from Centre Avenue and Worthington Avenue.
 - d. A "Knox Box" must be provided on the building to allow for emergency access when the doors are locked.
7. Bruce Vogel of the **Light & Power Department** stated that a transformer location will have to be coordinated with Light & Power. Also, please see the enclosed marked-up Landscape Plan showing existing streetlight locations and conflicts with proposed street trees.

8. A copy of the comment sheet received from Laurie D'Audney, the City's **Utility Education Specialist** dealing with water conservation standards for landscapes, is attached to this letter. Also attached is general information on the City of Fort Collins Water Conservation Standards for Landscaping and Irrigation Systems.
9. Randy Balok of the **Parks Planning Department** stated that group homes pay a park fee for both neighborhood and community parks.
10. Roger Buffington of the **Water/Wastewater Department** offered the following comments:
 - a. Will a 6" water main be adequate with the fire hydrant, 6" fire line, and 4" service?
 - b. Show water and sanitary sewer lines on the Landscape Plan. Coordinate the landscape design with the civil engineer.
 - c. Provide the required landscape/utility separations on the Landscape Plan.
 - d. Will an off-site easement be needed for the water main extension?
Provide an easement for the off-site fire hydrant and service valve.
 - e. Label all fittings, valves with sizes, angles, etc. on the utility plans.
 - f. Provide the following details:
 - concrete encasement
 - 3" and larger meter pit
 - g. See the red-lined Site, Landscape and utility plans that are enclosed for additional comments.
 - h. A meeting should be scheduled to discuss the water main layout problems.

Please contact Roger at 221-6681 if you have questions about these comments.

11. Michael Dean of the **Engineering Department** stated that the parking layout does not match the approved Final Site Plan for the Winslow PUD (CAT 17th Filing) to the west. The parking layout must be changed to comply with the CAT 17th Site Plan or that plan must be amended to work with this proposed plan. Additional Engineering comments are on red-lined utility plans that are enclosed.

12. There is a feature on the Site and Landscape Plans, located between Centre Avenue and the parking lot, that looks very much like an earthen berm; however, neither plan has it labeled as such.
13. The proposed parking lot layout for this development request would require that the driveway and parking lot layout for the approved Winslow PUD be changed. That cannot just arbitrarily happen with approval of this request. There has to be a formal amendment to that plan. City staff is not convinced that the changes as proposed are better than the previously approved plan. Not only is this considered to not (necessarily) be a better solution, from a vehicular and pedestrian circulation standpoint, but there could be storm drainage ramifications that are not being addressed. The applicant has to provide justification for the change and submit it to the City for review.
14. The proposed therapy garden near the front entry to the facility is a good idea but how does one get to it? The Landscape Plan shows deciduous and/or evergreen shrub beds all around it, without any pathway into it.
15. The placement of the one bicycle rack, near a back door and loading area, is apparently to accommodate employees of the facility. Bicycle parking should be conveniently located near the front entry for visitors, family, guests, and employees.
16. Plantings for additional screening of the loading and service area from Worthington Avenue are needed (please see the attached red-lined Landscape Plan).
17. A copy of the comments received from Matt Fater of the **Stormwater Utility** is attached to this letter. Also, a red-lined drainage report and set of red-lined grading and drainage plans are enclosed.

The following comments and concerns were expressed at the Staff Review meeting on December 17, 1997:

18. Is there to be any perimeter fencing for this facility? If so, the height and materials must be identified. Something decorative must be used, no chain link fence.
19. A meeting should be scheduled with the Water/Wastewater Department to discuss the fire flows and water main layout.
20. The access drive from Centre Avenue exceeds the allowable maximum width of 35'. Also, it is different than the access as shown on the approved Winslow PUD Final plan. An island has been added.

21. Outfall easements for storm water down Centre Avenue must be provided.
22. The timing for the construction of Centre Avenue east of Research Boulevard is an issue that must be discussed in relation to this development request. If this facility is to be built before the new Steele's Market, will it generate enough traffic to warrant the construction of Centre Avenue? Off-site drainage easements associated with this facility need to be addressed.
23. This plan needs to be consistent with the approved Winslow PUD driveway and parking plan. The ghosted off-site information needs to be corrected. How does this proposal work with the Winslow parking lot regarding the grading and drainage?
24. There is, apparently, an expressed intent to provide shared access and parking into this facility and the Winslow facility. The parking lot as shown does not provide for good vehicular/pedestrian interface and pedestrian circulation. All pedestrians are forced out into drive aisles as soon as they leave their cars.

This completes the staff comments at this time. Additional comments will be forthcoming as they are received from City departments and outside reviewing agencies.

Under the new development review process and schedule **there is no revision date mandated by the City. The amount of time spent on revisions is up to the applicant.** Upon receipt, the revisions will be routed to the appropriate City departments and outside reviewing agencies, with their comments due to the project planner no later than the third weekly staff review meeting (Wednesday mornings) following receipt of the revisions. At this staff review meeting the item will be discussed and it will be determined if the project is ready to go to the Planning and Zoning Board for a decision. If so, will be scheduled for the nearest Board hearing date with an opening on the agenda.

Please return all drawings red-lined by City staff with submission of your revisions. The number of copies of revisions for each document to be resubmitted is on the attached Revisions routing Sheet. You may contact me at 221-6341 to schedule a meeting to discuss these comments.

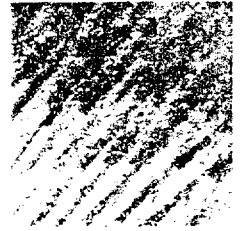
Sincerely,

Stephen E. Olt
Project Planner

cc: Engineering
Zoning
Stewart & Associates
Project File

Stormwater Utility
Advance Planning
J. Robert Wilson

March 25, 1998



VF RIPLEY
ASSOCIATES INC.

Steve Olt
Planning Department
City Of Fort Collins
281 North College Avenue
Fort Collins, CO 80522-0580

Landscape Architecture
Urban Design
Planning

1113 Stoney Hill Drive
Fort Collins, Colorado 80525
PHONE (970) 224-5828
FAX (970) 224-1662

Re: 90-Bed Rehab P.U.D., Centre For Advanced Technology 20th Filing

Dear Steve,

In reference to your comments dated December 24, 1997, we offer the following responses:

1. O.K.
2. A note is on the Landscape Plan with this statement.
3. These items are addressed on the revised Subdivision Plat.
4.
 - a. Pedestrian crosswalks have been indicated on the Site Plan with both a label and a scoring pattern.
 - b. An ornamental tree has been removed from the island.
 - c. An additional handicapped parking space has been added to the plans.
 - d. No wall signage is proposed for the building's exterior.
 - e. The parking stall dimensions for the "employee parking" area are 9' x 17' with a 24' access drive.
 - f. Building envelope dimensions have been shown on the Site Plan.
5. O.K.
6.
 - a. O.K., the building will be sprinkled.
 - b. O.K.
 - c. A fire hydrant has been added to the revised Utility Plans.
 - d. O.K.
7. A transformer location has been shown on the plans. The conflicting street trees have been removed from the Landscape Plan.
8. Water usage categories and areas have been added to the Landscape Plan.
9. O.K.
10.
 - a. See revised Utility Plans.
 - b. Water and sewer lines have been added to the Landscape Plan and any conflicting trees have been removed. More detailed shrub bed planting will be provided with the Final submittal.

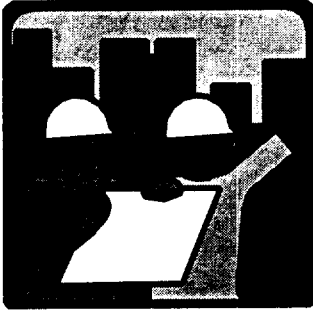
- c. O.K., see note (b.) above.
- d.– f. See revised Utility Plans.
- 11. A Minor Amendment to the C.A.T. 17th Filing is being submitted concurrently with these revisions.
- 12. The berm has been removed from the Landscape Plans because the parking lot shifted farther to the north. A shrub bed for screening the parking lot has been provided instead.
- 13. The residents and visitors of both buildings will share the parking lots for the Winslow and the 90-Bed Rehab; therefore it makes sense to rotate the parking from the original design. The southern perimeter sidewalk connection is still there and the addition of a center sidewalk connection strengthens the ability to link the two buildings. If the parking layout remained as it was designed in the Winslow P.U.D., the central connection would be eliminated and pedestrians would only have one sidewalk to walk on. People would still have to walk in the drive aisles to get to the buildings. Stewart & Associates are addressing the drainage ramifications with their revisions.
- 14. A sidewalk has been added to the therapy garden.
- 15. The bike rack has been removed from the rear of the building and placed at the front entrance.
- 16. O.K., the additional shrub bed screening has been added in the locations indicated in the red-lined plans.
- 17. O.K.
- 18. No fencing is proposed for this facility.
- 19. Stewart & Associates has discussed these concerns with the Water/Wastewater Dept. and are revising Utility Plans accordingly.
- 20. The curb cut on Centre Avenue is existing; therefore, the width of this access was predetermined. A variance for this curb cut width is attached.
- 21. Stewart & Associates is investigating easements along Centre Avenue.
- 22. This project is not anticipated to generate the traffic to warrant the construction of Centre Avenue.
- 23. A Minor Amendment is being submitted for the Winslow P.U.D.
- 24. See number 13. above.

Please let us know if you have any further issues regarding this project.

Best regards,

Cathy Mathis

Cathy Mathis
VF Ripley Associates



REVISION COMMENT SHEET

DATE: May 28, 1998 DEPT: **Engineering**
PROJECT: #53-85AR C.A.T., 20th Filing, 90-Bed Rehab Facility- (LDGS)
Preliminary
PLANNER: Steve Olt
ENGINEER: Michael Dean, P.E.

All comments must be received no later than the staff review meeting:
Wednesday, June 17, 1998

Drainage Easements dedicated with the C.A.T. 19th Filing that cross this property need to be vacated with this plat.

Minor Amendment to revise parking layout for C.A.T. 17th Filing needs to be completed and approved prior to approval of this project.

**** See redline plans for additional comments ****

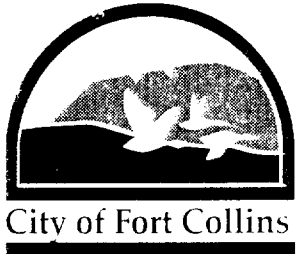
Date: JUNE 22, 1998

Signature: Michael Dean

Please send copies of marked revisions

Plat Site
 Utility Landscape





June 24, 1998

Cathy Mathis
VF Ripley Associates
1113 Stoney Hill Drive
Fort Collins, CO. 80525

Dear Cathy,

Staff has reviewed your revisions for the **90 BED REHAB. PUD, PRELIMINARY (being the 20th Filing of the Centre for Advanced Technology)**, that were submitted to the City on May 27, 1998, and would like to offer the following comments:

1. This development request is being reviewed as a planned unit development (PUD) and will be evaluated against the policies and regulations as set forth in the Land Development Guidance System (LDGS), the City's performance-based, flexible zoning ordinance that is being phased out to allow for implementation of the newly-adopted Land Use Code. The All Development Criteria and Point Chart H - Residential Uses in the LDGS will apply to this request. The preliminary and final development plans will go before the Planning and Zoning Board for decisions.
2. Gary Lopez of the **Zoning Department** offered the following comments:
 - a. Show handicapped ramps at the pedestrian crosswalk connection to the Winslow, to the west, on all of the project plans (for consistency).
 - b. There must be sidewalk ramps into the therapy garden, if necessary.
 - c. The building foundation plantings on the preliminary Landscape Plan reflect quite a lot of deciduous/evergreen shrubs. Will there be any perennial/annual beds included for variety? The final Landscape Plan should clearly define this.

Please contact Gary, at 221-6760, if you have questions about these comments.

3. A copy of the comments received from Ron Gonzales of the **Poudre Fire Authority** is attached to this letter.

4. Bruce Vogel of the **Light & Power Department** stated that a transformer location will have to be coordinated with Light & Power. The development plan does look O.K.
5. Jeff Hill of the **Water/Wastewater Department** offered the following comments:
 - a. Show and label water/sewer mains in all profile views on the utility plans.
 - b. See red-lined Site, Landscape, and utility plans for other comments.

Please contact Jeff, at 221-6681, if you have questions about these comments.

6. Michael Dean of the **Engineering Department** offered the following comments:
 - a. Drainage easements dedicated with the C.A.T. 19th Filing (to the south) that cross this property need to be vacated with this plat.
 - b. The Minor Amendment to revise the parking layout for the C.A.T. 17th Filing (currently under review by the City) must be completed and approved prior to any approval of this project.
 - c. See red-lined plans for additional comments.

Please contact Michael, at 221-6750, if you have questions about these comments.

7. A copy of the comments received from Basil Hamdan of the **Stormwater Utility** is attached to this letter. See red-lined drainage reports and plans for additional comments.

The following comments and concerns were expressed at the Staff Review meeting on June 18, 1998:

8. The proposed parking lot layout for this development request does require that the driveway and parking lot layout for the approved Winslow PUD (C.A.T. 17th Filing) be changed to correspond with this project. The Minor Amendment to revise the parking layout for the C.A.T. 17th Filing has been submitted and is currently under review by the City. This Minor Amendment must be completed and approved prior to any approval of this project. Therefore, this development request cannot be scheduled for a Planning and Zoning Board public hearing until that is done.
9. Are the 15' wide drive lanes on either side of the entry median wide enough for emergency access by the Poudre Fire Authority?

10. The Stormwater Utility concerns regarding the impacts of the parking lot and driveway revisions associated with the Winslow PUD (C.A.T. 17th Filing) must be addressed, completed, and approved. This is being done through a separate Minor Amendment.
11. Apparently there are existing [private] C.A.T. Design Guidelines that set forth the "requirement" for berming along street frontages. Most, if not all, existing projects in the centre have some berming as part of their landscape plans. This proposed project does not incorporate any berming and for consistency purposes (and maybe compliance), it probably should.
12. The number of proposed parking spaces (110) would appear to be very excessive for the land use. Section 29-494(6) of the Transitional Land Use Regulations (City Code bridge between the LDGS and the LUC) states that:

"For each group home there shall be two (2) parking spaces for each three (3) employees, and in addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating a personal automobile."

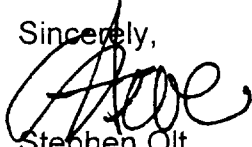
With the assumed 90 residents in this facility (1 per bed), and all of them driving their personal automobile (unlikely), that would allow for 23 parking spaces. That would leave 87 parking spaces for employees and visitors/family. Without knowing how many employees will be working at any given time on a major shift, and without knowing the normal visitation procedures for this type of a home, the amount of parking looks to be too much.

This completes the staff comments at this time. Additional comments will be forthcoming as they are received from City departments and outside reviewing agencies.

Under the new development review process and schedule **there is no revision date mandated by the City. The amount of time spent on revisions is up to the applicant.** Upon receipt, the revisions will be routed to the appropriate City departments and outside reviewing agencies, with their comments due to the project planner no later than the third weekly staff review meeting (Wednesday mornings) following receipt of the revisions. At this staff review meeting the item will be discussed and it will be determined if the project is ready to go to the Planning and Zoning Board for a decision. If so, will be scheduled for the nearest Board hearing date with an opening on the agenda.

Please return all drawings red-lined by City staff with submission of your revisions. The number of copies of revisions for each document to be resubmitted is on the attached Revisions routing Sheet. You may contact me at 221-6341 to schedule a meeting to discuss these comments.

Sincerely,



Stephen Olt
Project Planner

cc: Engineering
Stormwater Utility
Zoning
Advance Planning
Ted Davis
Stewart & Associates
J. Robert Wilson
Project File

RECEIVED JUL 23 1998
RED

July 22, 1998

Steve Olt
Planning Department
City Of Fort Collins
281 North College Avenue
Fort Collins, CO 80522-0580

VF RIPLEY
ASSOCIATES INC.

Landscape Architecture
Urban Design
Planning

1115 Stoney Hill Drive
Fort Collins, Colorado 80525
PHONE (970) 224-5828
FAX (970) 224-1662

Re: 90-Bed Rehab P.U.D., Centre For Advanced Technology 20th Filing

Dear Steve,

In reference to your comments dated June 24, 1998, we offer the following responses:

1. O.K.
2.
 - a. Ramps (R's) have been indicated on the plans.
 - b. Sidewalk ramps will be used, if necessary. However, the grade is flat in that area and no ramps are anticipated at this time.
 - c. Detailed shrub bed planting, including annuals and perennials, will be provided with the Final Submittal.
3. O.K., the applicant intends to comply fully with all requirements of the Poudre Fire Authority.
4. A transformer location has been shown on the plans at the northeast wing of the building.
5. See revised Utility Plans.
6. See revised Utility Plans.
7. See revised Utility Plans and Drainage Report.
8. O.K.
9. We have attempted to contact Ron Gonzales of PFA to discuss this matter. If, in fact, we do have to amend the entrance off of Centre Avenue, we will do so.
10. O.K., our Civil Engineer is doing his best to mitigate any concerns that the Stormwater Utility may have.
11. O.K., berms have been added to the plans in the locations indicated on the redlined Site Plan.
12. Typically, in a sub-acute setting such as this facility, staffing will be at least 1 or more employee for each resident. Visitation would typically be about 10 – 20 cars per day, so we feel the number of parking spaces for this project is justified.

In addition to the written staff comment letter, there were redlines that we would like to address:

On the Landscape Plan:

- ✓ Berming has been added in the shown locations.
- ✓ The two trees that are missing along Centre Avenue and Worthington are due to existing street lights in those areas. We are required to keep street trees a minimum of 40' from City street lights.
- ✓ An ornamental has been added to the east side of the building.
- ✓ We did not add the requested evergreen to the south side of the building near the loading area due to a proposed water line. We are required to keep trees a minimum of 10' from water and sewer lines.

On the Site Plan:

- ✓ Pole height has been indicated in note number 10.
- ✓ Pedestrian crosswalks will be scored concrete.
- ✓ A sidewalk has been added along the south side of the building along the employee parking area. We added foundation shrub planting and another evergreen for screening.
- ✓ Dimensions have been added to the building envelope.

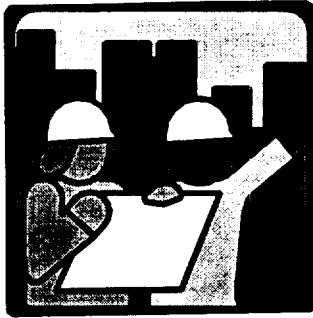
Please let us know if you have any further issues regarding this project and we look forward to scheduling a P & Z hearing.

Best regards,

Cathy Mathis

Cathy Mathis, Project Manager
VF Ripley Associates

RECEIVED JUL 23 1998
SEO



REVISION COMMENT SHEET

DATE: July 24, 1998 TO: **Engineering**

PROJECT: #53-85AR 90 Bed Rehab. (C.A.T. 20th) -
Preliminary (LDGS)

All comments must be received by Steve Olt no later than the staff review meeting:

Wednesday, August 19, 1998

GENERAL COMMENTS:

Sheet 1 of 1: Plat

- Please modify the Attorney's Certificate as stated on the attached sheet.
- Please dedicate the appropriate amount of ROW on Centre Avenue along the frontage of the property. The amount needs to be consistent with the standards for a collector with parking.
- Please modify the Vicinity Map.

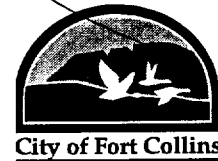
See sheet 2 for more comments ➡

Date: 8/19/98

Signature: 

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins

comments continued from sheet 1...

Sheet 3 of 9: Overall Utility Plan

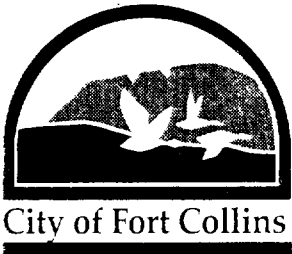
- You will need offsite construction easements for the improvements being done outside of this property.
- The nose of the median needs to be a minimum of 20 feet from the flowline of the intersecting street per standards.
- Please distinguish the proposed improvements from the existing improvements better.
- Please show the limits of patching for the cuts being made in Worthington Avenue.
- The driveway entrance off of Worthington Avenue needs to be constructed by this development.
- The traffic circles/roundabouts may function more efficiently if there are directional signs and asphalt striping directing motorists.

Sheet 7 of 9: Detail Sheet

- Please provide a detail, with dimensions, of the access ramp leading to the 8 foot bike lane.
- Please provide a detail of the access ramps at the curb returns.

Comments from the Site Plan

- Please provide a detail with the appropriate dimensions for the enhanced crosswalks (if that is truly what they are supposed to be).
- The traffic circles/roundabouts may function more efficiently if there are directional signs and asphalt striping directing motorists.
- The ROW needs to be at the back-of-walk.
- You will need to provide offsite construction easements for the proposed improvements outside of this property.



August 26, 1998

Cathy Mathis
VF Ripley Associates
1113 Stoney Hill Drive
Fort Collins, CO. 80525

Dear Cathy,

Staff has reviewed your second round of revisions for the **90 BED REHAB. PUD, PRELIMINARY (being the 20th Filing of the Centre for Advanced Technology)**, that were submitted to the City on July 23, 1998, and would like to offer the following comments:

1. Gary Lopez and Jenny Nuckols of the **Zoning Department** offered the following comments:
 - a. There should be one handicapped parking space included in the employee parking lot on the south side of the building.
 - b. Is the patio shown near the "loading" area covered? Does it serve as an employee entrance to the building? Entrances to the building should be covered to provide protection from inclement weather.
 - c. The preliminary Landscape Plan does not show much in the way of foundation plantings on the north and east sides of the building. This should be increased and perennial/annual beds should be included for variety? The final Landscape Plan should clearly define and label this.
 - d. This site is in the Residential Neighborhood Sign District. Are there any plans for wall signs? If so, the signage locations need to be shown on the building elevations.

Please contact Gary or Jenny, at 221-6760, if you have questions about these comments.

2. Dennis Greenwalt of **TCI of Fort Collins** stated that they have no problems with the subdivision plat. However, TCI of Fort Collins will make no plans to service this facility until a broadcast utility easement is completed with their Commercial Accounts Executive, Reneta Santoro, who can be reached at 493-7400 from 8 a.m. to 5 p.m., Monday through Friday.
3. Roger Buffington of the **Water/Wastewater Department** offered the following comments:
 - a. Maintain the required landscape/utility separation distances on the Landscape Plan.
 - b. Red-lined plans, with additional comments, is being forwarded to the applicant.

Please contact Roger, at 221-6681, if you have questions about these comments.

4. A copy of the comments received from Tim Blandford of the **Engineering Department** is attached to this letter. Red-lined plans, with additional comments, is being forwarded to the applicant.
5. Basil Hamdan of the **Stormwater Utility** offered the following comments:
 - a. Please use the AYRES & Associates tailwater analysis in the drainage system design. This was asked for before and still has not been addressed.
 - b. Please modify the drainage report to reflect the updated situation/plans regarding the parking lot layout modifications to the Winslow PUD to the west.
 - c. Red-lined reports and plans, with additional comments, is being forwarded to the applicant.

Please contact Basil, at 221-6035, if you have questions about these comments.

The following comments and concerns were expressed at the Staff Review meeting on August 19, 1998:

6. The proposed parking lot layout for this development request does require that the driveway and parking lot layout for the approved Winslow PUD (C.A.T. 17th Filing) be changed to correspond with this project. The Minor Amendment to revise the parking layout for the C.A.T. 17th Filing has been

submitted and is currently under review by the City. The Stormwater Utility and Water/Wastewater Department have concerns associated with the Minor Amendment, which must be completed and approved prior to any approval of this project. This development request could be scheduled for the October 1st Planning and Zoning Board public hearing; however, the applicant and City staff have to resolve the outstanding issues as soon as possible to meet that date.

7. Red-lined plans, with additional comments from the **Planning Department**, is being forwarded to the applicant.

This completes the staff comments at this time. Additional comments will be forthcoming as they are received from City departments and outside reviewing agencies.

Please return all drawings red-lined by City staff with submission of your revisions. The number of copies of revisions for each document to be resubmitted is on the attached Revisions routing Sheet. You may contact me at 221-6341 to schedule a meeting to discuss these comments.

Sincerely,



Stephen Olt
Project Planner

cc: Engineering
Stormwater Utility
Zoning
Advance Planning
Ted Davis
Stewart & Associates
Project File



REVISION COMMENT SHEET

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

PROJECT: #53-85AR C.A.T. - 20th Filing, 90-Bed Rehab Facility - Preliminary (LDGS)

All comments must be received by **Steve Olt** no later than the staff review meeting:

Wednesday, November 4, 1998

No Comment

Problems or Concerns (see below or attached)

GENERAL COMMENTS:

Sheet 3 of 9: Overall Utility Plan

- You will need offsite construction easements for the improvements being done outside of this property. Copies will need to be provided prior to the approval of this project.

Sheet 7 of 9: Detail Sheet

- Please provide a construction detail of the enhanced crosswalk and how it ties in with the cross pan and access ramps.

Continue to page 2

Date: 11/5/98

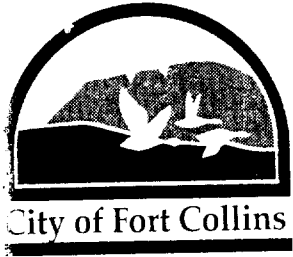
Signature: _____



Continued from page 1

Comments from the Site Plan

- The detail that was provided for the enhanced crosswalk doesn't represent the actual situation. Please modify the detail and show how the crosswalk will tie-in with the access ramps and cross pan. **(Add the detail to the utility plans)**



November 12, 1998

Cathy Mathis
VF Ripley Associates
1113 Stoney Hill Drive
Fort Collins, CO. 80525

Dear Cathy,

Staff has reviewed your third round of revisions for the **90 BED REHAB. PUD, PRELIMINARY (being the 20th Filing of the Centre for Advanced Technology)**, that were submitted to the City on October 13, 1998, and would like to offer the following comments:

1. Gary Lopez, Jenny Nuckols, and Peter Barnes of the **Zoning Department** offered the following comments:
 - a. A handicapped ramp is needed for the handicapped parking space in the employee parking lot on the south side of the building.
 - b. Provide elevations for the covered seating area and wall in and near the therapy garden, if they have not already been submitted.
 - c. Will there be an actual "enclosure" around the trash enclosure in the loading area? A detail and elevation should be provided for this facility.
 - d. This site is in the Residential Neighborhood Sign District. Are there any plans for wall signs? If so, the wall signage locations need to be shown on the building elevations.

Please contact Gary, Jenny, or Peter, at 221-6760, if you have questions about these comments.

2. Roger Buffington of the **Water/Wastewater Department** offered the following comments:
 - a. Maintain the required landscape/utility separation distances on the Landscape Plan.
 - b. Reconfigure the water service layout to avoid a low angle crossing of water and storm sewer.
 - c. Provide a 10' separation between the storm sewer and thrust blocks.
 - d. Red-lined plans, with additional comments, is being forwarded to the applicant.

Please contact Roger, at 221-6681, if you have questions about these comments.

3. A copy of the comments received from Tim Blandford of the **Engineering Department** is attached to this letter. Red-lined plans, with additional comments, is being forwarded to the applicant. Please contact Tim, at 221-6750, if you have questions about his comments.
4. A copy of the comments received from Basil Hamdan of the **Stormwater Utility** is attached to this letter. Red-lined reports and plans, with additional comments, is being forwarded to the applicant. Please contact Basil, at 221-6035, if you have questions about his comments.

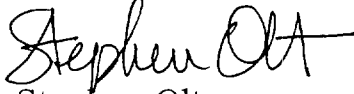
The following comments and concerns were expressed at the Staff Review meeting on November 4, 1998:

5. Basil Hamdan of the **Stormwater Utility** stated that there is a conflict between utilities and the stormwater outlet at the northeast corner of the property, near the intersection of Centre Avenue and Worthington Avenue.
6. Tim Blandford of the **Engineering Department** stated that additional right-of-way needs to be dedicated for both streets adjacent to the property (Centre and Worthington Avenues).
7. Red-lined plans, with additional comments from the **Planning Department**, is being forwarded to the applicant.

This completes the staff comments at this time. Additional comments will be forthcoming as they are received from City departments and outside reviewing agencies. This item is considered to be in a form of completion that has enabled staff to place it on the consent agenda for the **December 17, 1998 Planning and Zoning Board public hearing**. The comments expressed in this letter should be addressed as expeditiously as possible, however.

Please return all drawings red-lined by City staff with submission of your revisions. The number of copies of revisions for each document to be resubmitted is on the attached Revisions Routing Sheet. You may contact me at 221-6341 to schedule a meeting to discuss these comments, if necessary.

Sincerely,



Stephen Olt
Project Planner

cc: **Engineering**
Stormwater Utility
Zoning
Water/Wastewater
Advance Planning
Ted Davis
Stewart & Associates
Project File



REVISION COMMENT SHEET

DATE: December 1, 1998

DEPT: **Engineering**

PROJECT: #53-85AR C.A.T. - 20th Filing, 90 Bed Rehab
Facility - Final (LDGS)

All comments must be received by Tim Blandford no later than the staff
review meeting: **Wednesday, December 23, 1998**

UTILITY PLAN COMMENTS:

* Please submit a copy of the dedicated/recorded offsite construction easement for our files.

Date: 12/21/98

Signature: 

Please send copies of marked revisions

Plat Site
 Utility Landscape



City of Fort Collins