



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: 7 September 1995

DEPARTMENT: ENG

PROJECT: #42-95 Cetacean Minor Subdivision (Scuba Colorado)

PLANNER: Mike Ludwig

All comments must be received by: Friday, 22 September

No Problems

Problems or Concerns (see below)

*See Attached*

Date: 9/20/95

Signature: *Wend Stetson*

CHECK IF YOU WISH TO RECEIVE  
COPIES OF REVISIONS:

- PLAT
- SITE
- LANDSCAPE
- UTILITY

COMMUNITY PLANNING and ENVIRONMENTAL SERVICES... 281 NORTH COLLEGE, P.O. BOX 580 FORT COLLINS, COLORADO 80522-0580 (303)221-6750  
CURRENT PLANNING DEPARTMENT

## PROJECT COMMENTS - ENGINEERING

DATE: 9-20-95

PROJECT: Cetacean Minor Subdivision

### COMMENTS

- \* No Traffic Study or Soils Report submitted -

### PLAT

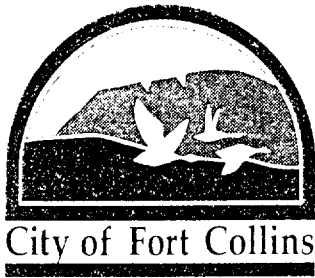
1. There is a discrepancy in the width of the Utility Easement along the North property line. The Plat indicates a 12' easement and the Site plan indicates a 15' easement.

### SITE and LANDSCAPE PLAN

1. See comment 1., PLAT.
2. Provide access ramps in the sidewalks as shown on the plan.
3. The 2 - 4" drainage pipes crossing the West property line should be dashed lines indicating existing piping.

### UTILITY, GRADING and DRAINAGE PLAN

1. See comments 2 and 3, SITE and LANDSCAPE PLAN.
2. Need to show all existing and proposed easements on the Utility Plan. See red comments on the plan for examples.
3. Need to show the detention basin on the Utility Plan and designate as a Drainage and Access Easement.
4. The area along the West property line needs to be designated as a Drainage Easement due to the extension of the 2 - 4" PVC drainage pipes.
5. The Drainage Report says the 2 - 4" PVC pipes will be extended to Harvard Street. The Drainage Plan does not indicate the same intention. Please bring the two into agreement.
6. Need to indicate on the plan where Sections A-A and B-B pertain to and also provide a view of section C-C.



## Community Planning and Environmental Services

### Current Planning

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October 2, 1995

Dick Rutherford  
Stewart and Associates  
103 S. Meldrum  
Fort Collins, CO 80521

Dear Dick,

Staff has reviewed your documents for the **Cetacean Minor Subdivision**, that were submitted on September 1, 1995, and would like to offer the following comments:

1. The Zoning Department states that deciduous trees must be planted at 50' intervals along the east property line from Harvard Street to the end of the service lane and on the west property line from Harvard Street to the northwest corner of the proposed building.
2. U S WEST offers the following comments:
  - a. Review of these plans should not be construed as a commitment that telephone facilities sufficient to serve this project are presently available. U S WEST will provide telephone service in accordance with the rates and tariffs on file with the Colorado Public Utilities Commission.
  - b. The owner is responsible for provision of all conduit, ditch crossings, and street crossings for telephone facilities within the project. The owner also provides terminal room space (usually 8' x 4') and power for the main at one building on each property, generally in a utility room. The owner's vendor provides all facilities beyond the main terminal. Contact Susan Peterson at (970) 224-7473 for conduit specifications for the main telephone entrance cable.
  - c. The Site Plan shows a 15' utility easement along Harvard, while the Plat shows a 12' easement. Which is correct?
  - d. Any relocation of existing telephone facilities required by these plans will be paid for by the developer.
3. Comments and requested revisions from the Stormwater Utility Department are attached.

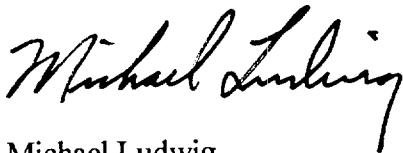
4. Comments and requested revisions from the Engineering Department are attached. A comment was made that no traffic study or soils report were submitted. After further conversation with the Engineering Department, the applicant may submit a traffic "letter" which simply estimates the number of customers per hour and day and the hours of operation. However, a soils report must be submitted.
5. The Planning Department offers the following comments:
  - a. A bike rack should be provided. Please indicate its location on the Site/Landscape Plan.
  - b. Additional landscaping is needed along the north edge of the parking lot to screen the bumpers and headlights of cars from Harvard Street.
  - c. Please submit elevations of the proposed building.
  - d. As per our phone conversation on September 28, staff recommends the following revisions to the parking lot layout for improved vehicle circulation, pedestrian safety and landscape requirements:
    1. The southwest and northwest parking stalls should be converted to landscaped islands. This will allow a customer to back towards the west property line and drive forward to the exit rather than backing through the parking lot and into incoming traffic.
    2. The sidewalk from the building to the public right-of-way should be moved to the western edge of the parking lot. This will provide safer pedestrian access and handicap access to the business. The area where the sidewalk is currently shown should be landscaped. The handicap parking space should be shifted to the south west corner of the parking lot.
    3. The water and sewer service lines should be shifted (jogged) so as to avoid conflicts with the landscaping on the east side of the entrance. There must be a minimum of 4' separation for shrubs and 10' separation for trees from any water or sewer main or service. The Water and Wastewater Utility has indicated that service lines may run beneath paving but requests that the service line from the main to the stop box and meter pit be perpendicular to the main and that the stop box and meter pit be located in a non-paved (turf) area.
    4. The proposed minor subdivision will be reviewed by the Director of Planning. Please delete references to "Planning and Zoning Board" in the certification and insert "Director of Planning".

5. Please indicate whether sod, wood mulch or gravel mulch is proposed within the planting strips along the east and west property lines.
6. The City Forester has indicated that of the three Cottonwoods which are proposed to be removed, the north Cottonwood is in marginal condition. The south two have serious structural problems and should be removed. Removal of the three Cottonwoods will be allowed based upon the following conditions:
  - a. The size of the proposed Alberta Park Maples (*Acer Platanoides* "Emerald Queen") be increased to a 3" diameter.
  - b. The two proposed Pinon Pines should be replaced by two Blue Spruce (*Picea Pungens*) of 10' - 12' in height.
  - c. The size of the two Corkscrew Hawthorns be increased to a 2.5" diameter.

Staff will schedule an administrative hearing after receiving and reviewing the requested revisions.

Please contact me at 221-6206 if you have any questions or concerns related to these comments. I would like to schedule a meeting with you as soon as possible, if necessary, to discuss these comments.

Sincerely,



Michael Ludwig  
Project Planner

xc: Kerrie Ashbeck  
Stormwater Utility  
file/Project Planner