

CONCEPTUAL REVIEW

10 27 80

① CARWASH ON NORTH COLLEGE - SOUTH OF EVER-OPEN CAFE
1420 N. COLLEGE

20' ADDL ROW. ON EAST SIDE - ONE CURB-CUT
FOR BOTH EVER-OPEN CAFE & CARWASH. - IMPROVE ALLEY
NEED TO ADDRESS TRUCK TRAFFIC
STACKING SPACES - LANDSCAPING.



COLORADO STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS

February 17, 1981

Larimer County
SH 287
1420 N. College PUD

DOH FILE 45100

RECEIVED

Planning Department
City of Fort Collins
P. O. Box 580
Fort Collins, Colorado 80522

FEB 20 1981

Planning
Department

Gentlemen:

We have reviewed the Final Site and Landscape Plan of 1420 North College P.U.D., and we ask for your consideration of the following comments.

1. The additional 20 feet of right of way along U.S. 287 is assumed to be consistent with the City standard for this roadway. This additional right of way should be reserved or, preferably, dedicated to the public.
2. We support the placement of curb and gutter along U.S. 287. The location of this curb and gutter should be consistent with previous redevelopment on North College Avenue. The lip of the gutter pan will be 44 feet from the centerline of the highway, rather than 43.5 feet as shown on the plan. This will allow for an 88-foot roadway section exclusive of the gutter pans on each side.

The enclosed sheet shows the standard curb and gutter which should be provided. In addition, we recommend that handicapped curb ramps be constructed where the sidewalk meets the driveway, as shown on the standards sheet.

3. Although this property already has access to U.S. 287, this P.U.D. will result in a defined driveway which did not previously exist. Therefore, we will require an Access Approach Permit. An application for this permit can be obtained from the District IV Maintenance Office, P. O. Box 850, Greeley, Colorado 80632. Three copies of the approved site plan must accompany the completed application. No additional access to this property from U.S. 287 will be permitted.

Thank you for the opportunity to review this plan.

Very truly yours,

DWIGHT M. BOWER
DISTRICT ENGINEER

Albert Chotvacs
Assistant District Engineer

AC:da

Enclosure

cc: D. M. Bower
D. N. Fraser (2)
File: Crier-Jacobson via
Rames-Finch-Graham
w/encl.

DATE: 30 Oct 87

DEPARTMENT: Eng

ITEM: 48-87A 1420 NORTH COLLEGE PUD Final

No Problems

Problems or Concerns (see below)

- Need soils report / or pavement design report to verify the pavement design.
- Need sidewalk on College (7').
- Need to pave the alley along rear frontage & offset to the nearest street for the ~~at~~ outlet for the parking configuration
- State Hwy access permit will be required.
- Need 15' utility easement along College
- State should review this plan to make it easier to get the permit.
- Parking spaces too close to College

To Planner:
Does this plan vary from Prelim.?

Date 11/8/87

Signature *Mike Herzog*