

DATE: 7 Dec 87

DEPARTMENT: Eng

ITEM:

#53-85] CENTRE FOR ADVANCED TECHNOLOGY, 4th Filing
Preliminary

 No Problems

 ✓ Problems or Concerns (see below)

- New street must be reworked for providing more usable land.
- Dwy off new street must be moved farther west distance separating should be determined by the traffic study
- Some aisles are too narrow - discuss w/me.
- Some parking spaces too short
- Show ramps on streets
- Drake Rd. improvements need to be addressed - const. or other to be determined.
- Show phasing line in the parking lot
- Enlarge some radii internally for smoother circulation.
- Revise Plat to conform w/ Site Plan
- Dwy into site must be a driveway not a street

Date 12/14/87

Signature *NRH*

File CAT 4



Engineering Consultants

2900 South College Avenue
Fort Collins, Colorado 80525
303/226-4955

Mike Herzig
Planning Department
City of Fort Collins
300 LaPorte Avenue
Fort Collins, Colorado 80522

RE: RESPONSE TO CITY'S PRELIMINARY REVIEW COMMENTS ON CENTRE FOR
ADVANCED TECHNOLOGY - FOURTH FILING

Dear Mike:

As per our conversation of January 4th, this letter reflects our response to the preliminary review comments we have received from the City of Fort Collins. First of all the drainage comments from Susan Hayes appear to be final drainage comments which can easily be addressed with the final submittal. Our response to the pertinent engineering comments are summarized below.

1. The main entrance from the north is to be off a private street. The final submittal will clarify this approach.
2. The exit drive will be widened and the northern curb return modified to prohibit a right-in turning movement.
3. Drake improvements are not planned at this time since the City approved plans for this area would raise the grade of Drake 1.0-1.5 feet. Improvements will likely be installed when the City decides to proceed with all improvements of Drake Road from Shields to Redwing Drive.

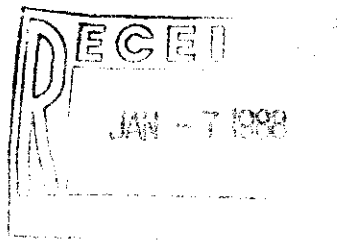
All other engineering comments are considered incidental and will be addressed during the final submittal. No comments were received from the Water and Sewer Department.

I trust this letter clarifies our response to the City's comments.

Sincerely,
RBD, Inc.

Stan A. Myers
Stan A. Myers, P.E.

cc: Bob Hutchinson
120-008A



Other Offices: Vail, Colorado 303/476-6340 • Colorado Springs, Colorado 303/574-3504

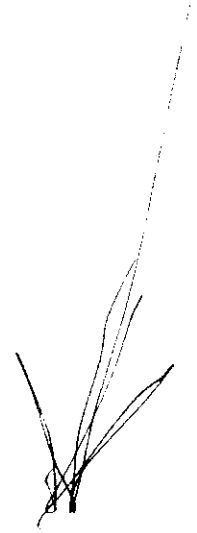
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CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

February 19, 1988

Mr. Frank Vaught and Mr. Joe Frye
Vaught - Frye Architects
2900 South College Avenue
Fort Collins, CO. 80525



Dear Mr. Vaught and Mr. Frye:

Staff has reviewed the final P.U.D. plans for CSURF Project One (C.A.T. Fourth Filing) and offers the following comments:

1. It is important to coordinate with the Public Service Company on the treatment of the 12 foot utility easement on Research Blvd. and the 15 foot easement on Drake Road. Public Service is concerned about the berms and trees and the usability of the easement. Also, please be sure to coordinate with Mountain Bell.
2. The Development Agreement will contain language addressing the following concerns of the City Stormwater Utility:
 - A. There will be no Certificate of Occupancy until drainage facilities are complete.
 - B. Maintenance of on-site drainage facilities shall be the responsibility of the landowners.
 - C. All areas disturbed during construction but not constructed as part of this phase shall be reseeded to prevent erosion.
3. The City Parks and Recreation Department will not be responsible for maintenance of any landscaping in the public right-of-way on Drake Road.
4. The following note should appear on the landscape plan: "All landscaping is to be installed as per the phasing plan or secured with an irrevocable



letter of credit, performance bond, or escrow account prior to issuance of a Certificate of Occupancy."

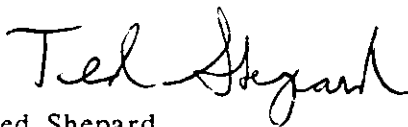
5. Overall, Staff is pleased with the landscape plan and would like to commend the applicant for the generous treatment along the streetscapes. Please keep in mind, however, that there is controversy surrounding the placement of street trees along Drake under an R.E.A. power line. This issue should be resolved as soon as possible.
6. The sidewalk in front of the future two story office building should be extended to the west property line for future connection to Building A of Tract U.
7. Will there or will there not be a median in the entrance drive? The preliminary P.U.D. plan for Tract U shows a median but the Project One plan does not. If there is to be a median, please show on both the site and landscape plan.
8. Staff strongly recommends that there be a vehicular access to the adjacent parking for Tract U. This will contribute to unifying the site and assist in internal circulation. It may very well be that future employees in the five proposed buildings in Tract U may wish to use the services of Norlarco.

This concludes staff comments. The following deadlines will apply for the March 28 Planning and Zoning Board hearing:

Plan revisions are due March 2, 1988 (3 copies)
PMT's, colored renderings, and 10 final prints are due March 21, 1988
Final documents are due March 24, 1988

Please feel free to call if there are any questions or concerns.

Sincerely,



Ted Shepard
Project Planner

cc: Joe Frank, Assistant Planning Director
Mike Herzig, Development Engineer



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: December 9, 1998

TO: Engineering

PROJECT: #53-850 C.A.T. 4th Filing, Building Two, Minor Amendment (Plat: C-84, Vault: 1501) Pacific Financial Centre

All comments must be received by *Ted Shepard* no later than the staff review meeting:

December 30, 1998

Note: This P.U.D. was approved in 1988 for two buildings with the 2nd building to be reviewed as a minor amendment.

If no changes to the water, sewer and stormwater system are needed than no comment. If changes are needed or additional lines to the building are needed - revisions to the utility plans are needed.

I understand that the developer/owner is working w/ Matt Baker on the installation of the sidewalk and other improvements on Drake St.

Date: 1/11/99

Signature: *S. Winkler*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other
 Utility Redline Utility Landscape



Joe Westerberg Architect
12687 West Cedar Drive Suite 320
Lakewood CO 80228
tel: 303-980-5987
fax: 303-980-6142

April 18, 1999

Ted Shepard
Chief Planner
City of Fort Collins
281 North College Avenue
Fort Collins CO 80522-0580

Re: Responses to Review Letter with
Final Submittal of Plans for C. A. T.
4th Filing Minor Amendment
for Pacific Financial Centre

Mr. Shepard:

This letter replies to the comments of the review letter. The items refer to the numbered comments in the staff letter as follows:

- Item 1 - The improvements along Drake are to be coordinated with the Landowner (C.S.U.R.F.) and the City Manager's Office. The connecting sidewalk is shown on the site plan.
- Item 2 - Refers to Water and Wastewater comments as follows:

Water and sewer lines are shown on the landscape plan as requested. A note describing the required separation established by the City of Fort Collins is in the Standard Notes for Planting on the Site Plan and Landscape Plan.

The service lines and pit shown on the plans are existing and they are installed to provide service to this proposed building project.

The 1-1/2" meter pit shown is existing, questions regard the meter can be best answered by on-site observation.

Comments on the Landscape and Utility Plans:

- Utility Plan:

The comments regarding the 1-1/2" meter pit are addressed on the previous page.

The utility lines are shown based on the best information provided to this office.

The documentation of the main service within the site was prepared by RBD Engineering Consultants for the Centre for Advanced Technology Forth Filing, February 1988 and approved by the City of Fort Collins in February/March of that year.

The Utility Plan is revised to show the water and sewer mains in Research Boulevard. The improvements along Drake are to be coordinated with the Landowner (C.S.U.R.F.) and the City of Fort Collins. The connecting sidewalk is shown on the site plan.

- Landscape Plan:

The separation requirements are shown on the landscape plan in the Standard Notes for Planting, as required.

Water and Sewer lines are shown on the landscape plan, as required.

The landscape shown is to meet the required City of Fort Collins separations.

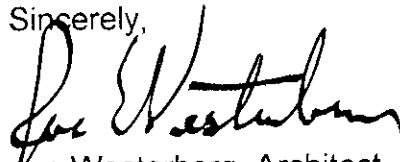
- Item 3 - The required revisions to the easement along Drake are to be coordinated between the Landowner (C.S.U.R.F) and the City.
- Item 4 - The fire sprinkler system is to be installed as required by the Fire Department. The site layout is modified as required for Fire Department standards.
- Item 5 - The addressing numerals are to meet the noted requirements.
- Item 6 - No relocation of telephone facilities is anticipated.
- Item 7 - The noted items of: trench, conduit, ditch crossings and street crossings for telephone facilities are included in the contract for construction.

- Item 8 - Any relocation of electrical facilities is included in the contract for construction.
- Item 9 - The complete parking lot and drives with landscaping are installed under phase one, as required. Refer to site plan for layout. Handicapped parking to be provided for the Norlarco building must be coordinated through the Landowner.
- Item 10 - The parking analysis is shown on the Site Plan, per requirement. The analysis is for the completed project and the parking ratio does not differ from the approved C. A. T. Forth Filing Documents.
- Item 11 - Refer to Site Plan for bicycle rack location, per requirement. The rack is in the identical location as shown on the approved C. A. T. Forth Filing Documents.
- Item 12 - The concern over lack of "detail" on the south elevation hinges on the intended meaning of the word. The south elevation does not contain the same elements as does the northeast. The primary access for the building is from the vehicular parking on the northeast and the main entrance is oriented for this access. The Norlarco building placement does the same.
- Item 13 - All exposed elevations are comprised of the same materials. A building with the clientele that this one has must have complete, well considered and constructed exterior walls. Any "unfinished" exposed exterior walls on any phase will not be acceptable.
- Item 14 - This building is designed so that it is not only compatible with the Norlarco building, but also, the surrounding structures which make up the context of the setting. The stone is to match stone coloring indigenous to the area.
- Item 15 - The enclosed general notes are added to the Site Plan, as required.
- Item 16 - The rooftop mechanical units are screened.
- Item 17 - The enclosed standard landscape notes, are added to the Site Plan and Landscape Plan, as required. They are identified as Standard Notes for Planting.
- Item 18 - Refer to the Plant List for the quantities, as required.

- Item 19 - The title/revision block, legal description, land use data table, vicinity map, and legend are added to the documents as noted in drawing comments.
- Item 20 - The documents are re-numbered, removing the floor plans.
- Item 21 - The Site Plan includes the listed information of:
 - A. Square footage of each phase.
 - B. Parking stalls dimensions.
 - C. Building envelope dimensions.
 - D. Building envelope setbacks to nearest property line.
 - E. Square footage of existing building.
- Item 22 - This building is intended to have only building identification numerals, if any at all.
- Item 23 - The Site Plan includes the trash enclosure, as required.
- Item 24 - Please note that the patio is not covered.

If you have questions, or find additional information necessary, please contact me.

Sincerely,



Joe Westerberg, Architect
B-1888

JOE WESTERBERG ARCHITECT 12687 W CEDAR DRIVE LAKEWOOD CO 80228 (303-980-5987)



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: April 23, 1999 TO: **Engineering**

PROJECT: #53-850 CAT 4th Filing, Building Two, Minor
Amendment, Pacific Financial Centre

All comments must be received by **Ted Shepard** no later than the staff
review meeting:

Wednesday, May 5, 1999

No Comments