



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: June 25, 2002

TO: Street Oversizing

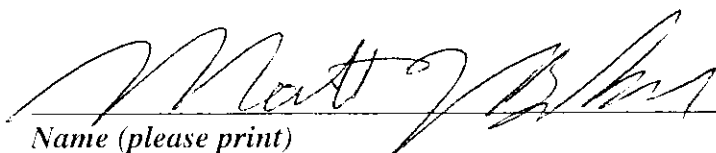
PROJECT: #53-85AZ C.A.T. Amended ODP – Type II (LUC)

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

July 24, 2002

Note - Please identify your redlines for future reference

Long range traffic indicates the need for a double left turn, WB Prospect to SB Centre Ave due entirely to site generated traffic. Double left turn lanes ~~are not~~ on arterial/collector intersections would require additional ROW and roadway improvements due to site generated traffic. Please address how these improvements will be built to facilitate the development activity.



Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



PROJECT COMMENT SHEET

Current Planning

FIELD NO. 10000000000000000000

DATE: June 25, 2002 TO: **Technical Services**

PROJECT: #53-85AZ C.A.T. Amended ODP – Type II (LUC)

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

July 24, 2002

Note - Please identify your redlines for future reference

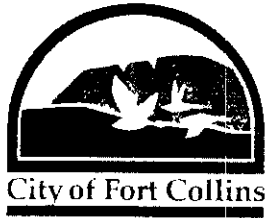
N.A.

Name (please print)

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- Plat
- Site
- Drainage Report
- Other _____
- Utility
- Redline Utility
- Landscape





Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **July 30, 2002**

Project: **C.A.T. AMENDED ODP (CSURF SOUTH CAMPUS) TYPE II (LUC)**

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

July 24, 2002

Note - Please identify your redlines for future reference

Issue Contact: **Susan Joy**

Topic: **General**

7. Provide the following Project Notes:

1. The CSURF Centre for Advanced Technology Overall Development Plan will be a mixed use development, will include student housing, offices, parks, open space and trails. The land used depicted on this plan are based upon the best estimate of the development at this time. As changes occur in the requirements of the overall development, it may be necessary to modify the overall development plan based on new phasing.
2. Common open space areas and streetscapes will be maintained by a homeowners' association unless otherwise accepted by the City of Fort Collins for maintenance. Homeowners' association is responsible for snow removal on the sidewalks and all bicycle/pedestrian trails. City will not take on maintenance of streetscape or sidewalk per City code. The developer/owner will maintain all streetscapes and sidewalk.
3. Master utility plans are to be submitted for City review in conjunction with Phase I development plans.
4. All public streets will be designed to meet or exceed City standards if effective at the time of application for the PDP.
5. The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this ODP by the City does not constitute final approval of these land uses, design or densities. Rather, any further land uses must be approved according to the procedures, processes, and criteria of the City of Fort Collins Land Use Code.
6. Fire hydrants will be provided as required by the Poudre Fire Authority Standards.

Susan Joy
Signature

7/30/02
Date

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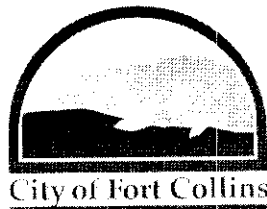
Plat Site Drainage Report Other *TRAFFIC ANALYSIS*
 Utility Redline Utility Landscape *FOR SOURCE/PROJECT*

7. Residential development in the M-M-N district shall have an overall minimum average density of twelve (12) dwelling units per net acre of residential land. Land use density requirement 4.5.D.1.
8. All neighborhood centers and parks shall be developed and maintained by the developer or the Homeowners' Association.
9. The proposed boundary connections are a minimum street access requirements, further, connections to collector streets shall be reviewed in accordance with the LUC at the time of PDP submittal to determine if direct access thru the site is being met.
10. Improvements to Prospect Road and Centre Avenue will be required. All associated costs shall be shared by the parcels.

14. From the Street Oversizing Program: Long range traffic indicates the need for a double left turn, WB Prospect to SB Centre Ave due entirely to site generated traffic. Double left turn lanes on arterial/collector intersections would require additional ROW and roadway improvements due to site generated traffic. Please address how these improvements will be built to facilitate the development activity.

Contact: Matt Baker 221-6605

15. A Round About traffic analysis is required at all collector/arterial intersections, please provide one with your next submittal.



Project Comments Sheet Selected Departments

COPY

Department: Engineering

Date: December 23, 2002

Project: C.A.T. AMENDED ODP (CSURF SOUTH CAMPUS) TYPE II (LUC)

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

December 18, 2002

Note - Please identify your redlines for future reference

Issue Contact: Dave Stringer

Topic: Engineering

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NO FURTHER COMMENTS AT THIS TIME

Signature

Date

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Plat **Site** **Drainage Report** **Other** _____
 Utility **Redline Utility** **Landscape**



Project Comments Sheet Selected Departments

Department: Stormwater Utility

Date: January 7, 2003

Project: C.A.T. AMENDED ODP (CSURF SOUTH CAMPUS) TYPE II (LUC)

All comments must be received by TED SHEPARD in Current Planning no later than the staff review meeting:

December 18, 2002

Note - Please identify your redlines for future reference

Issue Contact: Wes Lamarque

Topic: Drainage Comments

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Parcel C: Even though quantity detention is not required on-site, the release rate is limited to the capacity of the downstream conveyance (Hort. Center Outfall Swale and Windtrail Swale) between the site and Spring Creek. Please identify and include actual release rates in the Drainage Report/Letter and Summary.

Water quality will still be required on-site per City requirements. The adjacent wetlands can not be used for water quality mitigation and need to be protected from pollutants.

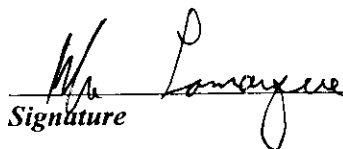
20

Parcels D and E: Present City floodplain requirements would severely restrict if not prohibit the zoning district indicated on the land use breakdown shown on the ODP. The City's Sping Creek Master Plan does not include any improvements that will reduce the floodway in this area. The improvements will reduce the overtopping of the railroad, but the floodplain and floodway should remain the same. The only way development could take place in these basins is if no negative impacts are created downstream (no rise was proven using the City's floodplain modeling guidlines and meeting FEMA requirements).

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Parcel F: Most of parcel F has the same floodplain restrictions as D and E, so the uses proposed may not be possible on this parcel either. The same City and FEMA floodplain and floodway requirements apply.

(over)


Signature

1/7/03
Date

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Plat Site Drainage Report Other ODP
 Utility Redline Utility Landscape

*CC. Ted Shepard
Dove Stringer
Northern Eng.*

If development were to take place, the release rate from this basin would be limited to the downstream conveyance and would also have to prove that no negative impacts were taking place downstream. Any differences in release rates would have to be detained onsite. Water quality per City standards would also be required onsite.

Issue Contact: Glen Schlueter

Topic: Floodplain Comments

23

Comments on "General Notes" as shown on the ODP:

Note 1. Suggest taking out the word "although" in both paragraphs after "allowed to develop without onsite detention" and add " as long as there are no negative drainage affects and " then continue with " water quality ...

This is because without a specific drainage plan to review there could be circumstances that may require onsite detention even though it is unlikely for parcels D,E, and F. Now parcel C is a different story. It has floodplain on it and it also has a limited outfall capacity. So if these other parcels are mentioned it should also be discussed. Here is a suggestion to ponder.

The City's newly developed floodplain mapping indicates that a small portion of parcel C is now within the 100-year floodplain and as such is subject to Chapter 10 of the City Code, specifically 18 inches of elevation of residential structures above the 100-year water surface elevation. Also onsite water quantity detention is not required as long as the downstream conveyance capacity is not exceeded. In addition water quality extended detention is required.

Note 14 (number missed)

Note 15 (14). Please add the following after "LUC Article 3,":

"City Code Chapter 10, and Federal Regulations 44CFR"

Issue Contact: Wes Lamarque

Topic: Floodplain Comments

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Please include notes on the ODP to include the following conditions and requirements for the parcels in the floodplain or floodway:

Any parking proposed for areas in the floodway can only be for temporary parking related to an event in the immediate area. Example - parking for ball fields. The people that go with the vehicles must be available to move the vehicle quickly when there is a flood. Therefore, there shall not be any overnight parking or parking for off-site locations (i.e campus). Keeping the culverts open at Centre Ave. and the railroad embankment

(Over)

are critical. Unattended vehicles could easily plug those openings. Please clarify this in the proposed uses.

Temporary or permanent storage of materials is not allowed in the floodway. This includes construction materials, fleet vehicles, storage related to a business, etc. Any items such as picnic tables, bleachers, etc. must be anchored so as to not be moved during a flood. Please clarify this in the proposed uses.

Please include a note that any change to the FEMA floodway will require a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR)

All development within the City or FEMA designated floodplain or floodway must comply with all floodplain regulations in Chapter 10 of City Code.