

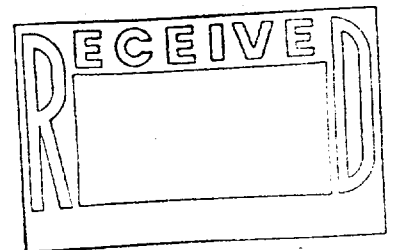
DATE: 7 Sep 88

DEPARTMENT: PO

ITEM: 35-86F CLARENDON HILLS, 3rd Filing - PRELIMINARY SUBDIVISION

X No Problems

\_\_\_\_\_ Problems or Concerns (see below)



9/9/88

*[Handwritten Signature]*

Date

Signature

DATE: 7 Sep 88

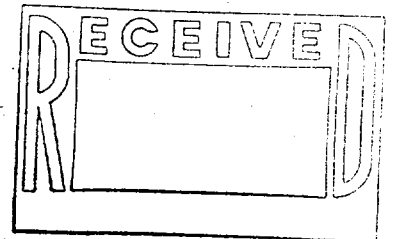
DEPARTMENT: M&B

ITEM: 35-86F CLARENDON HILLS, 3rd Filing - PRELIMINARY SUBDIVISION

No Problems

Problems or Concerns (see below)

*If there is not a grade problem  
why not show rear lot easements,  
I saw note #8,*



9-9-88

Ed Heine

Date

Signature

DATE: 7 Sep 88

DEPARTMENT: Eng

ITEM: 35-86F CLARENDON HILLS, 3rd Filing - PRELIMINARY SUBDIVISION

No Problems

Problems or Concerns (see below)

SOILS, DRAINAGE & TRAFFIC  
REPORTS NEED TO BE SUBMITTED.

Date SEPT 15, 1988

Signature *J. J. J.*

DATE: 7 Sep 88

DEPARTMENT: Eng

ITEM: 35-86F CLARENDON HILLS, 3rd Filing - PRELIMINARY SUBDIVISION

\_\_\_\_\_ No Problems

Problems or Concerns (see below)

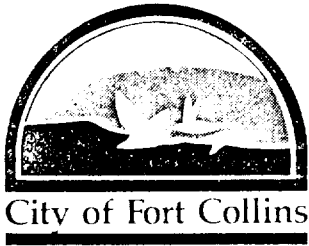
~~SOILS, DRAINAGE & TRAFFIC~~  
REPORTS NEED TO BE SUBMITTED.

THIS IS A SUBDIVISION NOT A

PUD - SUB HAVE DIFF. REQUIREMENTS

Date SEPT 15, 1988

Signature *J. J. J.*



Development Services  
Planning Department

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September 20, 1988

Mr. Rob Persichitte  
Intermill Land Surveying, Inc.  
1301 North Cleveland  
Loveland, CO 80537

Dear Mr. Persichitte:

Staff has reviewed the Clarendon Hills Third Filing Preliminary Subdivision Plat, #35-86F, and has the following comments:

1. The Project Engineer will receive additional comments red lined on the plat and utility drawings.
2. The north end of Hinsdale Drive must be provided with a turnaround. A temporary cul de sac is sufficient.
3. Coordinate easement locations with water and sewer, light and power and other utilities. Water and sewer service will be provided by Fort Collins/Loveland Water District and South Fort Collins Sanitation District respectively.
4. Provide a location map on the plat.
5. Show lot area on each lot. Lots with less than forty feet street frontage must have at least two off-street parking spaces.
6. Submit a preliminary drainage report.
7. The proposed grading doesn't represent realistic final grading. Back lot drainage could be a problem. Please address this issue by providing more detailed grading and designate drainage paths within specified drainage easements.
8. The existing contours show several drainage paths through the site. Are off-site flows being cut off by this development? If so, off-site flows must be routed around or through the site.

9. Verify the capacity of the existing detention pond.
10. All cul de sacs and "bubbles" need to neck down to a 36 foot pavement width adjacent to the street.
11. Verify that the proposed development is consistent with the previously submitted traffic study.
12. Indicate how the developer proposes to landscape and maintain "Tract A".
13. Submit an updated APO list.

This concludes Staff comments at this time. Please note the following dates and let me know if there are any problems in meeting the deadlines:

Plan revisions are due October 5, 1988  
PMT's, colored renderings, and 10 prints are due October 17, 1988  
Final mylars and documents are due October 20, 1988

As always, please call if there are any questions or concerns.

Sincerely,



Linda Ripley  
Project Planner

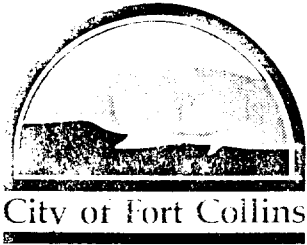
LR/bh

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

*Sketch private irrigation system in the ROW*

*\* Street names - Langdale Ct (N/S) St Circle  
& addressing off Langdale St for all culs*

*- Use City Std. DI pipe*



Development Services  
Planning Department

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December 27, 1988

Mr. Rob Persichitte  
Intermill Land Surveying, Inc.  
1301 North Cleveland  
Loveland, CO 80537

Dear Mr. Persichitte:

Staff has reviewed the Clarendon Hills Third Filing Final Subdivision Plat, #35-86G, and has the following comments:

1. The Project Engineer will receive additional comments red lined on the plat and utility drawings.
2. Provide a 80 foot wide temporary turn-around at the north end of Hinsdale Drive.
3. Change Larimer County Voc-Tech Center to read Front Range Community College Larimer County Center.
4. Provide a note on the plat indicating who will be responsible for the landscape maintenance of Tracts A - G.
5. Attach a copy of the grading plan to the drainage report.
6. All agreements with off-site property owners regarding drainage across their property must be obtained prior to final approval by the City.
7. Off-site drainage easements are required in the First Filing. Please refer to the utility plans for specific locations.
8. The drainage report must include calculations for the pipe and swale that is draining sub-basins 11, 13 & 14. Provide calculations for the sidewalk culvert.
9. There are concerns regarding the street capacity during a major storm event. Please see the specific comments in the report.
10. A variance must be requested for the proposed depth of water in cul-de-sac "E".

11. See additional comments in the report regarding design assumptions and calculations.
12. The grading plan does not meet our criteria. See specific comments on the plan.
13. A general note must be added to the utility plans regarding the maintenance of all storm drainage facilities located outside the right of way. The City will not be responsible for maintenance.
14. The irrigation ditch diversion plan must be approved by the ditch owner.
15. Minimum finish floor elevations for lots adjacent to the drainage swales and inlets must be specified.
16. Erosion control measures have not been clearly addressed.
17. Remove the signature block for City Council.
18. The plat needs a certification by a licensed attorney that the statement of land ownership on the plat is correct.
19. Include the date of preparation on the plat.

This concludes Staff comments at this time. Please note the following dates and let me know if there are any problems in meeting the deadlines:

**Plan revisions are due January 4, 1989**

**PMT's, colored renderings, and 10 prints are due January 17, 1989**

**Final mylars and documents are due January 19, 1989**

As always, please call if there are any questions or concerns.

Sincerely,

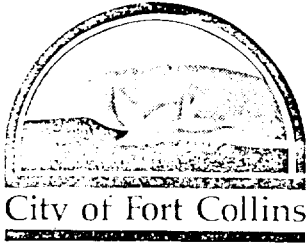


Linda Ripley  
Project Planner

LR/bh

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





Development Services  
Planning Department

MEMORANDUM

TO:

GARY HUETT  
PUBLIC SERVICE

FROM: Mike Herzig, Development Coordinator

DATE: December 6, 1988

RE: Subdivision Utility Plans

Submitted for your review and comment are utility plans for:

Clarendon Hills 3rd Filing

Please respond by:

December 16, 1988

*No problems are anticipated.*

*Gary Huett*  
*12/11/88*



DATE: 6 Dec 88

DEPARTMENT: *Engineering*

ITEM: #35-86E CLARENDON HILLS, 3rd Filing - Final Subdivision

No Problems

Problems or Concerns (see below)

- *SEE UTILITY PLANS FOR ADDITIONAL COMMENTS*

Date

Signature