

DD

DATE: 29 Sep 87

DEPARTMENT: Eng

ITEM: 60-87 CHAPARREL PUD - Preliminary

 No Problems

 ✓ Problems or Concerns (see below)

- Reduce ROW in the cul-de-sac of Cactus Court.
- Assign street names to Lorado Ct. Join
- ~~How will project I.D. sign be maintained. Must be done privately.~~
- Show access ramp locations

Date 10/8/87

Signature *mt. Herzig*

1) L&P - SLI again, the
walk - Dry

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

October 22, 1987

Daniel C. Herlihey
Frederick Land Surveying
1528 N. Lincoln Ave.
Loveland, CO. 80538

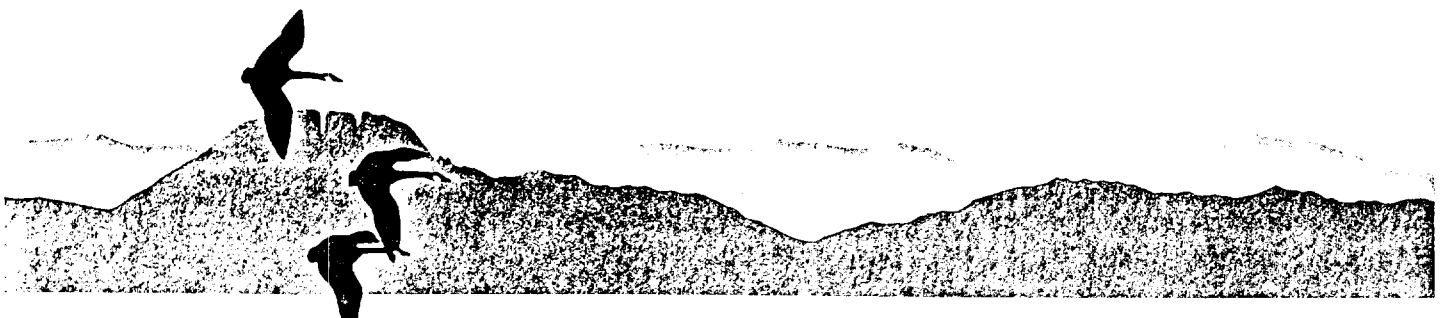
Dear Mr. Herlihey,

The City Staff has completed its review of Chaparral P.U.D.-Preliminary, and has the following comments:

Handwritten note:
4/11/88
H/Coord

1. The location of the storm sewer under the sidewalk on Laredo Lane and Laredo Court could cause some problems for installation of electric lines and possibly gas lines. The storm sewer should be out in the street.
2. The fire hydrant shown on the corner of Laredo Lane and Laredo Court must be moved east to corner of Lot 7.
3. A reminder that the City Parks and Recreation Department will not maintain the common open space (tract A) along Shields.
4. On the subdivision plat, please show area of each lot on the lot.
5. Prior to the issuance of a C.O. landscaping must be installed or a letter of credit must be submitted.
6. All signs need to comply with sign code.
7. A sanitary sewer connection must be made between Laredo Court and Laredo Lane to route as much flow as possible down Cunningham Drive.
8. Structures can not be placed in the sewer easement crossing Lot 1, Block 2.
9. The sewer between Lots 14 and 15, Block 2, should be centered in the easement.
10. Please add a note to the site plan "Due to water pressure in excess of 90 p.s.i., pressure reducing valves will be required on all water service lines."

Handwritten note:
4/11/88
J/S



OFFICE
SERVICE

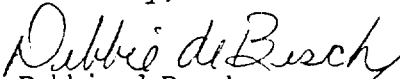
11. Reduce the ROW in the cul-de-sac of Cactus Court.
12. Assign street name to the portion of street between Laredo Lane and Laredo Court.
13. Please show access ramp locations.
14. Need 10 street trees planted approximately 5 feet in back of attached sidewalk along Shields. These street trees should be narrow leaf Cottonwood *Populus Angustifolia* 1-3/4" B & B. This upland species at a smaller size should naturalize quickly on this rather dry harsh site. In general, the open space area needs additional plantings.
15. Curvilinear storm sewers are not allowed.
16. Proposed contours need to be shown in the proposed detention pond to verify if the detention volume can be obtained as well as provide required freeboard. Also the bottom slope of the detention pond is to be a minimum of 2% unless paved in which case the slope may be reduced to 1% and side slopes are not to be steeper than 4:1.
17. This parcel is in the Spring Creek Master Drainage Basin, not Dry Creek.
18. Please address what measures are being taken to control erosion during construction.
19. The Master Plan needs to be amended.
20. A street tree should be provided for each lot and a note on the site plan should reflect this.

Revisions reflecting these comments are due by noon on Thursday October 29, 1987. Items that cannot be shown graphically or noted on the plans should be addressed in writing. I realize that my comments were late getting to you, therefore if you have a problem meeting this deadline please call me and we can work something out.

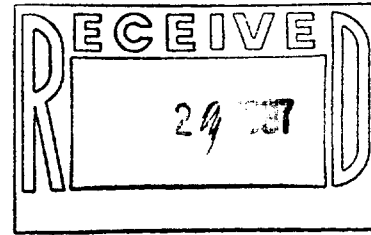
PMT reductions of all plans, color renderings, and 10 full size copies of all plans are due by Monday, November 9, 1987.

If you have any questions or would like to set up a meeting to discuss these comments please call me at 221-6750.

Sincerely,


Debbie deBesche
City Planner

✓xc: Mike Herzig, Development Coordinator



FREDERICK LAND SURVEYING

1528 N. Lincoln
Loveland, Co. 80537
(303) 669-3652

FLS

October 30, 1987

Debbie deBesche
City of Fort Collins
Office of Development Services - Planning
P.O. Box 580
Fort Collins, Colorado 80522

Re: Chaparral P.U.D., Preliminary submittal

Dear Debbie;

Having reviewed your staff comments pertaining to the review of the above referenced project, and having met with you, Mike Herzig and Glen Schlueter to discuss said comments, I enclose copies of the revised drawings and offer the following information.

1. The location of the Storm Sewer under the curb and gutter is consistent with previous projects. Mike Herzig indicated he will speak with the affected utility companies to verify their concerns with this location. No deviation from this location is planned at this time.
2. The referenced fire hydrant has been moved east, as shown on the Preliminary Plat.
3. It is understood that the City will not maintain the common open space.
4. The range of lot sizes is shown by a note on Preliminary Site Plan. Lot areas will be shown on the individual lots on the Final Plat.
5. It is understood that prior to the issuance of a C.O., landscaping will be in place or an acceptable guarantee for the placement of the landscaping will be submitted to the city. At the time of Final Site Plan, we will provide the City with an example of a Landscaping Certificate that we propose to use in leu of a letter of credit for the required individual lot landscaping. Also at the time of Final Site Plan, we will work out a phasing schedule with the City tying the improvements of the common open space to the phasing of lot development.
6. It is understood that all signs will conform to the sign code.
7. As discussed with Mike Herzig, the suggested sanitary sewer connection between Laredo Court and Laredo Lane is not necessary to provide service to this specific development. If it is being requested by the City to relieve some larger regional collection problem, it should not be this developers responsibility to bear the expense of this improvement. Mike is to check further with the wastewater utility regarding this.

*E.D.
10/30/87
10/30/87
10/30/87
10/30/87*

*10/30/87
10/30/87*

8. It is understood that no structures can be placed in the sewer easement crossing Lot 1, Block 2. The building envelope as shown on the Site Plan reflects this restriction.

9. The sewer between Lots 14 and 15, Block 2, has been adjusted to be generally centered in the 20 foot easement, as shown on the Preliminary Plat.

10. The referenced water pressure note has been added to the Site Plan and Preliminary Plat.

11. The Cactus Court R.O.W. has been standardized, with the excess area being included in Lots 7 and 8, as shown on all drawings

12. The east-west street is a portion of Laredo Court and has been labeled as such on the drawings.

13. Access ramp locations have been added to all drawings.

14. The ten street trees of the size and type requested by the City have been added to the Site Plan. It should be noted that the specific location of these trees will be subject to the existence of several utilities in the vicinity. We feel that with the addition of these requested trees, and in light of the stand of large existing trees to be preserved, our plan for the open space landscaping is sufficient.

15. Curvilnear storm sewer was approved in this same location in 1981 with the Wagon Wheel Filing No. 3 plans, and again in 1985 with the replat as Casa Grande P.U.D. It is our understanding that the 1985 approval is still in force. It should be noted that based on those previous designs and approvals, utilities, including a curvilnear sanitary sewer have been constructed in this immediate vicinity, and subsequent storm sewer placement will be restricted by these existing constraints. We will be submitting a letter requesting a variance from current standards to allow for the construction of this curvilnear storm sewer.

16. The requested information has been added to the Grading and Drainage plan, and is included in the attached exhibits. It should be noted that we anticipate being able to provide approximately 0.5 feet of freeboard, as shown in the attached exhibits. It is understood that at time of final submittal, we will detail the hydraulic grade line, as requested by Glen Schlueter.

17. This incorrect basin designation will be corrected at time of final submittal.

18. It is understood that erosion control will be provided during construction. We will select and detail the specific method of said control at the time of final submittal.

Page 3

19. It was my understanding from Ted Shepard, early on in this process, that no amendments to the Master Plan would be required for this project. You indicated that you would check on this, and also check on the magnitude of the amendment process, if required. I await your reply and reserve further discussion on this.

20. The applicant has agreed to provide the requested street tree per lot, and a note regarding these trees has been added to the Site Plan. The applicant would like to explore with the City the option of providing a Landscaping Certificate to the home buyer for these trees (see comment #5).

If any further discussion is needed regarding these items, please feel free to contact me.

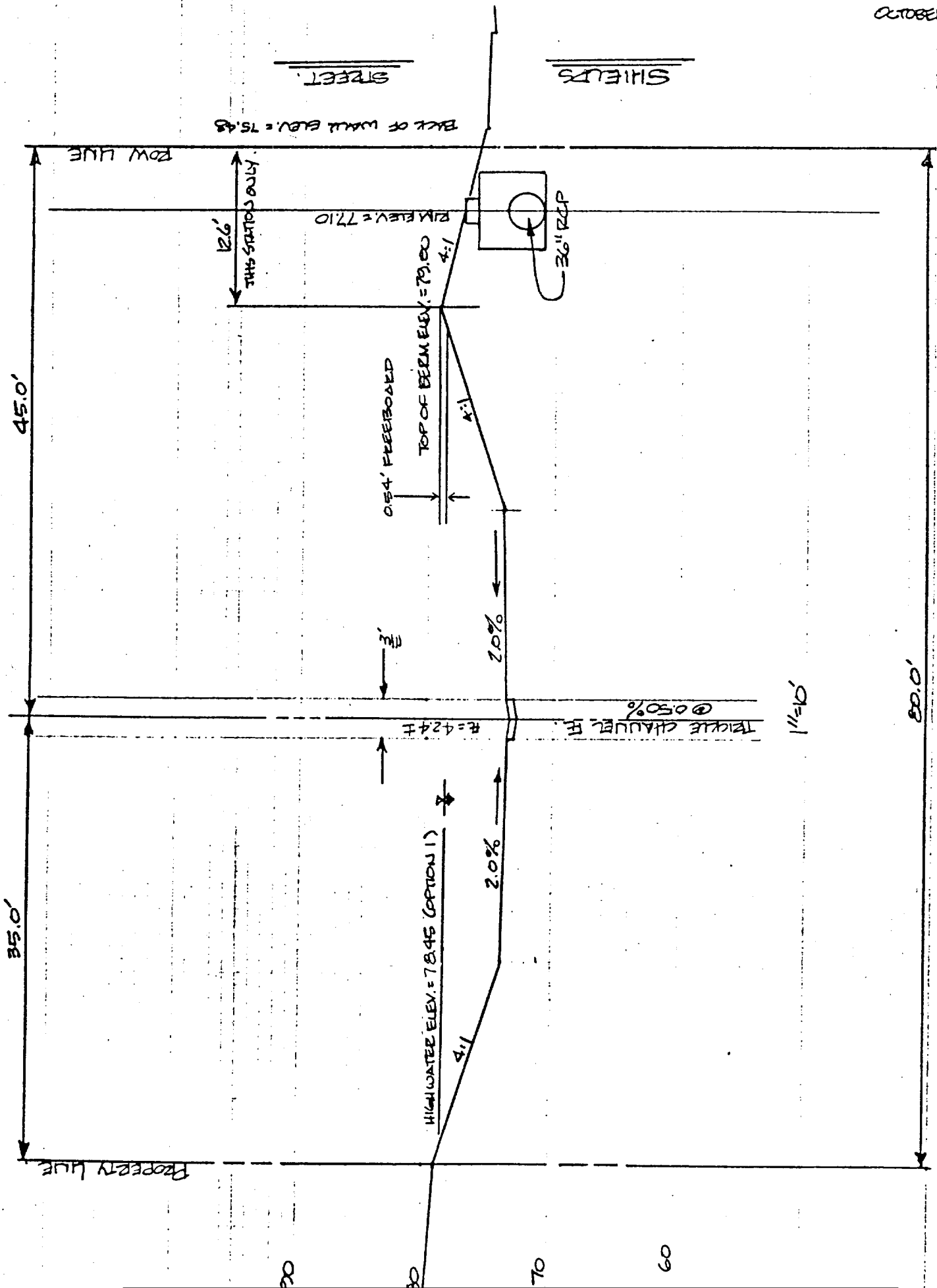
I will be submitting the requested reductions, renderings and prints by November 9th.

Respectfully;

Daniel C. Herlihey
Daniel Herlihey
Frederick Land Surveying

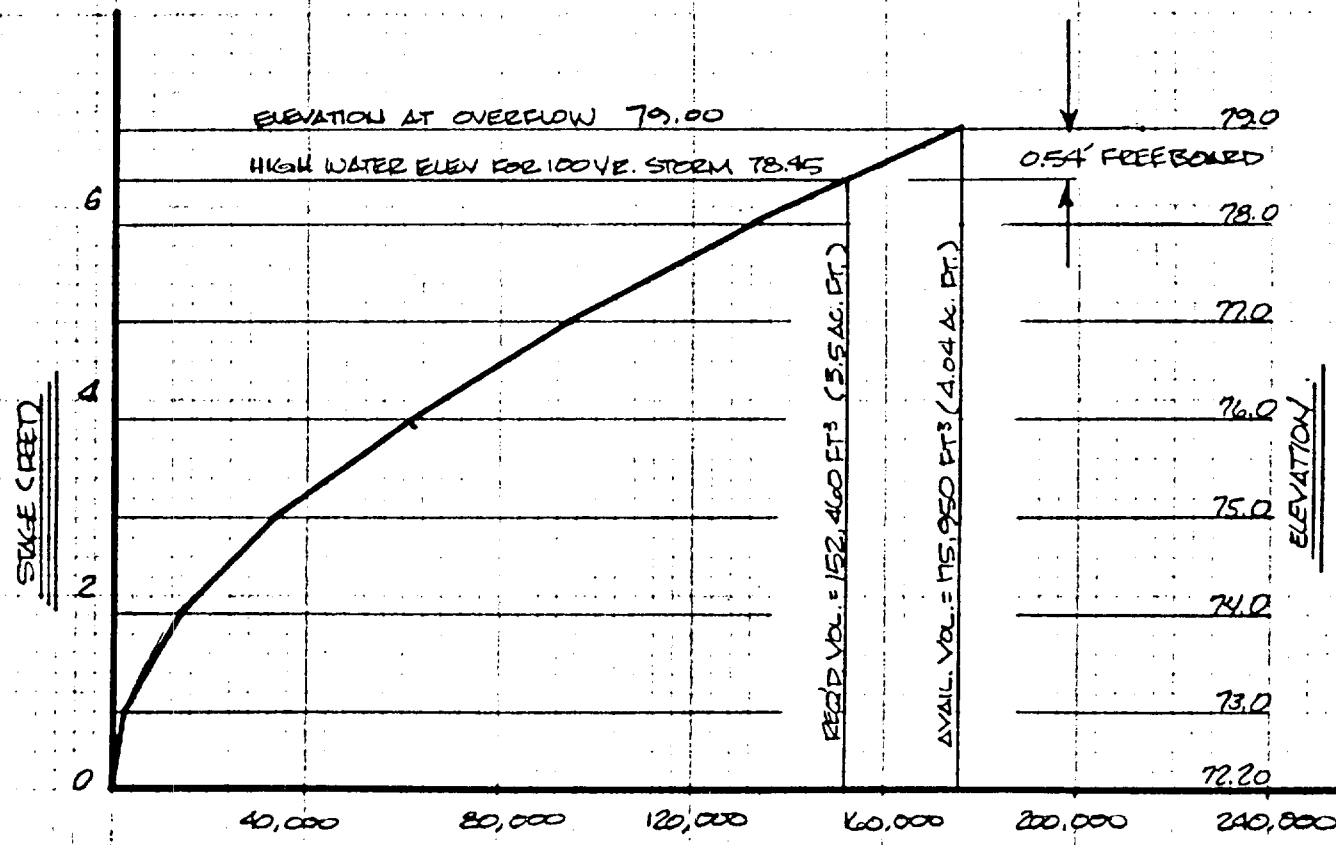
enc.

cc: Leo Schuster



STA 112+50.00
 X-X

STAGE-STORAGE CURVE
OPTION 1 - BLOCK 2, 20 LOTS



<u>STORAGE (CUBIC FEET)</u>				
<u>CONTOUR</u>	<u>AREA</u>	<u>VOLUME</u>	<u>CUMULATIVE VOLUME (FT³)</u>	<u>CUMULATIVE VOLUME ACRE- FEET</u>
72.20	0.00	2069	2069	
73.00	7160	11320	13389	0.307 AC. FT.
74.00	14880	20360	33749	0.775 AC. FT.
75.00	25,840	28020	61,769	1.418 AC. FT.
76.00	30,200	32,760	94,529	2.170 AC. FT.
77.00	35,320	38,040	132,569	3.043 AC. FT.
78.00	40,760	43,380	175,950	4.039 AC. FT.
79.00	46,000			

DD

DATE: 7 Dec 87

DEPARTMENT: Eng

ITEM: 60-87A Chaparral PUD - Final

 No Problems

 ✓ Problems or Concerns (see below)

- Label ^{& dimension} easement adjacent to Lot 1 Block 2
- Label & dimension the 20' easement ^{& other easements} in Tract A.

Date 12/10/87

Signature [Handwritten Signature]

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

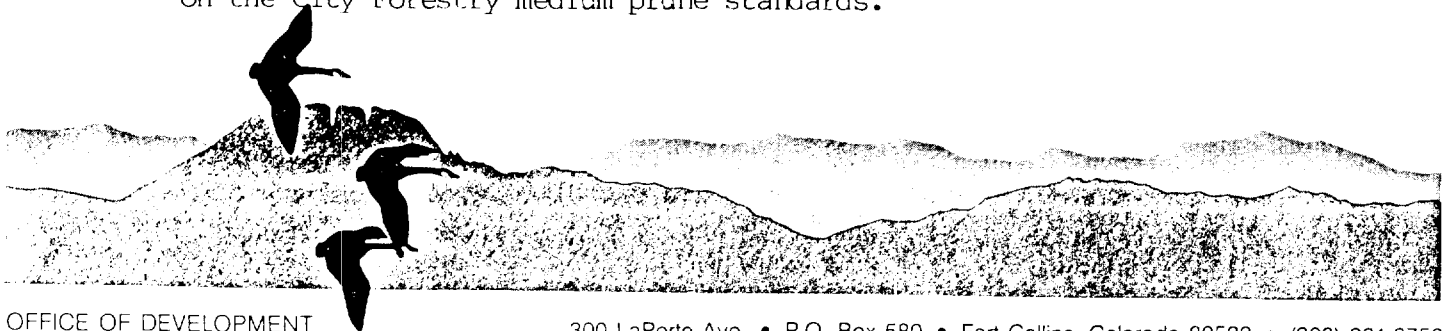
December 18, 1987

Dan Herlihey
Frederick Land Surveying
1528 North Lincoln Ave.
Loveland CO.

Dear Mr. Herlihey,

The City Staff has completed its review of Chaparral PUD, Final, and has the following comments:

1. Mountain Bell has an existing buried cable in the front 8' easement of Block 1 lots 24, 25, 26, and 27.
2. Please label and dimension the easement between Lots 14 and 15 Block 2.
3. My understanding is that the drainage report submitted was not complete and the projects engineer has been working closely with Glen Schlueter, City Storm Drainage Engineer, to work out the problems, and to provide additional information.
4. The variable side yard setback will create problems, especially the note "No portion of any two adjacent units to be less than 10 feet apart". Staff suggests using the standard single family setbacks, and placing a note on the site plan stating such.
5. All landscaping to be installed or letter of credit, bond, or escrow account to be in place prior to issuance of Certificate of Occupancy.
6. Please place a note on the site plan stating that the homeowners will maintain the detention area open space.
7. Large trees can not be planted in the sewer easement between Lots 14 and 15. Please place a note on the site plan addressing this.
8. The row of existing Cottonwoods (over 15 trees at 70' tall) along Casa Grande need to be shown on the Landscape Plan with the intent to remove or preserve stated. Also, please place a note on the landscape plan stating " Existing Cottonwoods along Casa Grande shall be pruned based on the City Forestry medium prune standards."



9. Please place a note on the Landscape Plan stating " A free permit must be obtained from the City Forester before any trees or shrubs as noted on this plan are planted, pruned, or removed on the Public Right-Of-Way.
10. The street tree species selection should be changed to Marshall Green Ash 2 1/2 caliper. City Staff previously recommended Narrowleaf Cottonwood, but since irrigation is being provided, Green Ash is a better species (see attached plan with comments on species and size).
11. Gravel bed along Shields is 20' wide which is too wide, it should be no more than 8' wide. The line of trees and shrubs could be set back 4 feet from the back of the sidewalk with less spreading shrub than the common lilac. Staff suggests Peking Cotoneaster.
12. I did not receive a copy of the elevation plan, please submit a copy and be sure to identify types of materials and typical colors.
13. Please address rear lot fencing along Tract A.
14. The shrub plantings in Tract A need to be in groups to provide for efficient maintenance.
15. Please address how the proposed landscaping will be compatible with the proposed grading.

Revisions reflecting these comments are due by noon on Wednesday, January 6, 1988. Items that cannot be shown graphically or noted on the plans should be addressed in writing.

PMT reductions of all plans, color renderings, and 10 full size copies of all plans are due by Tuesday, January 19, 1988.

All final documents are due by Thursday, January 21, 1988. The final documents should include the development agreement, signed mylars, and signed landscape covenants (a copy is enclosed).

If you have any questions or would like to set up a meeting to discuss these comments please call me at 221-6750.

Sincerely,



Debbie deBesche
City Planner

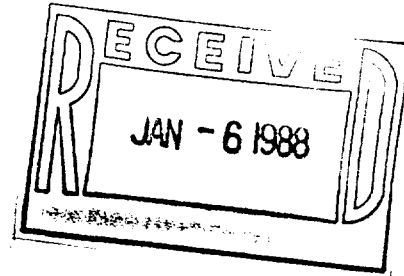
DdB/tm

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

FREDERICK LAND SURVEYING
1528 N. Lincoln Avenue
Loveland, Colorado 80538

January 6, 1988

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



Re: Chaparral P.U.D.

Dear Debbie;

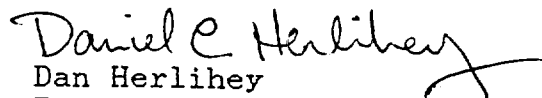
This is our response to your letter of December 18, 1987, regarding the City's review of the Final Plans for Chaparral P.U.D..

1. Mountain Bell's existing facilities will be shown on the construction drawings, and conflicts will be avoided where possible.
2. This utility easement has been shown on all drawings and specifically labeled on the Filing Plat.
3. All drainage matters have been worked out, and copies of the Final Drainage Report have been included with today's resubmittal.
4. This developer has been using the proposed "Variable Setback" concept within on-going projects outside of Fort Collins, and would like to use the concept on this project. It affords the builder more flexibility in his mix of units, while still complying with fire code guidelines for separation of units. We would be glad to discuss the concept further with staff, if there are questions.
6. Maintenance note has been added to site plan.
7. Tree planting restriction note has been added to site plan.
12. Copies of elevations were submitted to Ted Shephard at preliminary, and are still current. I have enclosed one additional copy, along with a description of the proposed exterior treatment of the units.

It is my understanding that items 5, 8, 9, 10, 11, 13, 14 and 15 have been addressed by Progressive Living Structures on the enclosed Landscaping Plan and/or in a letter coming to you under separate cover.

I have enclosed three copies of the revised Final Site Plan, and the revised Final Landscaping Plan for your review. Please feel free to call me with any questions you might have. I await your final comments.

Respectfully;


Dan Herlihey
Frederick Land Surveying

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

MEMORANDUM

TO: Bob Snow, Mountain Bell
Gary Huett, Public Service of Colorado
Lou Phillippe, Columbine Cablevision
Doug Martine, Light and Power

FROM: Mike Herzig, Development Coordinator *MKH*

DATE: January 7, 1988

RE: Chaparral P.U.D. revisions

Enclosed is a copy of the filing plat and overall utility plan for Chaparral P.U.D. The storm drain line has been revised; therefore, more easement is provided for behind the walk on lots 3 and 4 of Block 2 (see highlighted area).

In addition thirteen feet of easement will be dedicated under a separate deed for Tract 1 of Casa Grande P.U.D. (see highlighted area). Is the thirteen feet provided for between the manhole structure and the back easement line enough?

Please respond by January 13, 1988. If we do not hear from you by this date we will assume there are no problems. If you have any further questions, please call Jim Faulhaber at 221-6750.

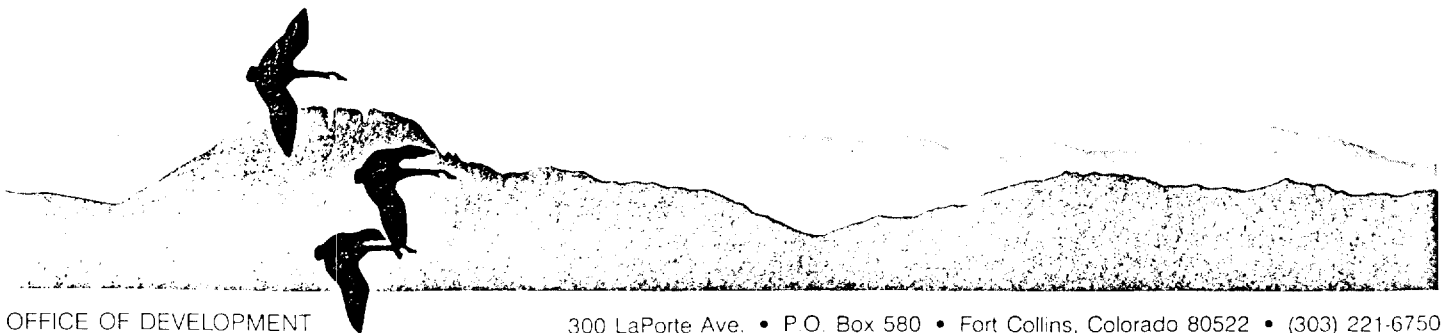
*? RECEIVED 12-14-88 RKA **

No Problems

Problems - Which are:

*R.E. Snow
Mountain Bell*

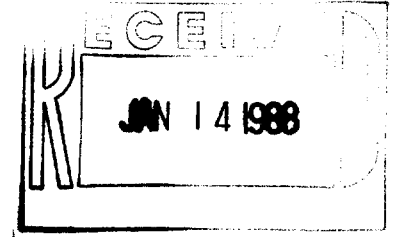
* POST MARKED JAN 8, 1988



CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

MEMORANDUM



TO: Bob Snow, Mountain Bell
Gary Huett, Public Service of Colorado
Lou Phillippe, Columbine Cablevision
Doug Martine, Light and Power

FROM: Mike Herzig, Development Coordinator *MKH*

DATE: January 7, 1988

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Please respond by January 13, 1988. If we do not hear from you by this date we will assume there are no problems. If you have any further questions, please call Jim Faulhaber at 221-6750.

No Problems

Problems - Which are:

The thirteen feet should be enough provided that the water service stub & box and sewer service stub are extended to the rear line of this thirteen foot easement so as not to interfere with construction of natural gas line.

Gary Huett