

CONCEPTUAL REVIEW

12-1-80

COLLINDALE 4TH

TOWNHOUSES.

103 unit 8.6 ACRES.

- ② Private Parking Lot. No on site detention.
- 1. Streets ~~should~~ curb cuts. to be min 200' apart.
- 2. Must check site distance on all curb cuts
- 3. No other bridge across ditch
- 4. Check trash closures for site distance
- 5. Will submit master Plan
- 6. full length of Lockwood Dr to be built at one time
- 7 Needs to have a ped. paths.
- 8. ~~what~~ what is Row 6E and #50' of Lockwood
- 9. ^{Street} transition to maintain city standards

Hwy 14 1/2 Canal Dr.
Vial

Edley

LANDING IV

33 acres

152 units present - to approx 180

- 1 CR. flood plain of ^{Harmony} lake.
- 2 Center sewer easement
- 3. Question street width for Breakwater C+ does it follow Rec
- 4 Spring Canyon Ct. not right
- 5 ~~with~~ distance ^{between} of curb cut.
- 6 ~~what~~ ^{watch} site distance.
- 7 Parking spaces appears to close to public streets
- 8 Utility corr. meeting needed.

K-MART ~~REMOVED~~ - EVERETS STORAGE
ADJUMENT TO PUD

1. 150' ^{radius} around fence.
2. Electrical Duct bank to be shown and not in fenced area.

~~3.~~

2105 South Shields St.

1. high ground water exist
2. Shields would have to be completed or improved
3. access in future should be inward cutting off access to Shields.

Collindale 4th 17 unit / Acres area.

1. Lockwood to be built and will be brought back for changes.
2. coming BACK in two week

Columbia Spring So. College.

1 show island in Foothills

2

DATE 12-8-80 DEPARTMENT M. Bell

ITEM: #209-79C Collindale Master Plan
#209-79D Collindale prelim. AID (4th phase)

COMMENTS

mountain BELL REQUEST A 8' utility
EASEMENT ALONG ALL outside PROPERTY LINE
EXCEPT THOSE PROPERTY LINES ADJACENT TO
LOCHWOOD DRIVE 12-18-80

Rec'd in Engr's -
wk. of 12-29-80
MER

ZVFK architects/planners

a professional corporation

218 west mountain avenue
fort collins, co. 80521 usa
telephone 303 493-4105

January 22, 1981

COLLINDALE PHASE IV

Cathy Chianese
City of Fort Collins
Planning Division
P.O. Box 580
Fort Collins, Colorado 80522

Dear Cathy:

The following are our responses to the latest (January 21, 1981) staff comments on Collindale Phase IV. While your letter asks that these items be addressed on the final PUD plans, we would like to resolve as many as possible before or at Monday's Planning and Zoning Board Meeting.

1. Lochwood Drive was designed some time ago as a (then standard) collector with an 80' R.O.W. and a 60' pavement width. It has always been our stated intent to retain the center line as designed and taper the right-of-way and pavement widths to 68' and 50' respectively. Based upon that program, the curb returns at the Horsetooth Road intersection and road base for the remainder of Lochwood have been installed. It is our understanding that our design is acceptable to the Engineering Department; with the further commitment on our part to meet city standards for tapering and street cross section construction.
2. A 10' maintenance access easement to the drainage ditch along the north property line will be indicated on our final planning and engineering plans.
3. The large active open space in the northwest corner of site will meet the engineers criteria for drainage ways eligible for use as active open space. The area is nearly flat and can be easily landscaped and maintained for usable recreation. The area is traversed by a drain pan and does carry water during major storms. Mauri Rupel has suggested that the area of the pan (a 4' x 260' section) should perhaps be subtracted from the 31,832 square foot area, leaving 29,992 square feet. This would be acceptable to the developer.

4. The cul-de-sac at the west property line will be designed to have a 78 diameter thus equivalent to the city standard 35' flow line radius with a 4' walk beyond.
5. The developer wishes to argue at the Planning and Zoning Board meeting that the 19' setback of garages to the major circulation land should not be applied to the 5 garages shown at lesser setbacks on our revised preliminary plan.
6. The garage that faces the circulation lane near the north cut onto Lochwood will be moved so the driveway is 50' from the Lochwood flow line. The center lines of the minor parking drives off the circulation lane near the south curb cut onto Lochwood are presently 50' from the Lochwood right-of-way. If it is critical for those cuts to begin 50' from the Lochwood flowline (3' north of where they are presently located) please let me know as soon as possible.
7. We understand and accept your comment dealing with spacing and alignment of future cuts on Lochwood Drive as shown on the Master Plan.

We understand that, with the exception of comment number 5 above, we have now reached agreement with staff on the issues concerning this project.

I appreciate your time and assistance in reviewing this project.

Sincerely,



Eldon Ward

cc: Bill Bartran
Joe Frye

EW/ed