

DATE: 27 Feb 87

DEPARTMENT:

Eng

ITEM: #209-79N COLLINDALE '87 PUD

FINAL

No Problems

Problems or Concerns (see below)

- 1) NEED : (1) SOILS REPORT  
(2) TRAFFIC IMPACT STUDY
- 2) The existing electrical vault along Hartwick (and the telephone box) <sup>I must check the vault</sup> must be relocated at Developer expense. Can't stay in proposed sidewalk!
- 3) need a readable overall utility plan which shows all services; and profiles for streets.
- 4) must check with Rick E. about 1) 25' entrance  
2) 20' transition lane.
- 5) Take off signature Block off utility plans.
- 6) Need to check for easements of utility on site

IT II 27

3/1/87

*Lin Nevels*

Date

Signature

# CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

## MEMORANDUM

TO: Bob Snow  
Mountain Bell-Engineering  
124 W. Magnolia  
Fort Collins, CO 80521

FROM: Mike Herzig, Development Coordinator

RE: Subdivision Utility Plans

DATE: March 3, 1987

Submitted for your review and comment are utility plans for:

Collindale "87

Please respond by:  
March 13, 1987

OK

*Ed Heine*

MAR 5 1987

PLANNING  
DEPARTMENT

# CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

March 19, 1987

Mr. Al Hauser  
Architecture One  
107 West 29th Street  
Fireside Square, Suite 200  
Loveland, CO. 80538

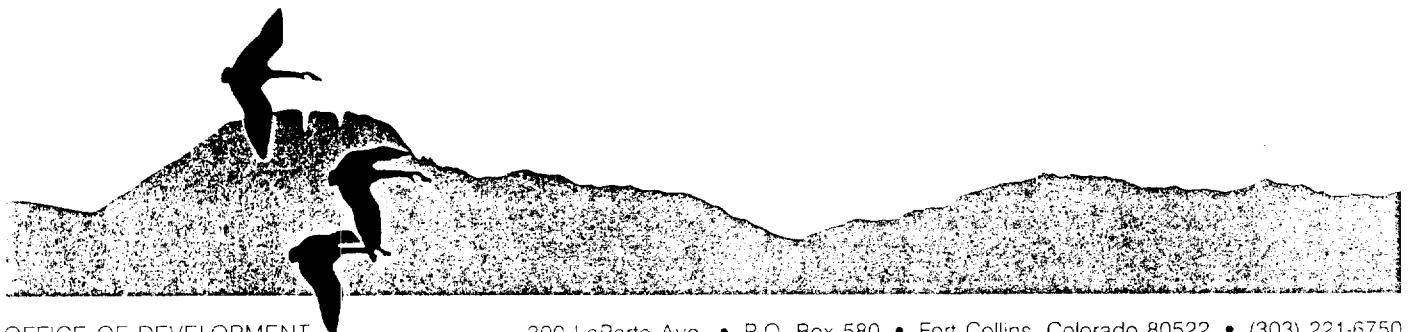
Donohue

MAR 23 1987

Dear Mr. Hauser:

Staff has reviewed the request for final PUD for Collindale '87 and offers the following comments:

1. A soils report will be required.
2. The existing electrical vault along Horsetooth Road must be relocated at the developer's expense. Moving the telephone box also is currently being checked with Mountain Bell.
3. Please submit an overall utility plan showing all services. Include profiles for the streets.
4. Remove the signature block from the utility plans.
5. A drainage easement will be needed for the swale.
6. Please provide a swale detail and erosion control at design point H.
7. The grading/drainage plan is not easy to follow. Suggest that a separate plan be submitted showing only the grading and drainage.
8. Please provide two copies of Final Drainage Report with Exhibit II attached.
9. A sanitary sewer must be extended through this site and across Horsetooth Road to serve the Collindale Golf Course.
10. Please add this note to the final site plan. "Due to water pressure in excess of 90 psi, pressure reducing valves must be installed on all water service lines."



11. Please note that WestGas has an 8" high pressure natural gas pipeline which runs east - west in Horsetooth Road (Larimer County Road #62). WestGas must be given 48 hours notice of any proposed activity in the vicinity of our facilities. All crossings must be coordinated with WestGas well in advance of construction. WestGas can be reached at 667-3404 or 572-4135.
12. Please keep in mind the condition of approval at the preliminary that there be increased street trees along Lochwood Drive.
13. The plant material list should indicate the exact species for the Flowering Crab, the Rocky Mountain Juniper, and the Creeping Juniper.
14. Coniferous trees (spruce or pine) should be added to:
  - a. northwest corner of the convenience store
  - b. southwest corner of the convenience store
  - c. along Lochwood by the daycare
  - d. large mound area north and west of the retail/office

Shade trees should be added to:

- a. Horsetooth entry, west side
  - b. along Lochwood, west of the convenience store
15. The following note should be added to the site plan:

"A free (no charge) 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.
  16. The underground gasoline storage tanks should be state of the art. A detail on how this will be accomplished should be submitted.
  17. The elevation for the convenience store shows gas price signs in feet rather than inches. This should be corrected.
  18. The site plan should show raised concrete curb around the landscape areas.
  19. At the request of the Planning Commission, the widening of the access drive at Lochwood Drive should be explored to reduce the conflicts between the daycare and the convenience store.

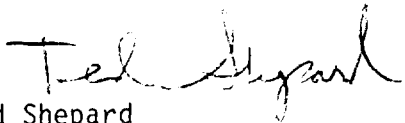
This concludes staff comments at this time. Please note the following deadlines to maintain the schedule for the April 20, 1987 P & Z hearing:

Plan revisions are due April 1, 1987  
Colored renderings and PMT's are due April 13, 1987  
Final documents are due April 16, 1987.

(Final documents must be signed by all owners, lienholders, and developers with an ownership interest. Final documents include mylars for the plat, site and landscape plan and utility plans. Other documents include the development agreement and site and landscape covenants.

Please call if there are any questions.

Sincerely,

A handwritten signature in black ink that reads "Ted Shepard". The signature is written in a cursive style with a large, prominent "T" and "S".

Ted Shepard  
Project Planner

TS/bh