

Community Planning and Environmental Services

Current Planning

July 30, 1997

Bill Stashak, Architect
5 Forest Hills
Fort Collins, CO. 80524

Dear Bill,

Staff has reviewed your documentation for **Engineering Data Management, Inc. (A Portion of Lot 5 of the Collindale Business Park PUD, Third Filing) - Project Development Plan (PDP) and Final Compliance - #7-82I** that was submitted to the City on June 26, 1997, and would like to offer the following comments:

1. Jim Slagle of **Public Service Company** offered the following comments:
 - a. The utility easement width adjacent to Automation Way needs to be shown on the subdivision plat.
 - b. No trees are to be planted within 4' of gas lines. The main gas line will run north/south on the west side of Automation Way, in the middle of the utility easement.
2. Rusty Guyton of **TCI of Fort Collins (cable television)** stated that the subdivision plat for this project does not call out a utility easement along Automation Way. However, the street & utility plan, Landscape Plan, and other various plans call out an 8' wide utility easement along the street. Is there going to be a utility easement in this location? All of the plans must be consistent.
3. A copy of the comments received from Susan Peterson of **U.S. West** is attached to this comment letter.
4. The **Mapping Department** offered the following comments:
 - a. The subdivision plat needs to show chord bearings and distances on the curves.
 - b. The west line has a different bearing and distance than the original plat.

- c. The Subtitle of the subdivision plat should say "Being a Replat of Lot 5, Collindale Business Park, Third Filing".

Please contact Jim Hoff, at 221-6605, if you have questions about these comments.

5. A copy of the comments received from Sharon Getz of the **Building Inspection Department** is attached to this comment letter. Please contact Sharon, at 221-6750, if you have questions about her comments.
6. Roger Frasco of the **Poudre Fire authority** stated that the fire extinguishing system, fire hydrant location, and site access (for emergency purposes) are acceptable as shown on the Site Plan.
7. Peter Barnes of the **Zoning Department** offered the following comments:
 - a. An additional 2 trees are required in the landscape buffer along the south property line, between the property line and the driveway.
 - b. The walkway between the 2 handicapped parking spaces must have a ramp up to the sidewalk.
 - c. The total building square footage (14,135 sq. ft. at build out) allows for only 42 parking spaces on-site. The Site Plan calls for 59 parking spaces ultimately. This would be allowed only if a modification to the standard is submitted, reviewed, and approved by the Planning and Zoning Board.

Please contact Peter, at 221-6760, if you have questions about these comments.

8. Janet McTague of the **Light & Power Department** stated that the transformer needs to be located within 10' of a paved surface where a line truck can park to service it.
9. Tim Buchanan, the **City Forester**, has included his comments on a marked-up copy of a Landscape Plan that is enclosed with the letter to Bill Stashak.
10. A copy of the comments received from the **Stormwater Utility** is attached to this letter. Red-lined copies of the utility drawings, final drainage report, and erosion control plan are enclosed with the letter to Bill Stashak.
11. A copy of the comments received from the **Engineering Department** is attached to this letter. Red-lined copies of the utility drawings, Site Plan, and Landscape Plan are enclosed with the letter to Bill Stashak.

12. Roger Buffington of the **Water/Wastewater Department** offered the following comments:
- a. Sizes of all existing and proposed utilities must be indicated on the plans.
 - b. Curb stops must be placed in utility easements or rights-of-way and within a landscaped area.
 - c. Will fire suppression or irrigation taps be needed?
 - d. Red-lined Site and Landscape Plans, with Water/Wastewater comments, are enclosed with the letter to Bill Stashak.
 - e. Water/Wastewater has stated that they did not receive utility plans. To date, their comments are based on the Site and Landscape Plans. A set of utility plans should be delivered to them as soon as possible.

Please contact Roger, at 221-6681, if you have questions about these comments.

General comments from Staff Review on July 23, 1997:

13. The street & utility plan and grading, drainage & erosion control plan do not correspond to the Site and Landscape Plans. There are differences in the building footprints, sidewalk layout, and parking layout. The plans must be consistent.
14. The sidewalk from the front entry area to the public sidewalk along Automation Way, as shown on the site and Landscape Plans, should be on a straight line and not include 90 degree turns. The utility plan shows it going straight.
15. Although the building is to be 20' in height, it is to be a 1-story building in terms of leasable floor area? There will not be a habitable second story, just a tall ceiling in the higher part of the building?
16. There does not appear to be enough right-of-way and utility easement being provided along Automation Way.
17. The sidewalk along Automation Way should be detached and 6.5' wide.
18. There are some incorrect distances and conflicting curve data shown on the subdivision plat.

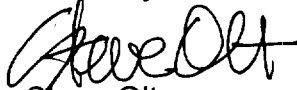
19. The existing detention pond in the area was not sized to include stormwater from this development. Pass off-site stormwater over the spillway for detention, not into the street.
20. City staff does not agree with the projected release rate for stormwater from this site, as defined in the drainage report. This could affect the detention requirement.
21. A portion of the detention pond, as shown, is outside of the drainage easement.
22. More trees are needed along the south property line, south of the driveway.
23. Additional evergreen trees (2 or 3) should be added in the turfgrass area to the north and northeast of the building.
24. Shrubs, as foundation plantings, should be added to the north and east sides of the building.
25. A red-lined copy of a Site Plan, with Planning concerns, is enclosed with the letter to Bill Stashak.
26. The Site, Landscape, and Building Elevation Plans do not show enough information about the proposed future building and parking expansion to enable the City to grant FINAL approval of these facilities. They will have to come back through the Final Compliance review stage at a later date.
27. Where is the mechanical equipment for the building to be located? If it is to be outside or on the rooftop, it must be fully screened from public view.
28. The entire north, south, and east building elevations should be masonry construction because of their proximity and exposure to adjacent development (existing and future).
29. More information is needed on the finish and color of the masonry and CMU materials on the building exterior.
30. Please pay close attention to Section 3.5.1 Building and Project Compatibility in the Land Use Code. There are absolute requirements regarding site and building considerations.

This completes the staff comments at this time. Additional comments will be forthcoming as they are received from City departments and outside reviewing agencies.

Under the new development review process and schedule **there is no revision date mandated by the City. The timing is up to the applicant.** The revisions will be routed to the appropriate City departments and outside reviewing agencies, with their comments due by the 4th weekly staff review meeting following receipt of the revisions. At this staff review meeting it will be determined if the project is ready to go to the Planning and Zoning Board for a decision and, if so, will be scheduled for the nearest open date. Planning and Zoning Board public hearings will be held on the 1st and 3rd Thursdays of every month, with a minimum two week notification period prior to the public hearing.

Please return all drawings red-lined by City staff with submission of your revisions. You may contact me at 221-6750 if you have questions about these comments or would like to schedule a meeting to discuss them.

Sincerely,



Steve Olt
Project Planner

cc: Engineering/Mike Coley
Water & Wastewater/Roger Buffington
Zoning/Peter Barnes
Stormwater
Park Engineering Consultants
Steve Steinbicker
File



October 15, 1997

City of Fort Collins
Design Review Team
Fort Collins, CO 80525

RE: Engineering Data Management
Lot 5B, Collindale Business Park, 3rd Filing

Dear Gentlemen,

The following are our responses to your comments regarding the aforementioned project.

ENGINEERING:

Comments dated August 28, 1997

1. Acknowledged. Cover Sheet notes have been revised.
2. Acknowledged. Clarity has been placed on the plan. Please see the Plat.
3. Acknowledged. Easement dimensioning has been revised. Please see the Street and Utility Plan.
4. Acknowledged. A plan prepared by the Architect has all of the dimensioning for the site. Please see the additional plans.
5. Acknowledged. The proposed sidewalk width has been modified.
6. Acknowledged. The electrical transformer has been shown on the Utility Plan.
7. Acknowledged. The Final Development Plan has been revised. Please coordinate with the Architect.

WATER/WASTEWATER:

Comments dated August 25, 1997

(Last two comments. Please see the Landscape Plan.)

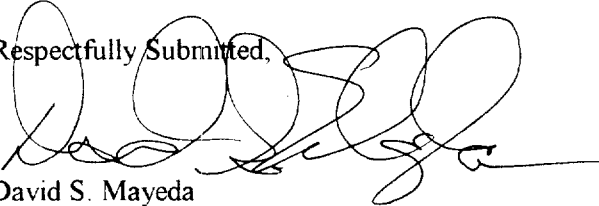
1. Acknowledged. Additional notes for water service sizing has been added to the plan. Please see the Street and Utility Plan.
2. The specified location would place the water meter and curb stop within the detention pond. The water service has not been relocated.

STORMWATER:

Comments dated August 16, 1997

1. Acknowledged. Additional information has been added.
2. As per our discussions with Basil, it was agreed upon that we would enclose the reference master drainage report within this report. All streets within the subdivision are existing and the release rates from developable parcels have been determined by said master plan. Please see the enclosed report within Appendix C.
3. Acknowledged. Common response as Item (2) above.
4. Acknowledged. Please see report.
5. Acknowledged. The proposed 4" oriface has been replaced with a 3" oriface.

If you have any questions concerning these issues, please call us as soon as possible. Thank you for working with us for this project.

Respectfully Submitted,

David S. Mayeda
Project Engineer

cc: Mr. Bill Stashak, A.I.A.
file 2314rsp1.doc



August 26, 1997

Planning & Zoning Board
City of Fort Collins
281 North College Avenue
Fort Collins, Colorado 80522

RE: Request for Variance from the required 15' maximum front yard setback from Right-Of-Way. EDM building at 4001 Automation Way, Collindale Business Park.

To Whom It May Concern:

In designing the storm water facilities for the above referenced Project and doing the subdivision, it was necessary to utilize the area between the proposed building and the road to provide the required ponding. The original plat for this lot had provided for a drainage and detention pond easement along the east and north property lines. The easement was 30' wide on the north and 45' wide on the east (next to the street). It has become necessary to widen the easement along the street to 53'. Based on the Master Drainage Plan that was developed as part of the original development, this area is required to over-detain storm water due to the size of down stream facilities. This causes the ponding facility to be larger than normal. Due to the natural topography of the site and the inability to design a "deep" pond all the area in the easement is needed to provide the required ponding. Therefore, it is our opinion that the setback variance be approved in order to develop this site.

If you have any questions or need further information, please call.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Donald W. Park', is written over the text 'Respectfully Submitted,'.

Donald W. Park, P.E.

cc: file 2314002.doc



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: 7 July, 1997

DEPT: Engineering

PROJECT: #7-82I Collindale Business Park P.U.D., 3rd Filing
Engineering Data Management, Inc.

PLANNER: Steve Olt

ENGINEER: Michael Coley

All comments must be received by: 7/23/97



No Problems

Problems or Concerns (see below or attached)

Plat:

1. Current City standards call for 66' ROW on Industrial local streets. Dedicate two more feet ROW to comply. Also, 9' utility easement is required on Industrial local streets.
2. Need to tie plat to two section corners.
3. Conflicting curve data; western property line segments do not add up to the given total.

Overall Utility Plan:

1. This plan does not correspond with the 'final development plan'.
2. Sanitary sewer service should not be discharging in the upstream direction.
3. Current City standards call for detached sidewalk. Unless this sidewalk placement causes hardship, the detached sidewalk should be used.

Grading, Drainage & Erosion Control Plan:

1. A portion of the detention pond is off of the dedicated drainage and detention easement.
2. Concrete outlet structure shown in detail is not shown on plan.

****Please see redline utility plans for additional comments****

Date: 7/7/97

Signature:

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 7 July, 1997

DEPT: Engineering

PROJECT: #7-82I Collindale Business Park P.U.D., 3rd Filing
Engineering Data Management, Inc.

PLANNER: Steve Olt

ENGINEER: Michael Coley

All comments must be received by: 7/23/97



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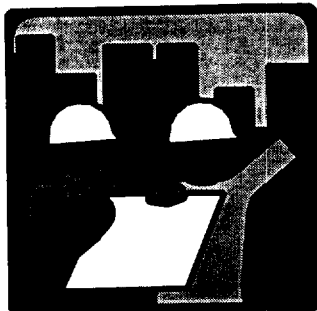
****Please see redline utility plans for additional comments****

Date: 7/7/97

Signature: [Handwritten Signature]

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



REVISION COMMENT SHEET

DATE: 28 Aug, 1997

DEPT: Engineering

**PROJECT: #7-82I Collindale Business Park P.U.D., 3rd Filing
Engineering Data Management, Inc.**

PLANNER: Steve Olt

ENGINEER: Michael Coley

All comments must be received by: 9/3/97

No Problems

Problems or Concerns (see below or attached)

Cover Sheet:

1. Some minor modifications to the General Notes are required.

Plat:

1. Conflicting curve data.
2. Drainage and Utility easement does not scale to 53'.

Street and Utility Plan:


1. Show adequate dimensions in order to make the parking lot / driveway buildable.
2. Street standards call for 4.5' sidewalk, not 6.5' ; show smooth sidewalk transition.
3. Show transformer location.

Final Development Plan:

1. Access ramp is inconsistent with that shown on utility plan.
2. Utility service locations are inconsistent with utility plans.

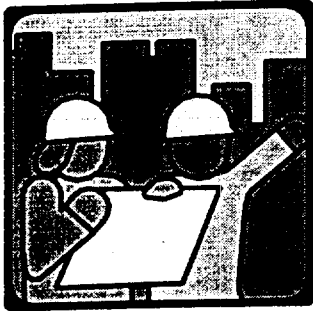
****Please see redline utility plans for additional comments****

Date: 9/2/97

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



REVISION COMMENT SHEET

DATE: August ~~14~~²⁸, 1997

DEPT:

ENGINEERING
- Mike Coley

PROJECT: #7-82I Collindale Business Park P.U.D., 3rd
Filing (Engineering Data Management) - (LUC)
Project Development Plan/Final Compliance
Review

PLANNER: Steve Olt

All comments ~~must be received no later than~~ *will be discussed at* the staff review meeting:
Wednesday, September 3, 1997

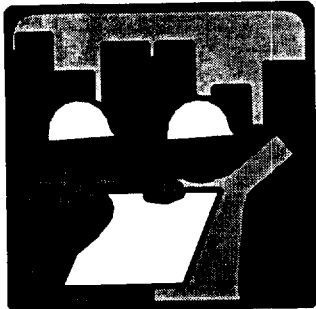
*The building has moved 8' to the west (from the
previous plan).*

Date: _____ Signature: _____

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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





REVISION COMMENT SHEET

DATE: 28 Aug, 1997

DEPT: Engineering

**PROJECT: #7-82I Collindale Business Park P.U.D., 3rd Filing
Engineering Data Management, Inc.**

PLANNER: Steve Olt

ENGINEER: Michael Coley

All comments must be received by: 9/3/97

No Problems
 Problems or Concerns (see below or attached)

Cover Sheet:

1. Some minor modifications to the General Notes are required.

Plat:

1. Conflicting curve data.
2. Drainage and Utility easement does not scale to 53'.

Street and Utility Plan:

1. Show adequate dimensions in order to make the parking lot / driveway buildable.
2. Street standards call for 4.5' sidewalk, not 6.5' ; show smooth sidewalk transition.
3. Show transformer location.

Final Development Plan:

1. Access ramp is inconsistent with that shown on utility plan.
2. Utility service locations are inconsistent with utility plans.

****Please see redline utility plans for additional comments****

Date: 9/2/97

Signature: [Handwritten Signature]

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 12 November, 1997

DEPT: Engineering

PROJECT: #7-82J Collindale PUD, 3rd Filing, Healing Arts Institute

PLANNER: Leanne Harter

ENGINEER: Michael Coley



No Problems

Problems or Concerns (see below or attached)

Utility Plans

Sheet 1:

- ⌘ Some modifications to the General Notes are needed.

Sheet 3:

- ⌘ An additional 2' of ROW is required along Automation Way. 4.5' sidewalk shall be detached with 6.5' parkway strip.
- ⌘ Building square footage is inconsistent with site plan.
- ⌘ There are several problems with proposed handicap facilities. See redline plans for specific comments.
- ⌘ Please delineate the boundaries of the asphalt patch at the entrance drive.

Sheet 5:

- ⌘ Detail D-12 is illegible.
- ⌘ Commercial access detail needs to show section A-A to ROW.

**** See redline utility plans for additional comments ****

Date: 11/12/97

Signature: *Michael Coley*

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 19 December, 1997 **DEPT: Engineering**
PROJECT: Healing Arts Educational Facility
ENGINEER: Michael Coley



No Problems

Problems or Concerns (see below or attached)

Utility Plans

Sheet 3:


- ⌘ Handicap ramp locations are unacceptable. Try the design shown on standard detail D-12.6.
- ⌘ Dimension the driveway and other important features such that the parking lot is constructable.
- ⌘ Show all easements on overall utility plan.

Sheet 5:

- ⌘ Some of you details are illegible.

**** See redline utility plans for additional comments****

Date: 12/19/97

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE