



City of Fort Collins

# PROJECT COMMENT SHEET

DATE: 3 Dec 91 DEPARTMENT: US West


ITEM: 35-86L CLARENDON HILLS S/D, 6th Filing-P/F

Please respond to this project by Friday, December 13, 1991  
Planner: Steve Olt

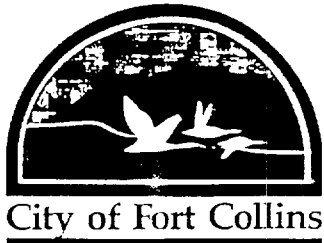
No Problems

Problems or Concerns (see below)

Date: 12-5-91

Signature: 

CHECK IF REVISIONS REQUIRED:  PLAT  
 SITE  
 LANDSCAPE  
 UTILITY



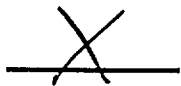
# PROJECT COMMENT SHEET

DATE: 3 Dec 91 DEPARTMENT: CC TV

ITEM: 35-86L CLARENDON HILLS S/D, 6th Filing-P/F

Please respond to this project by Friday, December 13, 1991

Planner: Steve Olt



No Problems



Problems or Concerns (see below)

Date: 12-11-91

Signature: Paul J. Eisbrenner  
Paul J. Eisbrenner

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

# PROJECT COMMENT SHEET

DATE: 3 Dec 91 DEPARTMENT: *Engineering*

ITEM: 35-86L CLARENDON HILLS S/D, 6th Filing-P/F

Please respond to this project by Friday, December 13, 1991  
Planner: Steve Olt

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

X Problems or Concerns (see below)

- Plat is o.k.
- Soils report does not include pavement design - need to submit for review
- See comments on Utility plan

Date: *12/6/91*

Signature: *Kerrie Ashbeck*

CHECK IF REVISIONS REQUIRED:  PLAT  
 SITE  
 LANDSCAPE  
 UTILITY



City of Fort Collins

# PROJECT COMMENT SHEET

DATE: 3 Dec 91 DEPARTMENT: *Engineering*

ITEM: 35-86K CLARENDON HILLS S/D, ODP

Please respond to this project by Friday, December 13, 1991  
Planner: Steve Olt

No Problems

Problems or Concerns (see below)

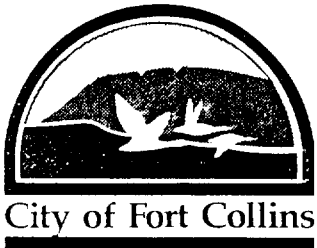
Date: *12/6/91*

Signature: *Kerrie Ashbeck*

CHECK IF REVISIONS REQUIRED:

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PLAT  
SITE  
LANDSCAPE  
UTILITY



Developm. t Services  
Planning Department

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December 19, 1991

Eldon Ward  
Cityscape Urban Design  
3030 South College Avenue,  
Suite 200  
Fort Collins, CO. 80525

Dear Eldon,

The staff has reviewed your submittal for **CLARENDON HILLS SUBDIVISION - Overall Development Plan** and **CLARENDON HILLS SUBDIVISION, 6th FILING - Preliminary/Final**, and has the following comments to offer:

**CLARENDON HILLS SUBDIVISION - Overall Development Plan:**

1. This appears to be the first actual "Overall Development Plan (Master Plan)" for CLARENDON HILLS with the entire development condensed onto one 24"x 36" sheet. There is a three sheet Master Plan dated June 13, 1986 on file in the City.
2. The 6th Filing line, according to the Subdivision Plat and the Landscape Plan, should be redrawn to include the tier of lots fronting the north side of Fox Hills Drive (being replatted into the 6th Filing from the 4th Filing).
3. A fifth column under the LAND USE BREAKDOWN indicating the density for each parcel would be helpful.
4. A Vicinity Map should be added to the plan.
5. The existing zoning for CLARENDON HILLS, being RLP-Low Density Planned Residential, should be noted somewhere on the plan.
6. For your information, Public Service has indicated that gas is in all areas except the 5th & 6th Filings and the proposed church site.
7. Graphically, arrows (or other symbols) indicating potential access to Parcel 'A', the proposed church site, should be included on the plan. Direct access from South Shields Street will not be allowed.

8. The Fossil Creek drainageway could be more clearly delineated. The line work is somewhat confusing. Due to the reference to the Fossil Creek R.O.W. under the LAND USE BREAKDOWN, the assumption is that the lines are the centerline and R.O.W. lines, not the floodway/floodplain.

**CLARENDON HILLS SUBDIVISION, 6th FILING - Preliminary & Final:**

Landscape Plan comments

9. The Landscape Plan should define a street cross-section (in plan view only) in at least one of the cul-de-sacs. Please label the edge of street, sidewalks, lot & easement lines for clarification. Also, where is the sidewalk along South Shields Street?
10. Tract 'B' should be labeled and noted as "common open space". Tract 'A' in the 6th Filing and Tract 'C' in the 4th Filing should be labeled and noted as a "detention area".
11. The plant materials along the South Shields Street frontage adjacent to Lot 29, and in the Landscape & Utility Easement at the southwest corner of the property, must be labeled and included in the plant list. There is a discrepancy between this area as shown and the proposed landscaping adjacent to Lot 23 in the 4th Filing. That plan provides for more intensive landscaping and should be installed as such.
12. Turf grass areas in Tracts 'A', 'B', and the Landscape & Utility Easement must be labeled. PLANT NOTE 9 should be expanded to state that detailed plans, indicating whether the areas are to be seeded or sodded and how they will be done, will be provided prior to installation.
13. Street trees at the west ends of Ashford Court, Alexa Court, and Fox Hills Drive (in Tract 'B' and the Landscape & Utility Easement) must be located at least 4' away from the gas mains and planted after construction of the mains. The gas mains will probably go around the ends of the cul-de-sacs unless other arrangements are made. Please contact Rich Catlett with Public Service to coordinate this effort.
14. It is being recommended that one street tree per lot be provided by the developer in the 6th Filing. These lots are smaller than in other filings, potentially with shorter building setbacks. The front lot streetscape will have a different character here than in previous filings. Assurance of a significant number of trees with a level of continuity will enhance this neighborhood. A note should be added stating, for example, that "The developer agrees to provide one City approved street tree to each future home owner at the time of sale or upon completion. The location shall be within

the front yard area. Street trees must be a minimum of 4' from underground electric and gas lines. The center of the trunk must be a minimum of 40' from City light poles. Individual lot owners will be responsible for maintaining all landscaping in the public rights-of-way."

15. A detail similar to the LEGEND on the 4th Filing Landscape Plan should be added to clarify the "Mow Line" concept around the areas to include seeded grasses and wildflowers. Mixes planted should be as low water-intensive as possible.
16. The irrigation system should be adjusted to as low a water requirement as possible to conserve water, based on the needs of the selected plant material.

#### Final Plat comments

17. NOTE 1 should read "Tracts A and B are hereby dedicated for utilities, drainage, and landscaping". Tracts and easements are inclusive.
18. A Vicinity Map is required on the plat.

#### General comments

19. Light & Power's electric facilities will need to be coordinated with water & sewer services for the lots. Please contact Janet Perry with Light & Power, at 221-6700.
20. A copy of the comments from Fort Collins - Loveland Water District and South Fort Collins Sanitation District is attached.
21. A preliminary level soils report that does not include pavement design has been submitted. A revised soils report, sufficient for final review, needs to be submitted as soon as possible.

Comments from the City Stormwater Utility are forthcoming. This completes staff's comments at this time. In order to stay on schedule for the January 27, 1992, Planning and Zoning Board Hearing you should be aware of the following deadlines:

**Plan revisions are due January 8, 1992 by 12:00 noon. Please check with me for the necessary number of each document to submit.**

**PMT's, renderings, and final revisions are due January 21, 1992.**

**Final documents, including all signed mylars, are due January 23, 1992 by 12:00 noon.**

I am available to meet at your earliest convenience to discuss these comments. Please call me at 221-6750 to schedule a meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Olt". The signature is fluid and cursive, with the first letter of each name being significantly larger and more stylized.

Steve Olt  
Project Planner

xc: Intermill Land Surveying, Inc.  
Kerrie Ashbeck