

CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

May 22, 1986

Bill Brenner
Robb and Brenner Architects
P.O. Box 251
Fort Collins, CO. 80522

Dear Bill:

Staff has reviewed the Master Plan and Preliminary and Final Subdivision for Clarendon Hills and has the following comments. Revisions reflecting these comments are due by noon on June 4, 1986.

Master Plan:

1. The Fossil Creek Master Plan for drainage recommends no detention and the proposed improvements are based on that recommendation. Therefore the basic assumptions in the drainage report are incorrect. Also, include supporting calculations. Street capacities, swale sizing, erosion control, storm sewer, etc. are missing. The Design Guidelines of the Drainage Manual should be used. A 24" x 36" plan showing existing and proposed grading, all existing and proposed storm water conveyance elements (pipes, swales, ponds), and streets should be submitted. Off-site flows should be addressed. Tom Gathmann of the Storm Drainage Utility believes it may be difficult to accomplish these things in time for a final approval at the June Planning and Zoning Board hearing.
2. Western Gas Supply Company has an 8" high pressure pipeline west of the site. They have requested 48 hours notice prior to any construction.
3. All plans should be 24" x 36".
4. The Parks and Recreation Department would like a neighborhood park in this development. They would like to identify 5-7 acres in Parcel H for future purchase and development by the City.
5. The Department of Natural Resources suggests more ponding for wildlife habitat and open space along Fossil Creek, and rehabilitation of some stream channels. They also suggest wildlife ponds along the small northernmost drainage. They would like to meet with you and me when it's convenient.



? Improvements to fossil creek



6. The City Traffic Engineer suggests major changes to the street layout. He feels a connection of Saratoga Drive to Applewood should be provided, and that the 90 degree curve is not acceptable. He suggests redesign of the intersection northeast of Phase 1A. Plans should indicate where Tracts A, F, G, J and K will take access and Staff questions the alignment of Clarendon Hills Drive with the house to the west.

7. The lot in the southeast corner of Phase 1B could be more appropriately designated as open space. This would help satisfy Natural Resources Department concerns also.

8. Staff questions the appropriateness of the Business Services tract in this area. An urban density subdivision is a better place for this particular offering and we recommend eliminating it from the Master Plan. Access to the site (if intensively used) would be difficult and because of its closeness to Shields Street.

Subdivision:

Call Jones St. John
1. The Light and Power Utility has requested a 12' easement on all streets, except for Shields, where 30' is requested. They suggest moving the water line to the street.

2. Public Service suggests that utility easements adjoining Saratoga Drive and Clarendon Hills Drive be continuous along their total length.

3. The temporary emergency fire lane must meet City standards. Gravel is not acceptable. Temporary turnarounds must be shown on all plans.

4. Clarendon Drive must transition to a 68' right-of-way and a 60' radius should be provided.

5. The "rural" street design should include a crown in the middle. We have requested an opinion from legal Staff on potential liability if sidewalks are not provided, however I believe Planning Staff will support the no-sidewalk approach in this case. Staff is preparing a package for City Council that will include recommendations for an R-E and R-F zone district and use of the rural street standard on cul-de-sac streets. We should discuss how that recommendation affects this project, and if a rezoning makes sense.

6. Additional street profiles are needed - talk to Bonnie Tripoli about this.

7. A seven percent grade on Shields is not acceptable.

8. Overlot grading plans must be submitted.

9. Off-site street improvements are required unless a variance is granted. The developer must front the cost of the traffic signal. See the attached memo on oversizing.

10. Left-turn bays are needed at the Shields/Saratoga and Shields/Clarendon Hills intersections.

11. Lot lines must be radial or perpendicular. Numbers 51, 52, 53, 54, 55 and 40 do not meet this requirement.

12. Engineering would prefer plats 1A and 1B at the same scale.

13. Turnarounds are required on Hinsdale, Clarendon, Surrey and Brindle Drive (on the plats).

14. Street names Brindle and Surrey are too similar to existing street names. Please rename.

15. Tracts A, B, and C should be labeled.

16. The soils report should indicate that Clarendon Hills Drive is a collector design street.

17. A bikeway along Fossil Creek is desirable.

18. Fossil Creek right-of-way is not clearly designated on all plans.

I would be glad to meet at your convenience to discuss these comments.

Sincerely,



Elaine Kleckner
City Planner

cc: Tom Peterson, Planning Director
Bonnie Tripoli, Development Coordinator
Rick Ensdorff, City Traffic Engineer