



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 7 July 1993

DEPARTMENT: *Engineering*

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, July 16, 1993.

No Problems

Problems or concerns (see below)

- SUBMITTAL IS TOO INCOMPLETE TO REVIEW.
- NEEDS TO BE RESUBMITTED
- MISSING:
 - UTILITY PLANS
 - PLAT
 - SOILS REPORT
 - TRAFFIC STUDY
 - DRAINAGE REPORT

Date: 7/16/93 Signature: *[Signature]*

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 7 July 1993

DEPARTMENT: CCTV

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, July 16, 1993.

No Problems

Problems or concerns (see below)

Columbine CableVision cannot address any problems with Cobblestone Corners due to the fact that we did not receive a Plat Map.

Date: July 15, 1993

Signature: Dennis Greenwalt

Dennis Greenwalt

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 7 July 1993

DEPARTMENT: Pub Svc

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, July 16, 1993.

No Problems

Problems or concerns (see below)

THE FINAL PLAT WILL NEED TO DEDICATE UTILITY EASEMENTS AS FOLLOWS:

- 8' UTILITY EASEMENT ADJOINING THE NORTHERLY LINE OF WABASH STREET.

- 15' UTILITY EASEMENTS ADJOINING SIDEWALKS ON BOTH SIDES OF PRIVATE DRIVE.

PLANTING OF TREES NEEDS TO BE COORDINATED CLOSELY WITH PUBLIC SERVICE COMPANY SO THAT NO TREES ARE PLANTED WITHIN 4' OF ANY GAS LINE.

Date: 7/8/93 Signature: [Signature]

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 7 July 1993

DEPARTMENT: *JS West*

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, July 16, 1993.

No Problems

Problems or concerns (see below)

*Need to see proposed
final plat.*

Date: 7-8-93

Signature: *[Signature]*

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 3 August 1993 DEPARTMENT: *Engineering*

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, August 13, 1993.

No Problems

Problems or concerns (see below)

- * - Easement dedication for proposed location of construction of sewer and water lines ?? Are the landowners in agreement that street location on their undeveloped land will match proposed utility alignment or they may need to relocate either their future streets or the utilities ?
- * - R.O.W. dedication for full width of Wabash ~~adj~~ adjacent to the site must be obtained
- No traffic information or reference to where it can be found was submitted
- No "R" values for street design included in soils report
- * lots of unresolved ^{issues} for a final !

Date: 8/15/93 Signature: KLA / MEH

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 3 August 1993 DEPARTMENT: Pub Serv

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, August 13, 1993.

No Problems

Problems or concerns (see below)

IN ADDITION TO UTILITY EASEMENTS CURRENTLY SHOWN ON PLAT, 8 FOOT MINIMUM WIDTH FRONT LOT UTILITY EASEMENTS WILL ALSO BE REQUIRED THROUGH LOTS 1 THROUGH 14, AND 23 THROUGH 34.

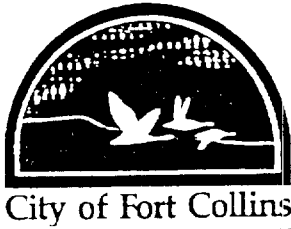
PLANTING OF TREES NEEDS TO BE COORDINATED CLOSELY WITH PUBLIC SERVICE COMPANY SO THAT NO TREES ARE PLANTED WITHIN 4' OF ANY GAS LINE.

Date: 8/4/93 Signature: Dany Hines

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY

3327E25



PROJECT COMMENT SHEET

DATE: 3 August 1993 DEPARTMENT: US West

PROJECT: 55-87F COBBLESTONE CORNERS PUD - Final

PLANNER: Ted Shepard

Please respond to this project by Friday, August 13, 1993.

No Problems

Problems or concerns (see below)

Review of these plans should not be construed as a commitment that telephone facilities sufficient to serve this project are presently available. U S WEST will provide telephone service in accordance with the rates and tariffs on file with the Colorado Public Utilities Commission.

Telephone facilities generally occupy rear lot utility easements, which must be located on terrain which permits trenching operations.

In the event that development of Cobblestone Corners PUD proceeds development of Mountainridge PUD, U S WEST would require a 15' by 30' easement for three large telephone equipment cabinets in the general vicinity of the east side of the P.U.D.

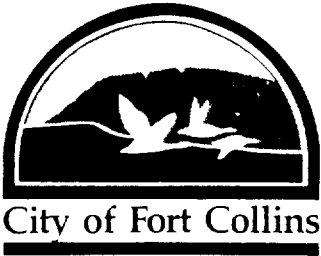
The developer is responsible for provision of all trench, street crossings, and ditch crossings for telephone facilities within the project, and the developer pays up front construction costs for facilities within the development. The developer provides conduit from the main telephone cable to each four-plex building. Specifications for the conduit can be obtained from the U S WEST engineer.

Any relocation of existing telephone facilities required by these plans will be paid for by the developer.

Date: 8-9-93 Signature: [Signature]

CHECK IF REVISIONS REQUIRED:

- PLAT
- SITE
- LANDSCAPE
- UTILITY



August 24, 1993

Mr. Merle Haworth
Robb, Brenner and Breilig Architects
125 South Howes Street, Suite 880
Fort Collins, CO 80521

Dear Merle:

Staff has completed its interdepartmental review for Cobblestone Corners, Final P.U.D. and offers the following comments:

1. The plat does not indicate a dedication for the full width of Wabash Street adjacent to the site. Wabash Street must be properly dedicated as public right-of-way.
2. Is there an easement dedication for the proposed location of the water and sewer lines? The affected landowners must agree that the street location on their undeveloped property will match the proposed utility alignment. Otherwise, there may be costly relocation of utilities.
3. The Soils Report contains no "R" values for evaluating the proposed street design.
4. The plat should indicate that the areas outside the lots and the private street are dedicated as "Tracts".
5. If Cobblestone Corners precedes development of Mountain Ridge Farm, then U.S. West will need a 15' x 30' easement for three large telephone equipment cabinets in the general vicinity of the east side of the P.U.D. This easement should be noted on the plat.
6. In addition to the utility easements currently shown on the plat, the Public Service Company will require an eight foot wide (minimum) front lot utility easement across Lots 1 - 14, and Lots 23 - 34. In addition, the Public Service Company requests close coordination on the planting of street trees. Trees should be kept a minimum of four feet of horizontal distance from underground gas lines.
7. The Light and Power Department may need an offsite easement if existing electrical facilities need to be extended to the site. If needed, this easement must be granted prior to allowing construction to begin.

8. The Stormwater Utility cautions that the landscape plan is proposing several trees in the same location as the concrete drainage pan. This pan should be shown on the landscape plan to avoid conflicts in the field.
9. The plat should indicate that the five foot utility easement by Lot 1 is a utility and drainage easement.
10. The four parking spaces on the south end of the temporary emergency access easement must be deleted. This fire access road must be inspected and approved before building permits are issued.
11. The temporary access road must be designed with a 20 foot inside and 40 foot outside turning radii. The width must also be 20 feet and be well delineated by markers, edging, or landscaping. The surface will not have to be paved but must be a minimum of compacted road base and must be able to support a 63,000 lbs. fire truck. Both ends must be secured and signed "No Parking - Fire Lane".
12. An additional fire hydrant must be provided at the entrance to the project.
13. The developer should be aware that the name "Cobble Court" is very close to sounding like "Cobblestone Court", an existing street in the Nelson Farm Subdivision. Police Services is always concerned about street names that, while not being duplicates, are phonetically similar. Using such similar names may cause a problem in providing emergency services. Staff realizes that much thought and consideration has gone into the selection of both the project and street name. Nonetheless, in the interest in providing efficient emergency services on a community wide basis, the developer is encouraged to explore other options that do not cause duplication problems.
14. The following comments apply to the landscape plan:
 - A. Since there is a generous amount common area landscaping, outside individual lots, there needs to be a trigger mechanism that establishes a deadline for completion of common area landscaping. At this point, Staff is not sure of the timing or phasing of the construction of the 34 units.

In this case, Staff is willing to allow 25% of the lots (nine lots) to receive building permits without the benefit of the completed common area landscaping. Upon issuance of the tenth building permit, the landscaping must be completed, or secured with a letter of credit, escrow, or performance bond for 125% of the value of the remaining landscaping. If this scenario does not work for the developer, then Staff is willing to entertain

other ideas that accomplish the purpose of tying the completion of the common area landscaping to a specific trigger mechanism. This phasing of landscaping should be detailed as Note No. 11 on the Landscape Plan.

- B. The Pine Trees planted at the entry way at Shields/Wabash may cause a sight distance problem at the intersection. It is suggested that the Pines be pulled back so there is no visual blockage for motorists.
 - C. It appears as if two Lanceleaf Cottonwoods are planted within the temporary fire access easement. This conflict should be resolved.
 - D. In the detail describing the typical front yard, it is not clear what the diagonally hatched area represents. Is this sod? Please specify.
 - E. Please provide a detail of what constitutes a "Livestock Fence". It is assumed that this fence is a special type of fencing that is designed to minimize the pedestrian - livestock conflict. It is further assumed that this fence will be provided for by the developer and located on a line that is mutually agreeable with the property owner to the north.
 - F. If the three telephone equipment cabinets are to be installed on the eastern fringe of the site, please identify and mitigate with appropriate landscape material.
15. It will be recalled that there were three conditions of approval at the Preliminary P.U.D. stage. Documentation must be provided that these conditions are be satisfied.
- A. The P.U.D. should provide a detail on the design of the of the fire access drive at both ends. Will there be a bollards and chain? Will there be wooden posts and rails? Please consult with Warren Jones, Poudre Fire Authority, on what design is acceptable.
 - B. The developer should meet with the two affected property owners on the north to determine if the revised buffering scheme provides the desired screening. This meeting can be arranged, and facilitated by the project Planner.
 - C. Information should be provided to ensure that the plant material will not have a substantial negative impact on the adjacent properties to the north in the distribution of natural light or preclude the functional use of solar energy. This could be done notation on the Landscape Plan or by a cross-section detail that includes the height of the berms.

This concludes Staff comments at this time. In order to stay on schedule for the September 27, 1993 Planning and Zoning Board meeting, please note the following deadlines:

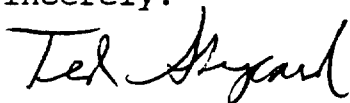
Plan revisions are due September 8, 1993
P.M.T.'s, 10 prints, renderings are due September 20, 1993

According to City Code, all legal documents, including the Development Agreement, Utility Plans, Plat, Site and Landscape Covenants*, and P.U.D. must be turned into the Planning Department by the time of consideration by the Planning and Zoning Board. If these documents are not complete, the Board is authorized to approve the P.U.D. with the condition that such plans be submitted for recording within 60 days of the public hearing. If this 60 day time frame is not sufficient, the applicant must request an extension.

* Blank copy is available at the Planning Department.

As always, please call the Planning Department if there are concerns or questions regarding these comments.

Sincerely:



Ted Shepard
Senior Planner

xc: Sherry Albertson-Clark, Chief Planner
Kerrie Ashbeck, Civil Engineer