

DATE: 7 Jun 88

DEPARTMENT:

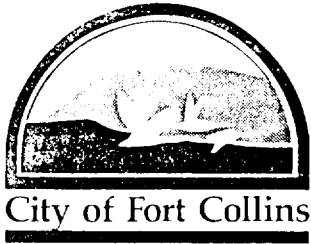
SC
ENG

ITEM: 7-82B COLLINDALE BUSINESS PARK PUD

 No Problems

✓ Problems or Concerns (see below)

- LEGAL DESCRIPTION HAS AN APPARENT MISTAKE
- MINOR DRAFTING CHANGES AND ADDITIONS
- HAVE TO DEDICATE STREET & CONSTRUCT (CARIBOU)
- NEED UTILITY PLANS FOR STREET DESIGN



Development Services
Planning Department

June 22, 1988

John Barnett
ZVFK Architects
11 Old Town Square Suite 200
Fort Collins, CO 80524

Dear John:

Staff has reviewed the Preliminary PUD submittal for Collindale Business Park and has the following comments:

1. There is an existing sewer manhole in Timberline Road at the intersection of Timberline and Caribou. A sewer main must be extended from that manhole, west in Caribou. The main should be sized to handle sewage flow as far west as the UP Railroad right-of-way. A repay is due for the Warren Lake Trunk Sewer.
2. There is an existing 16" water main in Timberline. A new water main must be extended from that water main, west in Caribou.
3. Water and Sewer requests that a Master Utility Plan be submitted.
4. A minimum of 9-1/2' is requested for the installation of Light and Power facilities and street trees along Timberline and Caribou. An additional 2' of space will be necessary to allow Light and Power to work around existing Public Service poles shown on Timberline.
5. There is an existing 8" intermediate pressure gas line in Public Service Company's Easement Document #145538 that does not show on the preliminary plat. No trees or fences will be allowed on this easement. Service to this development will not come from this intermediate pressure feeder, but from the 3" distribution pressure line in the Timberline right-of-way.
6. An 8' wide utility easement adjoining the north right-of-way line of Caribou Road needs to be shown on the plat and dedicated.
7. There is a Public Service Company overhead power line along the west side of Timberline Road. State law requires that a minimum of 10' of clearance be maintained between overhead conductors during any and all activities.

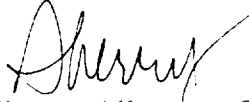
8. The building as proposed does not meet the 150' fire access requirement. If this requirement is not met, the building must be sprinkled.
9. Two fire hydrants will be required: one at the north entrance and one at the southwest corner at the extension of Caribou Road.
10. A complete storm drainage report must be submitted, including proposed and existing contours, all drainage outfalls to major drainageways, site detention calculations, sub-basin delineations with associated runoff rates to the centerline of the adjacent streets, high waterline of the 100-year detention limits, sizing calculations for initial storm sizing of structures and all other requirements as per city storm drainage manual.
11. A Master Drainage Plan for the entire development must be submitted.
12. Utility plans must be submitted for the proposed street design.
13. Dedication and construction of Caribou and Timberline will be required. An additional 20' of r-o-w must be dedicated for Timberline Road.
14. There are minor errors in the legal description and drafting changes and additions. This information is being conveyed by redlines on the attached site plan.
15. A building envelope with dimensions must be shown on the site plan. The distances from the envelope to property lines must also be shown.
16. Motorcycle parking must be provided.
17. All signs must comply with the sign code.
18. Landscaping in the public right-of-way along Timberline will be maintained by the developer.
19. A Traffic Impact Analysis must be submitted. Until this analysis is submitted and reviewed by the City Traffic Engineer, staff cannot make specific comments regarding the site access and circulation. Please be aware that access and circulation comments from staff will be forthcoming once a Traffic Impact Analysis is submitted for review. The extent of off-site improvements will also be determined by the Traffic Impact Analysis.
20. Sidewalks along Timberline should be 7' wide. The walks along Caribou need to be separated at least 10' or be attached.
21. Additional attention is recommended to the proposed landscaping in the following areas: north and west property lines; at site entry at Caribou and building foundation.
22. Proposed wareyard screening materials and height should be indicated.
23. Pedestrian connections from the building to Timberline should be considered.

24. Information regarding existing conditions within 150' of the proposed site needs to be shown on the site plan.
25. The PUD ordinance requires that property intended to be developed over time in two or more separate preliminary plan submittals requires a Master Plan. Since the site plan is labelled as "Phase One", it appears that a Master Plan is required to be submitted and reviewed along with the proposed phase plan.
26. Point Chart E needs to be re-evaluated. Staff analysis shows the maximum applicable points would be 48. If points are to be considered for energy conservation, information to substantiate the planned energy improvements must be submitted for review. Information regarding the use of the contiguity criteria should also be provided.

By noon on Wednesday, July 6, 1988 three copies of the revised site plan reflecting the above comments must be submitted to this office. Items that cannot be addressed graphically should be provided in written form. By Monday, July 18, 1988 ten (10) unfolded sets of plans, a colored rendering (unfolded) and 8-1/2"x 11" PMT reduction (or similar quality, zerox copies are unacceptable) must be submitted.

If you have any questions or would like to meet to discuss these comments, please do not hesitate to contact me.

Sincerely,



Sherry Albertson-Clark
Senior Planner

cc: Joe Frank, Assistant Planning Director
Mike Herzig, Development Coordinator
file

Enclosure

DATE: 8 Aug 88

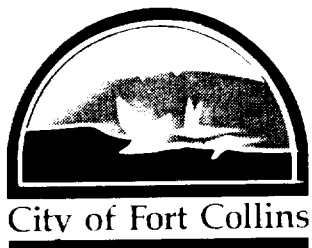
DEPARTMENT: Eng

ITEM: 7-82B COLLINDALE BUSINESS PARK

No Problems

Problems or Concerns (see below)

- BEARING & DIMENSION WRONG ON OUTER BOUNDARY.



Development Services
Planning Department

M E M O R A N D U M

TO:

BOE SNOW *uswest*
~~WINDYBELL~~ ENGINEERING
124 W. Magnolia
Fort Collins, CO 80521

FROM: Mike Herzig, Development Coordinator

DATE: April 25, 1989

RE: Subdivision Utility Plans

Submitted for your review and comment are utility plans for:

COLLINDALE BUSINESS PRK

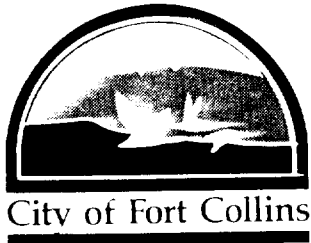
Please respond by:

Tuesday, May 9, 1989

No Comment

Ed Herzig

4-26-89



M E M O R A N D U M

TO:

GARY HUETT
PUBLIC SERVICE

FROM: Mike Herzig, Development Coordinator

DATE: April 25, 1989

RE: Subdivision Utility Plans

Submitted for your review and comment are utility plans for:

COLLINDALE BUSINESS PRK

Please respond by:

Tuesday, May 9, 1989

There is an existing 3" gas line in Timberline at 35 ft. east of the west R.O.W. line and an existing 8" gas line in easement parallel to Timberline at 5 ft. west of the west R.O.W. line. Engineer or Contractor needs to contact Public Service Company if any conflicts with those lines arise. No more than 15 linear feet of either of these gas lines should be exposed in open excavation without support. A minimum of 95% compaction of backfill under & around these lines is required. Public Service Co should be contacted immediately if either of these lines or their coatings are

*my Huett
4/26/89*