

DATE: 26 Sep 89

DEPARTMENT: Eng

ITEM:

25-811

REGENCY PARK PUD, 2nd Filing - Preliminary/Final

_____ No Problems

_____ Problems or Concerns (see below)

- *off site Easements*
- *Variance request is incomplete - prepare request in conformance with the guideline for variance requests.*
- *A soils report with copies must be submitted. If it is desired to use the 1983 soils report referenced, it must be updated to current standards.*
- *Discuss Street name (Voge Court)*
- *Must overlay Hilburn Drive, because of the many street cuts needed.*
- *Question street trees proposed along Harmony in the channel or in parkway.*
- *See comments on site & landscape plans*
- *Other comments on utility plans*
- *see Plat*

Date

10/3/89

Signature

M. Berzig



October 18, 1989

Mr. Dan Herlihey
Frederick Land Surveying
1528 North Lincoln
Loveland, CO. 80537

Dear Mr. Herlihey:

Staff has reviewed the request for Regency Park P.U.D., Second Filing, Preliminary and Final, and offers the following comments:

1. The following comments pertain to the Storm Drainage Report:
 - A. The drainage channel in Tract A needs to be addressed with this filing since the channel has no "outlet" east of the 42 inch culvert crossing. An easement may be needed on the east side of Regency Drive to allow an outlet.
 - B. The offsite regional pond was to have been completed with Regency Park First Filing. No work has yet been done. What is the status of this improvement?
 - C. Please expand on the details of the offsite flows.
 - D. The drainage of Harmony Road should be addressed.
 - E. The utility plans should indicate drainage easements along all property lines that will be accepting drainage from upslope lots.
 - F. The utility plans should show building envelopes and footing and foundation elevations.
 - G. The utility plans should include a drainage table and an expanded legend.
 - H. Drainage easements should be indicated on the grading plan.
 - I. Please address erosion control measures. Existing facilities need to be protected. This includes any regrading work to be done in the Tract A channel.
 - J. A cross-sectional view of the Tract channel should be included showing the 100-year water surface elevation. Will the trees adjacent to the existing masonry fence interfere with the storm flows? Please verify.

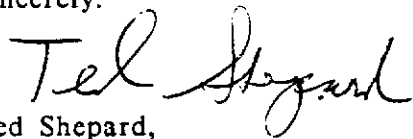
2. Enclosed please find a standard format for requesting variances from the street design standards. Please prepare the variance request in conformance with this guideline.
3. A soils report with copies must be submitted. If the 1983 report is to be submitted, it must be updated to current standards.
4. Hilburn Drive must be overlaid due to the number of street cuts.
5. The street trees along Harmony Road should be located between the detached sidewalk and curb in the "parkway strip". The strip must be a minimum of 9.5 feet wide. This will create a pleasant pedestrian experience by buffering the arterial street with trees. Also, the Stormwater Utility does not recommend trees in the drainage tract.
6. The final location of street trees must be coordinated with Light and Power underground vaults. Any tree in conflict with a vault must be shifted.
7. Any modifications to the existing electrical system will be at the developer's expense.
8. Water and sewer mains are existing in Hilburn Drive. Mains to serve the residences Voge and Zahn Courts must be connected to the utility mains in Hilburn. Any existing services along Hilburn must be either used or abandoned at the main.
9. There are two existing sewer mains which were built south from Hilburn as part of the previously proposed development. These mains do not align with either Voge or Zahn Courts, and must be abandoned at their point of connection in Hilburn.
10. The parking total should be revised to 32 rather than 64 since the Zoning Code does not recognize "tandem" spaces.
11. Please be cautioned that any building that exceeds 25 feet in height will be required to submit an administrative change. Many two story homes exceed 25 feet in height.
12. It will be confusing to have a Voge Court lining up directly with Hilburn Court. Voge Court should be renamed to Hilburn Court. The addressing sequence will resolve any confusion as to individual home location.
13. Please be aware that additional engineering comments are contained on the utility plans and will be forwarded under separate cover.

This concludes staff comments at this time. In order to stay on schedule for the November 20, 1989 Planning and Zoning Board hearing, please note the following deadlines:

Plan revisions are due November 1, 1989, P.M.T.'s, 10 prints, and colored renderings are due November 13, 1989. Site and Landscape Covenants and mylars are due November 16, 1989.

Please call if there are any questions or concerns or to set up a meeting.

Sincerely:

A handwritten signature in cursive script that reads "Ted Shepard". The signature is written in black ink and is positioned above the typed name.

Ted Shepard,
Project Planner