

Dept. Comments subdivision / p.u.d. FINAL

Item # 146-79 B  
RAINTREE P.U.D. - FINAL

### Comments

WE HAVE RECEIVED UTILITY DRAWING AND THEY ARE UNDER REVIEW.

PRESENT PROBLEMS INCLUDE

- 1.) FIRE TRUCK ACCESS AND TURN AROUND for Northeast Building just off Shields
- 2.) 14.5' easement behind ~~it~~ of curb in city streets.
- 3.) Possible easement of overhead power line
- 4.) METES and Bounds description utilities and access easements
- 5.) Not all areas have been described properly

John 4-18-80

# CITY OF FORT COLLINS

OFFICE OF PLANNING & DEVELOPMENT, COMPREHENSIVE PLANNING

October 18, 1984

Dan King  
Realty Brokers  
315 Canyon  
Fort Collins, CO 80522

Dear Dan,

The staff has reviewed your request for a one year extension to the Raintree PUD Phase 1. There appears to be a few issues that need to be resolved before the staff could recommend approval of the extension request. These issues are as follows:

1. The street design does not meet current City standards.
2. The utility plans are no longer current (i.e. street alignment for Drake Road) and require revisions.
3. There may be the need for an additional utility easement for storm drainage purposes for a outfall line for storm sewer through Rollin Moore Park.

The extension request has been tentively scheduled to be reviewed by the Planning and Zoning Board at their November 19, 1984 meeting. In order to allow enough time for staff to review any changes to the final plans, revisions must be submitted no later than Monday, October 29, 1984. If you should require any additional information, please feel free to call me.

Sincerely,

  
Joe Frank  
Senior City Planner

cc. Bonnie Tripoli





November 15, 1984

Re: Raintree P.U.D.

Job No.: 84-439-001

City of Fort Collins  
Planning Department  
300 Laporte Avenue  
Fort Collins, CO 80521

Attn: Bonni Tripoli

Dear Bonni:

In discussion with Rick Ensdorf, preliminary planning shows that the intersection of Shields and Raintree Drive may become a signalized intersection. This would mean that a valley pan across Raintree Drive would not be the optimum design. The modified design of that intersection does not have a valley pan, therefore it is necessary to provide drainage for water coming down Shields.

Storm drainage modifications include a new catch basin on Raintree Drive with storm sewer, carrying it to Detention Pond B. The drainage area consists of the west side of Shields from Drake Street, and a small portion of Raintree Drive. The total area is .95 acres. Runoff produced by this basin is  $Q_{100} = 7.33$  cfs and  $Q_2 = 2.08$  cfs. Attached is the original storm drainage report with modifications resulting from the contribution of the new basin "L". Pages 12, 13 and 15 show the contribution to the detention pond. The volume required changed from 1.21 ac - ft to 1.35 acre - feet. The capacity of the pond is 1.64 acre - feet, so the pond does not need to be changed. Pages 22, 23A, 24 and 25 show the effect on sewer design and also the new sewer along Raintree Drive. Plan sheet 15 shows the new storm sewer line.

If you have any questions, please feel free to call.

Respectfully,

J. Brian Zick  
TARANTO, STANTON & TAGGE  
CONSULTING ENGINEERS

enclosure

JBZ:kmc

**TARANTO, STANTON & TAGGE**  
Consulting Engineers  
748 Whalers Way ■ Building D ■ Fort Collins, CO 80525  
(303) 226-0557 ■ Metro Denver Number (303) 595-9103

ec  
**EVERITT**  
**COMPANIES**

*Corporate Offices*

November 7, 1985

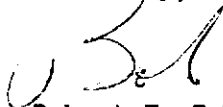
Dick Wartenbe  
Transportation Services  
City of Fort Collins  
P.O. Box 580  
Fort Collins, Colorado 80522

Dear Dick:

We have just completed a portion of Drake Road north of our Meadows East Subdivision. The westernmost portion of this roadway dead-ends into the Union Pacific Railroad right-of-way. Drake was not widened across the railroad property, and as a result, some form of barricade/warning signage is necessary where the roadway "necks down" in order to protect the more unobservant members of the driving public (the dumb ones) from dropping off the end of the pavement into one large size hole.

Please complete this work at your earliest convenience. You can consider this your authorization to bill Everitt for any portion of this signage for which you feel we are responsible.

Sincerely,



Robert T. Zakely

/rtz

cc: Mauri Rupel

3000 South College Avenue  
P.O. Box 2125, 80522  
Fort Collins, Colorado 80525  
(303) 226-1500

Development

# CITY OF FORT COLLINS

ENGINEERING SERVICES

April 22, 1986

Pacific Development Corporation  
2555 S. Shields Street  
Fort Collins, Colorado 80525

Attn: Mr. Bob Berry, Project Manager

Dear Mr. Berry:

In September of 1985, a meeting was held in regard to the improper location of the two islands - one in Shields Street and the one in Drake Road. Attending the meeting were Mike Jones and Jeff Wynne of Parsons & Associates, (Project Manager for Raintree & Associates), Josh Richardson, Rick Richter and myself representing the City of Fort Collins. After some discussion, Mike Jones agreed to reconstruct the islands to eliminate the current obstruction to traffic. The island in Shields Street was reconstructed last fall, however, the island in Drake Road has not been reconstructed as agreed. We will require that this work be completed prior to issuance of a Certificate of Occupancy for any of the buildings in the Raintree Commercial P.U.D.'s.

We thank you for your assistance in this matter.

Sincerely,



Mike Herzig  
Assistant City Engineer



# CITY OF FORT COLLINS

ENGINEERING SERVICES

June 23, 1986

Pacific Development  
Attn: Bob Berry

Dear Mr. Berry:

This is to inform you that currently the City Street Oversizing Fund is continuing to meet its reimbursement obligations.

If you submit invoices and supporting documentation with no delay, processing of your payment will proceed as normal, with submittal to reimbursement time approximately ten (10) days.

Please indicate the address you wish payment to be sent on your submittal.

If you have any further questions, please feel free to call me at 221-6605.

Sincerely,



Matt J. Baker  
S.I.D. Coordinator

# CITY OF FORT COLLINS

STORM WATER UTILITY

July 18, 1986

Mr. Bob Berry  
Pacific Development Corp.  
2555 S. Shields Street  
Fort Collins, CO 80525

Rick,  
F.Y.I.  
Also, I won't release this  
until Dave Simpson calls &  
says he'll compact spillway.  
Tom

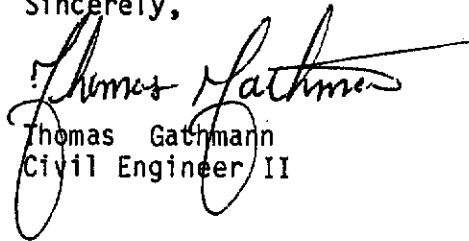
Re: Approval of Raintree P.U.D. Storm Drainage System

Dear Mr. Berry,

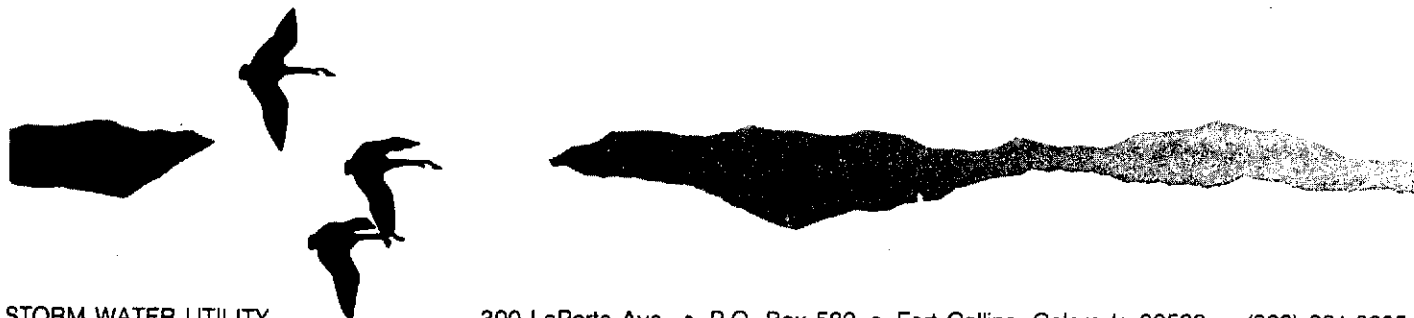
The spillway elevation of the westmost detention pond has been raised to 5042.4 and based on the information provided by Interhill Land Surveying will provide the required capacity. Therefore, this letter represents final approval of the stormwater improvements, subject to the normal one year warranty period for materials and workmanship.

Please note that the ponds will NOT be maintained by the City. In addition, it is incumbent upon the owner to come to an agreement with the New Mercer Irrigation Company regarding the placement of spoils from their ditch cleaning operations in the ponds. Although the ponds are privately owned and maintained, they were required to protect downstream property from flood damage. Non-maintenance by the owner will place him at risk for said flood damage as well as jeopardize the continued occupancy of the buildings served by the ponds as per chapter 99 of the City Code.

Sincerely,

  
Thomas Gathmann  
Civil Engineer II

cc: Project File



STORM WATER UTILITY

300 LaPorte Ave. • P.O. Box 580 • Fort Collins, Colorado 80522 • (303) 221-6605