

DATE: 31 Mar 87

DEPARTMENT: Eng

ITEM: 25-81H REGENCY PARK PUD, Phase 1 Final

No Problems

Problems or Concerns (see below)

- Need to vacate all easements from previous platting that ~~do~~^{are} not indicated on this new plat. ~~Contact Mike Herzog for submittal~~ Instructions are included. This will require City Council approval after the new plat is filed (2 readings of an ordinance) before building permits can be issued. Talk to Mike Herzog if you have questions.

Date 4/13/87

Signature M Herzog

DATE: 31 Mar 87

DEPARTMENT: Eng

ITEM:

25-81G REGENCY PARK PUD

Preliminary

No Problems

Problems or Concerns (see below)

- Cul-de-sacs - Use 35' R radius w/ 44' R.O.W. line rather than the larger 40' or 49' proposed.
- Site distance at intersections should be checked to make sure the typical landscape treatment is acceptable
- Dimension street widths on all cul-de-sacs
- correct incorrect dimensions on Seneca (Site Plan)

Date 4/12/87

Signature M. Kersing

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

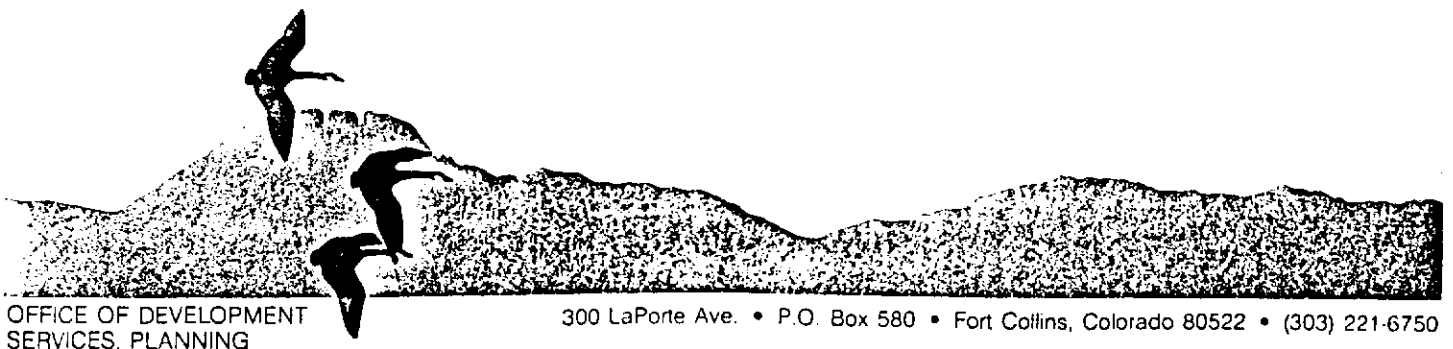
April 21, 1987

Mr. Eldon Ward
Cityscape
Building 21 Old Town Square, Suite 242
Fort Collins, CO. 80524

Dear Mr. Ward:

Staff has reviewed the Regency Park PUD, Phase I Final and offers the following comments:

1. It will be necessary to vacate all easements from previous platting that are not indicated on this new plat. The vacation procedure hand-out is available. Vacations require two readings by City Council after the new plat is filed, and before any building permits can be issued. Mike Herzig, Development Engineer, will coordinate the vacation procedure.
2. Not all the facilities indicated on the original Belair PUD plans have been constructed. These will have to be constructed as part of the Regency PUD. (See grading/drainage plan for specifics.)
3. The outlet on culvert crossing on Regency at the Harmony intersection needs to be cleaned up, regraded, and erosion control provided.
4. On the grading/drainage plan:
 - a. Continue contours a minimum of 50 feet off site.
 - b. Indicate proposed contours
 - c. The summary tables should include site hydrology, gross and net acres, and gross and net 'C' values.
5. The Stormwater Utility requests that some work be done on the regional detention facility. This would include cleaning up, regrading, seeding, and finishing various appurtenant structures such as the outlet and emergency spillway.
6. See the utility plan for any additional comments from the Stormwater Utility.



7. Significant modifications to existing electric facilities will be necessary at the developer's expense.
8. Please add this note to the site plan: "Due to water pressure in excess of 90 psi., pressure reducing valves will be required on all water service lines."
9. Building 5 in the multi-family area exceeds 150 feet access measurement.
10. The Poudre Valley Fire Authority requests that a second point of access be provided.
11. Condominium buildings appear to be three story structures, and may require special building code requirements.
12. The previous PUD had residential sprinkler condition allowing omission of the second point of access and significant building code trade-offs in the large multi-family buildings.
13. The landscape plan is preliminary. Please add this note to the final landscape plan:

"A free (no charge) permit must be obtained from the City Forester before any trees or shrubs as noted on this plan are planted, pruned, or removed on the public right-of-way."

The following comments apply to the Preliminary:

1. On the cul-de-sacs, use 35 feet radius with 44 feet right-of-way line rather than the larger 40 feet radius on a 49 feet R-O-W.
2. The site distances at the intersections should be checked to make sure the typical landscape treatment is acceptable.
3. Include the street width dimensions on all cul-de-sacs.
4. A number of water and sewer mains and services exist on this site. All unused utilities must be abandoned and removed from the right-of-way. Services must be reduced to the appropriate size and 20 feet unobstructed easements must be dedicated for utility lines outside the right-of-way.
5. Pressure reducing valves will be required on all water service lines.
6. Additional comments are on the preliminary utility plans.
7. All buildings south of Hilburn must meet the 150 feet access measurement.
8. Fire flow capability of 6 inch water line in the multi-family area must be provided.

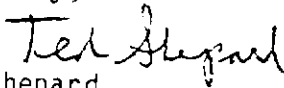
9. Project must be provided with a second point of access. Wakerobin or Seneca must be completed back to a second point of access.
10. A replat of Block three area will be required if property lines have changed from the original PUD.
11. All landscape maintenance shall be the responsibility of homeowners or the developer.

This concludes staff comments at this time. Please note the following deadlines for the May 18, 1987 Planning and Zoning Board hearing:

Plan revisions are due April 30, 1987
PMT's, colored renderings, final prints are due May 11, 1987
Final documents are due May 14, 1987.

Please call me at 221-6750, if there are any questions.

Sincerely,



Ted Shepard
Project Planner

TS/bh