

DATE: 6 Feb 87

DEPARTMENT: Eng

ITEM: #144-80E QUAIL HOLLOW PUD, Phase 2 - Final

 No Problems

 Problems or Concerns (see below)

- 1) YORLDS ~~HERE~~ IS A COLLECTOR. PROPOSED R = 410'
MUST REQUEST A VARIANCE
- 2) WHEN GARRETT DR. IS BUILT, NO LONGER NEED TEMP. TURN-
AROUND ACCESS ON DRAKE RD.
- 3) NEED TO SEE THE REVISED SITE & LANDSCAPING COV.
(DAN JENSEN HAS IT)
- 4) LOTS ~~24~~²⁴ → 29 EXCEEDED 660' ROAD ENTH LENGTH
23
- 5) NEED TO DEDICATED R-O-W OF DRAKE TO
WEST PROPERTY LINE.

Date

Signature

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

February 23, 1987

Eldon Ward
Cityscape Urban Design, Inc.
#21 Old Town Square, Suite 242
Fort Collins, CO. 80524

Dear Mr. Ward,

The City Staff has reviewed the submittal for Quail Hollow P.U.D., Phase 2, Final, and has the following comments:

1. Please indicate what RS represents on the landscaping plan. It is not included in the plant list key.
2. The landscaping along the drainage-way should be strengthened with additional small trees and shrubs.
3. Please define the seeding rates for the buffalo grass blend.
4. On the site plan please indicate if fences will be allowed and any restrictions.
5. Please address the phasing of improvements to Drake Road.
6. The existing CMP beneath Drake Road needs to be replaced with the road construction - it is now damaged and the CMP is not acceptable for any system with seasonal flows.
7. The pond must be modified to only release on-site 2 year historic flows and to overtop in a depressed spillway type section without concrete or rip-rap for upstream flows in a major storm.
8. Erosion control after topsoil stripping is essential. Please address.



9. Yorkshire Street is a collector. The proposed radius is 410', therefore you must request a variance.
10. When Garrett Drive is built the temporary turn around access on Drake Road will no longer be needed.
11. Garrett Drive is beyond six hundred sixty feet (660') in length, which does not meet the Fire Code. You must address how you plan to meet the Fire Code. Some options are to have a second point of access, show a temporary cul-de-sac, or indicate that lots beyond the 660' mark will not be built on until the fire code can be met.
12. The fire hydrant location and water line size must be shown.
13. The City Parks and Recreation Department will not maintain any of the open space areas or landscaped right-of-way on Drake Road. Please address who will be responsible for the maintenance.
14. If the developer is proposing to improve Drake Road west of Phase Two, the landscaping plan should include that area.

Revisions reflecting these comments are due by noon on March 4, 1987. Items that cannot be shown graphically or noted on the plans should be addressed in writing. PMT reductions of all plans and color renderings, including 10 full-size copies of all plans should be submitted by March 16, 1987. All final documents are due by March 19, 1987. Included in the final documents should be signed mylars and the signed Site and Landscaping Covenants (a copy is enclosed), and the development agreement.

If you have any questions or would like to set up a meeting to review these comments, please call me at 221-6750.

Sincerely,



Debbie deBesche
City Planner

xc: Dan Jensen
Jim Newell, Civil Engineer I