

The Woodlands P.U.D.

Filing 3, Phase I

RGW: 4/18/83

Will need temporary erosion control @ outfall of storm sewer.

Temporary channel must have adequate capacity for 100 year flow. Side slopes no steeper than 3:1

Need to check status of storm sewer @ East end of Lark-Bunting Drive.



April 25, 1983

Mr. Marc Middel  
Middel Realty Inc.  
1407 S. College Ave.  
Fort Collins, CO 80524

Dear Marc;

I have checked with the various utilities involved with the Woodlands Third Filing and have the following comments:

1. The existing development agreement will be amended so that the drainage improvements you are proposing must be completed prior to the release of more than 36 building permits and 18 certificates of occupancy. The construction of the final design of the storm drainage improvement will then have to be completed prior to the release of more than 45 building permits and 45 certificates of occupancy. I will write this amendment and deliver it for your signature in the next two weeks. This will not hold up starting work on the project.
2. We will need a temporary easement for the temporary swale you are proposing. If you could give me the legal description for this easement by May 4th, I can put it on the Council Agenda for the May 17th meeting. This can be vacated at your request when the final improvements are installed.
3. We will need a revised plan showing the following changes:
  - a) There will need to be erosion control at the temporary outfall of the storm sewer.
  - b) The temporary channel must have adequate capacity for 100 year flows. Side slopes should be no steeper than 3:1 and should be seeded.
  - c) The water services for the lots on the corners of Larkbunting and Marigold Lane need to be changed to be serviced from the line on Larkbunting.
  - d) The waterline needs to be stubbed out south of the above-mentioned lots and the fire hydrant on this line installed.
  - e) Marigold Lane will need to be completed to the south property line of said lots and a Type III barricade installed.

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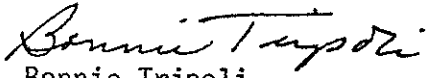
4. Phil Waite of the Storm Drainage Utility needs to know the status of the storm sewer at the east end of Larkbunting in this filing. If you have a question on these, please call him.

5. This is a P.U.D. so building elevations must be submitted to the Planning Department prior to construction.

Approval of the revised drawings should not take more than one week. So the sooner you submit them, the sooner we can get them signed.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Bonnie Tripoli  
Utility Plans Examiner