

DATE 9-6-83

DEPARTMENT BLDG. INSPECTION

RECEIVED

SEP 21 1983

ITEM: # 4-830 CHESTNUT VILLAGE - CUNNINGHAM CORP. PUD

PLANNING DEPARTMENT
CORPORATION
FINAL

COMMENTS

1. Where building envelopes are not typical and/or are not rectangles, show all dimensions.
2. ~~Indicate~~ Indicate easements on site plan.
3. Indicate typical width of ~~standard~~ parking spaces.
4. Signs must comply with sign code.

9/20/83

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DATE 9-6-83

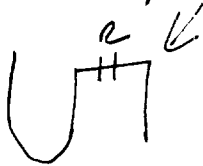
DEPARTMENT ENGINEERING

4-83C

ITEM: CHESTNUT VILLAGE - CUNNINGHAM CORNERS, PUD.
FINAL

COMMENTS

1. 2' overhang on parking spaces at walks
- change from 5' to 6'
2. Ramps are poorly located for handicap spaces.



3. Southeastern trash bin is poorly located
4. Bldg envelopes are within an easement at the Northwest corner
5. Easements + streets need to be vacated
6. A name change of Windmill Drive here or in Woodwest needs to occur.
7. Bldg envelope on center island (Bldg 5) needs to be revised to reflect change in easement line.

DATE

Sept 9, 1983

DEPARTMENT

Public Service

RECEIVED

ITEM:

54-83

Sutherland Lumber Expansion

SEP 20 1983

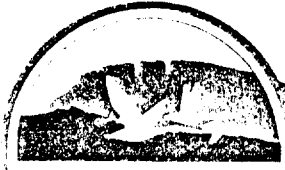
PLANNING
DEPARTMENT

COMMENTS

ADDED ^{GAS} LOAD INFORMATION WILL HAVE TO BE
SUPPLIED TO PSCO SO THAT CAPACITY CHECK OF
EXISTING FACILITIES CAN BE MADE.

PUBLIC SERVICE CO. OF COLO

Jerry Hunt.
9/14/83



September 20, 1983

Frank Vaught
ZVFK Architects/Planners
218 West Mountain
Fort Collins, CO 80521

Dear Frank:

The staff has reviewed the application for Final PUD approval of Chestnut Village at Cunningham Corners and would offer the following comments:

1. Where parking overhangs the sidewalks, the minimum width of the sidewalks should be six feet. Please revise.
2. The location of the ramps at the handicapped parking spaces are poorly located. Please revise.
3. The trash area in the southeastern portion of the property will present sight distance problems. Please relocate.
4. It would appear that building envelopes J and H are in a utility easement. Some of the building envelopes do not appear to match the "typicals". Where the envelopes deviate, these should be specifically dimensioned.
5. Building Envelope S needs to be revised to reflect change in easement line.
6. Existing easements and street R-O-W not needed for this project should be vacated. A legal description of these vacations should be submitted as soon as possible for Council review.
7. There does not appear to be sufficient room behind the sidewalks for installation of all utilities. Please clarify intent.
8. Additional easement dedications in Tract D will be required to accommodate existing sewer and proposed water line from Sundisk Village.
9. Repayment is due on the waterline in Horsetooth Road; approximately \$12.41 per front foot is required if paid by September. A repayment is due for a portion of the sewer installed by Sundisk Village unless arrangements have been made between developers.

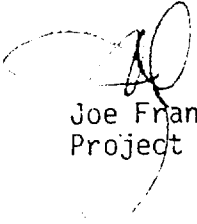
10. All building envelopes should be dimensioned from at least two platted property lines. Buildings B, P, Q, R, S, T, M, J, and E do not have sufficient dimensions.
11. A more precise building height should be indicated on the site plan.
12. The staff questions whether the energy savings indicated on the site plan and Density Chart will be achieved. The preliminary plan indicated R-19 wall insulation and improved efficiency furnace system. Please clarify.
13. The staff questions the points you have taken on the Density Chart. We should meet to discuss this item.
14. A portion of Tract D must be dedicated as R-0-W for Windmill Drive. This dedication would be shown on the subdivision plat.
15. Additional landscaping will be required along Horsetooth Road and Windmill Drive as per approved preliminary plan. The landscape plan should indicate landscaping adjacent to building envelopes per approved preliminary plan. Also the parking islands should include low-lying vegetation in addition to trees, per approved preliminary plan. The preliminary plan indicated berming along Horsetooth Road. Please revise. The island in the parking north of Buildings S and B should be landscaped per preliminary plan. Additional landscape comments are forthcoming.
16. The site plan should be revised in terms of providing a sidewalk connection between the residential phase and the future recreation and office area. Also a sidewalk should be provided along the parking lot between Buildings R and Q.
17. The staff questions the location of the mailboxes at the entrance to the project.
18. The total area of the site plan has been increased from 8.6 acres to 9.7 acres but yet the tennis/pool area does not appear to be a part of the plan. There also appears to be some dramatic changes in the site statistics. Please explain.
19. The note concerning signs should exclude statement concerning PUD administrative change.
20. Bicycle parking should be provided for Buildings N, A, , and S.
21. The site plan should indicate that northern curbcut to Windmill Drive will align with previously approved curbcut in Sundisk Village.
22. The landscape plan should note that balance of landscaping on Tract D will be installed according to a specific phase (preferably with installation of Windmill Drive) rather than with Phases A, B, and C.

Frank Vaught
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September 20, 1983

23. Building elevations should indicate exterior materials and colors.
24. On Monday, October 17, signed mylars of the site plan, landscape plan, building elevations, and plat, in addition to a signed copy of the Site and Landscape Covenants, should be delivered to this office.
25. Applicants should provide further definition of "one-bedroom plus den" units. How will this affect parking if it is used as a bedroom?

I would recommend we meet as soon as possible to discuss the above comments. Revisions to the plans should be submitted no later than Wednesday, October 5. Also, on Monday, October 17, 8½" x 11" reductions and colored renderings should be submitted. If you should have any questions please feel free to call.

Sincerely,



Joe Frank
Project Planner

JF/gla

cc: Bonnie Tripoli