

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

Item #28-80B

Rangview PUD, Amendment to
Mail Creek P.U.D. final

Comments

Need Soils Report

Need Storm Drainage Report

Show existing R.O.W. widths.

Show all existing sidewalk.

Need to show distance on all Radii.

Handicap Ramp at corner of Harmony &

Lark Bunting N.E corner.

Show Handicap Ramp in walk in Community Center
Parking Lot.

Show interior Sidewalk widths and ramps

All curb cuts must be city Standard.

On Harmony show width of landscape stripe
between curb & gutter and walk. Must be min 9'.

Maintenance Bldg. doesn't meet 150' Fire access

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Landscaping at Carlbousting
& Harmony needs to be no
more than 30" high

Is Community Center for all
Carlbourn? If NOT ACCESS
~~Set~~ should be from interior
of Rangview PUD.



October 27, 1982

Mr. Carr Biecker
ZVFK Architects/Planners
218 West Mountain
Fort Collins, CO 80521

Dear Carr:

The staff has reviewed the application for Preliminary Planned Unit Development approval for the Rangeview PUD and would offer the following comments:

1. The applicants should submit a soils report and storm drainage report as soon as possible for staff review and comment.
2. Existing right-of-way widths should be indicated on site plan.
3. All existing sidewalks should be indicated on site plan.
4. The site plan should indicate radii of curves interior to the site.
5. Handicapped ramp in walk at Community Center parking lot should be indicated.
6. All curb cuts should be designed to City standards.
7. The site plan should indicate widths of interior sidewalks.
8. The width of the landscape strip between the curb and gutter and sidewalk must be a minimum of 9-ft. Please indicate.
9. The building setbacks of buildings from rear of sidewalks or curbs as applicable must be a minimum of 15-ft to allow for installation and maintenance of utilities.
10. A 15-ft utility easement along Harmony Road and interior utility easements will be required. I would recommend that you meet with the individual utilities to discuss their needs.
11. The proposed utilities will require minor revisions to the approved utility plan for the Mail Creek PUD. Water and sewer lines should stay within paved drives. Thirty-feet of easement area will be required when both water and sewer lines exist in the same easement.
12. The proposed landscaping at the intersection of Larkbunting and Harmony Road may present sight distance problems. The staff would recommend that landscaping be limited to 30-inches in height in this critical area.

13. The dimensions of the lot lines should be indicated on the site plan.
14. Dimensions of building envelopes should be indicated. Setbacks of buildings from parking aisles should be indicated.
15. Garage parking should be indicated in "Site Data" statistics.
16. All existing easements should be shown on the site plan.
17. The parking ratio for 2-bedroom units is 1.75, not 1.5 as indicated on the site plan. Please revise.
18. The applicant should provide evidence to justify the distribution and amount of parking. What happens if the project should convert to a non-elderly project in terms of parking being provided?
19. The landscape plan should indicate typical landscaping adjacent to building envelopes.
20. The landscape plan should provide additional detail on proposed treatment along Harmony Road to mitigate noise and visual impacts. Additional screening should be indicated between parking area of community center and street and between buildings and street.
21. The 150-ft information should show existing structures.
22. What treatment is proposed for ditch canal to protect residents from potential hazard?
23. What is the proposed pavement treatment? Please indicate.
24. Are handicapped parking spaces being provided?
25. The staff would recommend additional sidewalks in some locations on the site plan.
26. The staff would like to discuss with applicants some suggested design changes which would help to break-up the uniform setbacks of dwelling units.
27. Architectural elevations of community center and maintenance building should be submitted as soon as possible.
28. Security lighting of "maintenance building" should be indicated.
29. The staff questions the utility of the 10-ft rear yards along the New Mercer Canal as indicated on the site plan.
30. How will water be supplied to the community garden area? It appears that both the garden area and the putting green are in the detention pond. Is this practical?

31. The landscape plan should indicate a note that maintenance of the detention pond will be the responsibility of the Homeowners' Association for the Rangeview PUD.
32. Security lighting for the interior pathways should be investigated.

I would recommend we meet as soon as possible to discuss the above comments. Revisions to the above plans should be submitted no later than Wednesday, November 3, 1982. Also, on November 15, 1982, 8-1/2"x11" reductions and colored renderings of all plans and elevations should be submitted to this office. If you should have any questions, please feel free to call.

Sincerely yours,

Joe Frank, AICP
Senior City Planner

JF/f
cc: Mauri Rupel, Development Center Director
Craig Farver, Engineering Analyst



CITY OF FORT COLLINS

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DEVELOPMENT CENTER

EXT. 655

March 1, 1983

Mr. Eldon Ward
ZVFK Architects/Planners
218 West Mountain
Fort Collins, CO 80521

Dear Eldon:

The staff has reviewed the application for final approval of the Rangeview PUD and would offer the following comments:

1. The applicants should provide detail as to how the storm water from this project will be discharged into the New Mercer Canal. Ditch company approval of accepting the discharge will be required prior to approval of the final plan by the Planning and Zoning Board.
2. The site plan shows the New Mercer Canal to be on the property. The subdivision plat does not show the canal to be part of the property. Which is correct? Please clarify.
3. The northwest property line on the site plan does not correspond to the same on the subdivision plat. Please clarify.
4. Typical dimensions of parking spaces should be indicated.
5. All property line dimensions should be shown on site plan.
6. All easements should be shown on the site plan. The note to this effect should be removed.
7. All building envelopes should be dimensioned from at least two platted property lines.
8. All signs must comply with Sign Code.
9. The note "private streets" on the site plan should be deleted.
10. An access easement will be required for the temporary cul-de-sac for Phase One. Please submit the required easement dedication instrument.
11. The site plan should include dimensions of building footprint inside of the building envelope.

12. The number of dwelling units should be indicated for each building envelope.
13. The site plan should note the energy conservation measures being employed in the development project.
14. The site plan should include a note clarifying the future parking.
15. The site data should include the floor area of the community center and residential units.
16. The site data on parking should differentiate what is to be built and what is "potential" parking.
17. The site plan should include the attorney's certification.
18. The site plan and landscape plan should indicate screening treatment of residential units located along Harmony Road as agreed upon as part of the preliminary approval of the PUD.
19. The staff would suggest that additional landscape screening be provided along the perimeters of the property and where blank walls of sides of buildings face pedestrian ways. The staff has some specific suggestions to revising the landscape plan in meeting this objective.
20. The landscape plan should indicate types of deciduous shrubs and evergreen shrubs and the sizes and quantities of these plant materials.
21. On Monday, March 21, 1983, the applicants must submit the signed mylars of the site, landscape plan, building elevations and subdivision plat. Also on that date the applicant shall submit the signed landscape and open space covenants document.
22. A note should be added to the site plan that the active open space area will be the maintenance responsibility of the homeowner's association and not the City.

I would recommend we meet as soon as possible to discuss the above comments. Revisions to the plans reflecting the above comments should be delivered to this office no later than Monday, March 14, 1983. Also, on Monday, March 21, 1983, 8-1/2"x11" reductions of the site, landscape, building elevations and subdivision plat and colored renderings of the site, landscape plan and building elevations should be delivered to this office. If you should have any questions, please feel free to call.

Sincerely yours,

Joe Frank
City Planner

JF/f
cc: Mauri Rupel, Development Center Director