

# REVISION COMMENT SHEET

DATE: November 23, 1999, DEPT: **ENGINEERING**  
PROJECT: #13-82CE Oakridge Bus. Park, 29<sup>th</sup> Filing, Fort  
Collins Youth Clinic – P/F LDGS  
All comments must be received:

Tuesday, November 30, 1999

### General Comments

- ◆ See redlined comments on all sheets of the utility, site, and landscape plans. More specific comments will be mentioned below. If you have any questions please call me (Mark McCallum) at 221-6605.
- ◆ The following are all the plans and documents included with this comment letter:
  1. Utility Plan

### Utility Plan Comments

- ◆ The applicant will need to obtain a temporary construction (or grading) easement from the “doctor” and Flood & Peterson properties for construction of the street. Also, provide the sight and utility easement from Flood & Peterson. Please label all offsite easements on the Plat and the Grading Plan. (See Grading Plan for additional comments.)
- ◆ Please provide details for all access ramps being used. **Also, I think we should have a meeting to discuss the access ramps at the intersections.**

◆ *REVISE DRIVEWAY DETAIL TO INCORPORATE PART OF DETAIL D-14.*

### Plat Comments

- ◆ Please include note that vacates all existing easements.

Date: 11/23/99

Signature: *Mark McCallum*

Please send copies  
of marked revisions

Plat       Site  
 Utility     Landscape

NO COMMENTS – SUBMIT MYLARS





City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: September 22, 1999 TO: **Engineering/Pavement**

PROJECT: #13-82CE Oakridge Business Park, 29<sup>th</sup> Filing,  
Fort Collins Youth Clinic – Preliminary/Final  
LDGS

All comments must be received by **Troy Jones** no later than the staff  
review meeting:

**October 6, 1999**

Subsurface Exploration Report indicates high swell in the soils a mitigation plan will need to be submitted.  
Also pavement sections in the report should be identified as for private improvements only.

Date:

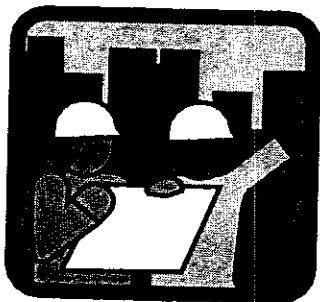
10-6-99

Signature:

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Utility       Redline Utility       Landscape





# REVISION COMMENT SHEET

DATE: September 22, 1999      DEPT: **ENGINEERING**  
PROJECT: #13-82CE Oakridge Bus. Park, 29<sup>th</sup> Filing, Fort  
Collins Youth Clinic – P/F LDGS

All comments must be received by **Troy Jones** no later than the staff  
review meeting:

Wednesday, October 6, 1999

### General Comments

- ◆ See redlined comments on all sheets of the utility, site, and landscape plans. More specific comments will be mentioned below. If you have any questions please call me (Mark McCallum) at 221-6605.
- ◆
- ◆ The following are all the plans and documents included with this comment letter:
  1. Utility Plan
  2. Site and Landscape Plan
  3. Plat
  4. A new version of the city's required "Plat Language"
  5. A version of the "Sight Distance Easement Language" that should be added to both the plat and the landscape plan.

### Utility Plan Comments

*Cover Sheet; Sheet 1 of 10:*

- ◆ Minor revisions to the General Notes.
- ◆ Please use benchmarks that are referenced in the city's new "Vertical Control Listing".

Date: 10/6/99

Signature: \_\_\_\_\_

Please send copies  
of marked revisions

Plat       Site  
 Utility       Landscape

NO COMMENTS – SUBMIT MYLARS



3. Intersection details
4. Driveway Approach
5. Street Intersecting Gutter
6. Asphalt Paving Detail at Crosspans

### **Plat Comments**

- ◆ Please reference comments from mapping & drafting.
- ◆ The Plat is in major need of revisions. Please see all redlined comments.
- ◆ There are some minor revisions to the plat language. Please add this additional language. (See handout.)
- ◆ Please show all easements for utility and drainage facilities.
- ◆ Please show Lot 5 as public street right-of-way with a 9-foot utility easement on sides of the proposed street.
- ◆ Please dedicate 4 feet of right-of-way along Wheaton Drive with a 9-foot utility easement adjacent to the right-of-way.
- ◆ Please dedicate 7.5 feet of right-of-way along Lemay Avenue with a 15-foot utility easement adjacent to the right-of-way.
- ◆ Please provide curve data.
- ◆ Please see comments about offsite easements.
- ◆ Please provide sight distance easements as shown on the Overall Utility Plan (Sheet 4 of 10).
- ◆ Who will sign the plat? Please provide correct signature blocks for all signatories.

### **Site & Landscape Plan Comments**

- ◆ (See all comments for Overall Utility Plan on Sheet 4 of 10.)
- ◆ Please provide sight distance easement language on the Landscape Plan notes as shown on the handout. Also, show the sight lines on the landscape plan. The plantings (or signage) within the medians should block sight lines onto Oakridge Drive or Wheaton Drive.
- ◆ Please provide dimension for the parking lots.

### **Variance Request**

- ◆ The variance request has been approved for both the centerline radius reduction from 240 feet to 153 feet and the median setback from 20 feet to 12 feet, provided that no parking be allowed within the sight distance for the centerline radius. Also, a condition that the sight distance easement can be obtained from the Flood & Peterson property. See the utility plans, sheet 4 of 10 for more detail.

*Overall Utility Plan; Sheet 4 of 10:*

- ◆ There are two locations that the city will require sight distance easements (labeled 1 & 2). I have redlined their approximate locations. It is the applicant's responsibility to draw the sight distance 300 feet on the centerline from a distance of 10 feet off the flowline of the intersected street.

Sight distance #1: The addition to the Flood & Peterson building is within the sight distance easement. Please delete or shift building out of the sight line. Also, a sight distance easement should be shown on the plat and an offsite site distance easement should be dedicated on the Flood & Peterson property. Finally, no parking will be permitted within this sight line as a condition to the centerline curve radius variance.

Sight distance #2: A sight distance easement should be shown on the plat.

- ◆ The applicant will need to obtain a temporary construction (or grading) easement from the "doctor" and Flood & Peterson properties for construction of the street.
- ◆ Please show all driveway approaches to be constructed with concrete within the right-of-way.
- ◆ Please provide directional access ramps at the intersections of Oakridge Drive and Wheaton Drive (See Detail D-12.7)
- ◆ Add note: Street cuts shall be reconstructed in conformance with the city's "Street Repair and Reconstruction Standards and Guidelines". Also, show all street cuts and apply the standards mentioned above to the utility plans.
- ◆ Provide a 6-foot sidewalk along Lemay Avenue and dedicate 7.5 feet of additional right-of-way.
- ◆ Provide a 5-foot sidewalk along Wheaton Drive and dedicate 4 feet of additional right-of-way.

*Street Plan & Profile; Sheet 8 of 10:*

- ◆ Please show all curb return stationing and profiles, storm inlets, and crosspans.
- ◆ Please provide the curve data table. The driveway radii should be 15 feet.
- ◆ Provide a vertical curve at PVI Station 0+70, and 8+00 (South Flowline).
- ◆ Add the following notes:
  1. ### Street is to be constructed with vertical curb and gutter.
  2. A Typical cross section for ### Street is shown on sheet (XX) of (XX).
  3. Intersection details are shown on sheet (XX) of (XX).

*Details; Sheet 9 of 10:*

- ◆ Please delete Detail No. 2 for it is no longer referenced in the street repair standards. The replacing the asphalt concrete pavement on aggregate base is addressed in the street repair standards.
- ◆ The enhanced crosswalk should be designed in accordance with the provided handout.
- ◆ Please provide:
  1. Typical Cross Section detail
  2. Access Ramp details



City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

DATE: September 22, 1999

TO: Mapping/Drafting

PROJECT: #13-82CE Oakridge Business Park, 29<sup>th</sup> Filing,  
Fort Collins Youth Clinic – Preliminary/Final  
LDGS

All comments must be received by **Troy Jones** no later than the staff  
review meeting:

**October 6, 1999**

\* Plat CWS&C - LEGAL MATTERS -

\* How Do LOTS 2,3,4,6,7 GOT ACCESS TO PUBLIC ROW ?

\* PLAT NEEDS NOTE VACATING ANY EXISTING EASEMENTS  
AFFECTED BY THIS PLAT.

\* LEGAL SAYS "WELD COUNTY"

\* SURVEYOR'S STATEMENT MAY NOT BE OK WITH CITY ATTY.

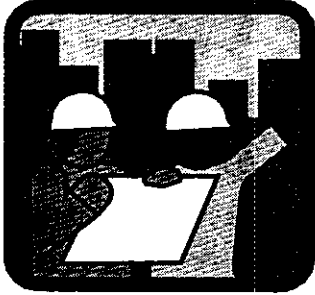
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Utility       Redline Utility       Landscape



City of Fort Collins



# REVISION COMMENT SHEET

DATE: October 20, 1999 DEPT: **ENGINEERING**  
PROJECT: #13-82CE Oakridge Bus. Park, 29<sup>th</sup> Filing, Fort  
Collins Youth Clinic – P/F LDGS

All comments must be received by **Troy Jones** no later than the staff  
review meeting:

Wednesday, November 3, 1999

### General Comments

- ◆ See redlined comments on all sheets of the utility, site, and landscape plans. More specific comments will be mentioned below. If you have any questions please call me (Mark McCallum) at 221-6605.
- ◆ The following are all the plans and documents included with this comment letter:
  1. Utility Plan
  2. Site and Landscape Plan
  3. Plat
  4. A version of the “Sight Distance Easement Language” that should be added to both the plat and the landscape plan.

### Utility Plan Comments

*Overall Utility Plan; Sheet 4 of 12:*

- ◆ The applicant will need to obtain a temporary construction (or grading) easement from the “doctor” and Flood & Peterson properties for construction of the street. Also, provide the sight and utility easement from Flood & Peterson.
- ◆ Label street cuts as minimum patch width.

Date: 11/3/99

Signature:

Please send copies  
of marked revisions

Plat

Site

Utility

Landscape

NO COMMENTS – SUBMIT MYLARS



*Street Plan & Profile; Sheet 9 of 12:*

- ◆ The typical cross section should have a detached sidewalk.
- ◆ The profile design should provide a vertical curve for the crown transition at the Oak Park Drive & Oakridge Drive intersection.

*Details; Sheet 11 & 12 of 12:*

- ◆ Please provide the “Asphalt Paving Detail at Crosspans” (Detail D-25).
- ◆ Please provide intersection details for both Oak Park Drive intersections (Detail D-18 & D-19).

**Plat Comments**

- ◆ Please reference comments from mapping & drafting.
- ◆ Please include sight distance easement language.
- ◆ The attorney’s certificate should be the updated version.
- ◆ Oak Park Drive should have 57 feet of right-of-way.
- ◆ **See other redline comments.**

**Site & Landscape Plan Comments**

- ◆ The medians within the right-of-way shall not have signage.
- ◆ The landscape plan should provide sight distance easement language.
- ◆ **See other redlined comments.**





# PROJECT COMMENT SHEET

Minor amendment revisions

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**DATE:** July 19, 2002      **DEPT:** Engineering  
**PROJECT:** Oakridge Business Park Block 4, 29<sup>th</sup> Filing,  
revisions to the Residence Inn  
**PLANNER:** Troy Jones  
**ENGINEER:** Sheri Wamhoff  
*All comments must be received by:* July 31, 2002

City of Fort Collins Engineering comments on Oakridge Business Park, Block 4, 29<sup>th</sup> Filing  
revisions --

Sheet 4

1. The record plans we have have 4 prior revisions that have been reviewed and signed. (see attached copy).
2. There already is a sheet 4A. The new grading sheet for the Residence Inn needs to be numbered 4B.
3. The revision (#4 as shown on this plan) does not show up on our record drawings. If this was signed off on please provide mylar and prints and copies or include the signature on the mylar submitted in for signature. And then the prints and copies will be a part of this sets copies.

Sheet 4A

1. This needs to be sheet 4B as there already is a sheet 4A.

Sheet 5

1. All the grade lines are gone.
2. The record plans we have only have 4 of the revisions shown as approved. If #'s 5 and 6 were previously signed off provide the signatures on the mylars submitted for signature. If they haven't been signed off on then they will need to be reviewed and you may not want to include them with this submittal.
3. We do not have a record of a sheet 5R that is referenced.

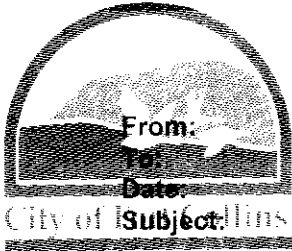
Sheet 6

1. The record sheet we have has no revision on it. All shown are new. And we do not have a record of a sheet 6R. As indicated above if these have been signed off on then provide signatures on the mylars submitted for signature.

Please let me know if you have any questions.

Sheri L. Wamhoff  
221-6605

Transportation Services  
Engineering Department



Kathleen Reavis  
Mark McCallum, Ward Stanford  
Fri, Sep 3, 1999 3:36 PM  
Re: Pilot Project TIS

Here are my comments on Matt's TIS,

Regarding the ped crossing on Lemay, its fortunate that his analysis finds that it meets a signal warrant but what would the timing of the signal installation be? he's not showing it until the "long range" condition - so how long would that be? I'm not saying that it doesn't cover the ped issue, I just need clarification on the timing.

Another ped issue is that he should indicate that a striped ped xing is needed on Oakridge to connect the site to the commercial area on the north side.

Regarding bike LOS, he should state that Oakridge should be striped for bikelanes since it is designated as a Collector on the City's MSP.

That's it for now - please let me know your thoughts.

Enjoy the holiday weekend.

KR

>>> Mark McCallum 08/31 9:20 AM >>>

Hello... I was wondering if there are any thoughts about the Pilot Project TIS? I think we should gather our initial thoughts and then take our consensus opinion to the group.

My thought is that if a signal is warranted (or recommended by Eric), then the pedestrian crossing can be incorporated into the signal phasing. Of course the intersection will need appropriate striping. If it does not meet signal warrants then it is my opinion that we definitely need to sit down and discuss what shall be done. If the latter is the case, I would like to first determine if the improvements are for the short or long term. Specifically, if the intersection is going to meet signal warrants within a year of any improvement we require to the intersection, I think we should incorporate that knowledge into the design.

Ward thanks for the initial input. Ward wrote:

Per my conversation with Matt, the intersection mets one of twelve warrants at only one time of day. This is, in general conversation, the bare minimum we can even begin considering a signal for an intersection. Normally Eric may not recommend a signal for only 1 warrant at 1 time of day and Matt agrees with same. It does support that the intersection more than likely will be signalized at some point in the future.

I have not received the TIS. Once I review it I'll be able to meet at either suggestion.

Any thoughts... Mark