



City of Fort Collins

Current Planning

PROJECT COMMENT SHEET

DATE: 6/28/97

DEPT: Engineering

PROJECT: Oakridge BP 26th filing Compact Suites

PLANNER: Leanne Harten

ENGINEER: Sheri Wamhoff

No Problems

Problems or Concerns (see below or attached)

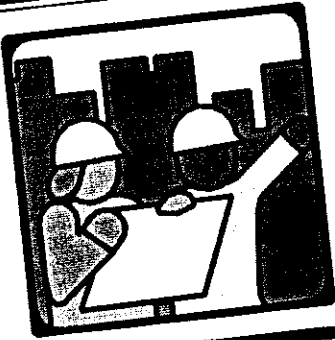
See plan for a few minor comments.

Date: 6/28/97

Signature: S. Wamhoff

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



REVISION COMMENT SHEET

DATE: April 30, 1997 DEPT: Engineering

PROJECT: #13-82BY Oakridge Business Park PUD, 26th
Filing - Comfort Suites
(LDGS) Final

PLANNER: Leanne Harter

All comments must be received no later than the staff review meeting on:
Wednesday, May 21, 1997

Oakridge BP 26th filing - Comfort Suites
Need to verify that the plans correspond with the road design being done by Sear Brown. I think we are set on layout it is now the grades that need to be verified.

May 9, 1997

The access easement to the south and the temporary turn around easement need to be received prior to this project going to the board.

The site and landscape plan do not show a curb chase and pipe that are located near the access drive off of Oakridge Drive. It also appears that the berms are shown differently on the landscape plan than they are on the grading plan.

Date: May 9, 1997 Signature: *S. Wankoff*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

<input checked="" type="checkbox"/> Plat	<input checked="" type="checkbox"/> Site	<input type="checkbox"/> Drainage Report
<input checked="" type="checkbox"/> Utility	<input type="checkbox"/> Redline Utility	<input checked="" type="checkbox"/> Landscape

Other easements





City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: February 6, 1997 DEPT: **Engineering**

PROJECT: REVISIONS #13-82BW Oakridge Business
Park, Comfort Suites, 26th Filing - P/FI

PLANNER: Mike Ludwig

All comments must be received by: *2/27/97*

March 3, 1997

Oakridge BP 26th, Filing PUD - Comfort Suites
Site Plan

1. The sidewalk should be placed to our standards and the utilities moved to accommodate the detached sidewalk.

Plat

2. The utility easement behind the row should turn the corner with a radius.

Utility Plans

3. The sidewalk should be placed to our standards and the utilities moved to accommodate the detached sidewalk. *See detail #1*

4. The road design as provided by RBD DOES NOT correspond with your design. They are showing a high point in the road east of the intersection. They have not addressed what they are going to do with the drainage trapped in the low area, so the design may change to something closer to what you have shown. What they have provided does not work with the grading and drainage you are showing, though.

5. If the street is not built all the way through to McMurry then an 80 foot turn around will be required at the property line. *see*

6. The stripping on Oakridge Drive should have lane widths as follows: (we had a change of mind) 7 foot bikelanes, 12 foot travel and turn lanes. *see*

7. We still need detail # 4 on the detail sheet. *see*

Date: *3/3/97*

Signature: *Mike Ludwig*

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Date: *3/3/97*

Signature

Shirley R. Wankhoff

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City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: November 27, 1996 DEPT: **Engineering**

PROJECT: #13-82BV Oakridge Business Park PUD, 26th
Filing, Comfort Suites - P&F

PLANNER: Mike Ludwig

All comments must be received by: Monday, December 16, 1996

Oakridge Business Park 26th - Comfort Suites

Dec 19, 1996

1. Before this project can be taken to the Board verification will need to be made that the street alignment for Oakridge Drive on these plans is in accordance with the plans being done by RBD for the entire street. This alignment needs to be verified to know that the site size and/or layout will not change.

Site Plan

2. Sidewalks that run in front of parking spaces need to be a minimum of 6 feet to allow for the 2 foot overhang of the vehicles.
3. Curbs at the entrance drives should have a 15 foot radius.
4. Walks on both streets shall be 5 feet in width with an 8 foot parkway.
5. Row along both streets needs to be dedicated to the back of the sidewalk.
6. Oakridge Drive will be a collector with a 50 foot flowline to flowline dimension to be stripped with two 6 foot bike lanes, two 13 foot travel lanes, and a 12 foot left turn lane.

Plat

7. The row at the east end of the property needs to be 76 feet in width and at the west end of the property it needs to be 86 feet with the 9 foot median.
8. The city only requires a 9 foot utility easement along a collector street unless the utilities have requested a larger easement.

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Date: 12/19/96 Signature: *SLW*

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9. The easements along the row shouldn't need to be pedestrian easements as the sidewalk will be within the row.
10. Additional row will need to be dedicated along Wheaton Drive to the back of the walk.
11. Access easements need to be provided at the access points if the access are to be considered joint access.

Utility Plans

Overall Utility Plan

12. Curb radius at the entry drives should have a 15 foot radius.
13. Label walk width on Wheaton Drive.
14. Access drive need to be concrete to the property line. The property line will be at the back of the walk.
15. The sidewalk ramps at the access drives do not need to sit at the corner since this is not a city street. They can be at the property line.
16. Sidewalks that run in front of parking spaces need to be a minimum of 6 feet to allow for the 2 foot overhang of the vehicles.

Grading, Drainage and Erosion control plan

17. Off site grading easements will be needed along the south and east property lines. Construction, access and drainage easements will also be needed for the access drive off of Wheaton Drive.

Oakridge Plan and Profile

18. Indicate where the existing pavement ends at the intersection of Wheaton Drive and Oakridge Drive. Provide elevations at this intersection in accordance with detail D-18.
19. Flowline to flowline dimension on the north side of the median needs to be 31 feet to accommodate a 12 foot turn lane, a 13 foot travel lane, and a 6 foot bike lane.
20. Provide a typical cross section of Oakridge Drive thru the median.
21. May calculations indicate that the slope on the south side of the Oakridge Drive median is closer to 1%. A 2.0% minimum needs to be kept.
22. Provide a striping plan for Oakridge Drive. The cross section (without the median) shall be 6 foot bike lane, 13 foot travel lane, 12 foot left turn lane, 13 foot travel lane, and a 6 foot bike lane.
23. If the street is not built all the way thru by the time this project wants a certificate of occupancy a 80 foot temporary turn around will need to be provided at the eastern edge of the property.
24. What type of irrigation is planned in the median? Outflow gutter is only allowed if drip or trickle type irrigation is used. Other types of irrigation require a inflow gutter with inlets. See Section 1.02.03.10
25. Before these plans can be approved we will need to verify that they are in accordance with the plans RBD is doing for the entire roadway to McMurry Drive for alignment and grade purposes.

(Continued on next page)

26. Street intersection gutter detail needs to be renamed to driveway intersection gutter detail. This detail also needs to be modified to reflect driveway conditions and requirements.
27. Provide additional street cross sections.
28. See plans for additional comments.



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