



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: April 10, 97

DEPT: Engineering

PROJECT: OAKRIDGE BP 24<sup>th</sup> filing - Executive Village

PLANNER: Steve Alt

ENGINEER: Sheri Wambhoff

No Problems

Problems or Concerns (see below or attached)

Oakridge BP, 24th filing - Executive Village  
Plat-

April 10, 1997

1. The drainage easement on lot 1 should be extended across the utility easements to the property lines
2. Provide the 20 foot off-site drainage easement. This will be needed prior to the plans being signed.
3. The easement going across lot 25 needs to be labeled or the easement line continued to make it clear what this is.

Make sure a copy of the plat is included with the mybars

Date: 4/10/97

Signature: *S. Wambhoff*

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY
- LANDSCAPE



City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

DATE: ~~96~~ JAN 29, 97 DEPT: ENGINEERING  
PROJECT: OAKRIDGE BP 24th - executive village  
PLANNER: ~~Steve~~ Steve Olt

All comments must be received by:

No Problems  
 Problems or Concerns (see below or attached)

Oakridge Business Park, 24th Filing

January 29, 97

By the way it is McMurry not McMurray and it is an Avenue not a Drive.

Site Plan

1. With the game room there is only 46 garage spaces and not 48.
2. There are a few places where you have set back lines indicated, but there are easements that create a greater set back than you have shown.

Plat

3. Add note 2. Tracts A, B, C and D are to be owned by the Homeowners Association.
4. Provide Row to the back of the walk on both streets.
5. The site plan indicates a 17 foot utility and pedestrian easement along McMurry.
6. The drainage easement between lots 11 and 12, how does this easement sit in relation to the property lines.

Utility Plans

Overall Utility Plan

7. Label the sidewalk and parkway widths along McMurry Ave and Innovation Drive. Provide a note that indicates that the sidewalk shall be tapered down to 4 feet at the southern end of the property.

Sheet 7 and Sheet 9

8. The radius at the private drive entrances can have a maximum of a 15 foot radius. This is what Date how for driveway accesses. Signature: Steve Olt

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City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

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

PROJECT: #13-82BU Oakridge Business Park PUD, 24th  
Filing, Oakridge Executive Village - P&F

PLANNER: Mitch Haas

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

Oakridge Business Park PUD, 24th Filing, Oakridge Executive Village - P & F  
Dec 20, 1996

### Site Plan

1. A 5 foot sidewalk detached 8 feet is to be provided along McMurry Drive and a 4.5 foot sidewalk detached 6 feet is to be provided along Innovation Drive.
2. Note states that the 12 foot utility easement along the private drive is also to be the building set back line. Reminder that no eaves, windows, ledges etc. can not extend into the easements so this line is not necessarily the building wall line.
3. You are counting 48 garage spaces, but there are not 48 spaces with the game room. If the game room is being proposed then the number of garage parking spaces needs to reflect the loss of those with this use.

### Plat

4. Indicate who is to own and maintain the Tracts.
5. Provide Row to the back of the walks and the easements shown behind that.

### Utility Plans

### Cover sheet

6. Note 1 should be modified to reference the development agreement date and note the date of plan approval.

(Continued on next page)

Date: 12/20/96

Signature S. Wambhoff

CHECK IF YOU WISH TO RECEIVE  
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Grading plan

7. Show sidewalk ramps on both sides at the entrances. These ramps do not need to angle out to the corner, but can stay at the property line.
8. The sidewalk along McMurry needs to be a 5 foot walk with an 8 foot parkway. The transition to a 4 foot walk and a 5 foot parkway should be shown on the south end of the property. The sidewalk along Innovation Drive needs to be a 4.5 foot walk with a 6 foot parkway. No transition is needed for this walk due to the undeveloped lot to the east.
9. There is outflow curb and gutter shown surrounding the sidewalk culvert between buildings 11 and 12. How is the water expected to be directed to the culvert.

Overall Utility Plan

10. It would be helpful for overall utility coordination if the services are shown going to the buildings.

Private Drive Plan and Profile

11. This plan does not show how the stormwater gets to the sidewalk culvert. If this section of parking conforms to the typical detail then the water will have to pool until it gets high enough to go through the culvert. If this section of parking slopes toward the culvert water will still pool in the concrete pan.

Details

12. Make modifications as shown
13. See plans for additional comments.