



PROJECT COMMENT SHEET

DATE: 2/4/97

DEPARTMENT: ENCL

PROJECT: OAKRIDGE BP 23RD DESIGN CENTER

PLANNER: STEVE OUT

All comments must be received by:

No Problems

Problems or Concerns (see below)

Oakridge BP 23rd filing, Design Center

Feb 4, 1997

The access drives should have a 15 foot radius not a 20 foot.

On the Detail sheet label the "Attached Sidewalk" detail as being "on site".

Date: 2/4/97

Signature: *S. Wambhoff*

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PLAT
 SITE
 LANDSCAPE
 UTILITY



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

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

PROJECT: #13-82BW Oakridge Business Park PUD, 23rd Filing, Oakridge Design Center - P&F

PLANNER: Steve Olt

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

Oakridge Business Park PUD, 23rd Filing, Oakridge Design Center

Plan review

Dec 16, 1996

1. Sidewalk along Innovation Drive needs to be 4.5 feet in width and detached 6 feet from the flowline.

2. The most easterly parking lot along the access has parking spaces to close to the street. The parking stalls need to be set back a minimum of 40 feet from the flowline of the travel way. It appears that two spaces will be lost.

Plat

3. It is *sight distance* not *site distance* easement.

4. Put the sight distance easement restrictions on the plat:

SIGHT DISTANCE EASEMENT RESTRICTIONS

THE AREA WITHIN SIGHT DISTANCE EASEMENTS IS RESTRICTED TO THE FOLLOWING:

1. FENCES SHALL NOT EXCEED 42" IN HEIGHT AND SHALL BE OF OPEN DESIGN. IF FENCES EXCEED 32" IN HEIGHT, THEY SHALL BE CONSTRUCTED OF SPLIT RAIL WITH A MINIMUM DIMENSION OF 1 2" BETWEEN HORIZONTAL MEMBERS.
2. BERMS, HEDGES, AND SHRUBS SHALL NOT EXCEED 32" IN HEIGHT.
3. TREE PLANTING SHALL BE RESTRICTED TO DECIDUOUS TREES ONLY. THE LOWEST BRANCH OF ANY TREE SHALL BE NO LESS THAN 42" FROM GRADE

(Continued on next page)

Date: 12/17/96 Signature *S. Wankhoff*

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Oakridge Business Park PUD, 23rd Filing, Oakridge Design Center

Plan review (page 2 of 2)

Dec 16, 1996

5. Row needs to be dedicated to the back of the walk. This will probably require the dedication of an additional 1.5 feet of row

Utility Plans

utility plan and horizontal control

6. Sidewalk along Innovation Drive needs to be 4.5 feet in width and detached 6 feet from the flowline.
7. The most easterly parking lot along the access has parking spaces to close to the street. The parking stalls need to be set back a minimum of 40 feet from the flowline of the travel way. It appears that two spaces will be lost.
8. The utility plans show curb and gutter connecting the two parking areas, but the site plan shows the curb and gutter going across where the grass pavers start.
9. Indicate access locations in reference to the property lines.

Fine grading and paving plan

10. perforated curb detail, what about a plan view? What is the spacing on these?

Detail

11. Ramp detail needs to be the new ramp detail or a detail for detached walk.
12. Make changes to street access intersection gutter detail.
13. See plans for additional changes.