

# REVISION COMMENT SHEET

DATE: March 29, 1999

TO: **Mapping/Drafting**

PROJECT: #13-82CC Oakridge Village P.U.D., 11<sup>th</sup> Filing –  
Prelim/Final (LDG)

All comments must be received by **Steve Olt** no later than the staff review meeting:

**Wednesday, April 14, 1999**

No Comment *JRH 10/2/99*

Problems or Concerns (see below or attached)

*Don't forget to check the 7/4/99*

DATE RECEIVED: \_\_\_\_\_

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



City of Fort Collins

**Current Planning**

# PROJECT COMMENT SHEET

DATE: November 16, 1998 TO: **Engineering**

PROJECT: #13-82CC Oakridge Business Park, 28th Filing,  
Parkside @ Oakridge - Prelim/Final LDGS

All comments must be received by *Steve Olt* no later than the staff review meeting:

**December 16, 1998**

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

Current Planning

# PROJECT COMMENT SHEET

DATE: November 16, 1998 TO: **Engineering Pavement**

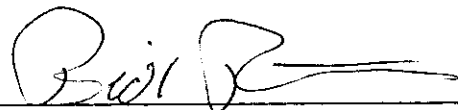
PROJECT: #13-82CC Oakridge Business Park, 28th Filing,  
Parkside @ Oakridge - Prelim/Final LDGS

All comments must be received by *Steve Olt* no later than the staff review meeting:

**December 16, 1998**

The pavement design information will need to be removed from the report. The site will need to be re-drilled after the utilities are installed and a final soils report and a pavement design report will need to be submitted.

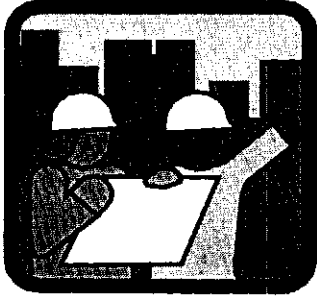
Date: 12-14-98

Signature: 

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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





# REVISION COMMENT SHEET

DATE: March 29, 1999                      DEPT: **ENGINEERING**  
PROJECT: #13-82CC Oakridge Village P.U.D., 11<sup>th</sup>  
All comments must be received by Steve Olt no later than the staff  
review meeting:

Wednesday, April 14, 1999

- No Problems
- ~~Problems or Concerns~~ (see below or attached)  
*MINOR COMMENTS.*

**General Comments:**

- ◆ Please see minor comments on the utility and landscape plans.
- ◆ Thank you for addressing all my major concerns. Also, the variance request has been approved by the City Engineer with the condition that a professional engineer in the state of Colorado submits a copy of the variance request. It is a technicality that I forgot to mention. Nevertheless the variance request is approved and the Engineering Department is ready to go to public hearing.

Date: 4/12/99    Signature: [Handwritten Signature]

Please send copies  
of marked revisions

<input type="checkbox"/> Plat	<input type="checkbox"/> Site
<input type="checkbox"/> Utility	<input type="checkbox"/> Landscape

NO COMMENTS - SUBMIT MYLARS

*READY FOR HEARING. JILL DETZ. UNDER FINAL COMPLIANCE*





# REVISION COMMENT SHEET

DATE: February 16, 1999      DEPT: **Engineering**  
PROJECT: Oakridge Village P.U.D. 11<sup>th</sup> Filing  
PLANNER: Steve Olt  
ENGINEER: Mark McCallum

All comments must be received no later than the staff review meeting:

Wednesday, March 3, 1999

- No Problems  
 Problems or Concerns (see below or attached)

**All Plans and Supplements Included:**

- ① Utility Plan
- ② Site Plan
- ③ Landscape Plan
- ④ "Proposed Plat Language" Handout

**General Comments:**

- See redline comments on all sheets of the utility plan. More specific comments will be mentioned below.

**Utility Plan Comments:**

*Cover Sheet; Sheet 1 of 8:*

- Include the legal description under the title.
- The General Notes have one minor revision.

*Plat of Oakridge Village P.U.D.:*

- There is new plat language required on all plats for repair and maintenance guarantees. See redlined comments and attached handout.

Street Plan and Profile (Armsley Court); Sheet 6 of 8:

~~VARIATION~~

- Armsley Court Should align with the driveway access across Wheaton Drive.
- The sidewalk along Wheaton Drive should be 5 feet in width and the parkway should be 8 feet.
- Show the high point elevation within the cul-de-sac.

Detail Sheet; Sheet 7 & 8 of 8:

- The typical utility trench detail should be omitted for it is no longer a standard detail referenced in the street repair manual. In place of the detail put a note as redlined on the plans. The proceeding comment also applies to the replacing asphalt paving detail.
- The typical cross-section detail should show a 10.5-foot parkway/sidewalk.

**Site and Landscape Plan:**

- Show 5' sidewalk and 8' parkway along Wheaton Drive.
- Show concrete pan at the end of the cul-de-sac.

Date: 3/3/99

Signature: [Handwritten Signature]

Please send copies of marked revisions

Plat     Site  
 Utility     Landscape





City of Fort Collins

Current Planning

# PROJECT COMMENT SHEET

**DATE:** 16 November, 1998      **DEPT:** Engineering

**PROJECT:** #13-82CC Oakridge Village, 11<sup>th</sup>-LDGS P/F

**PLANNER:** Steve Olt

**ENGINEER:** Mark McCallum

*All comments must be received by: 12/16/98*

No Problems  
 Problems or Concerns (see below or attached)

**All Plans and Supplements Included:**

- ① Utility Plan
- ② Site Plan
- ③ Landscape Plan
- ④ "Street Repair and Reconstruction Standards and Guidelines"

**General Comments:**

- ☐ See redline comments on all sheets of the utility plan. More specific comments will be mentioned below.

**Utility Plan Comments:**

*Cover Sheet; Sheet 1 of 8:*

- ☐ Include the legal description under the title.
- ☐ Reference the current soils investigation.
- ☐ The General Notes should be revised.

*Plat of Oakridge Village P.U.D.:*

- ☐ The legal description is not accurate and does not coordinate with the exhibit.
- ☐ Show the R.O.W. dimensions for Wheaton Drive and Stonewood Court.

*Grading, Drainage, and Erosion Control Plan: sheet 4 of 8:*

- ☐ Signature Block should be provided.
- ☐ Address and phone number for the engineer should be provided.

*Utility Plan; Sheet 5 of 8:*

- ☐ Show all existing underground utilities including gas, electric, telephone and cable.
- ☐ Show sidewalk, access ramps, and ROW dimensions.
- ☐ Indicate curb type.

*Street Plan and Profile (Stonewood Court); Sheet 6 of 8:*

- ☐ Show redlined spot elevations at the intersection of Stonewood Court and Wheaton Drive.
- ☐ The minimum tangent length at an intersection should be 100 feet
- ☐ Stonewood Court Should align with the driveway access across Wheaton Drive.
- ☐ Show elevations at all points-of-curvature.
- ☐ Show ROW dimensions.
- ☐ The sidewalk along Wheaton Drive should be 5 feet in width and the parkway should be 8 feet.
- ☐ Show the full extend of street work. The street "cuts" should be coordinated. See the new "Street Repair and Reconstruction Standards and Guidelines".
- ☐ The minimum slope for a road way should be 0.4%. The south curb return for Stonewood Court will need to be adjusted.

Detail Sheet; Sheet 8 of 8:

- ☐ Show the City detail for a cul-de-sac (D-5).

**Site and Landscape Plan:**

- ☐ Show 5' sidewalk and 8' parkway along Wheaton Drive.
- ☐ Show concrete pan at the end of the cul-de-sac.

Date: 12/18/98 Signature: [Signature]

PLEASE SEND COPIES OF MARKED REVISIONS:

- PLAT
- SITE
- UTILITY (2)
- LANDSCAPE