



City of Fort Collins
Current Planning

PROJECT COMMENT SHEET

DATE: 12.20.00

DEPT: ENGINEERING

**PROJECT: #13-82CP Oakridge Business Park 35th filing PDP –
TYPE II (LUC)**

PLANNER: Steve Olt

ENGINEER: Katie Moore

All comments must be received by: December 27, 2000

No Problems

Problems or Concerns (see below or attached)

Comments:

- Is this the correct setback for the new Harmony alignment? *check alignment w/ the roadlines*
- Dedicate utility, access, and landscape easements for 80' setback.
- Dedicate ROW off the new Harmony alignment to major standards.
- ? • In southeast corner of lot, provide connection to existing access easement.
- Current access location not a good location for future drive across Oakridge.
- Show ramps.
- Darken parking lot lines and other light lines.
- Correct titles – is this the 33rd, 34th, or 35th filing?
- Correct typos, sheet numbering, general notes, and plat language. See attached pages.
- Flow from a private drive cannot be channeled over a public sidewalk 3.6.2 (L)(2)f
- On the west and east edges of the lot grading easements are needed.
- Please correct detail sheet to conform with city standards.
- Modify note on sheet 4 next to street cut to state: Limits of street repair are approximate. Final limits are to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with city street repair standards.
- Provide adequate space for transformers.
- On the utility plan cover sheet please reference the soils investigation report and include the following Indemnification Statement: These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items show that may be required during the construction phase.

Date: January 3, 2001

Signature: *Katie Moore*

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS

- Please include drainage arrows showing positive drainage to streets or to an approved drainage facility.
- On the utility plan, please show existing features for a minimum of 150' beyond the project limits.
- Please include the City's signature block on sheets 2 and 3.
- Please show existing utilities along Harmony. Sign placement must not conflict with utilities.
- See plans for additional comments.

Handwritten notes:

1. 150' distance - circled
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PROJECT COMMENT SHEET

Current Planning

DATE: November 30, 2000 TO: **Engineering Pavement**

PROJECT: **#13-82CP OAKRIDGE BUSINESS PARK 35TH FILING
PDP - TYPE II (LUC)**

All comments must be received by **STEVE OLT** in Current Planning no later than the staff review meeting:

December 27, 2000

Note- Please identify your redlines for future reference

No Comment

Rick Richter

12-20-00

Signature

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape





City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: November 30, 2000 TO: Technical Services

PROJECT: #13-82CP OAKRIDGE BUSINESS PARK 35TH FILING
PDP - TYPE II (LUC)

All comments must be received by **STEVE OLT** in Current Planning no later than the staff review meeting:

December 27, 2000

DRB PER 35.

Note- Please identify your redlines for future reference

- 1. PLAT CLOSE. LEGAL DOESN'T CLOSE. LEGAL & PLAT DON'T MATCH. JAC*
- 2. SURVEYOR STATEMENT WILL NOT BE ACCEPTABLE TO CITY ATTY. OFFICE.*
- 3. PLEASE SHOW HOW OAKRIDGE DRIVE WAS DEDICATED.*
- 4. PLAT IS MIS-LABELED THE 33RD FILING -*

Signature

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat
 Site
 Drainage Report
 Other _____
 Utility
 Redline Utility
 Landscape





Project Comments Sheet

Selected Departments

Current Planning

DATE: May 9, 2001

PROJECT: OAKDRIDGE BUS. PARK 35TH FILING, #13-82CP

All comments must be received by in Current Planning no later than the staff review meeting:

Note - Please identify your redlines for future reference

Dept: Engineering

- 1 *Issue Contact: Katie Moore*
Please show phasing on utility plans. Phase 1 should include entire driveway.
- 2 *Issue Contact: Katie Moore*
Site Plan: Please remove note 14 and, instead, please provide the design for the sidewalk connection to McMurry.
- 3 *Issue Contact: Katie Moore*
Please include sight distance triangles for both directions for the site south of Oakridge Drive using new street standards (Drawing 7-16)
- 4 *Issue Contact: Katie Moore*
Handicapped parking stalls along north edge of lot are not wide enough.
- 5 *Issue Contact: Katie Moore*
Drive aisle along southeast corner of lot needs to be 22' wide (LUC 3.2.2(L)2)
- 6 *Issue Contact: Katie Moore*
Please show ramps at sidewalk connections through parking lot to building A.
- 7 *Issue Contact: Katie Moore*
Please see additional comments on plans.

- 8 *Issue Contact: Katie Moore*
Plat comments: Under legal description, please show date of preparation
- 9 *Issue Contact: Katie Moore*
Please correct wording as redlined.
- 10 *Issue Contact: Katie Moore*
Please show total ROW for Harmony and dimension.
- 11 *Issue Contact: Katie Moore*
Please dedicate additional emergency access easement as noted on plat.
- 12 *Issue Contact: Katie Moore*
Utility plan cover sheet: Please correct general notes.
- 13 *Issue Contact: Katie Moore*
Please include legal description under title.
- 14 *Issue Contact: Katie Moore*
Please include address/phone/fax/etc for owner and developer.
- 15 *Issue Contact: Katie Moore*
Overall utility plan: Please clearly show phasing.
- 16 *Issue Contact: Katie Moore*
Please change note(s) for street cuts (continued comment), see plans for wording.
- 17 *Issue Contact: Katie Moore*
Please remove parking lot islands from emergency access easement area.
- 18 *Issue Contact: Katie Moore*
Please show driveway cut according to detail - match flare widths, sidewalk connections.
- 19 *Issue Contact: Katie Moore*
Why is one crosswalk striped differently than the other two?
- 20 *Issue Contact: Katie Moore*
Grading plan: Offsite grading easements are needed along west edge of property (continued comment).
- 21 *Issue Contact: Katie Moore*
New street standards allow up to 500 square feet of sheet flow from driveway (9.4.11A). Please reduce area to meet this requirement.
- 22 *Issue Contact: Katie Moore*
Why isn't sidewalk culvert perpendicular to sidewalk and flow line?
- 23 *Issue Contact: Katie Moore*
Steel plating over sidewalk culvert needs to extend to curb.

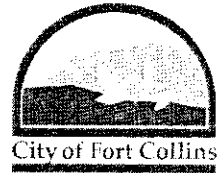
- 24 *Issue Contact: Katie Moore*
Detail sheet: Please correct detail D-15 to match standard.
- 25 *Issue Contact: Katie Moore*
Curb and gutter detail: please remove the inflow curb and gutter from where it is shown. Since it is for curb and gutter onsite and is not city-approved, it should not be included on the standard city detail sheet.
- 26 *Issue Contact: Katie Moore*
Please see plans for additional comments.
- 32 *Issue Contact: Katie Moore*
Please change ROW dedication for Harmony.
See plat for IHOP attached. Please match their ROW dedication.

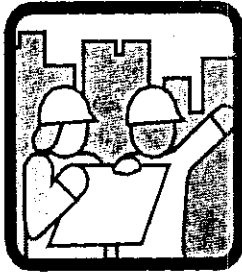
Katie Moore

Signature

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- Plat Site Drainage Report Other
- Utility Redline Utility Landscape





REVISION COMMENT SHEET

DATE: August 8, 2001 TO: Technical Services

PROJECT: #13-82CP Oakridge Business Park, 35th Filing
PDP - Type II (LUC)

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

August 29, 2001

No Comment

Problems or Concerns (see below or attached)

****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE
REFERENCE****

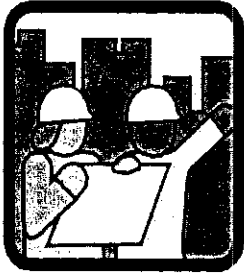
1. Plat & Local ~~Close~~ ~~OK~~ OK

Date: _____ HERE IF YOU WISH TO RECEIVE COPIES OF REVISION Signature: _____

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



REVISION COMMENT SHEET

DATE: April 17, 2001 TO: Tech Svs

PROJECT: #13-82CP Oakridge Business Park, 35th Filing –
PDP – Type II (LUC)

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

May 9, 2001

KATIE

No Comment

Problems or Concerns (see below or attached)

****PLEASE IDENTIFY YOUR REDLINES FOR FUTURE
REFERENCE****

1. PLAT CLOSES. LEGAL DOES NOT CLOSE. → 411.45' vs 441.45'

Date: _____ Signature: _____

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape



City of Fort Collins



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: November 30, 2000 TO: Technical Services

PROJECT: #13-82CP OAKRIDGE BUSINESS PARK 35TH FILING
PDP - TYPE II (LUC)

All comments must be received by **STEVE OLT** in Current Planning no later than the staff review meeting:

December 27, 2000

ORBPRK35.

Note- Please identify your redlines for future reference

1. PLAT CLOSES. LEGAL DOESN'T CLOSE. LEGAL & PLAT DON'T MATCH. JAC
2. SURVEYOR STATEMENT WILL NOT BE ACCEPTABLE TO CITY ATTY. OFFICE.
3. PLEASE SHOW HOW OAKRIDGE DRIVE WAS DEDICATED.
4. PLAT IS MIS-LABELED THE 33RD FILING -

Signature _____

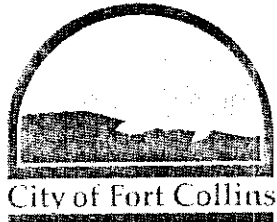
CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



Project Comments Sheet Selected Departments

Current Planning

DATE: September 5, 2001

PROJECT: OAKRIDGE BUS. PARK 35TH FILING, #13-82CP

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

August 29, 2001

Note - Please identify your redlines for future reference

Dept: Engineering

3

Issue Contact: Katie Moore

Site Plan: Please include sight distance triangles for both directions for the site south of Oakridge Drive using new street standards (Drawing 7-16)

8

Issue Contact: Katie Moore

Plat comments: Under legal description, please show date of preparation

9

Issue Contact: Katie Moore

Please correct wording as redlined.

12

Issue Contact: Katie Moore

Utility plan cover sheet: Please correct general notes.

24

Issue Contact: Katie Moore

Detail sheet: Please correct detail D-15 to match standard.

26

Issue Contact: Katie Moore

Please see plans for additional comments.

- 38 *Issue Contact: Katie Moore*
Utility plan cover sheet: I have attached the indemnification statement that should be shown on the cover sheet.
- 39 *Issue Contact: Katie Moore*
Plat: Please rename the emergency fire access easement as an Emergency Access and Access Easement (sounds weird, but it needs to be an access easement as well as an emergency access easement).
- 40 *Issue Contact: Katie Moore*
Plat: Is there already 177' of ROW existing on Harmony? The number provided for the Harmony ROW should be the existing ROW.
- 41 *Issue Contact: Katie Moore*
Plat: What is Tract A for? See plat for additional comments.
- 42 *Issue Contact: Katie Moore*
Utility Plan: Please provide a smooth connection to the sidewalk to the west.
- 43 *Issue Contact: Katie Moore*
Utility Plan: Please show the offsite placement of the temporary asphalt sidewalk along Harmony to the corner at McMurry. Please see plan for additional comments.
- 44 *Issue Contact: Katie Moore*
Utility Plan: Please provide a detail (plan view) of the concrete channel connection to the curb.
- 45 *Issue Contact: Katie Moore*
Utility plan: please provide a directional ramp at the corner of the Kindercare driveway.
- 46 *Issue Contact: Katie Moore*
Grading plan: The Harmony sidewalk is shown as 8' but labeled as 12.5'.
- 47 *Issue Contact: Katie Moore*
Detail sheet 7: Near D-10, please provide a note with the dimensions of the steel plate since yours will be diagonal and will not match the specified dimensions.

- 49 *Issue Contact: Katie Moore*
 Sheet 7: Outlet structure detail, please show how the two sections tie together (see redlines).
- 50 *Issue Contact: Katie Moore*
 Site and Landscape Plans: Please show ramps to match utility plans.
- 51 *Issue Contact: Katie Moore*
 Site plan sheet 1: note 20: Tract A is undefined on the plat.
- 52 *Issue Contact: Katie Moore*
 Site plan: please show the temporary asphalt sidewalk all the way to McMurry. Please match with utility plans.
- 62 *Issue Contact: Katie Moore*
 Please include a detail of the handicapped ramps adjacent to the parking stalls in the north row of parking.

Katie Moore

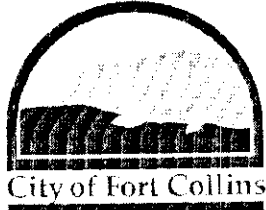
Signature

8.29.01

Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- Plat Site Drainage Report Other
- Utility Redline Utility Landscape



Project Comments Sheet Selected Departments

Department: **Engineering**

Date: **October 30, 2001**

Project: **OAKRIDGE BUS. PARK 35TH FILING, #13-82CP**

All comments must be received by STEVE OLT in Current Planning no later than the staff review meeting:

Nov 7
~~August 29, 2001~~

Note - Please identify your redlines for future reference

Issue Contact: **Katie Moore**

63

Site plan note 10: Note is incorrect. Phases must be shown on all plans in order for phased improvements to be allowed.

64

Site plan note 19: There is still a discrepancy between the definition of Tract A on the site plan and on the plat. Please coordinate.

65

Site plan: Please label and include dimension for Harmony and Oakridge ROW.

66

Site plan: Please show temporary sidewalk connection to McMurry intersection with Harmony, including ramps.

67

Utility plan cover sheet: Please correct typos in indemnification statement.

68

Plat: Please see redlines for comments.

69

Utility plan sheet 2: Please show additional areas to be patched/cut from curb to bike lane line.

Katie Moore

Signature

11.7.01

Date

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other *MyLars*
 Utility Redline Utility Landscape

70

Utility plan sheet 2: Where is the ROW in relation to the temporary asphalt sidewalk?
Please label sidewalk as asphalt and not attached concrete.

71

Utility plan sheet 2: please clarify that the temporary sidewalk will be placed around the trees, which are to remain.

72

Utility plan sheet 4: Please show how temporary sidewalk connects to McMurry intersection. Show ramps.

73

Utility plan sheet 5: See redlines.



City of Fort Collins

PROJECT COMMENT SHEET

007 8 1 4 1

Current Planning

DATE: October 23, 2001

TO: Technical Services

PROJECT: #13-82CR Oakridge Business Park, 35th Filing -
Final Compliance

KM

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

November 7, 2001

Note- Please identify your redlines for future reference

1. PLAT & LEGAL CLOSE.

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

