



City of Fort Collins

PROJECT COMMENT SHEET

Current Planning

DATE: May 9, 2001

TO: **Technical Services**

PROJECT: #13-82CQ OAKRIDGE BUSINESS PARK 34TH FILING -
NHA OF FORT COLLINS - FINAL COMPLIANCE (LUC)

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

MV

May 23, 2001

Note- Please identify your redlines for future reference

1. PLAT NUMBER CORRECT
2. Dimensions are missing for the outer boundary of the Lot & Tract - also for the easements on the north end of the plot.
3. PLEASE SHOW WHAT THE EASEMENTS, NEAR THE SOUTH SIDE OF PLAT, TO CITY, ARE TO BE USED FOR.

Name (please print)

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

PROJECT COMMENT SHEET

Current Planning

DATE: May 9, 2001

TO: **Engineering Pavement**

PROJECT: #13-82CQ OAKRIDGE BUSINESS PARK 34TH FILING –
NHA OF FORT COLLINS - FINAL COMPLIANCE (LUC)

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

May 23, 2001

Note- Please identify your redlines for future reference

No Comment

Name (please print)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



City of Fort Collins



Affordable Housing Comment Sheet

DATE: March 2, 2001

DEPT: ENGINEERING

PROJECT: #13-82CD Oakridge Business Park 34th Filing –

NHA (National Healthcare Associates) – Type II (LUC)

PLANNER: Steve Olt

ENGINEER: Marc Virata

All comments must be received by: March 28, 2001

No Problems

Problems or Concerns (see below or attached)

General Comments:

1. No comments were addressed regarding the plat. Please see the comments from the previous submittal. *(SEE ATTACHED FOR NEW PLAT LANGUAGE - AVAILABLE ELECTRONIC FORMS)*
2. An ID Sign is indicated on the utility plan set and is located in the utility easement, this might be of concern to the utilities depending on the structure. I did not see a detail of the sign on the architectural drawings.
3. Coordinate between the site and utility plan. There are discrepancies with regards to pedestrian connections, ID sign location, etc.
4. Pedestrian connectivity was questioned by Transportation Planning. It appears that based on the utility plan, the pedestrian area along the building between the handicap parking and the front façade along Wheaton shows pedestrians having to walk through a "Can Wash" among other item. (What is a "Can Wash"?) Please ensure unobstructed pedestrian connectivity.
5. Per PFA, The maximum length of a fire lane is 150' from the intersecting street. As such, the fire lane needs to be measured 150' from the flowline of Wheaton Drive. This area needs to be dedicated as an emergency access easement on the plat. The current additional length beyond the 150' needs to be eliminated.

Site Plan Comments:

1. Coordinate between the utility plan and site plan. See redlines for additional comments.

Landscape Plan Comments:

1. Show the ID sign on the plan (in the location that corresponds to both the utility and site plan.)

Utility Plan Comments:

1. Show the existing contours surrounding the property. It appears that off-site construction easements are possible for the construction along the north side of the property.

Date: March 30, 2001

Signature: _____

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS

2. Show expanded patching and add the following note referencing the patching:
Limits of street repair are approximate. Final limits to be determined in the field by the City Engineering Inspector. All repairs to be in accordance with City Street repair standards.
3. Replace the General Notes on the utility plan with the attached General Notes. This is available in electronic format and should be used on all current projects that were not first submitted after March 1, 2001.
4. Remove the access ramps being shown on the driveway entrance of Wheaton Drive. Per the standard drawing detail, access ramps won't be created.
5. Note the telephone riser is to be relocated.



REVISION COMMENT SHEET

DATE: March 2, 2001 TO: Technical Services

PROJECT: #13-82CD Oakridge Business Park 34th Filing –
NHA (National Healthcare Associates) – Type II
(LUC)

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

March 28, 2001

MARK V.

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

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

*NONE OF OUR COMMENTS FROM
OCTOBER 18, 2000 HAVE BEEN
ADDRESSED _____*

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

Date: _____ Signature: _____



City of Fort Collins



REVISION COMMENT SHEET

DATE: March 2, 2001 TO: Engineering

PROJECT: #13-82CD Oakridge Business Park 34th Filing –
NHA (National Healthcare Associates) – Type II
(LUC)

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

March 28, 2001

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

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

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Plat Site Drainage Report Other _____
 Utility Redline Utility Landscape

Date: _____ Signature: _____



City of Fort Collins



Affordable Housing Comment Sheet

Current Planning

DATE: October 5, 2000

TO: Technical Services

PROJECT: #13-82CD Oakridge Business Park, 34th
Filing, NHA Fort Collins – PDP – Type II
(LUC)

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

Wednesday, October 18, 2000

Note- Please identify your redlines for future reference

1. CONTROL MONUMENTS NOT DESCRIBED
2. PLAT IS MISSING CURVE INFO - BOUNDARY
3. PLAT/LEGAL DO NOT CLOSE.
4. WHAT SEPERATES LOT 1 FROM TRACT A ?
5. AREAS OF LOT 1 & TRACT A ADD UP TO MORE THAN TOTAL PLAT
6. DO NOT NEED TO GRANT EASEMENT IN ADDITIONAL ROW. ALONG WHEATON.
7. TITLES IN LEGAL DOES NOT MATCH TITLE ON PLAT

Signature

Date

(OVER)

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Plat Site Drainage Report Other _____

Utility Redline Utility Landscape



8. Plat name does not match project name.
Should this be Oakridge Business Park
3ATH Filing?
9. Easements along north line need more details
to be locatable.
10. Originals need to be of a quality too be able
to reproduce good quality sepia's.



Affordable Housing Comment Sheet

Current Planning

DATE: October 5, 2000
Pavement

TO: Engineering

PROJECT: #13-82CD Oakridge Business Park, 34th
Filing, NHA Fort Collins – PDP – Type II
(LUC)

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

Wednesday, October 18, 2000

Note- Please identify your redlines for future reference

No Comment

Rick Richter

Signature

10-18-00

Date

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Plat Site Drainage Report Other _____





City of Fort Collins
 Current Planning

AFFORDABLE HOUSING COMMENT SHEET

DATE: October 5, 2000

DEPT: ENGINEERING

**PROJECT: #13-82CD Oakridge Business Park 34th Filing, NHA
 Fort Collins – PDP – Type II (LUC)**

PLANNER: Ron Fuchs

ENGINEER: Marc Virata

All comments must be received by: October 18, 2000

No Problems

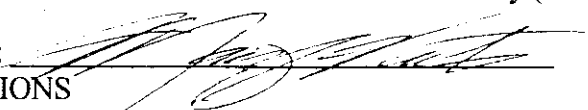
Problems or Concerns (see below or attached)

- In general, please coordinate between the site and utility plans. I'm finding discrepancies between the two with regards to dimension widths.
- The fire lane shown along the north needs to be 20' wide minimum. If the 5' or 6' sidewalk is part of this, the sidewalk should be designed to meet the criteria of a fire lane with regards to loading capabilities. Note that the site plan and utility plans appear to conflict with regards to this sidewalk width.
- A turnaround for the fire lane needs to be provided with a minimum diameter of 80' [LUC 3.6.6(E)]. This would not be required in the instance where the fire lane exceeds 150' in total length from the intersecting public street, which appears to be the case with the proposal.
- Is 5'6" sufficient for the bike/ped connection in lieu of the street connection?
- The hammerheads need to be a minimum of 35' in depth, not 25' as proposed on the utility plan.
- Please better show current right-of-way and street width along Wheaton Drive in order to see what is dedicated. The utility plans and site plans appear to conflict with regards to the proposed sidewalk width and separation width from the curb. Clearly indicate these dimensions.
- PFA would prefer that the fire hydrant shown on the south side of the southern drive aisle be relocated on the north side of the aisle in order to prevent the hose from crossing a travel lane.
- Please note the redline changes to the General Notes and plat language. Add the following paragraph to the end of (and as part of) the Repair Guarantee language:

The Obligations Of The Undersigned Pursuant To The "Maintenance Guarantee" And "Repair Guarantee" Provisions Set Forth Above May Not Be Assigned Or Transferred To Any Other Person Or Entity Unless The Warranted Improvements Are Completed By, And A Letter Of Acceptance Of The Warranted Improvements Is Received From The City By, Such Other Person Or Entity.

- Provide an access ramp for the sidewalk across the south side of the northern driveway (and a detail

Date: October 25, 2000

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS

Plat Site Utility Landscape Drainage Report NO COMMENTS-SUBMIT MYLARS

of this on the utility plan detail sheet.

- It appears that drainage is being directed from the private drive across the public sidewalk with this plan on the north side of the southern driveway. Drainage is not allowed to be directed across the sidewalk per 3.6.2(L)(2)(f).
- The plat needs to show the access and utility easement along the south driveway as emergency access easement as well.
- Why is 8.8' of utility easement being dedicated on the plat? 9' is required for Wheaton Drive as a collector roadway.

See plans for any additional comments



Affordable Housing Comment Sheet

Current Planning

DATE: October 5, 2000

TO: Engineering

PROJECT: #13-82CD Oakridge Business Park, 34th
Filing, NHA Fort Collins - PDP - Type II
(LUC)

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

Wednesday, October 18, 2000

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Signature _____

Date _____

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Plat Site Drainage Report Other _____

Utility Technical Utility Landscape

