

# REVISION COMMENT SHEET

DATE: November 2, 2000

TO: Tech Svs

PROJECT: #13-82CM Oakridge Business Park, 33<sup>rd</sup> Filing – IHOP – PDP – Type I (LUC)

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

**November 22, 2000**

No Comment

Problems or Concerns (see below or attached)

*OBPRK33.MAP*

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

1. OAKRIDGE 33RD PLAT & LEGAL CLOSE. OAKRIDGE 27TH PLAT CLOSES, 27TH LEGAL DOESN'T CLOSE. *JAC*
2. Need location of Detention Pond.
3. THE 33 FILING IS NOT THE SAME PARCEL AS THE 27<sup>th</sup> FILING
4. PLAT IS MISSING REQUIRED STATEMENTS
5. NEEDS A LOT NUMBER.
6. MISSING DESCRIPTION OF PROPERTY MONUMENT.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- |  |  |  |                                      |
|--|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Plat | <input type="checkbox"/> Site            | <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Utility         | <input type="checkbox"/> Redline Utility | <input type="checkbox"/> Landscape       |                                      |





City of Fort Collins  
Current Planning

# REVISION COMMENT SHEET

**DATE:** November 2, 2000    **DEPT:** ENGINEERING  
**PROJECT:** #13-82CM Oakridge Business Park – IHOP (LUCII)  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum  
*All comments must be received by:*

November 22, 2000

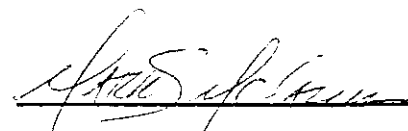
### General Comments

- ◆ See redlined comments on all sheets of the utility, plat, site and landscape plans. More specific comments will be mentioned below.

### Utility Plan Comments

- ◆ Please show all street cuts and their limits in accordance with the “Street Repair & Reconstruction Standards and Guidelines”. Also, please add the following notes:  
All streets cuts, curb & gutter and sidewalk removal, and the repair & reconstruction of the aforementioned shall be done in accordance with the city’s “Street Repair and Reconstruction Standards and Standards and Guidelines”. The city inspector and/ or the City Engineer shall have final authority in regard to the limits of the street repair.
- ◆ Please provide the radii for sidewalk along Harmony Road.
- ◆ Please provide the full name and legal description on the cover sheet of the utility plans.
- ◆ Storm water flow cannot be concentrated over a public sidewalk. See section 3.6.2(L)(12)(F) in the City of Fort Collins Land Use Code.
- ◆ Please add detail D-11 to the detail sheet.
- ◆ Please provide two feet of separation between the retaining wall and the public sidewalk.
- ◆ Show how the storm outfall will work at the curb and gutter. Also, clarify the design detail on sheet C-4.

Date: 11/22/00

Signature: 

PLEASE SEND COPIES OF MARKED REVISIONS:  PLAT  
 SITE  
 UTILITY  
 LANDSCAPE

NO COMMENTS – SUBMIT MYLARS

### **Site and Landscape Plan Comments**

- ◆ Please show sidewalk connection along Oakridge Drive.
- ◆ Remove the patterned concrete drive approach. It should just be concrete.
- ◆ Light and Power may not allow transformers at this location.
- ◆ The architectural site plans should be with the landscape plans.

### **Plat Comments**

- ◆ Please show all existing easements (landscape and access easement along Harmony Road) and the utility easements located on the site.
- ◆ Show the emergency access easement not as a detail.
- ◆ Enlarge the scale on the plat
- ◆ Please show access easement to the west.
- ◆ New language needs to be added to the plat.



City of Fort Collins  
Current Planning

# REVISION COMMENT SHEET

**DATE:** January 11, 2001    **DEPT:** ENGINEERING  
**PROJECT:** #13-82CM Oakridge Business Park, 33rd – IHOP  
(LUCII)  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum

All comments must be received by: January 31, 2001

### General Comments

- See redlined comments on all sheets of the utility, plat, site and landscape plans. More specific comments will be mentioned below.

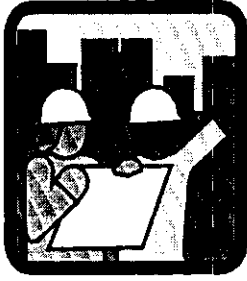
### Utility Plan Comments

- Please change the General Notes, as appropriate (see attached).
- **Big Comment:** Letters of intent for the offsite construction easements will be needed from adjacent property owners (see blue highlighted areas on sheet C-2).
- The driveway approach shall not exceed 1:12 slope. Please see detail D-15 (see attached). The engineering department is not opposed to the cross pan detail shown for the driveway, but we will need to see a maximum slope of 1:12. Please clarify.
- Please omit all signs from the utility plans.
- Please show the sidewalk connection to Wheaton Drive.
- Please provide the radii for sidewalk along Harmony Road on the utility plans
- Storm water flow cannot be concentrated over a public sidewalk. See section 3.6.2(L)(12)(F) in the City of Fort Collins Land Use Code.
- Please add detail D-11 to the detail sheet (see attached).
- Please show a metal sidewalk chase under the sidewalk instead of a pipe. Use a swale to the curb opening.

Date: 1/31/01 Signature: *Mark McCallum*

PLEASE SEND COPIES OF MARKED REVISIONS:  PLAT  
 SITE  
 UTILITY  
 LANDSCAPE

NO COMMENTS – SUBMIT MYLARS



# REVISION COMMENT SHEET

DATE: January 11, 2001

TO: Tech Services

PROJECT: #13-82CM OAKRIDGE BUSINESS PARK, 33<sup>RD</sup>  
FILING (IHOP) PDP – TYPE II (LUC)

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

**January 31, 2001**

No Comment

Problems or Concerns (see below or attached)

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

1. PLAT & LEGAL CLOSE. etc
2. THE NAME OF THE PLAT IN THE DEDICATION STATEMENT DOES NOT MATCH THE NAME AT THE TOP OF THE SHEET. (PUD)
3. WHAT IS THE "CROSS ACCESS EASEMENT"? DO WE NEED AN EXPLANATION ON THE PLAT?
4. MS Murry is spelled wrong.

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

Plat       Site       Drainage Report       Other \_\_\_\_\_  
 Datability       Redline Utility       Landscape      Signature: \_\_\_\_\_



City of Fort Collins



City of Fort Collins  
Current Planning

# PROJECT COMMENT SHEET

**DATE:** August 22, 2000      **DEPT:** EnginENGINEERING  
**PROJECT:** #13-82CM Oakridge Business Park – IHOP (LUCII)  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum  
*All comments must be received by:*

Wednesday, August 23, 2000

### General Comments

- ◆ See redlined comments on all sheets of the utility, plat, site and landscape plans. More specific comments will be mentioned below.
- ◆ An 80' building setback is required from the existing edge of asphalt along Harmony. Check the existing conditions for this information.

### Utility Plan Comments

- ◆ Check with the water utility for trench section, but don't show the street repairs on the detail.
- ◆ The utility plans shall include (at a minimum):
  1. Cover Sheet - includes a vicinity map, general notes, the city's project name of record, an index of sheets, the date prepared. Also include a signature block on all sheets.
  2. Utility Plan (as provided)
  3. Drainage, Erosion Control, and Grading Plans
  4. Detail Sheet
- ◆ Please provide a driveway detail for the driveway being proposed. The City does not have a detail that shows curb returns, so the consulting engineer needs to modify detail D-15 (also see D-17) in the city's street design manual. In addition, driveway shall be constructed with concrete to the right-of-way line.
- ◆ Please see the attached General Notes required on the Cover Sheet of the utility plans (see attachment).

Date: 8/22/00      Signature: 

PLEASE SEND COPIES     PLAT  
OF MARKED REVISIONS:  SITE  
    UTILITY  
    LANDSCAPE

NO COMMENTS – SUBMIT MYLARS

- ◆ Please show all street cuts and their limits in accordance with the "Street Repair & Reconstruction Standards and Guidelines".
- ◆ Please provide the radius for sidewalk along Harmony Road.
- ◆ Please add the following note:  
All streets cuts, curb & gutter and sidewalk removal, and the repair & reconstruction of the aforementioned shall be done in accordance with the city's "Street Repair and Reconstruction Standards and Standards and Guidelines". The city inspector and/ or the City Engineer shall have final authority in regard to the limits of the street repair.

### Site and Landscape Plan Comments

- ◆ Please show street trees along Oakridge Drive
- ◆ The minimum distance requirement between parking spaces is 24'. This extra space could be used for landscaping along the property line, if feasible.
- ◆ Show a detail of concrete within the Right-of-Way
- ◆ A sidewalk may be necessary along Oakridge. This will be determined after a LOS report is completed.
- ◆ The sign should not be in the sidewalk, or the sidewalk should be redesigned. Also, check to see that no pre-existing easements are dedicated where the sign is proposed.
- ◆ The minimum radius on the drive approach is 15'. Please label this radius on the utility plan.
- ◆ The sidewalk ramp onto Oakridge either needs to be omitted, or we need to talk about other options. The city does not want to "dump" people into the street mid-block.
- ◆ Please provide a graphical scale on all drawings.
- ◆ Please see all comments with regard to the monument sign. The sign may need to be relocated.

### Plat Comments

- ◆ See the <sup>Harmony Road</sup> Harmony Road alignment sheet for revisions to Harmony road Right of way.
- ◆ Please provide a 9-foot utility easement along Oakridge Drive and 15-foot utility easement along Harmony Road.
- ◆ Please provide an access easement for the driveway access to the property to the west.
- ◆ All necessary utility and drainage easements need to be shown on the plat. Also include all existing easements.
- ◆ There is new plat language and notice of other documents language. (see attached)
- ◆ There is also a new attorney Certificate. (see attached)
- ◆ Director of Engineering should be changed to read "City Engineer." Secretary of Planning and Zoning Board should read "Director of Planning."
- ◆ Label all adjacent platted property.
- ◆ 80.5' of Right of Way needs to be dedicated from the centerline of Harmony Road.

*City of Fort Collins*  
*APR 15*

### **Traffic Impact Study Comments**

- ◆ A full Level-Of-Service study should be included in the traffic impact study. The TIS provided did not address pedestrians, bikes and transit. The LOS study will at a minimum show if sidewalk connections will be required to connect this project with the city's sidewalk system.





City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

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DATE: July 25, 2000

TO: Mapping/Drafting

PROJECT: #13-82CM Oakridge Business Park, 27<sup>th</sup> Filing,  
IHOP – Type II (LUC)

Mark C.

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

**Wednesday, August 23, 2000**

*Note- Please identify your redlines for future reference*

1. Missing Notice of Other Documents, AND  
OTHER STATEMENTS.

2. PLAT CLOSES, LEGAL DISCLOSES USING LAST CALL, SEC  
(LEGAL DOES NOT MATCH MAP)

\_\_\_\_\_  
*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: July 25, 2000      TO: **Engineering Pavement**

PROJECT: #13-82CM Oakridge Business Park, <sup>5312</sup>27<sup>th</sup> Filing,  
IHOP – Type II (LUC)

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

**Wednesday, August 23, 2000**

*Note- Please identify your redlines for future reference*

*No comment*

*Rick Richter*      *8-23-00*

*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: July 25, 2000

TO: **Street Oversizing**

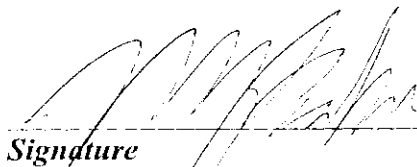
PROJECT: #13-82CM Oakridge Business Park, 27<sup>th</sup> Filing,  
IHOP – Type II (LUC)

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

**Wednesday, August 23, 2000**

*Note- Please identify your redlines for future reference*

*No comment*

  
\_\_\_\_\_  
*Signature*

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Plat       Site       Drainage Report       Other \_\_\_\_\_

Utility       Redline Utility       Landscape

