

# REVISION COMMENT SHEET

DATE: June 23, 2000 TO: Mapping

PROJECT: #13-82CG Oakridge Business Park, 31<sup>st</sup> Filing,  
Preliminary/Final, KinderCare Center - (LDGS)

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

Wednesday, July 12, 2000

No Comment

Problems or Concerns (see below or attached)

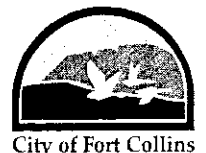
**\*\*PLEASE IDENTIFY YOUR REDLINES FOR FUTURE REFERENCE\*\***

C.K. JRH  
Plat & Legal Close. JRL

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:** June 23, 2000      **DEPT:** ENGINEERING  
**PROJECT:** #13-82CF Kindercare @ Oakridge Bus. Park,  
 30<sup>th</sup> Filing -P/F  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum

*All comments must be received by:*

Wednesday, July 12, 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 include an access ramp detail and a driveway approach detail. The access ramp detail should be designed similar to Detail D-12.5 (see redlined sidewalk). The driveway approach detail shall be a modified version of Detail D-15 and D-17. (See attachments for details.) Also, provide all pertinent details as shown in the city's street design manual (i.e. sidewalk detail).

### Plat Comments:

- ◆ Please address comments from mapping and drafting.

Date: 7/19/00      Signature: [Handwritten Signature]

PLEASE SEND COPIES OF MARKED REVISIONS:  PLAT  
 SITE  
 UTILITY  
 LANDSCAPE

NO COMMENTS - SUBMIT MYLARS



City of Fort Collins  
Current Planning

# PROJECT COMMENT SHEET

**DATE:** May 5, 2000      **DEPT:** ENGINEERING  
**PROJECT:** #13-82CF Kindercare @ Oakridge Bus. Park,  
 30<sup>th</sup> Filing –P/F  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum  
*All comments must be received by:*

Wednesday, May 31, 2000

### General Comments

- ◆ See redlined comments on all sheets of the utility, plat, site, and landscape plans. More specific comments will be mentioned below.
- ◆ All Plans and Supplements Included:
  1. Utility Plan
  2. Site Plan
  3. Plat
  4. Sight Distance Easement

### Utility Plan Comments

- ◆ Please include an access ramp detail and a driveway approach detail. The access ramp detail should be designed similar to Detail D-12.5 (see redlined sidewalk). The driveway approach detail shall be a modified version of Detail D-15 and D-17. (See attachments for details.) Also, provide all pertinent details as shown in the city's street design manual (i.e. sidewalk detail).
- ◆ The sidewalk variance request is approved with this submittal.
- ◆ Thank you for providing the sight lines. In addition to what has been shown, please show the full 400-foot sight line. (See redline comments.)

Date: 6/1/00      Signature: [Handwritten Signature]

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 UTILITY  
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NO COMMENTS – SUBMIT MYLARS

- ◆ The access easement for the driveway on Oakridge Drive is what city staff was requiring; However, I would like instead of allowing the jog in the curb, please bring the curb straight to the intersection (as redlined). In addition, look at providing a smooth curve with a 25 foot drive (see redlines).

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

- ◆ Please provide sight distance as shown on the utility plans and as worded above. It appears that the fence will interfere with the sight distance line. Please verify the proposed fence with the easement language. Also, add sight distance language (see attachment).

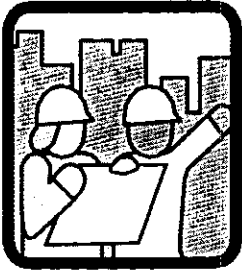
#### **Plat Comments:**

- ◆ Please address comments from mapping and drafting.
- ◆ Please provide sight distance easements.
- ◆ Show all required easements per redlines.

Sight Distance Easement – The sight distance easement is an easement required by the City at some street intersections where it is necessary to protect the line of sight for a motorist needing to see approaching traffic and to react safely for merging their vehicle into the traffic flow. The following are requirements for certain objects that may occupy a sight distance easement for level grade:

- (1) Structures and landscaping within the easement shall not exceed 24 inches in height with the following exceptions:
  - (a) Fences up to 42 inches in height may be allowed as long as they do not obstruct the line of sight for motorists.
  - (b) Deciduous trees may be allowed as long as all branches of the trees are trimmed so that no portion thereof or leaves thereon hang lower than six (6) feet above the ground, and the trees are spaced such that they do not obstruct line of sight for motorists. Deciduous trees with trunks large enough to obstruct line of sight for motorists shall be removed by the owner.

For non-level areas these requirements shall be modified to provide the same degree of visibility.



# REVISION COMMENT SHEET

DATE: May 5, 2000

TO: Mapping

PROJECT: #13-82CG Oakridge Business Park, 31<sup>st</sup> Filing,  
KinderCare Learning Center – Preliminary/Final  
(LDGS)

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

**Wednesday, May 31, 2000**

No Comment

Problems or Concerns (see below or attached)

02RBPK31

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

- BOUNDARY & LEGAL CLOSE. GRC
- PLEASE SHOW 5' & 5' FROM CENTERLINE OF THE 10' DRAINAGE EASEMENTS & THE 10' UTILITY EASEMENT & THE 40' DRAINAGE ESMT (20' & 20')
- THE METHOD OF HOW THE EAST LINE OF NW 1/4 WAS DETERMINED IS UN-ACCEPTABLE.
- BLOCK 1 IS NOT NEEDED.
- ~~BOUNDARY METERS ROAD RIGHT~~

Date: \_\_\_\_\_ HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS Signature: \_\_\_\_\_

Plat

Site

Drainage Report

Other \_\_\_\_\_

Utility

Redline Utility

Landscape

Mark M



City of Fort Collins



City of Fort Collins

# PROJECT COMMENT SHEET

## Current Planning

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DATE: January 10, 2000

TO: **Engineering**

PROJECT: #13-82CF Kindercare @ Oakridge Business  
Park, 30<sup>th</sup> Filing – Preliminary/Final (LDGS)

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

**February 2, 2000**

⇒ *Note- Please identify your redlines for future reference* ⇐

-----  
*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

# PROJECT COMMENT SHEET

Current Planning

DATE: January 10, 2000

TO: **Engineering Pavement**

PROJECT: #13-82CF Kindercare @ Oakridge Business  
Park, 30<sup>th</sup> Filing – Preliminary/Final (LDGS)

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

**February 2, 2000**

⇒ *Note- Please identify your redlines for future reference* ⇐

*No Comment*

*Rick Richter*

Signature

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







City of Fort Collins  
 Current Planning

# PROJECT COMMENT SHEET

**DATE:** January 10, 2000      **DEPT:** ENGINEERING  
**PROJECT:** #13-82CF Kindercare @ Oakridge Bus. Park,  
 30<sup>th</sup> Filing –P/F  
**PLANNER:** Steve Olt  
**ENGINEER:** Mark McCallum

*All comments must be received by:*

Wednesday, February 2, 2000

### General Comments

- ◆ See redlined comments on all sheets of the utility, plat, site, and landscape plans. More specific comments will be mentioned below.
- ◆ All Plans and Supplements Included:
  1. Utility Plan
  2. Site Plan
  3. Plat
  4. City of Fort Collins Signature Block Format
  5. Plat language

### Utility Plan Comments

- ◆ Please show all street cuts and curb and gutter removal. The street cuts should be made in accordance with the city's "Street Repair and Reconstruction Standards and Guidelines". Also, provide a minimum street cut and repair width per the aforementioned standards.
- ◆ All driveways shall be constructed with concrete within the right-of-way.
- ◆ Drainage, Grading and Erosion Control Plan, and a Detail Sheet should be included in the utility plan set. Therefore an index of sheets will need to be provided on a cover sheet for the utility plans or the utility plan. Also, the cover sheet for the utility plans should have a vicinity map.

Date: 2/8/10      Signature: [Handwritten Signature]

PLEASE SEND COPIES OF MARKED REVISIONS:  PLAT  
 SITE  
 UTILITY  
 LANDSCAPE

NO COMMENTS – SUBMIT MYLARS

- ◆ Please provide a city signature block for utility plan approval on all sheets within the utility plan set (see attachment for sample signature block).
- ◆ Please include an access ramp detail and a driveway approach detail. The access ramp detail should be designed similar to Detail D-12.5 (see redlined sidewalk). The driveway approach detail shall be a modified version of Detail D-15 and D-17. (See attachments for details.) Also, provide all pertinent details as shown in the city's street design manual.
- ◆ Add the following note (as shown as #8 on the redlined utility plans):

All street work necessitating the need to cut into the street shall be done in accordance with the City's "Street Repair and Reconstruction Standards and Guidelines." The City Inspector and/ or the City Engineer has final authority over the street repair limits.

- ◆ Please provide an access ramp and sidewalk to the north of the access on McMurry Avenue.
- ◆ The sidewalk along McMurry Avenue will need a variance request signed by a P.E. to justify the need to have an attached sidewalk. The variance request should be submitted to me (Mark McCallum). The City Engineer shall have final authority over the issue. One recommendation I have is that the sidewalk be increased to six feet.
- ◆ Please dedicate 4 feet of right-of-way adjacent to McMurry Avenue.
- ◆ The access along Oakridge Drive should allow for a future shared access with the property to the west. For options please call me at 221-6605. Also, please adjust the alignment of that access so that it intersects Oakridge Drive at a right angle.
- ◆ Please provide a four-foot clear area behind the access ramp at the corner of McMurry Avenue and Oakridge Drive.
- ◆ Please revise the General Notes.
- ◆ Please add a City Signature Block.
- ◆ Thank you for providing the sight lines. In addition to what has been shown, please show the full 400-foot sight line.

#### **Site Plan Comments**

- ◆ Please provide 60 feet of parking space setback from McMurry Avenue (see redlined plans).
- ◆ See and apply all utility plan comments.

#### **Plat Comments:**

- ◆ Please address comments from mapping and drafting.
- ◆ Please see attachment for plat language that should be added.
- ◆ Please provide sight distance easements.
- ◆ As was noted above with regard to the shared access between lots, please provide an access easement as necessary.
- ◆ Please provide a 9-foot utility easement adjacent to McMurry Avenue and Oakridge Drive.
- ◆ Please provide a drainage easement for the water quality system and the drainage system.
- ◆ Please dedicate 4 feet of right-of-way along McMurry Avenue.

- ◆ Both the utility and site plans show that a parking lot is encroaching into the 30-foot Landscape tract, which was dedicated by separate instrument. Please provide that document which is recorded at the Larimer County Clerk and Recorder. The question that needs to be answered is whether or not parking can be allowed in that tract. Also, provide a copy of the Harmony Cemetery dedication (BK.63~PG. 172) to verify the property boundary.
- ◆ The Plat is named incorrectly. Please provide proper name.