

# REVISION COMMENT SHEET

**DATE:** December 23, 1999

**DEPT:** ENGINEERING

**PROJECT:** #13-82CF Oakridge Business Park, 29<sup>th</sup> Filing ~~(LUC)~~

**PLANNER:** Steve Olt

(LDGS)

**ENGINEER:** Marc Virata

*All comments must be received by:* January 12, 2000

No Problems

Problems or Concerns (see below or attached)

**Comments:**

The site is apparently now the 30<sup>th</sup> filing.

As noted on the previous submittal., provide for additional 2' of right-of-way dedication along Oakridge Drive in order to bring Oakridge Drive to current street standards.

As noted on the previous submittal, ~~a letter of intent for~~ offsite easements <sup>are</sup> needed for the curb and pavement construction being done offsite.

A response from the City Engineer has not been received with regards to the variance requests submitted by JR Engineering. This information will be sent out as soon as it is received. (It is expected that the variance request will be denied and additional 2' of right-of-way dedication plus 6.5' of parkway width will remain as required for Innovation Drive.)

Date: January 19, 2000

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

PLEASE SEND COPIES OF MARKED REVISIONS

Plat  Site  Utility  Landscape  Drainage Report  NO COMMENTS-SUBMIT MYLARS



# REVISION COMMENT SHEET

DATE: December 23, 1999 TO: **Mapping**

PROJECT: #13-82CF Oakridge Business Park, 9<sup>th</sup> Filing,  
"Hercules Hercules"(clap clap) (LUC)

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

**Wednesday, January 12, 2000**

No Comment

Problems or Concerns (see below or attached)

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

1. Title of Plat does not match <sup>the</sup> name in the statement of ownership.
2. BOUNDARY & LEGAL CLOSE, JOC
3. PLEASE LABEL THE EXISTING EASEMENTS "TO REMAIN" IF THEY ARE TO REMAIN - OTHERWISE THERE NEEDS TO BE A NOTE VACATING THE EASEMENTS.

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:** October 6, 1999      **DEPT:** ENGINEERING  
**PROJECT:** #13-82CF Oakridge Business Park 9<sup>th</sup> Filing  
 Hercules Industries Expansion --  
 Preliminary/Final LDGS

**PLANNER:** Steve Olt  
**ENGINEER:** Marc Virata

*All comments must be received by:* December 1, 1999

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

**General Comments**

- The traffic study does not mention truck traffic (semi-trailers) with regards to potential volumes of these large vehicles. How many trips are expected with regards to large vehicles. The site and utility plans leave question as to how large vehicles are accommodated on and off-site. Engineering prefers that all loading and unloading movements are accommodated on-site (vehicles not backing up into the site off of public streets.) How do semi-trailers access the loading dock area? Please show turning movements on a plan to address how semi-trailers access the loading dock area. It appears that the off-site access drive off of Oak Ridge Drive might be the preferred entrance for loading and unloading. Has the owner to the west given consent for this?
- Provide evidence of a joint access easement from the property to the west. Is the property owner aware of the potential semi-trailer traffic that may use the existing parking lot to back into the loading dock?
- It appears that the plans submitted utilized the same base map, in which curb and gutter as well as sidewalk disappears around the north edge of this site. Please provide more detail of the existing improvements (and type of improvements). Please provide more detail on the

Date: 12/2/99      Signature: *Marc Virata*

- PLEASE SEND COPIES     PLAT  
 OF MARKED REVISIONS:  SITE  
                                    UTILITY  
                                    LANDSCAPE

NO COMMENTS – SUBMIT MYLARS

existing driveway/parking lot to the west to help ascertain how this off-site driveway might be utilized by this site.

- Offsite easements are required prior to a hearing for the improvements to the west.
- How is service planned to continue while construction takes place? Will there be phasing of the improvements because of the proposed office building? How will loading and unloading be accommodated during construction phase? This will be further discussed during Development Agreement and Development Construction Permit stages.

#### Plat

- Note the redline revisions to the plat language on the Plat and add the following additional note:

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.

- Add the Filing Number to the Plat title.
- Dedicate 2’ of additional right-of-way along Oak Ridge Drive and provide for the additional 2’ easement dedication to bring the width to 9’.

#### Utility Plans

- Note the changes to the General Notes and add the following to General Note #5:  
The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by The City Engineer at the time the cuts are made.
- The benchmark provision should be noted as an identifier, not a “date”.
- Construct and show sidewalk improvements (where such does not already exist) along Innovation Drive to current Street Standards (4.5’ sidewalk detached 6.5’). Provide for smooth transitions to and from existing sidewalks.
- Continue the sidewalk straight across the driveway, not brought out to the street. Revise the detail sheets accordingly.
- Revise the asphalt patch area as shown.
- Show the existing curb and gutter (type) as well as sidewalk (width and type) throughout the entire site. Where is in-fall and/or outfall curb and gutter used as noted in the details?
- Please note and distinguish where sidewalk currently exists and where currently proposed.

#### *SITE PLAN:*

(see redlined plans for additional comments)

- *TEENANT ID SIGNS SHALL NOT BE WITHIN DEDICATED RIGHT-OF-WAY.*



City of Fort Collins

# PROJECT COMMENT SHEET

Current Planning

DATE: November 4, 1999 TO: **Engineering/Pavement**

PROJECT: #13-82CF Oakridge Business Park 9<sup>th</sup> Filing -  
Hercules Industries Expansion -  
Preliminary/Final LDGS

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

**December 1, 1999**

**\*\* Please note ignore the first page of the site plan set\*\***

*No Comment*

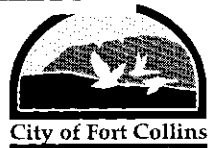
Date: *11/16/99*

Signature: *Rick Richter*

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: November 4, 1999 TO: Mapping/Drafting

PROJECT: #13-82CF Oakridge Business Park 9<sup>th</sup> Filing -  
Hercules Industries Expansion -  
Preliminary/Final LDGS

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

**December 1, 1999**

**\*\* Please note ignore the first page of the site plan set\*\***

\* Plat & Boundary Closes.

\* Plat sheets and legal have a discrepancy as to the 1/4 section this is in. JAC

\* THE TITLE OF THE PLAT IS WRONG ~~IT~~ IT SHOULD ~~BE~~  
HAVE THE STATEMENT IN THE SUB TITLE = " A PORTION  
OF WHICH IS A REPLAT OF LOT 1 OAKRIDGE BUSINESS  
PARK P.U.D. 20<sup>th</sup> FILING " AND A PORTION OF WHICH  
IS A REPLAT OF A PORTION OF LOT 1 OF OAKRIDGE  
BUSINESS PARK 11<sup>th</sup> FILING " , ALONG WITH THE INFO  
YOU HAVE

\* Filing number XX - should be spelled - Twentieth - Name  
should match the statement of subdivision name.

Date:

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

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

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

