



November 19, 2002

Mr. Bob Barkeen  
Current Planning Department  
City of Fort Collins  
281 North College Avenue  
PO Box 580  
Fort Collins, Colorado 80521-0580

RE: Caribou Apartments (021030)  
October 10, 2002 Comments Response

Dear Bob:

I am writing in response to the Staff Comments dated October 10, 2002 regarding the Caribou Apartments project. Please note below that the staff comments are followed by our response.

**Department: Advance Planning**  
**Topic: drainage**

**Issue Contact: Clark Mapes**

83

Friendly Request: Please provide some color variation among buildings. 3 different brick colors and siding colors would help tremendously to minimize the negative monotonous effects of repetition in these kinds of complexes with, I presume, little additional cost. Cost/benefit on this appears to be heavily in favor. Call 221-6225 if you would like to discuss. Thank You.

*Our color scheme has two "body colors" of paint to provide variation in the appearance of the buildings while still providing the thematic continuity of a feeling of community. We feel that with only six buildings, a greater degree of variation will detract from the sense of neighborhood here.*

**Department: Current Planning**  
**Topic: General**

**Issue Contact: Bob Barkeen**

123

This parcel is just over ten acres in size. A minimum of two housing types must be provided within the project. As proposed, the project consists of 100% multi-family residential. A modification will likely be needed for this code requirement.

*In our initial conversations with City personnel, we reached an agreement that the additional unit attached to the clubhouse would provide sufficient variation to meet the requirements of the Code.*

186

Garages, the architectural element on the rear of the garage building must project at least 6 inches from the wall face. Additionally, the front of the garages will need to include vertical trim details that subdivides the overall siding pattern shall be provided intervals not to exceed two internal parking stalls.

*The garage elevations have been modified to incorporate these two elements.*

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**Department: Engineering**  
**Topic: Timberline 6-lane**  
174

**Issue Contact: Katie Moore**

For all new street corners, please provide directional ramps.

*Directional ramps are now shown on 6-lane drawings.*

175

Sheet 28 shows the wrong stationing along the bottom of the sheet.

*The stationing has been fixed.*

176

For the parcel just north of Caribou, please show a 10' parkway.

*The 10-foot parkway north of Caribou is shown.*

177

Please label all intersecting streets.

*Street names have been added.*

178

The 6-lane design of Timberline should be an extension of the 4-lane design. The road should not have to be entirely rebuilt in the future. Please use the cross-sections for the 4-lane design and extend those slopes for the 6-lane design.

*The 6-lane design has been modified to not require complete reconstruction of the road from the 4-lane project. Cross-slopes do not match exactly, but are very close. This is because both designs were done with "smooth" flowline designs rather than grade breaks every 50 feet.*

179

Please provide cross-sections every 50'.

*Cross-sections for the 6-lane are provided every 50 feet. These cross-sections are drawn correctly, match the ultimate flowline profiles and show future cross-slopes. These sections are lacking from those required for construction plans, but cross-sections were not required per a meeting with Engineering on August 8, 2002. They have been included as a courtesy.*

180

Please provide all cross-section information required by the standards.

*See the response under Comment #179.*

181

Please do not grade sidewalks such that they will end up as puddles/streams.

*The walks that drain improperly are existing. These may or may not be improved when the road is widened to 6 lanes.*

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**Topic: Detail Sheet**

58

Please use LCUASS detail for under-walk drain, add details for the 4-lane arterial and 6-lane arterial, correct some typos (certain items were wrong in LCUASS), and add LCUASS detail numbers to a few drawings lacking them.

*The details stated in the comment were updated in the last round of submittal. Please specify if something new is needed.*

84

Please provide details of retaining walls.

*Details of the retaining walls are shown on the Grading Plan. This was done in the last round of submittal.*

**Topic: General**

36

This project needs to provide the offsite sidewalk connection from this site to a connecting sidewalk along the west side of Timberline.

10.2.02 – Repeat.

*The Owner has contacted the Planning Department to request relief from building an off-site sidewalk with this project. All notes stating that the walk will be built with the 4-lane construction of Timberline have been left on the plans at this time.*

69

Please see redlined utility plan checklist for any additional comments on the utility plans and plat. Please re-check the checklist and return with revisions.

*Redlines and checklist have been returned with notes from the designer.*

86

It would be advisable to have a utility coordination meeting soon. Please contact Katie Moore at 221-6605 to schedule.

*The utility coordination meeting was held on November 13, 2002.*

89

Please see redlines for additional comments.

*Redlines and checklist have been returned with notes from the designer.*

150

Please provide diagrams on each sheet that shows where the portion shown sits in relation to the rest of the site (for any sheet that doesn't show the site in its entirety).

*A vicinity map has been added to the Grading Plan since it has three sheets.*

182

The following is a request: Please label existing and proposed elevations on the street profiles at each station. See Sheet 13. This makes it much easier to check against the cross-sections and any spot elevations provided. This information has often been provided on plans submitted for other projects.

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*Proposed grades have been added on the Arterial plans.*

183

In general, any existing items should be shown in a lighter weight line, and any proposed items should be shown in a darker lineweight.

*Line weights have been adjusted to make the plans more legible..*

185

Any engineering comments lower in number than 138 are repeat comments.

*So noted.*

**Topic: Horizontal Control Plan**

147

Please dimension all driveway cut widths.

*Drive-cut dimensions have been added.*

148

Due to the unusual driveway widenings at the street, it is recommended that the curves in these driveways be smoothed out. The bumpouts behind the sidewalk could turn into a maintenance problem later from cars hitting them.

*The driveway geometry has remained to protect parked cars. Would a variance from 28-foot drive cuts to 24-foot drive cuts be welcomed by the City?*

**Topic: Landscape plan**

60

Please show all easements (especially sight distance easements) and ROW.  
10.02.02 – please label them as well.

*Easements and ROW's have been labeled.*

144

Several trees have been shown within the sight distance easements that won't work with the restrictions. Please pull them out of the easements.

*Trees within the sight easements have been moved to provide clearance.*

145

Sheet 4 does not have the utility layer turned on.

*The utility layers have been turned on.*

**Topic: Overall Utility Plan**

25

Please clearly label all radii for curb returns and emergency access easements.

*The Horizontal Control Plan was added in the last submittal and is referenced in the Overall Utility Plan. This should have eliminated this comment.*

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85

Please provide directional ramps at intersection of Caribou and the private street.  
10.02.02 – This includes one ramp (at either corner) to cross Caribou.

*New ramps have been added on Caribou Road. They are noted in the Grading Plan.*

151

Sidewalks shouldn't need ramps for crossing driveways. The walks should be flush with the driveways.

*Drives have been modified to match the standard drive detail. Ramps crossing drives have been removed.*

152

On the elbow, the driveways should be concrete to the backs of the sidewalks even though they veer outside of the ROW.

*It has been noted that drives are concrete to the back of walk, not ROW.*

153

Please provide a detail of how the ramps will work at the northwest corner of Shorebird and Timberline .

*The ramp at the north corner of Shorebird and Timberline has been drawn in the Plans. The detail that applies has been added.*

154

Please configure the inlet and the right turn lane taper so that the inlet will not have to be rebuilt when the 6-lane configuration of Timberline is constructed.

*The right turn pocket and the storm sewer layout have been modified at Timberline per this request. The shorter taper requires an additional grade break variance.*

**Topic: Plat**

65

Some of the plat language is incorrect or missing. The correct plat language handout has been included with the comments.

*The Plat language has been updated.*

66

Please label and dimension the current and proposed full ROW widths for all streets and clearly identify private streets.  
10.02.02 – Private streets should not be dedicated as ROW, but as a tract.

*Street rights-of-way have been labeled.*

138

The land use table is not needed on the plat.

*Land use table has been removed.*

139

The note referring to the vacation of all previously dedicated easements should continue on to say: and rededicates them as shown on this plat.

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This note does not cover items dedicated by separate document. The driveway easement vacations may require additional signatures on the plat, depending on to whom they were dedicated. Please provide copies of these documents.

*The vacation note has been changed.*

140

The natural resources buffer line is too light. Please darken.

*The natural resources buffer line has been darkened.*

141

There is a portion of ROW that is being shown as previously dedicated, but I cannot find any record of it being dedicated. Please provide documentation of this.

*The issue has been resolved by the Owner. The 20-foot section in question has been dedicated with the plat.*

**Topic: site plan**

63

Please dimension all driveway widths, sidewalks, drive aisle widths, parking stall depths and widths, etc.  
10.2.02 – repeat regarding the driveway widths

*Dimensions have been added to the drives.*

142

Please add a ped ramp at the northwest corner of the site to connect with the future ramp across the street.

*A pedestrian ramp has been added at the northwest corner of the site.*

143

Please label all sight distance easements.

*Sight easements have been labeled.*

**Topic: Timberline 6-lane**

169

Please show all curb returns and required intersection spot elevations for all street intersections with Timberline.

*Curb returns are profiled on the 6-lane plans. Enough spots have been added to show how the intersections will work; there are fewer spots than there would typically be on construction plans, but these plans are preliminary.*

170

Please put the centerline profile between the right and left flowline profiles.

*The centerline profile has been moved.*

171

It would be very helpful to have the same stationing as the 4-lane design for the 6-lane design.

*Stationing has been revised so that all plans are on the same stations. Geometry of the two centerlines is different, but the even stations are within 0.5'.*

172

Greater than allowed grade breaks are shown near station 26..

*The grade break has been removed.*

173

Proposed and existing grades should tie in at the ends of the design (typ).

*The north and south ends of the 6-lane design do not tie back to existing, horizontally or vertically—they just end where the design ends. When these plans are implemented, they will be extended to Harmony Road and Horsetooth Road—the City would not build the 6-lane and taper back to the 4-lane sections at either end.*

**Topic: UP sheet 13 private streets**

155

There is at least one location where the cross-slope does not reach the minimum 2% (Verbena near Caribou).

*The location where the cross-slope is less than 2% is where the crown is being removed to match the proposed pan.*

156

Please see detail 16-7 for the cross-section requirement for the ped refuge.

*Detail 16-7 has been added and noted on the island detail.*

**Topic: UP sheet 14 Timberline Cross-sections**

52

The centerline shown is different than the Poudre Hospital Harmony Campus plans (which were used to construct improvements at the Harmony-Timberline intersection).

*Station equations have been provided for the project centerline to reference both the Hospital plans and the 1994 plans which built Timberline in this area.*

157

Repeat: The most current set of plans showing the centerline/sectionline to be referred to should be referenced and used: Poudre Valley Health Systems Harmony Campus...(C3-1745).

*See Comment #52.*

158

Please lighten up all existing items, so that what is proposed can be seen more clearly (typ).

*Line weights have been adjusted to make the plans more legible.*

159

Please provide typical spot elevations for the intersection of Harmony Drive and Timberline.

*Spot elevations have been added.*

160

Please show all utility crossing under the roadway on the profiles as well as the plan views.

*Utility crossings have been shown.*

161

At the low point leading to the inlet, please provide a 1% grade break.

*A grade break has been added at the flowline for the low point.*

162

One section of the left flowline does not meet the minimum 0.5% flowline grade.

*A variance has been requested to reduce the flowline grade to old standards (which built the east half of Timberline).*

**Topic: UP sheet 15 Timberline signing/stripping**

163

Please dimension length of transition taper.

*All tapers are dimensioned either on the plan and profile or the striping plans.*

164

Please label the grade break approved under the variance.

*Where variances have been approved has not been added to the construction plan sheets. It is noted in the General Notes.*

165

How will the interim grading work with the taper?

*Interim grading between the curb and walk will be at 2% in all cases. This will be steeper when the road is widened, but will never exceed 15%.*

**Topic: UP sheet 16 Timberline 6-lane design**

57

Please provide much more information as outlined in the comments under the "General" heading and called for by LCUASS.

*The 6-lane preliminary design is complete. Everything needed to take these plans to CD's in the future has been provided.*

**Topic: UP sheet 18**

46

It does not appear that the cross-slopes for the 6-lane configuration match the cross-slopes proposed for the 4-lane configuration. They appear to be smaller.

*The 6-lane design has been modified to not require complete reconstruction of the road from the 4-lane project. Cross-slopes do not match exactly, but are very close. This is because*



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*both designs were done with "smooth" flowline designs rather than grade breaks every 50 feet.*

48

It appears that future slopes in the parkway and on the west side of the sidewalk might exceed the maximum of 4:1. Please label these slopes. For the steep slopes adjacent to the sidewalk a width of 2' at a gentle slope needs to be provided before the steep slope begins for the safety of bicyclists and pedestrians.

*Future slopes will not exceed 10%. There is no way to avoid having a steep future parkway and maintain drainage at this time.*

166

Please double-check the flowline elevations at sta 11 and 11+50.

*Elevations have been checked and changed.*

167

Why don't the proposed centerline elevations tie into the existing ones? (they should)

*Existing centerline elevations have been shown. These are the elevations that the section tie to.*

168

The flowline slope between sta 25 and 25+50 doesn't match Sheet 15.

*Elevations have been corrected.*

**Topic: UP sheet 3**

17

Please direct flows from the southeast drive (onto Shorebird) through an under-walk drain. Too much water is flowing over the sidewalk.

*An underwalk drain has not been added at the southeast drive. There is an inlet at this location that will catch the majority of storm flows. A variance has been requested from the 500-SF requirement. The design meets current standards for sheet flow over walks.*

146

There are still several driveways where drainage is being routed over public sidewalks in greater amounts than are allowed under the standards. Please provide additional spot elevations on the grading plan to show that drainage will not cross the sidewalks.

*Drives have been modified to match the standard drive detail.. All drives either have very little flow over the walk, or have an inlet to accept storm flows.. A variance has been requested from the 500-SF requirement. This requirement was changed in October.*

**Topic: UP sheet 4 - Grading**

18

Please obtain easements for offsite grading. Letter(s) of intent are required prior to hearing, with completed easements required prior to filing mylars.

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*Glen Schlueter has stated to North Star Design that the Stormwater Department, by signing the plans gives permission to grade on their property. It is my understanding that a letter will follow stating this.*

**Topic: UP sheet 5 - Grading**

149

Please provide elevations of lot corners.

*Boundary pins have spot elevations shown.*

**Topic: UP's sheet 2**

15

Notes 41 and 47 are not accurate.

The private streets are shown with Flowline stationing, and 47 needs to list the names of the private streets.

Repeat 10.02.02 – note 47 still needs to list the names of the private streets.

*Notes have been revised per redlines.*

16

Please submit a variance request for the street spacing on Timberline according to LCUASS requirements, and include this variance in note 48.

*A variance from street spacing has been requested.*

**Topic: Utility Plan Cover Sheet**

12

Please reference the soils report (title, date, engineer).

*Soils reference has been added to the cover and remains on the notes sheet.*

**Department: Light & Power**

**Issue Contact: Janet McTague**

**Topic: General**

6

Will need a utility coordination meeting. Need to coordinate with Light and Power for location of transformers and meters.

*The utility coordination meeting was held on November 13, 2002.*

127

Same comments as before – We need to know meter locations before electric design can be completed. Also utility coordination meeting would be helpful.

*See Comment #6. Meter locations were identified at that meeting.*

**Department: Natural Resources**

**Issue Contact: Doug Moore**

**Topic: Natural Resources**

112

The required Natural Habitat and Features Buffer Zones and that areas that are being developed within the buffer zones needs to be shown on all plans. (Please talk to Rachel Linder at VF Ripley's office- she understands how these areas need to be shown on plans.)

\* 100' buffer from wetland > 1/3 acre in size, without significant use by waterfowl and/or shorebirds.

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*[Same response as 9.10.02] A "Buffer Encroachment Plan" has been added to the set.*

**Topic: Wetland Delineation**

113

A complete wetland delineation was not received with submittal. Figure 2 missing.  
\* Figures 1 & 2 missing from Ecological Characterization Study

*[Same response as 9.10.02] A separate report has already been submitted, including Figure 2.*

114

If a proposed development will disturb and existing wetland, the developer shall provide to the city a written statement from the U.S. Army Corps of Engineers that the development plan fully complies with all applicable federal wetland regulations as established in the federal Clean Water Act. 3.4.1(O)(1)

*[Same response as 9.10.02] The Army Corps of Engineers has indicated in writing that this wetlands is not in their jurisdiction. In addition, the wetlands will not be disturbed.*

115

Provide documentation from the U.S. Army Corp of Engineers whither or not the EOC will take jurisdiction over this wetland. 3.4.1(O)(2)

*[Same response as 9.10.02] See response to #114 above.*

**Department: PFA**

**Issue Contact: Michael Chavez**

**Topic: General**

116

Required Access: A fire lane is required. The fire lane shall be visible by painting and signage, and maintained unobstructed.

NOTE: The fire lane shall have a minimum width of 20 feet. The turning radius shall be 25 feet inside and 50 feet outside and able to support 40 ton. With buildings three stories or more in height a 30-foot fire lane shall be required on one side of the building

97UFC 901.2.2.1; 901.3; 901.4.2; 902.2.1; FCLUC

*The emergency access easement is noted on both the Site Plan and in the Civil Engineering documents. [11.19.02] It is noted as "EAE" on the Site Plan.*

117

Address Numerals: Address numerals shall be visible from the street fronting the property, and posted with a minimum of 6-inch numerals on a contrasting background. (Bronze numerals on brown brick are not acceptable).

NOTE: The main building address shall have 10-inch numerals with the individual units having 6-inch numerals. 97 UFC 901.4.4

*Addressing numerals will be installed in compliance with the 97 UFC Section 901.4.4. [11.19.02] A note indicating this provision has been added to each elevation sheet.*

118

Water Supply: No commercial building can be greater then 300 feet from a fire hydrant. Fire hydrants are required with a maximum spacing of 600 feet along an approved roadway. Each hydrant must be capable of delivering 1500 gallons of water per minute at a residual pressure of 20 psi. 97 UFC 901.2.2.2

*[Same response as 9.10.02] Fire hydrants are not more than 300 feet from buildings. Buildings are sprinklered.*

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119

Sprinkler Requirements: These proposed building shall be fire sprinklered.

NOTE: An automatic fire sprinkler system shall be installed throughout every apartment house three or more stories in height or containing more than 16 dwelling units. Poudre Fire Authority requires a "Knox Box" to be mounted on the front of every new building equipped with a required fire sprinkler system or fire alarm system. 97 UFC 902.4; 1003.2.9; PFA Policy 88-20

*[Same response as 9.10.02] Apartments buildings will be constructed with a NFPA 13R fire sprinkler system. Knox boxes will be installed, also.*

120

Street Names: Street names shall be verified and reviewed by LETA prior to being put into service.  
97 UFC 901.4.5

*[Same response as 9.10.02] In accordance with a June 14, 2002 memo, the names Shorebird Drive and Verbena Way have been reserved in the Larimer County Street Inventory System.*

128

After reviewing project #18-02A Caribou Apartments dated September 11, 2002, Poudre Fire Authority has no new comments. Comments dated July 23, 2002 for this project still pertain.

*So noted.*

**Department: Police**  
**Topic: Landscape plan**

**Issue Contact: Joseph Gerdom**

106

Lighting & Landscape:

South end of southeast building (Bldg 6) needs additional lighting, would suggest at least two TWA 70M with sharp cutoff.

Lighting at Shorebird/Timberline Road intersection is inadequate.

*The lighting was revised in the second submittal.*

107

Lighting around trash enclosures should be at .5fc (ex., GAR G6)

*The lighting was revised in the second submittal.*

108

Landscaping in island (GAR G9) isolates GAR G7&G8 - lower plant materials would allow for surveillance from Building 5&6.

*The Landscape Plan was revised and the site lighting modified.*

109

Clubhouse: South and west portions have no means of surveillance and are poorly lit. Suggest better lighting (min 0.5fc) around entire perimeter.

*Additional lighting has been added.*

131

Lighting around club house, south end of Bldg. 6 and Garage 8 appear inadequate. Need updated lighting plan to fully evaluate. Appears to be inadequate number of trash enclosures.

*Updated plan was provided on November 4, 2002. Lighting around Building 6 had been revised for the second submittal. Lighting has now been added around the south and west sides of the clubhouse and additional lights have been added to the ends of Garages #7 and #8.*

**Department: Street Oversizing**  
**Topic: General**

**Issue Contact: Matt Baker**

7

Timberline road is classified a six lane arterial, however traffic volumes only require a 4 lane interim arterial be constructed at this time. Provide ultimate design (horizontal and vertical) of 6 lane arterial and interim improvements needed for 4 lane capacity (auto, bike, ped). Full landscaped medians at ultimate location may not be needed at this time.

The City is contemplating improvements along the property directly south of this site to Harmony Drive. Please coordinate improvements with Matt Baker 224-6108. Interim improvements to Timberline may not be eligible for Street Oversizing reimbursement.

*Plans for 4-lane and 6-lane improvements to Timberline have been revised and are provided.*

**Department: Stormwater Utility**  
**Topic: drainage**

**Issue Contact: Wes Lamarque**

102

No construction storage or staging can take place within the 100-year water surface limits of the detention pond. Any disturbed vegetation within these limits need to be restored to existing conditions. Repeat comment – Please add this note to the grading and drainage plans.

*A note has been added to the Drainage Plan stating that storage is not allowed in the detention pond.*

111

Please document where drainage traveling east on the southern edge of Caribou Road goes to. There is no cross-pan on Caribou and the intersection with Timberline if this drainage is to travel north as per grade. Repeat comment.

*It is noted on the Drainage Plan (with arrows) that flows at the southwest corner of Caribou and Timberline go to an existing inlet which will remain.*

134

Please see inlet at D.P. 14 comment in the drainage report.

*A 10-foot inlet is now proposed at D.P. 14.*

135

Please see water quality outlet detail comment on the plans regarding trash rack.

*The trash rack specification has been modified per the redlines.*

**Topic: Erosion/Sediment Control**

135

1. There are no PS.EFF calculations. Please provide.

*Erosion control calculations have been added to the report.*

2. All disturbed areas need to be stabilized within 30 days (unless otherwise field approved by the Utility). How is this to be accomplished? Seed/mulch, permanent reseeding, landscaping? Whatever, it needs to be stated in the report, included in the calculations and notes placed on the plan.

*July 1996 erosion control notes are on the Drainage Plan stating that stabilization is required. The method will be determined during construction and is not something that is typically specified. All of the methods in the comment are in the note on the Plans. A similar note has been added to the report.*

3. The new ponds need to be utilized as sediment traps.

*Details and note regarding sediment traps have been added to the ponds.*

4. What is going to keep the sediment off Timberline south of the new Shorebird Drive?

*The open area draining to Timberline is the tree lawn. There is a swale behind the sidewalk that drains south. The tree lawn should be stabilized fairly quickly when the road is constructed. Any sediment that reaches the street will go to an inlet that has inlet protection. The contractor is responsible for keeping the street clean.*

**Department: Transportation Planning**

**Issue Contact: Tom Reiff**

**Topic: site plan**

90

Please identify all access ramps on all plans with an 'R'. (Follow-up Round #2) Please be aware that there are new ADA standards for access ramps. All ramps are now required to be truncated. Please contact the ADA website for design standards of the City's engineering department.

*The new surface requirements for the ramps have been added to the plans.*

96

Identify bike-parking facilities on plans that are near the building's entrances for the residential units and clubhouse. (Follow-up Round #2) Does the proposed bike-parking facilities accommodate 5% of the overall parking requirement? Please include an additional rack for residents on the other side of the building.

*Sixteen bike-parking stalls are being provided on the site, which is equal to 5% of the 320-car parking requirement. They are located under the stairs on one side of the building at the end of a breezeway that goes entirely through the building. This allows easy access to the bike racks from either side of the building.*

97

Sidewalks at driveways need to be designed and constructed to the Larimer County Urban Area Street Standards. Please refer to Drawing 16-1 in the LCUASS. (Repeat Comment Round #2)

*Drives have been modified to match the standard drive detail. Ramps crossing drives have been removed.*

98

The pedestrian level of service for continuity is not met for a school walking area. This will need to be addressed further in subsequent submittals. One option to achieve pedestrian LOS is to provide a southbound sidewalk on the west side of Timberline that connects to the nearest sidewalk at Harmony Drive. (Follow-up Round #2) Please identify the extent of the sidewalk improvements along Timberline Road on the utility plans that will occur with this project.

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*The Owner has contacted the Planning Department to request relief from building an off-site sidewalk with this project. All notes stating that the walk will be built with the 4-lane construction of Timberline have been left on the plans at this time.*

99

The proposed neighborhood trail system needs to meet the American with Disabilities Act design criteria. Please address trail design and compliance with ADA regulations in the next submittals. (follow-up Round #2) Please call out the type of pavement (i.e. concrete) for the proposed neighborhood trail along the north side of the wetland for all plans.

*The trail is called out as concrete in the Plans.*

100

Please provide transportation planning a copy of the revised proposed intersection design improvements at Caribou and Timberline, such as the striping plan. (Follow-up Round #2) The ultimate design of the intersection needs to include pedestrian refuges through the noses of the raised center medians per LCUASS and please include the enhanced crosswalk design as per LCUASS.

*The 6-lane Timberline design shows pedestrian refuges. These plans will not be constructed at this time and are only preliminary. If planning does not route you a Striping Plan, call Mike at North Star (686-6939) for a copy.*

133

Install an access ramp that aligns with the existing ramp on the north side of Caribou on the NW corner of the site. Also include a single ramp at Verbena Way that will connect to the future development to the north (see red lines).

*New ramps have been added on Caribou Road. They are noted in the Grading Plan.*

**Topic: Striping**

95

The proposed commercial local designation for Caribou Road adjacent to the site would require on-street bike lanes. Are on-street bike lanes proposed for Caribou with this project? (Follow-up Round #2) Please call out the proposed lane widths for Caribou Road on the Striping Plan for the entire length of the development's frontage. Bike lanes and parking or a combined parking/bike lane striping plan may be necessary.

*Per a meeting with Engineering and Transportation Planning on October 28, 2002, the striping at the intersection of Caribou and Timberline will remain. West of the left turn taper, new striping for bike and parking will be added. This new striping is shown on the Plans.*

132

The proposed Striping and Signage Plan for Timberline Road needs to include the bike lane stencils and appropriate City bike lane signage.

*Bike lane stencil locations are noted on the Plans.*

**Department: Water Wastewater**

**Issue Contact: Jeff Hill**

**Topic: General**

70

Repeat Comment 9/20/02: Provide mechanical calculations for the sizing of water and sewer services for all multi-plex buildings and irrigation taps. Fees for multi-family buildings are not based on water service size. Typically we see a maximum of 12 units on a 1.5-inch service and 24 to 30 units on a 2-inch service.

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*Fixture unit counts and demand calculations have already been forwarded to Jeff Hill directly.*

124

Water service for clubhouse must extend into a mechanical room and have backflow-preventor installed. Provide demand data for clubhouse water service and anticipated flow rates from the swimming pool.

*The Drawings have been revised to show both domestic and fire services entering the clubhouse at the mechanical room. Backflow-preventors will be installed as required. Demand data has already been forwarded to Jeff Hill directly.*

125

Clearly define procedure for the potholing of existing FCLWD main. If this main is not potholed prior to completion of Utility Plans, the comment on the Plans needs to be revised to require engineer (i.e. North Star Design) to submit the pothole information to the Utility for review and approval (and possible plan revisions) prior to the start of construction.

*Notes have been added regarding potholing existing utilities in Timberline.*

126

Provide manhole adjustment detail with the next submittal.

*The manhole adjustment detail has been added.*

**Topic: Landscape plan**

71

Show all water and sewer lines on the Landscape Plans and provide required landscape/utility separation distances.

*Utility services that were inadvertently left off of Landscape Plans have been added. Required separation distances have been incorporated.*

**Department: Water Wastewater**

**Issue Contact: Roger Buffington**

**Topic: Overall Utility Plan**

129

Is the 4-inch water line to the clubhouse a fire line?

*The 4-inch service is a fire line.*

130

What will be the wastewater discharge rate (in gpm) from the pool filter system?

*The discharge rate is estimated to be 50 gpm (250 gal. total).*

**Topic: Sanitary sewer**

137

Adjust the existing manhole (at the point where proposed sewer connects) to be 1 foot above the 100-year water surface elevation.

*The existing manhole in the sump area is now called out to be elevated one foot out of the pond.*



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**Department: Zoning**  
**Topic: site plan**

**Issue Contact: Gary Lopez**

5

A reminder that all vents/pipes extended through roof must match or compliment roof color; metal mill finish/white pvc not acceptable. NEW COMMENT 10-8-02 – A NOTE ON THE PLANS TO THIS EFFECT WOULD BE BENEFICIAL.

*A note has been added to all elevation sheets.*

**Department: Zoning**  
**Topic: zoning**

**Issue Contact: Peter Barnes**

184

Building light fixtures should be shielded and down directional (3.2.4(D)(3).

*All general area illumination light fixtures are shielded and down directional.*

**Department: AT&T**  
**Topic: cable service**

Item

AT&T Broadband will need to have a Broadband Utility Easement, also called a service agreement, completed with our Commercial Accounts Executive, Reneta Santro, before we will be able to service this project.

*A blanket utility easement has been provided on the plat.*

**Department: Technical Services**  
**Topic: legalities**

Item 1

Boundary and legal close.

*So noted.*

Item 2

West line of boundary doesn't match the adjoining plat.

*The length of the property line to the west was determined by the plat of the property to the south. This was determined by the found pins. This created a slight variation in the distances of the west line of our plat and the east line of the plat to the west. This does not create a problem as the bearings of our property line and the bearings of the plat to the west are the same; so no gaps exist.*

Item 3

Items 2,3,5 from our July 17, 2002 comment sheet have not been addressed.

2. Plat title is incomplete. It should also say, "Being a plat of a portion of the SE ¼..."

*Plat title has been revised.*

3. Is the driveway easement to be vacated?

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*The driveway easement will be going away when the property changes owners; this is noted in the title work.*

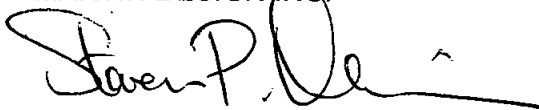
5. Easement to City – B1977 / 539 is unlocatable.

*Easement to the City – Book 1977, Page 539 for the existing sewer line is shown in the lower right-hand corner of the subdivision – call Larry Pepek, King Surveying, 686-5011, with any questions related to the Plat.*

The redline Drawings are being returned with this response.

If you have further questions or concerns, please call me.

Sincerely,  
MARTIN DESIGN INC.

A handwritten signature in black ink, appearing to read "Steven P. Oliver", with a long horizontal flourish extending to the right.

Steven P. Oliver  
Architect