

**Application: 2133 Timberline Road – Office/Restaurant  
Lot 11 – Timberline Center  
Lot 1 – Timberline Center 2<sup>nd</sup> Filing**

**Response to 2<sup>nd</sup> Round of PDP Comments provided on February 17, 2016**

**Comment Summary:**

**Department: Engineering Development Review**

**Contact: Marc Ragasa, 970.221.6603, [mragasa@fcgov.com](mailto:mragasa@fcgov.com)**

**Topic: General**

**Comment Number: 1** **Comment Originated: 01/12/2016**  
**02/12/2016: Change Legal so that it reads: "Timberline Center, Third Filing, Lot 1"**

**01/12/2016: Change the legal description on the Utility Plan to "Timberline Center, Third Filing" as depicted on the replat.**

We have combined responses for what we believe to be comment number 1 and 2 above.

Acknowledged. The Utility Plans have been updated accordingly.

**Comment Number: 3** **Comment Originated: 01/12/2016**  
**02/12/2016: The legal for the lot to the west should read: "Lot 2, Timberline Center, Second Filing"**

**01/12/2016: Please list all neighboring lots with the legal descriptions. Please see redlines.**

Acknowledged. The Utility Plans have been updated accordingly.

**Comment Number: 5** **Comment Originated: 01/12/2016**  
**02/12/2016: Please indicate with a callout that the building envelope that is shown on this sheet is existing.**

**01/12/2016: The Existing Conditions Sheet (Sheet 3) doesn't show the existing blanket utility easement. The building envelope and blanket easement shows what is being proposed with the replat.**

Acknowledged. The Utility Plans have been updated accordingly.

**Comment Number: 6**

**Comment Originated: 01/12/2016**

**02/12/2016: Please provide a letter of intent for an offsite easement to complete this work.**

**01/12/2016: Will this development be removing & repairing the landscape islands on Lot 2, Timberline Center, Second Filing? An offsite easement will be required to perform the work.**

Acknowledged. The letter of intent was provided with the 2<sup>nd</sup> PDP submittal. The landscaping islands will be constructed as shown on these FDP plans. A minor amendment modifying the Ascent Development landscape islands has been submitted.

**Comment Number: 8**

**Comment Originated: 01/12/2016**

**02/12/2016: Clearly indicate the new location of the building envelope. There are conflicting sheets that show the previous building envelope on the Second Filing and others that show the new building envelope with the replat of this lot. Only show the old building envelope on the Existing Conditions sheet (Sheet 3)**

**01/12/2016: Show and label all easements with labels. It is unclear where easement boundary is to the west.**

Acknowledged. The Utility Plans have been updated accordingly. The easement to the west of the building lot encompasses the entire lot. The Utility Plans do not serve as a replacement of the plat were the easements are clearly defined. Please refer to the plat.

**Comment Number: 11**

**Comment Originated: 01/12/2016**

**02/12/2016: It appears that areas on the southern parking island will not drain. See redlines.**

**01/12/2016: Please take a look at the Overall Grading Plan sheet (Sheet 8). It looks like there are a couple low spots that won't drain. Also, there are a couple spot elevations that do not match the elevations that were approved for Lot 2, Timberline Center, Second Filing.**

Acknowledged. The landscape islands all drain properly. The curb in this location transitions from an in-fall curb to outfall curb thereby allowing appropriate drainage across the curb pan.

We believe the Lot 2 plans and Lot 1 plans have been coordinated and all drain appropriately.

**Comment Number: 12**

**Comment Originated: 01/12/2016**

**02/12/2016: Portions of the bio-swale still sit outside of the blanket drainage easement and into the building envelope. Please adjust.**

**01/12/2016: The proposed bio-swale to the south of the property needs to be in a drainage easement. Currently it is within the building envelope. Please adjust the boundary and plat to reflect this change.**

Acknowledged. The building lot size in the southeast corner of the property has been adjusted to accommodate the bioswale. Please refer to the updated Utility Plans and Plat.

**Comment Number: 14**

**Comment Originated: 01/12/2016**

**02/12/2016:** The vacation of the drainage and slope easement can be vacated by separate document, but it would be a lot easier to do it via plat. If you choose to vacate by separate document, there is a \$400 vacation fee. Separate legals and exhibits would be needed. Also, recording fees to the county will also be needed. Since this project is already replatting, it would be the most efficient. If this development still decides to vacate by separate document, Utility Plans will need to include a note stating that the easement will be vacated by separate document.

**01/12/2016:** The slope and drainage easement at the southeast corner of the property is no longer needed. Please adjust the plat to show the removal of this easement. The blanket Utility, drainage, access & emergency access easement can remain.

Acknowledged. The Plat has been updated accordingly to vacate the slope and drainage easement.

**Comment Number: 15**

**Comment Originated: 02/12/2016**

**02/12/2016:** Please refer to the Lot as "Lot 1, Timberline Center, Third Filing" as shown on the replat for all sheets. Utility Plans say 2nd Filing. See redlines.

Acknowledged.

**Comment Number: 16**

**Comment Originated: 02/12/2016**

**02/12/2016:** It appears there is an incorrect lot line shown on the plans. See redlines on sheet 4.

Acknowledged.

**Department: Forestry**

**Contact: Tim Buchanan, 970-221-6361, [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)**

**Topic: Landscape Plans**

**Comment Number: 1**

**Comment Originated: 01/19/2016**

**02/08/2016:**

**01/19/2016:**

**Contact the City Forester for an on-site meeting to inventory existing trees on the site.**

Acknowledged.

**Comment Number: 2**

**Comment Originated: 01/19/2016**

**02/08/2016:**

**01/19/2016:**

**List percentage of each tree species used and check that it meets the Minimum Species Diversity standard LUC 3.2.1 D 3.**

Acknowledged. This is provided in the Site Plan.

**Department: Light And Power**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 01/13/2016**

**01/13/2016: Primary power will be need to be fed from the three phase transformer located at Burger King. This transformer and the electrical lines must be in a utility easement. The location of this transformer needs to be determined to ensure that it is currently in a utility easement. If it is not an easement will need to be obtained.**

Acknowledged. The Utility Transformer on the Burger King site was installed at a separate time when the Burger King was constructed. To our knowledge it is in a public easement. The feeder from this transformer to the 2133 Timberline site is also in a public easement.

**Comment Number: 2**

**Comment Originated: 01/13/2016**

**01/13/2016: Transformer and meter location needs to be coordinated with Light & Power and shown on the drawings. Transformer must have an 8 feet front and 3 feet side/rear clearance. It must also be situated 10 feet of a drive over surface.**

Acknowledged. Both the transformer and meters are shown on the electric and site plan drawings. The location meets Light and Power standards.

**Comment Number: 3**

**Comment Originated: 01/13/2016**

**01/13/2016: A one-line diagram and Commercial Service form (C-1) must be provided to ensure proper transformer sizing. A link to a C-1 form is below.**

**<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>**

Acknowledged.

**Comment Number: 6**

**Comment Originated: 02/17/2016**

**02/17/2016: From first comment regarding utility easement, primary power will be fed off of the transformer located at the north lot (Burger King). It needs to be verified that this transformer and any primary line feeding 2133 lot is in a utility easement. If the Burger King lot does not have an easement for this equipment, one will need to be established.**

Acknowledged. See response to comment #1.

**Comment Number: 7**

**Comment Originated: 02/17/2016**

**02/17/2016: Coordinate transformer and meter locations with Todd Vedder. Plans call out for an electrical vault on the primary side of the transformer but not sure if this is needed or required. Transformer will also have to be within 10 feet of a drivable surface.**

Acknowledged.

**Comment Number: 8**

**Comment Originated: 02/17/2016**

**02/17/2016: Existing conduit is fed to the site from the north. Coordinate with Light & Power to have this located to determine if it has to be relocated in order to meet design needs.**

Acknowledged. As discussed in the staff review meeting, the existing conduit to this lot will be routed to the new transformer location without an intermediate vault.

**Comment Number: 9**

**Comment Originated: 02/17/2016**

**02/17/2016: Please contact Todd Vedder with Light & Power Engineering Department if you have any questions at 970.224.6152. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met. <http://www.fcgov.com/utilities/business/builders-and-developers>**

Acknowledged.

**Department: Outside Agencies**

**Contact: Seth Lorson, 970-224-6189, [slorson@fcgov.com](mailto:slorson@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 01/19/2016**

**01/19/2016: Comcast  
Please call me to get Comcast service into the building. Area is designed.  
Don Kapperman 970-567-0245**

Comment acknowledged.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, [wlararque@fcgov.com](mailto:wlararque@fcgov.com)

Topic: General

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**Comment Number: 2**

**Comment Originated: 01/12/2016**

02/16/2016: The LID techniques need to be volume based to count towards the 75% requirement. The eastern half of the roof is not being treated in this way. The City suggests rain gardens east of the building which will provide the necessary treatment.

01/12/2016: The LID techniques proposed to meet the City's LID requirement needs to be determined before a public hearing. The current site plan only supports porous pavement and other techniques would not coincide with the current site plan. A bio-retention facility could not be accommodated with the current site plan.

Acknowledged. LID elements have been added to the Utility Plans to address the eastern ½ of the roof drainage.

**Comment Number: 7**

**Comment Originated: 01/12/2016**

02/16/2016: The City has used a standard limit for impervious area draining into bio-swales of 10 to 1. This design is proposing roughly 12 to 1. This may be acceptable to this specific site if it is determined to be the best option feasible.

01/12/2016: The bio-swale at the southern edge of the site looks to be taking a large amount of flow. The swale needs to be sized to treat the area draining to it. these type of swales can not be counted as LID treatment unless they are sized appropriately.

Acknowledged. The bioswale to the south does not take a large amount of flow and is sized appropriately for an LID design. Please reference the drainage memo provided with the 2<sup>nd</sup> PDP submittal and updated with this FDP submittal.

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)**

**Topic: Construction Drawings**

**Comment Number: 17**

**Comment Originated: 02/12/2016**

02/12/2016: There are cut off text issues. See redlines.

**Topic: Landscape Plans**

**Comment Number: 8**

**Comment Originated: 01/07/2016**

02/12/2016: Please make changes as marked. See redlines.

01/07/2016: Please make sure the project name/title matches all other plans.

**Topic: Plat**

**Comment Number: 1**

**Comment Originated: 01/07/2016**

02/12/2016: A revised plat was not provided for review. We will need to review before filed.

01/07/2016: Please add the space in the Statement Of Ownership And Subdivision as marked. See redlines.

**Comment Number: 2**

**Comment Originated: 01/07/2016**

02/12/2016: A revised plat was not provided for review. We will need to review before filed.

01/07/2016: Please make the major road names text larger in the vicinity map. See redlines.

**Comment Number: 3**

**Comment Originated: 01/07/2016**

02/12/2016: A revised plat was not provided for review. We will need to review before filed.

01/07/2016: Please show the right of way lines on the opposite side of all adjacent streets. See redlines.

**Comment Number: 4**

**Comment Originated: 01/07/2016**

02/12/2016: A revised plat was not provided for review. We will need to review before filed.

01/07/2016: Please label all surrounding properties with "Unplatted" or the subdivision name. This includes properties across right of ways. See redlines.

**Comment Number: 5**

**Comment Originated: 01/07/2016**

02/12/2016: A revised plat was not provided for review. We will need to review before filed.

01/07/2016: Please correct the name in the titleblock. See redlines.

**Topic: Site Plan**

**Comment Number: 6**

**Comment Originated: 01/07/2016**

02/12/2016: Please make changes as marked. See redlines.

01/07/2016: Please make sure the project name/title matches all other plans.

Comment responses for Technical Services have been combined. A revised plat at the 2<sup>nd</sup> PDP submittal was not requested, therefore not provided. All other comments acknowledged and updated in the final FDP submittal of the plat and Utility Plans.

**Department: Water Conservation**

**Contact: Eric Olson, 970-221-6704, [eolson@fcgov.com](mailto:eolson@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 01/12/2016**

01/12/2016: Irrigation plans are required no later than at the time of building permit. The irrigation plans must comply with the provisions outlined in Section 3.2.1(J) of the Land Use Code. Direct questions concerning irrigation requirements to Eric Olson, at 221-6704 or [eolson@fcgov.com](mailto:eolson@fcgov.com)

Acknowledged.

**END 2<sup>nd</sup> PDP COMMENT RESPONSE**