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DATE: 04.10.13

TO: ProTrack

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■ **TIBURON PARC APARTMENTS PHASE 1 v2 [Plan Review #3]**



- 1. Right-of-Way is still being shown on Independence Blvd. within the right turn lanes instead of an appropriate point behind the curb. This needs to be resolved.**
- Please remove the curb & gutter that will be demolished at the Tiburon Drive entrance, from the proposed site plan/landscaping plans. It currently appears that curb and gutter will be in the middle of the travel lane.
- Show wheel chair ramps at the crossing adjacent to Jean Rabin Way between buildings 1 & 2.
- Provide City Standard Detail SD 7-01 for curb & gutter.
- Please provide a detail for the transition between the curb and proposed sidewalk at the Striped Accessible Crosswalk on Jean Rabin Way, at the street corner entrances along Moynet Way and the entrance to the parking area on Moynet Way.
- Reposition bike parking thru out site.
- The 25' radii of the landscape islands in the parking area north of Building 1 still appears to extend into the travel way. The radii shall be measured along the edge of the travel way. Emergency vehicle access is required in this area.
- Sight distance is needed across the medians. All proposed vegetation within sight triangles shall not interfere with clear visual sight lines between 30" and 10'. The center median landscaping cannot block sight distance for vehicles turning left from Jean Rabin Way at the northern intersection with Moynet Way.
- Show and apply the sight distance triangle on the landscaping plan. Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'.
[\[Sec.18-566 CofW LDC\]](#)
- Dimension the length of the parallel parking spaces near the roundabout.