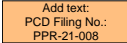




# MDT-PPR21008-R1-SDP-redlines.pdf Markup Summary



1 (3)

 **Subject:** SW - Text Box  
**Page Index:** 1  
**Date:** 3/24/2021 4:42:49 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 1

Add text:  
PCD Filing No.:  
PPR-21-008


  **Subject:** SW - Comment  
**Page Index:** 1  
**Date:** 3/25/2021 8:16:55 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 1

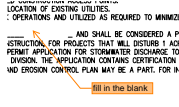
This can be removed, since it is covered in the Engineers Statement above.

  **Subject:** SW - Comment  
**Page Index:** 1  
**Date:** 3/25/2021 8:18:08 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 1

If this is for the county review engineer, you can remove it. Review engineers do not sign plans.

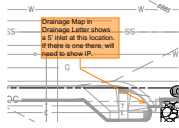
3 (2)

 **Subject:** SW - Rectangle  
**Page Index:** 3  
**Date:** 3/25/2021 8:19:30 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 3

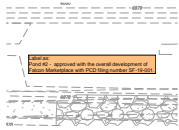
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**Page Index:** 3  
**Date:** 3/25/2021 8:20:42 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 3

fill in the blank

4 (3)

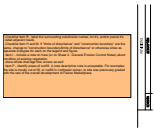
 **Subject:** SW - Comment  
**Page Index:** 4  
**Date:** 3/24/2021 4:43:09 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 4

Drainage Map in Drainage Letter shows a 5' inlet at this location. If there is one there, will need to show IP.



**Subject:** SW - Text Box  
**Page Index:** 4  
**Date:** 3/25/2021 7:59:24 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 4

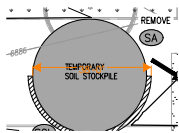
Label as:  
Pond #2 - approved with the overall development of Falcon Marketplace with PCD filing number SF-19-001.



**Subject:** SW - Text Box  
**Page Index:** 4  
**Date:** 3/25/2021 8:08:28 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 4

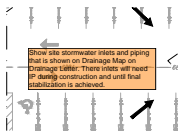
- Checklist Item B - label the surrounding subdivision names, lot #'s, and/or parcel #'s
- label adjacent roads.
- Checklist Item H and M. If "limits of disturbance" and "construction boundary" are the same, change to "construction boundary/limits of disturbance" or otherwise show as separate linetypes for each on the legend and figure.
- Item I - include a note on here (or on Sheet 2 - General Erosion Control Notes) about condition of existing vegetation.
- show offsite drainage flow arrows as well
- Item P - identify areas of cut/fill. A note descriptive note is acceptable. For examples: the site is mostly cut or fill, or cut/fill in northwest corner, or site was previously graded with the rest of the overall development of Falcon Marketplace.

5 (2)



**Subject:** SW - Dimension  
**Page Index:** 5  
**Date:** 3/24/2021 4:46:49 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 5

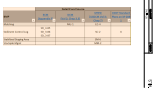
38'-0"



**Subject:** SW - Text Box  
**Page Index:** 5  
**Date:** 3/24/2021 4:50:55 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 5

Show site stormwater inlets and piping that is shown on Drainage Map on Drainage Letter. There inlets will need IP during construction and until final stabilization is achieved.

7 (2)



**Subject:** Image  
**Page Index:** 7  
**Date:** 3/24/2021 5:01:14 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 7

**Subject:** SW - Text Box  
**Page Index:** 7  
**Date:** 3/24/2021 5:01:54 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 7

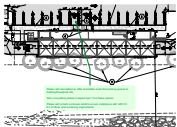
Include details for the following BMP's. Examples of acceptable details for each are provided:

8 (9)



**Subject:** Group  
**Page Index:** 8  
**Date:** 4/2/2021 4:22:58 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

Please provide required ADA Note:



**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/7/2021 2:15:44 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

Please add and callout an ADA accessible route from parking spaces to building/throughout site.

Also, one parking island is required per 15 or fewer spaces.

Please add a trash enclosure detail to ensure compliance with LDC Ch. 6.2.2 refuse area screening requirements.



**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/7/2021 3:03:33 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

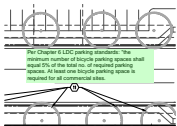
Per LDC Table 5-5 footnote 4, canopies must be setback from all property lines by 25 feet. Please show setbacks to ensure compliance with this requirement, or revise accordingly.

Also, your legend refers to architectural plans for a detail of these canopies, however I don't see a detail within this plan set, nor any of the renderings, elevations, or color board documents. I also don't see a detail for the vacuum stations. Please add to elevations or other drawings.



**Subject:** Stormwater Drainage  
**Page Index:** 8  
**Date:** 4/7/2021 3:39:51 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

Please create an area on the bottom right corner of this site plan (by or incorporated into the title block) that is dedicated for the Planning Director's approval stamp.



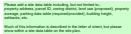
**Subject:** Stormwater Drainage  
**Page Index:** 8  
**Date:** 4/7/2021 3:40:44 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the total no. of required parking spaces. At least one bicycle parking space is required for all commercial sites."



**Subject:** Stormwater Drainage  
**Page Index:** 8  
**Date:** 4/7/2021 3:41:57 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

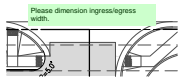
Please label roadways and adjacent land uses and zoning designations.



**Subject:** Stormwater Drainage  
**Page Index:** 8  
**Date:** 4/7/2021 3:46:21 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

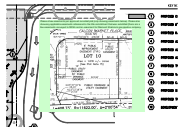
Please add a site data table including, but not limited to, property address, parcel ID, zoning district, land use (proposed), property acreage, parking data table (required/provided), building height, setbacks, etc.

Much of this information is described in the letter of intent, but please show within a site data table on the site plan.



**Subject:** Stormwater Drainage  
**Page Index:** 8  
**Date:** 4/7/2021 3:52:37 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

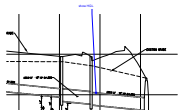
Please dimension ingress/egress width.



**Subject:** Group  
**Page Index:** 8  
**Date:** 4/7/2021 3:55:40 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 8

Please show easements per approved recorded plat (snip showing easements below). Please also show any applicable easements referenced in the title commitment that was submitted (there are a few easements conveyed to MVEA and an easement for Diamond Shamrock gas pipeline company).

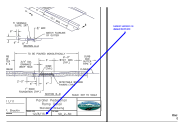
11 (1)



**Subject:** Callout  
**Page Index:** 11  
**Date:** 4/14/2021 6:15:43 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 11

show HGL

13 (1)



**Subject:** Callout  
**Page Index:** 13  
**Date:** 4/14/2021 6:17:29 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 13

Latest version is dated 6/21/20

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17 (1)

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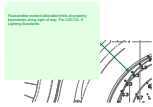
**Subject:** Stormwater Drainage  
**Page Index:** 17  
**Date:** 4/7/2021 3:19:43 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 17

Please refer to comments on landscape plan PDF separately submitted.

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21 (2)

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**Subject:** Group  
**Page Index:** 21  
**Date:** 4/7/2021 2:54:34 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 21



**Subject:** Stormwater Drainage  
**Page Index:** 21  
**Date:** 4/7/2021 2:55:19 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 21

Please add title of this plan to the title block area - indicate pre/post curfew on each title block area.

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22 (1)

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**Subject:** Group  
**Page Index:** 22  
**Date:** 4/7/2021 2:51:12 PM  
**Author:** Sophie Kiepe  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 22