


ENG-SF20015-R2-TIS-redlines.pdf Markup Summary


1 (3)

Developer, have read and will cor




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Author: dsdrice
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Subject: EPC ENG Review
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See comment letter also.


inch Filing No. 2 and Sterling Traffic Impact Study

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See comment letter also.


8 (4)

3/4 or RI/RO
Annotated: 3/26/2021 5:05:39 PM dsdrice JdrRice@plandep.com (714) 928-7477 EPC Planning & Community Development Department

Subject: Callout
Page Index: 8
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Author: dsdrice
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3/4 or RI/RO

The proposed full-movement access to the south. The June 2008 report shows Vollmer Road/Lochwinnoch Lane industrial development. However, it point for the Sterling Ranch developm

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e€proposed€full-movement

RESULTING THIS



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Parkway just east of Vollmer Road (Wheatland Drive) get one-way intersection in the Sketch Plan. It is now all left-to-right (left-to-right) access. A deviation submitted and approved.

Localized shifts in intersection turning movements traffic projections, but none significant requiring

Provide a copy of all approved deviations in the appendix

19 lots for single-family homes. A full movement site

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Provide a copy of all approved deviations in the appendix

9 (2)

g sight distance approaching this the south, as the intersection of only. As shown in Figure 5, the

SR Road

action of Marksheffel/Briargate, wo-lane roads with stop control, e criteria contained in Table 4-2

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SR Road

effel/Briargate.
:h stop control,
ed in Table 4-2

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/Briargate

10 (1)

eeded at either the intersection of Starling Ranch raction of Dines Boulevard and Starling Ranch of site. Address bicycle access, trails, bike lanes...

are described below. Copies of the 2016 E1 Plan (E1P), 2040 Roadway Plan, and 2016 MTEP 2040 e identified on them have been attached to this.

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Address bicycle access, trails, bike lanes...

13 (6)

UT NOT NOTTI
half section
ollmer Road

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Delete

ED THREE BRN BIKES W/SHOEBELT,
etween Woodmen Road and
umes:
SR Road?

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SR Road?

Road and Dines Boulevard
been **Woodmen Road** and
ies:

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Woodmen€Roa


when constructed in U
• Sterling Ranch Road b
but not north of Dines
• **A half-section of Ma**
Vollmer Road, but not
e intermediate-term distr

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A€half-section o


l; and
road has been constructed between V
Miller Road.
time shown in Figure 12 assumes:

as 4-lane road?

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as 4-lane road?




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see comment letter


15 (3)

Sterling Ranch/Marksheffel
The intersection of Sterling Ranch/Marksheffel is projected to operate
as a signal-controlled T-intersection in the short term (0-5 years).
In the long term (5-10 years), it is assumed that Marksheffel Road would be completed two
lanes north and that the intersection of Vollmer/Sterling Ranch is
a signal-controlled intersection. As a signal-controlled intersection, all movements
at LOS D or better. **Black Forest**
Albada/Vollmer
The intersection of Albada/Vollmer is planned to be restricted to right
of way, signal-controlled, intermediate-term, and 2040 total road
and geometry. The intersection is projected to operate at LOS B or better
top signal-controlled intersection.

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Black Forest

The intersection of
service as a stop-sig
2040, it was assume
Meridian Road and
traffic-signal contro
at LOS D or better d

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Meridian€Road

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16 (3)



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State that credit agreements will be needed with each phase of construction to account for reimbursement of costs for the additional lanes and major intersection improvements.



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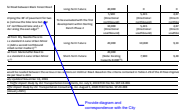
Replace Roadway Improvements section.

ed.
Annual are anticipated for
[Alzada grade?](#)
ckles within Sterling Ranch

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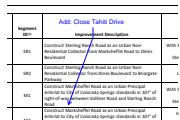
Alzada grade?

22 (13)



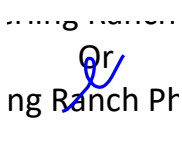
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Provide diagram and correspondence with the City



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Add: Close Tahiti Drive



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Sterling Ranch and/or



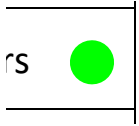
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Intermediate /



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SR Phase 2?



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Lot	Area	Volume	Notes
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3	1.00	1.00	
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5	1.00	1.00	
6	1.00	1.00	
7	1.00	1.00	
8	1.00	1.00	
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SR Phase 2 or prior to platting lots in SR Phase 3?

Timing
With Sterling Ranch Fil No. 2 Or Sterling Ranch Phase 2
Long-Term Future

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Or€
Sterling€Ranch€Phase€2€

Long-Term Future
With Sterling Ranch Fil No. 2 Or Sterling Ranch Phase 2
Intermediate Term (Required with ...)

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Or€
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t€5)€

23 (5)

/ McClintock Station	
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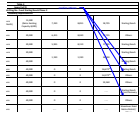
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/ McClintock Station

Short-Term Future
S.R. Filing 1
Long-Term Future

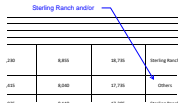
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S.R. Filing 1



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and/or others



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Sterling Ranch and/or



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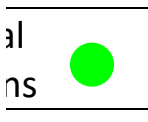
Homestead North Filing 1 or 2 or prior to Phase 3?

24 (3)

Construction Plans
Included in Initial
Construction Plans
Intermediate Term
Included in Initial
Construction Plans
Included in Initial

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Intermediate€Term€



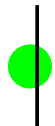
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Initial?

28 (1)

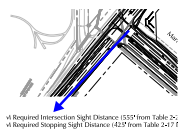


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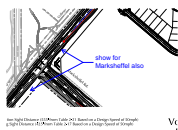
30 (3)



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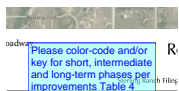
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48 (2)



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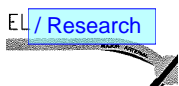
Are B2 and SR2 intermediate term (once the bridges are constructed)? Another approximate value that would be helpful is lot numbers/ADT for each phase.



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Please color-code and/or key for short, intermediate and long-term phases per improvements Table 4

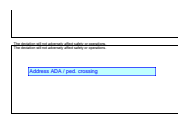
60 (1)



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/ Research

243 (1)



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Address ADA / ped. crossing

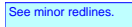
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259 (1)



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See minor redlines.