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July 22, 2019

El Paso County Planning and Community Development

Attn: Kari Parsons, Project Manager/Planner II
2880 International Circle
Colorado Springs, CO 80910

Re: Falcon Marketplace Final Plat (SF-19-001 CDR-16-007)

Ms. Parsons,

Please accept this response letter to your comments dated June 11, 2019

Responses to comments are in ***Bold Italics*** and follow each review comment.

Final Plat / Letter of Intent

1. See Letter of Intent and Final Plat redlines. Additional comments may result from revisions to the engineering documents on the next submittal. **Partially resolved; see updated/remaining redlines.**
2. Provide additional public improvements easements where sidewalks/pedestrian ramps and crossings are outside of the right-of-way and PI easements currently shown. **Resolved.**
3. Provide additional drainage easements if applicable based on Final Drainage Report comments. **Partially resolved; see redlines regarding drainage maintenance access easements.**
4. Verify any sight distance easements that may be needed and show on the plat. **Unresolved – not found on CDs or plat. *Sight distance easements added to Final Plat.***
5. Note: closure sheets will be reviewed with next submittal. **(TBD with next submittal.) *Acknowledged.***

Transportation / Traffic Impact Study (TIS)

1. See separate roundabout design comments. **Unresolved; response from February 25 comments not received. *See attached responses from LSC.***
2. Provide a memorandum (referencing the Preliminary Plan TIS), to go along with the development agreement, stating the anticipated overall site ADT that will warrant each offsite improvement. Include the improvements proposed for immediate construction as "Phase 1". **Unresolved (response is that this memo will follow). *See attached responses from LSC.***
3. **(5) When Woodmen Road is expanded to 6 lanes, the location and function of this access point will potentially exacerbate conflicts due to anticipated higher traffic speeds on Woodmen Road. Staff recommends that escrow be required in the amount necessary to remove the right-in and roundabout in the future. Potential removal of the right-in due to safety issues and/or widening of Woodmen Road will*

be addressed in an access permit as noted on SP-17-001 conditions of approval. A draft access permit will be provided when available. (TBD)

4. **Resolved.**
5. *(12) Construction or "fair share" escrow contribution, if applicable, will need to be determined and approved by the County Engineer with the final plat or each Site Development Plan. Development Agreement revisions will be provided when available. **Draft SIA will be provided after review by the County Attorney.**
6. *(13) Regarding the traffic signal at Meridian and Eastonville, coordination with EPC DPW will be provided at the final plat/construction stages. **Comments will be provided when available.**
7. *(14) Reduction of the speed limit on Meridian Road between Woodmen Road and a location near Owl Lane (verify MUTCD requirement) is being considered by the County Engineer if this development proceeds. **Provide signage as appropriate on the plans. Unresolved; this signage can be confirmed with the County Engineer; address on the plans. Signage added to Meridian Road.**

* Preliminary Drainage Report (PDR) / Drainage Plans

1. **Resolved.**
6. *(6) Address how the proposed design accommodates the existing petroleum pipeline and other utilities along the south and east property lines. Provide documentation that the easement holders have no objections to the proposed drainage design. **Provide completed documents when available. Signed Nustar Petroleum encroachment agreement has been previously submitted. Woodmen Hills Metro District signed off on the utility design, which includes the abandonment of the water and raw water along the southern boundary. MVEA has been consulted as part of the design process and has provided a design layout that includes removal of the electric line along the eastern boundary. See attached utility layout plan sheet.**
11. *(11) Geotechnical issues (also see Geotech. study comments below) **Unresolved (response is that this will follow).**
 - a. Page 31 of the geotech. study states that "In no case should water be allowed to pond near or adjacent to foundation elements, hardscaping, utility trench alignments, etc." Discuss how the proposed drainage design accomplishes this. Partially resolved; final liner details need to be provided with FDR or in this report prior to pond construction. Comment remains. Partially resolved see redlines regarding liner details. Requirements for quality control, testing and final certifications for the pond liner will need to be discussed and agreed to prior to construction. The thickness of topsoil mixture above the liner (liner depth) needs to be discussed and verified. Comment remains; provide specifications when available. Partially resolved; additional details will be required during construction.
 - b. Address anticipated pond SR4 embankment settlement. Provide additional study and construction requirements when available. Resolved; tracking of settlement will be addressed at construction stage. **Provide monitoring plan details. Monitoring locations added to the survey control plan.**
 - c. Consider replacing the proposed area drain and pipe at the northwest corner with a swale along the north property line to the proposed rundown. Maintenance

access appears likely to be difficult as proposed and the geotech. study recommends "properly designed drainage swale" at the tops of excavation slopes. Partially resolved; stabilization of and maintenance access to the 3:1 (and steeper?) excavated slope along the north side of Pond SR4 will need to be further addressed with the final pond design. (If the extent of overlot grading includes the slopes, this needs to be addressed with overlot grading.) Comment remains; access road design, offsite grading (requiring easements) sheet flow locations and rundowns and the concrete rundown need additional detail to ensure adequate access and functioning. Unresolved. Partially resolved; see remaining redlines. Partially resolved; see updated redlines. Additional details regarding the pond inflow area, including offsite easements, are required. Provide options analysis regarding geocells and articulated mats when available. Partially resolved; additional details and easements need to be resolved prior to construction. **Provide when available; include options analysis in the FDR.**

Options analysis described in FDR.

- d. Discuss the required geotechnical and dam analyses appropriate for detention pond SR4. See DCM Sections 6.6, 11.3.3, and Attachment A (Chapter 11). Partially resolved; provide additional study and construction requirements when available. Partially resolved with PSI memo; provide copies of State Engineer correspondence and additional geotechnical requirements (if applicable) when available. See redlines regarding details and material at downstream edge of spillway. Unresolved. Unresolved. Partially resolved; additional details may be necessary prior to construction. **Monitoring locations added to the survey control plan. Further details to be provided by PSI.**

13. **Resolved.**

17. *(17) **(See comment #4 below.)**

18. **Resolved.**

21. *(21) Note: If any of the CLOMR excerpts have been revised with the design (i.e. StormCAD), provide revised versions in the report calculations.

22. *(22) Verify outlet grate velocity of Pond SR4. Address compliance with UDFCD safety criteria (see redlines). Unresolved. This can be addressed/verified prior to outlet construction.

23. **Resolved.**

Final Drainage Report

(cursory comments; address the PDR comments above in the FDR as well)**

1. See FDR redlines. **Partially resolved; see updated redlines. FDR updated per redlines, see attached markup summary responses.**
2. **Resolved.**
3. Address the increased flows from proposed pavement on Meridian Road, the east roadside ditch and capacity of the downstream conveyance. Provide sub-basins and discussion.
4. Address the need for a deviation for developed areas (including Meridian Road) not treated by WQCV facilities. If a deviation is required, provide the deviation request form. **Partially resolved; the areas of offsite improvements appear to require WQCV as well, based on the County's updated MS4 permit. It seems that most, if not all, of the runoff flows to Pond MN southeast of Meridian Road, so there is justification in allowing that pond to treat the flows.**

Please discuss with Staff. The deviation requests can be combined if all flows get to Pond MN. *All flows do reach Pond MN – see discussion in FDR.*

5. Provide all required EDB features. Any deviations need to be requested and fully justified. **Partially resolved; a deviation request is required for the non-standard forebays with impact structures. Please discuss with Staff. *Deviation request for non standard forebays included with this submittal.***
6. Drainage Plans:
 - a. The grading slopes and details cannot be scaled from a printed plan sheet. Since additional details are necessary for Eastonville Road, please move the details on sheet D1 to a separate sheet and expand the scale on D1 to enlarge the site, or split the site up onto additional sheets. **Resolved; please provide a key map. *Key Map added.***
 - b. Provide flow arrows and slope labels. **Resolved.**
7. Note: PDB/BMP Agreements will be reviewed with the next submittal. (CAO may provide separate comments.) **See updated draft agreement.**

Construction Plans / Grading and Erosion Control Plan / SWMP / Geotechnical Issues

(**cursory comments)

1. Ensure that all items on the GEC and CD checklists (attached) are provided or addressed. **(Checklists will be verified on the next review.)**
2. **Resolved.**
3. Provide a survey control plan, including basis of bearings with monumentation, tying control points and coordinates with all proposed road and storm drain alignments. Include the Pond SR4 monitoring information with locations and vertical control points. **Partially resolved; show the monitoring points and property lines along Eastonville Road east of Meridian. *Monitoring points and offsite property lines added.***
4. Provide complete plans and details for Eastonville Road east of Meridian, the connection to Woodmen Frontage Road and the Woodmen Road deceleration lane into the roundabout. **Partially resolved; see redlines. *Updated per redlines.***
5. **Resolved.**
6. **(16) Reference ~~attached~~ UDFCD outlet structure design details. Specific items that need to be incorporated into the project's outlet structure designs include the orifice plate design and notes, water quality plate details (type and thickness), stainless steel well screen (page OS-9) and neoprene gasket. See redline regarding specific calculations for trash rack (now sheet C7.5).* Partially resolved; see updated redlines. **Verify details and calculations. Partially resolved; see updated/remaining redlines. *Trash rack details updated.***
7. Provide underdrain plans. **Partially resolved; if the underdrains are to tie into the storm inlets provide details on the plans. *Detail added to sheet C7.18.***
8. Have the MVEA power lines been relocated or do they need to be? Address on the plans. **Partially resolved; show all relocated utilities on the plans (sheet C7.18). *See utility plan sheets.***
9. Note: additional comments on signal plans will be provided when available. **(TBD)**
10. **(3b) Ground Engineering Geotechnical Report dated October 18, 2016: There is only one boring in the SR4 pond area, which indicates very shallow groundwater.*

Recommendations on how to keep the groundwater from infiltrating the pond (which is to be excavated approximately 10 feet deeper than the groundwater level) need to be provided. If a separate geotech. study will be provided for pond construction, let us know. Comment remains; provide additional study when available. (3d) Note: Final geotechnical study and review of construction plans by the geotechnical P.E. will be required at the Final Plat stage. Include recommendations for the permanent site BMPs (EDBs). Unresolved (response is that this will follow). PSI review and further recommendations will be provided upon completion.*

11. Provide an updated SWMP when available. **Provide when available. Updated SWMP included with this submittal.**
12. The following conditions of approval remain on the Early Grading Plans:
 - a. (1.) Documentation of all easements necessary for offsite construction shall be provided prior to issuance of a construction permit. Provide updated GEC plan sheets showing the easements when available. **Unresolved; draft easements for all applicable offsite construction areas will need approval by the County Attorney if the grantee is the County, and need to be signed prior to construction.**
 - b. (2.) The clay liner proposed for Pond SR4 construction is not approved at this time. Provide rationale that other impermeable lining methods are not practicable, including rubber lining. Placement of any liner requires separate written approval after PCD staff receipt of this additional information as well as project-specific liner specifications, signed and stamped by a Colorado PE. **Unresolved (response is that this will follow). PSI response to follow.**
 - c. (3.) The riprap spillways proposed for Pond SR4 construction are not approved at this time. Provide an analysis for the use of riprap, geocellular products and articulated concrete block products. Written notification from PCD staff is required prior to installation of the spillway protection. **Provide complete details on how the concrete curb/gutter ties into the riprap rundown on the north side of the pond. Address details of the grout wall, including materials and reinforcement bars/mesh/fibers. Unresolved (response is that this will follow). Still to follow.**
 - d. (4.) Outlet structure construction requires separate written notification from PCD staff. Additional information regarding outlet grate/trash rack design is required for verification of velocities. **Unresolved. Still to follow.**
 - e. (5.) Additional information is required on how groundwater will be handled during pond construction. Provide additional geotechnical study/potholing information on groundwater levels and the geotechnical engineer's concurrence with these CDs when available. **Unresolved (response is that this will follow). Still to follow.**
 - f. (6.) Additional requirements for the inflow pipe from the northwest (class of pipe, anchoring/support, and watertight joints) may apply. Construction of this pipe and appurtenant items shall not begin without written County approval. **Unresolved (response is that this will follow). Still to follow.**
13. **Sheet C1.14 does not show proposed utility locations; add these to this sheet or provide a separate utility plan showing all existing and proposed/relocated utilities. Show all utilities on the GEC plan and plan and profile sheets. Separate utility plan added to set.**
14. **On Sheet C4.10 show all drainage/utility facilities next to the lane extension. Verify that guardrail is not required. Facilities added to plan sheet, no guardrail required.**

Forms / SIA / Financial Assurance Estimate Form / Other

(Not reviewed in detail at this time pending resolution of comments on other documents.)

1. Note: FAE minimum costs may be revised in the near future requiring update of this FAE. FAE quantities and costs will be reviewed in detail with the next submittal. **Comment remains – see old and new redlines. *FAE updated to new spreadsheet.***
2. Note the draft O&M Manual for Pond SR4 will be provided by Staff when available. **(TBD)**
3. * *Provide PDB/BMP agreement exhibits A and B when available. If an access easement other than the to-be platted pond tracts/easements is desired, an Exhibit "C" can be provided. Provide when available. Partially resolved; see updated draft agreement.*
4. * *The landscape plan included with this submittal shows trees in existing and proposed ROW in several areas including along Meridian Road. Some of these trees need to be moved depending on final site design and construction plans. A license agreement will be required at the final plat stage for private landscaping remaining in the ROW, including the proposed roundabouts. (see redlines) Unresolved; see Planning comments; verify that landscaping in the roundabouts meets sight distance control requirements. Landscape plans revised.*
5. Provide all items required by the Engineering Final Submittal Checklist (attached), when available.

We trust you find our responses to the 3rd review of the Falcon Marketplace Final Plat acceptable. We look forward to working with the County in processing the submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.

ENG-SF19001-R2-CDs.pdf Markup Summary

2 (3)



Subject: Snapshot
Page Index: 2
Date: 6/6/2019 2:36:15 PM
Author: dsdrice
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Note 26 filled in



Subject: Callout
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Fill in.

Note 26 filled in



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Provide typical road cross sections?

Typical cross sections from prelim plan added

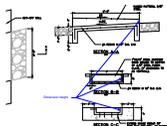
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6 ft

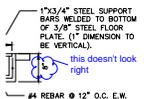
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Dimension height

Dimension revised



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this doesn't look right

Dimension revised



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remove curb and gutter

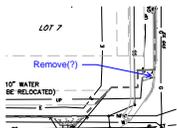
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Show where this is being relocated to on the other sheets.

Additional "Proposed Utilities" sheet C1.15 added to plan set.



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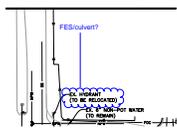
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Meridian south of Woodmen - island?

Note added to reference sheet C5.10



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FES/culvert?

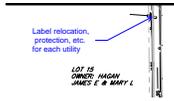
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Hydrant?

Note revised

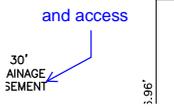


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Label relocation, protection, etc. for each utility

Labels updated

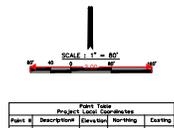
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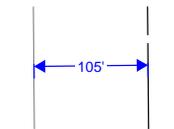
and access

All lots subject to cross access. Easement description to remain as just drainage.



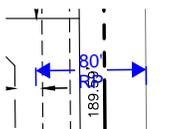
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3.00



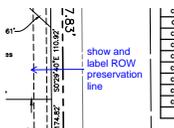
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105'



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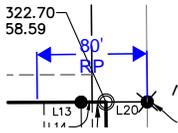
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RP



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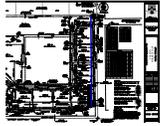
show and label ROW preservation line

30' PI easement added to plans to cover future 80' ROW off section line.



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80'
RP



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7 (16)



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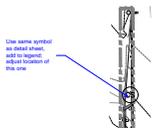
include this area

Limits of disturbance extended around new sidewalk

Note: All of these redlines except two are unresolved from the previous submittal.

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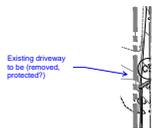
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Use same symbol as detail sheet, add to legend; adjust location of this one

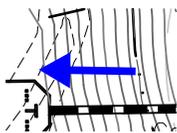
All curb socks relabeled to RS. This one adjusted outside of driveway



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Existing driveway to be (removed, protected?)

Note to protect in place added plan



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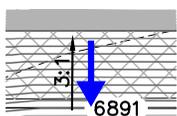
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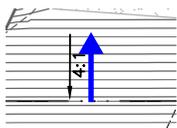
arrow direction?

Arrow direction adjusted



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Arrow direction adjusted



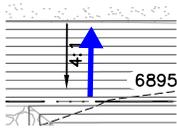
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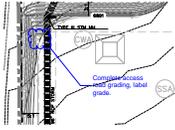
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pipe?

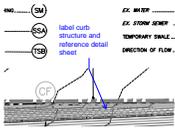
Pipe added to plan



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Complete access road grading, label grade.

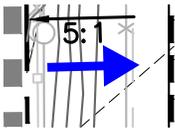
Hatching extended and note added for maintenance access. Access from parking lot to be finalized at development of Lot 2.



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Page Label: [7] 7 C2.10

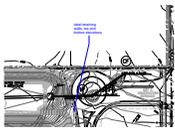
label curb structure and reference detail sheet

Note from interim plan added



Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

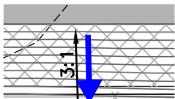
Arrow adjusted



Subject: Callout
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

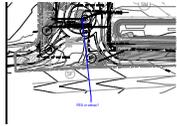
label retaining walls, top and bottom elevations

Retaining wall no longer needed in this location.



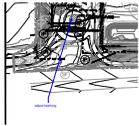
Subject: Arrow
Page Index: 7
Date: 6/9/2019 9:54:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [7] 7 C2.10

Arrow adjusted



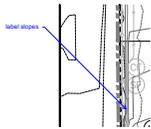
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:17:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

FES or elbow?
Storm modified in this location



Subject: Callout
Page Index: 8
Date: 6/9/2019 10:18:10 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

adjust hatching
Inlet protection hatching revised



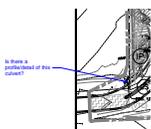
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

label slopes
Slope labels added



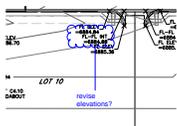
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

label all retaining walls
Retaining wall labels added. Max height listed as 4' for each.



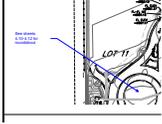
Subject: Callout
Page Index: 8
Date: 6/9/2019 10:19:39 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] 8 C2.11

Is there a profile/detail of this culvert?
Yes, sheet C7.13



Subject: Cloud+
Page Index: 10
Date: 6/9/2019 10:38:36 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

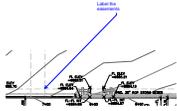
revise elevations?
Intersection elevations revised



Subject: Callout
Page Index: 10
Date: 6/9/2019 12:43:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

See sheets 4.10-4.12 for roundabout

Note added



Subject: Callout
Page Index: 10
Date: 6/9/2019 12:45:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

Label the easements

easement labels added

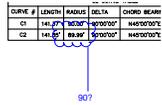


Subject: Cloud+
Page Index: 10
Date: 6/9/2019 12:49:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] 10 C3.10

Label actual cross-slope at inlets and centerline low point. (Since the inlets are not at the centerline LP station, the cross-slopes must be different.)

further detail added to intersection

11 (3)

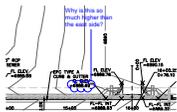


CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARS
C1	141.50'	10000'	100.000°	10000.00'
C2	141.50'	10000'	100.000°	10000.00'

Subject: Cloud+
Page Index: 11
Date: 6/9/2019 1:09:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11

90?

revised



Subject: Cloud+
Page Index: 11
Date: 6/9/2019 12:55:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11

Why is this so much higher than the east side?

intersection revised



Subject: Cloud+
Page Index: 11
Date: 6/9/2019 12:57:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] 11 C3.11

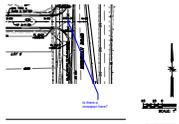
Shouldn't this be higher? Show warp transition.

intersection revised



Subject: Highlight
Page Index: 12
Date: 6/9/2019 1:00:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

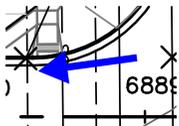
intersection revised



Subject: Callout
Page Index: 12
Date: 6/9/2019 1:01:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

Is there a crossspan here?

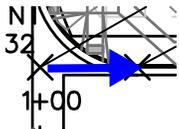
Yes, linework added



Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:02:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

?

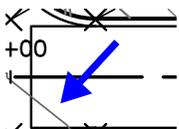
intersection revised



Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

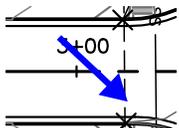
?

intersection revised



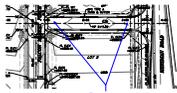
Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

intersection revised



Subject: Arrow
Page Index: 12
Date: 6/9/2019 1:03:41 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

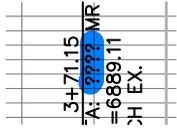
intersection revised



Subject: Callout
Page Index: 12
Date: 6/9/2019 1:04:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

Show warp transition on both ends or delete crown?

crown removed from roadway and intersection revised



Subject: Highlight
Page Index: 12
Date: 6/9/2019 12:59:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [12] 12 C3.12

intersection revised

13 (9)



Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

type B?

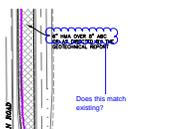
Note added to reference roundabout plan



Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

Curb can not be type B in this area

intersection revised.



Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:13:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

Does this match existing?

Note added to match existing



Subject: Callout
Page Index: 13
Date: 6/9/2019 1:13:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

Asphalt? Label this area, provide details

Hatching added to detail asphalt



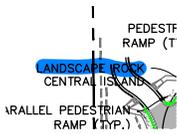
Subject: Cloud+
Page Index: 13
Date: 6/9/2019 1:14:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

? See landscape plan? Provide landscape plan and sight distance control mechanism.
[Landscape plan revised](#)

Note: Most of these redlines are unresolved from the previous submittal.

Subject: Text Box
Page Index: 13
Date: 6/9/2019 1:15:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

Note: Most of these redlines are unresolved from the previous submittal.



Subject: Highlight
Page Index: 13
Date: 6/9/2019 1:15:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

[Landscape plan revised](#)

SIDEWALK
ASPHALT PAVEMENT
ON-SITE SECTION 6" HMA ON 6" A/E
OR AS DIRECTED BY GEOTECHNICAL
add: approved by EPC
ASPHALT PAVEMENT
OFF-SITE SECTION 6" HMA ON 6" A
OR AS DIRECTED BY GEOTECHNICAL

Subject: Text Box
Page Index: 13
Date: 6/9/2019 10:40:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

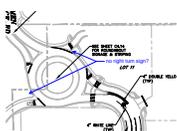
add: approved by EPC
[note added](#)

OR AS DIRECTED BY GEOTECHNICAL
ASPHALT PAVEMENT
OFF-SITE SECTION 6" HMA ON 6" A/E
OR AS DIRECTED BY GEOTECHNICAL
add: approved by EPC

Subject: Text Box
Page Index: 13
Date: 6/9/2019 10:40:45 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [13] 13 C3.13

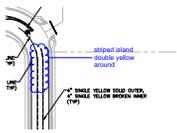
add: approved by EPC
[note added](#)

14 (18)



Subject: Callout
Page Index: 14
Date: 6/9/2019 1:16:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

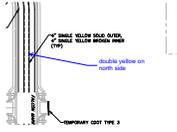
no right turn sign?
[After discussions with staff this was deemed not necessary](#)



Subject: Cloud+
Page Index: 14
Date: 6/9/2019 1:18:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

striped island double yellow around

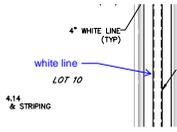
striping revised



Subject: Callout
Page Index: 14
Date: 6/9/2019 1:18:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

double yellow on north side

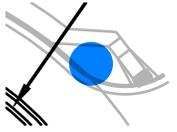
striping revised



Subject: Callout
Page Index: 14
Date: 6/9/2019 1:18:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

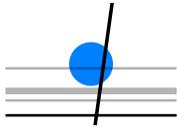
white line

striping revised



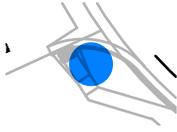
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



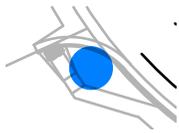
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:41 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



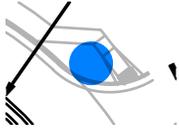
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:46 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



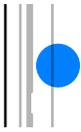
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:02:57 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:02 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



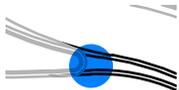
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:03:53 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:04:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:05:06 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 C3.14

signage added

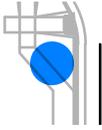
Additional signage required?

YELLOW SOLID

Subject: Text Box
Page Index: 14
Date: 6/9/2019 11:05:24 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

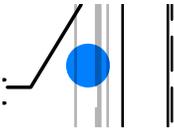
Additional signage required?

signage added



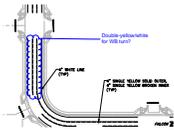
Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:05:47 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Highlight
Page Index: 14
Date: 6/9/2019 11:06:47 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

signage added



Subject: Cloud+
Page Index: 14
Date: 6/9/2019 11:09:36 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

Double-yellow/white for WB turn?

striping revised

show all left turn pavement marking arrows

Subject: Text Box
Page Index: 14
Date: 6/9/2019 2:01:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.14

show all left turn pavement marking arrows

left turn arrows added

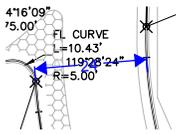
15 (5)



Subject: Callout
Page Index: 15
Date: 6/10/2019 12:22:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C4.10

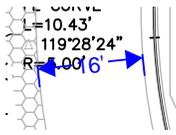
apron matching inside? See Sheet C4.14 redlines.

Previous discussions with staff determined that this was not necessary. Not added to plan.



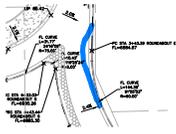
Subject: Dimension
Page Index: 15
Date: 6/9/2019 10:46:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C4.10

24'
 dimension added



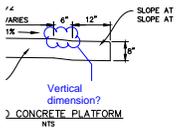
Subject: Dimension
Page Index: 15
Date: 6/9/2019 10:47:54 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C4.10

16'
 dimension added



Subject: Highlight
Page Index: 15
Date: 6/9/2019 10:48:55 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C4.10

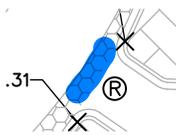
see note above



Subject: Cloud+
Page Index: 15
Date: 6/9/2019 2:04:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C4.10

Vertical dimension?
 dimension added

16 (11)



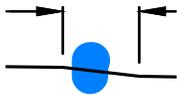
Subject: Highlight
Page Index: 16
Date: 6/10/2019 12:19:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.11

ped ramp grades revised and added to plan



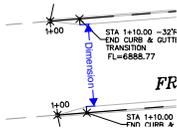
Subject: Callout
Page Index: 16
Date: 6/10/2019 12:19:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.11

flat
 ped ramp grades revised and added to plan



Subject: Highlight
Page Index: 16
Date: 6/9/2019 2:09:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.11

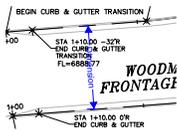
dimension added



Subject: Dimension
Page Index: 16
Date: 6/9/2019 2:10:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.11

Dimension

dimension added



Subject: Dimension
Page Index: 16
Date: 6/9/2019 2:10:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.11

Dimension

dimension added

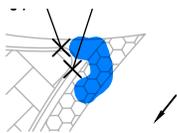
18 (6)



Subject: Callout
Page Index: 18
Date: 6/10/2019 12:15:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

Shade future improvements back. Provide separate "ultimate" plan for information.

future improvement linetype revised,
 kept on the same sheet



Subject: Highlight
Page Index: 18
Date: 6/10/2019 12:15:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

Raised concrete revised to tighter curve



Subject: Text Box
Page Index: 18
Date: 6/10/2019 12:17:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

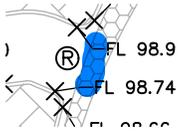
(This sheet not checked in detail yet.)



Subject: Callout
Page Index: 18
Date: 6/10/2019 12:18:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

label pedestrian crossing cross-slopes.

cross slope labels added



Subject: Highlight
Page Index: 18
Date: 6/10/2019 12:18:25 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

ped ramp grades revised

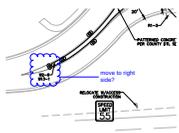


Subject: Callout
Page Index: 18
Date: 6/10/2019 12:18:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.13

flat

ped ramp grades revised

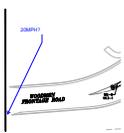
19 (28)



Subject: Cloud+
Page Index: 19
Date: 6/10/2019 3:50:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

move to right side?

sign location revised



Subject: Callout
Page Index: 19
Date: 6/10/2019 3:50:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

20MPH?

speed sign located at roundabout



Subject: Callout
Page Index: 19
Date: 6/9/2019 1:32:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

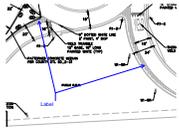
Are W1-8s and W1-1 combo w/ speed or W1-1a needed here and the other curve?

see roundabout signage plan



Subject: Callout
Page Index: 19
Date: 6/9/2019 1:36:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

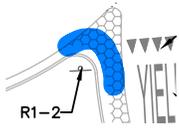
Yield?



Subject: Callout
Page Index: 19
Date: 6/9/2019 11:13:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

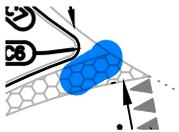
Label

concrete platform label added



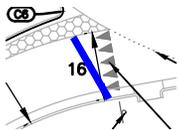
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:09:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

concrete platform revised to tighter curve



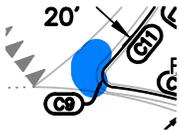
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:09:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

concrete platform revised to tighter curve



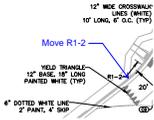
Subject: Line
Page Index: 19
Date: 6/9/2019 12:09:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

yield triangles revised



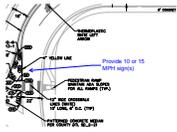
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:11:32 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

concrete platform revised to tighter curve



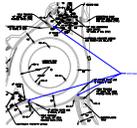
Subject: Callout
Page Index: 19
Date: 6/9/2019 12:12:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Move R1-2
sign relocated



Subject: Callout
Page Index: 19
Date: 6/9/2019 12:13:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Provide 10 or 15 MPH sign(s)
signage added



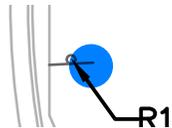
Subject: Callout
Page Index: 19
Date: 6/9/2019 12:14:32 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

trim back
concrete platform revised to tighter curve

Adjust yield triangles as previously discussed. Place yield signs in line with those.

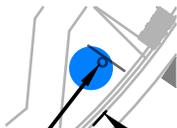
Subject: Text Box
Page Index: 19
Date: 6/9/2019 12:15:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Adjust yield triangles as previously discussed.
Place yield signs in line with those.
yield triangles revised



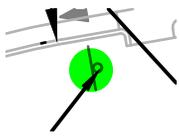
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:15:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

sign relocated



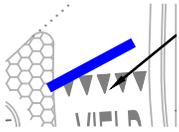
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:15:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

sign relocated



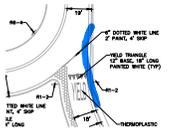
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:16:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

sign relocated



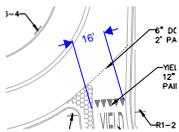
Subject: Line
Page Index: 19
Date: 6/9/2019 12:20:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

yield triangles revised



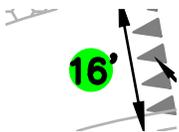
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:24:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

This was discussed with staff previously as not required.



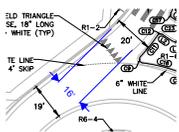
Subject: Dimension
Page Index: 19
Date: 6/9/2019 12:25:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

16'
 dimension added



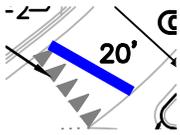
Subject: Highlight
Page Index: 19
Date: 6/9/2019 12:27:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

dimension added



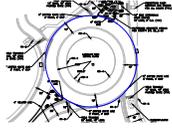
Subject: Dimension
Page Index: 19
Date: 6/9/2019 12:27:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

16'
 dimension added

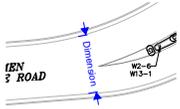


Subject: Line
Page Index: 19
Date: 6/9/2019 12:28:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

yield triangles revised



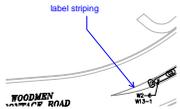
Subject: Ellipse
Page Index: 19
Date: 6/9/2019 12:35:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14



Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:12:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Dimension

dimension added



Subject: Callout
Page Index: 19
Date: 6/9/2019 2:12:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

label striping

label added



Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:13:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Dimension

dimension added



Subject: Dimension
Page Index: 19
Date: 6/9/2019 2:13:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Dimension

dimension added

Provide sight distance exhibit(s)

Subject: Text Box
Page Index: 19
Date: 6/9/2019 2:15:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.14

Provide sight distance exhibit(s)
sight distances included with this
submittal

20 (8)



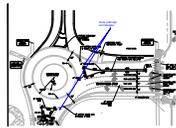
Subject: Callout
Page Index: 20
Date: 6/9/2019 1:21:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Use a different linetype and label future
improvements
linetype revised and additional labels
added



Subject: Callout
Page Index: 20
Date: 6/9/2019 1:22:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Show complete future radius. (Should ped ramp be
adjusted, is signal pole in the right spot?)
future radius added



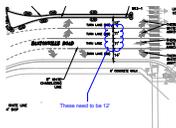
Subject: Callout
Page Index: 20
Date: 6/9/2019 12:37:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

show yield sign and triangles
yield sign and triangles added

Provide all required signing and striping - yield signs, pedestrian crossing...

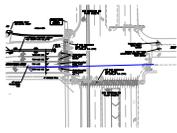
Subject: Text Box
Page Index: 20
Date: 6/9/2019 12:39:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

Provide all required signing and striping - yield
signs, pedestrian crossing...
Signage and striping added

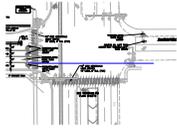


Subject: Cloud+
Page Index: 20
Date: 6/9/2019 12:39:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

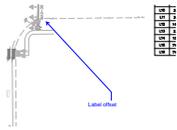
These need to be 12'
lane widths revised



Subject: Line
Page Index: 20
Date: 6/9/2019 12:42:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15



Subject: Line
Page Index: 20
Date: 6/9/2019 12:42:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15



Subject: Callout
Page Index: 20
Date: 6/9/2019 12:42:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.15

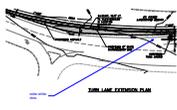
Label offset

21 (3)



Subject: Highlight
Page Index: 21
Date: 6/9/2019 1:54:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10

striping added



Subject: Callout
Page Index: 21
Date: 6/9/2019 1:55:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10

wide white dots

striping label added



Subject: Cloud+
Page Index: 21
Date: 6/9/2019 1:59:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C5.10

EPC Type B?

curb type revised

22 (1)



Subject: Highlight
Page Index: 22
Date: 6/9/2019 2:15:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [22] 22 C5.11

24 (2)

Label actual cross-slopes every 25 or 50 feet.

Subject: Text Box
Page Index: 24
Date: 6/10/2019 11:56:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [24] 24 C5.13

Label actual cross-slopes every 25 or 50 feet.

cross slopes added, and additional cross-section exhibit included with submittal.

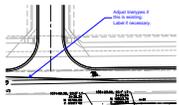
Show and label utilities.

Subject: Text Box
Page Index: 24
Date: 6/10/2019 12:37:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [24] 24 C5.13

Show and label utilities.

All utilities added

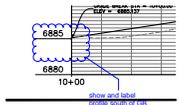
25 (4)



Subject: Callout
Page Index: 25
Date: 6/10/2019 11:30:55 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.14

Adjust linetypes if this is existing. Label if necessary.

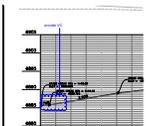
existing curb linetype revised



Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:08:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.14

show and label profile south of GB

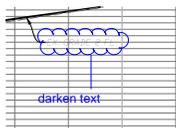
profile revised



Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:10:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.14

provide VC

tie into existing grade revised. No need for VC.

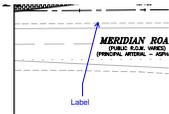


Subject: Cloud+
Page Index: 25
Date: 6/10/2019 3:10:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.14

darken text

text darkened

26 (3)



Subject: Callout
Page Index: 26
Date: 6/10/2019 11:24:47 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

Label



Subject: Text Box
Page Index: 26
Date: 6/10/2019 11:28:19 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

Show bike lane openings for right turns.

Bike lanes revised



Subject: Text Box
Page Index: 26
Date: 6/10/2019 3:11:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.15

SEE DETAIL SHEET...

27 (7)



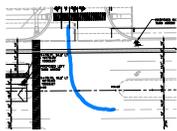
Subject: Callout
Page Index: 27
Date: 6/10/2019 11:12:29 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

striping should be open across intersection

Bike lanes revised



Subject: Highlight
Page Index: 27
Date: 6/10/2019 11:21:52 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16



Subject: Highlight
Page Index: 27
Date: 6/10/2019 11:22:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16



Subject: Text Box
Page Index: 27
Date: 6/10/2019 11:24:04 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

Reference MUTCD 3B.08 regarding dotted lane extensions for offset lanes and turn lanes.



Subject: Text Box
Page Index: 27
Date: 6/10/2019 11:29:08 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

Provide all necessary signage including speed reduction.

signage added



Subject: Text Box
Page Index: 27
Date: 6/9/2019 10:06:35 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

Provide profile, spot elevations, show C&G, utility locations.

See sheet C5.17

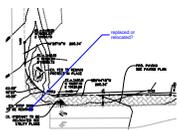


Subject: Callout
Page Index: 27
Date: 6/9/2019 10:09:15 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.16

label added improvements

Label added

28 (10)



Subject: Callout
Page Index: 28
Date: 6/10/2019 10:59:03 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

replaced or relocated?

stop sign to be removed (new signalized intersection)

Show property lines,
easements, etc.

Subject: Text Box
Page Index: 28
Date: 6/10/2019 10:59:38 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

Show property lines, easements, etc.

existing linework at Eastonville added



Subject: Line
Page Index: 28
Date: 6/10/2019 11:00:48 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

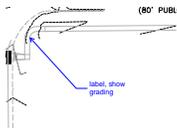


Subject: Line
Page Index: 28
Date: 6/10/2019 11:01:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:01:45 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

label offset



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:02:32 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

label, show grading

label lengths, taper ratios, etc.

0. PAVING
1. PAVING PLAN

Subject: Text Box
Page Index: 28
Date: 6/10/2019 11:03:46 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

label lengths, taper ratios, etc.

see sheet C5.16



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:04:23 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

signage?



Subject: Callout
Page Index: 28
Date: 6/10/2019 11:04:38 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

provide a reverse curve here

reverse curve added

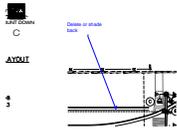


Subject: Callout
Page Index: 28
Date: 6/10/2019 11:07:27 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.17

show curb and gutter and grading to match

curb added and grading revised

29 (3)



Subject: Callout
Page Index: 29
Date: 6/10/2019 11:08:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10

Delete or shade back

future condition linework revised

(This sheet not checked in detail yet.)

Subject: Text Box
Page Index: 29
Date: 6/10/2019 11:08:50 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10

(This sheet not checked in detail yet.)

Too many signal heads?

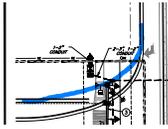
Subject: Text Box
Page Index: 29
Date: 6/10/2019 3:38:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C6.10

Too many signal heads?

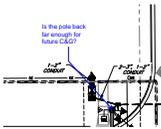
(This sheet not checked in detail yet.)

Subject: Text Box
Page Index: 30
Date: 6/10/2019 12:23:35 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.11

(This sheet not checked in detail yet.)

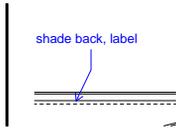


Subject: Highlight
Page Index: 30
Date: 6/10/2019 12:25:17 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.11



Subject: Callout
Page Index: 30
Date: 6/10/2019 12:26:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.11

Is the pole back far enough for future C&G?



Subject: Callout
Page Index: 30
Date: 6/10/2019 3:39:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.11

shade back, label



Subject: Text Box
Page Index: 31
Date: 6/10/2019 12:33:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C7.10

Show and label HGLs

HGLs added

(This sheet not checked in detail yet.)



Subject: Text Box
Page Index: 31
Date: 6/10/2019 12:33:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C7.10

(This sheet not checked in detail yet.)

32 (1)

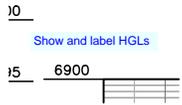
Show and label HGLs

Subject: Text Box
Page Index: 32
Date: 6/10/2019 3:42:37 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.11

Show and label HGLs

HGLs added

33 (2)

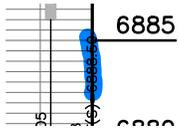


Show and label HGLs

Subject: Text Box
Page Index: 33
Date: 6/10/2019 3:44:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.12

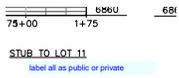
Show and label HGLs

HGLs added



Subject: Highlight
Page Index: 33
Date: 6/10/2019 3:44:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.12

34 (4)



STUB TO LOT 11
label all as public or private

Subject: Text Box
Page Index: 34
Date: 6/10/2019 10:40:30 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.13

label all as public or private

all public



Show and label HGLs

Subject: Text Box
Page Index: 34
Date: 6/10/2019 3:44:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.13

Show and label HGLs

HGLs added

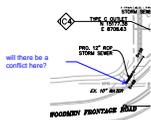


Label, provide a zoomed in detail.

Subject: Callout
Page Index: 34
Date: 6/9/2019 2:17:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.13

Label, provide a zoomed in detail.

Profile revised



Subject: Callout
Page Index: 34
Date: 6/9/2019 2:17:56 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.13

will there be a conflict here?

35 (1)

Show and label HGLs

Subject: Text Box
Page Index: 35
Date: 6/10/2019 3:45:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.14

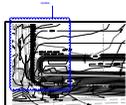
Show and label HGLs

HGLs added

36 (8)



Subject: Highlight
Page Index: 36
Date: 6/10/2019 3:47:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15



Subject: Cloud+
Page Index: 36
Date: 6/10/2019 9:14:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

Update

Maintenance road updated



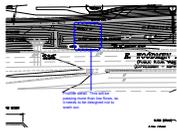
Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:16:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

Provide key symbols matching these details to the locations on the plan

Key symbols added



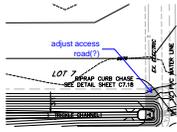
Subject: Highlight
Page Index: 36
Date: 6/10/2019 9:30:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15



Subject: Cloud+
Page Index: 36
Date: 6/10/2019 9:31:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

Provide detail. This will be passing more than low flows, so it needs to be designed not to wash out.

Detailed in early grading plan set



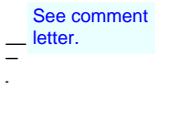
Subject: Callout
Page Index: 36
Date: 6/10/2019 9:32:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

adjust access road(?)



Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:35:12 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

Provide all dimensions



Subject: Text Box
Page Index: 36
Date: 6/10/2019 9:35:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.15

See comment letter.

37 (1)

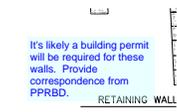


Subject: Cloud+
Page Index: 37
Date: 6/9/2019 2:19:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [37] 37 C7.16

stainless steel?

revised

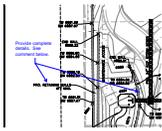
38 (5)



Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:23:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

It's likely a building permit will be required for these walls. Provide correspondence from PPRBD.

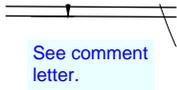
walls revised, and verified with PPRBD that no permit required.



Subject: Callout
Page Index: 38
Date: 6/10/2019 9:24:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

Provide complete details. See comment below.

further wall details added



See comment letter.

Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:37:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

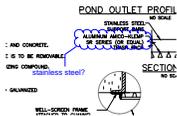
See comment letter.



Provide all dimensions

Subject: Text Box
Page Index: 38
Date: 6/10/2019 9:37:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

Provide all dimensions



Subject: Cloud+
Page Index: 38
Date: 6/9/2019 2:20:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [38] 38 C7.17

stainless steel?

trash rack revised

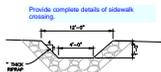
39 (2)



Sheet C7.15?

Subject: Text Box
Page Index: 39
Date: 6/10/2019 9:29:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [39] 39 C7.18

Sheet C7.15?



Provide complete details of sidewalk crossing.

Subject: Text Box
Page Index: 39
Date: 6/10/2019 9:30:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [39] 39 C7.18

Provide complete details of sidewalk crossing.

ENG-SF19001-R2-FDR.pdf Markup Summary 6-11-2019

1 (2)

[See comment letter](#)

Subject: Text Box
Page Index: 1
Date: 6/10/2019 9:44:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

See comment letter



Subject: EPC ENG Review
Page Index: 1
Date: 6/10/2019 9:45:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

10 (1)



Subject: Callout
Page Index: 10
Date: 6/11/2019 8:44:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 10

Is this right?

[Revised for existing condition](#)

11 (2)



Subject: Highlight
Page Index: 11
Date: 6/11/2019 8:50:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

However, the intent is to utilize the circle for stockpiling of snow during winter storms,

[Grading modified and storm inlet removed from roundabout](#)



Subject: Callout
Page Index: 11
Date: 6/11/2019 8:50:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

Why? Does this work with landscaping?

[Grading modified and storm inlet removed from roundabout](#)

Market Place
in $Q_u = 9.7$ cfs, $Q_{10} = 177$ cfs are intended to culminate
the 24" storm sewer that is proposed to allow for slo-
y the future for developer(s). Design of this internal sto-
r or lots 3 and 4 will be determined by the individual

Subject: Cloud+
Page Index: 12
Date: 6/11/2019 9:04:33 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

Market Place

Corrected

east side of Falcon Marketplace adjacent to lots
cfs are generated by this basin and will travel to 1
R at grade inlet (Design Point 5). Flows exit this pro-
posed

Subject: Cloud+
Page Index: 12
Date: 6/11/2019 9:07:07 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

Lot 2?

Corrected

arketplace
is basin a

Subject: Highlight
Page Index: 12
Date: 6/11/2019 9:09:48 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

Corrected

arketpla
this basin

Subject: Highlight
Page Index: 12
Date: 6/11/2019 9:14:43 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

Corrected

generated by this basin and will travel to the south to
exit 84.
combining of flows from Design Points 7 and 9, an
Flows at this point ($Q_u = 33.8$ cfs, $Q_{10} = 419$ cfs) w
for storm sewer.
corner of lot 1 flows generated by this basin $Q_u =$
culminate at Design Point 6 where a proposed 2
w for storm sewer connection as needed by the f
nal storm sewer/drainage configuration for lot 1
t developer(s) at a later date.

Subject: Cloud+
Page Index: 12
Date: 6/11/2019 9:17:28 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

Lot 2?

Corrected

nt lot 1. Fl
west tow

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:25:26 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

lot 1

Corrected

arketplac
hasin ar

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:26:25 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

Corrected

arketplac
nd will tra

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:26:32 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

Corrected

of lot 2. Fl
ate at Des

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:27:22 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

lot 2

Corrected



Subject: Cloud+
Page Index: 13
Date: 6/11/2019 9:29:35 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

not found on plan

Added and noted on
plan.

by this drain
he western sid
Q₁₀₀ = 40.5 cfs
power stub

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:30:23 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

western

Corrected

of lot 1 ar
are intend

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:30:29 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

lot 1

Corrected

of lot 2. Fl
ate at De

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:30:41 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

lot 2

Corrected

arketplac
nd will tra

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:31:25 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

Corrected

nt lot 1. Fl
east tow

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:31:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

lot 1

Corrected

arketplac
basin and

Subject: Highlight
Page Index: 13
Date: 6/11/2019 9:31:59 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

Corrected

14 (1)



Subject: Cloud+
Page Index: 14
Date: 6/11/2019 9:39:24 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 14

Will this work with the landscaping?

Grading modified, storm inlet removed
and landscape plan updated

15 (5)

of lot 2 ar
d to culmir

Subject: Highlight
Page Index: 15
Date: 6/11/2019 9:40:07 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 15

lot 2

Corrected

tract along the sc
erated by this basi
sed 18" culvert tha
ety of proposed W
ist. Flows of Q₅ = 0.2

Subject: Highlight
Page Index: 15
Date: 6/11/2019 9:41:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 15

18" culvert
18" culvert under proposed
sidewalk connection to
Courtyards. Profile shown on
sheet C7.13

land to
oint 26.
offsite

Subject: Highlight
Page Index: 15
Date: 6/11/2019 9:41:33 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 15

26
Corrected



Subject: Cloud+
Page Index: 15
Date: 6/11/2019 9:43:16 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 15

how?
Curb cut and swale to tie into
ex swale along Woodmen.

ated by
ed 18" st

Subject: Highlight
Page Index: 15
Date: 6/11/2019 9:44:42 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 15

18"
18" culvert under proposed
right-in off Woodmen. Profile
shown on sheet C7.13

18 (2)



Subject: Callout
Page Index: 18
Date: 6/11/2019 10:12:13 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 18

Address Step 4 - Consider Need for Industrial and
Commercial BMPs. Will covenants require
additional BMPs, storage/handling precautions,
spill containment and control?
Future lot owners will be required to submit
drainage analysis for each lot to include 4-
step process



Subject: Cloud+
Page Index: 18
Date: 6/11/2019 10:15:41 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 18

If these are being provided reference the
construction plan detail.
Typical roof drain connection
detail added to sheet C7.18

19 (2)

expected to be relocated through the project site, follow as noted. Show on all plans.
along for secondary sewer line along E. Woodman Road and any sewer lines along Main Street, but both are the old development.

Subject: Callout
Page Index: 19
Date: 6/11/2019 10:16:56 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 19

Show on all plans.
Utilities added to plan sheets

Pond reimbursement doesn't come out of Bridge Fees.

Subject: Text Box
Page Index: 19
Date: 6/11/2019 10:24:28 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 19

Pond reimbursement doesn't come out of Bridge Fees.
Reference to pond reimbursement removed from bridge fees.

20 (1)

LISTED DE
will be k

Subject: Delete
Page Index: 20
Date: 6/11/2019 10:25:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 20

Delete
revised

38 (1)

Subject: Cloud+
Page Index: 38
Date: 6/11/2019 10:32:20 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 38

These need to be routed/modeled, not added.
Local basin flows routed then added to the DBPS flow for creek.

39 (1)

Subject: Cloud+
Page Index: 39
Date: 6/11/2019 10:32:08 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 39

These need to be routed/modeled, not added.
Local basin flows routed then added to the DBPS flow for creek.

41 (2)

Not checked in detail from here on.

Subject: Text Box
Page Index: 41
Date: 6/11/2019 10:33:34 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 41

Not checked in detail from here on.
ok



Subject: Highlight
Page Index: 41
Date: 6/11/2019 10:33:46 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 41

60 (1)

Subject: Callout
Page Index: 60
Date: 6/11/2019 10:39:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 60

If watertight joints are necessary specify on CDs.
 HGL calcs revised - new version
 included in report

68 (1)

Upstream				
Top Elev. (ft)	Trench Depth (ft)	Cover (in. yd)	Volume (cu. yd)	Comment
7.56	4.86	2.03	31.55	Sewer too shallow
9.32	2.77	2.94	136.66	

Subject: Callout
Page Index: 68
Date: 6/11/2019 10:42:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 68

Is this an issue?
 HGL calcs revised - new version
 included in report

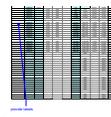
75 (1)

Upstream				
Top Elev. (ft)	Trench Depth (ft)	Cover (in. yd)	Volume (cu. yd)	Comment
8.72	5.00	2.32	9.99	Sewer too shallow

Subject: Callout
Page Index: 75
Date: 6/11/2019 11:14:35 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 75

Is this an issue?
 HGL calcs revised - new version
 included in report

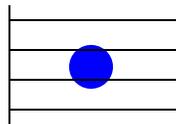
86 (1)



Subject: Callout
Page Index: 86
Date: 6/11/2019 11:20:07 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 86

provide labels

91 (1)



Subject: Highlight
Page Index: 91
Date: 6/11/2019 11:20:49 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 91

103 (1)



The WQCV needs to be released over 40 hours with the EDB design.

Subject: Cloud+
Page Index: 103
Date: 6/11/2019 11:23:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 103

The WQCV needs to be released over 40 hours with the EDB design.

Orifice plate adjusted to release over 40 hrs

109 (2)

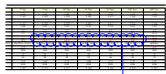


The WQCV needs to be released over 40 hours with the EDB design.

Subject: Cloud+
Page Index: 109
Date: 6/11/2019 11:25:27 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 109

The WQCV needs to be released over 40 hours with the EDB design.

Orifice plate adjusted to release over 40 hrs



Address.

Subject: Cloud+
Page Index: 109
Date: 6/11/2019 11:26:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 109

Note added to drainage report.
Address.
Ponds 2 & 3 are designed a water quality basins, not full extended detention basins. Therefore release of the developed flow may be higher than the predevelopment inflow, but the capacity of the open channel downstream has been designed to accommodate these flows while restricting developed flow discharging the overall site to no greater than historic.

151 (1)

2.17	2.9	6.6
35.70	7.7	49.7
	389.2	1121.4

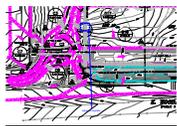
See comment on calculation sheets.

Subject: Cloud+
Page Index: 151
Date: 6/11/2019 11:37:10 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 151

See comment on calculation sheets.

Flows routed for onsite basins and then added to DBPS offsite flows

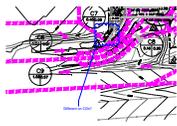
152 (4)



Subject: Cloud+
Page Index: 152
Date: 6/11/2019 9:38:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 152

Adjust for legibility

Corrected



Subject: Cloud+
Page Index: 152
Date: 6/11/2019 9:42:09 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 152

Different on CDs?

Corrected



Subject: Cloud+
Page Index: 152
Date: 6/11/2019 9:43:48 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 152

Are these arrows right? Is there an inlet or curb opening?
 Yes curb opening with open swale to SE.



Subject: Cloud+
Page Index: 152
Date: 6/11/2019 9:44:26 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 152

18"?
 Yes 18"

153 (2)



Subject: Text Box
Page Index: 153
Date: 6/11/2019 9:18:55 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 153

Show all drainage easements.
 Drainage easements added



Subject: Callout
Page Index: 153
Date: 6/11/2019 9:36:19 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 153

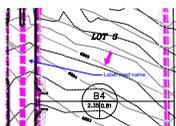
DP23?
 Corrected

155 (2)



Subject: Cloud+
Page Index: 155
Date: 6/11/2019 8:48:57 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 155

Show and label all improvements
 Future roadway linework added



Subject: Callout
Page Index: 155
Date: 6/11/2019 9:05:09 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 155

Label road name
 Roadway name added

1 MN

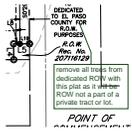
[See comment letter.](#)

Subject: Text Box
Page Index: 156
Date: 6/11/2019 11:43:04 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 156

See comment letter.

Markup Summary

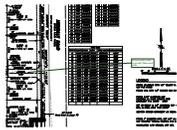
dspdparsons (17)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:10:18 AM
Color: ■

remove all trees from dedicated ROW with this plat as it will be ROW not a part of a private tract or lot.

[SEE LANDSCAPE PLAN](#)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:14:31 AM
Color: ■

is this a public road? or private? Name and width

[Public Rd., Falcon Market Place, width as shown \(50\)](#)

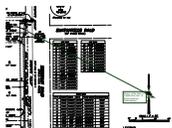


Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:17:57 AM
Color: ■

Review 1 comments not addressed



Subject: Note
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:18:00 AM
Color: ■



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:18:18 AM
Color: ■

where is the trail? is it within the row? Is there a tract for landscaping?

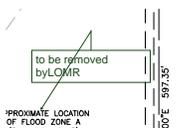
[See landscape Plan for trail. Public Improvement easement as shown on Plat](#)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:18:42 AM
Color: ■

identify all row widths and classification

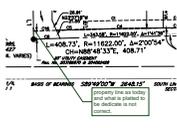
[Right of Way widths are shown, for classification see development plan](#)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:33:38 AM
Color: ■

to be removed byLOMR

[LOMR has not been approved, see plat note 2.](#)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:34:18 AM
Color: ■

property line as today and what is platted to be dedicate is not correct.

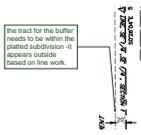
[Line is correct as shown on Plat](#)



Subject: Callout
Page Label: 2
Author: dsdpdparsons
Date: 5/21/2019 10:34:30 AM
Color: ■

identify the woodmen frontage applicant wants to vacate with this plat so it can be included with this instrument- a detail may be necessary

[Plats cannot be used to vacate.](#)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 10:35:10 AM
Color: ■

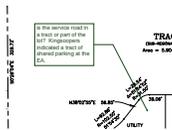
the tract for the buffer needs to be within the platted subdivision - it appears outside based on line work.
[See new Tract C as shown on Plat](#)



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 10:35:32 AM
Color: ■

[See legend. Lot lines are continuous, easements are of various dash types and labeled throughout the plat.](#)

all lot lines and tract lines shall be depicted clearly with a defined line type. The line type for the boundary shall be different. The easement line type should also be unique. it is unclear which are lot and tract lines, verses easements. Please incorporate line types and widths for clarity. Provide a legend.



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 10:35:55 AM
Color: ■

is the service road in a tract or part of the lot? Kingsoopers indicated a tract of shared parking at the EA.
[Not a plat issue](#)



Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 5/21/2019 10:40:52 AM
Color: ■

[Changed to 3 on Plat](#)

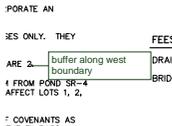


Subject: Highlight
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 10:48:52 AM
Color: ■



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 10:48:56 AM
Color: ■

Many planning comments remain from review 1- Please call to discuss or revise plat and landscape plan.



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/21/2019 12:19:01 PM
Color: ■

buffer along west boundary
[See Tract C as shown on Plat](#)

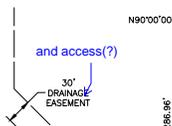


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/21/2019 12:25:02 PM
Color: ■

[See landscape Plan and Development plan](#)

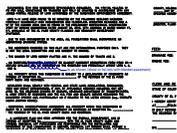
where is the round about general line work? landscape in center? provide the landscape plan with this for the round about as it will be collateral with the public improvements.

dsdrice (9)



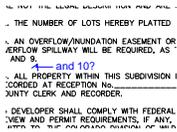
Subject: Callout
Page Label: 2
Author: dsdrice
Date: 6/6/2019 1:11:57 PM
Color: ■

and access(?)
[Yes, changed on Plat](#)



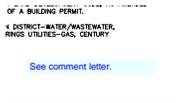
Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 6/6/2019 12:08:40 PM
Color: ■

is as shown (show or list lots with blanket easement)
 Note changed on Plat



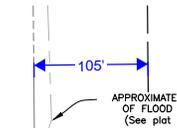
Subject: Callout
Page Label: 1
Author: dsdrice
Date: 6/6/2019 12:08:40 PM
Color: ■

and 10?
 Note changed on Plat



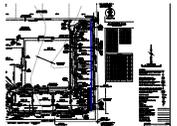
Subject: Text Box
Page Label: 1
Author: dsdrice
Date: 6/6/2019 12:08:55 PM
Color: ■

See comment letter.

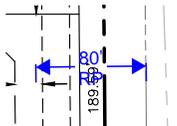


Subject: Dimension
Page Label: 2
Author: dsdrice
Date: 6/6/2019 4:02:26 PM
Color: ■

105'

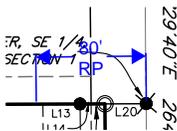


Subject: Line
Page Label: 2
Author: dsdrice
Date: 6/6/2019 4:02:26 PM
Color: ■



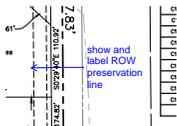
Subject: Dimension
Page Label: 2
Author: dsdrice
Date: 6/6/2019 4:02:26 PM
Color: ■

80'
 RP
 Public Improvement Easement added on Plat



Subject: Dimension
Page Label: 2
Author: dsdrice
Date: 6/6/2019 4:02:26 PM
Color: ■

80'
 RP
 Public Improvement Easement added on Plat



Subject: Callout
Page Label: 2
Author: dsdrice
Date: 6/6/2019 4:02:26 PM
Color: ■

show and label ROW preservation line
 Public Improvement Easement added on Plat