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September 16, 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 comments received August 9th, 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. ***Partially resolved, LOI resolved; see updated/remaining plat redlines. Plat redlines completed, see markup summary.***
2. Resolved.
3. ***Resolved.***
4. ***Resolved.***
5. Note: closure sheets will be reviewed with next submittal. (TBD with next submittal.) ***Submit closure sheets for all lots.***

Transportation / Traffic Impact Study (TIS)

1. See separate roundabout design comments. Unresolved; response from February 25 comments not received. ***(See next section of comments.)***
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). ***Partially resolved;***
 - a. ***The detailed timing and trigger for item #18 on the updated Table 7b is incomplete.***
 - b. ***The ADT/Trigger column of the table needs to be clear what percentage of what total estimated cost each trip is responsible for contributing; i.e. "dollars per trip" at the site development plan/building permit stage. This will then be included in the escrow agreement with the first site development plan.***
LSC Response: Table 7b has been updated to include detailed timing/triggers for item No. 18. Also, additional tables have been provided

which calculate the “dollars per trip” for use at the site development plan/building permit stage for each improvement.

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. **Resolved.**
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. (TBD)*
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. **Partially resolved; see redlines (sheet C5.16). Note: per MUTCD standards, “Speed zones (other than statutory speed limits) shall only be established on the basis of an engineering study that has been performed in accordance with traffic engineering practices. The engineering study shall include an analysis of the current speed distribution of free-flowing vehicles.” The timing of installation for this signage will be addressed in conditions of approval.***
8. *The spacing and access control/stripping for the two northernmost proposed driveways on Falcon Market Place need to be verified for safety. Please discuss with Staff.*
LSC Response: Following the initial discussion with staff regarding this item, the consultant team has prepared proposed striping for this section of Falcon Market Place. The access points cannot shift. A single dual yellow centerline stripe through this section was considered, however the proposed striping with a dedicated left turn into the gas station (and adjacent lot to the south) would be better as it would provide a clearly marked left turn bay. Any traffic turning left into the rear access to King Soopers to the south would turn left from the through lane.

Roundabout Design

1. See roundabout packet redlines.
2. **Resolved.**
3. **(3) A complete roundabout analysis addressing basic design aspects such as design vehicle, inscribed circle diameter, entry angles and widths, fastest paths, entry spacing and vehicle tracking was not provided and is requested. There are several issues of concern with the design as proposed:*
 - e. *Note for final design: The Wisconsin DOT Facilities Development Manual (FDM), FDM 11-26 section is referenced where County criteria and the NCHRP Report 672 (Roundabouts: An Informational Guide) are lacking in detailed criteria.*

Roundabout design procedures and criteria in the FDM, including design procedures, details, signing and striping recommendations and lines of sight, should be utilized to the extent practicable. See <http://wisconsin.gov/Pages/doing-bus/eng-consultants/cns/rsrcs/design.aspx> Regarding roundabout lighting, reference <http://wisconsin.gov/Pages/doing-bus/local-gov/traffic-ops/manuals-and-standards/tgm/11.aspx> / <http://wisconsin.gov/dtsdManuals/traffic-ops/manuals-and-standards/teops/11-04.pdf> for guidance. Please discuss any conflicting or redundant criteria with Staff. Provide FDM 11-26 Attachment 5.1 or equivalent prior to final design submittal. (Links: <http://wisconsin.gov/rdwy/fdm/fd-11-26-att.pdf#fd11-26a5.1> <http://wisconsin.gov/rdwy/fdm/files/fd-11-26-a0501-File01.xls>) **Note:** additional design details conforming to this procedure will be required as the design progresses (see cursory CD redlines also). **Resolved pending final roundabout report. Provide lighting plans when available. LSC Response:** *The Rodel analysis for the southwest roundabout is attached. We are in the process of updating the roundabout report to include these and the sight distance exhibits submitted with the last submittal. We will forward the final roundabout report once compiled.*

- 16. **Resolved.**
- 17. **Resolved.**

* Preliminary Drainage Report (PDR) / Drainage Plans

- 1. Resolved.
- 6. **Resolved.**
- 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. **Partially resolved; provide complete details when available.**
 - 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. **Resolved; placement specifications will need to be addressed prior to construction.***

- 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. **Partially resolved; provide complete details when available (as noted in response letter).***

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. **Unresolved.***

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. **Partially resolved; see updated/remaining redlines. Redlines addressed, see markup summary.**
2. Resolved.
3. **Resolved.**
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. **Partially resolved; see redline. Noted in FDR and deviations submitted.**
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 not**

found – please provide. (If you don't have the new form yet it can be e-mailed to you. Deviation included with this submittal.

6. Drainage Plans:
 - c. **See updated/remaining redlines. Plans updated per redlines.**
7. Note: PDB/BMP Agreements will be reviewed with the next submittal. (CAO may provide separate comments.) See updated draft agreement.
8. **Provide the new PBMP Applicability Form, which can be found at: <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>. Form included with this submittal.**

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

(**cursory comments)

9. Ensure that all items on the GEC and CD checklists (attached) are provided or addressed. **(Checklists will be verified on the next review.) As noted at the beginning of these comments, updated checklists are required to be provided by the design engineer. Provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at: https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx. Checklist included with this submittal.**
 - 1.
 2. Resolved.
 3. **Resolved.**
 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. **Partially resolved; see updated/remaining redlines. Plans updated per redlines.**
 5. Resolved.
 6. **Resolved.**
 7. **Resolved.**
 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). **Partially resolved; see updated/remaining redlines. Plans updated per redlines, guardrail added at pole to remain north of Eastonville intersection.**
 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). See included memo from PSI.**
 11. Provide an updated SWMP when available. **Provide when available. Not found. (Update per new checklist.) 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. **(TBD)**
 - 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).** *See included memo from PSI.*
 - 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).**
 - 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.**
 - 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).** *See included memo from PSI.*
 - 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).**
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. **Partially resolved; see redlines. Plans updated per redlines, guardrail added at pole to remain north of Eastonville intersection.**
14. On Sheet C4.10 show all drainage/utility facilities next to the lane extension. Verify that guardrail is not required. **Unresolved. Show all information on the plan and address guardrail warrants, clear zone and vehicle speeds in the response. Is the check dam and north side of the ponding/channel area outside of the area of concern? Plans updated per redlines, guardrail added at pole to remain north of Eastonville intersection, and at check dam north of Woodmen Road.**
15. **Revise the cross-section on Meridian Road at Station 2+00 as appropriate. Verify the proposed adjacent grade slope at Sta. 15+00 (is ECB needed?). Provide cross-sections or extend the ones provided across Meridian through the proposed raised median and turn lanes on Meridian Road approaching**

Eastonville Road and on Eastonville east of Meridian Road. Updated x-sections to be emailed to Jeff R separately from submittal.

Forms / SIA / Financial Assurance Estimate Form / Other

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

1. ***See FAE redlines. FAE updated***
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. **Unresolved. BMP agreement being reviewed by developer/owner***
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.*
 - a. ***Some trees are shown within the sight distance triangles now shown on the plat. Depending on the crown/canopy width and height as the tree grows, trimming may be required. Reference ECM Section 2.3.6.G.2. **Landscape plan revised and color coded for clarity.*****
 - b. ***Most of the species identified in the roundabouts are not found in the plant palette or schedule. Verify and revise as appropriate.***
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-R3-CDs.pdf Markup Summary

2 (2)

Update notes

Subject: Text Box
Page Index: 2
Date: 8/7/2019 3:38:43 PM
Author: dsdrice
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Page Label: [2] 2 C1.11

Update notes

Notes updated to reflect drainage report

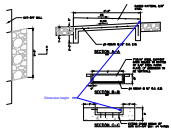


Subject: Callout
Page Index: 2
Date: 8/8/2019 1:37:53 PM
Author: dsdrice
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Watertight joints shall be provided on the specified pipes.

Note updated

4 (1)

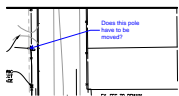


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Page Index: 4
Date: 8/6/2019 11:22:49 AM
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Page Label: [4] 4 C1.13

Dimension height

updated

5 (3)



Subject: Callout
Page Index: 5
Date: 8/8/2019 11:15:12 AM
Author: dsdrice
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Page Label: [5] 5 C1.14

Does this pole have to be moved?

Pole to remain, section of guardrail added to plans



Subject:
Page Index: 5
Date: 8/8/2019 11:15:30 AM
Author: dsdrice
Color: ■
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Page Label: [5] 5 C1.14

Pole to remain, section of guardrail added to plans



Subject: Text Box
Page Index: 5
Date: 8/8/2019 8:42:43 AM
Author: dsdrice
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Reference ECM K.1 for pavement cutting requirements.

Note added



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Date: 8/6/2019 12:02:03 PM
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Page Label: [6] 6 C1.15

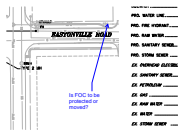
show new location

New hydrant on Falcon Marketplace property will replace this hydrant. Per Fire Dept.



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Page Label: [6] 6 C1.15

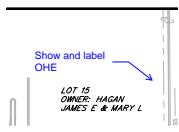
If NPW is in an easement please provide a copy.



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Is FOC to be protected or moved?

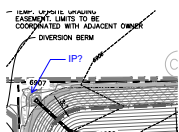
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Show and label OHE

Label added



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IP?

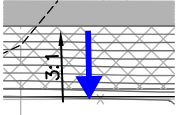
Inlet protection added



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Date: 8/6/2019 12:06:56 PM
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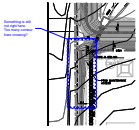
It appears that some work needs to be done on grading and apron. Provide details and easement if necessary.

Grading for driveway added. Temp grading easement will be coordinated with property owner.



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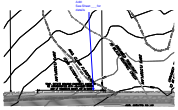
Arrow revised



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Something is still not right here. Too many contour lines crossing?

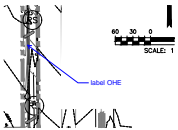
Spillway location revised and maintenance access road also modified.



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Add:
 See Sheet ___ for details

Added

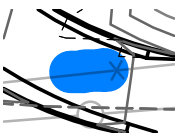


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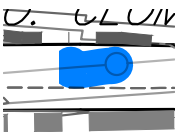
label OHE

Label added

9 (2)



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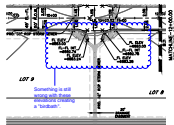
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- ELEV
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Subject: Cloud+
Page Index: 11
Date: 8/6/2019 1:05:22 PM
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Something is still wrong with these elevations creating a "birdbath".

Elevations revised

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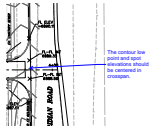
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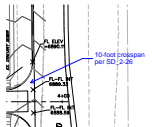
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13 (3)



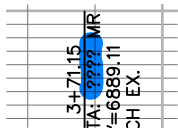
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The contour low point and spot elevations should be centered in crossspan.
[Crossspan grading revised, see profile](#)



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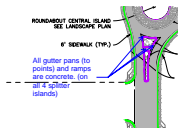
10-foot crossspan per SD_2-26
[Label added](#)



Subject:
Page Index: 13
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Space:
Page Label: [13] 13 C3.12

[station added](#)

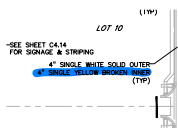
14 (1)



Subject: Callout
Page Index: 14
Date: 8/7/2019 10:50:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [14] 14 C3.13

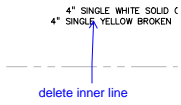
All gutter pans (to points) and ramps are concrete. (on all 4 splitter islands)
[updated](#)

15 (32)



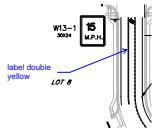
Subject:
Page Index: 15
Date: 8/7/2019 1:52:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

[striping revised](#)



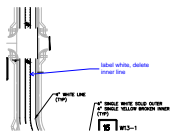
Subject: Callout
Page Index: 15
Date: 8/7/2019 1:53:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

delete inner line
striping revised



Subject: Callout
Page Index: 15
Date: 8/7/2019 1:55:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

label double yellow
striping revised



Subject: Callout
Page Index: 15
Date: 8/7/2019 1:55:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

label white, delete inner line
striping revised



Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:18:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:18:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



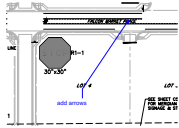
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:19:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:19:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

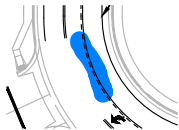
striping revised



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:19:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

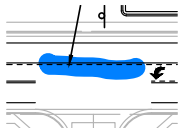
add arrows

striping revised



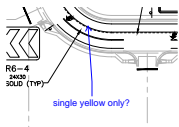
Subject:
Page Index: 15
Date: 8/7/2019 2:19:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



Subject:
Page Index: 15
Date: 8/7/2019 2:19:52 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

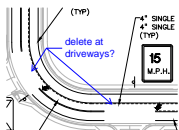
striping revised



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:20:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

single yellow only?

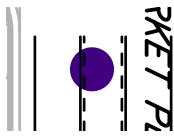
label as white turn lane



Subject: Callout
Page Index: 15
Date: 8/7/2019 2:20:56 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

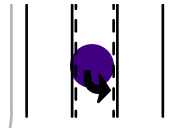
delete at driveways?

striping revised



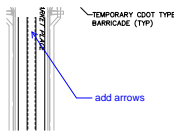
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:21:12 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



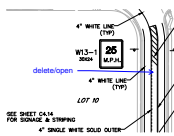
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:21:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



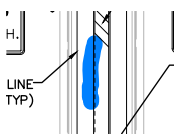
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:21:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

add arrows
arrows added



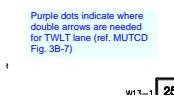
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:22:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

delete/open
striping revised



Subject:
Page Index: 15
Date: 8/7/2019 2:22:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

striping revised



Subject: Text Box
Page Index: 15
Date: 8/7/2019 2:28:08 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

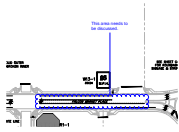
Purple dots indicate where double arrows are needed for TWLT lane (ref. MUTCD Fig. 3B-7)
double arrows added to the center of each section



Subject:
Page Index: 15
Date: 8/7/2019 2:32:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

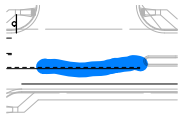


Subject:
Page Index: 15
Date: 8/7/2019 2:32:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

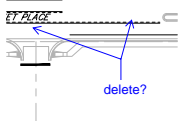


Subject: Cloud+
Page Index: 15
Date: 8/7/2019 2:35:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

This area needs to be discussed.
area modified

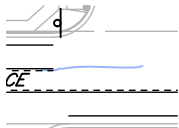


Subject:
Page Index: 15
Date: 8/7/2019 2:37:41 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14



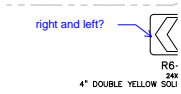
Subject: Callout
Page Index: 15
Date: 8/7/2019 2:37:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

delete?
striping revised



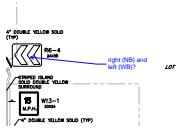
Subject: Highlight
Page Index: 15
Date: 8/7/2019 2:47:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

extend?
striping revised



Subject: Callout
Page Index: 15
Date: 8/7/2019 3:46:35 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

right and left?
signage added to other side of road



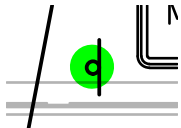
Subject: Callout
Page Index: 15
Date: 8/7/2019 3:47:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

right (NB) and left (WB)?
signage added

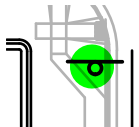


Subject: Snapshot
Page Index: 15
Date: 8/7/2019 4:07:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

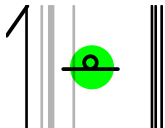
signage added



Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:07:41 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14



Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:08:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14



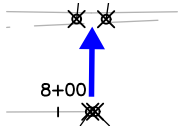
Subject: Highlight
Page Index: 15
Date: 8/7/2019 4:08:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

Aren't these signs needed?
See MUTCD 2C.05, Fig. 2C-2

Subject: Text Box
Page Index: 15
Date: 8/7/2019 4:09:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [15] 15 C3.14

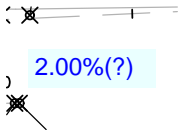
Aren't these signs needed?
See MUTCD 2C.05, Fig. 2C-2
signage added

16 (8)



Subject: Arrow
Page Index: 16
Date: 8/7/2019 1:20:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

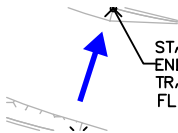
updated



Subject: Text Box
Page Index: 16
Date: 8/7/2019 1:20:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

2.00%(?)

updated



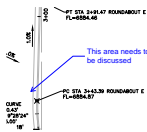
Subject: Arrow
Page Index: 16
Date: 8/7/2019 1:23:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

updated

label

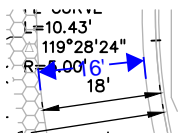
Subject: Text Box
Page Index: 16
Date: 8/7/2019 1:23:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

label
updated

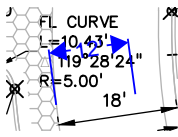


Subject: Callout
Page Index: 16
Date: 8/7/2019 3:03:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

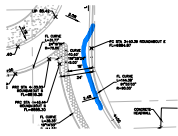
This area needs to be discussed



Subject: Dimension
Page Index: 16
Date: 8/7/2019 3:04:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

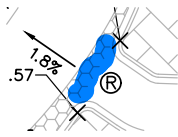


Subject: Dimension
Page Index: 16
Date: 8/7/2019 3:05:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10



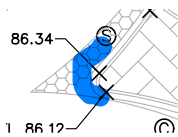
Subject: Highlight
Page Index: 16
Date: 8/7/2019 3:05:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 16 C4.10

17 (4)



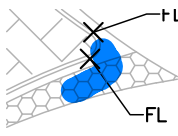
Subject:
Page Index: 17
Date: 8/7/2019 3:34:30 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11

updated



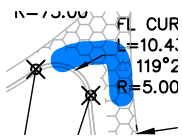
Subject:
Page Index: 17
Date: 8/7/2019 3:34:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11

updated



Subject:
Page Index: 17
Date: 8/7/2019 3:34:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11

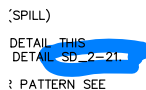
updated



Subject:
Page Index: 17
Date: 8/7/2019 3:35:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 17 C4.11

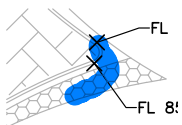
updated

18 (3)



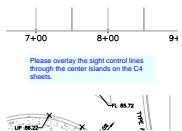
Subject:
Page Index: 18
Date: 8/7/2019 1:26:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.12

updated



Subject:
Page Index: 18
Date: 8/7/2019 3:21:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.12

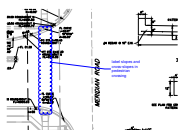
updated



Subject: Text Box
Page Index: 18
Date: 8/7/2019 3:33:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [18] 18 C4.12

Please overlay the sight control lines through the center islands on the C4 sheets.
 sight triangles added

19 (5)



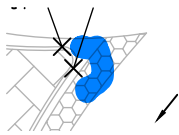
Subject: Cloud+
Page Index: 19
Date: 8/7/2019 3:11:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.13

label slopes and cross-slopes in pedestrian crossing
 labels added



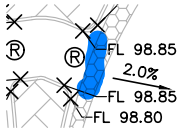
Subject: Callout
Page Index: 19
Date: 8/7/2019 3:18:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.13

Also label pedestrian crossing cross-slopes. Will they meet ADA requirements?
 labels added, and verified to meet ADA



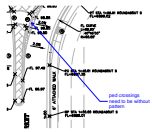
Subject: Highlight
Page Index: 19
Date: 8/7/2019 3:18:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.13

updated



Subject: Highlight
Page Index: 19
Date: 8/7/2019 3:19:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.13

updated

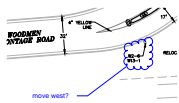


Subject: Callout
Page Index: 19
Date: 8/7/2019 3:20:02 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 19 C4.13

ped crossings need to be without pattern

updated

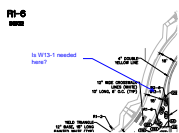
20 (6)



Subject: Cloud+
Page Index: 20
Date: 8/7/2019 1:45:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14

move west?

sign moved west



Subject: Callout
Page Index: 20
Date: 8/7/2019 1:46:46 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14

Is W13-1 needed here?

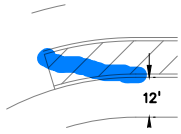
W13-1 removed



Subject: Highlight
Page Index: 20
Date: 8/7/2019 3:42:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14



Subject:
Page Index: 20
Date: 8/7/2019 3:48:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14



Subject:
Page Index: 20
Date: 8/7/2019 3:49:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14

striping revised

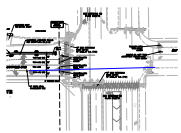
Is a W1-1 needed?

XXXXXXXXXXXX

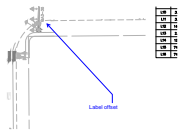
Subject: Text Box
Page Index: 20
Date: 8/7/2019 4:11:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [20] 20 C4.14

Is a W1-1 needed?
signage added

21 (6)

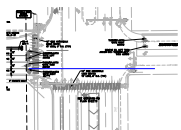


Subject: Line
Page Index: 21
Date: 8/7/2019 3:50:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

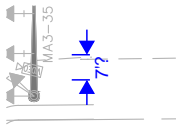


Subject: Callout
Page Index: 21
Date: 8/7/2019 3:50:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

Label offset
Offset labeled



Subject: Line
Page Index: 21
Date: 8/7/2019 4:16:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15



Subject: Dimension
Page Index: 21
Date: 8/7/2019 4:36:56 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

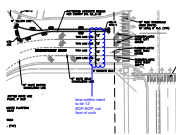
7'?

Layout revised and offset labeled



Subject: Snapshot
Page Index: 21
Date: 8/7/2019 4:42:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

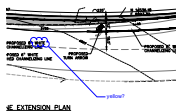
Layout revised



Subject: Cloud+
Page Index: 21
Date: 8/7/2019 4:48:22 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [21] 21 C4.15

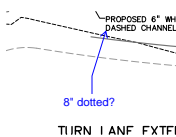
lane widths need to be 12' EOP-EOP, not face of curb
 Layout revised

22 (2)



Subject: Cloud+
Page Index: 22
Date: 8/6/2019 11:44:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [22] 22 C5.10

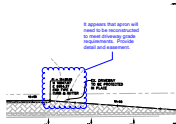
yellow?
 striping color revised



Subject: Callout
Page Index: 22
Date: 8/6/2019 11:52:28 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [22] 22 C5.10

8" dotted?
 label revised

25 (2)



Subject: Cloud+
Page Index: 25
Date: 8/8/2019 7:53:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.13

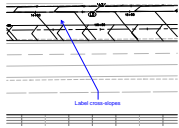
It appears that apron will need to be reconstructed to meet driveway grade requirements. Provide detail and easement.
 Grading for driveway added. Temp grading easement will be coordinated with property owner.

Show and label utilities.

Subject: Text Box
Page Index: 25
Date: 8/8/2019 7:54:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [25] 25 C5.13

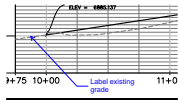
Show and label utilities.
updated

26 (3)



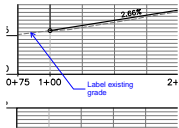
Subject: Callout
Page Index: 26
Date: 8/8/2019 10:15:41 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.14

Label cross-slopes
updated



Subject: Callout
Page Index: 26
Date: 8/8/2019 8:00:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.14

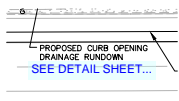
Label existing grade
updated



Subject: Callout
Page Index: 26
Date: 8/8/2019 8:01:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 26 C5.14

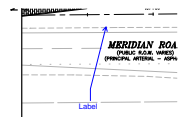
Label existing grade
updated

27 (2)



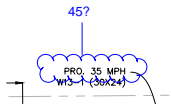
Subject: Text Box
Page Index: 27
Date: 8/8/2019 8:02:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.15

SEE DETAIL SHEET...
updated



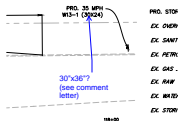
Subject: Callout
Page Index: 27
Date: 8/8/2019 8:05:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [27] 27 C5.15

Label
updated



Subject: Cloud+
Page Index: 28
Date: 8/6/2019 11:12:33 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

45?
updated



Subject: Callout
Page Index: 28
Date: 8/7/2019 11:02:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

30"x36"?
(see comment letter)
updated



Subject: Highlight
Page Index: 28
Date: 8/8/2019 12:02:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16



Subject: Highlight
Page Index: 28
Date: 8/8/2019 12:02:36 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16



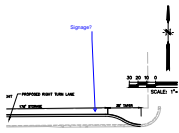
Subject: Text Box
Page Index: 28
Date: 8/8/2019 12:02:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

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



Subject: Callout
Page Index: 28
Date: 8/8/2019 12:02:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

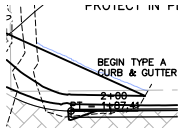
Not found/not complete



Subject: Callout
Page Index: 28
Date: 8/8/2019 12:16:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [28] 28 C5.16

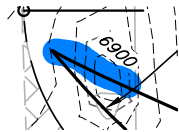
Signage?
 signage added

29 (13)



Subject: Highlight
Page Index: 29
Date: 8/6/2019 11:15:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

6903?
 grading revised

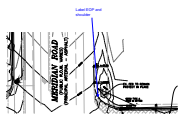


Subject:
Page Index: 29
Date: 8/6/2019 11:15:59 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



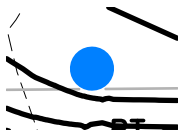
Subject: Callout
Page Index: 29
Date: 8/6/2019 11:17:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Complete the grading. Does culvert need to be extended?
 grading revised, no culvert extension required

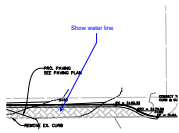


Subject: Callout
Page Index: 29
Date: 8/6/2019 11:20:26 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Label EOP and shoulder
 labels added



Subject:
Page Index: 29
Date: 8/6/2019 11:31:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



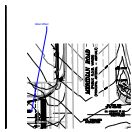
Subject: Callout
Page Index: 29
Date: 8/6/2019 11:31:31 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Show water line
 grading revised, no culvert extension
 required



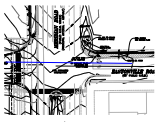
Subject: Text Box
Page Index: 29
Date: 8/8/2019 12:04:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Profile disappeared
 sheet revised



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:09:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

label offset
 offset labeled



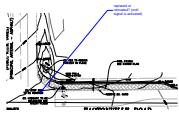
Subject: Line
Page Index: 29
Date: 8/8/2019 12:10:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

Subject: Line
Page Index: 29
Date: 8/8/2019 12:11:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:13:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

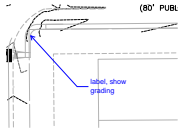
Show easements...



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:13:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

replaced or relocated? (until signal is activated)

relocated until signal activated



Subject: Callout
Page Index: 29
Date: 8/8/2019 12:15:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [29] 29 C5.17

label, show grading

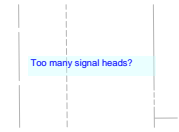
grading revised

30 (2)



Subject: Text Box
Page Index: 30
Date: 8/8/2019 12:17:44 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.10

(This sheet not checked in detail yet.)



Subject: Text Box
Page Index: 30
Date: 8/8/2019 12:18:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [30] 30 C6.10

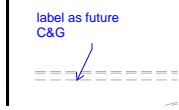
Too many signal heads?

31 (2)



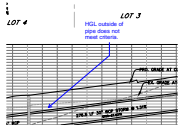
Subject: Text Box
Page Index: 31
Date: 8/8/2019 12:22:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C6.11

(This sheet not checked in detail yet.)



Subject: Callout
Page Index: 31
Date: 8/8/2019 12:22:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [31] 31 C6.11

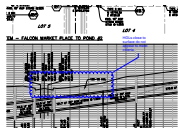
label as future C&G



Subject: Callout
Page Index: 32
Date: 8/8/2019 12:24:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

HGL outside of pipe does not meet criteria.

Piping revised to reduced HGL outside of pipe. Water tight joints added to relevant sections otherwise.



Subject: Cloud+
Page Index: 32
Date: 8/8/2019 12:25:17 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

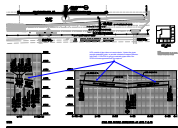
HGLs close to surface do not appear to meet criteria.

Piping revised to reduced HGL outside of pipe. Water tight joints added to relevant sections otherwise.



Subject: Text Box
Page Index: 32
Date: 8/8/2019 12:25:46 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [32] 32 C7.10

(This sheet not checked in detail yet.)



Subject: Callout
Page Index: 33
Date: 8/8/2019 1:39:52 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.11

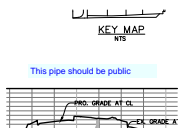
HGL outside of pipe does not meet criteria. Upsize the pipes, provide watertight joints, or provide a deviation request (discuss with Staff). If the POA is going to maintain pipes within the ROW a license agreement will be required.

Piping revised to reduced HGL outside of pipe. Water tight joints added to relevant sections otherwise.



Subject: Text Box
Page Index: 33
Date: 8/8/2019 12:26:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [33] 33 C7.11

(This sheet not checked in detail yet.)



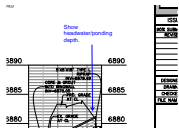
Subject: Text Box
Page Index: 34
Date: 8/8/2019 1:41:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.12

This pipe should be public
All pipes labeled as public except those stubs for lot connection, which are labeled as private



Subject:
Page Index: 34
Date: 8/9/2019 1:51:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [34] 34 C7.12

35 (3)



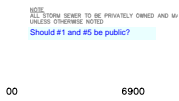
Subject: Callout
Page Index: 35
Date: 8/8/2019 1:28:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

Show headwater/ponding depth.
 depth added to profile



Subject: Callout
Page Index: 35
Date: 8/8/2019 1:30:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

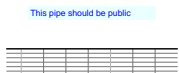
adjust labels
 revised



Subject: Text Box
Page Index: 35
Date: 8/8/2019 1:31:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 35 C7.13

Should #1 and #5 be public?
 All pipes labeled as public except those stubs for lot connection, which are labeled as private

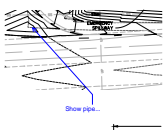
36 (1)



Subject: Text Box
Page Index: 36
Date: 8/8/2019 1:41:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [36] 36 C7.14

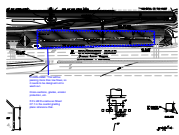
This pipe should be public
 All pipes labeled as public except those stubs for lot connection, which are labeled as private

37 (2)



Subject: Callout
Page Index: 37
Date: 8/8/2019 2:33:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [37] 37 C7.15

Show pipe...
 updated



Subject: Cloud+
Page Index: 37
Date: 8/8/2019 2:45:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [37] 37 C7.15

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

Cross-sections, grades, erosion protection, etc.

If it's still the same as Sheet C7.1 in the overlot grading plans reference that.

Note added - same as overlot grading plan

ENG-SF19001-R3-FDR.pdf Markup Summary

11 (1)

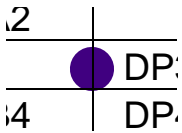


Subject: Cloud+
Page Index: 11
Date: 8/8/2019 5:21:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

This conflicts with CDs. Private facilities should be provided within the lots for those flows, public facilities should be identified for flows from within the ROW.

Report updated to match plan sheets. All storm sewer except those stubs on the lots will be public

12 (3)



Subject: Highlight
Page Index: 12
Date: 8/9/2019 8:14:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 12

DP updated

DP2?

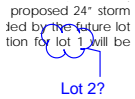
BASIN	DP	AREA (Ac.)	Q ₁₀ (CFS)
A1	DP1	1.81	3.4
A2	DP2	4.92	7.4
	DP3	6.63	4.6
B4	DP4	2.35	9.7

Ratio

Subject: Callout
Page Index: 12
Date: 8/9/2019 8:17:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 12

DP2?

DP updated



Subject: Cloud+
Page Index: 12
Date: 8/9/2019 8:18:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 12

Lot 2?

updated

13 (12)



Subject:
Page Index: 13
Date: 8/9/2019 8:21:07 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

30.8

updated




Subject:
Page Index: 13
Date: 8/9/2019 8:21:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 13

27.4


updated

the south
5 = 4.3 cf
ed 18"

Subject:
Page Index: 13
Date: 8/9/2019 8:21:37 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


4.3
updated

corner o
5 = 7.8 cf
sewer st

Subject:
Page Index: 13
Date: 8/9/2019 8:21:41 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


7.8
updated

5 = 8.3 cf
30" storr

Subject:
Page Index: 13
Date: 8/9/2019 8:22:36 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


8.3
updated

in B11 CO
0 = 15.1 cf
ver stub is

Subject:
Page Index: 13
Date: 8/9/2019 8:22:40 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


15.1
updated

5 = 9.9 cf
30" storr

Subject:
Page Index: 13
Date: 8/9/2019 8:23:05 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


9.9
updated

in B14 CC
0 = 18.0 cf
ver stub is

Subject:
Page Index: 13
Date: 8/9/2019 8:23:08 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

18.0
updated


m Design f
5 = 33.9 cfs

Subject:
Page Index: 13
Date: 8/9/2019 8:24:20 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

33.9

updated


s 7 and 9,
0 = 42.5 cfs

Subject:
Page Index: 13
Date: 8/9/2019 8:24:29 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

42.5

updated


vers a po
5 = 2.1 cfs
nposed

Subject:
Page Index: 13
Date: 8/9/2019 8:25:20 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

2.1

updated

of the w
0 = 3.8 cfs
vne R at-


Subject:
Page Index: 13
Date: 8/9/2019 8:25:23 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

3.8

updated

14 (6)


15 covers t
5 = 22.2 cfs
ed 30" sto

Subject:
Page Index: 14
Date: 8/9/2019 8:28:11 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 14

22.2

updated

western sid
0 = 40.5 cfs
ewer stuk

Subject:
Page Index: 14
Date: 8/9/2019 8:28:15 AM
Author: dsdrice
Color: 
Layer:
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Page Label: 14

40.5

updated

in B19/De
5 =19.4 cf
ended thr

Subject:
Page Index: 14
Date: 8/9/2019 8:31:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 14

19.4

updated

5 =10.6 cf
has bee

Subject:
Page Index: 14
Date: 8/9/2019 8:31:04 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 14

10.6

updated

flows for
5 =73.8 cf
42" storm

Subject:
Page Index: 14
Date: 8/9/2019 8:31:18 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 14

73.8

updated

sign Points
50 =124.8 cfs
er.

Subject:
Page Index: 14
Date: 8/9/2019 8:31:21 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 14

124.8

updated

15 (2)

5 =72.0 cf
ring the

Subject:
Page Index: 15
Date: 8/9/2019 8:33:03 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 15

72.0

updated

0 =126.7 cf
structure

Subject:
Page Index: 15
Date: 8/9/2019 8:33:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 15

126.7

updated

19 (2)



Subject: Callout
Page Index: 19
Date: 8/9/2019 9:06:16 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 19

Address Step 4 - Consider Need for Industrial and Commercial BMPs. Will covenants require additional BMPs, storage/handling precautions, spill containment and control?

Note reflecting step 4 added, but responsibility will still be on individual lot owner to determine appropriate measures at time of development.

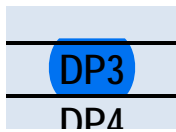


Subject: Callout
Page Index: 19
Date: 8/9/2019 9:08:59 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 19

Address the fact that offsite flows from Meridian and Woodmen Road that are not treated by FMP will pass through the WQ detention Pond MN to the south.

Note added

46 (1)



Subject:
Page Index: 46
Date: 8/9/2019 9:26:09 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: 46

DP3
updated

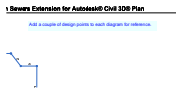
48 (1)



Subject:
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Page Label: 48

DP3
updated

53 (1)

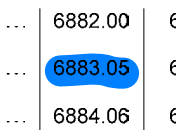


Subject: Text Box
Page Index: 53
Date: 8/9/2019 10:14:23 AM
Author: dsdrice
Color: ■
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Page Label: 53

Add a couple of design points to each diagram for reference.

updated

55 (8)



Subject:
Page Index: 55
Date: 8/9/2019 10:12:10 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6883.05 } €
6884.06 } €
6884.85 } €

Subject:
Page Index: 55
Date: 8/9/2019 10:12:14 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6884.85 } 6
6885.54 } 6
6885.90 } 6

Subject:
Page Index: 55
Date: 8/9/2019 10:12:25 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6885.54 } 6
6885.90 } 6
6878.68 } 6

Subject:
Page Index: 55
Date: 8/9/2019 10:12:30 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6887.40 }
0.00 }

Subject:
Page Index: 55
Date: 8/9/2019 10:12:35 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6882.3€ }
6883.7€ }
6884.50 } 688

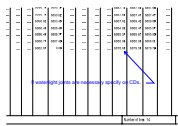
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Date: 8/9/2019 10:13:00 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

updated

6881.61 }
6882.39 }
6883.70 } 68

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Page Index: 55
Date: 8/9/2019 10:13:07 AM
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Color: ■
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Space:
Page Label: 55

updated

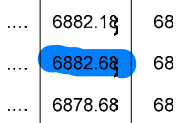


Subject: Callout
Page Index: 55
Date: 8/9/2019 10:15:29 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 55

If watertight joints are necessary specify on CDs.

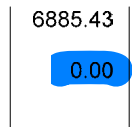
water tight joints added to specific pipe runs on CDs

61 (2)



Subject:
Page Index: 61
Date: 8/9/2019 10:03:54 AM
Author: dsdrice
Color: ■
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Space:
Page Label: 61

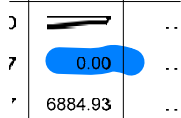
updated



Subject:
Page Index: 61
Date: 8/9/2019 10:04:24 AM
Author: dsdrice
Color: ■
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Space:
Page Label: 61

updated

79 (1)



Subject:
Page Index: 79
Date: 8/9/2019 10:10:59 AM
Author: dsdrice
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Space:
Page Label: 79

updated

95 (1)

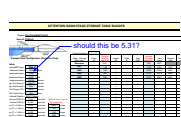


Subject: Text Box
Page Index: 95
Date: 8/9/2019 10:18:06 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 95

Please replace inlet summary sheet (page 81 of previous pdf).

included

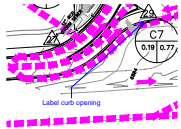
120 (1)



Subject: Callout
Page Index: 120
Date: 8/9/2019 10:23:02 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 120

should this be 5.31?

updated, and outlet plan sheet updated accordingly



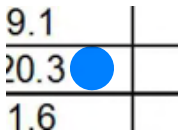
Subject: Callout
Page Index: 165
Date: 8/9/2019 10:28:28 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 165

Label curb opening
[updated](#)

Replace existing contours

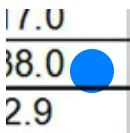
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Page Index: 165
Date: 8/9/2019 10:32:27 AM
Author: dsdrice
Color: ■
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Space:
Page Label: 165

Replace existing contours
[updated](#)



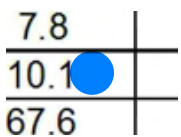
Subject:
Page Index: 165
Date: 8/9/2019 8:27:56 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: 165

[updated](#)



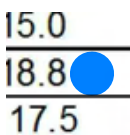
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Date: 8/9/2019 8:27:59 AM
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Color: ■
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Page Label: 165

[updated](#)



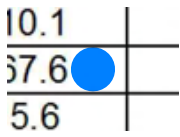
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Page Index: 165
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[updated](#)



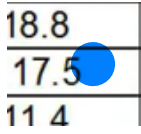
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Page Index: 165
Date: 8/9/2019 8:30:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 165

[updated](#)



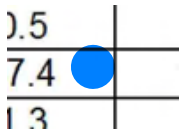
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Page Label: 165

updated



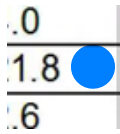
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Page Label: 165

updated



Subject:
Page Index: 165
Date: 8/9/2019 8:33:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 165

updated



Subject:
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Date: 8/9/2019 8:33:12 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 165

updated

166 (16)

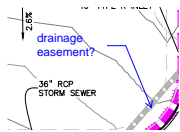
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08	10:01	DS	06
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08	10:01	DS	08
08	10:01	DS	09
08	10:01	DS	10
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08	10:01	DS	97
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08	10:01	DS	99
08	10:01	DS	100

The values with dots don't match the narrative text. Please check all in the text.

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Date: 8/9/2019 10:01:22 AM
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Page Label: 166

The values with dots don't match the narrative text. Please check all in the text.

updated



Subject: Callout
Page Index: 166
Date: 8/9/2019 10:29:56 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: 166

drainage easement?

updated on plat

Replace existing contours

Subject: Text Box
Page Index: 166
Date: 8/9/2019 10:32:11 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 166

Replace existing contours

updated

DP1
DP3
DP4

Subject:
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Color: ■
Layer:
Space:
Page Label: 166

updated

3.7
28.0
6.9

Subject:
Page Index: 166
Date: 8/9/2019 8:20:41 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: 166

updated

2.0
23.8
3.5

Subject:
Page Index: 166
Date: 8/9/2019 8:20:44 AM
Author: dsdrice
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Layer:
Space:
Page Label: 166

updated

23.8
3.5
1.4

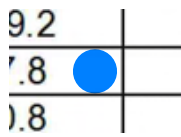
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updated

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6.9
2.5

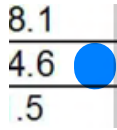
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updated



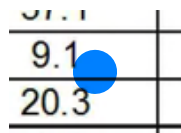
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updated



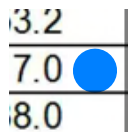
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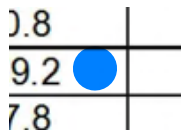
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updated



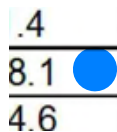
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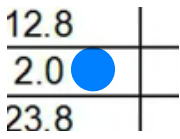
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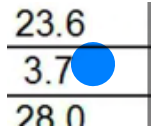
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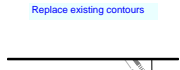
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167 (1)

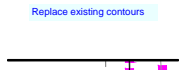



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Replace existing contours

updated

168 (1)

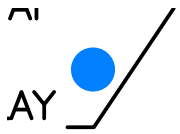



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updated

169 (1)



Subject:
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updated