




1 (2)

**Subject:** EPC ENG Review  
**Page Index:** 1  
**Date:** 6/3/2021 10:59:26 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 1


**Subject:** Text Box  
**Page Index:** 1  
**Date:** 6/3/2021 10:59:57 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 1

See comment letter also.

6 (2)


**Subject:** Text Box  
**Page Index:** 6  
**Date:** 5/21/2021 2:24:33 PM  
**Author:** Paul Brown  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 6

Per the Engineering Criteria Manual (ECM), the applicant will need to submit a Deviation Request for any substandard conditions. The traffic report seems to suggest that this condition may be mitigated by westbound traffic going slower than the presumed 40 MPH design speed, having just turned onto Grayling at Walleye Drive. A firm recommendation on mitigation would help justify the Deviation Request.

**Subject:** Callout  
**Page Index:** 6  
**Date:** 6/3/2021 9:20:38 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
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**Page Label:** 6


## Regan Ridge?

7 (1)

**Subject:** Text Box  
**Page Index:** 7  
**Date:** 6/3/2021 11:00:58 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 7


Address future Meridian Road.

April 6, 2021  
Traffic Impact Analysis  
Future traffic congestion at the Fontaine  
Boulevard/Walleye Drive intersection is  
identified here and in Figures 8c and 9c. The  
study identifies two potential alternatives to  
improve this condition. However, no  
firm recommendation for either alternative is  
made, either in the text or in Table 3. Include  
a firm recommendation for mitigation.

**Subject:** Text Box  
**Page Index:** 10  
**Date:** 5/21/2021 2:27:47 PM  
**Author:** Paul Brown  
**Color:**   
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**Space:**  
**Page Label:** 10


Future traffic congestion at the Fontaine  
Boulevard/Walleye Drive intersection is identified  
here and in Figures 8c and 9c. The study identifies  
two potential alternatives to improve this condition.  
However, no recommendation for either alternative  
is made, either in the text or in Table 3. Include a  
firm recommendation for mitigation.

the site. During the morning peak hour about  
364 vehicles would exit the site. During the afternoon peak  
hour about 364 vehicles would exit the site.  
not consistent with  
Figure 3a?  
meet the site-distance requirements. Please  
report for details.  
Control Recommendations

**Subject:** Callout  
**Page Index:** 10  
**Date:** 6/3/2021 10:25:44 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 10


not consistent with Figure 3a?

Figure 8  
what about  
roundabout?  
all movements are projected to operate  
total traffic volumes.  
analyzed are projected to operate  
or all movements as two-way, stop-controlled

**Subject:** Callout  
**Page Index:** 11  
**Date:** 6/3/2021 10:43:33 PM  
**Author:** dsdrice  
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**Page Label:** 11

what about roundabout?

Site  
S  
Ranch


**Subject:** Highlight  
**Page Index:** 14  
**Date:** 6/3/2021 11:03:38 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 14

what about roundabout?

Out


**Subject:** Highlight  
**Page Index:** 14  
**Date:** 6/3/2021 11:12:01 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 14

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**Subject:** Highlight  
**Page Index:** 14  
**Date:** 6/3/2021 11:12:39 PM  
**Author:** dsdrice  
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**Space:**  
**Page Label:** 14


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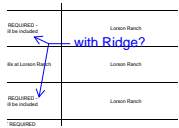



Subject: Highlight  
Page Index: 14  
Date: 6/3/2021 11:12:43 PM  
Author: dsdrice  
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Page Label: 14

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Subject: Highlight  
Page Index: 14  
Date: 6/3/2021 11:12:49 PM  
Author: dsdrice  
Color:   
Layer:  
Space:  
Page Label: 14




Subject: Callout  
Page Index: 14  
Date: 6/3/2021 11:15:57 PM  
Author: dsdrice  
Color:   
Layer:  
Space:  
Page Label: 14

with Ridge?

15 (4)

lay



Subject: Highlight  
Page Index: 15  
Date: 6/3/2021 11:09:55 PM  
Author: dsdrice  
Color:   
Layer:  
Space:  
Page Label: 15


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Subject: Highlight  
Page Index: 15  
Date: 6/3/2021 11:10:36 PM  
Author: dsdrice  
Color:   
Layer:  
Space:  
Page Label: 15


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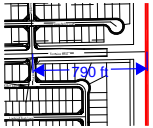
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Page Index: 15  
Date: 6/3/2021 11:10:53 PM  
Author: dsdrice  
Color:   
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Space:  
Page Label: 15


ke



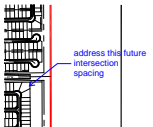
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**Page Index:** 15  
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18 (3)



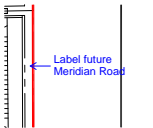
**Subject:** Length Measurement  
**Page Index:** 18  
**Date:** 6/3/2021 8:22:40 PM  
**Author:** dsdrice  
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**Page Label:** 18


790 ft



**Subject:** Callout  
**Page Index:** 18  
**Date:** 6/3/2021 9:10:35 PM  
**Author:** dsdrice  
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**Layer:**  
**Space:**  
**Page Label:** 18

address this future intersection spacing




**Subject:** Callout  
**Page Index:** 18  
**Date:** 6/3/2021 9:11:17 PM  
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**Page Label:** 18

Label future Meridian Road

19 (1)




**Subject:** Callout  
**Page Index:** 19  
**Date:** 6/3/2021 9:20:08 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 19

label road name

20 (1)



**Subject:** Callout  
**Page Index:** 20  
**Date:** 6/3/2021 9:15:23 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 20

label road name

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25 (3)

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**Subject:** Callout  
**Page Index:** 25  
**Date:** 6/3/2021 10:15:37 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 25

73.5%/69%



**Subject:** Callout  
**Page Index:** 25  
**Date:** 6/3/2021 10:15:45 PM  
**Author:** dsdrice  
**Color:** ■  
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**Space:**  
**Page Label:** 25

26.5%/31%

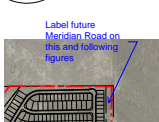


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**Page Index:** 25  
**Date:** 6/3/2021 10:27:11 PM  
**Author:** dsdrice  
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**Page Label:** 25

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26 (1)

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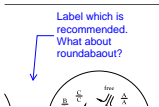
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**Page Index:** 26  
**Date:** 6/3/2021 10:28:12 PM  
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**Page Label:** 26

Label future Meridian Road on this and following figures

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33 (1)

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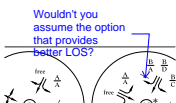
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**Page Index:** 33  
**Date:** 6/3/2021 10:18:49 PM  
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**Page Label:** 33

Label which is recommended. What about roundabout?

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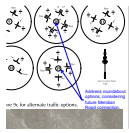
35 (2)

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**Subject:** Callout  
**Page Index:** 35  
**Date:** 6/3/2021 10:21:34 PM  
**Author:** dsdrice  
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**Page Label:** 35

Wouldn't you assume the option that provides better LOS?



**Subject:** Callout  
**Page Index:** 35  
**Date:** 6/3/2021 10:29:09 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 35

Address roundabout options, considering future Meridian Road connection.