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6513 W. 4th Street • Greeley, CO 80634 • 970-351-0645

February 9, 2021

El Paso County Planning and Community Development

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

Re: Windermere Final Plat (SF-21-026)

Ms. Parsons,

Please accept this response letter to comments received October 19, 2021

Responses to comments are in ***Bold Italics*** and follow each review comment. In addition, marked up summaries of the plan set comments are enclosed with this letter.

General / Letter of Intent

1. ***Resolved.***
2. Note: This review assumes that the proposed Windermere Metropolitan District will be formed, which will need to occur prior to approval of the plat and engineering documents. If a district is not formed all documents referencing the district will need to be revised. ***Acknowledged.***

Final Plat

1. See plat redlines (sent by Planner). ***Partially resolved; see updated/remaining redlines. Redlines addressed.***
2. Resolved.
3. Plat notes referencing a future metro district may need to be revised. ***Unresolved; see redlines. Provide an acceptance signature block for the Sands M.D. #4 to accept ownership and maintenance of tracts. Unresolved. Acceptance block added to plat.***

Transportation / Traffic Impact Study (TIS) - Resolved.

Final Drainage Report / Drainage Plans

1. See FDR redlines. ***Partially resolved; see updated/remaining redlines. Report updated per redlines, see marked up redline summary.***
2. Address the capacity and condition of the culvert under Marksheffel Road. Does the culvert have capacity for the proposed detention pond release rates? ***Unresolved. No, the culvert does not have capacity for the pond release rate, however as noted in the report the pond will aid in significantly improving the current condition.***
3. Water quality requirements based on current criteria and MS4 permit requirements need to be addressed. Provide a Water Quality treatment plan (map) highlighting the

areas of the site contributing to each water quality facility or flowing offsite without treatment. Unresolved. *Partially resolved; see redlines. All development areas need to be addressed.* **Partially resolved; see redlines. Plan updated per redlines.**

4. **Resolved.**
5. Note: The MS4 Post-Construction Documentation Form and SDI Worksheet for the south FSD pond will be reviewed with the next submittal.
6. Include description of emergency overflows for all sump inlets. **Partially resolved; see redlines. Report updated**
7. **Resolved.**
8. Include design calculations for all swales and analysis for existing ditches with current flows. **Unresolved. Include design of all swales, including overflows. Calcs added to report appendix for inlet overflow swales, and sound wall chase.**
9. **Resolved.**
10. **Resolved.**
11. Verify all flows referenced in report match spreadsheets and drainage plans. **Partially resolved; see redlines. Updated.**
12. Include sizing of trickle channels in ponds. **Unresolved. Trickle channel sizing is shown on the pond plan set. Sizing is standard 6' width with 6" curb head.**
13. Provide all appendices referenced in the O&M manual (pages 2 and 4). **Unresolved. Site map added and text revised to correctly reference appendix items.**

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

1. See cursory CD redlines; design revisions and additional details are needed.
2. Resolved.
3. Provide notes specifying watertight pressure pipe (ECM 3.3.1.D - exceeding short runs with a pressure head) where applicable. Unresolved. **Unresolved. Note already shown on profiles with relevant pipe sections. Note revised to state "watertight pressure pipe".**
4. Resolved.
5. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. Unresolved – see redlines. *Unresolved. Partially resolved. Details have not been provided. Location of mail kiosk pad is shown. We don't have a detail, but the note has been revised to indicate that the kiosk will be approved by USPS and installed by the developer.*
6. Resolved.
7. It is recommended that individual pedestrian ramp and cross-pan details (with spot elevations, slopes and cross-slopes) be provided for all locations where one of the road grades at an intersection is 2% or higher. Reference the recently adopted ECM revisions applying to ADA design. Partially resolved; verify that all pedestrian accessible routes (PAR) at stop-condition crossings meet ADA requirements.
8. See GEC Plan and Stormwater redlines. **Partially resolved; see updated/remaining redlines. Updated per redlines**
9. **Through 12 – Resolved.**
13. Add legend for different linetypes, hatches, abbreviations & symbols used throughout the plan set. **Unresolved. Legend added to CD plan set.**
14. **Resolved.**

15. *Show and label sight distance at all intersections. Notes shall be provided for each leg of intersection stating they exceed the min. sight distance for roadway design speed (ECM Section 2.3.7.C.5). **Unresolved. Sight distances were already shown, labels added as requested.***
16. Include profiles for all storm laterals separately from storm mainline profiles. **Partially resolved. Remove storm lateral information from storm mainline profiles. Storm laterals removed from main profiles.**
17. **Resolved.**

Forms / SIA / Surety Estimate Form

1. See cursory FAE redlines. FAE quantities and costs will be reviewed in detail with the next submittal. **Partially resolved; see updated/remaining redlines. Note that Inspections staff will need to approve the percent complete values.**
2. See attached Engineering Final Submittal Checklist for reference.
3. **The PDB/BMP Agreement needs to be based on the Metro District Template, with multiple owner/developers. That template will be provided. Resubmit in Word document format for County Attorney's review. Agreement updated and submitted for review.**

We trust you find our responses to this review of the Windermere 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.

MDT-SF21026-R4-CDs.pdf Markup Summary

1 (1)

Please add Project Benchmark & Basis of Bearings & 811 note.

Subject: Text Box
Page Index: 1
Date: 1/20/2022 9:13:23 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [1] 1 CV01

Please add Project Benchmark & Basis of Bearings & 811 note.

Benchmark and basis of bearings & 811 added to cover sheet

4 (1)

SD_3-2

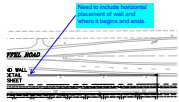
Include detail for modified inlet

Subject: Text Box
Page Index: 4
Date: 1/20/2022 9:17:13 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [4] 4 DETAILS

Include detail for modified inlet

No modified inlets are proposed. The design was revised so that it was no longer needed.

5 (4)



Subject: Callout
Page Index: 5
Date: 1/20/2022 9:38:31 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [5] 5 21187-01SST - SST

Need to include horizontal placement of wall and where it begins and ends.

Detail on same sheet shows horizontal location. Notes on this plan and GEC plan locate beginning and end.

Include sizes for all proposed signs

Subject: Text Box
Page Index: 5
Date: 1/20/2022 9:45:25 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [5] 5 21187-01SST - SST

Include sizes for all proposed signs

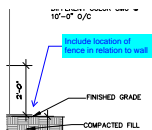
A note was already shown on the plan for the stop sign sizing.

Label all existing street signs along Antelope Ridge and whether they remain or to be removed.

Subject: Text Box
Page Index: 5
Date: 1/20/2022 9:45:41 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [5] 5 21187-01SST - SST

Label all existing street signs along Antelope Ridge and whether they remain or to be removed.

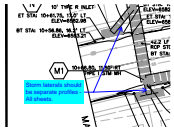
All street signs along Antelope Ridge have been labeled (only at intersection from subdivision to west and at Carefree. All are to remain.



Subject: Callout
Page Index: 5
Date: 1/20/2022 9:46:18 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [5] 5 21187-01SST - SST

Include location of fence in relation to wall

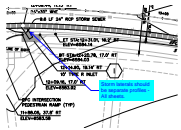
There is no proposed fencing along the same area as the wall.



Subject: Callout
Page Index: 8
Date: 1/20/2022 10:45:03 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [8] 8 RD3

Storm laterals should be separate profiles - All sheets.

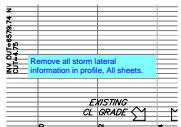
Storm laterals are shown on sheet SD01 & SD02



Subject: Callout
Page Index: 8
Date: 1/20/2022 10:48:05 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [8] 8 RD3

Storm laterals should be separate profiles - All sheets.

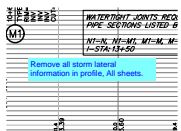
Storm laterals are shown on sheet SD01 & SD02



Subject: Text Box
Page Index: 8
Date: 1/20/2022 11:03:37 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [8] 8 RD3

Remove all storm lateral information in profile, All sheets.

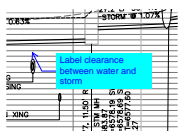
Lateral info removed as requested



Subject: Text Box
Page Index: 8
Date: 1/20/2022 11:03:47 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [8] 8 RD3

Remove all storm lateral information in profile, All sheets.

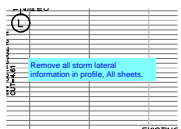
Lateral info removed as requested



Subject: Callout
Page Index: 8
Date: 1/24/2022 4:06:12 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [8] 8 RD3

Label clearance between water and storm

Clearance labeled

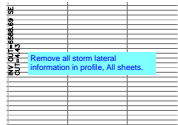


Subject: Text Box
Page Index: 9
Date: 1/20/2022 11:03:10 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [9] 9 21187-01RD1 - RD4

Remove all storm lateral information in profile, All sheets.

Lateral info removed as requested

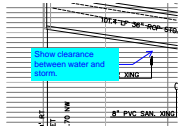
18 (3)



Subject: Text Box
Page Index: 18
Date: 1/20/2022 4:22:35 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [16] 16 RD11

Remove all storm lateral information in profile, All sheets.

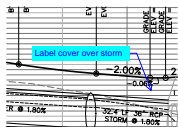
Lateral info removed as requested



Subject: Callout
Page Index: 18
Date: 1/20/2022 4:24:41 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [16] 16 RD11

Show clearance between water and storm.

Clearance labeled

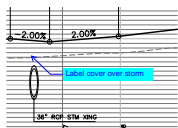


Subject: Callout
Page Index: 18
Date: 1/24/2022 4:16:31 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [16] 16 RD11

Label cover over storm

Cover labeled

19 (1)

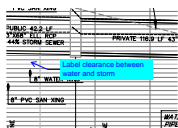


Subject: Callout
Page Index: 19
Date: 1/20/2022 4:29:29 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [16] 16 RD11

Label cover over storm

Cover labeled

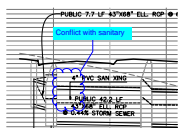
24 (5)



Subject: Callout
Page Index: 24
Date: 1/20/2022 5:07:53 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [23] 23 21187-01RD6 - RD18

Label clearance between water and storm

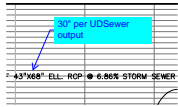
Clearance labeled



Subject: Cloud+
Page Index: 24
Date: 1/20/2022 5:08:08 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [23] 23 21187-01RD6 - RD18

Conflict with sanitary

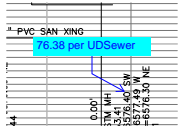
Sanitary shown is sanitary sewer underdrain that was showing incorrectly in the profile. It has been removed from the profile. The sewer main is still shown.



Subject: Callout
Page Index: 24
Date: 1/24/2022 3:35:31 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [23] 23 21187-01RD6 - RD18

30" per UDSewer output

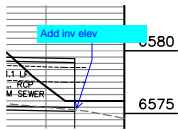
Label revised



Subject: Callout
Page Index: 24
Date: 1/24/2022 3:39:49 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [23] 23 21187-01RD6 - RD18

76.38 per UDSewer

Label updated

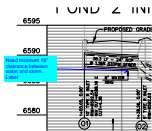


Subject: Callout
Page Index: 24
Date: 1/24/2022 3:41:17 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [23] 23 21187-01RD6 - RD18

Add inv elev

Label added

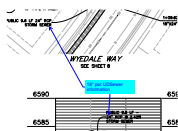
25 (5)



Subject: Callout
Page Index: 25
Date: 1/20/2022 5:10:19 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [25] 25 21187-01SD1 - SD2

Need minimum 18" clearance between water and storm. Label

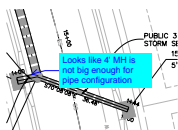
Storm revised and clearance labeled.



Subject: Callout
Page Index: 25
Date: 1/24/2022 3:44:36 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [25] 25 21187-01SD1 - SD2

18" per UDSewer information

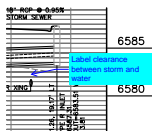
Pipe revised



Subject: Callout
Page Index: 25
Date: 1/24/2022 3:48:24 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [25] 25 21187-01SD1 - SD2

Looks like 4' MH is not big enough for pipe configuration

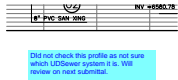
Manhole upsized to 5' Type 2.



Subject: Callout
Page Index: 25
Date: 1/24/2022 3:48:56 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [25] 25 21187-01SD1 - SD2

Label clearance between storm and water

Clearance labeled

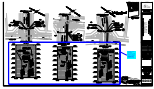


Subject: Text Box
Page Index: 25
Date: 1/24/2022 3:57:13 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [25] 25 21187-01SD1 - SD2

Did not check this profile as not sure which UDsewer system it is. Will review on next submittal.

Now included in UD Sewer calcs

26 (1)

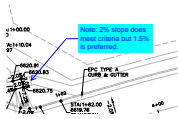


Subject: Cloud+
Page Index: 26
Date: 1/24/2022 3:59:39 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [26] 26 21187-01SD1 - SD3

This portion of storm sewer (Pipes 19,12,20, 21 & 13 per UDsewer layout are not part of the output information. Please include in next submittal for review.

They were included in the prior FDR. I've since added sheet numbers, so ref pages 145-148 for 5-yr and 170-174 for 100-yr

27 (5)



Subject: Callout
Page Index: 27
Date: 1/20/2022 5:16:00 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [27] 27 21187-01INT - INT1

Note: 2% slope does meet criteria but 1.5% is preferred.

Noted.



Subject: Callout
Page Index: 27
Date: 1/20/2022 5:19:23 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [27] 27 21187-01INT - INT1

Add slopes at landings

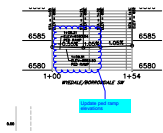
Further slope labels added



Subject: Callout
Page Index: 27
Date: 1/20/2022 5:23:58 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [27] 27 21187-01INT - INT1

Fix overlapping text

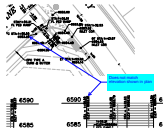
Overlapping text fixed



Subject: Cloud+
Page Index: 27
Date: 1/20/2022 5:27:04 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [27] 27 21187-01INT - INT1

Update ped ramp elevations

Elevations revised

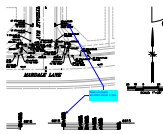


Subject: Callout
Page Index: 27
Date: 1/20/2022 5:29:36 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [27] 27 21187-01INT - INT1

Does not match elevation shown in plan

Elevations revised

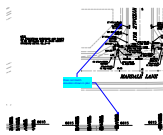
28 (3)



Subject: Callout
Page Index: 28
Date: 1/20/2022 5:32:41 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [28] 28 21187-01INT - INT2

Does not match elevation shown in plan

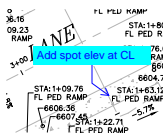
Elevations revised



Subject: Callout
Page Index: 28
Date: 1/20/2022 5:33:17 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [28] 28 21187-01INT - INT2

Does not match elevation shown in plan

Elevations revised

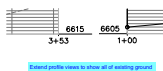


Subject: Callout
Page Index: 28
Date: 1/20/2022 5:34:09 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [28] 28 21187-01INT - INT2

Add spot elev at CL

Spot elevation added

30 (1)



Subject: Text Box
Page Index: 30
Date: 1/24/2022 9:21:01 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: [30] 30 21187-01INT - INT4

Extend profile views to show all of existing ground

Profiles revised

MDT-SF21026-R4-GEC.pdf Markup Summary

1 (2)

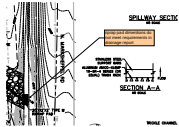


Subject: Stormwater Comments Color
Page Index: 1
Date: 2/2/2022 2:17:21 PM
Author: dotprete
Color: ■
Layer:
Space:
Page Label: 1



Subject: PCD Comment Legend
Page Index: 1
Date: 2/2/2022 5:54:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

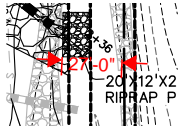
8 (2)



Subject: Engineer
Page Index: 8
Date: 2/2/2022 12:51:29 PM
Author: dotprete
Color: ■
Layer:
Space:
Page Label: 8

riprap pad dimintions do not meet requirements in drainage report

Riprap dimensioning revised



Subject: Length Measurement
Page Index: 8
Date: 2/2/2022 12:51:24 PM
Author: dotprete
Color: ■
Layer:
Space:
Page Label: 8

27'-0"

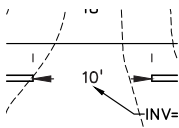
10 (2)



Subject: Callout
Page Index: 10
Date: 1/20/2022 8:51:38 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 10

Missing opening width dimension

Forebay sheet updated with current version



Subject: Snapshot
Page Index: 10
Date: 1/31/2022 2:52:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 10

MDT-SF21026-R4-FDR.pdf Markup Summary

1 (2)

Subject: Stormwater Comments Color
Page Index: 1
Date: 2/2/2022 2:18:07 PM
Author: dotprete
Color: ■
Layer:
Space:
Page Label: 1



Subject: PCD Comment Legend
Page Index: 1
Date: 2/2/2022 5:52:08 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1



7 (1)

DP-F is located at a proposed at-grade inlet via a 24" storm pipe and are connected to the southwest. The flows from Basin 15' Type R inlet (F) will capture all

Subject: Callout
Page Index: 7
Date: 1/24/2022 11:10:40 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 7

13.3 and 18.0 cfs

Paragraph updated

8 (1)

How does the water cross the street to head towards the pond? Swale to direct flow if it crosses the road?

Subject: Text Box
Page Index: 8
Date: 1/24/2022 4:36:08 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 8

How does the water cross the street to head towards the pond? Swale to direct flow if it crosses the road?

Further discussion added

9 (3)

Included what flow is for each of these basins.

Subject: Callout
Page Index: 9
Date: 1/24/2022 11:16:33 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 9

Include what flow is for each of these basins.

Flow rates added

inlet (N) at the low point on Wyedale storm pipe and are conveyed low e southeast. The flows from Basin A11 captured by this inlet (N), with emerg

Swale to direct flows?

manhole within Tract A. This design f ad discharges to the northeast via 43 are Q₁=54.8 cfs and Q₂=119.4 cfs. Tl > the north pond.

Subject: Text Box
Page Index: 9
Date: 1/24/2022 4:36:34 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 9

Swale to direct flows?

Tract B is a low point between the two neighboring lots

erages to the north pond. The fl conveyed towards the propos es all the flows from Basins B1 cfs. Where and how does overflow go?

of which to be developed sheet flow overland to the ec by Basin B3 are Q₁=11.5 cfs and

Subject: Text Box
Page Index: 9
Date: 1/24/2022 4:37:20 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 9

Where and how does overflow go?

Further discusssion added to report

13 (1)

assented in this report.

Include table for interim condition.

Subject: Text Box
Page Index: 13
Date: 1/24/2022 1:35:54 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 13

Include table for interim condition.

Interim condition already included in this table

159 (1)

Include layouts for all storm systems

Subject: Text Box
Page Index: 159
Date: 1/24/2022 3:21:48 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 159

Include layouts for all storm systems

overall map updated

212 (1)

This should be ~1 Small adjustment to overflow weir elevations should get to the requirement

Subject: Callout
Page Index: 212
Date: 1/24/2022 1:30:24 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 212

This should be ~1 Small adjustment to overflow weir elevations should get to the requirement

Sent email to staff - hoping to remain as designed. Outlet structure is already installed, and all other storm events are within the ~1 ratio.

227 (1)

Label for what culvert this is for

Subject: Text Box
Page Index: 227
Date: 1/24/2022 4:41:47 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 227

Label for what culvert this is for

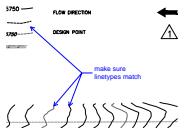
Labels added

Add additional contour labels for existing and proposed contours

Subject: Text Box
Page Index: 228
Date: 1/24/2022 1:41:01 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 228

Add additional contour labels for existing and proposed contours

Further labels added



Subject: Callout
Page Index: 228
Date: 2/1/2022 10:01:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 228

make sure linetypes match

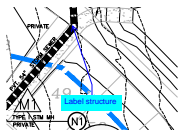
linetypes adjusted



Subject: Callout
Page Index: 229
Date: 1/24/2022 4:29:04 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

Delete

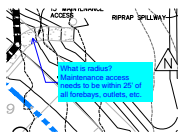
Labels deleted



Subject: Callout
Page Index: 229
Date: 1/24/2022 1:56:12 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

Label structure

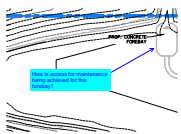
Labels added



Subject: Callout
Page Index: 229
Date: 1/24/2022 1:56:15 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

What is radius? Maintenance access needs to be within 25' of all forebays, outlets, etc.

30' radius - maintenance access adjusted and notes added



Subject: Callout
Page Index: 229
Date: 1/24/2022 2:03:34 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

How is access for maintenance being achieved for this forebay?

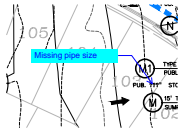
Maintenance access will be via the trickle channel



Subject: Callout
Page Index: 229
Date: 1/24/2022 4:30:59 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

UDSewer has pipes still listed as 43x68 ellipticals.
Please coordinate between design and plans.

Labels revised to reflect
elliptical pipe

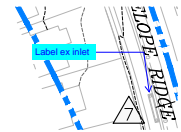


Subject: Callout
Page Index: 229
Date: 1/24/2022 4:46:53 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 229

Missing pipe size

Labels added

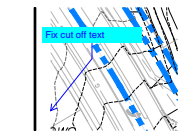
230 (2)



Subject: Callout
Page Index: 230
Date: 1/24/2022 2:00:01 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 230

Label ex inlet

Labels added

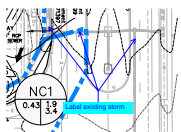


Subject: Callout
Page Index: 230
Date: 1/24/2022 2:01:16 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 230

Fix cut off text

Text rotated

231 (6)



Subject: Callout
Page Index: 231
Date: 1/24/2022 1:48:47 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Label existing storm

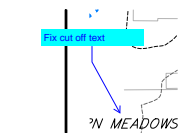
Labels added



Subject: Callout
Page Index: 231
Date: 1/24/2022 1:49:47 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Label existing storm

Labels added



Subject: Callout
Page Index: 231
Date: 1/24/2022 2:08:07 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Fix cut off text

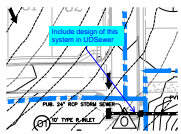
Text rotated



Subject: Callout
Page Index: 231
Date: 1/24/2022 2:09:29 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Label existing storm

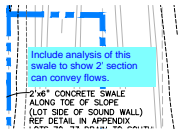
Labels added



Subject: Callout
Page Index: 231
Date: 1/24/2022 4:20:35 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Include design of this system in UDSewer

Added



Subject: Text Box
Page Index: 231
Date: 1/24/2022 4:49:56 PM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 231

Include analysis of this swale to show 2' section can convey flows.

Analysis added to appendix

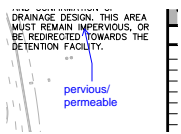
232 (3)

WILL REQUIRE REPL
 FIRMATION OF
 DESIGN. THIS AREA,
 MAIN IMPERVIOUS, O
 ECTED TOWARDS TH
 ↓ FACILITY.

Subject:
Page Index: 232
Date: 2/1/2022 10:03:33 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 232

pervious/ permeable

Revised...oops!



Subject: Callout
Page Index: 232
Date: 2/1/2022 10:07:10 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 232

Since this area will be graded and undeveloped for this phase of work, change to Remaining Undeveloped hatching.

CONSERVATIVE ASSUMPTION OF 0.72-ACRES OF FUTURE DEVELOPED AREA TO DRAIN OFFSITE TO SOUTHERN

Subject: Engineer
Page Index: 232
Date: 2/2/2022 1:54:35 PM
Author: dotprete
Color: ■
Layer:
Space:
Page Label: 232

Since this area will be graded and undeveloped for this phase of work, change to Remaining Undeveloped hatching.

Hatching revised for Tract B



Subject: Callout
Page Index: 1
Date: 1/26/2022 2:23:51 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

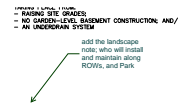
noise wall to bi installed by Developer and maintained By District....

note revised.



Subject: Image
Page Index: 1
Date: 1/26/2022 2:23:49 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

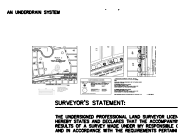
Plat is not the place for wall specs, not added.



Subject: Callout
Page Index: 1
Date: 1/26/2022 2:30:46 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

add the landscape note; who will install and maintain along ROWs, and Park

Note added



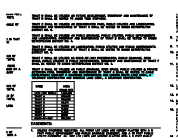
Subject: Image
Page Index: 1
Date: 1/26/2022 2:30:47 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

Note added.

S & PRIVATE TO EAGLE :ORP., A

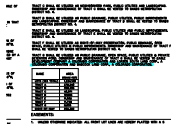
Subject:
Page Index: 1
Date: 1/31/2022 2:34:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Note revised



Subject:
Page Index: 1
Date: 1/31/2022 2:35:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Note revised



Subject:
Page Index: 1
Date: 1/31/2022 2:35:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Note revised

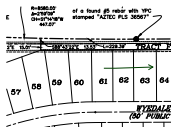
2 (5)



Subject: Callout
Page Index: 2
Date: 1/26/2022 2:26:22 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

lot line, boundary line, row legend . Please see checklist and add items. Upload the checklist with re submittal and mark each item on checklist as completed when verified please.

Legend revised



Subject: Callout
Page Index: 2
Date: 1/26/2022 2:21:35 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

No 15' wall easement
see below



Subject: Callout
Page Index: 2
Date: 1/26/2022 2:22:59 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

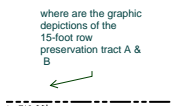
noisewall easement

Callout not necessary. Noisewall is within 10' easement as shown on typical sheet 4 and referenced in Easement Note 2 on sheet 1. There is no 15' easement for Noise wall.



Subject: Image
Page Index: 2
Date: 1/26/2022 2:22:35 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

Wall Specs don't belong on Plats, not added



Subject: Callout
Page Index: 2
Date: 1/26/2022 2:25:53 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

where are the graphic depictions of the 15-foot row preservation tract A & B

Revised Note 22, added callout for tract B. See Tract F Use sheet 1. No need for callout, tract F is 15' wide.



Subject: Callout
Page Index: 4
Date: 1/20/2022 8:21:05 AM
Author: CDurham
Color: ■
Layer:
Space:
Page Label: 4

Why are easement lines only shown on these lots?

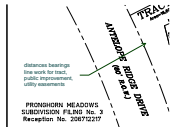
lines removed



Subject: Callout
Page Index: 4
Date: 1/26/2022 2:05:47 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

where are the distances and bearings for all lots tracts

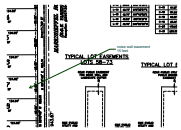
dimensions added



Subject: Callout
Page Index: 4
Date: 1/26/2022 2:07:58 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

distances bearings line work for tract, public improvement, utility easements

dimensions added



Subject: Callout
Page Index: 4
Date: 1/26/2022 2:27:13 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

noise wall easement 15 feet

No 15' wall easement, see comments above



Subject: Callout
Page Index: 5
Date: 1/26/2022 2:05:14 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5

line work not correct for a lot symbol; please check plat for accuracy on lot lines verses row, easmsnets, etc

Line is ROW, Lot borders ROW. Not changed.



Subject: Callout
Page Index: 5
Date: 1/26/2022 2:05:09 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5

where are the distances and bearings for all lots tracts

Dimensions added

