

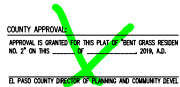
SF19014-R2-Plat-Redlines Summary_Markup Summary

1 (9)



Subject: Callout
Page Index: 1
Date: 12/3/2019 2:58:00 PM
Author: dsdparsons
Color:
Layer:
Space:
Page Label: [1] SHEET 1

Bent Grass Metro is to own & maintain Tracts- will they own and maintain pocket parks?

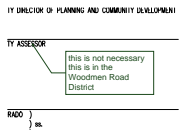


Subject: Highlight
Page Index: 1
Date: 12/3/2019 2:58:20 PM
Author: dsdparsons
Color:
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Page Label: [1] SHEET 1



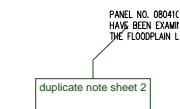
Subject: Callout
Page Index: 1
Date: 12/3/2019 2:58:25 PM
Author: dsdparsons
Color:
Layer:
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delete



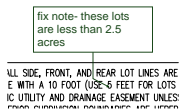
Subject: Callout
Page Index: 1
Date: 12/3/2019 2:59:01 PM
Author: dsdparsons
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Page Label: [1] SHEET 1

this is not necessary this is in the Woodmen Road District



Subject: Callout
Page Index: 1
Date: 12/3/2019 3:00:02 PM
Author: dsdparsons
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Page Label: [1] SHEET 1


duplicate note sheet 2



Subject: Callout
Page Index: 1
Date: 12/3/2019 3:00:16 PM
Author: dsdparsons
Color:
Layer:
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Page Label: [1] SHEET 1


fix note- these lots are less than 2.5 acres

178 LOTS
7 TRACTS
RIGHTS-OF-WAY


Subject: Highlight
Page Index: 1
Date: 12/3/2019 3:09:44 PM
Author: dsdparsons
Color: 
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Page Label: [1] SHEET 1

SUMMARY:
178 LOTS 33.913
7 TRACTS 12.868
RIGHTS-OF-WAY 14.807

EECC.

Subject: Highlight
Page Index: 1
Date: 12/3/2019 3:09:47 PM
Author: dsdparsons
Color: 
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Page Label: [1] SHEET 1


SUMMARY:
78 LOTS 33.913 ACRES 55.18
TRACTS 12.868 ACRES 20.06
RIGHTS-OF-WAY 14.807 ACRES 24.06
Total acreage: 110.103
EECC:
EE: SURCHARGE:
RAINAGE FEE: BRIDGE FEE:
CIVIL FEE: DRAIN FEE:

Subject: Callout
Page Index: 1
Date: 12/3/2019 3:10:27 PM
Author: dsdparsons
Color: 
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Page Label: [1] SHEET 1

total acreage


2 (16)

VEGETATION, FENCES, MATERIALS OR LINE
LOW OF RUNOFF SHALL NOT BE PLACED
Parks and
DEVELOPER SHALL COMPLY WITH FEDERAL
AGENCIES, REVIEW AND PERMIT REQUIREME
NTS, IF ANY, OF APPLICABLE AGENCIES
COLORADO DIVISION OF WILDLIFE, COLOR
ADATION, U.S. ARMY CORPS OF ENGINEERS
VICE REGARDING THE ENDANGERED SPE


Subject: Cloud+
Page Index: 2
Date: 12/12/2019 4:49:31 PM
Author: dsdrice
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Page Label: [1] SHEET 2

Parks and


COLORADO DIVI
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Subject:
Page Index: 2
Date: 12/12/2019 4:49:47 PM
Author: dsdrice
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SIDE, FRONT, A
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Subject:
Page Index: 2
Date: 12/12/2019 4:50:02 PM
Author: dsdrice
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ALL 41) ADDRESS NOTE: THE ADDRESSED EXHIBIT 0
INFORMATIONAL PURPOSES ONLY. THEY ARE N
ARE SUBJECT TO CHANGE.
ALL 42) EASEMENTS NOTE: UNLESS OTHERWISE INDICA
LOT LINES ARE HEREBY PLATTED ON EITHER S
4249. UNLESS OTHERWISE INDICATED, ALL LOT LINES
HEREBY PLATTED WITH A 20 FOOT (USE 7 FE
ACROSS PUBLIC UTILITY AND DRAINAGE EASEM
FOR MAINTENANCE OF THESE EASEMENTS IS
INDIVIDUAL PROPERTY OWNERS.

Subject:
Page Index: 2
Date: 12/12/2019 4:50:10 PM
Author: dsdrice
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NT, AND RE
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Subject:
Page Index: 2
Date: 12/12/2019 4:50:15 PM
Author: dsdrice
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Page Label: [1] SHEET 2

UNLESS ON
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FOR MAINT
INDIVIDUAL


Subject:
Page Index: 2
Date: 12/12/2019 4:50:33 PM
Author: dsdrice
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Page Label: [1] SHEET 2

INDICATED, ALL SIDE, FRONT, AND REAR
THEIR SIDE WITH A 10 FOOT (USE 5 FEET
PUBLIC UTILITY AND DRAINAGE EASEMENT
TERRITORIAL SUBDIVISION BOUNDARIES ARE
7 FEET (USE 5 FEET) (USE 5 FEET) (USE 5 FEET)
EASEMENT. THE SOLE RESPONSIBILITY
IS HEREBY VESTED WITH THE

IF PROJECT SITE HAS BEEN FOUND TO


Subject:
Page Index: 2
Date: 12/12/2019 4:50:39 PM
Author: dsdrice
Color: 
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Page Label: [1] SHEET 2

IF PROJECT SITE HAS BEEN FOUND TO


Subject: Callout
Page Index: 2
Date: 12/12/2019 4:52:24 PM
Author: dsdrice
Color: 
Layer:
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Page Label: [1] SHEET 2

Duplicate note on previous sheet?

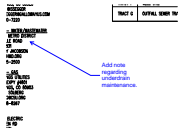
IF PROJECT SITE HAS BEEN FOUND TO


Subject: Highlight
Page Index: 2
Date: 12/12/2019 4:54:39 PM
Author: dsdrice
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Page Label: [1] SHEET 2

JOINED AND C
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ACREEMENT

Subject: Delete
Page Index: 2
Date: 12/13/2019 9:11:38 AM
Author: dsdrice
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Page Label: [1] SHEET 2


Delete




Subject: Callout
Page Index: 2
Date: 12/13/2019 9:12:50 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [1] SHEET 2

Add note regarding underdrain maintenance.




Subject: Image
Page Index: 2
Date: 12/3/2019 2:53:29 PM
Author: dsdparsons
Color: 
Layer:
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Page Label: [1] SHEET 2




Subject: Image
Page Index: 2
Date: 12/3/2019 2:54:51 PM
Author: dsdparsons
Color: 
Layer:
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Page Label: [1] SHEET 2



Subject: Soils & Geology
Page Index: 2
Date: 12/3/2019 2:56:00 PM
Author: dsdparsons
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Page Label: [1] SHEET 2


Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Callout
Page Index: 2
Date: 12/3/2019 2:56:17 PM
Author: dsdparsons
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Page Label: [1] SHEET 2

Add the lot numbers and identify this constraint




Subject: Callout
Page Index: 2
Date: 12/3/2019 3:01:53 PM
Author: dsdparsons
Color: 
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Page Label: [1] SHEET 2

IS this correct? Are using another subdivisions covenants? Do you need to incorporate this sub into that HOA?


4 (4)



Subject: Callout
Page Index: 4
Date: 12/3/2019 3:30:54 PM
Author: dsdparsons
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Page Label: [1] SHEET 4

The drainage needs to be in tract- its to be maintained by ____ and the drainage tract will not be developed in the future but the other land adjacent will be - label remaining future development tract outside of the drainage tract. trail connectivity through drainage tract. This is the final plat, all easements, trails drainage ways, open space tracts must be depicted. Plat the drainage in a tract and that will increase the open space

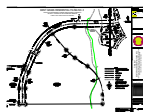



Subject: Highlight
Page Index: 4
Date: 12/3/2019 7:41:22 AM
Author: dsdparsons
Color: 
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Space:
Page Label: [1] SHEET 4

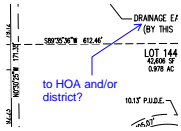
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Subject: Highlight
Page Index: 4
Date: 12/3/2019 7:41:38 AM
Author: dsdparsons
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Page Label: [1] SHEET 4

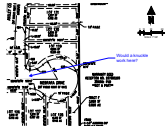


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Page Label: [1] SHEET 4



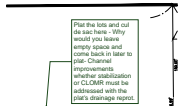
Subject: Callout
Page Index: 5
Date: 11/15/2019 6:32:14 PM
Author: dsdrice
Color: ■
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Page Label: [1] SHEET 5

to HOA and/or district?



Subject: Callout
Page Index: 5
Date: 12/13/2019 9:43:43 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: [1] SHEET 5

Would a knuckle work here?



Subject: Callout
Page Index: 5
Date: 12/3/2019 3:04:19 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

Plat the lots and cul de sac here - Why would you leave empty space and come back in later to plat-Channel improvements whether stabilization or CLOMR must be addressed with the plat's drainage reprot.



Subject: Callout
Page Index: 5
Date: 12/3/2019 3:04:50 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

put the floodplain in a trct by itself- show the required elevations

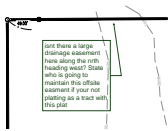


Subject: Callout
Page Index: 5
Date: 12/3/2019 3:05:10 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

Tract as shown on PUD indicated CLOMR

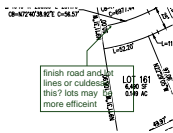


Subject: Highlight
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Date: 12/3/2019 3:06:32 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] SHEET 5



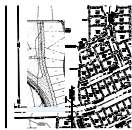
Subject: Callout
Page Index: 5
Date: 12/3/2019 3:06:49 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

isnt there a large drainage easement here along the nrth heading west? State who is going to maintain this offsite easement if your not platting as a tract with this plat



Subject: Callout
Page Index: 5
Date: 12/3/2019 3:07:58 PM
Author: dsdparsons
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Page Label: [1] SHEET 5

finish road and lot lines or culdesac this? lots may be more efficeint



Subject: Image
Page Index: 5
Date: 12/3/2019 3:08:06 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] SHEET 5



Subject: Image
Page Index: 5
Date: 12/3/2019 3:31:09 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

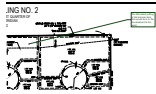


Subject: Arrow
Page Index: 5
Date: 12/3/2019 3:32:36 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5



Subject: Callout
Page Index: 5
Date: 12/3/2019 3:32:52 PM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 5

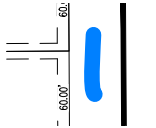
is there a pond here? are you keeping?



Subject: Callout
Page Index: 5
Date: 12/3/2019 7:36:05 AM
Author: dsdparsons
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Page Label: [1] SHEET 5

We discussed putting a trail accross here- this would tie in to the development to the west.

6 (8)



Subject:
Page Index: 6
Date: 11/15/2019 6:30:10 PM
Author: dsdrice
Color: ■
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Page Label: [1] SHEET 6

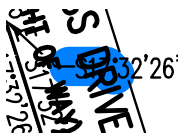


Subject: Callout
Page Index: 6
Date: 11/15/2019 6:30:37 PM
Author: dsdrice
Color: ■
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Page Label: [1] SHEET 6

tract?



Subject:
Page Index: 6
Date: 11/15/2019 6:30:49 PM
Author: dsdrice
Color: ■
Layer:
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Page Label: [1] SHEET 6

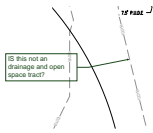


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Color: ■
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Page Label: [1] SHEET 6



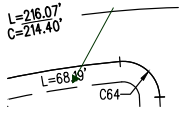
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Page Index: 6
Date: 12/13/2019 9:44:44 AM
Author: dsdrice
Color: ■
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Page Label: [1] SHEET 6

Label

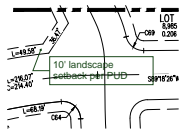


Subject: Callout
Page Index: 6
Date: 12/3/2019 7:37:00 AM
Author: dsdparsons
Color: ■
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Page Label: [1] SHEET 6

IS this not an drainage and open space tract?



Subject: Arrow
Page Index: 6
Date: 12/3/2019 8:09:29 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] SHEET 6



Subject: Callout
Page Index: 6
Date: 12/3/2019 8:10:52 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] SHEET 6

10' landscape setback per PUD

ENG-SF19014-R2-TIS-Redlines Summary_Markup Summary

1 (2)



Subject: EPC ENG Approval
Page Index: 1
Date: 12/13/2019 10:12:10 AM
Author: dsdrice
Color:
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Page Label: 1

reviewer, have read and will comply with all comments

Provide signature

Subject: Text Box
Page Index: 1
Date: 12/13/2019 10:12:34 AM
Author: dsdrice
Color:
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Page Label: 1

Provide signature

3 (2)

nal 178 lot
dows Drive

Subject:
Page Index: 3
Date: 12/13/2019 10:13:40 AM
Author: dsdrice
Color:
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Page Label: 3

178

commission management is primarily developed with a separate
entire design, and a detailed design.
entire design No. 2 is planned to include an additional 120 lots for
all the existing filling No. 1 lots. Best Grass Mountain Drive is a
new section located north of the Mountain Drive. The new section is
a full movement access point, and is proposed to be a new section.
Figure 2 shows the location of the proposed access points.
VAT AND TRAFFIC CONDITIONS
verify if layout is
updated
the study area are identified below, followed by a brief description
of the study area.

Subject: Callout
Page Index: 3
Date: 12/13/2019 10:14:07 AM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 3

verify if layout is updated

7 (1)



Subject: Cloud+
Page Index: 7
Date: 12/13/2019 10:18:44 AM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 7

verify with revised layout

11 (3)

nts would not be considered "stalling" since the justification is that to progress through Turn and left-turn phase times have been in higher delay for the left-turn movements. Signal and double NB right with LOS C is shown on Figure 4

then stage is currently stop sign controlled, operate at LOS B or better. The peak hour volumes of 4750 for the westbound approach peak hour and LOS C or better if this intersection is at LOS C or better if this intersection is classed as a modern roundabout.

Subject: Callout
Page Index: 11
Date: 12/13/2019 1:29:33 PM
Author: dsdrice
Color:
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Page Label: 11

Signal and double NB right with LOS C is shown on Figure 4

the stop sign-controlled intersection of the Woodmen bridge roadhead to operate at LOS C or better. The peak hour volumes of 4750 for the westbound approach peak hour and LOS C or better if this intersection is at LOS C or better if this intersection is classed as a modern roundabout.

Address Woodmen/Falcon Market Place RAB which is pending approval and would capture some WB traffic heading to this site.

signal and double NB right with LOS C is shown on Figure 4

Subject: Text Box
Page Index: 11
Date: 12/13/2019 1:32:33 PM
Author: dsdrice
Color:
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Page Label: 11

Address Woodmen/Falcon Market Place RAB which is pending approval and would capture some WB traffic heading to this site.

the stop sign-controlled intersection of the Woodmen bridge roadhead to operate at LOS C or better. The peak hour volumes of 4750 for the westbound approach peak hour and LOS C or better if this intersection is at LOS C or better if this intersection is classed as a modern roundabout.

Address Woodmen/Falcon Market Place RAB which is pending approval and would capture some WB traffic heading to this site.

signal and double NB right with LOS C is shown on Figure 4

Subject: Text Box
Page Index: 11
Date: 12/13/2019 1:45:36 PM
Author: dsdrice
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Page Label: 11

Analyze pros/cons between RAB and signal.

12 (1)

the stop sign-controlled intersection of the Woodmen bridge roadhead to operate at LOS C or better. The peak hour volumes of 4750 for the westbound approach peak hour and LOS C or better if this intersection is at LOS C or better if this intersection is classed as a modern roundabout.

Address Woodmen/Falcon Market Place RAB which is pending approval and would capture some WB traffic heading to this site.

signal and double NB right with LOS C is shown on Figure 4

Subject: Callout
Page Index: 12
Date: 12/13/2019 4:22:15 PM
Author: dsdrice
Color:
Layer:
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Page Label: 12

Signal and double NB right with LOS C is shown on Figure 4. Address roundabout pros/cons.

14 (2)

178 DL

Subject:
Page Index: 14
Date: 12/13/2019 12:47:55 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 14

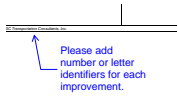
178

Verify

Subject: Callout
Page Index: 14
Date: 12/13/2019 12:48:07 PM
Author: dsdrice
Color:
Layer:
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Page Label: 14

Verify

16 (3)



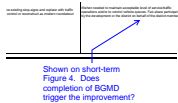
Subject: Callout
Page Index: 16
Date: 12/13/2019 1:08:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 16

Please add number or letter identifiers for each improvement.



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Page Index: 16
Date: 12/13/2019 1:09:06 PM
Author: dsdrice
Color: ■
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Space:
Page Label: 16

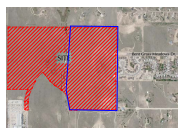
What is the pro-rata percentage and dollar amount for this final plat?



Subject: Callout
Page Index: 16
Date: 12/13/2019 1:41:57 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 16

Shown on short-term Figure 4. Does completion of BGMD trigger the improvement?

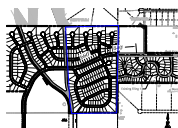
17 (1)



Subject: Polygon
Page Index: 17
Date: 12/13/2019 1:13:47 PM
Author: dsdrice
Color: ■
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Page Label: 17

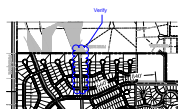
Filing 2 this side

18 (2)



Subject: Polygon
Page Index: 18
Date: 12/13/2019 1:14:14 PM
Author: dsdrice
Color: ■
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Space:
Page Label: 18

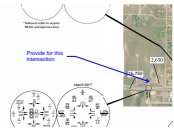
Filing 2 this side



Subject: Cloud+
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Date: 12/13/2019 1:15:19 PM
Author: dsdrice
Color: ■
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Page Label: 18

Verify

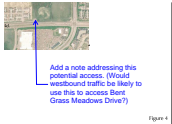
19 (1)



Subject: Callout
Page Index: 19
Date: 12/13/2019 1:37:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 19

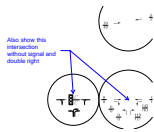
Provide for this intersection

20 (2)



Subject: Callout
Page Index: 20
Date: 12/13/2019 1:34:58 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 20

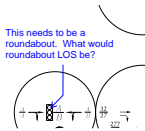
Add a note addressing this potential access.
(Would westbound traffic be likely to use this to access Bent Grass Meadows Drive?)



Subject: Callout
Page Index: 20
Date: 12/13/2019 1:36:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 20

Also show this intersection without signal and double right

21 (1)



Subject: Callout
Page Index: 21
Date: 12/13/2019 4:21:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 21

This needs to be a roundabout. What would roundabout LOS be?

22 (2)



Subject: Callout
Page Index: 22
Date: 12/13/2019 1:47:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 22

This seems high



Subject: Callout
Page Index: 22
Date: 12/13/2019 1:48:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 22

low?

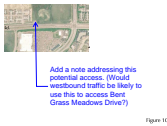
24 (1)



Subject: Callout
Page Index: 24
Date: 12/13/2019 1:49:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 24

Why did these go down so much?

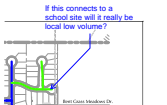
26 (1)



Subject: Callout
Page Index: 26
Date: 12/16/2019 10:43:24 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 26

Add a note addressing this potential access.
(Would westbound traffic be likely to use this to access Bent Grass Meadows Drive?)

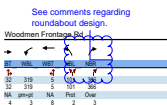
27 (1)



Subject: Callout
Page Index: 27
Date: 12/16/2019 10:48:15 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 27

If this connects to a school site will it really be local low volume?

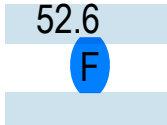
80 (1)



Subject: Cloud+
Page Index: 80
Date: 12/16/2019 11:56:22 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 80

See comments regarding roundabout design.

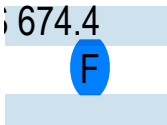
82 (1)



Subject:
Page Index: 82
Date: 12/16/2019 11:58:18 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 82

F

90 (1)



Subject:
Page Index: 90
Date: 12/16/2019 12:06:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 90

F

ENG-SF19014-R2-Soils-Geo-Redlines Summary


dsdrice (2)

<div><div><div><div><div><div></div></div></div><div><div><div></div></div><div><div></div></div></div><div><div><div></div></div><div><div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div></div> <div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div> <div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div><div><div><div></div></div><div><div></div></div></div></div></div>
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ENG-SF19014-R2-MDDP-Redlines Summary_Markup Summary


1 (2)

See comment letter and revise per EGP19005 PDR.

Subject: Text Box
Page Index: 1
Date: 12/10/2019 9:27:26 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1


See comment letter and revise per EGP19005 PDR.



Subject: EPC ENG Approval
Page Index: 1
Date: 12/16/2019 10:02:54 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1

3 (1)


Appendix:
A. Exhibit and Figures
B. Preliminary Channel Map
C. Preliminary Channel Map Area Notes
D. Preliminary Flood Calculations
E. Other Notes
Provide an overall channel improvements map/plan calling out anticipated improvements and phasing.

Subject: Text Box
Page Index: 3
Date: 12/16/2019 10:01:29 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 3

Provide an overall channel improvements map/plan calling out anticipated improvements and phasing.


6 (2)

se areas are less than 12" in height.
e site, it appears to be the remnants
r the upstream area. It will be remove
verify
east of the site, on what is known as
Addendum for Bent Grass Residential
ad to be provided upon development

Subject: Callout
Page Index: 6
Date: 12/10/2019 11:35:12 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 6

verify

y inspected via a site walk and all appe
ottoms of the channel. There are small
nel. These areas are less than 12" in h
may (?)
end of the site, it appears to be the ren
quality for the upstream area. It will be
ted to the east of the site, on what is kn

Subject: Callout
Page Index: 6
Date: 12/10/2019 11:35:38 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 6

may (?)

Address additional offsite flows ~186 acres?

1 (35.53

It

Address how and where 100-year flows are currently conveyed and will be conveyed in the future.

describe the existing system and outfall.

See existing condition redlines above.


easements required for increased flows

and detention


study to provide a downstream benefit for the future improvements through the 110. The West2222 channel will be constructed a distance from the northern property line and will be 150' below existing grade allowing a channel to be constructed to:

- regional Pond Improvements and detention

city identified the DBPIS identified pond 110 named SDC at the junction of West2222 to south end of the West 22nd Street Intermodal Subdivision. The purpose of the pond 110 is a portion of the property line. The pond was identified to have a volume of 7.1 million cubic ft with 60 ft deep water to not construct this pond. In its place Pond 110 will be water quality pond in the entire study area. One-day water quality pond will also be constructed to store the water in the channel. The two water quality ponds associated with project have a volume of approximately 1.1 million cubic ft for water quality and the SDC pond really has no impact on the detention of the site or the downstream.


Subject: Callout
Page Index: 13
Date: 12/16/2019 12:37:05 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13

[illegible]

Subject: Callout
Page Index: 15
Date: 12/16/2019 12:53:54 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 15

Verify no check structures


KINGS DRIVE	
\$ 50,000.00	\$ 150,000.00
\$ 1.50	\$ 12,525.00
	\$ 162,525.00

Subject: Callout
Page Index: 16
Date: 12/16/2019 12:54:36 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 16

verify size


1	EA	\$
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2?

Subject: Callout
Page Index: 16
Date: 12/16/2019 12:55:03 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 16

2?

Phase 2 / check structures?

Subject: Text Box
Page Index: 16
Date: 12/16/2019 12:55:44 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 16

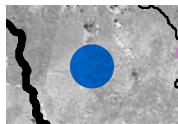
Phase 2 / check structures?



Subject: text box
Page Index: 16
Date: 12/16/2019 12:56:39 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 16

Call out what accommodations/permissions have been made for the downstream property owners that will receive un-detained developed flows. (considering the removal of the planned detention facility SR 4)

28 (1)



Subject:
Page Index: 28
Date: 12/16/2019 8:24:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 28

36 (1)



Subject: Callout
Page Index: 36
Date: 12/16/2019 8:32:42 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 36

Provide upstream basin

37 (1)



Subject: Callout
Page Index: 37
Date: 12/16/2019 8:33:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 37

Provide upstream basin

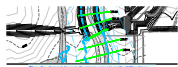
46 (1)



Subject: Text Box
Page Index: 46
Date: 12/16/2019 9:25:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 46

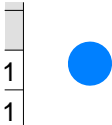
Provide plan/map showing all channel cross-section locations including downstream.


144 (1)




Subject: Text Box
Page Index: 144
Date: 12/16/2019 9:41:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 144

Show the channel down to the improvements north of Woodmen.

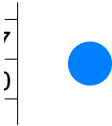



Subject:
Page Index: 231
Date: 12/16/2019 9:01:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 231

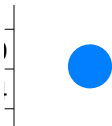



Subject: Callout
Page Index: 231
Date: 12/16/2019 9:28:26 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 231

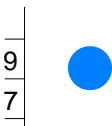
Run FEMA-100-year as well unless a LOMR has been completed reducing FEMA flows.




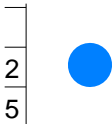
Subject:
Page Index: 237
Date: 12/16/2019 8:51:19 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 237




Subject:
Page Index: 237
Date: 12/16/2019 8:51:26 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 237



Subject:
Page Index: 237
Date: 12/16/2019 8:51:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 237



Subject:
Page Index: 237
Date: 12/16/2019 8:59:45 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 237

8
1



Subject:
Page Index: 237
Date: 12/16/2019 8:59:49 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 237

238 (9)

1



Subject:
Page Index: 238
Date: 12/16/2019 8:52:06 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

1



Subject:
Page Index: 238
Date: 12/16/2019 8:52:13 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

1
2



Subject:
Page Index: 238
Date: 12/16/2019 8:52:18 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

1
3



Subject:
Page Index: 238
Date: 12/16/2019 8:52:20 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

4
4



Subject:
Page Index: 238
Date: 12/16/2019 8:52:23 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

7
7



Subject:
Page Index: 238
Date: 12/16/2019 8:59:02 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

5
4



Subject:
Page Index: 238
Date: 12/16/2019 8:59:07 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

1
3



Subject:
Page Index: 238
Date: 12/16/2019 8:59:15 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

1
0



Subject:
Page Index: 238
Date: 12/16/2019 8:59:19 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 238

239 (7)

7
7




Subject:
Page Index: 239
Date: 12/16/2019 8:52:29 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 239

5
4




Subject:
Page Index: 239
Date: 12/16/2019 8:52:31 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 239




Subject:
Page Index: 239
Date: 12/16/2019 8:52:34 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 239




Subject:
Page Index: 239
Date: 12/16/2019 8:52:40 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 239




Subject:
Page Index: 239
Date: 12/16/2019 8:52:41 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 239




Subject:
Page Index: 239
Date: 12/16/2019 8:58:31 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 239



Subject:
Page Index: 239
Date: 12/16/2019 8:58:37 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 239

240 (3)



Subject:
Page Index: 240
Date: 12/16/2019 8:52:47 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 240

0
9



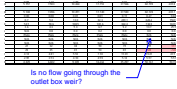
Subject:
Page Index: 240
Date: 12/16/2019 8:52:53 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 240

1
4



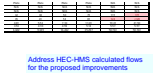
Subject:
Page Index: 240
Date: 12/16/2019 8:58:21 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 240

309 (2)



Subject: Callout
Page Index: 309
Date: 12/16/2019 9:15:05 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 309

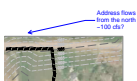
Is no flow going through the outlet box weir?



Subject: Text Box
Page Index: 309
Date: 12/16/2019 9:39:20 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 309

Address HEC-HMS calculated flows for the proposed improvements

315 (8)



Subject: Callout
Page Index: 315
Date: 12/11/2019 10:58:52 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

Address flows from the north ~100 cfs?

4.0	43.0
0.0	770.0
14.0	880.0
4.9	27.8
1.9	12.7

Subject:
Page Index: 315
Date: 12/11/2019 11:15:23 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

4.0
0.0
14.0

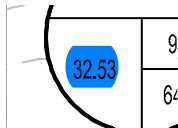
Subject:
Page Index: 315
Date: 12/11/2019 11:17:45 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

Q ₅	Q ₁₀₀
(cfs)	(cfs)
0.0	0.0
0.0	0.0
11.4	63.5
19.2	95.9

Subject:
Page Index: 315
Date: 12/11/2019 11:17:49 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

Q ₅	Q ₁₀₀
(cfs)	(cfs)
0.0	0.0
0.0	0.0
11.4	63.5
19.2	95.9
9.6	64.2

Subject:
Page Index: 315
Date: 12/11/2019 11:17:53 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315



Subject: 32.5
Page Index: 315
Date: 12/11/2019 9:31:19 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

0.0	770.0
14.0	880.0
4.9	27.8
1.9	12.7

Subject:
Page Index: 315
Date: 12/11/2019 9:44:44 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315




Subject: Callout
Page Index: 315
Date: 12/12/2019 4:38:48 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: 315

Show where this flow goes.

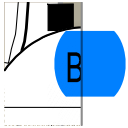
316 (1)




Subject: Arrow
Page Index: 316
Date: 12/16/2019 9:17:39 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 316

Is street capacity adequate?

317 (1)



Subject:
Page Index: 317
Date: 12/16/2019 9:20:13 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 317

B-2

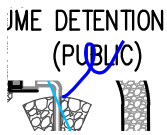
ENG-SF19014-R2-CD-Redlines Summary_Markup Summary

1 (1)



Subject: EPC ENG Approval
Page Index: 1
Date: 12/16/2019 11:35:15 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [1] 1 COVER SHEET

2 (5)

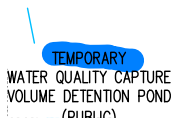


Subject: Delete
Page Index: 2
Date: 12/16/2019 10:22:45 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [2] 2 OVERALL SITE PLAN

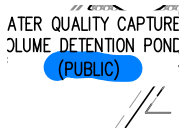
Delete



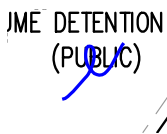
Subject:
Page Index: 2
Date: 12/16/2019 10:49:17 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [2] 2 OVERALL SITE PLAN



Subject:
Page Index: 2
Date: 12/16/2019 10:49:26 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [2] 2 OVERALL SITE PLAN



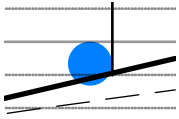
Subject:
Page Index: 2
Date: 12/16/2019 10:49:36 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [2] 2 OVERALL SITE PLAN




Subject: Delete
Page Index: 2
Date: 12/16/2019 10:49:41 PM
Author: dsdrice
Color:
Layer:
Space:
Page Label: [2] 2 OVERALL SITE PLAN

Delete

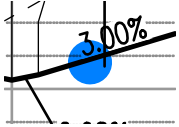
4 (1)




Subject:
Page Index: 4
Date: 12/16/2019 11:09:01 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [4] 4 BOSSETT DRIVE STREET IMPROVMENT PLAN

Ped. crossings need to meet ADA <2% cross-slope

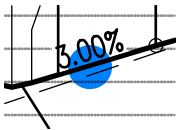
8 (1)




Subject:
Page Index: 8
Date: 12/16/2019 11:11:49 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [8] 8 BARLEY COURT STREET IMPROVEMENT PLAN

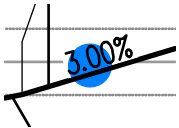
Ped. crossings need to meet ADA <2% cross-slope


9 (2)



Subject:
Page Index: 9
Date: 12/16/2019 11:12:45 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [9] 9 NIEBRARA DRIVE & ANSLEY COURT STREET IMPROVEMENT PLAN

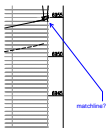
Ped. crossings need to meet ADA <2% cross-slope




Subject:
Page Index: 9
Date: 12/16/2019 11:12:56 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [9] 9 NIEBRARA DRIVE & ANSLEY COURT STREET IMPROVEMENT PLAN

Ped. crossings need to meet ADA <2% cross-slope

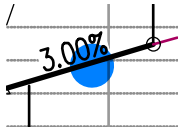
11 (1)




Subject: Callout
Page Index: 11
Date: 12/16/2019 11:15:24 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [11] 11 BERWYN DRIVE STREET IMPROVEMENT PLAN

matchline?

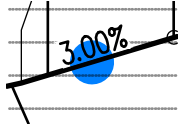
13 (1)




Subject:
Page Index: 13
Date: 12/16/2019 11:16:58 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [13] 13 FEATHER REED DRIVE &
CORDGRASS ROAD STREET IMPROVEMENT PLAN

Ped. crossings need to meet ADA <2%
cross-slope


14 (2)



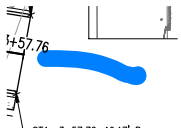
Subject:
Page Index: 14
Date: 12/16/2019 11:18:28 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [14] 14 WILLMORE DRIVE STREET
IMPROVEMENT PLAN


Ped. crossings need to meet ADA <2%
cross-slope



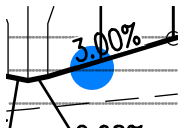
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Page Index: 14
Date: 12/16/2019 11:18:44 PM
Author: dsdrice
Color: 
Layer:
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Page Label: [14] 14 WILLMORE DRIVE STREET
IMPROVEMENT PLAN


15 (2)



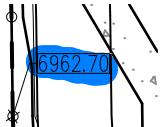
Subject:
Page Index: 15
Date: 12/16/2019 11:19:40 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 THEDFORD COURT & SILKY THREAD
ROAD STREET IMPROVEMENT PLAN

Ped. crossings need to meet ADA <2%
cross-slope



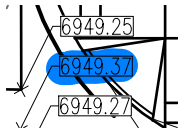
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Page Index: 15
Date: 12/16/2019 11:19:56 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: [15] 15 THEDFORD COURT & SILKY THREAD
ROAD STREET IMPROVEMENT PLAN

16 (1)

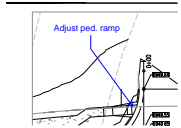


Subject:
Page Index: 16
Date: 12/16/2019 11:24:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [16] 20 CROSS PAN & CURB RETURN
PROFILES

17 (5)

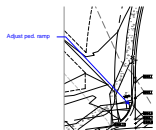


Subject:
Page Index: 17
Date: 12/16/2019 11:27:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 21 CROSS PAN & CURB RETURN
PROFILES



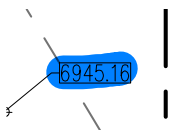
Subject: Callout
Page Index: 17
Date: 12/16/2019 11:28:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 21 CROSS PAN & CURB RETURN
PROFILES

Adjust ped. ramp



Subject: Callout
Page Index: 17
Date: 12/16/2019 11:29:06 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 21 CROSS PAN & CURB RETURN
PROFILES

Adjust ped. ramp



Subject:
Page Index: 17
Date: 12/16/2019 11:29:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 21 CROSS PAN & CURB RETURN
PROFILES

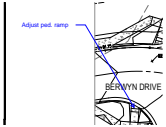
Label grades on all profiles
sheets 3.01-3.07.
Label all ped crossing
cross-slopes at stop and yield
conditions (2% max).

Subject: Text Box
Page Index: 17
Date: 12/16/2019 11:34:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [17] 21 CROSS PAN & CURB RETURN
PROFILES

Label grades on all profiles sheets 3.01-3.07.

Label all ped crossing cross-slopes at stop and
yield conditions (2% max).

19 (1)



Subject: Callout
Page Index: 19
Date: 12/16/2019 11:31:40 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [19] 23 CROSS PAN & CURB RETURN PROFILES

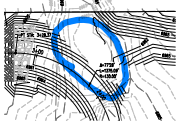
Adjust ped. ramp

23 (1)



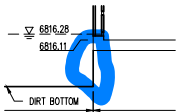
Subject: Highlight
Page Index: 23
Date: 12/16/2019 11:32:25 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [23] 27 BENT GRASS MEADOWS DRIVE STORM PLAN & PROFILE

26 (1)

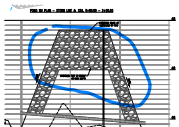


Subject:
Page Index: 26
Date: 12/16/2019 12:44:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [26] 30 BOX CULVERT PLAN & PROFILE

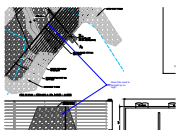
35 (4)



Subject:
Page Index: 35
Date: 12/16/2019 12:46:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 39 POND MODIFICATION PLAN

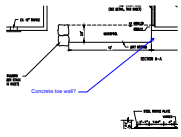


Subject:
Page Index: 35
Date: 12/16/2019 12:47:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 39 POND MODIFICATION PLAN



Subject: Callout
Page Index: 35
Date: 12/16/2019 12:48:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [35] 39 POND MODIFICATION PLAN

Does this need to be built up so high?



Subject: Callout

Page Index: 35

Date: 12/16/2019 12:49:28 PM

Author: dsdrice

Color: ■

Layer:

Space:

Page Label: [35] 39 POND MODIFICATION PLAN

Concrete toe wall?