



# PROJECT COMMENT SHEET

DATE: MAY 23, 96

DEPARTMENT: ENG

PROJECT: WILLOW SPRINGS, PH II

PLANNER: TED SHEPARD

All comments must be received by:

No Problems

Problems or Concerns (see below)

Willow Springs PUD - Phase II  
Plat

May 22, 1996

- Open space F needs to be indicated as a slope easement (in addition to the easements you've shown) for the future extension of Keenland Dr.
- The easement going across lot 7 should be provided as a private subdrain easement unless there are other utilities running through this.
- The New Mercer Irrigation Company needs to sign the Plat.

Utility Plans

Overall Utility Plan, sheet 9

- Add a type III barricade where the end of the improvements on Keenland Drive are being done.

(Continued on next page)

Date: 5/23/96

Signature: *Sheila Wankhoff*

CHECK IF YOU WISH TO RECEIVE  
COPIES OF REVISIONS:

- PLAT
- SITE
- LANDSCAPE
- UTILITY

- IS THE UNDERDRAWN TO THE SOUTH OF THE LOTS (SHOWN AS A SOLID LINE) A NEW UNDERDRAWN, OR IS IT PART OF THE ONES THAT WERE APPROVED PREVIOUSLY. IF IT IS NEW THE DITCH CO NEEDS TO SIGN THIS PLAN SINCE IT IS LOCATED WITHIN THEIR EASEMENT AND WITHIN CLOSE PROXIMITY TO THE DITCH.

STREET PLAN AND PROFILE FOR BATTLECREEK DRIVE, SHEET 21

- INDICATE THE SLOPE OF THE EXISTING ROAD WHERE A CONNECTION IS BEING MADE.

STREET PLAN AND PROFILE FOR GOLDEN WILLOW DRIVE, SHEET 23

- AN ELEVATION SHOWN ON THE PROFILE DOESN'T MATCH THAT SHOWN ON THE PLAN VIEW.

THE DEVELOPER IS RESPONSIBLE FOR THE LOCAL STREET PORTION OF KEENLAND DRIVE ALONG THE WILLOW SPRINGS PROPERTY FRONTAGE. AN ESTIMATE DONE BY THE CITY OR AN APPROVED ESTIMATE DONE BY THE DEVELOPERS ENGINEER CAN BE USED. THIS AMOUNT THEN CAN BE SPREAD OVER THE TOTAL # OF BUILDING PERMITS OR CAN BE PROVIDED IN A COUPLE OF LUMP SUM PAYMENTS.



# PROJECT COMMENT SHEET

DATE: April 11, 1996

DEPARTMENT: ENG

PROJECT: Willow Springs PUD, Phase II

PLANNER: TED SHEPARD

All comments must be received by:

No Problems

Problems or Concerns (see below)

WILLOW SPRINGS PUD, PHASE II - FINAL REVIEW  
PLAT

APRIL 11, 1996

• THE NOTE STATES THAT ALL OPEN SPACE AREAS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. IS THIS TRUE FOR THE DITCH ALSO, IT IS PART OF TRACT A?

• LABEL THE STREET ROW WIDTHS.

UTILITY PLANS

• ARE YOU GOING TO HAVE ANY PHASING WITH IN THIS PLAN? IT WILL BE HELPFUL TO SHOW THAT AS SOON AS POSSIBLE.

• NEED A PRELIMINARY DESIGN FOR KEENLAND DRIVE ACROSS THE RAILROAD TRACKS. NEED TO KNOW THAT THE GRADING IN THE LOTS BACKING UP TO THE ROAD ARE GOING TO WORK WITH THE CONSTRUCTION OF THE ROAD.

(CONTINUED ON NEXT PAGE)

Date: 4/11/96

Signature: *Steve R. Wankhoff*

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(PAGE 2 OF 2)

COVER SHEET

- ADD THE FOLLOWING NOTES TO THE GENERAL NOTES:

THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THIS DEVELOPMENT RELATED TO DEVELOPMENT LOCAL STREET OPERATIONS. IN ADDITION THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT (E.G. ALL SIGNING AND STRIPING FOR A RIGHT TURN LANE INTO THE DEVELOPMENT SITE).

THE CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES SUSTAINED IN THIS DEVELOPMENT AS A RESULT OF GROUNDWATER SEEPAGE, WHETHER RESULTING FROM GROUNDWATER FLOODING, STRUCTURAL DAMAGE OR OTHER DAMAGE UNLESS SUCH DAMAGE OR INJURIES ARE SUSTAINED AS A RESULT OF THE CITY'S FAILURE TO PROPERLY MAINTAIN ITS WATER, WASTEWATER AND/OR STORM DRAINAGE FACILITIES IN THE DEVELOPMENT.

MASTER GRADING PLAN, SHEET 5

- NEED AN EASEMENT FOR GRADING IN THE RAILROAD ROW.

OVERALL UTILITY PLAN SHEET 1, SHEET 9

- SHOW THE SIDEWALK CONFIGURATION ON BATTLECREEK DRIVE.

STREET PLAN AND PROFILE, BATTLECREEK DRIVE, SHEET 21

- NOTE REGARDING TRANSITIONING FROM DRIVEOVER TO VERTICAL CURB CALLS BOTH STREETS BATTLECREEK DRIVE.

STREET PLAN AND PROFILE GLOBE COURT, SHEET 24

- ONE OF THE VERTICAL CURVES IN THE CUL-DE-SAC HAS A K VALUE OF 9.75. A K VALUE OF 20 IS NEEDED FOR 20 MPH DESIGN. I REALIZE THIS IS IN THE BULB OF THE CUL-DE-SAC AND HOPEFULLY PEOPLE WILL NOT BE GOING THAT FAST, BUT THIS VERTICAL CURVE SHOULD MODIFIED TO GET THIS NUMBER A LITTLE HIGHER.

STREET DETAILS, SHEET 30

- ON THE STREET SECTIONS, LABEL THE CROSS SECTION SLOPE. INDICATE WHAT IT IS TO BE OR PROVIDE THE MINIMUM/ MAXIMUM RANGE.
- THE STREET INTERSECTION DETAIL IS NEEDED FOR VERTICAL CURB ALSO.
- PROVIDE DETAIL NUMBER 4 AS REFERENCED IN THE STREET INTERSECTION DETAILS.



# PROJECT COMMENT SHEET

DATE: JUNE 25, 1996

DEPARTMENT: ENG

PROJECT: WILLOW SPRINGS, PHASE II

PLANNER: Ted

All comments must be received by:

- No Problems
- Problems or Concerns (see below)

Willow Springs PUD, phase two - plan review  
Plat

June 25, 1996

✓ Add the following to the beginning of note 2: In addition **DONE**  
Want to make sure that the first note still applies.

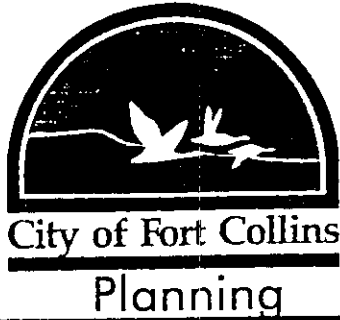
- ✓ Master Grading Plan, sheet 5
- ✓ you are showing grading on the property to the north, a grading easement is needed for this since it is offsite. *See below (Phase I) report - no grading req.*
- ✓ Place a note over Tract G that reference Willow Springs phase I for plans in that area. ( this of course is anticipating that the multi family will be done as revisions to the phase I plans) *DONE PHASE I REV D.*

Date: 6/25/96

Signature: *Shanahan*

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PLANNER: TED SHEPARD

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Problems or Concerns (see below)

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Plat

May 22, 1996

- A. Open space F needs to be indicated as a slope easement (in addition to the easements you've shown) for the future extension of Keenland Dr.
- B. The easement going across lot 7 should be provided as a private subdrain easement unless there are other utilities running through this.
- C. The New Mercer Irrigation Company needs to sign the Plat.

### Utility Plans

Overall Utility Plan, sheet 9

- D. Add a type III barricade where the end of the improvements on Keenland Drive are being done.

(Continued on next page)

Date: 5/23/96

Signature: *Sheila Wankhoff*

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OVERALL UTILITY PLAN, SHEET 11

- (E) IS THE UNDERDRAWN TO THE SOUTH OF THE LOTS (SHOWN AS A SOLID LINE) A NEW UNDERDRAWN, OR IS IT PART OF THE ONES THAT WERE APPROVED PREVIOUSLY. IF IT IS NEW THE DITCH CO NEEDS TO SIGN THIS PLAN SINCE IT IS LOCATED WITHIN THEIR EASEMENT AND WITHIN CLOSE PROXIMITY TO THE DITCH.

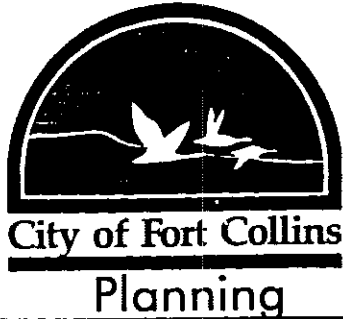
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- (F) INDICATE THE SLOPE OF THE EXISTING ROAD WHERE A CONNECTION IS BEING MADE.

STREET PLAN AND PROFILE FOR GOLDEN WILLOW DRIVE, SHEET 23

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Date: 6/25/96

Signature: *Spanhof*

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DATE: April 11, 1996

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PLANNER: TED SHEPARD

All comments must be received by:

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Problems or Concerns (see below)

WILLOW SPRINGS PUD, PHASE II - FINAL REVIEW

APRIL 11, 1996

PLAT

- ✓ THE NOTE STATES THAT ALL OPEN SPACE AREAS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. IS THIS TRUE FOR THE DITCH ALSO, IT IS PART OF TRACT A? FROM TOP OF BANK TO THE NORTH WILL BE MAINTAINED BY H.O.A. THE DITCH WILL BE MAINTAINED BY DITCH COMPANY.
- ✓ LABEL THE STREET ROW WIDTHS. DONE
- UTILITY PLANS
- ✓ ARE YOU GOING TO HAVE ANY PHASING WITH IN THIS PLAN? IT WILL BE HELPFUL TO SHOW THAT AS SOON AS POSSIBLE. NOT AT THIS TIME.
- ✓ NEED A PRELIMINARY DESIGN FOR KEENLAND DRIVE ACROSS THE RAILROAD TRACKS. NEED TO KNOW THAT THE GRADING IN THE LOTS BACKING UP TO THE ROAD ARE GOING TO WORK WITH THE CONSTRUCTION OF THE ROAD. DONE

(CONTINUED ON NEXT PAGE)

Date: 4/11/96

Signature: Steve R. [Signature]

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MASTER GRADING PLAN, SHEET 5

- ✓ NEED AN EASEMENT FOR GRADING IN THE RAILROAD ROW. **ARE IN THE PROCESS OF OBTAINING EASEMENT**

OVERALL UTILITY PLAN SHEET 1, SHEET 9

- ✓ SHOW THE SIDEWALK CONFIGURATION ON BATTLECREEK DRIVE. **DONE**

STREET PLAN AND PROFILE, BATTLECREEK DRIVE, SHEET 21

- ✓ NOTE REGARDING TRANSITIONING FROM DRIVEOVER TO VERTICAL CURB CALLS BOTH STREETS BATTLECREEK DRIVE. **REVISED**

STREET PLAN AND PROFILE GLOBE COURT, SHEET 24

- ✓ ONE OF THE VERTICAL CURVES IN THE CUL-DE-SAC HAS A K VALUE OF 9.75. A K VALUE OF 20 IS NEEDED FOR 20 MPH DESIGN. I REALIZE THIS IS IN THE BULB OF THE CUL-DE-SAC AND HOPEFULLY PEOPLE WILL NOT BE GOING THAT FAST, BUT THIS VERTICAL CURVE SHOULD MODIFIED TO GET THIS NUMBER A LITTLE HIGHER. **DONE**

STREET DETAILS, SHEET 30

- ✓ ON THE STREET SECTIONS, LABEL THE CROSS SECTION SLOPE. INDICATE WHAT IT IS TO BE OR PROVIDE THE MINIMUM/ MAXIMUM RANGE. **DONE**
- ✓ THE STREET INTERSECTION DETAIL IS NEEDED FOR VERTICAL CURB ALSO. **THERE IS NO CROSSSPAN FOR VERTICAL C & G**
- ✓ PROVIDE DETAIL NUMBER 4 AS REFERENCED IN THE STREET INTERSECTION DETAILS. **DONE**

*Charlene Shadowen*  
4/29/96