



From: C. Aaron Stanford, PE – Senior Civil Engineer
To: Rachel Ray, Planner II
Date: April 29, 2015
RE: Bridge Park East – Site Plan

We have reviewed the plan submission made by your office for this project. We would like to offer the following comments for your use.

1. The lots called out on FSP3 do not match the lot proposed by the Bridge Park East Section 1 plat.
2. There are easements shown on FSP3 that do not appear on the plat.
3. There is a proposed right-in right-out shown at intersection of Bridge Park Ave. and Longshore that does not make sense. Please review location proposed and provide further detail or revise.
4. There is a reference to the location of the aerial pedestrian walkway over Longshore Street. Please label or remove to avoid any confusion with there being a proposed easement at this time.
5. More detail will need to be provided on the motorcycle parking areas. Provide dimensions and any proposed pavement markings.
6. There is a very narrow walkable path located adjacent to the on street accessible parking spaces. We should look for opportunities to increase this walkable area to a dimension greater than 4'6".
7. Review the left turn pavement marking shown in the center of Longshore and Bridge Park Drive.
8. There are areas of conflict shown with the proposed landscaping and proposed utilities that should be revised.
9. Please review the lighting plans submitted. There are areas that have multiple pole locations.
10. There are numerous places in this plan set that have call out to sheets that are not included.
11. We may consider providing some of the details shown in the street construction plans within this submittal, as there are details within that plan that do not appear here that could be useful.
12. Review the locations of the proposed boulders at they are located in public walkways and could be a tripping hazard.
13. We recommend that any aerial pedestrian walkaway should be enclosed, especially over the public right of way for safety measures.

Please feel free to contact me with any questions that you may have.



From: C. Aaron Stanford, PE – Senior Civil Engineer
To: Rachel Ray, Planner II
Date: April 29, 2015
RE: **Bridge Park East Section 1 Plat**

We have reviewed the plat submission made by your office for this project. We would like to offer the following comments for your use.

1. Any technical adjustments to the plat should be made prior to approval by City Council.
2. It is noted that there are no provisions made on this plat for the proposed aerial pedestrian walkways that connect the buildings. Engineering would recommend that an adequate aerial easement be provided to account for this being located in future public right-of-way.
3. It is noted that there are areas that are encumbered with private utility easements. Prior to obtaining approval of building permits that are in conflict with these easements evidence should be submitted that these easements have been removed/vacated.
4. Note "I" provides for the use of the "Public Access Easement" for outdoor dining and other private uses. While this is generally acceptable, we may consider being more specific about where these activities can happen and still uphold the intent of the areas to provide public walking thoroughfares.
5. There are stormwater management features within the public access easements. The applicant should work with Engineering to provide any necessary easements for these areas.
6. It is noted that the public utilities proposed with this development are largely located within the public right-of-way. As such, the need for public utility easements is greatly reduced.

Please feel free to contact me with any questions that you may have.