

Windler Connector Road ISP 1st Submittal
Response Letters

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October 10, 2022

Aja Tibbs
Planning & Development Services
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: – Windler Street Network – Infrastructure Site Plan and Plat

Application Number: DA-1707-13

Case Numbers: 2022-6025-00, 2022-3033-00

Aja Tibbs,

Thank you for your comments regarding the Windler Street Network- Infrastructure Site Plan and Plat. The following are staff comments dated June 10, 2022 from the Development Review Team. Olsson responses are in **RED** text. Civitas responses are in **BLUE** text.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The street sections, street classifications, master traffic study, PIP and other street and circulation details within the Master Plan need to be finalized as soon as possible. These unresolved items significantly effect this ISP document and make it difficult to determine what is expected within this site plan.
- It appears that Linear Parks are being primarily proposed along the Primary Connection route. Please clarify and update either this ISP or the draft master plan.
- A complete review of the landscape plans was not possible. In accordance with the Landscape Reference Manual, the landscape plan should include a table documenting the required curbside landscaping which includes a breakdown of the required and provided trees and shrubs.
- These plans cannot be approved until surrounding utility infrastructure ISPs have been approved. Similarly, civils for these improvements cannot be approved without surrounding civils being approved.
- Where an urban street condition is proposed, that is a 16' sidewalk/hardscape area, then street trees shall be provided in tree openings that 5'x15' with understory plantings. This has not been provided and should be with the next submittal.

Planning Department

1. Community Questions, Comments and Concerns

1A. DEN Planning and Adams County have both reviewed the proposed plans have notified staff that they do not have any comments on this application referral.

1B. Staff did not receive any initial application comments from citizens or neighborhood groups with the initial referral. Therefore, a neighborhood meeting will not be required for this application at this time.

Olsson: Acknowledged.

2. Completeness and Clarity of the Application

2A. There is an outstanding balance of \$43,436.00 for the submittal fees for this application. These must be paid prior to the acceptance of your second submittal.

Olsson: Acknowledged.

2B. The site plan set should have a consistent north arrow orientation through out the plan set. It should not shift between the overall sheet and the detail sheets, and it should not shift between the plan sets (from site plan to landscaping plan).

Olsson: Acknowledged. Where possible, north is rotated the same direction on every sheet.

3. Streets and Pedestrian Comments

3A. Per the draft Master Plan, a primary connection path is required along the east side of Fultondale, north side of 53rd, east side of Buchanan, and the north side of 50th. The draft ISP is demonstrating 16' attached walks in these areas instead of the 10' detached walk loosely outlined within the master plan. If an urban sidewalk (16' attached) is being proposed in response to intended linear park alignments, please confirm. A wider attached walk will be acceptable if tree grates and landscaping are provided as indicated within the Urban Design Standards. The master plan should be updated to indicate that this style of walk (rather than a 10' detached sidewalk) will be used for the primary connections.

Olsson: Acknowledged. The east side of Fultondale will have a 10' detached walk. The east side of Buchanan, north of 50th Ave, will have a 16.5' attached walked with 6.5'x15' landscaping blocks.

3B. Why are the local street connections included for some streets/neighborhoods but not in others? For example, looking at sheet 7, the local street curb cut is shown into Neighborhood H, but the aligned local street access to the west is grayed out and shows the sidewalk across it. What is the reasoning behind including some curb cuts/local road access, but not others? Please clarify and/or make the local roads connections consistent.

Olsson: curb cuts/local road access added and shown more consistently.

3C. Street classifications and sections need to be finalized and reviewed within the master plan. Any changes to the master street sections may impact the proposed ISP.

Olsson: Acknowledged.

3D. There appear to be several street crossings without curb ramps on both sides of the street. Please coordinate with Public Works, but I believe curb ramps are required for all sidewalks at street crossings.

Olsson: Acknowledged. Added accordingly.

3E. The proposed on-street bike lanes on local streets (Buchanan and 53rd) are not identified within the draft master plan. In general, bike circulation routes and connectivity are not clearly identified within the draft master plan, which makes it difficult to determine if this ISP is consistent with that document. Please address planned bike circulation routes within the draft master plan and align them with this proposed ISP.

Olsson: All on-street bikes lanes removed.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) Sheet 40

4A. A complete review of the landscape plans was not possible. In accordance with the Landscape Reference Manual, the landscape plan should include a table documenting the required curbside landscaping which includes a breakdown of the required and provided trees and shrubs. Refer to Section 146-4.7.5.C Curbside

OLSSON: A LANDSCAPE REQUIREMENTS TABLE HAS BEEN COMPLETED AND SHOWN ON SHEET L

4B. Where an urban street condition is proposed, that is a 16' sidewalk/hardscape area, then street trees shall be provided in tree openings that 5'x15' with understory plantings. This has not been provided and should be with the next submittal.

Olsson: tree openings depicted and provided at a minimum of 5'x15'.

4C. Landscaping for the specific landscape requirements and restrictions. Each street and side of the streets should be listed individually.

Olsson: Provided

4D. Because there will be no buildings constructed as part of this ISP and so no certificates of occupancy, note 5 should be revised to state that landscaping will be installed upon construction of the individual streets identified within this Infrastructure Site Plan.

Olsson: Noted

4E. Update note six to remove the reference to the previous landscape code.

Olsson: Revised

Sheet 41

4F. Remove the note/this sheet from the plan set as the city does not review construction drawings and these notes are all construction/contractor related/directed notes.

Olsson: Removed

Sheet 42

4G. Please be advised that the street trees for the following streets shall be a minimum of 2.5" at time of installation: Buchanan Street, 52nd Avenue, 53rd Avenue, Fultondale and 50th Avenue. Please update the plant schedule accordingly.

Olsson: Plant schedule updated.

4H. Update the plant schedule per the comments provided.

Olsson: Plant schedule updated.

Sheet 44

4I. Add the required street name.

Olsson: Street names added

4J. Provide tree openings that are 5' x15' with street trees and under story plantings. Trees shall be provided at a ratio of one tree per 35 linear feet.

Olsson: Provided

Sheets 46 & 47

4K. No more than 40% of the total required plant material may be ornamental grasses.

Olsson: Acknowledged

4L. Provide tree openings that are 5' x15' with street trees and under story plantings. Trees shall be provided at a ratio of one tree per 35 linear feet.

Olsson: Provided

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / comments in teal)

5A. This is a non-standard cross section. Per the *** note on 2016 Roadway Design Guide cross section S1.10, this walk should be minimum 6' wide.

Olsson: All street sections have been updated per ongoing discussions and coordination with City of Aurora planning and engineering staff. These sections are added to the Master Plan document for Windler Subdivision and are under final review and acceptance with the City.

5B. Include the bike network on the overall context map.

Olsson: bike lanes added to the overall map. The only on-street bike lanes occur on Wenatchee Street west of E-470. The remaining bike lanes are multi-use paths along streets, within ROW, of a minimum 10' width per the Master Plan and ongoing discussions with the City. Refer to street typical sections for detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Olsson: Acknowledged.

6B. The street classifications/sections are still under review with the master documents.

Olsson: Acknowledged.

6C. Add the following note:

Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

Olsson: Acknowledged and added.

6D. Label curb return radius, typical

Olsson: labeled.

6E. Min 250' centerline radius required

Olsson: labeled.

6F. Label slopes

Olsson: labeled.

6G. Min 0.5% slope for streets.

Olsson: slopes revised to 0.5% min.

6H. Less than 0.8% slope is not recommended

Olsson: Acknowledged and avoided where possible.

7. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

7A. Master Traffic Impact Study is still under review. Approval of such will be necessary for the approval of this document, and comments on that ongoing review may result in needed changes to this document.

Olsson: labeled.

7B. Add bike symbols and Bike Lane signs every 600' for bike lane facilities

Olsson: Bike lanes have been removed from the street and combined with a wider multi-use trail along the street per discussions with the City and the Master Plan.

7C. Bikes may use full lane signage on all roundabout approaches with bike lane/slip lane (to sidewalk), typical other roundabouts as well.

Olsson: acknowledged.

7D. Label all signs and pavement markings (including symbols).

Olsson: labeled.

7E. Label taper lengths for turning lanes at intersections.

Olsson: labeled.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue) Sheet 25 - 39 of 67 / Utility

8A. See new fire hydrant locations with fire hydrant symbol.

Olsson: Fire hydrants updated.

8B. See removed fire hydrants with blue lines.

Olsson: Fire hydrants updated.

8C. See note to show new fire hydrant locations per ISP 2nd review comments.

Olsson: Fire hydrants updated.

8D. See comment to show existing fire hydrants abutting this site.

Olsson: Fire hydrants shown adjacent to site.

9. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red) Sheets 23-39

9A. Advisory: These plans cannot be approved until surrounding utility infrastructure ISPs have been approved. Similarly, civils for these improvements cannot be approved without surrounding civils being approved.

Olsson: Acknowledged.

9B. Please use a more standard cross alignment for all intersections. This may benefit from a meeting to discuss the round-a-bouts and utilities.

Olsson: Acknowledged. A meeting was held with Casey and Planning. Utilities have been adjusted to be more linear through round-a-bouts and intersections.

9C. ISPs do not typically include services as those require horizontal control information for tap location and distance from property lines. Please remove.

Olsson: Removed.

9D. Aurora Water does not typically maintain Type C inlets. These are to be private and future storm can be public provided it is in public ROW and serves said ROW.

Olsson: Acknowledged. Type C inlets in alleys will be private. Type C inlets not in alleys will be temporary and will be privately maintained.

9E. What is the intent of this utility easement? Sanitary services don't require easement unless they are crossing another owners' property.

Olsson: Easement removed because services were relocated.

9F. Exceeding 90 degrees of deflection

Olsson: Revised to not exceed 90 degrees.

9G. Light poles are to be 8-feet from edge of storm mains, inlets, hydrants, water mains, manholes, or sanitary mains.

Olsson: Acknowledged.

9H. Please plan for the necessary water stubs to avoid wet taps. Size on size wet taps are not allowed so any connections to this main larger than a hydrant lateral will require a cut in tee.

Olsson: Water stubs extended to all adjacent subdivisions where water is anticipated to extend.

9I. Are any hydrants going to be needed along this road?

Olsson: Fire hydrants updated.

9J. These roundabouts are not going to be allowed. Manholes are exceeding 90 degrees of deflection and water is just poorly configured.

Olsson: Water design is revised and Manholes relocated to reduce angles to 90 degrees max.

9K. Ensure a minimum distance of 10-feet between water and sanitary and storm.

Olsson: Acknowledged. Revised where possible. Distance between water and sanitary is always maintained at 10'.

9L. Please check with Fire and Life Safety on this hydrant placement. It looks to be close to another hydrant to the north and may need to be moved south for proper placement.

Olsson: Fire hydrants updated.

9M. What is the size of this stub? (see redlines on sheet 31)

Olsson: Dimensions added.

9N. Please include flow arrows on sanitary and storm mains.

Olsson: Arrows added.

9O. Call out unmarked inlet(?) on sheet 32.

Olsson: Labeled.

9P. As with the sanitary services please remove water services.

Olsson: Acknowledged and removed.

9Q. Proposed grades need to tie into existing grades.

Olsson: Acknowledged.

9R. Move the light pole from redlined location on sheet 33.

Olsson: Moved.

9S. Are the storm and sanitary mains on sheet 33 being proposed? If not, please use a stub symbol and terminate there.

Olsson: The sanitary and storm sewer will need to be constructed through future Neighborhood E for outfalls from the south. A profile and further design detail will be provided with

9T. Sanitary stubs longer than 4-feet require a manhole.

Olsson: Stubs updated.

9U. Is this sanitary being constructed by another application? If so, please include that application number or RSN number.

Olsson: Sanitary connection revised. The Harvest Road construction will extend sewer to the end of curb return. CN and DA numbers are added.

9V. Provide easement for stubs.

Olsson: Acknowledged and added.

9W. Light pole cannot be on top of the storm main.

Olsson: Acknowledged and moved.

9X. Possible to move light pole to east side of ped ramp? Needs to be a minimum of 8-feet from edge of sanitary main.

Olsson: Light pole locations updated.

9Y. Does Neighborhood E need any water stubs?

Olsson: Service stubs updated.

9Z. Show the mains connecting.

Olsson: Stubs updated from Harvest.

9AA. What is the purpose of this stub (see redline on sheets 37)?

Olsson: Water stub-out location aligned to alley

9BB. Please include application numbers whenever possible.

Olsson: Acknowledged and added.

9CC. Show the connections between the utilities in 52nd Ave and Harvest Road.

Olsson: Connections updated per Master Utility Study. No water or sanitary sewer connection at 52nd Ave.

9DD. Show the connections between the utilities in 50th Ave and Denali Street.

Olsson: Water connection updated.

10 PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

10A. Review redlines plan comments – comments below are not all inclusive.

10B. Ensure plans are following the master plan. Many sidewalks widths are not called out, most north/south and east/west connections have either a 10' walk or an 8' walk noted in the master.

Olsson: Street sections including sidewalk and trail connections have been updated and coordinated in this plan set per ongoing discussions with the City regarding the Street Classification exhibit and Master Plan updates.

10C. Provide detail on the ongoing maintenance and ownership of the medians. These should be owned and maintained by the developer/metro district/HOA. If City ownership and maintenance is planned, medians will need to follow strict requirements found within the PROS D&DC manual for softscape and hardscape – separate median submittals are required as well. Please reach out to PROS staff if this matter needs to be discussed further.

Olsson: It is anticipated that the Windler Public Improvement Authority will maintain the medians and will further coordinate on requirements as plans are further developed.

11 Real Property (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

11A. Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat (include 1/16th's & C1/4)

Olsson: Monument records for control monuments are provided. Creating the overall boundary of the site, which is generally all of Section 18, did not require 1/16th corners. Those positions are dependent on the quarter corners and are not controlling monuments. The center of section is also a dependent corner and has no bearing on the boundary.

11B. Provide certificate of taxes due

Olsson: Certificate of taxes provided

11C. Provide title commitment within 120 days of plat acceptance date.

Olsson: A title commitment provided.

See redline comments on subdivision plat and site plan.

11D. Match basis of bearing on subdivision plat?

Olsson: Basis of bearing is updated per the plat.

11E. Confirm the correct suffix for Denali and revised accordingly.

Olsson: North Denali Street is the correct street name per coordination with Aurora GIS. Street names updated

11F. Be consistent with the easement types and dedications between easement dedications.

Olsson: Easement callouts are updated and consistent between plat and plans.

12 Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Street Network. Comments are provided below, and the review letter has been attached for reference.

12B. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting

all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Olsson: 10' easements are planned on all roadways with the subsequent residential development

12C. Please be aware PSCo has existing underground electric distribution facilities along the west property line near E-470. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect as the project progresses.

Olsson: Acknowledged

13 Mile High Flood District (Colin Haggerty / 303-455-6277 / www.mhfd.org)

13A. We have no comments on this submittal as it relates to maintenance eligibility. Review letter has been attached for reference.

Olsson: Acknowledged

14.E-470 Highway Authority (Chuck Weiss / 303-537-3420 / cweis@E-470.com)

Site Plan

14A. ISP plans replace C-470 references with E-470.

Olsson: Revised

14B. Future intersections along 48th Avenue and 56th Avenue shall be spaced no less than 660' from the nearest E-470 ramp.

Olsson: Acknowledged. All planned intersections are a minimum of 660' from E-470 ramp.

14C. A comment/response document would be helpful to track the revisions to each submittal.

Olsson: Comment response letter provided.

14D. Additional comments will be issued as design progresses.

Olsson: Acknowledged

Plat

14E. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

Olsson: Acknowledged

14F. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW prior to construction.

14G. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

Olsson: Acknowledged

14H. Clearly identify the E-470 ROW and MUE on applicable plan sheets.

Olsson: ROW and MUE identified.

14I. E-470 will be widened in the future to 4 lanes each direction beginning this summer. Please account for the increased runoff when evaluating/designing drainage facilities for the project including regional detention.

Olsson: Acknowledged. Refer to Windler Master Final Drainage report

14J. Continue to coordinate with the designers of the E-470 widening project.

Olsson: Acknowledged, ongoing weekly coordination is being done.

14K. Drainage improvements upstream and downstream of E-470 cross culverts will need to be coordinated between the City, MHFD, and E-470.

Olsson: Acknowledged, ongoing coordination is being done as design develops.

14L. Any disturbance within E-470 ROW/MUE will need to be revegetated with an E-470 approved seed mix.

Olsson: Acknowledged

14M. A comment/response document would be helpful to track the revisions to each submittal.

Olsson: Comment response letter provided.

14N. Additional comments will be issued as design progresses.

Olsson: Acknowledged

Xcel Energy

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Street Network. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Please be aware PSCo has existing underground electric distribution facilities along the west property line near E-470. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect as the project progresses.

Olsson: Acknowledged

MHFD (Mile High Flood District)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- NA

We have the following comments to offer:

We have no comments on this submittal as it relates to maintenance eligibility.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Olsson: Acknowledged

Regards,

A handwritten signature in blue ink, appearing to read "Debbie Klisis", with a long horizontal flourish extending to the right.

Debbie Klisis, P.E.
Olsson

Plat Response Letter



Response to City of Aurora plat review comments, dated 22-06-10.

Only comments that require a written response are shown below. Additional comments noted on the plat have been addressed and have been marked as revised on the plat.

SHEET 1

Comment-1

Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat (include 1/16th's & C1/4).

Provide certificate of taxes due.

Provide title commitment within 120 days of plat acceptance date.

Response – Monument records for control monuments are provided. Creating the overall boundary of the site, which is generally all of Section 18, did not require 1/16th corners. Those positions are dependent on the quarter corners and are not controlling monuments. The center of section is also a dependent corner and has no bearing on the boundary.

Certificate of taxes due is forthcoming.

A title commitment which contains the same legal description is forthcoming.

Comment-2

Label Tract K in graphics.

Response – Due to Olsson's desire to obtain approved construction documents for the various roadway plan sets, the plat filings have been revised. Olsson is in the process of creating plats for each roadway associated with Section 18. East 56th Avenue will be Filing No. 1, North Denali Street will be Filing No. 2, East 48th Avenue will be Filing No. 3, Harvest Road will be Filing No. 4, Wentachee and 48th Avenue and Tibet Road will be Filing No. 5 and this plat for the collector roads is Filing No. 6. Due to this, tract designators have been changed and this plat will be a replat of Filing No. 2.

SHEET 2

Comment-1

Show controlling monuments

Response – See response above for comment-1 on sheet 1.

SHEET 3

Comment-1

Reception No.?

Response – Space has been provided for an eventual reception number. Since the plats are future filings, they have not been recorded yet. Due to the nature of this development, recording plats is going to be tricky and these types of information will be filled in at the last moments of approval. This is a common comment throughout the rest of the plat comments and should be considered addressed by this response.

SHEET 4

Comment-1

COA 2022 Subdivision Plat Checklist:

13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:

- All street right-of-way intersections

- All cul-de-sac radius points

- P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)

- Other points as may be determined by the City Engineer or designee

(Typical)

Response – Monument symbols are being shown at intersections and PC's and PT's. It is not necessary to monument the centerline at the ends of the dedicated right of way at this time.

Those roadways will be continued at later phases of the development process and once platted, proper monument symbols will be shown so that once all roadways are constructed, monuments will have been placed at all required positions as noted above in the comment.

This is a common comment throughout the rest of the plat comments and should be considered addressed by this response.

SHEET 5

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 6

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 7

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 8

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 9

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 10

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 11

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 12

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 13

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 14

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 15

Comment-1

CRS 38-51-105

1(c) Monuments shall be set no more than fourteen hundred feet apart along any straight boundary line, at all angle points, at the beginning, end, and points of change of direction or change of radius of any curved boundaries defined by circular arcs, and at the beginning and end of any spiral curve.

Response – The boundary of the plat has changed since the first submittal (see response to comment-2, Sheet 1, above). Distances greater than 1,400' no longer exist. This is a common comment throughout the rest of the plat comments and should be considered addressed by this response.

SHEET 16

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 17

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.

SHEET 18

There are no comments which require a written response. All comments have been revised and noted completed on the .pdf of the reviewed plat.