

**From:** [David Gardner](#)  
**To:** [Jill Spencer](#)  
**Cc:** ["Terry Harward"](#); ["Adam Harward"](#)  
**Subject:** Corrected Red Line for Arrowhead Park Final - Plat L  
**Date:** Wednesday, October 13, 2021 12:49:17 PM

---

Jill, Terry and I and Brien from LEI met with Travis on several red line issues yesterday, and we believe we have resolved them, and hope to be on the agenda with the council on October 20<sup>th</sup>. I would like to briefly touch on the corrections we made. First on the cover page, we realize that garbage collection is an issue where we can't change the council's mind, and so we have modified the layout to provide dumpsters, no individual cans. Adam has or will have a layout showing that. Snow removal is also shown on Adams layout.

We agree with the requirement that the side walk on the north side of the project needs to be extended to the east, and is shown on the revisions. We will also include that extension in the development agreement. LEI has also shown the trail on the west side of Beer Creek. The Planning staff comments address the landscaping plan, which Adam has sent you, the trail, the development agreement, which we have no problem with these issues, and are anticipating all of the issues will be appropriately addressed in the development agreement. The Green Belt taxes will be paid as always.

On page two, LEI has made the one red line correction asking for a clarification on a dimension.

Page three is the address issue. In our meeting with Travis, LEI and ourselves, agreed to make the changes Travis recommended and will be in the corrected version of this red line. We acknowledge that 1775 north is a private street, and will be so labeled. The fire and rescue plan provides fire lanes with red curbs off from the side walk, and no parking signage. No storage of any kind will be allowed in the fire lanes, and enforced by the HOA.

Page four, sizes of lines, manholes, laterals and meters have been changed as per Travis's review. The Certificate of Occupancy will not be granted until the Pressurized irrigation system is installed. This will be a part of the development agreement as it has been in the past. All utilities are private and that statement will be on the LEI drawings as well as the development agreement.

On page five, the corrections are made in LEI plans, as well as a legend for abbreviations' used.

Page six had no red lines.

Page seven has one red line and it is changed in the corrected version.

Same with page eight.

Page nine also had one red line correction and has been redone in LEI's revised submittal.

Page ten had no corrections.

Page eleven raises the trail cross section which is either on Adam's corrections or LEI's corrections.

Page twelve raises the issue of dimensions and details for the islands in the parking lot. I was not thinking that we would pour concrete in the fire lanes to keep cars from parking there. I was thinking we would label with paint, the asphalt area, which is cross hatched in the plan, as "Fire Lane" "No Parking". And we would put signage up next to this area. We would also paint the curb red in front of that Fire Lane. I am not sure what the fire department wants us to do but we are willing to do what ever they feel is best to address this issue.

The above is what I wanted to send you regarding the red lines. Hopefully this addresses the concerns the city has for phase 12.