



**LAND SUBDIVISION COMMITTEE MEETING MINUTES**  
**April 2, 2015**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Peter Jordet
Mike Johnson	
John Harris	
Elliot McKinley	<b>Others</b>
Chris Cole	Phil Martin
Brad Bixby	Steve Kuper
Brian Wright	Bob Dalton
Lori Williams	Dan Mlacnik
Steve Hall	
Paul O'Shea	

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the March, 2015 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Gregg Humphrey stated there being no unfinished business and no new business the committee would stand adjourned at 2:00 P.M.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** LS 2015-01

**CENSUS TRACT #** 3

<b>NAME OF SUBDIVISION:</b>	Fresh Visions Community Church – Large Scale Development Plan and Variances 153.157(L) – Restriction of Access & – 153.158(B)2 – Lot Arrangement		
<b>JURISDICTION:</b>	City		
<b>DATE OF MEETING:</b>	April 2, 2015		
<b>OWNER:</b>	Fresh Visions Community Church ATTN: Roy Newman		
<b>ENGINEER:</b>	Vasconcelles Engineering		
<b>DESCRIPTION:</b>	Restriction of Access & – 153.158(B)2 – Lot Arrangement – Pt. NE ¼, Sec. 21, T16N, R5W – West side of J David Jones Parkway (IL 29), North of West Yates Avenue		
	5.3534	Acres	1 Lots
<b>MOTION TO RECOMMEND:</b>	Variance 153.157(L) Restriction of Access: Approve	Variance 153.158(B)2 Lot Arrangement: Approve	Large Scale Development Plan: Approve; Subject to
<b>BY:</b>	Lori Williams	T.J. Heavisides	Lori Williams
<b>2<sup>ND</sup> BY:</b>	T.J. Heavisides	Lori Williams	T.J. Heavisides
<b>VOTE:</b>	Unanimous	Unanimous	Unanimous

Steve Kuper, Vasconcelles Engineering, presented the Large Scale Development Plan and Variances. Kuper said Fresh Visions Community Church desires to build a church on J. David Jones Parkway, south of the Howard Johnson Hotel, and west of Oak Ridge Cemetery.

Joe Zeibert, Regional Planning Commission, said the easement types shall be clarified. He said on-site pedestrian and vehicular circulation shall be shown. Zeibert stated sidewalks and the location of ramps shall be shown. He said access point locations and written approval of the location of the access by IDOT is required. He said utility providers shall be identified. Zeibert said yard setbacks shall be identified. He stated landscape areas shall be identified. He said the developer will need to provide written acknowledgement of a plan to upgrade roadways per section 153.112 and the adjacent substandard roadway improvement agreement, as per section 153.145.1. Zeibert said they shall show the owner information and property for the parcel that is divided by the access

easement. He said the dimensions of the easement, per document number 2006R28956 shall be shown. He said the construction entrance shall be identified.

Zeibert asked if there is a plan for additional parking to be added in the future. Kuper said he is not aware of a plan to expand parking in the future. He said while they haven't ruled it out, they are concentrating on the current development. Zeibert said they may want to show an area that could serve for additional parking in the future as he was unsure if the provided area would support all the parishioners.

Paul O'Shea, Office of Planning and Economic Development, asked when they can expect to see the pedestrian and vehicular circulation, and landscaping plans. Zeibert said the area that will be landscaped needs to be identified on the current plan. He said this is the first step in a two phase process for the large scale development plan. He said the second phase goes to Public Works to check the engineering details and get permits. Kuper said the areas to be landscaped will be shown on this phase and there is an architect on the project who is putting together a complete landscape plan that will be submitted to the City for review.

Mike Johnson, CWLP Water, said the fire hydrant location will need to be approved by the fire department. Kuper asked if that happens when they submit plans for the building. Johnson said it should happen between the meeting and their re-submittal of the plan. Johnson asked if a sprinkler system would be installed in the church. Kuper was not sure. Johnson said there is an existing water service that serves the property across J. David Jones Parkway that needs to be identified on the plan. He said it is close to the proposed driveway location and they need to ensure there will be no conflict between the service and the driveway location. Kuper asked if the service is deep enough will they be able to build over it. Johnson said they should be able to.

Gregg Humphrey, Springfield Metro Sanitary District, said all existing sanitary sewers and sanitary sewer easements on the property shall be shown. Easements shall be provided for sanitary sewers at locations where no easements exist. He said there are some that are shown and Green & Bradford Engineering had provided the information to SMSD that had been done at the time of a previous survey. He said all the easements and lines need to be shown on one plat and an easement plat needs to be recorded.

T.J. Heavisides, Office of Public Works, said they shall identify the right-of-way of J. David

Jones Parkway and the dimension on the plan. He said the access easements geometry should take into account future access for the sites to the north and south. Heavisides said security will be required for the private drive access easement, sidewalks if required by IDOT, storm detention, and erosion control. He said sidewalks should be coordinated with IDOT. Kuper said they will send the plans to IDOT and obtain a permit from them.

Lori Williams, City Traffic Engineer, said the document number for the access easement shall be provided on the plan. Kuper said they have the document and it will be included. Williams said required parking stall depth is a minimum of 18', and needs to be dimensioned on the plan. She said all symbols and line types shall be included in the legend. She said the dumpster area shall be labeled. Williams said the parking lot, sidewalks, overall building, and access aisles shall be dimensioned. She said the streets shall be labeled. Williams said the access permit will need to be granted by IDOT.

John Harris, City Building and Zoning Department, said the address is shown on the plan at 1600 J. David Jones Parkway. He said this is not correct due to property being on the west side of the street, which is reserved for odd numbered addresses. Kuper asked if they have the address for the parcel. Harris said they will issue an address when the building has been constructed.

Chris Cole, Springfield Fire Department, said the access road to the south of the building needs to be verified as being a minimum of 20' wide.

Steve Hall, Sangamon County Public Health, said they will need to verify if there will be a kitchen or any food service in the building. If so, they need to contact the County Public Health office to see if additional plans are needed.

Brad Bixby, CWLP Electric, said there are electric facilities on the opposite side of J. David Jones Parkway. He said CWLP will bring them across the road and put them just inside the property line. He said the property owner will then take it from the primary facility to the transformer location.

Gregg Humphrey asked if anyone else wished to address the committee on the matter.

Dan Mlacnik, IDOT, asked if the proposed access easement with the adjoining property owner had been thoroughly investigated to ensure it can be obtained, and if the shape of the easement could be straightened. Kuper said the American Legion owns the property the easement

goes through. He said they had discussed with them changing the easement to add ground and straighten it out but the Legion was not interested in changing the easement. Mlacnik asked how access would be provided to the property north and south of the easement. Kuper said the language in the easement agreement is vague, and access from the easement could be granted to the property north and south of the easement. He said when the time comes for the property to the north and south to be improved they will have to tie into the access easement. Mlacnik voiced concern about the shape of the easement and allowing more access to it in the future. He said the current alignment could make it difficult for additional access to be added safely and a straight access easement rather than the current curved easement may be preferable. Kuper said currently there is no proposed layout for where future connections for the properties north and south of the easement would be because they do not know what will go on those properties. He said the access for those properties will have to go through that easement because it will be their only access from J. David Jones Parkway. Zeibert asked Mlacnik if they wanted the easement shape changed to be straight before they approve the access. Mlacnik said they would prefer the easement stay to the north of the southeast property corner or have the access come straight north so there would be a right turn into the property. Mlacnik asked if there had been a plan for a street to go through at that location. Kuper said where the access easement ties into their property is where the right-of-way ends for the road to the south of their lot. He said the street is unimproved and oil mat. He said he talked to Nate Bottom, City Engineer, and Bottom did not recommend tying into the existing road because it is unimproved and he did not want parishioner's coming and going through the residential area. Zeibert said the existing right-of-way looked substantial enough to be improved. Kuper said there is a significant elevation difference in that area. Zeibert said it appeared to be less at the corner but going further west it was a greater difference. Mlacnik said going straight through and connecting north to the property would require a smaller amount of property for the easement. Kuper said they had proposed that option to the property owners and they were not interested in changing the easement.

Mlacnik asked what the City will require for sidewalks and how far south they would want to extend sidewalks. Kuper asked if IDOT wants sidewalk along J. David Jones Parkway. Williams said the decision on sidewalks is IDOT's. Zeibert clarified that the question was about extending

sidewalk through both the Fresh Visions Community Church property and the American Legion property. Mlacnik said yes, they would like to know if it will be required for both properties all the way south. Zeibert yes it would because they must make the American Legion property a party to the plan and show both parcels. He asked if pedestrian access to the building from the public sidewalks along the road would be required. Williams said if IDOT is requiring sidewalks the developer would be required to have pedestrian access from the sidewalk to the building. Kuper clarified that they would have to show access from the sidewalk to the building. Williams confirmed that. Mlacnik said they usually frown on sidewalks along four lane highways because of access control but because this is in an urban environment access control is different and they would allow sidewalks here. He said because the sidewalk is a municipal function the City would have to take over maintenance. He said if the Planning Commission is recommending it and the City will accept it, then they will require sidewalks. Williams said they will accept the sidewalk if IDOT allows it to be on the right-of-way. Mlacnik said they would need to find the correct spot for it and see if any right-of-way would need to be donated. Kuper confirmed that they would need to work with IDOT on where they want the sidewalk located. Bob Dalton, Vasconcelles Engineering, said with the current easement there is no room on the side for adding a sidewalk. Williams said it does not have to be along the easement. She said they could access from a point farther north to get to the public right of way.

Kuper asked if IDOT is going to require a left turn lane along J. David Jones Parkway. Mlacnik said the policy for divided highways is that it is required. He said the Bureau of Safety gives them a report showing the top 5% worst crash performing locations statewide. He said this location, between Yates and North Grand was not in the top five but it was listed in the high tier for safety and just missed the list. Kuper said Sunday mornings would be the heaviest use of the access. Mlacnik said the main issue is slow moving vehicles in the fast lane. He said they would need to investigate further. He said there is an upcoming project changing all the lighting on the median, which may affect that project. He said he would need more information on that before a decision could be made.

Gregg Humphrey asked if anyone else wished to address the Committee.

Zeibert asked Humphrey if the sewer easements will be taken care of when permits are issued. Humphrey said the easements will need to be taken care of before the project is finalized for

approval. Zeibert asked if that would be at this stage or the second stage. Humphrey said they would be needed when the project goes to the second stage. Zeibert asked Public Works if the timing would be the same for securities. Williams said yes, that would be required at the second stage.

Zeibert asked if the location of the access point to J. David Jones Parkway was acceptable. Mlacnik said they had previously met with Vasconcelles Engineering and the current location is acceptable. Zeibert asked if the access not being a public road is acceptable. Mlacnik said when talking with the City, if this were a highly developed area the road may someday need to provide access to the subdivision from the arterial. But because it is already developed as low residential development they do not want a connection there. Zeibert asked if there was anything in the IDOT guidelines that said the access must be a public road. Mlacnik said he believes there is nothing that states it must be a public road accessing the arterial.

Humphrey said first they will vote on Variance 153.157(L), restriction of access. Lori Williams made a motion to approve the variance. T.J. Heavisides seconded the motion and the vote to approve was unanimous.

Humphrey said the second vote was on Variance 153.158(B) 2, lot arrangement. Zeibert clarified this was for the lot to be served through a private access easement. T.J. Heavisides made a motion to approve the variance. Lori Williams seconded the motion and the vote to approve was unanimous.

Humphrey said the final vote was for approval of the Large Scale Development Plan.

Lori Williams made a motion to approve the Large Scale Development Plan, subject to:

1. Clarify existing easement types;
2. On site pedestrian and vehicular circulation shown;
3. Sidewalks and location of ramps shown;
4. Written approval of the location of the access easement by IDOT;
5. Identify utility providers;
6. Identify yard setbacks;
7. Identify landscape areas;

8. Written acknowledgement of plan to upgrade roadways per section 153.112 and the adjacent substandard roadway improvement agreement, as per section 153.145.1
9. Show owner information and the property for the parcel that is divided by the access easement;
10. On the plat, show the dimensions of the easement per document number 2006R28956;
11. Identify the construction entrance;
12. On the plan, show there is no conflict between existing water service and the access easement;
13. Fire hydrant location as approved by fire department;
14. Identify all existing sanitary sewers and sanitary sewer easements;
15. Provide document number for access easement on the plan;
16. Include right-of-way of J. David Jones Parkway and the dimension on the plan;
17. Parking stalls dimensioned and shown to be a minimum of 18’;
18. Include all symbols and line types in the legend;
19. Label the dumpster area;
20. Dimension parking lot, sidewalks, overall building, and access aisles;
21. Label streets;
22. Identify the access road to the south of the building as a minimum of 20’ wide; and,
23. Remove the address of “1600 J. David Jones Parkway” from the plan;

T.J. Heavisides seconded the motion and the vote to approve was unanimous;

**Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.**

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 2003-15

**CENSUS TRACT #** 20

<b>NAME OF SUBDIVISION:</b>	White Oaks Commons - Lots 1 & 2 – Plat of Easement Vacation
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	April 2, 2015
<b>OWNER:</b>	Green DKSM, LLC ATTN: Todd Green
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Pt. NW ¼, Sec. 7, T15N, R5W, Northeast corner of Veterans Parkway and Iles Avenue  .356    Acres        2        Lots
<b>MOTION TO RECOMMEND:</b>	Approve; Subject to
<b>BY:</b>	T.J. Heavisides
<b>2<sup>ND</sup> BY:</b>	Gregg Humphrey
<b>VOTE:</b>	Unanimous

Phil Martin, Martin Engineering, presented the Plat of Easement Vacation.

T.J. Heavisides, Office of Public Works, asked why the bearing along the north line of the subdivision is different than the bearing along the north line of the proposed easement plat. Martin said he would double check the bearings. Heavisides said he believed they should be the same.

T.J. Heavisides made a motion to approve; subject to:

1. Bearing correction along the north line of the Plat.

Gregg Humphrey seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 2003-15

**CENSUS TRACT #** 20

**NAME OF SUBDIVISION:** White Oaks Commons - Lots 1 & 2 – Plat of Easement

**JURISDICTION:** City

**DATE OF MEETING:** April 2, 2015

**OWNER:** Green DKSM, LLC  
ATTN: Todd Green

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt. NW ¼, Sec. 7, T15N, R5W, Northeast corner of Veterans  
Parkway and Iles Avenue

.237 Acres 2 Lots

**MOTION TO RECOMMEND:** Approve; Subject to

**BY:** Lori Williams

**2<sup>ND</sup> BY:** T.J. Heavisides

**VOTE:** Unanimous

Phil Martin, Martin Engineering, presented the Plat of Easement.

Joe Zeibert, Regional Planning Commission, said the vacated access easement shall be removed from the plat and legend.

T.J. Heavisides, Office of Public Works, said the proposed easement is not consistent with the Site Plan. He said the easement should take into consideration internal access between Lots 1 and 2. Heavisides said the southernmost access to Lot 1 crosses over Lot 2 in a non-easement area. He asked why the bearing line north of the subdivision is different from the Plat of Easement Vacation. Heavisides asked why there is a bend in the north line of the subdivision at the lot corner. Martin asked if the first 3 comments were similar. Heavisides said they were. He said in general it is not consistent with the site plan and the easement needs to cover the parking lot cross over on Lot 1. Martin said they plan to do a reciprocal ingress/egress easement which will allow them to go back and forth. Martin said he would like to get the easement signed and recorded as a subject to,

so Lot 1 and Lot 2 can go back and forth.

Lori Williams, City Traffic Engineer, made a motion to approve, subject to:

1. The vacated access easement being removed from the plat and legend;
2. Bearing correction along the north line of the subdivision; and,
3. The reciprocal ingress/egress easement being signed and recorded to provide for access between Lot 1 and Lot 2.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** LS 2014-03

**CENSUS TRACT #** 20

<b>NAME OF SUBDIVISION:</b>	Green Certified West – Site Development Plan – White Oaks Commons Minor Subdivision
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	April 2, 2015
<b>OWNER:</b>	Green DKSM, LLC ATTN: Todd Green
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Lots 1 and 2 – Pt. NW ¼, Sec. 7, T15N, R5W – North of Iles Avenue and East of Veterans Parkway
	3.36 Acres 2 Lots
<b>MOTION TO RECOMMEND:</b>	Approve; Subject to
<b>BY:</b>	Gregg Humphrey
<b>2<sup>ND</sup> BY:</b>	T.J. Heavisides
<b>VOTE:</b>	Unanimous

Phil Martin, Martin Engineering, presented the Site Development Plan.

Joe Zeibert, Regional Planning Commission, said the wording under the title shall be corrected. He asked if the sidewalk will be extended to Veterans Parkway. T.J. Heavisides, Office of Public Works, said they will require sidewalks to be extended to Veterans Parkway. Zeibert asked if the area next to the proposed landscaping will be seeded. Martin confirmed the area being discussed was the southeast corner of Lot 1. Zeibert said yes, that is the area in question. Martin said that area will be concrete. He said the landscaping will be up around the building. He said they will have to do landscaping for the building permit as well. Zeibert asked if any landscaping was required along the road frontage. Martin said they must have frontage points based on the amount of frontage. He confirmed that a landscape plan will be presented. Zeibert said he wanted to confirm that the area in question was not for parking. Paul O’Shea, Office of Planning & Economic Development, asked if a landscaping plan is being worked on. Martin said it is not currently being

worked on but they will have one before they get the building permit. O'Shea asked who had removed landscaping and trees along Veterans Parkway. Martin said the trees had been removed by the property owner, Todd Green. O'Shea asked if he was allowed to remove those trees. Martin said Green owned all the property to the fence. Lori Williams, City Traffic Engineer, said the area where the trees had been removed was in the IDOT right-of-way. O'Shea asked if all the trees removed would be replaced. Martin said he did not know.

Mike Johnson, CWLP Water, asked if the building will be required to have a sprinkler system. Martin said he did not believe so. Johnson said the current fire hydrant location is fine for now, but changes on Lot 2 may require a location change later.

T.J. Heavisides, Office of Public Works, said some sidewalk is shown outside of the right-of-way and additional right-of-way will need to be dedicated or there will need to be a specific easement for the sidewalk. He said the access drive shows a high point half way through the lot and there may be some concerns about storm water drainage. He said he has been coordinating with Adam Pallai, Martin Engineering, about addressing that issue and would like to see numbers for a 100 year storm.

Lori Williams, City Traffic Engineer, said the limits of the access easement shall be shown on the plan. She said the setback for the side yard shall be half of the front yard. Martin said he believes the setback is zero because they are in S-1 zoning. Williams said because it is a corner lot it must meet the setback requirement. Martin confirmed the requirement is that the side yard setback shall be half the front yard. Williams confirmed this. Williams said signal locations at the intersection of Iles Avenue and the driveway shall be shown. She said it looks like they are expanding their driveway and she was unsure if they were encroaching on the signal system. Martin said they were not encroaching but would show that on the Plan. Williams said the proposed pedestrian walkway appears to access an overhead door. Martin said the walkway accesses a main door which is adjacent to an overhead door. Williams said verification is needed to confirm that the walkway is going to a main door.

John Harris, City Building and Zoning Department, said landscaping shall be shown on street frontages. Martin asked if it shall be shown on this plan. Harris said yes, on the current plan. Martin said he did not believe landscaping needed to be shown on this version of the plan. Zeibert said per

the City of Springfield Subdivision regulations landscaping parallel to the right-of-way shall be shown on Site Development Plans. Zeibert said they may show general areas to be landscaped and do not need to show specific plantings at this time. Martin confirmed this would be required along the north side of Iles Avenue, and along Veterans Parkway. Williams confirmed this. Zeibert asked if a permit is required for removing trees from state right-of-way. Dan Mlacnik, IDOT, said work that is done in IDOT right-of-way requires a permit. .

Brad Bixby, CWLP Electric, said the electrical cabinet to the north will serve the property. He said the switch gear on the west side would likely have screening and they will need to approve the location, distance and type of screening for that. Bixby said they would need access to that and they require a certain distance as a buffer to allow for work to happen safely.

Gregg Humphrey asked if there were any other comments on the Plan.

Dan Mlacnik, IDOT, asked if the sidewalk will go to the edge of the pavement on Veterans Parkway. He said if it does go to the pavement a permit from IDOT would be required. Williams said the sidewalk would go to the right-of-way line.

Gregg Humphrey made a motion to approve the Site Development Plan Subject to:

1. Correct the wording in the paragraph under the title (...approved proved...);
2. Show the limits of the access easement;
3. Show the signal location at the intersection of Iles Avenue and the Driveway;
4. Clearly show the pedestrian walkway accessing a main door;
5. Sidewalk that is outside the right-of-way shall be located in dedicated roadway right-of-way or in a permanent easement;
6. Addressing the high point half way through access drive;
7. Identify the side yard setback;
8. Sidewalks along Iles Avenue shown to the right-of-way line of Veterans Parkway; and,
9. Identify the landscape areas along the right-of-way of Iles Avenue and Veterans Parkway.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.

**Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.**

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 1984-03

**CENSUS TRACT #** 20

**NAME OF SUBDIVISION:** Fairway Oaks – Lot 6 – Partial Plat of Easement Vacation

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**JURISDICTION:** City

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**DATE OF MEETING:** April 2, 2015

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**OWNER:** Ronald J. and Joan C. Kanoski

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**ENGINEER:** Martin Engineering

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**DESCRIPTION:** Pt. SW ¼, Sec. 32, T16N R5W, North of Oak Creek Road, East of Augusta Drive

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.025 Acres 1 Lots

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**MOTION TO RECOMMEND:** Approve; Subject to

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**BY:** Lori Williams

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**2<sup>ND</sup> BY:** T.J. Heavisides

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**VOTE:** Unanimous

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Phil Martin, Martin Engineering, presented the Partial Plat of Easement Vacation.

T.J. Heavisides, Office of Public Works, said a monument shall be placed at the PC of the curve. He said the legal description currently reads “The south 7’ and the north 15’”, and shall be changed to read, “The southerly 7’ and the northerly 15’”. He said the plat shall be signed and sealed.

John Harris, City Building and Zoning Department, said zoning relief for the privacy wall is contingent upon the vacation of the easement.

Lori Williams made a motion to approve the Partial Plat of Easement Vacation Subject to:

1. Placing monument at PC of curve;
2. Revise legal description, “the southerly 7’ of the northerly 15 feet of said lot 6 ...”; and,
3. Sign and seal the plat.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.

**Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.**