

MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

PUD PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT SIDE AND 10 FOOT FRONT AND REAR, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CURBVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.2 AND 6.2.2.3.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, DESIGNATED DRAINAGE EASEMENTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ADJACENT US HIGHWAY 24 (MAJOR EXPRESSWAY). THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4 FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED.
- SIX FOOT TALL DECORATIVE FENCE MAY BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED 080410752G, DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT OF INDIVIDUAL LOTS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.

DRIVEWAY & GARAGE PARKING NOTES:

- ALL PLANNED DRIVEWAYS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE STREETS TO THE INDIVIDUAL LOTS. SPECIFICALLY, TO THE DESIGNATED PARKING AREAS FOR EACH LOT WHICH IS LOCATED WITHIN THE ATTACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH.
- PARKING IS PERMITTED ON DRIVEWAYS WHICH ARE TWENTY-FOOT (20') IN LENGTH AND HAVE BEEN IDENTIFIED ON THE PLAN.
- PARKING OR ANY FORM OF VEHICLE STORAGE IS NOT PERMITTED ON DRIVEWAYS LESS THAN TWENTY-FOOT (20') IN LENGTH, AS RESTRICTED BY THE PUD AND ASSOCIATED NOTES.
- ALL GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

What is this column?

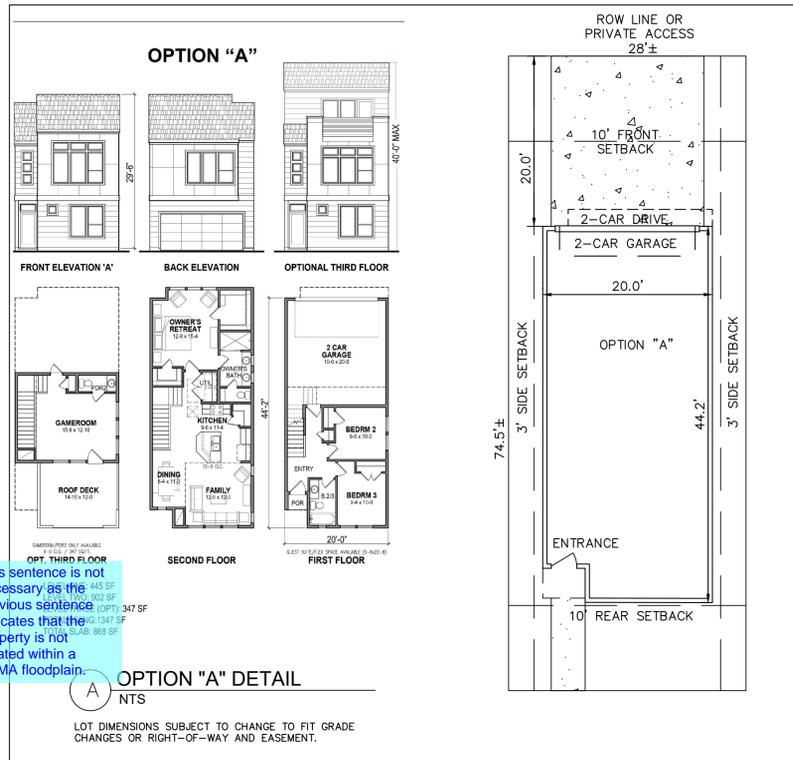
PARKING TABLE

NUMBER OF LOTS: 70 (HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE)				
	DU	SPACES/UNIT REQUIRED	SPACES REQUIRED	PARKING PROVIDED
2 CAR GARAGE	40	2/DU	80 SPACES (40*2/DU)	80 SPACES (40*2/DU)
1 CAR GARAGE	30	2/DU	60 SPACES (30*2/DU)	60 SPACES (30*2/DU)
ADDITIONAL/SHARED SPACES				18 SPACES
TOTAL	70		140 SPACES (70*2/DU)	158 SPACES
ADA SPACES				ALL GARAGES WILL PROVIDE ACCESSIBLE UNIT PARKING

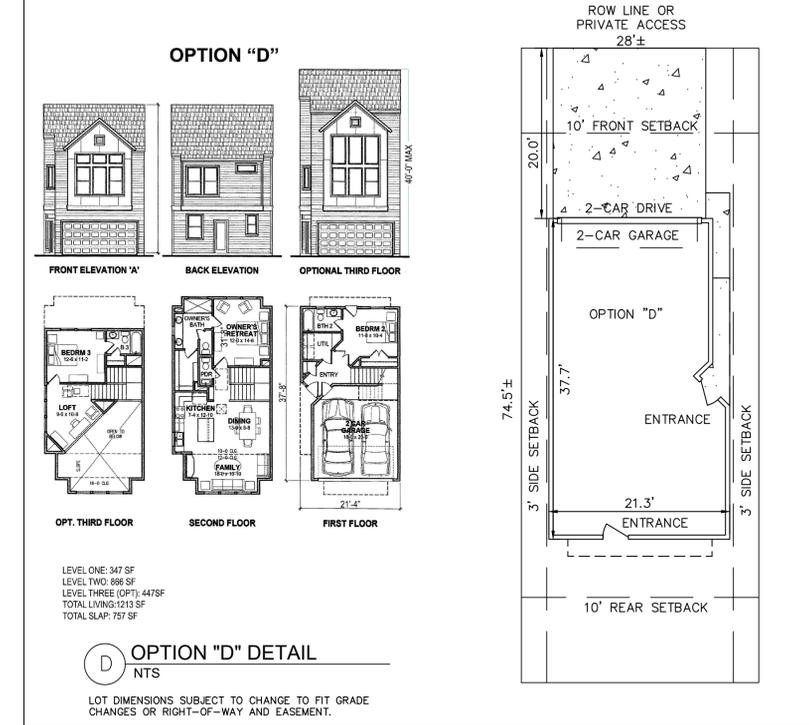
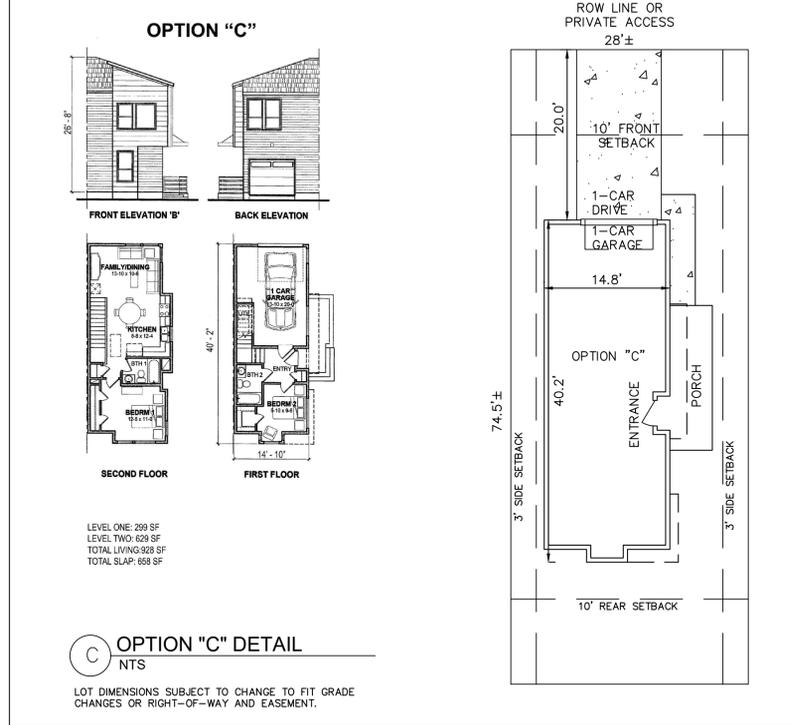
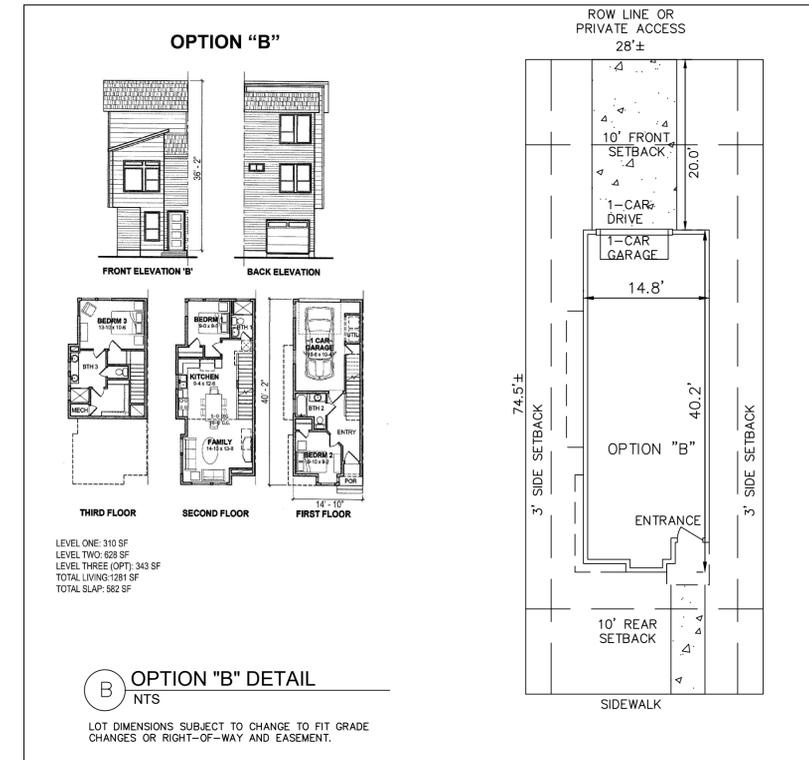
** SUBTOTAL PARKING SPACES MAY BE SUBJECT TO CHANGE BASED OFF OF FINAL BUILDING DEVELOPMENT COUNT.

private roads will be access permit waiver

this may not be ok if developer is constructing private roads and utilities are in, it may be better for developer to install, space is tight...



This sentence is not necessary as the previous sentence indicates that the property is not located within a FEMA floodplain.



don't repeat content provided elsewhere-its not necessary...example fencing,
This note is confusing? Are you building public streets?

this column seems off, you say 40 spaces provided here and column over you say 80

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO. 096956009
SHEET

92 OF 11

County File Number: PUDSP20-XXXXX

NO.	REVISION	DATE	APPR.

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MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	1.60 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.64 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.25 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.21 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.23 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.66 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.05 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.64 AC±			

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1

TOTAL OPEN SPACE TRACT AREA (TRACTS A, C AND G): 82,834 SF (1.949 AC)
 NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE (8.01AC), 8.01AC x 10% = 0.801 ACRES
 TOTAL OPEN SPACE PROVIDED: 1.949 ACRES OPEN SPACE/8.01 ACRE SITE = 24.3% OPEN SPACE PROVIDED

PRIVATE ROAD TRACT
 any parks?
 there must be private road tracts
 break out the open space from the roads; break out the detention pond tract its not for pedestrians... If its landscape tract its not for private roads

widths seem differ but labeled 50'
 PRIVATE ROAD (its in a tract so Road not easement)
 fix overlapping text

Relocate the sidewalk along Meadowbrook parkway to be within the public ROW. The sidewalk shall be located per the County standard Non-Residential Collector Roadway cross section (0.5 ft from edge of the 80ft ROW width). Refer to ECM figure 2-14 and ECM appendix F detail SD2-3.

are you sure no HOA?

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.

where does one tract start and stop

cable, phone, etc...

this needs to be more specific for each track

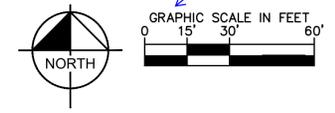
something does not read correctly

The parking areas are within the proposed road cross section. Is your intent to indicate that they are outside the paved width of the private roads? Please revise the wording accordingly.

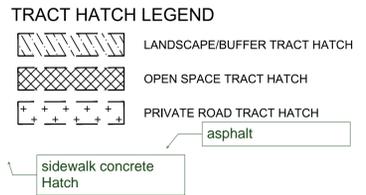
remove building hatch, stated setback sand easements previously

Please verify the scale of the drawing

- TRACT USE STANDARDS:**
- PERMITTED TRACT USES INCLUDE: ACCESS (INGRESS/EGRESS), MAIL KIOSKS, DEVELOPMENT SIGNAGE, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE/PARK AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, TRAIL CORRIDORS, PRIVATE PEDESTRIAN WALKWAYS & PUBLIC SIDEWALKS, AND ON-STREET PARKING WHERE DESIGNATED.
 - TRACTS "A" THROUGH "G" INCLUSIVE, SHALL BE DEDICATED AS AND PLATTED WITH UTILITY EASEMENTS FOR ADDITIONAL UTILITY LINES AND APPURTENANCE WITHIN THE PROPOSED TRACTS. ALL PRELIMINARY /FINAL UTILITY DESIGN SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER AND SUBJECT TO REVIEW BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS (COUNTY ENGINEER) FOR COMPLIANCE WITH ESTABLISHED LDC AND ECM CRITERIA. UTILITY PROVIDERS INCLUDE: COLORADO SPRINGS UTILITIES, AND CHEROKEE METRO DISTRICT. ALL ENTITIES HAVE REVIEWED THIS PUD WITH RESPECT TO THE LOCATION OF PROPOSED UTILITIES WITHIN THE PROPOSED LOT, TRACT, STREET AND DRIVE NETWORK.
 - STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS "A" THROUGH "G" INCLUSIVE.
 - ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
 - PRIVATE ROAD (INGRESS/EGRESS): TRACT "B" IS DESIGNATED FOR USE AS PRIVATE ROADS TO PROVIDE ACCESS INTO THE SUBDIVISION AND TO (FRONT/REAR) LOADED GARAGES ATTACHED TO EACH DETACHED UNIT. ALL ROADS SHALL BE CONSTRUCTED TO THE APPROVED CROSS SECTION LOCATED ON THE STREET/ROAD DETAIL SHEET OF THIS PLAN. THE USE OF PRIVATE ROADS AND PRIVATE ROADS WHICH DO NOT MEET ECM STANDARDS WITHIN THE PUD REQUIRES AUTHORIZATION BY THE BOCC.
 - THE FOLLOWING TRACTS HAVE BEEN PLANNED FOR USE AS PRIVATE ROADS AND WILL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1:
 - TRACT B: SOLUM GROVE
 - TRACT B: TENEBRIS POINT
 - TRACT B: NOVA VIEW
 - TRACT B: LUX POINT
 - TRACT B: CELESTE HEIGHTS
 - ON-STREET PARKING IS NOT PERMITTED ON PRIVATE ROADS WITHIN TRACT "B" (SOLUM GROVE, TENEBRIS POINT, NOVA VIEW, LUX POINT AND CELESTE HEIGHTS). DESIGNATED PARKING/OFF VIA STRIPED GUEST PARKING AREAS WHICH ARE LOCATED WITHIN TRACT "B" BUT OUTSIDE OF THE PRIVATE ROAD CROSS SECTIONS.
 - TRACT "B" IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE METRO DISTRICT WITH ANY ASSOCIATED FINAL PLATS.
 - TRACT "B" IS TO BE OWNED ENTIRELY BY THE HOMEOWNERS' ASSOCIATION, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.



- SITE SPECIFIC NOTES:**
- ADDITIONAL DEVELOPMENT DETAILS FOR THE FOLLOWING AREA MAY BE FOUND AT
 - TRACT TABLE DETAILS AND DIAGRAMS (SEE SHEET 4)
 - LOT DETAILS, DRIVEWAYS AND PARKING (SEE SHEET 2)
 - OPEN SPACE AMENITIES (SEE SHEET 6, 7 L4 & L4)
 - STREET, FENCE & SIGN DETAILS (SEE SHEET 3)
 - LANDSCAPE PLAN & DETAILS (SEE SHEETS L1-L4)



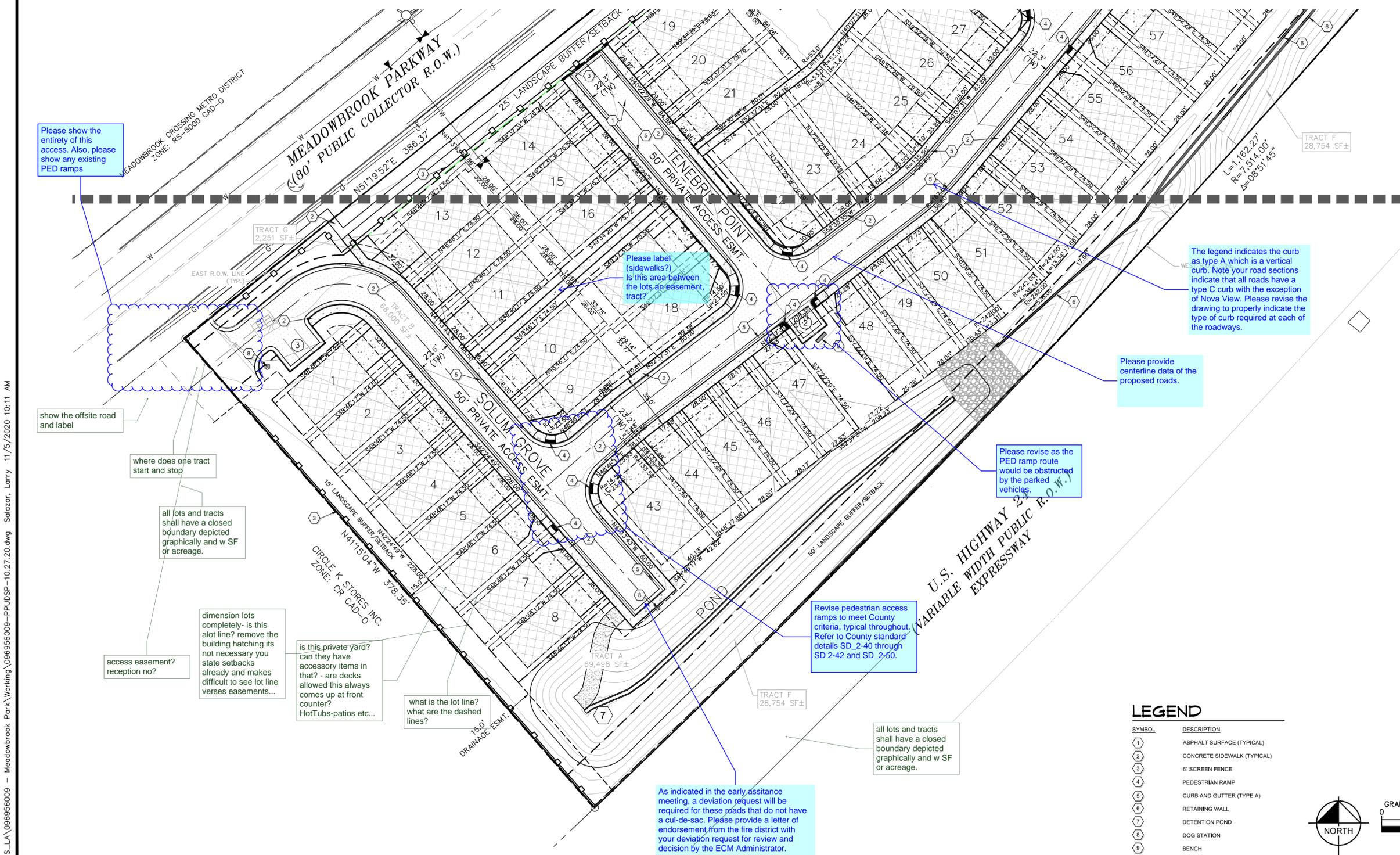
County File Number: PUDSP20-XXXXX

Kimley»Horn
 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 100 NORTH NEWLAND AVE., SUITE 300
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180
 NO. _____ REVISION _____ BY _____ DATE _____ APPR. _____
 MEADOWBROOK PARK
 PLANNED UNIT DEVELOPMENT (PUD) PLAN
 PROJECT NO. 096956009
 SHEET 04 OF 11

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Please show the entirety of this access. Also, please show any existing PED ramps

Please label (sidewalks?) Is this area between the lots an easement, tract?

The legend indicates the curb as type A which is a vertical curb. Note your road sections indicate that all roads have a type C curb with the exception of Nova View. Please revise the drawing to properly indicate the type of curb required at each of the roadways.

Please provide centerline data of the proposed roads.

Please revise as the PED ramp route would be obstructed by the parked vehicles.

Revise pedestrian access ramps to meet County criteria, typical throughout. Refer to County standard details SD 2-42 and SD 2-50.

As indicated in the early assistance meeting, a deviation request will be required for these roads that do not have a cul-de-sac. Please provide a letter of endorsement from the fire district with your deviation request for review and decision by the ECM Administrator.

show the offsite road and label

where does one tract start and stop

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.

access easement? reception no?

dimension lots completely- is this alot line? remove the building hatching its not necessary you state setbacks already and makes difficult to see lot line verses easements...

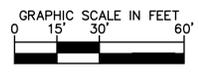
is this private yard? can they have accessory items in that? - are decks allowed this always comes up at front counter? HotTubs-patios etc...

what is the lot line? what are the dashed lines?

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.

LEGEND

SYMBOL	DESCRIPTION
1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE SIDEWALK (TYPICAL)
3	6' SCREEN FENCE
4	PEDESTRIAN RAMP
5	CURB AND GUTTER (TYPE A)
6	RETAINING WALL
7	DETENTION POND
8	DOG STATION
9	BENCH



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Kimley»Horn
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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
 DRAWN BY: LMS
 CHECKED BY: JEH
 DATE: XX/XX/20

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GENE A & JOANN F MEEK
ZONE: RR-5 CAD-0

LEGEND

SYMBOL	DESCRIPTION
1	ASPHALT SURFACE (TYPICAL)
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3	6' SCREEN FENCE
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5	CURB AND GUTTER (TYPE A)
6	RETAINING WALL
7	DETENTION POND
8	DOG STATION
9	BENCH

As indicated in the early assistance meeting, the proposed Nova View shall align with existing Preble Dr. Please show Preble Drive on the drawing.

Please show and label the PED ramps. Per ECM 2.5.2.C intersection ramps shall be installed at all intersection corners per County details SD_2-40 and 2-41. PED ramps to cross Meadowbrook will be required as well as ramps at Preble Dr. Also please see comment on sheet 4 regarding the sidewalk along Meadowbrook parkway

Provide the curve data at all intersections.

See comments on previous page regarding PED ramps

U.S. HIGHWAY 24
(VARIABLE WIDTH PUBLIC R.O.W.)
EXPRESSWAY
REC. No. 204198867



County File Number: PUDSP20-XXXXX

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DESIGNED BY: LMS
DRAWN BY: LMS
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DATE: XX/XX/20

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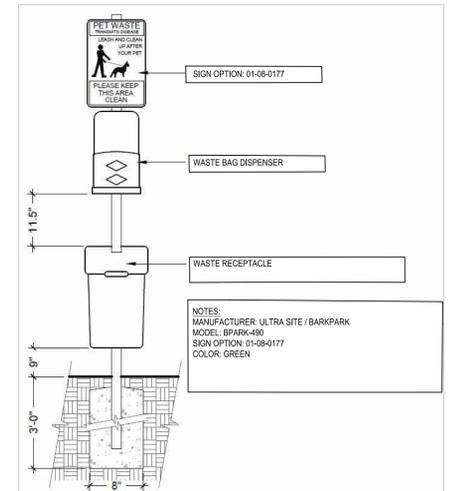
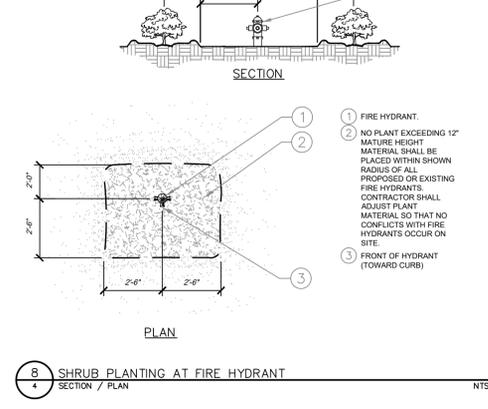
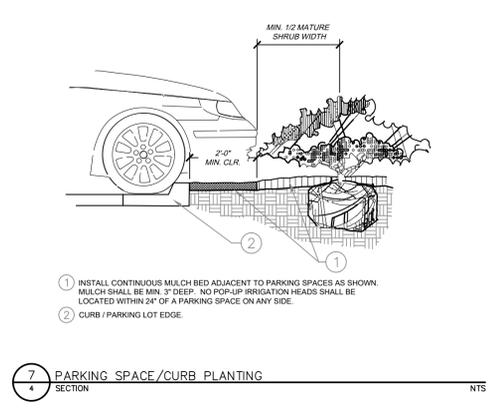
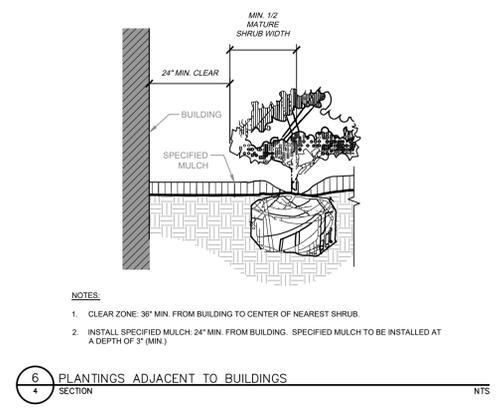
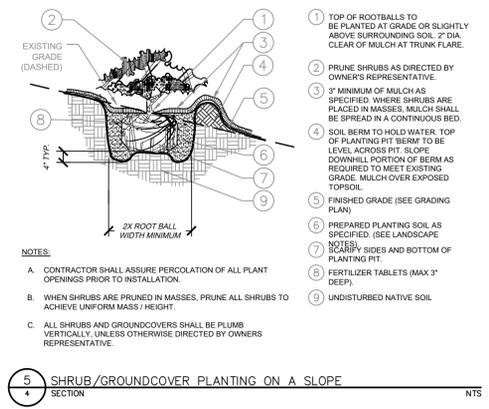
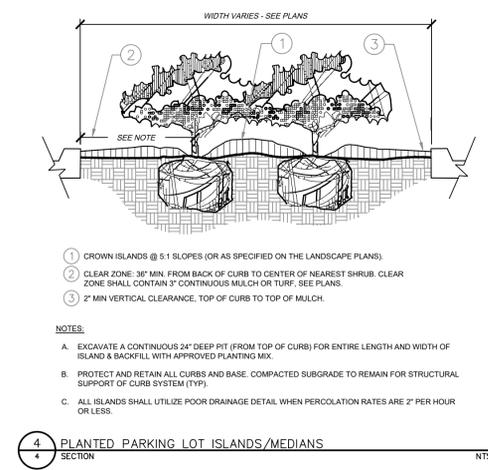
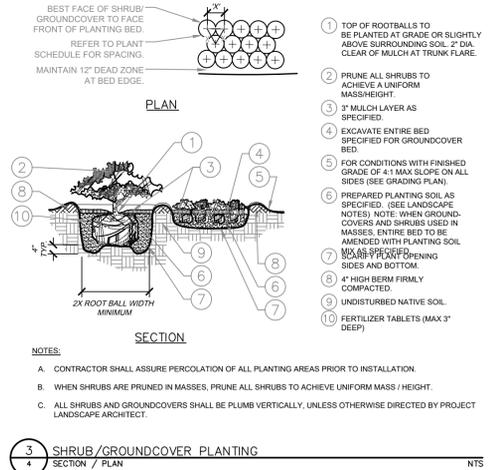
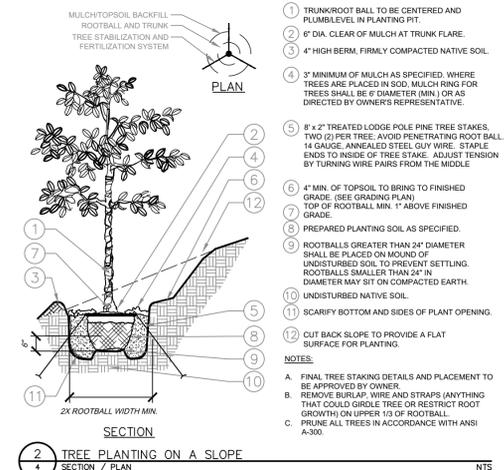
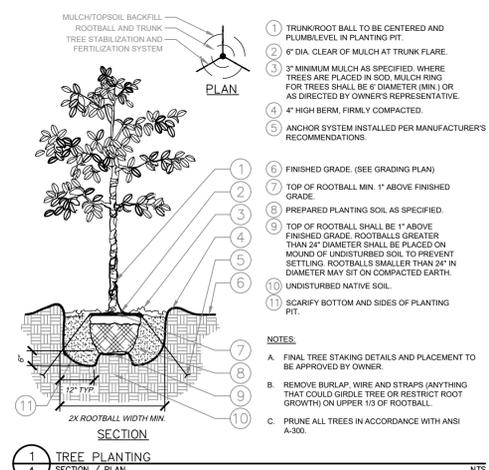
K:\COS_LA\096956009 - Meadowbrook Park\Working\096956009--PUDSP-10.27.20.dwg Salazar, Larry 11/5/2020 10:11 AM

MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

PRELIMINARY LANDSCAPE PLAN

MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



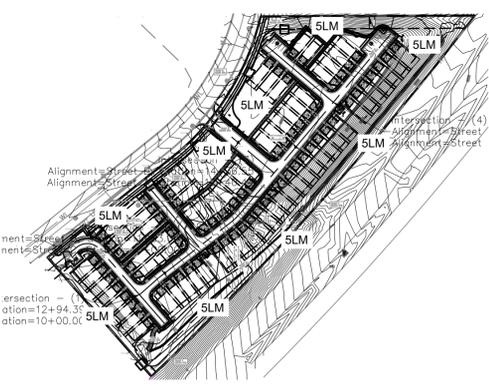
Schematic Landscape Diagram

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:



- Plant Communities - to be labeled by number(s) on diagram:
- 1 - Semiarid Shrublands
 - 2 - Pinon-juniper woodlands
 - 3 - Prairie
 - 4 - Lower Elevation Riparian
 - 5 - Foothill Shrublands
 - 6 - Ponderosa Pine Forest
 - 7 - Upper Elevation Riparian
 - 8 - Douglas-fir Forest

- Hydrozones (supplemental water) - to be labeled by letter(s) on diagram:
- V - Very Low (0 to 7 inches per year)
 - L - Low (7 to 15 inches per year)
 - M - Moderate (15 to 25 inches per year)
 - H - High (more than 25 inches per year)



MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

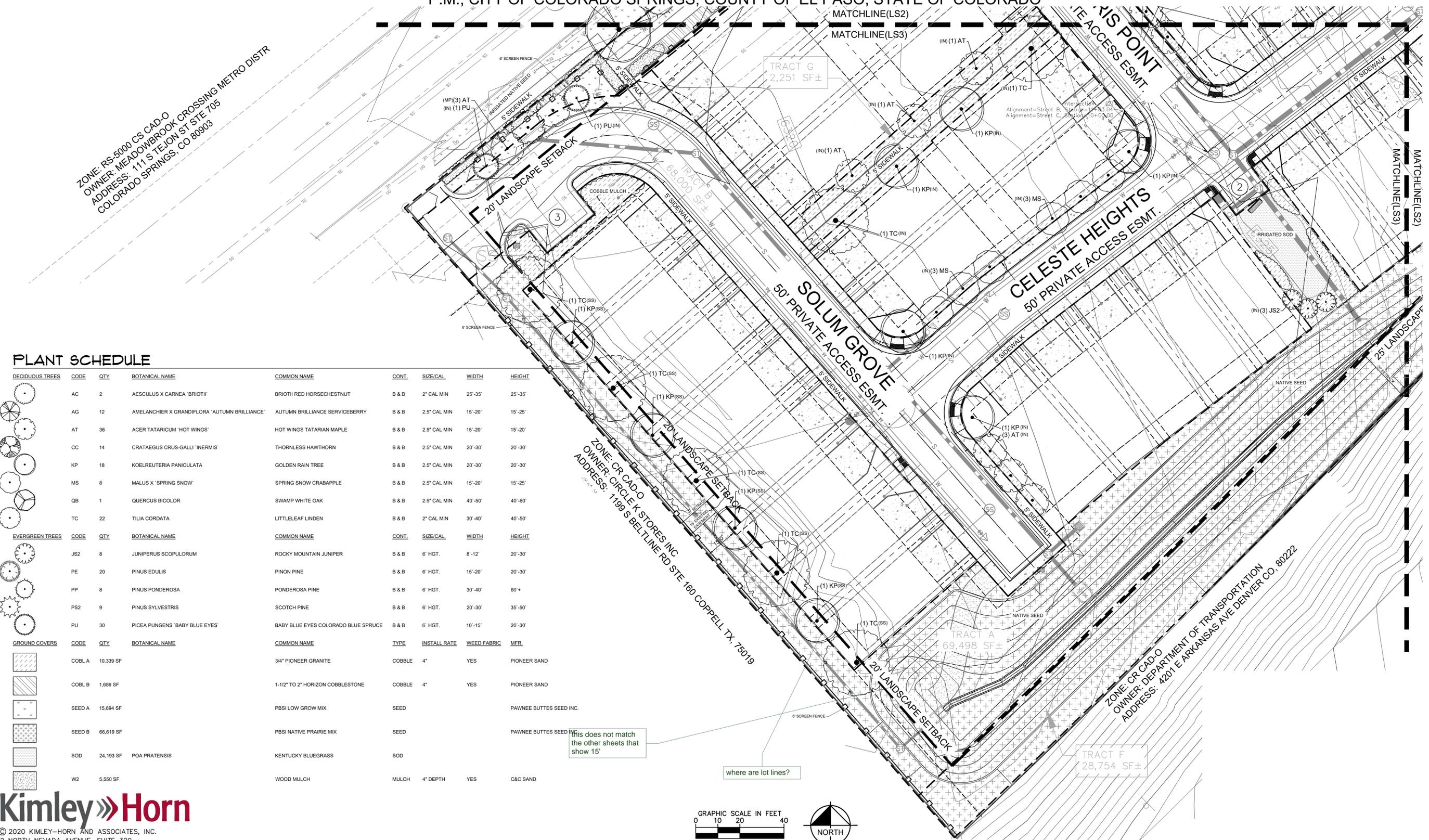
PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ZONE: RS-5000 CS CAD-O
OWNER: MEADOWBROOK CROSSING METRO DISTR
ADDRESS: 111 S TEJON ST STE 705
COLORADO SPRINGS, CO 80903

ZONE: CR CAD-O
OWNER: K STORES INC
ADDRESS: 1199 S BELTLINE RD STE 160 COPPELL TX, 75019

ZONE: CR CAD-O
OWNER: DEPARTMENT OF TRANSPORTATION
ADDRESS: 4201 E ARKANSAS AVE DENVER CO, 80222



PLANT SCHEDULE

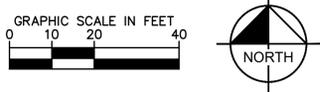
DECIDUOUS TREES				CONT.	SIZE/CAL.	WIDTH	HEIGHT
AC	2	AESCULUS X CARNEA 'BRIOTII'	BRIOTII RED HORSECHESTNUT	B & B	2" CAL MIN	25'-35'	25'-35'
AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2.5" CAL MIN	15'-20'	15'-25'
AT	36	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2.5" CAL MIN	15'-20'	15'-20'
CC	14	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2.5" CAL MIN	20'-30'	20'-30'
KP	18	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2.5" CAL MIN	20'-30'	20'-30'
MS	8	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2.5" CAL MIN	15'-20'	15'-25'
OB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	40'-50'	40'-60'
TC	22	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
EVERGREEN TREES				CONT.	SIZE/CAL.	WIDTH	HEIGHT
JS2	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
PE	20	PINUS EDULIS	PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
PS2	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6" HGT.	20'-30'	35'-50'
PU	30	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS				TYPE	INSTALL RATE	WEED FABRIC	MFR.
COBL A	10,339 SF		3/4" PIONEER GRANITE	COBBLE	4"	YES	PIONEER SAND
COBL B	1,686 SF		1-1/2" TO 2" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED A	15,694 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
SEED B	66,619 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
SOD	24,193 SF		KENTUCKY BLUEGRASS	SOD			
W2	5,550 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

This does not match the other sheets that show 15'

where are lot lines?



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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

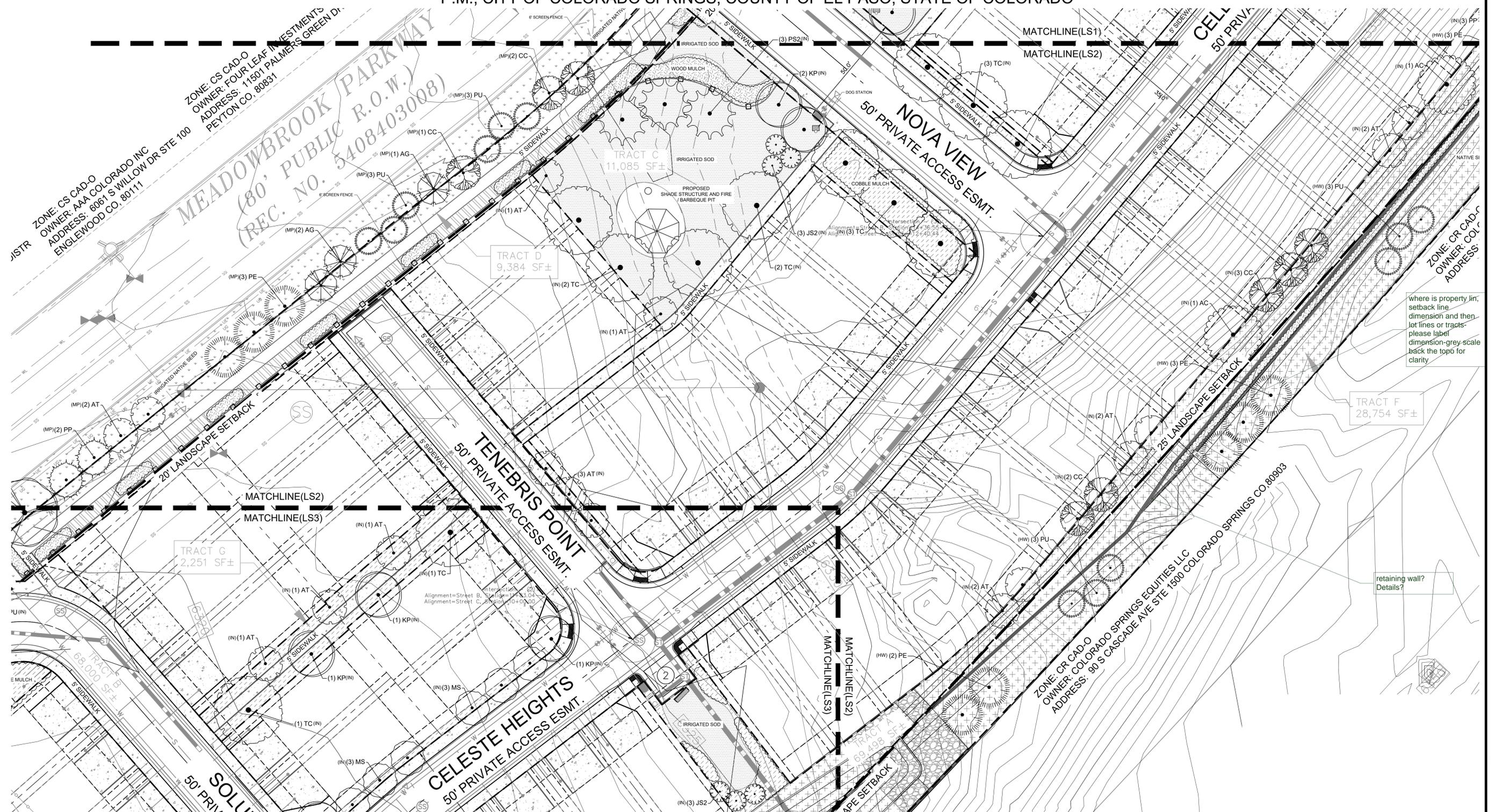


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MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

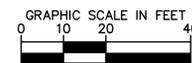


where is property line, setback line dimension and then lot lines or tracts- please label dimension-grey scale back the topo for clarity

retaining wall? Details?



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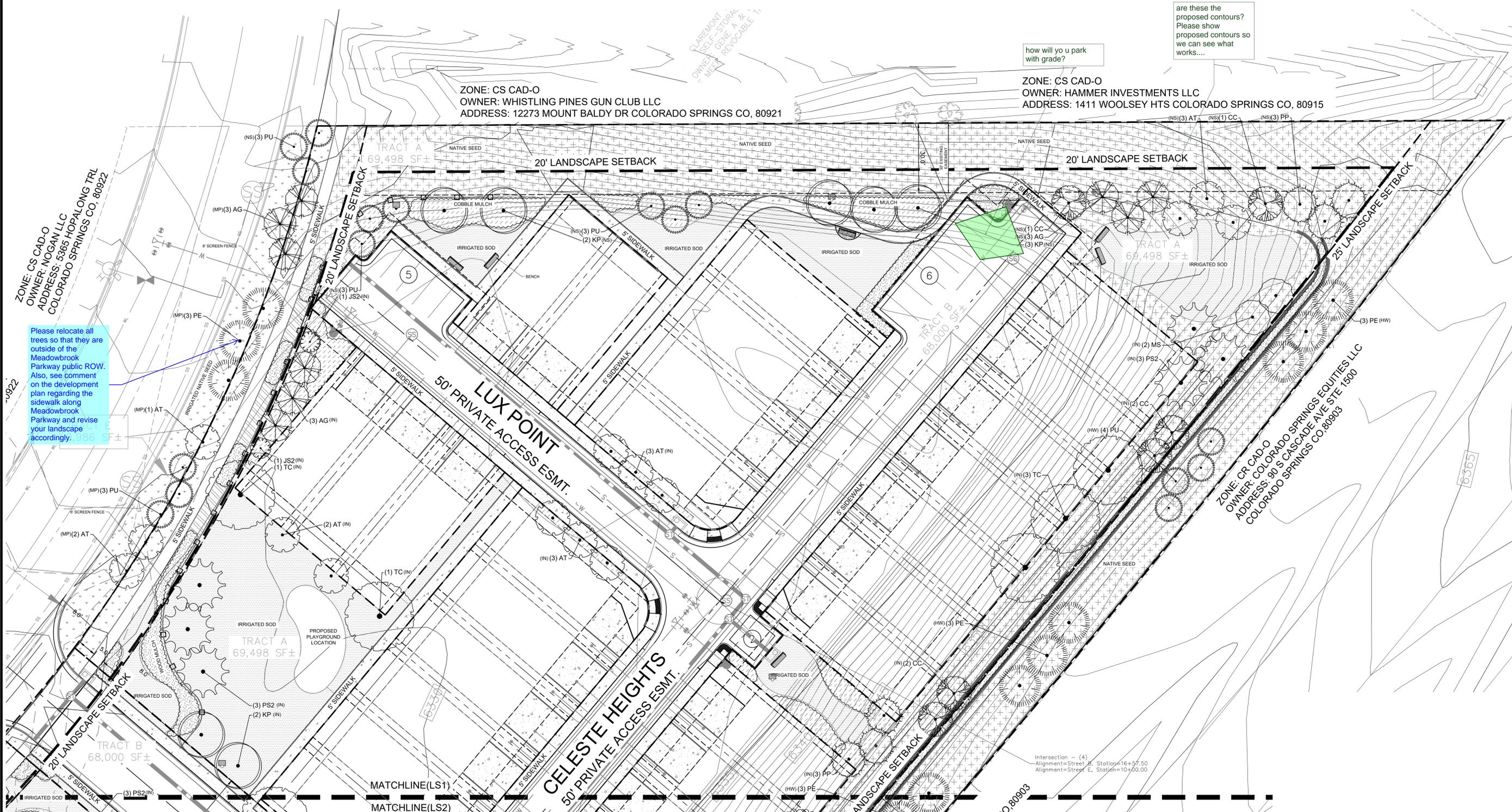


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MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



ZONE: CS CAD-O
OWNER: MCGAN LLC
ADDRESS: 5365 HOPALONG TRL
COLORADO SPRINGS CO, 80922

ZONE: CS CAD-O
OWNER: WHISTLING PINES GUN CLUB LLC
ADDRESS: 12273 MOUNT BALDY DR COLORADO SPRINGS CO, 80921

ZONE: CS CAD-O
OWNER: HAMMER INVESTMENTS LLC
ADDRESS: 1411 WOOLSEY HTS COLORADO SPRINGS CO, 80915

are these the proposed contours?
Please show proposed contours so we can see what works....

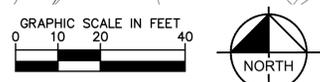
how will you park with grade?

Please relocate all trees so that they are outside of the Meadowbrook Parkway public ROW. Also, see comment on the development plan regarding the sidewalk along Meadowbrook Parkway and revise your landscape accordingly.

Intersection - (4)
Alignment=Street B, Station=16+57.50
Alignment=Street E, Station=10+00.00



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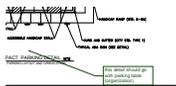
PUDSP Redlines V_1.pdf Markup Summary 12-15-2020

dspdparsons (82)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:02:22 AM
Status:
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Layer:
Space:

what is the actual percentage open space and then the usable openspace? road tracts are NOT open space; why isnt landscape in openspace? what is the difference?



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:02:52 AM
Status:
Color: ■
Layer:
Space:

this detail should go with parking table (organization)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:03:52 AM
Status:
Color: ■
Layer:
Space:

TRACT TABLE needs to provide details way to general it should match below....
Tract A size use ownership maintenance (for each tract...)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:35:50 AM
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Layer:
Space:

"Blanket"



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 8:54:20 AM
Status:
Color: ■
Layer:
Space:

and Preliminary Plan

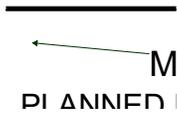


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Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:09:51 AM
Status:
Color: ■
Layer:
Space:

this is a site specific PUD from a straight zone. What is the density?



Subject: Arrow
 Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
 Author: dsdparsons
 Date: 12/10/2020 9:11:36 AM
 Status:
 Color: ■
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Subject: Arrow
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 Author: dsdparsons
 Date: 12/10/2020 9:11:46 AM
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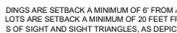


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 Author: dsdparsons
 Date: 12/10/2020 9:12:14 AM
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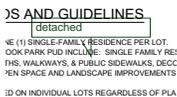
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 Author: dsdparsons
 Date: 12/10/2020 9:12:44 AM
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 Space:

name is different here? Verify name is same on all documents and through out PUD



Subject: Callout
 Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
 Author: dsdparsons
 Date: 12/10/2020 9:36:03 AM
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 Space:

Accessory structures?



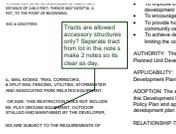
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 Author: dsdparsons
 Date: 12/10/2020 9:37:50 AM
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detached



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:37:58 AM
Status:
Color: ■
Layer:
Space:

Are you saying a home owner cant have a play set, hottub or deck, personal gazebo, shed?



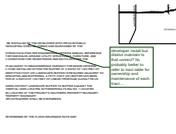
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Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:39:01 AM
Status:
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Space:

Tracts are allowed accessory structures only? Seperate tract from lot in the note s make 2 notes so its clear as day.



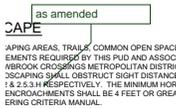
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Author: dsdparsons
Date: 12/10/2020 9:44:57 AM
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are you sure you are not allowing split rail or fencing between lots (pets, kids) this is not a attached product



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:47:21 AM
Status:
Color: ■
Layer:
Space:

developer install but district maintain-is that correct? Its probably better to refer to tract table for ownership and maintenance of each tract....



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:47:39 AM
Status:
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Space:

as amended



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: dsdparsons
Date: 12/10/2020 9:53:49 AM
Status:
Color: ■
Layer:
Space:

are you sure no HOA?



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: dsdparsons
Date: 12/10/2020 9:55:29 AM
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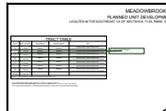
there must be private road tracts

break out the open space from the roads;
 break out the detention pond tract its not for pedestrians...
 If its landscape tract its not for private roads



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:56:14 AM
Status:
Color: ■
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Space:

delete height-its a dimensional standrd and is above



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: dsdparsons
Date: 12/10/2020 9:58:05 AM
Status:
Color: ■
Layer:
Space:

PRIVATE ROAD TRACT



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: dsdparsons
Date: 12/10/2020 9:59:29 AM
Status:
Color: ■
Layer:
Space:

any parks?



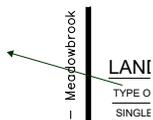
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Author: dsdparsons
Date: 12/11/2020 1:19:56 PM
Status:
Color: ■
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Space:

Add the mitigation techniques such a the perimeter drains to these notes. See CGS comments and the revised Geo reprot after revisions.



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 10:34:09 AM
Status:
Color: ■
Layer:
Space:

net and gross should be differ- just say density 8.74

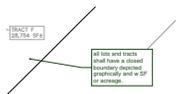


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Author: dsdparsons
Date: 12/11/2020 10:34:31 AM
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Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 10:34:47 AM
Status:
Color: ■
Layer:
Space:

these could be combined so info not repeated



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:36:40 AM
Status:
Color: ■
Layer:
Space:

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:37:27 AM
Status:
Color: ■
Layer:
Space:

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.



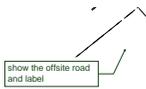
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Author: dsdparsons
Date: 12/11/2020 10:37:48 AM
Status:
Color: ■
Layer:
Space:

access easement? reception no?



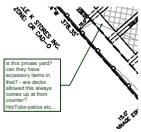
Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:37:55 AM
Status:
Color: ■
Layer:
Space:

where does one tract start and stop



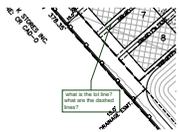
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Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:38:15 AM
Status:
Color: ■
Layer:
Space:

show the offsite road and label



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:40:43 AM
Status:
Color: ■
Layer:
Space:

is this private yard? can they have accessory items in that? - are decks allowed this always comes up at front counter? HotTubs-patios etc...



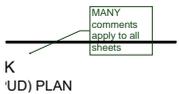
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Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:42:40 AM
Status:
Color: ■
Layer:
Space:

what is the lot line? what are the dashed lines?



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:43:28 AM
Status:
Color: ■
Layer:
Space:

dimension lots completely- is this alot line? remove the building hatching its not necessary you state setbacks already and makes difficult to see lot line verses easements...



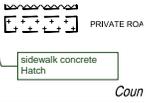
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 10:44:57 AM
Status:
Color: ■
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Space:

MANY comments apply to all sheets

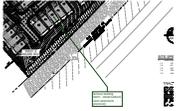


County File Number: PUD

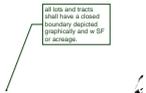
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Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT asphalt DETAILS
Author: dsdparsons
Date: 12/11/2020 10:45:29 AM
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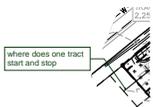
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT sidewalk concrete Hatch
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:45:42 AM
Status:
Color: ■
Layer:
Space:



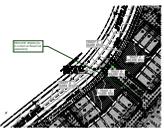
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT remove building hatch, stated setback sand easements previously
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:46:40 AM
Status:
Color: ■
Layer:
Space:



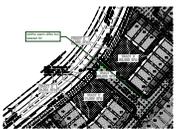
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:47:00 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT where does one tract start and stop
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:47:21 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT PRIVATE ROAD (its in a tract so Road not easement)
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:48:02 AM
Status:
Color: ■
Layer:
Space:

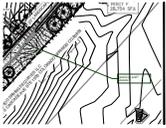


Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT widths seem differ but labeled 50'
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:48:31 AM
Status:
Color: ■
Layer:
Space:



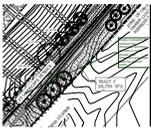
Subject: Callout
Page Label: [3] 096956009-LA-LA-plan (3)
Author: dsdparsons
Date: 12/11/2020 10:59:01 AM
Status:
Color: ■
Layer:
Space:

where are lot lines?



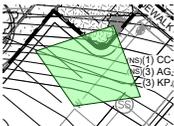
Subject: Callout
Page Label: [2] 096956009-LA-LA-plan (2)
Author: dsdparsons
Date: 12/11/2020 10:59:43 AM
Status:
Color: ■
Layer:
Space:

retaining wall? Details?



Subject: Callout
Page Label: [2] 096956009-LA-LA-plan (2)
Author: dsdparsons
Date: 12/11/2020 11:01:15 AM
Status:
Color: ■
Layer:
Space:

where is property lin, setback line dimension and then lot lines or tracts- please label dimension-grey scale back the topo for clarity



Subject: Polygon
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:01:42 AM
Status:
Color: ■
Layer:
Space:

how will yo u park with grade?



Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:01:55 AM
Status:
Color: ■
Layer:
Space:

are these the proposed contours? Please show proposed contours so we can see what works....



Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:02:42 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:04:03 AM
Status:
Color: ■
Layer:
Space:

NAME? PUDSP all sheets; most of the LS comments apply to all LS sheets...

THE 6TH

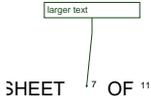
is this table roadway ?

SETBACKS & BUFFERS:

ADJACENT ZONE BOUNDARY:	MEADOWS
ADJACENT ZONE BOUNDARY:	NO
ADJACENT ZONE BOUNDARY:	MINOR ART

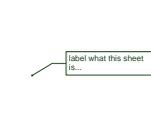
Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:04:35 AM
Status:
Color: ■
Layer:
Space:

is this table roadway ?



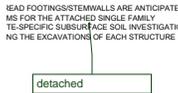
Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:05:02 AM
Status:
Color: ■
Layer:
Space:

larger text



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:05:14 AM
Status:
Color: ■
Layer:
Space:

label what this sheet is...



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 11:06:36 AM
Status:
Color: ■
Layer:
Space:

detached



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
Author: dsdparsons
Date: 12/11/2020 9:00:12 AM
Status:
Color: ■
Layer:
Space:

this needs to be more specific for each track



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT cable, phone, etc...
DETAILS
Author: dsdparsons
Date: 12/11/2020 9:01:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT something does not read correctly
DETAILS
Author: dsdparsons
Date: 12/11/2020 9:01:26 AM
Status:
Color: ■
Layer:
Space:



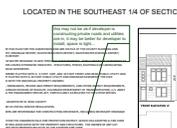
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:02:45 AM
Status:
Color: ■
Layer:
Space:

Notes 4-6 are going to be difficult for staff to interpret & enforce...Please simplify: front setback (non Garage) is x- from private roads and X feet from Public Roads; Rear setback (Garage) is x- from private roads and X feet from Public Roads; Side setback is 3 feet
 Corner Lot setback is X;
 Lots from perimeter is shown as 15-feet on sheet 4 (is that what you meant)?



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:11:03 AM
Status:
Color: ■
Layer:
Space:

private roads will be access permit waiver



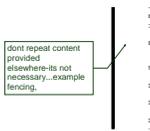
Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:12:16 AM
Status:
Color: ■
Layer:
Space:

this may not be ok if developer is constructing private roads and utilities are in, it may be better for developer to install, space is tight...



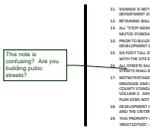
Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:12:58 AM
Status:
Color: ■
Layer:
Space:

NO- I thought you wanted admin approval?



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:14:03 AM
Status:
Color: ■
Layer:
Space:

dont repeat content provided elsewhere-its not necessary...example fencing,



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:14:38 AM
Status:
Color: ■
Layer:
Space:

This note is confusing? Are you building public streets?

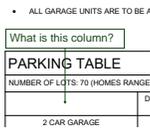


Subject: Arrow
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:15:31 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:17:27 AM
Status:
Color: ■
Layer:
Space:

this column seems off. you say 40 spaces provided here and column over you say 80



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:18:05 AM
Status:
Color: ■
Layer:
Space:

What is this column?



Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:18:26 AM
Status:
Color: ■
Layer:
Space:

SIDEWALKS?



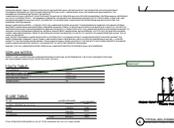
Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:18:57 AM
Status:
Color: ■
Layer:
Space:

NOISE? and any other fencing?



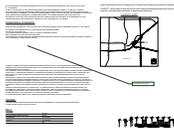
Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:19:23 AM
Status:
Color: ■
Layer:
Space:

retaining wall



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:32:20 AM
Status:
Color: ■
Layer:
Space:

detached?



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:32:30 AM
Status:
Color: ■
Layer:
Space:

minimum lot size?

Daniel Torres (26)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 10:04:19 AM
Status:
Color: ■
Layer:
Space:

There is no residential properties to the south of this site as it is adjacent to Hwy 24. Please revise accordingly.



Subject: Highlight
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: Daniel Torres
Date: 12/14/2020 10:06:19 AM
Status:
Color: ■
Layer:
Space:

AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE



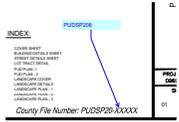
Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: Daniel Torres
Date: 12/14/2020 10:07:33 AM
Status:
Color: ■
Layer:
Space:

This sentence is not necessary as the previous sentence indicates that the property is not located within a FEMA floodplain.



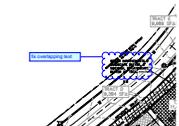
Subject: Cloud+
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/14/2020 10:18:33 AM
Status:
Color: ■
Layer:
Space:

fix overlapping text



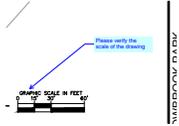
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 10:36:54 AM
Status:
Color: ■
Layer:
Space:

PUDSP208



Subject: Cloud+
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
Author: Daniel Torres
Date: 12/14/2020 10:39:27 AM
Status:
Color: ■
Layer:
Space:

fix overlapping text



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
Author: Daniel Torres
Date: 12/14/2020 10:43:12 AM
Status:
Color: ■
Layer:
Space:

Please verify the scale of the drawing



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
Author: Daniel Torres
Date: 12/14/2020 10:53:09 AM
Status:
Color: ■
Layer:
Space:

The parking areas are within the proposed road cross section. Is your intent to indicate that they are outside the paved width of the private roads? Please revise the wording accordingly.



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: Daniel Torres
Date: 12/14/2020 12:31:25 PM
Status:
Color: ■
Layer:
Space:

Relocate the sidewalk along Meadowbrook parkway to be within the public ROW. The sidewalk shall be located per the County standard Non-Residential Collector Roadway cross section (0.5 ft from edge of the 80ft ROW width). Refer to ECM figure 2-14 and ECM appendix F detail SD2-3.

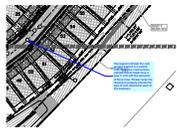


Subject: Rectangle
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 2:17:21 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 3:31:49 PM
Status:
Color: ■
Layer:
Space:

As indicated in the early assistance meeting, a deviation request will be required for these roads that do not have a cul-de-sac. Please provide a letter of endorsement from the fire district with your deviation request for review and decision by the ECM Administrator.



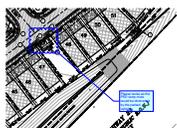
Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:22:39 PM
Status:
Color: ■
Layer:
Space:

The legend indicates the curb as type A which is a vertical curb. Note your road sections indicate that all roads have a type C curb with the exception of Nova View. Please revise the drawing to properly indicate the type of curb required at each of the roadways.



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:31:23 PM
Status:
Color: ■
Layer:
Space:

Please label (sidewalks?)
 Is this area between the lots an easement, tract?



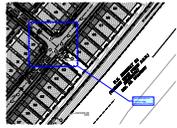
Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:46:33 PM
Status:
Color: ■
Layer:
Space:

Please revise as the PED ramp route would be obstructed by the parked vehicles.



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 4:54:55 PM
Status:
Color: ■
Layer:
Space:

Please identify the location of the proposed accessible parking stalls on the development plan. Also, many of the parking stalls do not show access to a PED ramp.



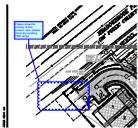
Subject: Cloud+
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 4:55:49 PM
Status:
Color: ■
Layer:
Space:

See comments on previous page regarding PED ramps



Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: Daniel Torres
Date: 12/14/2020 5:09:02 PM
Status:
Color: ■
Layer:
Space:

Please relocate all trees so that they are outside of the Meadowbrook Parkway public ROW. Also, see comment on the development plan regarding the sidewalk along Meadowbrook Parkway and revise your landscape accordingly.



Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 5:39:08 PM
Status:
Color: ■
Layer:
Space:

Please show the entirety of this access. Also, please show any existing PED ramps



Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 5:41:53 PM
Status:
Color: ■
Layer:
Space:

Revise pedestrian access ramps to meet County criteria, typical throughout. Refer to County standard details SD_2-40 through SD 2-42 and SD_2-50.



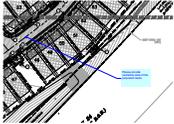
Subject: Callout
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 5:59:19 PM
Status:
Color: ■
Layer:
Space:

As indicated in the early assistance meeting, the proposed Nova View shall align with existing Preble Dr. Please show Preble Drive on the drawing.



Subject: Cloud+
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 6:06:55 PM
Status:
Color: ■
Layer:
Space:

Please show and label the PED ramps. Per ECM 2.5.2.C intersection ramps shall be installed at all intersection corners per County details SD_2-40 and 2-41. PED ramps to cross Meadowbrook will be required as well as ramps at Preble Dr. Also please see comment on sheet 4 regarding the sidewalk along Meadowbrook parkway



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 6:07:11 PM
Status:
Color: ■
Layer:
Space:

Please provide centerline data of the proposed roads.



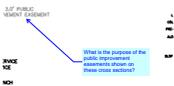
Subject: Callout
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 6:07:33 PM
Status:
Color: ■
Layer:
Space:

Provide the curve data at all intersections.



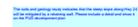
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 9:58:54 AM
Status:
Color: ■
Layer:
Space:

Identify the County standard detail



Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/15/2020 10:18:33 AM
Status:
Color: ■
Layer:
Space:

What is the purpose of the public improvement easements shown on these cross sections?



Subject: Text Box
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/15/2020 8:34:26 AM
Status:
Color: ■
Layer:
Space:

The soils and geology study indicates that the steep slope along Hwy 24 will be mitigated by a retaining wall. Please include a detail and show it on the PUD development plan