ENG-PUDSP21010-R2-PUDSP.pdf Markup Summary

1 (19)		
	Subject: Image Page Index: 1 Date: 1/18/2022 9:28:50 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	
<text><text><text><text><text></text></text></text></text></text>	Subject: Soils & Geology Page Index: 1 Date: 1/18/2022 9:29:10 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	 Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department: Downslope Creep: (name lots or location of area) Rockfall Source:(name lots or location of area) Rockfall Runout Zone:(name lots or location of area) Potentially Seasonally High Groundwater:(name lots or location of area) Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
	Subject: Callout Page Index: 1 Date: 1/18/2022 10:15:04 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	USE the standard note and identify lots impacted and the mitigation (REPEAT comment); ALSO add the underdrain note, due to high groundwater, and state that the District will maintain
	Subject: Callout Page Index: 1 Date: 1/18/2022 9:31:52 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	Good Thank you

	Subject: Callout Page Index: 1 Date: 1/18/2022 9:58:55 AM Author: dsdparsons	Repeated information
	Color:	
	Layer: Space:	
	Page Label: [1] 1 COVER SHEET	
	Subject: Callout Page Index: 1 Date: 1/18/2022 10:02:52 AM Author: dsdparsons	Why are these headings so small commpared to others? They should all be the same
	Color: Layer: Space: Page Label: [1] 1 COVER SHEET	
	<u> </u>	
	Subject: Arrow Page Index: 1 Date: 1/18/2022 10:01:37 AM Author: dsdparsons	
	Color: Layer:	
	Space: Page Label: [1] 1 COVER SHEET	
APPROVAL IS	Subject: Arrow	
PLANNING AN	Page Index: 1 Date: 1/18/2022 10:01:55 AM	
	Author: dsdparsons	
	Layer: Space:	
	Page Label: [1] 1 COVER SHEET	
COUNTY APPROVA	Subject: Arrow	
	Page Index: 1 Date: 1/18/2022 10:02:02 AM	
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	Layer:	
	Space: Page Label: [1] 1 COVER SHEET	
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TEEDS:	Author: dsdparsons	
REAS SHALL BE XERIELARED AS NUCH AS FRANKLE BALANCIS BUTS FROMORDS VIE DE DEVELOCIÓN AV EL RAVIEL DO PARK NY IRRAN DADK NUDROVEMENTS WE I RE OOVERNMATED AT A I	Color: Layer:	
	Space: Page Label: [1] 1 COVER SHEET	



Subject: Callout Page Index: 1 Date: 1/18/2022 10:12:39 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET

This does not seem correct- Are the easements for the lots? Usually MVEA will ask for a 20-easement along perimeter - need their specific commitment letter for this PUDPrelim plan layout.



Subject: Callout Page Index: 1 Date: 1/18/2022 10:11:52 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET



Subject: Callout Page Index: 1 Date: 1/18/2022 10:12:31 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET

Subject: Environmental

Author: dsdparsons

Date: 1/18/2022 10:16:09 AM

Page Index: 1

Color:

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Space:

Verify wording, normally wastewater infrastructure is constructed by district than given to Cherokee MD for ownership and maintenance, see Cherokee comments

.....

Natural Gas provided by? Please upload the official commitment letter

Environmental:

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 it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



Subject: Callout Page Index: 1 Date: 1/18/2022 10:16:24 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET

Page Label: [1] 1 COVER SHEET

Add note (repeat comment)

Subject: Callout Page Index: 1 Date: 1/18/2022 10:20:39 AM Author: dsdparsons Color: ■ Layer: Space: Page Label: [1] 1 COVER SHEET

if the accessory structures have to be in backyard behind structure than these setbacks are not correct...maybe you meant 50-feet?

Control of the second sec	Subject: Callout Page Index: 1 Date: 1/18/2022 11:04:03 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	see comments on landscape plan and add missing checklist items
	Subject: Callout Page Index: 1 Date: 1/19/2022 12:02:45 PM Author: dsdrice Color: Layer: Space: Page Label: [1] 1 COVER SHEET	Change comma to a period
Deprint of United Law Deprint of United companyers, Frank in the Sector of United Companyers, Frank in the Sector of United of United Provided International of United Provided International Other Provided International Other Provided International	Subject: Callout Page Index: 1 Date: 1/19/2022 3:33:25 PM Author: dsdparsons Color: Layer: Space: Page Label: [1] 1 COVER SHEET	Depcition of buildings and parking is conceptual. Final layout will be provided at site development plan. (Blend that into the note please)
3 (2)		
	Subject: Callout Page Index: 3 Date: 1/19/2022 12:37:07 PM Author: dsdrice Color: Layer: Space: Page Label: [3] 3 TYPICAL ROAD SECTIONS	Provide actual road names for all
	Subject: Callout Page Index: 3 Date: 1/19/2022 5:42:19 PM Author: dsdrice Color: Layer: Space: Page Label: [3] 3 TYPICAL ROAD SECTIONS	With the 4' median this will be 15'
4 (4)		
	Subject: Callout	

Subject: Callout Page Index: 4 Date: 1/19/2022 12:07:14 PM Author: dsdrice Color: Layer: Space: Page Label: [4] 4 TYPICAL ROAD SECTIONS

MVEA?

	Subject: Callout Page Index: 4 Date: 1/19/2022 12:08:48 PM Author: dsdrice Color: Layer: Space: Page Label: [4] 4 TYPICAL ROAD SECTIONS	ROW needs to be at least a foot behind curb and gutter
	Subject: Callout Page Index: 4 Date: 1/19/2022 12:12:03 PM Author: dsdrice Color: Layer: Space: Page Label: [4] 4 TYPICAL ROAD SECTIONS	Label EPC Type B spill curb on medians
A state of the sta	Subject: Callout Page Index: 4 Date: 1/21/2022 9:57:23 AM Author: dsdrice Color: Layer: Space: Page Label: [4] 4 TYPICAL ROAD SECTIONS	Verify whether this will be 5' or 8'
5 (1)		
	Subject: Callout Page Index: 5 Date: 1/18/2022 10:30:26 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00	is this a trail?
6 (8)		
BOUNDARY damace and basings wi demension and plann (model common)	Subject: Callout Page Index: 6 Date: 1/18/2022 10:24:34 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00	BOUNDARY distance and bearings w/ dimensions add please (repeat comment)
	Subject: Callout Page Index: 6 Date: 1/18/2022 10:30:49 AM Author: dsdparsons Color: ■ Layer: Space: Page Label: [1] C1.00	label the trails (width and surface)

	Subject: Callout Page Index: 6 Date: 1/18/2022 10:31:22 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00	label the trails (width and surface)
A GVR MD per general note #4	Subject: Callout Page Index: 6 Date: 1/19/2022 12:15:59 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	All GVR MD per general note #4
	Subject: Length Measurement Page Index: 6 Date: 1/19/2022 12:18:23 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	100'-0"
Label as existing or fours property lineROW	Subject: Callout Page Index: 6 Date: 1/19/2022 12:19:12 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	Label as existing or future property line/ROW
Liter process constrained	Subject: Callout Page Index: 6 Date: 1/19/2022 12:22:17 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	Label proposed Eastonville centerline radii
Image: Figure 4 AREA (SF) AR A 130,601.72 - B 3,879.08 -	Subject: Page Index: 6 Date: 1/19/2022 12:37:49 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	

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8 (19)

7 (5)

Subject: Callout Page Index: 8 Date: 1/18/2022 10:26:23 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00

All lots shall depict square footage (acerage) and dimensions (angles are not required at prelim but y=you can leave them if its on that layer in AutoCad).



Space:

Page Label: [1] C1.00

-----Subject: Callout label the road names - this is required. Page Index: 8 Date: 1/18/2022 10:27:07 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00 Subject: Callout This is not approved access point; already there is Page Index: 8 a note that states no lots have access to Date: 1/18/2022 10:29:34 AM Eastonville. Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00 Subject: Callout Please label these on map sheets its very hard to Page Index: 8 find these Date: 1/18/2022 10:32:23 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00 _____ Subject: Page Index: 8 Date: 1/19/2022 12:38:27 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 _____ Subject: Callout Adjust ROW Page Index: 8 Date: 1/19/2022 12:39:01 PM Author: dsdrice Color: Laver: Space: Page Label: [1] C1.00 Subject: Length Measurement 384'-0" Page Index: 8 Date: 1/19/2022 2:40:27 PM Author: dsdrice Color: Layer:

	Subject: Length Measurement Page Index: 8 Date: 1/19/2022 3:21:09 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	330'-0"
	Subject: Length Measurement Page Index: 8 Date: 1/19/2022 2:39:38 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	292'-0"
	Subject: Callout Page Index: 8 Date: 1/19/2022 3:19:51 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	Label intersection spacings
Label as right-inright- out only	Subject: Callout Page Index: 8 Date: 1/19/2022 2:42:00 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	label as right-in/right-out only
	Subject: Callout Page Index: 8 Date: 1/19/2022 2:43:21 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	Label all raised medians
	Subject: Length Measurement Page Index: 8 Date: 1/19/2022 3:20:23 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00	278'-0"

Subject: Text Box Label approximate centerline grades on all roads Page Index: 8 Date: 1/19/2022 3:23:16 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 Subject: Callout Show conceptual improvements on this side (they Page Index: 8 can be grayed back). The curb returns and Date: 1/19/2022 5:25:08 PM pedestrian ramps will need to be constructed with Author: dsdrice Grandview Reserve if not completed by others Color: first. Layer: Space: Page Label: [1] C1.00 -----_____ Subject: Length Measurement 100'-0" Page Index: 8 Date: 1/19/2022 5:34:40 PM Author: dsdrice Color: 📘 Layer: Space: Page Label: [1] C1.00 _____ Subject: Length Measurement 66'-0" Page Index: 8 Date: 1/19/2022 5:37:53 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 -----Subject: Length Measurement 23'-0" Page Index: 8 Date: 1/19/2022 5:40:16 PM Author: dsdrice Color: Laver: Space: Page Label: [1] C1.00 Subject: Callout this needs to be 24' Page Index: 8 Date: 1/19/2022 5:40:10 PM Author: dsdrice this needs to be 24' Color: Layer: Space:

Page Label: [1] C1.00

9 (8) Subject: Callout Ad SF to all lots Page Index: 9 Date: 1/18/2022 10:33:48 AM Author: dsdparsons Color: 🔳 Laver: Space: Page Label: [1] C1.00 Subject: Page Index: 9 Date: 1/19/2022 12:30:45 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 Subject: Callout Adjust text Page Index: 9 Date: 1/19/2022 12:31:18 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 Subject: Dimension 100' max Page Index: 9 Date: 1/19/2022 1:32:59 PM Author: dsdrice Color: 📘 Layer: Space: Page Label: [1] C1.00 Subject: J4U Page Index: 9 Date: 1/19/2022 1:39:24 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00 Subject: Callout See comment letter (previous redlines unresolved) Page Index: 9 Date: 1/19/2022 2:11:04 PM Author: dsdrice Color: Layer:

Space:

Page Label: [1] C1.00



Subject: Callout Page Index: 9 Date: 1/19/2022 3:08:55 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00

show sight distance triangles on knuckle curves



Subject: Callout Page Index: 9 Date: 1/19/2022 3:18:28 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00

revise matchline sheet numbers to match sheets?

10 (5)



Subject: Callout Page Index: 10 Date: 1/18/2022 10:35:38 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00

Does this double as a trail?

.....

200

Subject: Arrow Page Index: 10 Date: 1/18/2022 10:36:09 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00



Subject: Callout Page Index: 10 Date: 1/18/2022 10:36:42 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00

Add all late SE read names to each sheet

Add all lots SF, road names to each sheet

Subject: Callout Page Index: 10 Date: 1/19/2022 3:06:01 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00

label lot line and boundary lengths



Subject: Callout Page Index: 10 Date: 1/19/2022 3:07:40 PM Author: dsdrice Color: Layer: Space: Page Label: [1] C1.00

12 (1)



Subject: Callout Page Index: 12 Date: 1/18/2022 10:41:09 AM Author: dsdparsons Color: Layer: Space: Page Label: [1] C1.00 show sight distance triangles on knuckle curves

these lots should absolutely be called out with constraint / hazards and mitigation technique in Geo note - se comment for impacted lots on sheet 1- refer t geo report