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

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
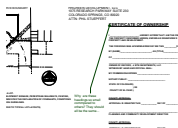

Subject: Callout
Page Index: 1
Date: 1/18/2022 9:31:52 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Good Thank you

Subject: Callout
Page Index: 1
Date: 1/18/2022 9:58:55 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Repeated information

Subject: Callout
Page Index: 1
Date: 1/18/2022 10:02:52 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Why are these headings so small commpared to others? They should all be the same...
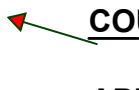
Subject: Arrow
Page Index: 1
Date: 1/18/2022 10:01:37 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Subject: Arrow
Page Index: 1
Date: 1/18/2022 10:01:55 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Subject: Arrow
Page Index: 1
Date: 1/18/2022 10:02:02 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET
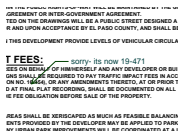
Subject: Callout
Page Index: 1
Date: 1/18/2022 10:03:26 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

sorry- its now 19-471
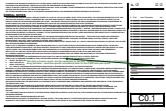
Subject: Callout
Page Index: 1
Date: 1/18/2022 10:12:39 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

This does not seem correct- Are the easements for the lots? Usually MVEA will ask for a 20-easemsnt 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

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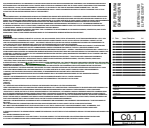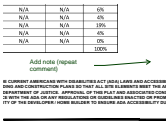

Subject: Callout
Page Index: 1
Date: 1/18/2022 10:12:31 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Natural Gas provided by? Please upload the official commitment letter

---
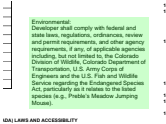
Subject: Environmental
Page Index: 1
Date: 1/18/2022 10:16:09 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

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

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?

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

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)
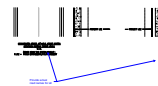
Subject: Callout
Page Index: 3
Date: 1/19/2022 12:37:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] 3 TYPICAL ROAD SECTIONS

Provide actual road names for all
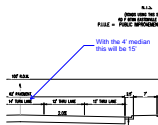
Subject: Callout
Page Index: 3
Date: 1/19/2022 5:42:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] 3 TYPICAL ROAD SECTIONS
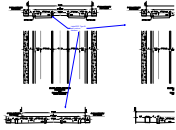
With the 4' median this will be 15'

---

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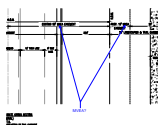
Subject: Callout
Page Index: 4
Date: 1/19/2022 12:07:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 TYPICAL ROAD SECTIONS

MVEA?
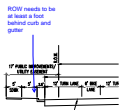
Subject: Callout
Page Index: 4
Date: 1/19/2022 12:08:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 TYPICAL ROAD SECTIONS

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
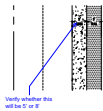
Subject: Callout
Page Index: 4
Date: 1/21/2022 9:57:23 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] 4 TYPICAL ROAD SECTIONS

Verify whether this will be 5' or 8'

---

5 (1)
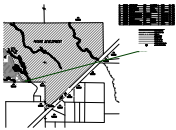
Subject: Callout
Page Index: 5
Date: 1/18/2022 10:30:26 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] C1.00

is this a trail?

---

6 (8)

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)

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
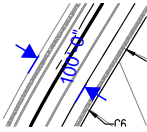
Subject: Length Measurement
Page Index: 6
Date: 1/19/2022 12:18:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

100'-0"
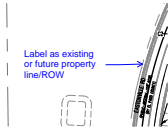
Subject: Callout
Page Index: 6
Date: 1/19/2022 12:19:12 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
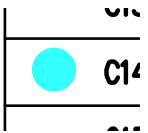
Label as existing or future property line/ROW
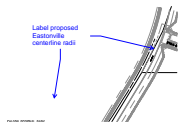
Subject: Callout
Page Index: 6
Date: 1/19/2022 12:22:17 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Label proposed Eastonville centerline radii

Subject:
Page Index: 6
Date: 1/19/2022 12:37:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Subject:
Page Index: 7
Date: 1/19/2022 12:21:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
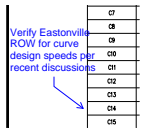
Subject: Callout
Page Index: 7
Date: 1/19/2022 12:24:49 PM
Author: dsdrice
Color: ■
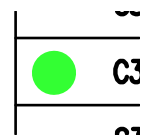**Layer:**
Space:
Page Label: [1] C1.00

Verify Eastonville ROW for curve design speeds
per recent discussions
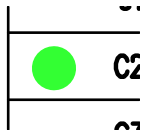
Subject:
Page Index: 7
Date: 1/19/2022 12:26:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Subject:
Page Index: 7
Date: 1/19/2022 12:26:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
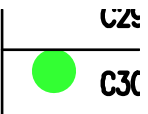
Subject:
Page Index: 7
Date: 1/19/2022 12:26:34 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Subject: Callout
Page Index: 8
Date: 1/18/2022 10:26:23 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] C1.00
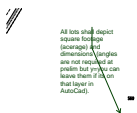
All lots shall depict square footage (acerage) and
dimensions (angles are not required at prelim but
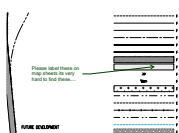y=you can leave them if its on that layer in
AutoCad).

Subject: Callout
Page Index: 8
Date: 1/18/2022 10:27:07 AM
Author: dsdparsons
Color: ■
Layer:
Space:
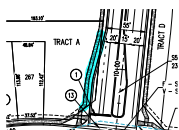**Page Label:** [1] C1.00

label the road names - this is required.

Subject: Callout
Page Index: 8
Date: 1/18/2022 10:29:34 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] C1.00

This is not approved access point; already there is a note that states no lots have access to Eastonville.
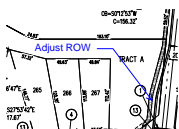

Subject: Callout
Page Index: 8
Date: 1/18/2022 10:32:23 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] C1.00
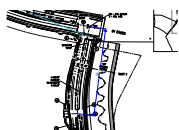
Please label these on map sheets its very hard to find these....

Subject:
Page Index: 8
Date: 1/19/2022 12:38:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Subject: Callout
Page Index: 8
Date: 1/19/2022 12:39:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Adjust ROW

Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 2:40:27 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

384'-0"
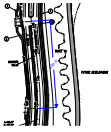
Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 3:21:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

330'-0"
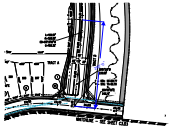
Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 2:39:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

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
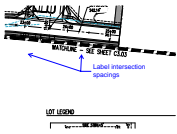
Label intersection spacings

Subject: Callout
Page Index: 8
Date: 1/19/2022 2:42:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
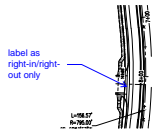
label as right-in/right-out only

Subject: Callout
Page Index: 8
Date: 1/19/2022 2:43:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
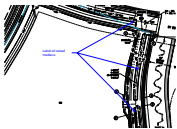
Label all raised medians
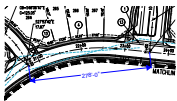
Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 3:20:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

278'-0"

Subject: Text Box
Page Index: 8
Date: 1/19/2022 3:23:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Label approximate centerline grades on all roads
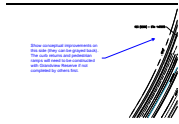
Subject: Callout
Page Index: 8
Date: 1/19/2022 5:25:08 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Show conceptual improvements on this side (they can be grayed back). The curb returns and pedestrian ramps will need to be constructed with Grandview Reserve if not completed by others first.
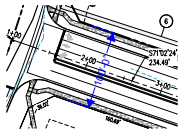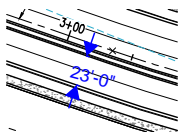

Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 5:34:40 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

100'-0"
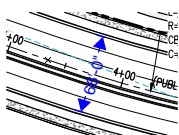
Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 5:37:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

66'-0"

Subject: Length Measurement
Page Index: 8
Date: 1/19/2022 5:40:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

23'-0"

Subject: Callout
Page Index: 8
Date: 1/19/2022 5:40:10 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
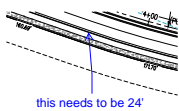
this needs to be 24'

Subject: Callout
Page Index: 9
Date: 1/18/2022 10:33:48 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Ad SF to all lots
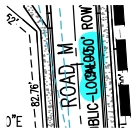
Subject:
Page Index: 9
Date: 1/19/2022 12:30:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
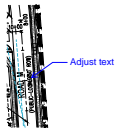
Subject: Callout
Page Index: 9
Date: 1/19/2022 12:31:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

Adjust text
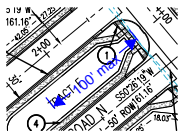
Subject: Dimension
Page Index: 9
Date: 1/19/2022 1:32:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

100' max
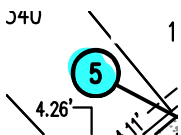
Subject:
Page Index: 9
Date: 1/19/2022 1:39:24 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00
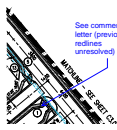
Subject: Callout
Page Index: 9
Date: 1/19/2022 2:11:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

See comment letter (previous redlines unresolved)
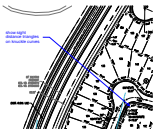
Subject: Callout
Page Index: 9
Date: 1/19/2022 3:08:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

show sight distance triangles on knuckle curves
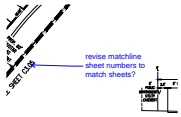
Subject: Callout
Page Index: 9
Date: 1/19/2022 3:18:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

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?

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 lots SF, road names to each sheet
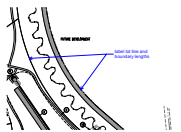
Subject: Callout
Page Index: 10
Date: 1/19/2022 3:06:01 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

label lot line and boundary lengths
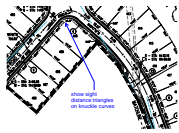
Subject: Callout
Page Index: 10
Date: 1/19/2022 3:07:40 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] C1.00

show sight distance triangles on knuckle curves

---

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

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