

ENG-PUDSP21010-R1-PUDSP.pdf Markup Summary

1 (42)

TO FACE OF HOUSE

Subject:

TEN FEET (20')

Page Index: 1

IDE): TEN FEET (20')

Date: 10/24/2021 5:04:55 PM

OPEN SPACE TRACT (5')

Author: dsdrice

Color: 

Layer:

Space:

Page Label: [1] 1 COVER SHEET

REQUIREMENTS:

FRONT YARD: TWENTY FEET (20') TO
FIFTEEN FEET (15') TO

REAR YARD: FIVE FEET (5')

REAR YARD: FIFTEEN FEET (20')

REAR YARD (NON-DRIVEWAY SIDE)

REAR YARD ADJACENT TO AN OPEN

STANDARDS:

Subject:

FIFTEEN FEET (20')

Page Index: 1

Date: 10/24/2021 5:05:00 PM

Author: dsdrice

Color: 

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Space:

Page Label: [1] 1 COVER SHEET

DPW

EL PASO COUNTY STANDARDS, DEDICATED TO
PUBLIC SERVICES DEPARTMENT EXCEPT
DISTRICT OR HOME OWNERS ASSOCIATION.
WILL BE MAINTAINED BY THE GRANDVIEW RESERVE
AGREEMENT OR INTER-GOVERNMENT AGREEMENT
A PUBLIC STREET TO BE NAMED, DESIGNATED AND
UPON ACCEPTANCE BY EL PASO COUNTY, AN

Subject: Callout

DPW

Page Index: 1

Date: 10/24/2021 5:06:09 PM

Author: dsdrice

Color: 

Layer:

Space:

Page Label: [1] 1 COVER SHEET

EL PASO COUNTY STANDARDS, DEDICATED TO
PUBLIC SERVICES DEPARTMENT EXCEPT
DISTRICT OR HOME OWNERS ASSOCIATION.
WILL BE MAINTAINED BY THE GRANDVIEW RESERVE
AGREEMENT OR INTER-GOVERNMENT AGREEMENT
A PUBLIC STREET TO BE NAMED, DESIGNATED AND
UPON ACCEPTANCE BY EL PASO COUNTY, AN


Subject:

PUBLIC SERVICES DEPARTMENT

Page Index: 1

Date: 10/24/2021 5:06:15 PM

Author: dsdrice

Color: 

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Page Label: [1] 1 COVER SHEET

DESIGNATED AND
STREET, AND STREET

Subject:

AN

Page Index: 1

Date: 10/24/2021 5:06:49 PM

Author: dsdrice

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Page Label: [1] 1 COVER SHEET

DESIGNATED AND
STREET, AND STREET
on file with this project


Subject: Callout

on file with this project

Page Index: 1

Date: 10/24/2021 5:08:05 PM

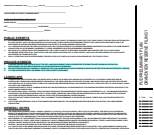
Author: dsdrice

Color: 

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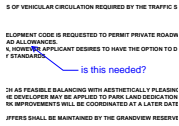
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Page Label: [1] 1 COVER SHEET



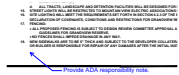
Subject:
Page Index: 1
Date: 10/24/2021 5:08:55 PM
Author: dsdrice
Color: ■
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Page Label: [1] 1 COVER SHEET

. A WAIVER FOR SECTION 8.4.4.(A,B,C,D) OF THE EPC LAND DEVELOPMENT CODE IS REQUESTED TO PERMIT PRIVATE ROADWAYS WITHIN THIS DEVELOPMENT AS OUTLINED IN SECTION 8.4.4.(E) PRIVATE ROAD ALLOWANCES.
 2. PRIVATE STREETS ARE NOT CURRENTLY SHOWN ON THE PLAN, HOWEVER APPLICANT DESIRES TO HAVE THE OPTION TO DO PRIVATE STREETS IF NEEDED.
 3. ALL PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.



Subject: Callout
Page Index: 1
Date: 10/24/2021 5:09:15 PM
Author: dsdrice
Color: ■
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Page Label: [1] 1 COVER SHEET

is this needed?



Subject: Callout
Page Index: 1
Date: 10/24/2021 5:12:42 PM
Author: dsdrice
Color: ■
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Page Label: [1] 1 COVER SHEET

Provide ADA responsibility note.



Subject: Callout
Page Index: 1
Date: 10/24/2021 5:12:45 PM
Author: dsdrice
Color: ■
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Page Label: [1] 1 COVER SHEET

adjacent to residential lots



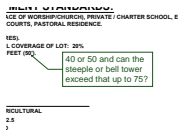
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Page Index: 1
Date: 10/24/2021 5:13:28 PM
Author: dsdrice
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

THE LOT LAYOUT IS GRAPHIC REPRESENTATION AND PRELIMINARY IN NATURE. THE FINAL LAYOUT WILL BE DEPICTED VIA FINAL PLAT SUBMITTALS AND WILL BE IN GENERAL CONFORMANCE TO THE APPROVED PUD DEVELOPMENT PLAN.



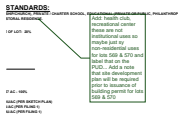
Subject: Callout
Page Index: 1
Date: 10/25/2021 1:20:04 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

Planning an Community Development Director



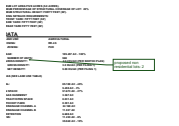
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Page Index: 1
Date: 10/25/2021 1:21:37 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

40 or 50 and can the steeple or bell tower exceed that up to 75?



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:25:12 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

Add: health club, recreational center these are not institutional uses so maybe just sy non-residential uses for lots 569 & 570 and label that on the PUD... Add a note that site development plan will be required prior to issuance of building permit for lots 569 & 570



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:23:32 PM
Author: dsdparsons
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Page Label: [1] 1 COVER SHEET

proposed non residential lots: 2



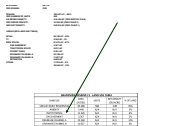
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Page Index: 1
Date: 10/25/2021 1:23:55 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

non-residential lots



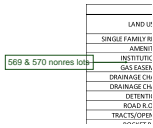
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Page Index: 1
Date: 10/25/2021 1:24:35 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

Lots 569 & 570



Subject: Arrow
Page Index: 1
Date: 10/25/2021 1:25:33 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] 1 COVER SHEET

Subject: Arrow



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:25:55 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

569 & 570 nonres lots

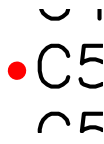


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Author: dsdparsons
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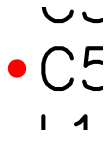
Jeff and Phil- Lets brake the utility plans and grading plan out of the PUD index; we dont need to record 39 sheets....Those are not zoning related so they dont need to be included. red dots is remove from PUD index



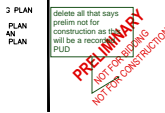
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Page Index: 1
Date: 10/25/2021 1:28:05 PM
Author: dsdparsons
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Page Label: [1] 1 COVER SHEET



Subject: Owner Certification
Page Index: 1
Date: 10/25/2021 1:28:07 PM
Author: dsdparsons
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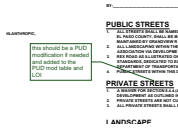


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Page Label: [1] 1 COVER SHEET



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:29:17 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

delete all that says prelim not for construction as this will be a recorded PUD



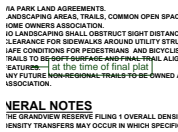
Subject: Callout
Page Index: 1
Date: 10/25/2021 2:28:13 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

this should be a PUD modification if needed and added to the PUD mod table and LOI



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:35:24 PM
Author: dsdparsons
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Page Label: [1] 1 COVER SHEET

District has authority for this and also have the CCR authority- 5 extra mills was requested for this



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:35:43 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

at the time of final plat



Subject: Callout
Page Index: 1
Date: 10/25/2021 1:36:13 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

is it provided by Grandview who will have an IGA w Cherokee? Or will Cherokee own all the infrastructure from street to house after its accepted?

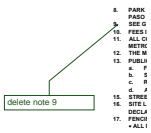


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Page Index: 1
Date: 10/25/2021 2:01:04 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

delete- This is A site specific PUD prelim plan, lot and tract SF and dimensions are set with this

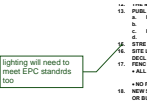


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Page Label: [1] 1 COVER SHEET



Subject: Callout
Page Index: 1
Date: 10/25/2021 2:02:20 PM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] 1 COVER SHEET

delete note 9



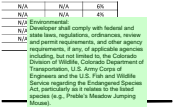
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Date: 10/25/2021 2:02:56 PM
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Color: ■
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Page Label: [1] 1 COVER SHEET

lighting will need to meet EPC standrds too



Subject: Callout
Page Index: 1
Date: 10/25/2021 2:03:23 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

show detail for fencing along right of ways



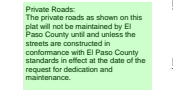
Subject: Environmental
Page Index: 1
Date: 10/25/2021 2:24:08 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

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 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).



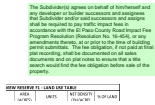
Subject: Limited Access
Page Index: 1
Date: 10/25/2021 2:27:35 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

Access Limitation:
 There shall be no direct lot access to _____ Eastonville _____ Road.



Subject: Private Road
Page Index: 1
Date: 10/25/2021 2:28:01 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

Private Roads:
 The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Road Impact
Page Index: 1
Date: 10/25/2021 2:25:59 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



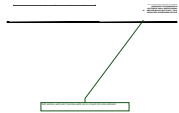
Subject: Callout
Page Index: 1
Date: 10/25/2021 2:29:46 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

use standard note format and fill in the lot numbers for the constraints / mitigation as depicted in the standard note



Subject: Callout
Page Index: 1
Date: 10/25/2021 2:38:44 PM
Author: dsdparsons
Color: ■
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Page Label: [1] 1 COVER SHEET

add front setback and corner lot setbacks (non-driveway) side (front should be at least 20 to accommodate car in driveway parking Garage) 15' front other than garage



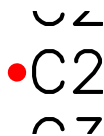
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Page Index: 1
Date: 10/25/2021 2:52:38 PM
Author: dsdparsons
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Page Label: [1] 1 COVER SHEET

Add window well note if window wells are to project into side setbacks

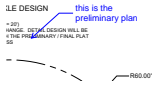


Subject: Callout
Page Index: 1
Date: 10/26/2021 10:38:20 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET

delete from PUDSP plan set - these do not need to be recorded;
 I will create an additional line item for this information C2.06-11 you can upload there not to be recorded



Subject: Owner Certification
Page Index: 1
Date: 10/26/2021 10:34:48 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] 1 COVER SHEET



Subject: Callout
Page Index: 2
Date: 10/24/2021 5:15:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] 2 TYPICAL LOT SECTIONS

this is the preliminary plan



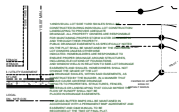
Subject: Soils & Geology
Page Index: 2
Date: 10/25/2021 2:26:39 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] 2 TYPICAL LOT SECTIONS

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: Small Lot Development
Page Index: 2
Date: 10/25/2021 2:27:16 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [2] 2 TYPICAL LOT SECTIONS

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

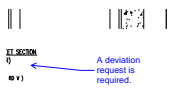


Subject: Text Box
Page Index: 2
Date: 10/25/2021 2:52:17 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] 2 TYPICAL LOT SECTIONS

12 INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. 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 INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

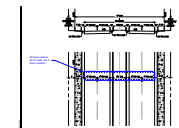
13. GRASS BUFFER BMPS WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.

3 (4)



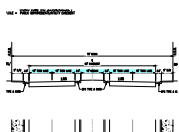
Subject: Callout
Page Index: 3
Date: 10/24/2021 4:03:17 PM
Author: dsdrice
Color: ■
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Page Label: [3] 3 TYPICAL ROAD SECTION

A deviation request is required.

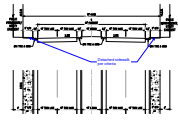


Subject: Cloud+
Page Index: 3
Date: 10/24/2021 4:07:17 PM
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Color: ■
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Page Label: [3] 3 TYPICAL ROAD SECTION

All lanes need to be 12' wide. Are 4 lanes needed?



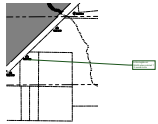
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Author: dsdrice
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Page Label: [3] 3 TYPICAL ROAD SECTION



Subject: Callout
Page Index: 3
Date: 10/24/2021 4:08:21 PM
Author: dsdrice
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Page Label: [3] 3 TYPICAL ROAD SECTION

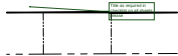
Detached sidewalk per criteria

4 (9)



Subject: Callout
Page Index: 4
Date: 10/25/2021 2:54:36 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

is this legible at 24x26 when printed ? It needs to be



Subject: Callout
Page Index: 4
Date: 10/25/2021 2:56:08 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

Title as required in checklist on all sheets please



Subject: Callout
Page Index: 4
Date: 10/26/2021 10:29:17 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 4

sheet C.100 and 2.00 can easily be combined to reduce the number of repeated information in the set



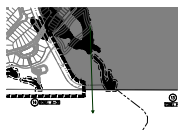
Subject: Callout
Page Index: 4
Date: 10/26/2021 1:21:28 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

we need preliminary design for the channel development as you are developing adjacent.

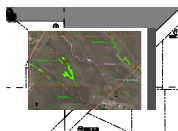


Subject: Callout
Page Index: 4
Date: 10/26/2021 1:20:53 PM
Author: dsdparsons
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Space:
Page Label: 4

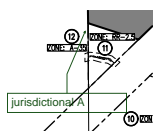
Code , chapter 8, 8.4.2 Environmental standards
Please note in LOI if your filling in these lots over wetlands non-jurisdiction or not. The geo reprot should definitely have included these lot numbers in drainage ways and prescribed specific mitigation techniques



Subject: Arrow
 Page Index: 4
 Date: 10/26/2021 1:15:27 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 4

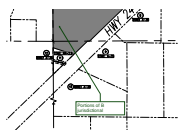


Subject: Image
 Page Index: 4
 Date: 10/26/2021 1:31:57 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 4



Subject: Callout
 Page Index: 4
 Date: 10/26/2021 1:35:02 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 4

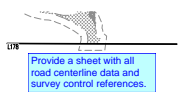
jurisdictional A



Subject: Callout
 Page Index: 4
 Date: 10/26/2021 1:35:25 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 4

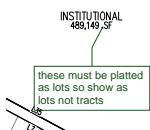
Portions of B jurisdictional

5 (10)



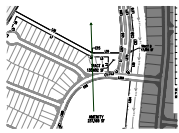
Subject: Text Box
 Page Index: 5
 Date: 10/24/2021 4:12:02 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: 5

Provide a sheet with all road centerline data and survey control references.



Subject: Callout
 Page Index: 5
 Date: 10/25/2021 2:57:16 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 5

these must be platted as lots so show as lots not tracts

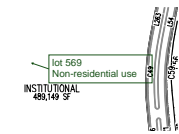


Subject: Arrow
Page Index: 5
Date: 10/25/2021 2:57:22 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5



Subject: Text Box
Page Index: 5
Date: 10/25/2021 2:58:31 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5

LOT 570
 Non-residential use



Subject: Callout
Page Index: 5
Date: 10/25/2021 2:58:17 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5

lot 569
 Non-residential use



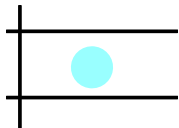
Subject: Callout
Page Index: 5
Date: 10/25/2021 2:58:51 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 5

Add all street names to all sheets

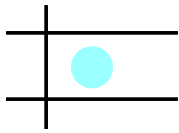



Subject: Callout
Page Index: 5
Date: 10/27/2021 11:16:42 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 5

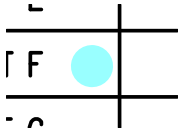
Non-residential?




Subject:
Page Index: 5
Date: 10/27/2021 11:17:28 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 5




Subject:
Page Index: 5
Date: 10/27/2021 11:17:56 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 5



Subject:
Page Index: 5
Date: 10/27/2021 11:20:30 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 5


6 (5)



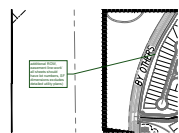
Subject: Callout
Page Index: 6
Date: 10/25/2021 2:59:33 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 6


i dont think this grey will produce well on the Mylar to be recorded....



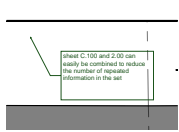
Subject: Callout
Page Index: 6
Date: 10/25/2021 3:00:41 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 6


what dos this mean- See checklist and provide street names , width, classification state public private



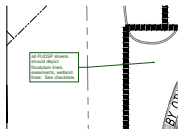
Subject: Callout
Page Index: 6
Date: 10/26/2021 10:36:33 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 6

additional ROW, easement line-work' all sheets should have lot numbers, SF dimensions excludes detailed utility plans)



Subject: Callout
Page Index: 6
Date: 10/26/2021 10:29:32 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 6

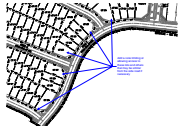
sheet C.100 and 2.00 can easily be combined to reduce the number of repeated information in the set



Subject: Callout
Page Index: 6
Date: 10/26/2021 10:37:12 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 6

all PUDSP sheets should depict floodplain lines, easements, wetland lines: See checklists

7 (9)



Subject: Callout
Page Index: 7
Date: 10/24/2021 5:42:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 7

Add a note limiting or allowing access to these lots and others that may be similar from the side road if necessary



Subject: Callout
Page Index: 7
Date: 10/25/2021 3:03:15 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

LOT 469
 Non-residential



Subject: Callout
Page Index: 7
Date: 10/25/2021 3:02:49 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

dimension all lots



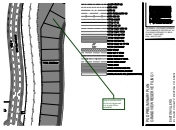
Subject: Callout
Page Index: 7
Date: 10/25/2021 3:05:40 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

PCD File No. PUDSP 21 10



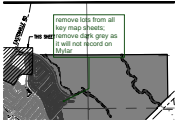
Subject: Callout
Page Index: 7
Date: 10/25/2021 3:05:47 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

add to all sheets



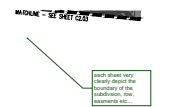
Subject: Callout
Page Index: 7
Date: 10/26/2021 10:04:53 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

grey or remove lots as its not approved nor a part of the submittal



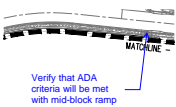
Subject: Callout
Page Index: 7
Date: 10/26/2021 10:05:22 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

remove lots from all key map sheets; remove dark grey as it will not record on Mylar



Subject: Callout
Page Index: 7
Date: 10/26/2021 10:20:06 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

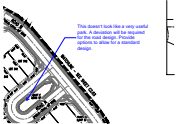
each sheet very clearly depict the boundary of the subdivision, row, easments etc...



Subject: Callout
Page Index: 7
Date: 10/26/2021 12:52:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 7

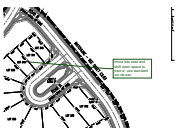
Verify that ADA criteria will be met with mid-block ramp

8 (6)



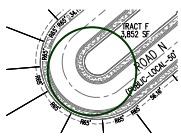
Subject: Callout
Page Index: 8
Date: 10/24/2021 5:43:59 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 8

This doesn't look like a very useful park. A deviation will be required for the road design. Provide options to allow for a standard design.

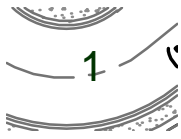


Subject: Callout
Page Index: 8
Date: 10/26/2021 1:03:38 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 8

move lots east and shift open space to tract e- use standard cul-de-sac

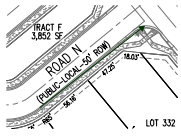


Subject: Circle Count
 Page Index: 8
 Date: 10/26/2021 1:04:18 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 8

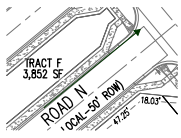


Subject: Text Box
 Page Index: 8
 Date: 10/26/2021 1:04:05 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 8

1



Subject: Arrow
 Page Index: 8
 Date: 10/26/2021 1:04:28 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 8



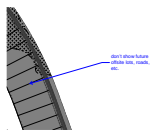
Subject: Arrow
 Page Index: 8
 Date: 10/26/2021 1:04:38 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: 8

9 (9)

Label all lot line lengths

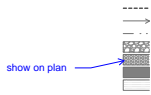
Subject: Text Box
 Page Index: 9
 Date: 10/24/2021 5:16:51 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: 9

Label all lot line lengths



Subject: Callout
 Page Index: 9
 Date: 10/24/2021 5:17:43 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: 9

don't show future offsite lots, roads, etc.



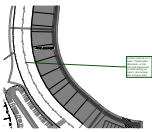
Subject: Callout
Page Index: 9
Date: 10/24/2021 5:18:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 9

show on plan



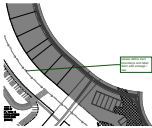
Subject: Callout
Page Index: 9
Date: 10/25/2021 3:07:08 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 9

LOT NO
Non residential use



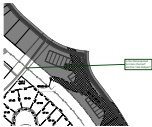
Subject: Callout
Page Index: 9
Date: 10/26/2021 1:07:11 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 9

is this a channel or a road? Please label dimension- is this concrete trapezoidal or meandering per report and remove lots and grey area



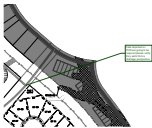
Subject: Callout
Page Index: 9
Date: 10/26/2021 1:10:02 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 9

please define tract boundarys and label them add acreage / use



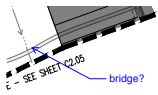
Subject: Callout
Page Index: 9
Date: 10/26/2021 1:09:19 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 9

is the trail proposed to cross channel? are thier foot bridges?



Subject: Callout
Page Index: 9
Date: 10/26/2021 1:09:57 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 9

trails depicted on PUD are going to be required please verify they work from a drainage perspective



Subject: Callout
Page Index: 9
Date: 10/26/2021 1:20:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 9

bridge?

10 (3)



Subject: Callout
Page Index: 10
Date: 10/24/2021 5:34:32 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 10

Show water tank? Will this be a residential lot?



Subject: Callout
Page Index: 10
Date: 10/25/2021 3:08:09 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 10

label trail , width on all sheets



Subject: Callout
Page Index: 10
Date: 10/26/2021 12:57:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 10

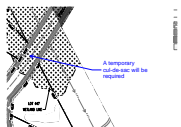
A temporary cul-de-sac will be required

11 (3)



Subject: Callout
Page Index: 11
Date: 10/26/2021 1:21:47 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

bridge?



Subject: Callout
Page Index: 11
Date: 10/26/2021 1:22:07 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

A temporary cul-de-sac will be required



Subject: Callout
Page Index: 11
Date: 10/26/2021 1:24:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 11

If road and bridge/culvert construction are not completed initially, the lots next to the channel will need to be no-build until construction is complete

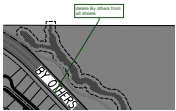
12 (1)



Subject: Callout
Page Index: 12
Date: 10/26/2021 10:32:22 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 12

as long as you have the dimensions and SF and lot numbers you do not need these extra sheets for a PUDSP- All lots and tracts are required to depict SF or acreage, lot number or tract number and the dimensions not bearings. The perimeter does require both distance and bearings though.

18 (3)

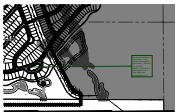


Subject: Callout
Page Index: 18
Date: 10/25/2021 3:10:24 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 18

delete By others from all sheets



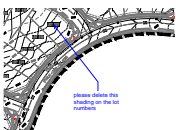
Subject: Arrow
Page Index: 18
Date: 10/25/2021 3:10:33 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 18



Subject: Callout
Page Index: 18
Date: 10/25/2021 3:12:03 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 18

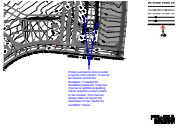
this sheet provides no information: road names, lot numbers, tract letters. Remove it or provide details...Just put the missing info on he tract sheet and eliminate this one.

25 (2)



Subject: Callout
Page Index: 25
Date: 10/24/2021 3:54:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 25

please delete this shading on the lot numbers



Subject: Callout
Page Index: 25
Date: 10/24/2021 4:01:37 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 25

If there are berms here provide a typical cross-section. It cannot be used to control the floodplain. If needed for floodplain/freeboard, lower the channel or additional grading will be required so that a berm is not created. This channel design does not match the description in the "Summary and BOD" memo.

26 (1)



Subject: Callout
Page Index: 26
Date: 10/24/2021 5:47:03 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 26

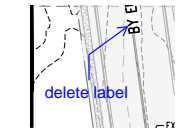
What is happening here? show all contours

28 (2)



Subject: Callout
Page Index: 28
Date: 10/24/2021 5:29:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 28

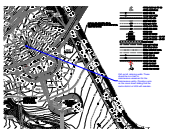
Is grading supposed to remain out of the wetland setback line?



Subject: Callout
Page Index: 28
Date: 10/24/2021 5:30:53 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 28

delete label

29 (4)



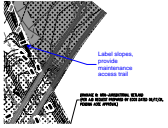
Subject: Callout
Page Index: 29
Date: 10/24/2021 6:08:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 29

Call out all retaining walls. These should be in a tract or maintenance easement for the maintenance entity. Provide a note on the cover sheet stating that the metro district or HOA will maintain.



Subject: Callout
Page Index: 29
Date: 10/24/2021 5:23:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 29

this lot grading doesn't look right



Subject: Callout
Page Index: 29
Date: 10/24/2021 5:25:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 29

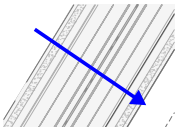
Label slopes, provide maintenance access trail



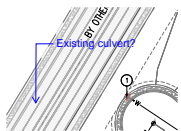
Subject: Callout
Page Index: 29
Date: 10/24/2021 5:27:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 29

Where will drainage go?

31 (2)



Subject: Arrow
Page Index: 31
Date: 10/24/2021 3:13:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 31



Subject: Callout
Page Index: 31
Date: 10/24/2021 3:13:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 31

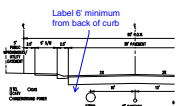
Existing culvert?

35 (3)



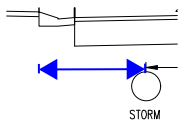
Subject: Callout
Page Index: 35
Date: 10/24/2021 5:28:16 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 35

drainage facility?



Subject: Callout
Page Index: 35
Date: 10/24/2021 6:03:35 PM
Author: dsdrice
Color: ■
Layer:
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Label 6' minimum from back of curb



Subject: Dimension

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Author: dsdrice

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