

ENG-PUDSP19011-R2-LOI-redlines Summary_Markup Summary

3 (2)



Subject: Image
Page Index: 3
Date: 4/10/2020 2:05:29 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 3



Subject: Callout
Page Index: 3
Date: 4/10/2020 2:09:23 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 3

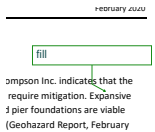
see revised noise study after they address- they used 4 lanes not 6 lanes

4 (2)



Subject: Callout
Page Index: 4
Date: 4/10/2020 2:07:17 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 4

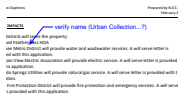
incorporate soils & go report after revised- now states no basements due to shallow groundwater



Subject: Callout
Page Index: 4
Date: 4/10/2020 2:07:37 PM
Author: dsdparsons
Color: ■
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Page Label: 4

fill

5 (1)



Subject: Callout
Page Index: 5
Date: 4/14/2020 11:39:27 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 5

verify name (Urban Collection...?)



Subject: Callout
Page Index: 6
Date: 4/10/2020 11:41:45 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 6

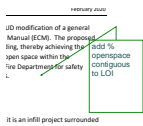
total % open space-please add to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications

is the Public Improvement District No. 2 (IDM PD).
 /DEVATION REQUESTS
 requested for the use of private roads and for the requirement that a
 addressed to CDM standards. The private roads will be maintained by the
 Page 1000. The private roads and deviations are accepted by Public PD.
 requested as follows:

| Item | Standard | Modification | Justification |
|------|----------------------|-----------------------|-----------------------|
| 1 | 100-foot buffer zone | Private roads project | Private roads project |
| 2 | 100-foot buffer zone | Private roads project | Private roads project |

Subject: Callout
Page Index: 6
Date: 4/14/2020 11:31:29 AM
Author: dsdrice
Color: ■
Layer:
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Page Label: 6

Address funding mechanism.



Subject: Callout
Page Index: 7
Date: 4/10/2020 11:41:37 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 7

add % openspace contiguous to LOI

IS OF USE TO USE RELATIONSHIPS;
 attached project is similar in intensity to the surround
 total open space is preserved on-site and appropriate
 adjacent property is commercial...address

Subject: Callout
Page Index: 7
Date: 4/10/2020 2:16:59 PM
Author: dsdparsons
Color: ■
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Page Label: 7

adjacent property is commercial...address

see geo comments

Subject: Callout
Page Index: 7
Date: 4/10/2020 2:17:13 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 7

see geo comments

see geo comments

Subject: Callout
Page Index: 7
Date: 4/10/2020 2:17:40 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 7

airport advisory recommends

mental welfare of the
ditional housing
ential development
noise mitigation here
WITH BOTH THE EXISTING
RESPONSIVE WITH THE
VE A NEGATIVE IMPACT

Subject: Callout
Page Index: 7
Date: 4/10/2020 2:17:55 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 7

noise mitigation here

8 (1)



Subject: Callout
Page Index: 8
Date: 4/10/2020 11:41:56 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 8

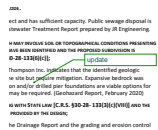
total % open space-please add to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications

10 (3)



Subject: Callout
Page Index: 10
Date: 4/10/2020 12:03:11 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 10

missing criteria related to public improvements which are to be identified : address fair equitable contribution to construction of the extension of Akers drive to the immediately adjacent prop- identify dollar amount here and in TIS- or construct it and file cost rec to he Commercial prop to the east....



Subject: Callout
Page Index: 10
Date: 4/10/2020 2:14:11 PM
Author: dsdparsons
Color: ■
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Page Label: 10

update



Subject: Callout
Page Index: 10
Date: 4/10/2020 2:15:02 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 10

one point off access open 24 hours and an emergency gated access....

11 (1)



Subject: Callout
Page Index: 11
Date: 4/10/2020 12:18:02 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 11

the landowner that owns this land and the adjacent parcel (which was created illegally from this landowners, Feathergrass Inv, parcel) is aware that Akers drive is to be extended through to provide access to this parcel and owner should be dedicating the half of Akers row with this plat; the road has been planned through his property for years... A full time second access would then be available to this development.- How do you intend on stopping use of second ER access? Provide detail. If not addressed, I believe this will be identified as unresolved Issue in staff report..

ENG-PUDSP19011-R2-PUDSP-redlines Summary_Markup Summary

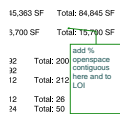
1 (11)



| Area | Area | Area | Area |
|-----------|------------------|------|------|
| 15,363 SF | Total: 64,645 SF | | |
| 3,700 SF | Total: 17,790 SF | | |

Subject: Callout
Page Index: 1
Date: 4/10/2020 1:53:09 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 1

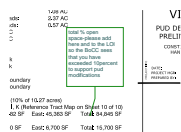
after noise study is updated to match current TIS, setbacks from Constitution may change... 2018 noise study data doesn't match TIS



| Area | Area | Area | Area |
|-----------|------------------|------|------|
| 15,363 SF | Total: 64,645 SF | | |
| 3,700 SF | Total: 17,790 SF | | |

Subject: Callout
Page Index: 1
Date: 4/10/2020 11:40:10 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

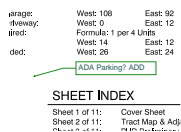
add % openspace contiguous here and to LOI



| Area | Area | Area | Area |
|-----------|------------------|------|------|
| 15,363 SF | Total: 64,645 SF | | |
| 3,700 SF | Total: 17,790 SF | | |

Subject: Callout
Page Index: 1
Date: 4/10/2020 11:42:04 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 1

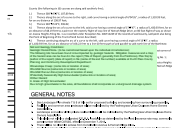
total % open space-please add here and to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications



| Area | Area | Area | Area |
|-----------|------------------|------|------|
| 15,363 SF | Total: 64,645 SF | | |
| 3,700 SF | Total: 17,790 SF | | |

Subject: Callout
Page Index: 1
Date: 4/10/2020 11:44:04 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 1

ADA Parking? ADD



Subject: Soils & Geology
Page Index: 1
Date: 4/10/2020 12:29:03 PM
Author: dsdparsons
Color: ■
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Page Label: 1

Soil and Geology Conditions:
Geologic Hazard Note-: (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: 4/10/2020 12:29:51 PM
Author: dsdparsons
Color: ■
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Page Label: 1

use standard note: identify all hazards and constraints specific to lots; some lots may not be suited for basements...groundwater less than 5 feet in spring early summer - review revised report and CGS comments



Subject: Image
Page Index: 1
Date: 4/10/2020 2:05:08 PM
Author: dsdparsons
Color: ■
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Page Label: 1



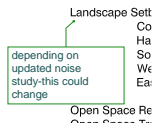
Subject: Callout
Page Index: 1
Date: 4/10/2020 3:24:42 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

some allow for driveway parking per parking table



Subject: Callout
Page Index: 1
Date: 4/10/2020 3:27:57 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

still not corrected- Title above all text and signatures



Subject: Callout
Page Index: 1
Date: 4/10/2020 3:33:33 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

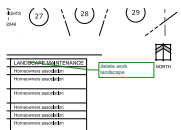
depending on updated noise study-this could change



Subject: Text Box
Page Index: 1
Date: 4/14/2020 4:00:43 PM
Author: dsdrice
Color: ■
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Page Label: 1

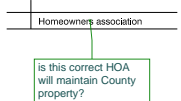
Verify that the site design complies with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plan and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plan 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 public and private sidewalks.

2 (4)



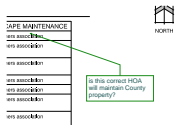
Subject: Callout
Page Index: 2
Date: 4/10/2020 3:29:04 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

delete work landscape



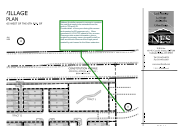
Subject: Callout
Page Index: 2
Date: 4/10/2020 3:29:34 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 2

is this correct HOA will maintain County property?



Subject: Callout
Page Index: 2
Date: 4/10/2020 3:29:47 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

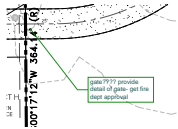
is this correct HOA will maintain County property?



Subject: Callout
Page Index: 2
Date: 4/14/2020 4:09:18 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 2

Address the dollar amount to escrow to construct the road that needs to be extended from the north in TIS and LOI. Provide detail of how your closing this access and opening for ER purposes only; More comments in LOI & TIS related to this concern. Please provide contact information, phone number for property owner via email to staff so staff can discuss Akers and the illegal parcel created by said owner for the Akers extension.

4 (1)



Subject: Callout
Page Index: 4
Date: 4/10/2020 3:32:28 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 4

gate???? provide detail of gate- get fire dept approval

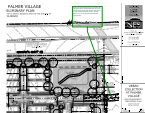
7 (1)



Subject: Callout
Page Index: 7
Date: 4/14/2020 11:57:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] 7 PRELIMINARY PLAN - EAST

show the downstream easement for the emergency spillway.

9 (1)



Subject: Callout
Page Index: 9
Date: 4/10/2020 12:19:13 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: 9

should we be escrowing money to construct the road that needs to be extended from the north? If we do not get some with this then the burden is on the adjacent property souley... provide detail of ow your closing this access for ER purposes only;

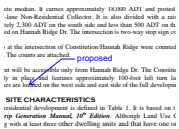
ENG-PUDSP19011-R2-TIS-redlines Summary_Markup Summary

2 (4)



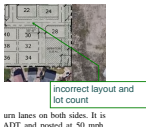
Subject: Callout
Page Index: 2
Date: 4/10/2020 12:06:57 PM
Author: dsdparsons
Color: ■
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Page Label: 2

half ROW should be dedicated with this plat (This parcel was created illegally...)



Subject: Callout
Page Index: 2
Date: 4/14/2020 5:22:43 PM
Author: dsdrice
Color: ■
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Page Label: 2

proposed



Subject: Callout
Page Index: 2
Date: 4/15/2020 10:00:37 AM
Author: dsdparsons
Color: ■
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Page Label: 2

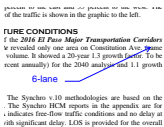
incorrect layout and lot count



Subject: Callout
Page Index: 2
Date: 4/15/2020 10:19:40 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 2

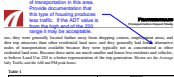
Explain why these are emergency only, type of road proposed, who will remove or reconstruct when Akers is constructed. Explain why access to the east won't be constructed as a regular road (same owner owns that property). What types of gates and where?

3 (3)



Subject: Callout
Page Index: 3
Date: 4/14/2020 7:56:01 PM
Author: dsdrice
Color: ■
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Space:
Page Label: 3

6-lane



Subject: Callout
Page Index: 3
Date: 4/15/2020 10:01:32 AM
Author: dsdrice
Color: ■
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Page Label: 3

Address the alternative modes of transportation in this area.

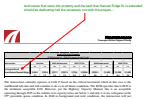
Provide documentation that this type of housing produces less traffic. If the ADT value is from the high end of the 220 range it may be acceptable.



Subject: Text Box
Page Index: 3
Date: 4/15/2020 9:28:20 AM
Author: dsdrice
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Address the significance (per ECM) of the development's impact on the LOS.

4 (6)



Subject: Callout
Page Index: 4
Date: 4/10/2020 11:56:25 AM
Author: dsdparsons
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Page Label: 4

land owner that owns this property and the land that Hannah Ridge Dr is extended should be dedicating half the necessary row with this project....



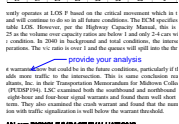
Subject: Callout
Page Index: 4
Date: 4/15/2020 10:05:34 AM
Author: dsdparsons
Color: ■
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Page Label: 4

future access to akers from this development/ currently showing 1 access & an ER access



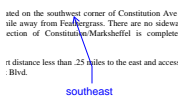
Subject: Callout
Page Index: 4
Date: 4/15/2020 10:11:21 AM
Author: dsdparsons
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Page Label: 4

Applicant- Also identify fair and equitable contribution to extension of Akers Drive non res collector 80' row -48' width with sidewalks.. We should have some money in escrow for the construction...



Subject: Callout
Page Index: 4
Date: 4/15/2020 9:15:59 AM
Author: dsdrice
Color: ■
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provide your analysis



Subject: Callout
Page Index: 4
Date: 4/15/2020 9:30:41 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 4

southeast

west

west

[illegible]

this is lower than typical fee...explain why

| NR1 | NR2 | FR1 | FR2 | FR3 | WR1 | WR2 | WR3 | NR1+NR2 | FR1+FR2 | FR2+FR3 | WR1+WR2 | WR2+WR3 |
|-------|-------|-------|-----|-----|-------|-----|-----|---------|---------|---------|---------|---------|
| 119 | 630 | 481 | - | - | 842 | - | - | 102 | - | - | - | - |
| 0.021 | 0.134 | 0.092 | - | - | 0.034 | - | - | 0.006 | 0.015 | 0.023 | 0.006 | 0.019 |
| 75.4 | 11.5 | 13 | - | - | 9.4 | - | - | 43.6 | 4 | 10 | 4 | 14 |
| 1 | 8 | 8 | - | - | A | - | - | E | - | - | - | - |
| 3.2 | 0.5 | 0.2 | - | - | 0.1 | - | - | 0.3 | - | - | - | - |

17 seconds added?

17 seconds added?

17/4.5 seconds added?

17/4.5 seconds added?

| NBLT | NBLG | ESL | EST | ESR | WEL | WET | WER | SEL | SLG |
|-------|-------|-------|-----|-----|-------|-----|-----|-------|------|
| 48 | 486 | 417 | - | - | 709 | - | - | 36 | 1 |
| 0.793 | 0.233 | 0.083 | - | - | 0.546 | - | - | 0.121 | 0.03 |
| 205.4 | 14.6 | 14.4 | - | - | 10.9 | - | - | 115.3 | 1.21 |
| F | B | B | - | - | B | - | - | F | |
| 3.2 | 0.9 | 0.3 | - | - | 0.5 | - | - | 0.4 | 0 |

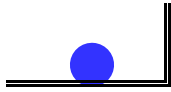
77 seconds added?

77 seconds added?

Discuss these impacts in the narrative section. What are queuing effects?

Discuss these impacts in the narrative section.
What are queuing effects?

63 (1)



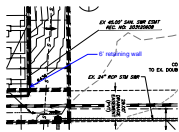
(Verify capacity)

83 (1)

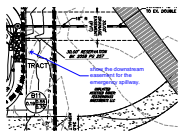
| Resolving Waters | Year Revised | Storage Bank Name | 2017 Storage Fee (per independent firm) | 2018 Fee (per independent firm) |
|---------------------|-----------------|------------------------------|--|------------------------------------|
| SEPTIC | | | | |
| New Creek | 2012 | Wongee Ranch | \$10,534 | \$9,341 |
| New Creek | 2012 | Barrett Ranch | \$17,358 | \$14,911 |
| New Creek | 2016 | Palix | \$20,642 | \$17,811 |
| South-Creek | 2001 | West Fox Farm Creek | \$12,864 | \$11,111 |
| South-Creek | 1999 | Elk Station Creek/Jump Creek | \$18,850 | \$16,311 |
| South-Creek | 1997 | Whisper | \$19,881 | \$17,111 |

updated in 2019 - Resolution 19-441

98 (2)



6' retaining wall




show the downstream easement for the emergency spillway.

1 (5)

ject an urban duplex product at this
system with a crawl space and no

single-family attached
(duplex)


Subject: Callout
Page Index: 1
Date: 4/10/2020 1:20:59 PM
Author: dsdparsons
Color: 
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Page Label: 1

single-family attached (duplex)

We understand Richmond plan
uctures are expected to have a str
sement. Attached garages are anti


only a some lots

0 Mark Dabbling Blvd | Colorado Springs, Color

Subject: Callout
Page Index: 1
Date: 4/10/2020 1:21:21 PM
Author: dsdparsons
Color: 
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Page Label: 1

only a some lots


[illegible]

Subject: Callout
Page Index: 1
Date: 4/10/2020 1:22:56 PM
Author: dsdparsons
Color: 
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Page Label: 1

if NO basements are allowed then that must be stated on the PUD development guidelines / PUD plan & incorporated into mitigation for shallow water/groundwater in this report

LDC-19-007 Amendment to the Land Development Code Subdivision Regulations Chapter 1, 2, 7 and Breakdown 10, 310

ral Division

Subject: Image
Page Index: 1
Date: 4/10/2020 1:35:30 PM
Author: dsdparsons
Color: 
Layer:
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Page Label: 1

CTL THOMPSON
CONSTRUCTION TECHNOLOGY
LITERACY

see Code and edit, and then verify the repair to find out whether implementer 2 did so at all, and, if not, a repair to make within five to 100 minutes, the TRL and the constraints should be included.

<https://github.com/CTLThompson/development-continuous-integration-for-developers/blob/master/development-code/>

1
on 10/26/2020
on 10/26/2020
8/22/2021

2
on 10/26/2020
on 10/26/2020
8/22/2021

3
on 10/26/2020
on 10/26/2020
8/22/2021

4
on 10/26/2020
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6
on 10/26/2020
on 10/26/2020
8/22/2021

7
on 10/26/2020
on 10/26/2020
8/22/2021

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8/22/2021

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on 10/26/2020
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14
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8/22/2021

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Subject: Text Box
Page Index: 1
Date: 4/10/2020 1:50:41 PM
Author: dsdparsons
Color: 
Layer:
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Page Label: 1

see Code and edit and then verify the report so that it meets requirements- it does not at this time. a map to scale depicting the 100 unit plan, the TBH, and the constraints should be included:
<https://planningdevelopment.elpasoco.com/recent-amendments-land-development-code/>

There are also requirements that the report meet the DCM, please verify that it does as it related to water quality

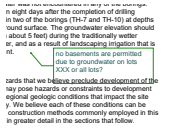
2 (1)



Subject: Callout
Page Index: 2
Date: 4/10/2020 1:25:25 PM
Author: dsdparsons
Color: [redacted]
Layer:
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Page Label: 2

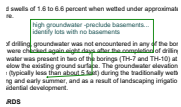
CONSTRAINTS (CAN BE MITIGATED)

3 (2)



Subject: Callout
Page Index: 3
Date: 4/10/2020 1:24:13 PM
Author: dsdparsons
Color: [redacted]
Layer:
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Page Label: 3

no basements are permitted due to groundwater on lots XXX or all lots?



Subject: Callout
Page Index: 3
Date: 4/10/2020 12:25:10 PM
Author: dsdparsons
Color: [redacted]
Layer:
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Page Label: 3

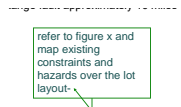
high groundwater -preclude basements... identify lots with no basements

5 (4)



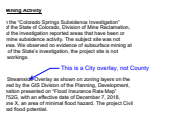
Subject: Callout
Page Index: 5
Date: 4/10/2020 1:13:40 PM
Author: dsdparsons
Color: [redacted]
Layer:
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Page Label: 5

Previously you state seasonal shallow ground water less than 5 feet - that may impact site - identify lots that have the potential for spring-early summer seasonal groundwater; mitigation may be no basements allowed there.



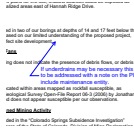
Subject: Callout
Page Index: 5
Date: 4/10/2020 1:17:28 PM
Author: dsdparsons
Color: [redacted]
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Page Label: 5

refer to figure x and map existing constraints and hazards over the lot layout-



Subject: Callout
Page Index: 5
Date: 4/15/2020 12:01:24 PM
Author: dsdrice
Color: [redacted]
Layer:
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Page Label: 5

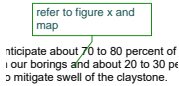
This is a City overlay, not County



Subject: Callout
Page Index: 5
Date: 4/15/2020 12:02:47 PM
Author: dsdrice
Color: ■
Layer:
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Page Label: 5

If underdrains may be necessary this needs to be addressed with a note on the PUD, to include maintenance entity.

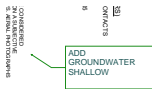
8 (1)



Subject: Callout
Page Index: 8
Date: 4/10/2020 1:15:01 PM
Author: dsdparsons
Color: ■
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Page Label: 8

refer to figure x and map

11 (1)



Subject: Callout
Page Index: 11
Date: 4/10/2020 1:26:20 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 11

ADD GROUNDWATER SHALLOW

13 (1)



Subject: Callout
Page Index: 13
Date: 4/10/2020 1:28:23 PM
Author: dsdparsons
Color: ■
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Page Label: 13