

# Site Development Plan\_v1.pdf Markup Summary

1 (4)



**Author:** ashmathy  
**Page Index:** 1

Please include:  
 -total gross building square footage  
 -open space, landscaping, and impermeable surface percentage  
 -location of all sidewalks, trails, fences, and walls, retaining walls, or berms  
 -the layout and location of all off-street parking, loading, and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan  
 -location of no-build areas, if none, please specify

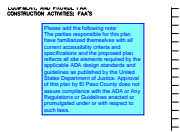
NUMBER: PPR-22-029

**Author:** ashmathy  
**Page Index:** 1

change to PPR-22-029

NUMBER: PPR-22-029  
 change to PPR-22-029

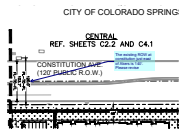
**Author:** ashmathy  
**Page Index:** 1



**Author:** Daniel Torres  
**Page Index:** 1

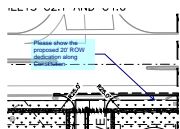
Please add the following note:  
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan 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.

2 (4)



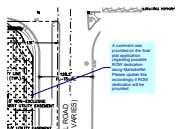
**Author:** Daniel Torres  
**Page Index:** 2

The existing ROW at constitution just east of Akers is 140'. Please revise



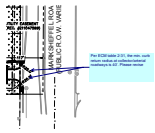
**Author:** Daniel Torres  
**Page Index:** 2

Please show the proposed 20' ROW dedication along Constitution



**Author:** Daniel Torres  
**Page Index:** 2

A comment was provided on the final plat application regarding possible ROW dedication along Marksheffel. Please update this accordingly if ROW dedication will be provided.



Author: Daniel Torres  
Page Index: 2

Per ECM table 2-31, the min. curb return radius at collector/arterial roadways is 40'. Please revise

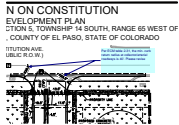
3 (6)

HORIZONTAL CURB (1/2"=40' FOR ALL) P.352 C  
SD.2-20, REFERENCE SHEET C5.0 FOR DETAILS



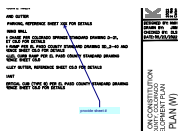
Author: Daniel Torres  
Page Index: 3

PLease refer to any comments provided with the final plat application regarding Akers Drive/roundabout and update the plans accordingly



Author: Daniel Torres  
Page Index: 3

Per ECM table 2-31, the min. curb return radius at collector/arterial roadways is 40'. Please revise



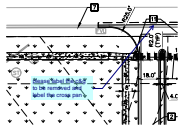
Author: Daniel Torres  
Page Index: 3

provide sheet #

CONST  
(120' PL

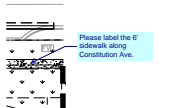
Author: Daniel Torres  
Page Index: 3

(120'



Author: Daniel Torres  
Page Index: 3

please label the c&g to be removed and label the cross pan



Author: Daniel Torres  
Page Index: 3

Please label the 6' sidewalk along Constitution Ave.

4 (2)

CONSTITU  
(120' PUBLI

Author: Daniel Torres  
Page Index: 4

(120' PU



Author: Daniel Torres  
Page Index: 4

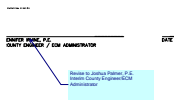
Please revise so the ramps are aligned.

6 (3)

DATE PLOTTED  
EL PASO  
COUNTY #  
DESIGN OF  
AGENCY  
CONTRACT  
DOCUMENT  
NO. 0000  
IN ACCORDANCE  
WITH THE  
EL PASO COUNTY  
LAND DEVELOPMENT  
CODE, AS AMENDED

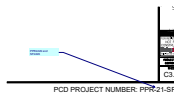
Author: Daniel Torres  
Page Index: 6

Please add  
Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.



Author: Daniel Torres  
Page Index: 6

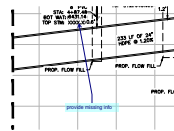
Revise to Joshua Palmer, P.E.  
Interim County Engineer/ECM Administrator



Author: Daniel Torres  
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PPR2229 and SF2226

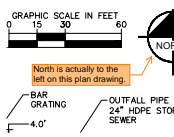
24 (1)



Author: Daniel Torres  
Page Index: 24

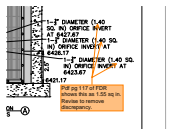
provide missing info

28 (10)



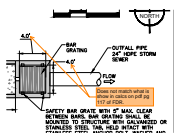
Author: Glenn Reese - EPC Stormwater  
Page Index: 28

North is actually to the left on this plan drawing.



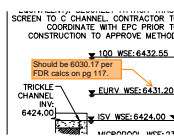
Author: Glenn Reese - EPC Stormwater  
Page Index: 28

Pdf pg 117 of FDR shows this as 1.55 sq in.  
Revise to remove discrepancy.



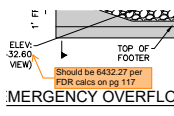
Author: Glenn Reese - EPC Stormwater  
Page Index: 28

Does not match what is show in calcs on pdf pg 117 of FDR.



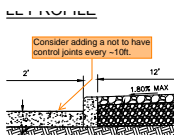
Author: Glenn Reese - EPC Stormwater  
Page Index: 28

Should be 6030.17 per FDR calcs on pg 117.



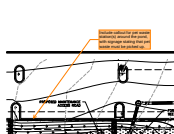
Author: Glenn Reese - EPC Stormwater  
Page Index: 28

Should be 6432.27 per FDR calcs on pg 117



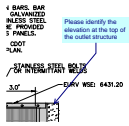
Author: Glenn Reese - EPC Stormwater  
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Consider adding a not to have control joints every ~10ft.



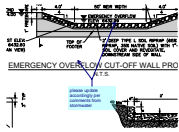
Author: Glenn Reese - EPC Stormwater  
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Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.



**Author:** Daniel Torres  
**Page Index:** 28

Please identify the elevation at the top of the outlet structure



**Author:** Daniel Torres  
**Page Index:** 28

please update accordingly per comments from stormwater



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**Page Index:** 28

Revise the energy dissipater at this forebay to include baffle blocks per Urban Drainage/mile high flood district impact basin figure 9-43. Refer to chapter 9, Section 3.2.4, page 9-78 or urban drainage DCM volume 2.  
[https://udfcd.org/wp-content/uploads/uploads/vol2%20criteria%20manual/09\\_Hydraulic%20Structure s.pdf](https://udfcd.org/wp-content/uploads/uploads/vol2%20criteria%20manual/09_Hydraulic%20Structure%20s.pdf)