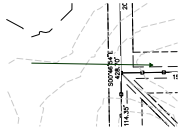
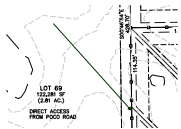


V1_Preliminary Plan Drawings.pdf Markup Summary

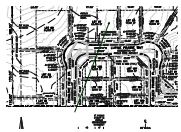
Arrow (9)



Subject: Arrow
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:07:40 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:07:47 AM
Status:
Color: ■
Layer:
Space:



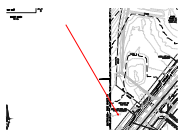
Subject: Arrow
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 9:14:40 AM
Status:
Color: ■
Layer:
Space:



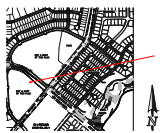
Subject: Arrow
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 9:20:51 AM
Status:
Color: ■
Layer:
Space:



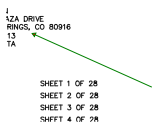
Subject: Arrow
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 9:20:55 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 10:08:18 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:13:21 AM
Status:
Color: ■
Layer:
Space:

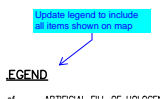


Subject: Arrow
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:21:46 AM
Status:
Color: ■
Layer:
Space:



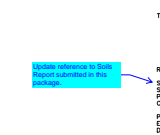
Subject: Arrow
Page Label: [9] PLTG 2720-1123 v.2-L-8
Author: dsdparsons
Date: 1/25/2024 10:25:34 AM
Status:
Color: ■
Layer:
Space:

Callout (47)



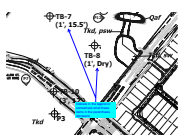
Subject: Callout
Page Label: [1] LAYOUT1
Author: CDurham
Date: 1/23/2024 1:01:08 PM
Status:
Color: ■
Layer:
Space:

Update legend to include all items shown on map



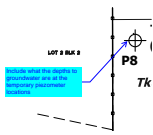
Subject: Callout
Page Label: [1] LAYOUT1
Author: CDurham
Date: 1/23/2024 12:36:01 PM
Status:
Color: ■
Layer:
Space:

Update reference to Soils Report submitted in this package.



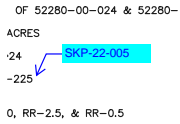
Subject: Callout
Page Label: [1] LAYOUT1
Author: CDurham
Date: 1/23/2024 12:58:09 PM
Status:
Color: ■
Layer:
Space:

Indicate in the legend or somewhere what these items in the parenthesis represent.



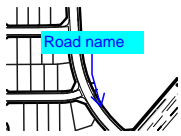
Subject: Callout
Page Label: [1] LAYOUT1
Author: CDurham
Date: 1/23/2024 1:00:51 PM
Status:
Color: ■
Layer:
Space:

Include what the depths to groundwater are at the temporary piezometer locations



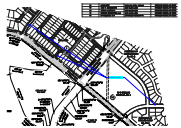
Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 8:17:16 AM
Status:
Color: ■
Layer:
Space:

SKP-22-005



Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 8:18:35 AM
Status:
Color: ■
Layer:
Space:

Road name



Subject: Callout
Page Label: [1] LAYOUT1
Author: CDurham
Date: 1/24/2024 8:58:20 AM
Status:
Color: ■
Layer:
Space:

Add Street names

T. TABLE

AREA (SQ. FEET)	AREA (AC)	USE
27,740	0.63	RETENTION, MAINT, UTILITIES, BUFFER
17,120	0.39	PARK, LANDSCAPE, UTILITIES
14,875	0.34	OPEN SPACE, LANDSCAPE, UTILITIES
28,200	0.65	OPEN SPACE, LANDSCAPE, UTILITIES
13,440	0.31	PARK, LANDSCAPE, UTILITIES
13,440	0.31	OPEN SPACE, LANDSCAPE, UTILITIES

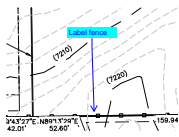
Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 2:52:05 PM
Status:
Color: ■
Layer:
Space:

Area in table does not match with area for Tract B on plan sheet. Please update accordingly so table and plan match.



Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 1/25/2024 11:07:02 AM
Status:
Color: ■
Layer:
Space:

Why are some drainage easements public and some private?



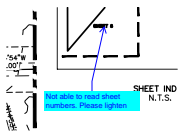
Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 1/24/2024 3:16:22 PM
Status:
Color: ■
Layer:
Space:

Label fence



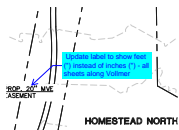
Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 1/24/2024 3:17:24 PM
Status:
Color: ■
Layer:
Space:

Label all existing culverts



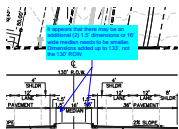
Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 1/24/2024 3:17:52 PM
Status:
Color: ■
Layer:
Space:

Not able to read sheet numbers. Please lighten



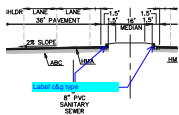
Subject: Callout
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:22:14 PM
Status:
Color: ■
Layer:
Space:

Update label to show feet (") instead of inches (") - all sheets along Vollmer



Subject: Callout
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:25:42 PM
Status:
Color: ■
Layer:
Space:

It appears that there may be an additional (2) 1.5' dimensions or 16' wide median needs to be smaller. Dimensions added up to 133', not the 130' ROW



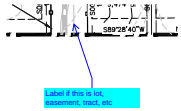
Subject: Callout
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:25:35 PM
Status:
Color: ■
Layer:
Space:

Label c&g type



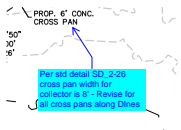
Subject: Callout
Page Label: [1] SH5
Author: CDurham
Date: 1/24/2024 3:26:28 PM
Status:
Color: ■
Layer:
Space:

Fix cut off text



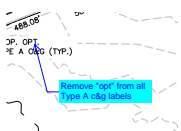
Subject: Callout
Page Label: [1] SH6
Author: CDurham
Date: 1/24/2024 3:26:57 PM
Status:
Color: ■
Layer:
Space:

Label if this is lot, easement, tract, etc



Subject: Callout
Page Label: [1] SH6
Author: CDurham
Date: 1/24/2024 3:27:44 PM
Status:
Color: ■
Layer:
Space:

Per std detail SD_2-26 cross pan width for collector is 8' - Revise for all cross pans along Dlnes



Subject: Callout
Page Label: [1] SH6
Author: CDurham
Date: 1/24/2024 3:28:27 PM
Status:
Color: ■
Layer:
Space:

Remove "opt" from all Type A c&g labels



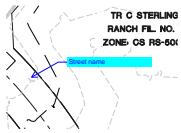
Subject: Callout
Page Label: [1] SH8
Author: CDurham
Date: 1/24/2024 3:29:44 PM
Status:
Color: ■
Layer:
Space:

Area in table does not match with area for Tract B on plan sheet. Please update accordingly so table and plan match.



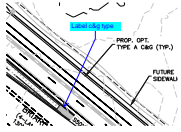
Subject: Callout
Page Label: [1] SH8
Author: CDurham
Date: 1/24/2024 3:30:08 PM
Status:
Color: ■
Layer:
Space:

Missing street name



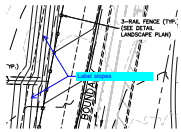
Subject: Callout
Page Label: [1] SH8
Author: CDurham
Date: 1/24/2024 3:30:50 PM
Status:
Color: ■
Layer:
Space:

Street name



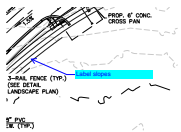
Subject: Callout
Page Label: [1] SH7
Author: CDurham
Date: 1/24/2024 3:32:38 PM
Status:
Color: ■
Layer:
Space:

Label c&g type



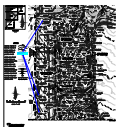
Subject: Callout
Page Label: [1] SH10
Author: CDurham
Date: 1/24/2024 3:35:03 PM
Status:
Color: ■
Layer:
Space:

Label slopes



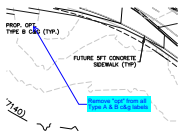
Subject: Callout
Page Label: [1] SH12
Author: CDurham
Date: 1/24/2024 3:35:33 PM
Status:
Color: ■
Layer:
Space:

Label slopes



Subject: Callout
Page Label: [1] SH13
Author: CDurham
Date: 1/24/2024 3:39:40 PM
Status:
Color: ■
Layer:
Space:

Double notes. Please delete one set



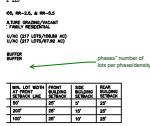
Subject: Callout
Page Label: [1] SH13
Author: CDurham
Date: 1/24/2024 3:40:40 PM
Status:
Color: ■
Layer:
Space:

Remove "opt" from all Type A & B c&g labels



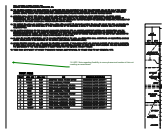
Subject: Callout
Page Label: [1] SH14
Author: CDurham
Date: 1/24/2024 3:41:03 PM
Status:
Color: ■
Layer:
Space:

Show location of spillway



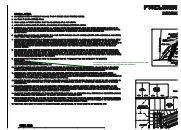
Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:53:20 AM
Status:
Color: ■
Layer:
Space:

phases" number of lots per phase/density



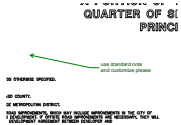
Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:54:51 AM
Status:
Color: ■
Layer:
Space:

18. ADD Note regarding flexibility to move phases and number of lots not needing an amendment



Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 8:01:46 AM
Status:
Color: ■
Layer:
Space:

customize note for lots that are on well and septic verses central water wastewater; i think there are 2 different gas providers



Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 8:02:12 AM
Status:
Color: ■
Layer:
Space:

use standard note and customize please



Subject: Callout
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:07:25 AM
Status:
Color: ■
Layer:
Space:

label lines



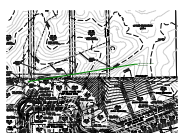
Subject: Callout
Page Label: [1] SH4
Author: dsdparsons
Date: 1/25/2024 8:20:33 AM
Status:
Color: ■
Layer:
Space:

Is there a sidewalk or trail in this tract?



Subject: Callout
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 10:06:56 AM
Status:
Color: ■
Layer:
Space:

we cant leave off sliver of land less than 35 acres it would be an illegal parcel. add this to be FUTURE DEVELOPMENT tract or Park



Subject: Callout
Page Label: [1] SH9
Author: dsdparsons
Date: 1/25/2024 8:52:54 AM
Status:
Color: ■
Layer:
Space:

this should be a tract if its not a lot



Subject: Callout
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 9:30:17 AM
Status:
Color: ■
Layer:
Space:

add note here or first page identify constraint and hazards for the lots and identify mitigation: no basements ; overlot grading; no build zone etc



Subject: Callout
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 10:05:17 AM
Status:
Color: ■
Layer:
Space:

these need to be future development tracts within the prelim plan



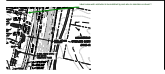
Subject: Callout
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:13:15 AM
Status:
Color: ■
Layer:
Space:

these need to be future development tracts within the prelim plan the roads bisect them



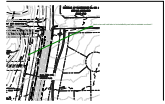
Subject: Callout
Page Label: [1] SH7
Author: dsdparsons
Date: 1/25/2024 10:19:33 AM
Status:
Color: ■
Layer:
Space:

label noise wall- add who to be installed by and who to maintain on sheet 1



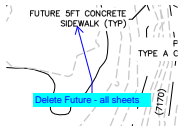
Subject: Callout
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 10:20:10 AM
Status:
Color: ■
Layer:
Space:

label noise wall- add who to be installed by and who to maintain on sheet 1



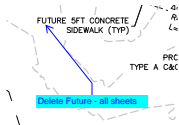
Subject: Callout
Page Label: [1] SH4
Author: dsdparsons
Date: 1/25/2024 10:20:32 AM
Status:
Color: ■
Layer:
Space:

label noise wall- add who to be installed by and who to maintain on sheet 1



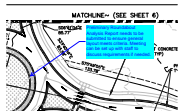
Subject: Callout
Page Label: [1] SH5
Author: CDurham
Date: 1/25/2024 11:08:04 AM
Status:
Color: ■
Layer:
Space:

Delete Future - all sheets



Subject: Callout
Page Label: [1] SH7
Author: CDurham
Date: 1/25/2024 11:12:16 AM
Status:
Color: ■
Layer:
Space:

Delete Future - all sheets



Subject: Callout
Page Label: [1] SH7
Author: CDurham
Date: 1/25/2024 11:18:42 AM
Status:
Color: ■
Layer:
Space:

Preliminary Roundabout Analysis Report needs to be submitted to ensure general layout meets criteria. Meeting can be set up with staff to discuss requirements if needed.



Subject: Callout
Page Label: [1] SH12
Author: CDurham
Date: 1/25/2024 3:11:34 PM
Status:
Color: ■
Layer:
Space:

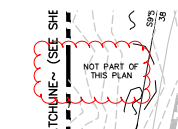
Verify distance to next set of pedestrian ramps.
 Distance can be no greater than 600 ft per ECM 2.5.2.C



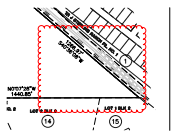
Subject: Callout
Page Label: [1] SH12
Author: CDurham
Date: 1/25/2024 3:16:29 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 2.5.2.C.3 all T-intersections need 4 ramps. Please provide additional ramp or deviation stating cause for not providing.

Cloud (2)

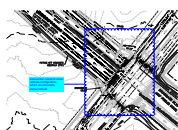


Subject: Cloud
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 8:21:39 AM
Status:
Color: ■
Layer:
Space:



Subject: Cloud
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 10:09:13 AM
Status:
Color: ■
Layer:
Space:

Cloud+ (1)



Subject: Cloud+
Page Label: [1] SH7
Author: CDurham
Date: 1/25/2024 11:10:57 AM
Status:
Color: ■
Layer:
Space:

Intersection needs to show ultimate configuration, which would include corner islands.

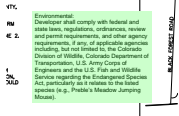
Collateral (1)



Subject: Collateral
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:57:26 AM
Status:
Color: ■
Layer:
Space:

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

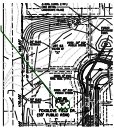
Environmental (1)



Subject: Environmental
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:58:14 AM
Status:
Color: ■
Layer:
Space:

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency 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).

Group (1)

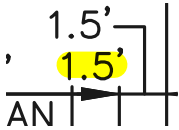


Subject: Group
Page Label: [1] SH9
Author: dsdparsons
Date: 1/25/2024 9:02:48 AM
Status:
Color: ■
Layer:
Space:

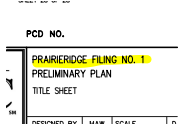
Highlight (7)



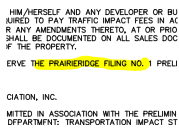
Subject: Highlight
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:23:10 PM
Status:
Color: ■
Layer:
Space:



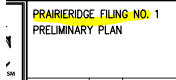
Subject: Highlight
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:23:12 PM
Status:
Color: ■
Layer:
Space:



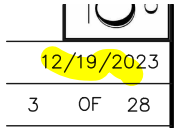
Subject: Highlight
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/24/2024 4:28:19 PM
Status:
Color: ■
Layer:
Space:



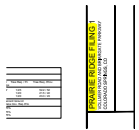
Subject: Highlight
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:55:20 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:18:25 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:18:45 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] PLTG 2720-1123 v.2-L-TS
Author: dsdparsons
Date: 1/25/2024 10:23:11 AM
Status:
Color: ■
Layer:
Space:

PRAIRIE RIDGE FILING

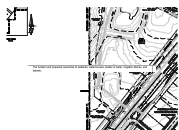
Image (13)



Subject: Image
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:18:00 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] SH11
Author: dsdparsons
Date: 1/25/2024 9:13:35 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 9:15:40 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 9:25:52 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 9:31:46 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:21:28 AM
Status:
Color: ■
Layer:
Space:



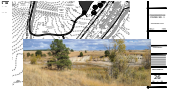
Subject: Image
Page Label: [1] PLTG 2720-1123 v.2-L-TS
Author: dsdparsons
Date: 1/25/2024 10:22:51 AM
Status:
Color: ■
Layer:
Space:



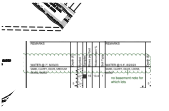
Subject: Image
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 10:29:59 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] Park 1
Author: dsdparsons
Date: 1/25/2024 10:31:29 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
 Page Label: [1] Park 1
 Author: dsdparsons
 Date: 1/25/2024 10:32:01 AM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Image
 Page Label: [1] LAYOUT1
 Author: dsdparsons
 Date: 1/25/2024 10:37:04 AM
 Status:
 Color: ■
 Layer:
 Space:

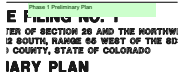


Subject: Image
 Page Label: [1] LAYOUT1
 Author: dsdparsons
 Date: 1/25/2024 10:36:33 AM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Image
 Page Label: [1] LAYOUT1
 Author: dsdparsons
 Date: 1/25/2024 10:37:03 AM
 Status:
 Color: ■
 Layer:
 Space:

Planner (29)



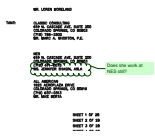
Subject: Planner
 Page Label: [1] Layout1
 Author: dsdparsons
 Date: 1/24/2024 4:26:04 PM
 Status:
 Color: ■
 Layer:
 Space:

Phase 1 Preliminary Plan



Subject: Planner
 Page Label: [1] Layout1
 Author: dsdparsons
 Date: 1/24/2024 4:27:56 PM
 Status:
 Color: ■
 Layer:
 Space:

draw phase lines please. Add a note phase lines may change at final p;lat stage; no amendment needed



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/24/2024 4:28:49 PM
Status:
Color: ■
Layer:
Space:

Does she work at NES still?



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 7:52:47 AM
Status:
Color: ■
Layer:
Space:

attached and or detached



Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:15:25 AM
Status:
Color: ■
Layer:
Space:

is this a sidewalk trail?



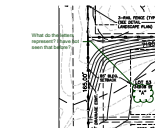
Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 9:24:42 AM
Status:
Color: ■
Layer:
Space:

move to hear you can use a leader so this is not so compressed



Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:19:28 AM
Status:
Color: ■
Layer:
Space:

ADD ALL SHEETS PER CHECKLIST



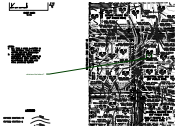
Subject: Planner
Page Label: [1] SH9
Author: dsdparsons
Date: 1/25/2024 9:02:43 AM
Status:
Color: ■
Layer:
Space:

What do the letters represent? I have not seen that before?



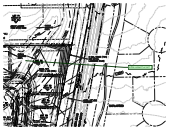
Subject: Planner
Page Label: [1] SH10
Author: dsdparsons
Date: 1/25/2024 9:08:05 AM
Status:
Color: ■
Layer:
Space:

move road names to here ; use leader so we can see lots



Subject: Planner
Page Label: [1] SH10
Author: dsdparsons
Date: 1/25/2024 9:05:35 AM
Status:
Color: ■
Layer:
Space:

what are the letters?



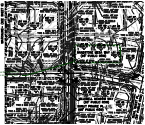
Subject: Planner
Page Label: [1] SH10
Author: dsdparsons
Date: 1/25/2024 9:06:14 AM
Status:
Color: ■
Layer:
Space:

is this a tract? or lot?



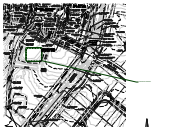
Subject: Planner
Page Label: [1] SH10
Author: dsdparsons
Date: 1/25/2024 9:11:30 AM
Status:
Color: ■
Layer:
Space:

what are the letters representing?



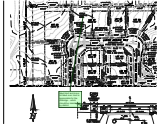
Subject: Planner
Page Label: [1] SH10
Author: dsdparsons
Date: 1/25/2024 9:09:12 AM
Status:
Color: ■
Layer:
Space:

Move Road Name to here so we can see lots



Subject: Planner
Page Label: [1] SH11
Author: dsdparsons
Date: 1/25/2024 9:12:54 AM
Status:
Color: ■
Layer:
Space:

Add labels/ checklist



Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 9:24:12 AM
Status:
Color: ■
Layer:
Space:

label tract and move lot label over- tract is appropriate for the drainage... which should be maintained by district

Add labels per checklist -state to remain or be removed; these are natural features - should they be preserved per Code Chapter 8; and per SKP process

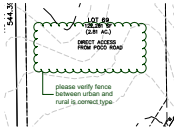
Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 9:22:07 AM
Status:
Color: ■
Layer:
Space:

Add labels per checklist -state to remain or be removed; these are natural features - should they be preserved per Code Chapter 8; and per SKP process



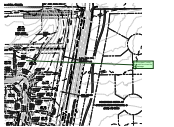
Subject: Planner
Page Label: [1] SH8
Author: dsdparsons
Date: 1/25/2024 9:17:25 AM
Status:
Color: ■
Layer:
Space:

Road name



Subject: Planner
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 9:17:54 AM
Status:
Color: ■
Layer:
Space:

please verify fence between urban and rural is correct type



Subject: Planner
Page Label: [1] SH4
Author: dsdparsons
Date: 1/25/2024 9:19:49 AM
Status:
Color: ■
Layer:
Space:

is this a tract? or lot? it should be a tract its all drainage



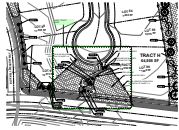
Subject: Planner
Page Label: [1] SH5
Author: dsdparsons
Date: 1/25/2024 9:22:40 AM
Status:
Color: ■
Layer:
Space:

is there a trail or sidewalk in this tract?



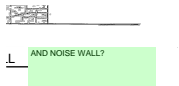
Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 9:26:18 AM
Status:
Color: ■
Layer:
Space:

add a note to address this in lieu of mapping unless you want to map



Subject: Planner
Page Label: [9] PLTG 2720-1123 v.2-L-8
Author: dsdparsons
Date: 1/25/2024 10:25:22 AM
Status:
Color: ■
Layer:
Space:

LABEL TRACT NAME



Subject: Planner
Page Label: [10] PLTG 2720-1123 v.2-L-9
Author: dsdparsons
Date: 1/25/2024 10:27:56 AM
Status:
Color: ■
Layer:
Space:

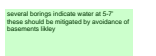
AND NOISE WALL?



Subject: Planner
Page Label: [1] Park 1
Author: dsdparsons
Date: 1/25/2024 10:34:19 AM
Status:
Color: ■
Layer:
Space:

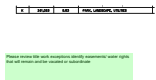
Preservation of pond and rapture nest trees was agreed at SKP hearing; please label trees that are to be protected and pond;

update letter of intent



Subject: Planner
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 10:41:53 AM
Status:
Color: ■
Layer:
Space:

several borings indicate water at 5-7' these should be mitigated by avoidance of basements likley



Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:58:33 AM
Status:
Color: ■
Layer:
Space:

Please review title work exceptions identify easements/ water rights that will remain and be vacated or subordinate

depict trees to be preserved w/ nets as no build /no disturbance please

Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 10:59:56 AM
Status:
Color: ■
Layer:
Space:

depict trees to be preserved w/ nets as no build /no disturbance please

0.01	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.02	PAVE, LANDSCAPE, UTILITIES	PREFABRIC
0.03	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.04	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.05	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.06	PAVE, LANDSCAPE, UTILITIES	PREFABRIC

Future Development Tracts

Subject: Planner
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 11:02:37 AM
Status:
Color: ■
Layer:
Space:

Future Development Tracts



Subject: Planner
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 2:31:38 PM
Status:
Color: ■
Layer:
Space:

is there any ped refuge conversations that need to occur?

Soils & Geology (2)

0.01	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.02	PAVE, LANDSCAPE, UTILITIES	PREFABRIC
0.03	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.04	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.05	OPEN SPACE, LANDSCAPE, UTILITIES	PREFABRIC
0.06	PAVE, LANDSCAPE, UTILITIES	PREFABRIC

PORT MAP

Subject: Soils & Geology
Page Label: [1] Layout1
Author: dsdparsons
Date: 1/25/2024 8:02:10 AM
Status:
Color: ■
Layer:
Space:

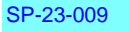
Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from 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: Soils & Geology
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 9:29:06 AM
Status:
Color: ■
Layer:
Space:

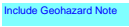
Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from 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.

Text Box (22)



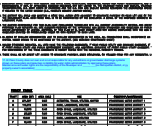
Subject: Text Box
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 8:17:41 AM
Status:
Color: ■
Layer:
Space:

SP-23-009



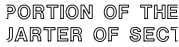
Subject: Text Box
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 8:19:19 AM
Status:
Color: ■
Layer:
Space:

Include Geohazard Note



Subject: Text Box
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 2:51:03 PM
Status:
Color: ■
Layer:
Space:

17. El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and _____ [xx metropolitan district, or yy property owner's association] _____.



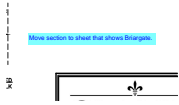
Retreat at F

Subject: Text Box
Page Label: [1] Layout1
Author: CDurham
Date: 1/24/2024 2:52:56 PM
Status:
Color: ■
Layer:
Space:

Retreat at

PORTION OF THE
 JARTER OF SECT

Move section to sheet that shows Briargate.



Subject: Text Box
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:23:01 PM
Status:
Color: ■
Layer:
Space:

Move section to sheet that shows Briargate.

EPC TYPE A OR/
EPC OPTIONAL
Type C

1.

Subject: Text Box
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:25:11 PM
Status:
Color: ■
Layer:
Space:

Type C

EPC TYPE A OR
EPC OPTIONAL
Type C

Subject: Text Box
Page Label: [1] SH4
Author: CDurham
Date: 1/24/2024 3:25:18 PM
Status:
Color: ■
Layer:
Space:

Type C

6



Subject: Text Box
Page Label: [1] SH5
Author: CDurham
Date: 1/24/2024 3:26:15 PM
Status:
Color: ■
Layer:
Space:

6



Subject: Text Box
Page Label: [1] SH9
Author: CDurham
Date: 1/24/2024 3:31:44 PM
Status:
Color: ■
Layer:
Space:

See comments on previous sheets and address on grading & utility sheets.



Subject: Text Box
Page Label: [1] SH3
Author: dsdparsons
Date: 1/25/2024 8:06:14 AM
Status:
Color: ■
Layer:
Space:

Add: The proximity of water wells & existing structures (are they to be removed or stay) from checklist



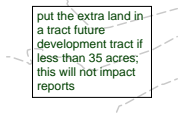
Subject: Text Box
Page Label: [1] SH6
Author: dsdparsons
Date: 1/25/2024 10:07:32 AM
Status:
Color: ■
Layer:
Space:

put the extra land in a tract future development tract ; this will not impact reports



Subject: Text Box
Page Label: [1] SH7
Author: dsdparsons
Date: 1/25/2024 8:51:51 AM
Status:
Color: ■
Layer:
Space:

put the extra land in a tract future development tract if less than 35 acres; this will not impact reports



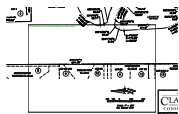
Subject: Text Box
Page Label: [1] SH7
Author: dsdparsons
Date: 1/25/2024 8:51:55 AM
Status:
Color: ■
Layer:
Space:

put the extra land in a tract future development tract if less than 35 acres; this will not impact reports



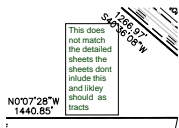
Subject: Text Box
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 9:31:08 AM
Status:
Color: ■
Layer:
Space:

all sheets have title per checklist



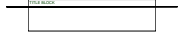
Subject: Text Box
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 10:08:59 AM
Status:
Color: ■
Layer:
Space:

Please turn this so its same direction as other sheets



Subject: Text Box
Page Label: [1] LAYOUT1
Author: dsdparsons
Date: 1/25/2024 10:09:51 AM
Status:
Color: ■
Layer:
Space:

This does not match the detailed sheets the sheets dont include this and likley should as tracts



Subject: Text Box
Page Label: [1] PLTG 2720-1123 v.2-L-TS
Author: dsdparsons
Date: 1/25/2024 10:23:00 AM
Status:
Color: ■
Layer:
Space:

TITLE BLOCK



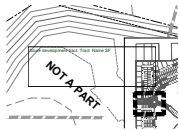
Subject: Text Box
Page Label: [5] PLTG 2720-1123 v.2-L-4
Author: dsdparsons
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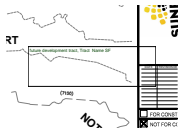
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future development tract, Tract Name SF



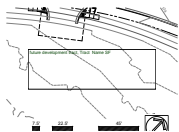
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future development tract, Tract Name SF