

Responses to July 10, 2020 Preliminary Plan redlines:

1. Under General Notes on Cover Sheet, note 6: “Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code.” County asks: “as amended or as of date of Preliminary Plan approval?” Guman: The General Note was revised to state, “Chapter 5 of the El Paso County Land Development Code, as amended.”
2. Under General Notes on Cover Sheet, note 9: County remarks: “4 – centerline radii on proposed Zaragosa Trail” Guman: addressed, Note 9 has been revised to refer to four (4) deviation requests. We added the language above to the note.
3. On sheet 2, phasing plan (north), County has five (5) remarks (two are duplicate, referring to the entrance monuments at two locations, north and west). 1.) Entrance monuments need to be outside of ROW in easements. Guman: The entrance monuments have been removed from the plans. 2.) With the text now lightened (gray) verify that hatching will not overwrite and everything will be legible when printed. Guman: The text was modified to ensure legibility when printed. 3.) Label approximate street grades. Guman: No change made to preliminary plan. A separate plan set titled “Roadway Geometry Plan” has been uploaded as an optional item. This plan set shows approximate street grades. 4.) Which name is correct? (This is in reference to the street commencing between lots 206 and 194 south from Barrosito Trail. Guman: Enumerations routinely requires that a road that nearly approximates a 90° turn requires a change of name. Our understanding of the requirement is for fire response accuracy.
4. On sheet 3, phasing plan (south), County has a single comment. Label all centerlines radii. Guman: No change made to preliminary plan. A separate plan set titled “Roadway Geometry Plan” has been uploaded as an optional item. This plan set shows all centerlines’ radii.
5. On sheet 4, site plan (north), County has no comments.
6. On sheet 5, site plan (south), County has no comments.

Redlines from preliminary plan LOI:

Page 3 : County: This deviation does not need to be identified in the Final Plat LOI (referring to the cul-de-sac length). The centerline radius deviation needs to be included. Guman : That deviation was removed from the Final Plat LOI. It remains in the Preliminary Plan LOI. The centerline radius deviation has been added to the Final Plat and Preliminary Plan LOIs.

Page 11: County: Address County Road fee. TIS states: This project will address annexation into the 10 mil PID. The up-front fees will be per the current 2019 fee schedule for Single Family Detached Housing. Guman: The language was added to the Final Plat LOI and the Preliminary Plan LOI.