

MDT-PUDSP22007-R1-PUD Dev Plan redlines.pdf Markup Summary

1 (55)

This should not be a certification bloc.
JANICE:
THE PLAN AND ASSOCIATED CONSTRUCTION SHALL BE REVIEWED FOR COMPLIANCE WITH THE ADA OR REDESIGNED UNDER OR WITH RESPECT TO SUITABILITY.

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:14:22 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

This should not be a certification bloc.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT THE CITY OF DENVER, COLORADO, ON THIS 14TH DAY OF JULY, 2022.
this should have a place for the owners to sign.
CERTIFICATION:
THE PLAN HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE ADA OR REDESIGNED UNDER OR WITH RESPECT TO SUITABILITY ON THE DATE APPROVED.

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:14:40 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

this should have a place for the owners to sign

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES.

Subject: Callout
Page Index: 1
Date: 7/14/2022 12:47:47 PM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

we can only do 20 percent per Code

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES.

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:17:26 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

not the district? are you sure some are not to be maintained by District?

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES.

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:18:31 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

what does this mean? please be specific what entity is responsible for which..

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT AND LOCAL AGENCIES.

Subject: Cloud
Page Index: 1
Date: 7/14/2022 11:19:03 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE



Subject: Callout
Page Index: 1
Date: 7/14/2022 11:19:38 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] DP-01 TITLE

this paragraph should de on landscape sheet



Subject: Callout
Page Index: 1
Date: 7/14/2022 11:19:46 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

Add to general notes



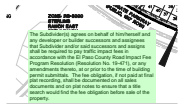
Subject: Callout
Page Index: 1
Date: 7/14/2022 11:19:58 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

Add to general notes



Subject: Callout
Page Index: 1
Date: 7/14/2022 11:22:03 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

rewrite this please these internal streets are private and will be maintained and owned by _____. I imagine these are not built to County standard since there narrow.



Subject: Road Impact
Page Index: 1
Date: 7/14/2022 11:22:53 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.



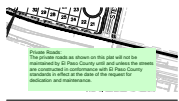
Subject: Special Districts
Page Index: 1
Date: 7/14/2022 11:25:59 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

Special District Notes:
 Special District Disclosure (when the plat is located in a special district):
 A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat
 Fountain Mutual Irrigation Company Note:
 NOTICE: This property will be included within a special taxing district, _____ Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



Subject: Limited Access
Page Index: 1
Date: 7/14/2022 11:25:04 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

Access Limitation:
 There shall be no direct lot access to _____ Briargate Blvd and Sterling Ranch _____ Road.



Subject: Private Road
Page Index: 1
Date: 7/14/2022 11:26:19 AM
Author: dsdparsons
Color: ■
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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: Callout
Page Index: 1
Date: 7/14/2022 11:51:36 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

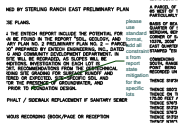
Add tract table:
 Tract, SF, ownership, maintenance, purpose, percentage of open space only, and percentage of usable open space per Section 4.2.6 of Code.



Subject: Soils & Geology
Page Index: 1
Date: 7/14/2022 3:32:58 PM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

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)
 ■Potentially Seasonally High Groundwater:(name lots or location of area)
 ■Other Hazard: (TO CPMPLETE NOTE See PAGES 7-13 IN REPORT TO ADD CONSTRAINTS AND MITIGATION)

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 State maintenance entity OR NO BASMENTS ON LOTS X,G,H



Subject: Callout
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Date: 7/14/2022 11:32:12 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

please use standard format, add all constraints from report state mitigation for the specific lots



Subject: Airport Overlay
Page Index: 1
Date: 7/14/2022 11:31:13 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

Where the Property is Located in the Airport Overlay Zone
 NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.



Subject: Arrow
Page Index: 1
Date: 7/14/2022 11:31:07 AM
Author: dsdparsons
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PRELIMINARY PLAN AND THE PLAN ESTABLISH THE
TION, NO VACATIONS AND REPLATS SHALL BE A
THE ADDITION OF LOTS IN A MANNER NOT FULL
D DEVELOPMENT/PRELIMINARY PLAN.
LOT LINES AND TRACTS AREAS CAN BE MADE W
DURING AN AMENDMENT TO THIS PLD
TY PLAN.
RANCH EAST PRELIMINARY PLAN NO. 2 PROVIDE
THROUGHOUT THE DEVELOPMENT. STREETS SHALL
OWNED (AS NOTED). CONSTRUCTION WILL BE TO
PT WHERE PLD MODIFICATIONS AND DEVATIONS
V. ALL STREETS SHALL BE PAVED WITH CURB &

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:50:16 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

and private roadways

OPEN SPACE:
UM LOT COVERAGE:
E: SEE SHEET 2 FOR SPE
future dev tracts are
not openspace

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:51:27 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

future dev tracts are not openspace

MAXIMUM LOT C
NOTE: SEE
delete this

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:51:53 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

delete this

TOTAL OPEN SPACE:
MAXIMUM LOT COVERAGE:
NOTE: SEE SHEET

Subject: Pen
Page Index: 1
Date: 7/14/2022 11:51:56 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] DP-01 TITLE

URUC ROW: 5.16 DU/AC
6.65 ACRES (185)
16.59 ACRES (455)
AGE: 605
ET 2 400 400 ACRES LOT DETAILS

Subject: Pen
Page Index: 1
Date: 7/14/2022 11:52:00 AM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

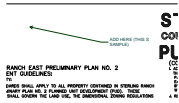
SECTION	REVISIONS
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SECTION 3	REVISIONS
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SECTION 100	REVISIONS

Subject: Callout
Page Index: 1
Date: 7/14/2022 11:53:02 AM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] DP-01 TITLE

detached garages



Subject: Image
Page Index: 1
Date: 7/14/2022 12:07:20 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [1] DP-01 TITLE



Subject: Callout
Page Index: 1
Date: 7/14/2022 12:07:53 PM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

ADD HERE (THIS S SAMPLE)

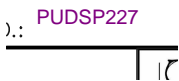


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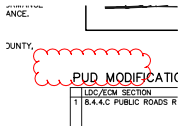
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Page Index: 1
Date: 7/14/2022 12:10:50 PM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

SAMPLE OF HOW TO CONCISELY ORGANIZE
;PROJECTIONS ARE IMPORTANT TO HAVE

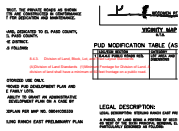


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PUDSP227



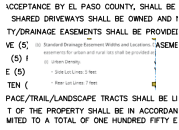
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Subject: Text Box
Page Index: 1
Date: 7/14/2022 12:45:43 PM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

8.4.3. Division of Land, Block, Lot, and Tract Layout Standards

(A)Division of Land Standards (1)Minimum Frontage for Division of Land. A division of land shall have a minimum of 60 feet frontage on a public road.



Subject: Image
Page Index: 1
Date: 7/14/2022 12:47:45 PM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

Driveway — A facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.



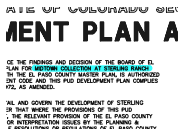
Subject: Text Box
Page Index: 1
Date: 7/14/2022 12:49:09 PM
Author: dsdparsons
Color: ■
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Page Label: [1] DP-01 TITLE

THIS IS THE CODE BUT FOR THIS PUD DEFINE DRIVEWAY AS 4 LOTS. STATE SHARED DRIVEWAYS VIA EASEMENTS AND PROVIDE MAINTENANCE ENTITY AND RULES RELATED TO THE SHARED DRIVES. NO PRIVATE ROAD WAIVER NEEDED THAN

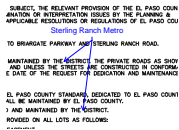


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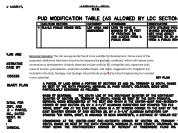
Sterling Ranch Metro



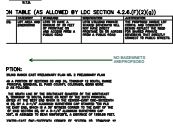
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Subject: Callout
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Date: 7/14/2022 12:52:34 PM
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Page Label: [1] DP-01 TITLE



Subject: Image
Page Index: 1
Date: 7/14/2022 1:11:29 PM
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Subject: Callout
Page Index: 1
Date: 7/14/2022 1:11:49 PM
Author: dsdparsons
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NO BASEMNETS ARE PROPOSED



Subject: Callout
Page Index: 1
Date: 7/19/2022 10:51:04 AM
Author: dsdrice
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Page Label: [1] DP-01 TITLE

Add a note that a maximum of 3 lots can use the shared driveways if this is the case



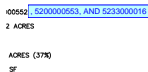
Subject: Callout
Page Index: 1
Date: 7/18/2022 11:03:40 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

FOURSQUARE AT STERLING RANCH PUDSP



Subject: Callout
Page Index: 1
Date: 7/18/2022 11:22:06 AM
Author: dsdparsons
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Page Label: [1] DP-01 TITLE

FOURSQUARE AT STERLING RANCH PUDSP



Subject: Text Box
Page Index: 1
Date: 7/19/2022 10:53:56 AM
Author: dsdrice
Color: ■
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Page Label: [1] DP-01 TITLE

, 5200000553, AND 5233000016



Subject: Callout
Page Index: 2
Date: 7/14/2022 12:31:22 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

KEY MAP IS MISSING

TRACT #	TRACT AREA (SQ FT)	TRACT ACRES
TRACT # (TOTAL)	484,118	11.1
TRACT # (A)	484,118	11.1
TRACT # (B)	0	0
TRACT # (C)	0	0
TRACT # (D)	0	0
TRACT # (E)	0	0
TRACT # (F)	0	0
TRACT # (G)	0	0
TRACT # (H)	0	0
TRACT # (I)	0	0
TRACT # (J)	0	0
TRACT # (K)	0	0
TRACT # (L)	0	0
TRACT # (M)	0	0
TRACT # (N)	0	0
TRACT # (O)	0	0
TRACT # (P)	0	0
TRACT # (Q)	0	0
TRACT # (R)	0	0
TRACT # (S)	0	0
TRACT # (T)	0	0
TRACT # (U)	0	0
TRACT # (V)	0	0
TRACT # (W)	0	0
TRACT # (X)	0	0
TRACT # (Y)	0	0
TRACT # (Z)	0	0

Subject: Callout
Page Index: 2
Date: 7/14/2022 12:20:58 PM
Author: dsdparsons
Color: ■
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Page Label: [2] DP-02 SITE PLAN NW

BREAK THIS DOWN SEE SAMPLE PROVIDED IN COMMENTS

TRACT #	TRACT AREA (SQ FT)	TRACT ACRES
TRACT # (TOTAL)	484,118	11.1
TRACT # (A)	484,118	11.1
TRACT # (B)	0	0
TRACT # (C)	0	0
TRACT # (D)	0	0
TRACT # (E)	0	0
TRACT # (F)	0	0
TRACT # (G)	0	0
TRACT # (H)	0	0
TRACT # (I)	0	0
TRACT # (J)	0	0
TRACT # (K)	0	0
TRACT # (L)	0	0
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TRACT # (N)	0	0
TRACT # (O)	0	0
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TRACT # (V)	0	0
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TRACT # (X)	0	0
TRACT # (Y)	0	0
TRACT # (Z)	0	0

Subject: Callout
Page Index: 2
Date: 7/14/2022 12:21:54 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [2] DP-02 SITE PLAN NW

NOTES SAY HOA WHICH IS IT OR ARE SOME DISTRICT AND SOME HOA



Subject: Callout
Page Index: 2
Date: 7/18/2022 4:29:43 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [2] DP-02 SITE PLAN NW

WHAT IS THE MODIFICATION FOR? IF THESE ARE PUBLIC? IS THAT FOR THE PRIVATE EASEMENTS TO LOTS? I DONT THINK WE CAN CALL THOSE ROADS ITS NOT A TRACT IT IS EASEMENTS ON 4 LOTS PRIVATE PROPERTY REDEFINE DRIVEWAY...



Subject: Arrow
Page Index: 2
Date: 7/14/2022 12:23:36 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW



Subject: Callout
Page Index: 2
Date: 7/14/2022 12:24:10 PM
Author: dsdparsons
Color: ■
Layer:
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WIDTH AND LENGTH OF THESE EASEMENTS



Subject: Callout
Page Index: 2
Date: 7/14/2022 12:25:10 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [2] DP-02 SITE PLAN NW

HOW CAN THE SETBACK BE 5 FEET IF THE DRIVEWAY EASEMENT IS LARGER?



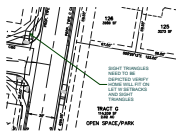
Subject: Callout
Page Index: 2
Date: 7/14/2022 12:26:43 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

ADD A NOTE TO GENERAL NOTE SHEET 1 STATING WHAT IS ALLOWED IN COMMON EGRESS ACCESS EASEMENTS SO ITS CLEAR AS DAY THAT OWNERS CANT BLOCK, OR PLACE BENCHES, PLAYGROUNDS, PARK CARS BOATS RVS IN THAT AREA...



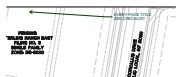
Subject: Callout
Page Index: 2
Date: 7/14/2022 12:28:11 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

DETACH FOR SNOW REMOVAL; PROVIDE ON PROFILE;
 PROVIDE A PROFILE OF THE DRIVEWAY ACCESS SHARED PLEASE



Subject: Callout
Page Index: 2
Date: 7/14/2022 12:32:10 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

SIGHT TRIANGLES NEED TO BE DEPICTED VERIFY HOME WILL FIT ON LET W SETBACKS AND SIGHT TRIANGLES



Subject: Callout
Page Index: 2
Date: 7/14/2022 12:32:32 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

EVERY PAGE TITLE SEE CHECKLIST

LE	DATE	03/08/2022
1" = 30'	SHEET	2 OF 19
1" = N/A	JOB NO.	1183.20
WHAT SHEET IS THIS - NAME		

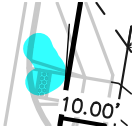
Subject: Callout
Page Index: 2
Date: 7/14/2022 12:33:18 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

WHAT SHEET IS THIS - NAME

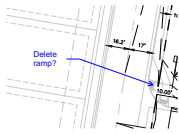


Subject: Callout
Page Index: 2
Date: 7/14/2022 3:31:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

Provide detail for private drive connection to public road - curb returns or driveway ramps. If delivery and garbage trucks will be using these drives the sidewalk and pavement design needs to be adequate



Subject:
Page Index: 2
Date: 7/14/2022 3:39:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW



Subject: Callout
Page Index: 2
Date: 7/14/2022 3:40:37 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] DP-02 SITE PLAN NW

Delete ramp?

3 (8)



Subject: Image
Page Index: 3
Date: 7/14/2022 12:13:37 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE



Subject: Callout
Page Index: 3
Date: 7/14/2022 12:18:02 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE

SAMPLE OF TRACT SHEET AND TABLE DEPICTING TRAILS, sf USES ETC...YOUR DEV IS SMALL SO IT COULD BE ADDED TO SHEET AFTER COVER IF NO ROOM

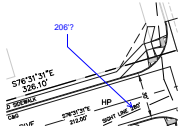


Subject: Callout
Page Index: 3
Date: 7/14/2022 12:19:46 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE

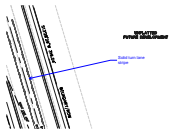
IS THERE ANY STRUCTURES, GAZEBO, PARK EQUIP , OR TRAILS, BENCHES ETC PLEASE DEPICT TRAILS AT A MINIMUM SHOWING INTERCONNECTIONS THROUGH ENTIRE DEVELOPMENT AND CONNECTIONS TO EXTERIOR EXISTING TRAILS OR FUTURE TRAILS



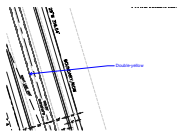
Subject: Length Measurement
Page Index: 3
Date: 7/14/2022 3:58:46 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE
 206'-4"



Subject: Callout
Page Index: 3
Date: 7/14/2022 3:59:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE
 206'?



Subject: Callout
Page Index: 3
Date: 7/19/2022 4:29:19 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE
 Solid turn lane stripe



Subject: Callout
Page Index: 3
Date: 7/19/2022 4:29:31 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE
 Double-yellow

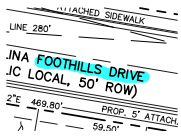


Subject: Callout
Page Index: 3
Date: 7/19/2022 4:30:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] DP-03 SITE PLAN NE
 Show and label proposed pond maintenance access roads

4 (8)



Subject: Callout
Page Index: 4
Date: 7/14/2022 4:14:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW
 Label sight distance easement or trim lot corner

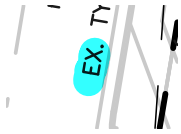


Subject:
Page Index: 4
Date: 7/19/2022 12:04:21 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW

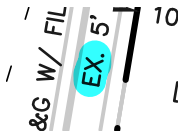


Subject: Callout
Page Index: 4
Date: 7/19/2022 12:04:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW

See E911 comments on road names.



Subject:
Page Index: 4
Date: 7/19/2022 12:06:45 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW



Subject:
Page Index: 4
Date: 7/19/2022 12:07:13 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW



Subject: Callout
Page Index: 4
Date: 7/19/2022 12:07:43 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW

Verify that this will be existing



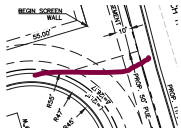
Subject: Length Measurement
Page Index: 4
Date: 7/19/2022 12:09:29 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [4] DP-04 SITE PLAN SW

215'-0"

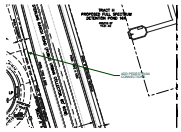


Subject:
 Page Index: 4
 Date: 7/19/2022 12:09:38 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: [4] DP-04 SITE PLAN SW

5 (5)

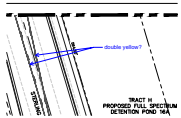


Subject: Pen
 Page Index: 5
 Date: 7/14/2022 12:29:08 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: [5] DP-05 SITE PLAN SE



Subject: Callout
 Page Index: 5
 Date: 7/14/2022 12:29:21 PM
 Author: dsdparsons
 Color: ■
 Layer:
 Space:
 Page Label: [5] DP-05 SITE PLAN SE

ADD PEDESTRIAN CONNECTIONS



Subject: Callout
 Page Index: 5
 Date: 7/19/2022 4:15:45 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: [5] DP-05 SITE PLAN SE

double yellow?



Subject: Callout
 Page Index: 5
 Date: 7/19/2022 4:35:03 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: [5] DP-05 SITE PLAN SE

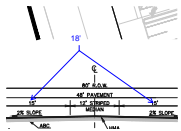
Add bike/shoulder stripe?



Subject: Callout
 Page Index: 5
 Date: 7/19/2022 4:34:25 PM
 Author: dsdrice
 Color: ■
 Layer:
 Space:
 Page Label: [5] DP-05 SITE PLAN SE

Is this lane long enough? Label as receiving lane if that is the case and verify whether a median should be provided since this is an unusual situation.

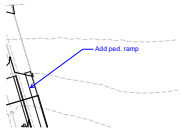
6 (1)



Subject: Callout
Page Index: 6
Date: 7/19/2022 10:47:01 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [6] DP-06 POND

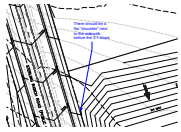
18'

8 (2)



Subject: Callout
Page Index: 8
Date: 7/14/2022 3:42:23 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] PP-08 PU-PG NE

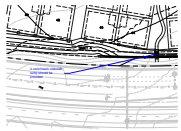
Add ped. ramp



Subject: Callout
Page Index: 8
Date: 7/14/2022 3:44:09 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [8] PP-08 PU-PG NE

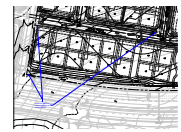
There should be a flat "shoulder" next to the sidewalk before the 3:1 slope

9 (4)



Subject: Callout
Page Index: 9
Date: 7/14/2022 3:47:02 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [9] PP-09 PU-PG-SW

A switchback sidewalk ramp should be provided



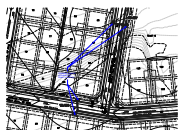
Subject: Callout
Page Index: 9
Date: 7/14/2022 3:51:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [9] PP-09 PU-PG-SW

Add ROW chamfers behind sidewalks at all intersections



Subject: Callout
Page Index: 9
Date: 7/19/2022 5:09:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [9] PP-09 PU-PG-SW

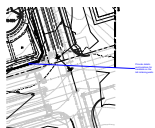
label existing contours



Subject: Callout
Page Index: 9
Date: 7/19/2022 5:23:28 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [9] PP-09 PU-PG-SW

Sidewalk needs to go behind the inlets. (check all)

10 (2)



Subject: Callout
Page Index: 10
Date: 7/19/2022 4:32:38 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] PP-10 PU-PG SE

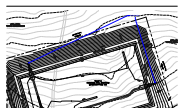
Provide details and locations for handrails on the tall retaining walls



Subject: Callout
Page Index: 10
Date: 7/14/2022 3:48:54 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [10] PP-10 PU-PG SE

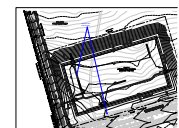
Add ROW chamfers behind the sidewalks

11 (6)



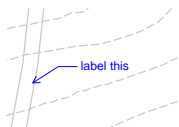
Subject: Callout
Page Index: 11
Date: 7/14/2022 3:52:14 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

Label stubs



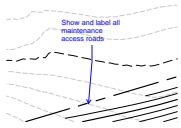
Subject: Callout
Page Index: 11
Date: 7/14/2022 3:52:55 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

Label all storm drain facilities



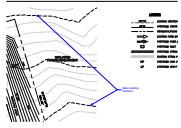
Subject: Callout
Page Index: 11
Date: 7/14/2022 3:55:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

label this



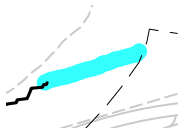
Subject: Callout
Page Index: 11
Date: 7/14/2022 3:56:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

Show and label all maintenance access roads



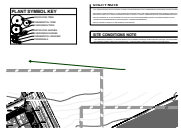
Subject: Callout
Page Index: 11
Date: 7/19/2022 5:05:26 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

label existing contours



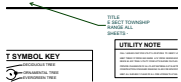
Subject:
Page Index: 11
Date: 7/19/2022 5:05:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [11] PP-11 PU-PG POND

13 (4)

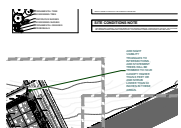


Subject: Callout
Page Index: 13
Date: 7/14/2022 12:39:43 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] PLTG 2673-0122 v.1-L-1

TITLE
 E SECT TOWNSHIP RANGE ALL SHEETS -

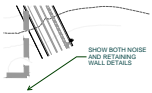


Subject: Callout
Page Index: 13
Date: 7/14/2022 12:40:28 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] PLTG 2673-0122 v.1-L-1



Subject: Callout
Page Index: 13
Date: 7/14/2022 12:41:52 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] PLTG 2673-0122 v.1-L-1

ADD SIGHT VIABILITY TRIANGLES TO INTERSECTIONS , ADD STATEMENT TREES WILL BE TRIMMED TO HAVE CANOPY HIGHER THAN 6 FEET OR AND SHRUB LOWER THAN 30 INCHES IN THESE AREAS.



Subject: Callout
Page Index: 13
Date: 7/14/2022 12:56:38 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [2] PLTG 2673-0122 v.1-L-1

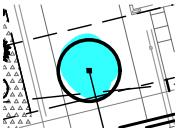
SHOW BOTH NOISE AND RETAINING WALL DETAILS

14 (5)

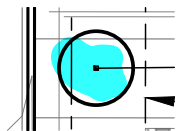


Subject: Callout
Page Index: 14
Date: 7/14/2022 12:57:18 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [3] PLTG 2673-0122 v.1-L-2

SETBACK LABELSLINES; ADD MISSING CHECKLIST ITEMS



Subject:
Page Index: 14
Date: 7/14/2022 4:15:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] PLTG 2673-0122 v.1-L-2

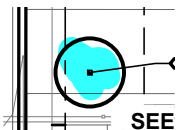


Subject:
Page Index: 14
Date: 7/14/2022 4:16:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] PLTG 2673-0122 v.1-L-2



Subject: Callout
Page Index: 14
Date: 7/14/2022 4:17:18 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] PLTG 2673-0122 v.1-L-2

Adjust trees in driveways



Subject:
Page Index: 14
Date: 7/14/2022 4:17:41 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [3] PLTG 2673-0122 v.1-L-2

15 (2)



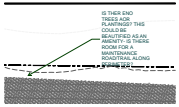
Subject: Pen
Page Index: 15
Date: 7/14/2022 12:38:19 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [4] PLTG 2673-0122 v.1-L-3



Subject: Callout
Page Index: 15
Date: 7/14/2022 12:38:45 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [4] PLTG 2673-0122 v.1-L-3

ADD SIDEWALK TO CONNECT TO OVERALL
PED SYSTEM

18 (1)



Subject: Callout
Page Index: 18
Date: 7/14/2022 12:36:58 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [7] PLTG 2673-0122 v.1-L-6

IS THERE ENO TREES AOR PLANTINGS? THIS
COULD BE BEAUTIFIED AS AN AMENITY- IS
THERE ROOM FOR A MAINTENANCE
ROAD/TRAIL ALONG PERIMETER?