

# MDT-PUDSP22001-R1-PUD.pdf Markup Summary

1 (14)

THIS STUDY, TR EXPLANATORY TEST BORINGS WERE  
PORT) WERE NOT FOUND TO BE PRESENT AT THIS  
B.3 OF THE REPORT) WERE FOUND ON SITE TO  
ICDN. WHERE AVOIDANCE IS NOT READILY  
BE SATISFACTORILY MITIGATED THROUGH PROPER  
TER FOUNDATION DRAINS SHALL BE INSTALLED  
I SHOULD BE EFFICIENTLY REMOVED FROM THE  
FACE SOIL.

state maintenance  
entity please

W:

N ACCORDANCE TO ARCHITECTURAL CONTROL COMMIT  
as the party's actions of FURNISHING, CONSULTING AS

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 9:08:28 AM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [1] 01 CS01

state maintenance entity please

14. THE SUBMITTER (DAVE) OPEN HAS FURNISHED (FURNISH)  
CONSIDERED AND HAS LOST THE PLAT AND ASSOCIATED  
APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY  
ASSISTING CONSTRUCTION DOCUMENTS BY EL PASO  
COUNTY. THE DATES OF THE PLAT AND ASSOCIATED  
TO ENSURE ADA ACCESSIBILITY TO CONSTRUCTION  
15. ALL LANE SERVICES SHALL BE PROVIDED BY EL PASO COUNTY.  
16. WATER & WASTEWATER SERVICE PROVIDED BY  
[redacted] and note re: fencing  
see page 5

STREETS:

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED  
UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE  
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFER  
3. STREETS WITHIN THIS DEVELOPMENT PROVIDED FOR LOTS  
PROVIDED DIRECTLY SIDE OF ALL STREETS AS LOTS.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 12:00:53 PM  
**Author:** dsdparsons  
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**Page Label:** [1] 01 CS01

add note re: fencing see page 5

1. NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATI  
O SUCH LAWS, IT IS THE RESPONSIBILITY OF THE DEVELOPER  
PROVIDE  
D SANITATION DISTRICT.

state installation/  
maintenance entity of  
disc golf and park  
land equip.

CTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PA  
BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.  
E OWNED AND MAINTAINED BY THE UPRIVER RANCH TRACTS  
ULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDE  
1. PLANS.  
2. NOT BE RESPONSIBLE FOR ANY OTHER FURNISHING OF SERVICES

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 12:33:15 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [1] 01 CS01

state installation/ maintenance entity of disc golf  
and park land equip.

add disc golf course  
(technically its  
"outdoor amusement"  
so we need to add as  
an allowed use)

ALL PRIVATE STREETS, LANDSCAPE ATTRACTIONS, PARKS OPEN  
TO VISITORS, CHANGING A COLLECTION POLICY, SERVICE

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 12:35:33 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [1] 01 CS01

add disc golf course (technically its "outdoor  
amusement" so we need to add as an allowed  
use)

1. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED  
UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE  
2. LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFER  
3. STREETS WITHIN THIS DEVELOPMENT PROVIDED FOR LOTS  
PROVIDED DIRECTLY SIDE OF ALL STREETS AS LOTS.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 2:06:03 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [1] 01 CS01

Outdoor amusement should have some parking;  
residents from all of lorson will likely use this ; can  
you add parking to the tract?


INDIVIDUAL, DISTRICT OUT DESIGN, AND ARCHITECTURAL OFFICE SHALL BE  
AND REGULATIONS OF THE UPRIVER RANCH TRACTS DISTRICT CODE AS THE  
RESIDENTS FROM THE UPRIVER RANCH TRACTS AND THE UPRIVER RANCH TRACTS  
FOR OPERATION, CHANGING A COLLECTION POLICY, SERVICE

what Metro district is  
this in? What will it be  
in? What district will  
be responsible for O  
and M of tracts,  
detention etc?

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/23/2022 1:45:15 PM  
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**Page Label:** [1] 01 CS01


what Metro district is this in? What will it be in?  
what district will be responsible for O and M of  
tracts, detention etc.?

N.L.L.C. NOMINEE FOR LORSON CONSERVATION INVEST 2 L.L.C.  
Metro District owns land to...  
DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. BY \_\_\_\_\_

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 3/23/2022 1:45:43 PM  
**Author:** dsdparsons  
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**Page Label:** [1] 01 CS01


Metro District owns land to...

SHEET 01 OF 25  
PUDSP 22 1

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 3/23/2022 2:05:30 PM  
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**Page Label:** [1] 01 CS01


PUDSP 22 1

VERIFICATION OF THE WORD "SOFT" SHOULD BE USED FOR THE PURPOSE OF THE CALLOUT. THE WORD "SOFT" IS A SUBJECTIVE TERM AND SHOULD BE USED ONLY WHEN THE SURFACE IS NOT FIRM, STABLE AND SLIP RESISTANT. THE WORD "SOFT" IS NOT A TECHNICAL TERM AND SHOULD NOT BE USED IN TECHNICAL DRAWINGS. THE WORD "SOFT" IS A SUBJECTIVE TERM AND SHOULD BE USED ONLY WHEN THE SURFACE IS NOT FIRM, STABLE AND SLIP RESISTANT. THE WORD "SOFT" IS NOT A TECHNICAL TERM AND SHOULD NOT BE USED IN TECHNICAL DRAWINGS.  
Verify whether the word "soft" should be used based on ADA regulations (must be "firm, stable and slip resistant".)


**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/25/2022 11:31:25 AM  
**Author:** dsdrice  
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Verify whether the word "soft" should be used based on ADA regulations (must be "firm, stable and slip resistant".)


BULEVARD  
1  
ENCE ALO

**Subject:**  
**Page Index:** 1  
**Date:** 3/25/2022 10:58:14 AM  
**Author:** dsdrice  
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**Page Label:** [1] 01 CS01

ON BOULE  
2  
NCE ALON


**Subject:**  
**Page Index:** 1  
**Date:** 3/25/2022 10:58:09 AM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** [1] 01 CS01

SP01-08  
LS01-13  
28

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28

0F 25

Subject:  
Page Index: 1  
Date: 3/25/2022 11:00:28 AM  
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Page Label: [1] 01 CS01

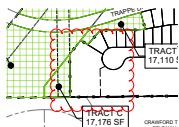
25


01-08  
01-13

Subject:  
Page Index: 1  
Date: 3/25/2022 11:00:50 AM  
Author: dsdrice  
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Page Label: [1] 01 CS01


3

2 (16)

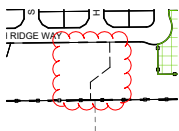



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Page Index: 2  
Date: 3/23/2022 12:09:26 PM  
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Page Label: [2] 02 DT01

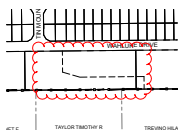



Subject: Callout  
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Page Label: [2] 02 DT01

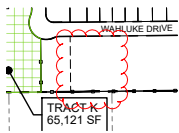
the line work in this area is confusing. What is a lot, tract etc....See sheets following this one and correct.



Subject: Cloud  
Page Index: 2  
Date: 3/23/2022 12:10:47 PM  
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Page Label: [2] 02 DT01



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Page Label: [2] 02 DT01

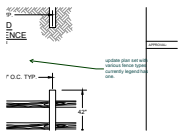


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**Page Label:** [2] 02 DT01

show trail system on this exhibit and disc gold course



**Subject:** Callout  
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**Date:** 3/23/2022 12:34:13 PM  
**Author:** dsdparsons  
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**Page Label:** [2] 02 DT01

update plan set with various fence types currently legend has one.

POCKET PARK	POCKET PARK OPEN SPACE TRAIL	POCKET PARK	POCKET PARK	POCKET PARK	POCKET PARK
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4

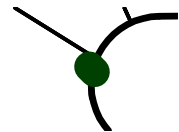
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add disc golf course (technically its "outdoor amusement" so we need to add as an allowed use)

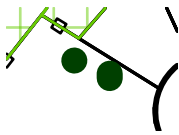
LANDSCAPE/ POCKET PARK OPEN SPACE TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENT
1	1	1
2	2	2
3	3	3
4	4	4

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**Page Label:** [2] 02 DT01

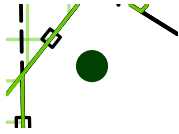
i think you may be showing more than 1 pocket park?



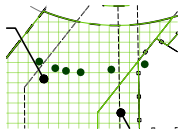
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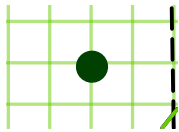
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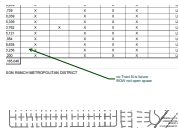
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**Subject:** Pen  
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**Page Label:** [2] 02 DT01



**Subject:** Callout  
**Page Index:** 2  
**Date:** 3/23/2022 12:49:16 PM  
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**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 02 DT01

no Tract N is future ROW not open space



**Subject:** Callout  
**Page Index:** 2  
**Date:** 3/23/2022 12:49:47 PM  
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we should discuss this lot and pond....



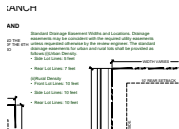
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**Page Label:** [3] 03 DT02

if you plan on keeping a detention pond w facilities in the 2.5 ac lot, then clearly identify maintenance entity, and easements...It is preferred to be in a tract owned by District.



**Subject:** Callout  
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**Author:** dsdparsons  
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for all lots?



**Subject:** Text Box  
**Page Index:** 3  
**Date:** 3/23/2022 1:15:06 PM  
**Author:** dsdparsons  
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**Page Label:** [3] 03 DT02

Standard Drainage Easement Widths and Locations. Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:(i)Urban Density.

- Side Lot Lines: 5 feet

- Rear Lot Lines: 7 feet

(ii)Rural Density

- Front Lot Lines: 10 feet

- Side Lot Lines: 10 feet

- Rear Lot Lines: 10 feet



**Subject:** Text Box  
**Page Index:** 3  
**Date:** 3/23/2022 1:15:21 PM  
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**Page Label:** [3] 03 DT02

Easements Abutting Rear Lot Lines. Where an easement abuts a rear lot line which is not the rear lot line of another lot, or which is on the perimeter of the division of land, the easement width shall be 10 feet or more.(c)Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.(d)Standard Easement Widths and Locations. Unless otherwise required by the utility provider, the standard utility easements for urban and rural lots shall be provided as follows.(i)Urban Density.

- Side Lot Lines: 5 feet.

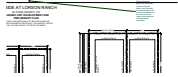
- Rear Lot Lines: 7 feet.

(ii)Rural Density.

- Front Lot Lines: 10 feet

- Side Lot Lines: 10 feet

- Rear Lot Lines: 10 feet



**Subject:** Callout  
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**Date:** 3/23/2022 1:14:52 PM  
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Show easement typical for urban lots or add to the lots below; and then add the easements for the rural lots in addition to the call out for the unique pond features and easements necessary.



**Subject:** Callout  
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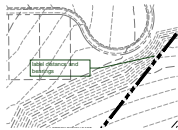
window well note?



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**Page Index:** 3  
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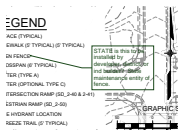
You may want to use 10% to keep these lots exempt from water quality requirements

5 (8)



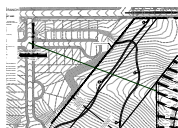
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**Page Label:** [5] 05 SP01

label distance and bearings




**Subject:** Callout  
**Page Index:** 5  
**Date:** 3/23/2022 11:59:41 AM  
**Author:** dsdparsons  
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**Page Label:** [5] 05 SP01

STATE is this to be installed by developer, district, or ind builder? State maintenance entity of fence.




**Subject:** Arrow  
**Page Index:** 5  
**Date:** 3/23/2022 12:00:43 PM  
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**Date:** 3/23/2022 12:17:06 PM  
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**Page Label:** [5] 05 SP01


are you really using cedar wood panel fencing?  
That may just blow over; is split rail more appropriate?

AL) (5' TYPICAL)

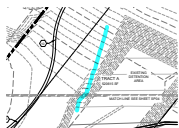
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(5' TYPICAL)

F 25

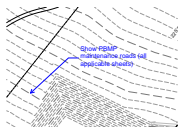
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5



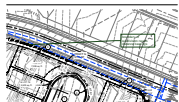
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Show PBMP maintenance roads (all applicable sheets)



**Subject:** Callout  
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**Date:** 3/25/2022 12:25:10 PM  
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6 (8)




**Subject:** Callout  
**Page Index:** 6  
**Date:** 3/23/2022 12:01:57 PM  
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**Page Label:** [6] 06 SP02

boundary of subdivision needs distance bearings






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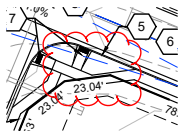
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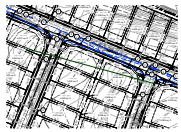
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sidewalk is not in ROW adjust please.




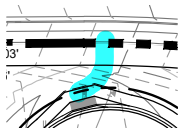
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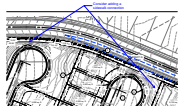
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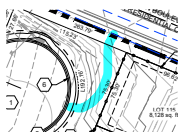
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**Space:**  
**Page Label:** [6] 06 SP02

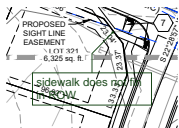
Consider adding a sidewalk connection




**Subject:**  
**Page Index:** 6  
**Date:** 3/25/2022 12:27:00 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [6] 06 SP02

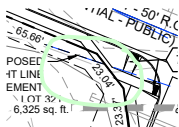
---


7 (13)



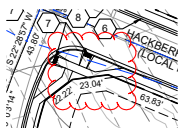
**Subject:** Callout  
**Page Index:** 7  
**Date:** 3/23/2022 12:02:40 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03


sidewalk does not fin in ROW

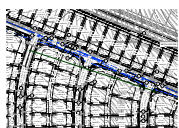



**Subject:** Owner Certification  
**Page Index:** 7  
**Date:** 3/23/2022 12:02:50 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03

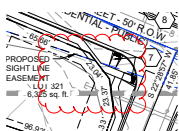
0




**Subject:** Cloud  
**Page Index:** 7  
**Date:** 3/23/2022 12:12:23 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03




**Subject:** Arrow  
**Page Index:** 7  
**Date:** 3/23/2022 12:12:32 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03



**Subject:** Cloud  
**Page Index:** 7  
**Date:** 3/23/2022 12:12:38 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03




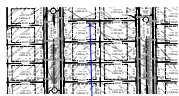
---

**Subject:** Cloud  
**Page Index:** 7  
**Date:** 3/23/2022 12:12:56 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03




---

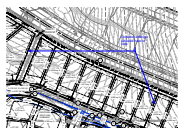
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**Page Index:** 7  
**Date:** 3/23/2022 12:13:03 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03




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**Subject:** Callout  
**Page Index:** 7  
**Date:** 3/25/2022 12:03:06 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03

Add contour labels on the major contours




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**Subject:** Callout  
**Page Index:** 7  
**Date:** 3/25/2022 12:16:49 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03

Consider adding a sidewalk here or here




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**Subject:**  
**Page Index:** 7  
**Date:** 3/25/2022 12:17:09 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03



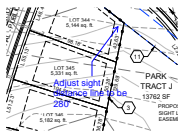
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**Subject:**  
**Page Index:** 7  
**Date:** 3/25/2022 12:17:36 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03



**Subject:** Length Measurement  
**Page Index:** 7  
**Date:** 3/25/2022 3:14:35 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03

279'-7 3/4"

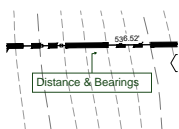



**Subject:** Callout  
**Page Index:** 7  
**Date:** 3/25/2022 3:14:13 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] 07 SP03

Adjust sight distance line to be 280'

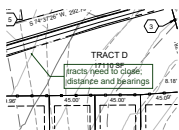
---


8 (14)



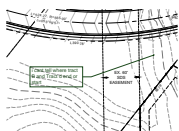
**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:03:25 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04


Distance & Bearings



**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:04:14 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04


tracts need to close; distance and bearings



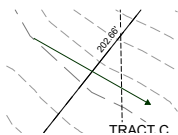
**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:05:13 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

i cant tell where tract B and Tract d end or start

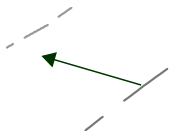


**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:05:09 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

tracts need to close; distance and bearings



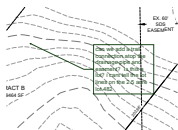
**Subject:** Arrow  
**Page Index:** 8  
**Date:** 3/23/2022 12:05:22 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04



**Subject:** Arrow  
**Page Index:** 8  
**Date:** 3/23/2022 12:05:26 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

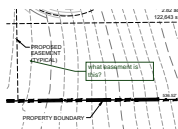


**Subject:** Owner Certification  
**Page Index:** 8  
**Date:** 3/23/2022 12:07:24 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04



**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:08:10 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

can we add a trail connection atop the drainage pipe and easment? Is this a lot? i cant tell the lot lines on the 2.5 acre lot 482



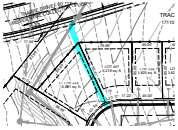
**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:08:39 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

what easement is this?

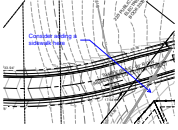


**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/23/2022 12:17:59 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

cedar panel or splitrail?

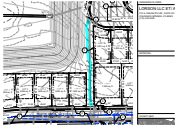


**Subject:**  
**Page Index:** 8  
**Date:** 3/25/2022 12:21:25 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

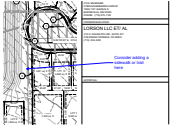


**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/25/2022 12:21:52 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

Consider adding a sidewalk here



**Subject:**  
**Page Index:** 8  
**Date:** 3/25/2022 12:23:10 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04



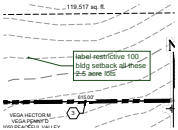
**Subject:** Callout  
**Page Index:** 8  
**Date:** 3/25/2022 12:23:33 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 08 SP04

Consider adding a sidewalk or trail here

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## 9 (2)

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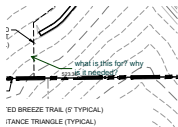
**Subject:** Callout  
**Page Index:** 9  
**Date:** 3/23/2022 12:05:56 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [9] 09 SP05

label restrictive 100 bldg setback all these 2.5 acre lots



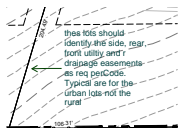
**Subject:** Callout  
**Page Index:** 9  
**Date:** 3/23/2022 12:06:29 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [9] 09 SP05

are there any trails / roads?



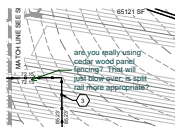
**Subject:** Callout  
**Page Index:** 10  
**Date:** 3/23/2022 12:14:18 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [10] 10 SP06

what is this for? why is it needed?



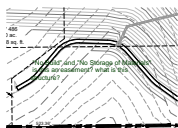
**Subject:** Callout  
**Page Index:** 10  
**Date:** 3/23/2022 12:18:25 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [10] 10 SP06

thes lots should identify the side, rear, front utility and r drainage easements as req perCode. Typical are for the urban lots not the rural



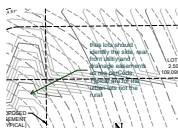
**Subject:** Callout  
**Page Index:** 10  
**Date:** 3/23/2022 12:16:21 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [10] 10 SP06

are you really using cedar wood panel fencing? That will just blow over; is split rail more appropriate?



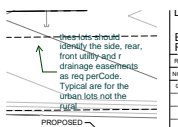
**Subject:** Text Box  
**Page Index:** 10  
**Date:** 3/23/2022 1:09:08 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [10] 10 SP06

"No Build" and "No Storage of Materials" is this an easement? what is this structure? .



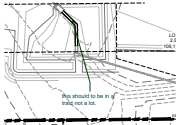
**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 12:18:36 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

thes lots should identify the side, rear, front utility and r drainage easements as req perCode. Typical are for the urban lots not the rural



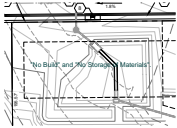
**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 12:19:10 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

thes lots should identify the side, rear, front utility and r drainage easements as req perCode. Typical are for the urban lots not the rural



**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 12:19:54 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

this should be in a tract not a lot.



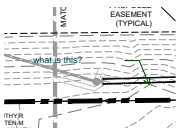
**Subject:** Text Box  
**Page Index:** 11  
**Date:** 3/23/2022 1:10:17 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

"No Build" and "No Storage of Materials".



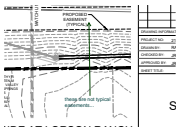
**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 1:09:57 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

is this an easement ? if so distance and bearings and label



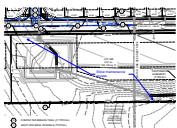
**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 1:10:35 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

what is this?



**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/23/2022 1:11:49 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

these are not typical easements...



**Subject:** Callout  
**Page Index:** 11  
**Date:** 3/25/2022 12:29:58 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [11] 11 SP07

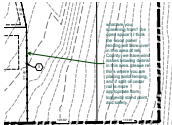
Show maintenance access



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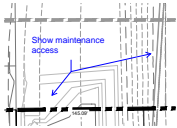
12 (2)

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**Subject:** Callout  
**Page Index:** 12  
**Date:** 3/23/2022 12:22:01 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

what are you screening from? the open space? I think the wood panel fencing will blow over in this area of teh County; we have wind issues blowing debris in this area. please re think where you are placing solid fencing, and if split or cedar rail is more appropriate from longevity stand point and safety.



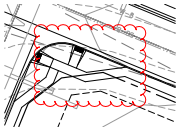
**Subject:** Callout  
**Page Index:** 12  
**Date:** 3/25/2022 12:28:55 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

Show maintenance access

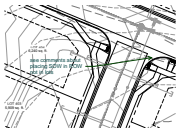
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15 (3)

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**Subject:** Cloud  
**Page Index:** 15  
**Date:** 3/23/2022 12:24:06 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08



**Subject:** Callout  
**Page Index:** 15  
**Date:** 3/23/2022 12:24:24 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

see comments about placing SOW in ROW not in lots



**Subject:** Callout  
**Page Index:** 15  
**Date:** 3/23/2022 12:24:53 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label the tracts, SF dimension; all landscape sheets

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16 (1)

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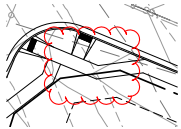
**Subject:** Callout  
**Page Index:** 16  
**Date:** 3/23/2022 12:25:34 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label width /surface

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17 (1)

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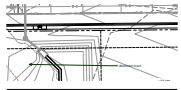


**Subject:** Cloud  
**Page Index:** 17  
**Date:** 3/23/2022 12:25:56 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

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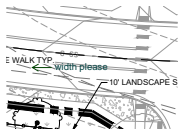
18 (2)

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**Subject:** Callout  
**Page Index:** 18  
**Date:** 3/23/2022 12:26:23 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

detetnion tract



**Subject:** Callout  
**Page Index:** 18  
**Date:** 3/23/2022 12:42:06 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

width please

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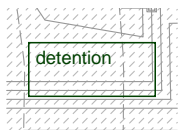
20 (2)

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**Subject:** Callout  
**Page Index:** 20  
**Date:** 3/23/2022 12:40:26 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

what is this going to be used for?



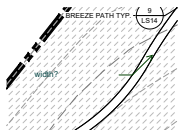
**Subject:** Text Box  
**Page Index:** 20  
**Date:** 3/23/2022 12:40:39 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

detention

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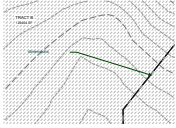
21 (7)

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**Subject:** Callout  
**Page Index:** 21  
**Date:** 3/23/2022 12:27:41 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

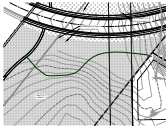
width?



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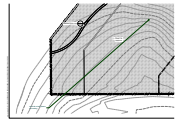
**Subject:** Callout  
**Page Index:** 21  
**Date:** 3/23/2022 12:27:51 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

dimensions



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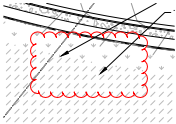
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**Page Index:** 21  
**Date:** 3/23/2022 12:28:10 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [12] 12 SP08



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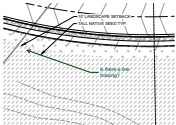
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**Page Index:** 21  
**Date:** 3/23/2022 12:28:24 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [12] 12 SP08

consider a trail please connecting



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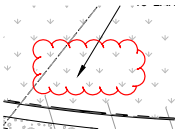
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**Page Index:** 21  
**Date:** 3/23/2022 12:39:20 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Subject:** Callout  
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**Date:** 3/23/2022 12:39:32 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** [12] 12 SP08

is there a line missing?



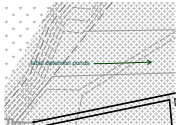
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**Subject:** Cloud  
**Page Index:** 21  
**Date:** 3/23/2022 12:39:36 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

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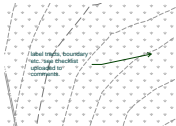
## 22 (2)

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**Subject:** Callout  
**Page Index:** 22  
**Date:** 3/23/2022 12:38:22 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label detention ponds



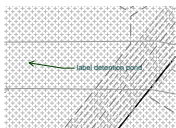
**Subject:** Callout  
**Page Index:** 22  
**Date:** 3/23/2022 12:38:51 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label tracts, boundary etc.. see checklist uploaded to comments.

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## 23 (1)

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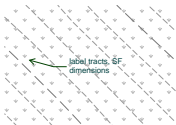
**Subject:** Callout  
**Page Index:** 23  
**Date:** 3/23/2022 12:37:45 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label detention pond

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## 24 (2)

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**Subject:** Callout  
**Page Index:** 24  
**Date:** 3/23/2022 12:36:54 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label tracts, SF dimensions



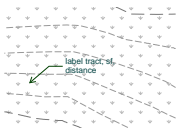
**Subject:** Callout  
**Page Index:** 24  
**Date:** 3/23/2022 12:37:07 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

label PL, distances and bearings

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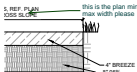
## 25 (1)


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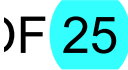
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**Page Index:** 25  
**Date:** 3/23/2022 12:30:42 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08


label tract, sf, distance



**Subject:** Callout  
**Page Index:** 26  
**Date:** 3/23/2022 12:31:11 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

this is the plan min max width please



**Subject:**  
**Page Index:** 28  
**Date:** 3/25/2022 11:00:35 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [12] 12 SP08

25