

MDT-SKP22005-R1-SKP-redlines.pdf Markup Summary

1 (17)



Subject: Callout
Page Index: 1
Date: 9/28/2022 10:46:20 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] COVER-1

add widths of the ROW please



Subject: Callout
Page Index: 1
Date: 9/28/2022 10:47:38 AM
Author: dsdparsons
Color: ■
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Page Label: [1] COVER-1

add "subject to change without a sketch plan amendment"



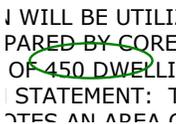
Subject: Callout
Page Index: 1
Date: 9/28/2022 10:58:22 AM
Author: dsdparsons
Color: ■
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Page Label: [1] COVER-1

are anticipated to serve- strike will...(commitment letters are not required, just feasibility)



Subject: Callout
Page Index: 1
Date: 9/28/2022 10:59:54 AM
Author: dsdparsons
Color: ■
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Page Label: [1] COVER-1

The Code has landscape standards



Subject: Ellipse
Page Index: 1
Date: 9/28/2022 11:00:20 AM
Author: dsdparsons
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Page Label: [1] COVER-1

I WILL BE UTILI. PARED BY CORE OF 450 DWELLI STATEMENT: 7 OTES AN AREA C



Subject: Callout
Page Index: 1
Date: 9/28/2022 11:01:02 AM
Author: dsdparsons
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Page Label: [1] COVER-1

Add A note stating what the buffer minimums are for specific boundaries.

Subject: Image
Page Index: 1
Date: 9/28/2022 1:26:59 PM
Author: dsdparsons
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Page Label: [1] COVER-1

Subject: Image
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Date: 9/28/2022 1:27:02 PM
Author: dsdparsons
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Page Label: [1] COVER-1

Subject: Image
Page Index: 1
Date: 9/28/2022 1:27:33 PM
Author: dsdparsons
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Page Label: [1] COVER-1

Subject: Image
Page Index: 1
Date: 9/28/2022 1:28:09 PM
Author: dsdparsons
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Page Label: [1] COVER-1



Subject: Owner Certification
Page Index: 1
Date: 9/28/2022 1:28:30 PM
Author: dsdparsons
Color: 
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Page Label: [1] COVER-1

← are there any connection other than staples to existing roads?

Subject: Callout
Page Index: 1
Date: 9/28/2022 1:29:03 PM
Author: dsdparsons
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Page Label: [1] COVER-1

are there any connection other than staples to existing roads?



Subject: Image
Page Index: 1
Date: 9/28/2022 1:29:45 PM
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Page Label: [1] COVER-1



Subject: Callout
Page Index: 1
Date: 9/28/2022 1:30:54 PM
Author: dsdparsons
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there are some items missing noted below from checklist based on the reports provided by applicant, which is available on-line.



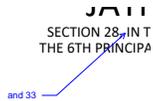
Subject: Text Box
Page Index: 1
Date: 9/28/2022 1:31:11 PM
Author: dsdparsons
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Page Label: [1] COVER-1

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Checklists/SketchPlan.pdf>



Subject: Callout
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Date: 9/30/2022 11:34:00 AM
Author: dsdrice
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Page Label: [1] COVER-1

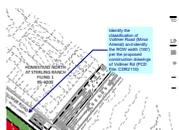
Add note that streets and access shown are conceptual only and will be reviewed with subdivision applications.



Subject: Callout
Page Index: 1
Date: 9/30/2022 12:32:40 PM
Author: dsdrice
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and 33

2 (31)



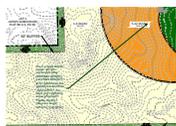
Subject: Callout
Page Index: 2
Date: 9/28/2022 4:23:33 PM
Author: Daniel Torres
Color: ■
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Page Label: Jaynes SKP-SKP-2

Identify the classification of Vollmer Road (Minor Arterial) and identify the ROW width (100') per the proposed construction drawings of Vollmer Rd (PCD File: CDR2110)



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Date: 9/28/2022 2:08:51 PM
Author: dsdparsons
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Staff has received over 50 letters of opposition related to urban density proposed adjacent RR5; Staff suggest removing the buffer tract, and placing a RR 2.5 zoning district (0.4DU/ac) immediately adj to POCO and wrapping adj to the RR5 on western boundary one row lots accessing POCO then immediately backing into urban lots; Where the existing RR 2.5 acre property is staff recommends committing to a lot size of 1 acre; reduced buffer to minimum 15 feet - RR0.5 acre zone. or half acre lots with a larger 25' buffer after the rural lots on the perimeter are established taper into higher density to keep the same number of units? This will address the use to use compatibility with rural lots to rural lots. There may be possibility for rural lots to access directly to POCO to more efficiently provide internal roads to serve the urban lots immediatly adj to the rural lots with the SKP area.- see criteria below that this would help to address



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this is a large density range; can you narrow this down (MEDIUM DENSITY 4-8) HIGH DENISTY 9-12, apartments are typically zoned RM30 30du/ACRE? Are there any multifamily areas proposed? Please identify if these are single family or multi-family



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Author: dsdparsons
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6-10 DU/ Acre



Subject: Callout
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Date: 9/28/2022 1:04:26 PM
Author: dsdparsons
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rural low density



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Author: dsdparsons
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medium density

medium high

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Date: 9/28/2022 1:00:14 PM
Author: dsdparsons
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medium high

11-20 high

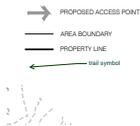
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Date: 9/28/2022 1:00:55 PM
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11-20 high



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please depict any trail corridors and trail connections to adjacent trail systems



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trail symbol



Subject: Image
Page Index: 2
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Author: dsdparsons
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Subject: Callout
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Author: dsdparsons
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there appear to be some riparian corridors and ponded areas features that should be identified on th SKP. Are these to remain preserved or to be mitigated. Please depict and label. The Code includes preservation of features (riparian areas and raptor nesting areas) Chapter 8,



Subject: Image
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Date: 9/28/2022 1:11:49 PM
Author: dsdparsons
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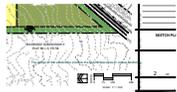
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Page Index: 2
Date: 9/28/2022 1:12:19 PM
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raptor nest locations are these to be preserved or mitigated?



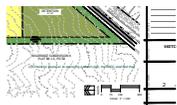
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Page Index: 2
Date: 9/28/2022 1:14:25 PM
Author: dsdparsons
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G) Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.



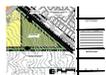
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Page Index: 2
Date: 9/28/2022 1:22:03 PM
Author: dsdparsons
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- The design of the subdivision protects the natural resources or unique landforms;



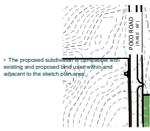
Subject: Text Box
Page Index: 2
Date: 9/28/2022 1:22:08 PM
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(c) Criteria for Approval. In approving a sketch plan, the BoCC shall find that:



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Author: dsdparsons
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- The geologic hazards do not prohibit the subdivision, or can be mitigated;

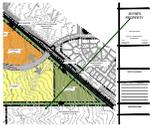


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- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;



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Author: dsdparsons
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Subject: Arrow
Page Index: 2
Date: 9/28/2022 1:21:01 PM
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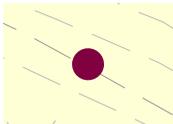


Subject: Callout
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Date: 9/28/2022 2:42:10 PM
Author: dsdparsons
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Should the park area be moved to protect the habitat? it seems logical that the 50 buffer could be reduced if that were to occur since it is so close to Vollmer...



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Author: dsdparsons
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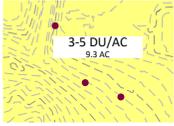


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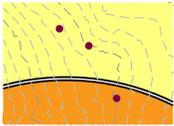
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Subject: Pen
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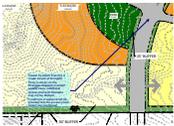
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Subject: Pen
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Subject: Callout
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 Date: 9/28/2022 5:38:38 PM
 Author: Daniel Torres
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 Page Label: Jaynes SKP-SKP-2

Please be aware that only a single access at Briargate Pkwy is shown on the Briargate-Stapleton Corridor access study. Additional access points off Briargate may not be allowed. Conditions of approval will be provided that the access points shown are conceptual



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 Author: dsdrice
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Label the property boundary curve



Subject: Callout
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Date: 9/30/2022 11:35:54 AM
Author: dsdrice
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Delete this arrow

3 (1)



Subject: Image
Page Index: 3
Date: 9/28/2022 1:19:59 PM
Author: dsdparsons
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Page Label: Jaynes SKP-ADJ-OWN-3