

Markup Summary **Plat**

1 (9)



Subject: Callout
Page Index: 1
Date: 10/21/2019 11:23:32 AM
Author: dsdparsons
Color: ■
Page Label: 1

Replace development services with Planning and Community development- all notes and docs.



Subject: Arrow
Page Index: 1
Date: 10/21/2019 11:25:30 AM
Author: dsdparsons
Color: ■
Page Label: 1



Subject: Callout
Page Index: 1
Date: 10/21/2019 11:25:39 AM
Author: dsdparsons
Color: ■
Page Label: 1

General PID (Public Improvement Note) Is provided .

IT IS the intention of owner to join PID No 2 --10 Mill), Additional note is required to identify the resolution of the property joining the PID2. Add the second note.

Add Assessors signature line.



Subject: Callout
Page Index: 1
Date: 10/21/2019 11:27:21 AM
Author: dsdparsons
Color: ■
Page Label: 1

. You will need to identify two wastewater suppliers in plat notes...Identify the reception number for the CSU wastewater agreement on the plat note as this property is subject to the terms of that agreement which may include annexation into city



Subject: Callout
Page Index: 1
Date: 10/21/2019 11:28:13 AM
Author: dsdparsons
Color: ■
Page Label: 1

This property is subject to the Filing No 1 SIA as recorded at _____ fill in/complete note



Subject: Image
Page Index: 1
Date: 10/21/2019 12:06:10 PM
Author: dsdparsons
Color: ■
Page Label: 1



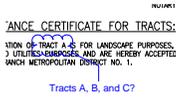
Subject: Callout
Page Index: 1
Date: 10/21/2019 12:08:58 PM
Author: dsdparsons
Color: ■
Page Label: 1

Are these the correct corresponding lot numbers? tracts???



Subject: Callout
Page Index: 1
Date: 11/5/2019 1:50:16 PM
Author: dsdrice
Color: ■
Page Label: 1

No building permit shall be issued for Lot 12 until the emergency access easement has been vacated?



Subject: Cloud+
Page Index: 1
Date: 11/5/2019 1:51:19 PM
Author: dsdrice
Color: ■
Page Label: 1

Tracts A, B, and C?

2 (4)



Subject: Callout
Page Index: 2
Date: 10/21/2019 12:13:18 PM
Author: dsdparsons
Color: ■
Page Label: 2

comment not addressed with review 1

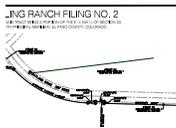


Subject: Callout
Page Index: 2
Date: 10/21/2019 12:13:33 PM
Author: dsdparsons
Color: ■
Page Label: 2

Show landscape plan for adjacent to Briargate on separate exhibit. This should be installed in concurrence with this plat as it is adjacent per Pfile. A separate FAE can be completed if developer chooses to hold off on landscape-collateral is required.



Subject: Image
Page Index: 2
Date: 10/21/2019 12:15:22 PM
Author: dsdparsons
Color: ■
Page Label: 2



Subject: Arrow
Page Index: 2
Date: 10/21/2019 12:15:42 PM
Author: dsdparsons
Color: ■
Page Label: 2

3 (6)



Subject: Callout
Page Index: 3
Date: 10/21/2019 11:34:01 AM
Author: dsdparsons
Color: ■
Page Label: 3

is this a pedestrian easement or trail? Is this maintenance easement?



Subject: Image
Page Index: 3
Date: 10/21/2019 11:43:27 AM
Author: dsdparsons
Color: ■
Page Label: 3

FILING NO. 2

PORTION OF THE E 1/2 NW 1/4 OF SECTION 33,
30 COUNTY, COLORADO

Subject: Callout
Page Index: 3
Date: 10/21/2019 11:44:20 AM
Author: dsdparsons
Color: ■
Page Label: 3

these should be identified as no build easements
shouldn't they?

NOT FILING NO. 2
A PORTION OF THE E 1/2 NW 1/4 OF SEC
IDIAN, EL PASO COUNTY, COLORADO



Subject: Arrow
Page Index: 3
Date: 10/21/2019 11:44:41 AM
Author: dsdparsons
Color: ■
Page Label: 3

CH FILING NO. 2

PORTION OF THE E 1/2 NW 1/4 OF SECTION 33,
IN EL PASO COUNTY, COLORADO

Subject: Callout
Page Index: 3
Date: 10/21/2019 11:45:18 AM
Author: dsdparsons
Color: ■
Page Label: 3

should'nt drainage easements be identified?



Subject: Callout
Page Index: 3
Date: 10/21/2019 12:08:12 PM
Author: dsdparsons
Color: ■
Page Label: 3

All landscape and trail amenities adjacent to this
subdivision should be installed with this filing-
State in Letter of intent who, when and where-
The should be collateral with the corresponding
plat (adjacent plats). Identify the FAE for
landscape.

ENG-SF19004-R2-LOI-Redlines_Summary

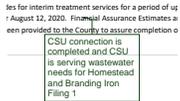
1 (1)



Subject: Callout
Page Index: 1
Date: 10/21/2019 12:42:07 PM
Author: dsdparsons
Color: ■
Page Label: 1

Add Elite Properties as contract purchaser as they are included in the SIA;
THOUGHT should they be signature to plat also?

3 (5)



Subject: Callout
Page Index: 3
Date: 10/21/2019 12:34:36 PM
Author: dsdparsons
Color: ■
Page Label: 3

CSU connection is completed and CSU is serving wastewater needs for Homestead and Branding Iron Filing 1



Subject: Callout
Page Index: 3
Date: 11/6/2019 10:52:51 AM
Author: dsdrice
Color: ■
Page Label: 3

a portion of



Subject: Callout
Page Index: 3
Date: 11/6/2019 10:56:21 AM
Author: dsdrice
Color: ■
Page Label: 3

Address when they will be constructed.



Subject: Callout
Page Index: 3
Date: 11/6/2019 10:57:46 AM
Author: dsdrice
Color: ■
Page Label: 3

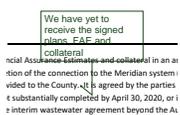
and Dines Blvd.(?) are?



Subject: Callout
Page Index: 3
Date: 11/6/2019 11:11:06 AM
Author: dsdrice
Color: ■
Page Label: 3

in accordance with conditions of approval on SR Filing 1 (SF-16-013).

4 (2)



Subject: Callout
Page Index: 4
Date: 10/21/2019 12:35:09 PM
Author: dsdparsons
Color: ■
Page Label: 4

We have yet to receive the signed plans, FAE and collateral



Subject: Callout
Page Index: 4
Date: 10/21/2019 12:39:34 PM
Author: dsdparsons
Color: ■
Page Label: 4

Offsite landscape is to be installed with the adjacent plats. We can not accept the promise to complete the landscape as Branding Iron Fil 1 and Homestead Fil 1 still do not have any movement on the trail or landscape. As you know the landscape plan was required to remove the PUD and support the straight zoning. Please mention the landscape (who what when and how). A separate FAE may be used and collateralized; the SIA will need to reflect multiple FAE's (subdivision, east-west sewer line, and off site adjacent landscape)if that is your choice.

Mr. Jim Morley
Homebased at Spring Ranch Farm 2 Page 3
has been?
road constructed southwest from the terminu
approved plans for this access road have been attach
For the purposes of this report it was assumed that M
its current terminus just north of Woodburn Road 1
future and that the emergency only access drive wou
time, if areas of Spring Ranch other than those ide

Subject: Cloud+
Page Label: 4
Date: 11/4/2019 3:25:28 PM
Status:
Author: dsdrice
Color: ■
Layer:
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Page Index: 4

has been?

June 13, 2019
Transportation Memorandum
inus of Dines Boulevard to Vollmer Road. The
ched. See comment letter.
Marksheffel Road would be constructed from
d to Vollmer Road in the intermediate-term
would be fully constructed and opened at that
identified on Figure 2 as "intermediate-term"

Subject: Text Box
Page Label: 4
Date: 11/4/2019 3:25:28 PM
Status:
Author: dsdrice
Color: ■
Layer:
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Page Index: 4

See comment letter.

Collector shown extendi
and Stapleton Drive

Subject:
Page Label: 4
Date: 11/4/2019 3:25:12 PM
Status:
Author: dsdrice
Color: ■
Layer:
Space:
Page Index: 4

Stapleton Drive

arksheffel Road would be constructed from
to Vollmer Road in the intermediate-term
uld be fully constructed and opened at that
stified on Figure 2 as "intermediate-term"
intermediate-term street connections are
this doesn't make sense
re 1 and are described below.

Subject: Callout
Page Label: 4
Date: 11/4/2019 3:25:28 PM
Status:
Author: dsdrice
Color: ■
Layer:
Space:
Page Index: 4

this doesn't make sense

8 (1)

Address for this plat specifically. Provide a table.

Subject: Callout
Page Label: 8
Date: 11/4/2019 3:27:24 PM
Status:
Author: dsdrice
Color: ■
Layer:
Space:
Page Index: 8

Address for this plat specifically. Provide a table.

19 (1)

Verify/coordinate
with Branding
Iron 2 TIS.

Subject: Text Box
Page Label: 19
Date: 11/4/2019 5:31:31 PM
Status:
Author: dsdrice
Color: ■
Layer:
Space:
Page Index: 19

Verify/coordinate with Branding Iron 2 TIS.

ENG-SF19004-R2-FDR-Redlines_Summary

1 (2)



Subject: text box
Page Index: 1
Date: 11/6/2019 11:35:53 AM
Author: dsdrice
Color: ■
Page Label: 1

Note: Full project review requires the Sand Creek Channel Design Report to be completed and accepted prior to an adjacent development's drainage report full review.



Subject: EPC ENG Approval
Page Index: 1
Date: 11/6/2019 11:36:17 AM
Author: dsdrice
Color: ■
Page Label: 1

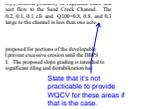
5 (1)



Subject: Callout
Page Index: 5
Date: 11/6/2019 11:39:53 AM
Author: dsdrice
Color: ■
Page Label: 5

Add July 2019 ECM Update for MS4 permit.

8 (2)



Subject: Callout
Page Index: 8
Date: 11/6/2019 12:03:05 PM
Author: dsdrice
Color: ■
Page Label: 8

State that it's not practicable to provide WQCV for these areas if that is the case.



Subject: Cloud+
Page Index: 8
Date: 11/6/2019 12:03:14 PM
Author: dsdrice
Color: ■
Page Label: 8

SR metro district

9 (1)



Subject: Callout
Page Index: 9
Date: 11/6/2019 12:04:20 PM
Author: dsdrice
Color: ■
Page Label: 9

and grade control

11 (1)



Subject: Highlight
Page Index: 11
Date: 11/6/2019 12:06:53 PM
Author: dsdrice
Color: ■
Page Label: 11

12 (1)



Subject: Cloud+
Page Index: 12
Date: 11/6/2019 12:07:59 PM
Author: dsdrice
Color: ■
Page Label: 12

(not verified with this review)

13 (2)

NRSC Web Soil Sur
Flood Insurance Rate
March 17, 1997
"Sand Creek Drainage
March 1996

Subject:
Page Index: 13
Date: 11/6/2019 12:08:31 PM
Author: dsdrice
Color: ■
Page Label: 13

March 17, 1997



Subject: Text Box
Page Index: 13
Date: 11/6/2019 12:08:49 PM
Author: dsdrice
Color: ■
Page Label: 13

MDDP - October 2018?

<https://epcdevplanstorage.blob.core.windows.net/project/86c36538-3e85-4819-b33c-7c6669f72731/6a2033b4-24b4-41e5-8386-26c823111a87.pdf>

27 (1)



Subject: Text Box
Page Index: 27
Date: 11/6/2019 12:10:28 PM
Author: dsdrice
Color: ■
Page Label: 27

(not reviewed in detail)

112 (1)



Subject: Text Box
Page Index: 112
Date: 11/6/2019 12:14:56 PM
Author: dsdrice
Color: ■
Page Label: 112

Provide existing conditions map

Provide EDB and SFB details

113 (4)



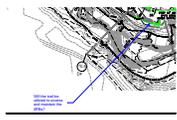
Subject: Callout
Page Index: 113
Date: 11/6/2019 12:16:39 PM
Author: dsdrice
Color: ■
Page Label: [1] Homestead Fil. No. 2

It appears that more stabilization (or spreading mechanism) is needed to the channel bottom.



Subject: Callout
Page Index: 113
Date: 11/6/2019 12:17:46 PM
Author: dsdrice
Color: ■
Page Label: [1] Homestead Fil. No. 2

Clearly show and label the proposed trail through the site.



Subject: Callout
Page Index: 113
Date: 11/6/2019 12:18:51 PM
Author: dsdrice
Color: ■
Page Label: [1] Homestead Fil. No. 2

Will the trail be utilized to access and maintain the SFBs?



Subject: Callout
Page Index: 113
Date: 11/6/2019 12:19:32 PM
Author: dsdrice
Color: ■
Page Label: [1] Homestead Fil. No. 2

provide maintenance access roads

Markup Summary CDs

1 (2)



Subject: EPC ENG Approval
Page Index: 1
Date: 11/5/2019 2:01:58 PM
Author: dsdrice
Color: ■
Page Label: 1



Subject: text box
Page Index: 1
Date: 11/5/2019 2:55:46 PM
Author: dsdrice
Color: ■
Page Label: 1

- Show and label underdrains including outfalls.

- Add statement that SRMD owns and maintains the underdrains.

-Call out that the under drain is recommended by the Geo-technical engineer and identify the applicable soils/geotech report.

12 (1)



Subject: arrow & box
Page Index: 12
Date: 11/5/2019 10:45:15 AM
Author: dsdrice
Color: ■
Page Label: 12

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

21 (1)



Subject: Text Box
Page Index: 21
Date: 11/5/2019 10:48:27 AM
Author: dsdrice
Color: ■
Page Label: 21

Show the channel contours and rundown protection.

24 (1)



Subject: Text Box
Page Index: 24
Date: 11/5/2019 2:56:33 PM
Author: dsdrice
Color: ■
Page Label: 24

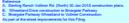
Show channel contours and rundown protection.

26 (2)



Subject: arrow & box
Page Index: 26
Date: 11/5/2019 10:52:37 AM
Author: dsdrice
Color: ■
Page Label: 26

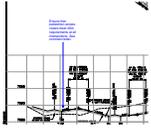
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.



Subject: text box
Page Index: 26
Date: 11/5/2019 2:56:55 PM
Author: dsdrice
Color: ■
Page Label: 26

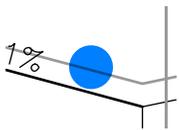
Reference
 A. Sterling Ranch Vollmer Rd. (North) 30 Jan 2018 construction plans.
 B. Wheatland Drive construction to Briargate Parkway
 C. Briargate Parkway Wheatland to Vollmer Construction
 As part of the street improvements for this Filing.

28 (6)



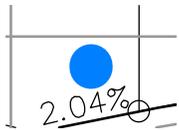
Subject: Callout
Page Index: 28
Date: 11/5/2019 12:42:55 PM
Author: dsdrice
Color: ■
Page Label: 28

Ensure that pedestrian access routes meet ADA requirements at all intersections. See comment letter.



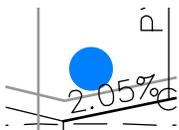
Subject:
Page Index: 28
Date: 11/5/2019 2:57:59 PM
Author: dsdrice
Color: ■
Page Label: 28

Verify ADA compliance for crossing



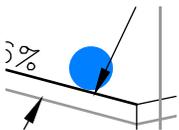
Subject:
Page Index: 28
Date: 11/5/2019 2:57:59 PM
Author: dsdrice
Color: ■
Page Label: 28

Verify ADA compliance for crossing



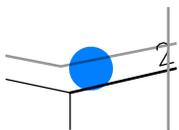
Subject:
Page Index: 28
Date: 11/5/2019 2:57:59 PM
Author: dsdrice
Color: ■
Page Label: 28

Verify ADA compliance for crossing



Subject:
Page Index: 28
Date: 11/5/2019 2:57:59 PM
Author: dsdrice
Color: ■
Page Label: 28

Verify ADA compliance for crossing



Subject:
Page Index: 28
Date: 11/5/2019 2:57:59 PM
Author: dsdrice
Color: ■
Page Label: 28

Verify ADA compliance for crossing

29 (1)



Subject: Callout
Page Index: 29
Date: 11/5/2019 12:52:10 PM
Author: dsdrice
Color: ■
Page Label: 29

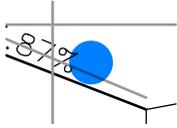
Label cul-de-sac slope and cross-slopes.

30 (5)



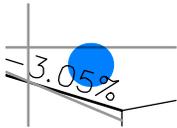
Subject: Callout
Page Index: 30
Date: 11/5/2019 12:51:23 PM
Author: dsdrice
Color: ■
Page Label: 30

Label cul-de-sac slope and cross-slopes.



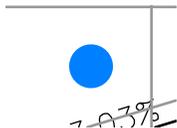
Subject:
Page Index: 30
Date: 11/5/2019 2:58:18 PM
Author: dsdrice
Color: ■
Page Label: 30

Verify ADA compliance for crossing



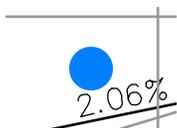
Subject:
Page Index: 30
Date: 11/5/2019 2:58:18 PM
Author: dsdrice
Color: ■
Page Label: 30

Verify ADA compliance for crossing



Subject:
Page Index: 30
Date: 11/5/2019 2:58:18 PM
Author: dsdrice
Color: ■
Page Label: 30

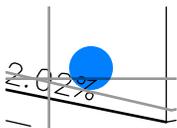
Verify ADA compliance for crossing



Subject:
Page Index: 30
Date: 11/5/2019 2:58:18 PM
Author: dsdrice
Color: ■
Page Label: 30

Verify ADA compliance for crossing

31 (1)



Subject:
Page Index: 31
Date: 11/5/2019 2:58:27 PM
Author: dsdrice
Color: ■
Page Label: 31

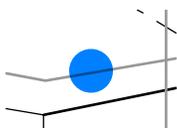
Verify ADA compliance for crossing

32 (4)



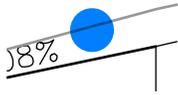
Subject: Callout
Page Index: 32
Date: 11/5/2019 12:55:45 PM
Author: dsdrice
Color: ■
Page Label: 32

Label cul-de-sac slope and cross-slopes.



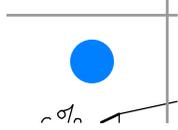
Subject:
Page Index: 32
Date: 11/5/2019 2:58:27 PM
Author: dsdrice
Color: ■
Page Label: 32

Verify ADA compliance for crossing



Subject:
Page Index: 32
Date: 11/5/2019 2:58:27 PM
Author: dsdrice
Color: ■
Page Label: 32

Verify ADA compliance for crossing



Subject:
Page Index: 32
Date: 11/5/2019 2:58:27 PM
Author: dsdrice
Color: ■
Page Label: 32

Verify ADA compliance for crossing

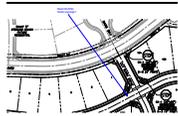
33 (1)



Subject: Callout
Page Index: 33
Date: 11/5/2019 12:57:11 PM
Author: dsdrice
Color: ■
Page Label: 33

Is a pedestrian ramp needed?

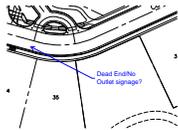
34 (1)



Subject: Callout
Page Index: 34
Date: 11/5/2019 1:21:27 PM
Author: dsdrice
Color: ■
Page Label: 34

Dead End/No Outlet signage?

35 (1)



Subject: Callout
Page Index: 35
Date: 11/5/2019 1:22:35 PM
Author: dsdrice
Color: ■
Page Label: 35

Dead End/No Outlet signage?

36 (1)



Subject: arrow & box
Page Index: 36
Date: 11/5/2019 10:53:15 AM
Author: dsdrice
Color: ■
Page Label: 36

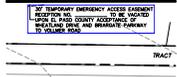
In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

37 (3)



Subject: Callout
Page Index: 37
Date: 11/5/2019 1:45:01 PM
Author: dsdrice
Color: ■
Page Label: 37

(copy from plat)



Subject: Snapshot
Page Index: 37
Date: 11/5/2019 1:45:36 PM
Author: dsdrice
Color: ■
Page Label: 37

ED. ALL ELEVATIONS ARE TOP SURF.

SHALL BE PER DESIGN REPORT BY C
SOIL CONDITIONS AND DETERMINE IF
COUNTY DEVELOPMENT SERVICES ENGIN

16.0'

Subject:
Page Index: 37
Date: 11/5/2019 2:58:43 PM
Author: dsdrice
Color: ■
Page Label: 37

PCD

ENG-SF19004-R2-O&M-Redlines_Summary

11 (3)



Subject: Callout
Page Index: 11
Date: 11/6/2019 11:45:45 AM
Author: dsdrice
Color: ■
Page Label: 11

and ___ sand filter basins

he detention basin
. 2, **Lots 24-27** and

Subject:
Page Index: 11
Date: 11/6/2019 11:50:47 AM
Author: dsdrice
Color: ■
Page Label: 11

Lots 24-27



Subject: Callout
Page Index: 11
Date: 11/6/2019 11:51:08 AM
Author: dsdrice
Color: ■
Page Label: 11

list all lots with a SFB

13 (1)



Subject: Cloud+
Page Index: 13
Date: 11/6/2019 11:52:54 AM
Author: dsdrice
Color: ■
Page Label: 13

Provide Exhibit C for the SFBs across the rear yards.

19 (1)

show the pond P(STEF MA

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show the pond

21 (1)

Address the sand filter basins.
of Facilities

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Address the sand filter basins.