

ENG-PUDSP21006-R1-PUDSP.pdf Markup Summary

1 (14)



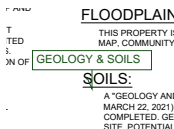
Subject: Callout
Page Index: 1
Date: 6/1/2021 3:48:29 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

see CGS and staff comments: Add the constraints, and mitigation techniques for specific lots- see standard note



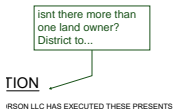
Subject: Soils & Geology
Page Index: 1
Date: 6/1/2021 3:48:16 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

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)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



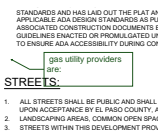
Subject: Callout
Page Index: 1
Date: 6/1/2021 3:48:48 PM
Author: dsdparsons
Color: ■
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Space:
Page Label: 1

GEOLOGY & SOILS



Subject: Callout
Page Index: 1
Date: 6/1/2021 3:53:54 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

isnt there more than one land owner? District to...



Subject: Callout
Page Index: 1
Date: 6/1/2021 5:33:16 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

gas utility providers are:



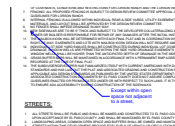
Subject: Callout
Page Index: 1
Date: 6/1/2021 5:31:39 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 1

no direct lot access to Fontaine or Lorson Blvds.



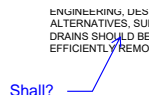
Subject: Callout
Page Index: 1
Date: 6/1/2021 5:33:33 PM
Author: dsdparsons
Color: ■
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Page Label: 1

label width or state here



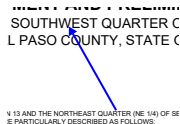
Subject: Callout
Page Index: 1
Date: 6/3/2021 7:39:00 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Except within open space not adjacent to a street,




Subject: Callout
Page Index: 1
Date: 6/3/2021 7:39:49 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1


Shall?




Subject: Arrow
Page Index: 1
Date: 6/3/2021 7:36:04 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Subject:
Page Index: 1
Date: 6/3/2021 7:36:23 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1


SOUTHWES

Subject:
Page Index: 1
Date: 6/3/2021 7:37:06 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1

NORTHEAST QUARTER (NE 1/4) OF SECTION
24


Subject:
Page Index: 1
Date: 6/3/2021 7:38:06 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1

WINDOW WELLS ARE PERMITTED WITHIN THE SIDE YARD DRAINAGE EASEMENTS THOUGH THESE SHALL NOT BE FLUSH TO THE GROUND.
WINDOW WELLS SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD SWALES.

Subject: Callout
Page Index: 1
Date: 6/3/2021 7:39:04 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1


see comment letter

2 (1)

Subject: Callout
Page Index: 2
Date: 6/1/2021 3:58:42 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 2


Label tracts w Parks so its very clear the usable
openspace dedicated to parks only

3 (3)

Subject: Callout
Page Index: 3
Date: 6/1/2021 4:33:04 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 3

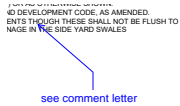
center this please and enlarge-all pages




Subject:
Page Index: 3
Date: 6/3/2021 8:01:59 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 3

WINDOW WELLS ARE PERMITTED WITHIN THE SIDE YARD DRAINAGE EASEMENTS THOUGH THESE SHALL NOT BE FLUSH TO THE GROUND.

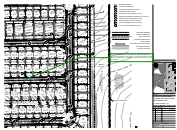
WINDOW WELLS SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD




Subject: Callout
Page Index: 3
Date: 6/3/2021 8:02:15 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 3

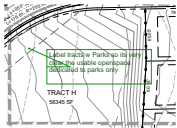
see comment letter


5 (2)



Subject: Callout
Page Index: 5
Date: 6/1/2021 4:01:58 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 5

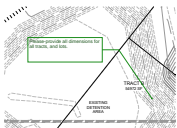
you are required to show roads, widths, CL data, classification & names with a PUDSP. revise above...Any deviation related to roads should be identified now... this is a site specific PUD Dev plan not a general plan




Subject: Callout
Page Index: 5
Date: 6/1/2021 3:59:39 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 5

Label tracts w Parks so its very clear the usable openspace dedicated to parks only

6 (1)




Subject: Callout
Page Index: 6
Date: 6/1/2021 4:15:10 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 6

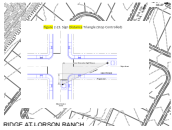
Please-provide all dimensions for all tracts, and lots.


7 (2)



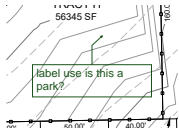
Subject: Callout
Page Index: 7
Date: 6/1/2021 4:23:23 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 7


provide details for this WWSD tracts improvements: tanks site, pump station, pretreatment, lift station parking, MAX SF or MAX gallons as a labels, maintenance building- update tract table- this infrastructure will be owned by WWSD



Subject: Image
Page Index: 7
Date: 6/2/2021 7:13:05 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 7

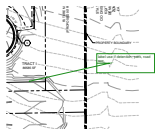
8 (1)




Subject: Callout
Page Index: 8
Date: 6/1/2021 4:16:02 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 8

label use is this a park?


9 (3)

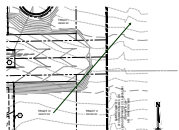


Subject: Callout
Page Index: 9
Date: 6/1/2021 4:16:52 PM
Author: dsdparsons
Color: 
Layer:
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Page Label: 9

label use if detention, park, road row,

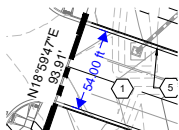



Subject: Arrow
Page Index: 9
Date: 6/1/2021 4:17:26 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 9



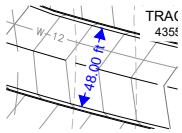
Subject: Arrow
Page Index: 9
Date: 6/1/2021 4:17:35 PM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 9


10 (2)



Subject: Length Measurement
Page Index: 10
Date: 6/3/2021 11:28:12 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 10

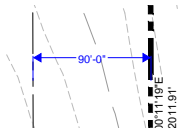
54.00 ft




Subject: Length Measurement
Page Index: 10
Date: 6/3/2021 11:27:41 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 10

48.00 ft

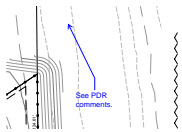
12 (1)




Subject: Length Measurement
Page Index: 12
Date: 6/3/2021 8:03:12 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 12

90'-0"

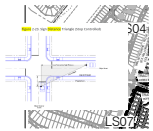
13 (1)



Subject: Callout
Page Index: 13
Date: 6/3/2021 8:04:56 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 13


See PDR comments.

15 (2)



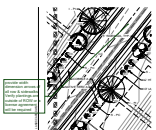
Subject: Image
Page Index: 15
Date: 6/2/2021 7:13:41 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 15




Subject: Callout
Page Index: 15
Date: 6/2/2021 7:15:39 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 15

Add sight distance to landscape plan stop controlled intersections please, verify plantings are less than 3.5' and more than 8' canopy

16 (1)



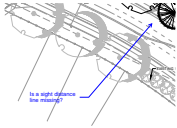
Subject: Callout
Page Index: 16
Date: 6/2/2021 7:17:28 AM
Author: dsdparsons
Color: 
Layer:
Space:
Page Label: 16

provide width dimension arrows of all row & sidewalks Verify plantings are outside of ROW or a license agreement will be required

17 (2)



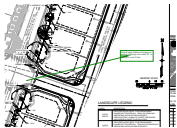
Subject: Arrow
Page Index: 17
Date: 6/3/2021 11:32:51 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 17



Subject: Callout
Page Index: 17
Date: 6/3/2021 11:33:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 17

Is a sight distance line missing?

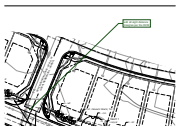
21 (1)



Subject: Callout
Page Index: 21
Date: 6/1/2021 5:29:08 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 21

Add all sight distance triangles to endure plantings are under 36" or canopy is over 8 feet

23 (2)



Subject: Callout
Page Index: 23
Date: 6/1/2021 5:27:54 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 23

add all sight distance triangles per the ECM



Subject: Callout
Page Index: 23
Date: 6/1/2021 5:28:08 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 23

add all lot numbers

24 (1)



Subject: Callout
Page Index: 24
Date: 6/1/2021 5:27:02 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: 24

sight distance note here please