

Markup Summary

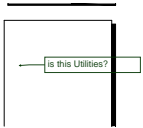
dsdparsons (66)



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/3/2019 11:09:19 AM
Color: ■

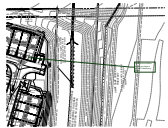
Remove the & (it looks like there is 1 Heidi).

REVISED.



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/3/2019 11:10:29 AM
Color: ■

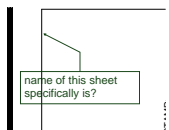
is this Utilities?



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:11:50 AM
Color: ■

remove the utilities since you have a sheet 4 identifying them

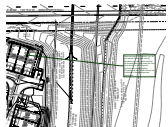
REVISED.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:12:10 AM
Color: ■

name of this sheet specifically is?

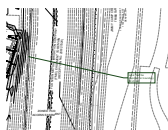
**ADRESSED,
THIS IS
SHEET P3
OF PUD**



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:14:42 AM
Color: ■

remove interior footprints; you do not want to make that zoning because any changes would be an amendment; just show the lots and identify a detail typical- (include driveway lengths) Dimensional standards should be included in the development standards.

REVISED.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:15:15 AM
Color: ■

legal shall be depicted on boundary all sheets

REVISED.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 11:59:23 AM
Color: ■

the actual lot lines are not clear-please adjust so all internal lot lines and tract lines are clear and dimensioned.

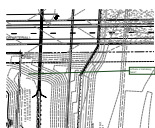
REVISED.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:00:26 PM
Color: ■

please identify the sidewalk along the ROW.

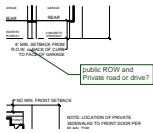
NO SIDEWALK IS PLANNED AT THIS LOCATION DUE TO DESIGN OF BRIDGE WITH SHOULDER SPACE FOR SIDEWALK ON NORTH SIDE ONLY.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:00:48 PM
Color: ■

is there a trail along he

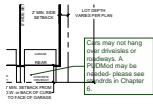
**NO, TRAIL
IS LOCATED
ON
OPPOSITE
SIDE OF
BRIDGE.**



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:03:48 PM
Color: ■

public ROW and Private road or drive?

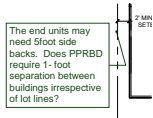
**ALL ROADS IN SITE ARE
PRIVATE. REVISED TO
CLARIFY .**



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:04:34 PM
Color: ■

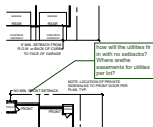
Cars may not hang over driveisles or roadways. A PUDMod may be needed- please see standrds in Chapter 6.

NO MIDIFICATION NEEDED. APARKING IS PROHIBITED IN DRIVEWAYS LESS THAN 20 IN LENGTH. DRIVEWAYS ARE NOT INHERENTLY PARKING SPACES, UNLESS DIMENSIONS AND PLAN AUTHORIZE.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:04:59 PM
Color: ■

The end units may need 5foot side backs. Does PPRBD require 1- foot separation between buildings irrespective of lot lines?



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:06:12 PM
Color: ■

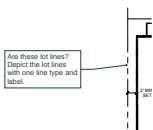
how will the utilities fir in with no setbacks? Where arethe easements for utilites per lot?

**END UNITS ARE ADEQUATE WITH RESPECT TO
SETBACKS. NO REVISIONS NECESSARY**

all these
comments
pertain to
each
detail to
the right:

Subject: Text Box
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:06:41 PM
Color: ■

all these comments pertain to each detail to the right:



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:07:31 PM
Color: ■

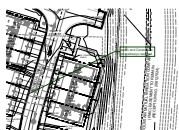
Are these lot lines? Depict the lot lines with one line type and label.



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/3/2019 12:09:13 PM
Color: ■

Parking may cause a public safety concern. Provide a specific letter that the Fire protections district has no issues with on site street parking and length of driveway as an overhang will block

PER RESPONSE FROM SECURITY FIRE, THE PARKING DOES NOT CAUSE PUBLIC SAFETY CONCERN. DRIVEWAYS LESS THAN 20 IN LENGTH ARE NOT INHERENTLY PARKING SPACES, UNLESS DIMENSIONS AND PLAN AUTHORIZE. PARKING/VEHICLE STORAGE, ONLY AS MEANS OF INGRESS/EGRESS FROM DESIGNATED GARAGE SPACE TO PRIVATE DRIVEWAYS.



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:09:54 PM
Color: ■

width and Centerlines of roadways required

REVISED



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/3/2019 12:10:46 PM
Color: ■

are the driveways in a tract or a part of the lot?

**DRIVEWAYS ARE
PARTIALLY
LOCATED IN
ADJACENT
ROADWAY
TRACTS.**



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:10:21 PM
Color: ■

Remove this, you do not want to make this a zoning requirement do you?

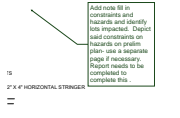
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:20:21 PM
Color: ■

that report was not for this area - as it was clearly defined as to be planned at a later date. This note will need to be amended when Geo report is revised.

THE GEO REPORT WAS REVISED TO MEET AND ADDRESS CGS COMMENTS. THE "NOTE HAS BEEN REVISED TO REFLECT FINDINGS/CONCLUSIONS OF REPORT



Subject: Callout
Page Label: [1] CO
Author: dsdparsons
Date: 6/4/2019 1:20:49 PM
Color: ■

Add note fill in constraints and hazards and identify lots impacted. Depict said constraints on hazards on prelim plan- use a separate page if necessary. Report needs to be completed to complete this .



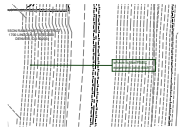
Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:23:25 PM
Color: ■

Remove utility plans as they are not part of zoning;

remove interior building layout as you are defining lots graphically and noting uses in the dimensional standards.

REVISED

Clearly identify landscape areas. and add landscape plan to index as it will be recorded.



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:24:00 PM
Color: ■

where is the FMIC easement and ditch?

REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:24:29 PM
Color: ■

Landscape plan

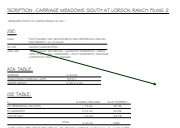
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:29:35 PM
Color: ■

Attached

REVISED



Subject: Arrow
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:29:48 PM
Color: ■

REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:30:07 PM
Color: ■

4 plex; 5 plex, three plex etc....

REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:30:56 PM
Color: ■

installed by? and
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:31:40 PM
Color: ■

depict trails and easements on all sheets including landscape
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:33:12 PM
Color: ■

fire dept must specifically identify width of private roads in letter and support private streets and allowance for parking on private streets (not recommended)
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:33:48 PM
Color: ■

provide details for no parking signs and identify where on PUD plan they will be located with a symbol.
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:34:21 PM
Color: ■

Staff does not recommend parking on narrow private roads ways a s it is a safety concern.

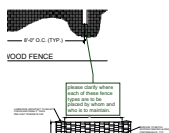
ON STREET PARKING IS NOT PROHIBITED ON NARROW STREETS. NO SAFETY CONCERNS HAVE BEEN IDENTIFIED.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:35:32 PM
Color: ■

is there a community trash? Where is it? If individual trash is proposed how do trucks get through streets if parking is allowed?

TRASH WILL BE PICKED UP BY PRIVATE TRASH SERVICE AT EACH RESIDENCE. NO COMMUNITY DUMPSTERS OR TRASH SERVICE PLANNED.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:36:30 PM
Color: ■

please clarify where each of these fence types are to be placed by whom and who is to maintain.

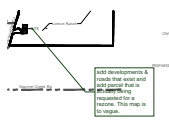
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:37:16 PM
Color: ■

delete this; staff will not review these sheets

REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:38:16 PM
Color: ■

add developments & roads that exist and add parcel that is actually being requested for a rezone. This map is too vague.

REVISED



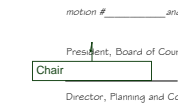
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:38:44 PM
Color: ■



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:39:50 PM
Color: ■

this density calc. can be moved under land use table, attached single family

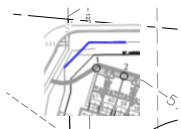
NOTED, NO REVISION MADE



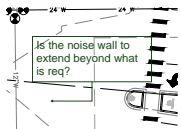
Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:40:02 PM
Color: ■

Chair

REVISED



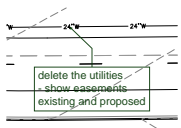
Subject: Image
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:43:09 PM
Color: ■



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:43:47 PM
Color: ■

Is the noise wall to extend beyond what is req?

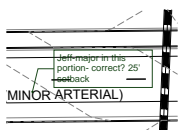
SOUND WALL BARRIER PLACED PER STUDY RECOMMENDATION



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:44:27 PM
Color: ■

delete the utilities
- show easements existing and proposed

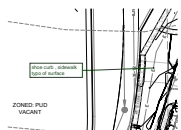
REVISED



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:44:59 PM
Color: ■

Jeff-major in this portion- correct? 25' setback

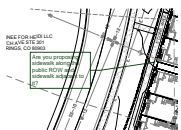
REVISED



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:45:42 PM
Color: ■

shoe curb , sidewalk typo of surface

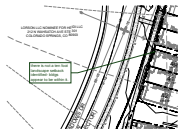
REVISED



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:46:47 PM
Color: ■

Are you proposing sidewalk along the public ROW and sidewalk adjacent to it?

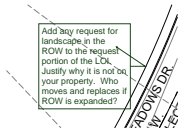
PUBLIC SIDEWALK PROVIDED PER CROSS SECTION, PRIVATE WALK INTERIOR TO DEVELOPMENT PROVIDED FOR INTERNAL ACCESS/CIRCULATION



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:47:02 PM
Color: ■

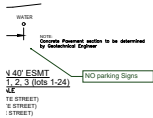
there is not a ten foot landscape setback identified- bldgs appear to be within it.

REVISED



Subject: Callout
Page Label: [1] SITE PLAN
Author: dsdparsons
Date: 6/4/2019 1:47:52 PM
Color: ■

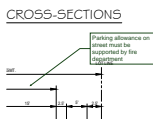
Add any request for landscape in the ROW to the request portion of the LOI. Justify why it is not on your property. Who moves and replaces if ROW is expanded?



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:50:21 PM
Color: ■

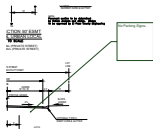
NO parking Signs

REVISED



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:52:25 PM
Color: ■

Parking allowance on street must be supported by fire department



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:53:18 PM
Color: ■

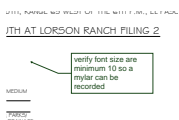
No Parking Signs-



Subject: Text Box
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:53:29 PM
Color: ■

PARKING TABLE PROVIDED

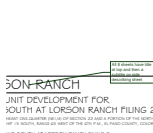
Provide a parking table: Justify the parking; identify how many bedrooms, and how many spaces included in garage and in a 10 foot driveway plus guest parking areas.



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:54:49 PM
Color: ■

verify font size are minimum 10 so a mylar can be recorded

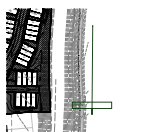
NOTED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 1:55:44 PM
Color: ■

All 8 sheets have title at top and then a subtitle on side describing sheet

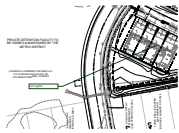
NOTED



Subject: Callout
Page Label: [1] TRACT TABLES
Author: dsdparsons
Date: 6/4/2019 1:56:08 PM
Color: ■

North

REVISED



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 1:58:27 PM
Color: ■

not legible

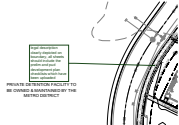
REVISED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 12:46:19 PM
Color: ■

& Preliminary Plan

REVISED



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 2:02:49 PM
Color: ■

legal description clearly depicted on boundary, all sheets should include the prelim and pud development plan checklists which have been uploaded

REVISED



Subject: Arrow
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 2:52:40 PM
Color: ■

REVISED



Subject: Callout
Page Label: [1] SITE PLAN (2)
Author: dsdparsons
Date: 6/4/2019 5:05:40 PM
Color: ■

Internal trail connections to the larger trails in the development should be clearly identified, tot lots/ play areas?

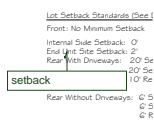
NOTED



Subject: Soils & Geology
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:14:36 AM
Color: ■

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.

NOTED & REVISED PER
REPORT
RECOMMENDATIONS



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:21:26 AM
Color: ■

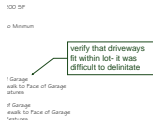
setback

NOTED

Rear Withou

Subject: Arrow
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:21:33 AM
Color: ■

NOTED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:22:15 AM
Color: ■

verify that driveways fit within lot- it was difficult to delineate

NOTED



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:22:41 AM
Color: ■

corner lot setbacks? **CLARIFIED**



Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:23:54 AM
Color: ■

sheds not requiring bldg permit (200 SF) are not allowed? decks? gazebos, sauna, hot tub & deck are not allowed? **NOTED & CLARIFIED**

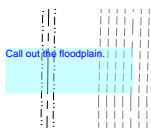


Subject: Callout
Page Label: [1] COVER SHEET
Author: dsdparsons
Date: 6/4/2019 7:27:03 AM
Color: ■

NOTED. FUTURE RESIDENT OR HOC APPLICANT RESPONSIBLE FOR MEETING CRITERIA IF PARKING REQUIRED FOR HOC.

staff has a concern with these as minimal guest parking is provided. You may need to establish parameters and remove the rural home occ as a special use all together.

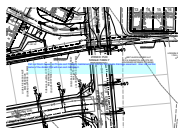
Steve Kuehster (3)



Subject: text box
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/10/2019 12:50:02 PM
Color: ■

Call out the floodplain.

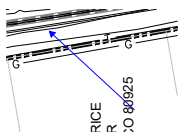
NOTED & CLARIFIED



Subject: text box
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/6/2019 2:36:42 PM
Color: ■

Call out Storm Sewer as Private and Privately maintained and indicate the private drainage easement. Also call out the name of the district that will own and maintain it.

NOTED & CLARIFIED



Subject: Arrow
Page Label: [1] SITE PLAN (2)
Author: Steve Kuehster
Date: 6/6/2019 2:36:45 PM
Color: ■