

It appears that the access location does not meet the ECM criteria (Table 2-35) for sight distance to the north. Show the sight distance triangle to the north. Adjust the driveway location accordingly.

- Provide a callout referencing ECM Driveway detail SD_2-25.
- Show the line work for the driveway up to the fence

Driveway access permits will be required. Application form is available at the PCD front desk

Add "Site Development Plan" to the title of the plan

Include details SD 2-25 and SD2-23 on the site plan.

- Indicate pavement at driveway leading to gate at both driveway locations.
- What is the max. length of truck with roll-off container? Verify that truck will not encroach into Waynoka Road while at the gate. Revise location of gate if necessary.

CIMARRON-NORTHWEST INDUSTRIAL FILING NO. 4
A REPLAT OF A PORTION OF LOT 1, BLOCK 2 CIMARRON-NORTHEAST INDUSTRIAL NORTHWEST
LOCATED IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
LOT 1 SCHLAUFMAN SUBDIVISION NO. 1., PLAT 12717

OWNER: SAVAGE DEVELOPMENT GROUP LLC
2454 WAYNOKA ROAD, COLORADO SPRINGS, COLORADO 80915

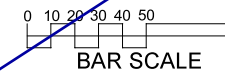
PROPERTY NUMBER 5406204050
ZONING I-2 LIMITED INDUSTRIAL
LAND AREA 1.75
SETBACKS: FRONT & REAR 50', SIDES 30'

Provide legend for different line types used on plan.

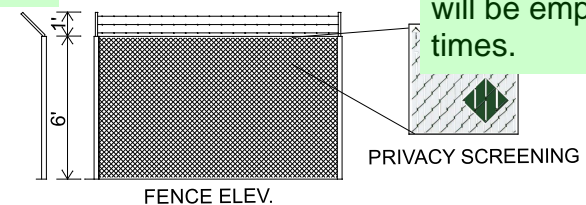
Show where the equipment will be stored.

Show detailed parking area. Including how many spots are proposed.

Revise the bearings and distances information for the property lines and tract A (floodplain) to match the recorded plat.



Call out that the garbage containers will be empty at all times.



hatch this area and identify this as the "sight distance triangle" and add a note that says "any objects within the sight distance triangle more than 30" above the flow line elevation of the adjacent road way shall constitute a sight obstruction and shall be removed or lowered."

Use different line types to differentiate between curb/gutter & right-of-way, etc.

draw and label this line as a "line-of-sight"

Provide a callout referencing ECM Driveway detail SD_2-23

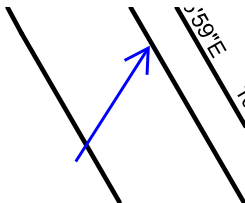
Label as Tract A 100 year floodplain and add note that this is a no-build & no-storage area.

According to the Assessor's website, this piece of the parcel is separate, and not in the same ownership as the subject lot.

Add "PCD File No.: PPR1832"

Markup Summary

Daniel Torres (16)

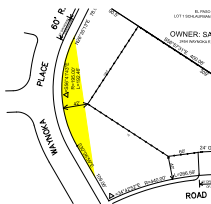


Subject: Arrow
Page Label: 1
Author: Daniel Torres
Date: 7/31/2018 1:00:49 PM
Color: ■

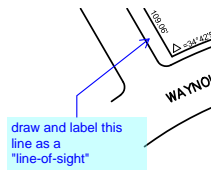
Add "PCD File No.: PPR1832"

Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:00:08 AM
Color: ■

Add "PCD File No.: PPR1832"

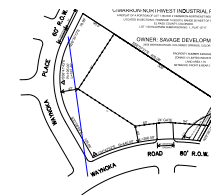


Subject: Polygon
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:32:55 AM
Color: ■

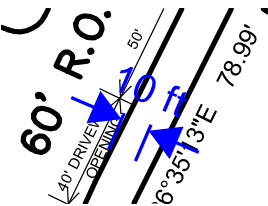


Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:38:08 AM
Color: ■

draw and label this line as a "line-of-sight"



Subject: Line
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:38:53 AM
Color: ■



Subject: Length Measurement
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:39:07 AM
Color: ■

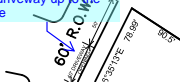
10 ft



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:39:41 AM
Color: ■

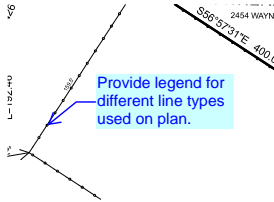
hatch this area and identify this as the "sight distance triangle" and add a note that says "any objects within the sight distance triangle more than 30" above the flow line elevation of the adjacent road way shall constitute a sight obstruction and shall be removed or lowered."

•Provide a callout referencing ECM Driveway detail SD_2-25.
•Show the line work for the driveway up to the fence



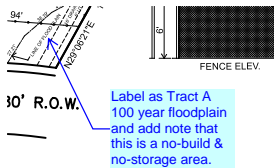
Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 10:41:11 AM
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•Provide a callout referencing ECM Driveway detail SD_2-25.
•Show the line work for the driveway up to the fence



Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:07:48 AM
Color: ■

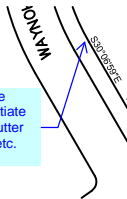
Provide legend for different line types used on plan.



Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:15:27 AM
Color: ■

Label as Tract A 100 year floodplain and add note that this is a no-build & no-storage area.

Use different line types to differentiate between curb/gutter & right-of-way, etc.



Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:26:13 AM
Color: ■

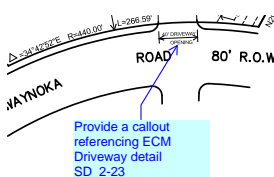
Use different line types to differentiate between curb/gutter & right-of-way, etc.

Add "Site Development Plan" to the title of the plan

THWEST INDUSTRIAL FILING NO. 4
LOT 1, BLOCK 2, CHAMBERLAIN NORTH INDUSTRIAL, NORTHWEST
1/4 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 4TH PM.
BLISS COUNTY, COLORADO
JULPARK SUBDIVISION NO. 1, PLAT 12717

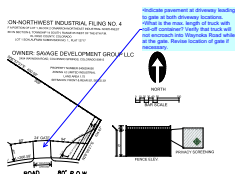
Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:38:23 AM
Color: ■

Add "Site Development Plan" to the title of the plan



Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:49:14 AM
Color: ■

Provide a callout referencing ECM Driveway detail SD_2-23



Subject: Engineer
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 7:52:15 AM
Color: ■

•Indicate pavement at driveway leading to gate at both driveway locations.
•What is the max. length of truck with roll-off container? Verify that truck will not encroach into Waynoka Road while at the gate. Revise location of gate if necessary.

Include details SD 2-25 and SD2-23 on the site plan.

Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 9:53:48 AM
Color: ■

Include details SD 2-25 and SD2-23 on the site plan.

Driveway access permits will be required. Application form is available at the PCD front desk

Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 8/1/2018 9:53:54 AM
Color: ■

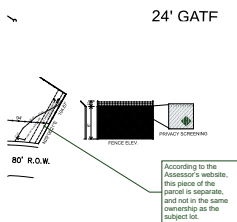
Driveway access permits will be required. Application form is available at the PCD front desk

dsdkendall (4)

Show where the equipment will be stored.

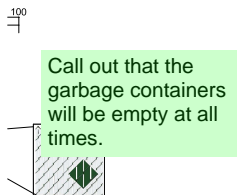
Subject: Text Box
Page Label: 1
Author: dsdkendall
Date: 8/3/2018 1:11:09 PM
Color: ■

Show where the equipment will be stored.



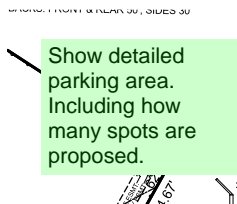
Subject: Callout
Page Label: 1
Author: dsdkendall
Date: 8/3/2018 12:59:00 PM
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According to the Assessor's website, this piece of the parcel is separate, and not in the same ownership as the subject lot.



Subject: Text Box
Page Label: 1
Author: dsdkendall
Date: 8/6/2018 2:01:37 PM
Color: ■

Call out that the garbage containers will be empty at all times.



Subject: Text Box
Page Label: 1
Author: dsdkendall
Date: 8/6/2018 3:17:41 PM
Color: ■

Show detailed parking area. Including how many spots are proposed.

dsdlaforce (2)

It appears that the access location does not meet the ECM criteria (Table 2-35) for sight distance to the north. Show the sight distance triangle to the north. Adjust the driveway location accordingly.

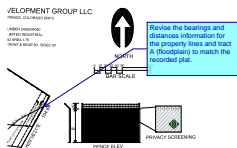


Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/1/2018 2:36:57 PM
Color: ■

It appears that the access location does not meet the ECM criteria (Table 2-35) for sight distance to the north. Show the sight distance triangle to the north. Adjust the driveway location accordingly.

STRIAL FILING NO. 4
SUBJECT: [REDACTED]
[REDACTED]

VELOPMENT GROUP LLC
[REDACTED]
[REDACTED]
[REDACTED]



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/1/2018 2:38:35 PM
Color: ■

Revise the bearings and distances information for the property lines and tract A (floodplain) to match the recorded plat.