

ENG-SP20003-R3-PrelimPlan-redlines.pdf Markup Summary

1 (7)



Subject: Soils & Geology
Page Index: 1
Date: 3/30/2021 11:33:01 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Cover Sheet 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: 3/30/2021 11:38:43 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Cover Sheet 1

Constraint and or Hazard Disclosure statement



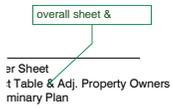
Subject: Callout
Page Index: 1
Date: 3/30/2021 11:55:18 AM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] Cover Sheet 1

Under drains to be owned and maintained by..



Subject: Callout
Page Index: 1
Date: 3/30/2021 12:17:40 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Cover Sheet 1

how will we get this average? first lots in get the 100-foot setback and the last lots in are at 200-foot setback? Please let us know with final plat submittal



Subject: Callout
Page Index: 1
Date: 3/30/2021 2:25:15 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Cover Sheet 1

overall sheet &



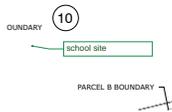
Subject: Callout
Page Index: 1
Date: 3/31/2021 7:26:51 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Cover Sheet 1

Incorporate CGS comments and staff comments on GEO sheet no. 17. Provide specific lot nos. impacted and mitigation to address PSW and SW-basements may not be feasible- drains are not intended to mitigate SW constraint rather PSW constraint- See CGS comments- more mitigation note details needed specific to impacted lots.



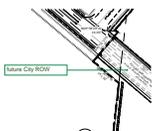
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Page Index: 1
Date: 3/31/2021 7:27:32 AM
Author: dsdparsons
Color: ■
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Page Label: [1] Cover Sheet 1

2 (9)



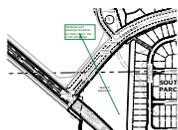
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Page Index: 2
Date: 3/30/2021 1:04:47 PM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] Adjacent Property Owners Sheet 2

school site



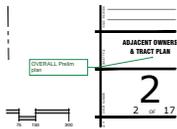
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Page Index: 2
Date: 3/30/2021 11:44:56 AM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] Adjacent Property Owners Sheet 2

future City ROW



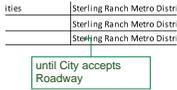
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Page Index: 2
Date: 3/30/2021 11:46:03 AM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] Adjacent Property Owners Sheet 2

distances and bearings should be on these tracts ; this is the tract sheet...



Subject: Callout
Page Index: 2
Date: 3/30/2021 12:20:32 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

OVERALL Prelim plan



Subject: Callout
Page Index: 2
Date: 3/30/2021 12:21:56 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

until City accepts Roadway



Subject: Callout
Page Index: 2
Date: 3/30/2021 2:16:37 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

is this the school site? it dedicated ;owned by County



Subject: Callout
Page Index: 2
Date: 3/30/2021 2:51:46 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

Future Passive Open Space- Park Site



Subject: Text Box
Page Index: 2
Date: 3/30/2021 3:07:31 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

Sterling Ranch FIL 2 Plat =
 Marksheffel Road to Sterling Ranch Road



Subject: Callout
Page Index: 2
Date: 4/1/2021 7:36:51 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Adjacent Property Owners Sheet 2

(existing now)?



Subject: Callout
Page Index: 3
Date: 3/30/2021 11:48:42 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 3

tract distance bearings ; road CL data



Subject: Arrow
Page Index: 3
Date: 3/30/2021 11:48:50 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 3



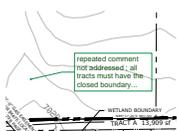
Subject: Callout
Page Index: 3
Date: 3/30/2021 2:14:36 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 3

i cent tell where tract a, b, etc stop and starts;
please make sure each closes, and has
dimensions



Subject: Owner Certification
Page Index: 3
Date: 3/30/2021 2:14:53 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 3

o



Subject: Callout
Page Index: 3
Date: 3/30/2021 2:15:23 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 3

repeated comment not addressed ; all tracts must
have the closed boundary...



Subject: Callout
Page Index: 4
Date: 3/30/2021 2:20:13 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] PPlan Sheet 4

where does the tract stop and start? dimension,
and boundary lines



Subject: Callout
Page Index: 4
Date: 3/30/2021 2:20:45 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] PPlan Sheet 4

REPEAT COMMENT- ALL TRACTS must be dimensioned w distance, bearings



Subject: Callout
Page Index: 4
Date: 4/6/2021 1:19:11 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] PPlan Sheet 4

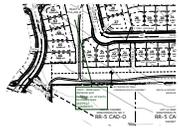
Add a note that Marksheffel Road and Sterling Ranch Road Improvements are under PCD Project No. CDR-20-005

5 (3)



Subject: Callout
Page Index: 5
Date: 3/30/2021 2:22:40 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 5

what is the vertical line?



Subject: Callout
Page Index: 5
Date: 3/30/2021 2:24:12 PM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 5

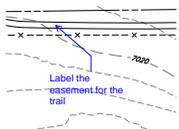
tract - dimension, distance and bearings, on all tract's boundary lines (REPEAT COMMENT)



Subject: Callout
Page Index: 5
Date: 4/6/2021 1:16:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] Plan Sheet 5

Add a note that Sand Creek Channel Improvements are under PCD Project No. CDR-20-004

6 (6)



Subject: Callout
Page Index: 6
Date: 4/6/2021 1:22:05 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1

Label the easement for the trail

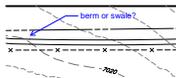


Subject:
Page Index: 6
Date: 4/6/2021 1:22:33 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1



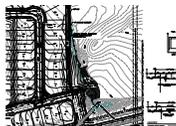
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Page Index: 6
Date: 4/6/2021 1:23:12 PM
Author: dsdrice
Color: ■
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Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1

label this drainage easement

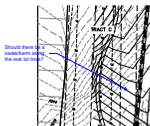


Subject: Callout
Page Index: 6
Date: 4/6/2021 1:23:35 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1

berm or swale?



Subject:
Page Index: 6
Date: 4/6/2021 1:25:50 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1



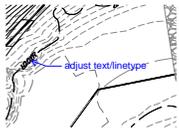
Subject: Callout
Page Index: 6
Date: 4/6/2021 1:51:20 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [1] 6 Preliminary Grading Plan - preliminary grading plan - 1

Should there be a swale/berm along the rear lot lines?

7 (2)



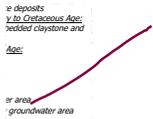
Subject:
Page Index: 7
Date: 4/6/2021 1:53:34 PM
Author: dsdrice
Color: ■
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Page Label: [2] 7 Preliminary Grading Plan - preliminary grading plan (3)



Subject: Callout
Page Index: 7
Date: 4/6/2021 1:53:48 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: [2] 7 Preliminary Grading Plan - preliminary grading plan (3)

adjust text/linetype

17 (6)



Subject: Owner Certification
Page Index: 17
Date: 3/30/2021 11:26:13 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Building Constraints Exhibit Sheet 16



Subject: Callout
Page Index: 17
Date: 3/30/2021 11:27:23 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Building Constraints Exhibit Sheet 16

Are these lots mitigating the [SW]groundwater by elimination of basements? Please note on sheet 1



Subject: Arrow
Page Index: 17
Date: 3/30/2021 11:27:33 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Building Constraints Exhibit Sheet 16



Subject: Soils & Geology
Page Index: 17
Date: 3/30/2021 11:29:34 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Building Constraints Exhibit Sheet 16

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Subject: Callout
Page Index: 17
Date: 3/30/2021 11:31:22 AM
Author: dsdparsons
Color: ■
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Space:
Page Label: [1] Building Constraints Exhibit Sheet 16

detail note for specific mitigation as it relates to lots that have restrictions- this should sheet 1 notes if any (no basements, underdrains etc...)



Subject: Callout
Page Index: 17
Date: 3/30/2021 11:31:53 AM
Author: dsdparsons
Color: ■
Layer:
Space:
Page Label: [1] Building Constraints Exhibit Sheet 16

mitigation is _____ lots and note

WILL BE MITIGATED AS RECOMMENDED ON THE GEHAZI
1950 COUNTY PLANNING AND COMMUNITY DEVELOPMENT