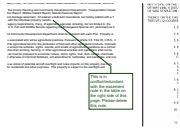


# ENG-PUDSP21005-R3-PUDSP.pdf Markup Summary

1 (21)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/15/2022 3:10:03 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

This is in conflict/redundant with the easement note in the table on the right side of this page. Please delete this note.

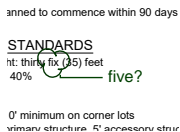
note deleted



**Subject:** Text Box  
**Page Index:** 1  
**Date:** 4/15/2022 3:29:11 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

This doesn't explain much. According to this, the ONLY allowed use is single-family residential lots. No parks, community facilities, etc. No accessory uses have been identified. Either reference a zoning district or list all of the uses. Original PUD for waterbury listed the uses.

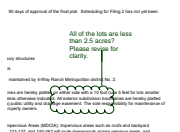
note revised



**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 4/21/2022 2:55:57 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

five?

corrected



**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 4/15/2022 3:30:56 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

All of the lots are less than 2.5 acres? Please revise for clarity.

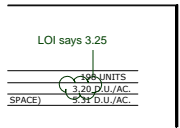
note revised



**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 4/15/2022 3:34:31 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

The calculations here are different than those that appear on the LOI. Please revise where appropriate.

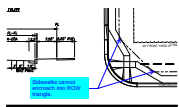
corrected on LOI




**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 4/15/2022 3:35:22 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

LOI says 3.25

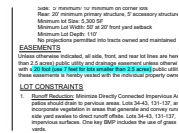
DU's reduced to 198 from 201. correct density is 3.20, LOI corrected




**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/18/2022 2:50:21 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

Sidewalks cannot encroach into ROW triangle.

corrected




**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 11:45:47 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

20 foot (use 7 feet for lots smaller than 2.5 acres)

corrected




**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 11:45:55 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

0 foot (use 5 feet for lots smaller than 2.5 acres)

corrected


w and permit require  
ado [Division of Wildlife](#) regarding the E  
ise).

**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 11:47:38 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

Division of

corrected


Vay Ranch Metropolitan District No.2 via  
r at final platting.  
and floodplain as designated on the PUC  
[Parks and](#)  
new and permit requirements, and other  
Irrigation Division of Wildlife, Colorado Dep  
service regarding the Endangered Species  
ouse).

**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/21/2022 11:47:55 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

Parks and

corrected




**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/21/2022 11:50:36 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

This note is also provided to the right and can be deleted.


deleted

TYPE 1 OR  
TYPE 2 C&G  
VARIES

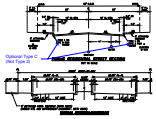
**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 1:04:32 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover


corrected

SIDEWA  
TYPE 1 OR  
TYPE 2 C&G  
VARIES  
EL  
&

**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 1:04:37 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

corrected




**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/21/2022 1:05:20 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

Optional Type C (Not Type 2)


corrected

TYPE 1 OR  
TYPE 2 C&G  
VARIES

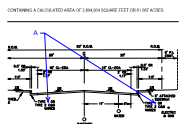
**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 1:05:37 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover


corrected

5 ALL  
SIDEWA  
TYPE 1 OR  
TYPE 2 C&G  
VARIES

**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 1:05:42 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

corrected



**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/21/2022 1:06:07 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

A

corrected

See  
comment  
letter also

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 4/21/2022 1:34:02 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

See comment letter also

responses on Comment Letter

I not be placed in drainage easement.  
to El Paso County for and upon  
ment. DPW  
be granted by El Paso County pr

**Subject:** Callout  
**Page Index:** 1  
**Date:** 4/21/2022 1:54:51 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

DPW

corrected

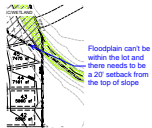
oper storm water drainage in and through  
maintained by the individual lot owners until  
it impede the flow of runoff shall not be pla  
to County standards, dedicated to El Paso  
County Public Services Department  
street. An access permit shall be granted  
e.

**Subject:**  
**Page Index:** 1  
**Date:** 4/21/2022 1:54:59 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PUDSP 3.10.22-Cover

Public Services Department

corrected

2 (2)



**Subject:** Callout  
**Page Index:** 2  
**Date:** 4/21/2022 1:33:33 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] WB PUDSP 3.10.22-PUD and adj owners

Floodplain can't be within the lot and there needs to be a 20' setback from the top of slope

corrected

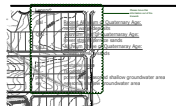


**Subject:** Callout  
**Page Index:** 2  
**Date:** 4/21/2022 1:33:30 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] WB PUDSP 3.10.22-PUD and adj owners

Label easement. Show the entire easement if it extends west east?

entire easement to the ease does not fit on the sheet.  
Note added to refer to Prelim Grading and Utilities - sheet 14

3 (1)

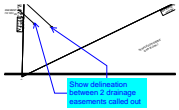


**Subject:** Cloud+  
**Page Index:** 3  
**Date:** 4/15/2022 1:57:10 PM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [3] WB PUDSP 3.10.22-constraints plan

Please move this information out of the linework

corrected

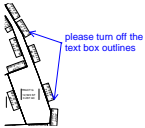
4 (2)



**Subject:** Callout  
**Page Index:** 4  
**Date:** 4/18/2022 2:53:48 PM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [4] WB PUDSP 3.10.22-TRACTS

Show delineation between 2 drainage easements called out

corrected

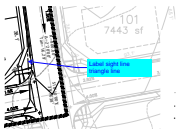


**Subject:** Callout  
**Page Index:** 4  
**Date:** 4/21/2022 12:04:14 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [4] WB PUDSP 3.10.22-TRACTS

please turn off the text box outlines

corrected

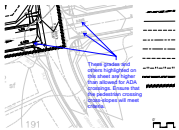
5 (4)



**Subject:** Callout  
**Page Index:** 5  
**Date:** 4/18/2022 2:35:21 PM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [5] WB PUDSP 3.10.22-NW-PLP1

Label sight line triangle line

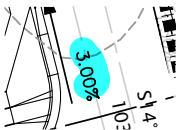
added



**Subject:** Callout  
**Page Index:** 5  
**Date:** 4/21/2022 12:47:52 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [5] WB PUDSP 3.10.22-NW-PLP1

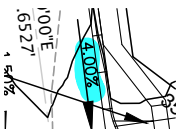
These grades and others highlighted on this sheet are higher than allowed for ADA crossings. Ensure that the pedestrian crossing cross-slopes will meet criteria.

note added to all relevant sheets that Final Grades (spot grades) will be adjusted on CD's as needed to meet ADA requirements



**Subject:**  
**Page Index:** 5  
**Date:** 4/21/2022 12:46:55 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [5] WB PUDSP 3.10.22-NW-PLP1

see above



**Subject:**  
**Page Index:** 5  
**Date:** 4/21/2022 12:47:22 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [5] WB PUDSP 3.10.22-NW-PLP1

see above



**Subject:** Callout  
**Page Index:** 6  
**Date:** 4/18/2022 2:37:30 PM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

Missing sight line

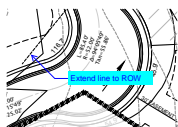
added



**Subject:** Callout  
**Page Index:** 6  
**Date:** 4/18/2022 2:38:36 PM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

Label sight line triangles

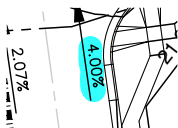
added



**Subject:** Callout  
**Page Index:** 6  
**Date:** 4/18/2022 2:39:01 PM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

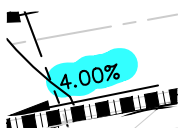
Extend line to ROW

corrected



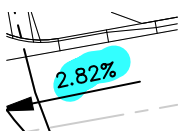
**Subject:**  
**Page Index:** 6  
**Date:** 4/21/2022 12:59:26 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

see above



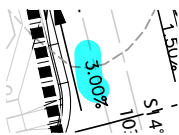
**Subject:**  
**Page Index:** 6  
**Date:** 4/21/2022 12:59:34 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2


see above



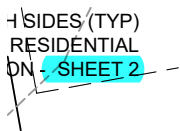
**Subject:**  
**Page Index:** 6  
**Date:** 4/21/2022 12:59:37 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2


see above



**Subject:**  
**Page Index:** 6  
**Date:** 4/21/2022 1:00:02 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

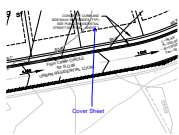
see above




**Subject:**  
**Page Index:** 6  
**Date:** 4/21/2022 1:08:20 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

SHEET 2

corrected




**Subject:** Callout  
**Page Index:** 6  
**Date:** 4/21/2022 1:08:36 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [6] WB PUDSP 3.10.22-NE-PLP2

Cover Sheet

corrected

7 (7)




**Subject:** Callout  
**Page Index:** 7  
**Date:** 4/18/2022 2:31:18 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3

Line needs to extend to ROW

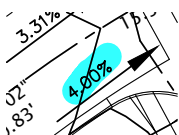
corrected




**Subject:** Callout  
**Page Index:** 7  
**Date:** 4/18/2022 2:39:32 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3

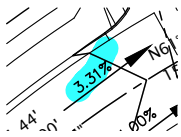
Fix overlapping text


corrected



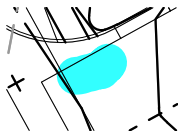
**Subject:**  
**Page Index:** 7  
**Date:** 4/21/2022 12:58:05 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3


see above



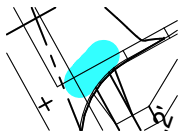
**Subject:**  
**Page Index:** 7  
**Date:** 4/21/2022 12:58:18 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3


see above



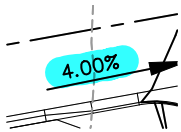
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**Page Index:** 7  
**Date:** 4/21/2022 12:58:35 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3


corrected



**Subject:**  
**Page Index:** 7  
**Date:** 4/21/2022 12:58:41 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3

corrected

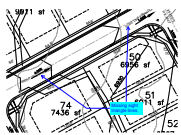



**Subject:**  
**Page Index:** 7  
**Date:** 4/21/2022 12:58:49 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [7] WB PUDSP 3.10.22-W-PLP3

see above

---

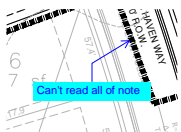
8 (11)




**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/18/2022 2:30:23 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] WB PUDSP 3.10.22-E-PLP4

Missing sight triangle lines

added

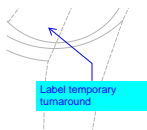



**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/18/2022 2:40:21 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] WB PUDSP 3.10.22-E-PLP4

Can't read all of note

corrected

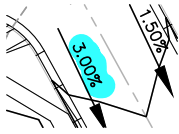





**Subject:** Callout  
**Page Index:** 8  
**Date:** 4/18/2022 2:40:53 PM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] WB PUDSP 3.10.22-E-PLP4

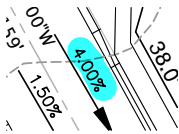
Label temporary turnaround


added



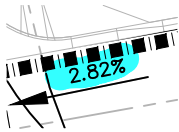
**Subject:**  
**Page Index:** 8  
**Date:** 4/21/2022 12:56:01 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] WB PUDSP 3.10.22-E-PLP4


see above



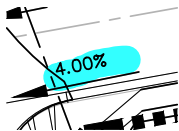
**Subject:**  
**Page Index:** 8  
**Date:** 4/21/2022 12:56:18 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [8] WB PUDSP 3.10.22-E-PLP4


see above



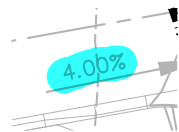
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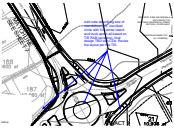
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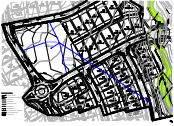
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Add note describing size of roundabout (XX' inscribed circle with XX center island and truck apron all based on TIS RAB revisions), final design TBD with CDs. Revise the layout per the TIS.

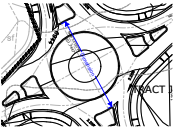
added/corrected




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Label tract boundary distances and SF (all tracts)

note on Community Park added to refer to Sheet 4: Tracts



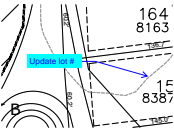
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Dimension

added

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9 (1)



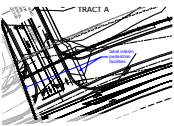
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Update lot #

corrected

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10 (6)




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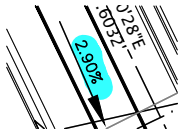
label interim pedestrian facilities


note added



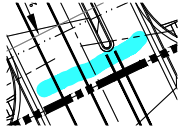
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
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
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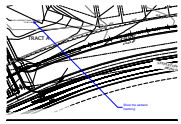
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
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**Page Label:** [10] WB PUDSP 3.10.22-SE-PLP6

Show and label all areas required to be vegetated and maintained by the district for runoff reduction purposes. (Other sheets also)  
note on Sheet 3: Constraints - "Lots 35-42, 131-137, and 150-162 may not have any impervious improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.), and shall route downspouts across pervious areas, incorporating vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards."



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Show the wetland hatching

added and labeled

Also noted in General notes and on relevant pages is that the MD will maintain vegetation in all tracts associated with runoff

12 (1)



**Subject:** Callout  
**Page Index:** 12  
**Date:** 4/21/2022 1:24:33 PM  
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**Page Label:** [12] WB PUDSP 3.10.22-LS SAYBROOK

Add a note stating that roundabout lighting, landscaping and grading will be finalized with CDs

note added