

# ENG-PUDSP21005-R1-PUDSP.pdf Markup Summary

1 (29)



**Subject:** Text Box  
**Page Index:** 1  
**Date:** 6/4/2021 10:12:08 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PLP amendment 3.10.21-Cover

DELETE- Only one legal is needed; the legal for the boundary of the PUDsite-specific PUD



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/4/2021 9:56:56 AM  
**Author:** dsdparsons  
**Color:** ■  
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**Space:**  
**Page Label:** [1] WB PLP amendment 3.10.21-Cover

"Waterbury Filing Nos 1 and 2 PUD Development Plan and Preliminary plan"



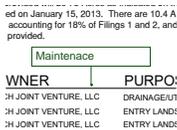
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**Author:** dsdparsons  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

title to be unique so state title specifically please



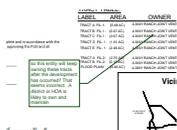
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

delete NET density- we calculate density in context of dwelling unites divided by overall acreage



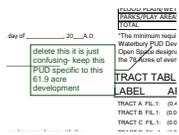
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

Maintenance



**Subject:** Callout  
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**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] WB PLP amendment 3.10.21-Cover

so this entity will keep owning these tracts after the development has occurred? That seems incorrect. A district or HOA is likley to own and maintain



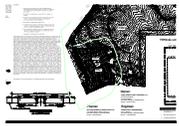
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

delete this it is just confusing- keep this PUD specific to this 61.9 acre development



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/4/2021 10:04:15 AM  
**Author:** dsdparsons  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

what is this? is this future development? are you including this in the legal for this pud 61 acres? ONLY show the BOUNDARY of this PUD-



**Subject:** Owner Certification  
**Page Index:** 1  
**Date:** 6/4/2021 10:05:09 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

o



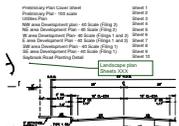
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

re-title this Phasing Map and show the filings here \* filing lines subject to change with out PUD amendment, remove the filings from the other pages so you are not stuck. elete all the land not in this PUDSP 61 acres- it is not relevant and just adds confusion



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/4/2021 10:08:03 AM  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

draw a line between the filings



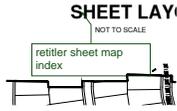
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**Author:** dsdparsons  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

Landscape plan Sheets XXX



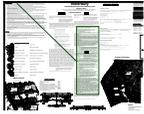
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

move this to landscape sheets



**Subject:** Callout  
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**Date:** 6/4/2021 10:10:03 AM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

retailer sheet map index



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/4/2021 10:29:14 AM  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

Per State Statute & checklist required to have on Cover Sheet

The following wording shall be placed verbatim beginning in the upper left hand area of the map: General Provisions

- A statement establishing the purpose and intent of the PUD zoning district.

- Authority

This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

- Applicability

The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

- Adoption

The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for (name of PUD) is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

- Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of (name of PUD), provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

- Enforcement

To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

- Conflict

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

- Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other

CITIZEN MEMORIAL  
ions:  
LAND BEING A PUD

**Subject:** Owner Certification  
**Page Index:** 1  
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**Author:** dsdparsons  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

  
N OF SECTION 28, A F  
SOUTH, RANGE 64 W.

**Subject:** Owner Certification  
**Page Index:** 1  
**Date:** 6/4/2021 10:12:48 AM  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

  
W  
PUD Develop  
Legal D

**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/4/2021 10:14:04 AM  
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**Color:**   
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

"Waterbury Filing Nos 1 and 2 PUD Development  
Plan and Preliminary plan LEGAL DESCRIPTION"



**Subject:** Callout  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

there should be a table for the PUD Modifications: It should site the Code requirement, than what your proposing , and than one of the criteria in Chapter 4, 4.2.6 you are using to justify modification. Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

A statement citing the reason for any modifications to this Code or the ECM shall be provided in the PUD development plan and development guide. The modification request shall be submitted and reviewed concurrently with the PUD map amendment (rezone) application. The modified development standard or engineering criteria within a PUD district shall become the basis of review and approval for any subsequent development application.



**Subject:** Text Box  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

utility providers are:



**Subject:** Callout  
**Page Index:** 1  
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**Subject:**  
**Page Index:** 1  
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**Author:** dsdrice  
**Color:** ■  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

No. 8041C0575 F, effective date March 17, 1997 and as amended with the Letter of Map Revision (LOMR) Case N. 04-08-0012P dates March 19, 2004.

act on these areas.  
 is located within a designated FE  
 F, effective date March 17, 1997 ;  
 2004

update

be named and constructed to EI  
 ntly, shall be maintained by EI Pa:

**Subject:** Callout  
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update



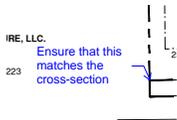
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provide a wide enough public improvements  
 easement for the sidewalks



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/11/2021 12:43:28 PM  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

Public Improvements and Utilities Easement



**Subject:** Callout  
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Ensure that this matches the cross-section



**Subject:** Callout  
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**Date:** 6/11/2021 2:47:42 PM  
**Author:** dsdrice  
**Color:** ■  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

Provide the standard easements note (widths and  
 maintenance).

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**Subject:** EPC ENG Review  
**Page Index:** 1  
**Date:** 6/11/2021 3:13:15 PM  
**Author:** dsdrice  
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**Page Label:** [1] WB PLP amendment 3.10.21-Cover

[See comment letter also.](#)

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**Subject:** Text Box  
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See comment letter also.

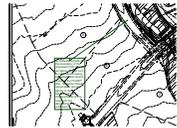
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2 (15)



**Subject:** Callout  
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**Page Label:** [2] WB PLP amendment 3.10.21-PLAT

Per checklist distances and bearings and the dimensions shall be on the perimeter for each sheet; all tracts and lots shall be dimensioned (no distance and bearing required)  
All centerline data for roads is required as is the road width dimensions, and name classification...



**Subject:** Callout  
**Page Index:** 2  
**Date:** 6/4/2021 10:28:39 AM  
**Author:** dsdparsons  
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**Page Label:** [2] WB PLP amendment 3.10.21-PLAT

all linework outside of the boundary of the proposed PUD should be lighter in color so it is clear what is being requested and what is a part of the PUDSP plan. Stapleton Road would likely not be lighter in color because of the improvements to the road with the development as proposed.



**Subject:** Callout  
**Page Index:** 2  
**Date:** 6/4/2021 10:30:10 AM  
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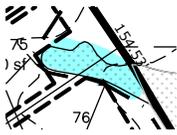
delete the filing text off each sheet; you provided a phased map on sheet one....



**Subject:** Callout  
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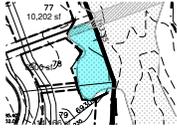
correct overlapping text so all text is clear please throughout sheet set





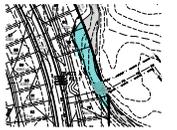
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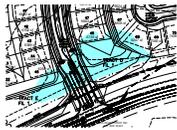
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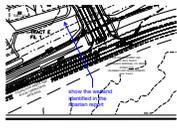
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**Subject:** Callout  
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**Author:** dsdrice  
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**Page Label:** [2] WB PLP amendment 3.10.21-PLAT

show the wetland identified in the riparian report

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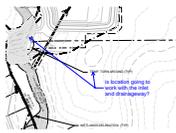
3 (3)



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**Date:** 6/9/2021 4:29:10 PM  
**Author:** dsdrice  
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**Page Label:** [3] WB PLP amendment 3.10.21-UTILITIES

delete this grading?



**Subject:** Callout  
**Page Index:** 3  
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**Author:** dsdrice  
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**Page Label:** [3] WB PLP amendment 3.10.21-UTILITIES

is location going to work with the inlet and drainageway?



**Subject:** Callout  
**Page Index:** 3  
**Date:** 6/9/2021 4:33:59 PM  
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**Page Label:** [3] WB PLP amendment 3.10.21-UTILITIES

Online WQ ponds are no longer allowed if on waters of the state.

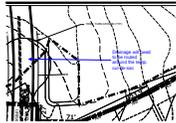
4 (1)



**Subject:** Callout  
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**Page Label:** [4] WB PLP amendment 3.10.21-NW-PLP1

Breach stock pond?

5 (1)



**Subject:** Callout  
**Page Index:** 5  
**Date:** 6/11/2021 2:26:15 PM  
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**Color:** ■  
**Layer:**  
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**Page Label:** [5] WB PLP amendment 3.10.21-NE-PLP2

Drainage will need to be routed around the temp. cul-de-sac

6 (1)



**Subject:**  
**Page Index:** 6  
**Date:** 6/11/2021 1:03:51 PM  
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**Page Label:** [6] WB PLP amendment 3.10.21-W-PLP3

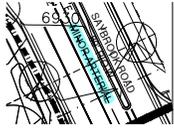
MINOR ARTERIAL

7 (1)



**Subject:**  
**Page Index:** 7  
**Date:** 6/11/2021 1:04:07 PM  
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**Page Label:** [7] WB PLP amendment 3.10.21-E-PLP4

LOW VOL



**Subject:**

**Page Index:** 8

**Date:** 6/11/2021 1:04:19 PM

**Author:** dsdrice

**Color:**

**Layer:**

**Space:**

**Page Label:** [8] WB PLP amendment 3.10.21-SW-PLP5

MINOR ARTERIAL