

# ENG-SF21020-R2-Plat.pdf Markup Summary

1 (6)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 8/20/2021 9:08:04 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER

Planning and Community Development  
Department Certificate



**Subject:** Callout  
**Page Index:** 1  
**Date:** 8/20/2021 9:08:42 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER

wrong name



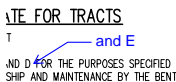
**Subject:** Image  
**Page Index:** 1  
**Date:** 8/20/2021 9:10:17 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER



**Subject:** Callout  
**Page Index:** 1  
**Date:** 8/20/2021 9:14:09 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER

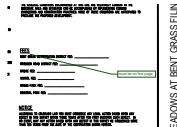
Drainage basin and fee\_\_\_\_\_

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 8/20/2021 9:14:20 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER



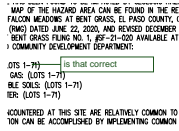
**Subject:** Callout  
**Page Index:** 1  
**Date:** 8/23/2021 10:09:52 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] COVER

and E



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:10:55 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

must be on first page



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:12:11 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

is that correct

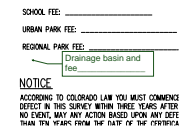


**Subject:** Image  
**Page Index:** 2  
**Date:** 8/20/2021 9:12:19 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES



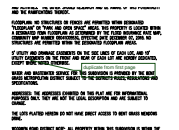
**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:13:21 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

non- basements as mitigation to groundwater - add note (see report)



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:13:48 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


Drainage basin and fee\_\_\_\_\_



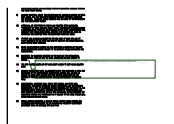
**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:15:23 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


duplicate from first page

NOT MAP NUMBER 0000000000, EFFECTIVE DATE DECEMBER 01, 2018. IN  
TAKES ARE PROVIDED WITHIN THE DESIGNATED FLOODPLAIN AREA.  
ITD AND DRAINAGE EASEMENTS ON THE SIDE LINES OF EACH LOT, AND OF  
EASEMENTS ON THE FRONT AND REAR OF EACH LOT ARE HEREBY DESIGNATED  
I HAVE NOTED CHANGES.  
AND WATERFLOW SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE IN  
METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S PLANS, REGULATIONS,  
EASINGS.  
THESE THE ADVERTISEMENTS ON THIS PLAT ARE FOR INFORMATIONAL  
USE ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO  
E.  
THE PLATTED VERSION DO NOT HAVE DIRECT ACCESS TO WENT GRASS MEAT

**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:15:34 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


not correct



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:16:20 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


Add the note: This plat has been plat checked by PPRBD, the stamped approval is recorded at Reception No. \_\_\_\_\_

71  
IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT  
ON: FEBRUARY 19, 2021.  
FORMAL AND FORMAL DISTANCE AND U.S. DISTRICT

**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:17:07 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


71



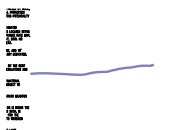
**Subject:** Stormwater Drainage  
**Page Index:** 2  
**Date:** 8/20/2021 9:18:14 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

Note Regarding Stormwater Drainage:  
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



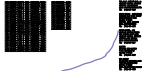
**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:19:22 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


i dont think we are taking this until improvements are done....

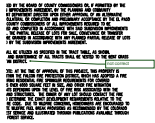



**Subject:** Owner Certification  
**Page Index:** 2  
**Date:** 8/20/2021 9:28:34 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

—

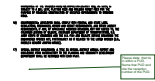



**Subject:** Owner Certification  
**Page Index:** 2  
**Date:** 8/20/2021 9:28:25 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:32:47 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


not correct

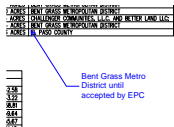



**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/20/2021 9:37:55 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

Please state that tis in within a PUD, Name that PUD and cite the reception number of the PUD.

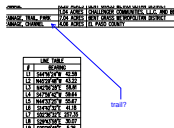



**Subject:** Image  
**Page Index:** 2  
**Date:** 8/20/2021 9:38:20 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES




**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/23/2021 10:10:36 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES


Bent Grass Metro District until accepted by EPC




**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/23/2021 10:12:46 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

trail?

**Subject:**  
**Page Index:** 2  
**Date:** 8/23/2021 10:15:20 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

**Subject:** Callout  
**Page Index:** 2  
**Date:** 8/23/2021 10:15:31 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

**Subject:** Text Box  
**Page Index:** 2  
**Date:** 8/23/2021 10:18:18 AM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] NOTES

This property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The Bent Grass Metropolitan District is responsible for maintenance of the subject drainage facilities

Bent Grass Metropolitan District shall be responsible for maintenance of the drainage channel in Tract E until the necessary channel stabilization improvements have been constructed and accepted for maintenance by El Paso County.