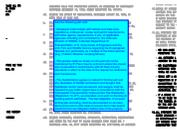


Final Plat Comments - ELY responses.pdf Markup Summary

Add the following plat note: - Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: dsdlaforce
Date: 9/30/2021 3:41:57 PM
Status:
Color: ■
Layer:
Space:

Add the following plat note:

- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 1:56:19 PM
Status:
Color: ■
Layer:
Space:

Provided notes added as General Plat Notes 17, 18, and 19.

Based on CDOT comments to the preliminary plan, CDOT is requesting additional ROW along Highway 24 for the future improvements



Subject: Text Box
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/21/2021 2:21:33 PM
Status:
Color: ■
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Space:

Based on CDOT comments to the preliminary plan, CDOT is requesting additional ROW along Highway 24 for the future improvements along highway 24. From discussions with CDOT, they are requesting the applicant submit an exhibit showing the full buildout configuration at the intersection and the corresponding ROW dedication that may be needed.

Coordinate with CDOT regarding the offsite improvements and their requirements.



Subject: Re: Text Box
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 12:26:18 PM
Status:
Color: ■
Layer:
Space:

CDOT request not addressed at this time.

Coordinate with CDOT access management. From internal meetings with CDOT and during their review of the preliminary, CDOT



Subject: Text Box
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 11:14:36 AM
Status:
Color: ■
Layer:
Space:

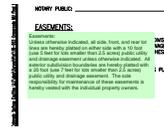
Coordinate with CDOT access management. From internal meetings with CDOT and during their review of the preliminary, CDOT has expressed the need for ROW dedication along US Highway 24.



Subject: Re: Text Box
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 12:25:52 PM
Status:
Color: ■
Layer:
Space:

CDOT request not addressed at this time.

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet



Subject: Easements
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/28/2021 4:17:42 PM
Status:
Color: ■
Layer:
Space:

Easements:
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Re: Easements
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/13/2021 8:46:34 AM
Status:
Color: ■
Layer:
Space:

Easement note revised with provided verbiage. Easements shown on sheet 3 along the subdivision boundary changed from 7 feet to 20 feet. Lot side easements set at 5 feet, per approved plan.

Fill in the date (1)



Subject: Cloud+
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 11:41:31 AM
Status:
Color: ■
Layer:
Space:

Fill in the date

RED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, I HEREBY CERTIFY THAT THIS PLAN, DRAWING AND CORRECTLY MADE OR DATE OF SURVEY BY ME OR MY ASSISTANT, AND THAT ALL MONUMENTS EXIST AS SHOWN. ERRORS ARE LESS THAN 1:10,000; AND IN THIS I COMPLY WITH ALL ILLINOIS LAWS.



Subject: Re: Cloud+
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 12:22:53 PM
Status:
Color: ■
Layer:
Space:

date added

Include any acreage to be dedicated as public right of way (1)



Subject: Cloud+
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 12:15:54 PM
Status:
Color: ■
Layer:
Space:

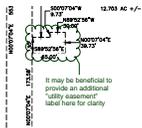
Include any acreage to be dedicated as public right of way



Subject: Re: Cloud+
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/12/2021 5:42:47 PM
Status:
Color: ■
Layer:
Space:

Summary revised to include right-of-way acreage.

It may be beneficial to provide an additional "utility easement" label here for clarity (1)



Subject: Cloud+
Page Label: Sheet 3 - Replat
Author: Ryan Howser
Date: 10/1/2021 7:25:44 AM
Status:
Color: ■
Layer:
Space:

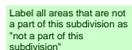
It may be beneficial to provide an additional "utility easement" label here for clarity



Subject: Re: Cloud+
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 6:11:36 PM
Status:
Color: ■
Layer:
Space:

Additional label added.

Label all areas that are not a part of this subdivision as "not a part of this subdivision" (1)



Subject: Text Box
Page Label: Sheet 3 - Replat
Author: Ryan Howser
Date: 9/29/2021 11:50:27 AM
Status:
Color: ■
Layer:
Space:

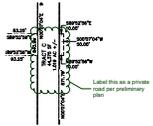
Label all areas that are not a part of this subdivision as "not a part of this subdivision"



Subject: Re: Text Box
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/8/2021 9:59:48 AM
Status:
Color: ■
Layer:
Space:

Areas that are "not a part" are marked with "*" and are noted as such in the legend.

Label this as a private road per preliminary plan (1)



Subject: Cloud+
Page Label: Sheet 3 - Replat
Author: Ryan Howser
Date: 10/1/2021 7:24:44 AM
Status:
Color: ■
Layer:
Space:

Label this as a private road per preliminary plan



Subject: Re: Cloud+
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/8/2021 1:48:08 PM
Status:
Color: ■
Layer:
Space:

Private road added to label.



Subject: Owner Certification
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/28/2021 4:15:04 PM
Status:
Color: ■
Layer:
Space:

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

Subject: Re: Owner Certification
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 3:17:02 PM
Status:
Color: 
Layer:
Space:

Dedication replaced with Owners Certificate and verbiage provided.

Please include the following: Name, address and telephone number of the owner of record located in the lower right hand corner,



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 12:10:21 PM
Status:
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Please include the following:

Name, address and telephone number of the owner of record located in the lower right hand corner,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable), CRS-35-51-106

Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 12:53:50 PM
Status:
Color: 
Layer:
Space:

Information added.

Preliminary plan also prohibits direct access to Newt Rd (1)



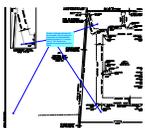
Subject: Cloud+
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/28/2021 4:20:22 PM
Status:
Color: 
Layer:
Space:

Preliminary plan also prohibits direct access to Newt Rd

Subject: Re: Cloud+
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 1:17:05 PM
Status:
Color: 
Layer:
Space:

Newt Road added to access restriction note.

Provide a drainage easement for the stormdrain line conveying the stormwater from Meadowbrook Parkway through Lot 11 and into



Subject: Callout
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 3:49:13 PM
Status:
Color: 
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Space:

Provide a drainage easement for the stormdrain line conveying the stormwater from Meadowbrook Parkway through Lot 11 and into Tract A. This needs to be identified as private/maintained by CMD1



Subject: Re: Callout
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/15/2021 3:42:45 PM
Status:
Color: ■
Layer:
Space:

Drainage easement added. Easement metes and bounds are shown in a detail on sheet 4 for clarity. Identified as to be maintained by Crossroads Metropolitan District No. 1.

Provide a note of approval for preliminary plan and indicate water sufficiency finding in the note established with preliminary plan. F



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/28/2021 4:23:35 PM
Status:
Color: ■
Layer:
Space:

Provide a note of approval for preliminary plan and indicate water sufficiency finding in the note established with preliminary plan. Reference file no. for preliminary plan.



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/12/2021 2:12:25 PM
Status:
Color: ■
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Space:

Plat note 22 added, with the preliminary plan file number.

Replace note 16 with the following note: Tract A of this property is subject to a Private Detention Basin/Stormwater Quality BMP M



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdlaforce
Date: 9/30/2021 3:37:40 PM
Status:
Color: ■
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Space:

Replace note 16 with the following note:

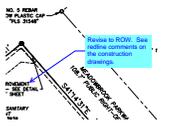
Tract A of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. Crossroads Metropolitan District No. 1 is responsible for maintenance of the subject drainage facilities.



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 1:05:24 PM
Status:
Color: ■
Layer:
Space:

Note 16 replaced with verbiage provided.

Revise to ROW. See redline comments on the construction drawings. (1)



Subject: Callout
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 11:13:29 AM
Status:
Color: ■
Layer:
Space:

Revise to ROW. See redline comments on the construction drawings.



Subject: Re: Callout
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 5:41:31 PM
Status:
Color: ■
Layer:
Space:

Public improvement easement converted to right-of-way.
 Due to the small size of the area to be dedicated, it is shown as a detail on sheet 4.
 (Former Detail PIE-4)

Soils and geology report was also submitted and on file with the plat (1)



Subject: Cloud+
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 11:45:40 AM
Status:
Color: ■
Layer:
Space:

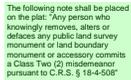
Soils and geology report was also submitted and on file with the plat



Subject: Re: Cloud+
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 2:40:52 PM
Status:
Color: ■
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"Soils and geology study" added to the list of reports submitted.

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monu



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 11:42:54 AM
Status:
Color: ■
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Space:

The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508"



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/13/2021 8:44:00 AM
Status:
Color: ■
Layer:
Space:

Added as General Plat Note 20.

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development



Subject: BoCC Certification
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/29/2021 11:57:00 AM
Status:
Color: █
Layer:
Space:

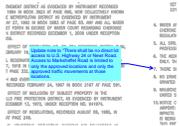
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the _____ day of _____, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.



Subject: Re: BoCC Certification
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 12:51:29 PM
Status:
Color: █
Layer:
Space:

Verbiage replace with that provided.

Update note to "There shall be no direct lot access to U.S. Highway 24 or Newt Road. Access to Marksheffel Road is limited to only



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdlaforce
Date: 9/30/2021 7:31:51 AM
Status:
Color: █
Layer:
Space:

Update note to "There shall be no direct lot access to U.S. Highway 24 or Newt Road. Access to Marksheffel Road is limited to only the approved locations and only the approved traffic movements at those locations.

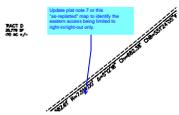


Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 1:15:46 PM
Status:
Color: █
Layer:
Space:

Newt Road added to access restriction note.

References to Marksheffel Road not added, as the site is not adjacent to that road.

Update plat note 7 or this "as-replatted" map to identify the eastern access being limited to right-in/right-out only. (1)



Subject: Callout
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 7:44:46 AM
Status:
Color: █
Layer:
Space:

Update plat note 7 or this "as-replatted" map to identify the eastern access being limited to right-in/right-out only.



Subject: Re: Callout
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 5:38:39 PM
Status:
Color: ■
Layer:
Space:

Plat note 7 not revised, as this tract for a private road will not be dedicated with this plat, but when Tract D (future development) is replatted with the lots, tracts, easements, etc. therein.

update the tract to include Pacific Rail Point (highlighted) in yellow) per the preliminary plan (1)



Subject: Callout
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 11:57:26 AM
Status:
Color: ■
Layer:
Space:

update the tract to include Pacific Rail Point (highlighted) in yellow) per the preliminary plan

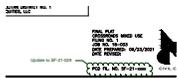


Subject: Re: Callout
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/8/2021 12:32:01 PM
Status:
Color: ■
Layer:
Space:

Tract not revised.

This tract for a private road will be dedicated when Tract D (future development) is replatted with the lots, tracts, easements, etc. therein.

Update to SF-21-029 (1)



Subject: Cloud+
Page Label: Sheet 1 - Cover
Author: Ryan Howser
Date: 9/28/2021 4:28:10 PM
Status:
Color: ■
Layer:
Space:

Update to SF-21-029



Subject: Re: Cloud+
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 10/8/2021 1:11:51 PM
Status:
Color: ■
Layer:
Space:

Added to all sheets.

Update to show the additional public access and utility easement along both sides of the private road tracts. (1)



Subject: Callout
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 12:01:28 PM
Status:
Color: ■
Layer:
Space:

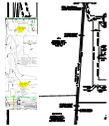
Update to show the additional public access and utility easement along both sides of the private road tracts.



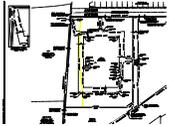
Subject: Re: Callout
Page Label: Sheet 3 - Replat
Author: eyokom
Date: 10/12/2021 4:03:40 PM
Status:
Color: 
Layer:
Space:

5 foot public improvement, public utility, and drainage easements added to each side of Tract C (private road).

(3)



Subject: Image
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 3:45:37 PM
Status:
Color: 
Layer:
Space:



Subject: Highlight
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 3:47:35 PM
Status:
Color: 
Layer:
Space:



Subject: Image
Page Label: Sheet 3 - Replat
Author: dsdlaforce
Date: 9/30/2021 7:34:46 AM
Status:
Color: 
Layer:
Space: