

# 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, 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).



**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 along Highway 24.



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

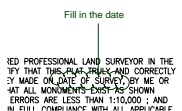
Easements:  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 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



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


date added

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


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**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



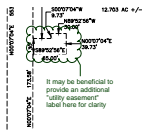
**Subject:** Re: Cloud+  
**Page Label:** Sheet 1 - Cover  
**Author:** eyokom  
**Date:** 10/12/2021 5:42:47 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Summary revised to include right-of-way acreage.

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


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**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



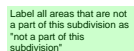
**Subject:** Re: Cloud+  
**Page Label:** Sheet 3 - Replat  
**Author:** eyokom  
**Date:** 10/12/2021 6:11:36 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Additional label added.

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


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**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"



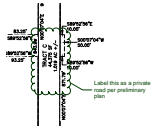
**Subject:** Re: Text Box  
**Page Label:** Sheet 3 - Replat  
**Author:** eyokom  
**Date:** 10/8/2021 9:59:48 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

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

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


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**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)



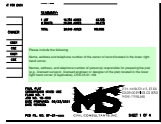
**Subject:** Re: Owner Certification  
**Page Label:** Sheet 1 - Cover  
**Author:** eyokom  
**Date:** 10/8/2021 3:17:02 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Dedication replaced with Owners Certificate and verbiage provided.

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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,

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**Subject:** Text Box  
**Page Label:** Sheet 1 - Cover  
**Author:** Ryan Howser  
**Date:** 9/29/2021 12:10:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

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.

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


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**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.

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


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

RESTRICTIONS AND LIMITS OF LIABILITY AS REQUIRED BY RULES OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, TEXAS. THE FOLLOWING INFORMATION HAS BEEN SUBMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, TEXAS. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**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:**   
**Layer:**  
**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


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

Replace note 16 with the following note:

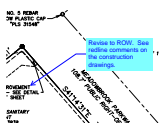
Tract A of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. Crossroads Metropolitan District No. 1 is responsible for maintenance of the subject drainage facilities.




**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)

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


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**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:**   
**Layer:**  
**Space:**


"Soils and geology study" added to the list of reports submitted.

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


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

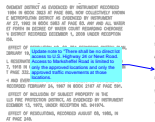
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of 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.

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


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**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:**

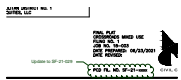
Tract not revised.


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

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Update to SF-21-029 (1)


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**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



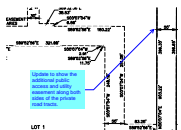
**Subject:** Re: Cloud+  
**Page Label:** Sheet 1 - Cover  
**Author:** eyokom  
**Date:** 10/8/2021 1:11:51 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


Added to all sheets.

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


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**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).

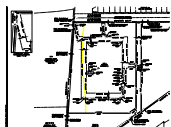
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(3)

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**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:**