


# MDT-SF22035-R1-Plat.pdf Markup Summary

1 (24)


**Subject:** Text Box  
**Page Index:** 1  
**Date:** 1/9/2023 11:12:57 AM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

SF-22-035

SF-22-035


COLLATERAL TO COMPLETION AND PRELIMINARY ALL IMPROVEMENTS REQUIRED TO BE CONSISTENT WITH THE IMPROVEMENTS AGREEMENT. THE PARTIAL RESERVATION IS GRANTED IN ACCORDANCE WITH ANY PLANNING IMPROVEMENTS AGREEMENT.

Include Soils & Geology Note

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 1/9/2023 11:13:24 AM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1


Include Soils & Geology Note

SEEMS TO BE MISSING FIRST PORTION OF SENTENCE. PLEASE REVISE.

**Subject:** Text Box  
**Page Index:** 1  
**Date:** 1/9/2023 11:14:49 AM  
**Author:** CDurham  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1


Seems to be missing first portion of sentence. Please revise



**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 8:52:14 AM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1


school site should be included; the school land dedication agreement is nearly ready for hearing-correct?

REVIEWED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL NECESSARY REPORTS HAVE BEEN SUBMITTED AND APPROVED. SOILS AND GEOLOGICAL STUDY, WATERSHED AND TRAFFIC STUDY IN FILE NO. SP 22-001. TOTAL NUMBER OF LOTS BEING PLATTED IS 29. 2 IS A NEW ADD SCHOOL TRACT. PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED BY INSTRUMENT RECORDED UNDER RECORD NO. 2023-001. OWNER SHALL COMPLY WITH FEDERAL AND STATE REQUIREMENTS AND OTHER AGENCY REQUIREMENTS. COLORADO DEPARTMENT OF PARKS AND RECREATION.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:47:35 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

add school tract

REVIEWING AND COMMUNITY COMMENTS, EROSION CONTROL, AND FAWWA. DISTRICT NO. 2. REVIEWED. REVIEW AND PERMIT REQUIRED, INCLUDING, BUT NOT LIMITED TO:

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:47:43 PM  
**Author:** dsdparsons  
**Color:**   
**Layer:**  
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**Page Label:** [1] 118330P1 - Layout1

and FAWWA

Current prelim plan note needs to be modified to address CGS then inserted here also.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:54:05 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

Current prelim plan note needs to be modified to address CGS then inserted here also.

SMALL COURTESY IN DEVELOPING AREAS MUST BE REVERSED SHOULD A BE BEING APPLIED FROM THE PREVIOUS PLANS SUBSEQUENT TO THE 1/10/2023 REGULAR ACCESS FROM ANY LOG TO REVEAL THE HISTORY OF THE PLAN  
2 BY THE DESIGNER, ACCORDING TO PLANS APPROVED BY THE DESIGNER OF THE PROJECT FROM THE DATE OF THE PLAN  
3 A PROJECT DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER  
4 THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:53:51 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Space:**  
**Page Label:** [1] 118330P1 - Layout1

except school tract

RESPONSIBLE FOR

34 | PAGES: PEAK REGI

if they stamp mylar this is not needed-it was needed for COVID pandemic

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:54:45 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

if they stamp mylar this is not needed-it was needed for COVID pandemic

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/10/2023 1:56:06 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

School site conveyed to EPC on behalf of D20

School site conveyed to EPC on behalf of D20

1. OF THE PROJECT, THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS.  
2. THE DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER.  
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS.  
4. THE DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER.  
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS.  
6. THE DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER.  
7. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS.  
8. THE DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER.  
9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT BY OTHERS.  
10. THE DESIGNER SHALL MAINTAIN THE QUALITY OF THE DOCUMENTS IN THE ORIGINAL FORM AND SHALL NOT ALTER, ADD, OR REMOVE ANY INFORMATION FROM THE ORIGINAL DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CLIENT OR THE DESIGNER.

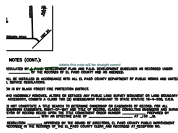
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**Page Index:** 1  
**Date:** 1/11/2023 7:04:38 AM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

legal will change to include school tract so school land tract dedications can be in place with old site being returned to J. Morley.

this may change with sterling ranch road row and school tract

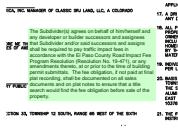
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**Page Index:** 1  
**Date:** 1/11/2023 3:31:07 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

this may change with sterling ranch road row and school tract



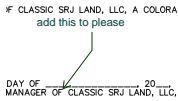
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**Date:** 1/11/2023 4:14:27 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

delete this note will be straight zoned



**Subject:** Road Impact  
**Page Index:** 1  
**Date:** 1/11/2023 4:16:24 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, 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.



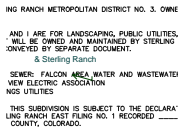
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**Date:** 1/11/2023 4:16:37 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** [1] 118330P1 - Layout1

add this to please



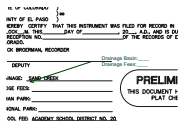
**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/11/2023 4:17:45 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Space:**  
**Page Label:** [1] 118330P1 - Layout1

identify by note what tracts the trails are in outside of depicted trail easements



**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/11/2023 4:18:07 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

& Sterling Ranch



**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/11/2023 4:22:31 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

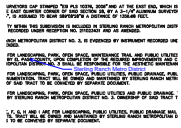
Drainage Basin: \_\_\_\_\_  
 Drainage Fees: \_\_\_\_\_



ST

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/11/2023 4:23:49 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

Please identify who will be owning and maintaining concrete wall



**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/12/2023 10:14:25 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

Sterling Ranch Metro District

S.R. District No. 3 only

PERCENTAGE	OWNER	MAINTENANCE
23.26%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE) DISTRICT NO. 3
76.74%	METROPOLITAN	METROPOLITAN

**Subject:** Callout  
**Page Index:** 1  
**Date:** 1/12/2023 10:41:25 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

S.R. District No. 3 only

TAGE	OWNER	MAINTENANCE
3%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE) DISTRICT NO. 3
97%	METROPOLITAN	METROPOLITAN

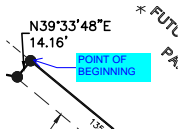
**Subject:**  
**Page Index:** 1  
**Date:** 1/12/2023 10:41:20 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

RANCH METROPOLITAN DISTRICT MENDED.  
 S FOR LANDSCAPING, PARK, D BY EL PASO COUNTY, UPCL, TROPOLITAN DISTRICT NO. 3  
 S FOR LANDSCAPING, PARK, MONUMENTATION. TRACT WILL

**Subject:**  
**Page Index:** 1  
**Date:** 1/12/2023 10:41:49 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1

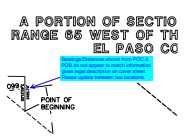
SURVEYOR'S STATEMENT  
 I, DOUGLAS P. REINELT, A DL OF COLORADO, DO HEREBY C RESULTS OF A SURVEY MADE SUPERVISION AND THAT ALL CLOSURE ERRORS ARE LESS IN FULL COMPLIANCE WITH AI

**Subject:**  
**Page Index:** 1  
**Date:** 1/13/2023 9:46:38 AM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] 118330P1 - Layout1



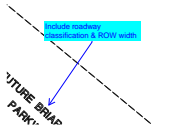
**Subject:** Callout  
**Page Index:** 2  
**Date:** 1/9/2023 11:17:06 AM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 118330P2-P9 - SH2

POINT OF BEGINNING



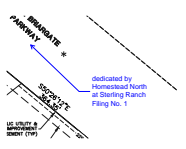
**Subject:** Callout  
**Page Index:** 2  
**Date:** 1/9/2023 11:16:57 AM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 118330P2-P9 - SH2

Bearings/Distances shown from POC & POB do not appear to match information given legal description on cover sheet. Please update between two locations.



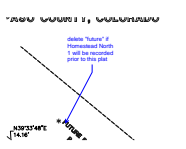
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**Page Index:** 2  
**Date:** 1/9/2023 11:17:21 AM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 118330P2-P9 - SH2

Include roadway classification & ROW width



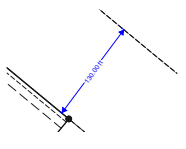
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**Date:** 1/12/2023 3:39:06 PM  
**Author:** dsdrice  
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**Page Label:** [2] 118330P2-P9 - SH2

dedicated by Homestead North at Sterling Ranch Filing No. 1



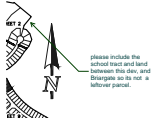
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**Page Index:** 2  
**Date:** 1/12/2023 3:39:52 PM  
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**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 118330P2-P9 - SH2

delete "future" if Homestead North 1 will be recorded prior to this plat



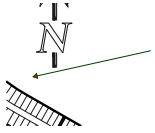
**Subject:** Length Measurement  
**Page Index:** 2  
**Date:** 1/12/2023 3:44:50 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 118330P2-P9 - SH2

130.00 ft



**Subject:** Callout  
**Page Index:** 4  
**Date:** 1/10/2023 1:43:19 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [4] 118330P2-P9 - SH4

please include the school tract and land between this dev, and Briargate so its not a leftover parcel.

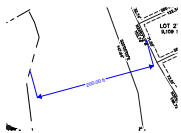


**Subject:** Arrow  
**Page Index:** 4  
**Date:** 1/10/2023 1:43:26 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** [4] 118330P2-P9 - SH4



**Subject:** Callout  
**Page Index:** 4  
**Date:** 1/10/2023 1:43:57 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [4] 118330P2-P9 - SH4

are there no trail connections?



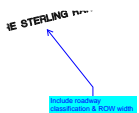
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**Page Index:** 4  
**Date:** 1/12/2023 3:36:59 PM  
**Author:** dsdrice  
**Color:** ■  
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**Page Label:** [4] 118330P2-P9 - SH4

200.00 ft



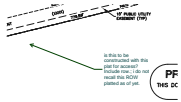
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**Date:** 1/12/2023 3:37:31 PM  
**Author:** dsdrice  
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**Page Label:** [4] 118330P2-P9 - SH4

Lots 274 and 275 are too close to floodplain (<200') per development agreement.



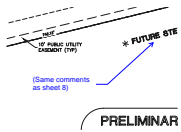
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**Page Index:** 6  
**Date:** 1/9/2023 11:18:44 AM  
**Author:** CDurham  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [6] 118330P2-P9 - SH6

Include roadway classification & ROW width



**Subject:** Callout  
**Page Index:** 7  
**Date:** 1/11/2023 3:29:16 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [7] 118330P2-P9 - SH7

is this to be constructed with this plat for access?  
Include row.; i do not recall this ROW platted as of yet.



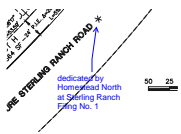
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**Page Index:** 7  
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**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [7] 118330P2-P9 - SH7

(Same comments as sheet 8)



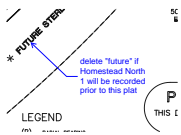
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**Page Index:** 8  
**Date:** 1/10/2023 1:44:48 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 118330P2-P9 - SH8

is this to be constructed with this plat for access?  
Iclide row.



**Subject:** Callout  
**Page Index:** 8  
**Date:** 1/12/2023 3:40:59 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 118330P2-P9 - SH8

dedicated by Homestead North at Sterling Ranch  
Filing No. 1



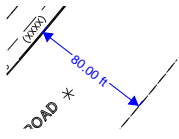
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**Page Index:** 8  
**Date:** 1/12/2023 3:40:49 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 118330P2-P9 - SH8

delete "future" if Homestead North 1 will be  
recorded prior to this plat



**Subject:** Callout  
**Page Index:** 8  
**Date:** 1/12/2023 3:42:16 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [8] 118330P2-P9 - SH8

80' ROW Non-residential Collector



**Subject:** Length Measurement

80.00 ft

**Page Index:** 8

**Date:** 1/12/2023 3:43:16 PM

**Author:** dsdrice

**Color:** ■

**Layer:**

**Space:**

**Page Label:** [8] 118330P2-P9 - SH8