






**Subject:** Water Supply  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:30:21 PM  
**Color:** ■

Water Supply: (utilized when the water supply is individual wells)  
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)  
Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.  
Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)  
Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. Two (2) existing well permits Nos. \_\_\_\_\_ and \_\_\_\_\_ will serve two (2) single family dwellings each. Well permit No. \_\_\_\_\_ will serve Lots \_\_ and \_\_, Block \_\_ subject to a joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_. Well permit No. \_\_\_\_\_ will serve Lot \_\_, Block \_\_ and Lot \_\_, Block \_\_, subject to a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_, which limits production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_ and \_\_\_\_ feet below ground surface. Lot \_\_ and \_\_, Block \_\_ and Lots \_\_ through \_\_, Block \_\_ will limit production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_ and \_\_\_\_ feet below ground surface.  
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. \_\_\_\_\_ (Division \_\_), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.  
Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_ Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_) for use in this augmentation plan. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

**Subject:** Re: Water Suppy  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/22/2021 10:54:26 AM  
**Color:** 

Note not added.  
These units are townhouses served by Widefield Water & Sanitation District.  
There are no wells on the property.


**Subject:** Arrow  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:31:11 PM  
**Color:** 

**Subject:** Easement&Tract Maintenance  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:30:42 PM  
**Color:** 


Please add the following Easement and Tract Maintenance note:  
Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) 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. The \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.


Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)  
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,

**Subject:** Re: Easement&Tract Maintenance  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 1:08:44 PM  
**Color:** 


There is a tract table provided on the plat, which has been revised to reflect any tract changes, most particularly, "Private Detention Basin" has been added to Tract P(A) uses.  
The Private Detention Basin/Stormwater Quality BMP Maintenance Agreement note has been added to the plat notes.  
Watershed Dam Note does not appear to be necessary for this subdivision (it wasn't required for Ponderosa 3, and this replat does not change any drainage features outside of square footage/acreage revisions to the three lots and two tracts revised by the replat.

**Subject:** Callout  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:31:05 PM  
**Color:** 

add notes from initial redlines

**Subject:** Re: Callout  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/24/2021 1:13:31 PM  
**Color:** 

See separate responses for each of the comments hereon.


**Subject:** Re: Callout  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 1:00:43 PM  
**Color:** 

See individual note responses for resolution responses.

**Subject:** Wastewater  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:30:46 PM  
**Color:** 


**Wastewater:**  
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)  
Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



**Subject:** Re: Wastewater  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/22/2021 10:55:16 AM  
**Color:** 

Note not added.  
These units are townhouses served by Widefield  
Water & Sanitation District.  
There are no septic systems on the property.

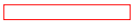



**Subject:** Arrow  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** dsdrivas  
**Date:** 5/18/2021 3:31:23 PM  
**Color:** 

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Mercedes Rivas (15)

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**Subject:** Rectangle  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:45:59 PM  
**Color:** 



**Subject:** Arrow  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:46:15 PM  
**Color:** 



**Subject:** Arrow  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:43:24 PM  
**Color:** 



**Subject:** Rectangle  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:46:06 PM  
**Color:** 



**Subject:** Admin Replat  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:43:16 PM  
**Color:** ■

Signature block needs to match verbiage below:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, subject to any notes or conditions specified hereon.

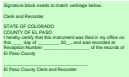
(Previous plat name) in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # \_\_\_\_\_.

\_\_\_\_\_  
 Planning and Community Development Director



**Subject:** Re: Admin Replat  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 12:59:20 PM  
**Color:** ■

Verbiage revised to include text provided.



**Subject:** Clerk & Recorder  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:45:33 PM  
**Color:** ■

Signature block needs to match verbiage below:

Clerk and Recorder

STATE OF COLORADO  
 COUNTY OF EL PASO  
 I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

\_\_\_\_\_  
 El Paso County Clerk and Recorder



**Subject:** Re: Clerk & Recorder  
**Page Label:** Sheet 1 - Cover  
**Status:**  
**Author:** eyokom  
**Date:** 6/22/2021 2:57:42 PM  
**Color:** ■


Verbiage revised to reflect that provided.




**Subject:** Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:56:20 PM  
**Color:** ■

per previous set of redlines, tracts g and p need to have one of the following labels added to their label:


- "Buildable/Support Buildings Only" for those common area tracts that may be occupied by buildings or structures that are intended for use by the lot owners within the subdivision;
- "Non-Buildable" for those common area tracts that are not intended to be occupied by buildings or structures.

**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 2:34:33 PM  
**Color:** 


Buildable/non-buildable labels added.

**Subject:** Text Box  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:53:48 PM  
**Color:** 


-The PUD amendment would need to be approved prior to replat being approved.

**Subject:** Re: Text Box  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 2:38:12 PM  
**Color:** 


PUD amendment recorded May 20, 2021 under reception no. 221099720.


**Subject:** Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 6/24/2021 12:53:42 PM  
**Color:** 

enlarge both of these details to fill the page.


**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 12:54:26 PM  
**Color:** 

Overall display modified to only show all of Tract P (with only immediately adjoining lots and tracts included) together with an enlarged detail; now there are two sheets, one sheet created to show as platted parcels being vacated, and another to show parcels as they will be replatted.


**Subject:** Cloud  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:49:23 PM  
**Color:** 

**Subject:** Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:58:16 PM  
**Color:** 

reference detail


**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 2:39:32 PM  
**Color:** 

Detail removed. The enlarged detail areas are now large enough to label the easement without needing a separate easement detail.



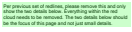
**Subject:** Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:48:26 PM  
**Color:** ■

we need to see al of tract p along with its demensions.




**Subject:** Re: Callout  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 12:55:20 PM  
**Color:** ■

Overall display modified to only show all of Tract P (with only immediately adjoining lots and tracts included) together with an enlarged detail; now there are two sheets, one sheet created to show as platted parcels being vacated, and another to show parcels as they will be replatted.



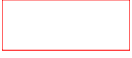
**Subject:** Text Box  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:51:53 PM  
**Color:** ■

Per previous set of redlines, please remove this and only show the two details below. Everything within the red cloud needs to be removed. The two details below should be the focus of this page and not just small details.

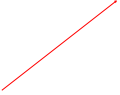


**Subject:** Re: Text Box  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** eyokom  
**Date:** 6/28/2021 12:53:56 PM  
**Color:** ■

Overall display modified to only show all of Tract P (with only immediately adjoining lots and tracts included) together with an enlarged detail; now there are two sheets, one sheet created to show as platted parcels being vacated, and another to show parcels as they will be replatted.



**Subject:** Rectangle  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:52:05 PM  
**Color:** ■



**Subject:** Arrow  
**Page Label:** Sheet 2 - Vacation & Replat  
**Status:**  
**Author:** Mercedes Rivas  
**Date:** 5/18/2021 2:48:36 PM  
**Color:** ■