



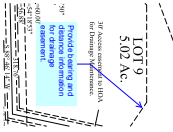


# Markup Summary

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Daniel Torres (16)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/10/2019 9:04:59 AM  
**Color:** ■

Provide bearing and distance information for drainage easement.



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/10/2019 9:28:38 AM  
**Color:** ■

Update note 10 to identify if the road impact fee is to be paid in full or if the developer is requesting to be included in a PID (5 mil or 10 mil)



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/10/2019 9:28:44 AM  
**Color:** ■

Update to current FEMA FIRM panel number and date



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/10/2019 9:31:45 AM  
**Color:** ■

Insert the following after the first sentence in note 4 (Keep the last sentence): " Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated."



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/12/2019 2:22:41 PM  
**Color:** ■

Please indicate the ROW dedication to El Paso county



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/12/2019 4:34:21 PM  
**Color:** ■

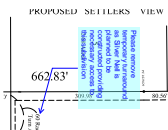
Please add the following notes:

1. 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).
2. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
3. Lot 9 and Lot 10 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.
4. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Abert Ranch Drive and Silver Nell Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some driveways will need to be specifically approved by the (name of Fire District)



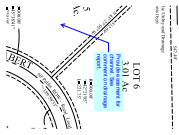
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**Color:** ■

This may be removed



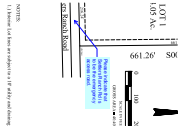
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**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/12/2019 4:38:21 PM  
**Color:** ■

Please remove temporary turnaround as Silver Nell is planned to be constructed providing necessary access to this subdivision



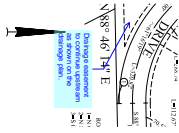
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**Date:** 6/12/2019 4:44:10 PM  
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Provide easement for channel. See comment on drainage report.



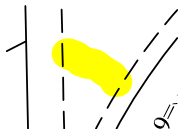
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**Date:** 6/12/2019 4:45:43 PM  
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Please indicate that Settlers Ranch Rd is to be the emergency access road.



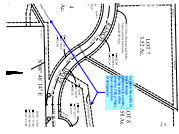
**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/12/2019 7:56:28 AM  
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Drainage easement to continue upstream as shown on the drainage plan.



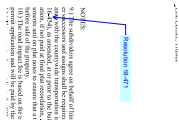
**Subject:** Highlight  
**Page Label:** 1  
**Author:** Daniel Torres  
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**Color:** ■

Increase the width of the drainage easement to contain the top width of the channel (100 yr flow). See comment on Drainage plan



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/12/2019 8:59:56 AM  
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Resolution 18-471



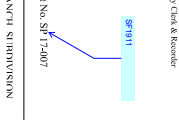
**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 6/6/2019 5:20:11 PM  
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Lot 1 and Lot 2



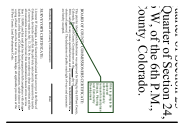
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SF1911



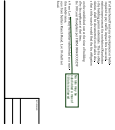
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**Date:** 6/6/2019 5:20:55 PM  
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dspdparsons (21)



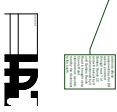
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**Page Label:** 1  
**Author:** dsdparsons  
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If this is going to be approved administratively remove this and place Director, Planning and Community Development



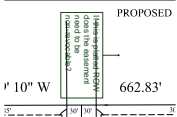
**Subject:** Callout  
**Page Label:** 1  
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No lots may be subdivided a max of 10 lots is allowed



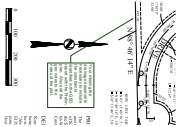
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:01:47 PM  
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add note offsite easement/tract for ER access provided through tract ? of Settlers Ranch 2C and will be built by X and maintained by X until Settlers Ranch Road is brought up to County Road standards as a public road by the developer to the south.



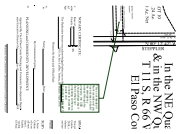
**Subject:** Callout  
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**Date:** 6/10/2019 3:04:05 PM  
**Color:** ■

If this is platted ROW does the easement need to be non-revocable?



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:05:37 PM  
**Color:** ■

Your missing the drainage easements necessary to include the constraints identified in the GEO report with the Prelim plan. Also add the geo notes to the notes of the plat.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:11:40 PM  
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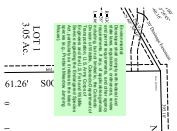
This is not needed if Mark records and you have access to build the emergency access through his property. The CDS should reflect that if that is what you are proposing so there is no need to encumber, vacate and revegetate lots 9 & 10



**Subject:** Highlight  
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**Author:** dsdparsons  
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**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:12:15 PM  
**Color:** ■



**Subject:** Environmental  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:12:40 PM  
**Color:** ■

**Environmental:**  
 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).



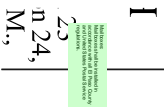
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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:13:25 PM  
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Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 ■Downslope Creep: (name lots or location of area)  
 ■Rockfall Source:(name lots or location of area)  
 ■Rockfall Runout Zone:(name lots or location of area)  
 ■Potentially Seasonally High Groundwater:(name lots or location of area)  
 ■Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



**Subject:** Wastewater  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:14:52 PM  
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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:** Mailboxes  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:14:54 PM  
**Color:** ■

Mailboxes:  
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



**Subject:** Water Supply  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:14:57 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:** Subdivision Improvements  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 6/10/2019 3:14:59 PM  
**Color:** ■

Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

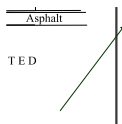


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**Color:** ■

customize each note for this application

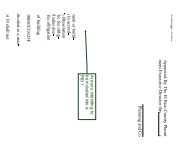


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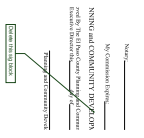
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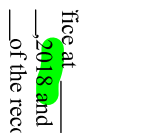
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Are you intending to be included into a PID?

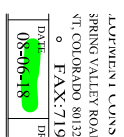


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Delete this sig block



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