


MDT-SF22036-R1-Plat.pdf Markup Summary

1 (17)

Subject: Text Box
Page Index: 1
Date: 1/23/2023 10:59:04 AM
Author: CDurham
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Page Label: [1] 118323P1 - SH1

SF2236

SF2236


GRANTED IN ACCORDANCE WITH THE TERMS OF THE IMPROVEMENTS AGREEMENT

Include soils & geology notes.

Subject: Text Box
Page Index: 1
Date: 1/23/2023 12:32:57 PM
Author: CDurham
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Page Label: [1] 118323P1 - SH1


Include soils & geology notes.

PRIVATE DECANTION BASIN/STORMWATER QUALITY BMP AND RECEPTION FACILITY FOR WASTEWATER TREATMENT PLANT NO. 5 AND 6 AND METRO MAINTENANCE AGREEMENT FOR THE EL PASO COUNTY STERLING WARD 2 OF THE SUBJECT DRAINAGE FACILITIES DEPARTMENT HAS SIGNED AND STAMPED THE WELLS AT RED

Subject: Callout
Page Index: 1
Date: 1/23/2023 12:33:42 PM
Author: CDurham
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Reference to channel & wetlands maintenance agreement can be removed, as no channel or wetlands improvements associated with this project.

PERCENTAGE OWNER MAINTENANCE
14.10% METROPOLITAN DISTRICT NO. 3
25.54% EL PASO COUNTY

Subject: Callout
Page Index: 1
Date: 1/26/2023 2:33:31 PM
Author: CDurham
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Page Label: [1] 118323P1 - SH1


Pond is private and to be maintained by metro district

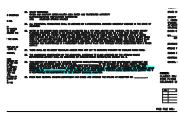
LIC UTILITIES, STORMWATER, WALK, ROOF, AND PUBLIC WASH METROPOLITAN DISTRICT NO. 3, OWNERSHIP OF AND PUBLIC UTILITIES, TRUCK WILL BE OWNED AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY ACCORDING TO THE METROPOLITAN DISTRICT NO. 3 UTILITY ENGINEER CURRENTLY LICENSED IN THE STATE OF TEXAS HOWEVER, FOR EL PASO COUNTY

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Date: 1/26/2023 2:33:09 PM
Author: CDurham
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Pond is private and to be maintained by metro district

11/11/2023 11:58:11 AM

Subject:
Page Index: 1
Date: 1/26/2023 9:00:28 AM
Author: dsdrice
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Page Label: [1] 118323P1 - SH1



Subject:
Page Index: 1
Date: 1/26/2023 9:01:13 AM
Author: dsdrice
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EBV PLATTED WITH A
 1 A SEVEN (7) FOOT
 HE FRONT AND/OR S
 MENT PURPOSES, AN
 RESPONSIBILITY FOR

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Date: 1/26/2023 9:17:16 AM
Author: dsdrice
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5?
 TOWNSHIP 12 SOUTH RANGE 65 WEST OF
 RE HEREBY PLATTED WITH A FIVE (5) FO
 ED WITH A SEVEN (7) FOOT EASEMENT F
 ONG THE FRONT AND/OR SIDE OF ANY

Subject: Callout 5?
Page Index: 1
Date: 1/26/2023 9:23:54 AM
Author: dsdrice
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OFFICIAL SEAL
 NOTARY PUBLIC
 and drainage
 JON IS NOVEMBER 8, 2025
 BEEN PLATTED WITH SECTIONS 22 AND 24, TOWNSHIP 12 S
 IN A SEVEN (7) FOOT EASEMENT ALONG THE FR
 ON THE EAST SIDE FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS
 INDIVIDUAL PROPERTY OWNERS
 TO HAVE BEEN SUBMITTED AND MAY ON FILE AT THE COUNTY PLA

Subject: Callout and drainage
Page Index: 1
Date: 1/26/2023 1:10:12 PM
Author: dsdrice
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Subject: Soils & Geology
Page Index: 1
Date: 1/26/2023 2:02:33 PM
Author: dsdparsons
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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.

AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR THE CONFORMANCE WITH ANY PLANNED PARTIAL RELEASE OF AGREEMENT.
Use round 3 PUDSP note

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Author: dsdparsons
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Use round 3 PUDSP note

Add the note stating the public trails are located in tracts a, b, c to the east line, close next to trail head!

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Date: 1/26/2023 2:09:36 PM
Author: dsdparsons
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Add the note stating the public trails are located in tracts x adj to a,b,c lots. (Lots next to trail head)

FOURSQUARE PUD at Sterling Ranch
CONT. DEVELOPMENT PLAN AND P.U.D.
D BY F.U.D. DEPARTMENT OF EL PASO COUNTY,
OF THE RECORDS OF EL PASO COUNTY,
ESTABLISHED IN ACCORDANCE WITH ALL EL PASO COUNTY REGULATIONS.
S.A.V. ENERGY SERVICES DISTRICT

Subject: Callout
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Date: 1/26/2023 2:04:43 PM
Author: dsdparsons
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Foursquare PUD at Sterling Ranch Development Plan

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED
Add dollar amount due lines
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1
JOB NO. 118323
NOVEMBER 5, 2022
SHEET 1 OF 6

Subject: Callout
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Author: dsdparsons
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Add dollar amount due lines

MAN, RECORDER
AND: CP&X
THI
30:

Subject: Callout
Page Index: 1
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Author: dsdparsons
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Add fees

RANCH METROPOLITAN DISTRICT NO
AT RECEPTION NO
not needed ; they are stamping MYLRS

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not needed ; they are stamping MYLRS



Subject: Callout
Page Index: 2
Date: 1/24/2023 12:32:31 PM
Author: CDurham
Color: ■
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Page Label: [2] 118323P2-P6 - SH2

Per E911 comments, all road suffixes, except for Idaho Falls Drive, need to be revised.



Subject: Callout
Page Index: 2
Date: 1/26/2023 9:19:05 AM
Author: dsdrice
Color: ■
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Page Label: [2] 118323P2-P6 - SH2

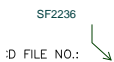
Label all 7' and 10' easements per note #3



Subject:
Page Index: 2
Date: 1/26/2023 1:06:45 PM
Author: dsdrice
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Page Label: [2] 118323P2-P6 - SH2



Subject:
Page Index: 2
Date: 1/26/2023 1:06:50 PM
Author: dsdrice
Color: ■
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Page Label: [2] 118323P2-P6 - SH2



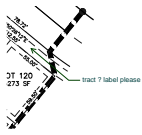
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Date: 1/26/2023 2:06:56 PM
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Page Label: [2] 118323P2-P6 - SH2

SF2236



Subject: Collateral
Page Index: 2
Date: 1/26/2023 2:07:10 PM
Author: dsdparsons
Color: ■
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Page Label: [2] 118323P2-P6 - SH2

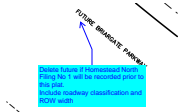
Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.



Subject: Callout
Page Index: 2
Date: 1/26/2023 2:13:39 PM
Author: dsdparsons
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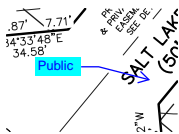
tract ? label please

3 (6)



Subject: Callout
Page Index: 3
Date: 1/23/2023 12:36:18 PM
Author: CDurham
Color: ■
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Page Label: [3] 118323P2-P6 - SH3

Delete future if Homestead North Filing No 1 will be recorded prior to this plat.
 Include roadway classification and ROW width



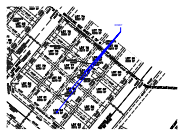
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Page Index: 3
Date: 1/24/2023 9:51:54 AM
Author: CDurham
Color: ■
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Page Label: [3] 118323P2-P6 - SH3

Public



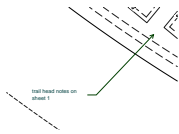
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Page Index: 3
Date: 1/24/2023 12:33:05 PM
Author: CDurham
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Page Label: [3] 118323P2-P6 - SH3

Per E911 comment, this name is not acceptable and a new name needs to be proposed.



Subject: Callout
Page Index: 3
Date: 1/26/2023 8:51:13 AM
Author: dsdrice
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Page Label: [3] 118323P2-P6 - SH3

3748?



Subject: Callout
Page Index: 3
Date: 1/26/2023 2:14:20 PM
Author: dsdparsons
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Page Label: [3] 118323P2-P6 - SH3

trail head notes on sheet 1



Subject: Callout
Page Index: 3
Date: 1/26/2023 2:14:50 PM
Author: dsdparsons
Color: ■
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Page Label: [3] 118323P2-P6 - SH3

this is tract G correct?

4 (4)



Subject: Text Box
Page Index: 4
Date: 1/23/2023 12:36:50 PM
Author: CDurham
Color: ■
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Page Label: [4] 118323P2-P6 - SH4

Label Roadway (See comment on previous sheet)



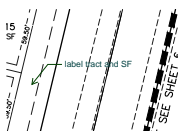
Subject: Callout
Page Index: 4
Date: 1/23/2023 12:37:09 PM
Author: CDurham
Color: ■
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Page Label: [4] 118323P2-P6 - SH4

Include roadway classification



Subject: Callout
Page Index: 4
Date: 1/26/2023 2:10:45 PM
Author: dsdparsons
Color: ■
Layer:
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Page Label: [4] 118323P2-P6 - SH4

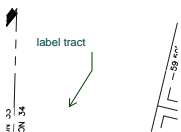
this is tract G correct?



Subject: Callout
Page Index: 4
Date: 1/26/2023 2:11:13 PM
Author: dsdparsons
Color: ■
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Page Label: [4] 118323P2-P6 - SH4

label tract and SF

5 (2)



Subject: Callout
Page Index: 5
Date: 1/26/2023 2:11:57 PM
Author: dsdparsons
Color: ■
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Page Label: [5] 118323P2-P6 - SH5

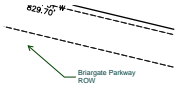
label tract



Subject: Callout
Page Index: 5
Date: 1/26/2023 2:15:30 PM
Author: dsdparsons
Color: ■
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Page Label: [5] 118323P2-P6 - SH5

Add trailhead note to sheet 1

6 (1)



Subject: Callout
Page Index: 6
Date: 1/26/2023 2:16:09 PM
Author: dsdparsons
Color: ■
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Page Label: [6] 118323P2-P6 - SH6

Briargate Parkway ROW