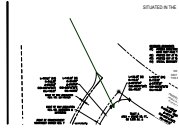


# V1Final Plat Drawings.pdf Markup Summary

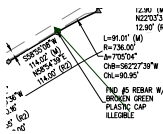
## Arrow (8)



**Subject:** Arrow  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 11:59:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 12:05:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 12:06:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:21:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:21:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:21:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Arrow  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:22:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Arrow  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:23:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

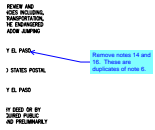
---

Callout (12)



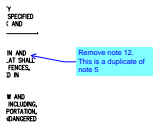
**Subject:** Callout  
**Page Label:** [1] PLAT\_220422-COVER  
**Author:** dsdlaforce  
**Date:** 6/19/2023 10:55:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add "PCD File No. SF2318"



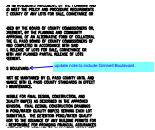
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:02:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove notes 14 and 16. These are duplicates of note 6.



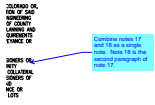
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:01:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove note 12. This is a duplicate of note 5



**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:02:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update note to include Grinnell Boulevard.



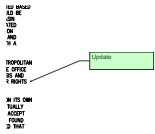
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:06:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Combine notes 17 and 18 as a single note. Note 18 is the second paragraph of note 17.



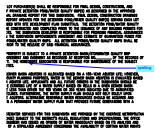
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:10:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note is missing the conditions. Coordinate with the planner if this note is applicable.



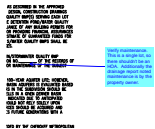
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/19/2023 12:44:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update



**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 12:45:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

spelling



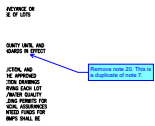
**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 12:46:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Verify maintenance. This is a single lot, so there shouldn't be an HOA. Additionally the drainage report noted maintenance is by the property owner.



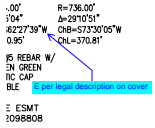
**Subject:** Callout  
**Page Label:** [5] PLAT\_220422-SITE (3)  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:18:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Dedicate additional ROW to include the sidewalk (highlighted) within the ROW in accordance with ECM detail SD\_2-40.



**Subject:** Callout  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Carlos  
**Date:** 6/20/2023 7:58:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove note 20. This is a duplicate of note 7.



**Subject:** Callout  
**Page Label:** [3] PLAT\_220422-SITE  
**Author:** CDurham  
**Date:** 6/21/2023 3:15:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

E per legal description on cover

Clerk & Recorder (1)



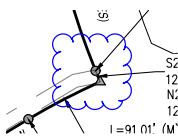
**Subject:** Clerk & Recorder  
**Page Label:** [1] PLAT\_220422-COVER  
**Author:** Kishia  
**Date:** 6/21/2023 12:56:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

Cloud (1)



**Subject:** Cloud  
**Page Label:** [5] PLAT\_220422-SITE (3)  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:18:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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).

Environmental (1)




**Subject:** Environmental  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:20:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

---

## Highlight (2)

---


ERTY IS SUBJECT TO  
MENT AND EASEMENT  
THE HOMEONERS ASSC

**Subject:** Highlight  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 12:43:53 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

ED BASIN ADJIEEDS IC

39"W

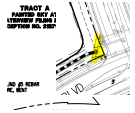
---

**Subject:** Highlight  
**Page Label:** [3] PLAT\_220422-SITE  
**Author:** CDurham  
**Date:** 6/21/2023 3:15:32 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

---

## Image (1)

---

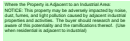



**Subject:** Image  
**Page Label:** [5] PLAT\_220422-SITE (3)  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:18:23 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

---

## Industrial (1)

---



**Subject:** Industrial  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:20:34 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Where the Property is Adjacent to an Industrial Area:

NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)

Owner Certification (1)

---



**Subject:** Owner Certification  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:13:28 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)

---

## Reports on File (1)

---

Note Regarding Reports on File:  
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study, Drainage Report, Water Resources Report, Wetland Delineation Report, Geology and Soils Report, Fire Protection Report, Wildfire Hazard Report, Natural Features Report; (other; modify based upon specific reports)

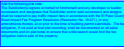
**Subject:** Reports on File  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:17:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note Regarding Reports on File:  
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

---

## Text Box (11)

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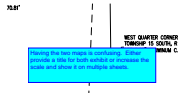
**Subject:** Text Box  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 11:12:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following plat note:  
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.



**Subject:** Text Box  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:25:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add a plat note identifying the purpose for Tract A which is for future ROW



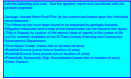
**Subject:** Text Box  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:03:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Having the two maps is confusing. Either provide a title for both exhibit or increase the scale and show it on multiple sheets.



**Subject:** Text Box  
**Page Label:** [5] PLAT\_220422-SITE (3)  
**Author:** dsdlaforce  
**Date:** 6/19/2023 1:04:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See comment on the previous sheet



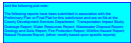
**Subject:** Text Box  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:25:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following plat note. See the geotech report and coordinate with the geotech engineer.

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) 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:



**Subject:** Text Box  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** dsdlaforce  
**Date:** 6/19/2023 3:25:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following plat note:

The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



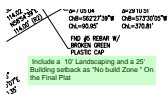
**Subject:** Text Box  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 11:59:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include a 20' Landscaping and a 25' Building setback as "No build Zone " On the Final Plat



**Subject:** Text Box  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 12:05:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include a 10' Landscaping and a 25' Building setback as "No build Zone " On the Final Plat



**Subject:** Text Box  
**Page Label:** [4] PLAT\_220422-SITE (2)  
**Author:** Kishia  
**Date:** 6/21/2023 12:06:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include a 10' Landscaping and a 25' Building setback as "No build Zone " On the Final Plat



I.P.M.

Add These Plat Notes

**Subject:** Text Box  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/21/2023 1:22:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add These Plat Notes

CTA 68.620 1.575

Include note for all Fees to be paid

**Subject:** Text Box  
**Page Label:** [1] PLAT\_220422-COVER  
**Author:** CDurham  
**Date:** 6/21/2023 2:40:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include note for all Fees to be paid

---

## Wastewater (1)

---

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:** Wastewater  
**Page Label:** [2] PLAT\_220422-NOTES  
**Author:** Kishia  
**Date:** 6/19/2023 12:25:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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)