



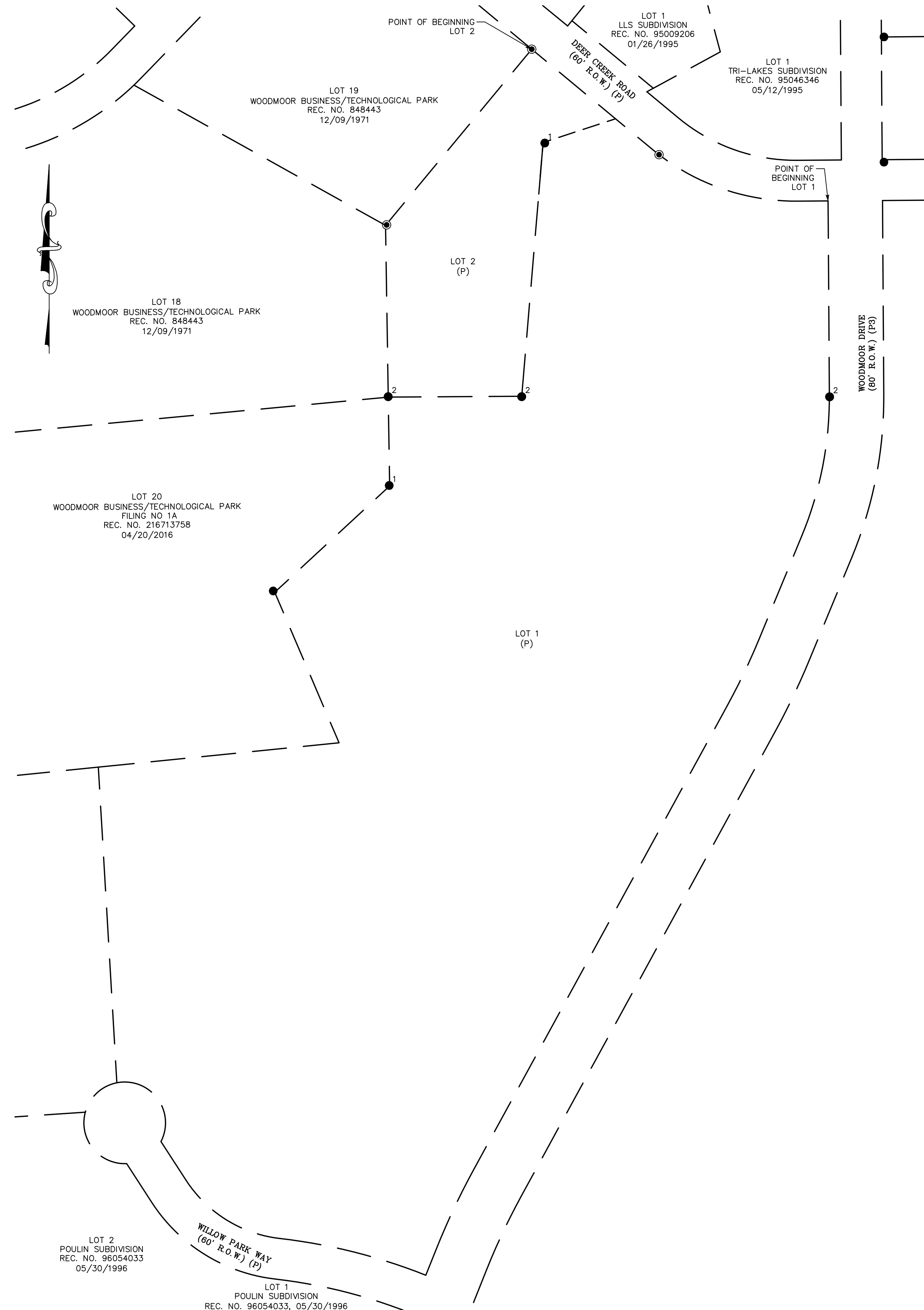
# PATRIOT PLACE SUBDIVISION - A

A REPLAT OF LOTS 1 & 2, PATRIOT PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

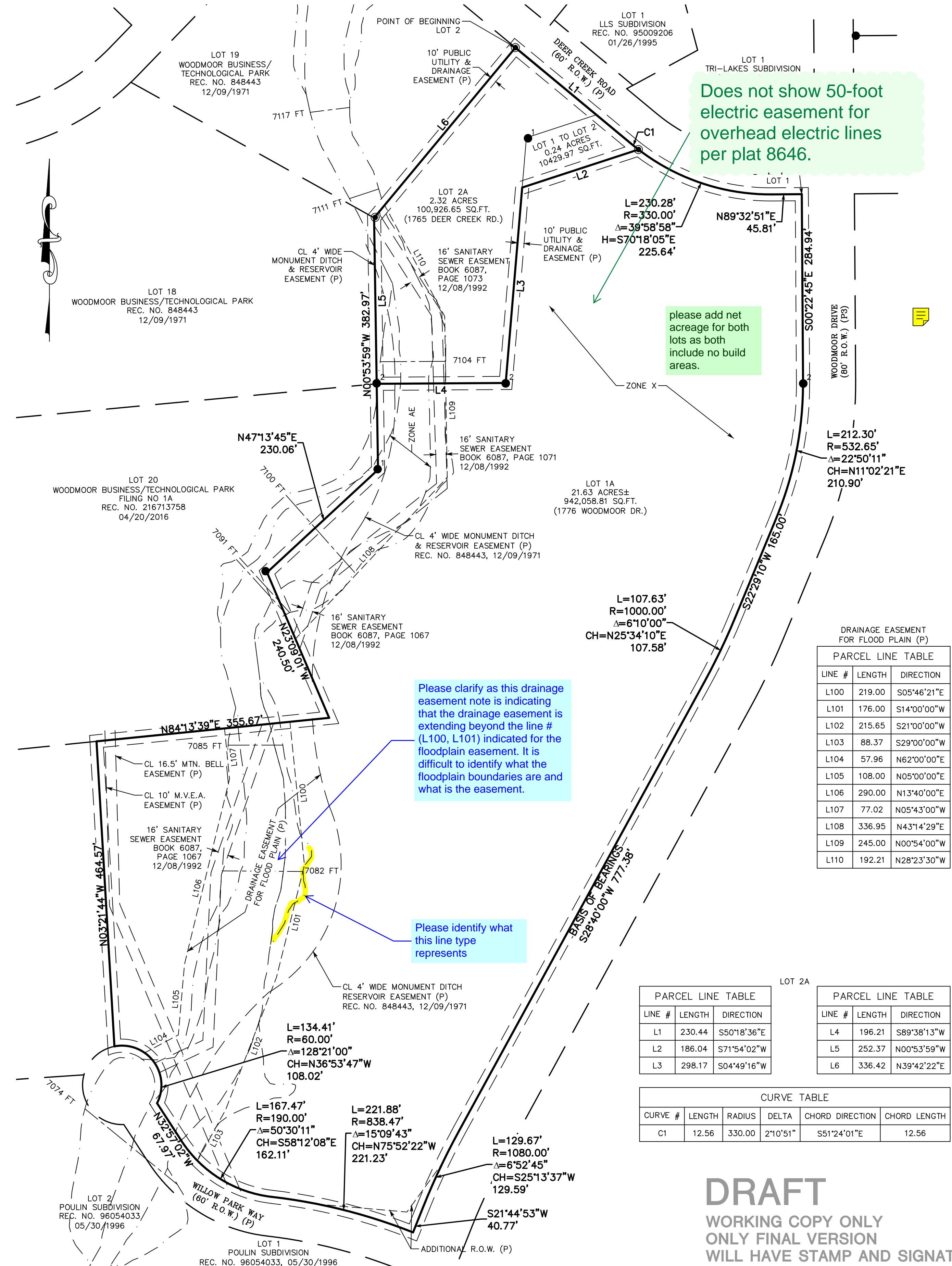
SHEET 2 OF 2

**NOTE:**  
SEE SHEET 1 FOR LEGEND.

AS CURRENTLY PLATTED (SCALE 1"=100')



AS REPLATTED (SCALE 1"=100')



Does not show 50-foot electric easement for overhead electric lines per plat 8646.

please add net acreage for both lots as both include no build areas.

Please clarify as this drainage easement note is indicating that the drainage easement is extending beyond the line # (L100, L101) indicated for the floodplain easement. It is difficult to identify what the floodplain boundaries are and what is the easement.

Please identify what this line type represents

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L100	219.00	S05°46'21"E
L101	176.00	S14°00'00"W
L102	215.65	S21°00'00"W
L103	88.37	S29°00'00"W
L104	57.96	N62°00'00"E
L105	108.00	N05°00'00"E
L106	290.00	N13°40'00"E
L107	77.02	N05°43'00"W
L108	336.95	N43°14'29"E
L109	245.00	N00°54'00"W
L110	192.21	N28°23'30"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	230.44	S50°18'36"E
L2	186.04	S71°54'02"W
L3	298.17	S04°49'16"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L4	196.21	S89°38'13"W
L5	252.37	N00°53'59"W
L6	336.42	N39°42'22"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	12.56	330.00	2°10'51"	S51°24'01"E	12.56

**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP AND SIGNATURE

DATE	
REVISION	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

FINAL PLAT  
PATRIOT PLACE SUBDIVISION - A

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
www.flatironsinc.com  
3825 IRLS AVE. STE. 395  
BOULDER, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

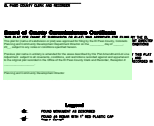
JOB NUMBER:  
20-74,782  
DATE:  
11-09-2020  
DRAWN BY:  
S. SILVA  
CHECKED BY:  
XXX/XXX/XXX

SHEET 2 OF 2

BY:SSILVA FILE:74782-PLAT-C19.DWG DATE:12/19/2020 9:56 AM

# Final Plat Drawing\_V2.pdf Markup Summary

## Admin Replat (1)



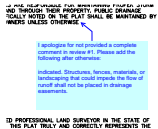
**Subject:** Admin Replat  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** dsdruiz  
**Date:** 12/30/2020 12:53:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

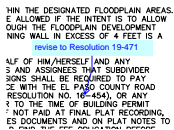
## Callout (8)



**Subject:** Callout  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:21:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

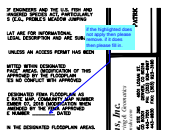
I apologize for not provided a complete comment in review #1. Please add the following after otherwise:

indicated. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



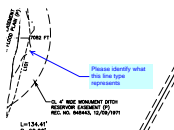
**Subject:** Callout  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:21:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

revise to Resolution 19-471



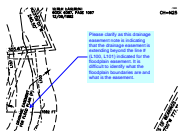
**Subject:** Callout  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:25:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

if the highlighted does not apply then please remove. if it does then please fill in.



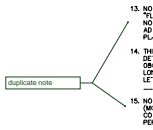
**Subject:** Callout  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:53:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please identify what this line type represents



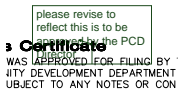
**Subject:** Callout  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 5:17:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please clarify as this drainage easement note is indicating that the drainage easement is extending beyond the line # (L100, L101) indicated for the floodplain easement. It is difficult to identify what the floodplain boundaries are and what is the easement.



**Subject:** Callout  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** dsdruiz  
**Date:** 12/30/2020 12:52:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

duplicate note



**Subject:** Callout  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** dsdruiz  
**Date:** 12/30/2020 12:53:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please revise to reflect this is to be approved by the PCDD Director



**Subject:** Callout  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** dsdruiz  
**Date:** 12/30/2020 12:56:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Does not show 50-foot electric easement for overhead electric lines per plat 8646.



**Subject:** Re: Callout  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 5:12:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Re: Callout  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 5:14:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


Hi Sophie, I could be wrong on this but I saw a note on EDARP that says a 50' electric easement was removed. Just thought you should know just in case you didnt see it and it affects this comment.

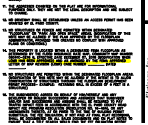
## Highlight (6)

DATE WITH APPROVAL

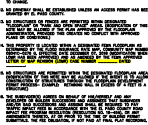
FEMA FLOODPLAIN AS  
COMMUNITY MAP NUMBER  
3018 (MODIFICATION WHEN  
THE FEMA APPROVED  
DATED

INATED FLOODPLAIN AREA

**Subject:** Highlight  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:22:45 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




**Subject:** Highlight  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:22:49 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




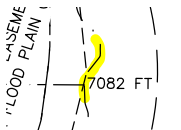
**Subject:** Highlight  
**Page Label:** [1] 74782-PLAT-C19-PLAT (1)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:22:52 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




**Subject:** Highlight  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:46:18 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:54:10 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** Daniel Torres  
**Date:** 1/12/2021 4:54:16 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

---

Text Box (1)

---

please add net  
acreage for both  
lots as both  
include no build  
areas.

v—

**Subject:** Text Box  
**Page Label:** [2] 74782-PLAT-C19-PLAT (2)  
**Author:** dsdruiz  
**Date:** 12/30/2020 12:57:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please add net acreage for both lots as both  
include no build areas.