

PATRIOT PLACE SUBDIVISION - REPLAT A

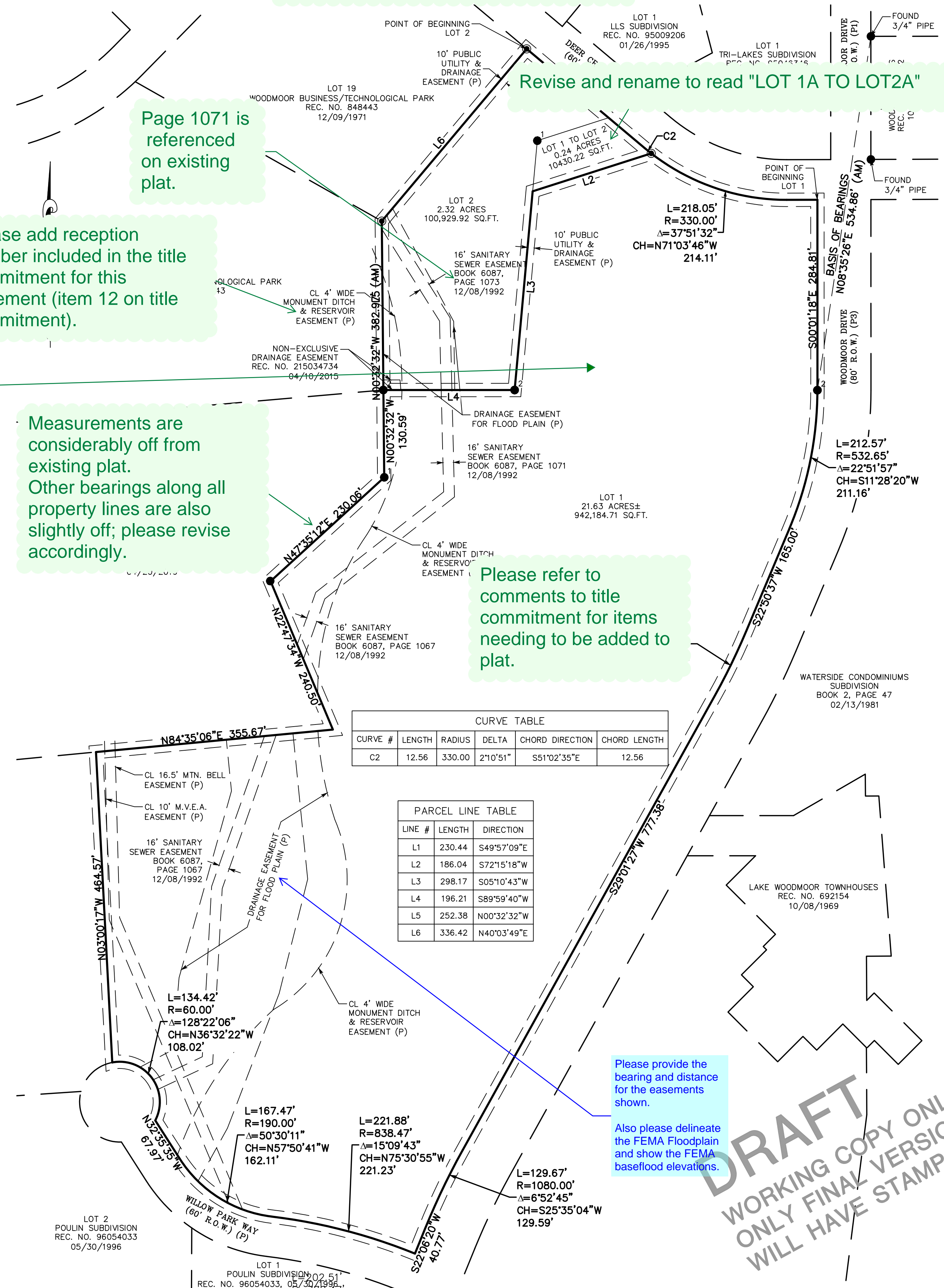
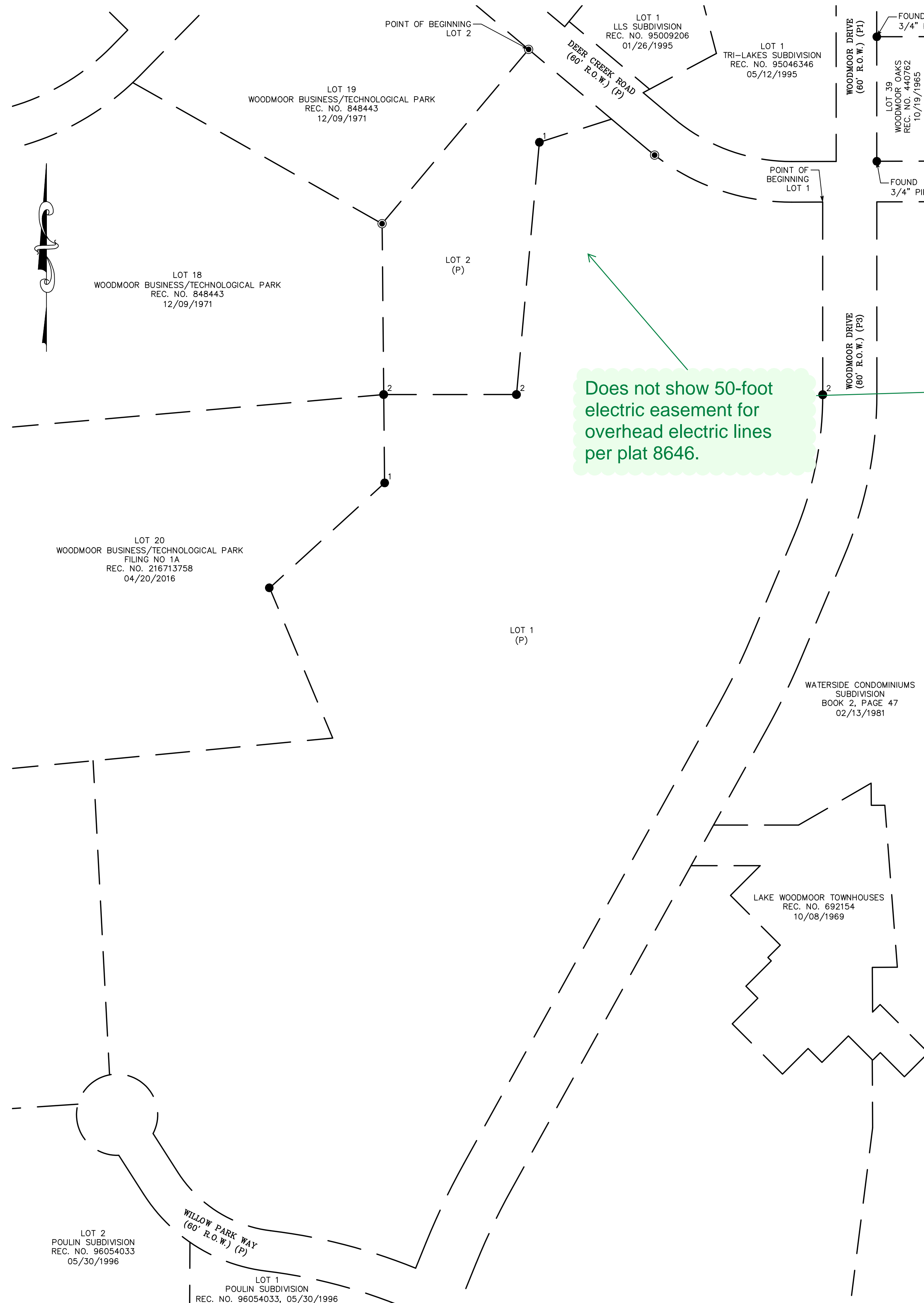
A REPLAT OF LOTS 1 & 2, PATRIOT PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2 OF 2

NOTE:
SEE SHEET 1 FOR LEGEND.

AS CURENTLY PLATTED (SCALE 1"=100')

AS REPLATTED (SCALE 1"=100')



Please revise title to say:
"PATRIOT PLACE SUBDIVISION - A"

Revise and rename to read "LOT 1A TO LOT2A"

Page 1071 is referenced on existing plat.

Please add reception number included in the title commitment for this easement (item 12 on title commitment).

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

Measurements are considerably off from existing plat. Other bearings along all property lines are also slightly off; please revise accordingly.

Please refer to comments to title commitment for items needing to be added to plat.

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	12.56	330.00	21°0'51"	S51°02'35"E	12.56

LINE #	LENGTH	DIRECTION
L1	230.44	S49°57'09"E
L2	186.04	S72°15'18"W
L3	298.17	S05°10'43"W
L4	196.21	S89°59'40"W
L5	252.38	N00°32'32"W
L6	336.42	N40°03'49"E

Please provide the bearing and distance for the easements shown.
Also please delineate the FEMA Floodplain and show the FEMA baseflood elevations.

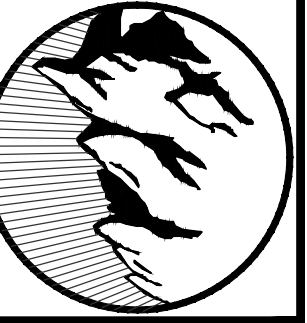
DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP AND SIGNATURE

REVISION	DATE
1	
2	
3	
4	
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6	
7	
8	
9	
10	

FINAL PLAT
PATRIOT PLACE SUBDIVISION - REPLAT A

Flatrons, Inc.
Surveying, Engineering & Geomatics
www.flatronsinc.com
3825 IRLS AVE, STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

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

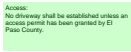


JOB NUMBER:
20-74,782
DATE:
09-21-2024
DRAWN BY:
S. SILVA
CHECKED BY:
XXX/XXX/XXX

BY:SSILVA FILE:74782-PLAT-C19.DWG DATE:9/24/2020 11:16 AM

Final Plat Drawings_V1.pdf Markup Summary

Access (1)



Subject: Access
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:21:33 AM
Status:
Layer:
Space:

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

Admin Replat (1)



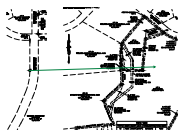
Subject: Admin Replat
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:18:10 AM
Status:
Layer:
Space:

Planning & Community Development Certificate
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 # _____.

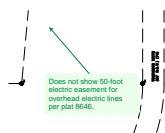
Planning and Community Development Director

Arrow (1)



Subject: Arrow
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/2/2020 11:45:03 AM
Status:
Layer:
Space:

Callout (14)



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/2/2020 11:47:19 AM
Status:
Layer:
Space:

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



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Daniel Torres
Date: 11/3/2020 1:35:01 PM
Status:
Layer:
Space:

Please provide the bearing and distance for the easements shown.

Also please delineate the FEMA Floodplain and show the FEMA baseflood elevations.

THE 6TH P.M.,
COLORADO

Please add all of the previous plat notes shown on the current plat from 1993 in addition to the following:
-add reference to the covenants

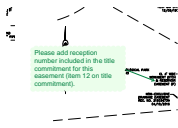
Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 8:28:49 AM
Status:
Layer:
Space:

Please add all of the previous plat notes shown on the current plat (from 1993) in addition to the following:
-add reference to the covenants



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 8:41:13 AM
Status:
Layer:
Space:

Page 1071 is referenced on existing plat.



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 8:41:18 AM
Status:
Layer:
Space:

Please add reception number included in the title commitment for this easement (item 12 on title commitment).



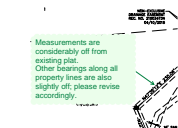
Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 8:57:31 AM
Status:
Layer:
Space:

Please revise title to say:
"PATRIOT PLACE SUBDIVISION - A"



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 8:58:55 AM
Status:
Layer:
Space:

Revise and rename to read "LOT 1A TO LOT2A"



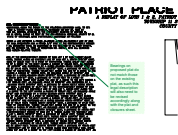
Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 9:05:23 AM
Status:
Layer:
Space:

Measurements are considerably off from existing plat.
Other bearings along all property lines are also slightly off; please revise accordingly.



Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:07:47 AM
Status:
Layer:
Space:

Please revise title to say:
"PATRIOT PLACE SUBDIVISION - A"



Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:11:24 AM
Status:
Layer:
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Bearings on proposed plat do not match those on the existing plat, as such this legal description will also need to be revised accordingly along with the plat and closures sheet.



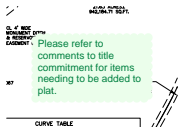
Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:14:37 AM
Status:
Layer:
Space:

Please revise title to say:
 "PATRIOT PLACE SUBDIVISION - A"



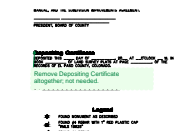
Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:15:48 AM
Status:
Layer:
Space:

Add second signature block for second owner.



Subject: Callout
Page Label: [2] 74782-PLAT-C19-PLAT (2)
Author: Sophie Kiepe
Date: 11/3/2020 9:22:01 AM
Status:
Layer:
Space:

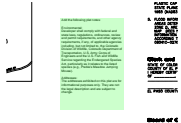
Please refer to comments to title commitment for items needing to be added to plat.



Subject: Callout
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:24:54 AM
Status:
Layer:
Space:

Remove Depositing Certificate altogether; not needed.

Environmental (1)



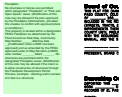
Subject: Environmental
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:20:56 AM
Status:
Layer:
Space:

Add the following plat notes:

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).

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

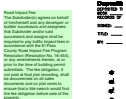
Floodplain (1)



Subject: Floodplain
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:24:49 AM
Status:
Layer:
Space:

Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Road Impact (1)



Subject: Road Impact
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Sophie Kiepe
Date: 11/3/2020 9:26:09 AM
Status:
Layer:
Space:

Road Impact Fee
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. 16-454), 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.

Text Box (1)

Please add the following notes:
All property owners are responsible for maintaining proper
storm water drainage in and through their property. Public
drainage easements as specifically noted on the plat shall
be maintained by the individual lot owners unless otherwise

Subject: Text Box
Page Label: [1] 74782-PLAT-C19-PLAT (1)
Author: Daniel Torres
Date: 11/3/2020 4:30:09 PM
Status:
Layer:
Space:

Please add the following note(s):
-All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise