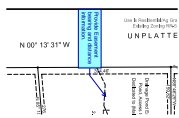




# Markup Summary

dsdlaforce (8)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/12/2018 2:12:27 PM  
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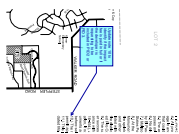
Provide Easement bearing and distance information.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/13/2018 10:22:51 AM  
**Color:** ■

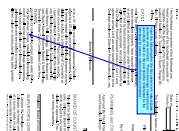
Identify as a shared access for the property to the west and Lot 14.

A private maintenance agreement is required. Add a plat note referencing the reception number for the recorded agreement.



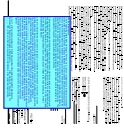
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/13/2018 10:59:41 AM  
**Color:** ■

Update note 10 to identify if the impact fee is paid in full or if the developer is requesting to be included in PID 2 or PID 3.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/13/2018 11:04:41 AM  
**Color:** ■

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



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/13/2018 11:15:51 AM  
**Color:** ■

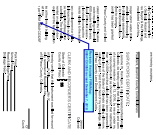
Add the following note:

1. Per Engineering Criteria Manual Chapter 2 Section 2.3.8.C, the non-revocable public improvement easement shown at the end of Silver Nell Drive cul-de-sac is intended for turn around and emergency response purposes. At such a time that Silver Nell Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Silver Nell Drive.

2. 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).

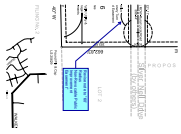
3. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with 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 Development Services 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.

4. Lot 11 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.



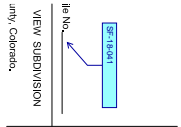
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**Date:** 12/13/2018 11:27:44 AM  
**Color:** ■

Revise to the latest FIRM Map: 08041C0305G  
revised December 7, 2018



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 12/13/2018 8:58:15 AM  
**Color:** ■

Revise note to "60' Radius Non-Revocable Public  
Improvement Easement"



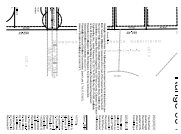
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SF-18-041

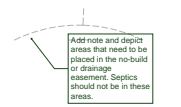
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dspdparsons (24)

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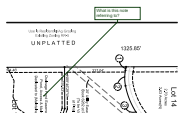


**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:40:39 AM  
**Color:** ■



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:41:51 AM  
**Color:** ■

Add note and depict areas that need to be placed  
in the no-build or drainage easement. Septics  
should not be in these areas.

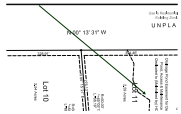


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:43:05 AM  
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What is this note referring to?



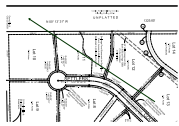
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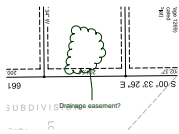
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**Subject:** Arrow  
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**Subject:** Arrow  
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**Author:** dsdparsons  
**Date:** 12/13/2018 10:44:53 AM  
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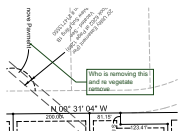


**Subject:** Cloud+  
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**Date:** 12/13/2018 10:45:52 AM  
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Drainage easement?

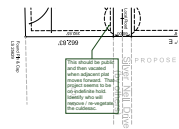


**Subject:** Arrow  
**Page Label:** 1  
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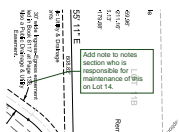
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:50:36 AM  
**Color:** ■

Who is removing this and re vegetate remove



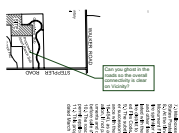
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:51:09 AM  
**Color:** ■

This should be public and then vacated when adjacent plat moves forward. That project seems to be on indefinite hold. Identify who will remove / re-vegetate the culdesac.



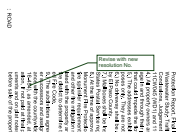
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:52:32 AM  
**Color:** ■

Add note to notes section who is responsible for maintenance of this on Lot 14.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:54:18 AM  
**Color:** ■

Can you ghost in the roads so the overall connectivity is clear on Vicinity?



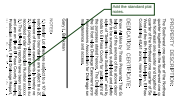
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Revise with new resolution No.



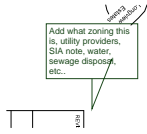
**Subject:** Callout  
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**Date:** 12/13/2018 10:56:10 AM  
**Color:** ■

Use a \_\_\_\_\_.



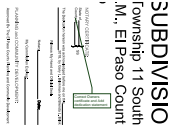
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**Date:** 12/13/2018 10:57:16 AM  
**Color:** ■

Add the standard plat notes.



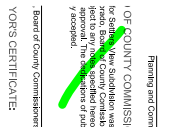
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/13/2018 10:59:57 AM  
**Color:** ■

Add what zoning this is, utility providers, SIA note, water, sewage disposal, etc..

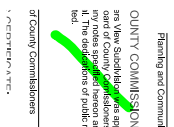


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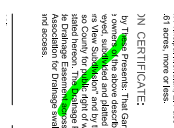
Correct Owners certificate and Add dedication statement



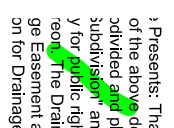
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**Date:** 12/13/2018 11:47:14 AM  
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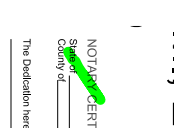
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