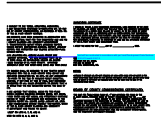


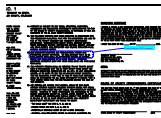
# ENG-SF22025-R4-Plat.pdf Markup Summary

1 (12)



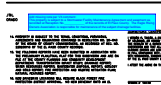
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**Page Index:** 1  
**Date:** 6/6/2024 9:58:47 AM  
**Author:** eschoenheit  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes

and will be constructed in accordance with per Land Development Code Sections 6.3.3.C.2 and 6.3.3.C.3.



**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 6/6/2024 9:58:12 AM  
**Author:** eschoenheit  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes

Correct note per V2/V3 comment

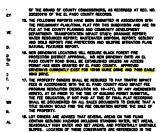


**Subject:** Easement and Tract Maintenance:  
**Page Index:** 1  
**Date:** 6/6/2024 10:02:11 AM  
**Author:** eschoenheit  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes

Add missing note per V3 comment:  
This property is subject to a Stormwater Facility Maintenance Agreement and easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The Eagle Rising Owners Association is responsible for maintenance of the subject drainage facilities.

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**Subject:** Highlight  
**Page Index:** 1  
**Date:** 6/4/2024 1:36:08 PM  
**Author:** eschoenheit  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes



**Subject:** Highlight  
**Page Index:** 1  
**Date:** 6/4/2024 1:36:11 PM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 1 - Cover & Notes

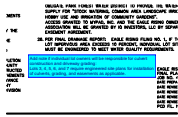
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**Subject:** Highlight  
**Page Index:** 1  
**Date:** 6/4/2024 1:36:12 PM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 1 - Cover & Notes



**Subject:** Cloud+  
**Page Index:** 1  
**Date:** 6/6/2024 9:59:56 AM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 1 - Cover & Notes

There is no record of driveway permits. Eagle Wing is the now designated private road 10195 Kurie Drive has no permit on file. Provide permit #s or delete the highlighted portion.



**Subject:** Text Box  
**Page Index:** 1  
**Date:** 6/6/2024 10:05:20 AM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 1 - Cover & Notes

Add note if individual lot owners will be responsible for culvert construction and driveway grading: Lots 3, 4, 5, 6, and 7 require engineered site plans for installation of culverts, grading, and easements as applicable.

EL PASO COUNTY CLERK AND RECORDER

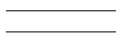
\$61,516.11 Cottonwood Creek



**Subject:** Text Box  
**Page Index:** 1  
**Date:** 6/6/2024 10:02:26 AM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes

\$61,516.11 Cottonwood Creek

\$4,486.46



**Subject:** Text Box  
**Page Index:** 1  
**Date:** 6/5/2024 6:53:39 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
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**Page Label:** Sheet 1 - Cover & Notes

\$4,486.46

EL PASO COUNTY CLERK AND RECORDER

Provide the fee values



**Subject:** Callout  
**Page Index:** 1  
**Date:** 6/5/2024 6:54:15 PM  
**Author:** Jeff Rice - EPC Engineering Review  
**Color:** ■  
**Layer:**  
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**Page Label:** Sheet 1 - Cover & Notes

Provide the fee values

See comment letter for additional comments.



**Subject:** Architect  
**Page Index:** 1  
**Date:** 6/6/2024 10:02:36 AM  
**Author:** dsdnijkamp  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 1 - Cover & Notes

See comment letter for additional comments.



**Subject:** Planner  
**Page Index:** 2  
**Date:** 5/29/2024 11:12:16 AM  
**Author:** Ryan Howser  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 2

This note is not adequate per LDC Sec. 8.4.4.B which states that either public ROW is dedicated, or land for public ROW is preserved. You must depict the land for dedication or preservation for future ROW, per the discussion staff had with the applicant.



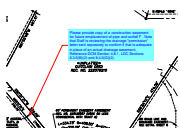
**Subject:** Cloud+  
**Page Index:** 2  
**Date:** 6/6/2024 10:27:20 AM  
**Author:** eschoenheit  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 2

Cul-de-sac ROW needs to be shown per V3 Plat comments.



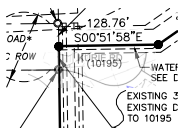
**Subject:** Text Box  
**Page Index:** 2  
**Date:** 6/6/2024 10:31:16 AM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 2

Right-of-Way Dedication Required. Roads shall be located within a dedicated public right-of-way meeting the requirements of the ECM for the roadway classification proposed. .... In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication. If you choose to not provide ROW at this time, and are requesting to instead add a note to call out "public ROW easement" or "future ROW", please add to your LOI to allow the BOCC to make this allowance, also add this call out and the easement area to the plat. A "NEPE" easement document will be required if this option is allowed by the BoCC.



**Subject:** Callout  
**Page Index:** 2  
**Date:** 6/6/2024 10:34:06 AM  
**Author:** eschoenheit  
**Color:** ■  
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**Page Label:** Sheet 2

Please provide copy of a construction easement for future emplacement of pipe and outfall F . Note that Staff is reviewing the drainage "permission" letter sent separately to confirm if that is adequate in place of an actual drainage easement. Reference DCM Section 4.8.1, LDC Sections 6.3.5(B)(2) and 8.4.5(G)(2).



**Subject:** Image  
**Page Index:** 2  
**Date:** 6/6/2024 10:27:07 AM  
**Author:** Jeff Rice - EPC Engineering  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** Sheet 2