

MEMORANDUM

DATE: December 11, 2017
TO: Kari Parsons, PCD-Project Manager
FROM: Jeff Rice, PCD-Engineering
SUBJECT: VR-17-01 – Academy Village Filing No. 3
First Submittal

LDC Comment Responses 01-30-18
David V. Hostetler, Director of Surveying
528-6133 dhostetler@ldc-inc.com

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

Due to the amount of additional information required to complete the reports and plans, additional comments may be provided on the complete submittal.

Final Plat

1. The 20-foot drainage easement along the public roads needs to be labeled "Public" if it includes the roadside ditch ... **Added - DVH**
2. Replace plat note #15 with the following: "The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of a certificate of occupancy ("CO") for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Financial Assurance Estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed" ... **Replaced - DVH**

Transportation / Traffic Impact Memorandum

1. See electronic redlines ... **The TIS redline comments have been addressed in the updated Transportation Memo per LSC TRANSPORTATION CONSULTANTS, INC. - DVH**

Markup Summary

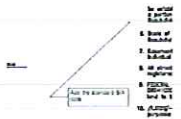
dsdparsons (20)



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Page Label: 1
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Author: dsdparsons
Date: 12/4/2017 1:36:01 PM
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Wrong name

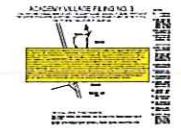
**CORRECTED - DVH
BOCC CERTIFICATE.**



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Add the standard SIA note

**ADDED - DVH
NOTE 16.**



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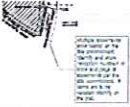
**ADDED - DVH
NOTE 16.**

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. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.



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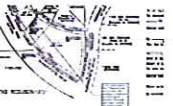
NO ADDITIONAL EASEMENTS FROM TITLE COMMITMENT TO SHOW AFFECTING THIS PROPERTY ... MOST ITEMS ARE RELATIVE TO THE OLD ALIGNMENTS OF STRUTHERS ROAD AND GLENEAGLE DRIVE, OFF-SITE WITHIN "PARADISE VILLAS" OR WEST OF STRUTHERS ROAD. ORIGINALLY



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PLATTED EASEMENTS ARE SHOWN "AS RESUBDIVIDED" AND ARE STILL IN EFFECT - DVH PLAT DRAWING.

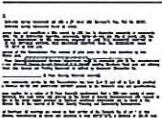
Multiple easements exist based on the title commitment. Identify and show reception numbers or book and page of easements per the title commitment. If some are to be vacated identify on the plat.



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Is this a proposed lot line? Please thicken so it is clear and increase the distance and bearings to represent the legal description of the 2 lots being platted.

MADE LINE THICKER AND CLARIFIED LOT DATA - DVH PLAT DRAWING.



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Incorrect name

CORRECTED - DVH NOTE 4.



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Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

ADDED - DVH NOTE 17.



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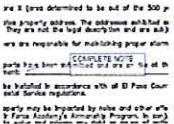
provide a copy of this easment

SUBMITTED - DVH



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MODIFIED STANDARD EASEMENT NOTE - DVH
 NOTE 7.



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COMPLETE NOTE

COMPLETED - DVH
 NOTE 12.



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maintained by?

NOTED AS PRIVATE AND
 CLARIFIED WITHIN EASEMENT
 AGREEMENT - DVH
 NOTE 18 AND SUBMITTED.



Subject: Note
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 Author: dsdparsons
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Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



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Are there CCR's? If so add note.

NO CCR'S, ADDRESSED IN
 EASEMENT AGREEMENT - DVH
 NOTE 18 AND SUBMITTED.



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the Adjacent properties information is not accurate on this as platted map.

THE PURPOSE OF THE "AS PLATTED"
 DATA IS TO SHOW WHAT IS "TO BE
 VACATED" FROM THE "ORIGINAL"
 RECORDED PLAT BACK IN 1999 ...
 CURRENT ADJACENT PROPERTY DATA
 SHOWN ON "AS RESUBDIVIDED" DATA - DVH



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President
 Add Director, Planning and Community
 Development Department to the signature block.
 Both signatures are required.

ADDED W/BOLL CERTIFICATE AND COUNTY
 APPROVAL BLOCKS - DVH



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Correct Name

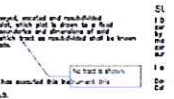
CORRECTED NAME - DVH
 NOTE 12.



Subject: Callout
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Identify the tract or easement on the plat

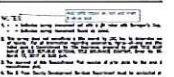
IDENTIFIED AND ADDED EASEMENT DETAIL
 ON PLAT DRAWING, SUBJECT TO
 EASEMENT AGREEMENT - DVH
 NOTE 18.



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No tract is shown.

CHANGED TO WORD 'LOT' - DVH
 DEDICATION BLOCK.

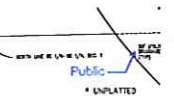


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Add traffic impact fee note and when it will be paid

ADDED - DVH
 NOTE 17.

dsdrice (1)



Subject: Callout
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Public

LABELED - DVH
 PLAT DRAWING.