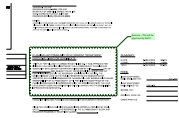


Plat Redlines Comment Responses.pdf Markup Summary

[PrimarySort] 6-3-2024

5/13/2024 1:33:15 PM (1)



Subject: Planner
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 5/13/2024 1:33:15 PM
Status:
Color: ■
Layer:
Space:

Remove - This will be approved by BoCC



Subject: Re: Planner
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 5/20/2024 5:28:19 PM
Status:
Color: ■
Layer:
Space:

Replaced with Board of County Commissioners Certificate.

5/13/2024 1:33:31 PM (1)



Subject: BoCC Certification
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 5/13/2024 1:33:31 PM
Status:
Color: ■
Layer:
Space:

Add Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners
Date



Subject: Re: BoCC Certification
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 5/20/2024 5:27:29 PM
Status:
Color: ■
Layer:
Space:

Added.

5/13/2024 1:34:02 PM (1)



Subject: Tract Acceptance
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 5/13/2024 1:34:02 PM
Status:
Color: ■
Layer:
Space:

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President

State of Colorado
County of _____

Signed before me on _____, 20____
by _____
(name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)



Subject: Re: Tract Acceptance
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 5/20/2024 5:37:26 PM
Status:
Color: ■
Layer:
Space:

Acceptance Certificate for Tract added.

5/13/2024 1:34:33 PM (1)



Subject: Clerk & Recorder
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 5/13/2024 1:34:33 PM
Status:
Color: ■
Layer:
Space:

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

Subject: Re: Clerk & Recorder
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 5/20/2024 5:32:56 PM
Status:
Color: ■
Layer:
Space:

Clerk and Recorder's Certificate revised as provided.

5/13/2024 1:36:19 PM (1)

Subject: Soils & Geology
Page Label: Sheet 2 - Notes
Author: Kylie Bagley
Date: 5/13/2024 1:36:19 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Subject: Re: Soils & Geology
Page Label: Sheet 2 - Notes
Author: eyokom
Date: 5/25/2024 3:02:25 PM
Status:
Color: ■
Layer:
Space:

Soils and geology note (number 22) revised per the study submitted for the project and the agency review comments from the Colorado Geological Survey.

5/13/2024 2:07:12 PM (1)

Subject: Planner
Page Label: Sheet 4 - As Replatted
Author: Kylie Bagley
Date: 5/13/2024 2:07:12 PM
Status:
Color: ■
Layer:
Space:

Add addresses from Regional Building

Subject: Re: Planner
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 6/3/2024 6:05:48 PM
Status:
Color: ■
Layer:
Space:

Addresses provided by PPRBD Enumerations Department have been added.

5/13/2024 2:07:27 PM (1)

Subject: Collateral
Page Label: Sheet 2 - Notes
Author: Kylie Bagley
Date: 5/13/2024 2:07:27 PM
Status:
Color: ■
Layer:
Space:

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

Subject: Re: Collateral
Page Label: Sheet 2 - Notes
Author: eyokom
Date: 5/20/2024 5:47:14 PM
Status:
Color: ■
Layer:
Space:

Noted.

5/13/2024 2:07:54 PM (1)

Subject: Easements
Page Label: Sheet 2 - Notes
Author: Kylie Bagley
Date: 5/13/2024 2:07:54 PM
Status:
Color: ■
Layer:
Space:

Easements:
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.

Subject: Re: Easements
Page Label: Sheet 2 - Notes
Author: eyokom
Date: 5/25/2024 2:33:29 PM
Status:
Color: ■
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Space:

This easement statement is found on the cover sheet of the plat; please advise if it needs to be removed from the cover sheet and added to the plat notes instead. Seeing as this is a replat, are the existing easements along the boundary sufficient, or will the easements adjacent to Carriage Meadows Drive on the east, and the northern subdivision boundary (formerly a tract/lot line) need to be increased to 20 feet in width? Please advise. Note that side lot line easements have been set at 10 feet instead of the standard 5 feet in width, to meet the easement requests from Mountain View Electric Associations.

5/13/2024 2:08:20 PM (1)

1111
1112
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1118
1119
1120
1121
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1123
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1125
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1128
1129
1130

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Subject: Driveway
Page Label: Sheet 2 - Notes
Author: Kylie Bagley
Date: 5/13/2024 2:08:20 PM
Status:
Color: ■
Layer:
Space:

Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.



Subject: Re: Driveway
Page Label: Sheet 2 - Notes
Author: eyokom
Date: 5/25/2024 4:11:52 PM
Status:
Color: ■
Layer:
Space:

Request clarification on this comment. As this is a commercial plat, no driveways are being proposed, per se; business sites are accessed by common drive aisles and parking lots. No note added at this time.

5/13/2024 2:08:48 PM (1)

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Subject: Private Road
Page Label: Sheet 2 - Notes
Author: Kylie Bagley
Date: 5/13/2024 2:08:48 PM
Status:
Color: ■
Layer:
Space:

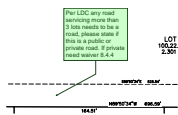
Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Re: Private Road
Page Label: Sheet 2 - Notes
Author: eyokom
Date: 5/25/2024 2:22:41 PM
Status:
Color: ■
Layer:
Space:

Added as plat note 27; subsequent plat notes renumbered accordingly.

5/13/2024 2:12:43 PM (1)



Subject: Planner
Page Label: Sheet 4 - As Replatted
Author: Kylie Bagley
Date: 5/13/2024 2:12:43 PM
Status:
Color: ■
Layer:
Space:

Per LDC any road servicing more than 3 lots needs to be a road, please state if this is a public or private road. If private need waiver 8.4.4



Subject: Re: Planner
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 5/25/2024 1:21:33 PM
Status:
Color: ■
Layer:
Space:

Access easement identified as a private road

5/15/2024 11:36:05 AM (1)

Please updated closure sheets as they don't appear to be matching with boundary and lots/tract as shown next sheet.

Subject: Text Box
Page Label: Sheet 3 - As Platted
Author: CDurham
Date: 5/15/2024 11:36:05 AM
Status:
Color: ■
Layer:
Space:

Provide updated closure sheets as they don't appear to be matching with boundary and lots/tract as as shown next sheet.



Subject: Re: Text Box
Page Label: Sheet 3 - As Platted
Author: eyokom
Date: 5/25/2024 4:05:43 PM
Status:
Color: ■
Layer:
Space:

Closure report resubmitted. Reviewed closure reports for subdivision boundary, lots, and tracts. 2 square feet difference between sum of lots and tracts on sheet 4 and the total square footage on sheet 3 is the result on rounding errors.