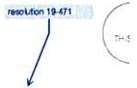


# Final Plat Drawings\_v1 redlines.pdf Markup Summary 1-11-2022

Daniel Torres (6)



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 1/6/2022 4:46:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

resolution 19-471

REVISED SEE NOTE 27



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 1/6/2022 4:53:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please add: or Meridian Park Drive

REVISED



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 1/6/2022 4:56:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please update the FIRM #. Per the drainage report this should be 08041C0553G

REVISED



**Subject:** Callout  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 1/6/2022 5:00:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

FYI: as the plat was submitted in 2021, it is subject to the 2021 drainage and bridge fees.

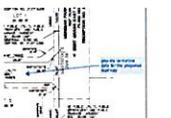
NOTED



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 1/6/2022 7:05:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please also add access easement for lot 6 as done on the preliminary plan.

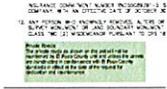
REVISED



**Subject:** Callout  
**Page Label:** 2  
**Author:** Daniel Torres  
**Date:** 1/6/2022 5:03:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide centerline data for the proposed roadway

REVISED



**Subject:** Private Road  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:43:02 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.

**REVISED**



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:45:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at reception number \_\_\_\_\_"

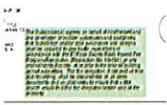
**REVISED**



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:46:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please use this not for ALL plats

**REVISED**



**Subject:** Road Impact  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:46:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.

**REVISED  
SEE NOTE 28**



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:47:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please add; lots developed after the Woodmen Road District terms end will have to pay the County fee so please add standard note.

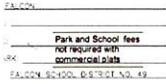
**REVISED SEE NOTE 27**



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 1/6/2022 12:47:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please incorporate missing language

**REVISED**



Subject: Callout  
 Page Label: 1  
 Author: dsdparsons  
 Date: 1/6/2022 12:48:42 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Park and School fees not required with commercial plats

REMOVED



Subject: Callout  
 Page Label: 1  
 Author: dsdparsons  
 Date: 1/6/2022 12:49:00 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Bridge fees

PREVIOUSLY SHOWN



Subject: Callout  
 Page Label: 1  
 Author: dsdparsons  
 Date: 1/6/2022 12:49:22 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

PCD

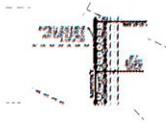
REVISED



Subject: Callout  
 Page Label: 2  
 Author: dsdparsons  
 Date: 1/6/2022 12:50:19 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Please provide the width of the roadway and the Centerline data

REVISED



Subject: Image  
 Page Label: 2  
 Author: dsdparsons  
 Date: 1/6/2022 12:53:34 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

SEE BELOW



Subject: Callout  
 Page Label: 2  
 Author: dsdparsons  
 Date: 1/6/2022 1:11:02 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Please add the note regarding maintenance of the westerly opaque fence and landscape along private and public roads and western boundary to page 1 plat notes.

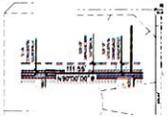
REVISED



Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 12:54:40 PM  
Status:  
Color: ■  
Layer:  
Space:

& landscape

SEE NOTE 30 & 31



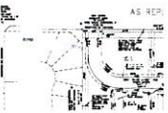
Subject: Image  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 12:55:59 PM  
Status:  
Color: ■  
Layer:  
Space:

SEE BELOW



Subject: Arrow  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 12:56:06 PM  
Status:  
Color: ■  
Layer:  
Space:

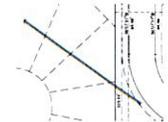
SEE BELOW



Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 12:56:24 PM  
Status:  
Color: ■  
Layer:  
Space:

landscape

BY PROPERTY OWNER



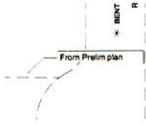
Subject: Arrow  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 12:56:30 PM  
Status:  
Color: ■  
Layer:  
Space:

SEE BELOW



Subject: Image  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 1:10:27 PM  
Status:  
Color: ■  
Layer:  
Space:

SEE BELOW



Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 1/6/2022 1:11:11 PM  
Status:  
Color: ■  
Layer:  
Space:

From Prelim plan

REVISED  
SEE NOTES 30 & 31