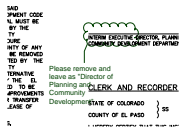


Final Plat 1st Review Responses.pdf Markup Summary

Architect (3)



Subject: Architect
Page Label: [1] Cover
Author: ashmathy
Date: 8/3/2023 3:46:46 PM
Status:
Color: ■
Layer:
Space:

Please remove and leave as "Director of Planning and Community Development"



Subject: Re: Architect
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 2:31:29 PM
Status:
Color: ■
Layer:
Space:

Replaced the Planning and Community Development Department Executive Director Certificate with the Board of County Commissioners Certificate, but kept a signature line for the department director per e-mail received from Ashlyn Mathy.



Subject: Architect
Page Label: [1] Cover
Author: ashmathy
Date: 8/3/2023 3:48:31 PM
Status:
Color: ■
Layer:
Space:

Please remove these.



Subject: Re: Architect
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 9:50:52 AM
Status:
Color: ■
Layer:
Space:

Items removed. Per additional plat comment from Edward Schoenheit, all title commitment exception items have been removed from the plat notes.



Subject: Architect
Page Label: [1] Cover
Author: ashmathy
Date: 8/3/2023 3:49:05 PM
Status:
Color: ■
Layer:
Space:

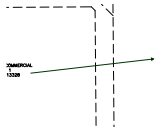
Please remove.



Subject: Re: Architect
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 9:50:00 AM
Status:
Color: ■
Layer:
Space:

Item removed. Per additional plat comment from Edward Schoenheit, all title commitment exception items have been removed from the plat notes.

Arrow (2)



Subject: Arrow
Page Label: [1] PLAT
Author: ashmathy
Date: 8/3/2023 3:54:53 PM
Status:
Color: ■
Layer:
Space:

DEVELOPMENT



Subject: Arrow
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:39:37 AM
Status:
Color: ■
Layer:
Space:

BoCC Certification (1)



Subject: BoCC Certification
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:28:39 AM
Status:
Color: ■
Layer:
Space:

Please add the following signature block:
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.

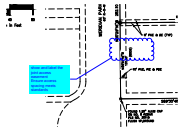
Chair, Board of County Commissioners
Date



Subject: Re: BoCC Certification
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 2:18:06 PM
Status:
Color: ■
Layer:
Space:

Replaced the Planning and Community Development Department Executive Director Certificate with the Board of County Commissioners Certificate, but kept a signature line for the department director per e-mail received from Ashlyn Mathy.

Cloud+ (3)



Subject: Cloud+
Page Label: [1] PLAT
Author: eschoenheit
Date: 8/3/2023 6:54:37 PM
Status:
Color: ■
Layer:
Space:

show and label the joint access easement
Ensure access spacing meets standards



Subject: Re: Cloud+
Page Label: [1] PLAT
Author: eyokom
Date: 9/6/2023 12:01:22 PM
Status:
Color: ■
Layer:
Space:

Cross access easement location not defined or shown; addressed by new plat note 18.



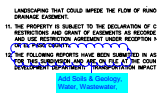
Subject: Cloud+
Page Label: [1] Cover
Author: eschoenheit
Date: 8/3/2023 6:55:41 PM
Status:
Color: ■
Layer:
Space:

PCD File # VR2316



Subject: Re: Cloud+
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 10:00:06 AM
Status:
Color: ■
Layer:
Space:

File # VR2316 added to both sheets.



Subject: Cloud+
Page Label: [1] Cover
Author: eschoenheit
Date: 8/3/2023 7:00:37 PM
Status:
Color: ■
Layer:
Space:

Add Soils & Geology, Water, Wastewater,



Subject: Re: Cloud+
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 10:34:34 AM
Status:
Color: ■
Layer:
Space:

Plat note regarding reports updated to include those listed, and to match the comment from Ashlyn Mathy.

Highlight (3)

UNLESS UNLESS OTHERWISE INDICATED, ALL PLANTING AND LANDSCAPING SHALL BE SUBJECT TO THE FLOW OF DRAINAGE EASEMENT.
11. THE PROPERTY IS SUBJECT TO THE DECLARATION, RESTRICTIONS AND GRANT OF EASEMENTS AS SET FORTH IN THE DECLARATION, RESTRICTIONS AND USE RESTRICTION AGREEMENT UNDER RECEIPT OF EL PASO COUNTY.
12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED FOR THIS SUBDIVISION AND ARE ON FILE AT THE DEVELOPMENT DEPARTMENT: TRANSPORTATION &

Subject: Highlight
Page Label: [1] Cover
Author: eschoenheit
Date: 8/3/2023 6:59:56 PM
Status:
Color: ■
Layer:
Space:



Subject: Re: Highlight
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 2:19:40 PM
Status:
Color: ■
Layer:
Space:

Note edited per other comments.

LOT 2
33,776 SF

Subject: Highlight
Page Label: [1] PLAT
Author: eschoenheit
Date: 8/3/2023 7:03:44 PM
Status:
Color: ■
Layer:
Space:

LOT 1
29,685 SF

Subject: Highlight
Page Label: [1] PLAT
Author: eschoenheit
Date: 8/3/2023 7:03:46 PM
Status:
Color: ■
Layer:
Space:

Reports on File (1)



Subject: Reports on File
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:39:51 AM
Status:
Color: ■
Layer:
Space:

Please add this note with the additional documents on record:

The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department:
Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report.



Subject: Re: Reports on File
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 10:32:03 AM
Status:
Color: ■
Layer:
Space:

Plat note verbiage for reports revised as provided.

Soils & Geology (1)



Subject: Soils & Geology
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:28:49 AM
Status:
Color: ■
Layer:
Space:

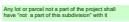
Please add this note, we do require a geohazard report submitted within the soils and geology report. pg 7 talks about fill and loose sands, this should be sited.
Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots 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:



Subject: Re: Soils & Geology
Page Label: [1] Cover
Author: eyokom
Date: 9/6/2023 12:04:30 PM
Status:
Color: ■
Layer:
Space:

Requested geologic hazard note added as new plat note 17. Subsequent existing notes renumbered accordingly.

Text Box (5)



Subject: Text Box
Page Label: [1] PLAT
Author: ashmathy
Date: 8/3/2023 3:57:18 PM
Status:
Color: ■
Layer:
Space:

Any lot or parcel not a part of the project shall have "not a part of this subdivision" with it




Subject: Re: Text Box
Page Label: [1] PLAT
Author: eyokom
Date: 8/8/2023 10:26:50 AM
Status:
Color: ■
Layer:
Space:

"Not A Part Of This Subdivision" added to parcels outside of replat area as requested.




Subject: Text Box
Page Label: [1] PLAT
Author: eschoenheit
Date: 8/3/2023 6:54:53 PM
Status:
Color: ■
Layer:
Space:

add current plat #


Subject: Re: Text Box
Page Label: [1] PLAT
Author: eyokom
Date: 8/8/2023 10:02:20 AM
Status:
Color: 
Layer:
Space:

Reception number of current plat added.


Subject: Text Box
Page Label: [1] Cover
Author: eschoenheit
Date: 8/3/2023 7:00:11 PM
Status:
Color: 
Layer:
Space:

Missing TIS for the submittal


Missing TIS for the submittal

Subject: Re: Text Box
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 10:37:13 AM
Status:
Color: 
Layer:
Space:


Noted. The TIS will be included with the next submittal.

Subject: Text Box
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:29:22 AM
Status:
Color: 
Layer:
Space:

The notes from the title commitment are not necessary as general notes, future owners will have access to all title commitment notes when they pull a title commitment to purchase lots.

Subject: Re: Text Box
Page Label: [1] Cover
Author: eyokom
Date: 8/8/2023 9:52:13 AM
Status:
Color: 
Layer:
Space:

As requested, all title commitment exception items have been removed from the plat notes.

Subject: Text Box
Page Label: [1] PLAT
Author: ashmathy
Date: 8/4/2023 10:49:46 AM
Status:
Color: 
Layer:
Space:

VR-23-016

VR-23-016



Subject: Re: Text Box
Page Label: [1] PLAT
Author: eyokom
Date: 8/8/2023 10:01:27 AM
Status:
Color: ■
Layer:
Space:

File # VR2316 added to both sheets.

Woodmen Road (1)



Subject: Woodmen Road
Page Label: [1] Cover
Author: ashmathy
Date: 8/4/2023 10:45:25 AM
Status:
Color: ■
Layer:
Space:

Please add the following note:
 Woodmen Road District Note:
 All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.



Subject: Re: Woodmen Road
Page Label: [1] Cover
Author: eyokom
Date: 9/6/2023 12:05:11 PM
Status:
Color: ■
Layer:
Space:

Added as new plat note number 16; subsequent existing notes renumbered accordingly.