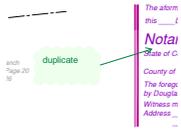


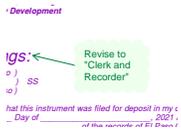
Final Plat_V1.PDF Markup Summary

Sophie Kiepe (11)



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:19:26 PM
Status:
Color: ■
Layer:
Space:

duplicate



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:21:52 PM
Status:
Color: ■
Layer:
Space:

Revise to "Clerk and Recorder"



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:22:26 PM
Status:
Color: ■
Layer:
Space:

Revise to "Clerk and Recorder"



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:22:41 PM
Status:
Color: ■
Layer:
Space:

Please revise this certificate to indicate only PCD Director's approval. No BOCC approval for this plat; please remove



Subject: Reports on File
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:24:40 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or 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; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Wastewater
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:35:00 PM
Status:
Color: ■
Layer:
Space:

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:41:05 PM
Status:
Color: ■
Layer:
Space:

Indicate ROW width for each road



Subject: Wildfire
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:42:08 PM
Status:
Color: ■
Layer:
Space:

Wildfire Notes:

Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District; Cimarron Hills Fire Protection District; Donald Wescott Fire District; Falcon Fire Protection District; and Tri-Lakes Fire Protection District".)
At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

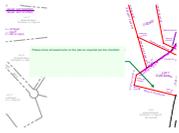
Wildfire Plat Restriction:

(The following plat restriction shall be placed on the first sheet of the plat whenever thinning of forest cover are necessary to help reduce the hazards and risks of wildfire.)
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer, homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:

- Forest-wide thinning
- Fuelbreak thinning
- Prunings
- Debris disposal

(alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

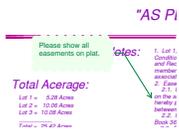


Subject: Group
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:44:05 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:52:54 PM
Status:
Color: ■
Layer:
Space:

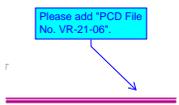
the water supply's well information for the 3 lots will need to be revised accordingly per comment from State DWR requiring revised well permits per an augmentation plan.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 5/14/2021 4:55:21 PM
Status:
Color: ■
Layer:
Space:

Please show all easements on plat.

lpackman (1)



Subject: Callout
Page Label: 1
Author: lpackman
Date: 5/11/2021 9:02:57 AM
Status:
Color: ■
Layer:
Space:

Please add "PCD File No. VR-21-06".