

Final Plat Drawings_v1.pdf Markup Summary 8-29-2022

dsdparsons (17)

SUMMARY
IN LOTS 2.5M ACRES 21.5M ACRES 21.5M ACRES
IN TRACTS 1.5M ACRES 1.5M ACRES 1.5M ACRES
NOT OF 1M ACRES 1M ACRES 1M ACRES

8 tracts if a new tract is added per Jeff Rices comments. 7 if not

TRACT	ACRES
1	1.5
2	1.5
3	1.5
4	1.5
5	1.5
6	1.5
7	1.5
8	1.5

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8 tracts if a new tract is added per Jeff Rices comments..7 if not

TRACT	ACRES
1	1.5
2	1.5
3	1.5
4	1.5
5	1.5
6	1.5
7	1.5
8	1.5

total acres

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total acres

FEES
MAKE THE FEES AND
IN THE DRAINAGE BASIN
COMPLETE THESE FEES
AND THE BASIN, DISTRICT
NAME ETC..

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complete these fees and the basin, district name etc..

TRACT	ACRES
1	1.5
2	1.5
3	1.5
4	1.5
5	1.5
6	1.5
7	1.5
8	1.5

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this is problematic; you are required to depict all existing easements and state if they are to be vacated by the plat.

TRACT	ACRES
1	1.5
2	1.5
3	1.5
4	1.5
5	1.5
6	1.5
7	1.5
8	1.5

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add exceptions from title work

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: Reports on File
Page Label: [1] NOTES
Author: dsdparsons
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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: Soils & Geology
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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.

COPIED IN THE TRACT TABLE.
 ADJACENT INDUSTRIAL AREAS: THIS PLAT HAS BEEN PLAT CHECKED BY THE DISTRICT ENGINEER FOR THE SUBDIVISION IS PROVIDED BY THE DISTRICT ENGINEER SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND

Subject: Pen
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UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. MAINTENANCE OF ALL TRACTS SHALL BE KEPT IN THE DISTRICT ENGINEER'S OFFICE.
 ADJACENT INDUSTRIAL AREAS: THIS PLAT HAS BEEN PLAT CHECKED BY THE DISTRICT ENGINEER FOR THE SUBDIVISION IS PROVIDED BY THE DISTRICT ENGINEER SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND

Subject: Callout
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delete



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Page Label: [1] NOTES
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see PUDSP and customize the note to these lots a....



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Page Label: [1] NOTES
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Subject: Pen
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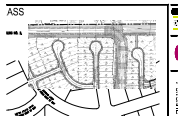


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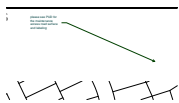


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add



Subject: Image
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 Author: dsdparsons
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Subject: Callout
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please see PUD for the maintenance access road surface and labeling



Subject: Callout
Page Label: [1] COVER
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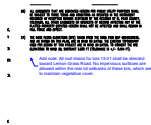
add/adjust per comments

Y
5.34 ACRES 51.2%
4.04 ACRES 38.8%
Y 1.04 ACRES 10.0%

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39 LOT
6 TRAC
RIGHT (

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Subject: Callout
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Author: dsdrice
Date: 8/19/2022 11:27:52 AM
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Add note: All roof drains for lots 13-21 shall be directed toward Lemon Grass Road. No impervious surfaces are allowed within the rear lot setbacks of these lots, which are to maintain vegetative cover.

.OTS, 6 TRAC

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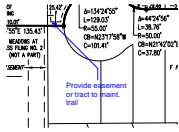
ATE 40 NEW

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Page Label: [1] NOTES
Author: dsdrice
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If there will be basements add note about underdrain provider/maintenance entity

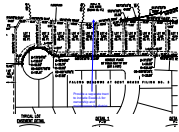
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Date: 8/19/2022 2:58:49 PM
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If there will be basements add note about underdrain provider/maintenance entity



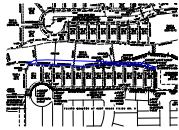
Subject: Callout
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Author: dsdrice
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Provide easement or tract to maint. trail



Subject: Callout
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Provide a separate tract to include Swale A for ownership and maintenance by district

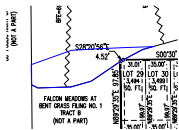


Subject: Polygon
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Author: dsdrice
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Adjust Tracts B and E (or create a sparate tract from Tract E) to separate the Swale C area for district maintenance



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Subject: Polygon
Page Label: [1] REPLATTED
Author: dsdrice
Date: 8/19/2022 11:09:07 AM
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