

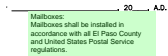
# ENG-SF21012-R1-Plat-redlines.pdf Markup Summary

1 (23)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 1:02:23 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

and easements as noted on plat



**Subject:** Mailboxes  
**Page Index:** 1  
**Date:** 3/16/2021 1:04:20 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

**Mailboxes:**  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



**Subject:** Subdivision Improvements  
**Page Index:** 1  
**Date:** 3/16/2021 1:04:31 PM  
**Author:** dsdparsons  
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**Public and Common Subdivision Improvements:**  
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.  
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

... and are on file at the City Clerk's Office.  
21. No property within the subdivision is subject to or the receipt of any of the City Clerk and Recorder.  
22. Notice of potential adverse impacts and other impacts associated with the proposed subdivision is to be provided to the City Clerk and Recorder at least 10 business days before the recording of the subdivision plat.  
23. There shall be no direct lot access to \_\_\_\_\_ Road.

**Subject:** Limited Access  
**Page Index:** 1  
**Date:** 3/16/2021 1:04:39 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

Access Limitation:  
There shall be no direct lot access to \_\_\_\_\_ Road.

... and are on file at the City Clerk's Office.  
21. No property within the subdivision is subject to or the receipt of any of the City Clerk and Recorder.  
22. Notice of potential adverse impacts and other impacts associated with the proposed subdivision is to be provided to the City Clerk and Recorder at least 10 business days before the recording of the subdivision plat.  
23. There shall be no direct lot access to \_\_\_\_\_ Road.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 1:04:58 PM  
**Author:** dsdparsons  
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**Page Label:** 1

MarkSheffel Road and Constitution Avenue,

SECTION 32, TOWNSHIP OF ...  
... and are on file at the City Clerk's Office.  
21. No property within the subdivision is subject to or the receipt of any of the City Clerk and Recorder.  
22. Notice of potential adverse impacts and other impacts associated with the proposed subdivision is to be provided to the City Clerk and Recorder at least 10 business days before the recording of the subdivision plat.  
23. There shall be no direct lot access to \_\_\_\_\_ Road.

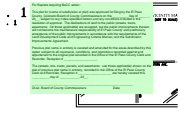
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**Page Index:** 1  
**Date:** 3/16/2021 1:06:31 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** 1

Water and wastewater service for this subdivision is provided by the \_\_\_\_\_ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)  
Electric provided by, Gas provided by

SECTION 32, TOWNSHIP OF ...  
... and are on file at the City Clerk's Office.  
21. No property within the subdivision is subject to or the receipt of any of the City Clerk and Recorder.  
22. Notice of potential adverse impacts and other impacts associated with the proposed subdivision is to be provided to the City Clerk and Recorder at least 10 business days before the recording of the subdivision plat.  
23. There shall be no direct lot access to \_\_\_\_\_ Road.

**Subject:** Industrial  
**Page Index:** 1  
**Date:** 3/16/2021 1:06:48 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

Where the Property is Adjacent to an Industrial Area:  
NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)



**Subject:** BoCC Replat  
**Page Index:** 1  
**Date:** 3/16/2021 1:11:02 PM  
**Author:** dsdparsons  
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For Replats requiring BoCC action:

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 \_\_\_\_\_, 20\_\_\_\_, 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 the 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.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # \_\_\_\_\_.

The (streets, lots, tracts, parcels, and easements: use those applicable) shown on the plat of previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # \_\_\_\_\_ are hereby vacated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

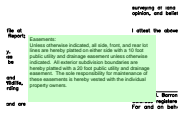
\_\_\_\_\_  
 Chair, Board of County Commissioners  
 Date

P.M.

There may be multiple easements here to fill in with there corresponding reception numbers and book and pages.

**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 1:12:43 PM  
**Author:** dsdparsons  
**Color:** ■  
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There may be multiple easements here to fill in with there corresponding reception numbers or book and pages



**Subject:** Easements  
**Page Index:** 1  
**Date:** 3/16/2021 1:13:36 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Easements:**  
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



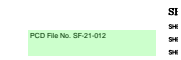
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**Page Index:** 1  
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If there are public improvements (Drainage, sidewalks, etc)



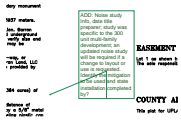
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**Page Index:** 1  
**Date:** 3/16/2021 1:15:05 PM  
**Author:** dsdparsons  
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add these in w basin , district etc...



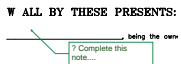
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**Page Index:** 1  
**Date:** 3/16/2021 1:15:33 PM  
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PCD File No. SF-21-012



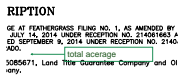
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**Page Index:** 1  
**Date:** 3/16/2021 2:35:49 PM  
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ADD: Noise study info, date title preparer; study was specific to the 300 unit multi-family development; an updated noise study will be required if a change to layout or use is requested. Identify the mitigation to be used and state installation completed by?



**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 2:36:23 PM  
**Author:** dsdparsons  
**Color:** ■  
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? Complete this note....



**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 2:36:35 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

total acreage



**Subject:** Owner Certification  
**Page Index:** 1  
**Date:** 3/16/2021 2:37:43 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
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**Page Label:** 1

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

\_\_\_\_\_. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

\_\_\_\_\_  
 Owners/Mortgagee (Signature)

By:  
 Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)  
 ) ss.  
 COUNTY OF \_\_\_\_\_)

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
 Notary Public

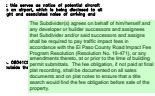
Signatures of officers signing for a corporation shall be acknowledged as follows:  
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:  
 (print name) as Manager/Member of company, a state limited liability company.  
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



**Subject:** Callout  
**Page Index:** 1  
**Date:** 3/16/2021 2:38:24 PM  
**Author:** dsdparsons  
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**Page Label:** 1

please complete and utilize standard notes



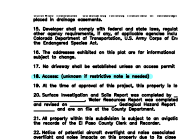
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**Page Index:** 1  
**Date:** 3/16/2021 2:50:08 PM  
**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 1

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. 19-471), 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.



**Subject:** Soils & Geology  
**Page Index:** 1  
**Date:** 3/16/2021 3:29:48 PM  
**Author:** dsdparsons  
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**Page Label:** 1

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)  
 ■Swell:(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. Underdrain system to be maintained by -----



**Subject:**  
**Page Index:** 1  
**Date:** 3/24/2021 12:12:08 PM  
**Author:** dsdrice  
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mit requirements, and  
 ordo Division of Wildl  
 Idlife Service regardir

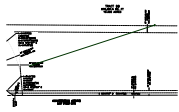
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**Date:** 3/24/2021 12:12:35 PM  
**Author:** dsdrice  
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**Page Label:** 1

d permit requirements, and  
e Colorado Division of Wildlife  
and Wildlife Service regarding  
st the legal description and  
Parks and  
150 County.

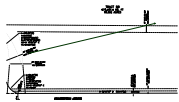
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**Page Label:** 1

Parks and

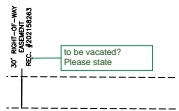
2 (4)



**Subject:** Arrow  
**Page Index:** 2  
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**Subject:** Callout  
**Page Index:** 2  
**Date:** 3/16/2021 12:52:19 PM  
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**Page Label:** 2

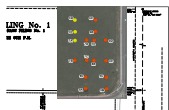
to be vacated? Please state



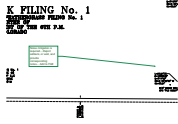
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**Page Index:** 2  
**Date:** 3/16/2021 12:52:46 PM  
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**Color:** ■  
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**Page Label:** 2

label & depict CSU's two easements and identify if they are to be vacated by this plat instrument, provide documentation that the easement holder is agreeable to the vacation.

3 (13)



**Subject:** Image  
**Page Index:** 3  
**Date:** 3/16/2021 1:24:05 PM  
**Author:** dsdparsons  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 3



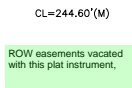
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**Page Index:** 3  
**Date:** 3/16/2021 1:25:08 PM  
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**Page Label:** 3

Noise mitigation is required....Depict setback, or wall, and provide corresponding notes... Add to FAE



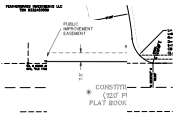
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label & depict CSU's two easements and identify if they are to be vacated by this plat instrument, provide documentation that the easement holder is agreeable to the vacation.

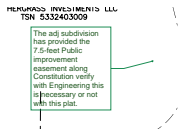


**Subject:** Text Box  
**Page Index:** 3  
**Date:** 3/16/2021 12:53:32 PM  
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**Page Label:** 3

ROW easements vacated with this plat instrument,

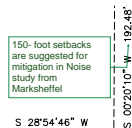


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**Subject:** Callout  
**Page Index:** 3  
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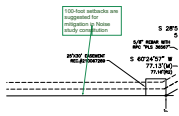
The adj subdivision has provided the 7.5-foot Public improvement easement along Constitution verify with Engineering this is necessary or not with this plat.



**Subject:** Callout  
**Page Index:** 3  
**Date:** 3/16/2021 2:32:56 PM  
**Author:** dsdparsons  
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**Page Label:** 3

150- foot setbacks are suggested for mitigation in Noise study from Marksheffel





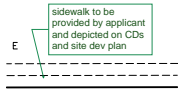
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**Page Index:** 3  
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100-foot setbacks are suggested for mitigation in Noise study constitution



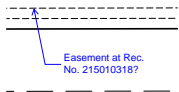
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**Page Index:** 3  
**Date:** 3/17/2021 7:35:01 AM  
**Author:** dsdparsons  
**Color:** ■  
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25- feet of fall through site. Grading plan ? retaining walls? We need this info w plat to guarantee improvements w SIA. There is a pond shown with no GEC .



**Subject:** Callout  
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**Author:** dsdparsons  
**Color:** ■  
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**Page Label:** 3

sidewalk to be provided by applicant and depicted on CDs and site dev plan



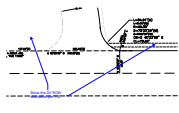
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**Page Index:** 3  
**Date:** 3/24/2021 5:55:39 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
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**Page Label:** 3

Easement at Rec. No. 215010318?



**Subject:** Text Box  
**Page Index:** 3  
**Date:** 3/24/2021 5:58:06 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
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**Page Label:** 3

Title commitment B2 #10 show or note that this cannot be located : RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS CO. IN INSTRUMENT RECORDED SEPTEMBER 26, 1934, IN BOOK 908 AT PAGE 91.



**Subject:** Callout  
**Page Index:** 3  
**Date:** 3/24/2021 6:06:13 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
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**Page Label:** 3

Show the 20' ROW dedication per TIS.