

Jason Meyer

Subject: FW: Carriage South comments.

jasonmeyer@elpasoco.com **From:** Jason Meyer
Sent: Thursday, June 08, 2017 10:13 AM
To: Jeff Mark; Vern Taylor; 'Virgil Sanchez'
Cc: Kari Parsons; Elaine Kleckner
Subject: RE: Carriage South comments.

Jeff-

At this time we can't locate a recoding document other than the park lands agreement, so let's handle dedication on the final plat.

Please show and label the trail easement on the drawings and on the title page please add the following sentence under the easements block: "A twenty foot (25') public trail easement is hereby dedicated to El Paso County for operation and maintenance of a regional trail."

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

This should take care of it. Let me know if you have any questions.

Thanks

Jason Meyer
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Community Services Department
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From: Virgil Sanchez [<mailto:virgils@mscivil.com>]
Sent: Thursday, June 08, 2017 9:19 AM
To: Jeff Mark; Vern Taylor
Cc: Jason Meyer; Kari Parsons; Elaine Kleckner
Subject: Re: Carriage South comments.

Jeff,

Yes, I believe the easement should be shown on the Final Plat. Does EPC want it shown as a Tract and therefore dedicated to EPC for ownership & Maintenance? Just let us know what is required.

[Virgil A. Sanchez, P.E.](mailto:Virgil.A.Sanchez@mscivil.com)
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On Wed, Jun 7, 2017 at 6:30 PM, Jeff Mark <JMark@landhuisco.com> wrote:
We have already complied but let me see if our surveyor can add this.

Vern and Virgil, we already granted an easement along Jimmy camp Creek so is it possible and appropriate to now add it to the plat? Thanks.

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From: Jason Meyer <JasonMeyer@elpasoco.com>
Sent: Wednesday, June 7, 2017 4:17:50 PM
To: Jeff Mark
Cc: Kari Parsons; Elaine Kleckner
Subject: RE: Carriage South comments.

Hi Jeff-

The applicant is typically required to show existing and proposed easements on the final plat drawings. This also provides useful clarity for both parties moving forward since the trail easement would be shown on the recorded final plat drawings. I reviewed our park lands agreement for the trail and it stipulates:

“The Property Owner will provide the required 25 foot wide trail easement to the County prior to approval of any Regional Park Fee Credits. The easement shall be described as 12 ½ feet on either side of a defined center line.”

Now that we’re commenting on the final plat we’d like to show the easement on the final plat drawings. Since the easement is based upon the already existing trail along the eastern bank of Jimmy Camp Creek, it shouldn’t be difficult to show it on the final plat drawings.

Thanks.

Jason Meyer

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From: Jeff Mark [mailto:JMark@landhuisco.com]
Sent: Wednesday, June 07, 2017 1:30 PM
To: Jason Meyer; Elaine Kleckner; Tim Wolken
Cc: Richard Schindler; Jason Alwine (jalwine@ttplan.net); Kari Parsons
Subject: RE: Carriage South comments.

We can show it on the PUD but don't want to have an easement shown on the plat because if there's any discrepancy then it would create an issue from the original, individual easement. In other words, your easement already exists and is already protected without showing it.

Jeff Mark

President

The Landhuis Company

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From: Jason Meyer [mailto:JasonMeyer@elpasoco.com]
Sent: Wednesday, June 07, 2017 1:28 PM
To: Jeff Mark <JMark@landhuisco.com>; Elaine Kleckner <ElaineKleckner@elpasoco.com>; Tim Wolken <timwolken@elpasoco.com>
Cc: Richard Schindler <rich@ceg1.com>; Jason Alwine (jalwine@ttplan.net) <jalwine@ttplan.net>; Kari

Parsons <kariparsons@elpasoco.com>
Subject: RE: Carriage South comments.

Hi Jeff-

Correct. All we're asking for is that the previously dedicated trail easement along Jimmy Camp Creek be shown on the final plat.

Jason Meyer

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From: Jeff Mark [<mailto:JMark@landhuisco.com>]
Sent: Wednesday, June 07, 2017 12:08 PM
To: Jason Meyer; Elaine Kleckner; Tim Wolken
Cc: Richard Schindler; Jason Alwine (jalwine@tplan.net); Kari Parsons
Subject: FW: Carriage South comments.

Jason:

I am in receipt of the attached. We already gave an easement on the east side of Jimmy Camp Creek. If Parks would like something in addition to that, we would be amenable to doing so but would request regional park credits. Thanks.

Jeff Mark

President

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From: Richard Schindler [<mailto:rich@ceg1.com>]
Sent: Wednesday, June 07, 2017 11:26 AM
To: Jeff Mark <JMark@landhuisco.com>
Cc: Jason Alwine (jalwine@ttplan.net) <jalwine@ttplan.net>
Subject: Carriage South comments.

Jeff,

1. Did you intend to dedicate the 25' trail easement in JCC at this time?

Rich

Richard Schindler, P.E.

Core Engineering Group

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