

# PLAT V\_1 redlines.pdf Markup Summary [PrimarySort] 10-10-2019

10/8/2019 7:14:51 AM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 10/8/2019 7:14:51 AM  
**Status:**  
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SF 19-015

REVISED

10/8/2019 1:42:36 PM (1)

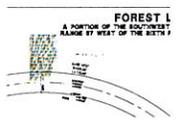


**Subject:** Cloud+  
**Page Label:** 3  
**Author:** dsdlaforce  
**Date:** 10/8/2019 1:42:36 PM  
**Status:**  
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Drainage Easement needed for Storm Main K located within the 30' shared access.

REVISED

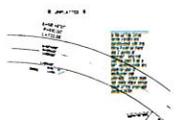
10/7/2019 11:12:38 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/7/2019 11:12:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

You not want to plat the northern lots ?  
The southern lot is in the middle of what you are platting. You have to construct the roads so you may as well plat the southern lot adjacent...? the estate lots are so large it would be a minimal increase in fees if that is the concern?

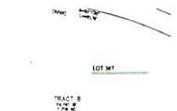
10/7/2019 11:10:33 AM (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/7/2019 11:10:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is Mesa Top Drive being platted and constructed with this filing 5 plat so there are 2 points of access? why not plat the tract B as a lot? coming back and platting later is additional plat process...which does not really make sense south of the proposed platted ROW

10/7/2019 11:05:55 AM (1)

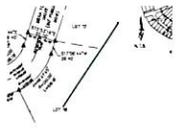


**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/7/2019 11:05:55 AM  
**Status:**  
**Color:** ■  
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**Space:**

LOT 34?

↓  
MESA TOP DRIVE WILL BE PLATTED AND CONSTRUCTED WITH FIL. NO. 5 LOTS ON EITHER SIDE WILL BE PLATTED IN THE FUTURE. EXISTING WATER PRESSURE DOES NOT ENABLE SERVICE TO THESE LOTS. TRACT B WILL BE REPLATTED INTO A LOT AFTER THE WATER PRESSURE ISSUES ARE RESOLVED.

10/7/2019 11:05:20 AM (1)



Subject: Arrow  
Page Label: 2  
Author: dsdparsons  
Date: 10/7/2019 11:05:20 AM  
Status:  
Color: ■  
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10/7/2019 11:04:51 AM (1)



Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/7/2019 11:04:51 AM  
Status:  
Color: ■  
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if existing plat- grey back so it is clear it is not a part of this subdivision

THE "SHADOW" TEXT AND NOW ADDED \* DEPICT NOT A PART OF THIS PLAT PER THE LEGEND.

10/7/2019 11:03:52 AM (1)



Subject: Callout  
Page Label: 3  
Author: dsdparsons  
Date: 10/7/2019 11:03:52 AM  
Status:  
Color: ■  
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Thicken the subdivision perimeter boundary please so it is clear what is being platted

I BELIEVE THE PLOT STYLE IS WHY THE BOUNDARY LINES MAY NOT LOOK DARK ENOUGH. THE FINAL PDLAR WILL OKAY.

10/7/2019 11:02:48 AM (1)



Subject: Image  
Page Label: 2  
Author: dsdparsons  
Date: 10/7/2019 11:02:48 AM  
Status:  
Color: ■  
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NOT SURE WHAT THIS COMMENT IS

10/7/2019 10:53:06 AM (1)



Subject: Callout  
Page Label: 1  
Author: dsdparsons  
Date: 10/7/2019 10:53:06 AM  
Status:  
Color: ■  
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Add detailed note specific to lots and tracts

NOT SURE IF ANY LOTS HAVE SPECIFIC RESTRICTIONS

10/7/2019 10:53:00 AM (1)



Subject: Soils & Geology  
Page Label: 1  
Author: dsdparsons  
Date: 10/7/2019 10:53:00 AM  
Status:  
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REFERENCE  
TO GEO STUDY  
ADDED

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.

10/7/2019 10:50:52 AM (1)



Subject: Callout  
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ADDED

Add the note identifying this property is within a PUD recorded at X and leave a blanc for the second PUD amendment anticipated to be approved in 2019

10/7/2019 10:26:29 AM (1)

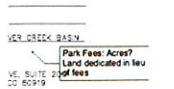


Subject: Callout  
Page Label: 1  
Author: dsdparsons  
Date: 10/7/2019 10:26:29 AM  
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18-471

REVISED

10/7/2019 10:21:16 AM (1)



Subject: Callout  
Page Label: 1  
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Date: 10/7/2019 10:21:16 AM  
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REVISED

Park Fees: Acres? Land dedicated in lieu of fees

10/7/2019 10:20:21 AM (1)



**Subject:** Callout  
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the applicant is asking for admin plat approval with the prelim under review, so Craig will be signing plats in lieu of Chair if approved.

REVISED

10/7/2019 10:18:30 AM (1)



**Subject:** Highlight  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/7/2019 10:18:30 AM  
**Status:**  
**Color:** ■  
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REVISED

10/7/2019 10:18:28 AM (1)



**Subject:** Highlight  
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**Status:**  
**Color:** ■  
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REVISED

10/7/2019 10:18:22 AM (1)



**Subject:** Callout  
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**Date:** 10/7/2019 10:18:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Director of Planning and Community Development

REVISED

10/7/2019 1:57:26 PM (1)



**Subject:** Callout  
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**Author:** dsdlaforce  
**Date:** 10/7/2019 1:57:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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Letter of Intent noted PID 2 (10 mil). Revise either the plat or LOI so both documents match.

LOI TO BE REVISED

10/7/2019 1:52:14 PM (1)



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 10/7/2019 1:52:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following notes:

1. Tracts \_\_\_ are subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The Forest Lakes Metropolitan District is responsible for maintenance of the subject drainage facilities.

ADDED

10/7/2019 1:46:59 PM (1)



**Subject:** Callout  
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**Date:** 10/7/2019 1:46:59 PM  
**Status:**  
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a reference to a recorded maintenance agreement between Lots 20, 21, 22 is required for the shared driveway.

REVISED

10/7/2019 1:34:26 PM (1)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 10/7/2019 1:34:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise the reference to 08041C0267G

REVISED