

HIDDEN CREEK ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Due to the number of comments in V2 there may be additional or new comments in V3.

V1 comment: Please review all plat notes for spelling, grammar, and formatting.

Please read and review all plat notes before resubmitting V3.

PLAT NOTES

- UNLESS SHOWN OTHERWISE, ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20') FEET WIDE PUBLIC UTILITY AND DRAINAGE EAS THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL OWNERS OF THESE LOTS.
- RECORDED EASEMENTS NOT SHOWN ON DRAWING:
 - THE LOCATION OF THE GRANT OF EASEMENT IN DEED TO MC 6021 AT PAGE 505 COULD NOT BE DETERMINED AND THEREFORE THE LOCATION OF THE GRANT OF EASEMENT FOR A JOINT USE AND ALSO RECORDED UNDER RECEPTION NO. 215089846 CO ON THIS PLAT.
 - OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FEE BUILD EASEMENT.
 - SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
 - SOME LOTS MAY REQUIRE SEPTIC SYSTEM COMPONENTS TO BE PROVIDED. SEPTIC SYSTEM COMPONENTS ARE LOCATED WITHIN THE OPEN SPACE AREA. THE COMPONENTS SHALL BE LOCATED AT LEAST TWENTY-THREE (23) FEET AWAY FROM THE ROAD EDGE AND NO MORE THAN SIXTY FT (60') FEET AWAY FROM THE ROAD EDGE. SEPTIC SYSTEMS CANNOT BE LOCATED IN ANY PART OF THE FLOODPLAIN AREA. (HAZARDOUS ACTIVITIES, PROHIBITED) ACTIVITIES IN A SPECIAL FLOOD HAZARD AREA THAT MAY BE HAZARDOUS TO PUBLIC HEALTH AND WATER QUALITY ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO SEPTIC SYSTEMS, LANDFILLS, DISCARDED VEHICLES, ETC.
 - SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN STEEP SLOPE, FLOODPLAIN, OR SEASONALLY HIGH GROUNDWATER AREAS.

RESPONSE: The floodplain has been called out separately from the no-build area. Note 19 has been amended. A no-build note has been added: "The no-build area has been established to preserve the natural environment. No structures may be constructed within the no-build area but driveways, utilities, walking paths, wells and septic systems are permitted"

(ii) Lots Greater than 2.5 Acres in Size. Lots 2.5 acres and larger are required to provide drainage easements for the 100-year floodplain with the restriction of "No Build" and "No Storage of Materials".

RESPONSE: Appropriate plat notes have been added

PLAT NOTES CONT.

RESPONSE: Added

Please complete all plat notes:

THE _____ AQUIFER AT AN INTERVAL BETWEEN _____ AND _____ ASSIGNS SHALL ADVISE THE PROPERTY OWNERS _____ ASSOCIATION (OR HOMEOWNERS ASSOCIATION) AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DECREE ENTERED IN CASE NO. _____ (DIVISION _____), AND THEIR COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS. OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY _____ ACRES FEET OF _____ AQUIFER AND _____ ACRES FEET TOTAL OF _____ AQUIFER WATER AS DECREED IN CASE NO. _____ DIVISION _____, AND THE WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO THE ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES A FUTURE GENERATIONS WITH A WATER SUPPLY.

WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO THE ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES A FUTURE GENERATIONS WITH A WATER SUPPLY.

Note 24 has the same information as note 23. Delete the duplicated note
RESPONSE: Removed

State "El Paso County Land Development..."

RESPONSE: Added

(ii) Lots Greater than 2.5 Acres in Size. Lots 2.5 acres and larger are required to provide drainage easements for the 100-year floodplain with the restriction of "No Build" and "No Storage of Materials".

RESPONSE: Removed, duplicate note

Provide information on existing cistern

Add the following note

The owner agrees on behalf of him/herself and any developer or builder successors and assigns that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24337), or any amendments thereto, at or prior to the time of building permit approvals (this can be modified to site development plan approval or building permit).
RESPONSE: Added

Please add a plat note regarding this info from the soils and geo report.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIALLY APPROVED BY THE TRI-LAKES FIRE PROTECTION DISTRICT.

NO STRUCTURES OR ~~FENCES~~ ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.

RESPONSE: These reports were provided. Some EPC planners insist on calling the OWTs report the wastewater report and vice versa.

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.

THE INSTALLATION OF A WHOLE HOUSE REVERSE OSMOSIS UNIT IS REQUIRED IN EACH RESIDENCE TO REMOVE THE ELEVATED LEVELS OF RADIUM FROM THE SOURCE WATER. THE INSTALLATION AND MAINTENANCE OF SAID UNIT HAVE BEEN PROVEN TO BRING THE WATER WITH THIS CONTAMINATE INTO COMPLIANCE WITH THE COLORADO PRIMARY DRINKING WATER REGULATIONS.

THE HIDDEN CREEK SUBDIVISION IS SUBJECT TO A SHARED FIRE CISTERN AGREEMENT WITH HAY CREEK VALLEY SUBDIVISION RECORDED AT RECEPTION NUMBER _____

THE ACCESS EASEMENT DEPICTED ON SHEET TWO OF THIS PLAT IS FOR THE BENEFIT OF LOTS 3, 4, 5, AND 6, THE RIGHTS AND OBLIGATIONS SURROUNDING THE SHARED ACCESS EASEMENT ARE FURTHER DEFINED IN THE COVENANTS RECORDED AT RECEPTION NUMBER _____

Page 17 of the Soils and Geo Report and comment by CGS address the following hazard. Please address the hazard verbally and graphically.

"Debris Fans/Debris Flow Susceptibility: Based on debris flow susceptibility mapping (CGS, OF-18-11), small drainages emanating from the steep slopes to the north and south of the site are areas of debris flow hazards. The site soils are also mapped as colluvium and sheetwash aluvium deposits (Keller, J.W., 2006, CGS, OF-06-06). These areas may be affected by erosion, flooding, sediment-laden flows, and erosion following heavy precipitation. Erosional setbacks from these mapped debris flows should be established. The lots affected by these hazards include Lots 2-4 (based on the final plat). CGS recommends the hazards associated with the mapped debris fans should be evaluated and mitigation measures (if deemed necessary) be provided in an updated report and included in the final plat."

RESPONSE: Plat note added requiring engineered site plan if structures are proposed in these areas.

Environmental: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

RESPONSE: Added & note amended

RESPONSE: There are no known forest health issues. The standard wildfire mitigation note has been included.

Add the following Plat Notes:
Plat Notes Required. Notice of any forest health issues may be required by the County through conditions of approval or notes placed on the face of the plat.
Plat Notes Required. Notice of any wildfire mitigation issues or obligations may be required by the County through conditions of approval or notes placed on the face of the plat.

KNOWN BY THESE PRESENTS:

3405 HAY CREEK LLC, BEING THE OWNERS OF THE FOLLOWING RIBED TRACT OF LAND:

TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION WNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

NING AT THE NORTHWEST CORNER OF LOT 9, HAY RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY,

Wildfire Notes:

Fire Note on PUD Development Plans and Final Plans:

(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.

RESPONSE: Added

Wildfire Plat Restriction:

(If a wildfire fire sprinkler shall be placed on the first sheet of the plat whenever thinnings 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, whoever is responsible):
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional planning 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 thinnings
- Fuelbreak thinnings
- Prunings
- Debris disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

RESPONSE: The BoCC has not put such a condition on the property at this time. If the BoCC puts this condition in place, the plat note will be added.

RESPONSE: the agreement will be recorded with the final plat. The following has been added to the note: "The Fire Cistern is 30,000 gallons and was approved and reviewed by the Board of County Commissioners with the Hay Creek Ranch Subdivision (PCD File No. SF2324)

IN EXEMPTION TO A POINT ON ROAD RIGHT-OF-WAY;

ARE FEET (28.54 ACRES), MORE OR

ate Roads: private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

RESPONSE: Added

Owners Certificate

The undersigned, being all the owners, mortgages, 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, and easements as shown hereon under the name and subdivision of Hidden Creek Estates. 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:

Include signature line and name of owner(s) signing
RESPONSE: Added

Colorado

El Paso

County

Official

on Exp

Gas and Electric:

Gas and electric service for this subdivision is provided by _____ (Provider name(s) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

RESPONSE: Added

Board of County Commissioners Certificate

for Hidden Creek Estates was approved for filing by the El Paso County, Colorado County Commissioners on the _____ day of _____, 2025, subject to any specified hereon and any conditions included in the resolution of approval.

Board of County Commissioners

DATE

JUNTY PLANNING DIRECTOR

DATE

Surveyors Certificate

I Randall D Hency, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this 12th day of March, 2025.

Surveyor's Name, (Signature) _____ Date _____

Colorado registered PLS #27605

CLERK AND RECORDER

STATE OF COLORADO)

COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS IN

_____ O' _____ CLOCK _____, 20____, and was recorded at _____ JULY RECORDED
AT RECEPTION NO. _____ Reception Number _____ of the records of _____, COLORADO
STEVE SCHLEIKER, RECORDED. _____ El Paso County

BY: _____ El Paso County Clerk and Recorder

DEPUTY

RESPONSE: Added

FEE: _____

SURCHARGE: _____

LEE:

LEWIS PALMER #38 SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

BEAVER CREEK DRAINAGE FEE: _____

A TRACT OF LAND LOCATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MAY COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

HIDDEN CREEK ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE 1" = 40.0 FT.

REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	
	1	REVIEW COUNTY COMMENTS, UPDATE ACCESS EASEMENT, ADJUST FLOODPLAIN BFE INFORMATION	03/20/25		

DRAWN BY: RDH	DATE: 11/13/24
CHECKED BY: rdh	DRAWING NO: N/A
JOB NO: 240314	SHEET: 1 of 2

POLARIS SURVEYING, INC.
1903 Lelary Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

SE 1/4 SECTION 33
FINAL PLAT

For:
JAMES HULL

RESPONSE: Added

File Number: SF253

HIDDEN CREEK ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST
OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Per Tri-Lakes-Monument Fire Protection District comments: The fire department would prefer that the access road to lot six pass through the existing lot 1 access and not through the proposed private road that services the remaining lots.

No structures are shown on the Final Plat per 6.3.3 (D) of the LDC. Without structures shown on the Final Plat it is recommended that financial assurances be provided for wildland fire mitigation.

Provide the grade of the access road.

RESPONSE: Per meeting 5/6/25 the Fire Department can make the determination on what is acceptable. Johnathan Bradley has determined the access to be acceptable.

Per meeting 5/6/25 financial assurance will not be required.

Please review the construction drawings for the roadway details.

Access Easement Line Table			
Line #	Direction	Length	
L1	S25°52'33"W	63.79'	
L2	S64°02'07"E	19.93'	
L3	S22°09'08"W	31.46'	
L4	N90°00'00"E	69.34'	
L5	S00°00'00"E	144.43'	
L6	N90°00'00"W	663.21'	
L7	N00°00'00"E	144.43'	
L8	N90°00'00"E	528.05'	
L9	N27°05'20"E	59.05'	
L10	S63°39'17"E	12.00'	
L11	N25°52'33"E	63.79'	

Access Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.93'	25.098'	38°38'47"	S18°23'27"W	16.61'
C2	33.36'	63.129'	30°16'48"	S15°29'41"E	32.98'
C3	113.73'	87.000'	74°53'54"	S06°47'56"W	105.80'
C4	60.28'	188.000'	18°22'20"	S35°03'43"W	60.03'
C5	84.19'	188.000'	25°39'33"	S13°02'47"W	83.49'
C6	91.81'	212.046'	24°48'23"	S13°01'16"W	91.09'
C7	82.27'	188.043'	25°04'00"	N13°12'09"E	81.61'
C8	94.94'	212.000'	25°39'33"	N13°02'47"E	94.15'
C9	67.98'	212.000'	18°22'20"	N35°03'43"E	67.69'
C10	82.35'	63.000'	74°53'54"	N06°47'56"E	76.62'
C11	45.91'	87.000'	30°13'56"	N15°32'02"W	45.38'
C12	17.24'	25.000'	39°30'13"	N20°10'11"W	16.90'

Please add all hazards as no-build areas. Please review the soils and geo report and CGS comments:

Geologic Hazards and Steep Slopes: RMG states (page 20), "Geologic hazards found to be present at this site include faults and seismicity. Geologic conditions found to be present at this site include potentially compressive and expansive soils, FEMA floodplain, and potentially seasonally fluctuating water." Debris fans/flows should also be included in this statement.

In the wastewater study, RMG shows proposed locations for the OWTS and buildings on FIG-5 (Septic Suitability Map). It would be prudent for the county to recommend that these locations be included in the final plat.

RESPONSE: All hazardous areas (floodplain & steep slope) have been depicted on the plat. Appropriate plat notes have been added.

8.4.2.B.1.D
Lots Greater than 2.5 Acres in Size. Lots 2.5 acres and larger are required to provide drainage easements for the 100-year floodplain with the restriction of "No Build" and "No Storage of Materials".
Provide drainage easements for every lot and include no storage of materials.

RESPONSE: Standard drainage and utility easements have been included. Please review plat notes.

Include ROW width measurement and that Golden Valley View is a Private Road
RESPONSE: Added

Show a ten (10) foot front, side, and rear lot utility easement and all tracts, along with a twenty (20) foot exterior utility easement on the plat.
RESPONSE: Added

Include building envelopes per section 7.2.1.D.3 and 8.4.1.B

Building sites shall not be located in areas subject to geologic hazards or constraints as determined by the CGS or a Geologic Report unless such hazard or constraint has been appropriately mitigated as determined by the PCD Director; or in a 100-year floodplain unless in compliance with the Floodplain Regulations.

Per section 6.3.3.C.3.j.ii The turnaround at the terminus shall have a minimum radius of 50 feet.

Provide feet of the proposed radius

RESPONSE: radii added. The Fire Department has approved the proposed private roadway.

RESPONSE: "SS- steep slopes- moderate to steep slopes with slopes ranging between 12-24 percent. has been added. See Plat Note which allows for construction within the no-build areas. Septic systems may be constructed within the no-build area but not within the floodplain area. The lots are not overly constrained"

LEGEND	
.....	CURRENT FLOODPLAIN AREA DETERMINED TO BE IN ZONE A (100-YR FLOODPLAIN)
-----	PLAT BOUNDARY
.....	LOT LINE
-----	EASEMENT
-----	RIGHT-OF-WAY
-----	NO BUILD AREA LIMITS
-----	CENTERLINE HAY CREEK
-----	HAY CREEK WATERS EDGE
.....	UNLESS SHOWN SET #5 REBAP W/ 1.5" ALUMINUM CAP MARKED "POLARIS Δ PLS 27605" FLUSH WITH GROUND
.....	FND 1½" YELLOW CAP MARKED PLS27270
.....	FND ¾" IRON PIPE1 ADDRESS
.....	BASE FLOOD ELEVATION (BFE) LINE AND ELEVATION
.....	NO BUILD AREA

8.4.2 Environmental Considerations

Unsuitable Building Areas. Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:

- Areas not suitable for location of water or sewage disposal systems as determined by State and County health regulations.

Identify areas not suitable for sewage disposal systems: "A Septic Suitability Map presented in Figure 5. It is recommended the areas labeled fw - floodway, indicating the FEMA Floodway and ss -steep slopes be avoided during the planning and placement of the OWTS" EPCPH agrees with RMGs OWTS Report show no build areas in the ss area shown in your OWTS report.

RESPONSE: The property owner is choosing to preserve a large area as no-build in order to preserve the natural beauty. The area outside of the floodplain is a suitable septic location per the OWTS report prepared by RMG. Septic systems may be constructed within the no-build area but not within the floodplain area. The lots are not overly constrained. See plat note regarding no-build vs. floodplain."

FOUND 1½" YELLOW PLASTIC CAP MARKED "ADR 272720"

FOUND ¾" IRON PIPE

FOUND ¾" IRON PIPE

FOUND ¾" IRON PIPE

FOUND ¾" IRON PIPE

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LAND TITLE SURVEY
DEP. 222900279

This has been platted as Hay Creek Vally Subdivision. Update
RESPONSE: Added

A TRACT OF LAND LOCATED IN THE SE¼ OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE 1" = 80'

REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	
	1	REVIEW COUNTY COMMENTS, UPDATE ACCESS EASEMENT, ADJUST FLOODPLAIN BFE INFORMATION	03/20/25		

DRAWN BY:	RDH	DATE:	12/04/2024
CHECKED BY:	rdh	DRAWING NO:	N/A
JOB NO:	240314	SHEET:	2 of 2

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

SE 1/4 SECTION 33
FINAL PLAT

For:
JAMES HULL