

HIDDEN CREEK ESTATES

A PORTION OF THE SOUTHEAST 1/4 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

1) UNLESS SHOWN OTHERWISE, ALL FRONT, REAR, AND SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTHERLY SIDE OF HAY CREEK ROAD IS HEREBY PLATTED WITH A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE GAS EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL

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.

2) RECORDED EASEMENTS NOT SHOWN ON DRAWING:

a) THE LOCATION OF THE GRANT OF EASEMENT IN DEED TO MC 6021 AT PAGE 505 CANNOT 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.

3) OPEN SPACE AREA IS WITHIN A NO BUILD EASEMENT. NO FEE BUILD EASEMENT.

4) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, ENGINEER-DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

5) SOME LOTS MAY REQUIRE SEPTIC SYSTEM COMPONENTS TO BE 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 HARMFUL TO PUBLIC HEALTH AND WATER QUALITY ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO SEPTIC SYSTEMS, LANDFILLS, DISABLED VEHICLES, ETC.

6) SEPTIC SYSTEM SHALL NOT BE PERMITTED WITHIN STEEP SLOPE, FLOODPLAIN, OR SEASONALLY HIGH GROUNDWATER AREAS.

7) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

8) GEOLOGIC REPORT PREPARED BY BKG DATED NOVEMBER 2024, HAS IDENTIFIED AREAS WITH STEEP SLOPE THAT WILL REQUIRE SPECIAL FOUNDATION DESIGN. IF A STRUCTURE IS CONSTRUCTED IN THIS AREA, IN NO CASE WILL THERE BE ANY STRUCTURES BUILT IN A 30% SLOPE AREA AS DELINEATED. ENGINEERED SITE PLANS WILL BE PROVIDED FOR ALL STRUCTURES BUILT WITHIN THE STEEP SLOPE AREA. ALL LOTS MAY 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 FILED BY THE PLATTEE) IN FILE (NAME OF FILE AND FILE NUMBER) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: HIGH GROUNDWATER FLOODPLAIN.

9) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT (PCD File No. SF253)

10) A SITE PLAN PREPARED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO, SHALL BE REQUIRED FOR ANY STRUCTURE LOCATED IN OR WITHIN TWENTY (20) FEET OF THE STEEP SLOPE AREA.

11) BEARINGS ARE REFERRED TO THE WEST LINE OF HAY CREEK RANCH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203202506 OF THE RECORDS OF EL PASO COUNTY, COLORADO AS BEARING SOUTH 05°46' WEST.

12) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

13) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

14) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICES REGULATIONS.

15) 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 THE CERTIFICATION SHOWN HEREON.

16) NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, POLARIS SURVEYING, INC. RELIED UPON TITLE POLARIS SURVEYING, INC. RECORD NO. 215089846 CO. PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, INC. ON 07/13/2024.

17) THE 60 FOOT WIDE PUBLIC HIGHWAY BEING 30 FEET ON EACH SIDE OF THE WESTERN SECTION LINE OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO COUNTY IS HEREBY VACATED UPON THE RECORDING OF THIS PLAT.

18) THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR OTHER PERSONNEL EFFECTS CAUSED BY, BUT NOT LIMITED TO, NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM, COMBAT TRAINING, AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

19) THIS PROPERTY IS LOCATED WITHIN DESIGNATED FEMA FLOODPLAIN ZONE A (WITHOUT BEING IDENTIFIED AS "TESTING 100-YEAR FLOODPLAIN" ON THE PLAT AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0267G, EFFECTIVE DATE DECEMBER 07, 2018. THE 100-YEAR FLOODPLAIN AS MAPPED AND AS PROPOSED IS CONTAINED WITHIN AN OPEN SPACE/NO BUILD EASEMENT.

20) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

21) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER APPLICABLE REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

22) HIDDEN CREEK ESTATES HOME OWNERS ASSOCIATION INC. AND EACH INDIVIDUAL LOT OWNER IS ADVISED OF ALL APPLICABLE REQUIREMENTS AS SET FORTH IN WATER DECREE CASE NO. 01 CW 21 (WATER DIVISION NO. 1) (INCORPORATED IN THE RESTRICTIVE COVENANTS) INCLUDING ANY CONTRACTS OR COST REQUIRED TO FULFILL THE PLAN FOR AUGMENTATION, TOGETHER WITH THE CONSTRUCTION AND PUMPING OF THE ARAPAHOE AND LARAMIE FOX HILLS AQUIFER WELLS REQUIRED TO REPLACE PUMPING DEPLECTIONS. INDIVIDUAL WELLS SHALL BE METERED AND WITHDRAWAL DATA COLLECTED.

23) WATER SUPPLY: INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. 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 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 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 FUTURE GENERATIONS WITH A WATER SUPPLY. (UTILIZED WHEN THERE IS A JOINT WELL AGREEMENT FOR COMMON USE OF WELLS) PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. TWO (2) EXISTING WELL PERMITS NOS. _____ AND _____ WILL SERVE LOTS _____ AND _____ BLOCK _____ SUBJECT TO A JOINT USE WATER WELL AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ WILL PERMIT NO. _____ WILL SERVE LOT _____ BLOCK _____ AND LOT _____ BLOCK _____ SUBJECT TO A JOINT USE WATER WELL AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ WHICH LIMITS PRODUCTION TO THE _____ AQUIFER AT AN INTERVAL BETWEEN _____ AND _____ FEET BELOW GROUND SURFACE. LOT _____ AND _____ THROUGH _____ BLOCK _____ WILL LIMIT PRODUCTION TO _____

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:
•Dropslope 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.

Include the geologic hazards/conditions associated with the site along with mitigation measures

RESPONSE: Appropriate plat notes have been added

PLAT NOTES CONT.

RESPONSE: Added

Please complete all plat notes:

THE _____ AQUIFER AT AN INTERVAL BETWEEN _____ FEET BELOW GROUND SURFACE. _____ OWNER, ITS SUCCESSORS 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 _____ ACRE FEET OF _____ AQUIFER AND _____ ACRE FEET TOTAL OF _____ AQUIFER WATER AS DECREED IN CASE NO. _____ DIVISION _____ UNDER AUGMENTATION PLAN. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER SUPPLY PLAN APPROVED UNDER RECEPTION NO. _____

24) 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 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.

25) DEVELOPMENT CODE SECTION 6.3.3.2 AND 6.3.3.3 C.I. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIALLY APPROVED BY THE TRI-LAKES HOMEOWNERS ASSOCIATION.

26) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY THE EL PASO COUNTY.

27) INCLUDING INDIVIDUAL LOT OWNERS WITHIN HIDDEN CREEK ESTATES, THAT THEY WILL REGULARLY AND ROUTINELY INSPECT, CLEAN, MAINTAIN, REMOVE SNOW, GRAVEL, AND PAVE THE PRIVATE STREET SYSTEM WITHIN HIDDEN CREEK ESTATES, AND OTHERWISE KEEP THE SAME IN GOOD REPAIR, ALL AT THEIR OWN COST AND EXPENSE. EL PASO COUNTY ABSOLUTELY SHALL HAVE NO RESPONSIBILITY WHATSOEVER TO CONSTRUCT, MAINTAIN, OR REPAIR ANY PORTION OF THE PRIVATE STREET SYSTEM IN HIDDEN CREEK ESTATES "MAINTENANCE" OR "REPAIR" INCLUDES, BUT IS NOT LIMITED TO, GRAVELING, ROAD CROSSING, PAVING, DRAINING, BRANING, REMOVING SNOW, CLEANING, OR PROVIDING ANY OTHER MAINTENANCE OR REPAIR HOWEVER DEFINED.

28) 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.

29) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR LOTS ON THE PLAT SHALL BE MAINTAINED BY THE PROPERTIES, FENCES, MATERIALS OR LANDSCAPING THAT IS IN DRAINAGE EASEMENTS.

30) ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 24-377, OR ANY OTHER RESOLUTIONS OF THE BOARD OF COUNTY COMMISSIONERS.

31) AMENDMENTS THERE TO, 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.

32) 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 CONTAMINANT INTO COMPLIANCE WITH THE COLORADO PRIMARY DRINKING WATER REGULATIONS.

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

34) THE ACCESS EASEMENT DEPICTED ON SHEET TWO OF THIS PLAT ARE 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 _____

35) 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.

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)

RESPONSE: Removed, duplicate note

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)

RESPONSE: Added & note amended

RESPONSE: Removed

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

RESPONSE: Added & note amended

RESPONSE: Added

RESPONSE: Corrected

RESPONSE: Incomplete or inaccurate plat notes. Please review.

RESPONSE: Incomplete and/or documents are contradicting. Please review.

RESPONSE: Add finalized report.

RESPONSE: Add

Add the following note: RESPONSE: Building envelopes are not proposed

Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

RESPONSE: Building envelopes are not proposed

RESPONSE: Added

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 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

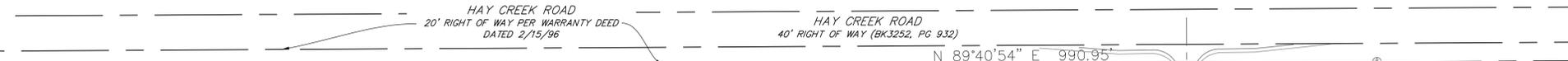
TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS

HIDDEN CREEK ESTATES

A PORTION OF THE SOUTHEAST 1/4 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.

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'

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.

8.4.2 Environmental Considerations

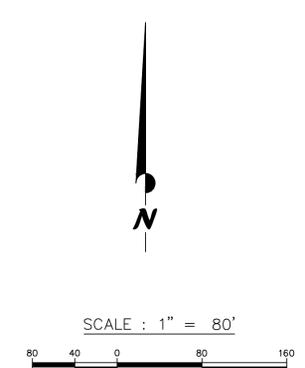
Unsuitable Building Areas. Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:
• Areas not suitable for location of water or sewage disposal systems as determined by State and 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."

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

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



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"

- 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 1 1/2" YELLOW CAP MARKED PLS27270
- FND 3/4" IRON PIPE1
- ADDRESS
- BASE FLOOD ELEVATION (BFE) LINE AND ELEVATION
- NO BUILD AREA

rename to Private Road
RESPONSE: Added

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.

HIDDEN CREEK ESTATES
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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