



The 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.

Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) of this property is 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 \_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Tract \_\_\_\_ shall be utilized as \_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_ shall be vested to (name the entity: Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

The subdivider(s) agree on behalf of him/herself and any developer of 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_ effective date \_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_ dated \_\_\_\_ No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Add note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveways must be approved by the Fire District.

Absorption field must be located a minimum of 100 feet from any well, including those on adjacent properties. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains, or ponded areas and 25 feet from dry gulches. Please add note in regard to On-site wastewater systems

# HAY CREEK VALLEY

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LINE	BEARING	LENGTH
L46	N68°48'46"W	88.59'
L47	N83°19'06"E	249.83'
L48	S83°19'06"W	255.50'
L49	N54°52'43"E	147.42'
L50	S54°52'43"W	145.84'

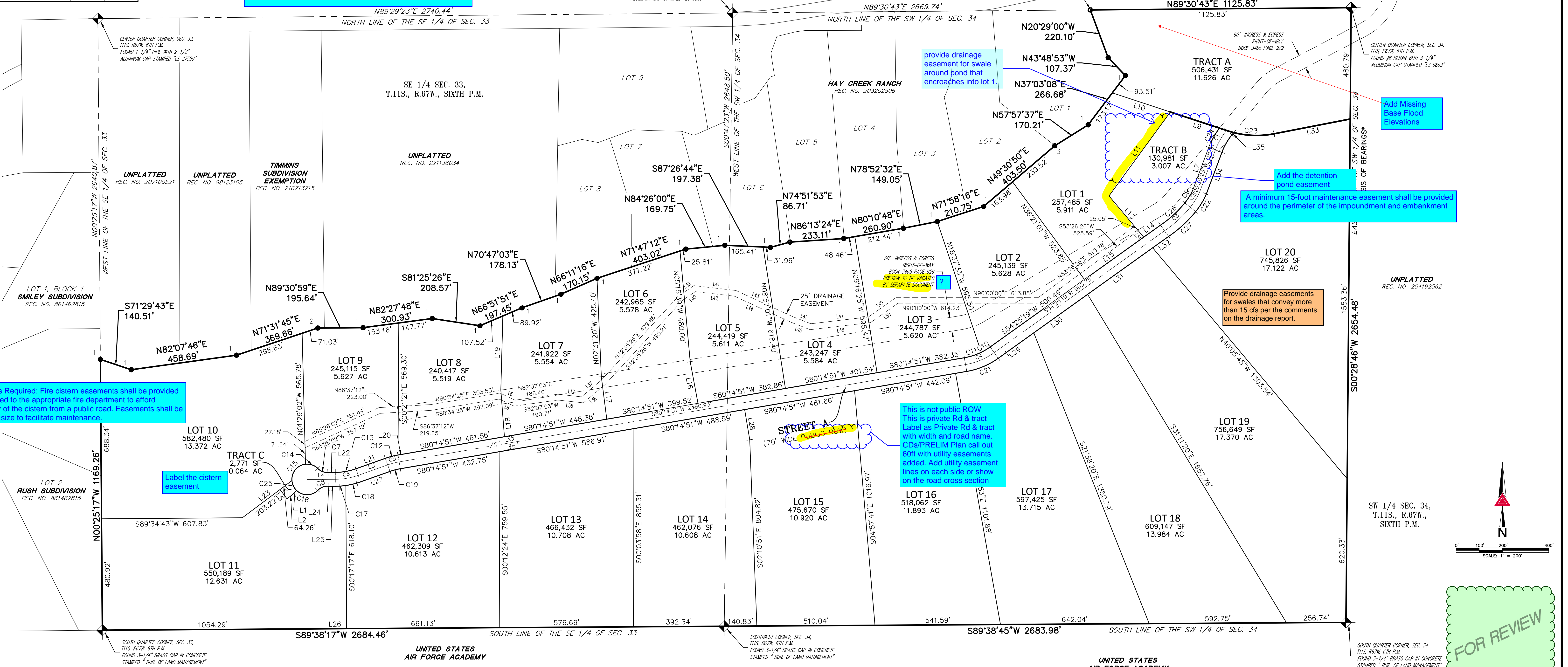
LINE	BEARING
L51	S40°05'45"E

**LDC 8.4.2.B.3**  
 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.  
 • Areas where slopes are greater than 30%.  
 • Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.  
 • Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.  
 • Areas within easements, without the permission or release from the beneficiary of the easement holder.

Please Identify those areas on each individual Lot

C9	15°10'23"	270.00'	71.50'
C10	9°29'30"	270.00'	44.73'
C11	16°20'02"	270.00'	76.97'
C12	9°46'31"	330.00'	56.30'
C13	19°15'55"	270.00'	90.79'

C23	29°08'57"
C24	16°36'02"



Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.

Label the cistern easement

This is not public ROW  
 This is private Rd & tract Label as Private Rd & tract with width and road name. CDs/PRELIM Plan call out 60ft with utility easements added. Add utility easement lines on each side or show on the road cross section

Provide drainage easements for swales that convey more than 15 cfs per the comments on the drainage report.

Add the detention pond easement

A minimum 15-foot maintenance easement shall be provided around the perimeter of the impoundment and embankment areas.

Add Missing Base Flood Elevations

provide drainage easement for swale around pond that encroaches into lot 1.

LINE	BEARING	LENGTH
L1	S43°56'49"W	25.00'
L2	S53°08'14"W	30.08'
L3	S70°28'20"W	134.82'
L4	S89°44'15"W	121.56'
L5	N36°51'46"W	50.00'

LINE	BEARING	LENGTH
L6	S64°50'41"E	72.14'
L7	S20°30'23"W	190.47'
L8	N64°50'41"W	71.77'
L9	N71°49'19"W	223.33'
L10	S71°45'44"E	261.63'

LINE	BEARING	LENGTH
L11	S36°08'47"W	448.95'
L12	S83°44'59"E	102.98'
L13	S40°05'45"E	232.63'
L14	S54°25'19"W	89.30'
L15	S54°25'19"W	314.40'

LINE	BEARING	LENGTH
L16	N10°31'56"W	183.68'
L17	N07°17'05"W	184.83'
L18	N04°22'12"W	202.63'
L19	N01°32'40"E	319.70'
L20	S80°14'51"W	461.56'

LINE	BEARING	LENGTH
L21	S70°28'20"W	134.82'
L22	S89°44'15"W	31.80'
L23	S53°08'14"W	267.47'
L24	S89°44'15"W	31.70'
L25	S89°44'15"W	31.70'

LINE	BEARING	LENGTH
L26	S89°38'17"W	1054.29'
L27	S70°28'20"W	134.82'
L28	S09°33'53"E	132.33'
L29	S54°25'19"W	188.63'
L30	S54°25'19"W	285.69'

LINE	BEARING	LENGTH
L31	S54°25'19"W	345.31'
L32	S54°25'19"W	83.69'
L33	N79°01'44"E	333.97'
L34	S20°30'23"W	192.11'
L35	S39°06'29"W	12.40'

LINE	BEARING	LENGTH
L36	N83°44'59"W	110.57'
L37	N49°56'35"E	109.91'
L38	S49°56'35"W	117.29'
L39	N55°52'36"E	78.24'
L40	S55°52'36"W	66.05'

**AZTEC**  
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**DEVELOPER**  
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 555 MIDDLE CREK PKWY., SUITE 500  
 COLORADO SPRINGS, CO 80921

DATE OF PREPARATION: 9/18/2023  
 SCALE: 1"=200'  
 SHEET 2 OF 2

FOR REVIEW

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