

Please Add AVIGATION EASEMENT NOTES
1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE CADEMY'S AIRMANSHIP PROGRAM. THIS SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

**LEGAL DESCRIPTION:
KNOWN ALL MEN BY THESE PRESE**

OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 W COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PAR
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HE
THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF S 33, A DISTANCE OF 1,169.26 FEET;

- THENCE THE FOLLOWING TWENTY-TWO (22) COURSES:
1. SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET;
 2. NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET;
 3. NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET;
 4. NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET;
 5. NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET;
 6. SOUTH 81°25'26" EAST, A DISTANCE OF 140.51 FEET;
 7. NORTH 66°51'51" EAST, A DISTANCE OF 140.51 FEET;
 8. NORTH 70°47'03" EAST, A DISTANCE OF 140.51 FEET;
 9. NORTH 66°11'16" EAST, A DISTANCE OF 140.51 FEET;
 10. NORTH 71°47'12" EAST, A DISTANCE OF 140.51 FEET;
 11. NORTH 84°26'00" EAST, A DISTANCE OF 140.51 FEET;
 12. SOUTH 87°26'44" EAST, A DISTANCE OF 140.51 FEET;
 13. NORTH 74°51'53" EAST, A DISTANCE OF 140.51 FEET;
 14. NORTH 86°13'24" EAST, A DISTANCE OF 140.51 FEET;
 15. NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET;
 16. NORTH 70°52'28" EAST, A DISTANCE OF 140.51 FEET;

Owners Certificate
The undersigned, being all the owners, mortgagees, 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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, and public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.
Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

By: _____
Title: _____
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO)
) ss. _____
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20__ by _____ as _____ HAS _____ OF _____, 20__ A.D.

Witness my hand and official seal _____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

STATE OF COLORADO)
) ss. _____
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ AS _____ CHALLENGER COMMUNITIES LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

Please add all of the approved Plat notes from the Preliminary Plan SP2321. I have attached a copy

added Add missing notes below and from PRELIM plan

No driveway shall be established unless an access permit has been granted by El Paso County.

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas.

Please add GEOLOGY STATEMENT
1. A "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION", HAY CREEK DEVELOPMENT, EL PASO COUNTY, COLORADO" (CTL | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE.
2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING.
REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE GEOLOGICAL CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOLOGIC INVESTIGATION FOR THOSE INDIVIDUAL LOTS.
3. THE FOLLOWING LOTS (1-20) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION HAY CREEK DEVELOPMENT BY CTL | THOMPSON IN FILE SP231 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
•DOWNSLOPE CREEP:
•ROCKFALL SOURCE:
•ROCKFALL RUNOUT ZONE:
•POTENTIALLY SEASONALLY HIGH GROUNDWATER:
•OTHER HAZARDS: EXPANSIVE SOILS & BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING.
4. WHERE SIGNIFICANT CUTS AND/OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH 9, EVALUATION OF THE CUT SLOPE, NEW SITE GRADING AND RETAINING WALL/FOUNDATION WALL CONSTRUCTION SHOULD BE PERFORMED THAT INCLUDES STABILITY ANALYSIS. SLOPE EVALUATION WILL NEED TO INCLUDE THE ELEVATION OF TEMPORARY CUTS, IF PERFORMED, AND PERMANENT WALL CONDITIONS, INCLUDING SLOPE ANALYSIS MAY IMPACT THE PROPOSED RESIDENCE FOUNDATION.

EASEMENTS:
1. ALL EASEMENTS AS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
2. ACCESS AND UTILITY EASEMENT AS DEPICTED HEREIN IS FOR PUBLIC ACCESS OVER THE PRIVATE STREETS TO THE LOTS AS PLATTED HEREIN.
NOTICE IS HEREBY GIVEN:
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL THE COMPLETION OF ALL REQUIRED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBSTITUTIONS, THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON JUNE 16, 2022.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°28'46" WEST, A DISTANCE OF 2,654.48 FEET.
4. THIS PROPERTY IS LOCATED WITHIN OTHER AREAS - ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL NO. 08041C0267G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
5. _____ ORDER NO. _____ WITH AN EFFECTIVE DATE OF _____, 20__ AT _____ M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. APPLICANT MUST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT ENCROACH UPON ANY UTILITY EASEMENT. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO SPRINGS UTILITIES.
7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE, AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, ALL EXISTING UTILITIES ON THIS PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS WILL REQUIRE EASEMENTS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT WIDTHS SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.
8. TRACTS A, B, C AND D ARE FOR PUBLIC ACCESS, PUBLIC IMPROVEMENTS, AND PUBLIC UTILITIES, LANDSCAPING AND DRAINAGE. TRACTS A, B, C AND D WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS A, B, C AND D ARE TO BE CONVEYED BY SEPARATE DOCUMENT.

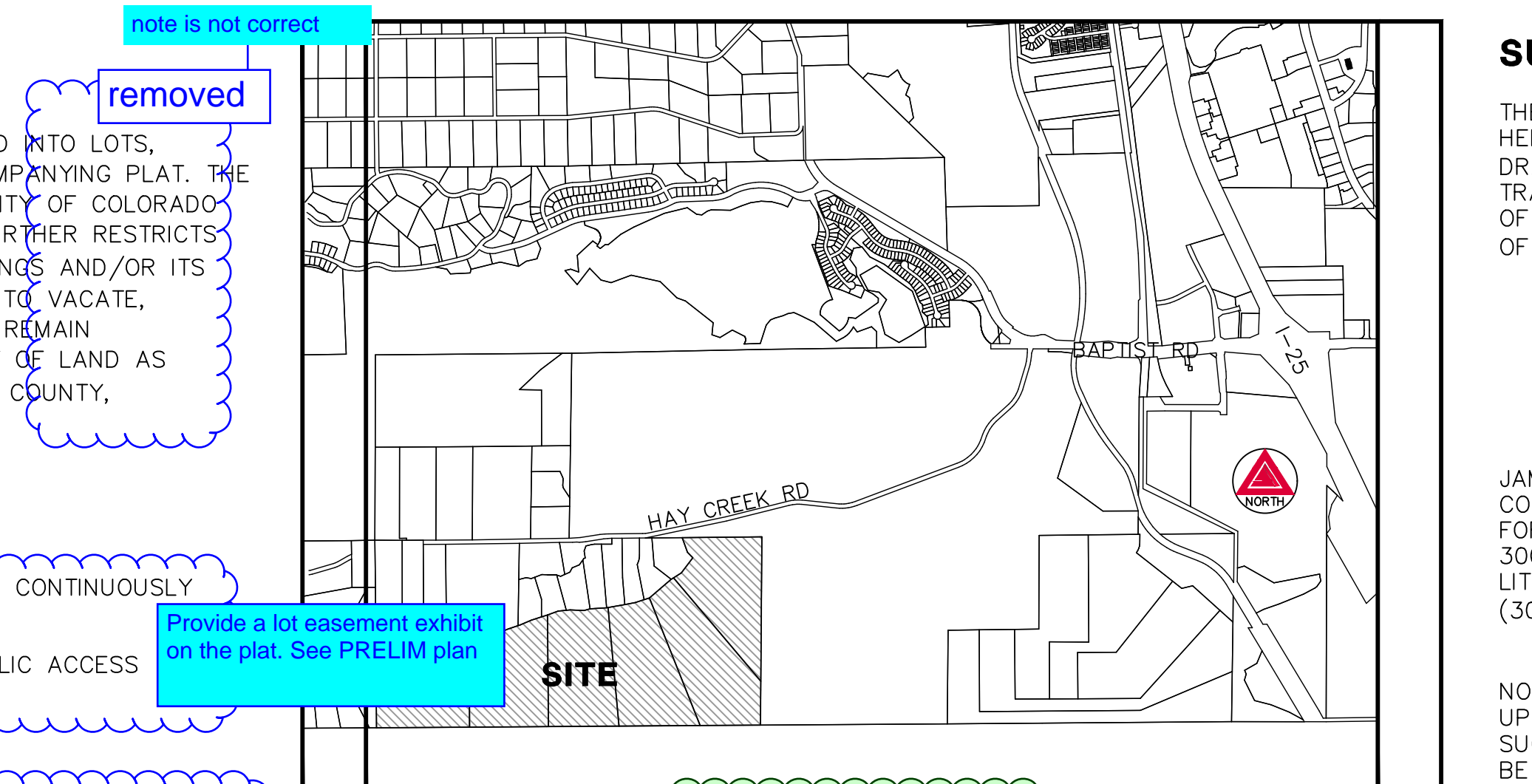
added these notes pertaining to utility easements? These utility notes are not standard EPC plat notes and are not clear
notes revised
Update per std note below
notes revised
added

LAND USE TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	506,431	11.626	PUBLIC ACCESS, IMPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE	HOA
TRACT B	130,981	3.007	PUBLIC ACCESS, IMPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE	HOA
TRACT C	2,771	0.064	PUBLIC ACCESS, IMPROVEMENTS, UTILITIES, LANDSCAPING & DRAINAGE	HOA
TOTAL	640,183	14.697	HOA = HOMEOWNERS ASSOCIATION, INC.	

added These tracts dont provide public access. Delineate usage according to tract. Add description of what each tract actually is. Ex) Road, open space, Detention Pond, Cistern etc and update appropriate use/purpose
revised Correct missing tracts i.e D
revised

CREEK VALLEY

OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OF EL PASO, STATE OF COLORADO.



SHEET INDEX

SHEET 1 - COVER, SIGNATURE BLOCKS, VICINITY MAP
SHEET 2 - LEGAL DESCRIPTION, TRACT TABLE
SHEET 3 - MAP SHEET

GENERAL NOTES:
9. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
10. ALL PRIVATE STREETS (STREET A) ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC.
11. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
12. THE HOMEOWNERS ASSOCIATION, INC. WAS CREATED THROUGH THE SECRETARY OF STATE BY DOCUMENT NO. _____
13. THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMEOWNERS ASSOCIATION, INC. WAS RECORDED AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

removed This is MVEA service area not CSU
Recommend all plat notes be reviewed in detail and corrected ICW the approved PRELIM plan notes. County plat notes are missing and numerous City of Colorado of Springs notes are being used that are not applicable. Due extent of comments the next review will be treated as a first review and subsequent comments may be provided. PRELIM PLAN notes missing.

added No driveway shall be established unless an access permit has been granted by El Paso County.
added No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas.
added

Aztec responses in blue
Jim Lynch 2023-11-17

Surveyors Certificate
I, the undersigned, 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 the 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 _____ day of _____, 20__.
SURVEY
Surveyor's Name: (Signature) _____ Date _____ OF COLORADO, HEREBY STATED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY APPROVALS:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "HAY CREEK VALLEY".
CITY ENGINEER _____ DATE _____
CITY PLANNING DIRECTOR _____ DATE _____
CITY CLERK _____ DATE _____

RECORDING:
Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.
MY OFFICE AT _____, 20__, A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.
Planning and Community Development Director _____
Clerk and Recorder _____
STATE OF COLORADO COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County
El Paso County Clerk and Recorder _____

SCHOOL FEE: _____
PARK FEE: _____
CITY FILE NO. _____
DEVELOPER
COLA, LLC/VIEW HOMES, INC.
555 MIDDLE CREEK PKWY., SUITE 500
COLORADO SPRINGS, CO 80921
DATE OF PREPARATION: 9/18/2023
SCALE: N.T.S.
SHEET 1 OF 2
Drawn By: BAM
Add note: If any portion of a building is proposed to encroach into a drainage easement, an engineered site plan will be required for County review, but a replat of the drainage easement will be required.



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 ditches, floodplains, or ponded areas and 25 feet from dry gullies. 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.

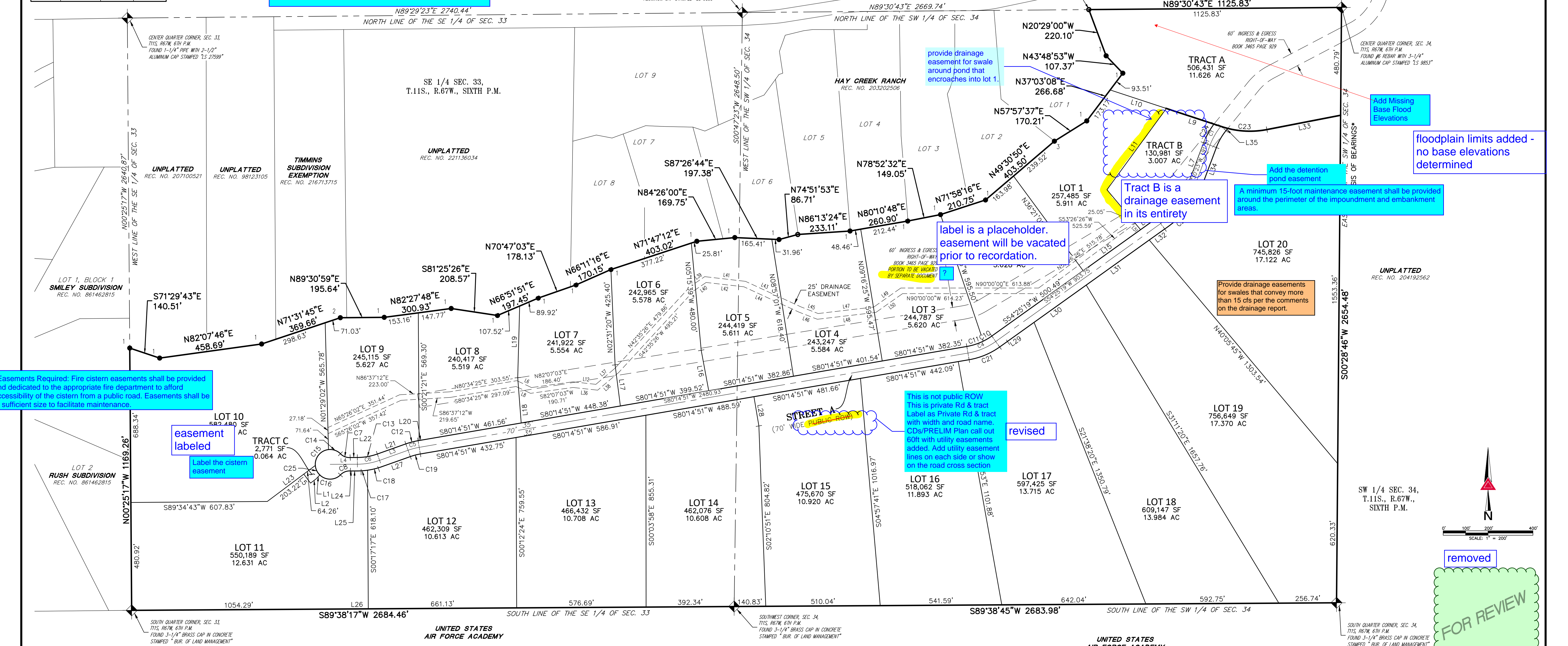
LINE	BEARING	LENGTH
L46	N68°48'46"W	88.59'
L47	N83°19'06"E	249.83'
L48	S83°19'06"W	255.50'
L49	N54°52'43"E	147.42'
L50	S54°52'43"W	145.84'

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. CD's/PRELIM Plan call out 60ft with utility easements added. Add utility easement lines on each side or show on the road cross section

revised

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

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

Add Missing Base Flood Elevations

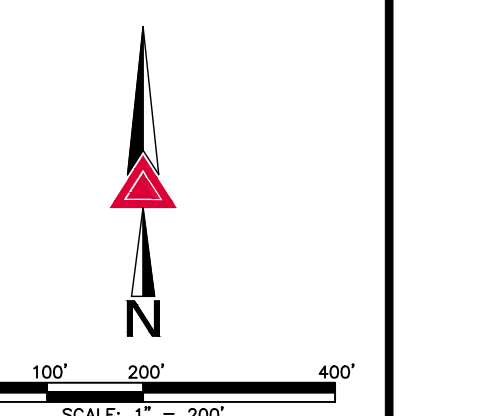
floodplain limits added - no base elevations determined

Add the detention pond easement

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

Tract B is a drainage easement in its entirety

label is a placeholder. easement will be vacated prior to recordation.



removed

FOR REVIEW

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
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1899
 Fax: (303) 713-1897
 www.aztecconsultants.com

DEVELOPER
 COLA, LLC./VIEW HOMES, INC.
 555 MIDDLE CREK PKWY., SUITE 500
 COLORADO SPRINGS, CO 80921

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

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Remove