

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

this is a preliminary plan not a site dev plan. see checklists.

OWNER/DEVELOPER
VIEW HOMES, INC
555 MIDDLE CREEK PARKWAY, SUITE 500
COLORADO SPRINGS, CO 80921

CIVIL ENGINEER
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920

WATER: INDIVIDUAL WELLS
WASTEWATER: ON-SITE SEPTIC SYSTEMS
ELECTRIC: MVEA
GAS: BLACK HILLS ENERGY
ROADS: EL PASO COUNTY ROAD AND BRIDGE
FIRE DEPARTMENT: MONUMENT FIRE DISTRICT

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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CLIENT PHONE (719) 382-9433

vicinity map first sheet

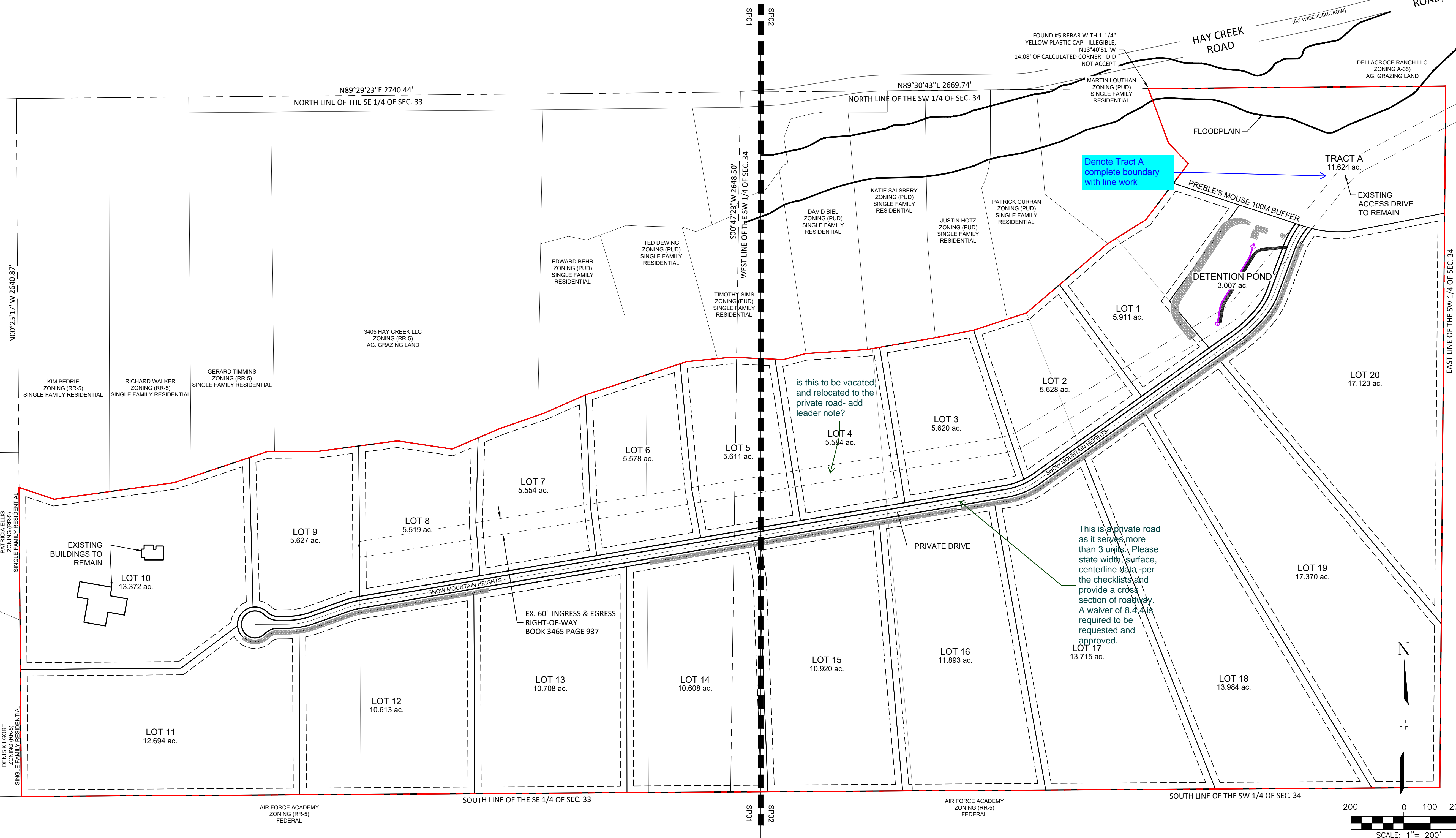
is sheet 2 supposed to be sheet 1 here? This sheet appears to be showing adjacent property info which could be added to the detailed sheets.

Provide a table that breaks down lots, open space and detention pond tracts and roads by acreage

INDEX OF SHEETS

TS01	COVER SHEET	1
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SP01-SP02	PRELIMINARY PLAN SHEETS	3-4

this is not correct- private roads

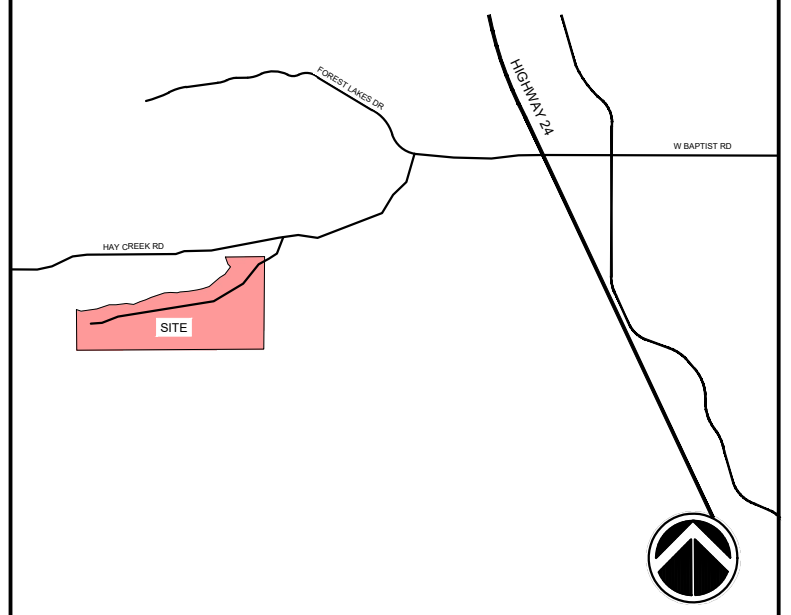


Denote Tract A complete boundary with line work

This is a private road as it serves more than 3 units. Please state width, surface, centerline data per the checklists and provide a cross section of roadway. A waiver of 8.4 is required to be requested and approved.

APPROVAL:

VICINITY MAP:



PROJECT:

HAY CREEK VALLEY SUBDIVISION
PRELIMINARY SITE DEVELOPMENT PLAN
EL PASO COUNTY, CO
01/20/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.886.076
DRAWN BY: AMV
CHECKED BY: RAF
APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

TS01

SHEET 01 OF 04

CITY FILE NO.:

FILE LOCATION: S:\22 886 076 HAY CREEK FOREST MANOR OF LEARY PROPERTIES\900 CADD\904 PLAN SETS\DEVELOPMENT PLAN\PRELIMINARY PLANS\01.DWG



HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

correct title all pages

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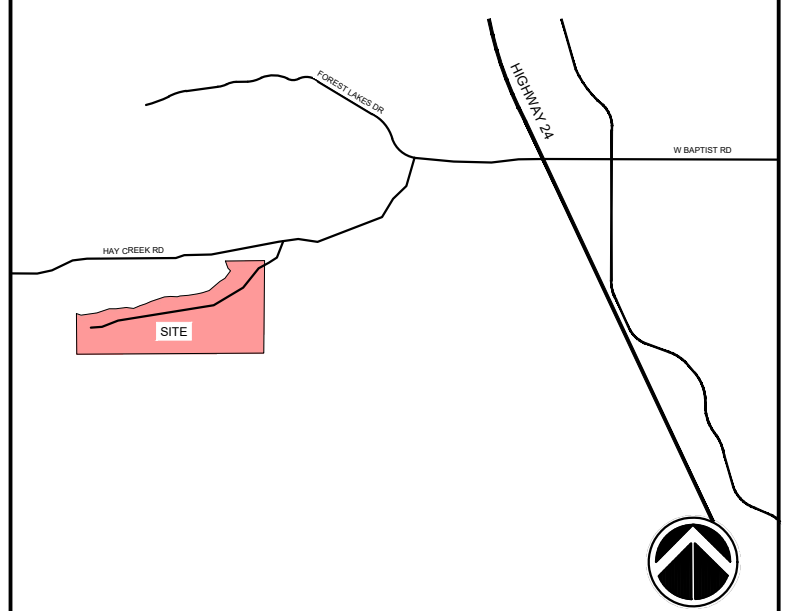
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~~PRELIMINARY SITE DEVELOPMENT~~
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SHEET TITLE:

GENERAL NOTES & DETAILS

GN01

SHEET 02 OF 04

CITY FILE NO.:

Update Plat Note #2 All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Add Std Plat Note "No driveway shall be established unless an access permit has been granted by El Paso County."

Add Plat Note "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"

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 approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)

Update Plat Note "The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns 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"

No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

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.

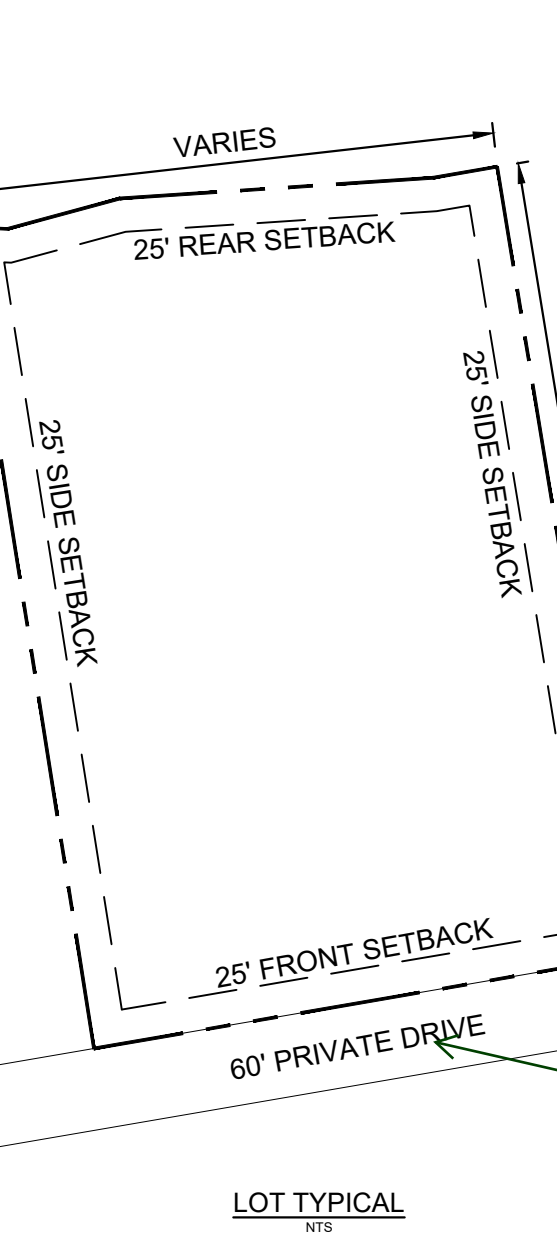
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

DIVISION
SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.
SOUTHEAST QUARTER OF SECTION 33, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33 BEARS NORTH 89°38'17" EAST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1,169.26 FEET;

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

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: El Paso County, 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.)

Add Note per Fire Protection Report recommendations:
As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots 1-4 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 property owner:
A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating 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



LOT TYPICAL		MIN SETBACKS					MAX LOT COVERAGE	MAX HEIGHT
ZONING DISTRICT	MIN. LOT AREA	FRONT	REAR	SIDE				
RR-5	5 AC	200 Ft	25 Ft	25 Ft	25 Ft	25%	30 Ft	

DEVELOPMENT NOTES
1. TRACTS:
1.1. TRACT A - LAND USE INCLUDES PREBLE'S MEADOW JUMPING MOUSE HABITAT PROTECTION. TRACTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
3. ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY BLACK HILLS ENERGY, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, AND THE LEWIS-PALMER SCHOOL DISTRICT NO. 38.
8. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HAY CREEK ROAD.
9. ALL ROADWAY AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
10. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER EL PASO COUNTY LAND DEVELOPMENT CODE. SPECIFIC LOTS MAY REQUIRE LARGER DRIVEWAY CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT. DRIVEWAY CULVERT ANALYSIS AND REQUIRED SIZING WILL BE PROVIDED WITH FINAL PLAT FOR LOTS THAT REQUIRE LARGER THAN AN 18-INCH DIAMETER PIPE.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), AS AMENDED AT THE TIME OF BUILDING PERMIT APPLICATION. **ALL PROPERTIES SHALL PAY REQUIRED AND APPLICABLE TRAFFIC IMPACT FEES AT TIME OF BUILDING PERMIT.**
12. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE COLORADO NOXIOUS WEED ACT AND THE EL PASO COUNTY WEED MANAGEMENT PLAN.

water and ww reprints not submitted. Prelim notes need to identify water and wastewater deferred to plat

STANDARD PCD PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN 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, NATURAL FEATURES REPORT, **Add Traffic Impact Study Report**
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS MAY BE NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED WITH FINAL PLAT ON EITHER SIDE WITH A MINIMUM 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE TO BE PLATTED WITH FINAL PLAT WITH A MINIMUM 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS TO BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH 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 CSFS AND ILLUSTRATED THROUGH THE PUBLICATIONS AVAILABLE THROUGH THE CSFS.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED PREBLE MOUSE HABITAT, DESIGNATED WETLANDS, AND DESIGNATED DRAINAGE EASEMENTS. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

This conflicts with the LOI which request participation in PID #2

this will be determined at final plat when review of road design is completed.

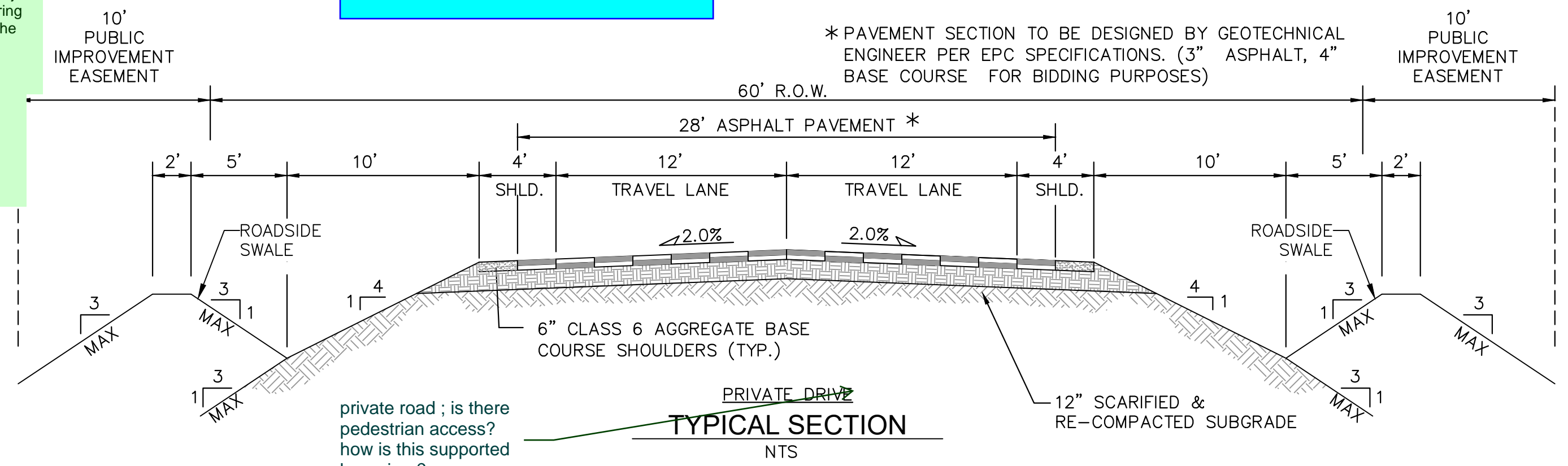
GEOLOGY STATEMENT

- 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.
- 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 GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS.

revise and customize for the lots

tracts are to be owned and maintained by?

Denote the road classification i.e rural local Road (PVT)
Add design and posted speed



private road ; is there pedestrian access? how is this supported by waiver?

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.

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

NOTICE: "This property is likely to experience ongoing noise and vibration impacts associated with training exercises within the USAFA.

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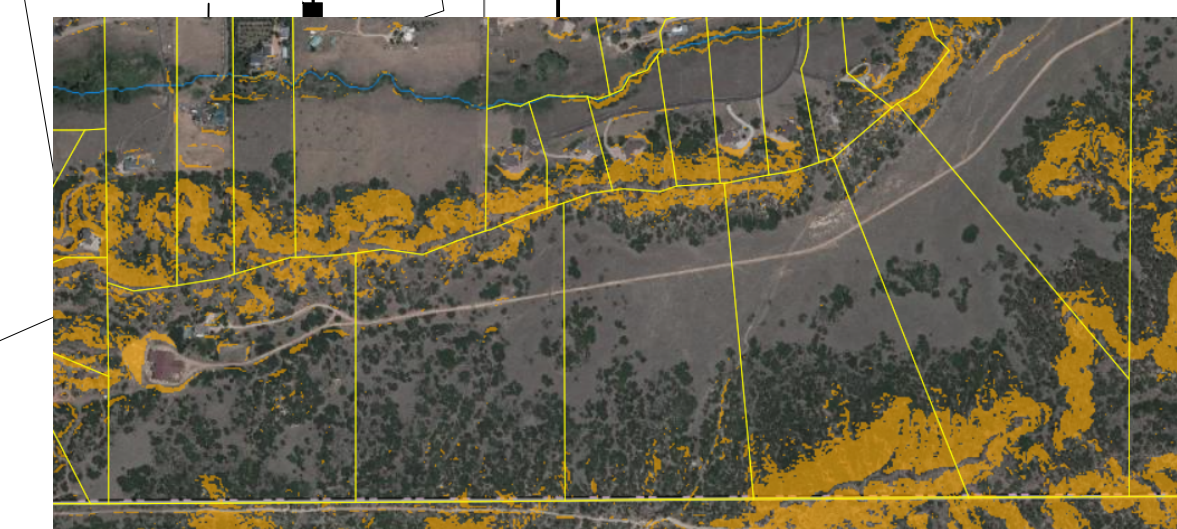
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.98	408.15'	29°11'44"	N85°59'53"W	205.73'
C2	95.62	339.92'	16°07'00"	S28°41'10"W	95.30'
C3	71.50	270.00'	15°10'23"	S31°22'59"W	71.29'
C4	142.78	476.78'	17°09'29"	S47°32'55"W	142.25'
C5	44.73	270.00'	9°29'30"	S59°10'05"W	44.68'
C6	24.35	270.00'	5°10'05"	S66°29'52"W	24.35'
C7	52.62	270.00'	11°09'57"	S74°39'53"W	52.53'
C9	56.30	330.00'	9°46'31"	S75°21'36"W	56.23'
C10	48.30	56.27'	49°11'00"	N68°46'31"W	46.84'
C11	58.02	66.00'	50°22'21"	N71°02'57"W	56.17'
C12	48.88	56.64'	49°27'05"	N68°04'04"E	47.38'
C13	45.55	330.00'	7°54'28"	N85°47'01"E	45.51'
C14	46.07	270.00'	9°46'31"	N75°21'36"E	46.01'
C15	148.65	330.00'	25°48'31"	N67°19'35"E	147.39'
C16	159.83	536.78'	17°03'35"	N47°29'58"E	159.24'
C17	89.20	330.00'	15°29'14"	N31°13'34"E	88.93'
C18	175.43	407.85'	24°38'43"	S88°17'04"E	174.08'
C19	90.79	270.00'	19°15'55"	S80°06'17"W	90.36'
C20	87.66	270.00'	18°36'06"	N29°48'26"E	87.27'
C22	101.51	66.00'	88°07'23"	S39°42'11"W	91.80'
C23	149.62	66.00'	129°53'11"	S69°17'57"E	119.57'
C25	65.41	330.00'	11°21'27"	N76°09'04"E	65.31'

LDC 6.3.3.C
Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.

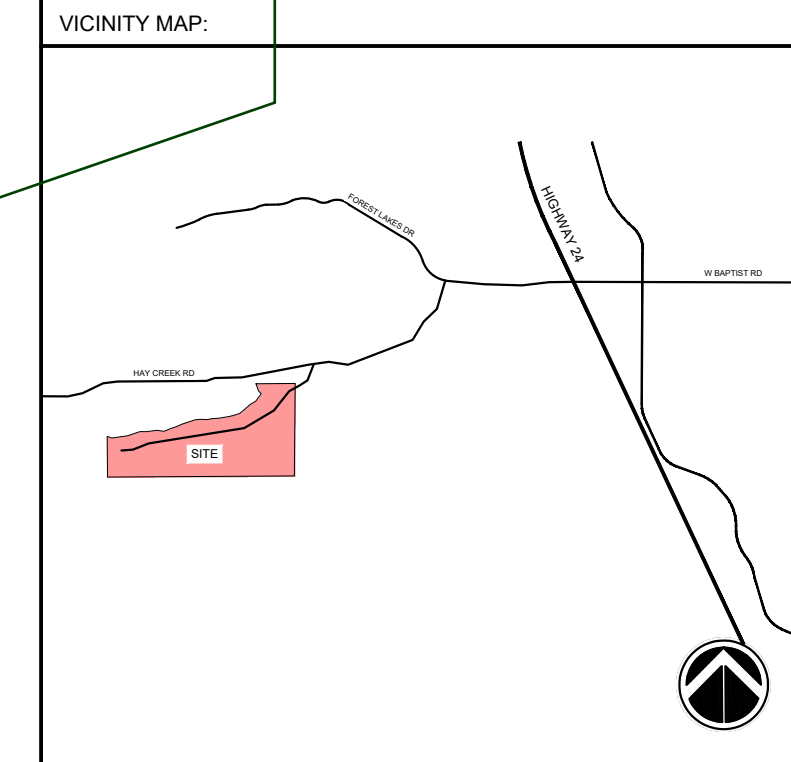
• Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.

Denote and label cistern location per Letter of Intent Item # 12 and Fire protection report

Add parcel # all adjacent lots



label the no build areas please; anything w slope 30% higher; rockfall; unstable slopes etc



PROJECT:

**HAY CREEK VALLEY SUBDIVISION
PRELIMINARY SITE DEVELOPMENT PLAN
EL PASO COUNTY, CO
01/20/2023**

REVISION HISTORY:

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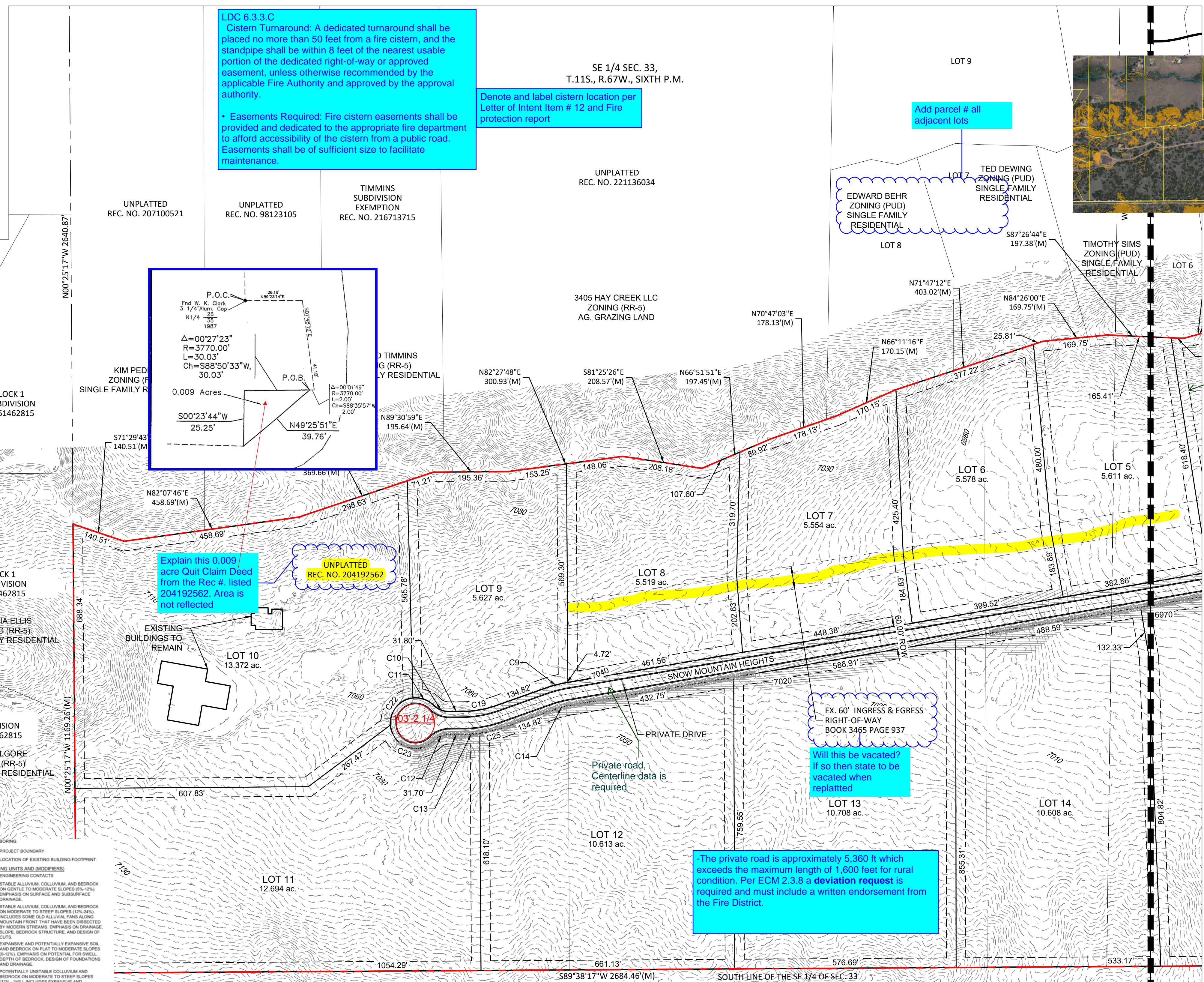
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PRELIMINARY PLAN

SP01

SHEET 03 OF 04

CITY FILE NO.:



Map Unit "4A" depicts potentially unstable colluvium and bedrock on moderate to steep slopes (12%-24%). Includes expansive and potentially expansive soil and bedrock. Emphasis on slope stability, swelling characteristics, bedrock structure and surface and subsurface drainage.

Map Unit "5C" depicts unstable and potentially unstable colluvium or bedrock on steep slopes. Emphasis on slope stability, control of cuts and surface drainage.

Map Unit "7A" depicts physiographic floodplain where erosion and deposition presently occur and is generally subject to recurrent flooding. Includes 100-year floodplain along major streams where floodplain studies have been conducted. Emphasis on frequency, depth, and control.

the residence footprints. Bedrock was encountered at significantly more shallow depths (between 3 and 10 feet) on Lots 9, 11 through 13, 15 through 17, and Lots 19 and 20. Bedrock will impact new foundations constructed on these ten lots. The following should be considered for construction of the residences at the property.

... causing wet or moist conditions after construction. Foundation drains should be constructed around the lowest excavation levels of basement and/or crawl space areas. These drains should discharge to a positive gravity outlet or to a sump where water can be removed by pumping. The discharge pipe should be located at least 5 feet from the exterior of the structure, or beyond the extents of the foundation excavation backfill to reduce infiltration into the backfill and adjacent to foundation walls.

these (slopes and floodplain areas) should be included as depicted no build areas on plan and reflected in the notes specific to the lots as should the bedrock and drain constraints

NOTES:

1. SEE DRAWING WAS PROVIDED BY MATRIX DATED

2. ENGINEERING UNITS AND MODIFIERS:

2A STABLE ALLUVIUM, COLLUVIUM AND BEDROCK ON GENTLE TO MODERATE SLOPES (5%-12%). EMPHASIS ON SURFACE AND SUBSURFACE DRAINAGE.

3A STABLE ALLUVIUM, COLLUVIUM AND BEDROCK ON MODERATE TO STEEP SLOPES (12%-24%). INCLUDES SOME OLD ALLUVIAL FANS ALONG MOUNTAIN FRONT THAT HAVE BEEN DISSECTED BY MODERN STREAMS. EMPHASIS ON DRAINAGE, SLOPE, BEDROCK STRUCTURE, AND DESIGN OF CUTS.

3B EXPANSIVE AND POTENTIALLY EXPANSIVE SOIL AND BEDROCK ON FLAT TO MODERATE SLOPES (5-12%). EMPHASIS ON POTENTIAL FOR SWELL, DEPTH OF BEDROCK, DESIGN OF FOUNDATIONS AND DRAINAGE.

4A POTENTIALLY UNSTABLE COLLUVIUM AND BEDROCK ON MODERATE TO STEEP SLOPES (12%-24%). INCLUDES EXPANSIVE AND POTENTIALLY EXPANSIVE SOIL AND BEDROCK. EMPHASIS ON SLOPE STABILITY, SWELLING CHARACTERISTICS, BEDROCK STRUCTURE, AND SURFACE AND SUBSURFACE DRAINAGE.

5C UNSTABLE OR POTENTIALLY UNSTABLE COLLUVIUM OR BEDROCK ON STEEP SLOPES. EMPHASIS ON SLOPE STABILITY, CONTROL OF CUTS AND SURFACE DRAINAGE.

7A PHYSIOGRAPHIC FLOODPLAIN WHERE EROSION AND DEPOSITION PRESENTLY OCCUR AND IS GENERALLY SUBJECT TO RECURRENT FLOODING. INCLUDES 100-YEAR FLOODPLAIN ALONG MAJOR STREAMS WHERE FLOODPLAIN STUDIES HAVE BEEN CONDUCTED. EMPHASIS ON FREQUENCY, DEPTH AND CONTROL.

U.S.G.S. quadr maps shall not be accepted as evidence for topographic contours.

4	Hazards and Constraints
	Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses.
	Areas of geological hazards and constraints, including slopes greater than 30 percent, and Base Flood Elevation, unless otherwise proposed to be modified through FEMA.
	Delineation of all other hazardous areas. Preliminary plan notes shall also include identifying all hazards or constraints, mitigation measures, and corresponding lot numbers for any lots encumbered by such hazards or constraints. For areas in tracts or easements requiring maintenance, the responsible maintenance entity shall be identified in the notes.

Please contact USAFA to determine if additional buffer is requested and/or notes

not shown

6.3.3. Fire Protection and Wildfire Mitigation/Areas w/o central water
 • Design Standards for Subdivisions with One Cistern: For subdivisions where only one fire cistern is required, the minimum capacity of the fire cistern shall meet the requirements of the NFPA standards on water supplies for suburban and rural fire fighting, or shall have a total capacity equal to 300 gallons for each acre within the subdivision plus 3,000 gallons per dwelling unit, whichever is greater.

• Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.

depict Cistern tract, and add note size, location, and M of Cistern
 Are there no rock outcroppings on the site to be protected?

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



Per LDC 8.4.2.B.1 Approved Base Flood Elevation (BFE) and 100yr boundary shall be shown on the Plat. Please show FEMA approved BFE with new boundary and reference case #

Adjust view to include intersection

Label this access easement or ROW by Book or Rec #

Show private road continuation all the way to Hay Creek Rd to include intersection. Provide curve and intersection details. Intersection will require 90 degree realignment. This road section will need to be paved.

Intersection alignment must meet criteria (ECM 2.3.7.C.2). Should be at 90 +/- 10 degrees. Traffic Impact Study to verify sight distance at the intersection especially to the east.

Denote Tract A boundary to include detention pond and add required easement around pond

Label this easement and add note if to be vacated

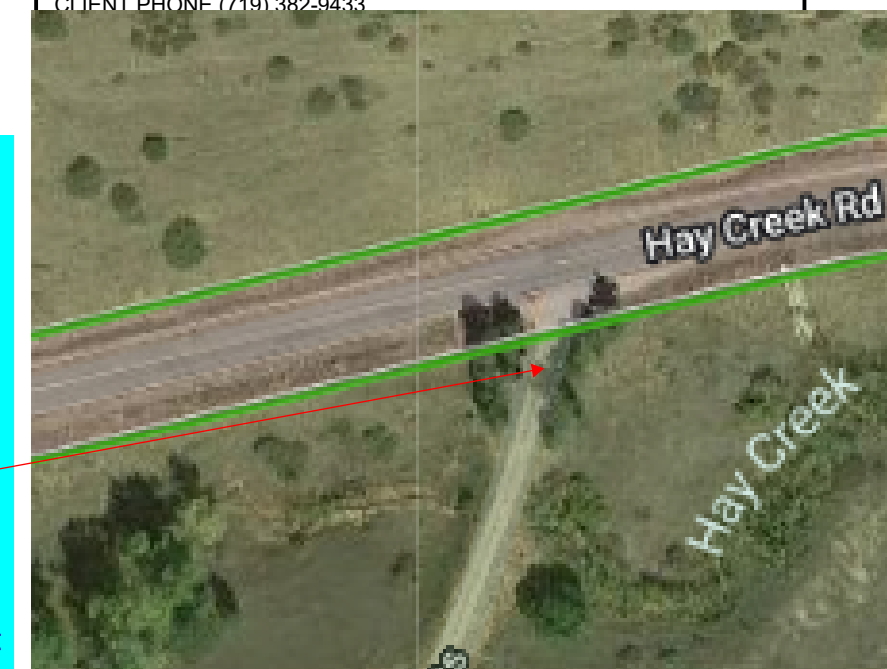
Add parcel # for all adjacent lots

Are you incorporating the recommendation in the Wildland fire report in regard to home placement, (highlighted in yellow in report) road turn arounds -600-feet? slope avoidance? I didnt see that in the notes or reflected in no build areas or road plan?

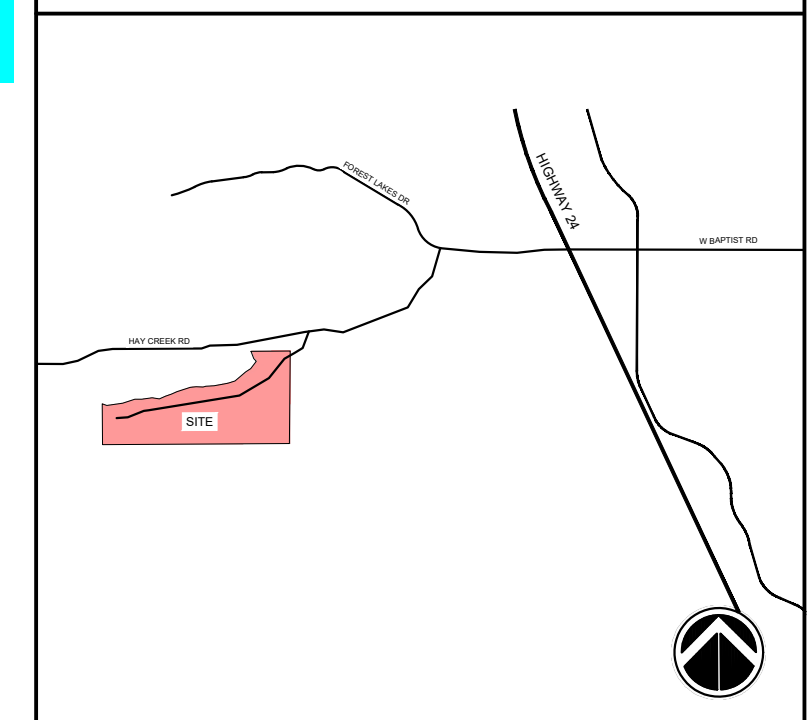
CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
VIEW HOMES, INC
 555 MIDDLE CREEK PARKWAY SUITE 500
 COLORADO SPRINGS, CO 80921
 CLIENT PHONE (719) 382-9433



VICINITY MAP:



PROJECT:
HAY CREEK VALLEY SUBDIVISION
PRELIMINARY SITE DEVELOPMENT PLAN
 EL PASO COUNTY, CO
 01/20/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO: 22.886.076
 DRAWN BY: AMV
 CHECKED BY: RAF
 APPROVED BY: JRA
 SHEET TITLE:

PRELIMINARY PLAN

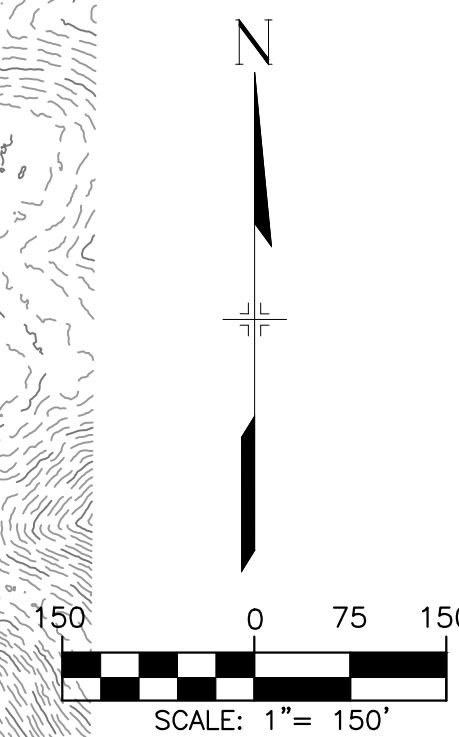
SP02

SHEET 04 OF 04

CITY FILE NO.:

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.98	408.15	29°11'44"	N85°59'53"W	205.73'
C2	95.62	339.92	16°07'00"	S28°41'10"W	95.30'
C3	71.50	270.00	15°10'23"	S31°22'59"W	71.29'
C4	142.78	476.78	17°09'29"	S47°32'55"W	142.25'
C5	44.73	270.00	9°29'30"	S59°10'05"W	44.68'
C6	24.35	270.00	5°10'05"	S66°29'52"W	24.35'
C7	52.62	270.00	11°09'57"	S74°39'53"W	52.53'
C9	56.30	330.00	9°46'31"	S75°21'36"W	56.23'
C10	48.30	56.27	49°11'00"	N68°46'31"W	46.84'
C11	58.02	66.00	50°22'21"	N71°02'57"W	56.17'
C12	48.88	56.64	49°27'05"	N68°04'04"E	47.38'
C13	45.55	330.00	7°54'28"	N85°47'01"E	45.51'
C14	46.07	270.00	9°46'31"	N75°21'36"E	46.01'
C15	148.65	330.00	25°48'31"	N67°19'35"E	147.39'
C16	159.83	536.78	17°03'35"	N47°29'58"E	159.24'
C17	89.20	330.00	15°29'14"	N31°13'34"E	88.93'
C18	175.43	407.85	24°38'43"	S88°17'04"E	174.08'
C19	90.79	270.00	19°15'55"	S80°06'17"W	90.36'
C20	87.66	270.00	18°36'06"	N29°48'26"E	87.27'
C22	101.51	66.00	88°07'23"	S39°42'11"W	91.80'
C23	149.62	66.00	129°53'11"	S69°17'57"E	119.57'
C25	65.41	330.00	11°21'27"	N76°09'04"E	65.31'

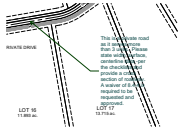
Note all driveway entrances from the Private road must meet grade limits per LDC 6.3.3.C.3 Grading plan and Road CDs must ensure lots do not have driveway slopes exceeding 10% and driveway entrances do not exceed 4% for the first 20ft. Transition grades are 6% maximum for a distance of 50 feet minimum.



FILE LOCATION: S:\22.886.076 HAY CREEK VALLEY SUBDIVISION PRELIMINARY SITE DEVELOPMENT PLAN\PRELIMINARY PLANS\SP01.DWG

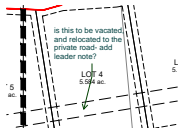
V1_Preliminary Plan Drawings.pdf Markup Summary 2-28-2023

dspdparsons (47)



Subject: Callout
Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:15:39 AM
Status:
Color: ■
Layer:
Space:

This is a private road as it serves more than 3 units. Please state width, surface, centerline data -per the checklists and provide a cross section of roadway. A waiver of 8.4.4 is required to be requested and approved.



Subject: Callout
Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:16:23 AM
Status:
Color: ■
Layer:
Space:

is this to be vacated, and relocated to the private road- add leader note?



Subject: Callout
Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:17:01 AM
Status:
Color: ■
Layer:
Space:

this is a preliminary plan not a site dev plan. see checklists.



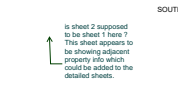
Subject: Callout
Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:17:20 AM
Status:
Color: ■
Layer:
Space:

this is not correct- private roads



Subject: Callout
Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:19:33 AM
Status:
Color: ■
Layer:
Space:

vicinity map first sheet



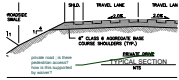
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Page Label: [1] 01 TS01
Author: dsdparsons
Date: 2/27/2023 9:22:18 AM
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Color: ■
Layer:
Space:

is sheet 2 supposed to be sheet 1 here ? This sheet appears to be showing adjacent property info which could be added to the detailed sheets.



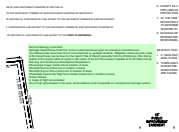
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Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:18:11 AM
Status:
Color: ■
Layer:
Space:

correct title all pages



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:27:14 AM
Status:
Color: ■
Layer:
Space:

private road ; is there pedestrian access? how is this supported by waiver?



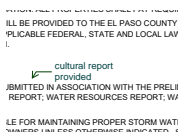
Subject: Soils & Geology
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:23:06 AM
Status:
Color: ■
Layer:
Space:

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.



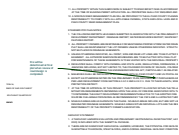
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Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:24:17 AM
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Space:

water and ww reprot not submitted. Prelim notes need to identify water and wastewater deferred to plat



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:24:39 AM
Status:
Color: ■
Layer:
Space:

cultural report provided



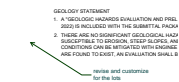
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Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:25:30 AM
Status:
Color: ■
Layer:
Space:

this will be determined at final plat when review of road design is completed.



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:26:10 AM
Status:
Color: ■
Layer:
Space:

tracts are to be owned and maintained by?



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:26:33 AM
Status:
Color: ■
Layer:
Space:

revise and customize for the lots



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:26:51 AM
Status:
Color: ■
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Space:

private road name, classification



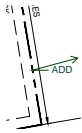
Subject: Airport Overlay
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:31:42 AM
Status:
Color: ■
Layer:
Space:

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)



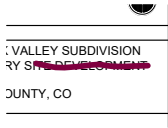
Subject: Ft Carson Noise
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:33:07 AM
Status:
Color: ■
Layer:
Space:

NOTICE: "This property is likely to experience ongoing noise and vibration impacts associated with training exercises within the USAFA.



Subject: Callout
Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:33:25 AM
Status:
Color: ■
Layer:
Space:

ADD



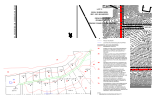
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Author: dsdparsons
Date: 2/27/2023 9:33:46 AM
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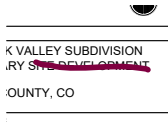


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Page Label: [2] 02 GN01
Author: dsdparsons
Date: 2/27/2023 9:34:43 AM
Status:
Color: ■
Layer:
Space:

land use table
 Lots Acres percentage;
 tracts
 roads

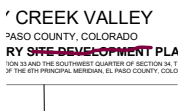


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Author: dsdparsons
Date: 2/27/2023 11:14:58 AM
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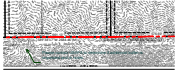
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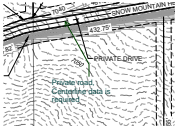
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Author: dsdparsons
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Space:

-



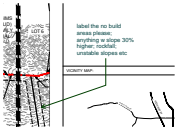
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Author: dsdparsons
Date: 2/27/2023 9:35:23 AM
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Color: ■
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Space:

Please contact USAFA to determine if additional buffer is requested and or notes



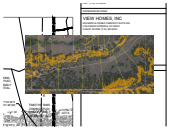
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Page Label: [3] 03 SP01
Author: dsdparsons
Date: 2/27/2023 9:35:50 AM
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Color: ■
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Space:

Private road, Centerline data is required

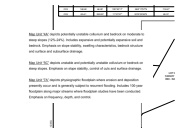


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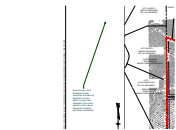
label the no build areas please; anything w slope 30% higher; rockfall; unstable slopes etc



Subject: Image
Page Label: [3] 03 SP01
Author: dsdparsons
Date: 2/27/2023 9:43:58 AM
Status:
Color: ■
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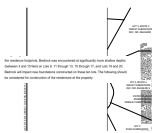


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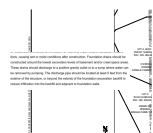


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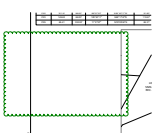
these (slopes, and floodplain areas) should be included as depicted no build areas on plan and reflected in the notes specific to the lots as should the bedrock and drain constraints



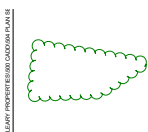
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Author: dsdparsons
Date: 2/27/2023 11:10:06 AM
Status:
Color: ■
Layer:
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Subject: Cloud
Page Label: [3] 03 SP01
Author: dsdparsons
Date: 2/27/2023 11:12:47 AM
Status:
Color: ■
Layer:
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Author: dsdparsons
Date: 2/27/2023 11:13:22 AM
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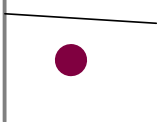
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Author: dsdparsons
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Color: ■
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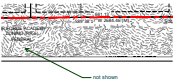
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Subject: Image
 Page Label: [3] 03 SP01
 Author: dsdparsons
 Date: 2/27/2023 11:28:55 AM
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Subject: Callout
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 Author: dsdparsons
 Date: 2/27/2023 11:29:03 AM
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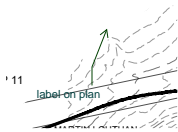


Subject: Callout
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/27/2023 11:22:06 AM
Status:
Color: ■
Layer:
Space:

Are you incorporating the recommendation in the Wildland fire report in regard to home placement, (highlighted in yellow in report) road turn arounds -600-feet? slope avoidance? I didnt see that in the notes or reflected in no build areas or road plan?



Subject: Image
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/27/2023 11:30:10 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/27/2023 11:30:21 AM
Status:
Color: ■
Layer:
Space:

label on plan



Subject: Callout
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/27/2023 11:31:29 AM
Status:
Color: ■
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Space:

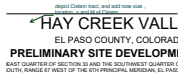
Are there no rock outcroppings on the site to be protected?



Subject: Text Box
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/28/2023 7:36:28 AM
Status:
Color: ■
Layer:
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6.3.3. Fire Protection and Wildfire Mitigation/Areas w/o central water
• Design Standards for Subdivisions with One Cistern: For subdivisions where only one fire cistern is required, the minimum capacity of the fire cistern shall meet the requirements of the NFPA standards on water supplies for suburban and rural fire fighting, or shall have a total capacity equal to 300 gallons for each acre within the subdivision plus 3,000 gallons per dwelling unit, whichever is greater.

• Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.



Subject: Callout
Page Label: [4] 04 SP02
Author: dsdparsons
Date: 2/28/2023 7:37:05 AM
Status:
Color: ■
Layer:
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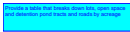
depict Cistern tract, and add note size , location, o and M of Cistern

eschoenheit (43)



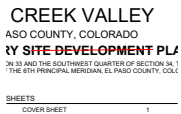
Subject: Callout
Page Label: [1] 01 TS01
Author: eschoenheit
Date: 2/27/2023 8:30:03 AM
Status:
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Layer:
Space:

Denote Tract A complete boundary with line work



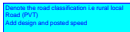
Subject: Text Box
Page Label: [1] 01 TS01
Author: eschoenheit
Date: 2/27/2023 7:32:55 AM
Status:
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Space:

Provide a table that breaks down lots, open space and detention pond tracts and roads by acreage



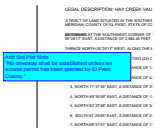
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Page Label: [1] 01 TS01
Author: eschoenheit
Date: 2/27/2023 10:49:14 AM
Status:
Color: ■
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Denote the road classification i.e rural local Road (PVT)
 Add design and posted speed

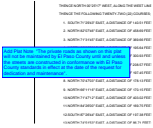


Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 7:11:46 AM
Status:
Color: ■
Layer:
Space:

Add Std Plat Note
 "No driveway shall be established unless an access permit has been granted by El Paso County."



Subject: Access:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:17 PM
Status:
Color: ■
Layer:
Space:



Subject: Private Roads:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:19 PM
Status:
Color: ■
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Add Plat Note "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".



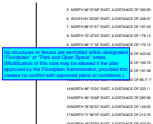
Subject: Drainage:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/23/2023 3:05:23 PM
Status:
Color: ■
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Space:

The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.



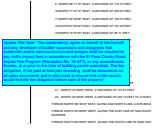
Subject: Easement and Tract Maintenance:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/23/2023 3:05:27 PM
Status:
Color: ■
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Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, 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.)



Subject: Floodplain:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:21 PM
Status:
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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 approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)



Subject: Road Impact Fees:
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:23 PM
Status:
Color: ■
Layer:
Space:

Update Plat Note "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"



Subject: Note Regarding Stormwater Drainage
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:16 PM
Status:
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Update Plat Note #2 All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



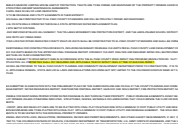
Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/23/2023 3:07:04 PM
Status:
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Add Note per Fire Protection Report recommendations:
 As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots 1-4 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 property owner.
 A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other qualified professional stating 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



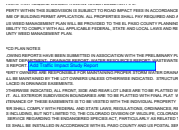
Subject: Cloud+
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 8:55:19 AM
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This conflicts with the LOI which request participation in PID #2



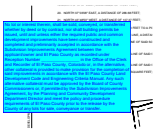
Subject: Highlight
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 8:55:23 AM
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OPERTIES SHALL PAY REQUIRED AND APPLICABLE TRAFFIC IMPACT FEES AT TIME OF BUILDING PERMIT



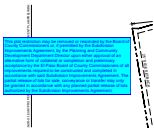
Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:27:31 PM
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Add Traffic Impact Study Report



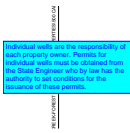
Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:24 PM
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No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.



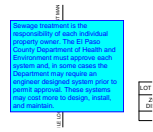
Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:29:27 PM
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This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.



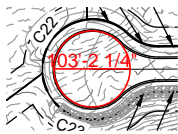
Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:30:38 PM
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Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.



Subject: Text Box
Page Label: [2] 02 GN01
Author: eschoenheit
Date: 2/27/2023 4:31:07 PM
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Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.



Subject: Diameter Measurement
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/23/2023 2:43:06 PM
Status:
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103'-2 1/4"



Subject: Cloud+
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/27/2023 7:13:48 AM
Status:
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Will this be vacated? If so then state to be vacated when replatted

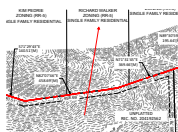


Subject: Cloud+
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/27/2023 7:13:10 AM
Status:
Color: ■
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Explain this 0.009 acre Quit Claim Deed from the Rec #. listed 204192562. Area is not reflected



Subject: Image
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/23/2023 3:25:40 PM
Status:
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Subject: Arrow
 Page Label: [3] 03 SP01
 Author: eschoenheit
 Date: 2/23/2023 3:21:47 PM
 Status:
 Color: ■
 Layer:
 Space:



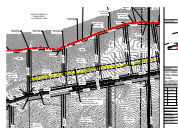
Subject: Highlight
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 Author: eschoenheit
 Date: 2/23/2023 3:21:21 PM
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UNPLATTED

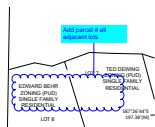


Subject: Highlight
 Page Label: [3] 03 SP01
 Author: eschoenheit
 Date: 2/23/2023 3:21:22 PM
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REC. NO. 204192562

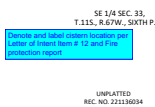


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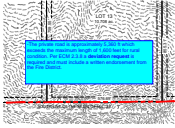
Subject: Cloud+
 Page Label: [3] 03 SP01
 Author: eschoenheit
 Date: 2/23/2023 3:28:53 PM
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Add parcel # all adjacent lots



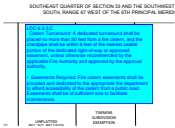
Subject: Text Box
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 Author: eschoenheit
 Date: 2/27/2023 4:21:59 PM
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 Color: ■
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Denote and label cistern location per Letter of Intent Item # 12 and Fire protection report



Subject: Text Box
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/27/2023 10:02:33 AM
Status:
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-The private road is approximately 5,360 ft which exceeds the maximum length of 1,600 feet for rural condition. Per ECM 2.3.8 a deviation request is required and must include a written endorsement from the Fire District.



Subject: Text Box
Page Label: [3] 03 SP01
Author: eschoenheit
Date: 2/27/2023 4:21:56 PM
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LDC 6.3.3.C

Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.

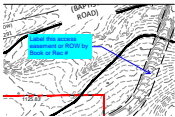
- Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate fire department to afford accessibility of the cistern from a public road. Easements shall be of sufficient size to facilitate maintenance.



Subject: Cloud+
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/27/2023 10:10:02 AM
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Show private road continuation all the way to Hay Creek Rd to include intersection
 Provide curve and intersection details
 Intersection will require 90 degree realignment
 This road section will need to be paved

Intersection alignment must meet criteria (ECM 2.3.7.C.2). Should be at 90 +/- 10 degrees.
 Traffic Impact Study to verify sight distance at the intersection especially to the east.



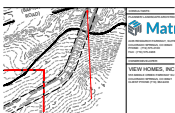
Subject: Callout
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 2:51:15 PM
Status:
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Label this access easement or ROW by Book or Rec #



Subject: Cloud+
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 2:48:38 PM
Status:
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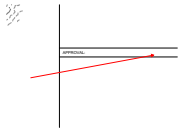
Label this easement and add note if to be vacated



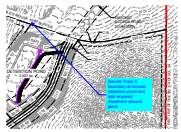
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Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 2:51:18 PM
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Date: 2/23/2023 2:53:29 PM
Status:
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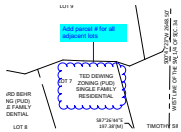


Subject: Arrow
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 2:53:53 PM
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Subject: Callout
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 3:15:13 PM
Status:
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Denote Tract A boundary to include detention pond and add required easement around pond

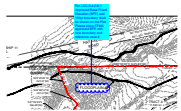


Subject: Cloud+
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/23/2023 3:26:56 PM
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Add parcel # for all adjacent lots

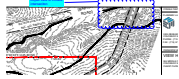


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Author: eschoenheit
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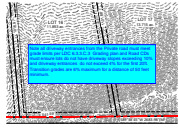
Subject: Cloud+
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/27/2023 9:58:27 AM
Status:
Color: ■
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Per LDC 8.4.2.B.1 Approved Base Flood Elevation (BFE) and 100yr boundary shall be shown on the Plat. Please show FEMA approved BFE with new boundary and reference case #



Subject: Cloud+
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/27/2023 10:10:32 AM
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Adjust view to include interseciton



Subject: Text Box
Page Label: [4] 04 SP02
Author: eschoenheit
Date: 2/27/2023 10:47:44 AM
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Note all driveway entrances from the Private road must meet grade limits per LDC 6.3.3.C.3 Grading plan and Road CDs must ensure lots do not have driveway slopes exceeding 10% and driveway entrances do not exceed 4% for the first 20ft. Transition grades are 6% maximum for a distance of 50 feet minimum.