

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY 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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

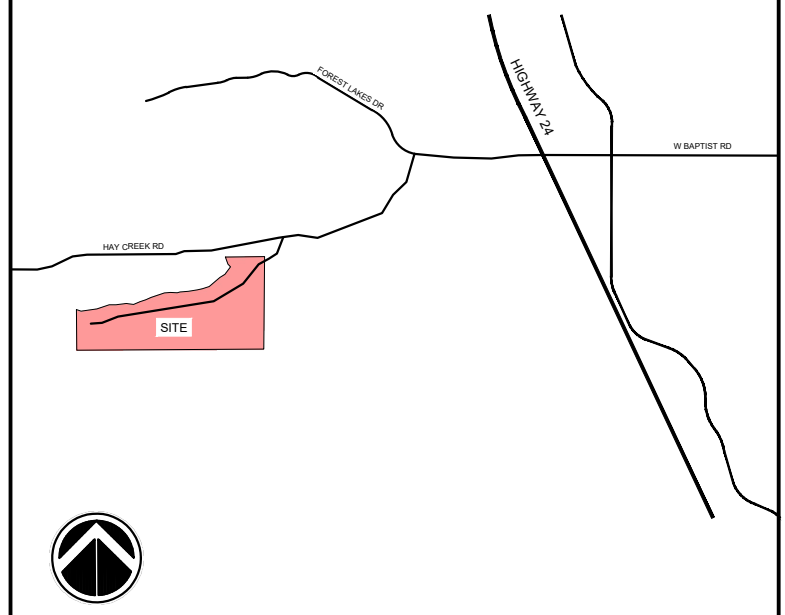
OWNER/DEVELOPER:

VIEW HOMES, INC

555 MIDDLE CREEK PARKWAY SUITE 500
 COLORADO SPRINGS, CO 80921
 CLIENT PHONE (719) 382-9433

APPROVAL:

VICINITY MAP:



PROJECT:

HAY CREEK VALLEY SUBDIVISION
 PRELIMINARY PLAN

EL PASO COUNTY, CO
 APRIL 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	04/27/2023	REVISED PER EPC COMMENTS	BP

DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: BTP

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

TS01

SHEET 01 OF 06

CITY FILE NO.:

DEVELOPMENT NOTES

- TRACTS:
 - TRACT A - LAND USE INCLUDES PREBLE'S MEADOW JUMPING MOUSE HABITAT PROTECTION.
 - TRACT A & B SHALL BE UTILIZED AS DRAINAGE TRACTS AND OPEN SPACE. OWNERSHIP AND MAINTENANCE OF TRACT A & B SHALL BE VESTED TO HAY CREEK VALLEY HOA.
 - TRACT C SHALL BE UTILIZED AS A FIRE CISTERN TRACT. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE VESTED TO HAY CREEK VALLEY HOA.
- THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
- ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
- WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- 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.
- THERE SHALL BE NO DRIVEWAY ACCESS ONTO HAY CREEK ROAD.
- 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.
- 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.
- 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.
- DEVELOPMENT IS GATED AND EMERGENCY ACCESS WILL BE GAINED WITH A FIRE DEPARTMENT APPROVED KNOXBOX.

Load as Tract- LOI says tract

PROPERTY ACREAGE BY USE:

TOTAL SITE: 214.62 ACRES
 RESIDENTIAL LOTS: 193.57 AC.
 PROPOSED ROW: 4.36 AC.
 TRACT A (OPEN SPACE/ EXISTING ROW): 11.62 AC.
 TRACT B (DETENTION): 3.01 AC.
 TRACT C (CISTERN): 0.06 AC.

private road should be designated as tract or easement

Is the any ROW being dedicated? If not revise note to specify HOA as owner and maintainer. Road will be private so note should be revised.

Add note pertaining to the installation and maintenance of the cistern in Tract C. Cistern to be installed by the developer and maintained by the Hay Creek Valley HOA.

Add traffic memo V1 comment.

05/01/2023 3:21:57 PM

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; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT, CULTURAL REPORT, AND WASTEWATER REPORT. WATER SUFFICIENCY REPORT DEFERRED TO PLAT.
- 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.
- 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT SHALL 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 STRUCTURE 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.)
- TO BE DETERMINED AT FINAL PLAT, 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.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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 DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 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.
- AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO 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
- ALL DRIVEWAY ENTRANCES FROM THE PRIVATE ROAD MUST MEET GRADE LIMITS PER LDC 6.3.3.C.3 AS AMENDED.

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)

INDEX OF SHEETS

TS01	COVER SHEET	1
GN01	GENERAL NOTES & DETAILS	2
GN02	TRACT MAP & SHEET INDEX	3
SP01-SP03	PRELIMINARY PLAN SHEETS	4-6

OWNER/DEVELOPER

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

WATER: INDIVIDUAL WELLS

WASTEWATER: ON-SITE SEPTIC SYSTEMS

ELECTRIC: MVEA

GAS: BLACK HILLS ENERGY

PRIVATE ROADS: HAY CREEK VALLEY

FIRE DEPARTMENT: MONUMENT FIRE DISTRICT

CIVIL ENGINEER

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

LEGAL DESCRIPTION: HAY CREEK VALLEY SUBDIVISION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 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;

THENCE THE FOLLOWING TWENTY-TWO (22) COURSES:

- SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET;
- NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET;
- NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET;
- NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET;
- NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET;
- SOUTH 81°25'26" EAST, A DISTANCE OF 208.57 FEET;
- NORTH 66°51'51" EAST, A DISTANCE OF 197.45 FEET;
- NORTH 70°47'03" EAST, A DISTANCE OF 178.13 FEET;
- NORTH 66°11'16" EAST, A DISTANCE OF 170.15 FEET;
- NORTH 71°47'12" EAST, A DISTANCE OF 403.02 FEET;
- NORTH 84°26'00" EAST, A DISTANCE OF 169.75 FEET;
- SOUTH 87°26'44" EAST, A DISTANCE OF 197.38 FEET;
- NORTH 74°51'53" EAST, A DISTANCE OF 86.71 FEET;
- NORTH 86°13'24" EAST, A DISTANCE OF 233.11 FEET;
- NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET;
- NORTH 78°52'32" EAST, A DISTANCE OF 149.05 FEET;
- NORTH 71°58'16" EAST, A DISTANCE OF 210.75 FEET;
- NORTH 49°30'50" EAST, A DISTANCE OF 403.50 FEET;
- NORTH 57°57'37" EAST, A DISTANCE OF 170.21 FEET;
- NORTH 37°03'08" EAST, A DISTANCE OF 266.68 FEET;
- NORTH 43°48'53" WEST, A DISTANCE OF 107.37 FEET;
- NORTH 20°29'00" WEST, A DISTANCE OF 220.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°30'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,125.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 00°28'46" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°38'45" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,683.98 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE SOUTH 89°38'17" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,684.46 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 214.622 ACRES, (9,348,924 SQUARE FEET), MORE OR LESS.

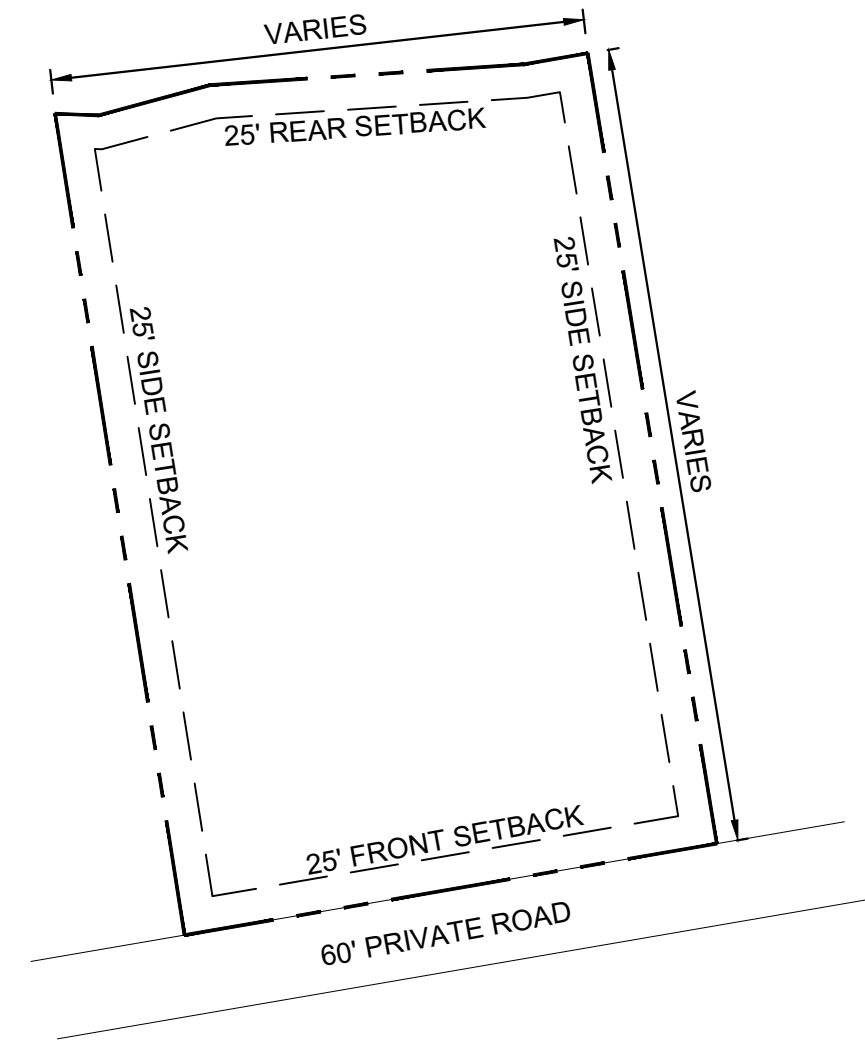
HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY 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 statement needs to be located on the front page.



LOT TYPICAL
NTS

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

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.
- 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.

Identify the Individual Lots /and their hazards

Add as a Plat note "Where significant cuts and/or site grading are planned along the slope for Lots 1 through Lot 9, evaluation of the cut slope, new site grading, and retaining wall/foundation wall construction should be performed that includes slope stability analysis. Slope evaluation will need to include the evaluation of the temporary cuts, if performed, and permanent wall conditions, including slope stability analysis. These analyses may impact the proposed residence foundation."

Private Road* notes.
No ROW

ROW NOTES:

TOTAL LENGTH OF ROAD: 5134.3 LF
 TOTAL AREA OF ROW (EXISTING & PROPOSED): 7.41 ACRES
 TOTAL AREA PAVED SURFACE ON ROAD: 3.91 ACRES
 ROAD NAME AND CLASSIFICATION: SNOWY VALLEY POINT (PRIVATE ROAD)
 SURFACE MATERIAL: ASPHALT

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



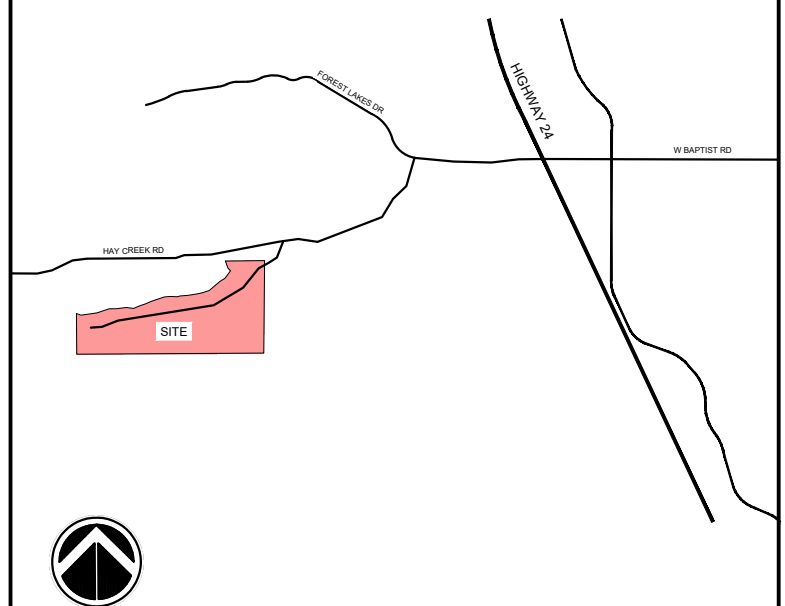
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EL PASO COUNTY, CO
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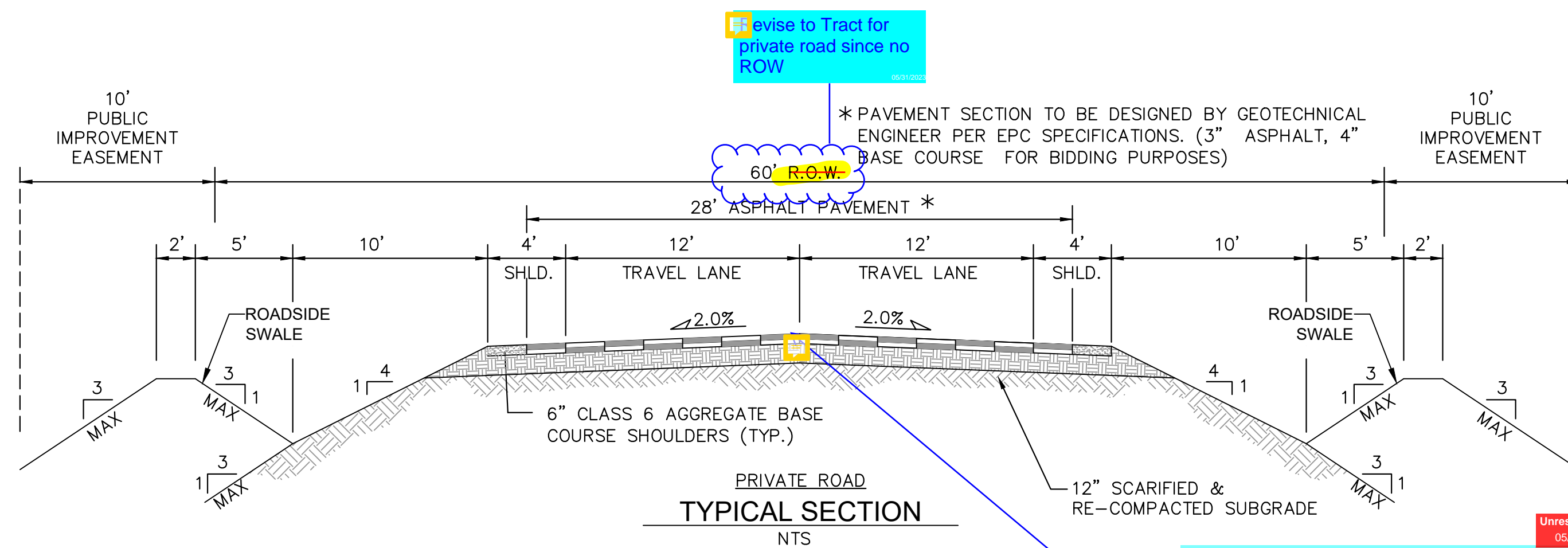
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GENERAL NOTES & DETAILS

GN01

SHEET 02 OF 06

CITY FILE NO.:



base add design and posted speed.

Update the cross section to match the drainage plan. The proposed drainage map shows the entire road is superelevated and sloping to the north with no crown at centerline.

If that is correct then a deviation request from ECM 2.3.3.D.2 is required. "superelevation is not permitted on roadways with design speeds less than 50 mph."

Unresolved - dotschoenhell
 06/31/2023 3:25:32 PM

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

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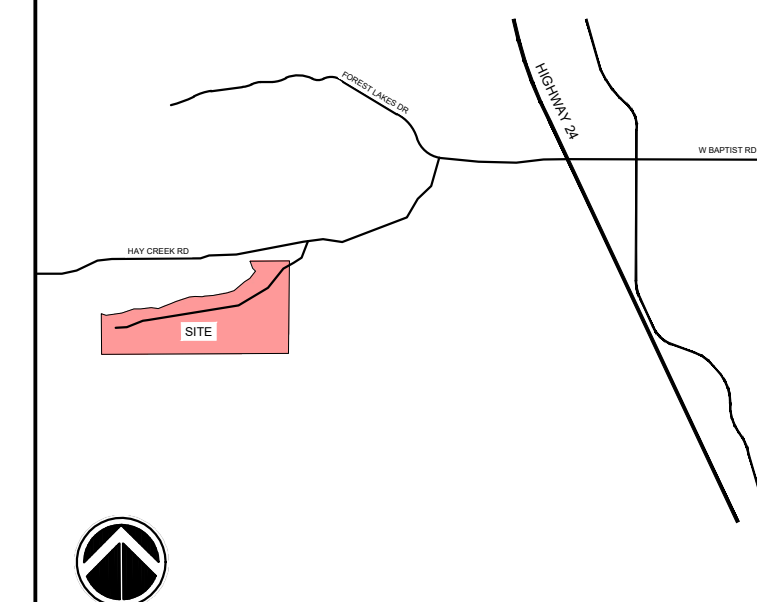
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**HAY CREEK VALLEY SUBDIVISION
 PRELIMINARY PLAN**

**EL PASO COUNTY, CO
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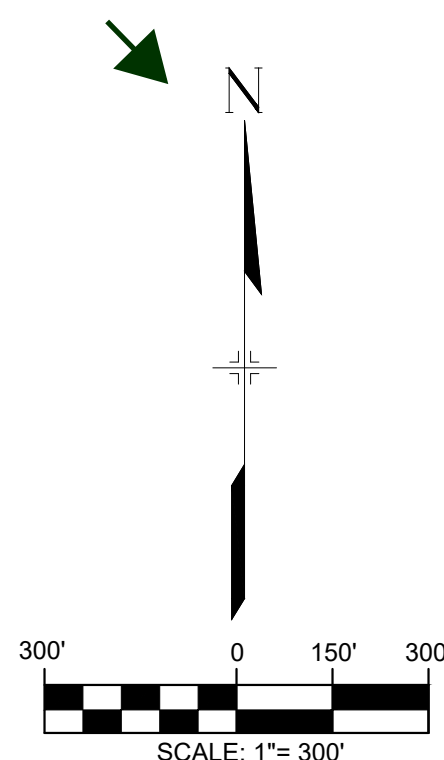
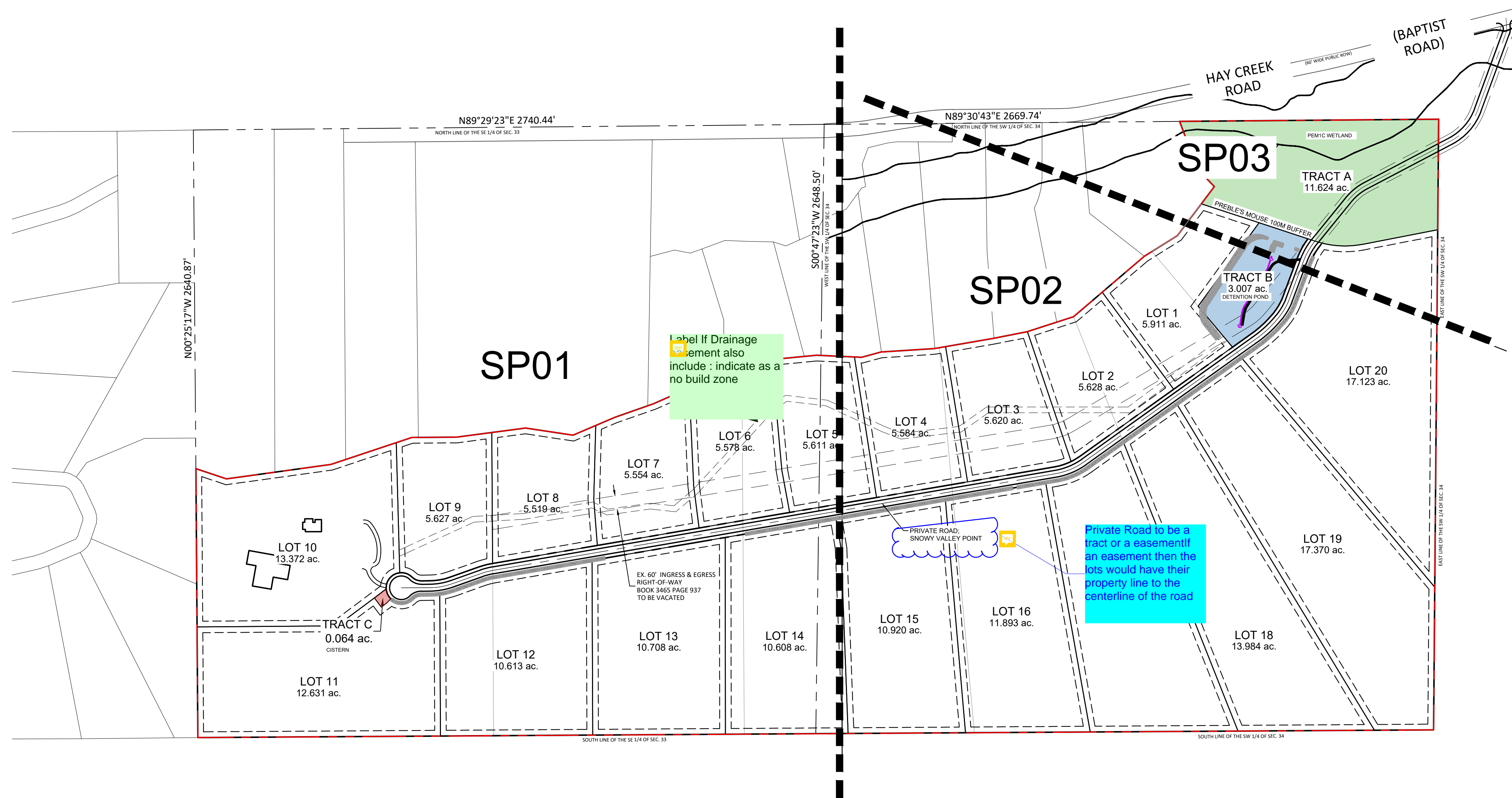
SHEET TITLE:

**TRACT MAP &
 SHEET INDEX**

GN02

SHEET 03 OF 06

CITY FILE NO.:



FILE LOCATION: S:\22 886 076 HAY CREEK FOREST MANOR\OTLEARY_PROPERTIES\S00_CADD\02.XREF\X-REF\386-PPR-SITE.DWG

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

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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.

SE 1/4 SEC. 33,
T.11S., R.67W., SIXTH P.M.

CURVE TABLE					
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	101.59	66.00'	88°11'26"	N89°51'10"E	91.85'
C25	65.41	330.00'	11°21'27"	N76°09'04"E	65.31'

CENTERLINE CURVE AND LINE DATA			
LINE# / CURVE#	LENGTH	DIRECTION / DELTA	RADIUS
C50	100.866	019.1391	301.958
C51	51.184	009.7754	300.000
C52	135.221	025.8254	300.000
C53	151.112	013.7981	627.486
C54	80.445	018.6506	247.132
C55	97.486	018.6184	300.000
C56	101.090	023.1681	250.000
C57	138.883	031.6175	251.678
C58	44.991	008.0763	319.178
C59	27.914	024.2325	66.000
L15	121.279	N89° 40' 27.90"E	
L17	134.817	N70° 28' 20.09"E	
L19	2480.933	N80° 14' 51.44"E	
L21	903.753	N54° 25' 19.42"E	
L24	191.308	N20° 30' 23.37"E	
L26	229.742	N39° 06' 29.30"E	
L28	413.590	N62° 16' 34.30"E	
L31	354.451	N20° 08' 46.30"E	
L33	40.291	N04° 05' 10.69"W	

LEGEND

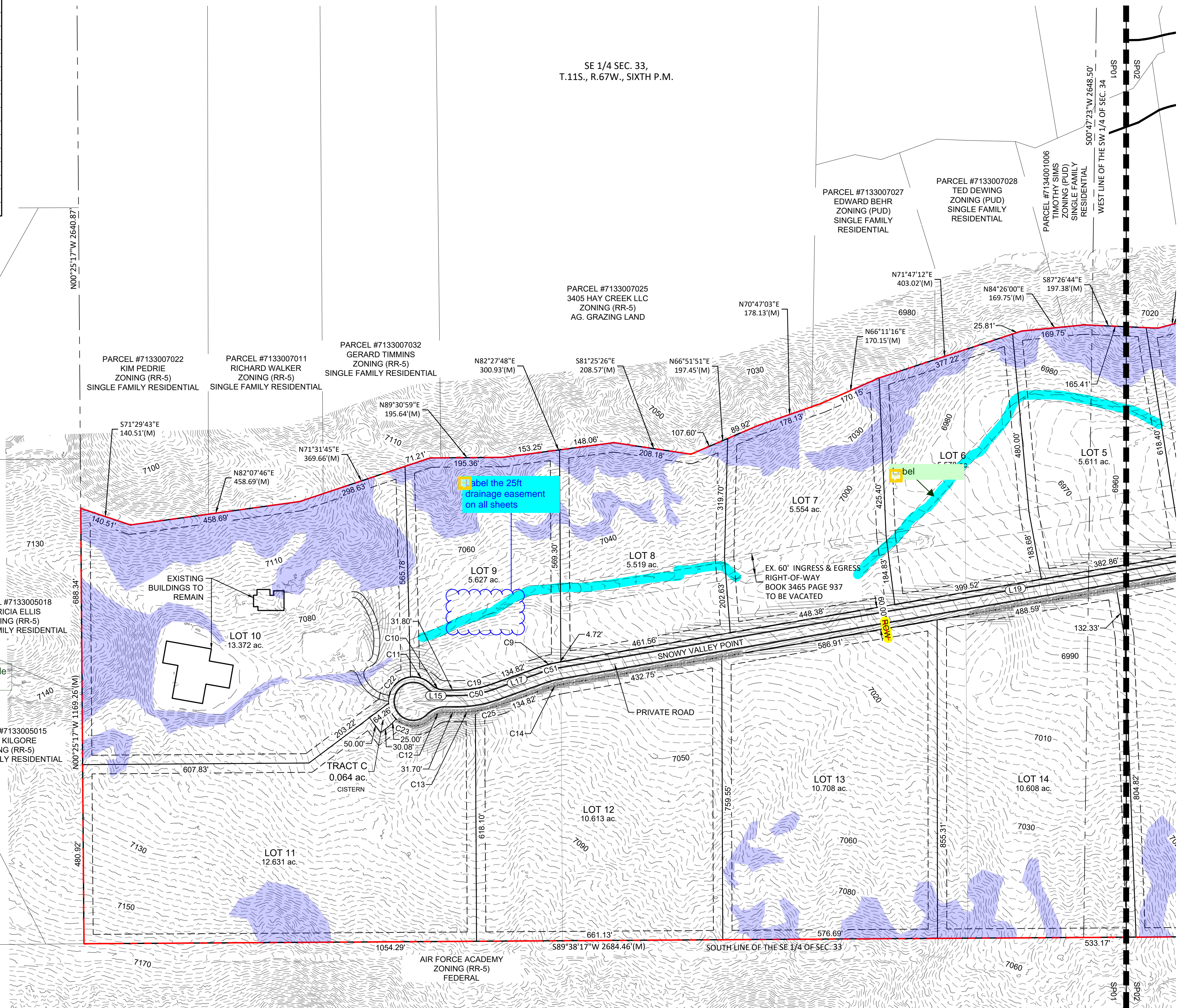
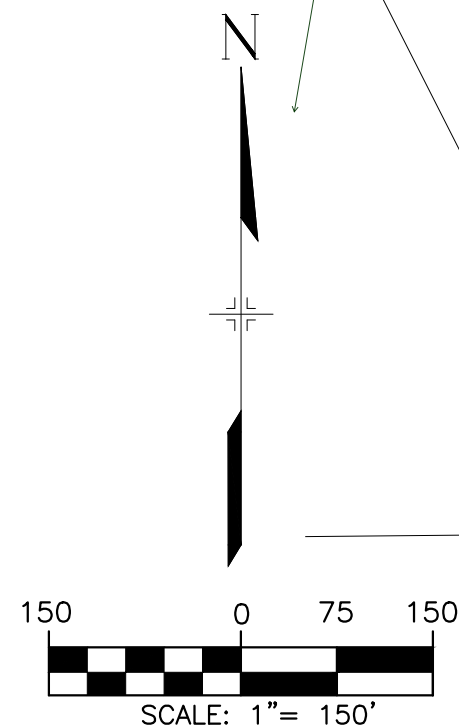
NO BUILD ZONE (SLOPE GREATER THAN 29.99%)

Identify hazards that are located on each individual lot

Floodplain/Bedrock

Drainage/Building Restriction

Move to the right side on all documents



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

APPROVAL:

VICINITY MAP:

PROJECT:
**HAY CREEK VALLEY SUBDIVISION
PRELIMINARY PLAN**

EL PASO COUNTY, CO
APRIL 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	04/27/2023	REVISED PER EPC COMMENTS	BP

DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: BTP

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLAN

SP01

SHEET 04 OF 06

CITY FILE NO.:

FILE LOCATION: S:\22.886.076 HAY CREEK FOREST MANOR\OLEARY PROPERTIES\900 CADD\504 PLAN SET\SPRELMINARY PLANS\01.DWG

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

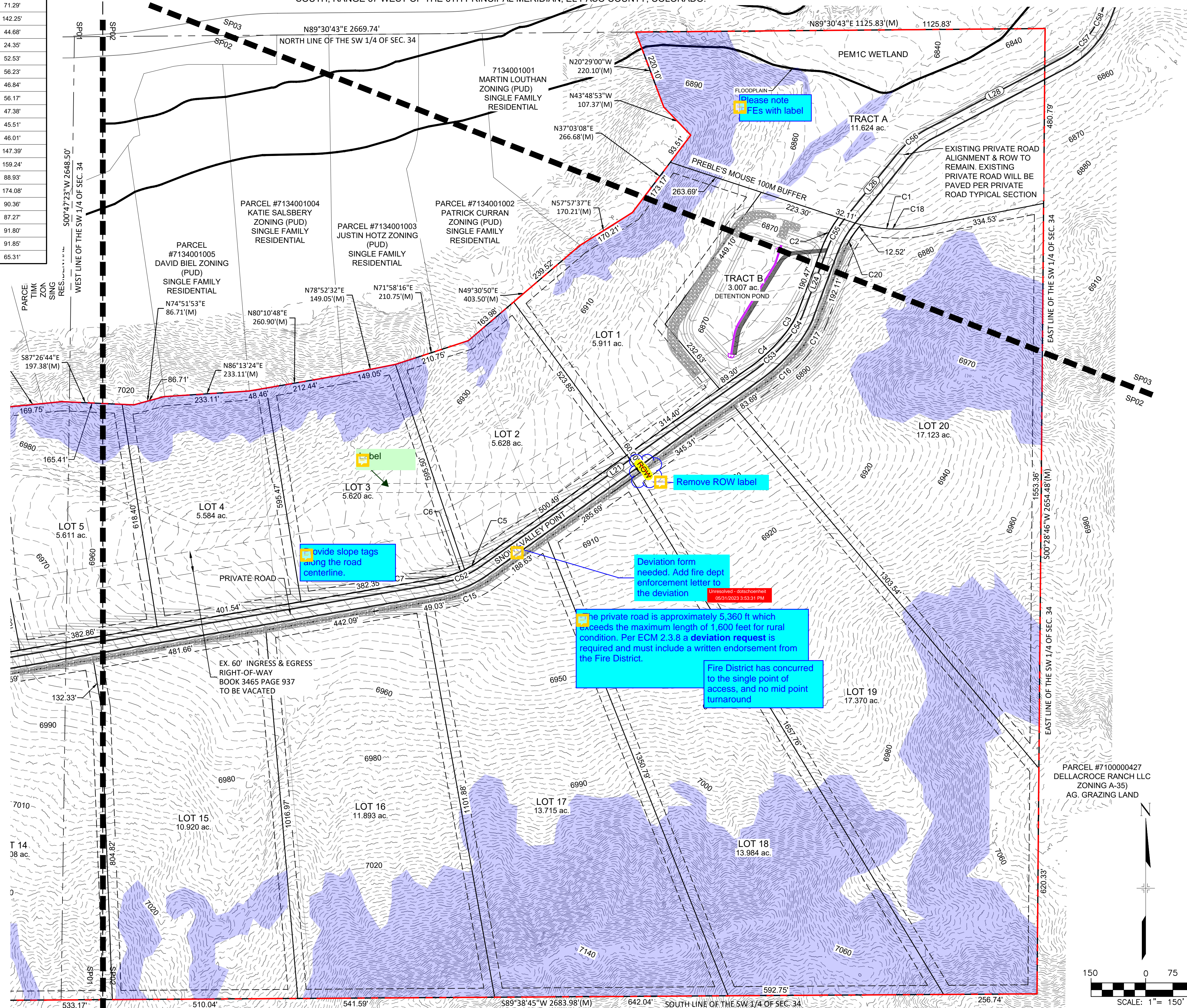
SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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	101.59	66.00	88°11'26"	N89°51'10"E	91.85
C25	65.41	330.00	11°21'27"	N76°09'04"E	65.31

LINE# / CURVE#	LENGTH	DIRECTION/ DELTA	RADIUS
C50	100.866	019.1391	301.958
C51	51.184	009.7754	300.000
C52	135.221	025.8254	300.000
C53	151.112	013.7981	627.486
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L21	903.753	N54° 25' 19.42"E	
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L31	354.451	N20° 08' 46.30"E	
L33	40.291	N04° 05' 10.69"W	

LEGEND

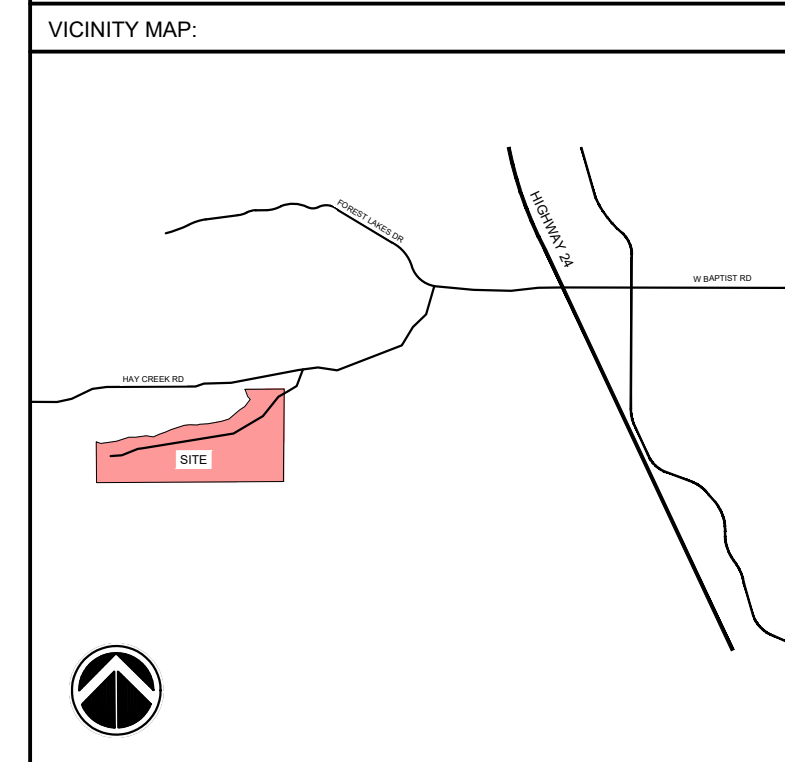
- NO BUILD ZONE (SLOPE GREATER THAN 29.99%)
- Identify hazards that are located on each individual Lot
 - Floodplain
 - Bedrock
 - Drainage



CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
 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

APPROVAL:



PROJECT:
**HAY CREEK VALLEY SUBDIVISION
 PRELIMINARY PLAN**
 EL PASO COUNTY, CO
 APRIL 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	04/27/2023	REVISED PER EPC COMMENTS	BP

DRAWING INFORMATION:

PROJECT NO: 22.886.076
 DRAWN BY: BTP
 CHECKED BY: RAF
 APPROVED BY: JRA
 SHEET TITLE:

PRELIMINARY PLAN

SP02

SHEET 05 OF 06

CITY FILE NO.:

FILE LOCATION: S:\22_886_076_HAY CREEK VALLEY SUBDIVISION\PRELIMINARY PLANS\SP01.DWG

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY 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.

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

APPROVAL:

LEGEND

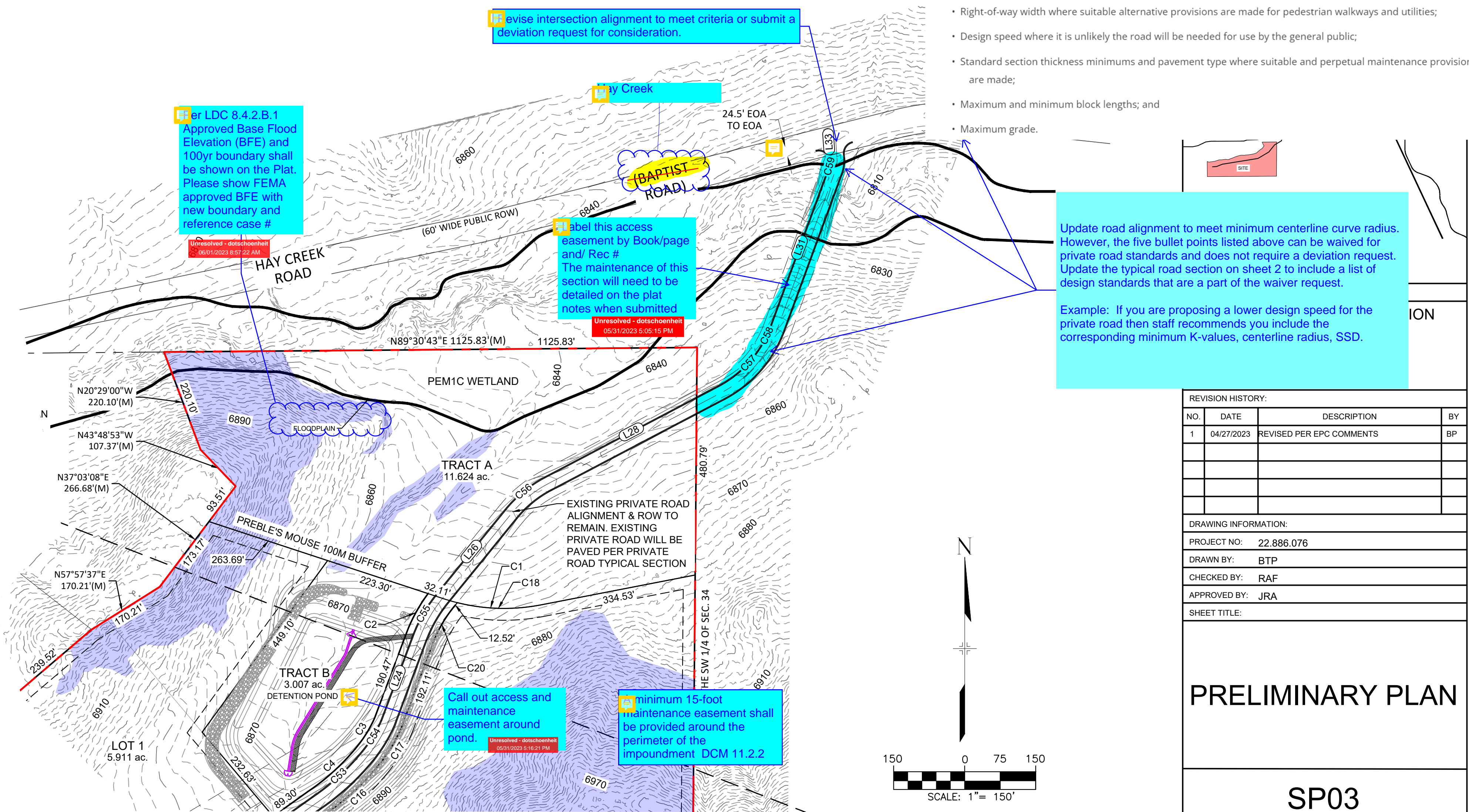
NO BUILD ZONE
 (SLOPE GREATER
 THAN 29.99 %)

PARCEL LINE CURVE DATA

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'
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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'
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C23	101.59	66.00'	88°11'26"	N89°51'10"E	91.85'
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CENTERLINE CURVE AND LINE DATA

LINE#	CURVE#	LENGTH	DIRECTION/ DELTA	RADIUS
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L28		413.590	N62° 16' 34.30"E	
L31		354.451	N20° 08' 46.30"E	
L33		40.291	N04° 05' 10.69"W	



Private Roads Require Waiver. The use of private roads is limited and allowed only by waiver. In granting a waiver to allow private roads, the BoC shall make written findings supporting the use of private roads and may require the owner to enter into a Private Road Maintenance Agreement or create covenants whereby the lot owners are required to maintain the private roads.

(3) Private Roads to Meet County Standards. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

- Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
- Design speed where it is unlikely the road will be needed for use by the general public;
- Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
- Maximum and minimum block lengths; and
- Maximum grade.

Update road alignment to meet minimum centerline curve radius. However, the five bullet points listed above can be waived for private road standards and does not require a deviation request. Update the typical road section on sheet 2 to include a list of design standards that are a part of the waiver request.

Example: If you are proposing a lower design speed for the private road then staff recommends you include the corresponding minimum K-values, centerline radius, SSD.

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	04/27/2023	REVISED PER EPC COMMENTS	BP

DRAWING INFORMATION:

PROJECT NO: 22.886.076
 DRAWN BY: BTP
 CHECKED BY: RAF
 APPROVED BY: JRA
 SHEET TITLE:

PRELIMINARY PLAN

SP03

SHEET 06 OF 06

CITY FILE NO.:

FILE LOCATION: S:\22.886.076 HAY CREEK FOREST MANOR\TOLEARY PROPERTIES\500 CAD\504 PLAN SET\SPRELMINARY PLANS\SP03.DWG