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.

PROPERTY ACREAGE BY USE:

TRACT A (OPEN SPACE/ EXISTING ROW): 11.62 AC.

1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS SUBJECT TO

2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF UNITED STATES AIR FORCE (USAFA) LAND-BASED CADET TRAINING, SMALL ARMS, AND LIGHT

AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE

THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WEAPONS FIRING, AND OF FLIGHT CAUSED BY AIRCRAFT BOTH IN (USAFA'S) AIRMANSHIP PROGRAM

ACADEMY SHALL CEASE TO BE USED FOR LAND-BASED AND, FLIGHT TRAINING PURPOSES, OR UNTIL

ALL TRAINING AREAS AND AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY

TOTAL SITE: 214.62 ACRES

RESIDENTIAL LOTS: 193.57 AC.

TRACT B (DETENTION): 3.01 AC.

TRACT D (PRIVATE ROAD): 6.36 AC.

TRACT C (CISTERN): 0.06 AC.

USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

AVIGATION EASEMENT NOTES

DEVELOPMENT NOTES

1. TRACTS:

- 1.1. TRACT A LAND USE INCLUDES PREBLE'S MEADOW JUMPING MOUSE HABITAT PROTECTION.
- 1.2. 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.
- 1.3. TRACT C SHALL BE UTILIZED AS A FIRE CISTERN TRACT. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE VESTED TO HAY CREEK VALLEY HOA.
- 1.4. TRACT D SHALL BE UTILIZED AS A PRIVATE ROAD TRACT AND WILL PROVIDE ACCESS TO ALL LOTS.
- 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 EXCEPT WHERE A DEVIATION AND/ OR MODIFICATION HAS BEEN REQUESTED.
- 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 SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY THE HAY CREEK HOA.
- 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. 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.
- 12.DEVELOPMENT IS GATED AND EMERGENCY ACCESS WILL BE GAINED WITH A FIRE DEPARTMENT APPROVED KNOXBOX.
- 13. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF CISTERN FOR PURPOSES OF FIRE SUPPRESSION. CISTERN IS TO BE MAINTAINED BY THE HAY CREEK VALLEY HOA.

STANDARD PCD PLAN NOTES

- 1. 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, WASTEWATER REPORT, AND TRAFFIC MEMO. WATER SUFFICIENCY REPORT DEFERRED TO PLAT.
- 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.
- 3. 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.
- 4. 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
- 5. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS
- 6. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 7. THE PRIVATE ROAD 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.
- 8. 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.)
- 9. 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.
- 10. 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.
- 11.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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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
- 16. ALL DRIVEWAY ENTRANCES FROM THE PRIVATE ROAD MUST MEET GRADE LIMITS PER LDC 6.3.3.C.3 AS AMENDED.

GEOLOGY STATEMENT

- 1. A "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION", HAY CREEK DEVELOPMENT, EL PASO COUNTY, COLORADO" (CTL | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE.
- 2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE GEOLOGICAL CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL 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: XOTHER HAZARDS: EXPANSIVE SOILS & BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING.
- WHERE SIGNIFICANT CUTS AND/ OR SITE GRADING ARE PLANNED ALONG THE SLOPE FOR LOTS 1 THROUGH 9, EVALUATION OF THE CUT SLOPE, NEW SITE GRADING AND RETAINING WALL/FOUNDATION WALL CONSTRUCTION SHOULD BE PERFORMED THAT INCLUDES STABILITY ANALYSIS. SLOPE EVALUATION WILL NEED TO INCLUDE THE ELEVATION OF TEMPORARY CUTS, IF PERFORMED, AND PERMANENT WALL CONDITIONS, INCLUDING SLOPE ANALYSIS MAY IMPACT THE PROPOSED RESIDENCE FOUNDATION.

INDEX OF SHEETS

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

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

PRIVATE ROADS: HAY CREEK VALLEY HOA FIRE DEPARTMENT: MONUMENT FIRE DISTRICT

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

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;

- 1. SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET
- 2. NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET
- 3. NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET 4. NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET;
- 5. NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET
- 6. SOUTH 81°25'26" EAST. A DISTANCE OF 208.57 FEET: 7. NORTH 66°51'51" EAST. A DISTANCE OF 197.45 FEET:
- 8. NORTH 70°47'03" EAST, A DISTANCE OF 178.13 FEET;
- 9. NORTH 66°11'16" EAST, A DISTANCE OF 170.15 FEET;
- 10.NORTH 71°47'12" EAST, A DISTANCE OF 403.02 FEET;
- 11.NORTH 84°26'00" EAST, A DISTANCE OF 169.75 FEET;
- 12.SOUTH 87°26'44" EAST, A DISTANCE OF 197.38 FEET;
- 13.NORTH 74°51'53" EAST, A DISTANCE OF 86.71 FEET;
- 14.NORTH 86°13'24" EAST, A DISTANCE OF 233.11 FEET;
- 15.NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET;
- 16.NORTH 78°52'32" EAST, A DISTANCE OF 149.05 FEET;
- 17.NORTH 71°58'16" EAST, A DISTANCE OF 210.75 FEET;
- 18.NORTH 49°30'50" EAST, A DISTANCE OF 403.50 FEET
- 19.NORTH 57°57'37" EAST, A DISTANCE OF 170.21 FEET; 20. NORTH 37°03'08" EAST, A DISTANCE OF 266.68 FEET;
- 21. NORTH 43°48'53" WEST, A DISTANCE OF 107.37 FEET;
- 22. NORTH 20°29'00" WEST, A DISTANCE OF 220.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF

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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER

2435 RESEARCH PARKWAY, SUITE 300

COLORADO SPRINGS, CO 80920

PHONE: (719) 575-0100

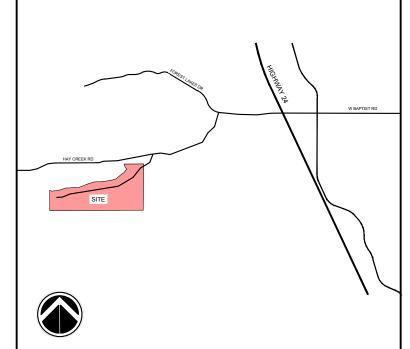
OWNER/DEVELOPER:

VIEW HOMES, INC

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

APPROVAL:

VICINITY MAP



HAY CREEK VALLEY SUBDIVISION PRELIMINARY PLAN

EL PASO COUNTY, CO JULY 2023

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	04/27/2023	REVISED PER EPC COMMENTS	BP
2	07/17/2023	REVISED PER EPC COMMENTS	BP

DRAWING INFORMATION:

APPROVED BY: JRA

SHEET TITLE

PROJECT NO: 22.886.076 DRAWN BY: BTP CHECKED BY: RAF

TITLE SHEET

TS01

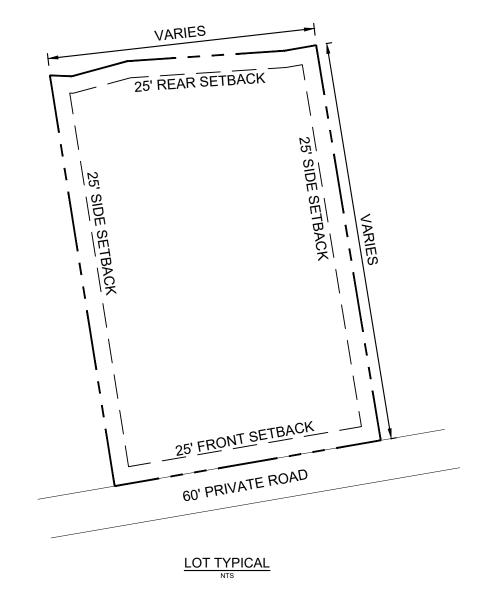
SHEET 01 OF 06

FILE NO.: SP-23-01

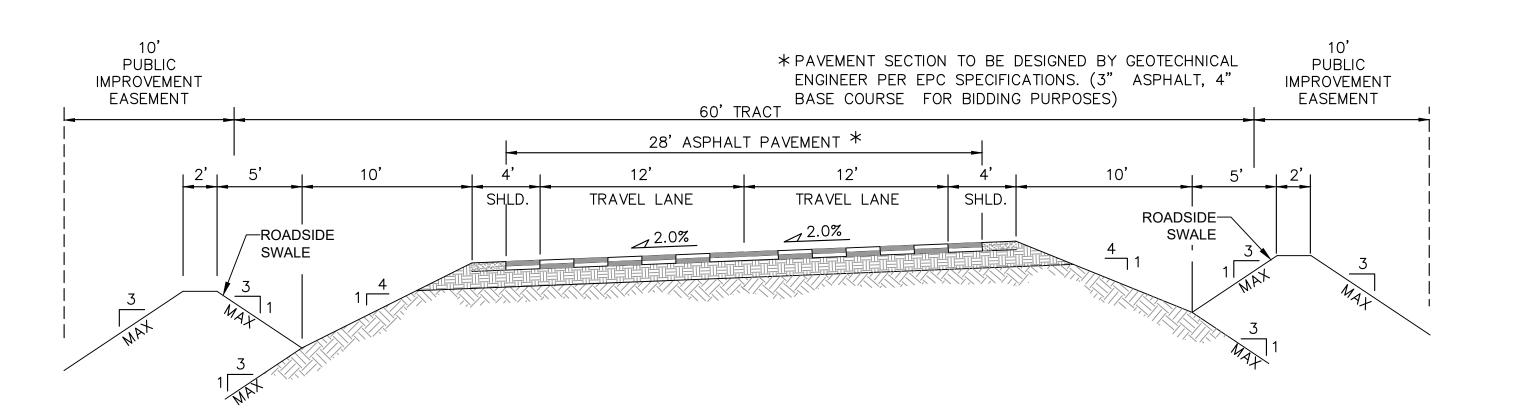
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LOT TYPICAL	•		IIM	N SETBAC	CKS		
ZONING DISTRICT	MIN. LOT AREA	MIN. WIDTH AT FRONT SETBACK	FRONT	REAR	SIDE	MAX LOT COVERAGE	MAX HEIGHT
RR-5	5 AC	200 Ft	25 Ft	25 Ft	25 Ft	25%	30 Ft



PRIVATE ROAD NOTES:

TOTAL LENGTH OF ROAD: 5134.3 LF TOTAL AREA OF ROW & TRACT D (EXISTING & PROPOSED): 7.41 ACRES TOTAL AREA PAVED SURFACE ON ROAD: 3.91 ACRES ROAD NAME AND CLASSIFICATION: WHITE BEAR POINT (PRIVATE ROAD) SURFACE MATERIAL: ASPHALT DESIGN SPEED FOR LOCAL RURAL: 30 MPH

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

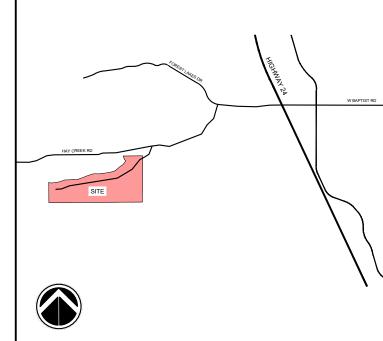
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CHECKED BY: RAF APPROVED BY: JRA

SHEET TITLE:

GENERAL NOTES & **DETAILS**

GN01

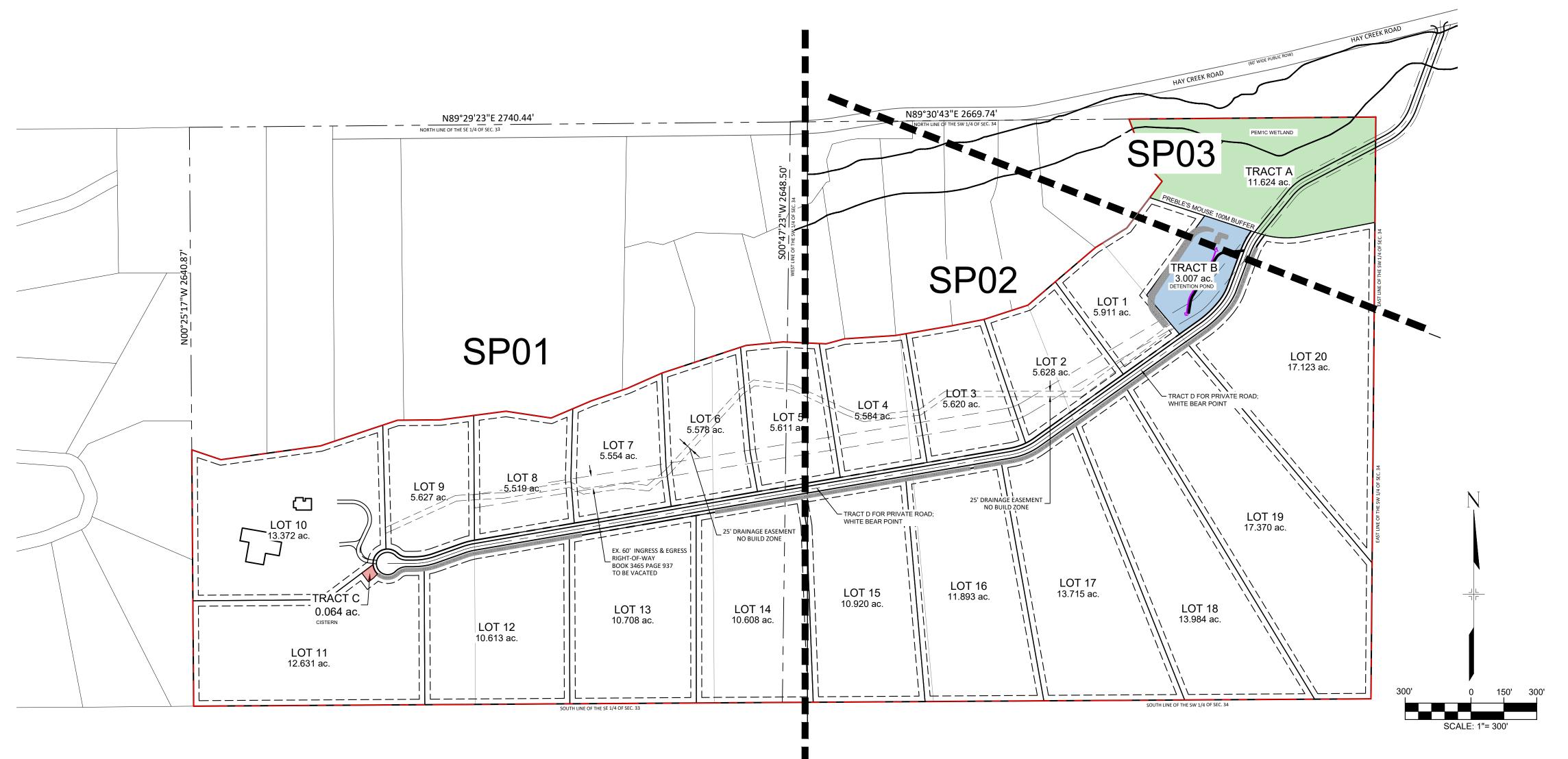
SHEET 02 OF 06

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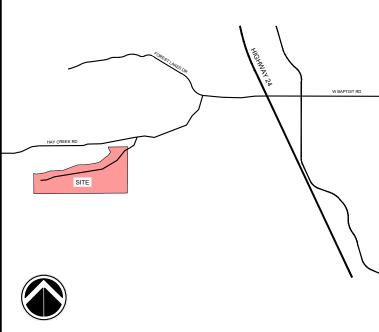
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555 MIDDLE CREEK PARKWAY SUITE 500 COLORADO SPRINGS, CO 80921 CLIENT PHONE (719) 382-9433

APPROVAL:

VICINITY MAP:



PROJEC:

HAY CREEK VALLEY SUBDIVISION PRELIMINARY PLAN

EL PASO COUNTY, CO JULY 2023

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APPROVED BY: JRA
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TRACT MAP & SHEET INDEX

GN02

SHEET 03 OF 06

FILE NO.: SP-23-01

CURVE TABLE HAY CREEK VALLEY CURVE# ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH N85°59'53"W EL PASO COUNTY, COLORADO 95.62 339.92' S28°41'10"W 95.30' PRELIMINARY PLAN 71.50 270.00' 15°10'23" S31°22'59"W 71.29' S47°32'55"W 142.25' 142.78 476.78' 17°09'29" SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 270.00' S59°10'05"W 44.68' 44.73 9°29'30" SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. C6 24.35 270.00' 5°10'05" S66°29'52"W 24.35' 52.62 270.00' 11°09'57" S74°39'53"W 52.53' C9 56.30 330.00' S75°21'36"W 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 N68°04'04"E 47.38' 56.64' 49°27'05" SE 1/4 SEC. 33, C13 330.00' N85°47'01"E 45.55 7°54'28" T.11S., R.67W., SIXTH P.M C14 46.07 270.00' 9°46'31" N75°21'36"E 46.01' C15 148.65 330.00' N67°19'35"E C16 159.83 N47°29'58"E 159.24' 536.78' 17°03'35" N31°13'34"E C17 89.20 330.00' 15°29'14" 88.93' C18 175.43 407.85' 24°38'43" S88°17'04"E 174.08' 90.79 270.00' 19°15'55" S80°06'17"W C19 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' PARCEL #7133007028 TED DEWING PARCEL #7133007027 C23 101.59 91.85' 66.00' 88°11'26" N89°51'10"E ZONING (PUD) EDWARD BEHR C25 65.41 330.00' 11°21'27" N76°09'04"E 65.31' SINGLE FAMILY ZONING (PUD) RESIDENTIAL SINGLE FAMILY RESIDENTIAL CENTERLINE CURVE AND LINE DATA LINE#/ CURVE# LENGTH DIRECTION/ DELTA RADIUS N71°47'12"E C50 019.1391 301.958 403.02'(M) PARCEL #7133007025 N84°26'00"E 3405 HAY CREEK LLC 169.75'(M) C51 009.7754 300.000 51.184 N70°47'03"E ZONING (RR-5) 178.13'(M) 135.221 025.8254 300.000 AG. GRAZING LAND C52 N66°11'16"E C53 151.112 013.7981 627.486 170.15'(M) PARCEL #7133007032 C54 80.445 018.6506 247.132 GERARD TIMMINS PARCEL #7133007011 PARCEL #7133007022 N82°27'48"E S81°25'26"E N66°51'51"E ZONING (RR-5) 300.000 C55 018.6184 RICHARD WALKER KIM PEDRIE 300.93'(M) 208.57'(M) 197.45'(M) 🕏 7030 SINGLE FAMILY RESIDENTIAL ZONING (RR-5) ZONING (RR-5) 250.000 101.090 023.1681 C56 SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL 251.678 C57 138.883 031.6175 N89°30'59"E 195.64'(M) C58 008.0763 319.178 44.991 S71°29'43"E 140.51'(M) C59 27.914 024.2325 66.000 ₹ N71°31'45"E L15 N89° 40' 27.90"I 25' DRAINAGE EASEMENT 369.66'(M) `5.611 ac N70° 28' 20.09"E L17 134.817 N82°07'46"E 458.69'(M) N80° 14' 51.44"E L19 2480.933 N54° 25' 19.42"E 5.554 ac. 191.308 N20° 30' 23.37"E N39° 06' 29.30"E L26 7130 L28 413.590 N62° 16' 34.30"E LOT 8 -5.519 ac. EX. 60' INGRESS & EGRESS N20° 08' 46.30"E LOT 9 5.627 ac. 354.451 L31 RIGHT-OF-WAY EXISTING -BUILDINGS TO BOOK 3465 PAGE 937 N04° 05' 10.69"W L33 40.291 TO BE VACATED REMAIN PARCEL #7133005018 <u>LEGEND</u> PATRICIA ELLIS REVISION HISTORY: ZONING (RR-5) SINGLE FAMILY RESIDENTIAL NO BUILD ZONE (SLOPE GREATER THAN 29.99 %) LOT 10 13.372 ac. 6990 ► PRIVATE ROAD PARCEL #7133005015 7010~ **DENIS KILGORE** ZONING (RR-5) SINGLE FAMILY RESIDENTIAL 7050 TRACT C 0.064 ac. ĹÔT 13^ LOT 14 10.708 ac. 10.608 ac. LOT 12 10.613 ac. 7030~ LOT 11-12.631 ac. 533.17 SOUTH LINE OF THE SE 1/4 OF SEC. 33 _S89°38'17"W 2684.46'(M)_ AIR FORCE ACADEMY ZONING (RR-5) FEDERAL FILE NO.:

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



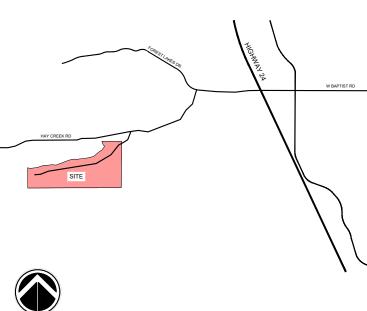
2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100

OWNER/DEVELOPER:

VIEW HOMES, INC

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

APPROVAL:



HAY CREEK VALLEY SUBDIVISION PRELIMINARY PLAN

EL PASO COUNTY, CO **JULY 2023**

INLV	TEVISION THOTORY.					
NO.	DATE	DESCRIPTION	BY			
1	04/27/2023	REVISED PER EPC COMMENTS	BP			
2	07/17/2023	REVISED PER EPC COMMENTS	BP			

DRAWING INFORMATION: PROJECT NO: 22.886.076

DRAWN BY: CHECKED BY: RAF APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLAN

SP01

SHEET 04 OF 06

EL PASO COUNTY, COLORADO

SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

N89°30'43"E 2669.74'

NORTH LINE OF THE SW 1/4 OF SEC. 34

DDEL IMINIADY DI ANI

PRELIMINARY PLAN	
SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11	

7134001001

220.10'(M)

<N89°30'43"E 1125.83'(M)

PEM1C WETLAND



DIRECTION/ DELTA RADIUS

301.958

300.000

300.000

627.486

247.132

300.000

250.000

251.678

319.178

66.000

019.1391

009.7754

025.8254

013.7981

018.6506

018.6184

023.1681

031.6175

008.0763

024.2325

N89° 40' 27.90"E

N80° 14' 51.44"E

N54° 25' 19.42"E

N20° 08' 46.30"E

N04° 05' 10.69"W

134.817 N70° 28' 20.09"E

191.308 N20° 30' 23.37"E

229.742 N39° 06' 29.30"E

413.590 N62° 16' 34.30"E

CENTERLINE CURVE AND LINE DATA

LENGTH

100.866

135.221

151.112

80.445

97.486

101.090

44.991

27.914

354.451

40.291

LINE#/ CURVE#

C51

C52

C53

C54

C55

C56

C57

C58

C59

L17

L19

L21

L24

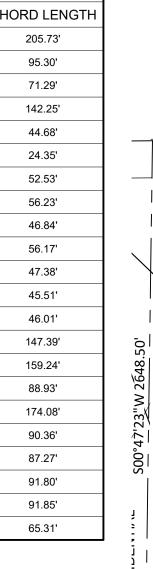
L26

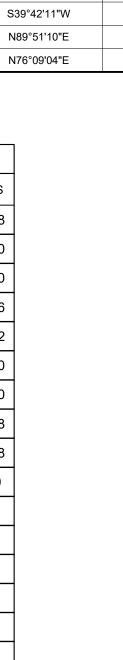
L28

L31

L33

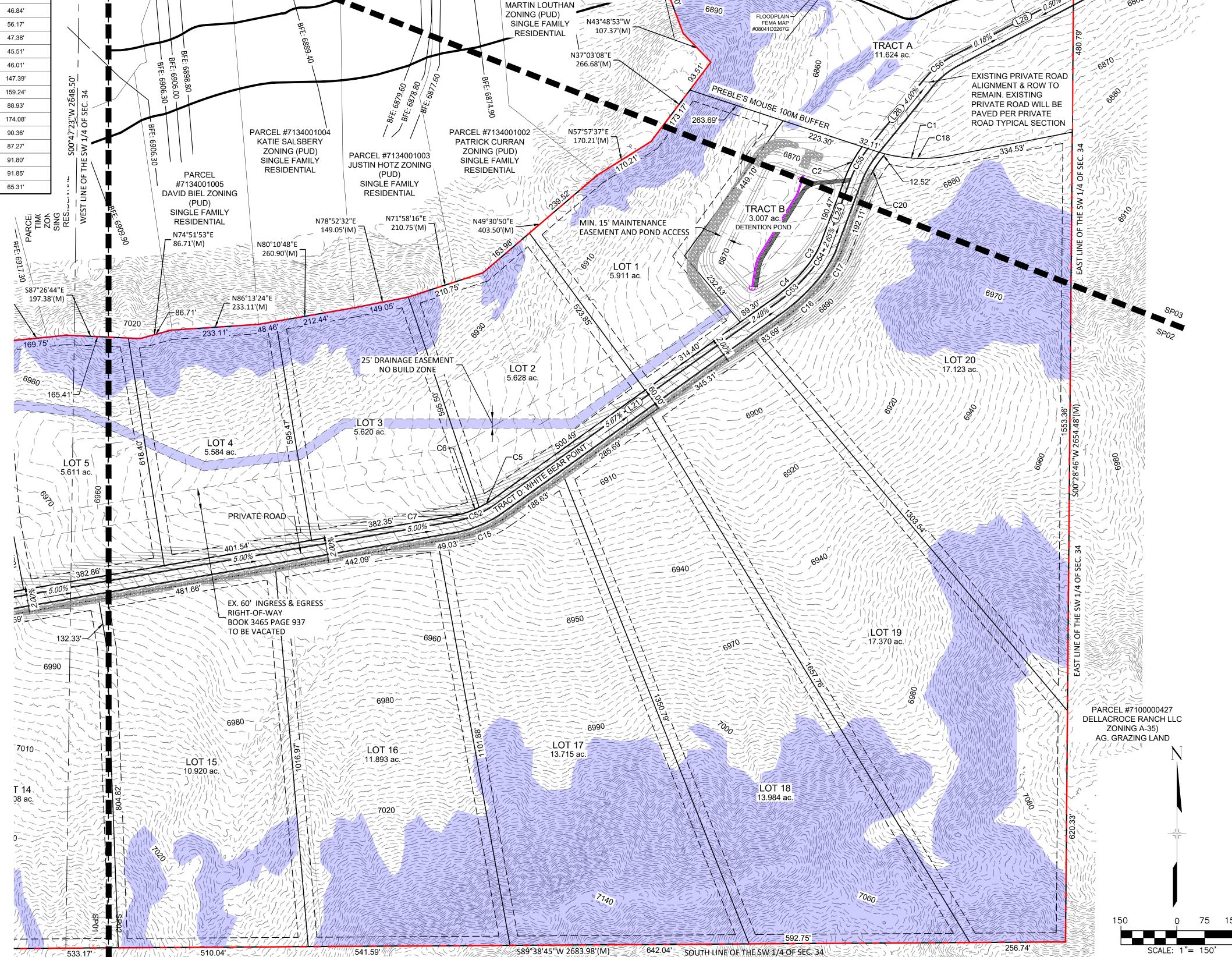
PARCEL LINE CURVE DATA





<u>LEGEND</u>

NO BUILD ZONE (SLOPE GREATER THAN 29.99 %)



CONSULTANTS:



PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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

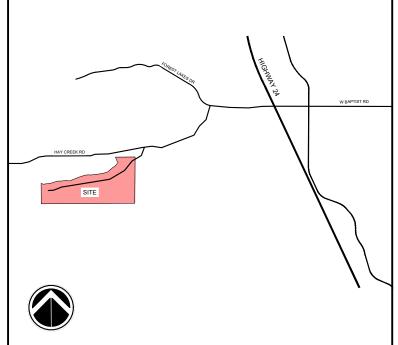
OWNER/DEVELOPER:

VIEW HOMES, INC

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

APPROVAL:

VICINITY MAP:



REVISION HISTORY:

HAY CREEK VALLEY SUBDIVISION PRELIMINARY PLAN

EL PASO COUNTY, CO JULY 2023

NO.	DATE	DESCRIPTION	BY			
1	04/27/2023	REVISED PER EPC COMMENTS	BP			
2	07/17/2023	REVISED PER EPC COMMENTS	BP			
DRA	DRAWING INFORMATION:					

PROJECT NO: 22.886.076 DRAWN BY:

CHECKED BY: RAF

APPROVED BY: JRA SHEET TITLE:

PRELIMINARY PLAN

SP02

SHEET 05 OF 06

FILE NO.:

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.

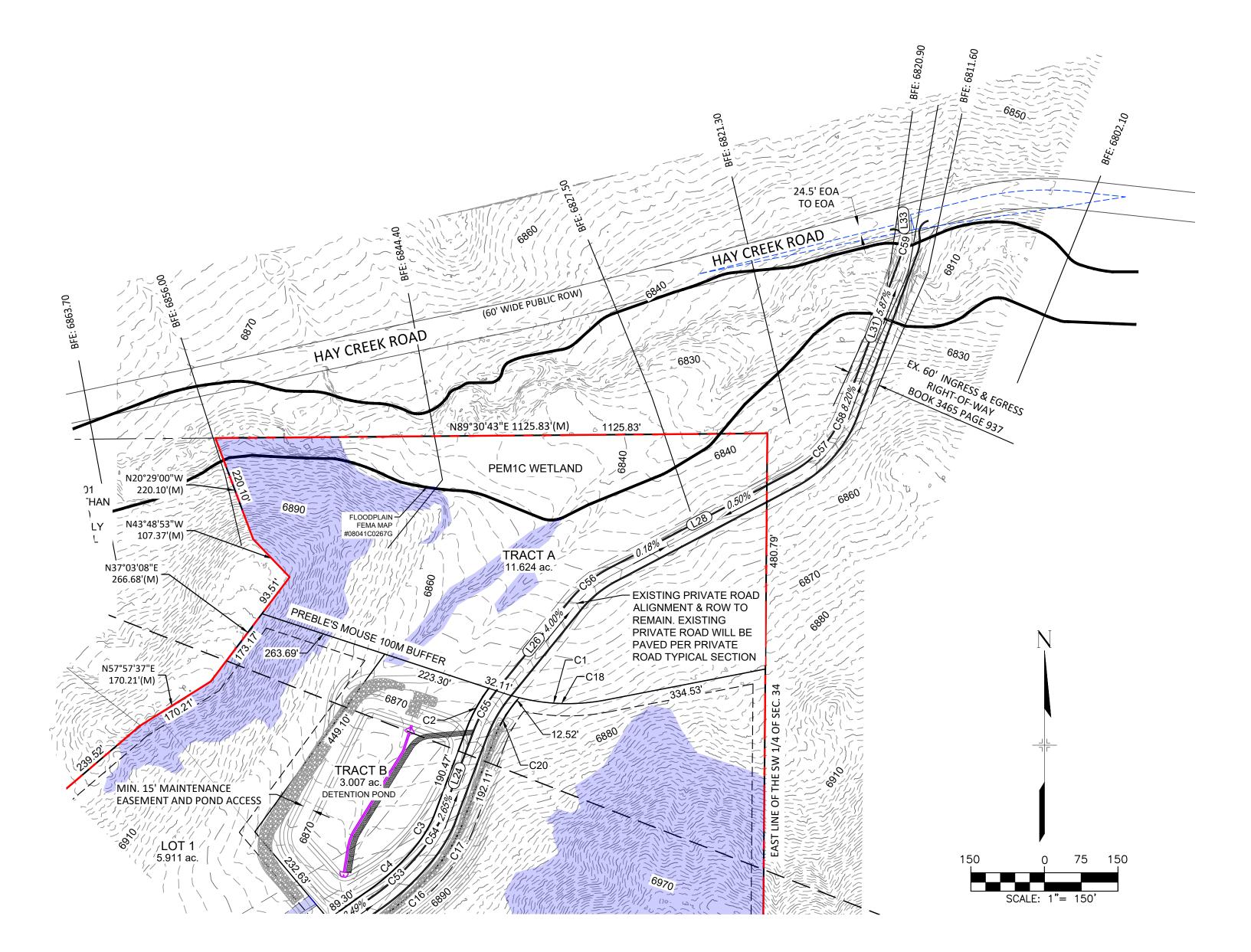
<u>LEGEND</u>



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'	
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				



CONSULTANTS:

Matrix

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

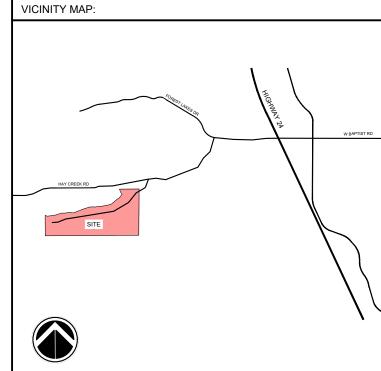
2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

OWNER/DEVELOPER:

VIEW HOMES, INC

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

APPROVAL:



DDO IECT:

HAY CREEK VALLEY SUBDIVISION PRELIMINARY PLAN

EL PASO COUNTY, CO JULY 2023

REVISION HISTORY:								
NO.	DATE	DESCRIPTION	BY					
1	04/27/2023	REVISED PER EPC COMMENTS	ВР					
2	07/17/2023	REVISED PER EPC COMMENTS	BP					
DRA	WING INFORM	MATION:						

DRAWING INFORMATION:
PROJECT NO: 22.886.076

DRAWN BY: BTP
CHECKED BY: RAF

APPROVED BY: JRA

PRELIMINARY PLAN

SP03

SHEET 06 OF 06

FILE NO.: SP-23-01

FILE LOCATION; S:\22.886.076 HAY CREEK-FOREST MANOR-O'LEARY PROPER