

VICINITY MAP  
SCALE 1"=1/2 MILE



KEYMAP  
SCALE NTS

# JENISHAY FARMS Preliminary Plan El Paso County, Colorado

Prepared For:  
**Phillip S. & Jennifer  
Miles**

**15630 Fox Creek Lane  
Colorado Springs, CO 80908**

Prepared By:  
**Lodestar Engineering, LLC  
P.O. Box 88461  
Colorado Springs, CO 80908  
January, 2021**

PROJECT DRAWING LIST	
SHEET NUMBER	SHEET DESCRIPTION
C1	COVER SHEET
C2	NOTES & DETAIL SHEET
C3	PLAN
C4	PRELIMINARY GRADING

Legal Description:  
Lots 5 and 6 in Terra Ridge Filing No. 1, County of El Paso, State of Colorado and a portion of the Southwest Quarter of Section 29, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence S89°46'29"E along the South line of Whispering Hills Estates as recorded in Plat Book Z-2 at Page 2 of said county records, 1407.75 feet to the Southeast corner thereof; thence N00°58'34"E, 1327.96 feet to the Northeast corner thereof; thence S89°47'26"E, 1245.16 feet to the Northeast corner of said Southwest Quarter, said Northeast corner also being on the West line of Wildwood Village Unit 3 as recorded in Plat Book H-3 at Page 57 of said county records; thence S00°59'16"W along the East line of said Southwest Quarter and the West Line of said Wildwood Village Unit 3 and Wildwood Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1366.91 feet; thence N89°46'29"W, 945.48 feet; thence N00°58'34"E, 8.50 feet; thence N89°46'29"W, 1708.14 feet to a point on the west line of said Southwest Quarter; thence N00°58'34"E, 30.00 feet to the point of beginning, County of El Paso, State of Colorado., said described tract contains 52.63 Acres +/-

#### AGENCIES/CONTACTS

DEVELOPER:	SHAY MILES 15630 FOX CREEK LANE COLORADO SPRINGS, CO 80908 (719) 352-8886	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3716
SURVEYOR:	JOHN KEILERS & ASSOCIATES, LLC 9920 OTERO AVENUE COLORADO SPRINGS, CO 80920 (719) 649-9243	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION' 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908MR. DAVE WALDNER (719) 495-2283
CIVIL ENGINEER:	LODESTAR ENGINEERING, LLC P.O. BOX 88461 COLORADO SPRINGS, CO 80908 (719) 352-8886	TELEPHONE COMPANY:	N/A
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719) 520-7945	FIRE DEPARTMENT:	BLACK FOREST FIRE PROTECTION DISTRICT (719) 650-2276

NOTE: NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.

BASIS OF BEARINGS:  
AS MONUMENTED AND SHOWN, AND WAS ASSUMED 500°12'10"E.

BENCHMARK:  
THE MONUMENT AT THE NORTHWEST PROPERTY CORNER, HAVING AN ELEVATION OF 7441.73'. DATUM IS NAVD '88



ISSUED

REVISIONS

**JENISHAY FARMS**  
15630 FOX CREEK LANE  
COLORADO SPRINGS, COLORADO

EL PASO COUNTY PRE-DEVELOPMENT  
REPLAT TERRA RIDGE LOTS 5 & 6 W/ 7 LOTS IN  
JENISHAY FARMS  
**COVER SHEET**

**C1**  
SHEET NO.

**PROJECT GENERAL NOTES**

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY LODESTAR ENGINEERING, LLC.
- STATIONING IS AT CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- ALL BACKFILL, SUBBASE, AND OR BASE COURSE MATERIALS SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- THE POTENTIAL EXISTS THAT MOISTURE CHANGES IN DEEPER UNSTABLE MATERIALS WILL CAUSE SOME MOVEMENT IN THE OVERLYING FILL AND STRUCTURE. VERTICAL SLAB MOVEMENT OF 1 TO 3 INCHES IS CONSIDERED NORMAL OF SOILS OF LOW TO MODERATE EXPANSION POTENTIAL AND FOR COMPACTED STRUCTURAL FILL AFTER THE REMOVAL OF THE EXPANSIVE SOILS. IN SOME CASES VERTICAL MOVEMENT MAY EXCEED THIS RANGE. IF MOVEMENT IN ASSOCIATED DAMAGE TO BASEMENT FLOORS CANNOT BE TOLERATED, A STRUCTURAL FLOOR SYSTEM SHALL BE INSTALLED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 08041C0305G AND 08041C0315G DATED DECEMBER 7, 2018 THIS PROJECT IS NOT LOCATED WITHIN A FEMA DESIGNATED 100YR FLOODPLAIN. THEREFORE, NO MAP REVISIONS WILL BE NECESSARY.
- THE LOTS WITHIN THE SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS: EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, SHALLOW GROUNDWATER, EROSION, POTENTIAL ARTIFICIAL FILL, FAULTS/SEISMIC AND RADON. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGY AND SOIL STUDY WITH WASTEWATER STUDY BY RMG (ROCKY MOUNTAIN GROUP) DATED SEPTEMBER 18, 2020, IN FILE SP-20-009 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL ROADWAY AND DRAINAGE FACILITIES LOCATED AND DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY
- THE PRELIMINARY PLAN IDENTIFIES GENERAL LOCATIONS FOR NO BUILD EASEMENTS WITHIN THE LOTS THAT ARE IMPACTED BY WETLANDS, GEOLOGIC HAZARDS, OR ARE REQUIRED FOR DRAINAGE. THESE AREAS WILL BE DEFINED MORE PRECISELY IN FUTURE FINAL PLAT. THE EASEMENTS WILL RESTRICT BUILDING OF PRINCIPLE AN ACCESSORY STRUCTURES, AND THE STORAGE OF MATERIALS.
- PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORMWATER CONVEYANCE PATHS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO AN THROUGH THESE LOTS. THE PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THESE PASS AND OR PROVIDED MEASURES TO ELIMINATE EROSION, IF IT SHOULD OCCUR.
- ACCESS TO LOTS 4, 5, AND 6 WILL BE LIMITED TO THE SHARED/COMMON DRIVEWAY ACCESS EASEMENT. A MAINTENANCE AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM FOX CREEK LANE OR LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- 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.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE FILED AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: TRAFFIC IMPACT STUDY, DRAINAGE REPORT, GEOLOGY AND SOILS REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL RESOURCES REPORT, NOXIOUS WEED REPORT.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES TO BE PLATED WITH FINAL PLAT ON EITHER SIDE WITH A MINIMUM 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE TO BE PLATED WITH FINAL PLAT WITH A MINIMUM 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS TO BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- DEVELOPERS 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 US FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E. G., PREBLE'S MEADOW JUMPING MOUSE).
- TRACK A SHALL BE UTILIZED AS A DRAINAGE TRACK. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE VESTED TO THE JENISHAY FARMS HOMEOWNERS ASSOCIATION. TRACK A OF THIS PROPERTY WILL BE SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT TO BE RECORDED WITH THE FINAL PLAN

**GENERAL LOT DRAINAGE NOTES**

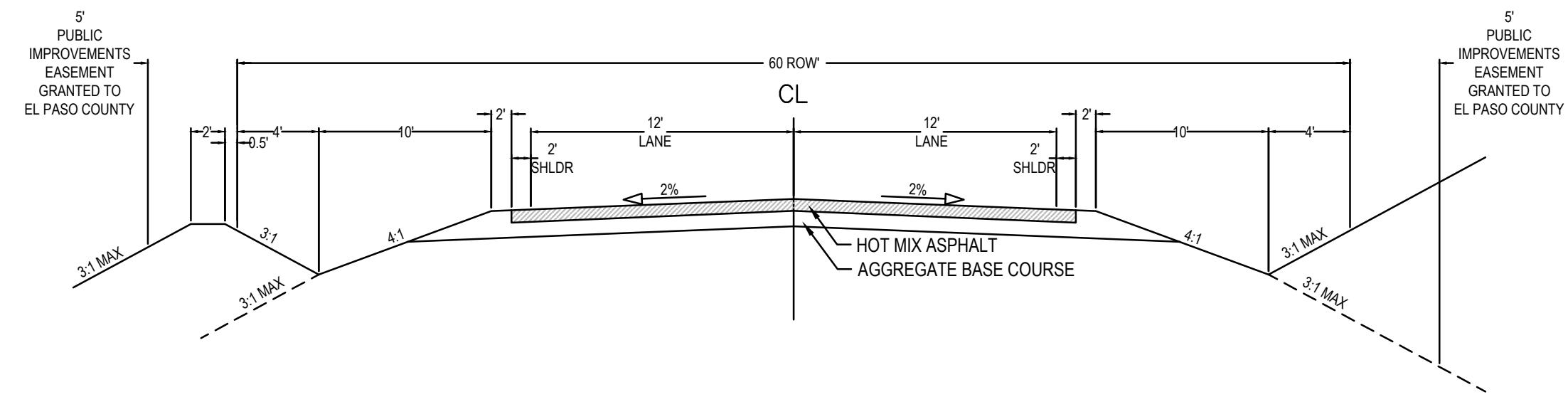
- FINAL LOT IN HOME SITE GRADING IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND BUILDERS.
- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AN ACCOUNT FOR POTENTIAL CROSS SLOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

**DESIGN DATA**

ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH (ASPHALT)	28' EOA-EOA
MIN HORIZONTAL RADIUS:	300'
MIN GRADE:	1.0%
MAX GRADE:	5.96%
MIN K-VALUE (CREST):	19
MIN K-VALUE (SAG):	37

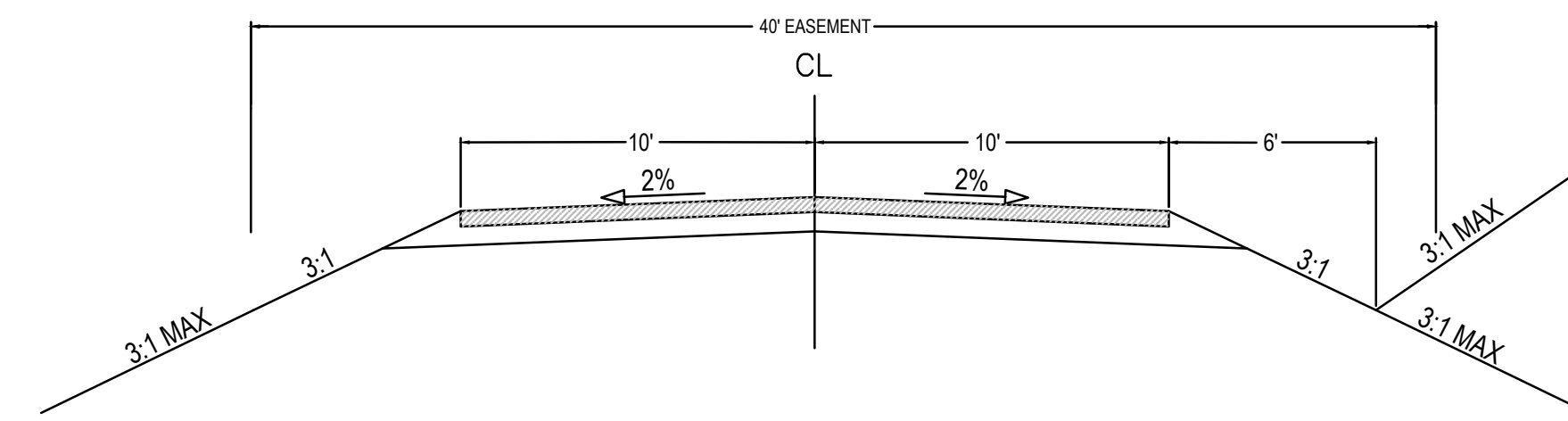
**LEGEND**

NEW	EXISTING	DETAIL
		DETAIL
		EASEMENT LINE
		CONTOUR LINE
		PROPERTY LINE
		DRAINAGE ARROW
		ROAD CENTER LINE
		ASPHALT PAVEMENT
		RIPRAP
		CONCRETE
		GRAVEL



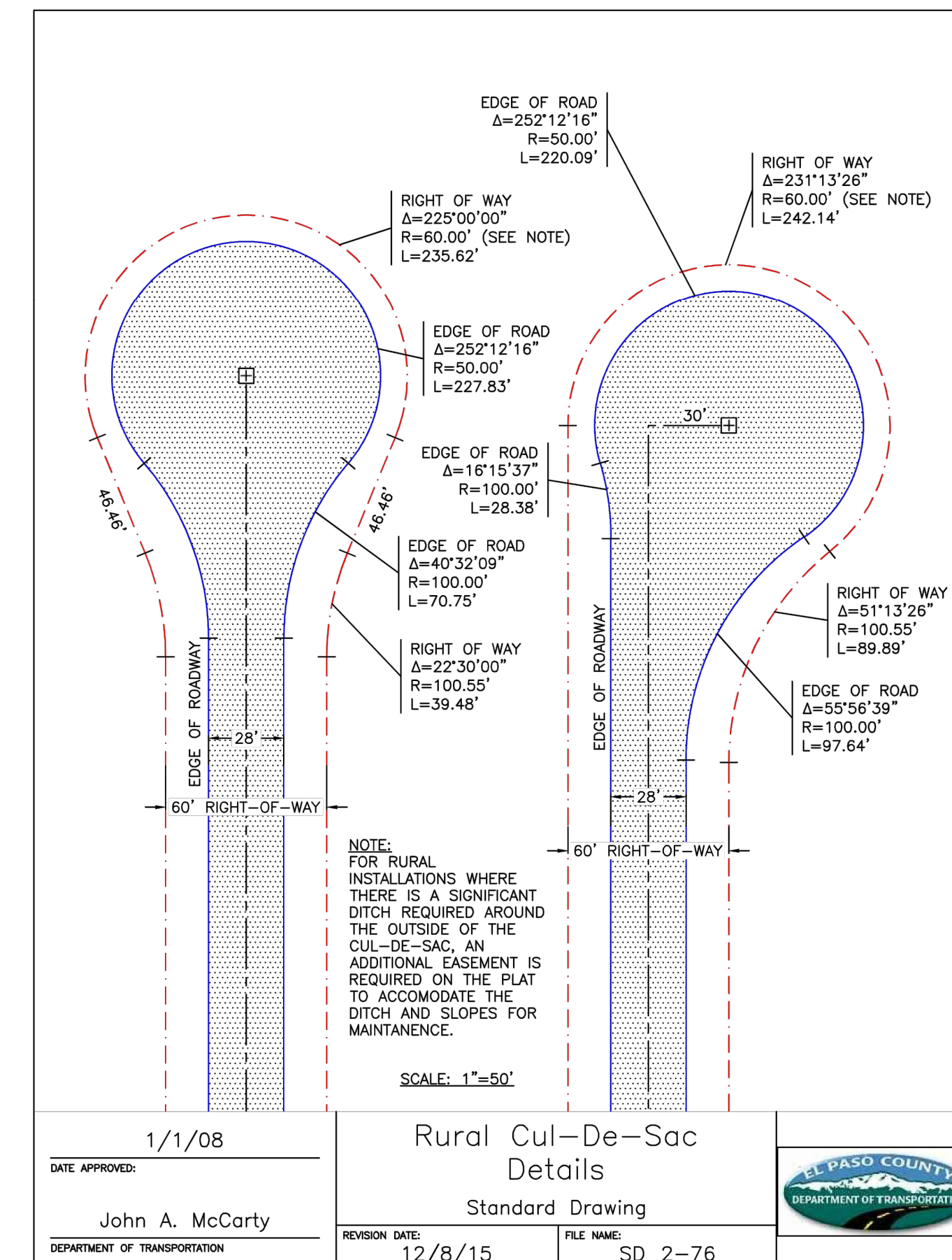
NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COURSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

RURAL LOCAL – PAVED  
TYPICAL SECTION  
SCALE N.T.S.



NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COURSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

PRIVATE DRIVEWAY – PAVED  
TYPICAL SECTION  
SCALE: NTS



DATE APPROVED: 1/1/08	Rural Cul-De-Sac Details	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-76



ISSUED	REVISIONS

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COLORADO SPRINGS, COLORADO

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REPLAT TERRA RIDGE LOTS 5 & W/ 7 LOTS IN  
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NOTES**



