

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

DRAINAGE BASIN

EAST CHERRY CREEK (CYCY0200)

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP NO. 08041C0305G DATED DECEMBER 7, 2018, THE PROJECT LIES OUTSIDE OF THE 100-YEAR AND 500-YEAR FLOODPLAINS (ZONE X).

LEGAL DESCRIPTION

LOTS 1-6, MARIAH TRAIL FILING NO. 1

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MONUMENTED AS SHOWN ON FINAL PLAT.

GENERAL SITE DESCRIPTION

ESTABLISHMENT OF A SMALL SUBDIVISION BY SUBDIVIDING OF EXISTING 35 ACRE PARCEL ZONED RR-5 FOR SIX LOTS OF MINIMUM 5 ACRES. LOTS TO REMAIN ZONED RR-5 FOR SINGLE-FAMILY RESIDENCES. LOTS REQUIRE WELLS AND ON-SITE WASTEWATER TREATMENTS SYSTEMS ON-SITE. CONSTRUCTION OF A PRIVATE ROADWAY VIA ACCESS EASEMENT OF 60' WIDTH AND CUL-DE-SAC DESIGNED PER COUNTY STANDARDS (RURAL LOCAL GRAVEL), AND ROADSIDE DITCHES.

LOT 6 TO BE DESIGNATED AS A NO-BUILD PARCEL TO RETAIN 16' COMMON ACCESS EASEMENT (REC. NO. 213070061).

ACCESS

LOT 1 TO BE ACCESSED VIA DRIVEWAY DIRECTLY CONNECTED TO THE MARIAH TRAIL PUBLIC RIGHT-OF-WAY. LOTS 2 AND 3 ARE ACCESSED VIA A SHARED DRIVEWAY WITHIN THE 25' WIDTH ACCESS EASEMENT WITHIN LOT 2. LOTS 4 AND 5 ARE ACCESSED VIA A SHARED DRIVEWAY WITHIN THE 25' WIDTH ACCESS EASEMENT WITHIN LOT 5. LOT 6 TO BE ACCESSED VIA DRIVEWAY DIRECTLY CONNECTED TO THE MARIAH TRAIL PUBLIC RIGHT-OF-WAY.

APPROXIMATE SCHEDULE OF DEVELOPMENT

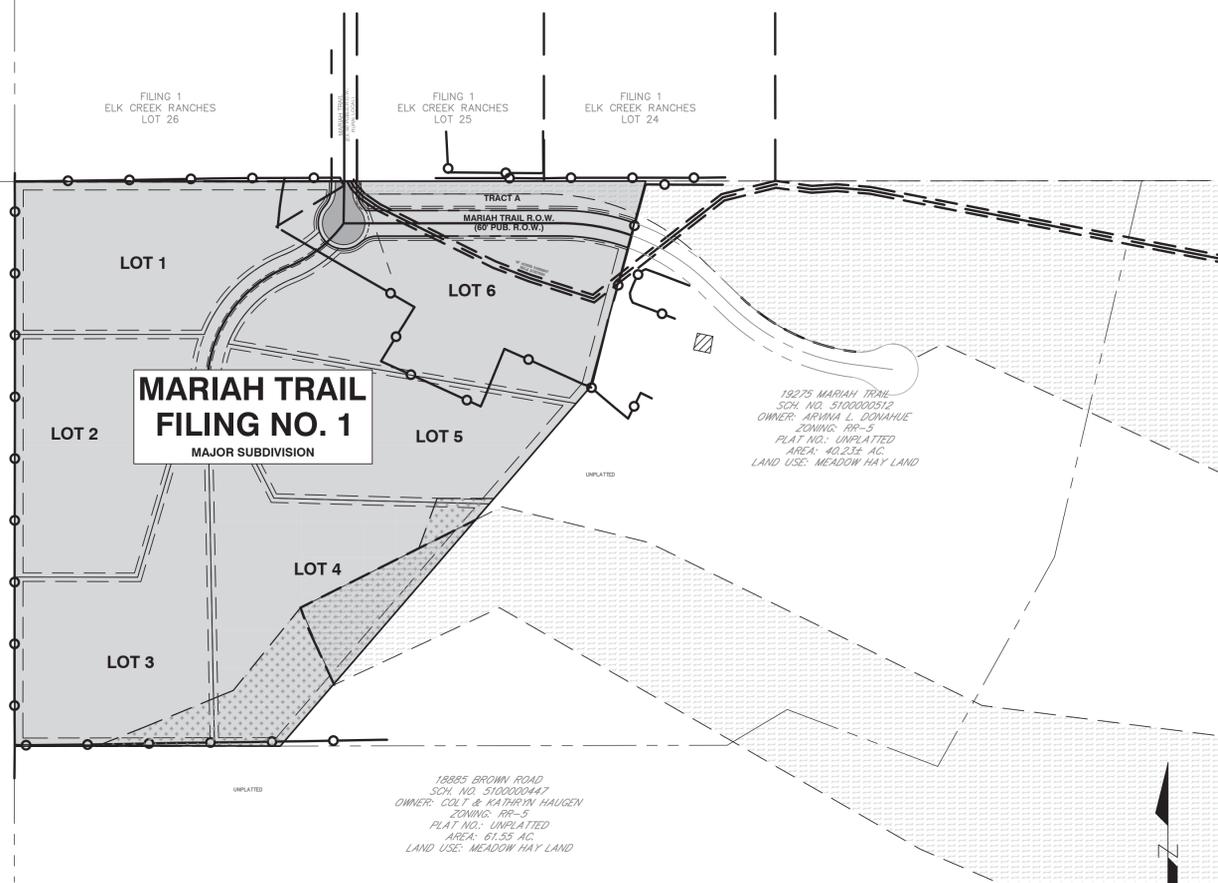
SEPTEMBER OF 2024 THROUGH NOVEMBER OF 2024

SEASER SEC. 01-11-66
SCH. NO. 6100000331
OWNER: YOUNGER
FAMILY PARTNERSHIP
ZONING: RR-5
PLAT NO.: UNPLATTED
AREA: 40 AC.
LAND USE: AG. GRAZING
LAND

ELNEA SEC. 12-11-66
SCH. NO. 6100000224
OWNER: YOUNG FAMILY
PARTNERSHIP
ZONING: RR-5
PLAT NO.: UNPLATTED
AREA: 80 AC.
LAND USE: DIRTY FARM
(40 AC.)
AG. GRAZING LAND (40 AC.)

18885 BROWN ROAD
SCH. NO. 5100000447
OWNER: COLT & KATHRYN HAUGEN
ZONING: RR-5
PLAT NO.: UNPLATTED
AREA: 61.55 AC.
LAND USE: MEADOW HAY LAND

19275 MARIAH TRAIL
SCH. NO. 5100000512
OWNER: ALPHA L. DONAHUE
ZONING: RR-5
PLAT NO.: UNPLATTED
AREA: 40.234 AC.
LAND USE: MEADOW HAY LAND



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	OVERALL SITE PLAN
3	LINE AND CURVE TABLES
4	PUBLIC ROADWAY PLAN & PROFILE

LEGEND

	PROPERTY BOUNDARY		PROPOSED OH ELECTRIC
	EASEMENT		PROPOSED UG ELECTRIC
	SETBACK LINE		PROPOSED WATER
	LIMITS OF DISTURBANCE/CONSTRUCTION		PROPOSED SANITARY
	PROPOSED CONTOURS		PROPOSED GAS
	EXISTING MINOR CONTOUR		PROPOSED STORM
	EXISTING MAJOR CONTOUR		
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED BUILDING		
	CONSERVATION EASEMENT AREA		
	DRAINAGE EASEMENT AREA		
	DRAINAGE FLOW DIRECTION		
	EXISTING OH ELECTRIC		
	EXISTING WATER		
	EXISTING SANITARY		
	EXISTING GAS		
	EXISTING STORM		

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Thomas Kirk Jr.
THOMAS KIRK JR.
OWNER/DEVELOPER
9/9/2024
DATE

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Carlos Serrano
CARLOS SERRANO, PE
COLORADO PE NO. 52048
9/9/2024
DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Joshua Palmer P.E.
JOSHUA PALMER P.E.
COUNTY ENGINEER
10/30/2024
DATE

PROJECT CONTACTS

APPLICANT/DEVELOPER
MR. THOMAS D. KIRK, JR.
19510 MARIAH TRAIL
COLORADO SPRINGS, CO 80908

ENGINEER
ENGINEERING LOCAL XPRTS
2320 W. COLORADO AVE., STE. 122
COLORADO SPRINGS, CO 80904
TEL: (719) 308-9146
CONTACT: CARLOS D. SERRANO
EMAIL: CARLOS@ELXSOCO.COM

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, STE. 102
COLORADO SPRINGS, CO 80909
TEL: 719-448-0844

EL PASO COUNTY PLANNING AND
COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: 719-578-3199
CONTACT: KYLIE BAGLEY

EL PASO COUNTY ENGINEERING
DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
TEL: 719-578-3199
CONTACT: DANIEL TORRES

GENERAL NOTES

- THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION SEPTEMBER OF 2024 AND BE COMPLETE BY OCTOBER OF 2024 WITH FINAL STABILIZATION TO TAKE PLACE IN NOVEMBER OF 2024.
- EL PASO COUNTY ASSUMES OWNERSHIP AND MAINTENANCE OF THE 60' RADIUS RIGHT-OF-WAY EXTENSION CUL-DE-SAC WHICH CONTAINS EXTENSION OF MARIAH TRAIL INCLUDING THE GRAVEL ROADWAY AND ROADSIDE DITCHES.
- RESPECTIVE PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON TRACTS, ACCESS DRIVES, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY. LANDSCAPE IMPROVEMENTS AND MAINTENANCE WITHIN LOTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.
- THERE ARE NO KNOWN SIGNIFICANT NATURAL FEATURES LOCATED UPON THIS PROPERTY INCLUDING DRAINAGEWAYS, PRESERVATION AREAS, NO-BUILD AREAS, OR NATURAL HABITATS.
- THERE IS AN EXISTING STOCK POND LOCATED ON THE EAST ADJACENT PARCEL (19275 MARIAH TRAIL). THE STOCK POND DOES NOT EXPERIENCE ANY NEGATIVE IMPACTS DUE TO DEVELOPMENT OF THIS PROJECT AS ASSESSED IN THE FINAL DRAINAGE REPORT PRODUCED BY E.L.X. DATED APRIL OF 2024.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING/PUBLIC WORKS INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED.
- ALL TRAFFIC RELATED "SIGNS", "STRIPING" OR "CONTROL DEVICES" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT EL PASO COUNTY FOR ASSISTANCE.
- PRIVATE FACILITIES AND COMMON AREAS ARE TO BE MAINTAINED BY THE OWNER OR THEIR ASSIGNS. THESE FACILITIES INCLUDE BUT ARE NOT LIMITED TO: TRACTS AS SHOWN ON PLAT.
- PUBLIC FACILITIES ARE PROPOSED WITHIN THE PROPERTY INCLUDING THE ELECTRIC LINES AND GAS LINES WHICH ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER AND MAINTAINED BY RESPECTIVE ENTITIES. ALL OTHER UTILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- SEE FINAL PLAT APPLICATION FOR EXISTING AND FINAL PLAT CONDITIONS FOR EXISTING AND PROPOSED PRIVATE AND PUBLIC IMPROVEMENTS, UTILITIES, DRAINAGE, AND ACCESS EASEMENTS.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING: EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM), CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CDOT M & S STANDARDS.
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SITE INFORMATION TABLE	
SITE LOCATION	19205 MARIAH TRAIL, WITHIN SEC 7-11-65
PARCEL TAX ID (SCHEDULE) NO.	5100000511
EXISTING ZONING	RR-5 (RESIDENTIAL RURAL)
PROPOSED ZONING	RR-5 (RESIDENTIAL RURAL)
TOTAL AREA	35 ACRES (LOT 1 = 5.04 AC.; LOT 2 = 5.26 AC.; LOT 3 = 5.27 AC.; LOT 4 = 5.92 AC.; LOT 5 = 5.25 AC.; LOT 6 = 5.98 AC.; COUNTY R.O.W. = 1.18 AC.; TRACT A = 1.10 AC.)
EXISTING USES/BUILDINGS	VACANT LAND (MEADOW HAY LAND) / NONE
PROPOSED USES	5 AC. MIN. SINGLE-FAMILY RESIDENCE LOTS
MIN. FRONTAGE AT PUB. ROADWAY	30 FT.
MIN. FRONTAGE AT PVT. ROADWAY	N/A
MIN. WIDTH AT FRONT SETBACK LINE	200 FT.
MIN. PRINCIPAL FRONT SETBACK	25 FT. ^{1,2}
MIN. PRINCIPAL REAR SETBACK	25 FT. ^{1,2}
MIN. PRINCIPAL SIDE SETBACK	25 FT. ^{1,2}
PERCENT MAXIMUM LOT COVERAGE	5% ³
MAXIMUM BUILDING HEIGHT	30 FT.

¹ KENNELS, PENS, AND FUR FARMS SHALL BE SETBACK A MINIMUM OF 100 FT. FROM ALL PROPERTY LINES.
² GARAGES SHALL BE SETBACK A MINIMUM OF 300 FT. FROM ALL PROPERTY LINES.
³ MAXIMUM IMPERVIOUSNESS OF EACH LOT IS 5% PER HOA COVENANTS.

LAND USE SUMMARY TABLE		
	EXISTING	PROPOSED
PERCENT VEGETATIVE COVER ¹	99.99% (NATIVE GRASS, WEEDS)	93.1% ¹
DEVELOPED LOT AREA COVERAGE ¹	0.01% (DIRT ROAD IN ACCESS ESMT.)	5.0% (1.59 AC.) ¹
PAVEMENT COVERAGE	0%	0.9% (0.32 AC. GRAVEL ROADWAY)
TOTAL PERCENT IMPERVIOUSNESS ²	0%	6.5% ¹

¹ ASSUMES 5% IMPERVIOUSNESS FOR DEVELOPED LOTS WITH PER HOA COVENANTS AND GRAVEL ROADWAY AT 80% IMPERVIOUSNESS PER LAND USE TABLE 6-6 OF THE ECM.



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PROJECT NAME:

MARIAH TRAIL SUBDIVISION FILING NO. 1

PROJECT LOCATION:

19205 MARIAH TRAIL
EL PASO COUNTY, COLORADO

CLIENT:

MR. THOMAS KIRK

CONTACT INFO:

THOMAS KIRK
19205 MARIAH TRAIL
COLORADO SPRINGS, CO
80908-1123

PROFESSIONAL SEAL:



DATE: DESCRIPTION:

DATE	DESCRIPTION
05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2
03/20/24	SUBMITTAL 3
04/21/24	SUBMITTAL 4
06/16/24	SUBMITTAL 5
09/09/24	SUBMITTAL 6

JOB #:

100678

DRAWN BY:

CDS

REVIEWED BY:

CDS

PROJ. MNGR.:

CDS

PLAN SET:

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

SHEET TITLE:

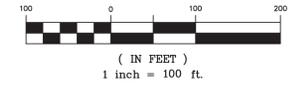
COVER

SHEET NO.:

1

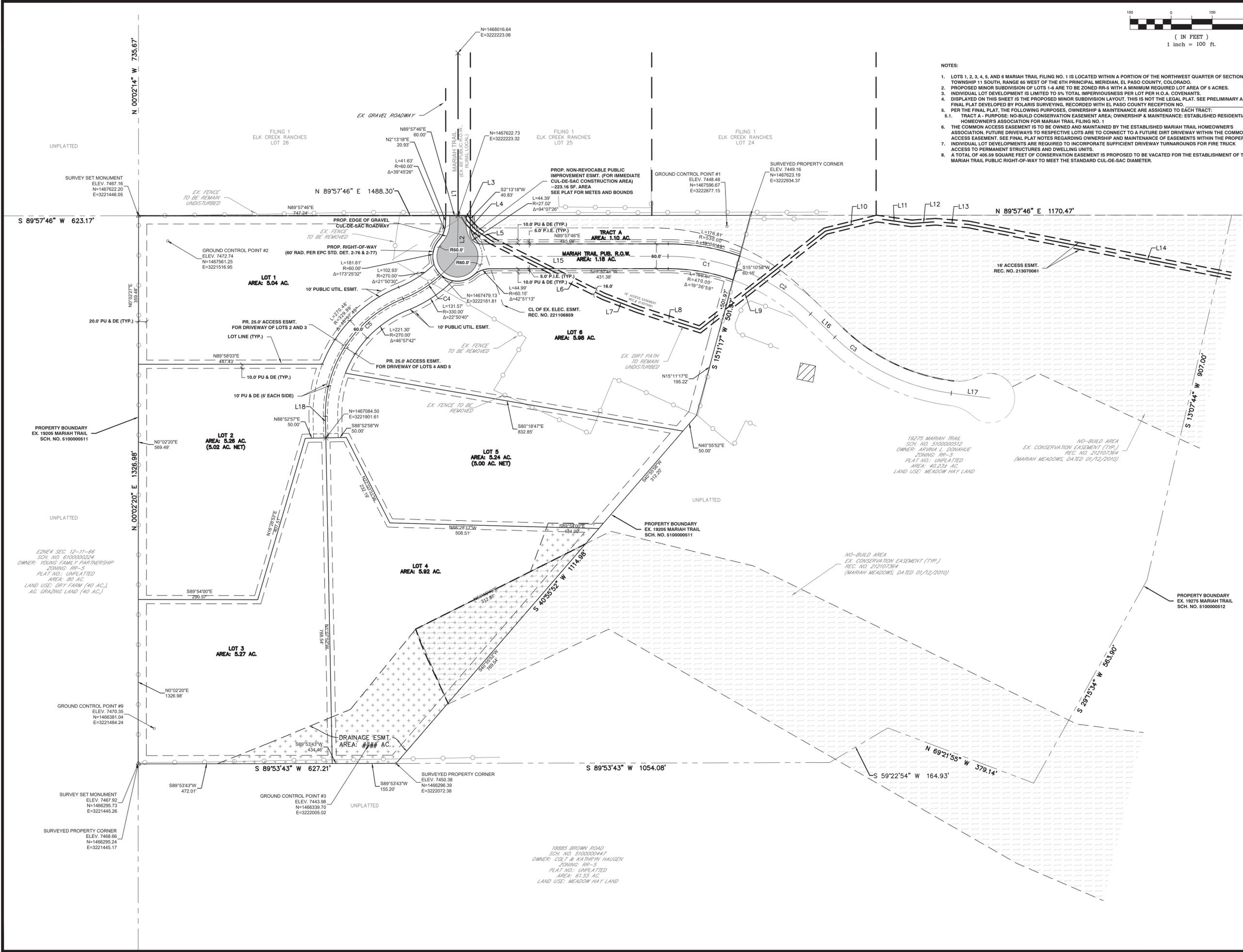
SHEET NO.:

1



NOTES:

- LOTS 1, 2, 3, 4, 5, AND 6 MARIAH TRAIL FILING NO. 1 IS LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.
- PROPOSED MINOR SUBDIVISION OF LOTS 1-6 ARE TO BE ZONED RR-5 WITH A MINIMUM REQUIRED LOT AREA OF 5 ACRES.
- INDIVIDUAL LOT DEVELOPMENT IS LIMITED TO 5% TOTAL IMPERVIOUSNESS PER LOT PER H.O.A. COVENANTS.
- DISPLAYED ON THIS SHEET IS THE PROPOSED MINOR SUBDIVISION LAYOUT. THIS IS NOT THE LEGAL PLAT. SEE PRELIMINARY AND FINAL PLAT DEVELOPED BY POLARIS SURVEYING, RECORDED WITH EL PASO COUNTY RECEPTION NO.
- PER THE FINAL PLAT, THE FOLLOWING PURPOSES, OWNERSHIP & MAINTENANCE ARE ASSIGNED TO EACH TRACT:
 - TRACT A - PURPOSE: NO-BUILD CONSERVATION EASEMENT AREA; OWNERSHIP & MAINTENANCE: ESTABLISHED RESIDENTIAL HOMEOWNERS ASSOCIATION FOR MARIAH TRAIL FILING NO. 1
 - THE COMMON ACCESS EASEMENT IS TO BE OWNED AND MAINTAINED BY THE ESTABLISHED MARIAH TRAIL HOMEOWNERS ASSOCIATION. FUTURE DRIVEWAYS TO RESPECTIVE LOTS ARE TO CONNECT TO A FUTURE DIRT DRIVEWAY WITHIN THE COMMON ACCESS EASEMENT. SEE FINAL PLAT NOTES REGARDING OWNERSHIP AND MAINTENANCE OF EASEMENTS WITHIN THE PROPERTY.
 - INDIVIDUAL LOT DEVELOPMENTS ARE REQUIRED TO INCORPORATE SUFFICIENT DRIVEWAY TURNAROUNDS FOR FIRE TRUCK ACCESS TO PERMANENT STRUCTURES AND DWELLING UNITS.
 - A TOTAL OF 405.59 SQUARE FEET OF CONSERVATION EASEMENT IS PROPOSED TO BE VACATED FOR THE ESTABLISHMENT OF THE MARIAH TRAIL PUBLIC RIGHT-OF-WAY TO MEET THE STANDARD CUL-DE-SAC DIAMETER.



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PROJECT NAME:

MARIAH TRAIL SUBDIVISION FILING NO. 1

PROJECT LOCATION:

19205 MARIAH TRAIL
EL PASO COUNTY, COLORADO

CLIENT:

MR. THOMAS KIRK

CONTACT INFO:

THOMAS KIRK
19205 MARIAH TRAIL
COLORADO SPRINGS, CO
80908-1123

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06/16/24	SUBMITTAL 5
09/09/24	SUBMITTAL 6

JOB #: 100678

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:

MAJOR SUBDIVISION
CONSTRUCTION DRAWINGS

SHEET TITLE:

OVERALL SITE PLAN

SHEET NO.:

2



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EL PASO COUNTY, COLORADO

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COLORADO SPRINGS, CO
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JOB #: 100678

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:

MAJOR SUBDIVISION
CONSTRUCTION DRAWINGS

SHEET TITLE:

LINE AND CURVE TABLES

SHEET NO.:

3

MARIAH TRAIL R.O.W. EXTENSION

LINE TABLE				
LINE #	LENGTH (FT)	DIRECTION	STARTING N/E	ENDING N/E
L1	393.91'	N00°02'14"W	1467622.73, 3222223.321	1468016.64, 3222223.06
L2	98.88'	S00°53'15"W	1467622.73, 3222223.293	1467523.86, 3222221.76

PROPOSED 20' COMMON ACCESS EASEMENT

LINE TABLE				
LINE #	LENGTH (FT)	DIRECTION	STARTING N/E	ENDING N/E
L18	52.34'	S01°06'16"E	1467136.81, 3221900.589	1467084.48, 3221901.60

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	STARTING N/E	ENDING N/E
C4	169.21'	300.00'	32°19'02"	S52°11'22"W	166.98'	1467523.86, 3222221.76	1467421.50, 3222089.84
C5	363.72'	300.00'	69°27'56"	S33°36'55"W	341.85'	1467421.50, 3222089.84	1467136.81, 3221900.59

FUTURE MARIAH TRAIL EAST R.O.W. EXTENSION

LINE TABLE				
LINE #	LENGTH (FT)	DIRECTION	STARTING N/E	ENDING N/E
L15	512.07'	S89°57'46"W	1467524.20, 3222733.832	1467523.86, 3222221.76
L16	81.42'	S46°07'51"E	1467384.66, 3223080.664	1467328.24, 3223139.36
L17	95.00'	S82°45'29"E	1467192.69, 3223422.836	1467180.71, 3223517.07

CURVE TABLE

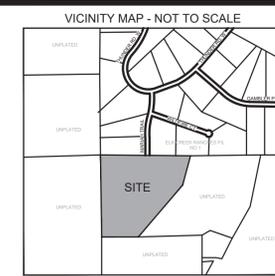
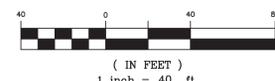
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	STARTING N/E	ENDING N/E
C1	169.19'	500.00'	19°23'15"	N80°20'36"W	168.38'	1467495.95, 3222899.83	1467524.20, 3222733.83
C2	213.97'	500.00'	24°31'08"	S58°23'25"E	212.34'	1467495.95, 3222899.83	1467384.66, 3223080.66
C3	319.63'	500.00'	36°37'38"	S64°26'40"E	314.22'	1467328.24, 3223139.36	1467192.69, 3223422.84

EX. 16' ACCESS ESMT.

LINE TABLE				
LINE #	LENGTH (FT)	DIRECTION	STARTING N/E	ENDING N/E
L3	15.73'	S29° 57' 25.00"E	1467622.74, 3222238.70	1467609.11, 3222246.56
L4	30.18'	S43° 24' 36.00"E	1467609.11, 3222246.56	1467587.19, 3222267.30
L5	45.24'	S55° 31' 21.00"E	1467587.19, 3222267.30	1467561.58, 3222304.59
L6	304.67'	S63° 45' 13.00"E	1467561.58, 3222304.59	1467426.84, 3222577.85
L7	88.31'	S69° 14' 46.00"E	1467426.84, 3222577.85	1467395.55, 3222660.43
L8	158.45'	S72° 14' 22.00"E	1467395.55, 3222660.43	1467347.22, 3222811.33
L9	387.12'	N52° 04' 43.00"E	1467347.22, 3222811.33	1467585.13, 3223116.71
L10	128.20'	N76° 16' 35.00"E	1467585.13, 3223116.71	1467615.55, 3223241.25
L11	86.02'	S82° 07' 11.00"E	1467615.55, 3223241.25	1467603.75, 3223326.45
L12	58.36'	N86° 04' 28.00"E	1467603.75, 3223326.45	1467607.75, 3223384.68
L13	79.86'	S85° 23' 37.00"E	1467607.75, 3223384.68	1467601.33, 3223464.28
L14	888.53'	S79° 00' 16.00"E	1467601.33, 3223464.28	1467431.86, 3224336.50

FILING 1
ELK CREEK RANCHES
LOT 26

FILING 1
ELK CREEK RANCHES
LOT 25



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PROJECT NAME:
MARIAH TRAIL SUBDIVISION FILING NO. 1

PROJECT LOCATION:
19205 MARIAH TRAIL
EL PASO COUNTY, COLORADO

CLIENT:
MR. THOMAS KIRK

CONTACT INFO:
THOMAS KIRK
19205 MARIAH TRAIL
COLORADO SPRINGS, CO
80908-1123

PROFESSIONAL SEAL:
9/9/2024
COLORADO LICENSED PROFESSIONAL ENGINEER
52048

DATE:	DESCRIPTION:
05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2
03/20/24	SUBMITTAL 3
04/21/24	SUBMITTAL 4
06/16/24	SUBMITTAL 5
09/09/24	SUBMITTAL 6

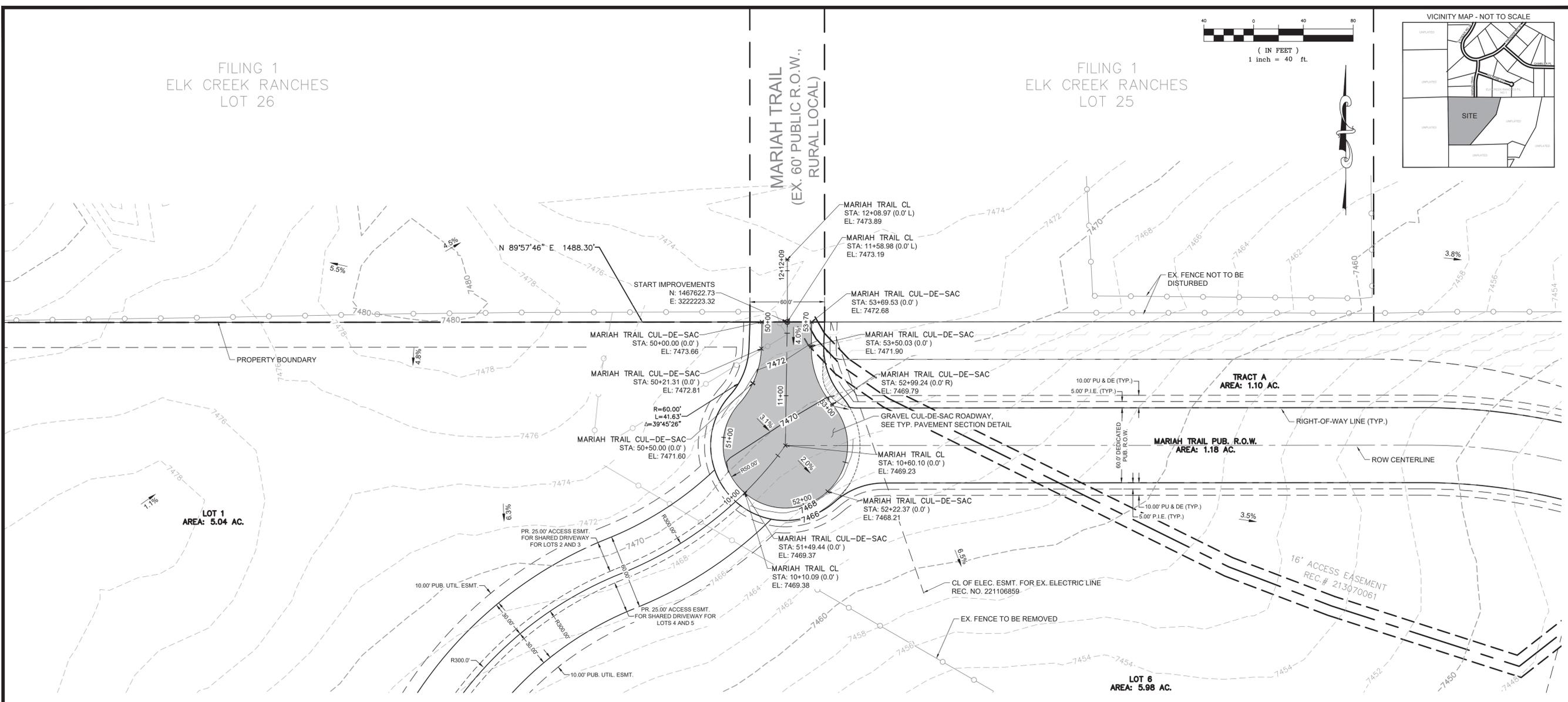
JOB #: 100678

DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

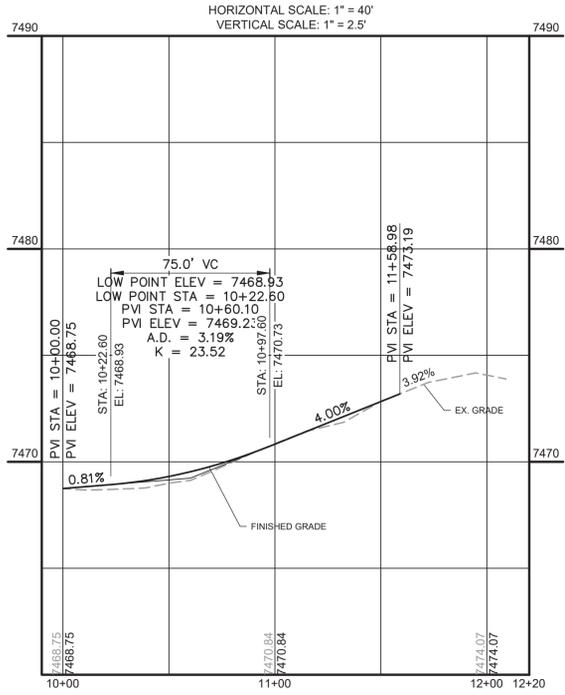
PLAN SET:
MAJOR SUBDIVISION
CONSTRUCTION DRAWINGS

SHEET TITLE:
PUBLIC ROADWAY PLAN &
PROFILE

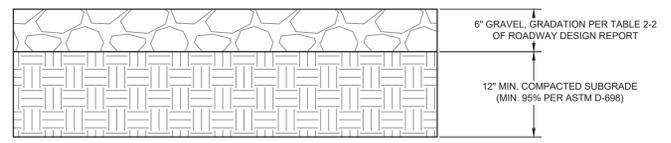
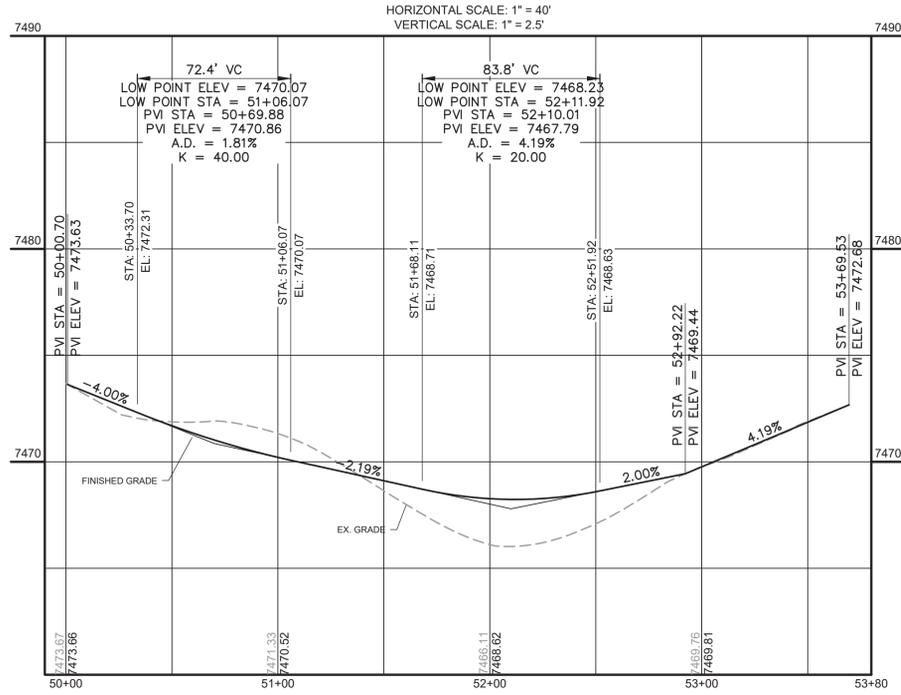
SHEET NO.:
4



MARIAH TRAIL CL



MARIAH TRAIL CUL-DE-SAC



GRAVEL CUL-DE-SAC/ROADWAY TYPICAL PAVEMENT SECTION
N.T.S.

- NOTES:**
- SOIL SAMPLES SHALL BE COLLECTED AFTER THE ROAD HAS BEEN GRADED.
 - GRAVEL ROADWAY SECTION DESIGN TO BE REVIEWED AND ACCEPTED BY EL PASO COUNTY PRIOR TO CONSTRUCTION OF THE ROADWAY.

