

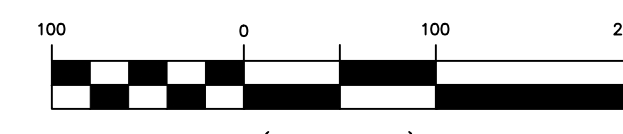
NOTES:

- 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 65 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.
- 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.

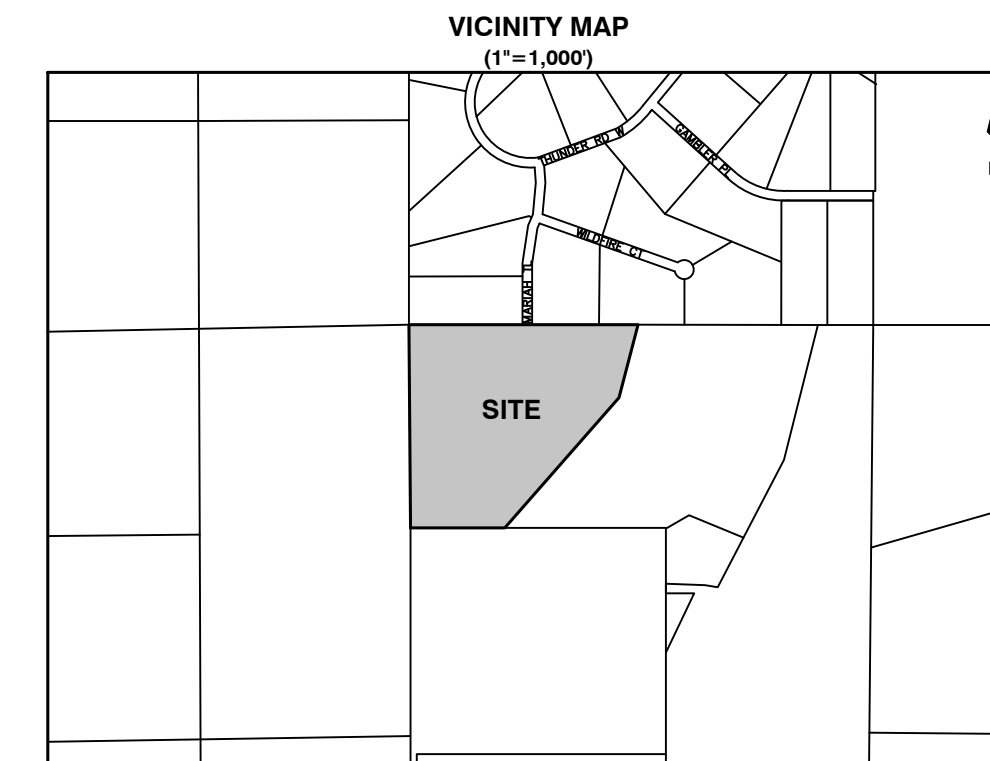
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

MARIAH TRAIL FILING NO. 1

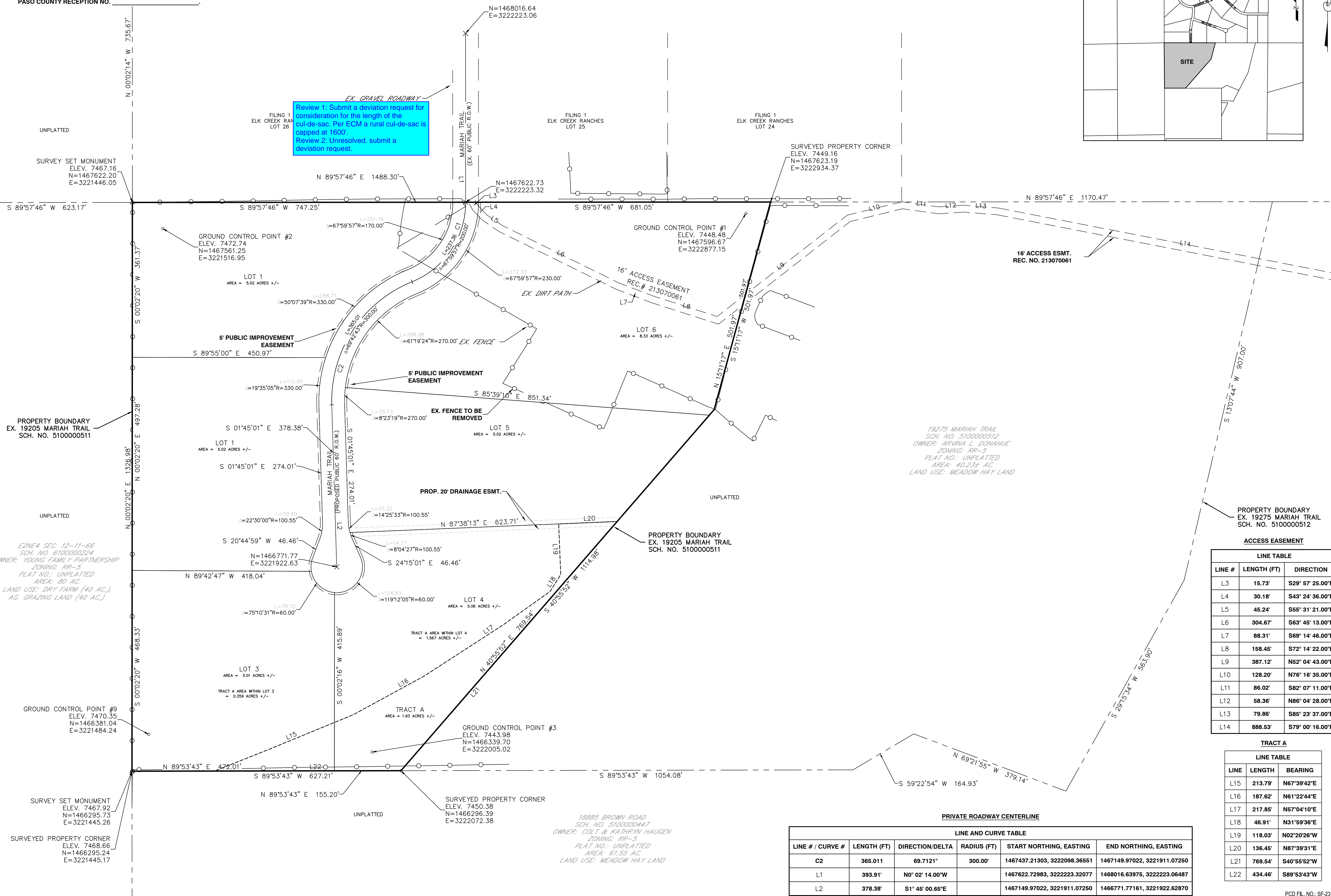
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
PASO COUNTY, COLORADO.



(IN FEET)
1 inch = 100 ft.



Review 1: Submit a deviation request for consideration for the length of the cul-de-sac. Per ECM a rural cul-de-sac is capped at 1600'.
Review 2: Unresolved, submit a deviation request.



19275 MARIAH TRAIL
SCH. NO. 5100000512
OWNER: ARVINA L. DONAHUE
ZONING: RR-5
PLAT NO.: UNPLATTED
AREA: 40.23± AC.
LAND USE: MEADOW HAY LAND

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

ACCESS EASEMENT

LINE #	LENGTH (FT)	DIRECTION
L3	15.73'	S29° 57' 25.00"E
L4	30.18'	S43° 24' 36.00"E
L5	45.24'	S55° 31' 21.00"E
L6	304.67'	S63° 45' 13.00"E
L7	88.31'	S69° 14' 46.00"E
L8	158.45'	S72° 14' 22.00"E
L9	387.12'	N52° 04' 43.00"E
L10	128.20'	N76° 16' 35.00"E
L11	86.02'	S82° 07' 11.00"E
L12	58.36'	N86° 04' 28.00"E
L13	79.86'	S85° 23' 37.00"E
L14	888.53'	S79° 00' 16.00"E

TRACT A

LINE	LENGTH	BEARING
L15	213.79'	N67°39'42"E
L16	187.62'	N61°22'44"E
L17	217.85'	N57°04'10"E
L18	46.91'	N31°59'36"E
L19	118.03'	N02°20'26"W
L20	136.45'	N87°39'31"E
L21	769.54'	S40°55'52"W
L22	434.46'	S89°53'43"W

LINE AND CURVE TABLE

LINE # / CURVE #	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START NORTHING, EASTING	END NORTHING, EASTING
C2	365.011	69.7121°	300.00'	1467437.21303, 3222098.36551	1467149.97022, 3221911.07250
L1	393.91'	N0° 02' 14.00"W		1467622.72983, 3222223.32077	1468016.63975, 3222223.06487
L2	378.38'	S1° 45' 00.65"E		1467149.97022, 3221911.07250	1466771.77161, 3221922.62870

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PROJECT NAME:
MARIAH TRAIL FILING NO. 1

PROJECT LOCATION:
LOTS 1-6, MARIAH TRAIL SUBDIVISION FILING NO. 1
EL PASO COUNTY, COLORADO

CLIENT:
MR. THOMAS KIRK

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

PROFESSIONAL SEAL:

DATE:	DESCRIPTION:
05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

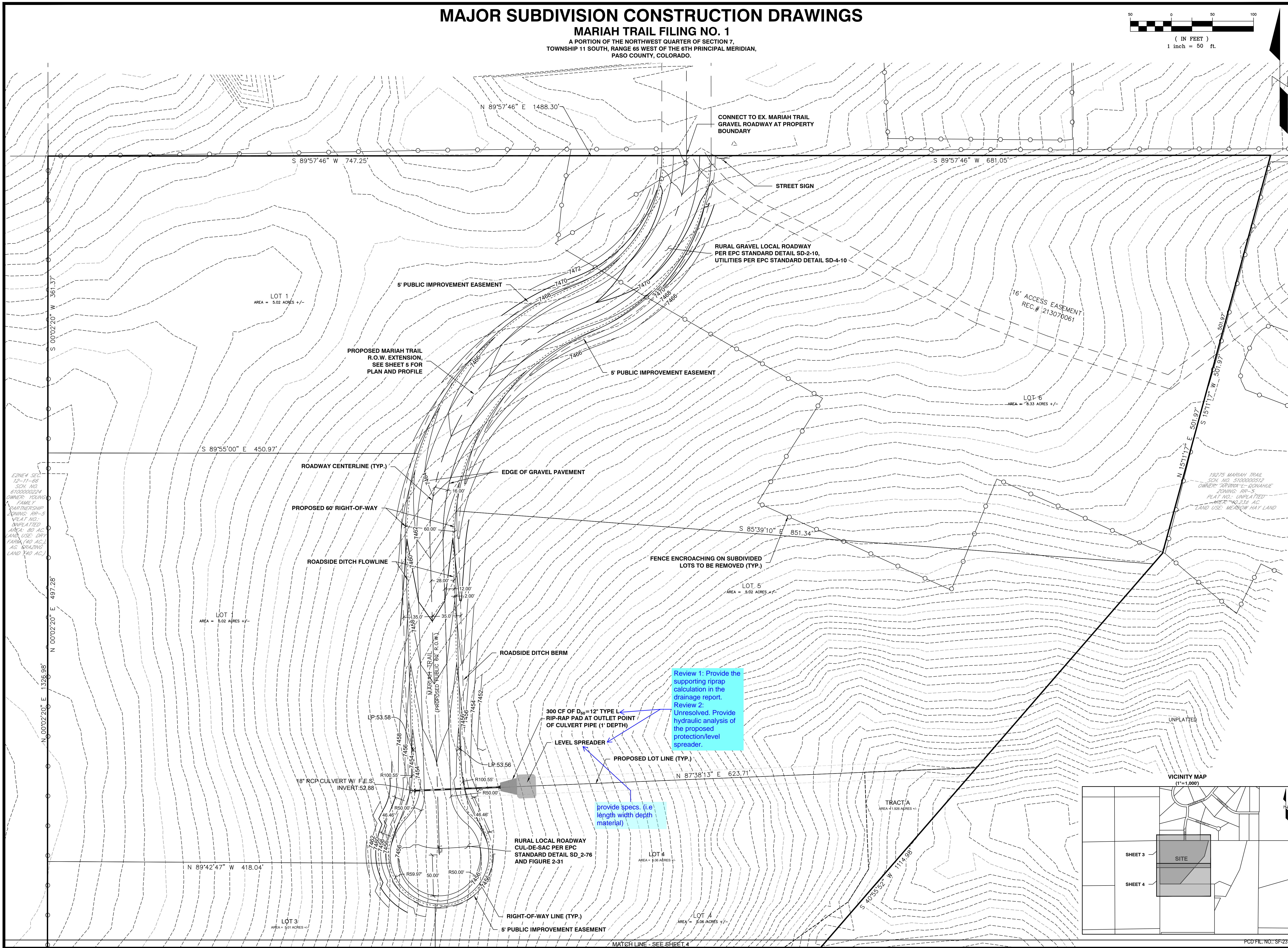
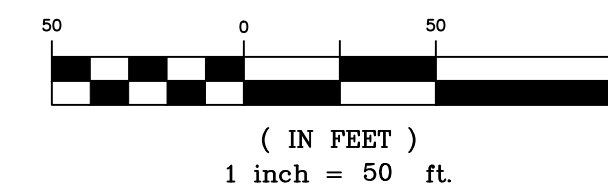
SHEET TITLE:
PROPOSED MINOR SUBDIVISION SURVEY LAYOUT

SHEET NO.:
2

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

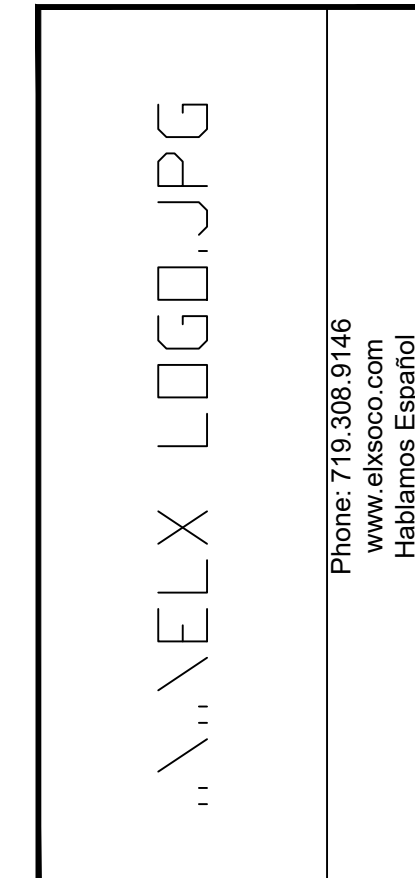
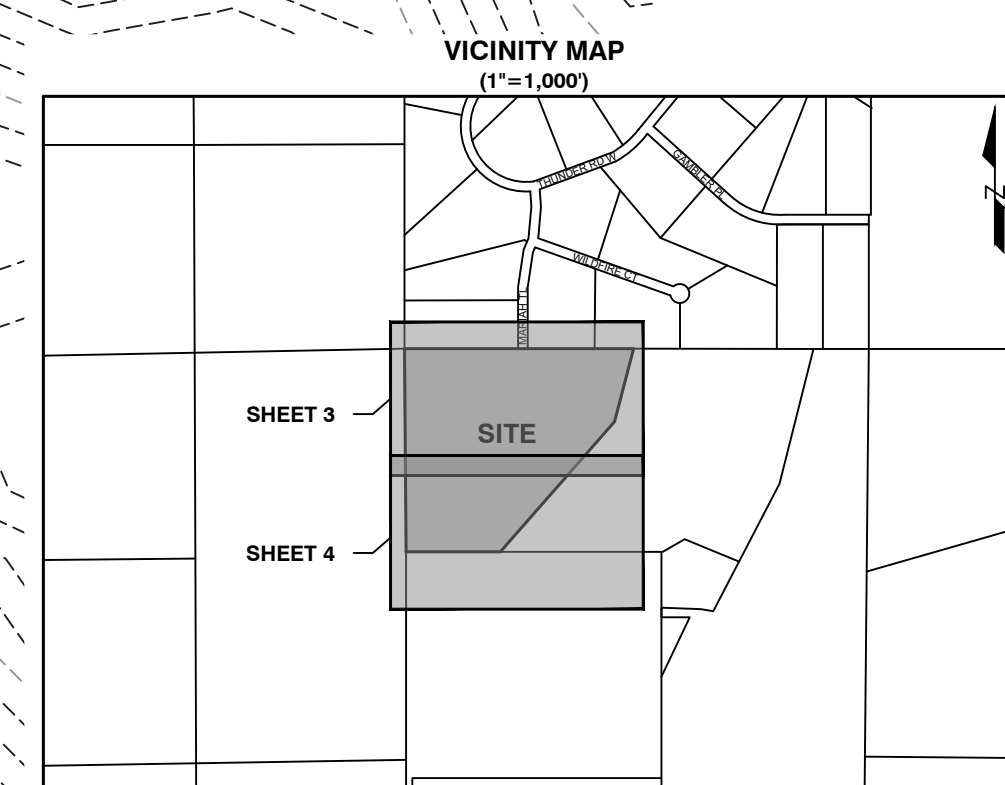
MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
PASO COUNTY, COLORADO.



Review 1: Provide the supporting riprap calculation in the drainage report.
Review 2: Unresolved. Provide hydraulic analysis of the proposed protection/level spreader.

provide specs. (i.e length width depth material)



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80908-1123

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05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS
SHEET TITLE:
SITE & GRADING PLAN - NORTH

SHEET NO.:
3

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
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PASO COUNTY, COLORADO.

(IN FEET)
1 inch = 50 ft.

50 100

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EL PASO COUNTY, COLORADO

CLIENT:

MR. THOMAS KIRK

CONTACT INFO:

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19205 MARIAH TRAIL
COLORADO SPRINGS, CO
80908-1123

PROFESSIONAL SEAL:

DATE: **DESCRIPTION:**

05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:

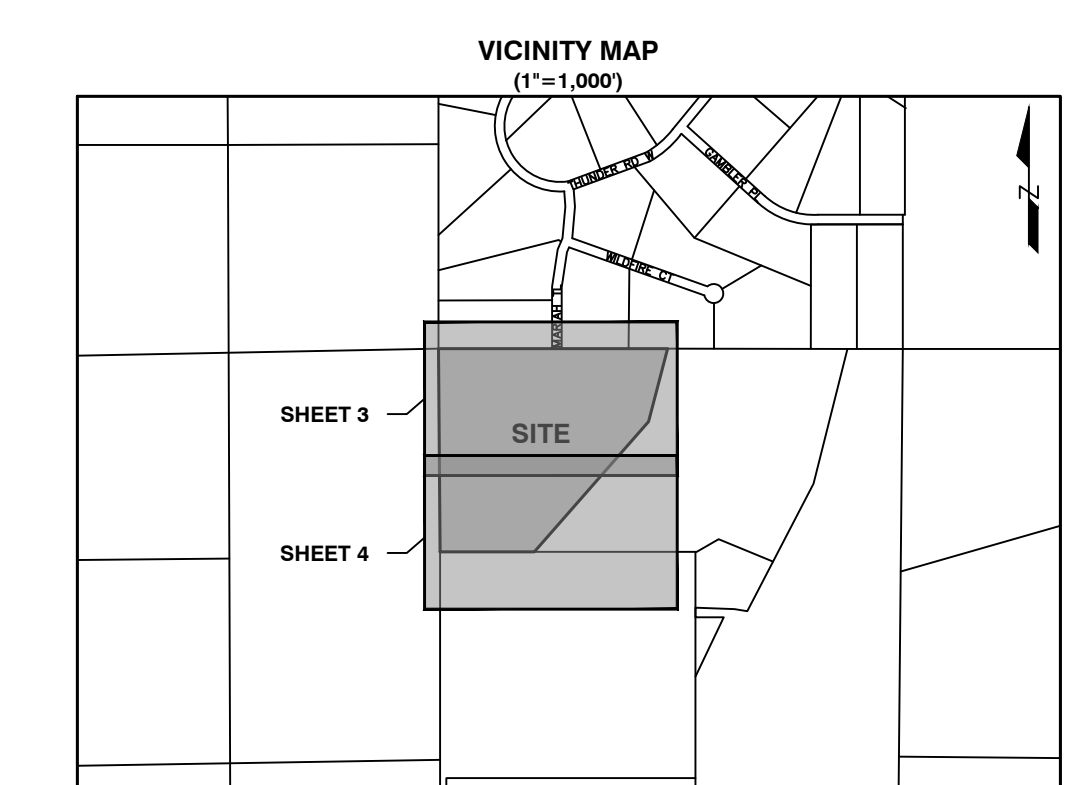
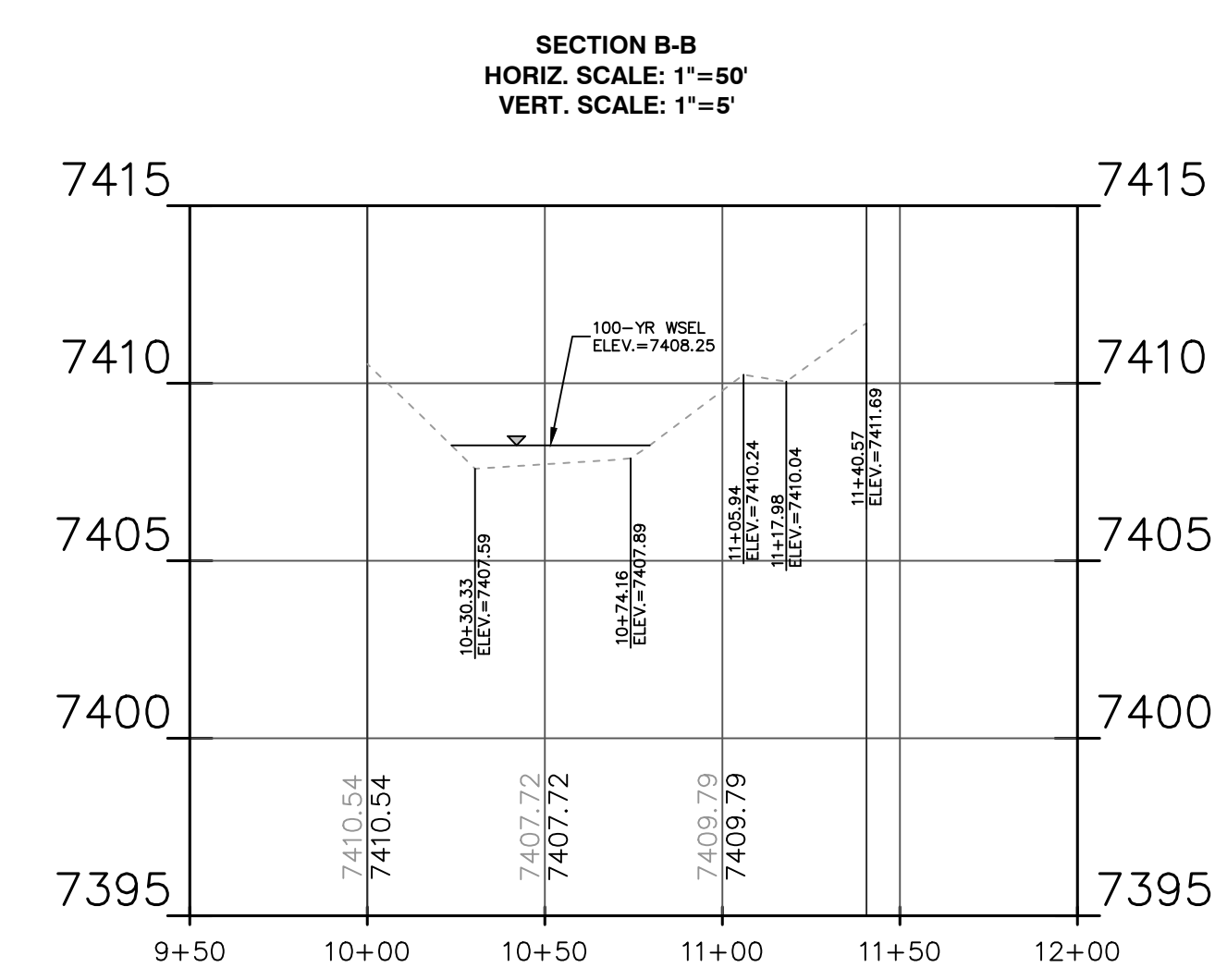
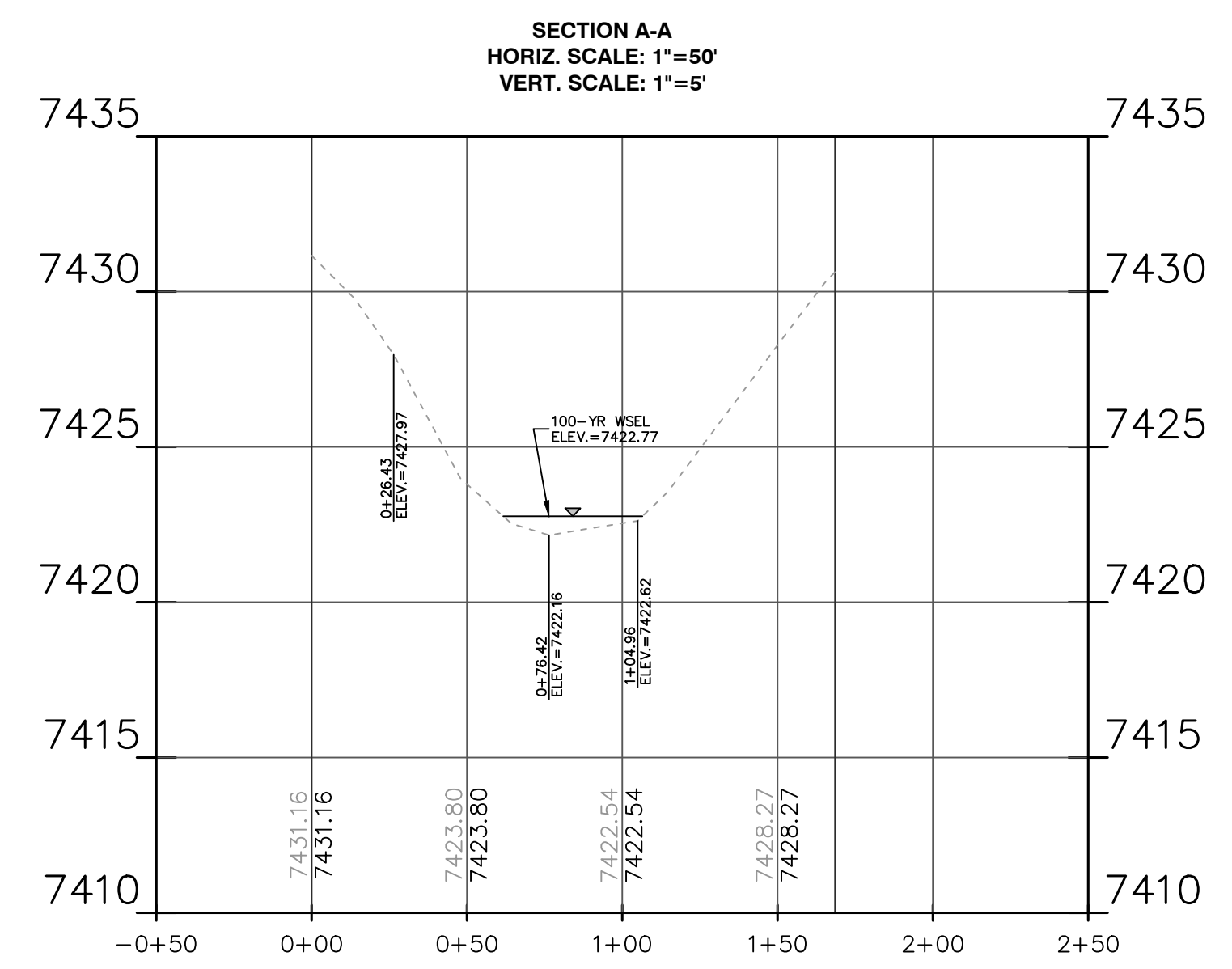
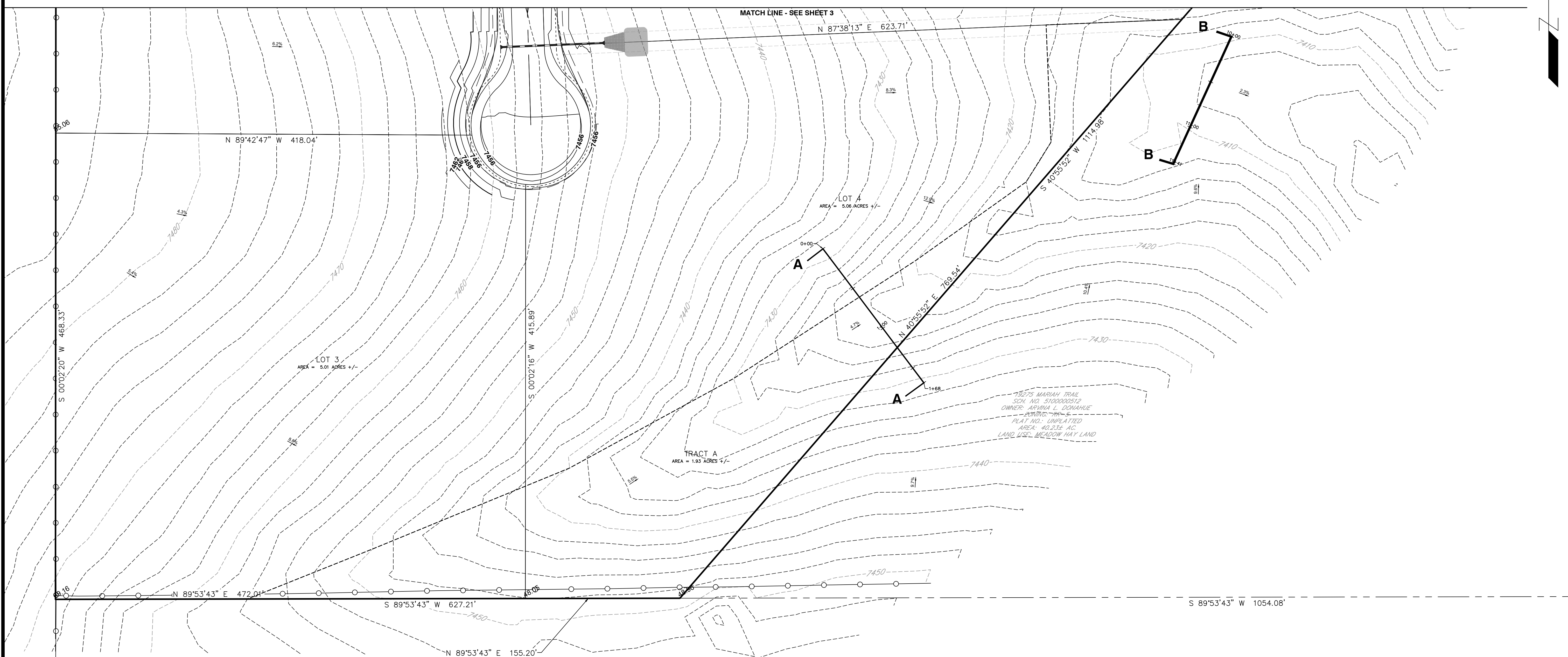
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

SHEET TITLE:

SITE & GRADING PLAN - SOUTH

SHEET NO.:

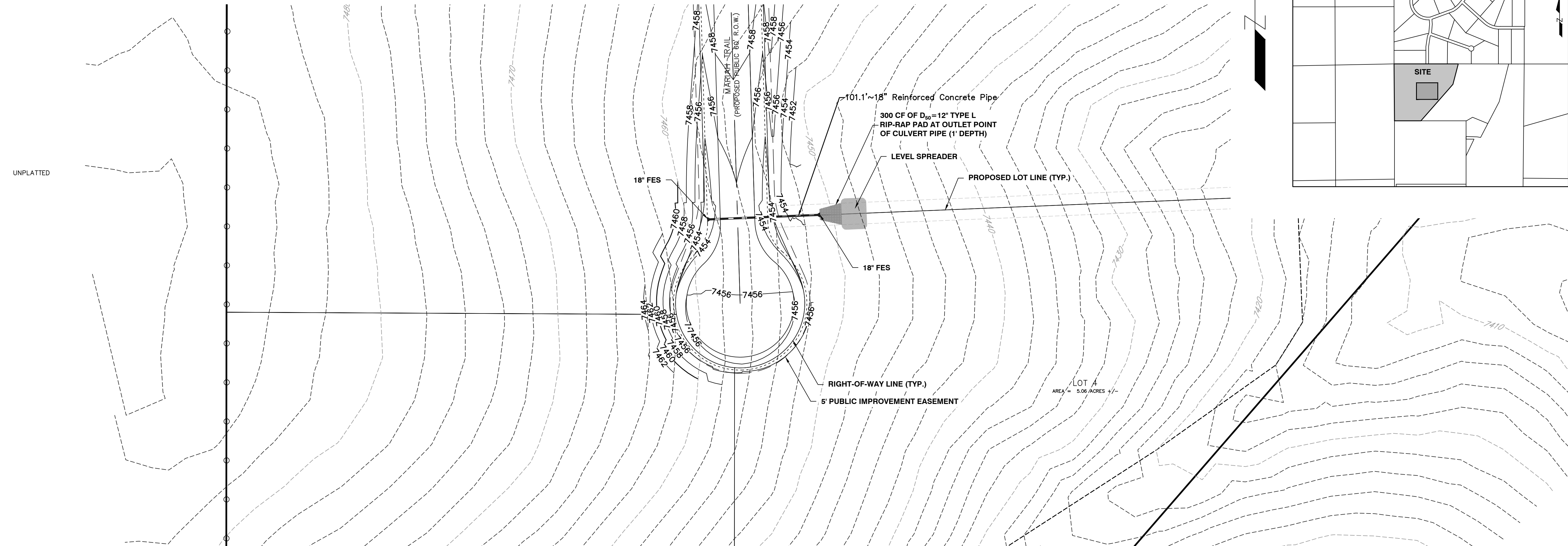
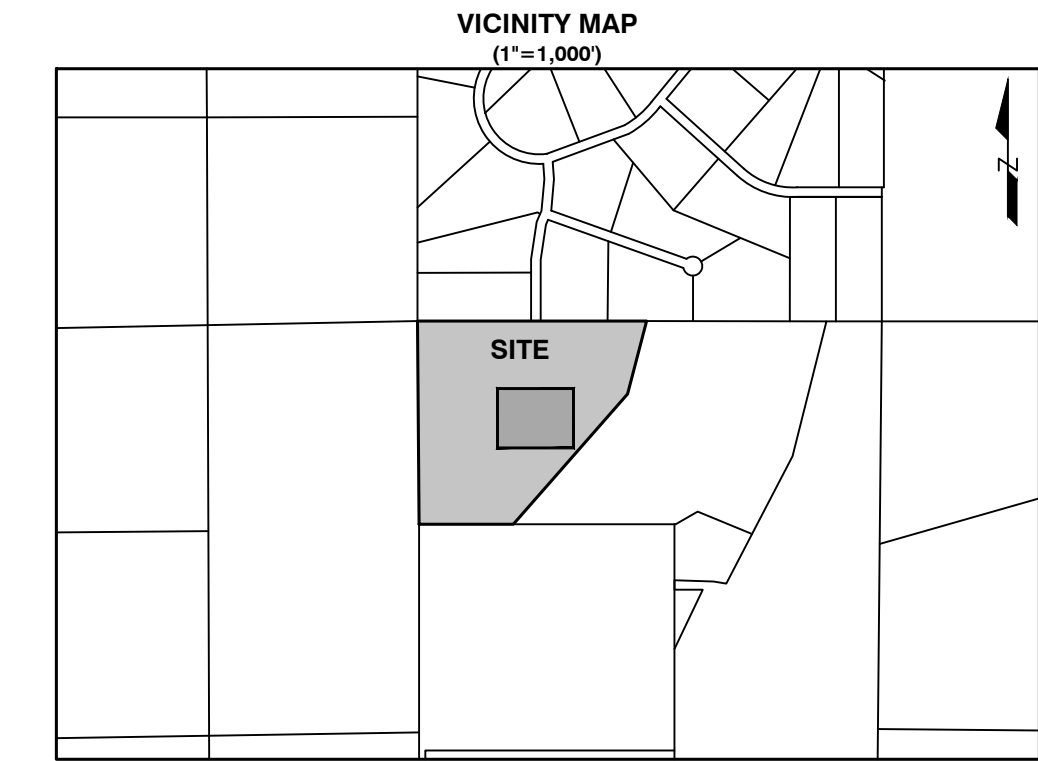
4



MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
PASO COUNTY, COLORADO.



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CLIENT:
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19205 MARIAH TRAIL
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80908-1123

PROFESSIONAL SEAL:

DATE:	DESCRIPTION:
05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

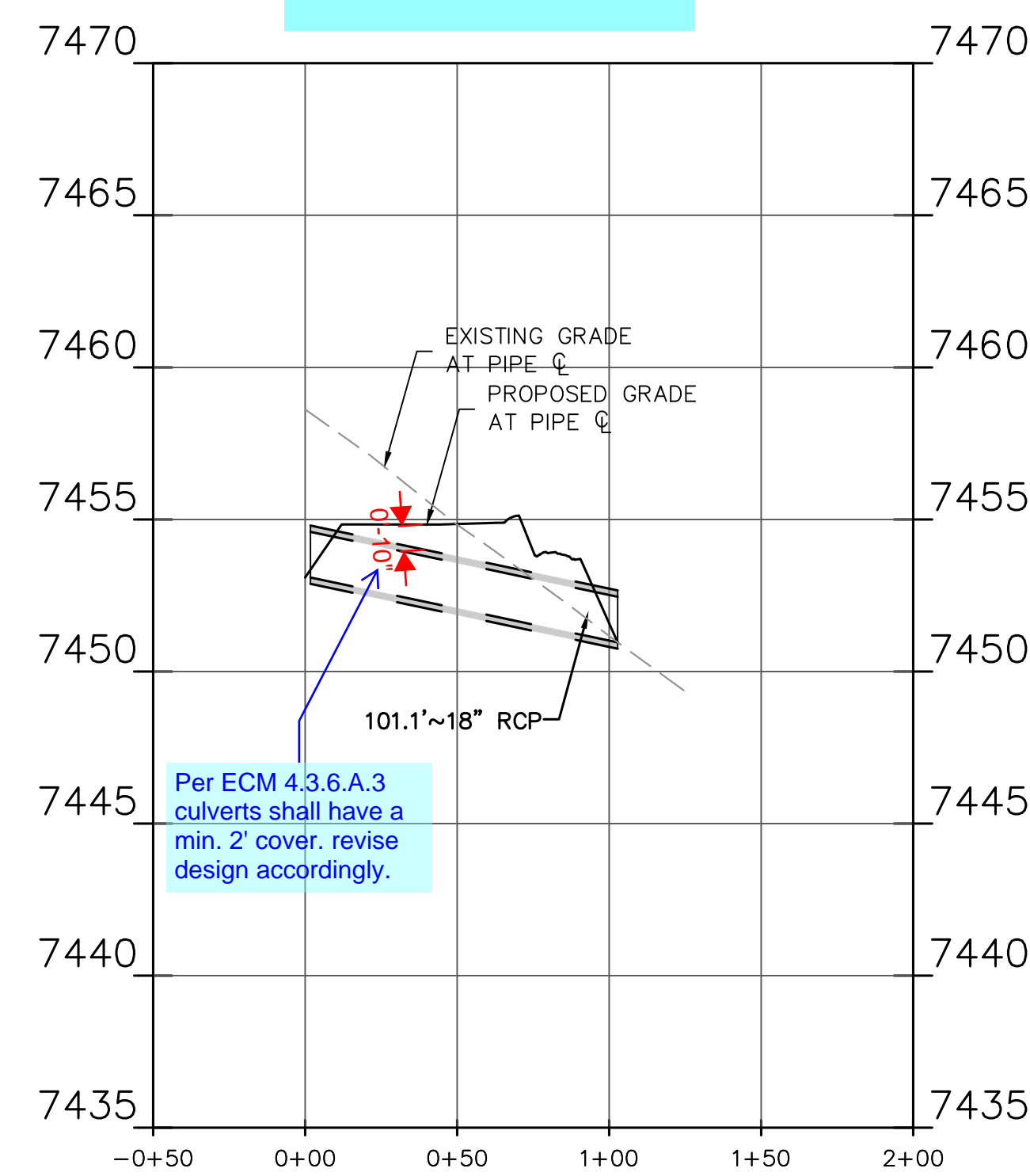
DRAWN BY: CDS
REVIEWED BY: CDS
PROJ. MNGR.: CDS

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

SHEET TITLE:
STORM PP

SHEET NO.:
5

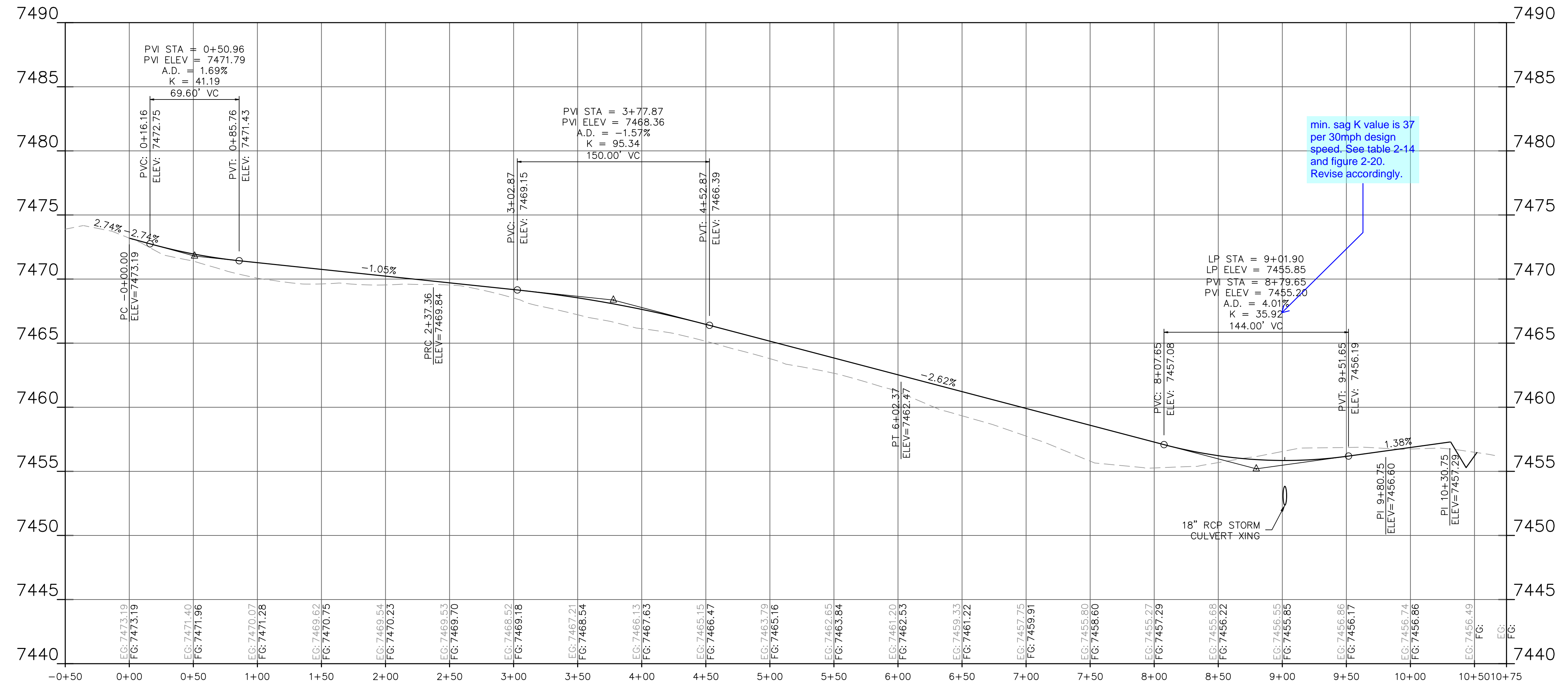
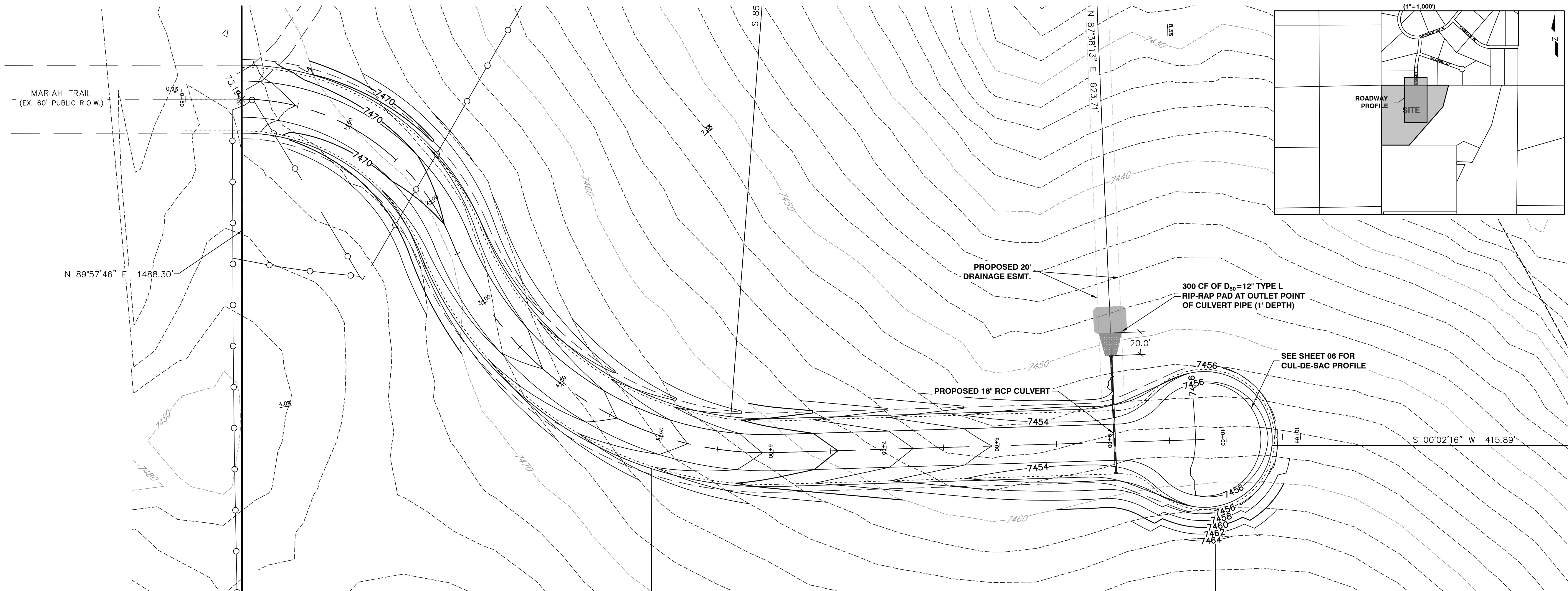
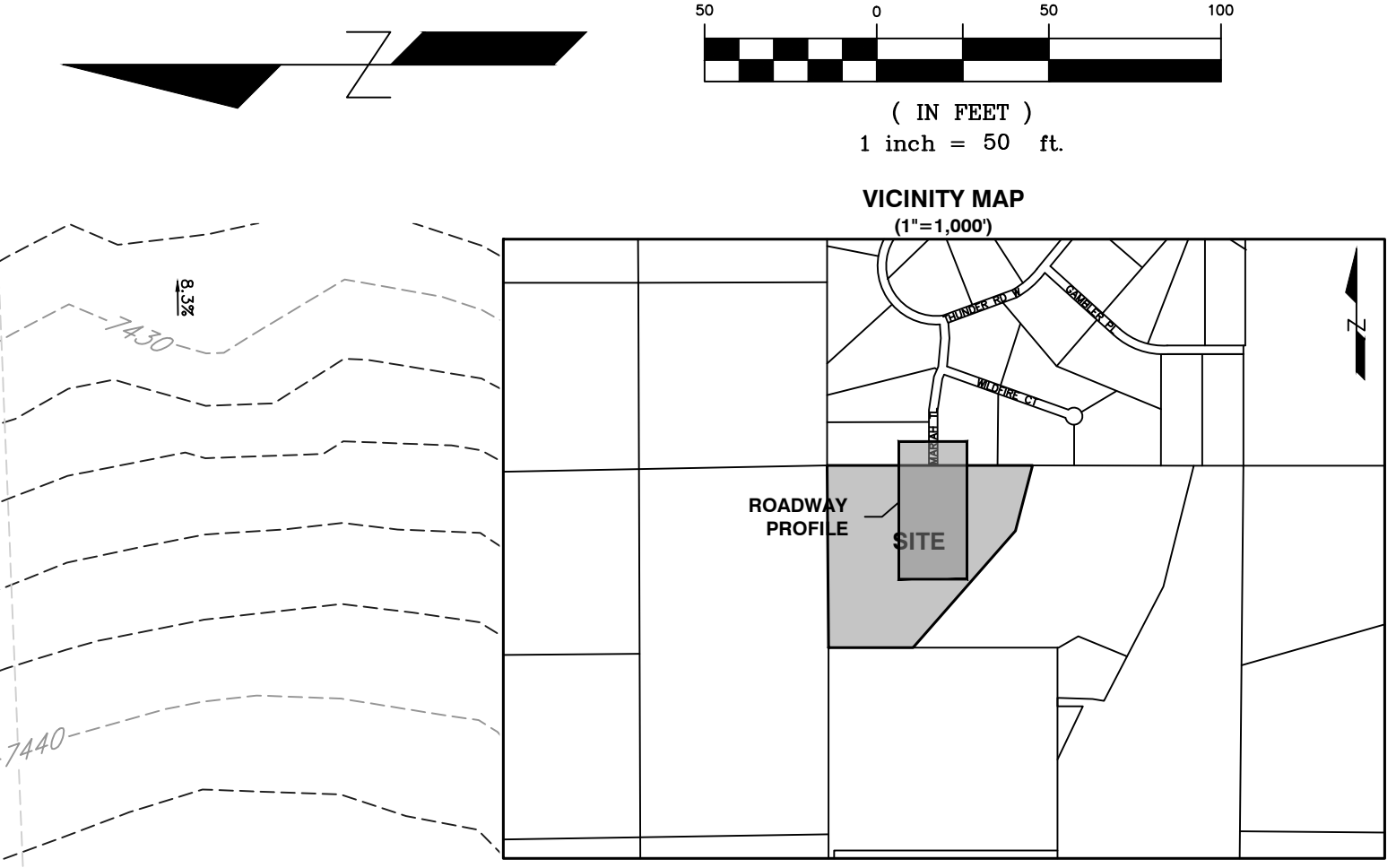
identify the vertical and horizontal scale for the profile



MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

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PASO COUNTY, COLORADO.



min. sag K value is 37 per 30mph design speed. See table 2-14 and figure 2-20. Revise accordingly.

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80908-1123

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08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

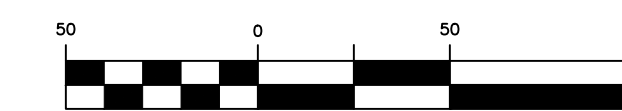
SHEET TITLE:
ROADWAY PP

SHEET NO.:
6

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

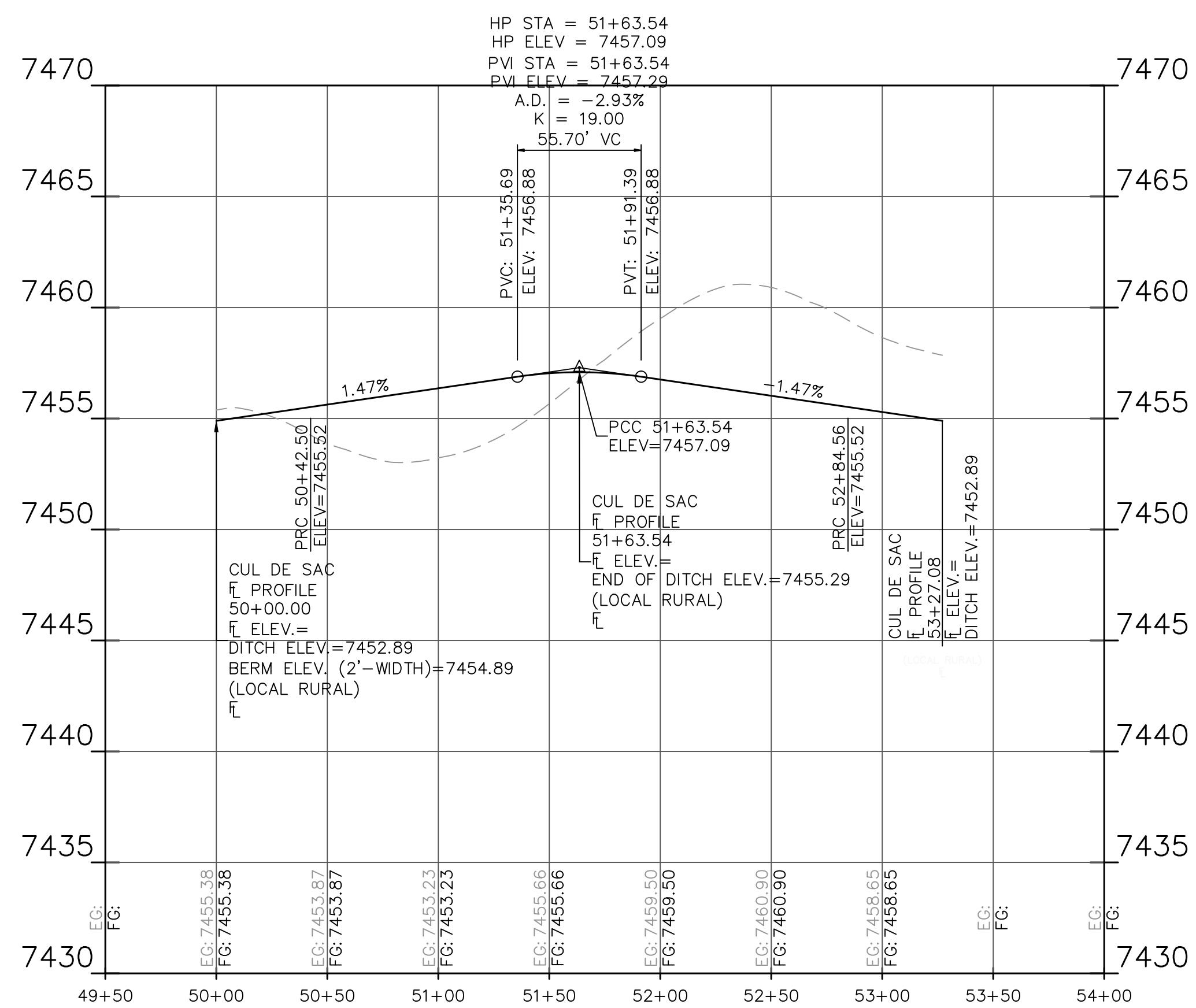
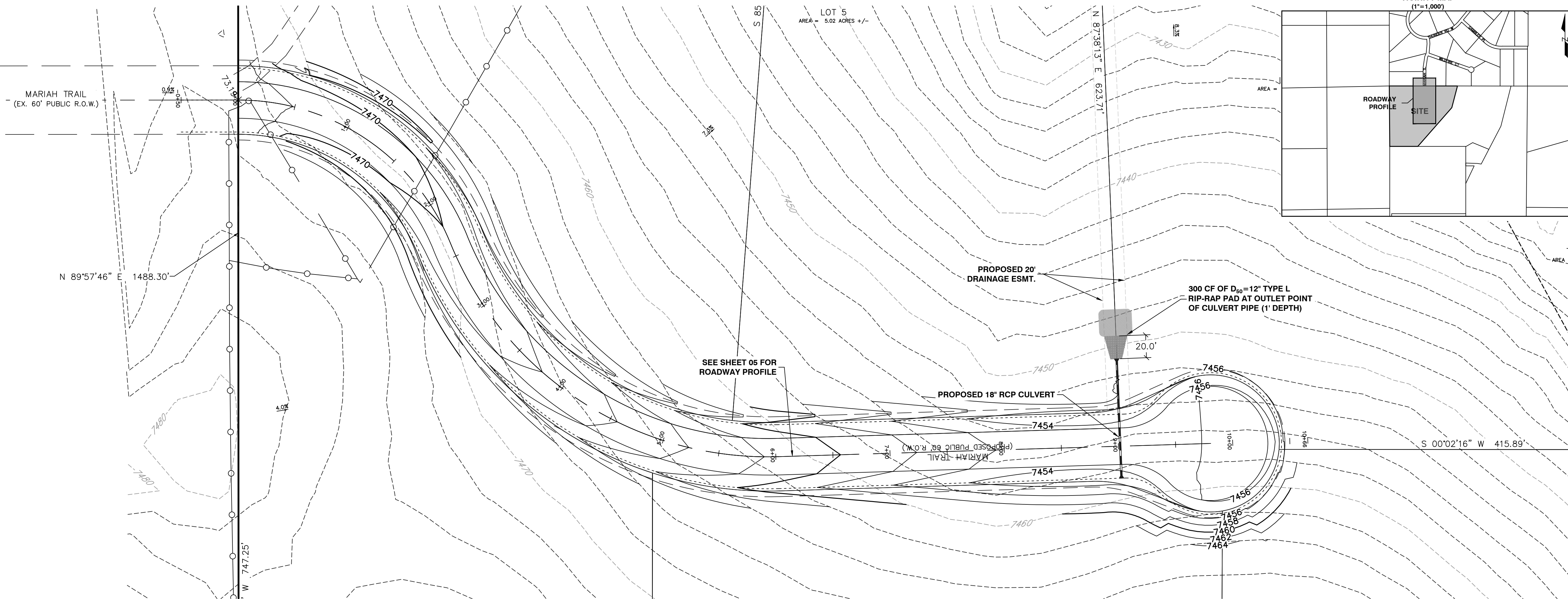
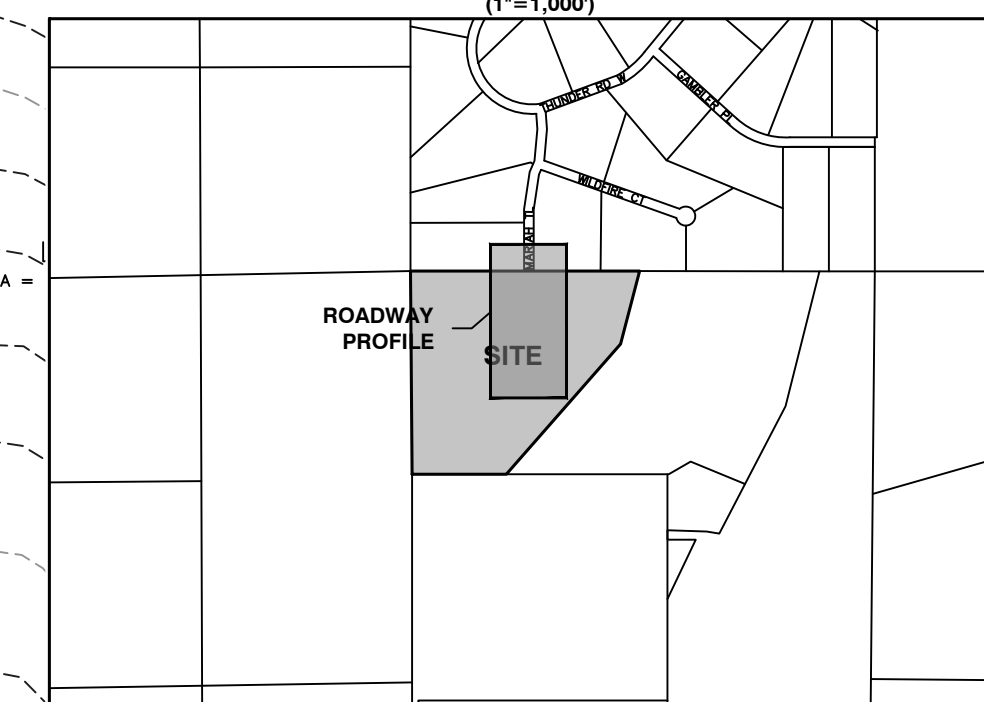
MARIAH TRAIL FILING NO. 1

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PASO COUNTY, COLORADO.



(IN FEET)
1 inch = 50 ft.

VICINITY MAP
(1"=1,000')



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80908-1123

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05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

SHEET TITLE:
ROADWAY PP

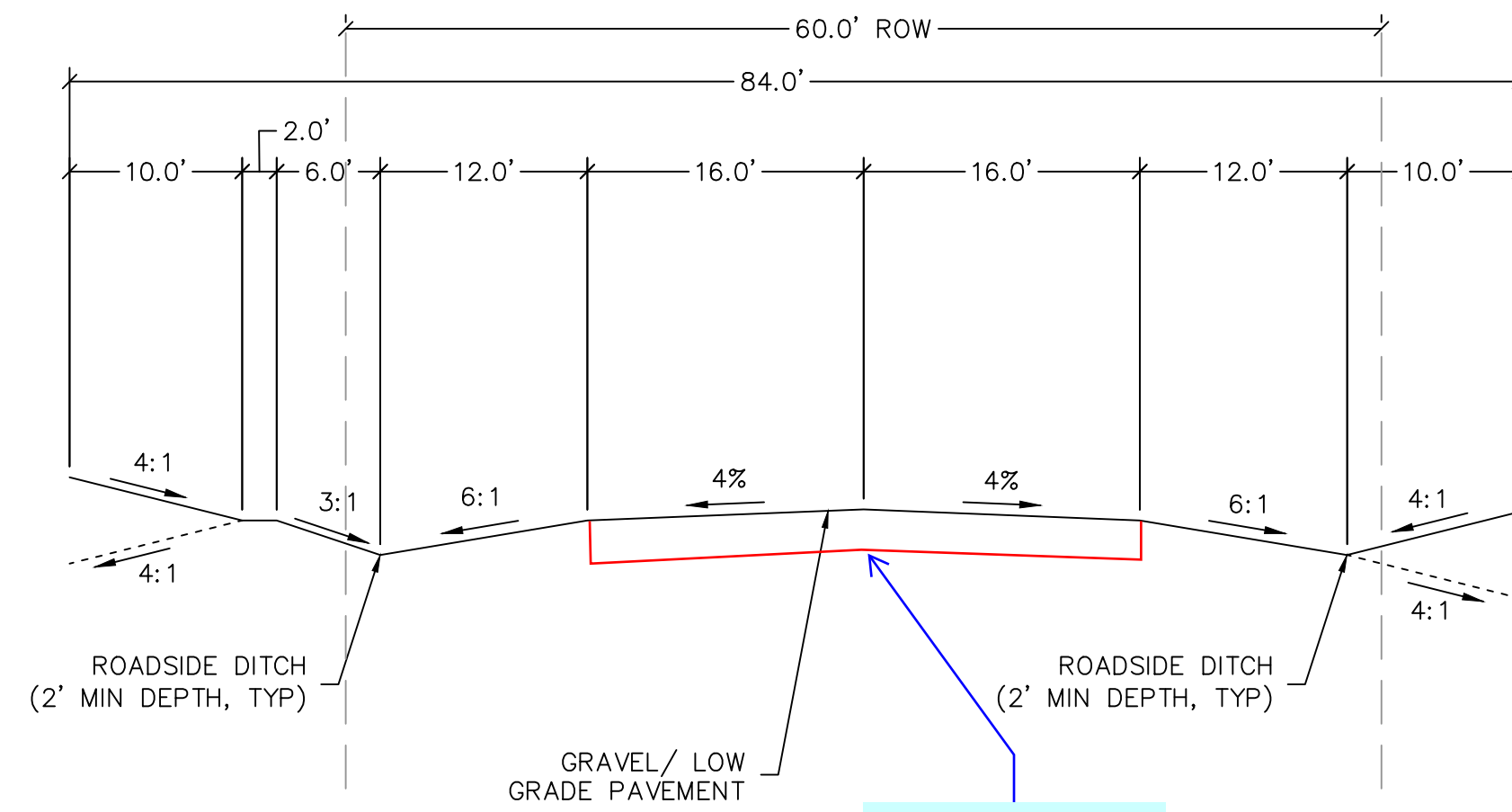
SHEET NO.:
7

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
PASO COUNTY, COLORADO.

Comment Generated due to changes from the previous submittal: Provide details for the level spreader.

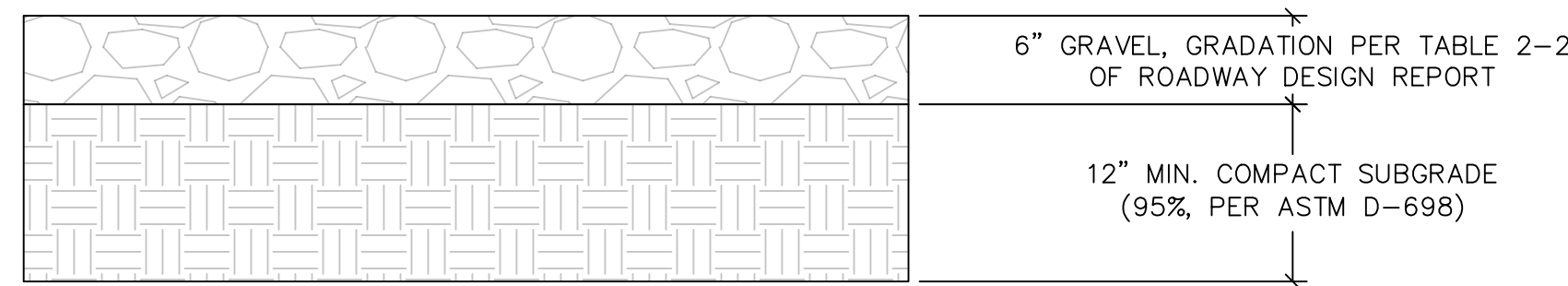


RURAL GRAVEL LOCAL ROADWAY

SCALE: 1"=10'

draw in the extent of the gravel section

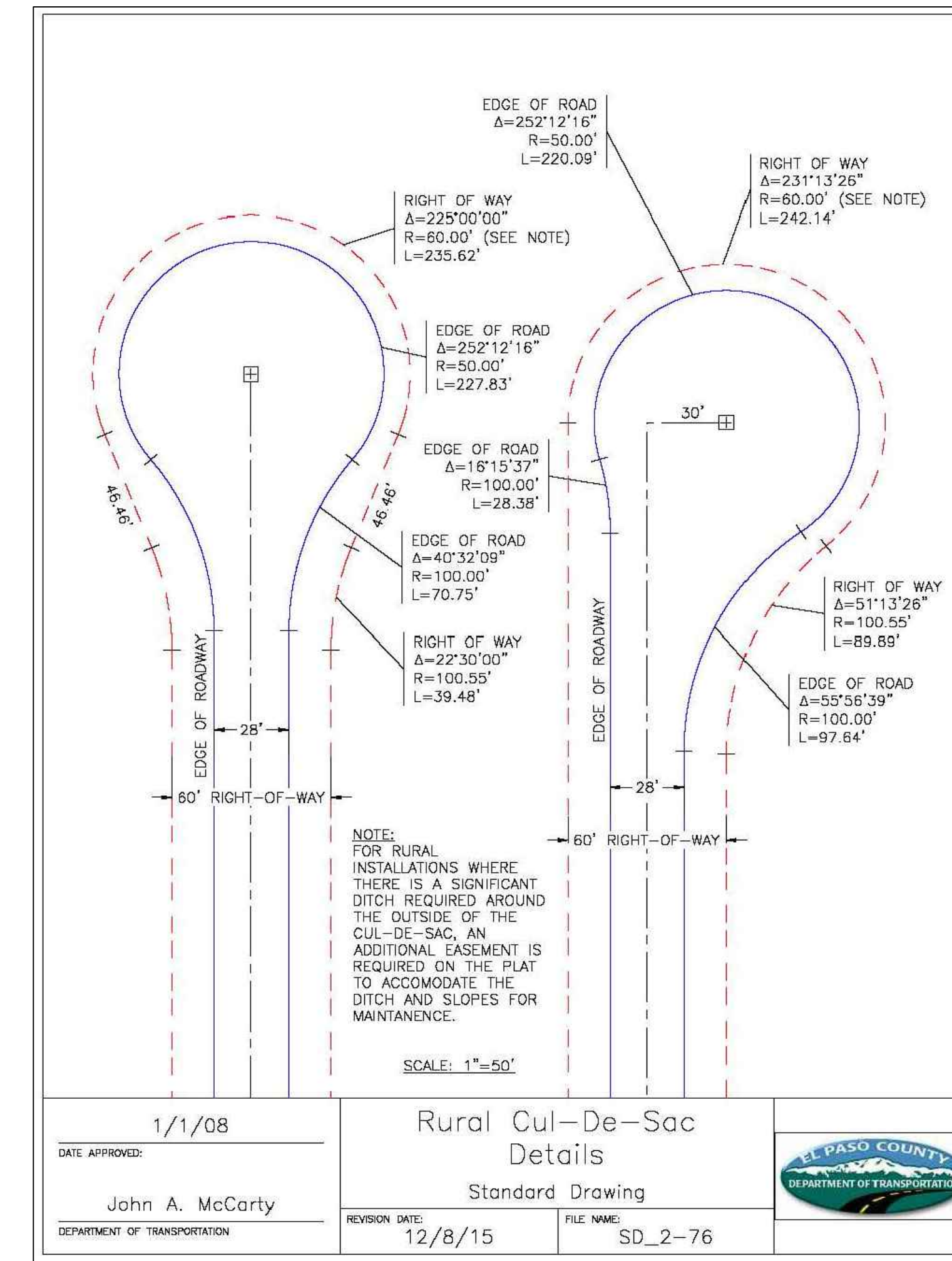
Provide design and posted speed of the roadway (30 mph/30 mph)



GRAVEL ROADWAY TYPICAL SECTION

N.T.S.
NOTE: SOIL SAMPLES SHALL BE COLLECTED AFTER THE ROAD HAS BEEN GRADED

Please add the following note: Gravel roadway section design to be reviewed and accepted by El Paso County prior to construction of the roadway.



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PROJECT LOCATION:
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EL PASO COUNTY, COLORADO

CLIENT:
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CONTACT INFO:
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COLORADO SPRINGS, CO
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DATE:	DESCRIPTION:
05/01/23	SUBMITTAL 1
08/04/23	SUBMITTAL 2

JOB #: 100678

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

PLAN SET:
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

SHEET TITLE:
DETAILS

SHEET NO.:
8