CAUTION - NOTICE TO CONTRACTOR

- 1. 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.
- 2. 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 POTHOLING 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).

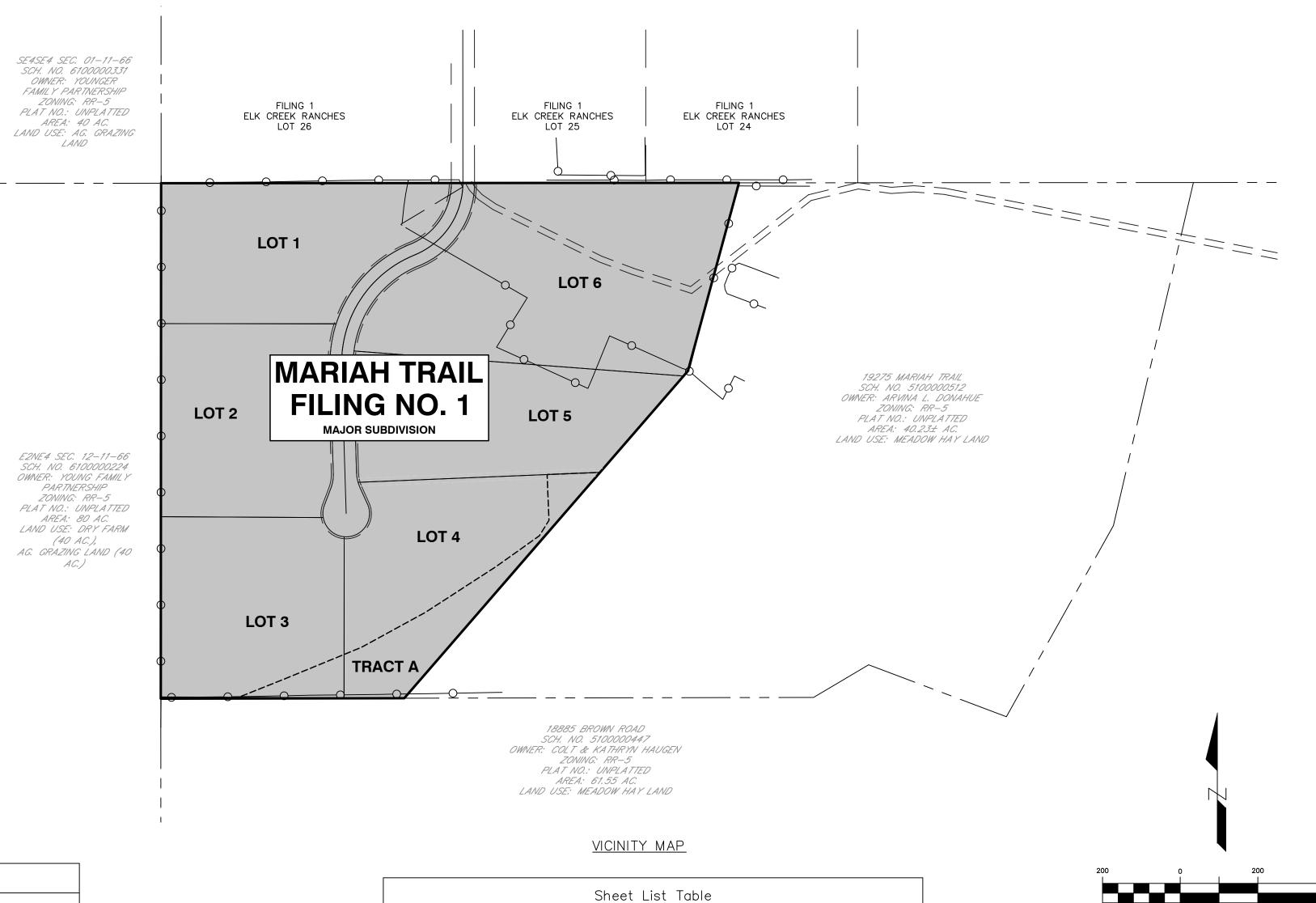
APPROXIMATE SCHEDULE OF DEVELOPMENT

AUGUST OF 2023 THROUGH NOVEMBER OF 2023

MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

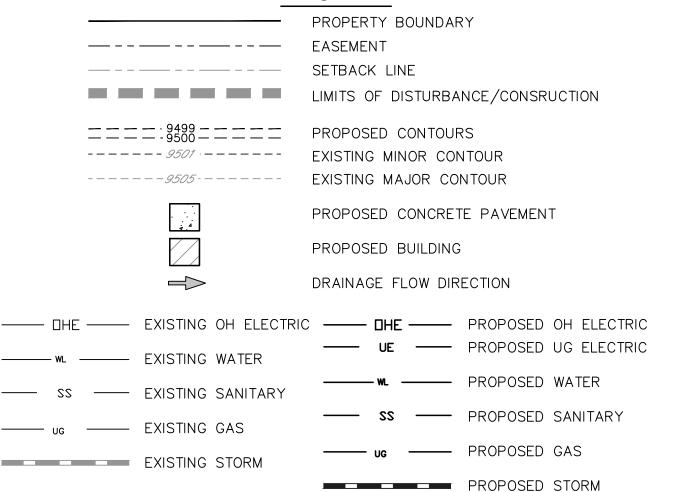
MARIAH TRAIL FILING NO. 1

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



Sheet List Table			
SHEET NUMBER	SHEET TITLE		
1	COVER		
2	PROPOSED MINOR SUBDIVISON SURVEY LAYOUT		
3	SITE AND GRADING PLAN - NORTH		
4	SITE AND GRADING PLAN - SOUTH		
5	STORM PP		
6	ROADWAY PP		
7	ROADWAY PP		
8	DETAILS		

LEGEND



PROJECT CONTACTS

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

ENGINEER
ENGINEERING LOCAL XPERTS
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: LUPE PACKMAN

GENERAL NOTES

(IN FEET)

1 inch = 200 ft.

- 1. THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION AUGUST OF 2023 AND BE COMPLETE BY NOVEMBER OF 2023 WITH FINAL STABILIZATION TO TAKE PLACE IN DECEMBER OF
- 2. EL PASO COUNTY ASSUMES OWNERSHIP AND MAINTENANCE OF THE 60' RIGHT-OF-WAY EXTENSION WHICH CONTAINS EXTENSION OF MARIAH TRAIL INCLUDING THE GRAVEL ROADWAY AND ROADSIDE DITCHES
- 3. 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
- 5. THERE ARE NO KNOWN SIGNIFICANT NATURAL FEATURES LOCATED UPON THIS PROPERTY INCLUDING DRAINAGEWAYS, PRESERVATION AREAS, NO-BUILD AREAS, OR NATURAL HABITATS.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. PRIVATE FACILITIES AND COMMON AREAS ARE TO BE MAINTAINED BY THE OWNER OR THEIR ASSIGNS.
- 10. 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.
- 11. 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

- 1. 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).
- 3. 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.
- 4. 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.
- 5. 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
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. 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.
- 8. 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.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. 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.

 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. 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.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 15. 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.

Phone: 719.308.9146

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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:

SHEET NO.:

PCD FIL. NO.: SF-231

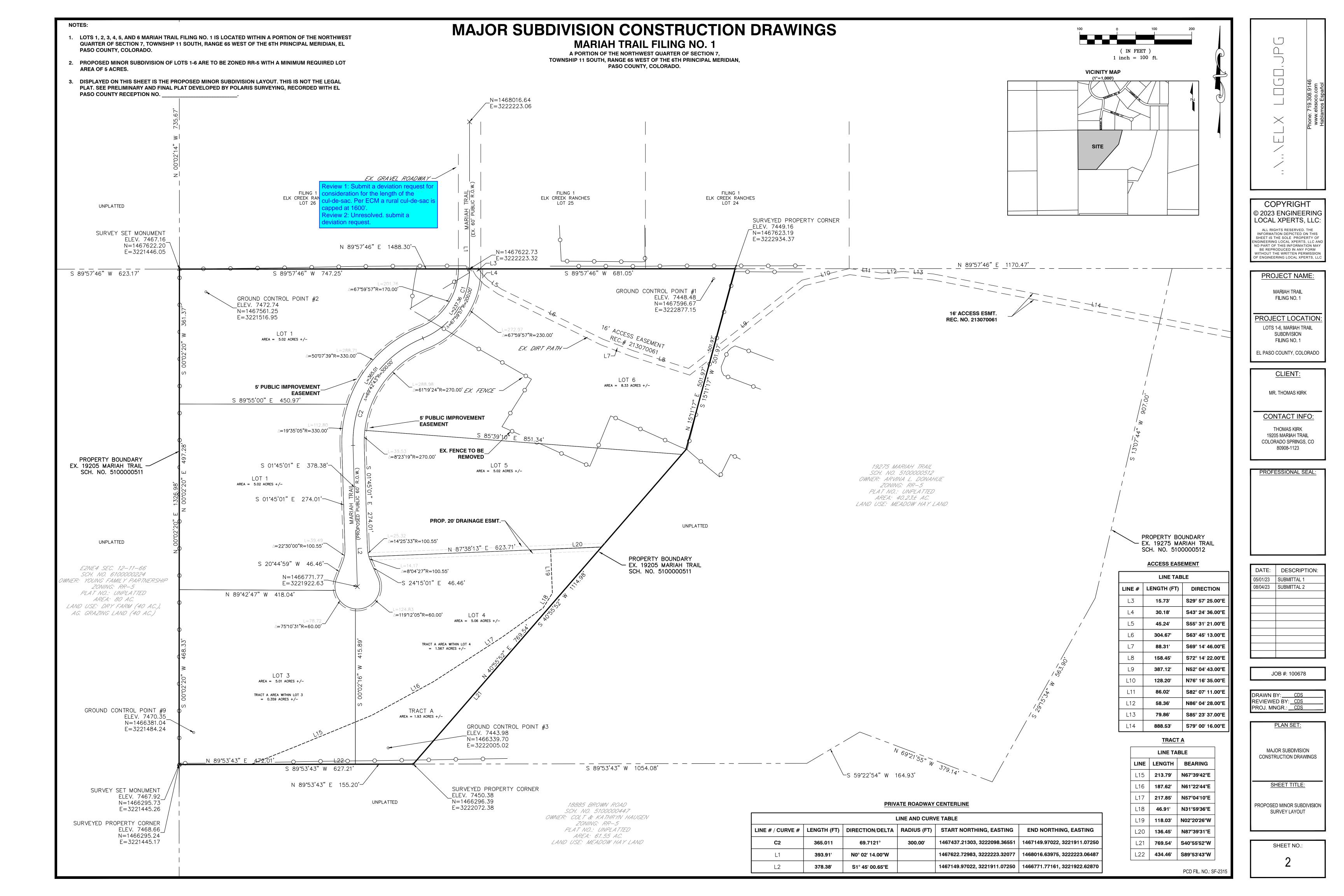
COVER

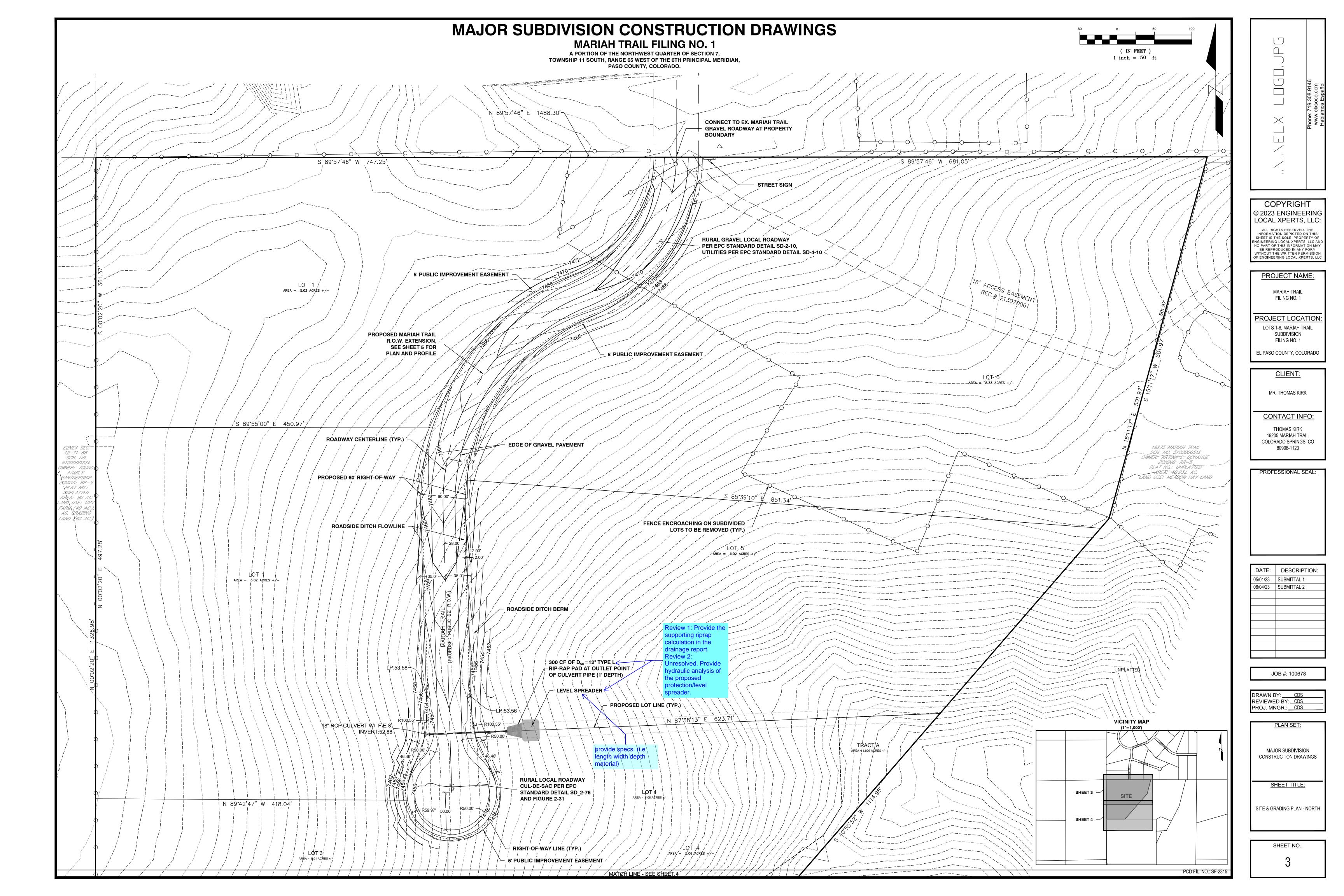
SITE LOCATION	19205 MARIAH TRAIL, WITHIN SEC 7-11-65
PARCEL TAX ID (SCHEDULE) NO.	510000511
EXISTING ZONING	RR-5 (RESIDENTIAL RURAL)
PROPOSED ZONING	RR-5 (RESIDENTIAL RURAL)
TOTAL AREA	35 ACRES (LOT 1 5.11 AC.; LOT 2 = 5.43 AC.; LOT 3 = 5.23 AC.; LOT 4 = 5.02 AC.; LOT 5 = 5.84 AC.; LOT 6 = 6.83 AC.; COUNTY R.O.W. = 1.54 AC.)
EXISTING USES/BUILDINGS	VACANT LAND (MEADOW HAY LAND) / NONE
PROPOSED USES	5 AC. MIN. SINGLE-FAMILY RESIDENCE LOTS
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 COVEREAGE	25% ³
MAXIMUM BUILDING HEIGHT	30 FT.

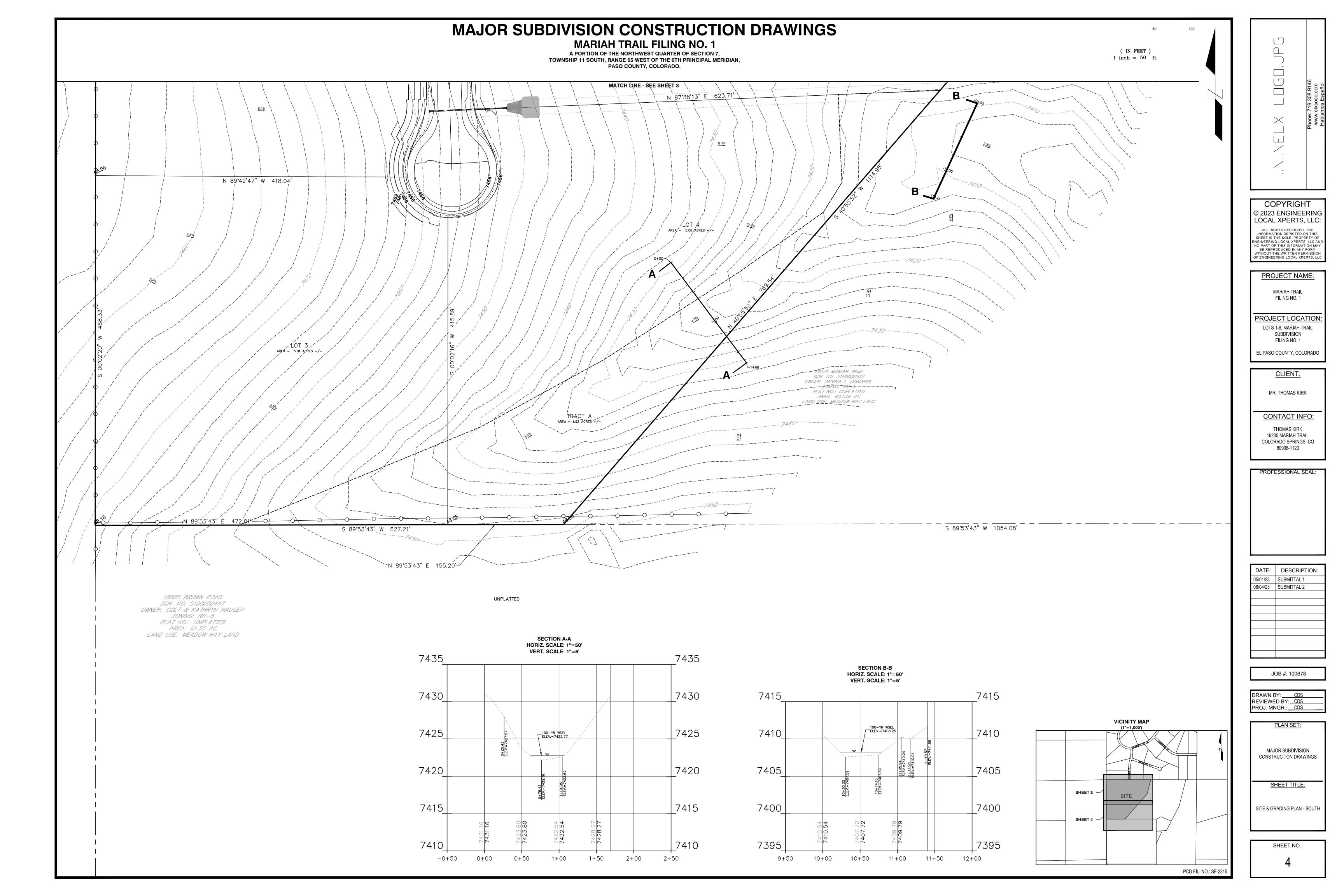
SITE INFORMATION TABLE

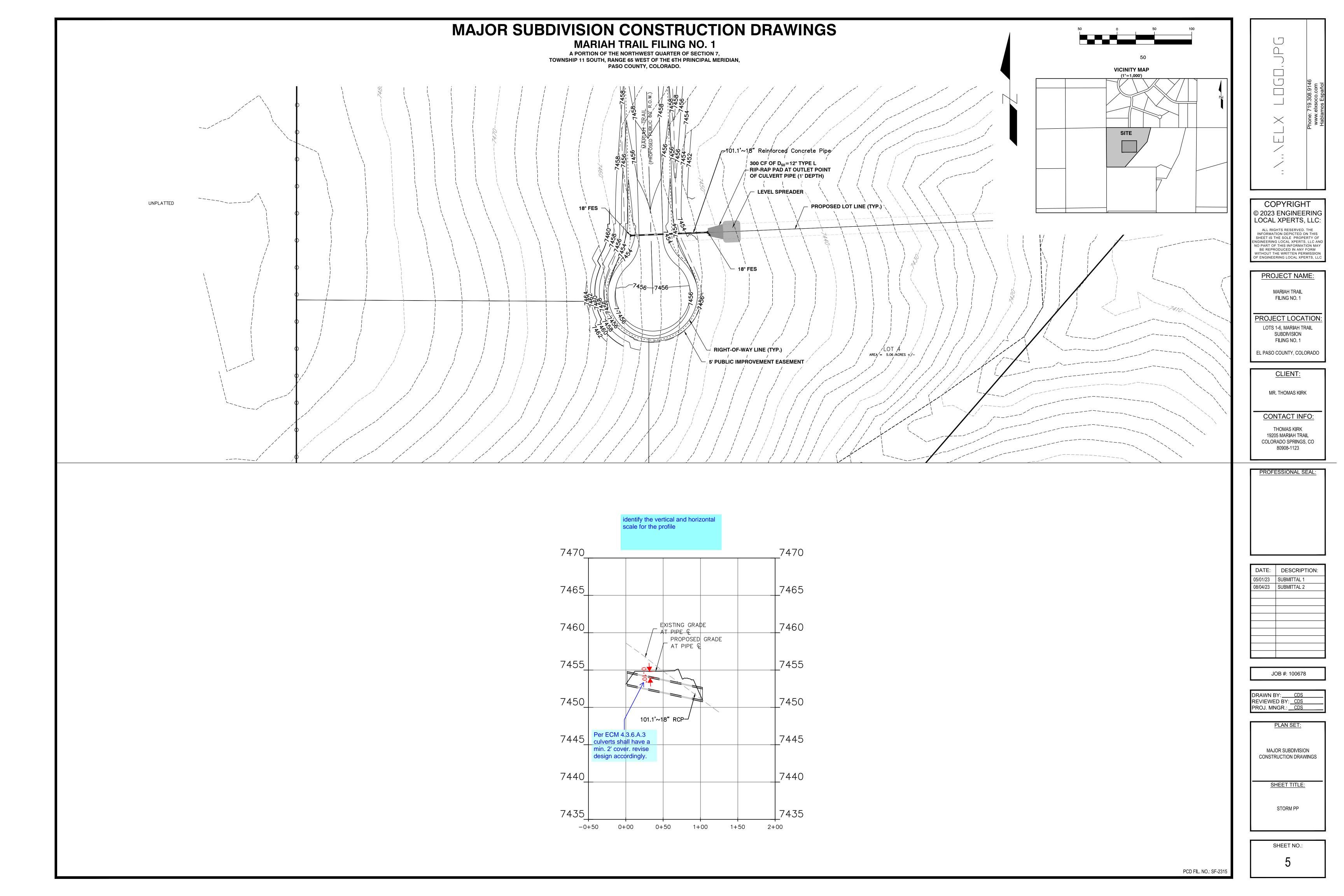
1 KENNELS, PENS, AND FUR FARMS SHALL BE SETBACK A MINIMUM OF 100 FT. FROM ALL PROPERTY LINES.
2 SAWMILLS SHALL BE SETBACK A MINIMUM OF 300 FT. FROM ALL PROPERTY LINES.
3 ASSUMED IMPERVIOUSNESS OF 5-ACRE LOTS IS 7% PER ECM TABLE 3-1, APPENDIX L.

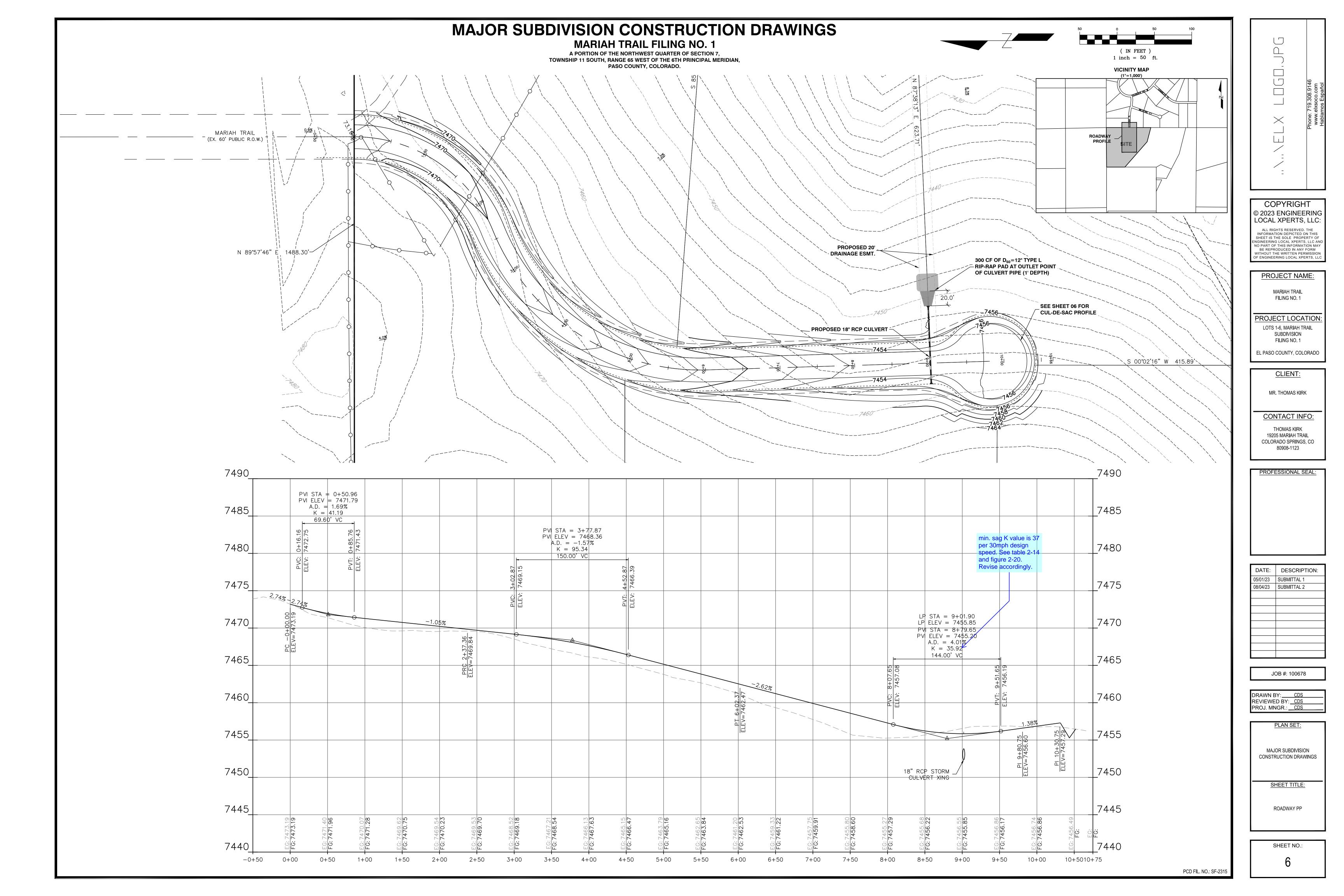
LAND USE SUMMARY TABLE				
	EXISTING	PROPOSED		
PERCENT VEGETATIVE COVER 1	99.99% (NATIVE GRASS, WEEDS)	81.27% (28.44 AC.) ¹		
DEVELOPED AREA COVERAGE 1	0.01% (DIRT ROAD IN ACCESS ESMT.)	19.0% (6.65 AC.) ²		
PAVEMENT COVERAGE	0%	2.5% (0.876 AC. GRAVEL ROADWAY, 32' WIDTH + CUL-DE-SAC) ¹		
TOTAL PERCENT IMPERVIOUSNESS ²	0%	8.82% (3.09 AC.) ¹		

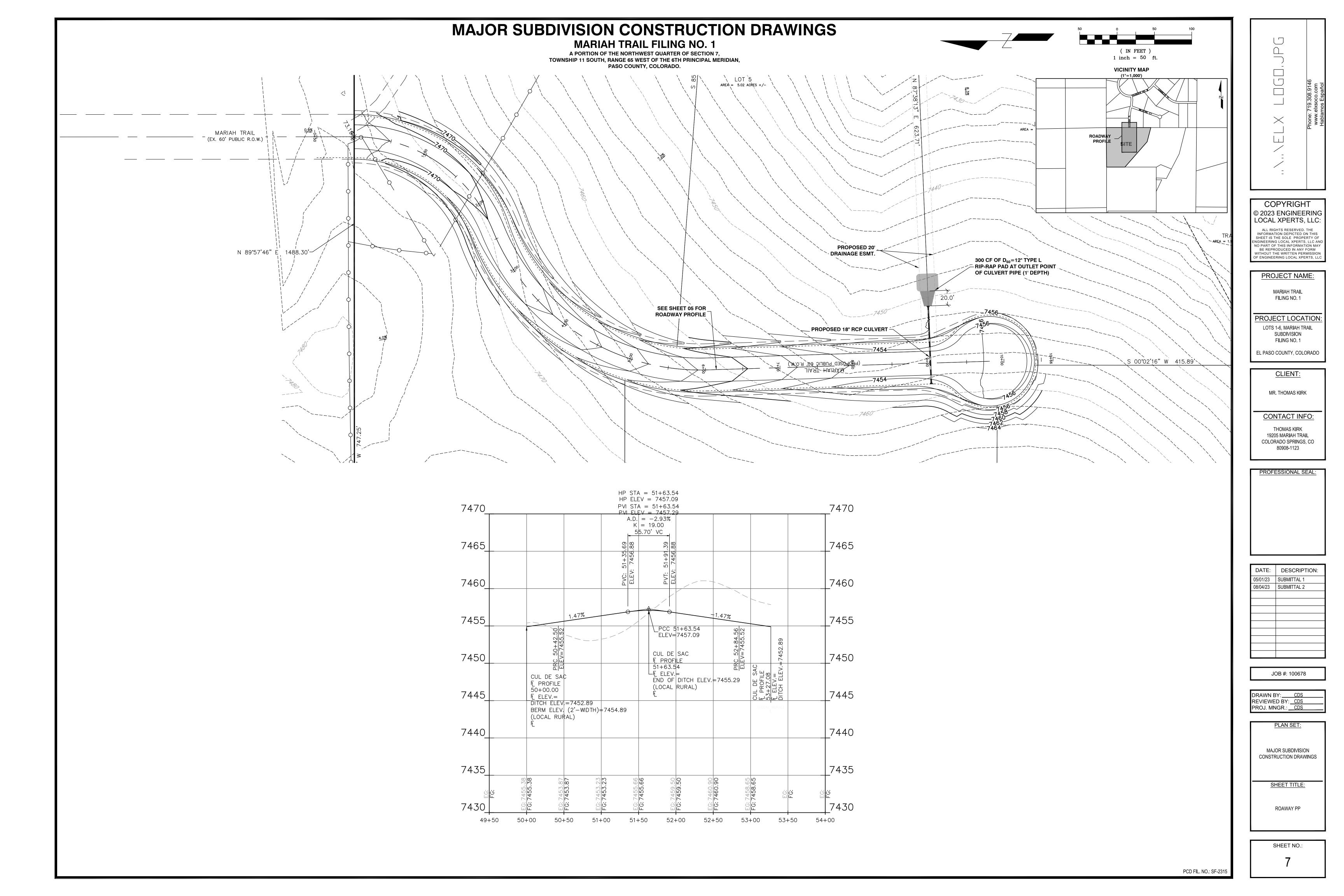










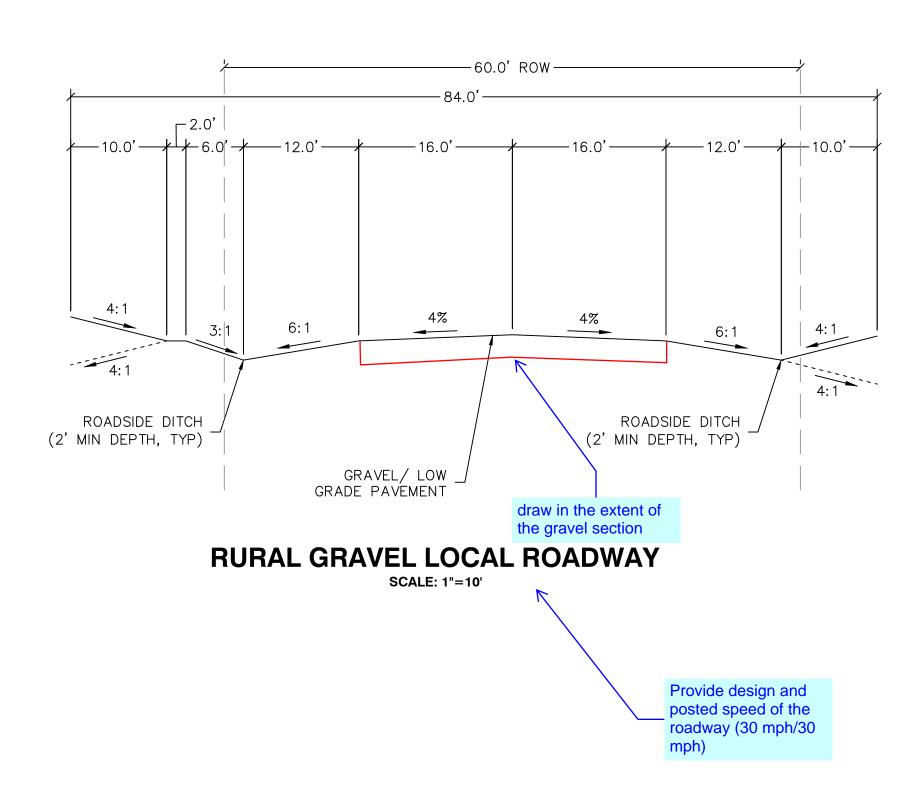


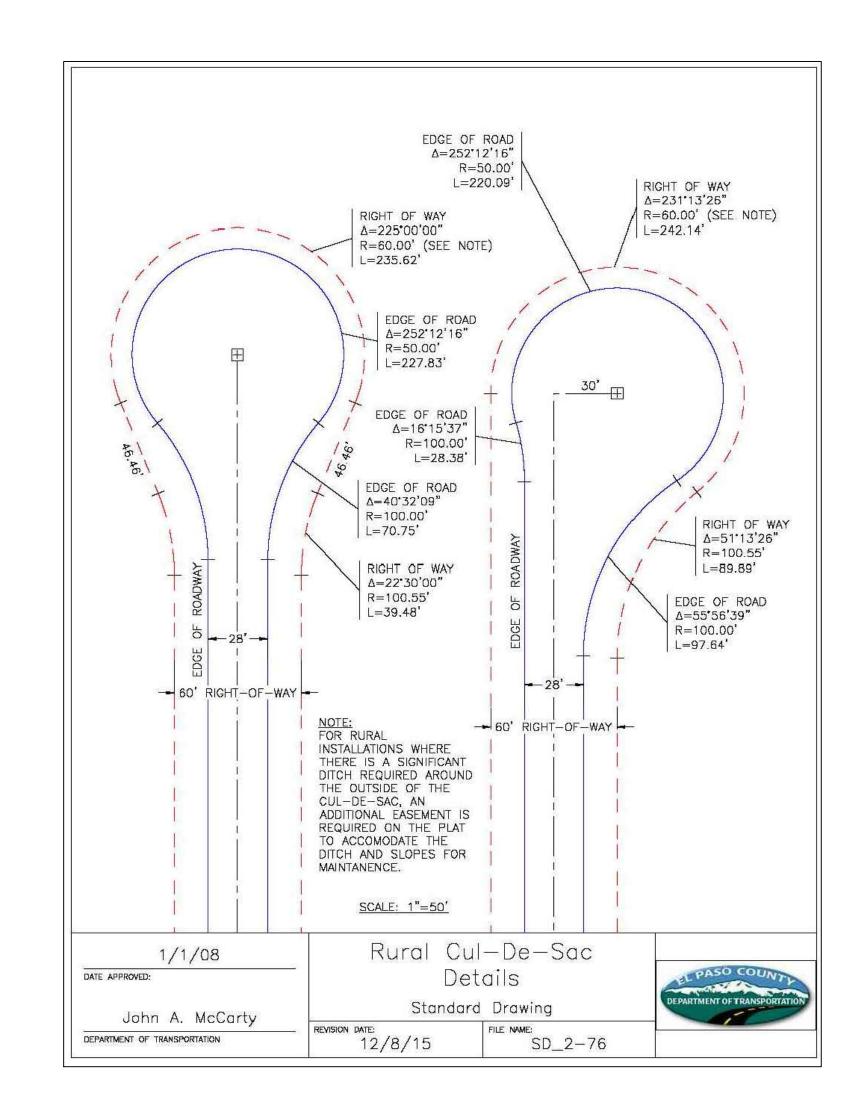
MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

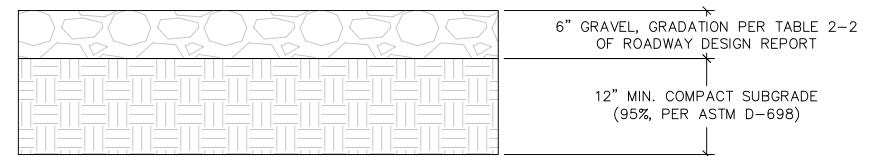
MARIAH TRAIL FILING NO. 1

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.







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 EI Paso
County prior to construction of the roadway.



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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:

SHEET NO.:

DETAILS