

# 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 (CYC0200)

## 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.

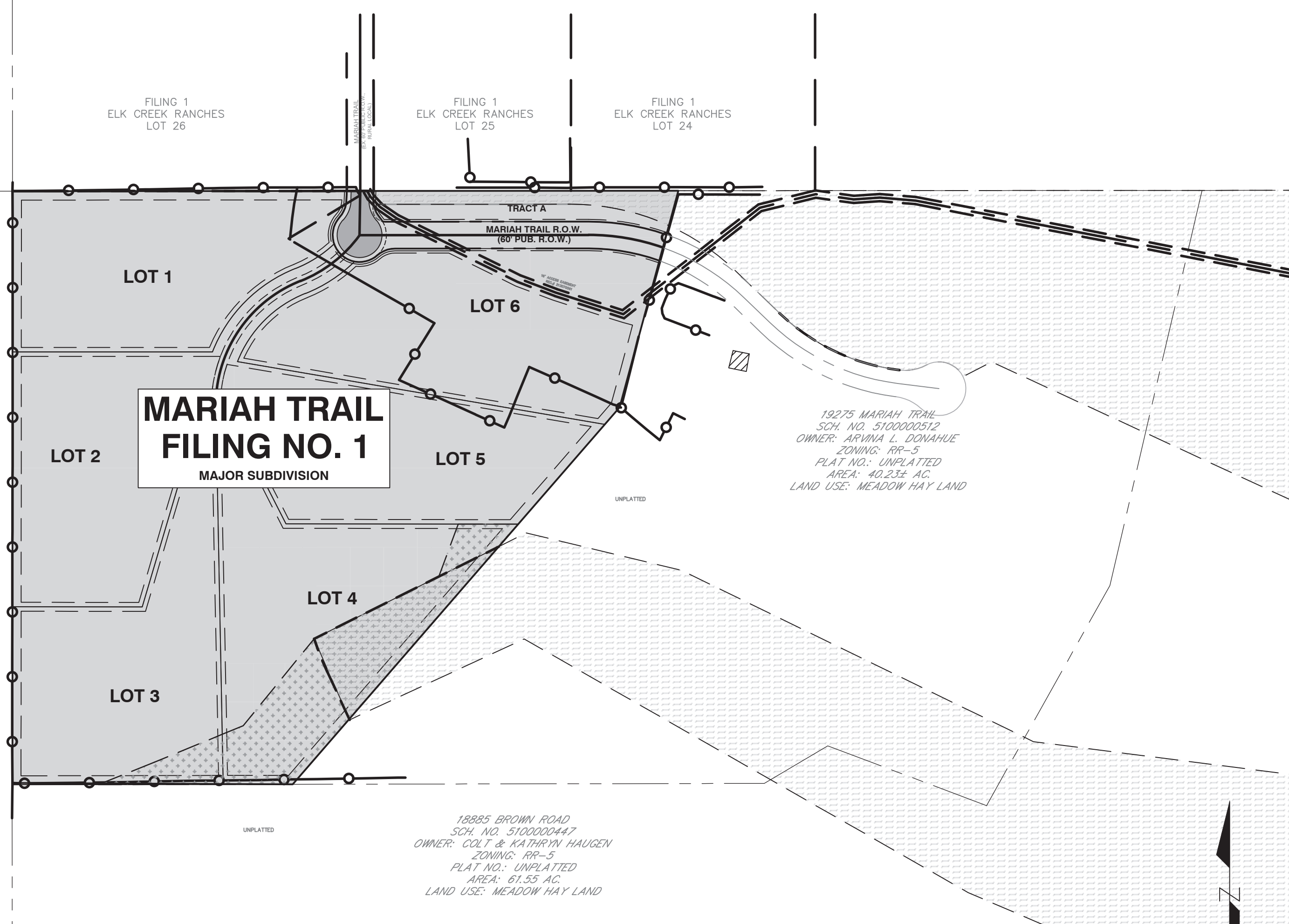
LOT 6 TO BE DESIGNATED AS A NO-BUILD PARCEL TO RETAIN 16' COMMON ACCESS EASEMENT (REC. NO. 213070061).

## APPROXIMATE SCHEDULE OF DEVELOPMENT

SEPTEMBER OF 2024 THROUGH NOVEMBER OF 2024

SEASER SEC. 01-11-66  
SCH. NO. 610000331  
OWNER: YOUNGCR  
FAMILY PARTNERSHIP  
ZONING: RR-5  
PLAT NO.: UNPLATED  
AREA: 40 AC.  
LAND USE: AG. GRAZING  
LAND

ENNE4 SEC. 12-11-66  
SCH. NO. 610000224  
OWNER: YOUNG FAMILY  
PARTNERSHIP  
ZONING: RR-5  
PLAT NO.: UNPLATED  
AREA: 80 AC.  
LAND USE: DRY FARM  
(40 AC.)  
AG. GRAZING LAND (40 AC.)



VICINITY MAP

| 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 = 6.00 AC.; LOT 5 = 5.17 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. <sup>1,2</sup>   |
| MIN. PRINCIPAL REAR SETBACK      | 25 FT. <sup>1,2</sup>   |
| MIN. PRINCIPAL SIDE SETBACK      | 25 FT. <sup>1,2</sup>   |
| PERCENT MAXIMUM LOT COVERAGE     | 5% <sup>3</sup>   |
| MAXIMUM BUILDING HEIGHT          | 30 FT.  |

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

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

<sup>1</sup> ASSUMES 5% IMPERVIOUSNESS FOR DEVELOPED LOTS WITH PER HOA COVENANTS AND GRAVEL ROADWAY AT 80% IMPERVIOUSNESS PER LAND USE TABLE 6-6 OF THE E.M.

## 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 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 OH ELECTRIC |
|  | EXISTING WATER                     |  | EXISTING WATER       |
|  | EXISTING SANITARY                  |  | EXISTING SANITARY    |
|  | EXISTING GAS                       |  | EXISTING GAS         |
|  | EXISTING STORM                     |  | EXISTING STORM       |

## PROJECT CONTACTS

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

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

**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

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

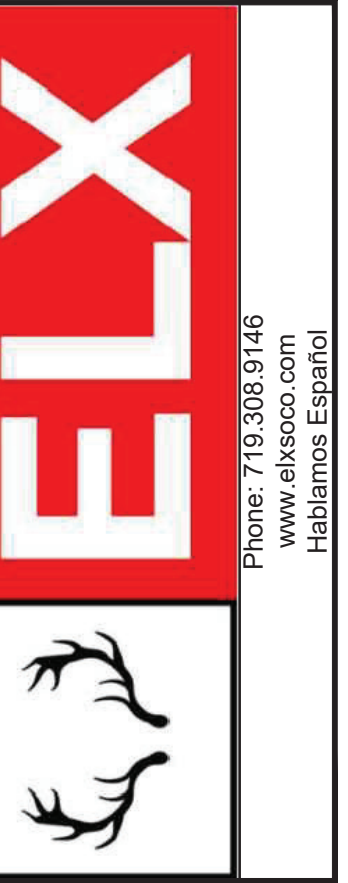
**SURVEYOR**  
POLARIS SURVEYING, INC.  
1903 LELARAY STREET, STE. 102  
COLORADO SPRINGS, CO 80909  
TEL: 719-448-0844

## 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 ORDINANCES 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 VOLUMES 1 AND 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 ON-SITE AND OFF-SITE, 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.



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## PROJECT NAME:

MARIAH TRAIL SUBDIVISION FILING NO. 1

## PROJECT LOCATION:

19205 MARIAH TRAIL  
EL PASO COUNTY, COLORADO

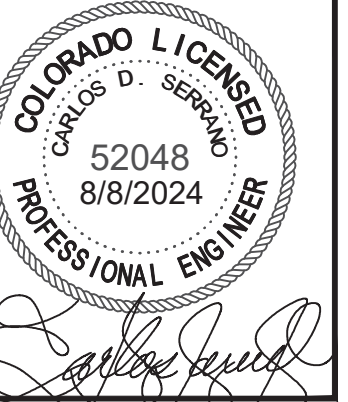
## CLIENT:

MR. THOMAS KIRK

## CONTACT INFO:

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

## PROFESSIONAL SEAL:



## DATE: DESCRIPTION:

|          |             |
|----------|-------------|
| 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 |
|          |             |
|          |             |

## JOB #: 100678

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

## PLAN SET:

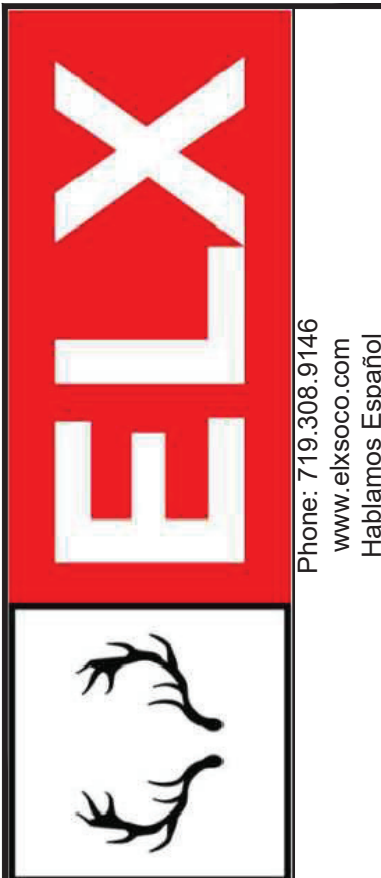
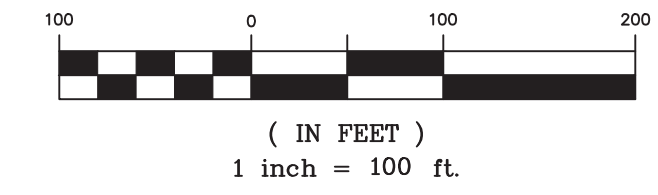
MAJOR SUBDIVISION  
CONSTRUCTION DRAWINGS

## SHEET TITLE:

COVER

## SHEET NO.:

1



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**PROJECT NAME:**

MARIAH TRAIL SUBDIVISION FILING NO. 1

**PROJECT LOCATION:**

19205 MARIAH TRAIL  
EL PASO COUNTY, COLORADO

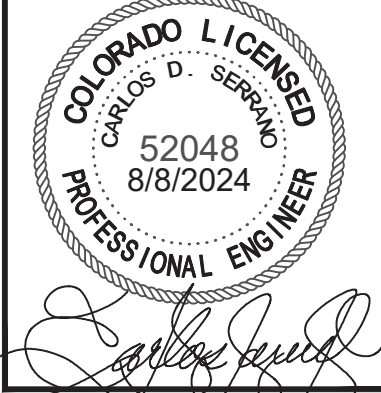
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|          |             |
|          |             |
|          |             |

**JOB #:** 100678

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

**PLAN SET:**

MAJOR SUBDIVISION  
CONSTRUCTION DRAWINGS

**SHEET TITLE:**

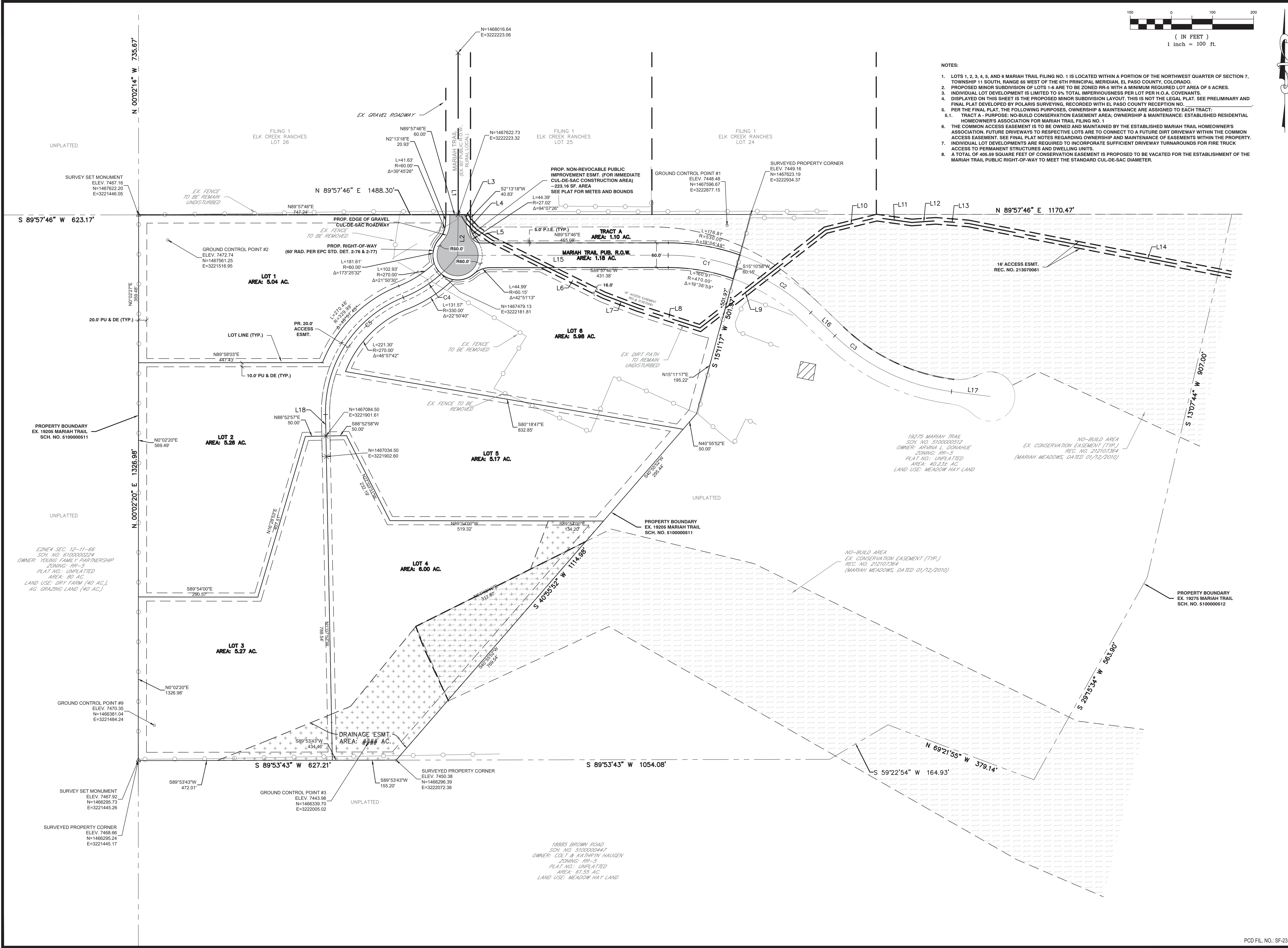
OVERALL SITE PLAN

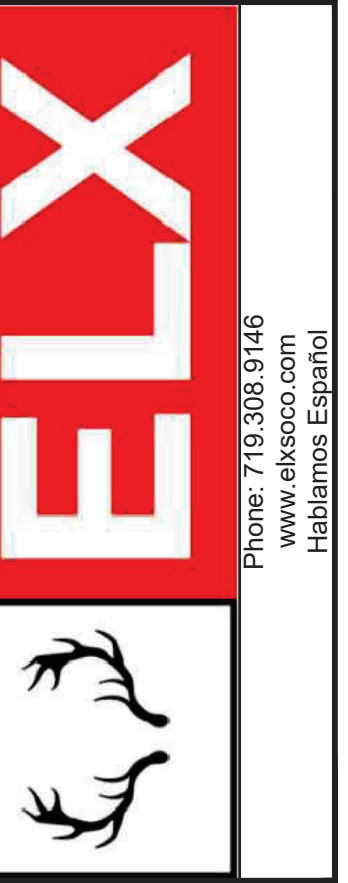
**SHEET NO.:**

2

**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:  
5.1. 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 406.59 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.





Phone: 719.308.9146  
www.localxperts.com  
Harrison, Colorado

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**PROJECT LOCATION:**

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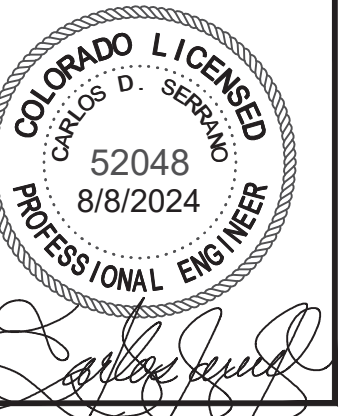
**CLIENT:**

MR. THOMAS KIRK

**CONTACT INFO:**

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19205 MARIAH TRAIL  
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|          |             |
|          |             |
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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        | 102.34'     | S01°07'03"E | 1467136.81, 3221900.589 | 1467034.50, 3221902.58 |

**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 |

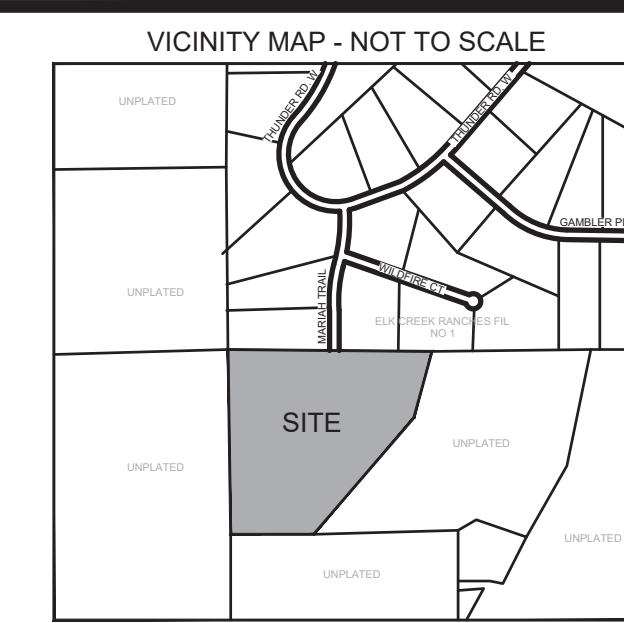
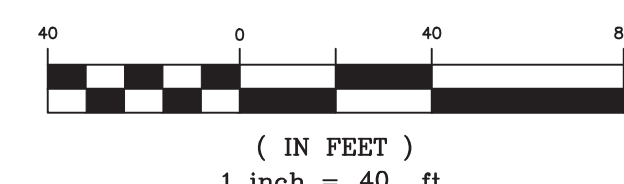
**EX. 16' ACCESS ESMT.**

| LINE # | 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

MARIAH TRAIL  
(EX. 60' PUBLIC R.O.W.,  
RURAL LOCAL)



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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: |
|----------|--------------|
| 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  |

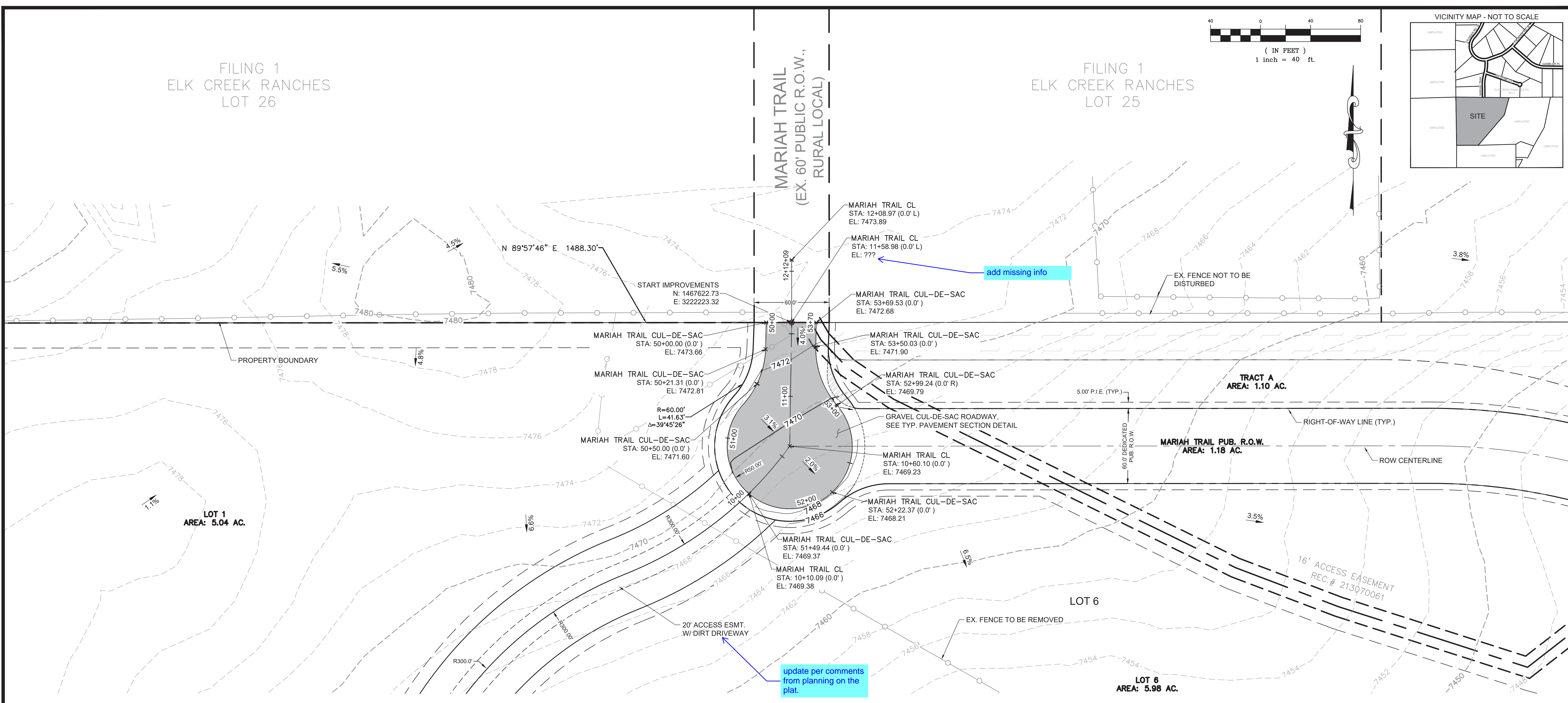
JOB #: 100678

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

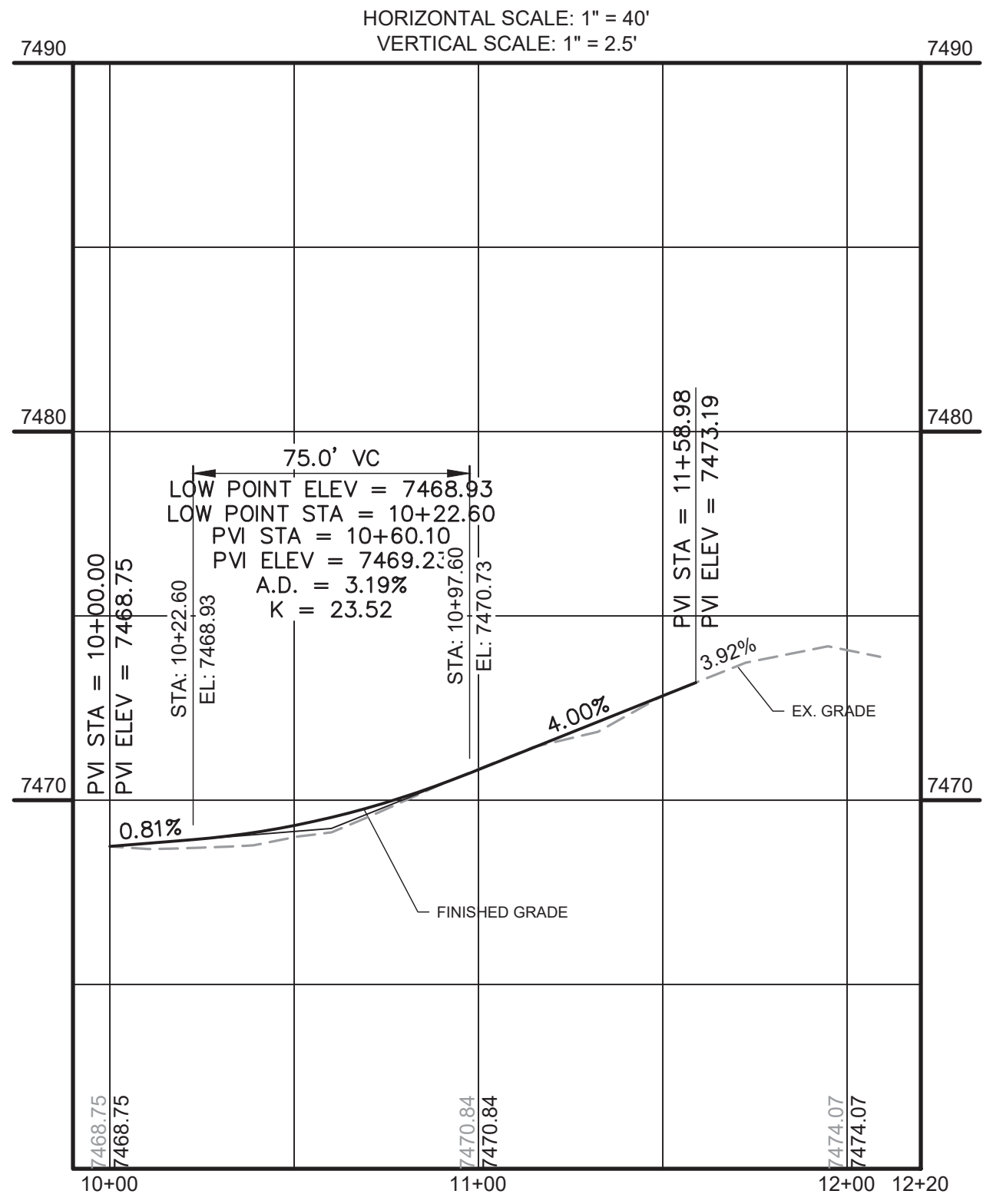
**PLAN SET:**  
MAJOR SUBDIVISION  
CONSTRUCTION DRAWINGS

**SHEET TITLE:**  
PUBLIC ROADWAY PLAN &  
PROFILE

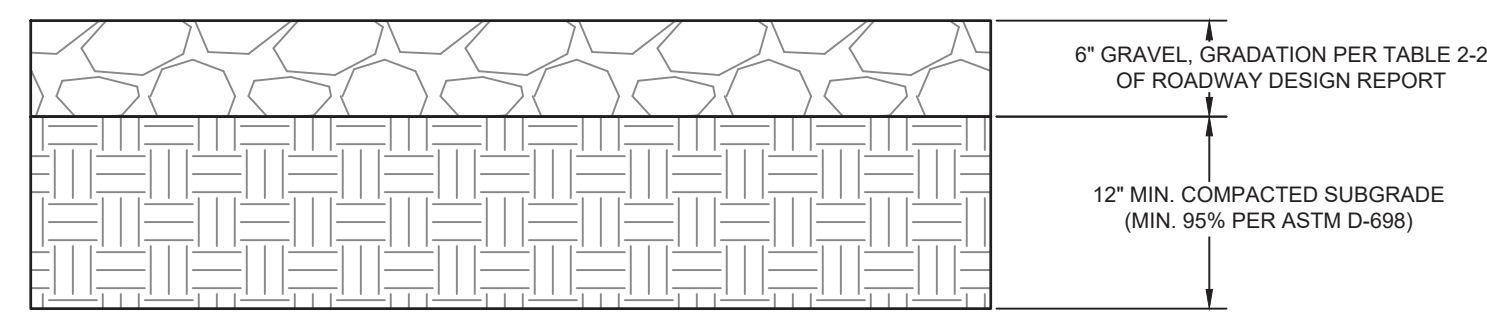
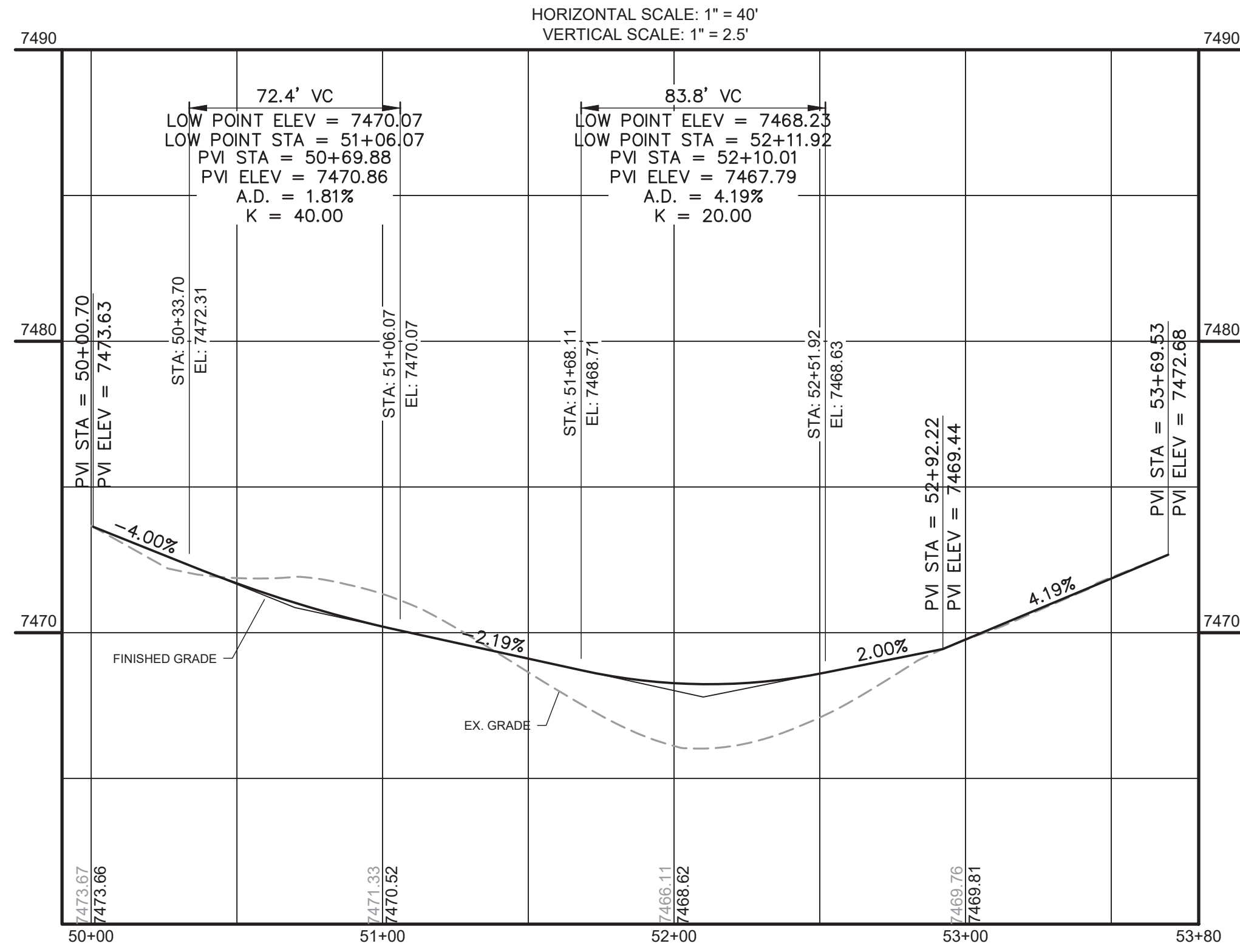
**SHEET NO.:**  
4



### 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.