

Need to update Letter of Intent to include the following waivers from the Land Development Code

8.4.3.A Minimum Frontage for Division of Land. A division of land shall have a minimum of 60 feet frontage on a public road.

Conservation easement cannot be vacated as shown on CD

revise radius at knuckle to 37' min. per County standard detail and include a non revocable public improvement easement (see ECM 2.3.8.C) for any portion of the cul-de-sac that is outside the ROW.

Also per planners comment, roadway may need to be extended further south to avoid the conservation easement.

FYI: this does not have to be dedicated ROW and can be a preservation.

On the submitted MPM Applicability Form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section 1.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS D KIRK JR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

A TRACT OF LAND BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE N89°57'46"E, 1488.30 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE S15°11'17"W, 501.97 FEET; THENCE S40°55'52"W, 1134.98 FEET; THENCE S89°53'43"W, 627.21 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N00°02'20"E, 1326.98 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

AREA = 35 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "MARIAH TRAIL FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: THOMAS D KIRK, JR

THOMAS D KIRK, JR

STATE OF COLORADO

COUNTY OF EL PASO

THE ABOVE AND AFFORMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024 A.D., BY THOMAS D KIRK, JR, AS OWNER

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

ACCESS EASEMENT VACATION

THAT PORTION OF THE 16' ACCESS EASEMENT LYING WITHIN MARIAH TRAIL IS HEREBY VACATED.

BY: ARVINA LEE DONAHUE, OWNER

STATE OF COLORADO } SS

COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024 BY ARVINA LEE DONAHUE AS OWNER.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I Randall D. Hency, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under my direct supervision and accurately shows subdivision thereof, and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable provisions of the El Paso County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion and that it is in accordance with applicable standards of practice and this is not a guaranty or warranty, either expressed or implied.

Randall D. Hency Colorado Professional Land Surveyor No. 27605

APPROVALS:

This plat for Mariah Trail Filing No. 1 was approved by the El Paso County Planning and Community Development Director on the ___ day of ___, 2024, subject to any notes or conditions specified hereon.

Planning and Community Development Director

Board of County Commissioners' Certificate

This plat for Mariah Trail Filing No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of ___, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets and easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the land Development Code and Engineering Criteria Manual and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners

Date

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

SS

SOIL AND GEOLOGY CONDITIONS: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plat file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

FILE NO. SF2315

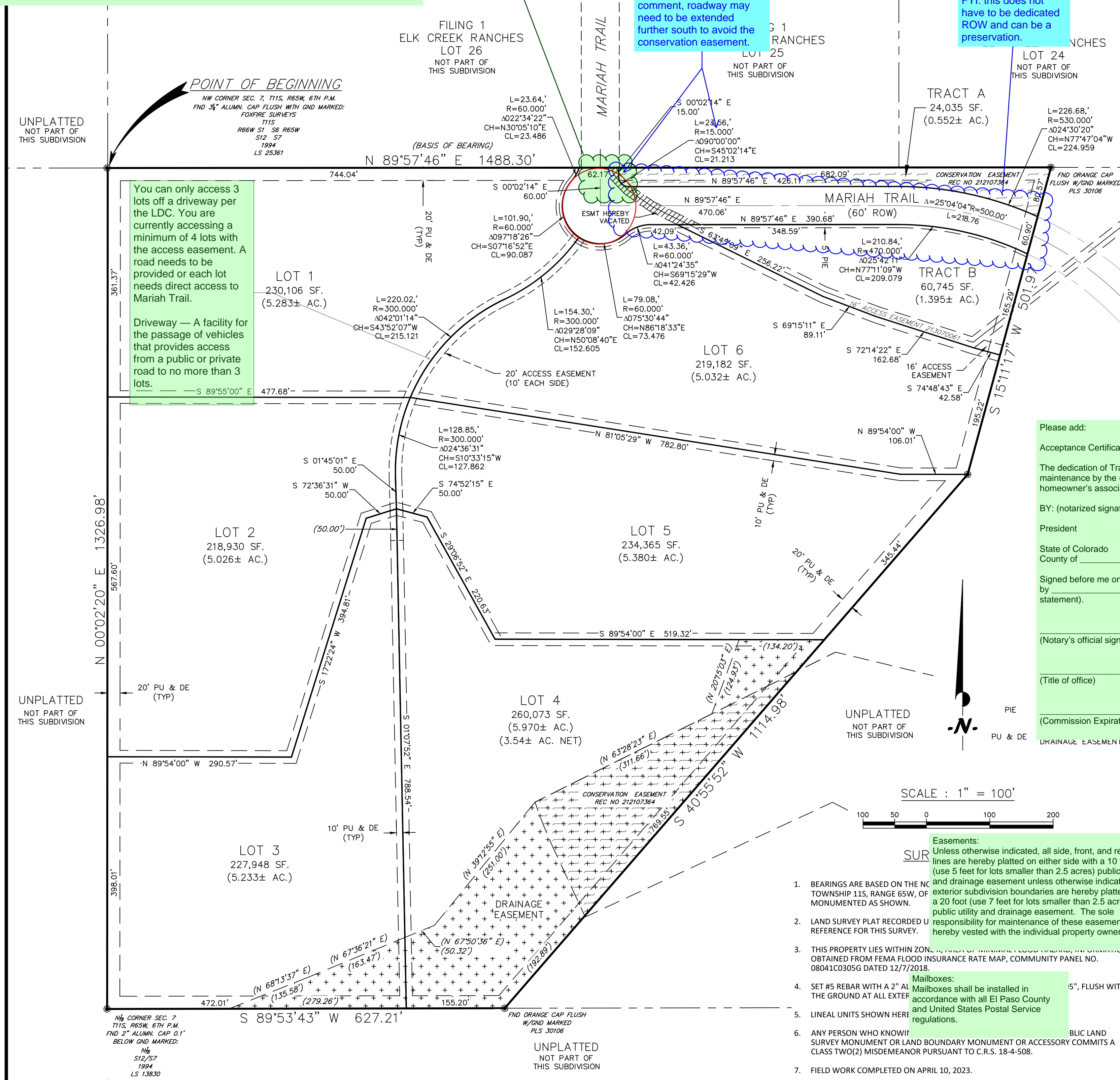
PLAT
THOMAS D KIRK JR
TRAIL, CO.SPR. 80908

SHEET: 1 of 1

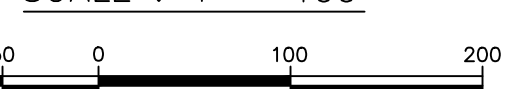
SHEET 1 OF 1

MARIAH TRAIL FILING

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



SCALE: 1" = 100'



Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

- 1. BEARINGS ARE BASED ON THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11S, RANGE 65W, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MONUMENTED AS SHOWN.
2. LAND SURVEY PLAT RECORDED IN RECEPTION NO. 23107266.
3. THIS PROPERTY LIES WITHIN ZONE 1, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08041030505 DATED 12/7/2018.
4. SET 5" REBAR WITH A 2" ALUMINUM CAP 0.1" BELOW GROUND MARKED WITH THE LETTERS "M" AND "R" IN A 5" FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS AND AT ALL INTERSECTIONS WITH ADJACENT LOTS.
5. LINEAL UNITS SHOWN HEREON.
6. ANY PERSON WHO KNOWS OF A SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITMENTS CLASS TWO(2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
7. FIELD WORK COMPLETED ON APRIL 10, 2023.

MAILBOXES: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



SCALE 1" = 100'

Table with columns: ZONE, REV, and description of revisions.

PARK FEE:
SCHOOL FEE:
BRIDGE FEE:
DRAINAGE FEE:
JOB NO: 230109

APPROVED:
DRAWN BY: T, J, W
CHECKED BY: RDH
DATE: 1/23, 2/23, 3/24

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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, EL PASO COUNTY, COLORADO.