

# 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).

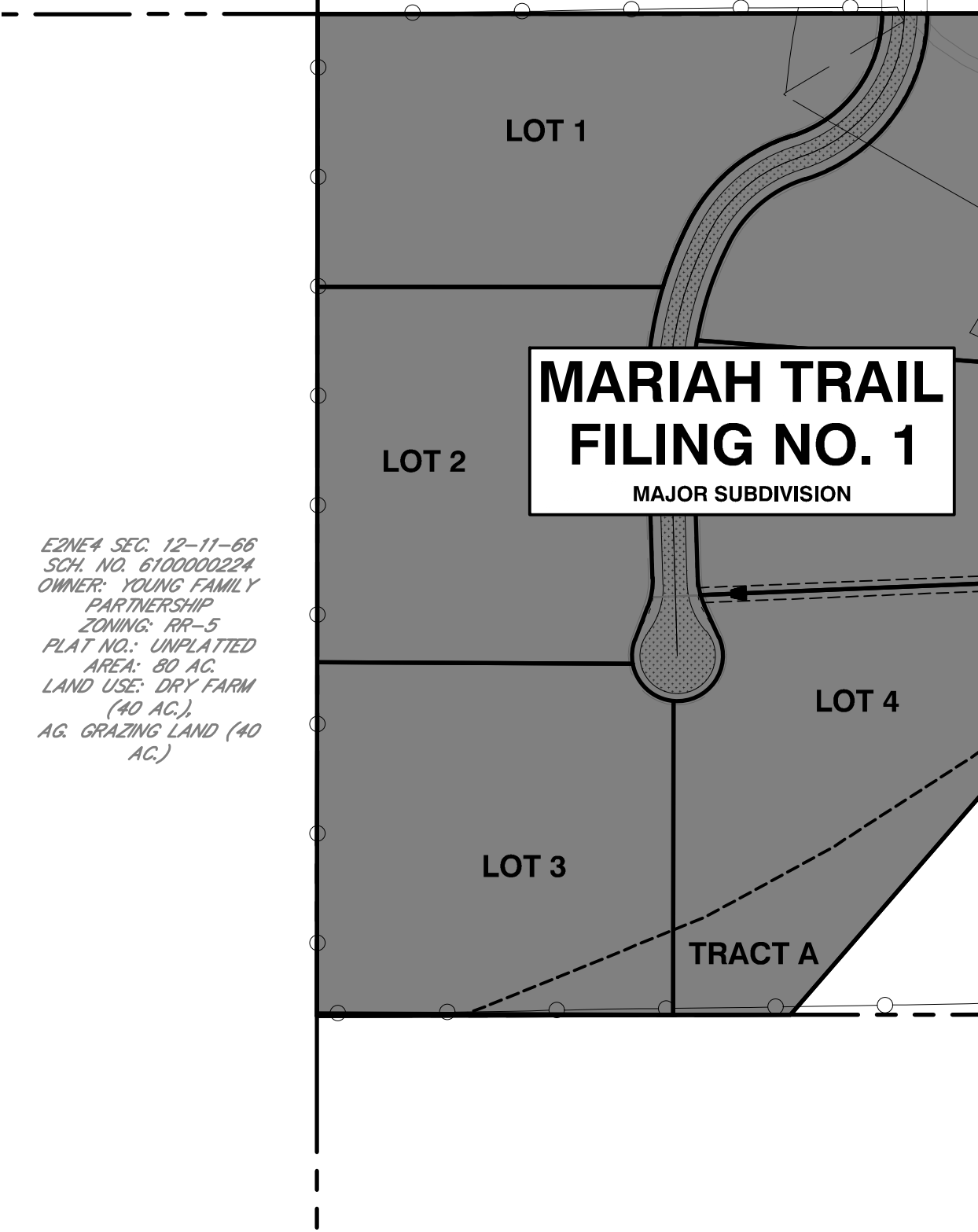
## APPROXIMATE SCHEDULE OF DEVELOPMENT

AUGUST OF 2023 THROUGH NOVEMBER OF 2023

## 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,

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

FILING 1  
ELK CREEK RANCHES  
LOT 26



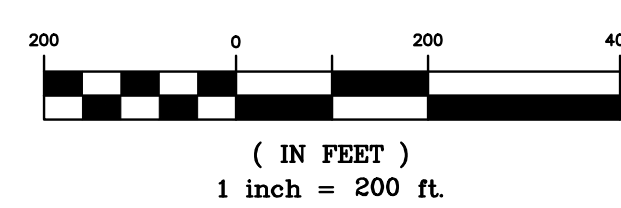
### Add notes to Construction Drawings:

#### 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.

VICINITY MAP

ADDED



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 5.11 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. <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	25% <sup>3</sup>
MAXIMUM BUILDING HEIGHT	30 FT.

<sup>1</sup> KENNELS, PENS, AND FOUR FARMS SHALL BE SETBACK A MINIMUM OF 100 FT. FROM ALL PROPERTY LINES.  
<sup>2</sup> SANIMILLS SHALL BE SETBACK A MINIMUM OF 300 FT. FROM ALL PROPERTY LINES.  
<sup>3</sup> ASSUMED IMPERVIOUSNESS OF 5-ACRE LOTS IS 7% PER EGM TABLE 3-1, APPENDIX L.

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

<sup>1</sup> ASSUMES 7% IMPERVIOUSNESS FOR DEVELOPED LOTS WITH RR-5 RESIDENTIAL RURAL ZONING PER TABLE 3-1 APPENDIX L OF THE EGM AND GRAVEL ROADWAY AT 80% IMPERVIOUSNESS PER LAND USE TABLE 6-4 OF THE EGM.  
<sup>2</sup> ASSUMED MAXIMUM ALLOWABLE COVERAGE AREA OF RR-5 LOTS OF 25%.

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	PROPOSED MINOR SUBDIVISION SURVEY LAYOUT
3	SITE AND GRADING PLAN - NORTH
4	SITE AND GRADING PLAN - SOUTH
5	ROADWAY PLAN & PROFILE
6	DETAILS

PCD File No. SF-2315

ADDED

## 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  
CONTACT: KYLIE BAGLEY

**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

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

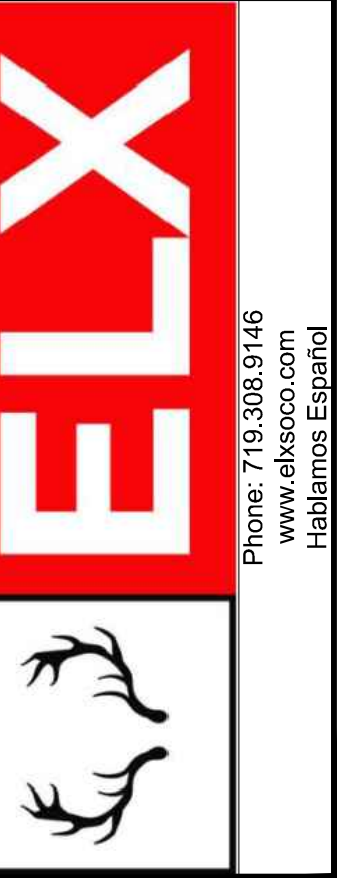
**SURVEYOR**  
POLARIS SURVEYING, INC.  
1903 LELARAY STREET, STE. 102  
COLORADO SPRINGS, CO 80909  
TEL: 719-448-0844

## GENERAL NOTES

- THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION AUGUST OF 2023 AND BE COMPLETE BY NOVEMBER OF 2023 WITH FINAL STABILIZATION TO TAKE PLACE IN DECEMBER OF 2023.
- 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.
- 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.
- 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.

## LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- SETBACK LINE
- LIMITS OF DISTURBANCE/CONSTRUCTION
- 9499 - 9500 --- PROPOSED CONTOURS
- 9501 --- EXISTING MINOR CONTOUR
- 9502 --- EXISTING MAJOR CONTOUR
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- ➔ DRAINAGE FLOW DIRECTION
- OHE — EXISTING OH ELECTRIC
- UE — PROPOSED OH ELECTRIC
- WL — EXISTING WATER
- WL — PROPOSED WATER
- SS — EXISTING SANITARY
- SS — PROPOSED SANITARY
- UG — EXISTING GAS
- UG — PROPOSED GAS
- — EXISTING STORM
- — PROPOSED STORM



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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

## JOB #: 100678

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

## PLAN SET:

MAJOR SUBDIVISION DEVELOPMENT PLAN

## SHEET TITLE:

COVER

## SHEET NO.:

1

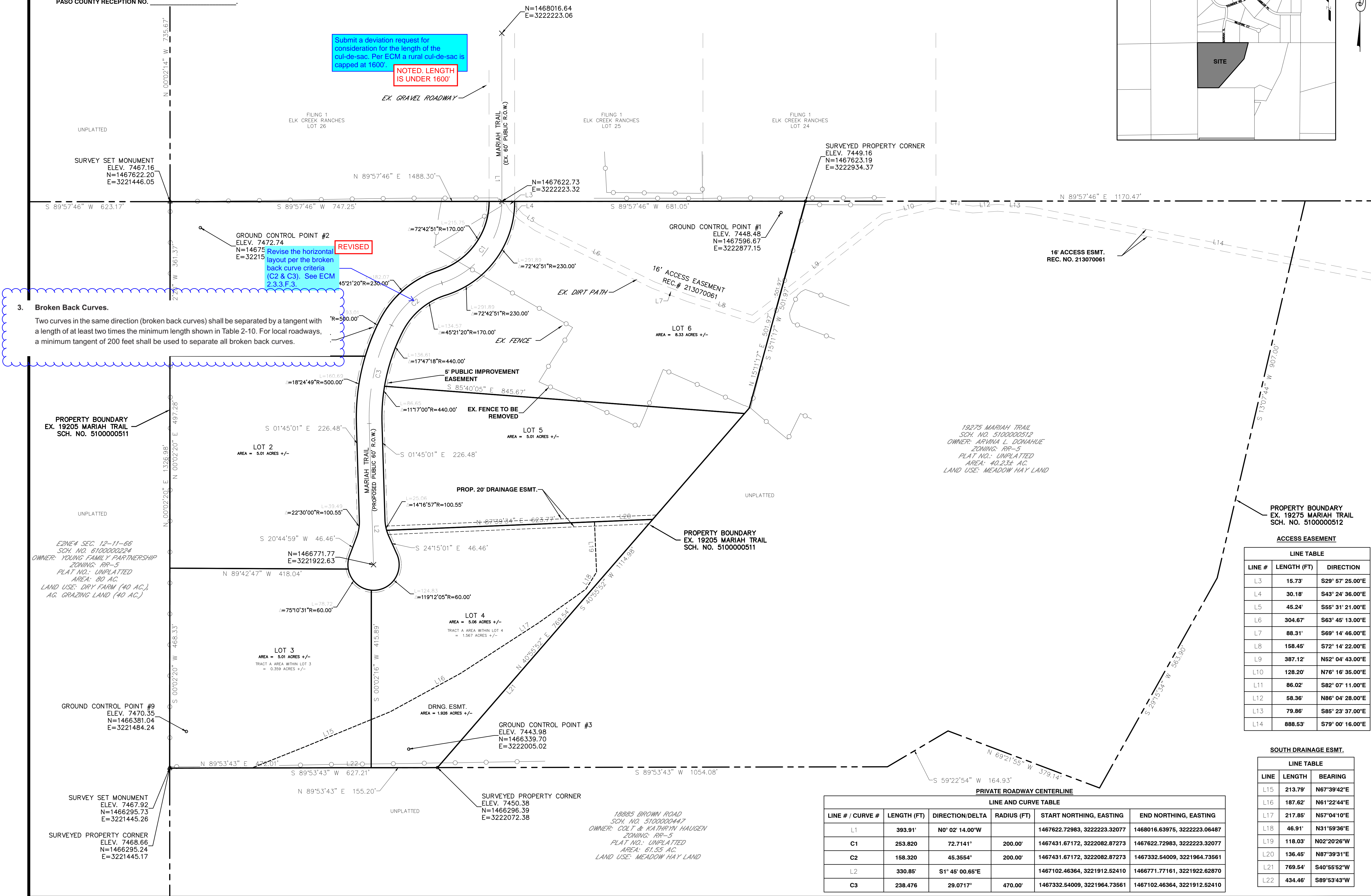
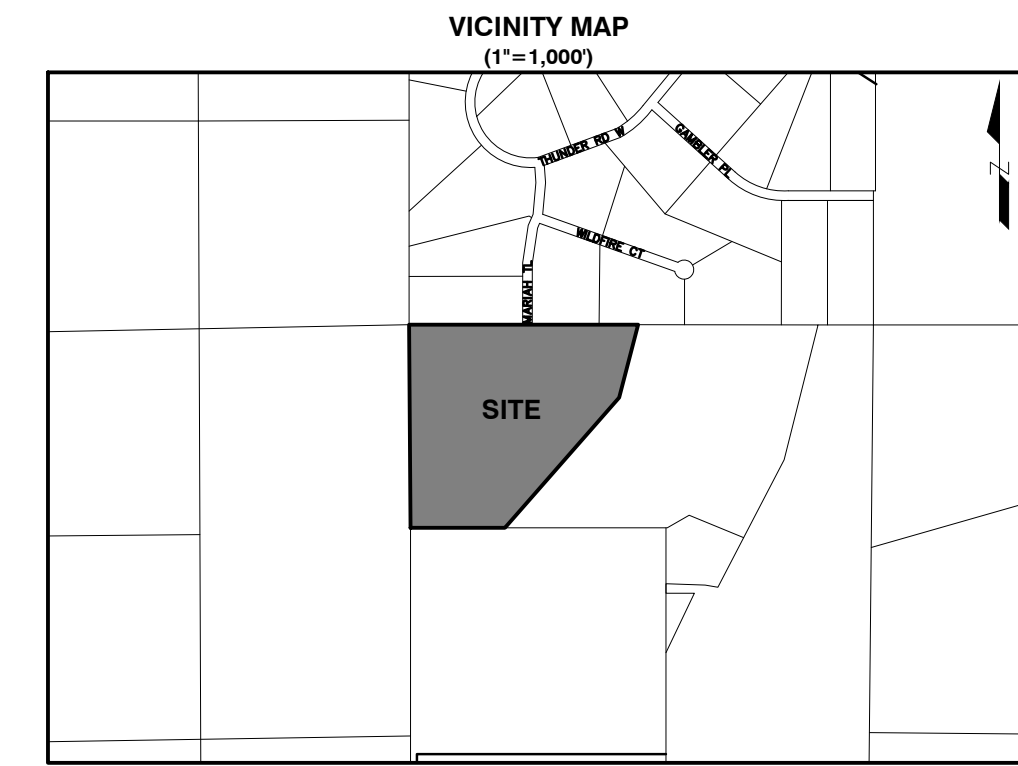
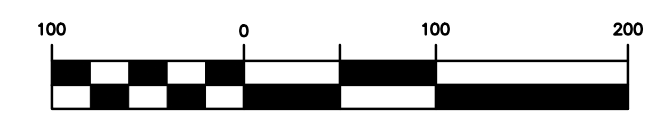
NOTES:

- 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 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.



**3. Broken Back Curves.**  
Two curves in the same direction (broken back curves) shall be separated by a tangent with a length of at least two times the minimum length shown in Table 2-10. For local roadways, a minimum tangent of 200 feet shall be used to separate all broken back curves.

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**

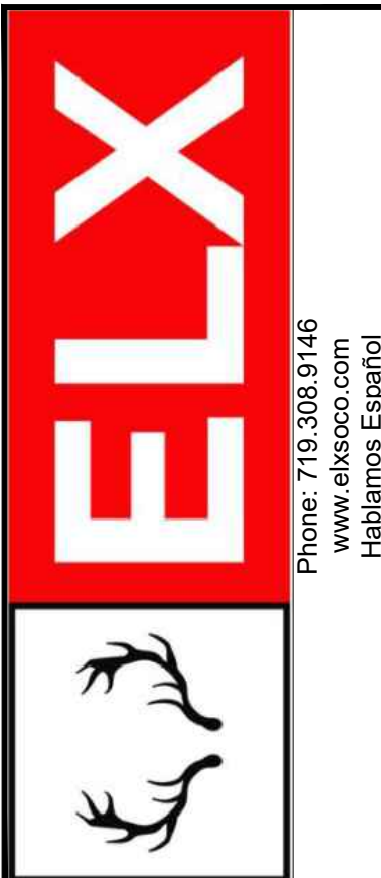
LINE #	LENGTH (FT)	DIRECTION
L3	15.73'	S29° 57' 25.00"E
L4	30.18'	S43° 24' 36.00"E
L5	45.24'	S55° 31' 21.00"E
L6	304.67'	S63° 45' 13.00"E
L7	88.31'	S69° 14' 46.00"E
L8	158.45'	S72° 14' 22.00"E
L9	387.12'	N52° 04' 43.00"E
L10	128.20'	N76° 16' 35.00"E
L11	86.02'	S82° 07' 11.00"E
L12	58.36'	N86° 04' 28.00"E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

**SOUTH DRAINAGE ESMT.**

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

**PRIVATE ROADWAY CENTERLINE**

LINE # / CURVE #	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START NORTHING, EASTING	END NORTHING, EASTING
L1	393.91'	N0° 02' 14.00"W		1467622.72983, 3222223.32077	1468016.63975, 3222223.06487
C1	253.820	72.7141°	200.00'	1467431.67172, 3222082.87273	1467622.72983, 3222223.32077
C2	158.320	45.3554°	200.00'	1467431.67172, 3222082.87273	1467332.54009, 3221964.73561
L2	330.85'	S1° 45' 00.65"E		1467102.46364, 3221912.52410	1466771.77161, 3221922.62870
C3	238.476	29.0717°	470.00'	1467332.54009, 3221964.73561	1467102.46364, 3221912.52410



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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

JOB #: 100678

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

**PLAN SET:**  
MAJOR SUBDIVISION DEVELOPMENT PLAN

SHEET TITLE:

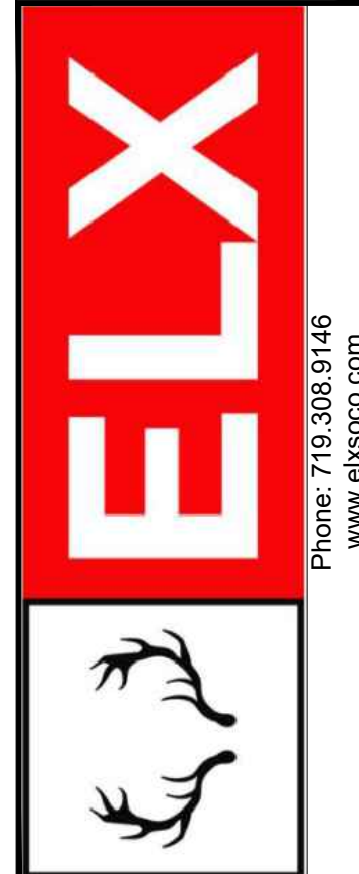
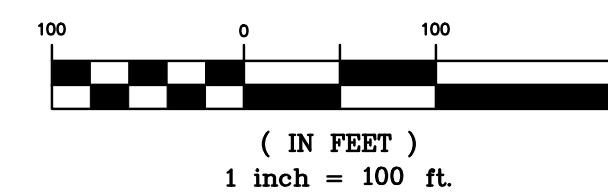
PROPOSED MINOR SUBDIVISION SURVEY LAYOUT

SHEET NO.:  
**2**

# MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

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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:** 05/01/23

**DESCRIPTION:** SUBMITTAL 1

**JOB #:** 100678

**DRAWN BY:** CDS

**REVIEWED BY:** CDS

**PROJ. MNGR.:** CDS

**PLAN SET:**

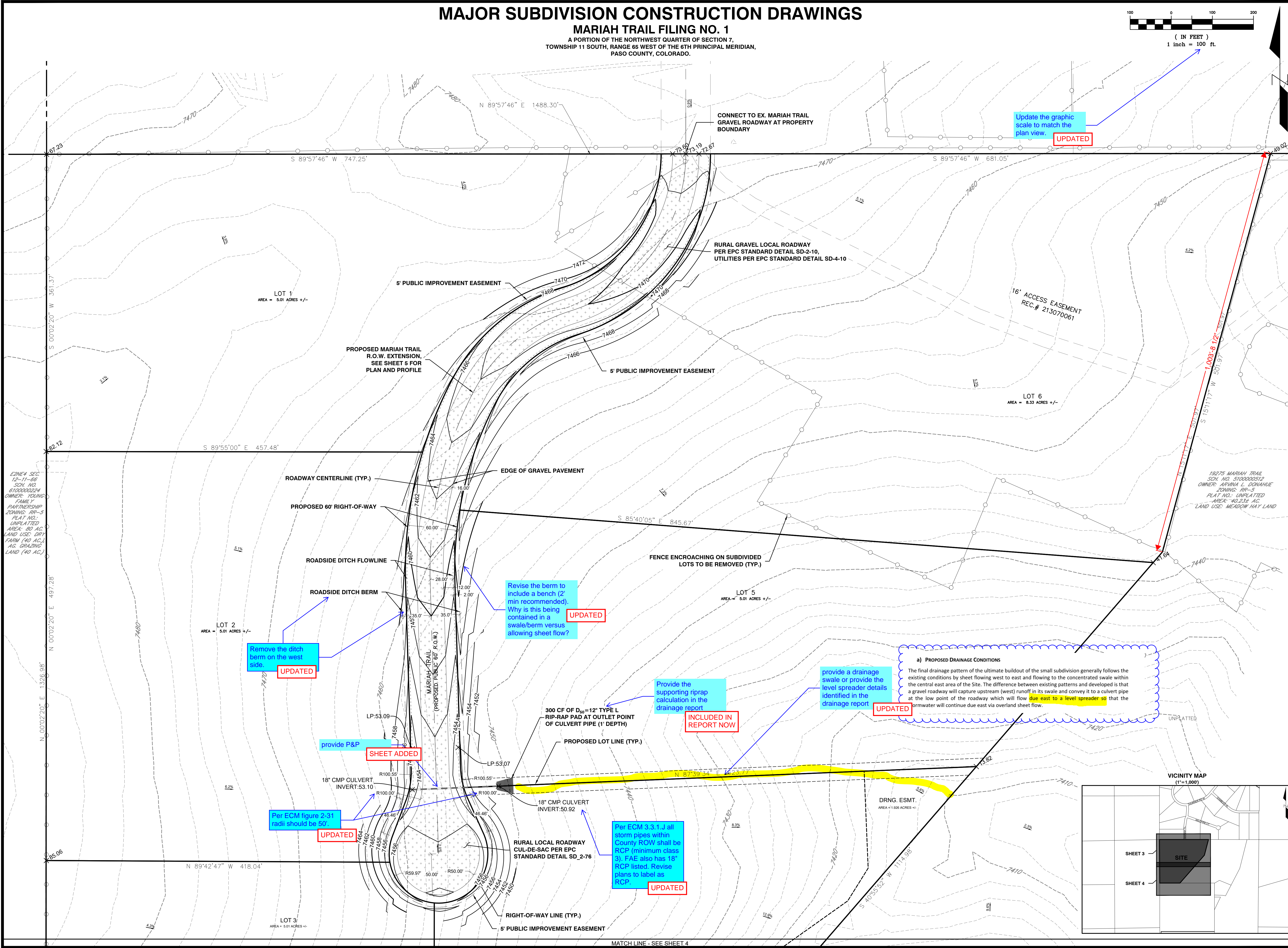
MAJOR SUBDIVISION DEVELOPMENT PLAN

**SHEET TITLE:**

SITE AND GRADING PLAN - NORTH

**SHEET NO.:**

3



Update the graphic scale to match the plan view.  
**UPDATED**

Remove the ditch berm on the west side.  
**UPDATED**

Revise the berm to include a bench (2' min recommended). Why is this being contained in a swale/berm versus allowing sheet flow?  
**UPDATED**

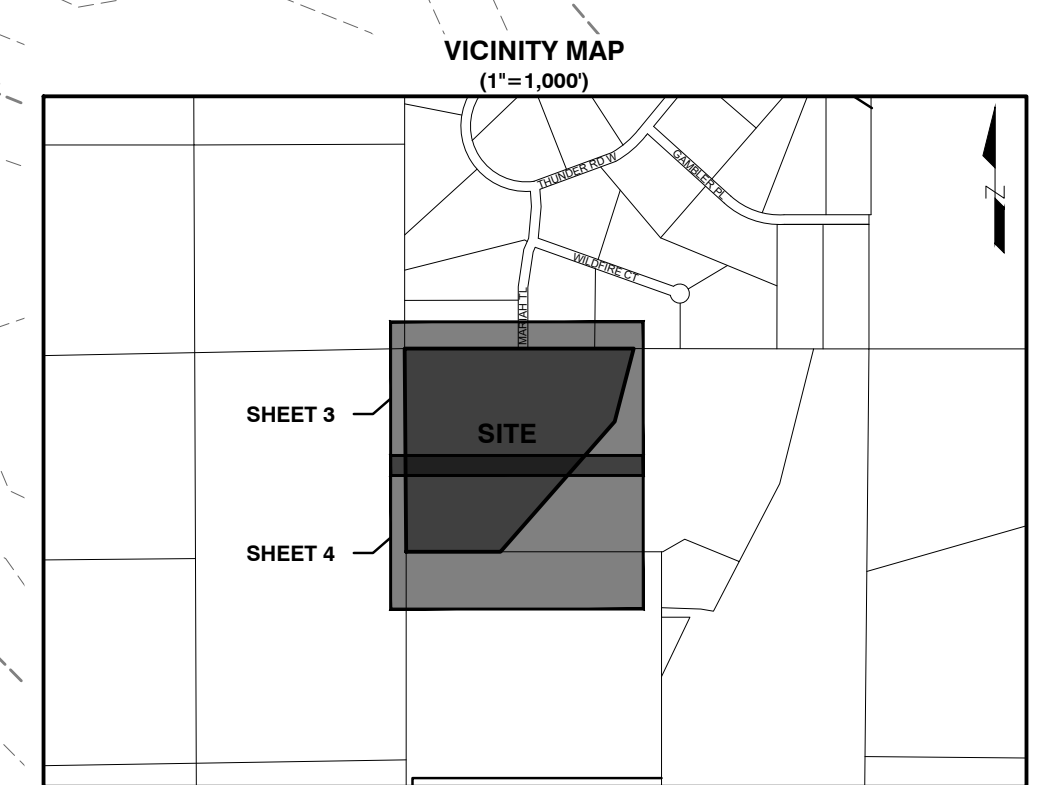
Provide the supporting riprap calculation in the drainage report  
**INCLUDED IN REPORT NOW**

provide a drainage swale or provide the level spreader details identified in the drainage report  
**UPDATED**

Per ECM figure 2-31 radii should be 50'.  
**UPDATED**

Per ECM 3.3.1.J all storm pipes within County ROW shall be RCP (minimum class 3). FAE also has 18" RCP listed. Revise plans to label as RCP.  
**UPDATED**

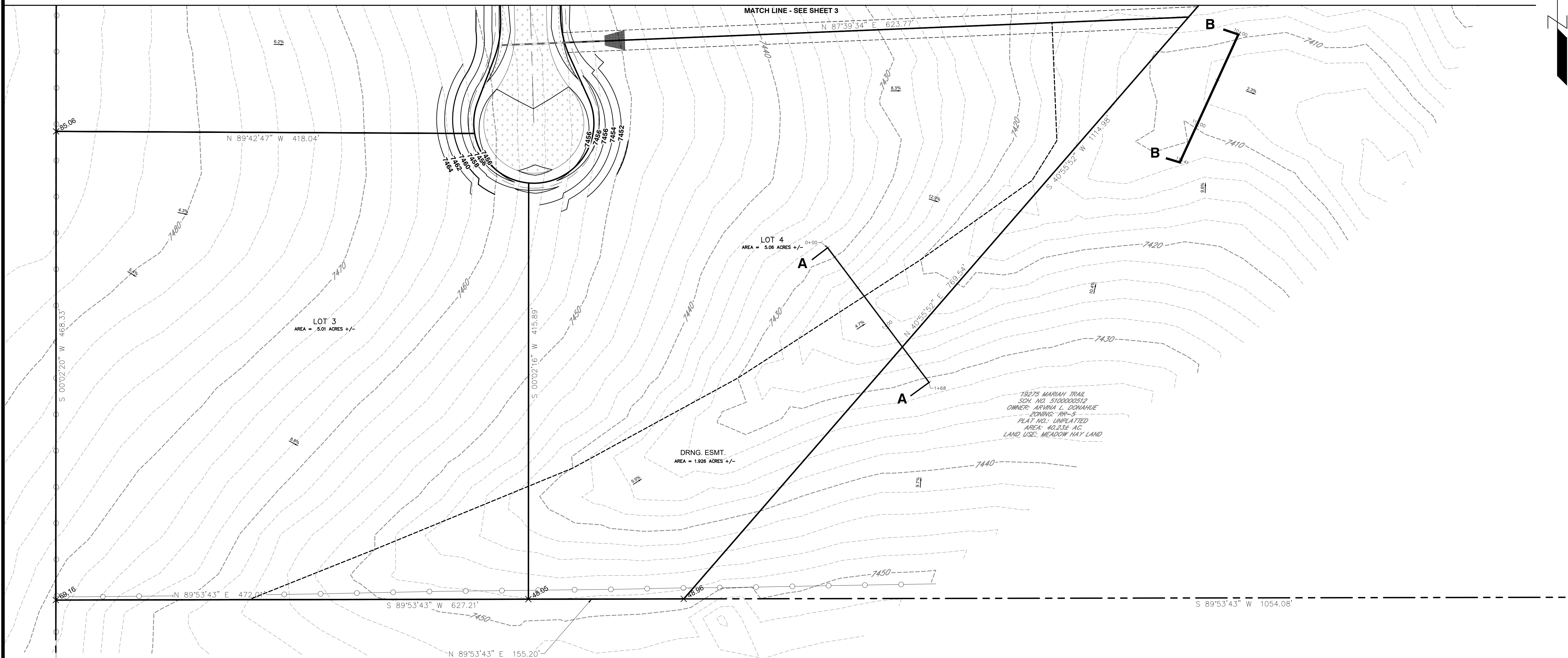
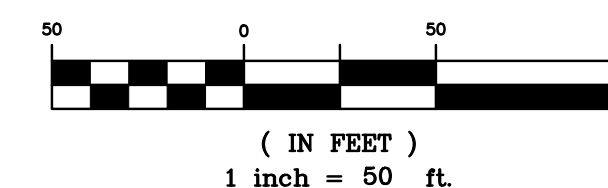
**a) PROPOSED DRAINAGE CONDITIONS**  
The final drainage pattern of the ultimate buildout of the small subdivision generally follows the existing conditions by sheet flowing west to east and flowing to the concentrated swale within the central east area of the Site. The difference between existing patterns and developed is that a gravel roadway will capture upstream (west) runoff in its swale and convey it to a culvert pipe at the low point of the roadway which will flow due east to a level spreader so that the stormwater will continue due east via overland sheet flow.



MATCH LINE - SEE SHEET 4

# MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

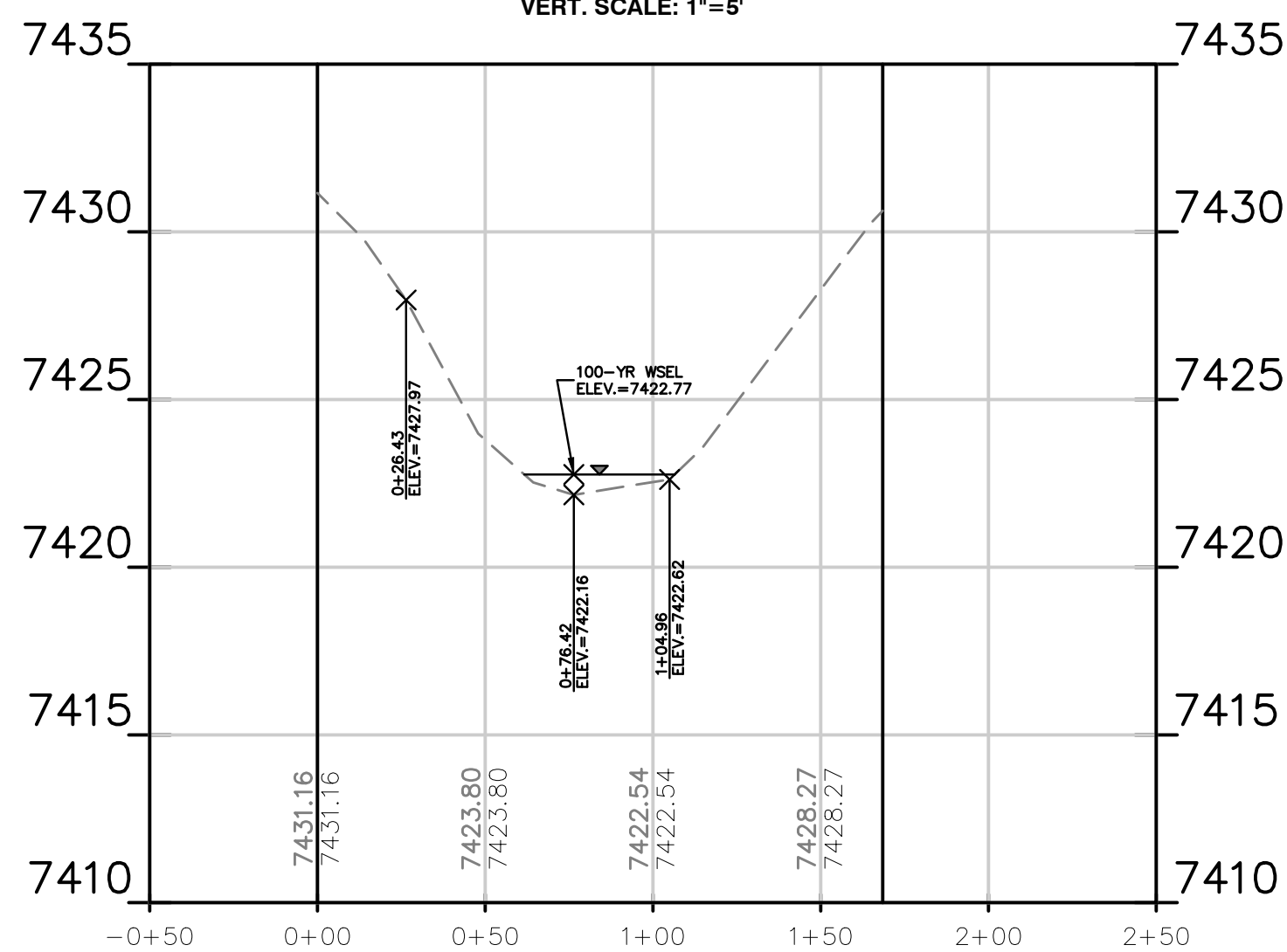
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 PASO COUNTY, COLORADO.



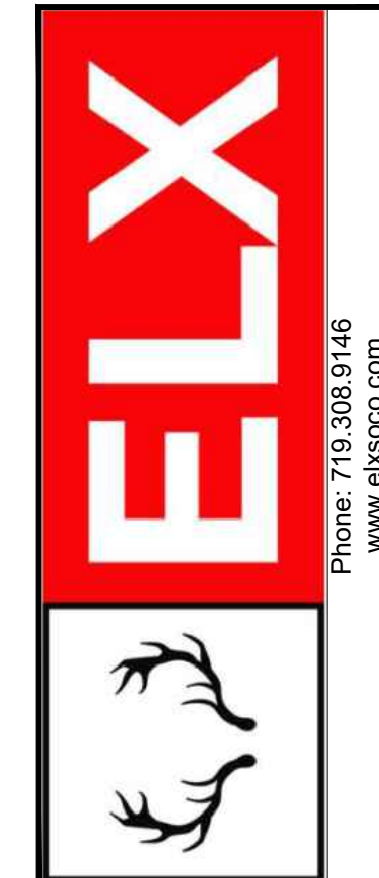
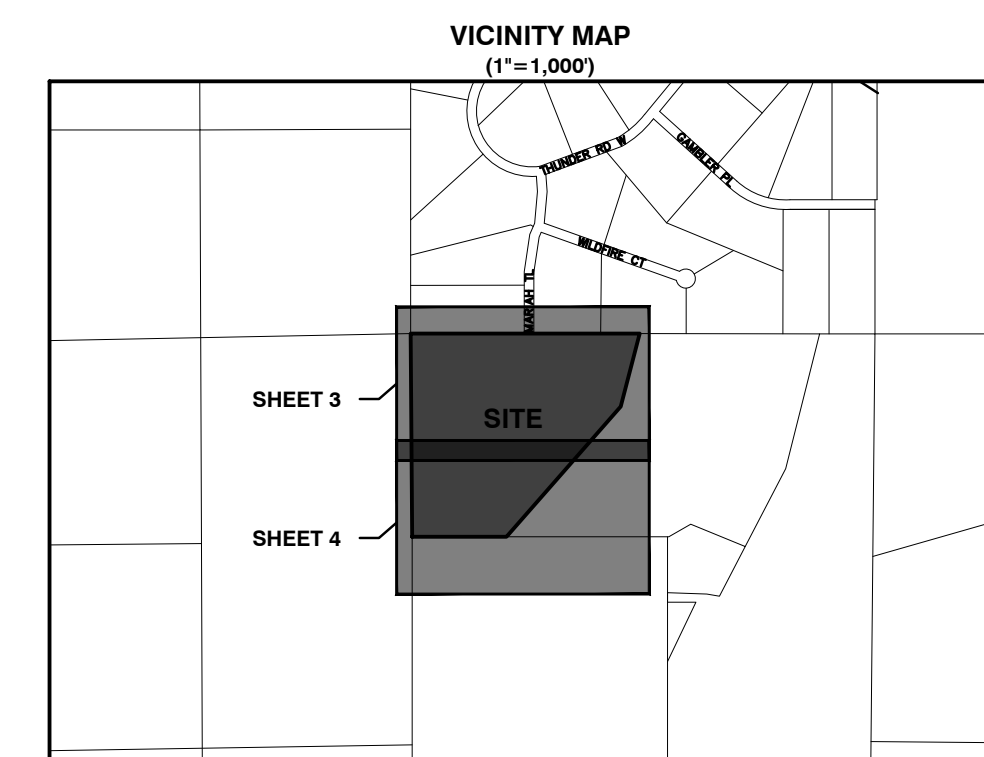
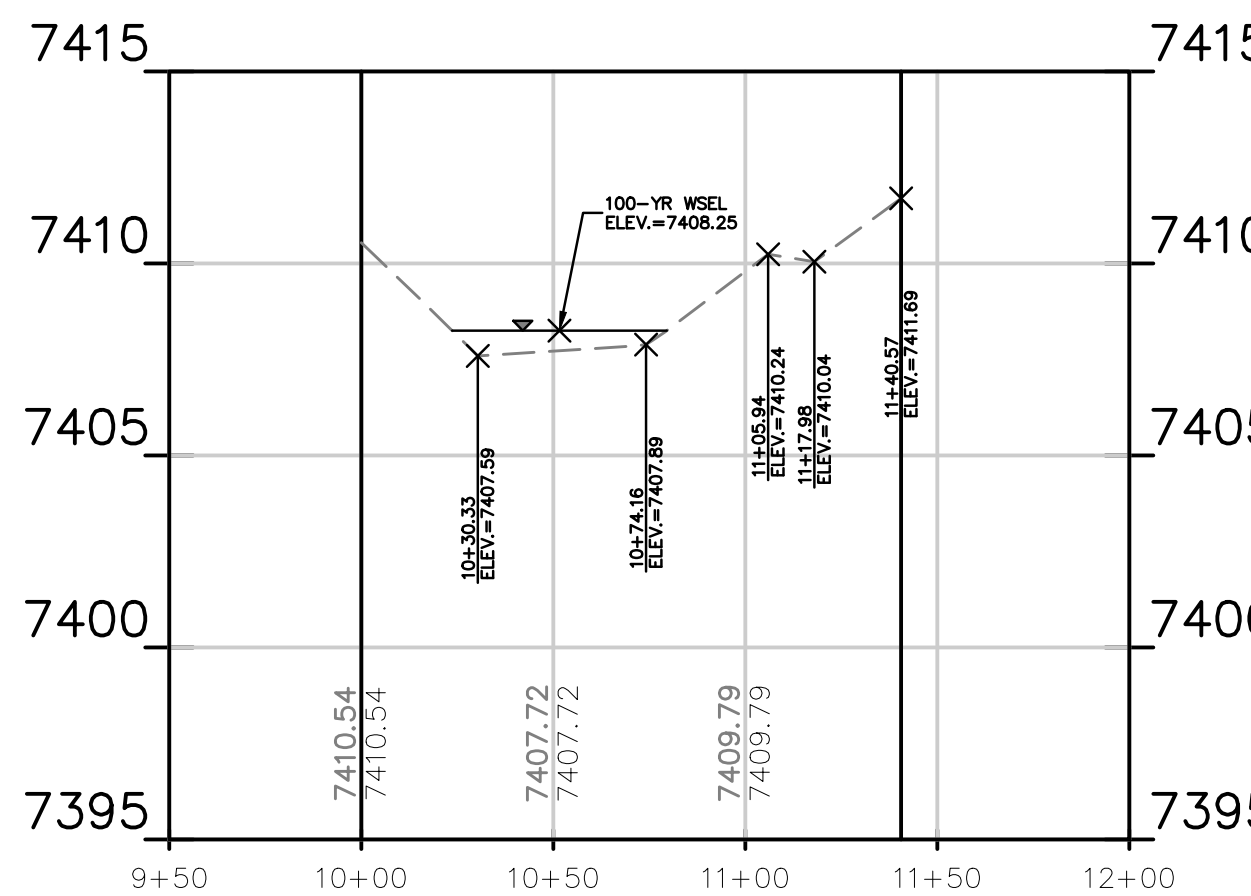
18885 BROWN ROAD  
 SCH. NO. 5100000447  
 OWNER: COLT & KATHRYN HAUGEN  
 ZONING: RR-5  
 PLAT NO.: UNPLATTED  
 AREA: 61.53 AC.  
 LAND USE: MEADOW HAY LAND

UNPLATTED

**SECTION A-A**  
 HORIZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'



**SECTION B-B**  
 HORIZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'



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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

JOB #: 100678

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

**PLAN SET:**  
 MAJOR SUBDIVISION  
 DEVELOPMENT PLAN

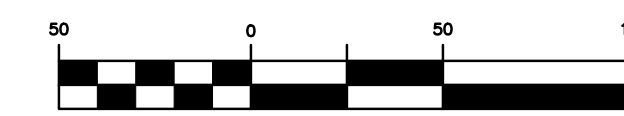
**SHEET TITLE:**  
 SITE AND GRADING PLAN - SOUTH

**SHEET NO.:**  
 4

# MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

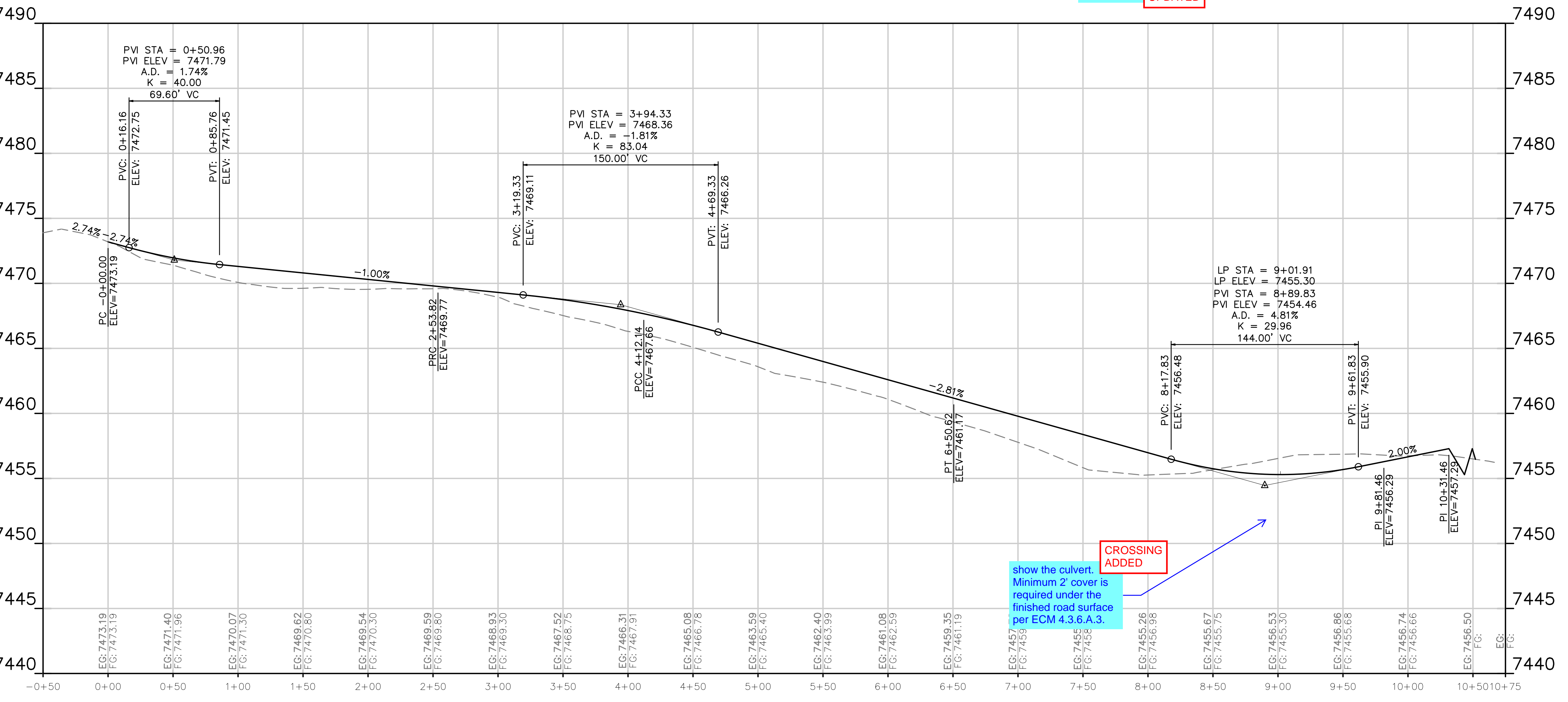
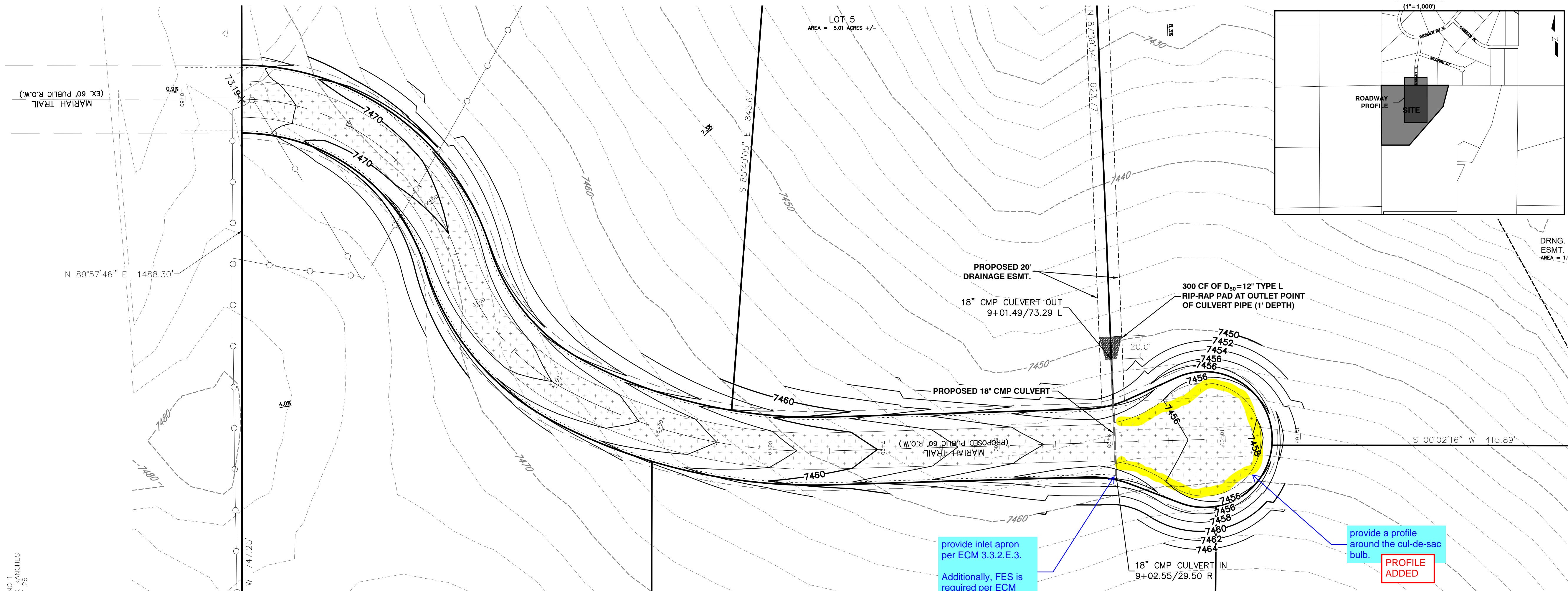
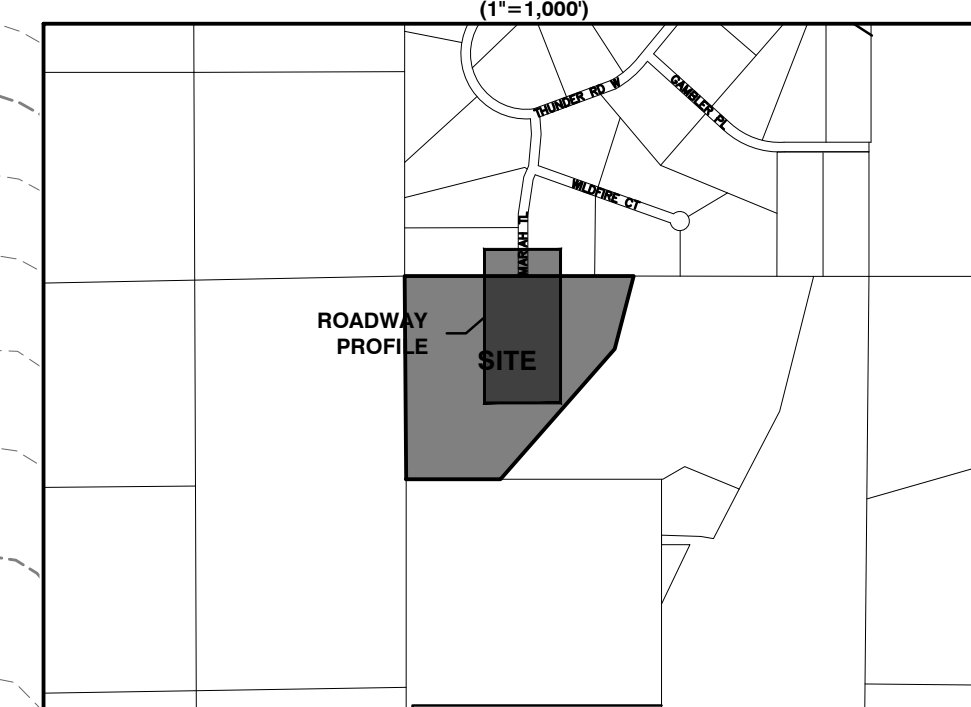
## MARIAH TRAIL FILING NO. 1

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



( IN FEET )  
1 inch = 50 ft.

VICINITY MAP  
(1"=1,000')



provide inlet apron per ECM 3.3.2.E.3.  
Additionally, FES is required per ECM 3.3.2.E.2

UPDATED

provide a profile around the cul-de-sac bulb.

PROFILE ADDED

show the culvert. Minimum 2' cover is required under the finished road surface per ECM 4.3.6.A.3.

CROSSING ADDED



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

**PROFESSIONAL SEAL:**

DATE:	DESCRIPTION:
05/01/23	SUBMITTAL 1

JOB #: 100678

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

**PLAN SET:**  
MAJOR SUBDIVISION DEVELOPMENT PLAN

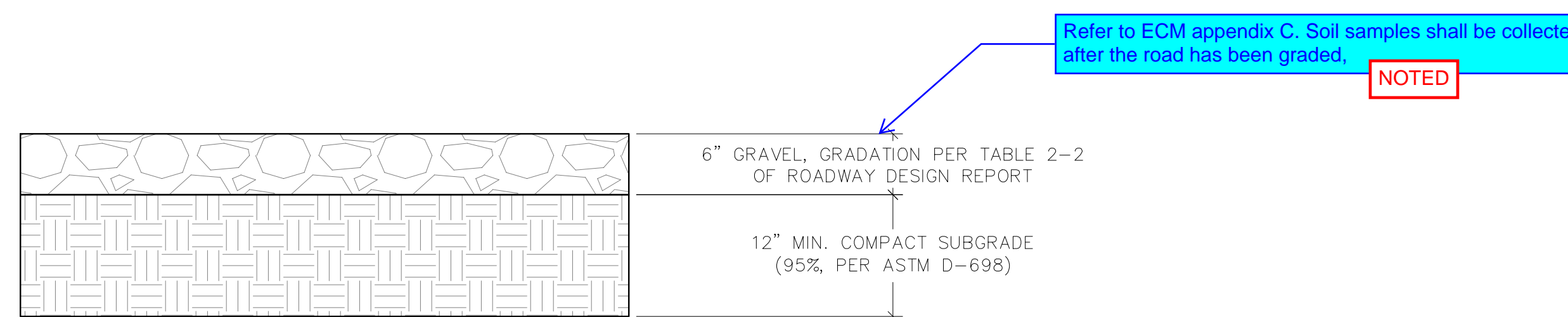
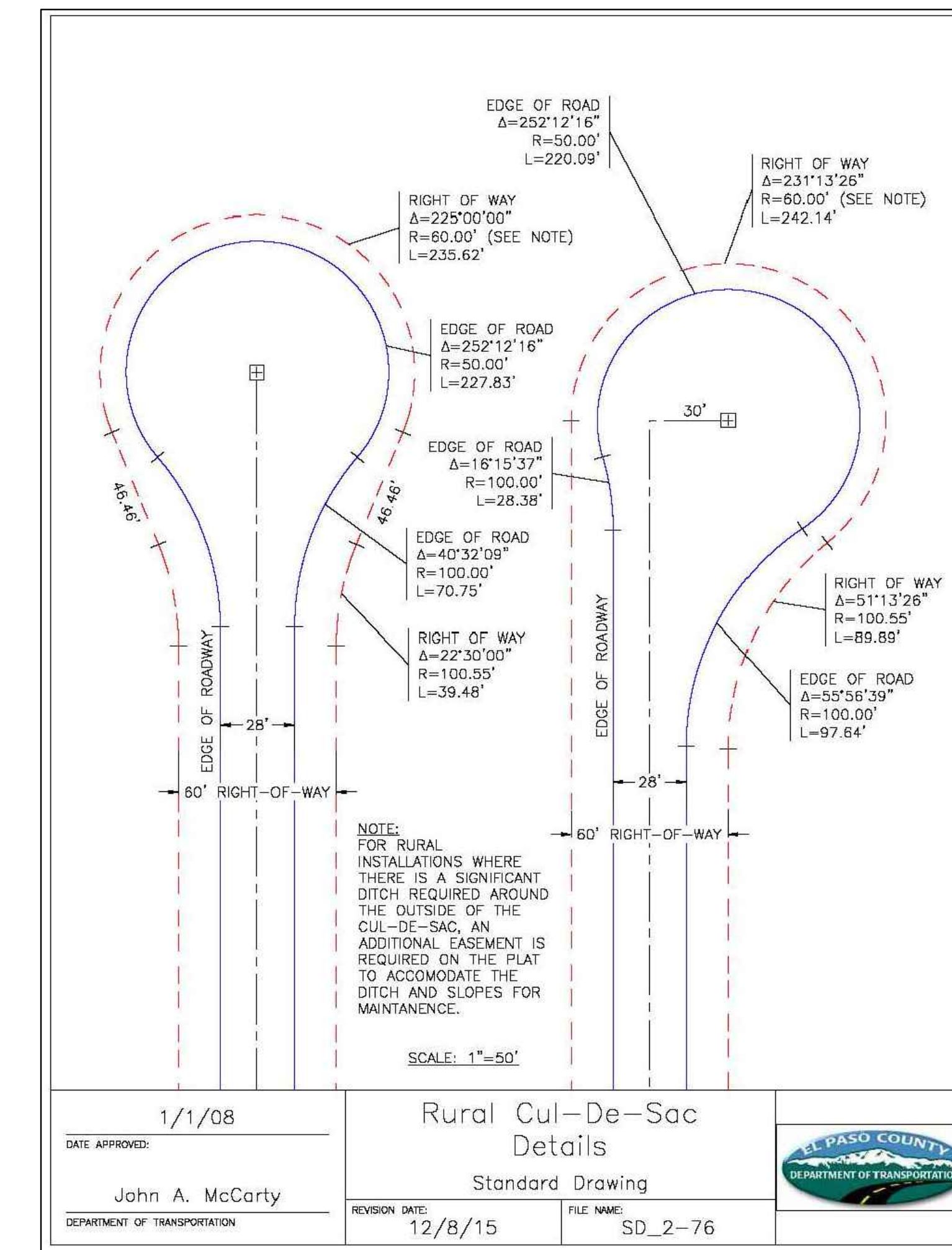
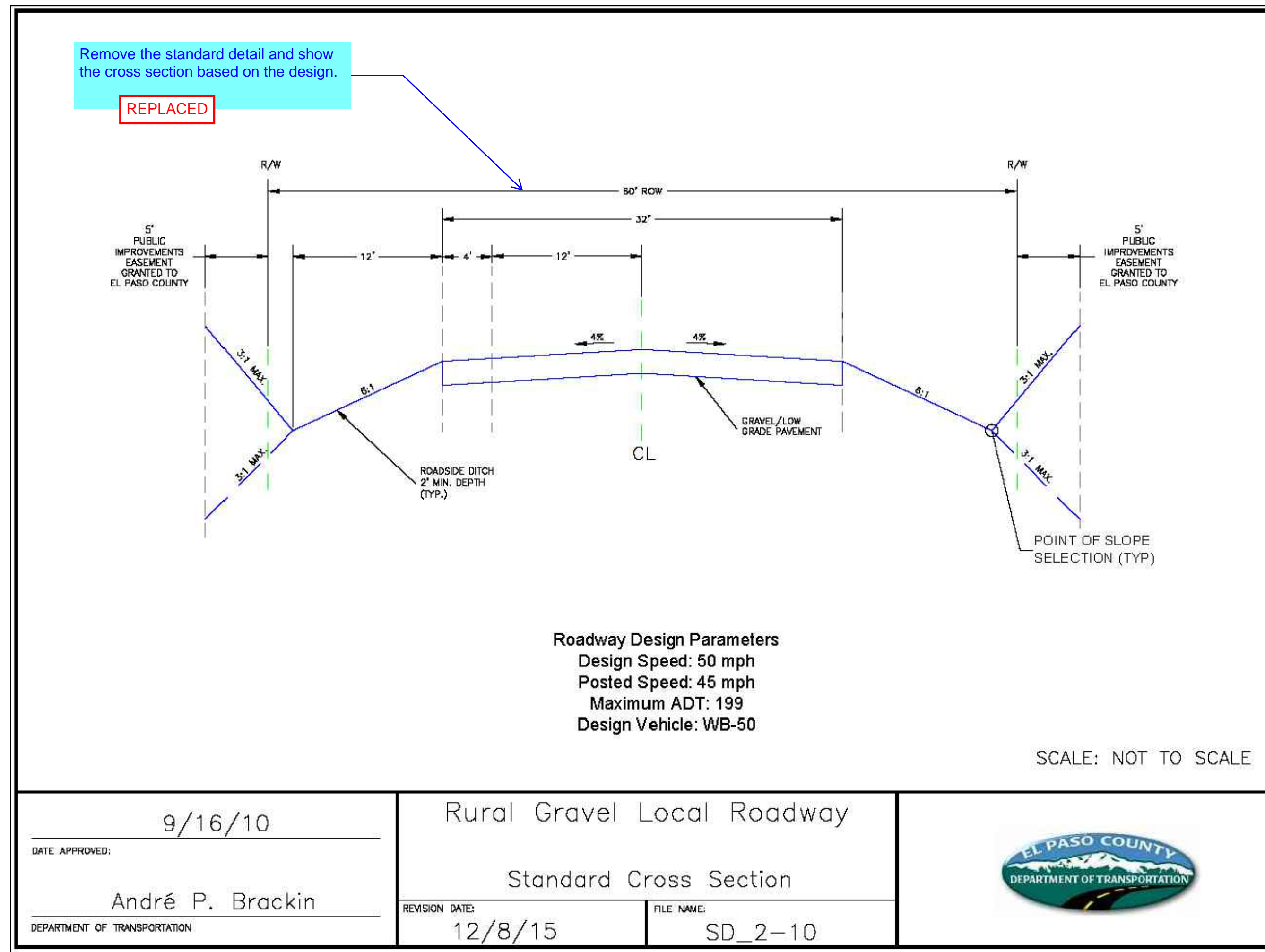
**SHEET TITLE:**  
ROADWAY PLAN & PROFILE

**SHEET NO.:**  
5

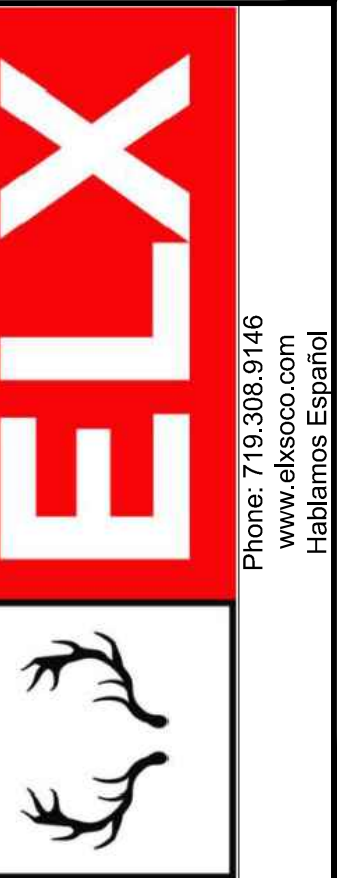
# MAJOR SUBDIVISION CONSTRUCTION DRAWINGS

## 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.



**GRAVEL ROADWAY TYPICAL SECTION**  
N.T.S.



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**PROJECT NAME:**

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19205 MARIAH TRAIL  
COLORADO SPRINGS, CO  
80908-1123

**PROFESSIONAL SEAL:**

**DATE:**

05/01/23

**DESCRIPTION:**

SUBMITTAL 1

**JOB #:** 100678

**DRAWN BY:** CDS

**REVIEWED BY:** CDS

**PROJ. MNGR.:** CDS

**PLAN SET:**

MAJOR SUBDIVISION DEVELOPMENT PLAN

**SHEET TITLE:**

DETAILS

**SHEET NO.:**

6