

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# SADDLEHORN RANCH - FILING 4

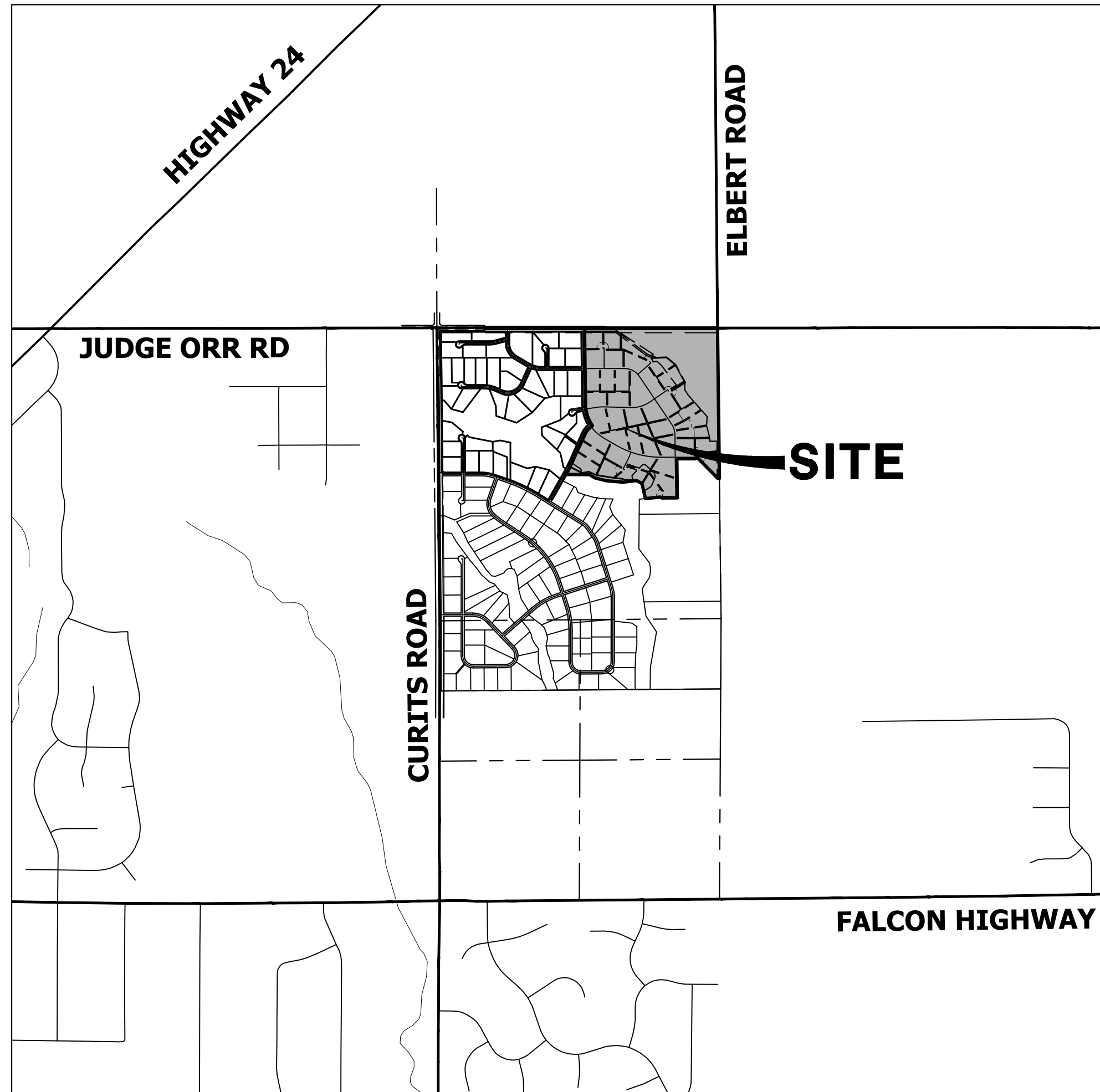
## LOCATED IN SECTION 3

### TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

# CONSTRUCTION DOCUMENTS

### ABBREVIATIONS

AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASSY	ASSEMBLY	LE	LANDSCAPE EASEMENT
AVE	AVENUE	LF	LINEAR FOOT
BB	BOX BASE	LN	LANE
BK	BACK	LOMR	LETTER OF MAP REVISION
BNDY	BOUNDARY	LP	LOW POINT
BOP	BOTTOM OF PIPE	LS	LUMP SUM
BOV	BLOW OFF VALVE	LT	LEFT
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BLVD	BOULEVARD	M/D	MOISTURE DENSITY
BW	BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
C&G	CURB & GUTTER	MH	MANHOLE
CATV	CABLE TELEVISION	MIN	MINIMUM
CB	CATCH BASIN	MS	MOUNTABLE SIDEWALK
CBC	CONCRETE BOX CULVERT	N	NORTH
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NRCP	NON-REINFORCED CONCRETE PIPE
CDS	CUL-DE-SAC	ODP	OFFICIAL DEVELOPMENT PLAN
CF	CUBIC FOOT	OHE	OVERHEAD ELECTRIC
CFS	CUBIC FEET PER SECOND	OHU	OVERHEAD UTILITY
CIP	COMPLETE IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF COMPOUND CURVATURE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	PCR	POINT OF CURB RETURN
CLR	CLEAR	PDP	PRELIMINARY DEVELOPMENT PLAN
OMP	CORRUGATED METAL PIPE	PE	PROFESSIONAL ENGINEER
CO	CLEAN OUT	PI	POINT OF INTERSECTION
COCS	CITY OF COLORADO SPRINGS	PKWY	PARKWAY
CONC	CONCRETE	PL	PROPERTY LINE
CR	CIRCLE	PR	PROPOSED
CSP	CORRUGATED STEEL PIPE	PRC	POINT OF REVERSE CURVATURE
CSU	COLORADO SPRINGS UTILITIES	PT	POINT OF TANGENCY
CT	COURT	PV	PLUG VALVE
CTRB	CONCRETE THRUST REDUCER BLOCK	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DBPS	DRAINAGE BASIN PLANNING STUDY	RCBC	REINFORCED CONCRETE BOX CULVERT
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROAD
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DR	DRIVE	RT	RIGHT
DRC	DESIGN REVIEW COMMITTEE	S	SOUTH
DU	DWELLING UNITS	STE	STEEL
DY	DAY	SAN	SANITARY SEWER
E	EAST	SF	SQUARE FOOT
EAL	EACH	ST	STREET
EGL	ENERGY GRADE LINE	STA	STATION
EL	ELEVATION	STM	STORM SEWER
ELEC	ELECTRIC	SY	SQUARE YARD
EOA	EDGE OF ASPHALT	SY-IN	SQUARE YARD INCH
EPC	EL PASO COUNTY	TB	THRUST BLOCK
ERCP	ELLIPTICAL RCP	TBC	TOP BACK OF CURB
ESMT	EASEMENT	TBW	TOP BACK OF WALK
EST	ESTIMATE	TEL	TELEPHONE
EX	EXISTING	TN	TON
FDP	FINAL DEVELOPMENT PLAN	TOA	TOP OF ASPHALT
FDR	FINAL DRAINAGE REPORT	TOB	TOP OF BOX
FES	FLARED END SECTION	TOC	TOP OF CURB OR CONCRETE
FF	FINISHED FLOOR ELEVATION	TOF	TOP OF FOUNDATION
FG	FINISHED GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	TYP	TYPICAL
FL	FILING	UDFGD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
FO	FIBER OPTIC CABLE	UE	UTILITY EASEMENT
GB	GRADE BREAK	U&DE	UTILITY & DRAINAGE EASEMENT
GE	GAS EASEMENT	UGE	UNDERGROUND ELECTRIC
GIS	GEOGRAPHIC INFORMATION SYSTEM	VCP	VITRIFIED CLAY PIPE
GL	GAS LINE	VPC	VERTICAL POINT OF CURVATURE
GPS	GLOBAL POSITIONING SYSTEM	VPI	VERTICAL POINT OF INTERSECTION
GV	GATE VALVE	VPT	VERTICAL POINT OF TANGENCY
HBP	HOT BITUMINOUS PAVEMENT	VTC	VEHICLE TRACKING CONTROL
HC	HANDICAP	W	WEST
HDC	HIGH DEFLECTION COUPLING	WL	WATER LINE
HDPE	HIGH DENSITY POLYETHYLENE	WM	WATER MAIN
HGL	HYDRAULIC GRADE LINE	WRD	WATER RESOURCES DEPARTMENT
HMA	HOT MIX ASPHALT	WS	WATER SURFACE
HOA	HOME OWNERS ASSOCIATION	WSE	WATER SURFACE ELEVATION
HP	HIGH POINT	WTR	WATER
HR	HOUR	YR	YEAR
I	INLET		
IE	IRRIGATION EASEMENT		



### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

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42-44	- DETAILS

### CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~(541) 393-9043
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6254
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
DISTRICT	SADDLEHORN RANCH METRO DISTRICT

### BENCHMARK:

THE VERTICAL DATUM IS BASED OFF AN OPUS SOLUTION RAN ON CONTROL POINT #100 (NO. 4 REBAR) AND IS ADJUSTED TO NGVD 1929, ELEVATION 6754.61.

### BASIS OF BEARINGS:

THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
ROI PROPERTY GROUP, LLC  
1280 S 800 E SUITE 200  
OREM, UTAH  
(707) 365-6891  
BRADY WILLIAMS

J.R. ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			9/15/23	LOGO	LOGO	

### EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN HELMICK \_\_\_\_\_ DATE \_\_\_\_\_

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

### DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

PCD FILE NO. SF236



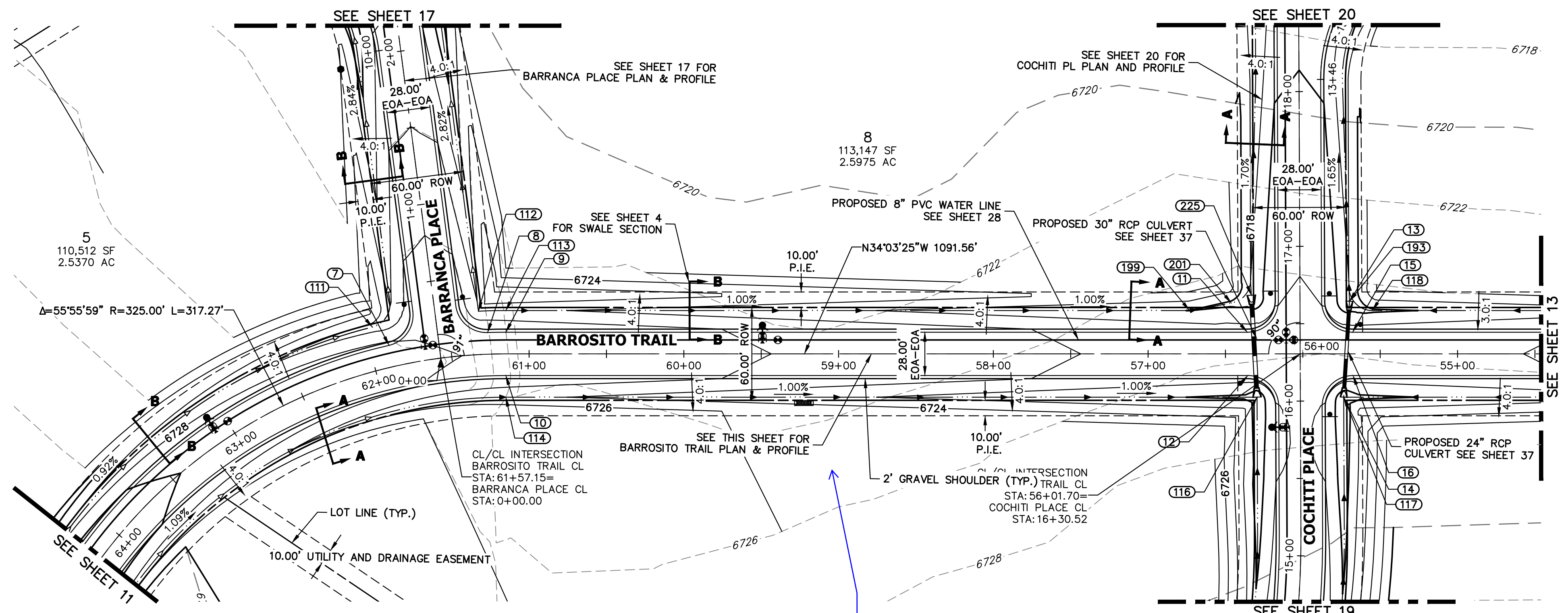
Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

SADDLEHORN RANCH -  
FILING 4  
COVER SHEET

SHEET 1 OF 44

JOB NO. 21542.06



**KEY MAP**  
N.T.S.

UNLESS APPROVED BY THE ENGINEER, THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE PROJECT SHALL BE DESIGATED BY WRITTEN AUTHORIZATION.

**ROI PROPERTY GROUP, LLC**  
1280 S 800 E SUITE 200  
OREM, UTAH 84414  
(707) 365-6891  
BRADY WILLIAMS

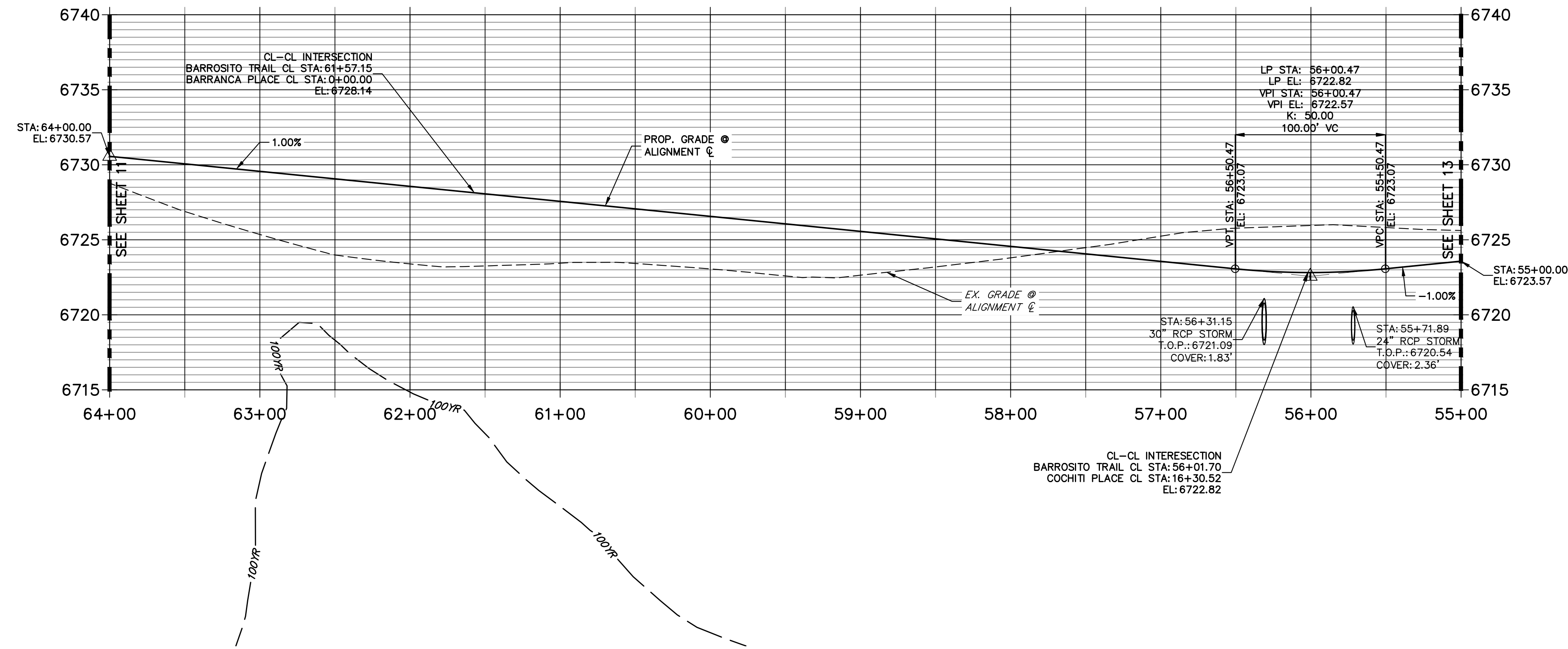
**J.R. ENGINEERING**  
A Westman Company

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BY DATE		No.	REVISION

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
7	61+87.98	14.00' (RT)	BARROSITO TRAIL CL	6728.16	PCR
8	61+26.33	14.00' (RT)	BARROSITO TRAIL CL	6727.55	PCR
9	61+15.03	14.00' (RT)	BARROSITO TRAIL CL	6727.44	PC
10	61+15.03	14.00' (LT)	BARROSITO TRAIL CL	6727.44	PC
11	56+35.85	14.00' (RT)	BARROSITO TRAIL CL	6722.68	PCR
12	56+35.55	14.00' (LT)	BARROSITO TRAIL CL	6722.68	PCR
13	55+69.85	33.99' (RT)	BARROSITO TRAIL CL	6718.10	LOW PT
14	55+73.58	28.00' (LT)	BARROSITO TRAIL CL	6718.46	LOW PT
15	55+67.85	14.00' (RT)	BARROSITO TRAIL CL	6722.65	PCR
16	55+67.55	14.00' (LT)	BARROSITO TRAIL CL	6722.65	PCR
111	61+95.22	28.00' (RT)	BARROSITO TRAIL CL	6725.20	SWALE GB
112	61+31.35	28.00' (RT)	BARROSITO TRAIL CL	6724.56	BEGIN SWALE
113	61+15.03	28.00' (RT)	BARROSITO TRAIL CL	6724.40	SWALE GB
114	61+15.03	28.00' (LT)	BARROSITO TRAIL CL	6724.40	SWALE GB
117	55+73.58	28.00' (LT)	BARROSITO TRAIL CL	6718.46	END SWALE
118	55+55.13	28.00' (RT)	BARROSITO TRAIL CL	6719.70	SWALE GB
193	55+69.85	33.99' (RT)	BARROSITO TRAIL CL	6718.10	BEGIN SWALE
199	56+73.15	28.00' (RT)	BARROSITO TRAIL CL	6719.98	SWALE PT/GB
201	56+46.17	32.76' (RT)	BARROSITO TRAIL CL	6719.57	SWALE PC/GB

**BARROSITO TRAIL CL PROFILE (2)**  
**STA 55+00.00 TO 64+00.00**



- STREET IMPROVEMENT NOTES**
- ALL STATIONING IS  $\Phi$ , UNLESS OTHERWISE NOTED.
  - ALL PROFILE ELEVATIONS ARE  $\Phi$ , UNLESS OTHERWISE NOTED.
  - ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
  - ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
  - ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
  - SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
  - ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
  - ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.

**811**  
Know what's below.  
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50 25 0 50 100

HORIZONTAL ORIGINAL SCALE: 1" = 50'  
VERTICAL ORIGINAL SCALE: 1" = 5'

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

DATE \_\_\_\_\_

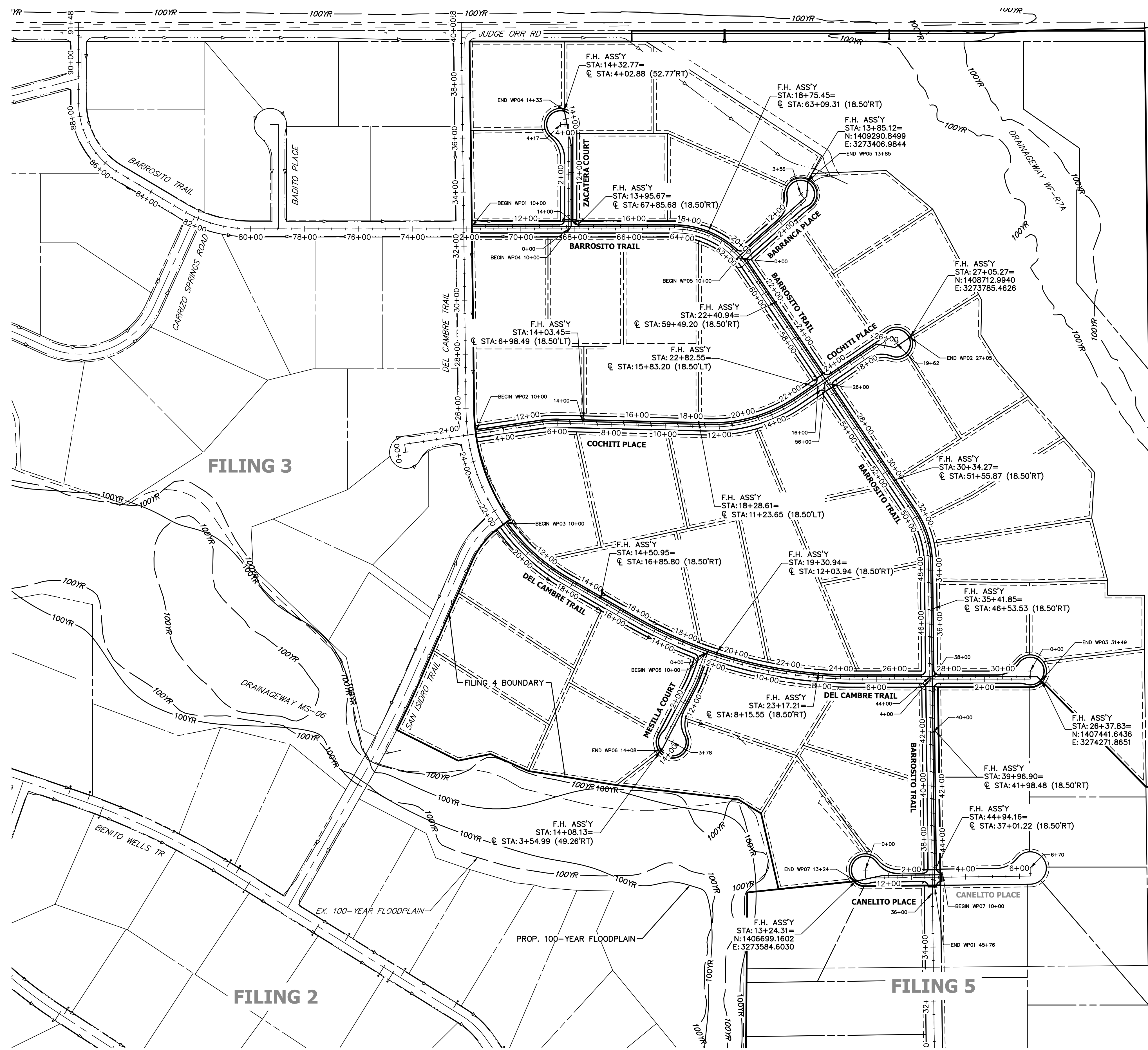
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COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -  
FILING 4

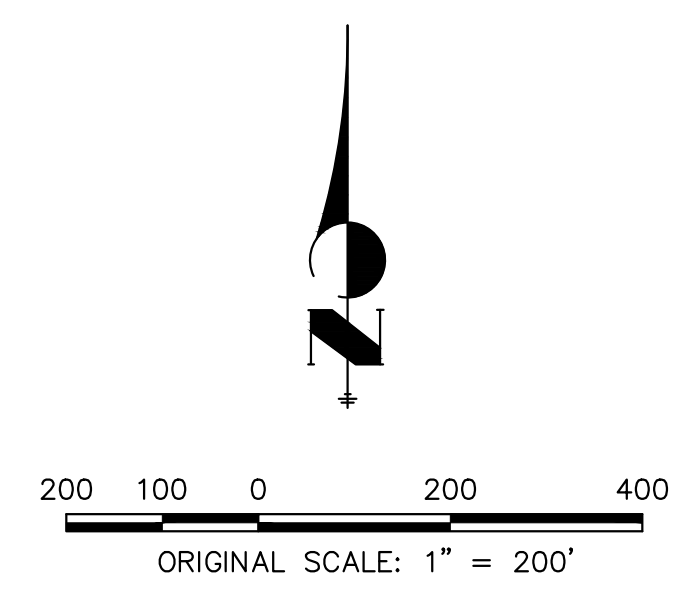
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 12 OF 44

JOB NO. 21542.06



Unresolved from Submittal 1 - Show no build easement lines.



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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SADDLEHORN RANCH -  
FILING 4  
OVERALL FIRE HYDRANT  
PLAN

SHEET 35 OF 44  
JOB NO. 21542.06

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	9/15/23	LOG	LOG	

No.	REVISION

BY	DATE



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**ROI PROPERTY GROUP, LLC**  
1280 S 800 E SUITE 200  
OREM, UTAH  
(707) 365-6891  
BRADY WILLIAMS

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