

SADDLEHORN RANCH FILING NO. 1

GENERAL NOTES CONTINUED:

9. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPINGS THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
11. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORSE RANCH METROPOLITAN DISTRICT.
12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT HAS APPROVED THE SEWAGE TREATMENT SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
13. UTILITIES SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND HAVE BEEN REVIEWED BY THE ELPASO COUNTY DEPARTMENT OF PLANNING AND TRANSPORTATION REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARDS REPORT, NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
16. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS AGREEMENT HAS BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK, AND RECONDEED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE POLICY AND IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND ENGINEERING REQUIREMENTS OF THE EL PASO COUNTY DEPARTMENT OF PLANNING AND TRANSPORTATION OR, IN THE ALTERNATIVE, BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE OBTAINED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE INSTALLATION OF ANY DRIVEWAY OR DRIVEWAY LOT IMPROVEMENTS. THE PERSON RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM RICHARDS TRAIL OSCURO TRAIL, DEL CERRO TRAIL, EL RANCHO TRAIL, ZARAGOZA TRAIL AND CARRANZA TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.2 AND 6.3.3.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THE FOLLOWING LOTS (1, 7, 8, 27, 28, 31, 34, 35, 36, 37, 38, TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING FACTORS: A. AGRICULTURAL EASEMENTS AND PART OF THE HAZARDOUS WASTE AND THE DECONTAMINATED REPORT PREPARED BY ENVIRONMENTAL CONSULTING AND PLANNING, INC. (ECP) ON APRIL 29, 2009. THE REPORT IS AVAILABLE AT 19-06 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUND, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A RIGHT-TO-FARM STATE PURSUANT TO C.R.S. 35-35-101. EL PASO LANDOWNERS, RESIDENTS AND COLORADO IS A NORMAL AND NECESSARY IMPACT OF LIVING IN COUNTRY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT FLOODING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLECTANT MANNER. THEREFORE, ALL WADS BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLECTANT AGRICULTURAL OPERATIONS.
19. MALIBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
20. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF OR ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY FOR THE REQUIRED HAZARDOUS WASTE REPORT PREPARED BY ENVIRONMENTAL CONSULTING AND PLANNING, INC. (ECP) ON APRIL 29, 2009. THE REPORT IS AVAILABLE AT 19-06 AVAILABLE AT THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454) OR ANY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
21. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY #54 STORM WATER DISCHARGE PERMIT.
22. THE FOLLOWING IS INCLUDED WITHIN THE PLAT: SADDLEHORSE RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.

this is a duplicate
from the previous
page

Will remove 7.

Driveways have not been designed? - Are you asking for when they need to go to Falcon Fire for review. This note was provided by the county in the 1st review though.

can we provide info regarding the size?

this hasn't been
shown on the plat.
This must be
identified on the plat.

Will will address with a clouding showing the geologic areas.

2 points of access are required for subdivisions in excess of 25 lots.

This would be a great location for a reference map that shows where to find the plat details

This is only a temporary condition and has not been brought up in earlier reviews. Will we need to request a deviation. We already got one for temporary cul de sac length.

Will add a key map

Will address

please	update
resolution	

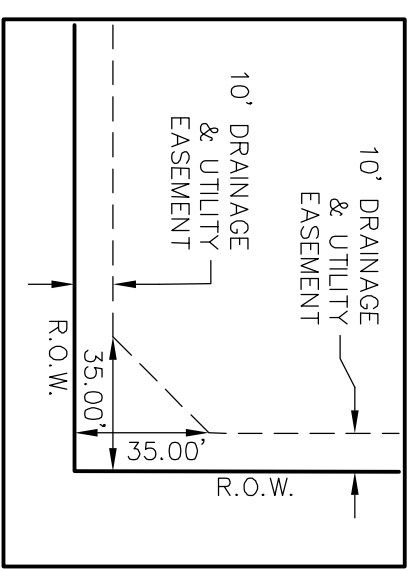
this is unusual and should be further up on the notes page. Please further define the lot coverage. Is it per LDC, or is it impervious?

Impervious

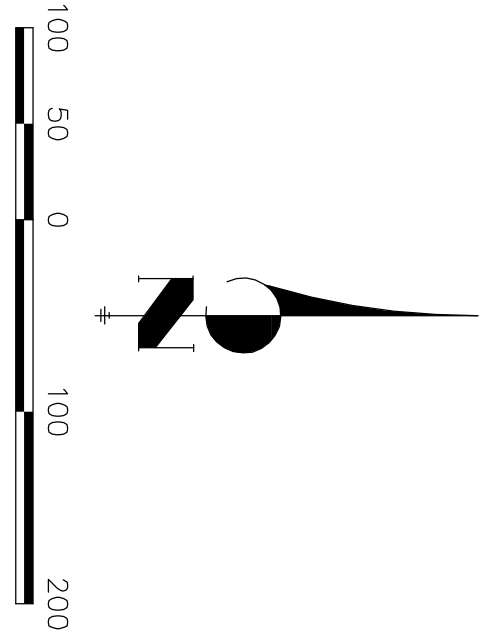
SADDLEHORN RANCH FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
LI	S89°54'08"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	231°3'24"	60.00'	242.14'
C4	2°15'36"	1620.00'	63.90'

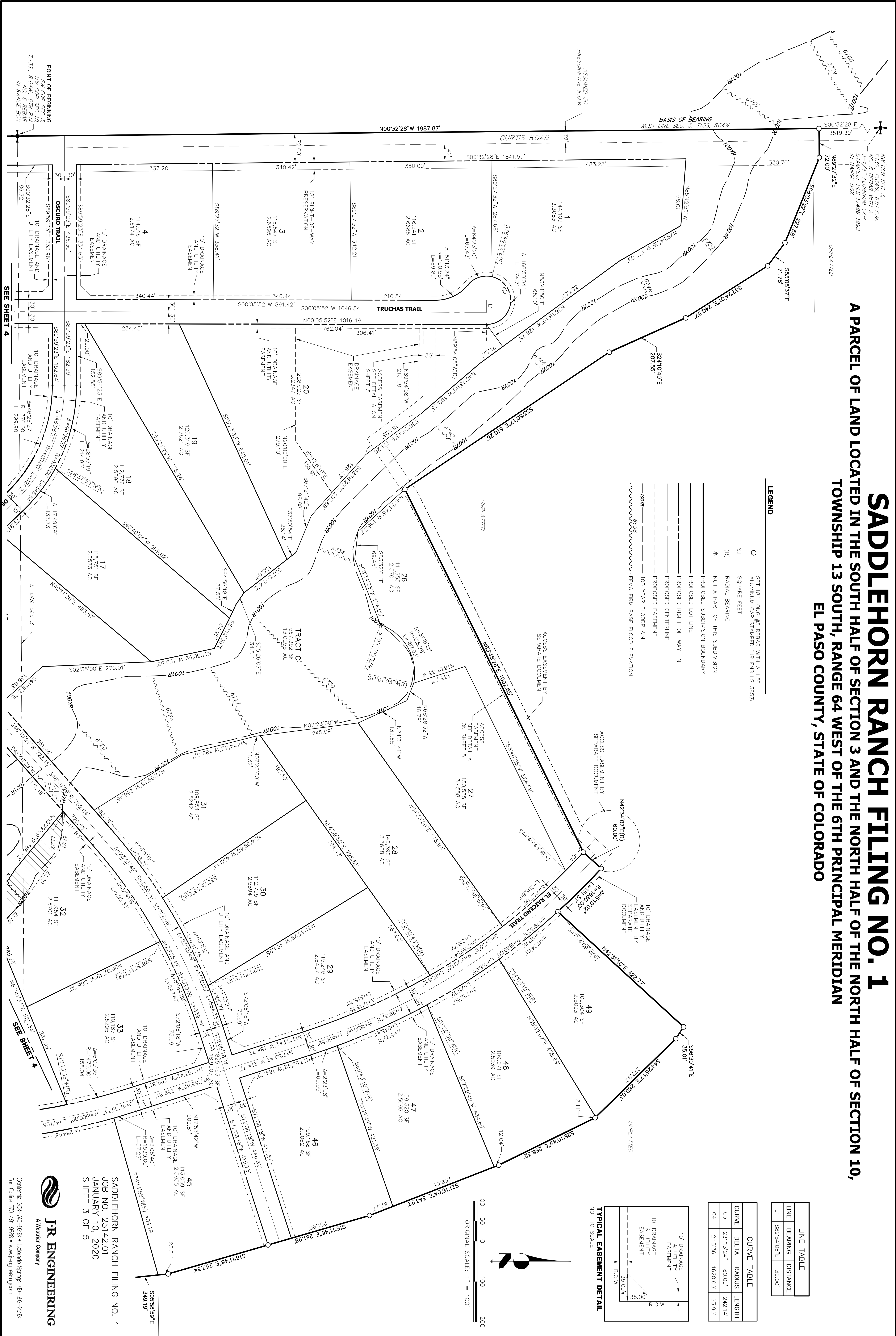


TYPICAL EASEMENT DETAIL
NOT TO SCALE



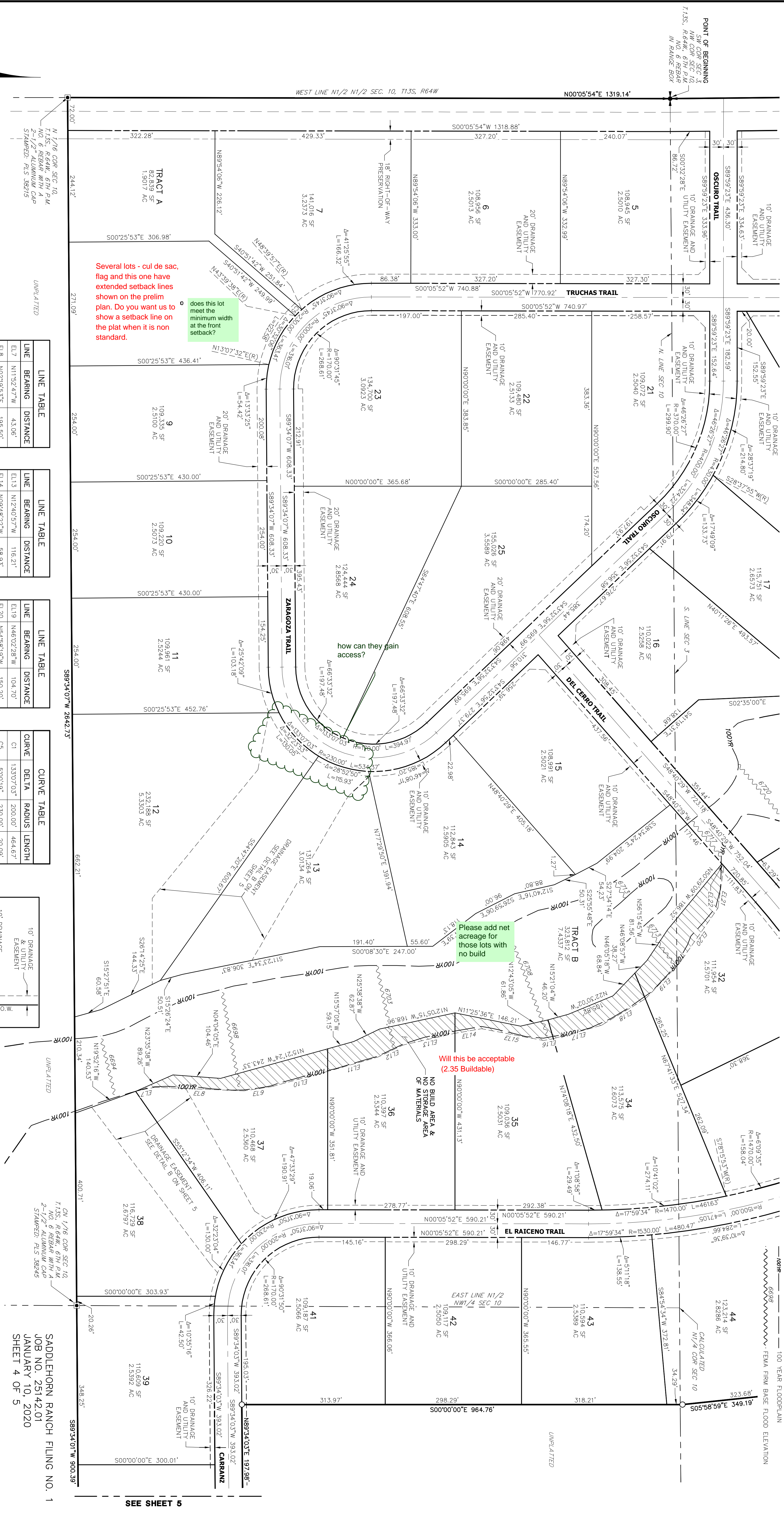
LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 3857"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- 6698 FEMA FIRM BASE FLOOD ELEVATION



SADDLEHORN RANCH FILING NO. 1

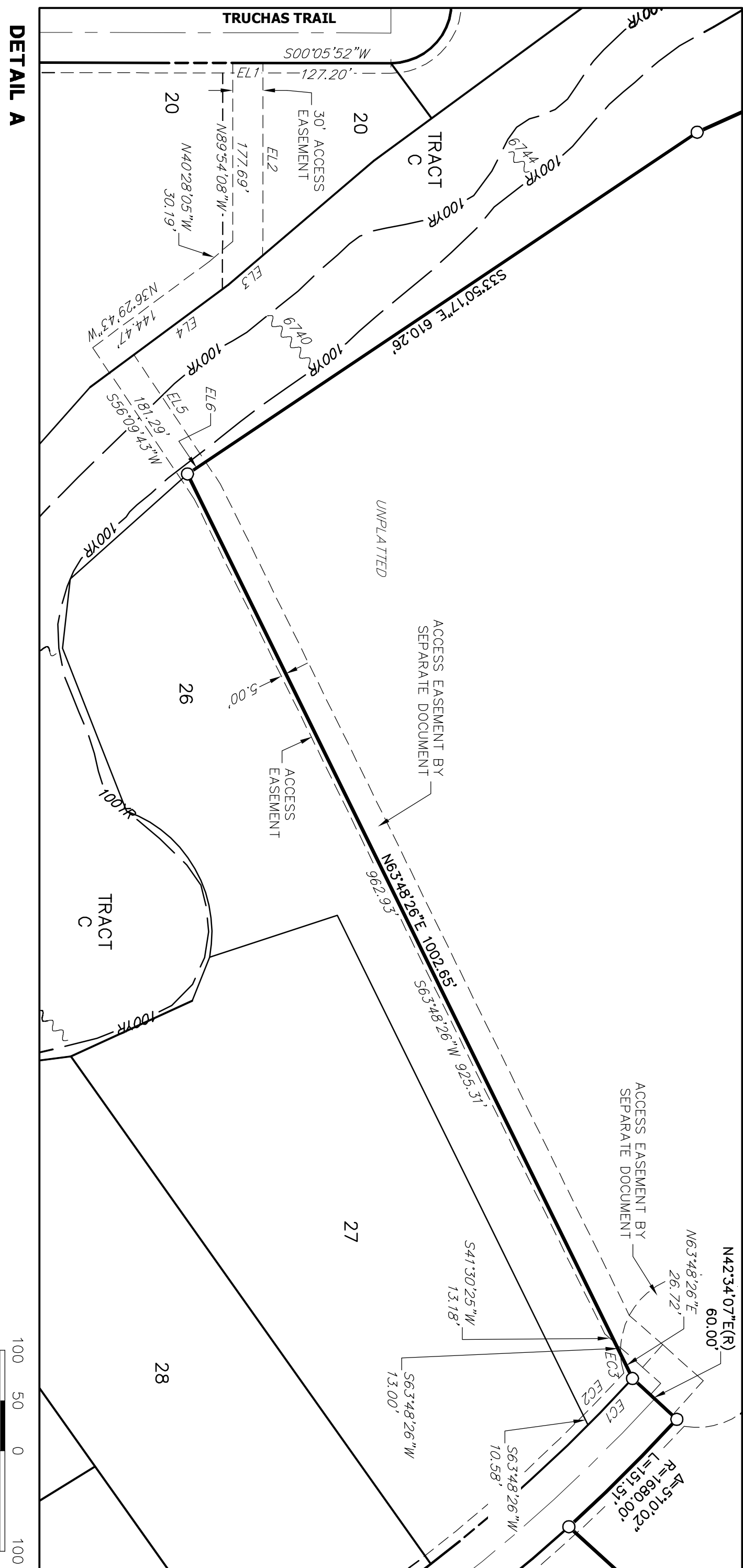
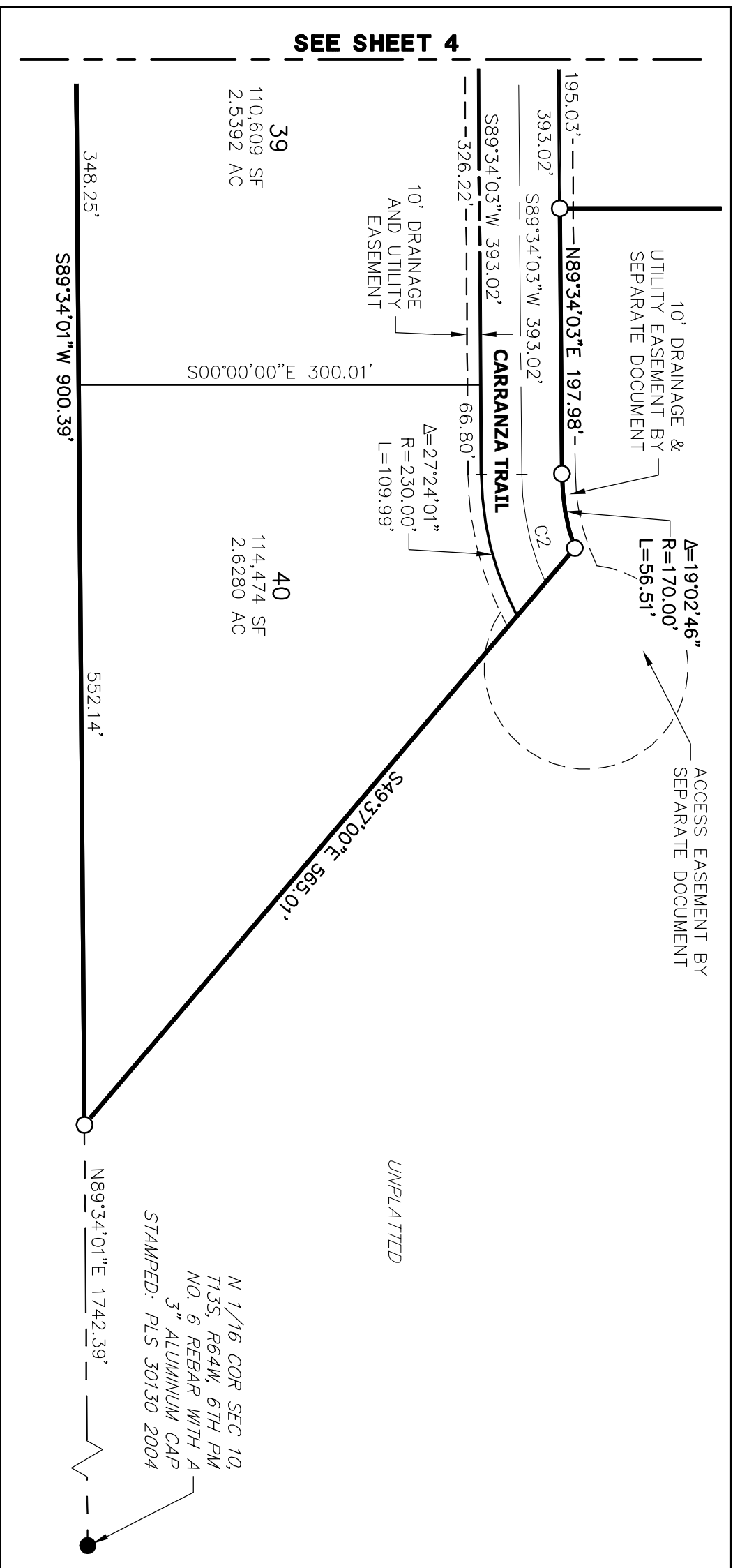
SEE SHEET 3



PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED CENTERLINE
PROPOSED EASEMENT
100' YEAR FLOODPLAIN

SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

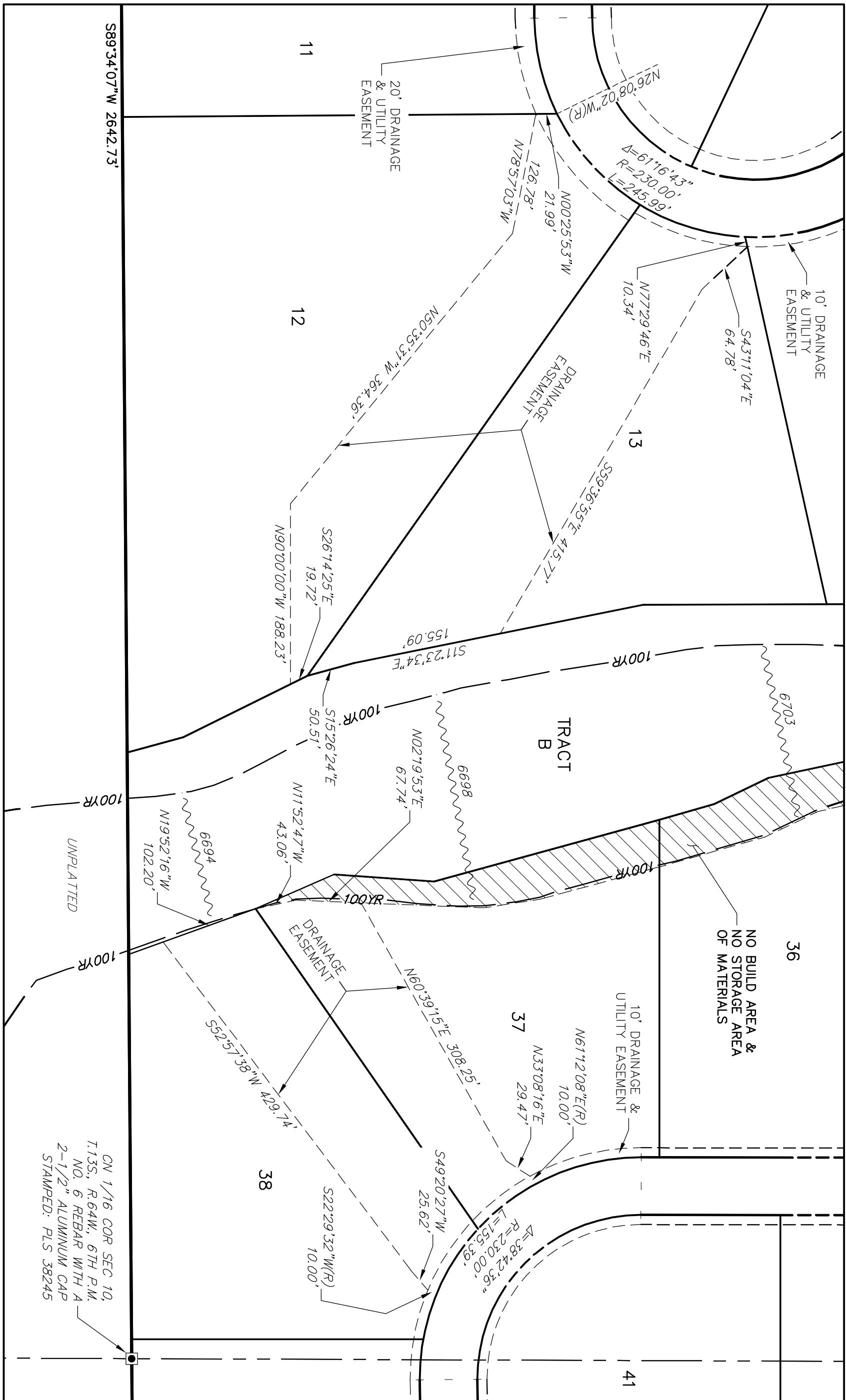


- LEGEND
- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 36578"
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - * NOT A PART OF THIS SUBDIVISION
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - 100YR 100 YEAR FLOODPLAIN
 - 6698 FEMA FIRM BASE FLOOD ELEVATION

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°05'52"E	30.00'
EL2	S89°54'08"E	191.50'
EL3	S40°28'05"E	45.04'
EL4	S36°29'43"E	116.87'
EL5	N56°09'43"E	128.11'
EL6	S33°50'17"E	21.66'

CURVE TABLE		
CURVE	DELTA	RADIUS LENGTH
C2	23°56'17"	200.00' 83.50'

CURVE TABLE		
CURVE	DELTA	RADIUS LENGTH
EC1	21°5'56"	1620.00' 63.90'
EC2	2°04'14"	1610.00' 58.18'
EC3	14°15'31"	76.00' 18.91'



EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES CONTINUED:

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
11. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORSE RANCH METROPOLITAN DISTRICT.
12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE ANY SEWAGE SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
13. UTILITIES SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE WITH THE COUNTY ENGINEERING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION REPORT, FLOODPLAIN REPORT, WILDLIFE HAZARDS REPORT, NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
16. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BIDDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK, AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN ACCORDANCE WITH THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE. COMMISSIONERS OF, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF DRIVEWAYS. PROVIDING LOT SURFACES ARE DEVELOPED TO MEET THE REQUIREMENTS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT CODE SECTION 6.3.3.2 AND 6.3.3.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD.
19. THE FOLLOWING LOTS (1, 7, 8, 27, 28, 31, 34, 35, 36, 37, 38, TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD ARE CAN BE FOUND IN THE GEOLOGIC HAZARD SE-001-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
20. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SMOKE, SWEETS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A RIGHT-TO-FARM STATE PURSUANT TO C.R.S. 35-3.5-101. ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AND ACTIVITIES OF ANY TYPE OCCURRING ON ADJACENT AGRICULTURAL LAND. THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, STATE LAW PROVIDES THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLECTANT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, WIND, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLECTANT AGRICULTURAL OPERATIONS.
21. MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL.
23. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S M54 STORM WATER DISCHARGE PERMIT.
24. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT SADDLEHORSE RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.

Add PDB/BMP Agreement and Easement note:
The private detention basins within portions of Lots _____ and _____ are subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The Saddlehorn Ranch Metropolitan District is responsible for maintenance of the subject drainage facilities.

Added

Add and complete road names in this note for the temporary cul-de-sacs:
The temporary turnaround easements as shown on this plat and referenced in the Easement Agreement as recorded at Reception Nos. _____ and _____ of the records of El Paso County will be vacated upon the completion of roadway construction of El Raiceno Trail and Carranza Trail with a future Final Plat

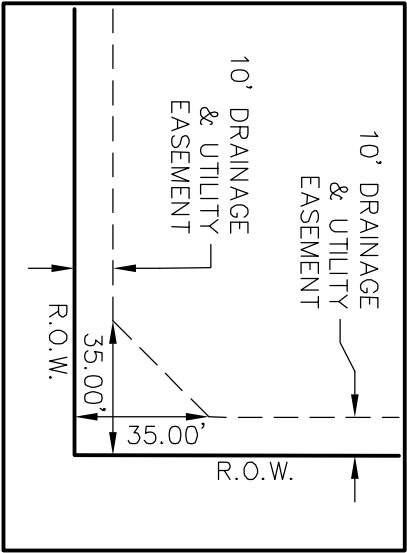
Added

SADDLEHORN RANCH FILING NO. 1

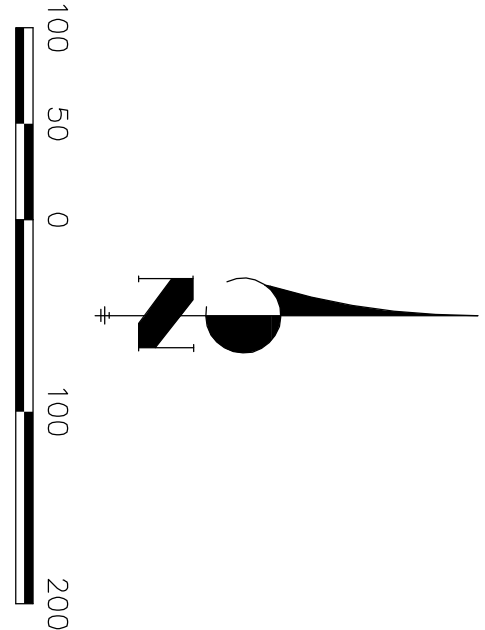
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
LI	S89°54'08"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	231°3'24"	60.00'	242.14'
C4	2°15'56"	1620.00'	63.90'

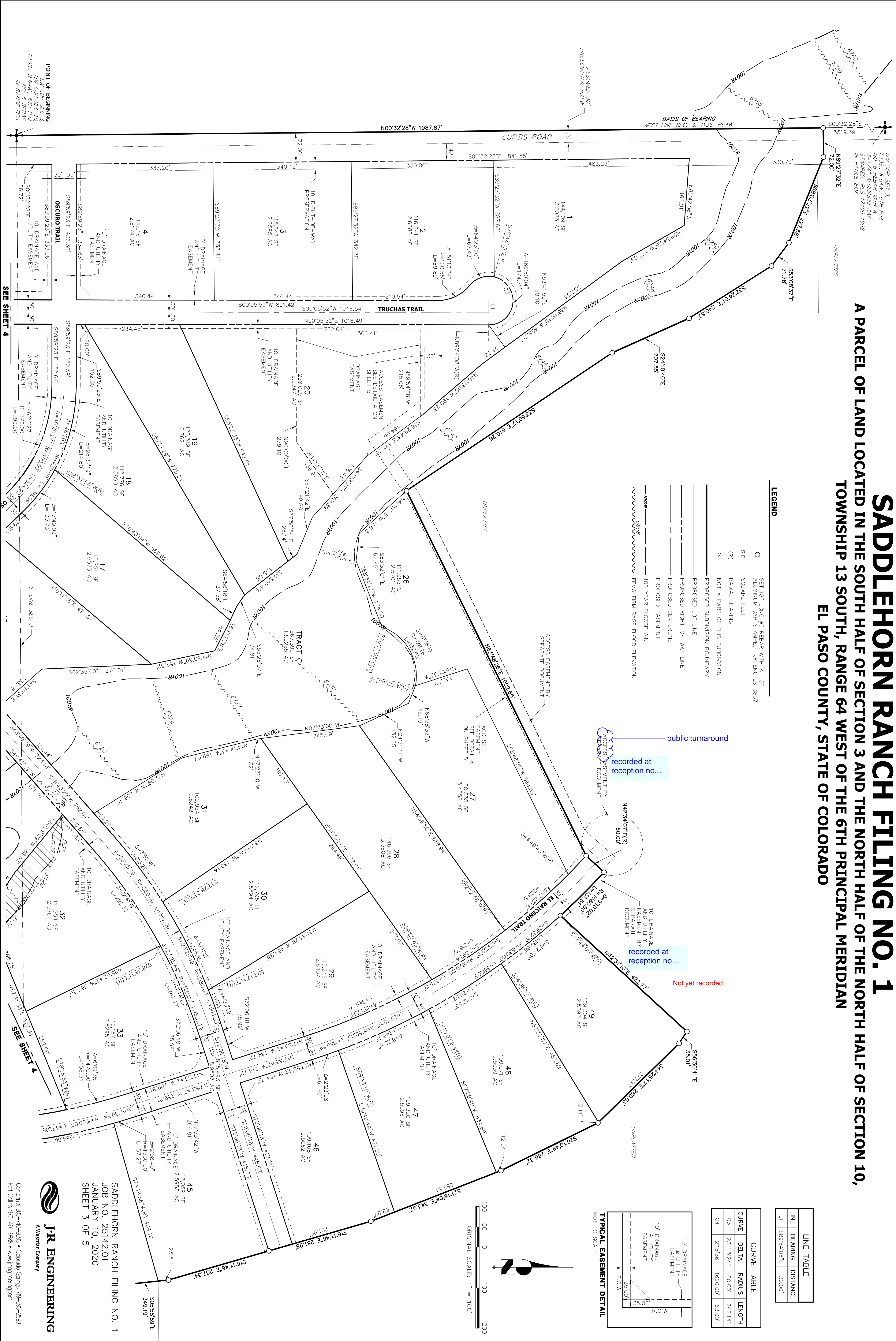


TYPICAL EASEMENT DETAIL
NOT TO SCALE



LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 3857"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- 6698 - FEMA FIRM BASE FLOOD ELEVATION



SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JANUARY 10, 2020
SHEET 3 OF 5

SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, STATE OF COLORADO

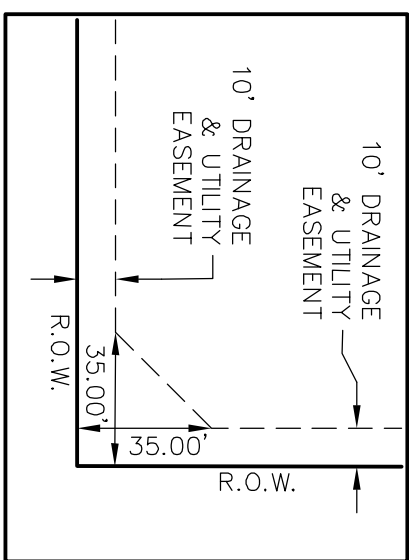


LINE TABLE	
LINE	BEARING DISTANCE
EL7	N1152.47°W 43.06'
EL8	N02°19.55'E 195.50'
EL9	N08°42.11°W 60.04'
EL10	N15°09.46°W 128.28'
EL11	N15°49.37°W 114.32'
EL12	N25°39.54°W 61.48'

LINE TABLE	
LINE	BEARING DISTANCE
EL13	N12°40.57°W 116.21'
EL14	N09°48.22°W 58.83'
EL15	N10°46.49°E 138.00'
EL16	N10°17.28°W 22.09'
EL17	N15°33.56°W 109.44'
EL18	N31°07.39°W 112.11'

LINE TABLE	
LINE	BEARING DISTANCE
EL19	N46°02.28°W 104.70'
EL20	N5°45.61°W 150.20'
EL21	N81°56.55°W 92.29'
EL22	S48°40.29°W 6.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	133°07'03"	200.00'	464.67'
C5	5°00'19"	230.00'	20.09'



SEE SHEET 3

SEE SHEET 3

LEGEND	
○	SET 18" LONG #5 REBAR WITH A 1.5" SQUARE FEET
S.F.	ALUMINUM CAP STAMPED "R ENG LS 38578"
(R)	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
—	PROPOSED SUBDIVISION BOUNDARY
—	PROPOSED LOT LINE
—	PROPOSED RIGHT-OF-WAY LINE
—	PROPOSED CENTERLINE
—	PROPOSED EASEMENT
100YR	100 YEAR FLOODPLAIN
6699	FEMA FIRM BASE FLOOD ELEVATION



TYPICAL EASEMENT DETAIL
NOT TO SCALE

SEE SHEET 5

**A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO**



○ SET 18" LONG #5 REBAR WITH A 1.5"
ALUMINUM CAP STAMPED "JR ENG LS 38578"

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	23°55'17"	200.00'	83.50'

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°05'52"E	30.00'
EL2	S89°54'08"E	191.50'
EL3	S40°28'05"E	45.04'
EL4	S36°29'43"E	116.87'
EL5	N56°09'43"E	128.11'
EL6	S33°50'17"E	21.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
EC1	2°15'36"	1620.00'	63.90'
EC2	2°04'14"	1610.00'	58.18'
EC3	1°45'31"	76.00'	18.91'

