

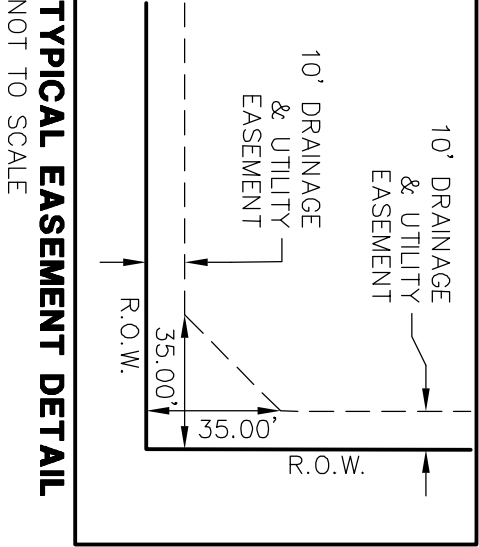




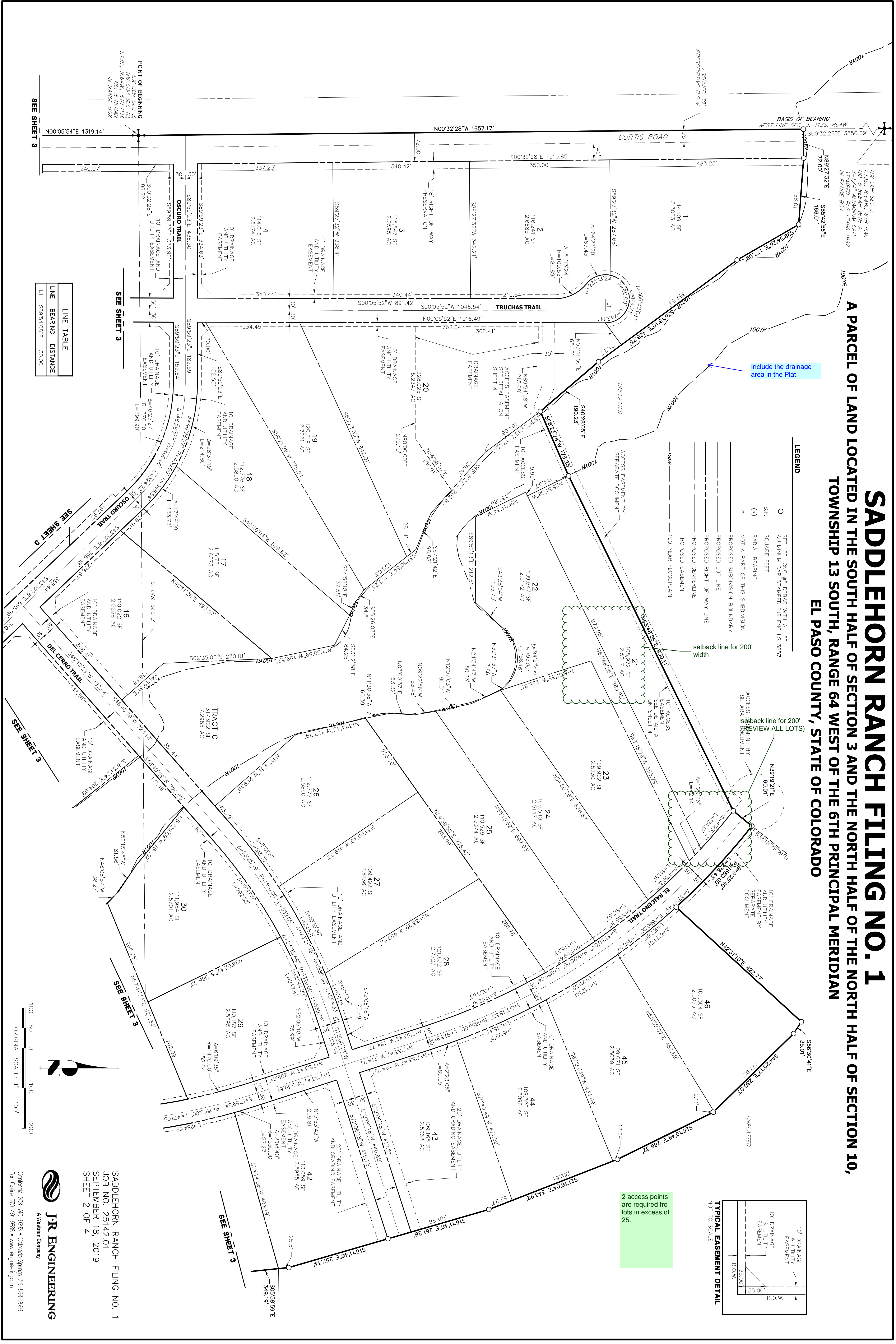
SADDLEHORN RANCH FILING NO. 1  
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, STATE OF COLORADO

LEGEND

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

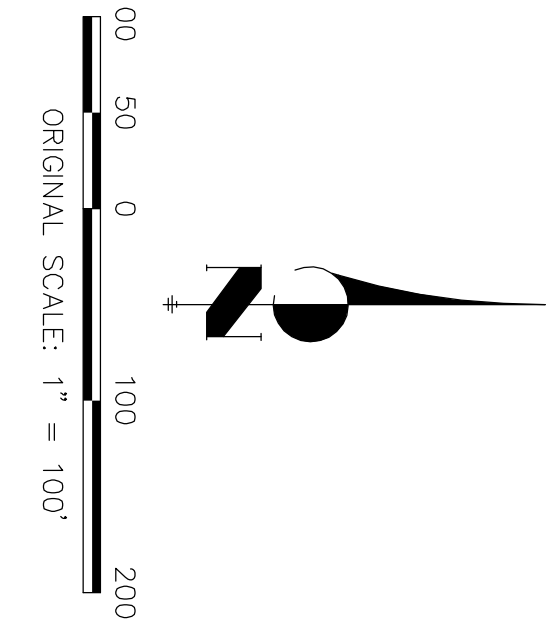


2 access points are required from lots in excess of 25.



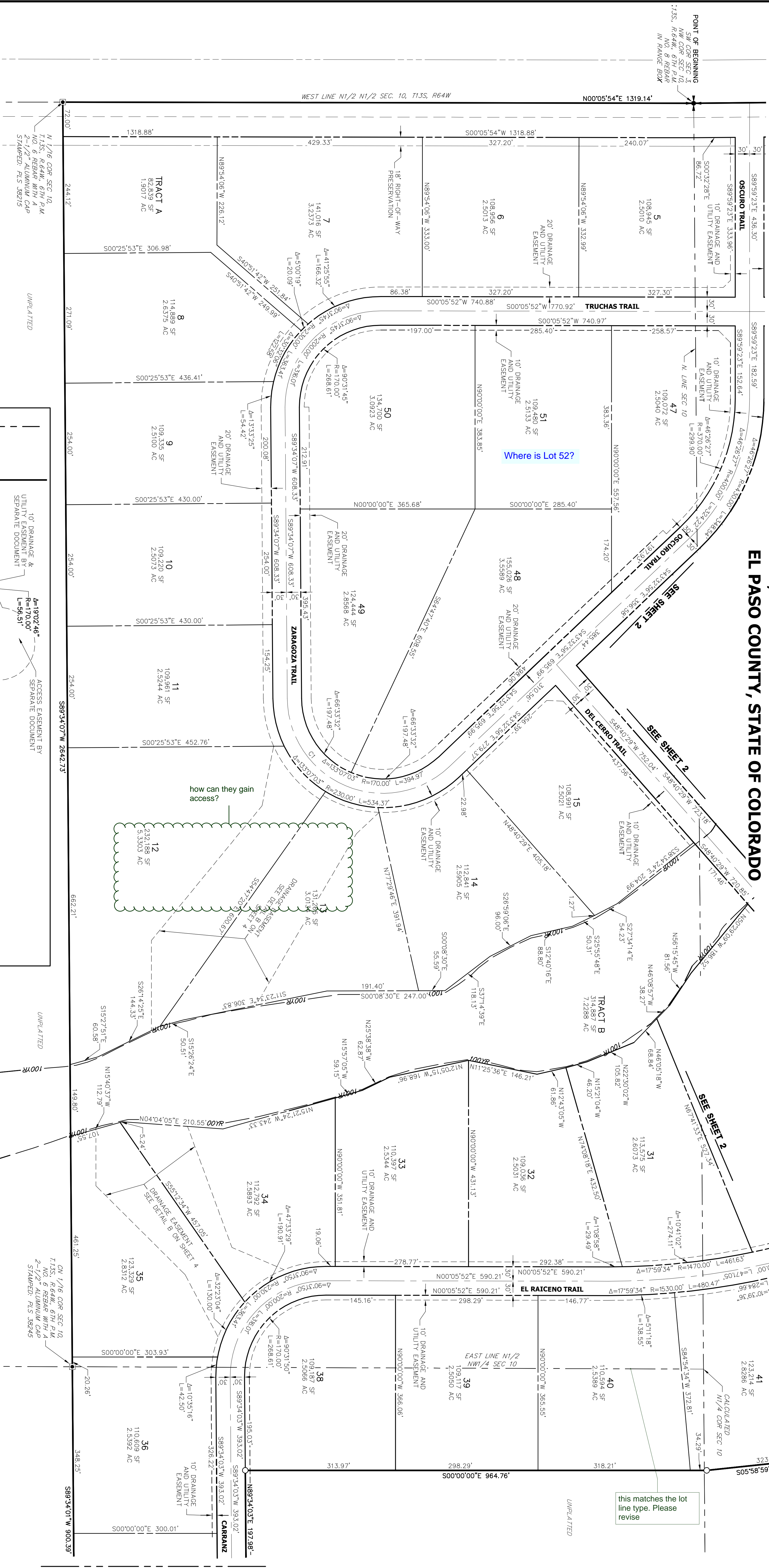
LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°54.08'E	30.00'

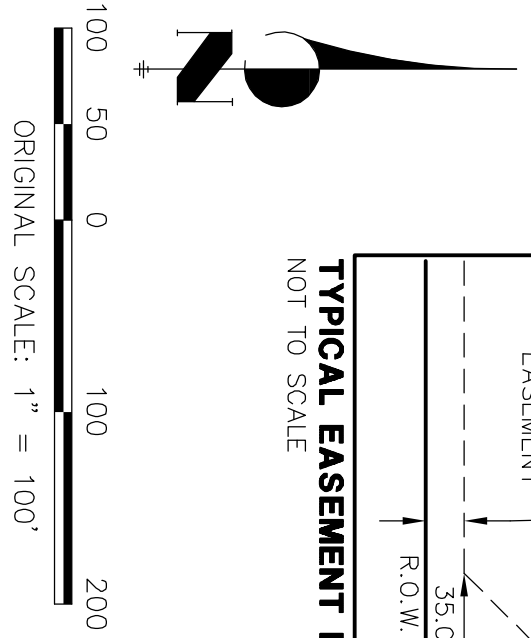
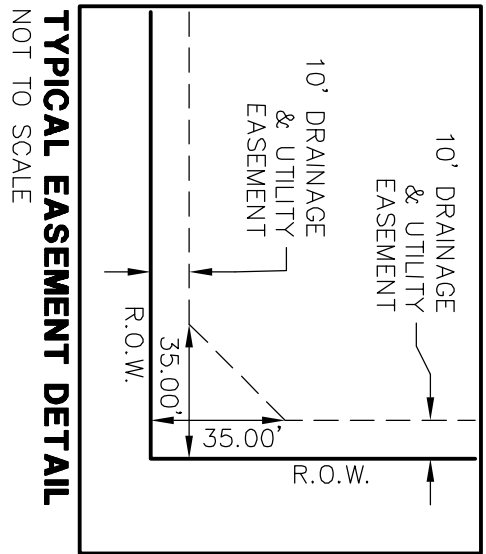




**SADDLEHORN RANCH FILING NO. 1**  
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	133°07'03"	200.00'	464.67'
C2	23°55'17"	200.00'	83.50'



**LEGEND**

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED LOT LINE
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTRILINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN

SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142 01  
SEPTEMBER 18, 2019  
SHEET 3 OF 4



A Western Company

Central 303-740-5333 • Colorado Springs 719-593-2833  
Fort Collins 970-491-8888 • www.jrengineering.com











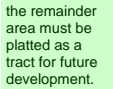

**A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, STATE OF COLORADO**



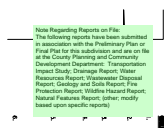
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°05'52"E	30.00'
EL2	S69°54'08"E	162.16'
EL3	S68°36'36"E	47.24'
EL4	S40°28'05"E	22.46'
EL5	S36°29'43"E	10.26'

<b>LEGEND</b>	
○	SET 18" LONG #3 REBAR WITH A 1.5" ALUMINUM CON. STAMPED "R ENG US 3887"
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 CENTRINE
-----	PROPOSED EASEMENT
100'-----	100 YEAR FLOODPLAIN

# FinalPlat\_v2.pdf Markup Summary

dsdrice (2)		
	<b>Subject:</b> <b>Page Label:</b> 1 <b>Author:</b> dsdrice <b>Date:</b> 10/24/2019 11:49:54 AM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	
<hr/>		
	<b>Subject:</b> Text Box <b>Page Label:</b> 3 <b>Author:</b> dsdrice <b>Date:</b> 10/24/2019 12:01:40 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	Where is Lot 52?
<hr/>		
dsdruiz (23)		
	<b>Subject:</b> Text Box <b>Page Label:</b> 2 <b>Author:</b> dsdruiz <b>Date:</b> 10/15/2019 1:00:11 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	2 access points are required fro lots in excess of 25.
<hr/>		
	<b>Subject:</b> Cloud+ <b>Page Label:</b> 3 <b>Author:</b> dsdruiz <b>Date:</b> 10/15/2019 1:16:05 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	how can they gain access?
<hr/>		
	<b>Subject:</b> Callout <b>Page Label:</b> 3 <b>Author:</b> dsdruiz <b>Date:</b> 10/15/2019 1:17:02 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	this matches the lot line type. Please revise
<hr/>		
	<b>Subject:</b> Text Box <b>Page Label:</b> 1 <b>Author:</b> dsdruiz <b>Date:</b> 10/15/2019 12:52:08 PM <b>Status:</b> <b>Color:</b>  <b>Layer:</b> <b>Space:</b>	the remainder area must be platted as a tract for future development.





**Subject:** Reports on File  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:53:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Note Regarding Reports on File:**  
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



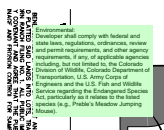
**Subject:** Stormwater Drainage  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:53:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Note Regarding Stormwater Drainage:**  
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



**Subject:** Easements  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:53:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**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.



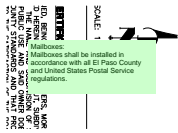
**Subject:** Environmental  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:54:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Environmental:**  
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



**Subject:** Address  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:54:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Addresses:**  
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



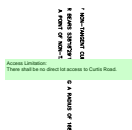
**Subject:** Mailboxes  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:54:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Subdivision Improvements  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:54:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Public and Common Subdivision Improvements:**  
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 have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder 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 County 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 Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.  
This plat restriction may be removed or rescinded 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 improvements 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.



**Subject:** Limited Access  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:54:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Access Limitation:**  
There shall be no direct lot access to Curtis Road.



**Subject:** Driveway  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:55:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Driveway Note:**  
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).  
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.  
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book ( X ) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.



**Subject:** Drainage  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:55:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Drainage:**  
The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.  
Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.





**Subject:** Easement&Tract Maintenance  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:55:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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**Easement and Tract Maintenance:**

Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot \_\_\_\_ (or Tract \_\_\_\_ ) (or entire property) of this property is 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 \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.) No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



**Subject:** Soils & Geology  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:55:49 PM  
**Status:**  
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**Space:**

**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 Plan 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.



**Subject:** Water Supply  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:56:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Water Supply: (utilized when the water supply is individual wells)

(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of wells)

Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Two (2) existing well permits Nos. \_\_\_\_\_ and \_\_\_\_\_ will serve two (2) single family dwellings each. Well permit No. \_\_\_\_\_ will serve Lots \_\_\_\_\_ and \_\_\_\_\_, Block \_\_\_\_\_ subject to a joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_.

Well permit No. \_\_\_\_\_ will serve Lot \_\_\_\_\_, Block \_\_\_\_\_ and Lot \_\_\_\_\_, Block \_\_\_\_\_, subject to a Joint Use Water Well Agreement as recorded under Reception No. \_\_\_\_\_, which limits production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_\_ and \_\_\_\_\_ feet below ground surface. Lot \_\_\_\_\_ and \_\_\_\_\_, Block \_\_\_\_\_ and Lots \_\_\_\_\_ through \_\_\_\_\_, Block \_\_\_\_\_ will limit production to the \_\_\_\_\_ Aquifer at an interval between \_\_\_\_\_ and \_\_\_\_\_ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. \_\_\_\_\_ (Division \_\_\_\_\_), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property \_\_\_\_\_ acre-feet of \_\_\_\_\_ Aquifer and \_\_\_\_\_ acre feet total of \_\_\_\_\_

Aquifer water as decreed in Case No. \_\_\_\_\_ (Division \_\_\_\_\_) for use in this augmentation plan.

Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.





**Subject:** Floodplain  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:56:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

#### Floodplain:

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)

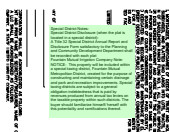
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)



**Subject:** Ag Impact  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:56:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

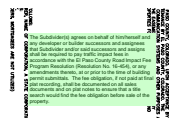
#### Agricultural Impact Plat Note Text

This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, 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. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. 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-negligent manner. Therefore, all must 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 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-negligent agricultural operations. (Used when subdivision is adjacent to an existing agricultural operation such as feedlot, farmed field, or when determined necessary by the Project Manager)



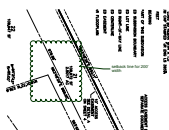
**Subject:** Special Districts  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:56:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Special District Notes:  
Special District Disclosure (when the plat is located in a special district):  
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat  
Fountain Mutual Irrigation Company Note:  
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



**Subject:** Road Impact  
**Page Label:** 1  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:57:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Subdivider(s) 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 submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:58:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

setback line for 200' width

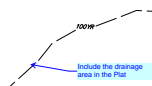


**Subject:** Cloud+  
**Page Label:** 2  
**Author:** dsdruiz  
**Date:** 10/15/2019 12:59:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

setback line for 200' (REVIEW ALL LOTS)

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Steve Kuehster (3)




**Subject:** arrow & box  
**Page Label:** 2  
**Author:** Steve Kuehster  
**Date:** 10/24/2019 12:03:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include the drainage area in the Plat



**Subject:** text box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 10/28/2019 1:53:44 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

See comment on drainage report concerning Tract C. The T6 drainage way. Call out in the dedication language to El Paso County that 824 Acre Metro District will be responsible for maintaining the vegetation ion this tract, i.e. mowing, weed control seeding etc.

**Subject:** text box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 10/28/2019 1:56:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Provide a note that restricts lot coverage to no more than 10,900 Sf per lot to conform with the EL Paso County's MS4 Storm water discharge permit.