

EL PASO COUNTY, STATE OF COLORADO

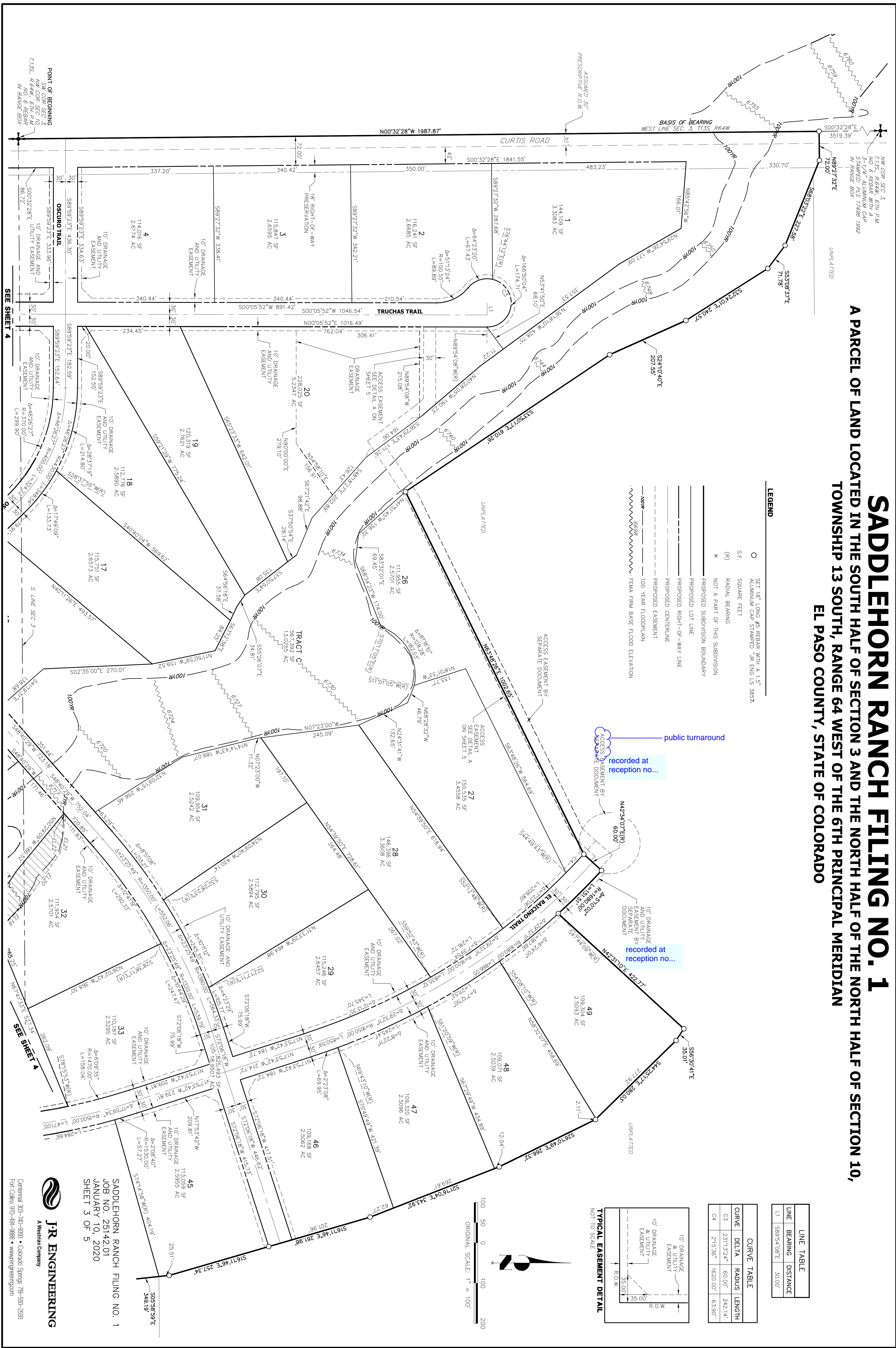
GENERAL NOTES CONTINUED:

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 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 LANDSCAPES 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 A SANITATION 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 PART OF THE RECORD RESOURCES REPORT COMPLETION DISCLOSURE REPORT, GEOLOGY AND SOLS 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., PEBBLES 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 BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEIPTION NO. _____, IN THE OFFICE OF THE CLERK, AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN ALTERNATIVE ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLABORATE 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 BOARD OF COUNTY COMMISSIONERS AND 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 COLLABORATE OR COMPLETION 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 DRIVEWAYS OR PARKING SPACES AND THE RECORDING OF THE REPORT REQUIRED HEREUNDER. THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT HAS THE RIGHT TO REQUEST REVISIONS TO THE HAZARD REDUCTION PLAN AND THE HAZARD REDUCTION REPORT. REVISED HAZARD REDUCTION PLANS AND HAZARD REDUCTION REPORTS MUST BE SUBMITTED TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO PERMITTING. IF ANY REPORT-REQUIRED ELEMENTS ARE NOT PROVIDED AND THE HAZARD REDUCTION PLAN AND HAZARD REDUCTION REPORT # _____ ARE NOT AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, STRUCTURES ARE PROPOSED IN ANY HAZARD AREA.
 - 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 THE FOLLOWING FACTORS: A. MODIFICATION OF THE HAZARD REDUCTION PLAN AND THE HAZARD REDUCTION REPORT REQUIRED HEREUNDER. THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT HAS THE RIGHT TO REQUEST REVISIONS TO THE HAZARD REDUCTION PLAN AND THE HAZARD REDUCTION REPORT. REVISED HAZARD REDUCTION PLANS AND HAZARD REDUCTION REPORTS MUST BE SUBMITTED TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO PERMITTING. IF ANY REPORT-REQUIRED ELEMENTS ARE NOT PROVIDED AND THE HAZARD REDUCTION PLAN AND HAZARD REDUCTION REPORT # _____ ARE NOT AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, 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 CROPS, SPRAYS, 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 AGRICULTURAL PRODUCTS 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. §§ 3-5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS ARE ADVISED THAT THERE MAY BE A NORMAL AND NECESSARY IMPACT OF LIVING IN CLOSE PROXIMITY TO 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-NEGLECT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUDD, 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-NEGLECT AGRICULTURAL OPERATIONS.
 - 21. MALBORES 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 SUBMITTALS.
 - 23. LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY MS4 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 INDEMNITIES 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.

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

SADDLEHORN RANCH FILING NO. 1



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 4/5 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

100 YEAR FLOODPLAIN

FEEMA FIRM BASE FLOOD ELEVATION

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

100' YEAR FLOODPLAIN

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JANUARY 10, 2020
SHEET 4 OF 5



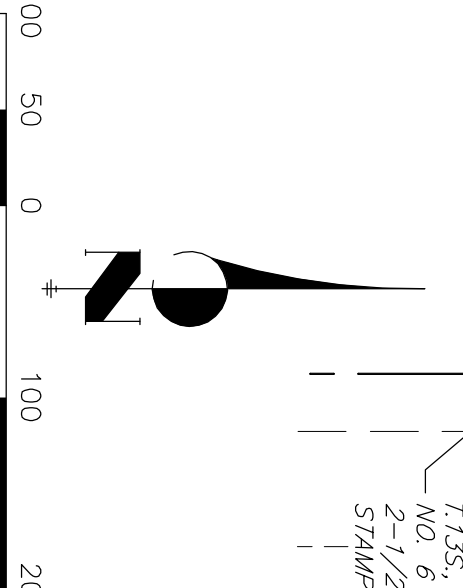
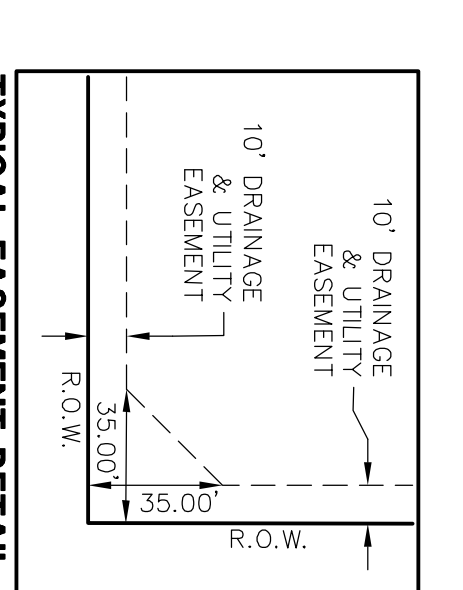
Centennial 303-740-5333 • Colorado Springs 719-593-2833
Fort Collins 970-491-8888 • www.jrengineering.com

LINE TABLE	
LINE	BEARING DISTANCE
EL7	N11524.77°W 43.06'
EL8	N0219.53°E 195.50'
EL9	N0842.11°W 60.04'
EL10	N1509.46°W 128.28'
EL11	N1549.37°W 114.32'
EL12	N2539.54°W 61.48'

LINE TABLE	
LINE	BEARING DISTANCE
EL13	N1240.57°W 116.21'
EL14	N0948.22°W 58.83'
EL15	N1046.49°E 138.00'
EL16	N1017.28°W 22.09'
EL17	N1533.56°W 109.44'
EL18	N3107.39°W 112.11'

LINE TABLE	
LINE	BEARING DISTANCE
EL19	N4602.28°W 104.70'
EL20	N5458.19°W 150.20'
EL21	N8156.55°W 92.29'
EL22	S4840.29°W 6.80'

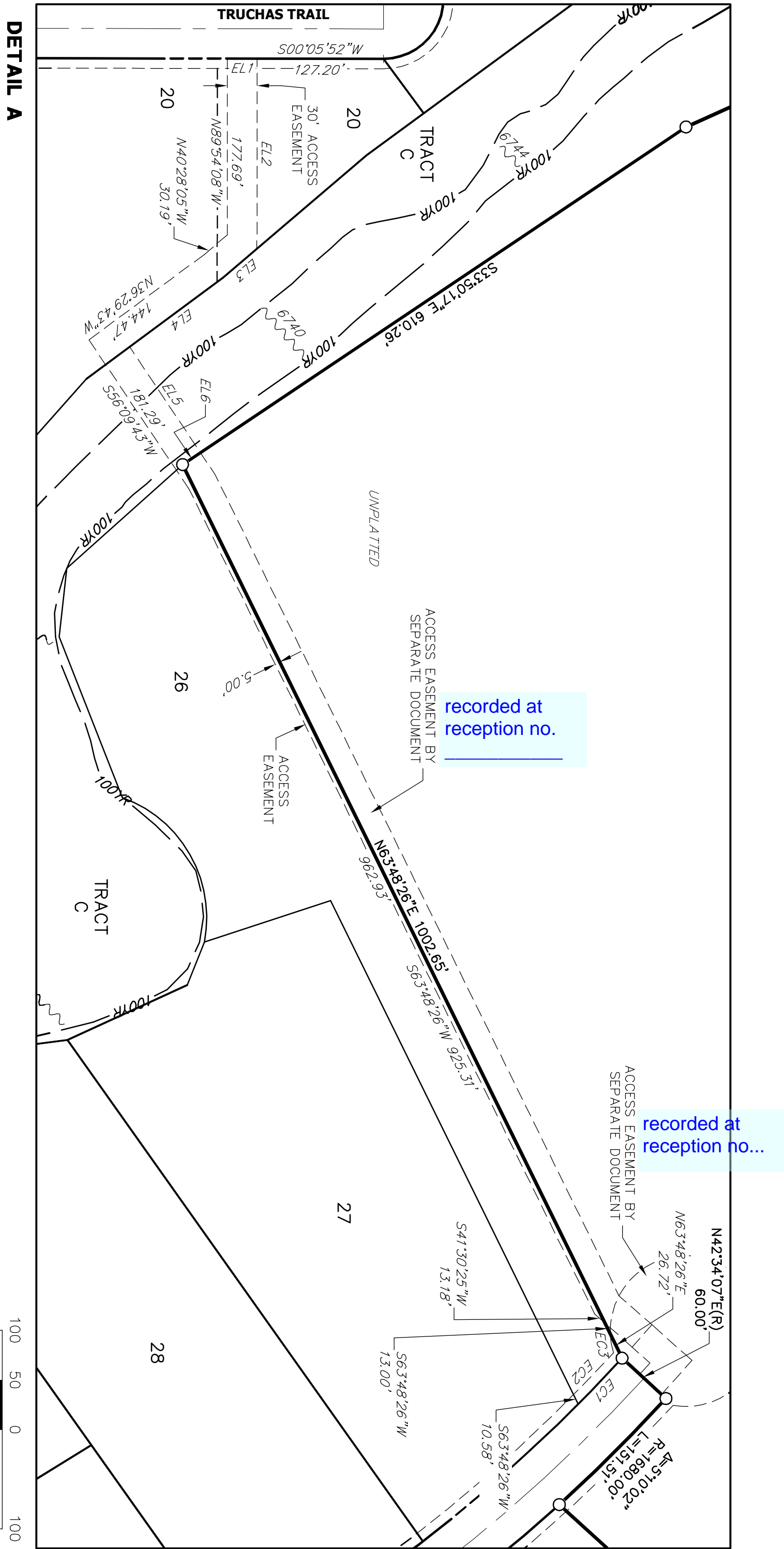
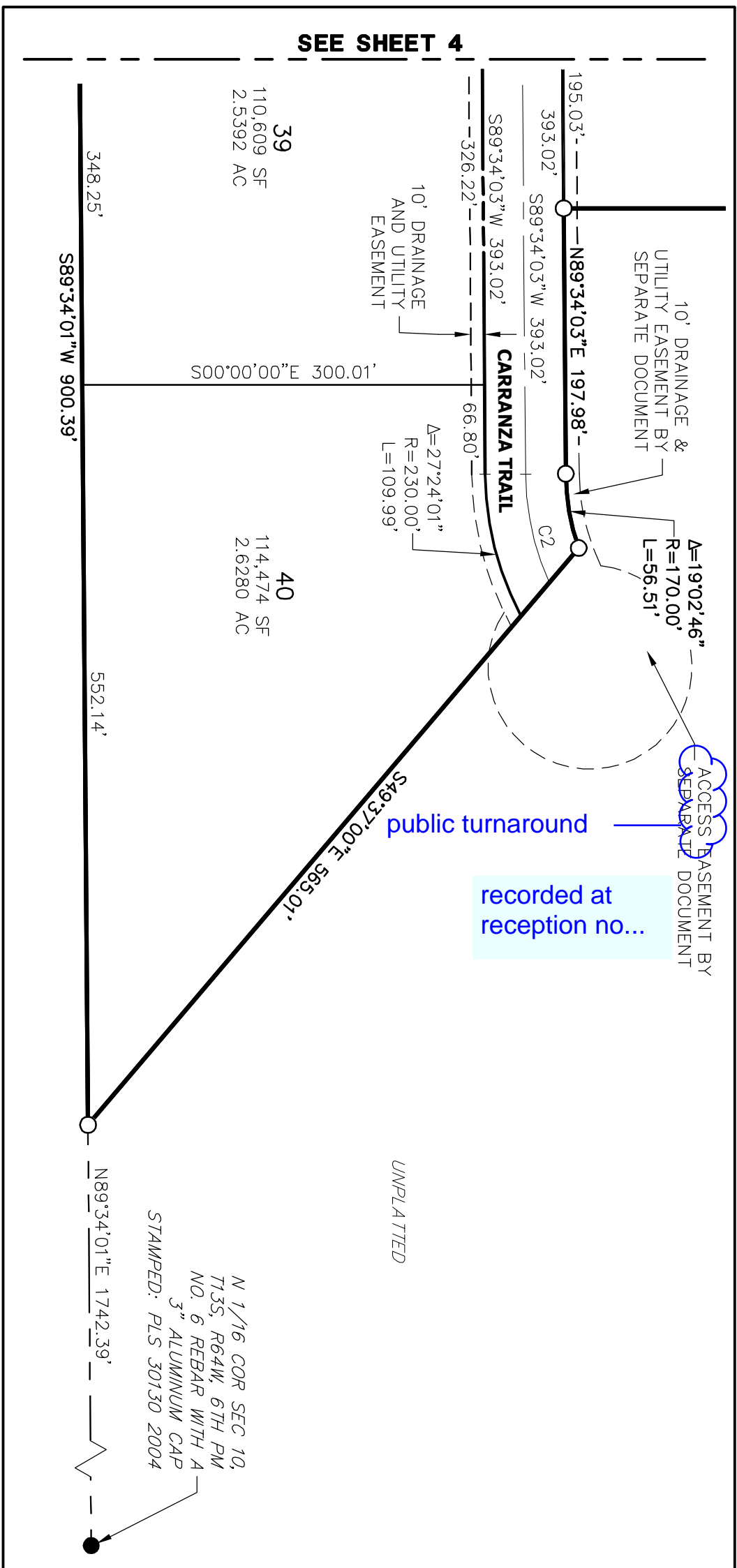
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13307.03°	200.00'	464.67'
C5	50019°	230.00'	20.09'



ORIGINAL SCALE: 1" = 100'

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



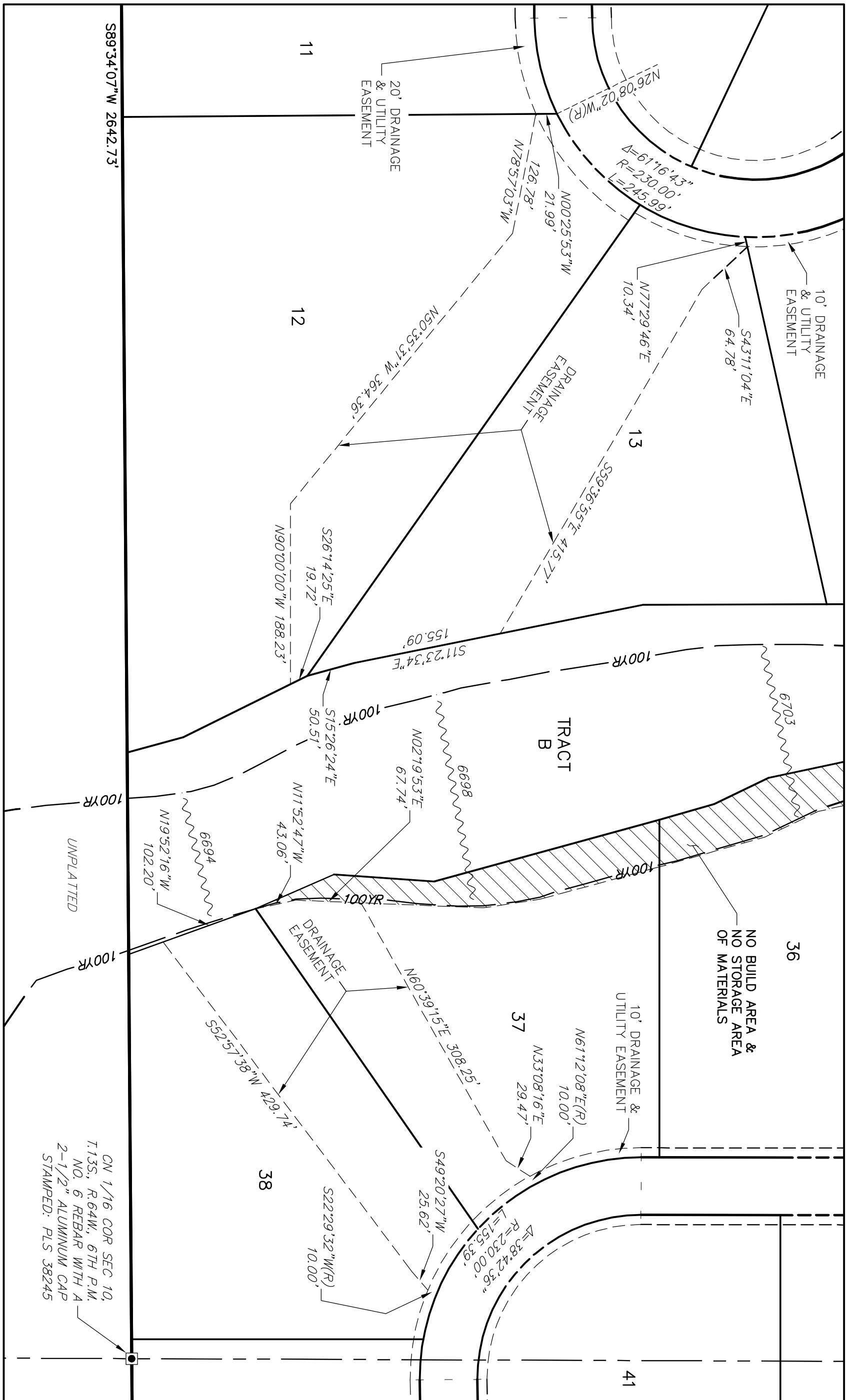
LEGEND

- 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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	235617"	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	21°5'56"	1620.00'	63.90'
EC2	2°04'14"	1610.00'	58.18'
EC3	14°15'31"	76.00'	18.91'



DETAIL B