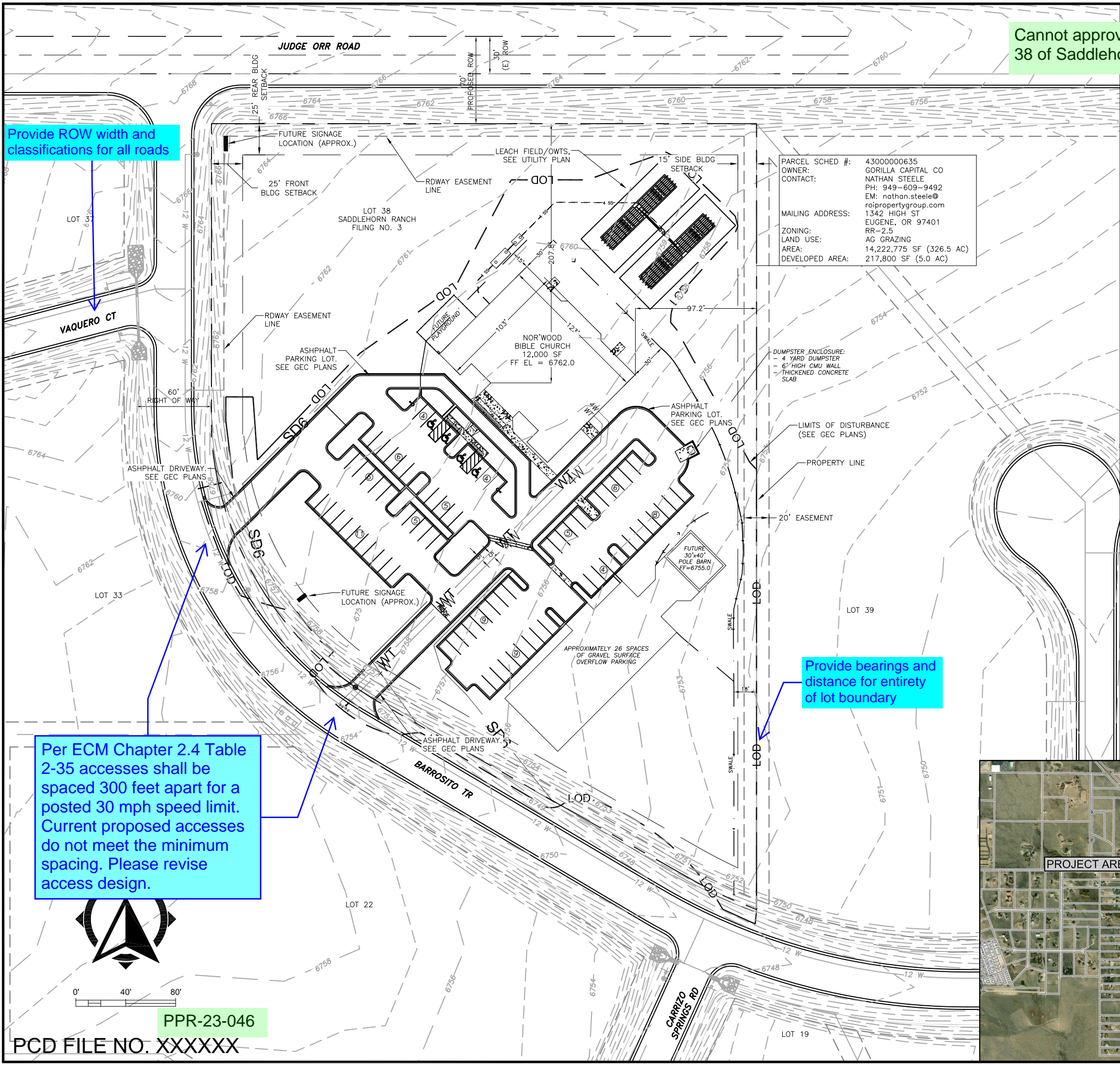


Cannot approve until SF-23-04 and lot 38 of Saddlehorn Filing 3 is recorded.

Provide ROW width and classifications for all roads

Per ECM Chapter 2.4 Table 2-35 accesses shall be spaced 300 feet apart for a posted 30 mph speed limit. Current proposed accesses do not meet the minimum spacing. Please revise access design.

Provide bearings and distance for entirety of lot boundary



PARCEL SCHED #: 4300000635  
 OWNER: GORILLA CAPITAL CO  
 CONTACT: NATHAN STEELE  
 PH: 949-609-9492  
 EM: nathan.steele@roipropertygroup.com  
 MAILING ADDRESS: 1342 HIGH ST EUGENE, OR 97401  
 ZONING: RR-2.5  
 LAND USE: AG GRAZING  
 AREA: 14,222,775 SF (326.5 AC)  
 DEVELOPED AREA: 217,800 SF (5.0 AC)

APPLICANT/PLAN PREPARER:  
 VERTEX CONSULTING SERVICES  
 CONTACT: NINA RUIZ  
 719-733-8605  
 nina.ruiz@vertexcos.com

COVERAGE:	SF	%
5 AC PARCEL	217,800	
PROPOSED BUILDING	12,000	5.51%
OTHER IMPERVIOUS	67,614	31.04%
LANDSCAPE/RESEED AREA	45,613	20.94%
UNDISTURBED	92,580	42.51%
DENSITY		100.00%

PARKING COVERAGE:				
USE	RATIO	REQUIRED	PROVIDED	ADA
RELIGIOUS INSTITUTION	1 SPACE PER 4 SEATS	77	78 (+26 OVERFLOW)	4

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE SETBACK
	EX EASEMENT LINE
	EX CONTOUR (MAJOR)
	EX CONTOUR (MINOR)
	EX WATER LINE
	EX FIRE HYDRANT
	EX RDWAY SIGN
	4W PP WATER/FIRE SERVICE LINE
	WT PP WATER SERVICE LINE
	SD6 PP STORM DRAIN

LEGAL DESCRIPTION:  
 N2 SEC 3-13-64 EX THAT PT CONVEYED BY REC NO 215008985, 215008986, 219146505, 219146506 & THAT PT PLATTED TO SADDLEHORN RANCH FIL NO 2

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 EL PASO COUNTY 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.
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS INCLUDING UTILITY DETAILS.

FOR REVIEW

NO.	REVISION/ISSUE	DATE

ROI PROPERTY GROUP  
 NORWOOD BIBLE CHURCH  
 SITE DEVELOPMENT PLAN

**VERTEX**  
 Consulting Services  
 455 E. Pikes Peak Avenue, Suite 101  
 Colorado Springs, Colorado 80903  
 719-733-8605

PROJECT NO.	SHEET
DATE 10/19/23	<b>C1</b>
PREPARED GGM	
APPROVED CAD	



PPR-23-046  
 PCD FILE NO. XXXXXX

