



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 12/21/2022

PROJECT INFORMATION

Project Name : Saddlehorn Ranch – Filing 2
Schedule No.(s) : 4300000602
Legal Description : SEE ATTACHED – Exhibit C

APPLICANT INFORMATION

Company : ROI PROPERTY GROUP, LLC
Name : NATHAN STEELE
☐ Owner ☒ Consultant ☐ Contractor
Mailing Address : 1280 S. 800 E, SUITE 200, OREM, UT 84097

Phone Number : (949) 609-9492
FAX Number : N/A
Email Address : NATHAN.STEELE@ROIPROPERTYGROUP.COM

ENGINEER INFORMATION

Company : JR ENGINEERING
Name : BRYAN LAW Colorado P.E. Number : 25043
Mailing Address : 5475 TECH CENTER DRIVE, SUITE 235, COLORADO SPRINGS, COLORADO 80919

Phone Number : 303-267-6254
FAX Number : N/A
Email Address : BLAW@JRENGINEERING.COM

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Nathan Steele

Signature of owner (or authorized representative)

05/02/2024

Date

Engineer's Seal, Signature
And Date of Signature



05-02-2024

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM section 4.3.6.3 Underground Utilities Standards** of the Engineering Criteria Manual (ECM) is requested for the culverts in Saddlehorn Filing 2.

Identify the specific ECM standard which a deviation is requested:

Criteria for cover of storm sewer lines per the ECM, shall be no less than 2 feet. The following request will be to deviate from this minimum, and instead request to utilize CDOT Standard M-603-2.

State the reason for the requested deviation:

In order to keep Pond F out of the groundwater table, the pond was constructed close to existing grade. Because this pond is the sole outfall for Filing 2, the roads and adjacent swales were constructed at 1% slopes in order to convey runoff from Curtis road all the way to Pond F. To maintain this drainage pattern, the culverts were proposed to have 1'-1.8' of cover. This allowed the swales to maintain a 1% slope, while still allowing the culverts to function as intended without specialty elliptical culverts, which will be more difficult to maintain over time.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

For storm sewer design, a minimum cover of 2 feet is required, per 4.3.6.3 of the ECM. This deviation proposes a reduction of this cover, and instead utilize CDOT's M-603-2 standard for culvert design. This CDOT standard allows a minimum of 1' of cover from the top of the pipe, and includes the pavement thickness. The AASHTO LRFD tables, using an HS-20 live load, were also used to check the Class III concrete pipe strength at each fill height. This will ensure the culverts have adequate strength at the reduced cover. A total of 5 culvert crossings will be impacted by this deviation. See Exhibit C for culvert locations.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The ECM standard is inapplicable to the particular situation.
- ☒ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

In order to keep Pond F out of the groundwater table, the pond was constructed close to existing grade. Because this pond is the sole outfall for Filing 2, the roads and adjacent swales were constructed at minimum slopes in order to convey runoff from Curtis road all the way to Pond F. To maintain this drainage pattern, the culverts were proposed to have 1'-1.8' of cover. It is requested that the culverts within Saddlehorn Filing 2 be allowed to have less than 2' of cover. Instead, the culverts will have 1'-1.8' of cover, per CDOT Standard M-603-2. Every culvert has been sized to convey the 100-year storm event without overtopping the road, and will allow the drainage conveyance within the site to function as intended.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

This deviation will achieve the intended result. The proposed culverts have adequate capacity to convey the flows of a 100-year storm event without overtopping the road. This will allow the culverts and intersections to function as intended without any effects on traffic or traffic flow.

The deviation will not adversely affect safety or operations.

This deviation will not adversely affect safety or operations. The culverts have adequate capacity to convey the developed runoff from a 100-year storm event without overtopping the road. This will ensure that the roads remain unaffected by the culverts and shall allow traffic to operate normally. The AASHTO LRFD tables, using an HS-20 live load, were also used to check the Class III concrete pipe strength at each fill height. This will ensure the culverts have adequate strength at the reduced cover.

The deviation will not adversely affect maintenance and its associated cost.

Maintenance of these public culverts will not be impacted. Without this deviation, specialty pipes would be required which may cause additional maintenance cost for El Paso County in the long term.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect the aesthetic appearance. Although the cover on the pipe is under 2', the culvert shall still have the exact same appearance as a culvert with 2' of cover, as the culvert's flared end sections shall still be hidden in the embankment of the swale.

The deviation meets the design intent and purpose of the ECM standards.

Yes, the deviation meets the design intent and purpose of the ECM standards. The proposed culverts have adequate capacity to convey the runoff generated by the proposed development during a 100-year storm event, without overtopping the road.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Yes, the deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, this project is proposing Water Quality facilities as required by the criteria. This deviation will ensure that the on-site detention pond functions as intended, as the pond needs this deviation to provide the necessary water quality requirements.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 4.3.6.3 of the ECM is hereby granted based on the justification provided.

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Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

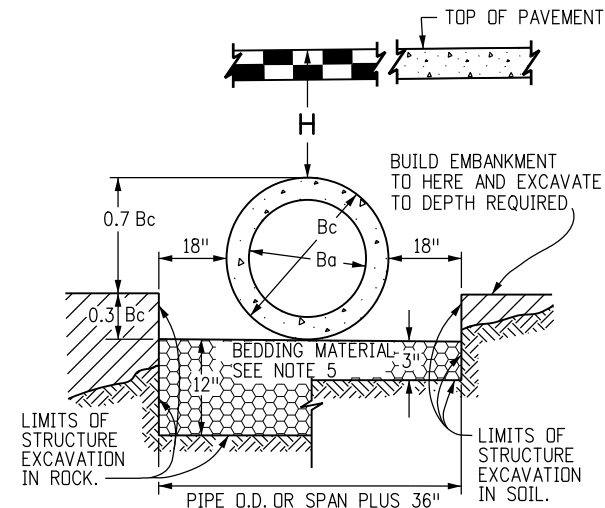
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



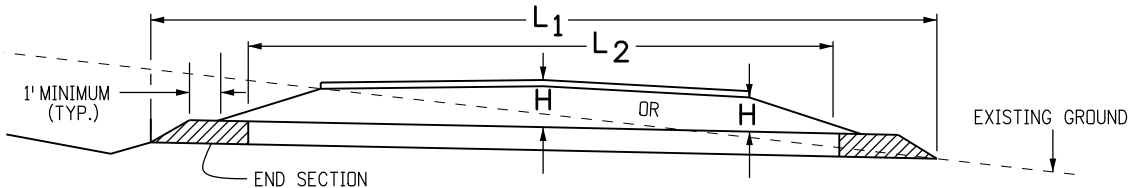
NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

CIRCULAR (CIR)			VERTICAL ELLIPTICAL (VE)				HORIZONTAL ELLIPTICAL (HE)			
PIPE SIZE= <i>Ba</i> (INSIDE DIA)	WALL THICKNESS	0.3 <i>Bc</i> (OUTSIDE DIA)	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.		FT.	IN.			FT.	IN.			FT.
12 15 18	2 2-1/4 2-1/2	0.40 0.49 0.58					23	14	2-3/4	0.49
21 24 27	2-3/4 3 3-1/4	0.66 0.75 0.84					30 34	19 22	3-1/4 3-1/2	0.66 0.73
30 33 36	3-1/2 3-3/4 4	0.92 1.01 1.10	29	45	4-1/2	1.35	38	24	3-3/4	0.79
42 48	4-1/2 5	1.28 1.45	34 38	53 60	5 5-1/2	1.58 1.78	45	29	4-1/2	0.95
54 60 66	5-1/2 6 6-1/2	1.62 1.80 1.97	43 48 53	68 76 83	6 6-1/2 7	2.00 2.23 2.43	53 60	34 38	5 5-1/2	1.10 1.23
72 78 84	7 7-1/2 8	2.15 2.32 2.50	58 63 68	91 98 106	7-1/2 8 8-1/2	2.65 2.85 3.08	68 76 83	43 48 53	6 6-1/2 7	1.38 1.53 1.68
90 96	8-1/2 9	2.68 2.85	72 77	113 121	9 9-1/2	3.28 3.50	91 98 106	58 63 68	7-1/2 8 8-1/2	1.83 1.98 2.13
102 108	9-1/2 10	3.02 3.20	82 87	128 136	9-3/4 10	3.69 3.90	113 121 136	72 77 87	9 9-1/2 10	2.25 2.40 2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

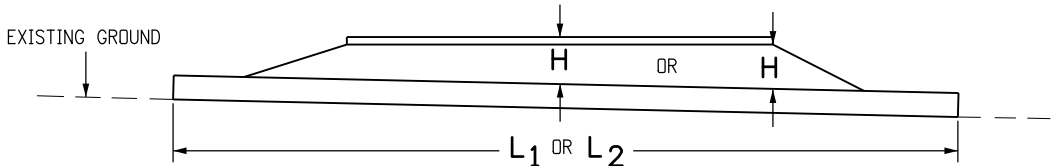
DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)



CONCRETE PIPE WITH END SECTIONS

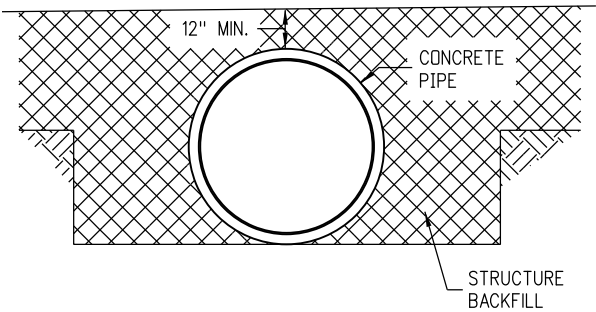
NOTE: USE THE **H** THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

- H** = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
L₁ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
L₂ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



CONCRETE PIPE WITHOUT END SECTIONS

NOTE: USE THE **H** THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



**CONSTRUCTION
MINIMUM COVER FOR RIGID PIPE**

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)				
	CLASS OF PIPE (0.01 IN. CRACK D-LOAD)				
	CLASS CIR II CLASS VE II CLASS HE II	CLASS CIR III CLASS VE III CLASS HE III	CLASS CIR IV CLASS VE IV CLASS HE IV	CLASS CIR V CLASS VE V	CLASS VE VI
	1000 D	1350 D	2000 D	3000 D	4000 D
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37		

**ALLOWABLE RANGE OF HEIGHTS FOR FILL
OVER REINFORCED CONCRETE PIPE**

(ALL SIZES)

GENERAL NOTES

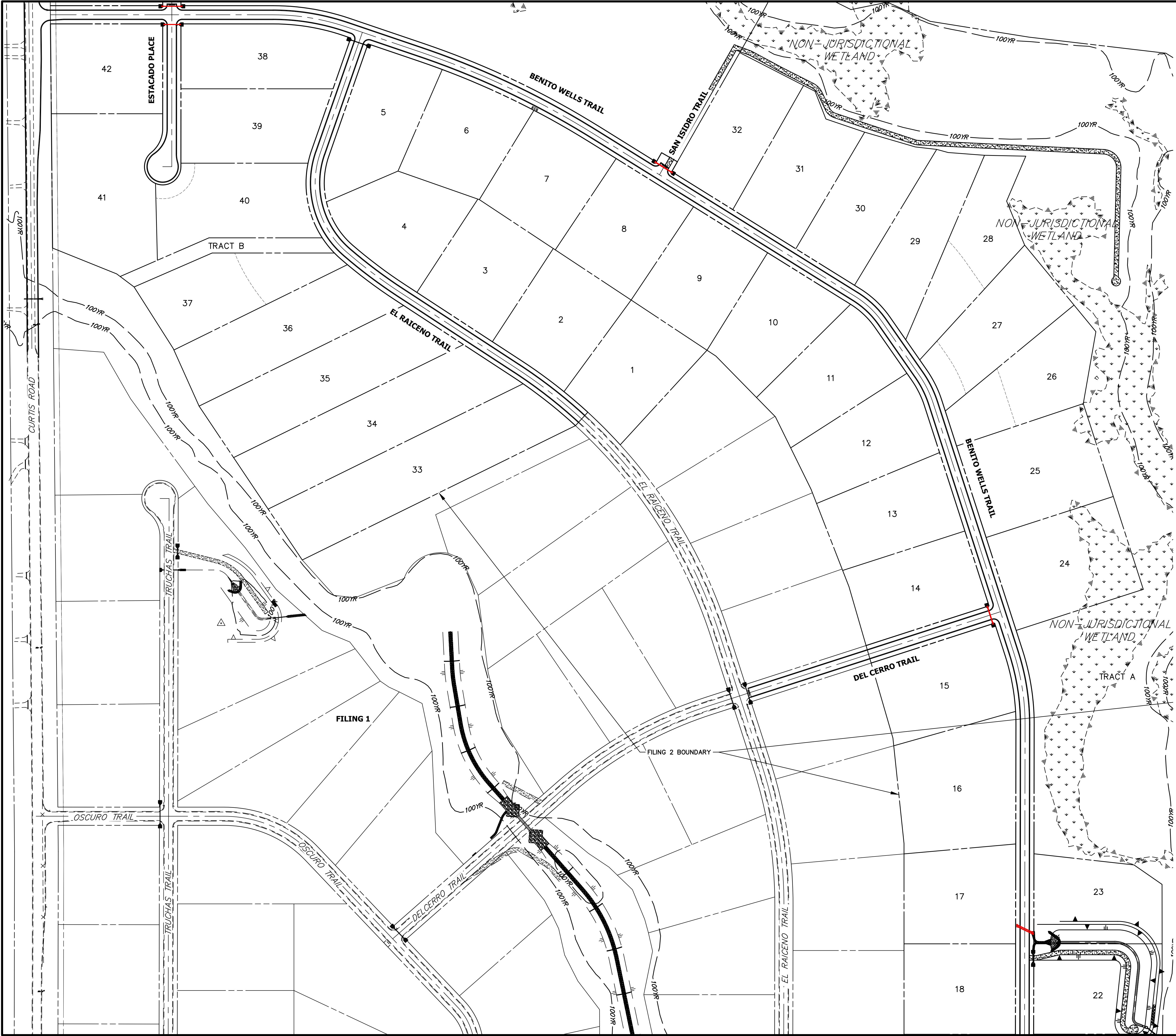
REINFORCED CONCRETE PIPE

- FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
- PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
- THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
- PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
- BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0_{sd}$ (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
- CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
- MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
- SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
- WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

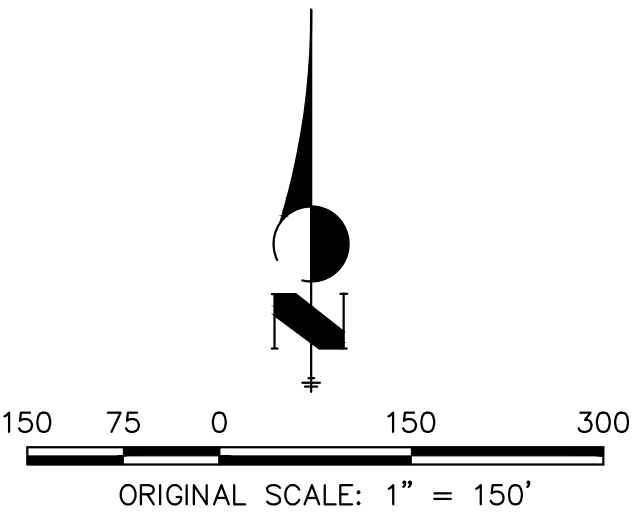
- AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
- ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

Computer File Information		<div><div><div></div><div></div></div><div>Colorado Department of Transportation</div><div>2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868</div><div>Project Development BranchJBK</div></div>	Sheet Revisions		REINFORCED CONCRETE PIPE	STANDARD PLAN NO.	
Creation Date: 07/31/19	<div><div>(R-X)</div><div>(R-X)</div><div>(R-X)</div><div>(R-X)</div></div>		Date:	Comments		M-603-2	
Designer Initials: JBK						Standard Sheet No. 1 of 1	
Last Modification Date: 07/31/19							
Detailer Initials: LTA							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:



LEGEND


 CULVERTS REQUIRING VARIANCE



SADDLEHORN RANCH – FILING 2 CULVERT VARIANCE EXHIBIT	1"=200'	No.	REVISION	BY	DATE
	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=200' N/A 5/1/24 AAM AAM AAM			
SHEET 1 OF 1	JOB NO. 25142.04				

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

PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S. 800 E, SUITE 200
OREM, UTAH
(949) 609-9492
NATHAN STEELE

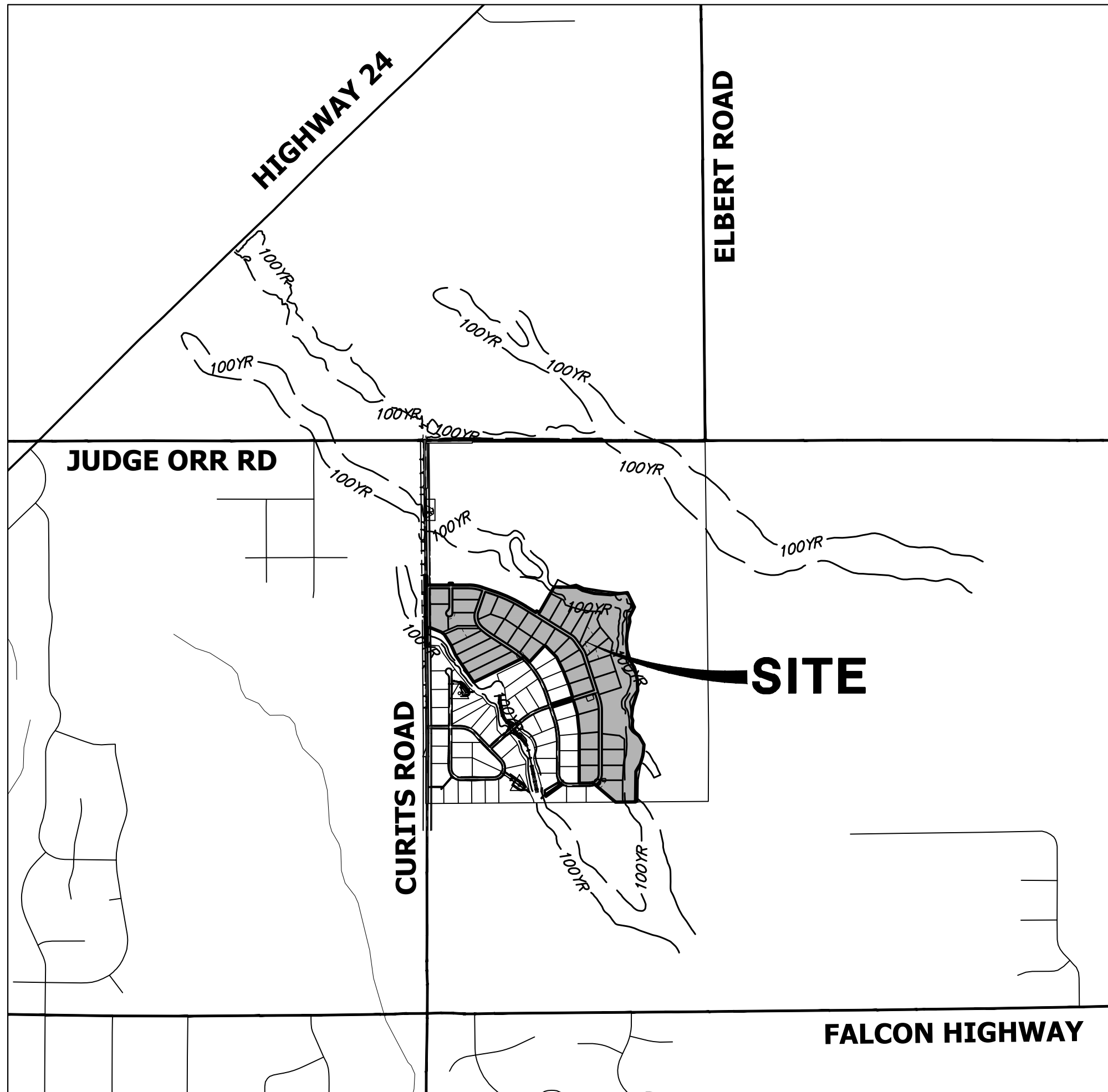
J.R. ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH - FILING 2

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 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
ASS'Y	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
C&G	CURB & GUTTER		DRAINAGE PLAN
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	CUBIC FOOT	ODP	OFFICIAL DEVELOPMENT PLAN
CF	CUBIC FEET PER SECOND	OHE	OVERHEAD ELECTRIC
CFS	COMPLETE IN PLACE	OHU	OVERHEAD UTILITY
CIP	CENTER LINE	PC	POINT OF CURVATURE
CL	CONDITIONAL LETTER OF MAP REVISION	PCC	POINT OF COMPOUND CURVATURE
CLR	CLEAR	PCR	POINT OF CURB RETURN
OMP	CORRUGATED METAL PIPE	PDP	PRELIMINARY DEVELOPMENT PLAN
CO	CLEAN OUT	PE	PROFESSIONAL ENGINEER
COCs	CITY OF COLORADO SPRINGS	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKWY	PARKWAY
CR	CIRCLE	PL	PROPERTY LINE
CSP	CORRUGATED STEEL PIPE	PR	PROPOSED
CSU	COLORADO SPRINGS UTILITIES	PRC	POINT OF REVERSE CURVATURE
CT	COURT	PT	POINT OF TANGENCY
CTRB	CONCRETE THRUST REDUCER BLOCK	PV	PLUG VALVE
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DBPS	DRAINAGE BASIN PLANNING STUDY	R	RADIUS
DE	DRAINAGE EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RD	ROAD
DR	DRIVE	ROW	RIGHT OF WAY
DRC	DESIGN REVIEW COMMITTEE	RT	RIGHT
DU	DWELLING UNITS	S	SOUTH
DY	DAY	STE	STEEL
E	EAST	SAN	SANITARY SEWER
EA	EACH	SF	SQUARE FOOT
EAL	ENERGY GRADE LINE	ST	STREET
EL	ELEVATION	STA	STATION
ELEC	ELECTRIC	STM	STORM SEWER
EOA	EDGE OF ASPHALT	SY	SQUARE YARD
EPC	EL PASO COUNTY	SY-IN	SQUARE YARD INCH
ERCP	ELLIPTICAL RCP	TB	THRUST BLOCK
ESMT	EASEMENT	TBC	TOP BACK OF CURB
EST	ESTIMATE	TBW	TOP BACK OF WALK
EX	EXISTING	TEL	TELEPHONE
FDP	FINAL DEVELOPMENT PLAN	TN	TON
FDR	FINAL DRAINAGE REPORT	TOA	TOP OF ASPHALT
FES	FLARED END SECTION	TOB	TOP OF BOX
FF	FINISHED FLOOR ELEVATION	TOC	TOP OF CURB OR CONCRETE
FG	FINISHED GRADE	TOF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOWLINE	TW	TOP OF WALL
FL	FILING	TYP	TYPICAL
FO	FIBER OPTIC CABLE	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	UTILITY & DRAINAGE EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	USE	UNDERGROUND ELECTRIC
GL	GAS LINE	VCP	VITRIFIED CLAY PIPE
GPS	GLOBAL POSITIONING SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GV	GATE VALVE	VPI	VERTICAL POINT OF INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VTC	VERTICAL POINT OF TANGENCY
HC	HANDICAP	VTR	VEHICLE TRACKING CONTROL
HDC	HIGH DEFLECTION COUPLING	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL	HYDRAULIC GRADE LINE	WM	WATER MAIN
HMA	HOT MIX ASPHALT	WRD	WATER RESOURCES DEPARTMENT
HOA	HOME OWNERS ASSOCIATION	WS	WATER SURFACE
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
HR	HOUR	WTR	WATER
I	INLET	YR	YEAR
IE	IRRIGATION EASEMENT		



VICINITY MAP

SCALE: 1" = 2000'

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CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~541-393-9043
DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
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.

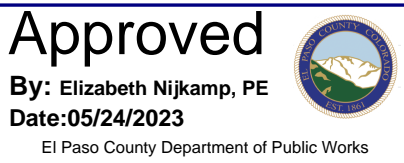


EL PASO COUNTY STATEMENT

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 ECM 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.

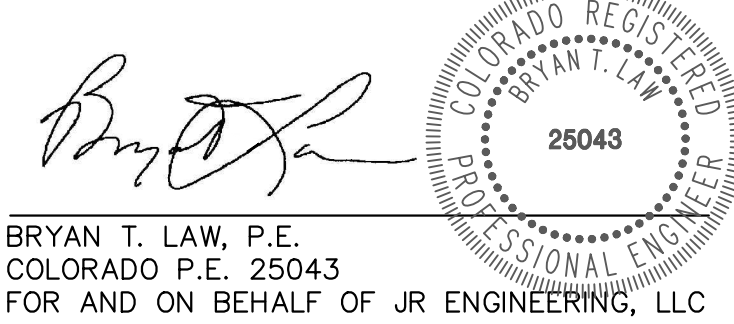


JOSHUA PALMER, P.E.

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.



1/20/23

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

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



Know what's below.
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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.

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

PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

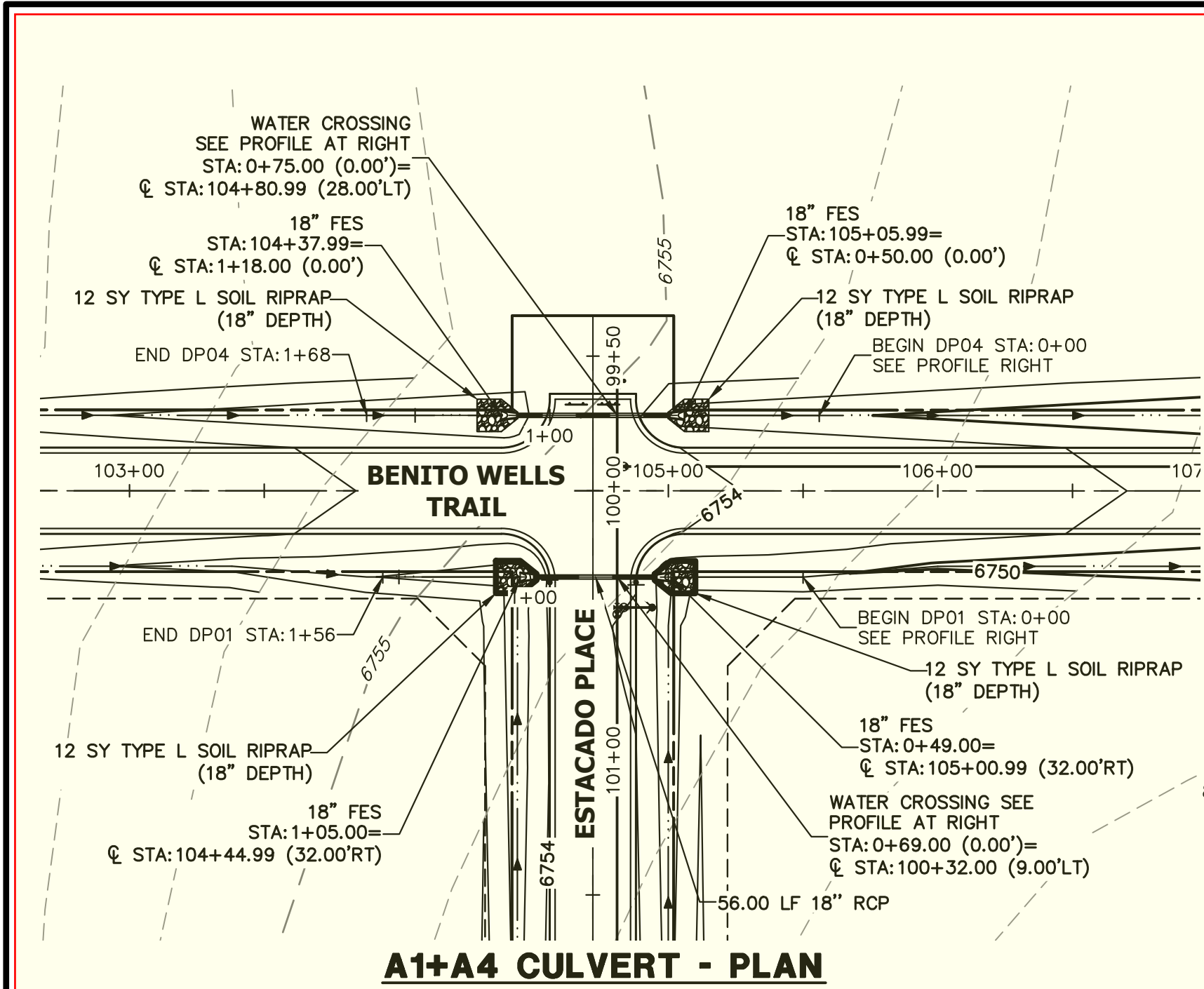
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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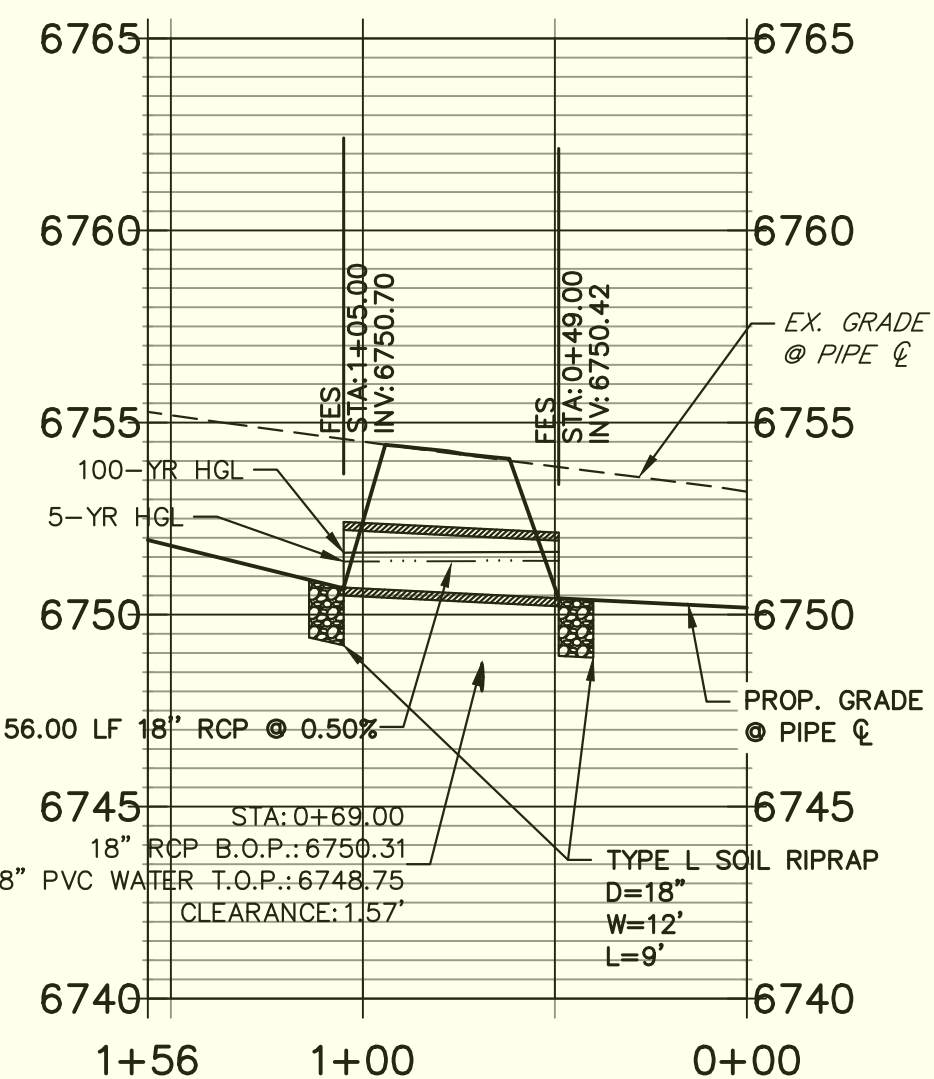
SADDLEHORN RANCH -
FILING 2
COVER SHEET

SHEET 1 OF 41

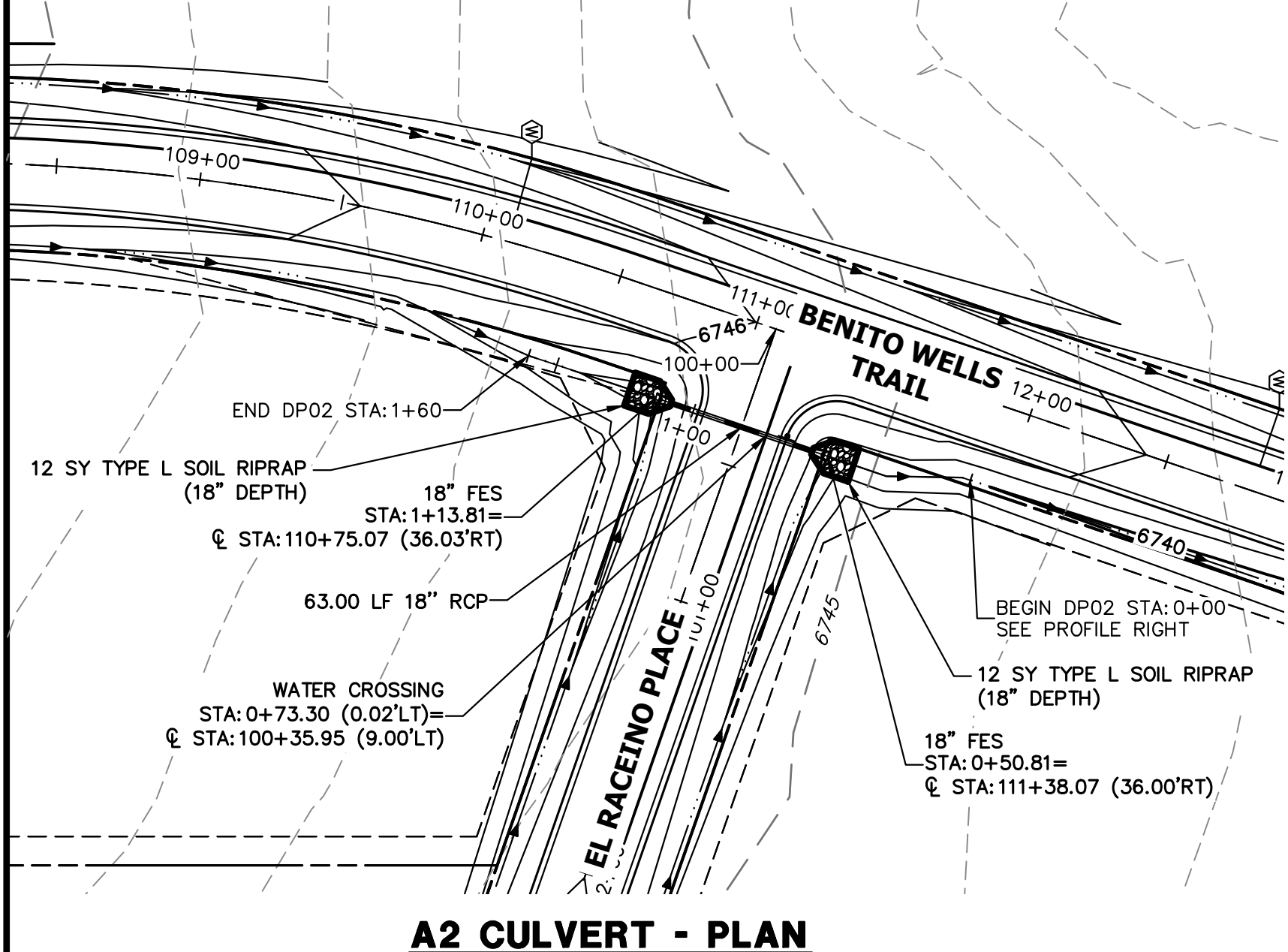
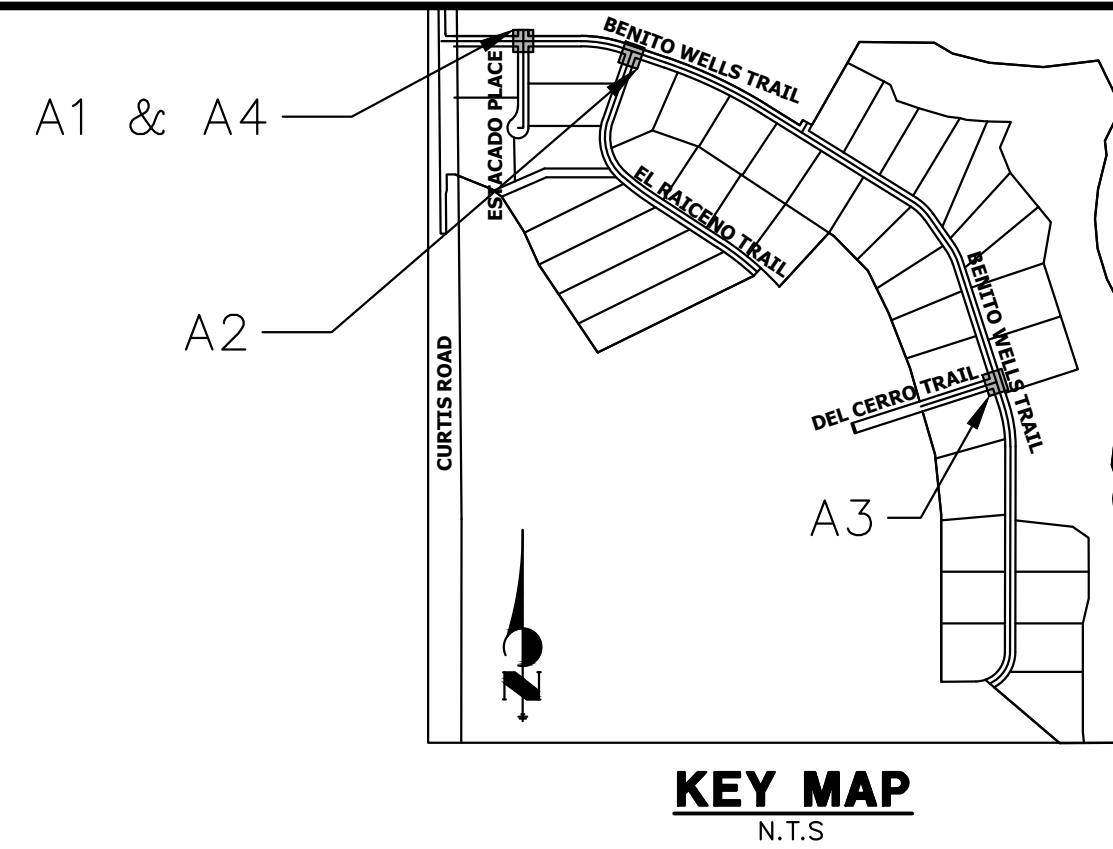
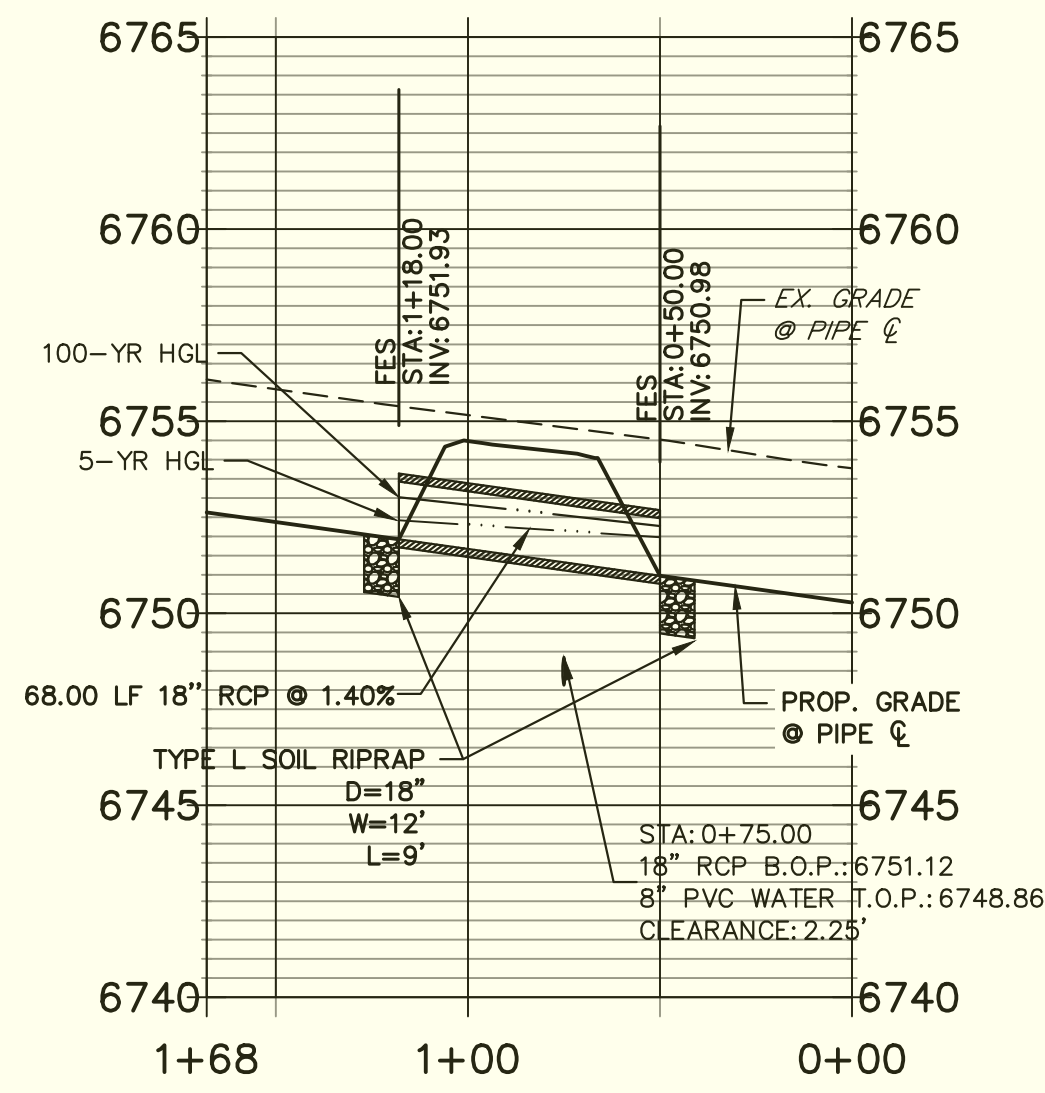
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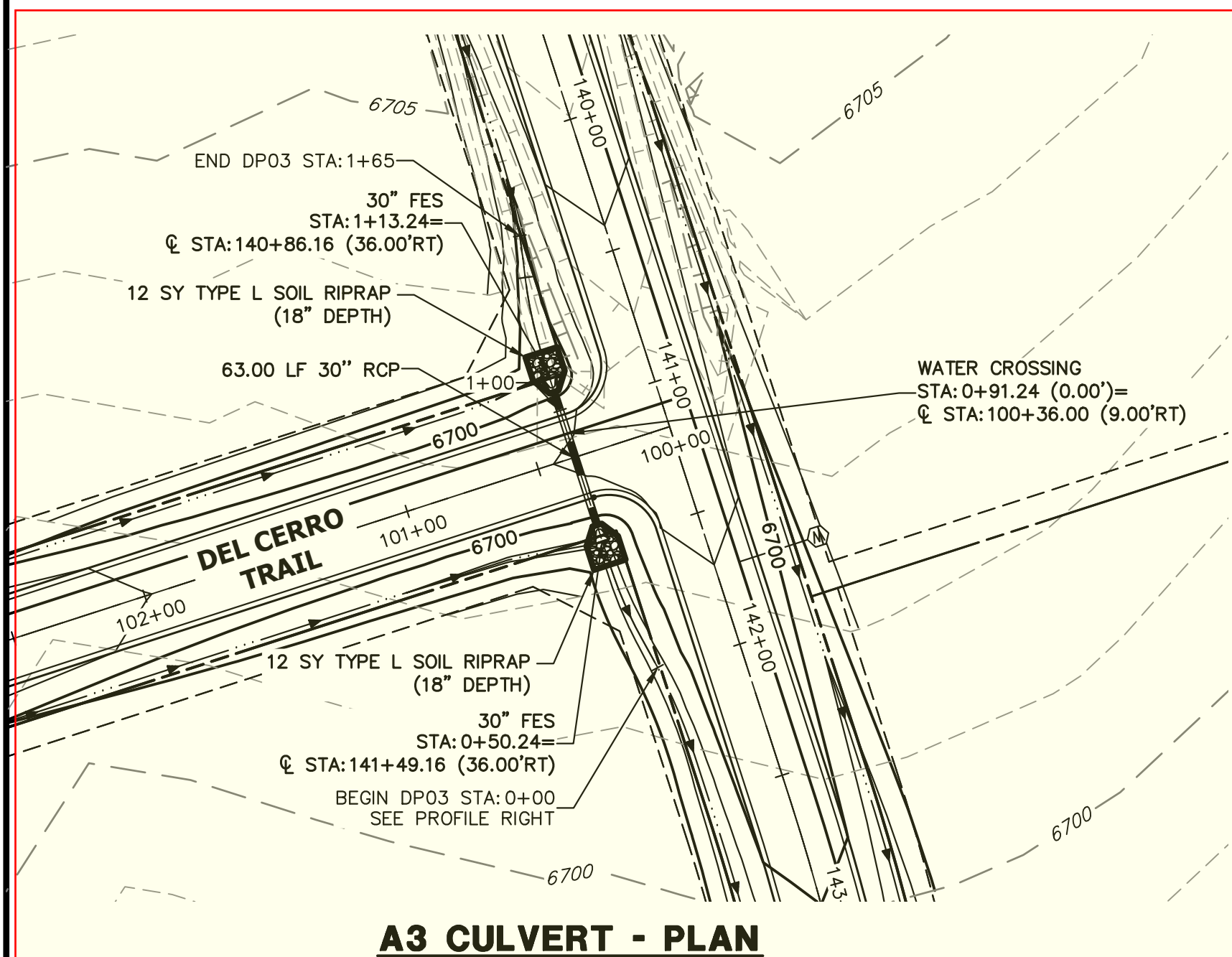
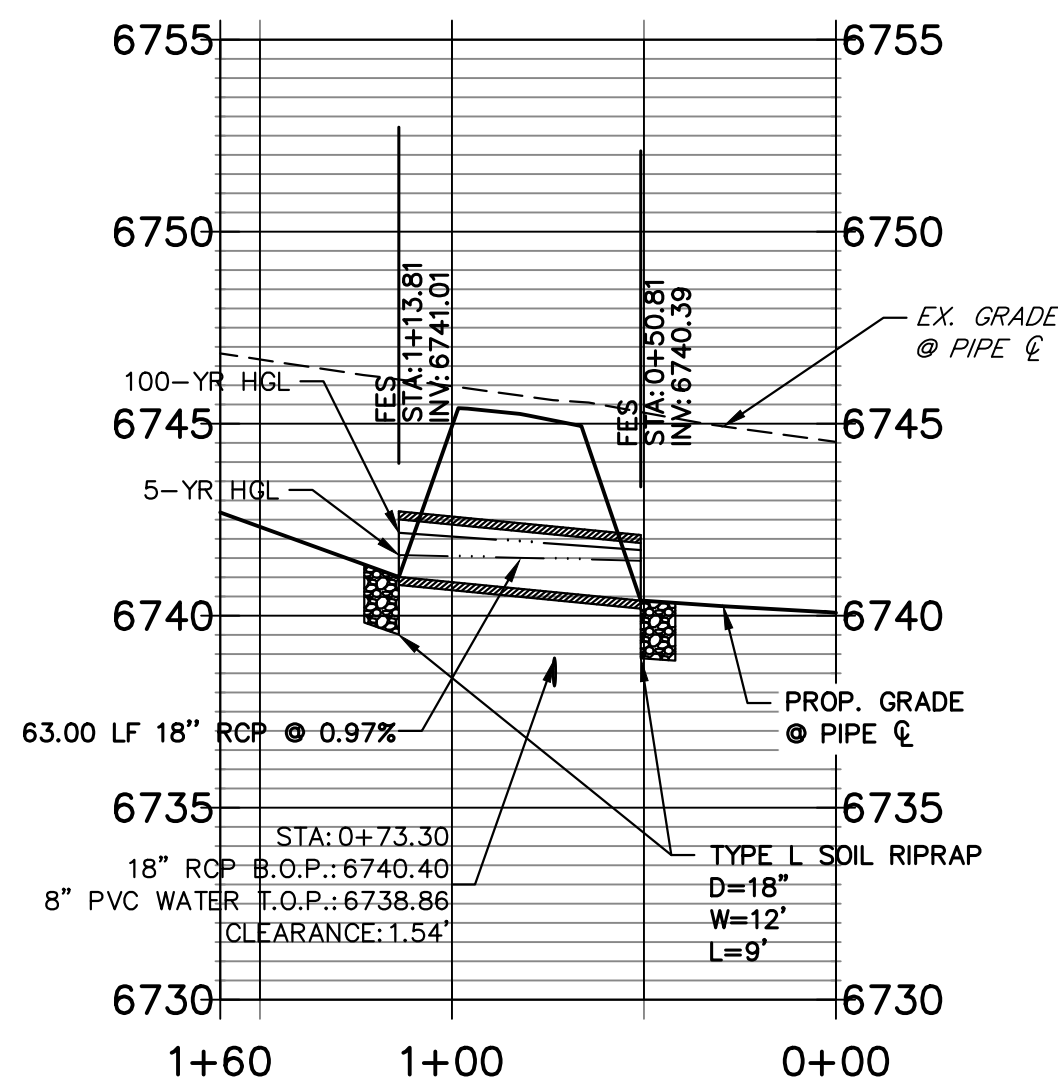
**DP01 PROFILE
STA 0+00.00 TO 1+56.00**



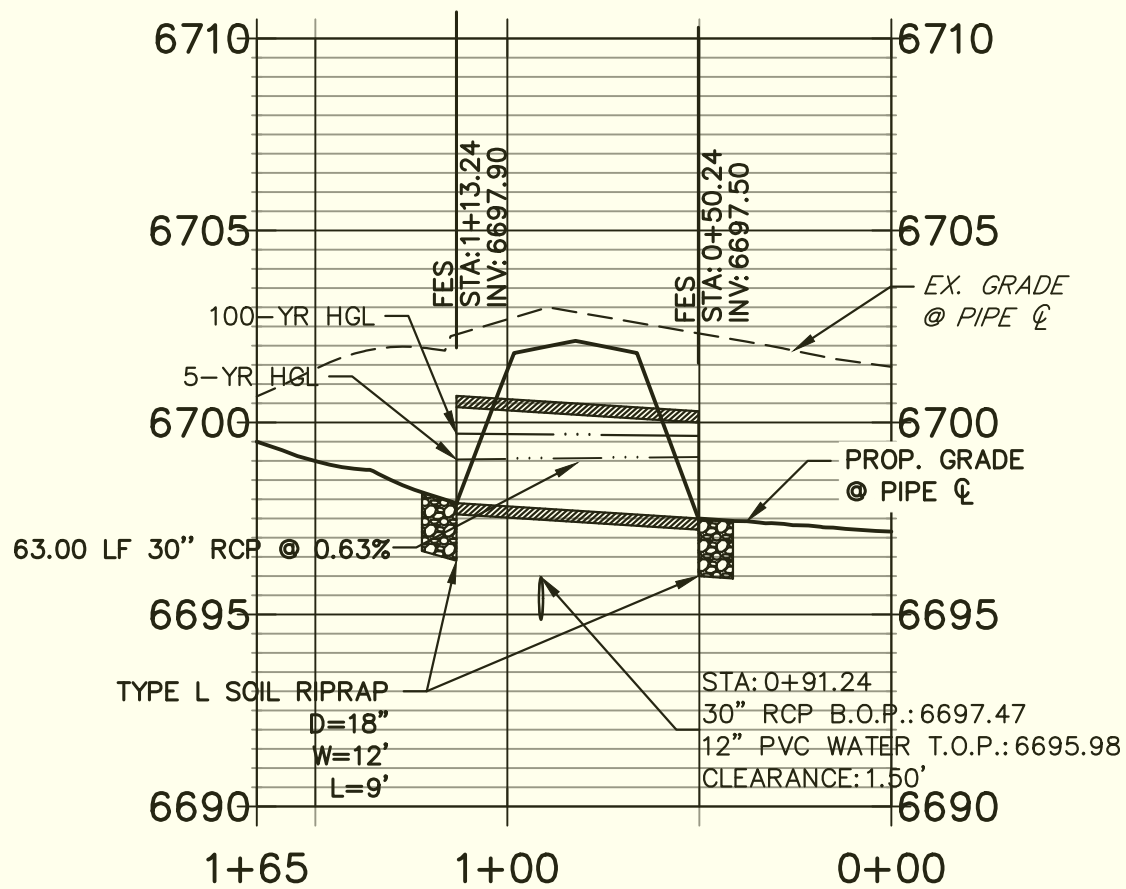
**DP04 PROFILE
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**DP02 PROFILE
STA 0+00.00 TO 1+60.31**

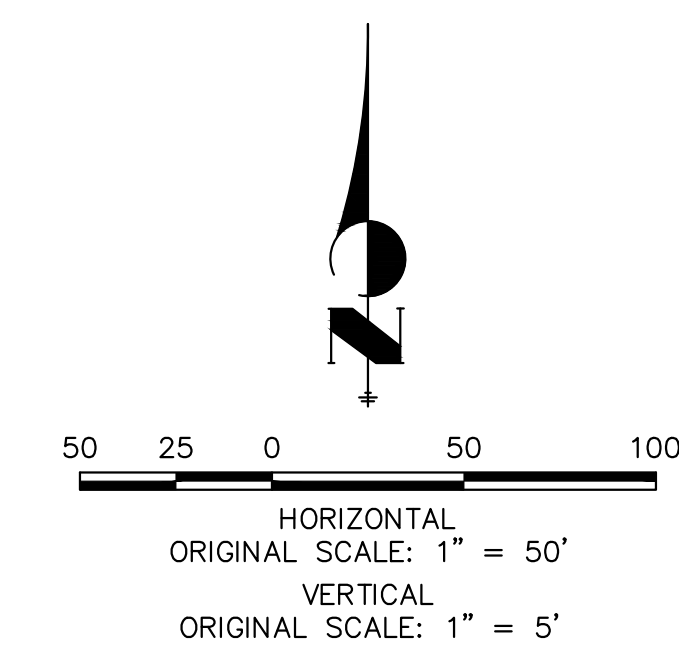


**DP03 PROFILE
STA 0+00.00 TO 1+65.22**



STORM SEWER NOTES

1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. CL STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
4. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
5. ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
6. ALL FES STRUCTURES SHOULD HAVE A TOE WALL.



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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

EPC 5/24/23

1/20/23
DATE

UNTIL SUCH TIME AS
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AUTHORIZATION.

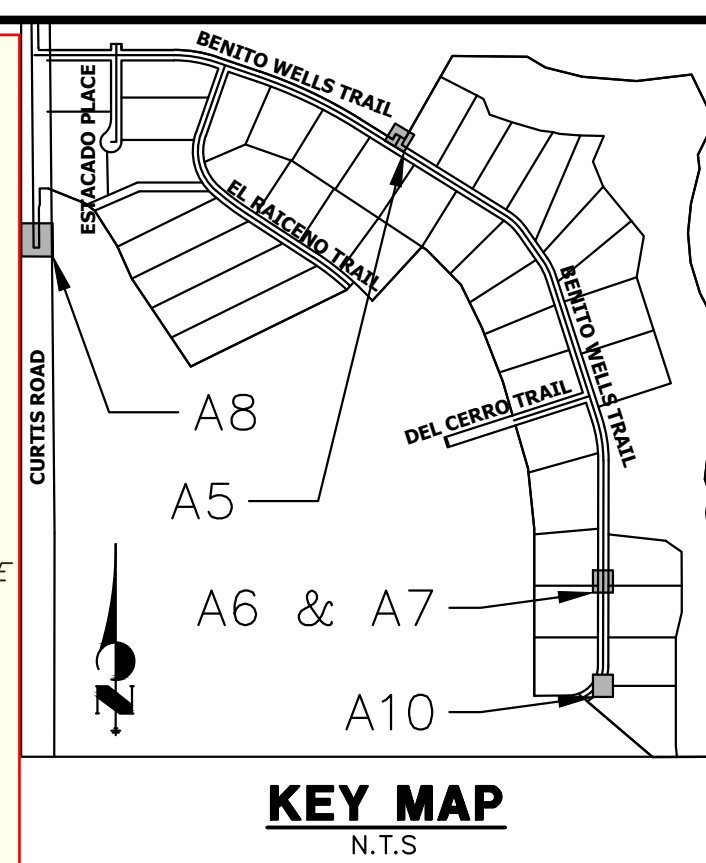
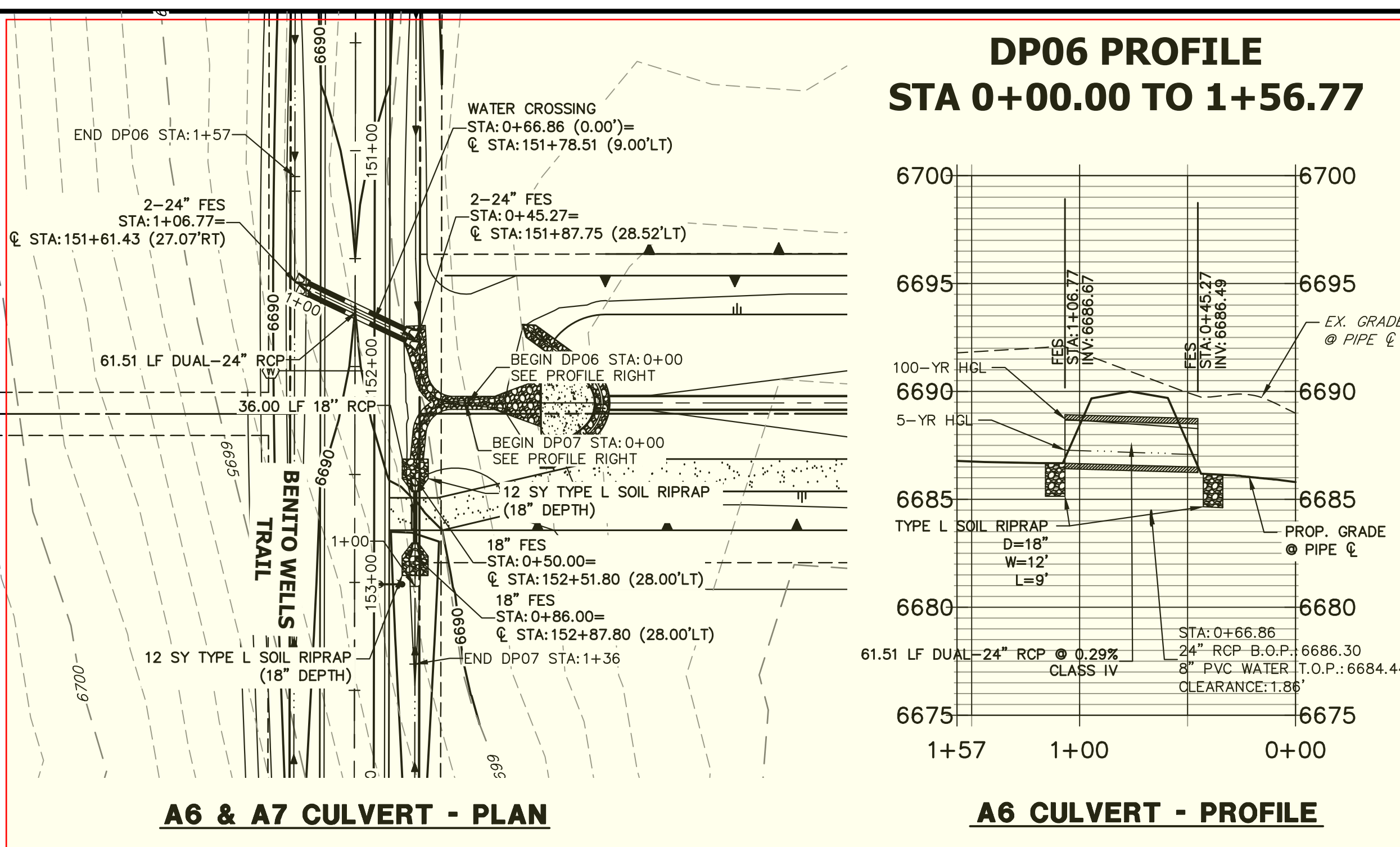
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
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SADDLEHORN RANCH -
FILING 2
STORM SEWER PLAN AND
PROFILE

SHEET 33 OF 41
JOB NO. 25142.04

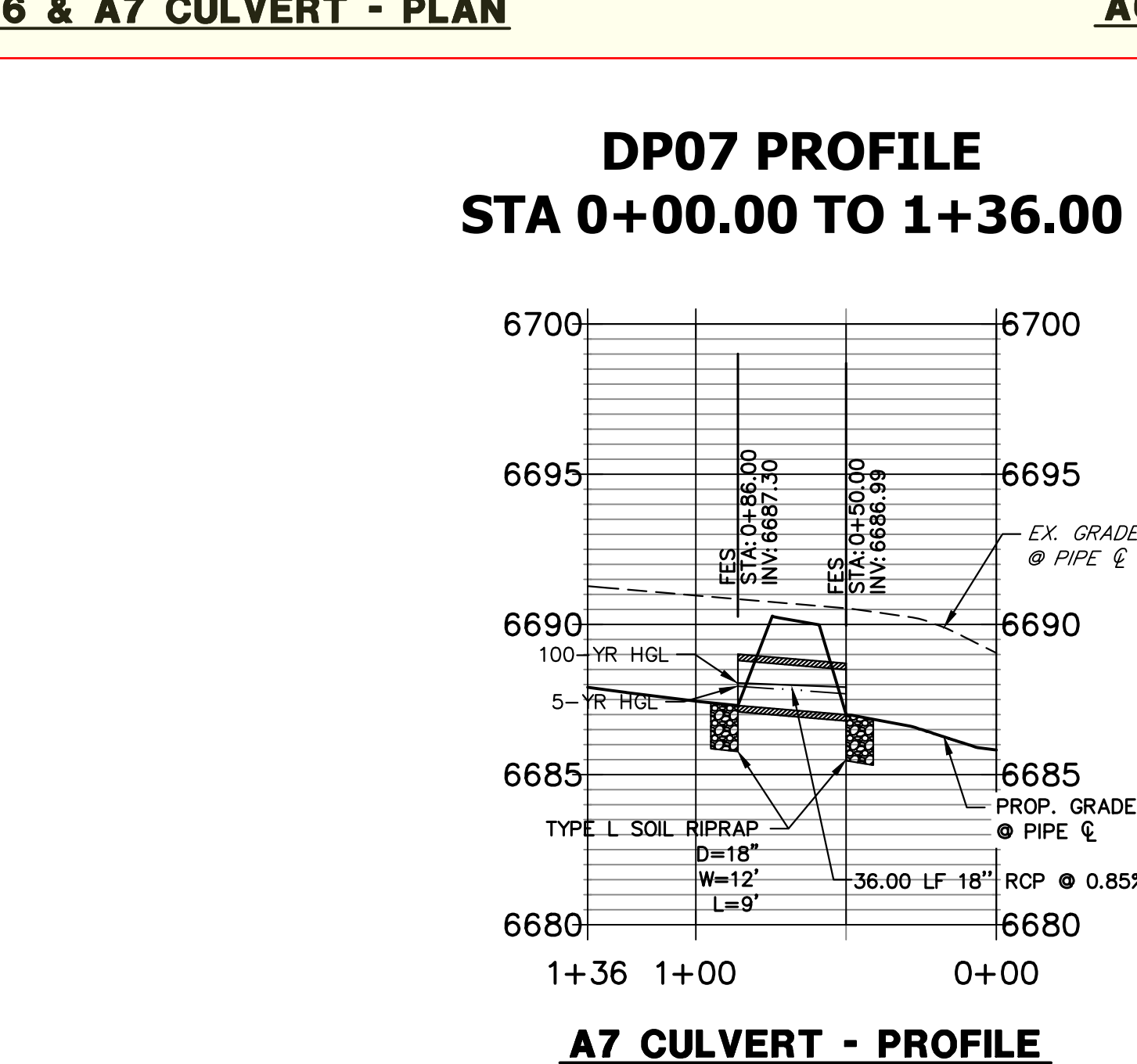
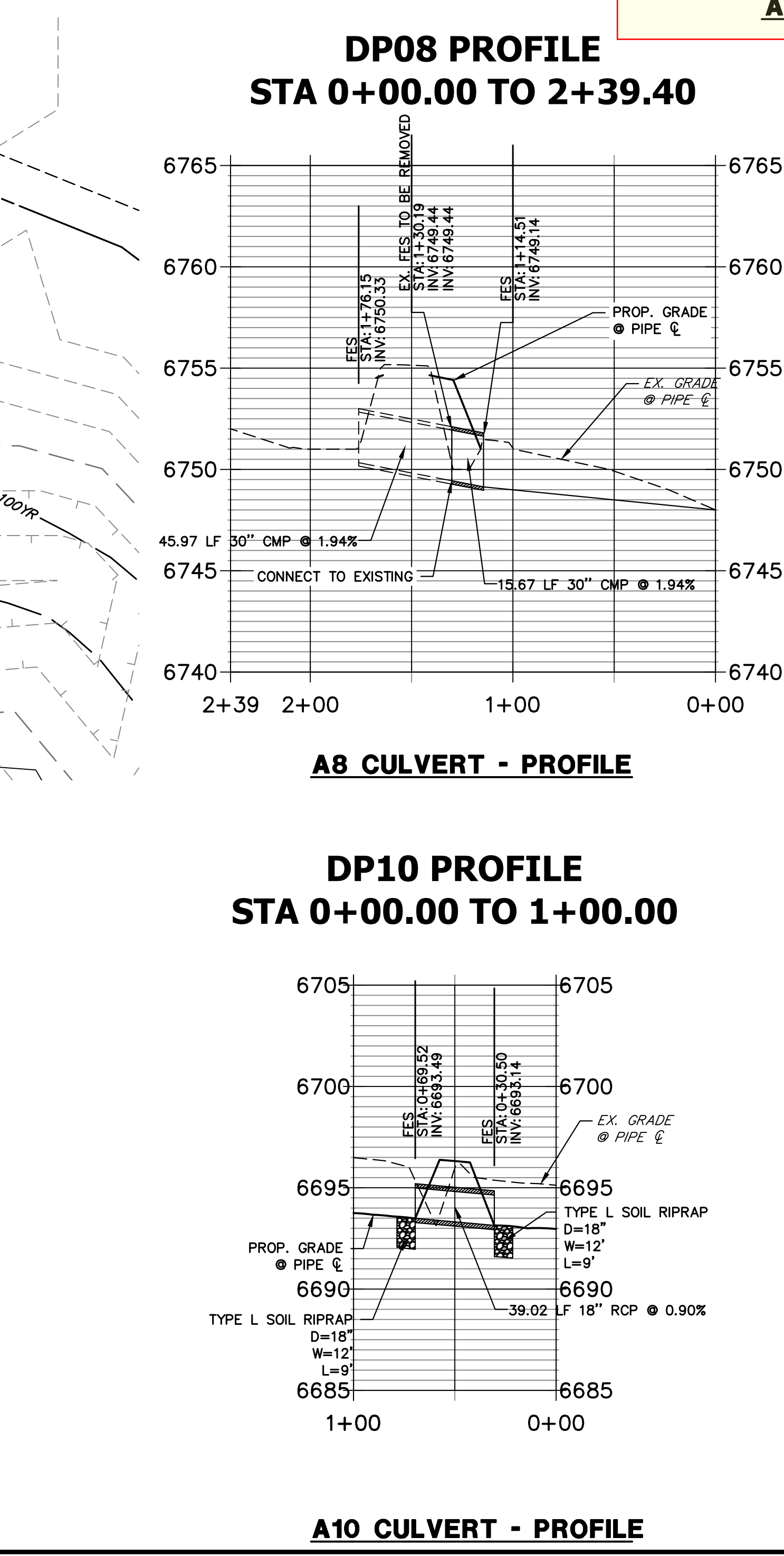
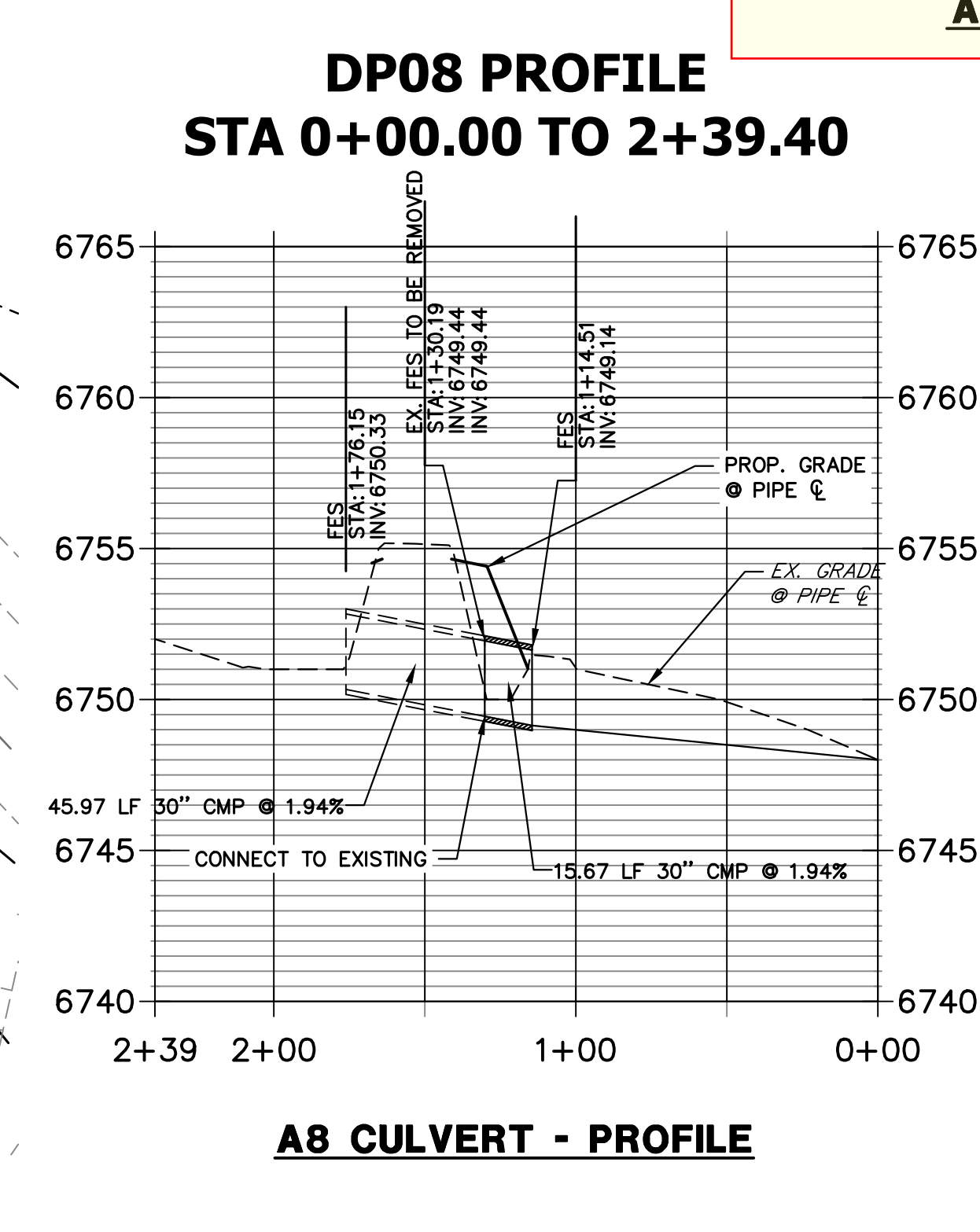


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PREPARED FOR
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NAPA, CALIFORNIA
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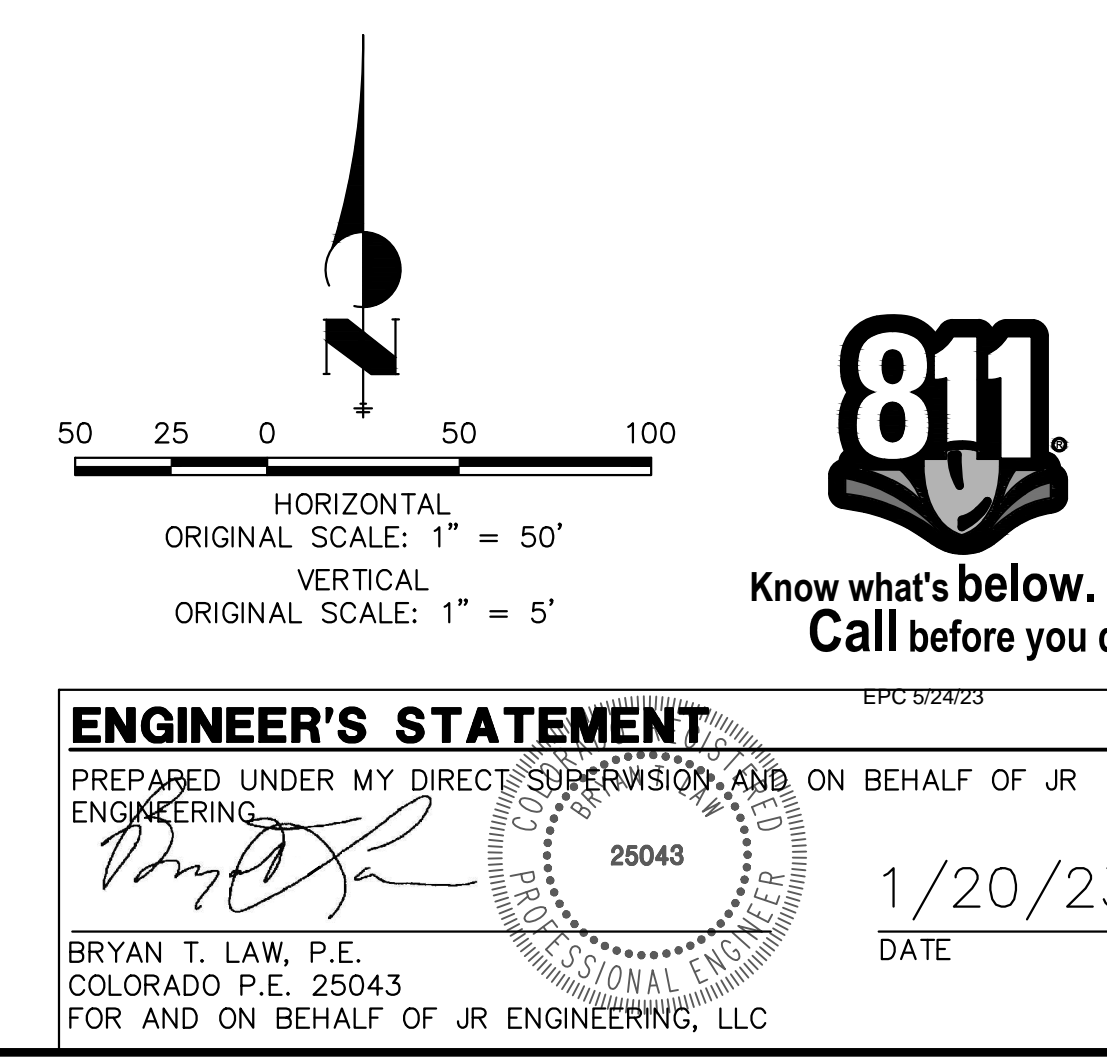
**J·R ENGINEERING**
A Westman Company

Centennial 303-740-3938 • Colorado Springs 719-593-2583
Fort Collins 970-491-9888 • www.jrengineering.com



STORM SEWER NOTES

1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS
2. END FACE OF WALLS WHERE APPLICABLE.
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5. ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
6. ALL FES STRUCTURES SHOULD HAVE A TOE WALL.



SADDLEHORN RANCH - FILING 2	H-SCALE	1" = 50'	No.	REVISION	BY	DATE
	V-SCALE	1" = 5'				
	DATE	6/17/21				
	DESIGNED BY	MMC				
	DRAWN BY	MMC				
STORM SEWER PLAN AND PROFILE	CHECKED BY					
SHEET 34 OF 41						
JOB NO. 25142.04						