

The approval includes the approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.

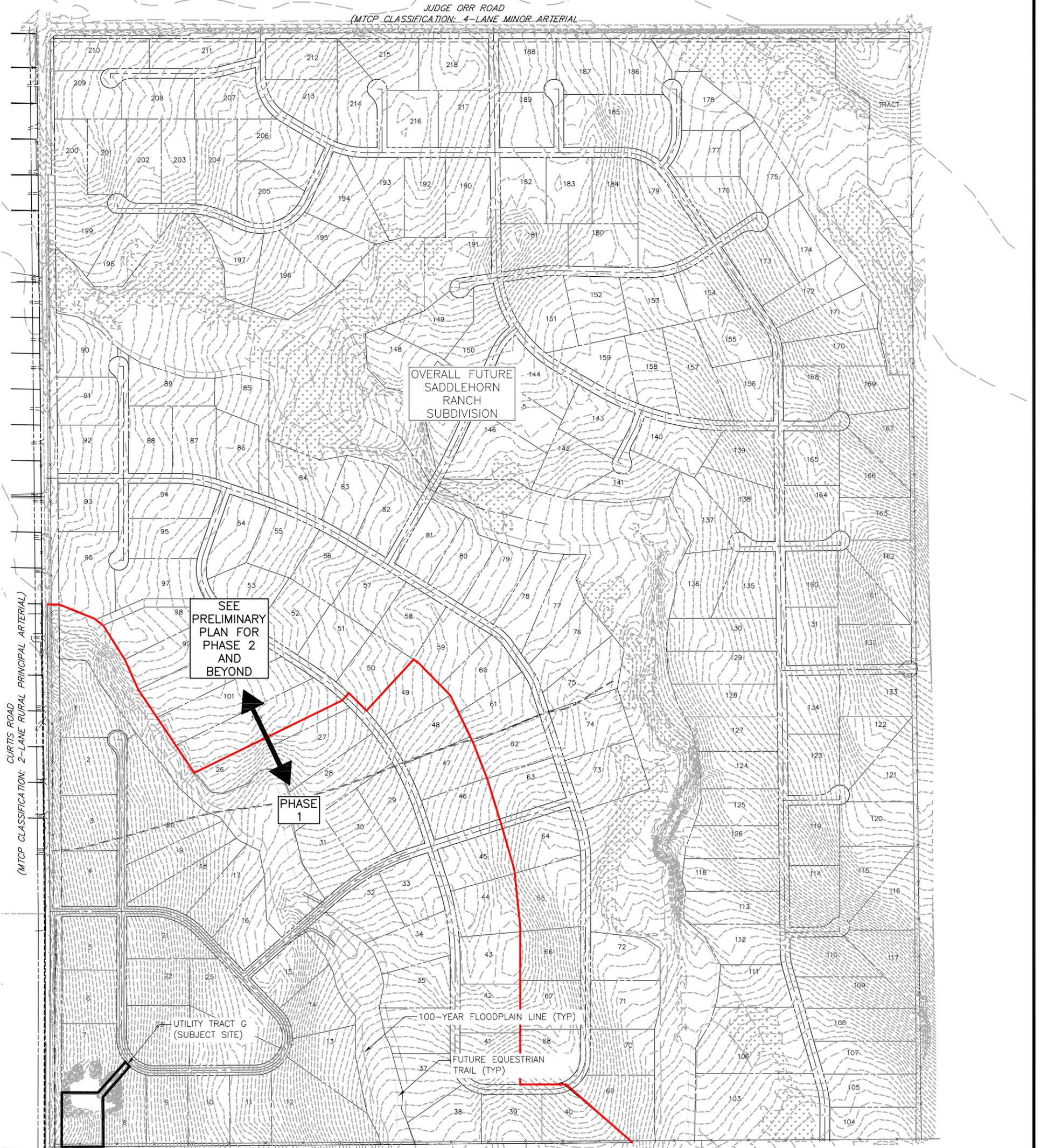
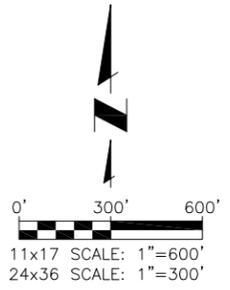
LEGEND	
	EX PROPERTY LINE
	EX RIGHT-OF-WAY
	EX FENCE
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP YARD PIPING
	PP FENCE
	AREA OF CUT
	AREA OF FILL
	PP VEHICLE TRACKING PAD (INITIAL)
	PP EROSION CONTROL SILT FENCE (INITIAL)
	STAGING AREA (INITIAL)
	CONCRETE WASHOUT (INITIAL)
	RIPRAP (FINAL)
	PRE-DEVELOPED FLOW DIRECTION
	DEVELOPED FLOW DIRECTION
	CHECK DAM
	VEHICLE CIRCULATION PATH

Approved

By: Craig Dossey, Executive Director

Date: 10/12/2021

El Paso County Planning & Community Development



PCD File No. PPR-21-020

SHEET 1 OF 23
C1

Project No.: 311.02
Date: 06/18/21
Design: RMM
Drawn: SJK
Check: RMM

REVISIONS			
NO.	DESCRIPTION	BY	DATE
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SADDLEHORN RANCH
OVERALL WATER SYSTEM
OVERALL SUBDIVISION PLAN

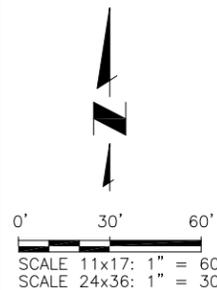
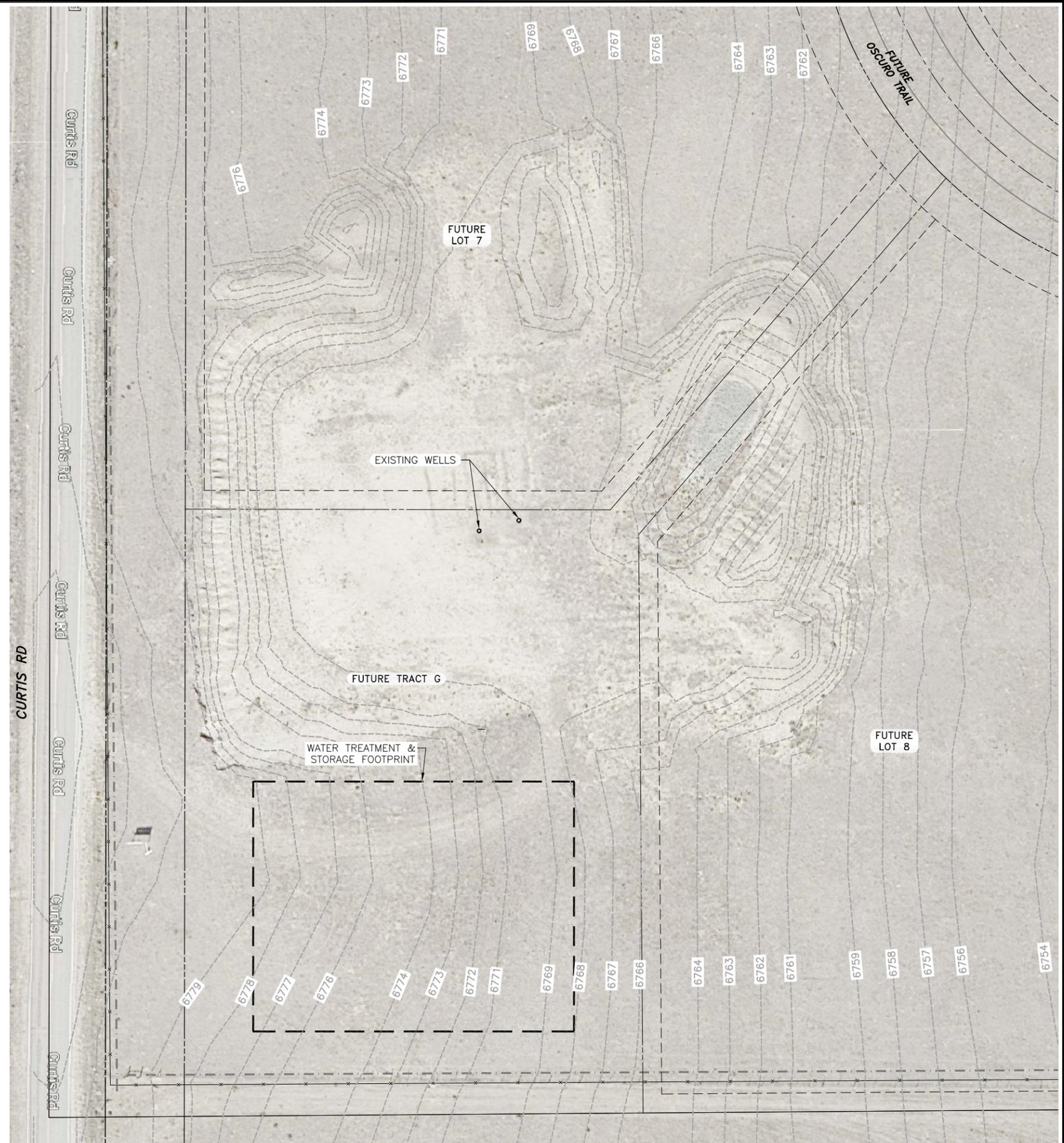
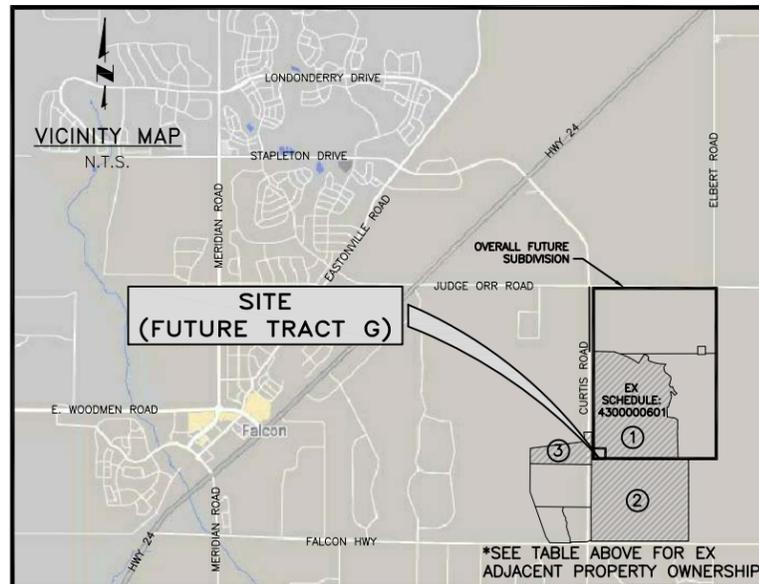
JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

2021/06/23 6:07 PM By: Gina Mongino J:\JDS-Hydro\Project Files\311 ROI Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_1_C\widwg

LEGEND			
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	PP CONTOURS-MINOR		DEVELOPED FLOW DIRECTION
	PP YARD PIPING		CHECK DAM
	PP FENCE		VEHICLE CIRCULATION PATH
	AREA OF CUT		
	AREA OF FILL		

EX ADJACENT PROPERTY OWNERSHIP				
NO.	OWNER	SCHEDULE #	LAND USE	ZONING
①	GORILLA CAPITAL CO	4300000601	AG GRAZING	RR-2.5
②	REYNOLDS FAYE	4300000550	AG GRAZING	A-35
③	VENTIMIGLIA DOROTHY B TRUST	4300000553	AG GRAZING	PUD



NOTE:
1. AERIAL IMAGERY MAY NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE EARTH)

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SADDLEHORN RANCH
OVERALL WATER SYSTEM
OVERALL EXISTING SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
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100% COMPLETE



Project No.: 311.02
Date: 06/18/21
Design: RMM
Drawn: SKG
Check: RMM

PCD File No. PPR-21-020

C2
SHEET 2 OF 23

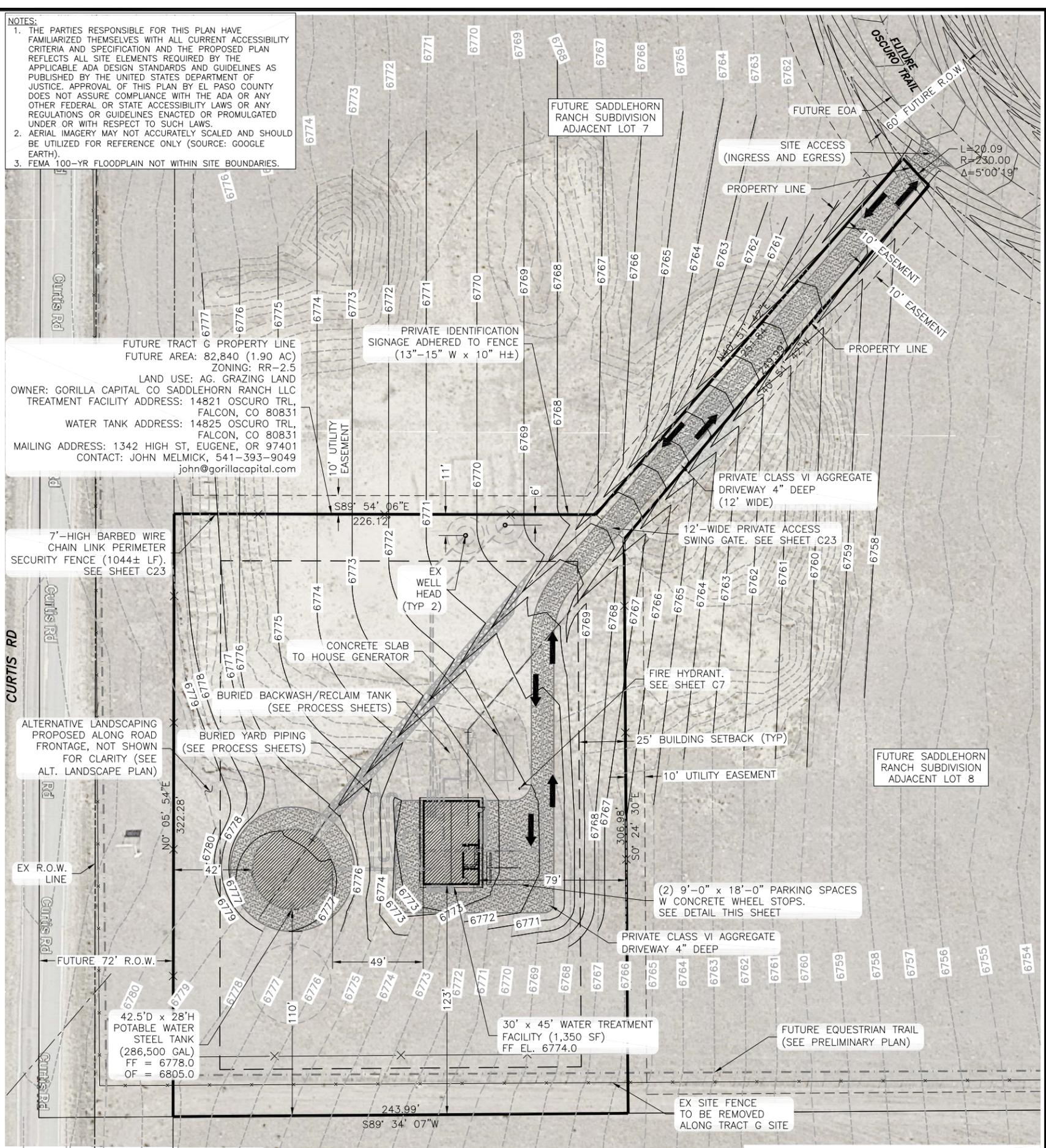
LEGEND

	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	5540 PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	5541 PP CONTOURS-MINOR		DEVELOPED FLOW DIRECTION
	PP YARD PIPING		CHECK DAM
	PP FENCE		VEHICLE CIRCULATION PATH
	AREA OF CUT		
	AREA OF FILL		

PROPOSED COVERAGE:	SF	%
LOT (FUTURE TRACT G)	82,840	
STRUCTURES (GFA: TREATMENT PLANT & TANK)	4,187	5.1%
DRIVEWAY & PARKING	10,684	12.9%
PUBLIC STREET RIGHT-OF-WAY	232	0.3%
DEDICATED OPEN SPACE & LANDSCAPED AREA	8,054	9.7%
EX WELL HEADS (2)	6	0.0%
DENSITY	0.3	0.0%

PARKING COVERAGE:				
USE	RATIO	REQUIRED	PROVIDED	ADA
INDUSTRIAL	1 PER 750 SF	2	2	N/A

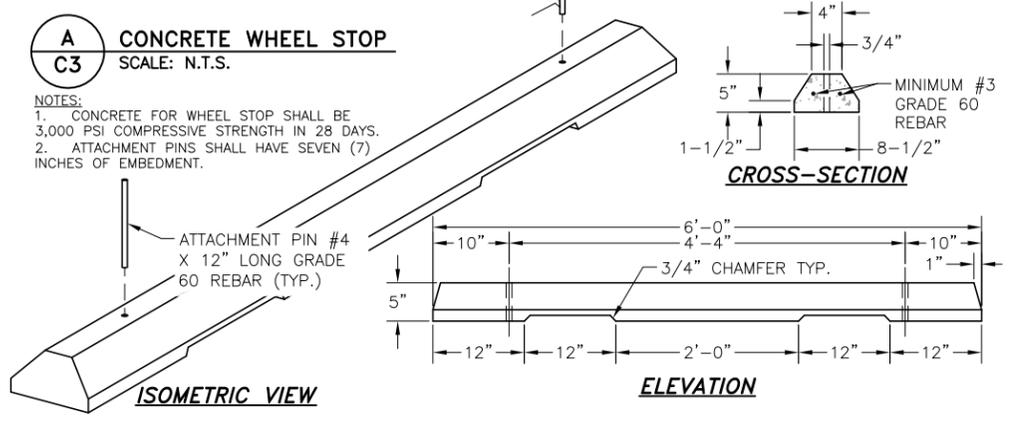
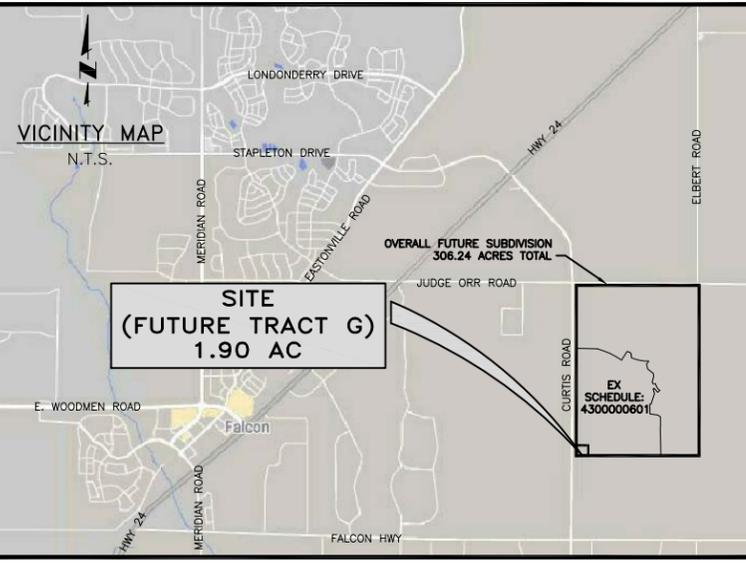
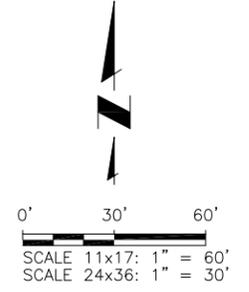
NOTES:
 1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. 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. AERIAL IMAGERY MAY NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE EARTH).
 3. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.



FUTURE TRACT G PROPERTY LINE
 FUTURE AREA: 82,840 (1.90 AC)
 ZONING: RR-2.5
 LAND USE: AG. GRAZING LAND
 OWNER: GORILLA CAPITAL CO SADDLEHORN RANCH LLC
 TREATMENT FACILITY ADDRESS: 14821 OSCURO TRL, FALCON, CO 80831
 WATER TANK ADDRESS: 14825 OSCURO TRL, FALCON, CO 80831
 MAILING ADDRESS: 1342 HIGH ST, EUGENE, OR 97401
 CONTACT: JOHN MELMICK, 541-393-9049
 john@gorillacapital.com

7'-HIGH BARBED WIRE CHAIN LINK PERIMETER SECURITY FENCE (1044± LF). SEE SHEET C23

APPLICANT/PLAN PREPARER:
 JDS-HYDRO CONSULTANTS, INC
 CONTACT: RYAN MANGINO, P.E.:
 719-227-0072, EXT. 103
 rmangino@jds-hydro.com



JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072
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SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 PROPOSED SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
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100% COMPLETE

Project No.: 311.02
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 Drawn: SKG
 Check: RMM

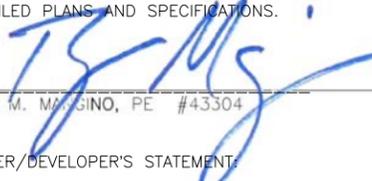
PCD File No. PPR-21-020

2021/06/23 6:05 PM By: Gina Mangino J:\JDS-Hydro\Project Files\311.02 Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_1_C3.dwg

SITE DEVELOPMENT PLAN

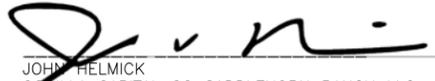
DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND 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 PLANS 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.


 RYAN M. MANGINO, PE #43304 6/23/21
 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.


 JOHN HELMICK 6/23/21
 DATE
 CORILLA CAPITAL CO SADDLEHORN RANCH LLC
 1342 HIGH ST, EUGENE, OR 97401

EL PASO COUNTY:

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.

JENNIFER IRVINE, P.E. _____
 COUNTY ENGINEER / ECM ADMINISTRATOR DATE

LEGAL DESCRIPTIONS

1. OVERALL SUBDIVISION LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 10 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00°32'28"E 2719.92 FEET ALONG THE WEST LINE OF SECTION 3. THENCE S89°27'32"W 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF CURTIS ROAD TO POINT OF BEGINNING.

THENCE N89°54'33"E 411.76 FEET, THENCE S89°27'49"E 58.11 FEET, THENCE N89°54'03"E 305.40 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 779.79 FEET, CENTRAL ANGLE OF 18°45'16", ARC LENGTH OF 255.25 FEET, WHICH CHORD BEARS S00°00'00"E, THENCE S71°14'52"E 260.85 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2919.37 FEET, CENTRAL ANGLE OF 12°29'08", ARC LENGTH OF 636.17 FEET, WHICH CHORD BEARS S19°04'00"W, THENCE S58°08'00"E 223.80 FEET, THENCE S58°08'00"E 60.04 FEET, THENCE N29°38'31"E 450.98 FEET, THENCE S66°12'08"E 147.07 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 121.09 FEET, CENTRAL ANGLE OF 73°34'36", ARC LENGTH OF 155.50 FEET, WHICH CHORD BEARS S06°40'58"E, THENCE S15°47'40"E 89.57 FEET, THENCE S71°12'11"E 135.13 FEET, THENCE S73°45'53"E 173.81 FEET, THENCE S83°26'02"E 70.67 FEET, THENCE S74°48'43"E 39.19 FEET, THENCE S85°38'01"E 120.03 FEET, THENCE S89°55'23"E 169.67 FEET, THENCE S32°45'49"W 179.09 FEET, THENCE S13°40'22"E 171.43 FEET, THENCE S48°07'46"E 319.88 FEET, THENCE S04°16'52"E 119.45 FEET, THENCE S16°34'05"W 264.06 FEET, THENCE S27°00'14"E 61.75 FEET, THENCE S86°49'39"E 102.30 FEET, THENCE S20°24'00"E 4.06 FEET, THENCE S22°26'23"E 43.29 FEET, THENCE S15°37'39"E 57.65 FEET, THENCE S17°01'53"E 44.47 FEET, THENCE S36°09'32"E 117.07 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, CENTRAL ANGLE OF 19°58'18", ARC LENGTH OF 61.00 FEET, WHICH CHORD BEARS N44°36'18"E, THENCE S55°13'47"W 108.86 FEET, THENCE N46°15'27"W 229.97 FEET, THENCE S80°50'47"W 56.75 FEET, THENCE S13°08'16"E 233.71 FEET, THENCE S20°15'42"W 464.94 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 660.63 FEET, CENTRAL ANGLE OF 05°34'52", ARC LENGTH OF 64.35 FEET, WHICH CHORD BEARS S84°57'58"W, THENCE S00°05'24"W 395.27 FEET, THENCE S00°05'24"W 30.67 FEET, THENCE S83°39'27"E 331.46 FEET, THENCE S55°12'14"E 112.42 FEET, THENCE S00°06'02"E 195.68 FEET, THENCE S00°00'28"E 154.15 FEET, THENCE S13°04'44"W 147.26 FEET, THENCE S00°00'28"E 309.49 FEET, THENCE S00°00'28"E 316.56 FEET, THENCE S05°19'15"E 64.76 FEET, THENCE S89°28'15"W 1039.32 FEET, THENCE S89°34'07"W 2612.73 FEET, THENCE N89°34'07"E 30.00 FEET, THENCE N00°05'52"E 1319.15 FEET, THENCE N00°32'28"W 2787.39 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO

CONTAINING 13,339,814.4 SF (306.24 ACRES) MORE OR LESS

2. FUTURE TRACT G LEGAL DESCRIPTION (TREATMENT PLANT AND TANK SITE):

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 38245", BEARING N89°34'07"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 9 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, N89°34'07"E A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, N00°05'54"E A DISTANCE OF 322.28 FEET;

THENCE S89°54'06"E A DISTANCE OF 226.12 FEET;

THENCE N40°51'42"E A DISTANCE OF 251.84 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N48°39'57"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 05°00'19" AND AN ARC LENGTH OF 20.09 FEET, TO A POINT OF NON-TANGENT;

THENCE S40°51'42"W A DISTANCE OF 249.99 FEET;

THENCE S00°25'53"E A DISTANCE OF 306.98 FEET, TO A POINT ON SAID SOUTH LINE;

THENCE ON SAID SOUTH LINE, S89°34'07"W A DISTANCE OF 244.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 82,839 SQUARE FEET OR 1.9017 ACRES.

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SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 PROPOSED SITE PLAN LEGAL DESCRIPTIONS/SIGNATURE BLOCKS

NO.	DESCRIPTION	BY	APP.	DATE
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100% COMPLETE



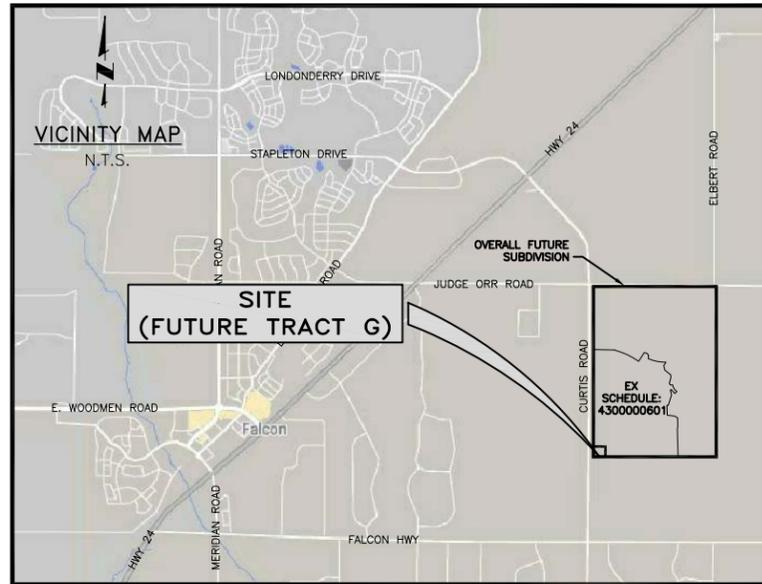
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PCD File No. PPR-21-020

2021/06/23 6:20 PM By: Gina Mangino J:\JDS-Hydro\Project Files\311 ROI Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\31102_L_Civil.dwg

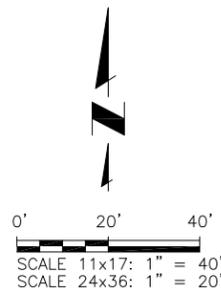
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LEGEND			
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
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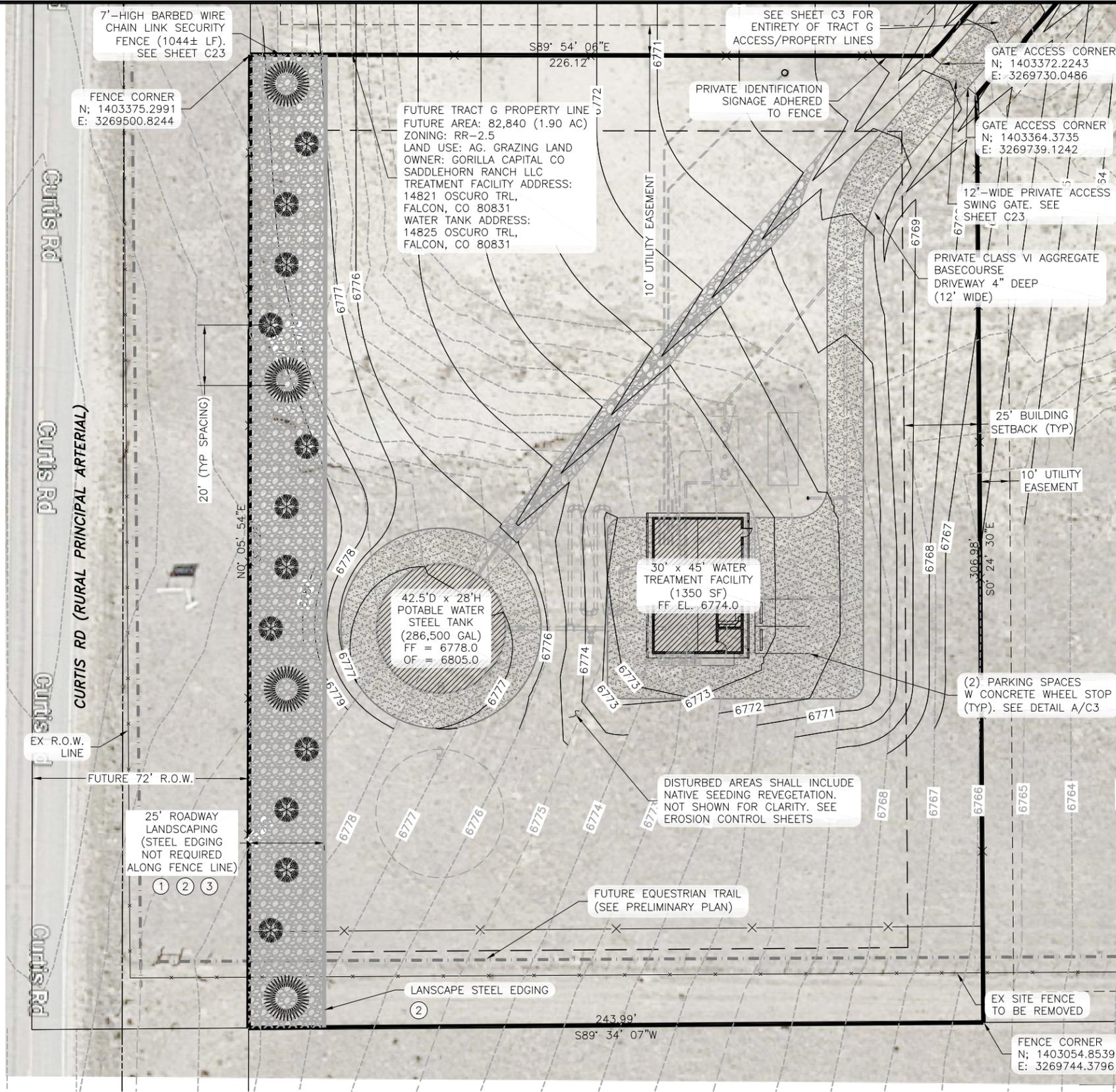


ALTERNATIVE LANDSCAPING DATA	
NET SITE AREA (FUT. TRACT G)	82,840
ROAD FRONTAGE	
CURTIS ROAD, PRINCIPAL ARTERIAL (RURAL)	322.28 LF
FRONTAGE WIDTH REQUIRED/PROVIDED	25'/25'
NUMBER OF TREES REQUIRED (@ 1/20 LF)/PROVIDED	16/16

- NOTES:
- 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.
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LEGEND - MATERIALS		SCHEDULE - HARDSCAPE		SCHEDULE - XERIC/LOW WATER VEGETATION						
①	TYP PLANTING REF: SHEET C17		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
②	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED & GRAVEL/MULCH REF: DETAIL C/C17				EVERGREEN TREE					
③	GRAVEL "MULCH" @ 4" DEPTH MIN		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		PINUS EDULIS	PINON PINE	4	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
④	BASECOURSE @ 4" DEPTH MIN				JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	12	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING



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SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 ALTERNATIVE LANDSCAPE PLAN

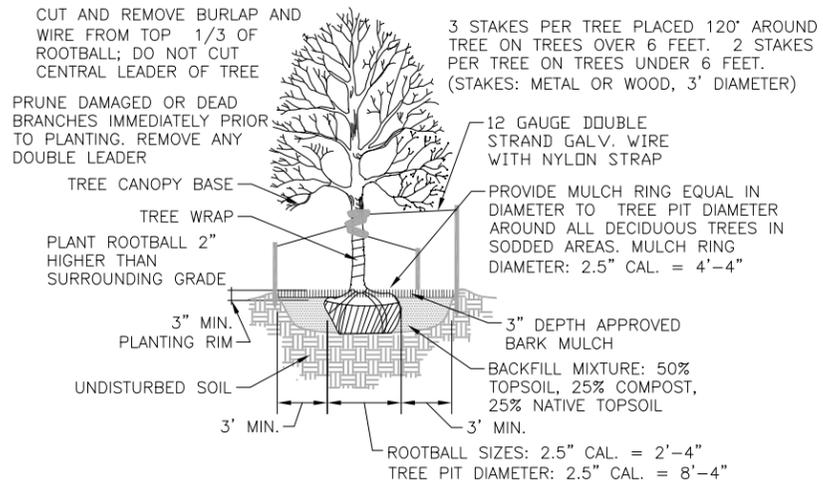
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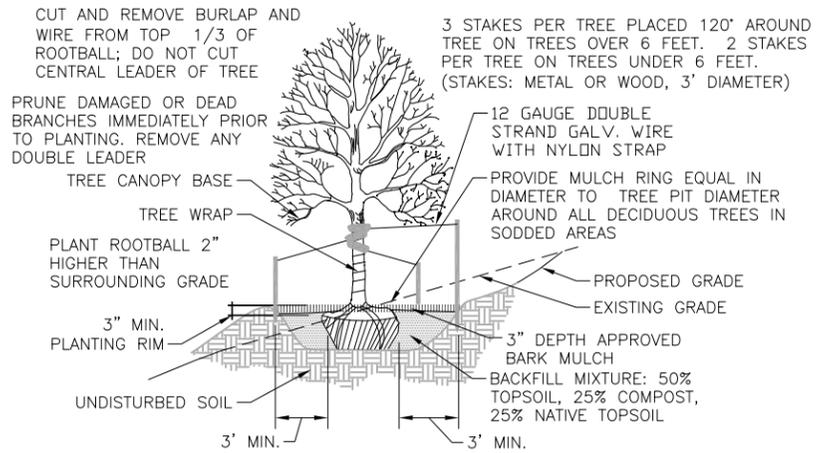
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C21
 SHEET 21 OF 23

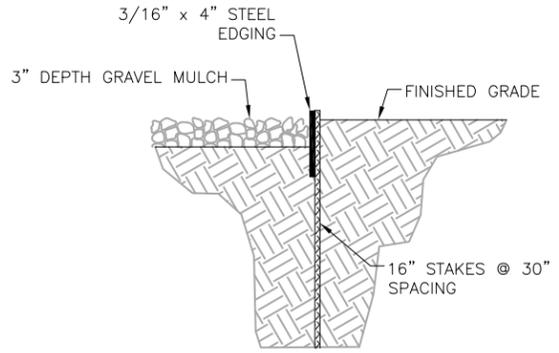
PCD File No. PPR-21-020



A TREE PLANTING
SCALE: N.T.S.



B TREE PLACEMENT ON SLOPES
SCALE: N.T.S.



C LANDSCAPE STEEL EDGE
SCALE: N.T.S.

LANDSCAPING NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
- ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
- SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE.
- SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
 -ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 -3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
- IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
- INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DETAIL X/X). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
- STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
- APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.

* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

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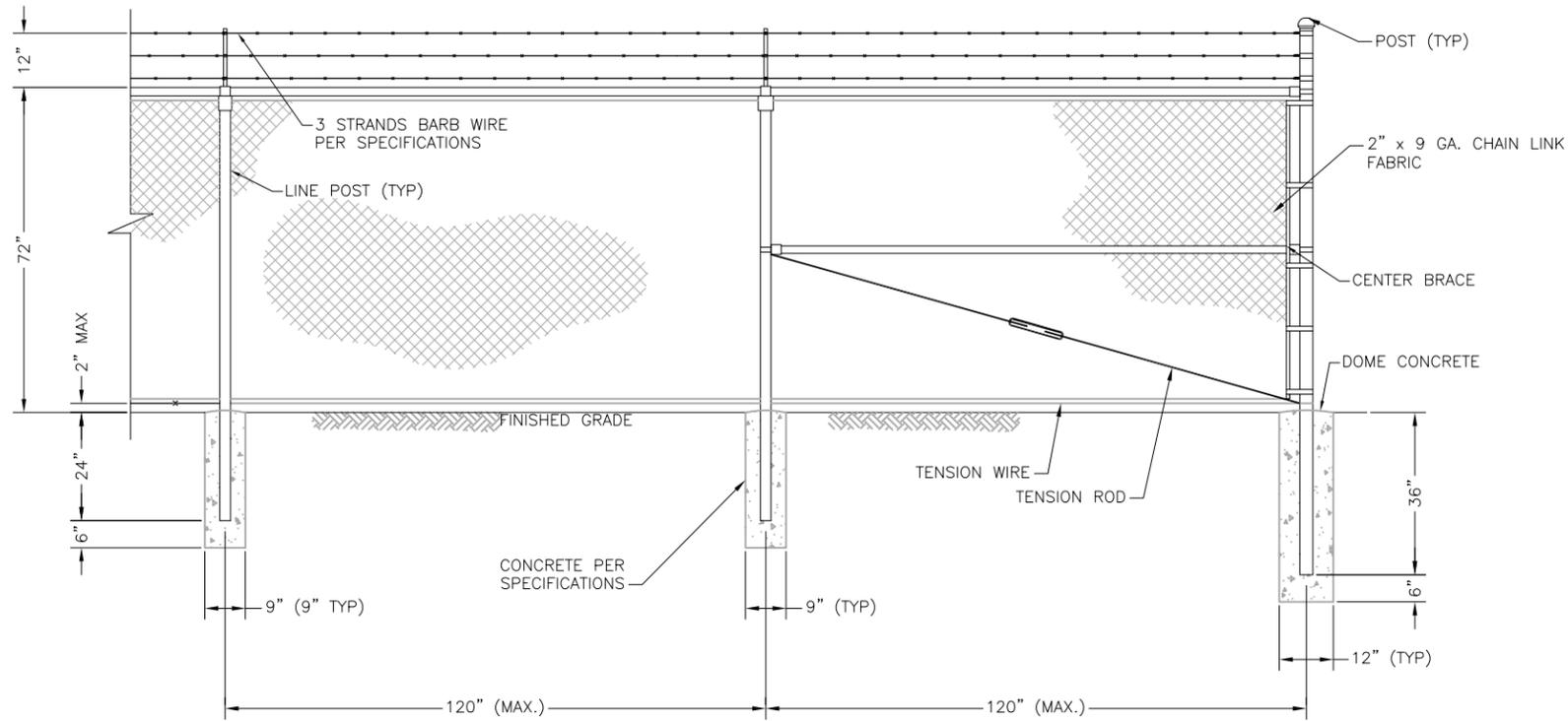
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 Date: 06/18/21
 Design: RMM
 Drawn: GGM
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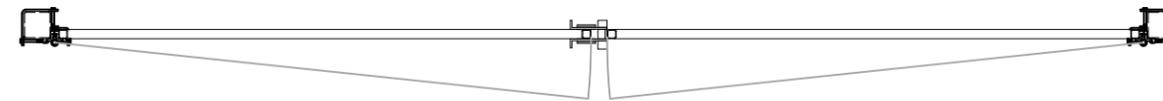
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ELEVATION WITH CORNER POST

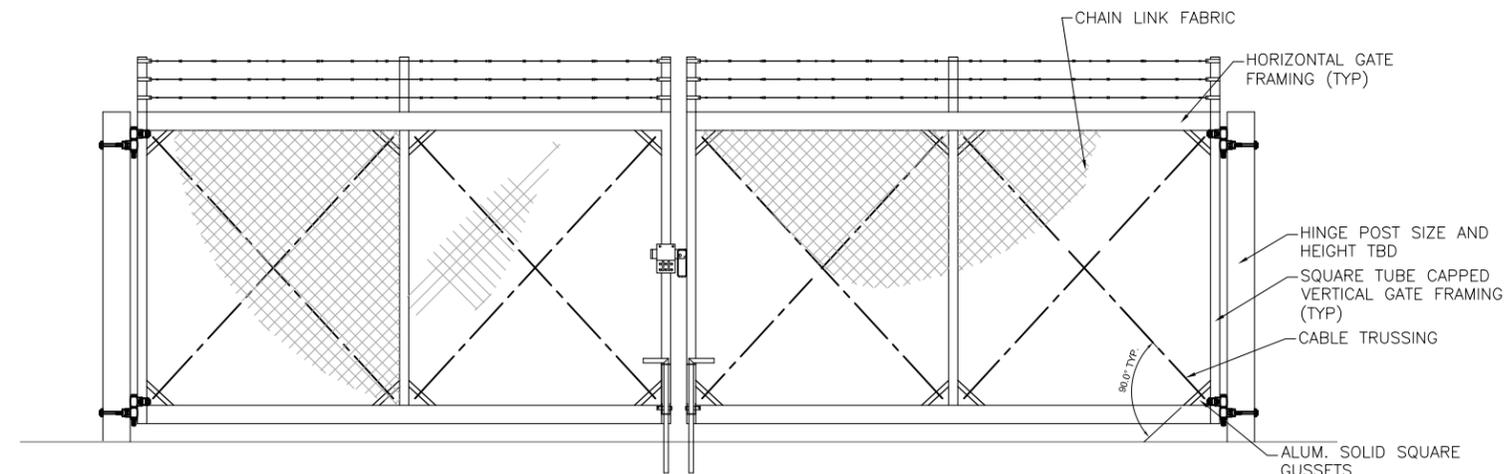
FENCING NOTES:

1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
4. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
9. MATCH EXISTING SITE BARB WIRE 45' ARM SUPPORTS.
10. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
11. DISTRICT IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS. SEE SHEET C3.



DOUBLE SWING GATE PLAN

A
C23 **SITE FENCING DETAILS**
SCALE: N.T.S.



DOUBLE SWING GATE ELEVATION

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SADDLEHORN RANCH
OVERALL WATER SYSTEM
SITE FENCING DETAILS

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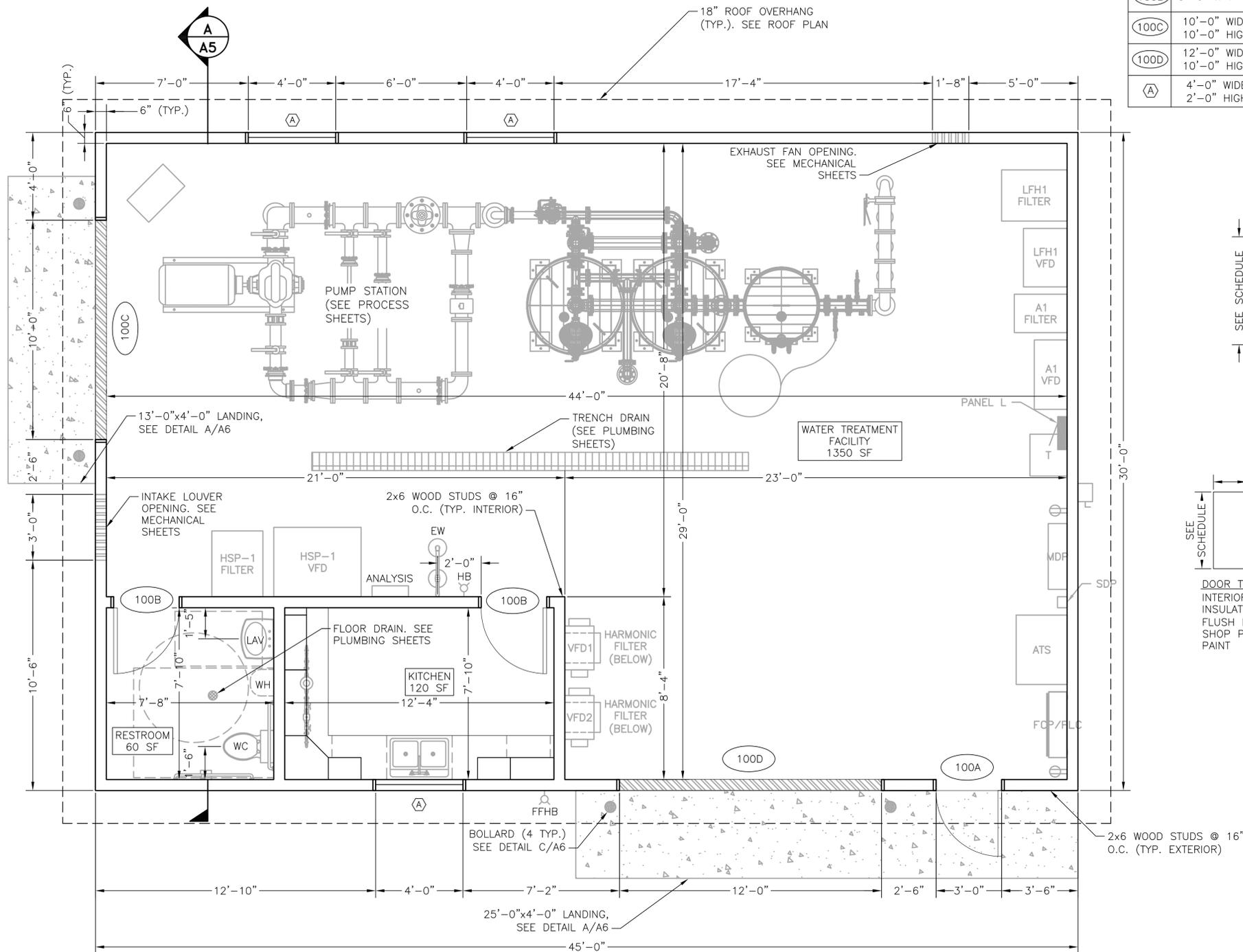


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C23
SHEET 23 OF 23

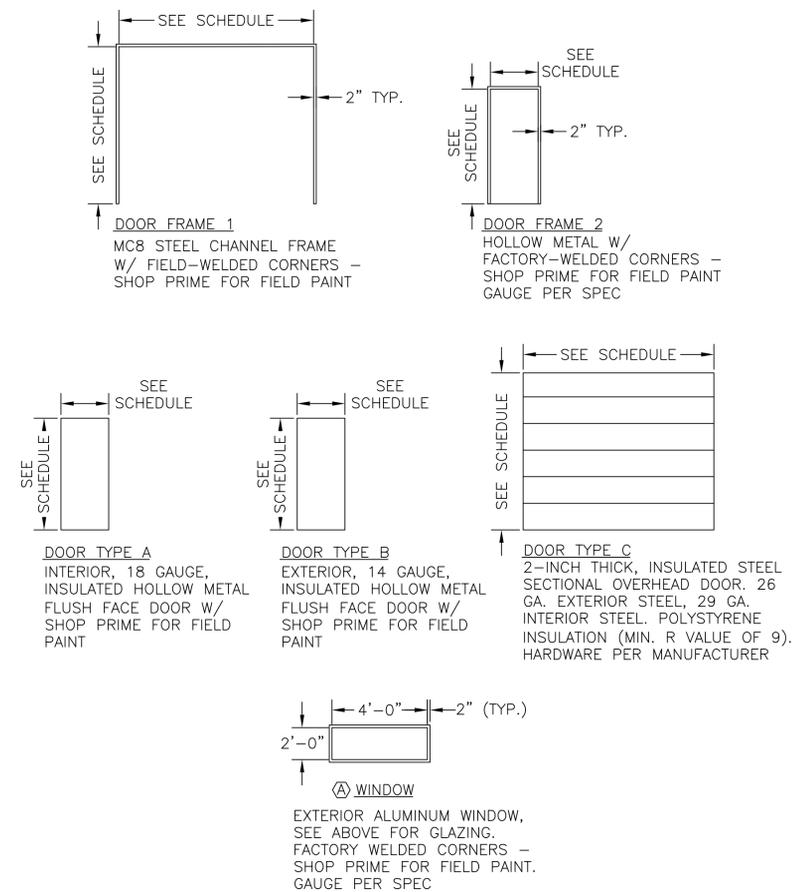
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PLAN MARK	SIZE	DOOR			FRAME			*GLAZING TYPE	REMARKS
		TYPE	MAT'L.	FINISH	TYPE	MAT'L.	FINISH		
100A	3'-0" x 7'-0"	B	HM	PAINT	2	HM	PAINT		
100B	3'-0" x 7'-0"	A	HM	PAINT	2	HM	PAINT		
100C	10'-0" WIDE 10'-0" HIGH	C	STEEL	PAINT	1	HM	PAINT		
100D	12'-0" WIDE 10'-0" HIGH	C	STEEL	PAINT	1	HM	PAINT		
(A)	4'-0" WIDE 2'-0" HIGH				SEE BELOW	HM	PAINT	A	• FIXED, MOUNT 4'-6" A.F.F.

NOTE: SEE SPECIFICATIONS FOR HARDWARE

*GLAZING LEGEND	
A	INSULATED, LAMINATED, LOW-E



DOOR/WINDOW SCHEDULE DETAILS
SCALE: N.T.S.

NOTES:

- OWNER TO SELECT PAINT COLOR FOR ALL PAINTED SURFACES, INCLUDING DOORS, TRIM, INTERIOR AND EXTERIOR MATERIALS. SEE SPECIFICATIONS FOR FINISHES.
- EXPOSED CONCRETE SURFACES SHALL BE COATED WITH WATERPROOFING PER SPECIFICATIONS.
- BOLLARDS SHALL BE PAINTED SAFETY YELLOW.
- FINISHED FLOOR ELEVATION VARIES. SEE STRUCTURAL FLOOR PLAN.
- SEE SHEET A7 FOR BATHROOM ELEVATIONS.
- SEE SHEET A8 FOR KITCHEN ELEVATIONS.

ARCHITECTURAL FLOOR PLAN
11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

PCD File No. PPR-21-

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SADDLEHORN RANCH
OVERALL WATER SYSTEM
ARCHITECTURAL FLOOR PLAN

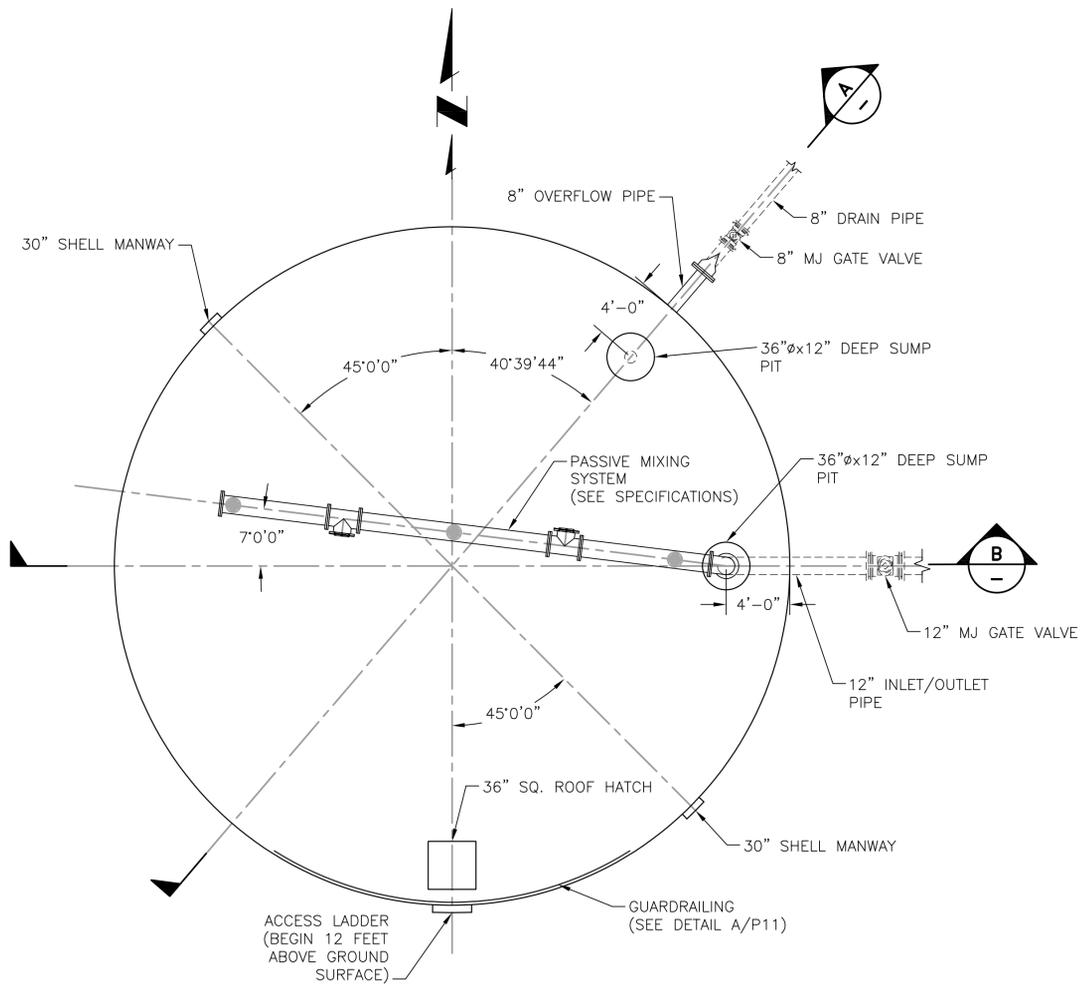
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Project No.: 311.02
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Drawn: SKG/ACH
Check: RMM

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SHEET 1 OF ---

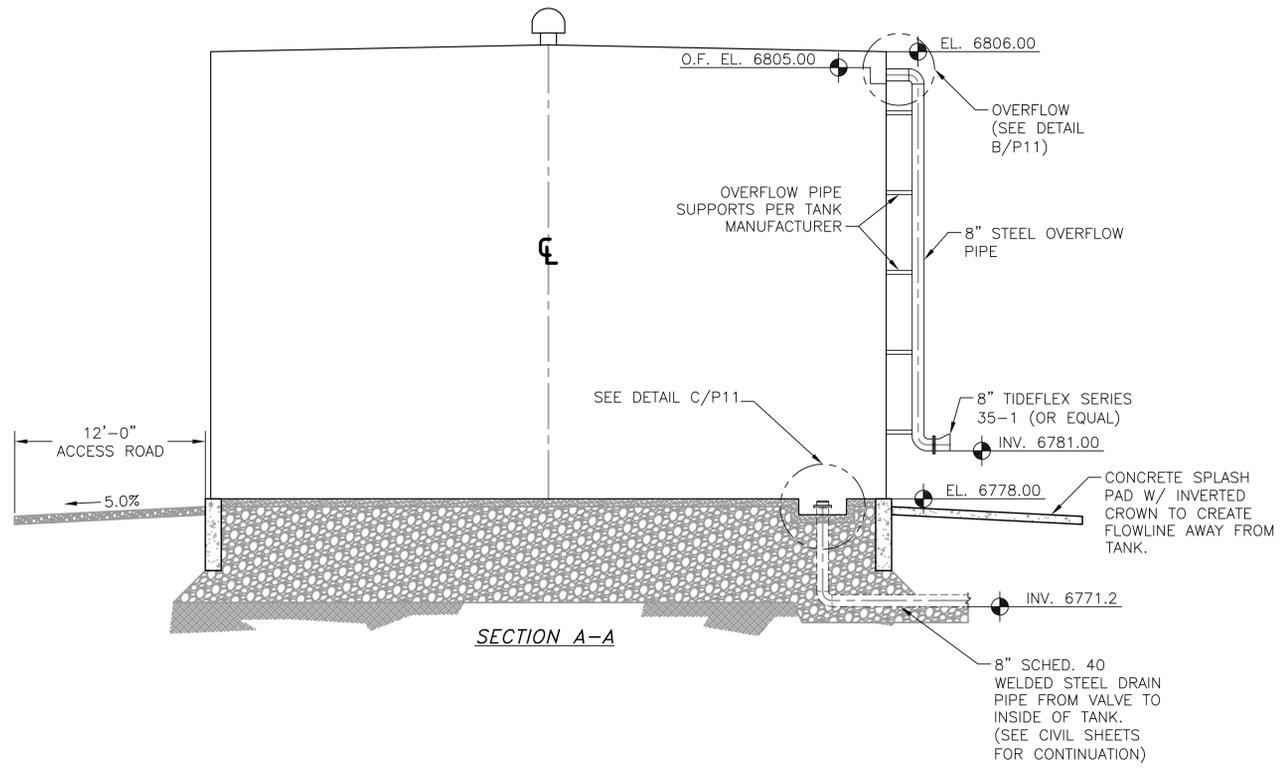
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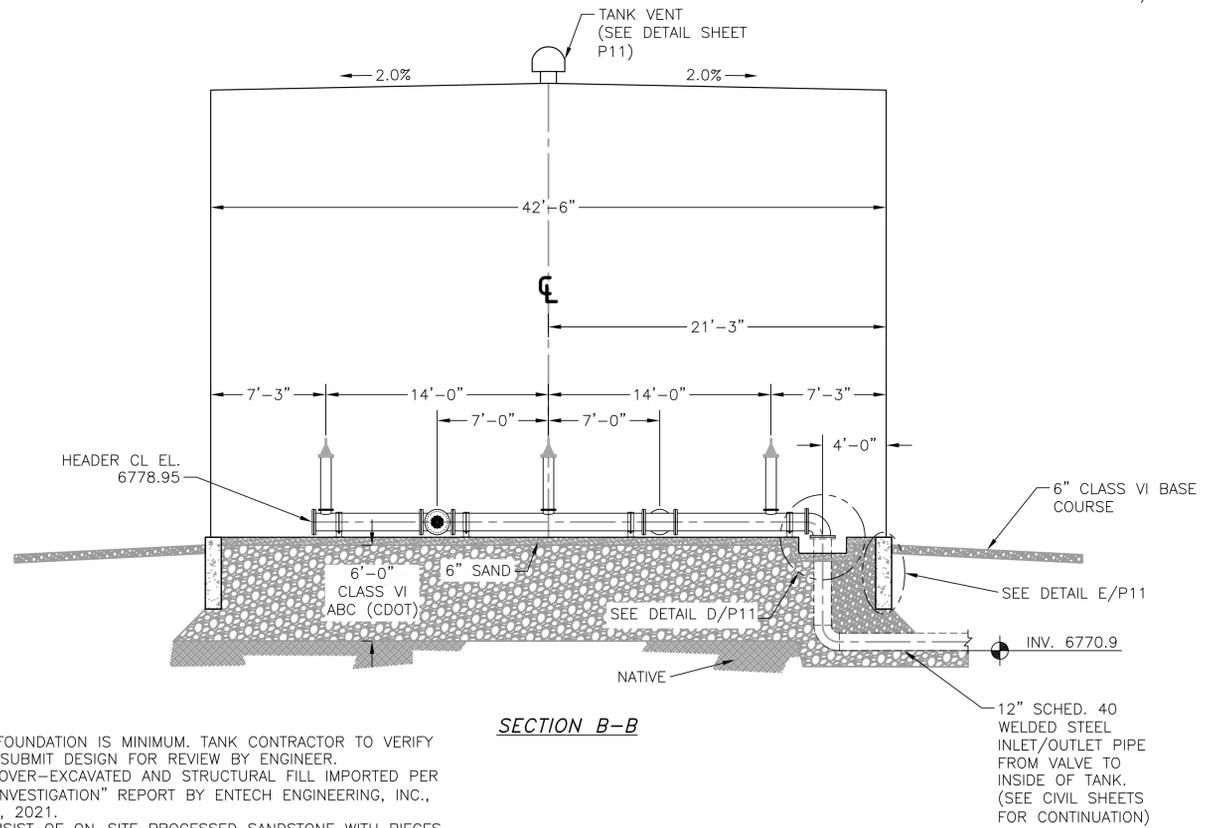
A 42.5' DIAMETER TANK GEOMETRY
P10 SCALE: 1"=10'

NOTES:

1. INLET AND OUTLET PIPING SHALL BE ANSI SCH. 80 (FROM TANK TO FIRST FITTING CONNECTING TO EXISTING INLET AND OUTLET PIPING), AND INTERIOR OF SAID PIPING SHALL BE COATED WITH AN EPOXY COATING AWWA APPROVED FOR DRINKING WATER. THE EXTERIOR OF INLET AND OUTLET PIPING SHALL BE COATED AS PER TANK COATING SPECIFICATIONS. THE EXTERIOR OF BURIED PIPING SHALL BE TREATED AS DESCRIBED IN SPECIFICATIONS.
2. ALL BURIED PIPE BENDS SHALL HAVE THRUST BLOCKS, AND ALL BURIED PIPE SHALL SIT ON 6" OF 3/4" CRUSHED ROCK.
3. ALL BURIED FITTINGS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE APPROVED OR NOTED.
4. ALL BURIED DUCTILE IRON AND STEEL PIPE SHALL BE CATHODICALLY PROTECTED USING 17 LB. MAGNESIUM ANODES, AND ALL FITTINGS SHALL BE CATHODICALLY PROTECTED USING 9 LB. MAGNESIUM ANODES.



SECTION A-A



SECTION B-B

NOTES:

1. STEEL SHOWN FOR FOUNDATION IS MINIMUM. TANK CONTRACTOR TO VERIFY REQUIREMENTS AND SUBMIT DESIGN FOR REVIEW BY ENGINEER.
2. FOUNDATION TO BE OVER-EXCAVATED AND STRUCTURAL FILL IMPORTED PER "SUBSURFACE SOIL INVESTIGATION" REPORT BY ENTECH ENGINEERING, INC., DATED FEBRUARY 26, 2021.
3. BACKFILL SHALL CONSIST OF ON-SITE PROCESSED SANDSTONE WITH PIECES LESS THAN 2 INCHES IN SIZE, MOISTURE-CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO AT LEAST 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.

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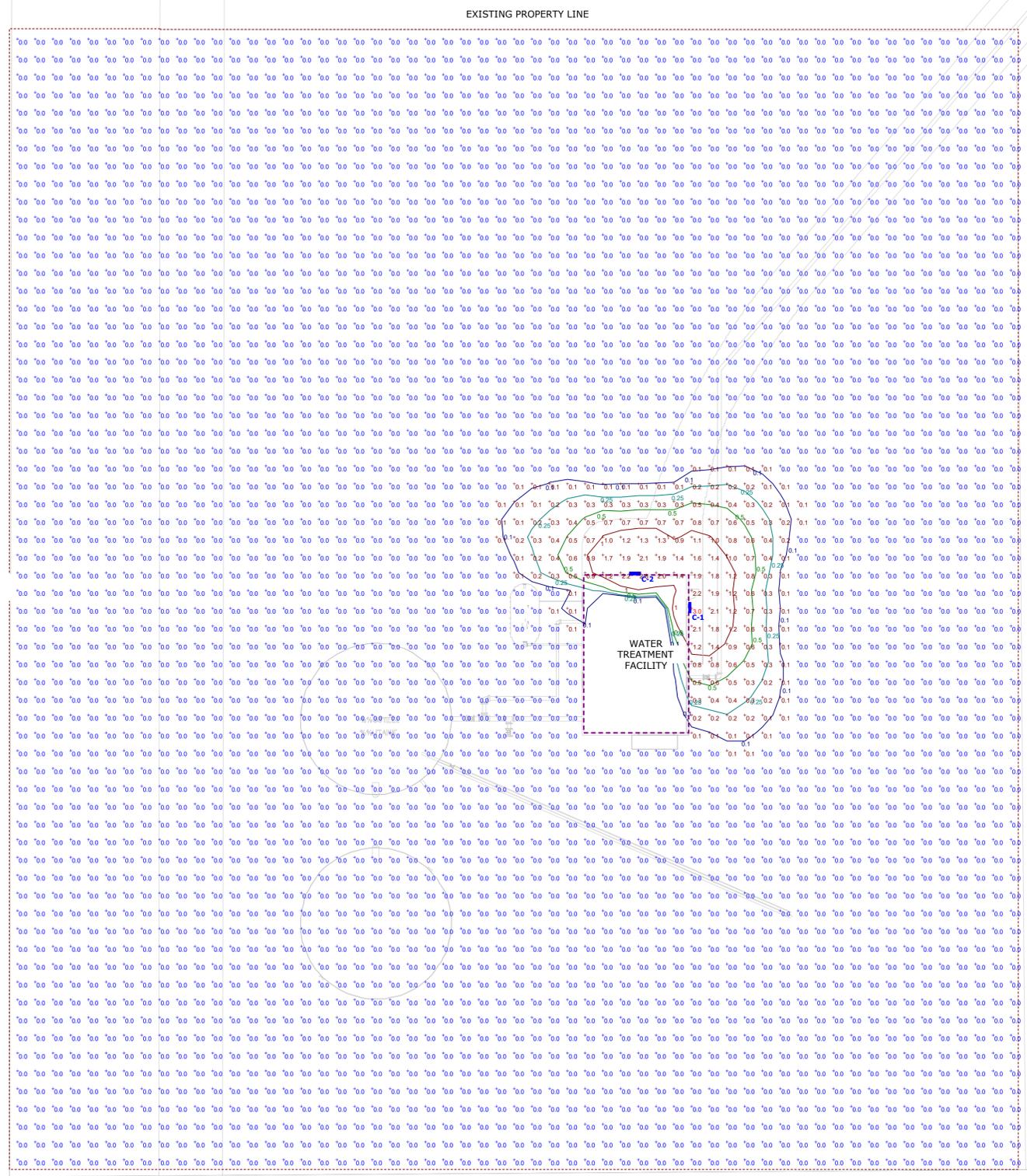
SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 WATER STORAGE TANK
 PLAN & ELEVATIONS

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P10
 SHEET 10 OF ---



Plan View
Scale - 1" = 20ft

Schedule	Symbol	Label	Quantity	Manufacturer	Existing Number	Notes	Number Lumens	Item Name	Light Loss Factor	Wattage	Footcandle	Description
	C		7	Acuity Lighting	DSXW1 LED 200 100 40K T3M MVOLT		1000	DSXW1 LED 200 100 40K T3M MVOLT	0.87	13.3	13.3 fc	DSXW1 LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, @ 250MA

Statistics						
Description	Symbol	Avg	Max/Min	Avg/Min	Min	Max
Calc Zone #7	+	0.0 fc	N/A	N/A	0.0 fc	3.0 fc



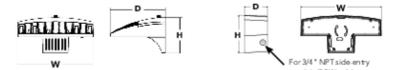
D-Series Size 1 LED Wall Luminaire

Catalog Number	DSXW1-10C-350-40K-T3M-120-DBLXD-PE
Notes	
Type	C

d'series

Specifications
Luminaire
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)



Introduction
 The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
 With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

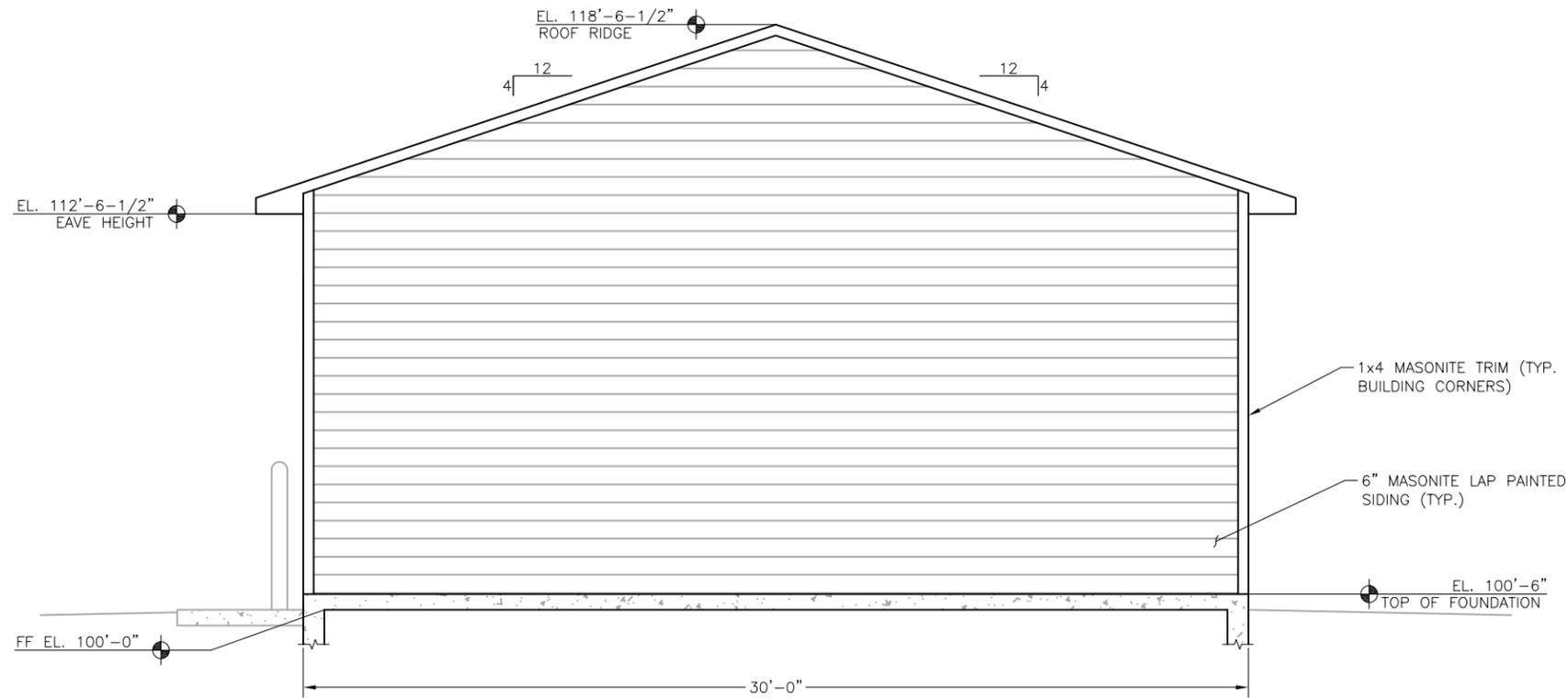
Ordering Information

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000K	T25 Type I Short	MVOLT ¹	Shipped included (blank) Surface mounting bracket	Shipped installed PE Photovoltaic cell, button type ⁴
	20C 20 LEDs (two engines)	530 530 mA	40K 4000K	T25 Type I Medium	208 ¹	BBW Surface-mounted back box (for conduit entry) ¹	DANG 0-10V dimming wire-pullable outside fixture (for use with an external control, ordered separately)
DSXW1 LED	20C 20 LEDs (two engines)	1000 1000mA (1A)	50K 5000K	T35 Type II Short	208 ¹	PRR 187 motion/ambient light sensor, 15-30' range ¹¹	PRR1FCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹
			AMBPC Amber photocell connected	T3M Type II Medium	277 ¹		
				T4M Type IV Medium	347 ¹		
				T7M Forward Throw Medium	480 ¹		

Other Options	Shipped separately ¹⁰	Finish (in process)
SF Single face (120, 277 or 347V) ¹⁰	BSW Back-detecter optics	DBBD Dark bronze
DF Double face (208, 240 or 480V) ¹⁰	VG Vandal guard	DBSD Sandstone
HS House-side shield ¹¹	DDL Diffused dispersers	DBDK Black
SPD Separate surge protection ¹¹		DBND Natural aluminum
		DBLK Tinted black
		DWRD White
		DNATD Tinted natural aluminum

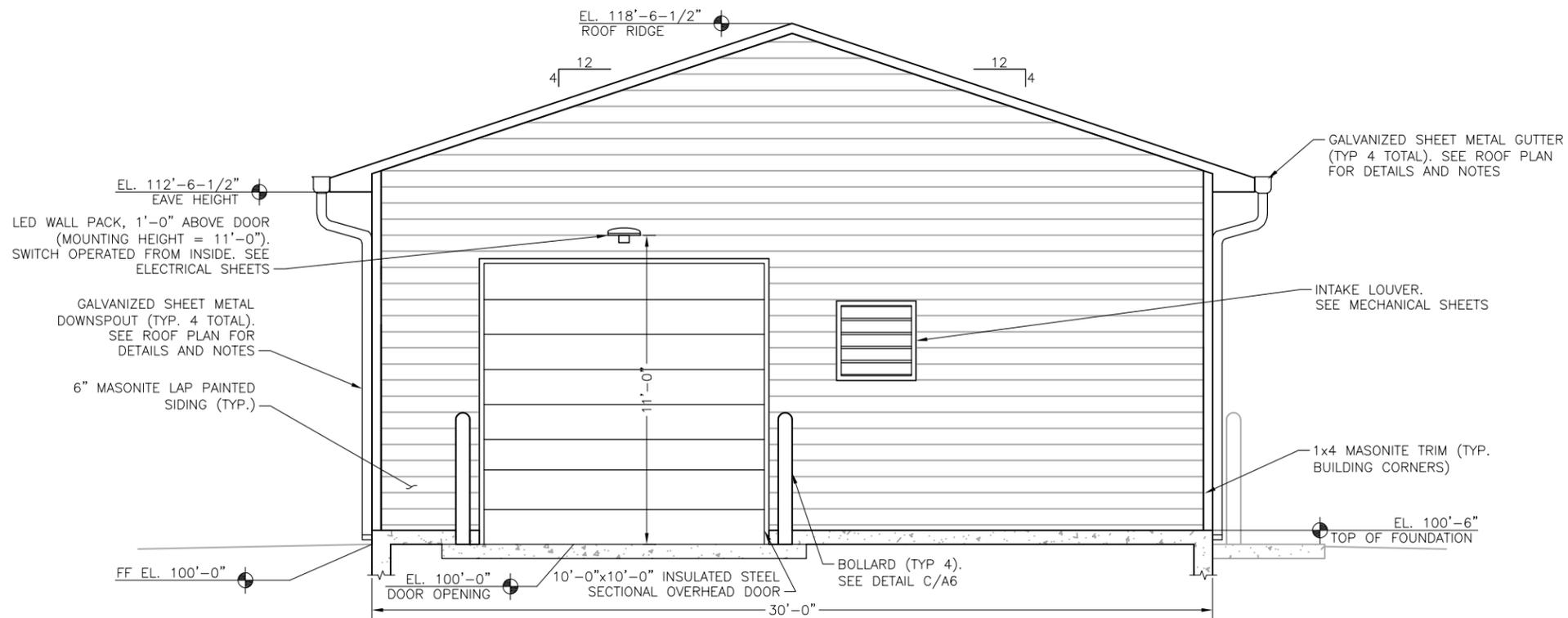
- Accessories**
 DSXW1SU House-side shield (separate item)
 DSXW1SV Back-detecter optics
 DSXW1VGD Vandal guard/accessory
- NOTES**
 1. 20C 1000mA not available with PRR, PRR1FCW or PRR1FCWV.
 2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 3. Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480-voltage option.
 4. Only available with 20C, 700mA or 1000mA. Not available with PRR or PRR1.
 5. Back box ships installed on fixture. Cannot be field-installed. Cannot be ordered as an accessory.
 6. Photocell (PC) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PRR or PRR1).
 7. Reference Motion Sensor table on page 3.
 8. Cold weather (20C) need. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES (see located on product page at www.lithonia.com).
 9. Not available with SPD.
 10. Not available with ELCW.
 11. Also available as a separate accessory; see Accessories information.
 12. Not available with ELCW.

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NORTH ELEVATION

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"



SOUTH ELEVATION

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

NOTES:

1. OWNER TO SELECT PAINT COLOR FOR ALL PAINTED SURFACES, INCLUDING DOORS, TRIM, INTERIOR AND EXTERIOR MATERIALS. SEE SPECIFICATIONS FOR FINISHES.
2. OWNER TO SELECT PAINT COLORS OF GUTTER DOWNSPOUT PAINT AND THE COLOR OF ASPHALT SHINGLES. SEE SPECS FOR FINISH. VERIFY COLOR WITH OWNER PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS FOR GUTTERS AND DOWNSPOUTS FOR APPROVAL PRIOR TO FABRICATION.
- 3.

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SADDLEHORN RANCH
OVERALL WATER SYSTEM
NORTH/SOUTH BUILDING ELEVATIONS

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EL. 118'-6-1/2"
ROOF RIDGE

EL. 112'-6-1/2"
EAVE HEIGHT

EXHAUST FAN.
SEE MECHANICAL SHEETS

6" MASONITE LAP PAINTED
SIDING (TYP.)

FF EL. 100'-0"

COLORED ASPHALT SHINGLE
ROOF. SEE ROOF PLAN,
SHEET A2

GALVANIZED SHEET METAL
GUTTER. SEE ROOF PLAN
FOR DETAILS AND NOTES

GALVANIZED SHEET METAL
DOWNSPOUT (TYP. 2 TOTAL).
SEE ROOF PLAN FOR
DETAILS AND NOTES

1x4 MASONITE TRIM (TYP.
BUILDING CORNERS)

2'-0"x4'-0" NON-OPERABLE
COMMERCIAL ALUMINUM WINDOW
(TYP 3 TOTAL). SEE SPECS FOR
FINISH

EL. 100'-6"
TOP OF FOUNDATION

45'-0"

WEST ELEVATION
11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

EL. 118'-6-1/2"
ROOF RIDGE

EL. 112'-6-1/2"
EAVE HEIGHT

2'-0"x4'-0" NON-OPERABLE
COMMERCIAL ALUMINUM WINDOW
(TYP.). SEE SPECS FOR FINISH

GALVANIZED SHEET METAL
DOWNSPOUT (TYP. 2 TOTAL).
SEE ROOF PLAN FOR
DETAILS AND NOTES

6" MASONITE LAP
PAINTED SIDING (TYP.)

FF EL. 100'-0"

COLORED ASPHALT SHINGLE
ROOF. SEE ROOF PLAN,
SHEET A2

GALVANIZED SHEET METAL
GUTTER. SEE ROOF PLAN
FOR DETAILS AND NOTES

LED WALL PACK, 1'-0" ABOVE
DOOR (MOUNTING HEIGHT =
11'-0"). SWITCH OPERATED
FROM INSIDE. SEE ELECTRICAL
SHEETS

LED WALL PACK, 1'-0" ABOVE
DOOR (MOUNTING HEIGHT =
8'-0"). SWITCH OPERATED
FROM INSIDE. SEE ELECTRICAL
SHEETS

1x4 MASONITE TRIM (TYP.
BUILDING CORNERS)

3'-0"x7'-0" HOLLOW
METAL DOOR. SEE
SPECS FOR FINISH

EL. 100'-6"
TOP OF FOUNDATION

EL. 100'-0"
DOOR OPENING

EL. 100'-0"
DOOR OPENING

BOLLARD (TYP 4).
SEE DETAIL C/A6

12'-0"x10'-0" 2-INCH THICK,
INSULATED STEEL SECTIONAL
OVERHEAD DOOR. SEE SHEET A1

45'-0"

EAST ELEVATION
11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

NOTES:

- OWNER TO SELECT PAINT COLOR FOR ALL PAINTED SURFACES, INCLUDING DOORS, TRIM, INTERIOR AND EXTERIOR MATERIALS. SEE SPECIFICATIONS FOR FINISHES.
- OWNER TO SELECT PAINT COLORS OF GUTTER DOWNSPOUT PAINT AND THE COLOR OF ASPHALT SHINGLES. SEE SPECS FOR FINISH. VERIFY COLOR WITH OWNER PRIOR TO FABRICATION.
- SUBMIT SHOP DRAWINGS FOR GUTTERS AND DOWNSPOUTS FOR APPROVAL PRIOR TO FABRICATION.

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