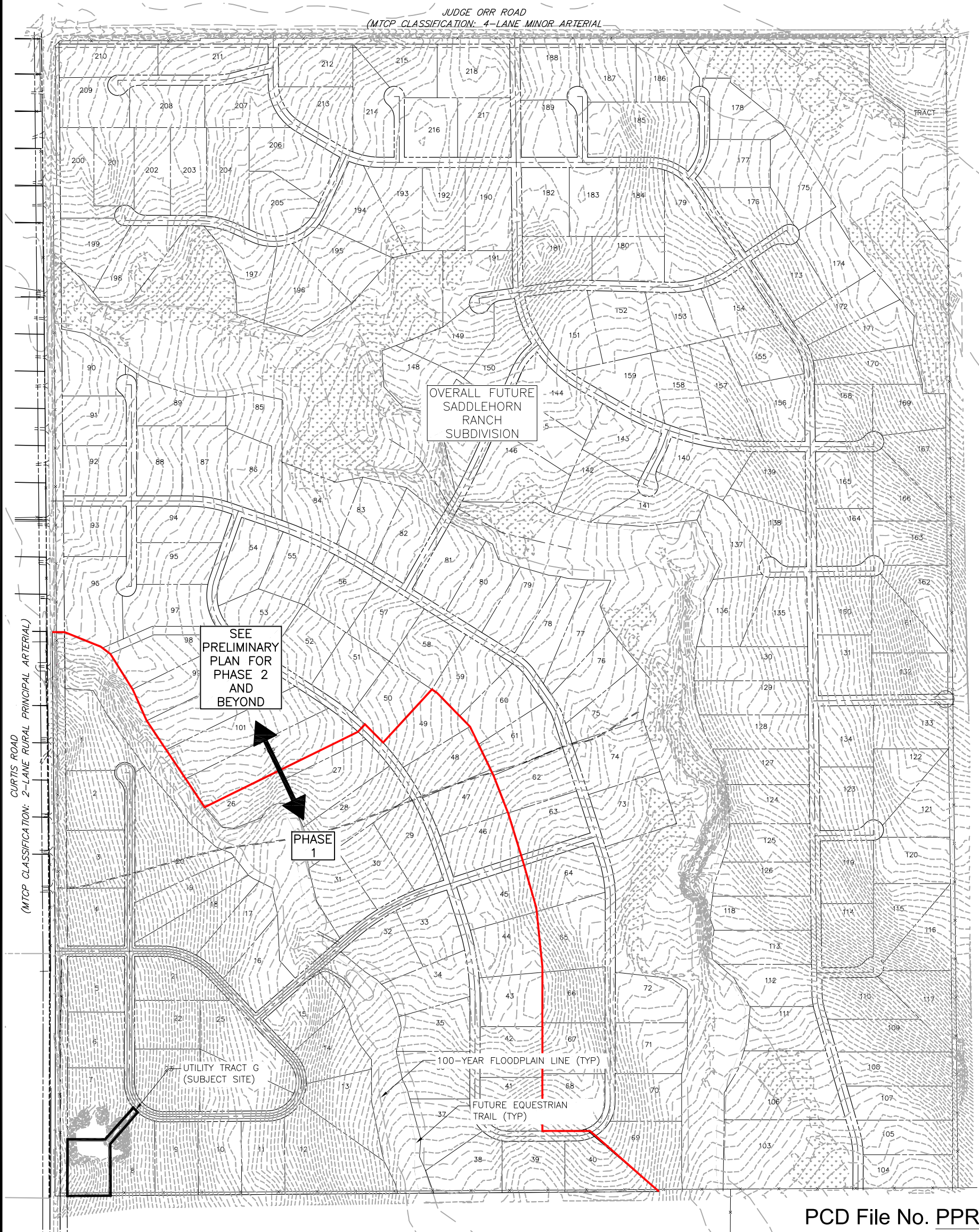
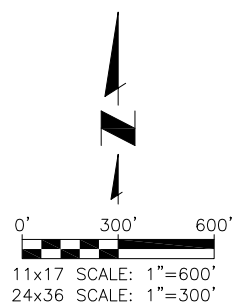


Approved



El Paso County Planning & Community Development



PCD File No. PPR-21-020

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

100% COMPLETE


PROJECT NO. 311.02

DATE: 06/18/21

DESIGN: RMM

DRAWN: SKG

CHECK: RMM



C1

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.

J:\JDS-Hydro\Project Files\311 ROI Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_1_Cvildwg 2021/06/23 6:07 PM By: Gina Mangino

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

VT

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

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

VICINITY MAP

N.T.S.

LONDONDERRY DRIVE

STAPLETON DRIVE

MERIDIAN ROAD

EASTONVILLE ROAD

JUDGE ORR ROAD

E. WOODMEN ROAD

FALCON HWY

HWY 24

ELBERT ROAD

SITE (FUTURE TRACT G)

OVERALL FUTURE SUBDIVISION

EX SCHEDULE: 4300000601

①

②

③

*SEE TABLE ABOVE FOR EX ADJACENT PROPERTY OWNERSHIP

0'

30'

60'

SCALE 11x17: 1" = 60'

SCALE 24x36: 1" = 30'

NOTE:

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

PCD File No. PPR-21-020

JDS-HYDRO

CONSULTANTS, INC.

5640 TECH CENTER DR., SUITE 100

COLORADO SPRINGS, COLORADO 80919

(719) 227-0072

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SADDLEHORN RANCH

OVERALL WATER SYSTEM

OVERALL EXISTING SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

COLORADO LICENSED

RIAN M. MANGINO

43304

Professional Engineer

Project No.: 311.02

Date: 06/18/21

Design: RMM

Drawn: SKG

Check: RMM

C2

SHEET 2 OF 23

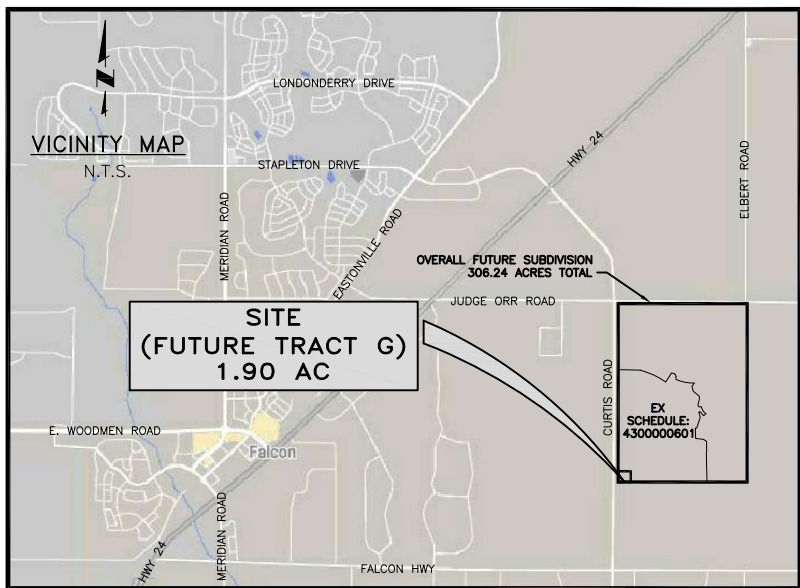
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LEGEND

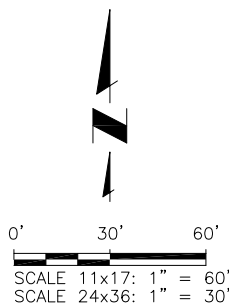
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	5540 PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	5541 PP CONTOURS-MINOR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

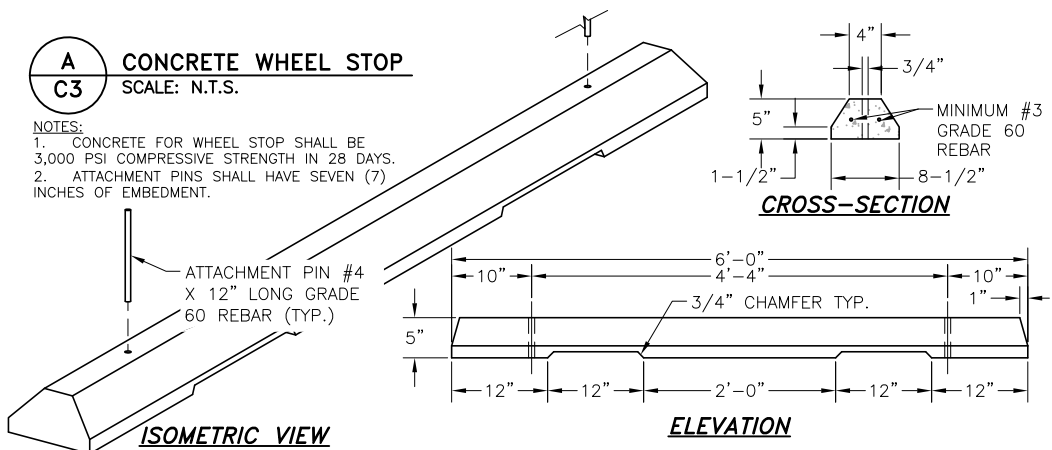


APPLICANT/PLAN PREPARER:
JDS-HYDRO CONSULTANTS, INC.
CONTACT: RYAN MANGINO, P.E.:
719-227-0072, EXT. 103
rmangino@jds-hydro.com



A C3 CONCRETE WHEEL STOP SCALE: N.T.S.

- NOTES:
- CONCRETE FOR WHEEL STOP SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - ATTACHMENT PINS SHALL HAVE SEVEN (7) INCHES OF EMBEDMENT.



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

ALTERNATIVE LANDSCAPING
PROPOSED ALONG ROAD
FRONTAGE, NOT SHOWN
FOR CLARITY (SEE
ALT. LANDSCAPE PLAN)

42.5'D x 28'H
POTABLE WATER
STEEL TANK
(286,500 GAL)
FF = 6778.0
OF = 6805.0

30' x 45' WATER TREATMENT
FACILITY (1,350 SF)
FF EL. 6774.0

(2) 9'-0" x 18'-0" PARKING SPACES
W CONCRETE WHEEL STOPS.
SEE DETAIL THIS SHEET

PRIVATE CLASS VI AGGREGATE
DRIVEWAY 4" DEEP

FUTURE EQUESTRIAN TRAIL
(SEE PRELIMINARY PLAN)

PCD File No. PPR-21-020

SADDLEHORN RANCH OVERALL WATER SYSTEM PROPOSED SITE PLAN

REVISIONS		DATE
NO.	DESCRIPTION	BY
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2		
3		
4		
5		
6		
7		

100%
COMPLETE



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

C3
SHEET 3 OF 23

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.

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.

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

6/23/21
JOHN HELMICK 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.

JD

S-HYDRO

CONSULTANTS, INC.
5640 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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

REVISIONS				DATE
NO.	DESCRIPTION	BY	APP.	
1				
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7				

100%
COMPLETE

COLORADO LICENSED
RYAN M. MANGINO
43304
Professional Engineer

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

J:\US-Hydro\Project Files\311 R01 Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_1_Cvildwg 2021/06/23 5:22 PM By: Gina Mangino

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

VT

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

VICINITY MAP

N.T.S.

LONDONDERRY DRIVE

STAPLETON DRIVE

HWY 24

ELBERT ROAD

JUDGE ORR ROAD

CURTIS ROAD

E. WOODMEN ROAD

FALCON HWY

FALCON

SITE (FUTURE TRACT G)

OVERALL FUTURE SUBDIVISION

EX SCHEDULE 4300000601

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

0' 20' 40'

SCALE 11x17: 1" = 40'

SCALE 24x36: 1" = 20'

LEGEND - MATERIALS		SCHEDULE - HARDSCAPE		SCHEDULE - XERIC/LOW WATER VEGETATION						
①	TYP PLANTING REF: SHEET C17			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		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL		EVERGREEN TREE					
③	GRAVEL "MULCH" @ 4" DEPTH MIN				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		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		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

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

FENCE CORNER N: 1403375.2991 E: 3269500.8244

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

SEE SHEET C3 FOR ENTIRETY OF TRACT G ACCESS/PROPERTY LINES

PRIVATE IDENTIFICATION SIGNAGE ADHERED TO FENCE

10' UTILITY EASEMENT

GATE ACCESS CORNER N: 1403372.2243 E: 3269730.0486

GATE ACCESS CORNER N: 1403364.3735 E: 3269739.1242

12'-WIDE PRIVATE ACCESS SWING GATE. SEE SHEET C23

PRIVATE CLASS VI AGGREGATE BASECOURSE DRIVEWAY 4" DEEP (12' WIDE)

25' BUILDING SETBACK (TYP)

10' UTILITY EASEMENT

30' x 45' WATER TREATMENT FACILITY (1350 SF)
FF EL. 6774.0

42.5'D x 28'H POTABLE WATER STEEL TANK (286,500 GAL)
FF = 6778.0
OF = 6805.0

25' ROADWAY LANDSCAPING (STEEL EDGING NOT REQUIRED ALONG FENCE LINE)

① ② ③

②

LANDSCAPE STEEL EDGING

FUTURE EQUESTRIAN TRAIL (SEE PRELIMINARY PLAN)

DISTURBED AREAS SHALL INCLUDE NATIVE SEEDING REVEGETATION. NOT SHOWN FOR CLARITY. SEE EROSION CONTROL SHEETS

(2) PARKING SPACES W CONCRETE WHEEL STOP (TYP). SEE DETAIL A/C3

EX SITE FENCE TO BE REMOVED

FENCE CORNER N: 1403054.8539 E: 3269744.3796

CURTIS RD (RURAL PRINCIPAL ARTERIAL)

EX R.O.W. LINE

FUTURE 72' R.O.W.

20' (TYP SPACING)

0' 05' 54"E

226.12'

S89° 54' 06"E

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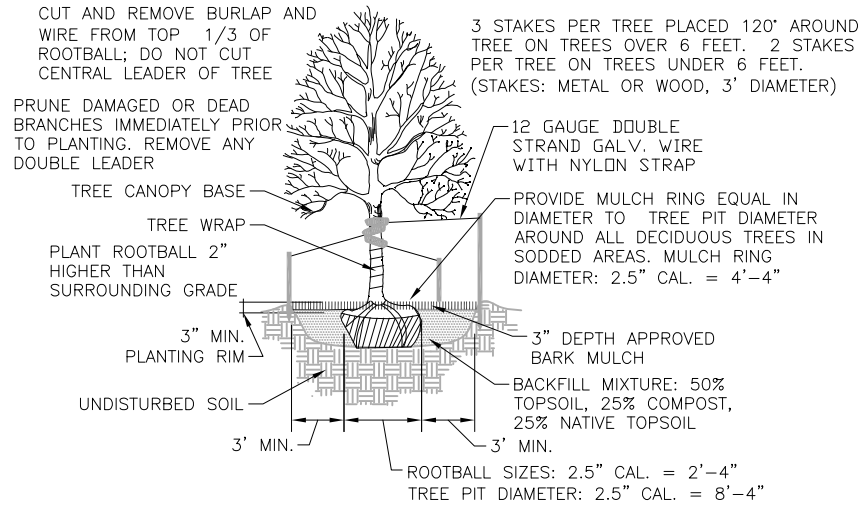
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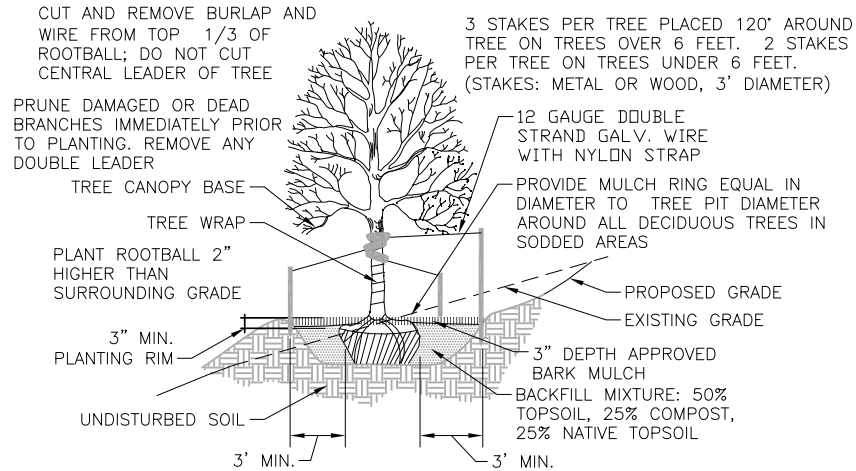
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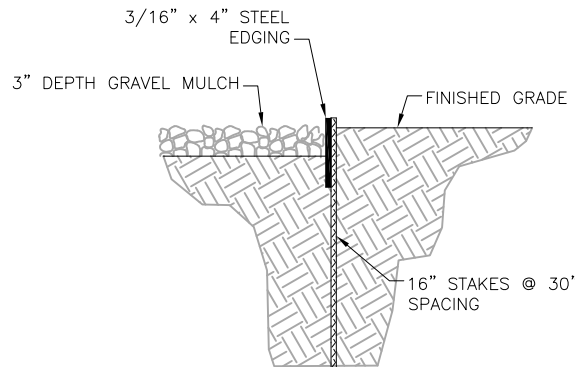
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A
C22 **TREE PLANTING**
SCALE: N.T.S.



B
C22 **TREE PLACEMENT ON SLOPES**
SCALE: N.T.S.



C
C22 **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.

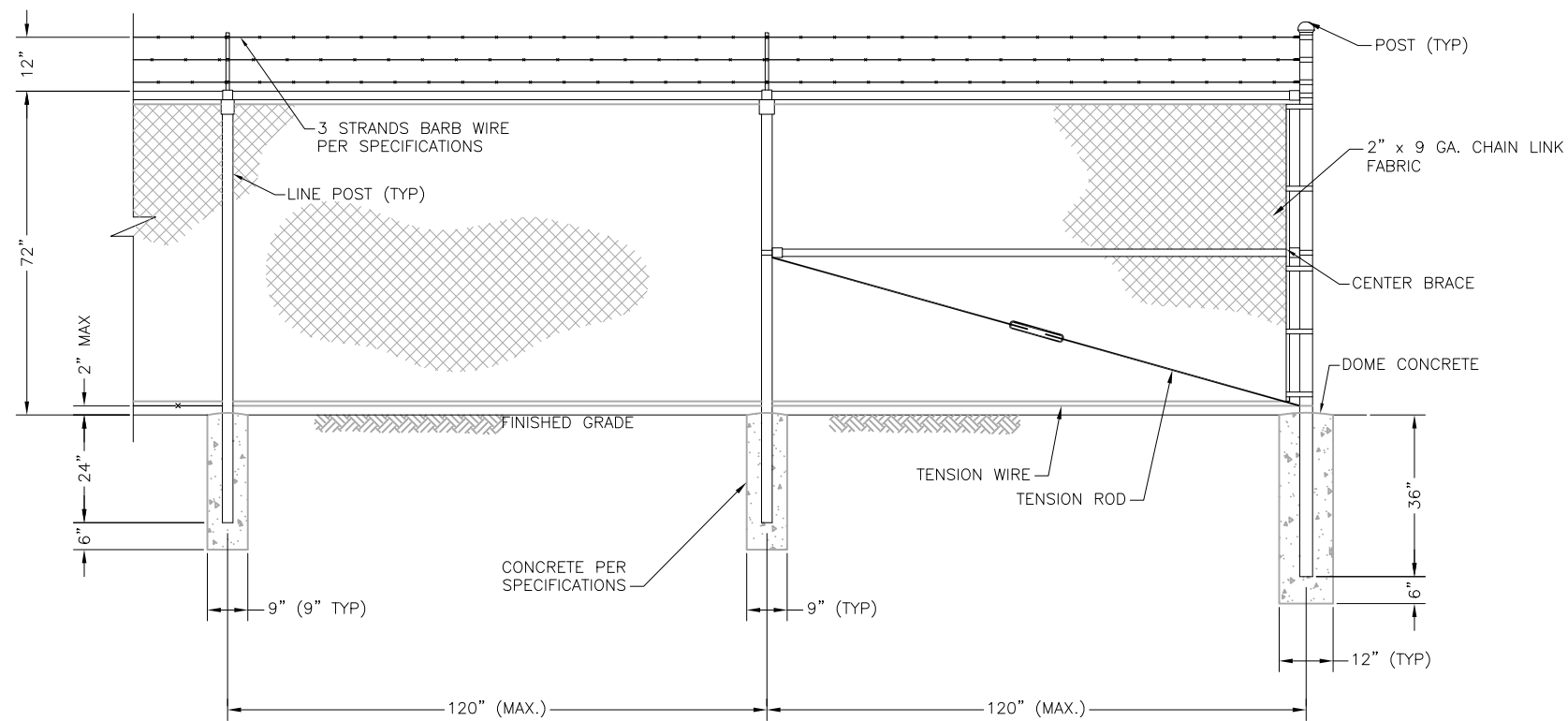
* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

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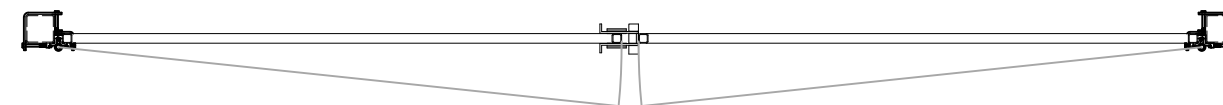
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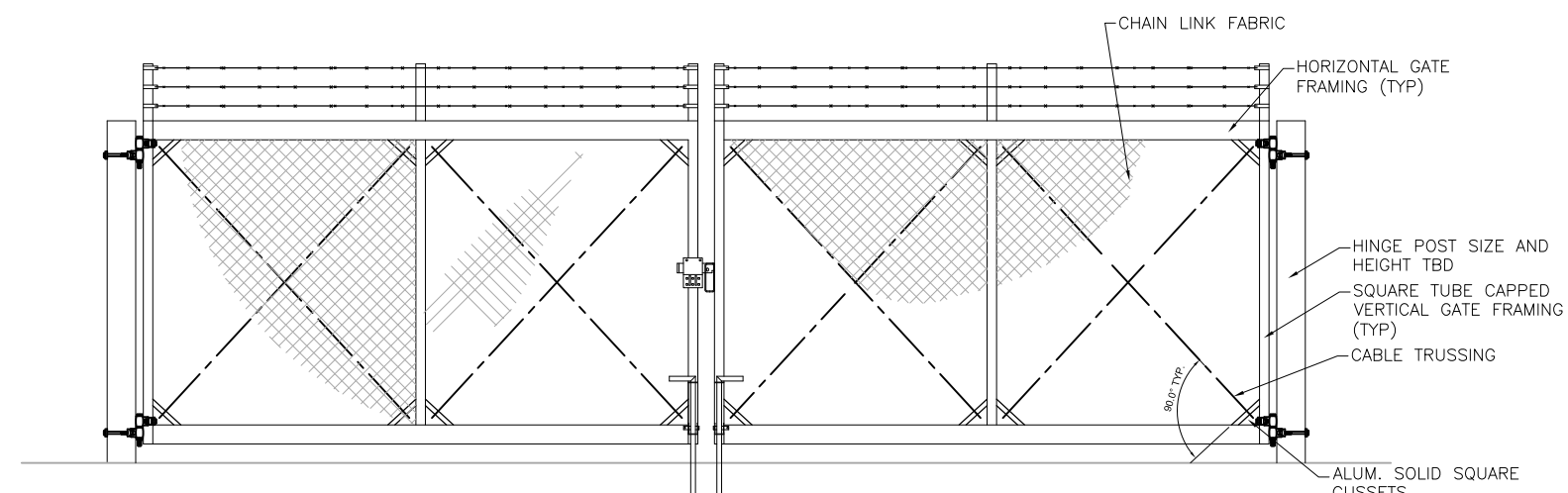
ELEVATION WITH CORNER POST

- 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



DOUBLE SWING GATE ELEVATION

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

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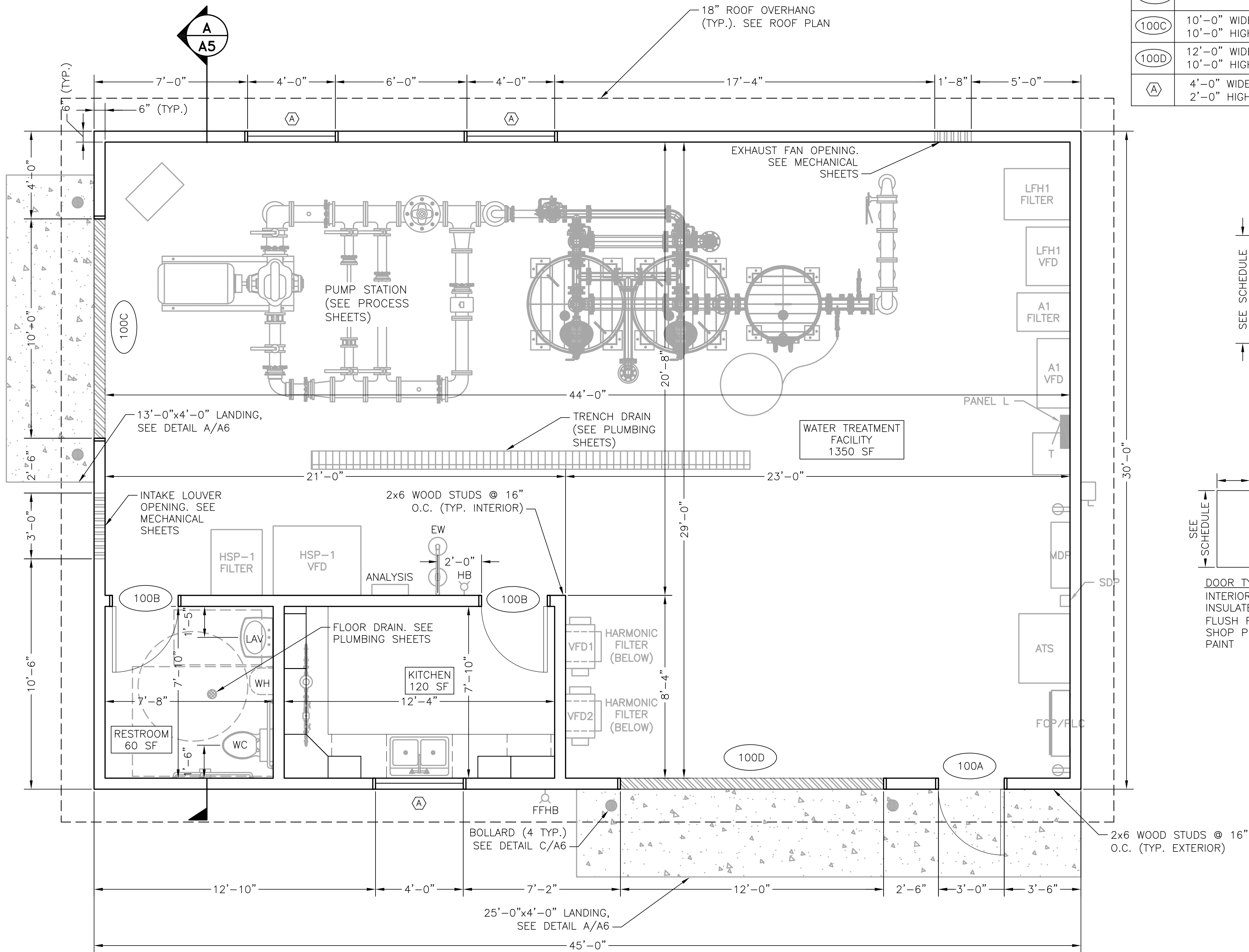
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C23

SADDLEHORN RANCH
OVERALL WATER SYSTEM
SITE FENCING DETAILS

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

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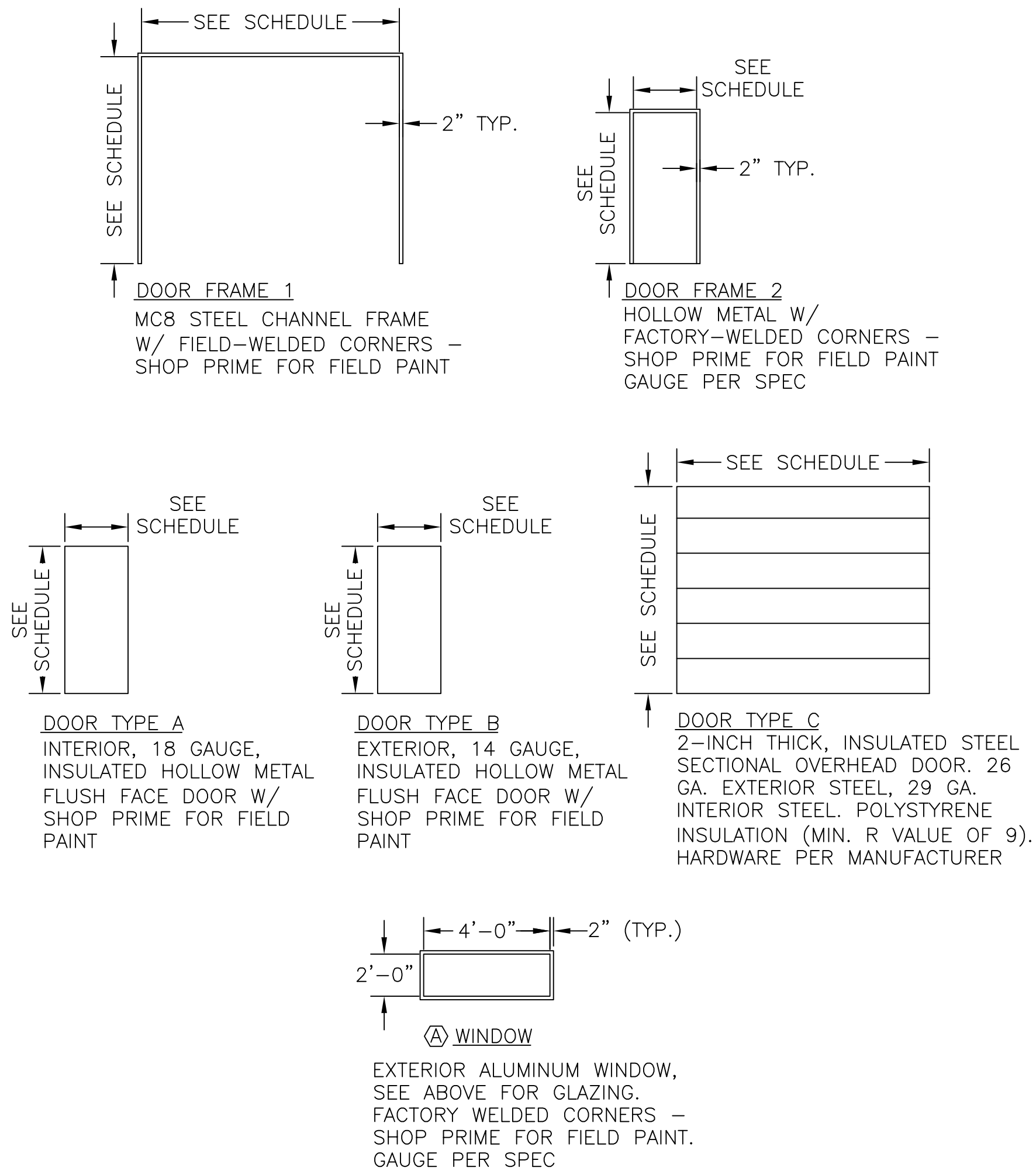


ARCHITECTURAL FLOOR PLAN
11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

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.

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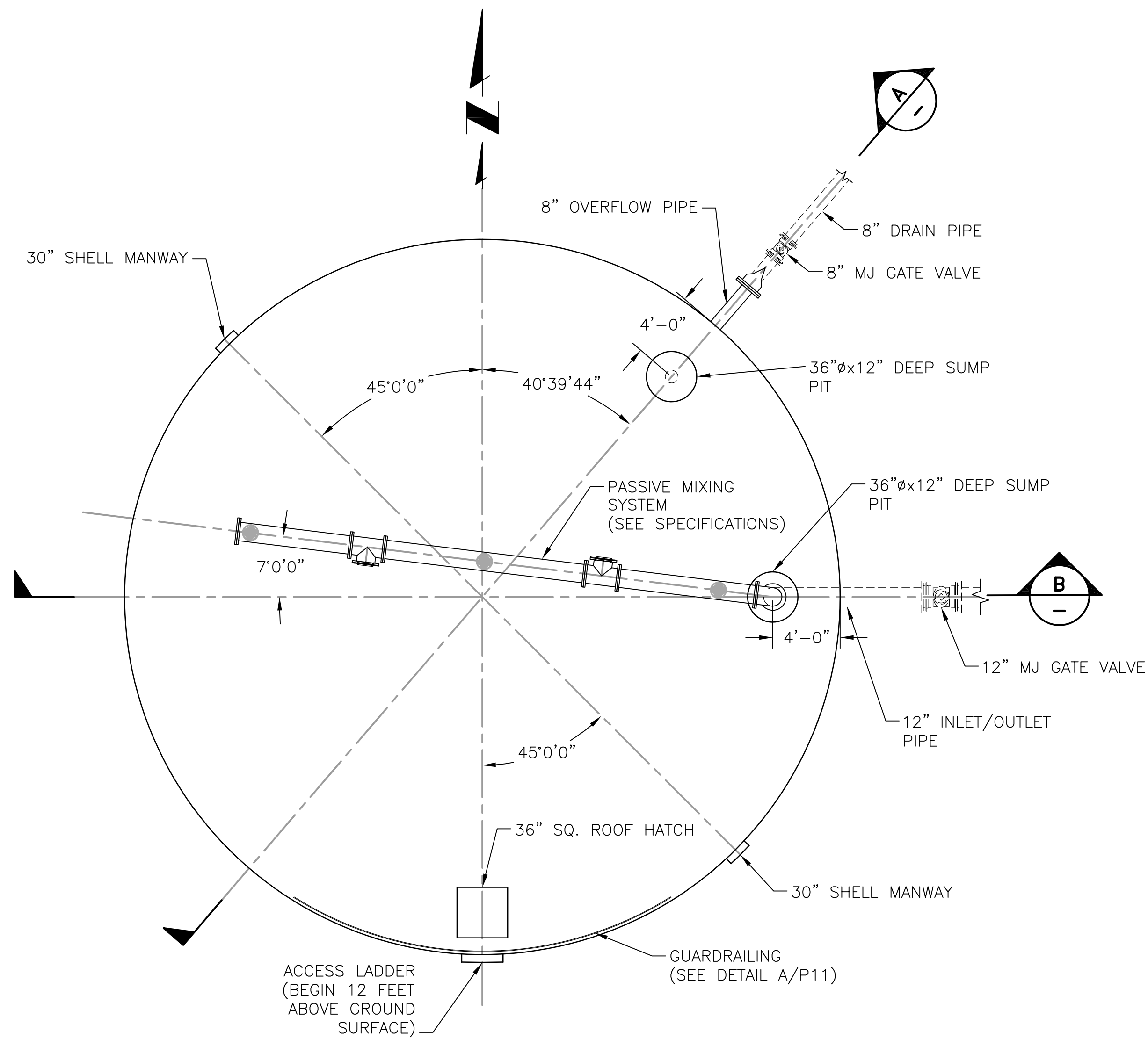
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SHEET 1 OF ----

SADDLEHORN RANCH
OVERALL WATER SYSTEM
ARCHITECTURAL FLOOR PLAN

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

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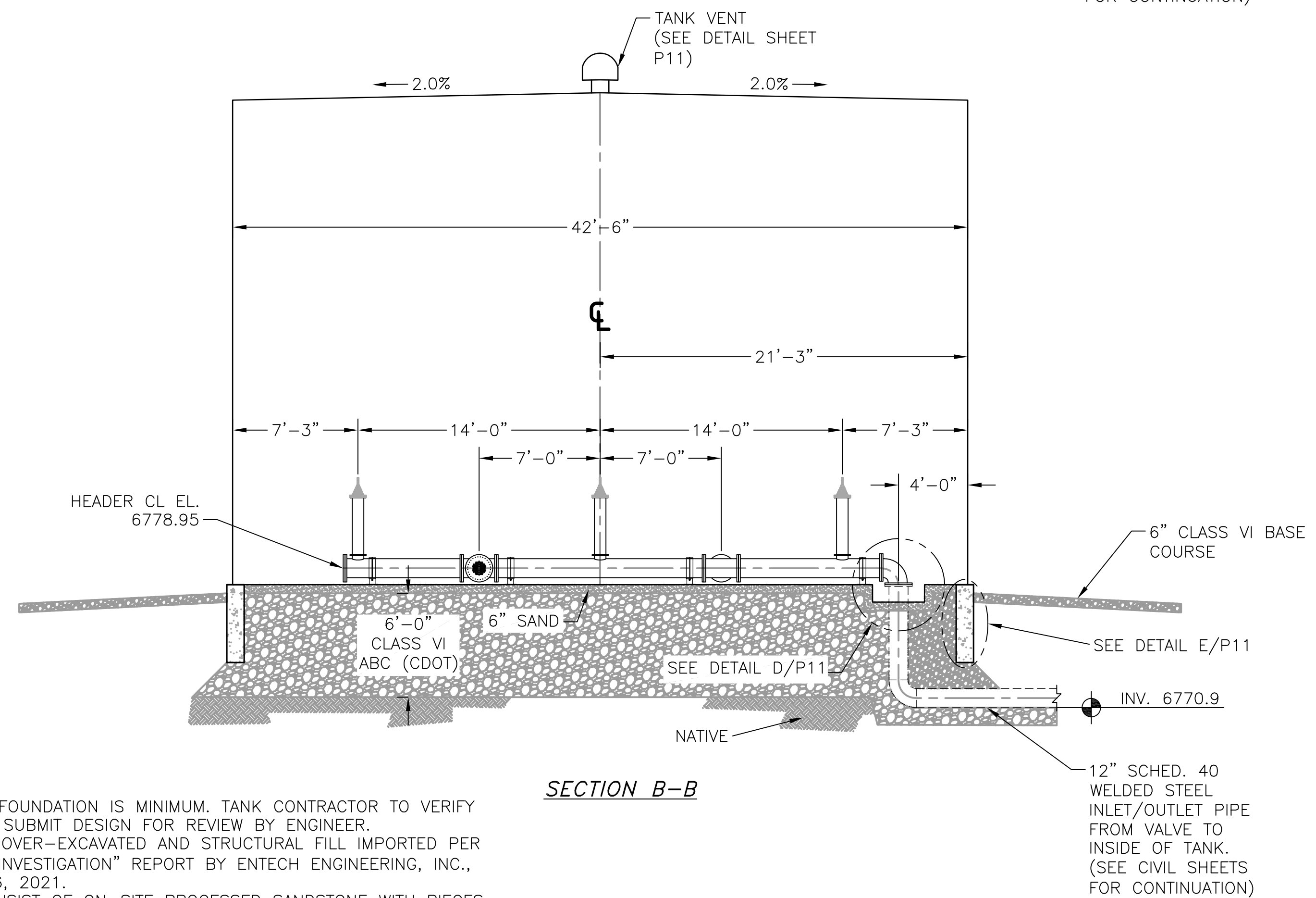
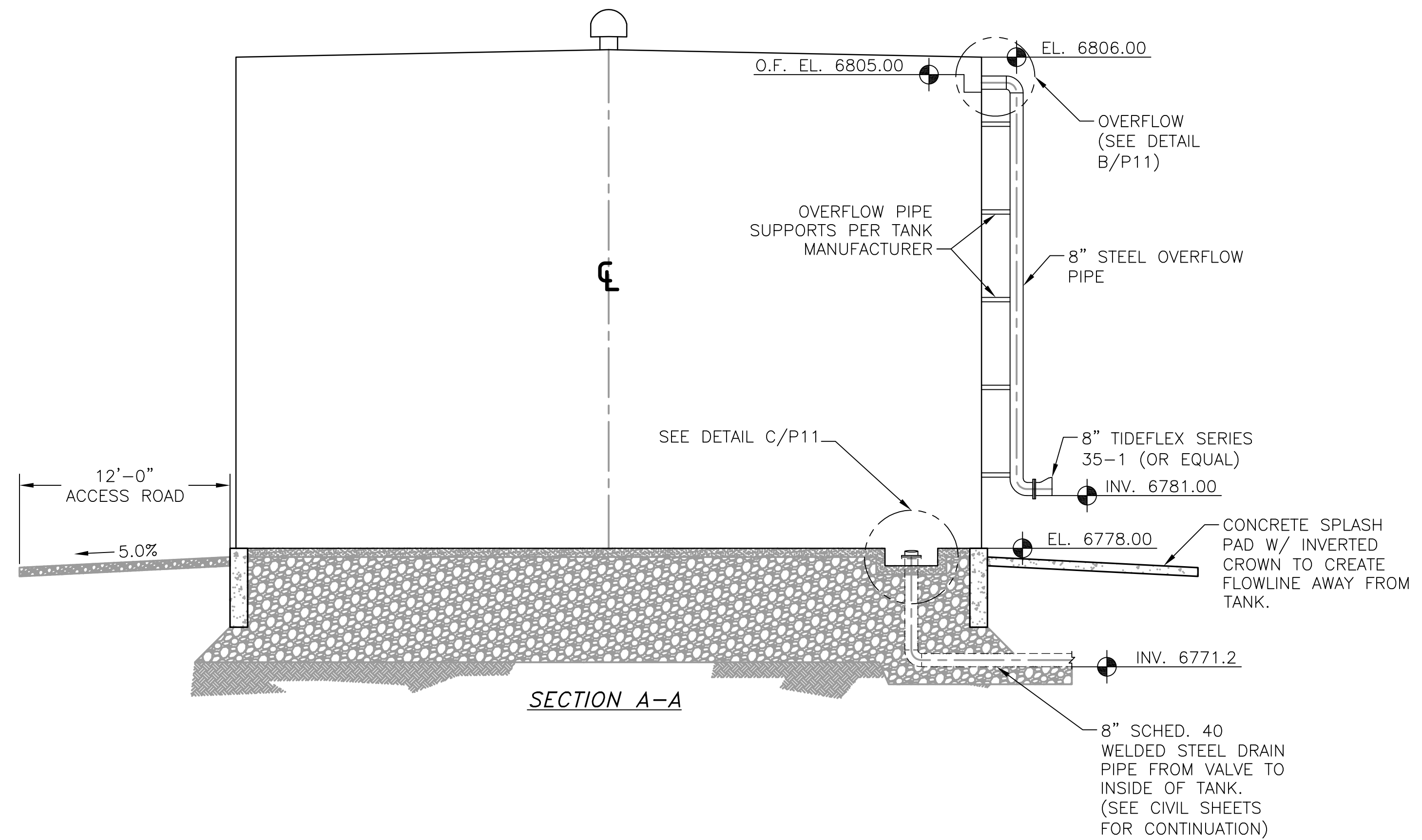
A 42.5' DIAMETER TANK GEOMETRY
P10 SCALE: 1"=10'

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 BUIRED 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.

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.



PCD File No. PPR-21-

SADDLEHORN RANCH
OVERALL WATER SYSTEM
WATER STORAGE TANK
PLAN & ELEVATIONS

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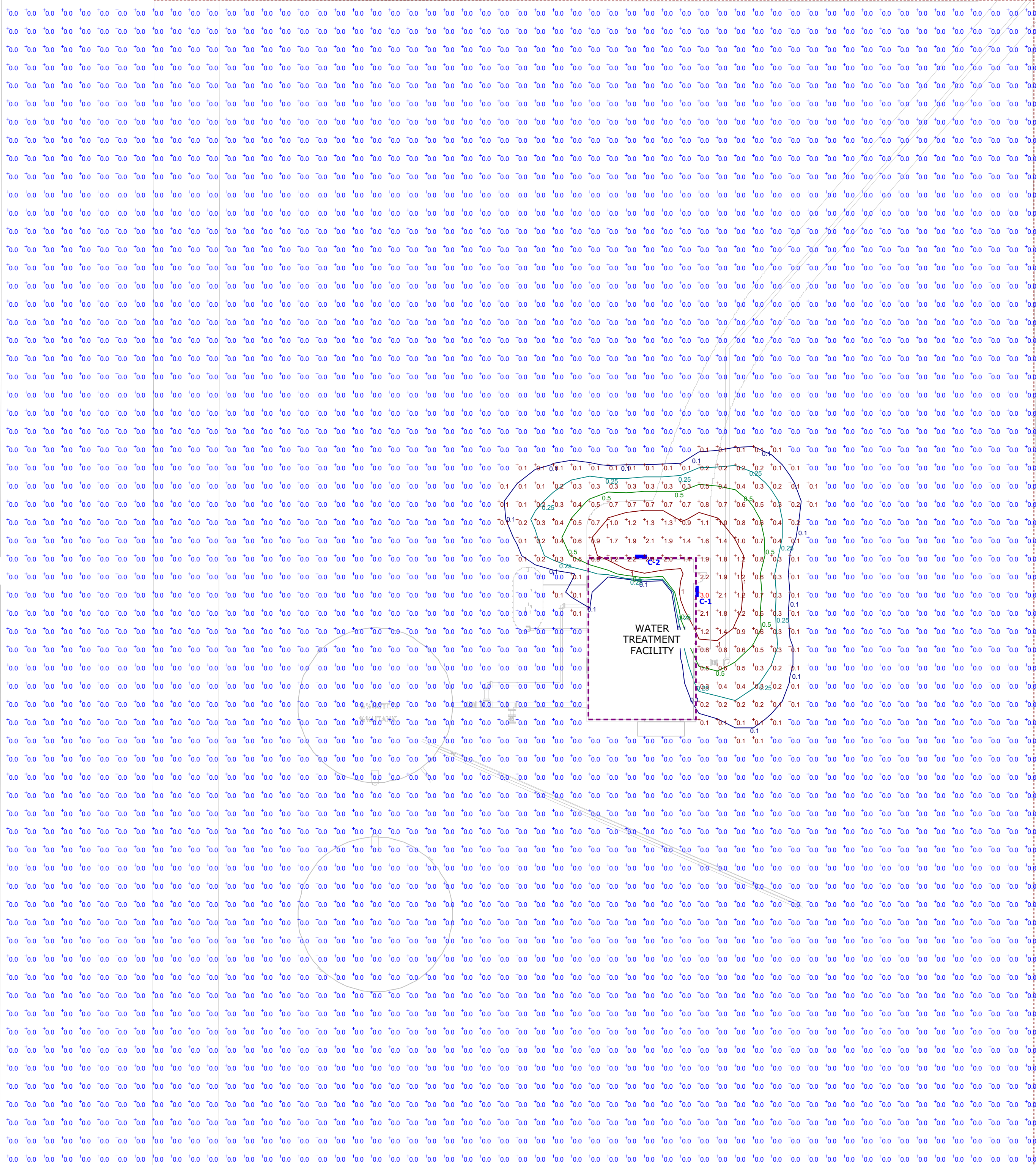
PRELIMINARY

Project No.: 311.02
Date: 04/01/21
Design: RMM
Drawn: SKG
Check: RMM

P10

SHEET 10 OF ----

EXISTING PROPERTY LINE



EXISTING PROPERTY LINE

Plan View
Scale - 1" = 20ft

Schedule	Symbol	Label	Quantity	Manufacturer	Listing Number	Lamp	Number Lenses	Beam Angle	Lumens Per Lens	Light Loss Factor	Wattage	Description
		C	2	Lithonia Lighting	DSXW1 LED 10C-350-40K-T3M MVOLT	LED	1	DSXW1 LED 10C-350-40K-T3M MVOLT	1400	0.9	13.3	DSXW1 LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, 10 T3M

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



d-series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)	Height:	6-3/8" (16.2 cm)

Back Box (BBW, ELCW)	Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
	Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
	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

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C	10 LEDs (one engine)	350 350 mA	30K 3000K	T2S Type I Short	MVOLT ¹ 120V ¹	Shipped included (blank) Surface mounting bracket	Shipped installed PE DANG Photocell; on/off, button type ⁴
	20C	20 LEDs (two engines) ¹²	700 700 mA	40K 4000K	T3S Type II Short	208V ¹	BBW Surface-mounted back box (for control entry) ¹¹	PRIH 180° motion/ambient light sensor, <15° angle ¹²
			1000 1000 mA (1A)	50K 5000K	T3M Type II Medium	240V ¹		PRIHFCW Motion/ambient sensor, 8-15° mounting height, ambient sensor enabled at 16" ¹²
				AMBPC Ambient photolux control	T3M Type V Medium	347V ¹¹		PRIHFCW Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16" ¹²
					TFTM Forward Throw Medium	480V ¹¹		ELCW Emergency battery backup (includes external component enclosure, CA Title 20 Noncompliant) ¹⁰

Other Options	Finish (by request)
Shipped installed SF Single-fuse (120, 277 or 347V) ^{1,10} DF Double-fuse (208, 240 or 480V) ^{1,10} HS House-side shield ¹¹ SPD Separate surge protection ¹¹	Shipped separately ¹¹ BSW Back-dimmer galleys VG Vandal guard DDL Diffused dispersers DDBXD Dark bronze DBLXD Black DINXD Natural aluminum DWBXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DINATXD Textured natural aluminum DWBHGXD Textured white DSTXD Textured sandstone

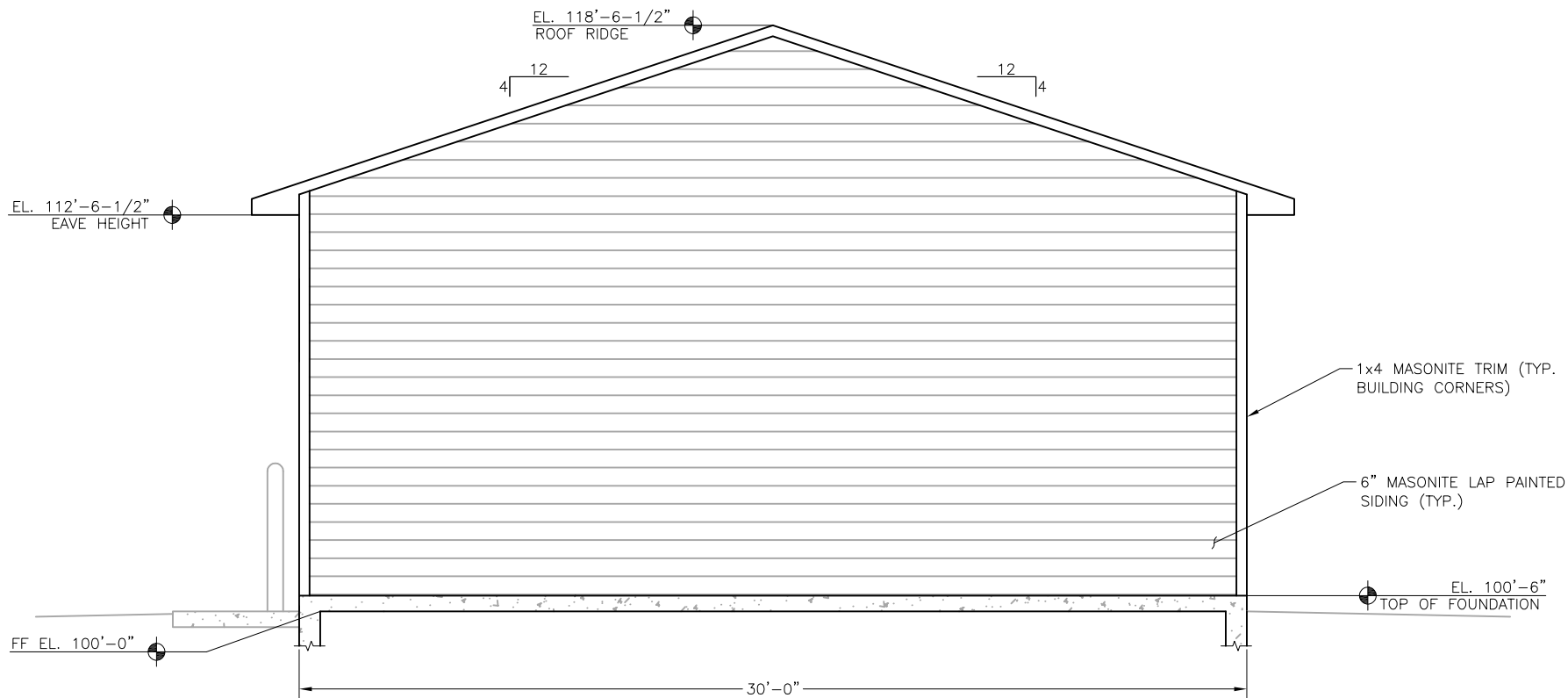
Accessories	NOTES
DSXW1SU House-side shield (see page 14) DSXW1SU Back-dimmer galleys DSXW1VGD Vandal guard (see page 14)	1. 20C 1000 is not available with PRI, PRIH, PRIHFCW or PRIHFCW. 2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). 3. Single-fuse (SF) requires 120, 277 or 347 voltage option. Double-fuse (DF) requires 208, 240 or 480 voltage option. 4. Only available with 20C, 700mA or 1000mA. Not available with PRI or PRIH. 5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. 6. Photocell (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PRI or PRIH). 7. Reference Motion Sensor table on page 3. 8. Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. 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.



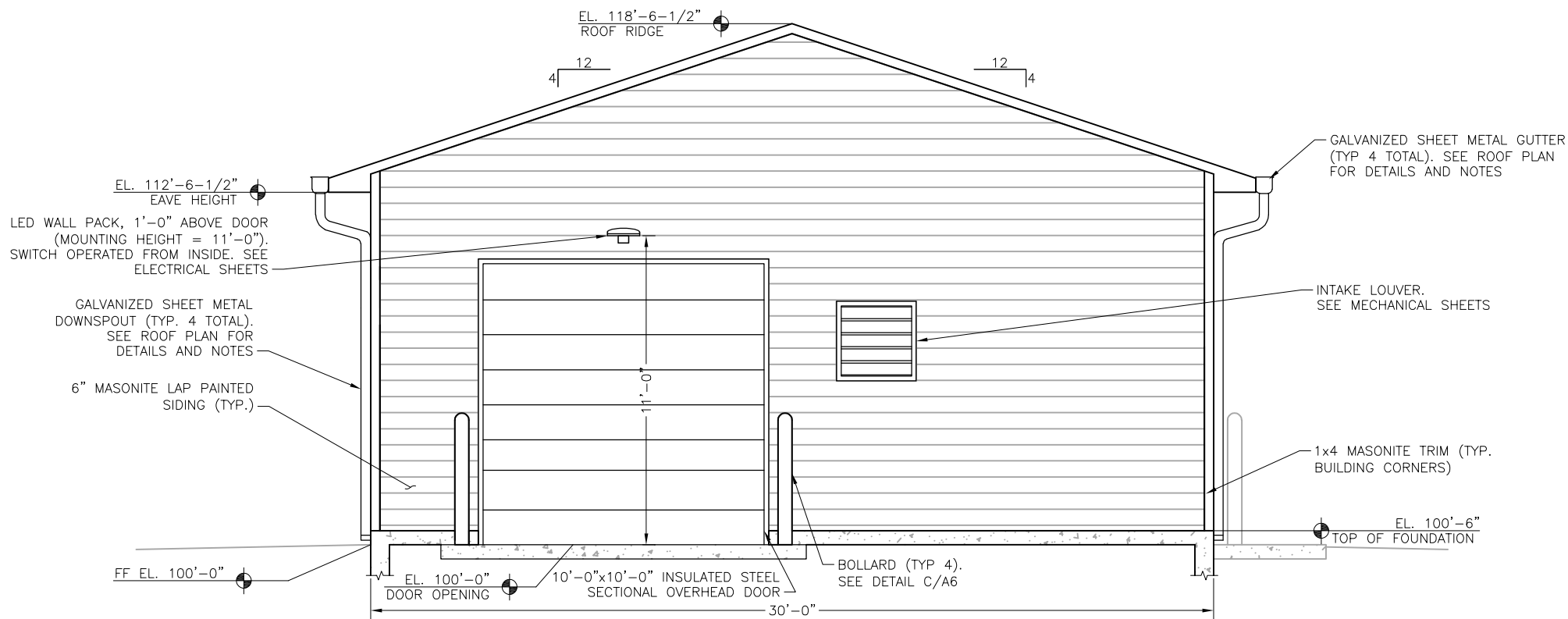
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DSXW1 LED
Rev. 2/05/20

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



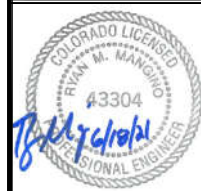
SOUTH ELEVATION
11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

- 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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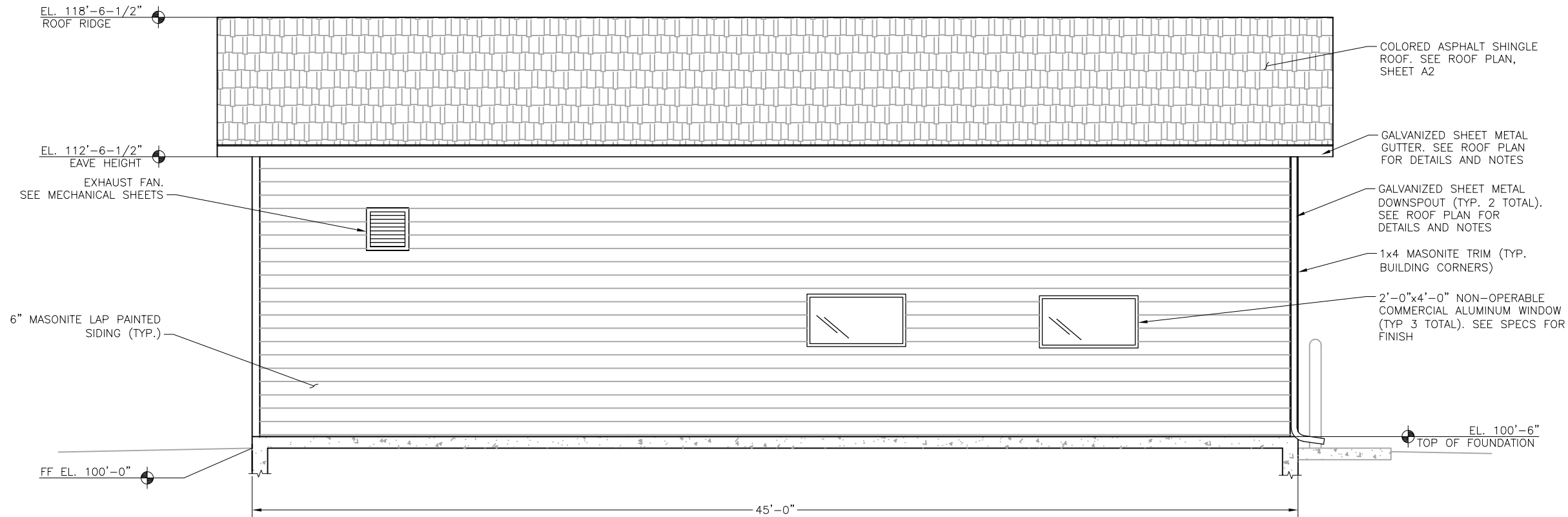
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COMPLETE

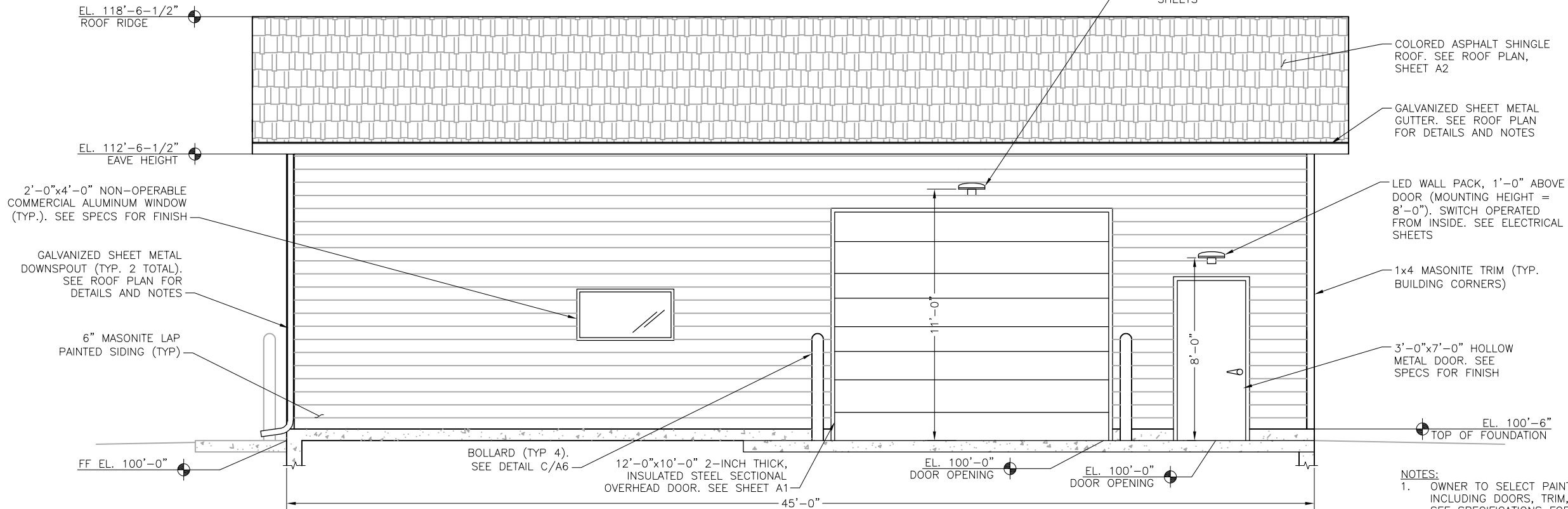


Project No.: 311.02
Date: 06/18/21
Design: RMM
Drawn: SKG/ACH
Check: RMM

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



EAST 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.
 3. SUBMIT SHOP DRAWINGS FOR GUTTERS AND DOWNSPOUTS FOR APPROVAL PRIOR TO FABRICATION.

PCD File No. PPR-21-020

SADDLEHORN RANCH
OVERALL WATER SYSTEM
EAST/WEST BUILDING ELEVATIONS

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Date: 06/18/21
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Drawn: SKG/ACH
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SHEET 4 OF 3