

Saddlehorn Ranch Subdivision Preliminary Plan

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO , STATE OF COLORADO.

Legal Description:

PARCEL 21:

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, S00°42'25"E (BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, BEING MONUMENTED AT THE WESTERLY END BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A VAULT, STAMPED "PLS 17496", AND AT THE EASTERLY END BY A FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN A VAULT, STAMPED "LS 17496", AND MEASURED TO BEAR S89°59'26"E, A DISTANCE OF 5275.03 FEET), A DISTANCE OF 3490.37 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213021177, IN THE OFFICIAL RECORDS OF EL PASO COUNTY; SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE S00°42'25"E, CONTINUING ALONG SAID WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO.213113100, IN SAID OFFICIAL RECORDS, A DISTANCE OF 1647.65 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213043391, IN SAID OFFICIAL RECORDS; THENCE S89°33'10"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5289.71 FEET, TO A POINT LYING ON THE WEST LINE OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, N00°32'28"W, A DISTANCE OF 1645.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED AT RECEPTION NO. 213021177, IN SAID OFFICIAL RECORDS; THENCE N89°31'43"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 5284.95 FEET, TO THE POINT OF BEGINNING.

Per the Commitment for Title Insurance, issued by Land Title Guarantee Company, Order No. SC55073032, dated October 1, 2018.

Being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast Corner of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of said Section 3, S00°42'27" E (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502), a distance of 30.00 feet, to the POINT OF BEGINNING; thence continuing along said east line, S00°42'27" E, a distance of 5,435.28 feet, to the Southeast Corner of said Section 3, said point also being the Northeast Corner of Section 10, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of the North 1/2 of the North 1/2 of said Section 10, S00°19'54" W, a distance of 1,320.51 feet, to the North 1/16th Corner of said Section 10; thence leaving said east line and along the south line of the North 1/2 of the North 1/2 of said Section 10, S89°34'02" W, a distance of 2,642.78 feet, to the North-Center-Center 1/16th Corner of said Section 10; thence continuing along said south line, S89°34'07" W, a distance of 2,612.73 feet, to a point that is 30.00 feet distant from the North 1/16th Corner of said Section 10, said point also being a point on the east right-of-way line of Curtis Road; thence along said east right-of-way line and 30.00 feet parallel to the west line of said North 1/2 of the North 1/2 of said Section 10, N00°05'54" E, a distance of 1,319.14 feet, to a point that is 30.00 distant to the Northwest Corner of said Section 10, also being the Southwest corner of said Section 3; thence continuing along said east right-of-way line, along the following four (4) courses:

1. N00°32'28" W, a distance of 4,608.42 feet;
2. N89°27'32" E, a distance of 19.98 feet;
3. N00°32'28" W, a distance of 820.00 feet;
4. N44°46'13" E, a distance of 40.00 feet;

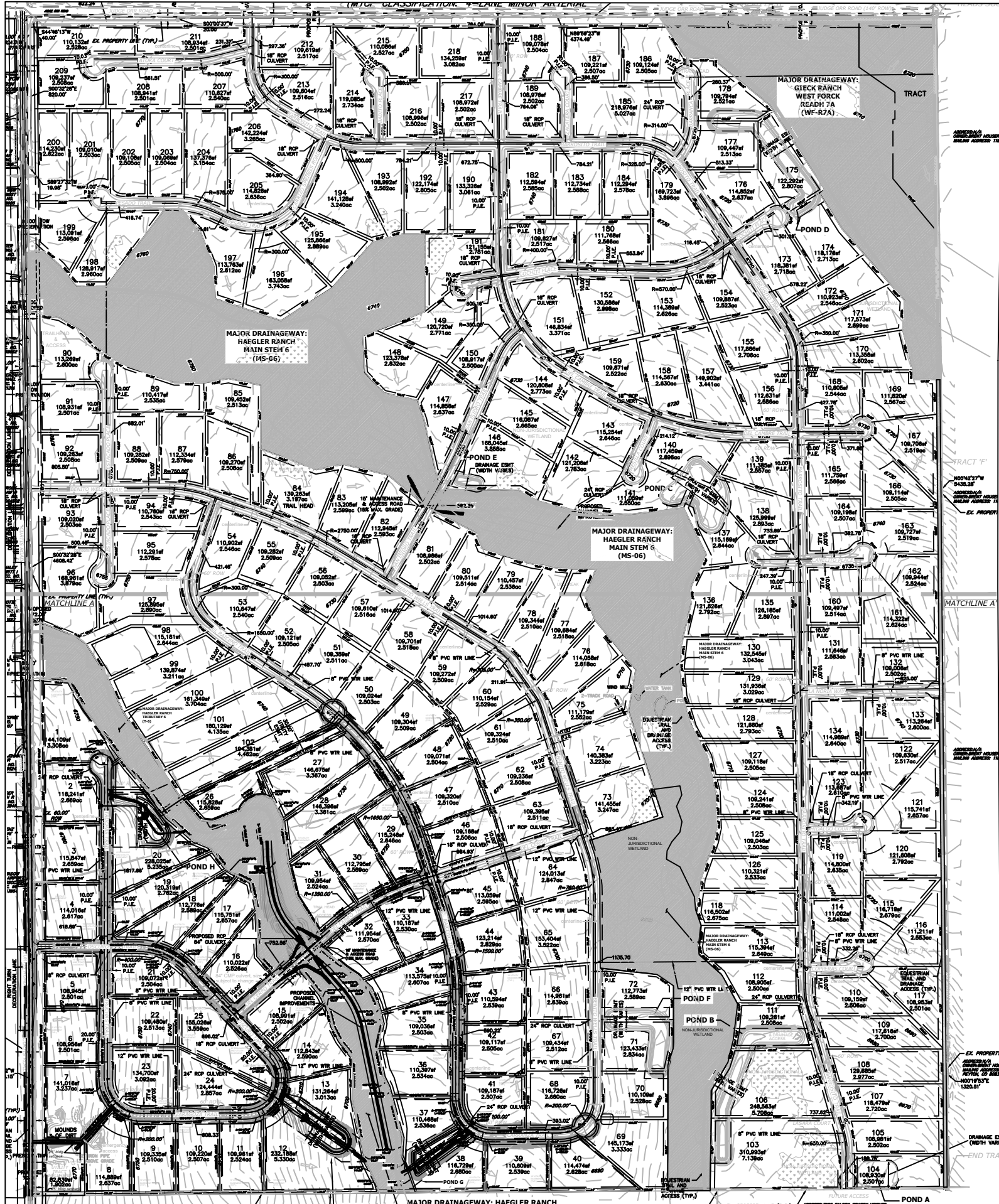
to a point on the south right-of-way line of Judge Orr Road, thence along said south right-of-way line, along the following three (3) courses:

1. S89°59'23" E, a distance of 822.24 feet;
2. N00°00'37" E, a distance of 20.00 feet;
3. S89°59'23" E, a distance of 4,374.49 feet;

to the POINT OF BEGINNING.

4. Containing 35,565,654 S.F. or 816.475 acres, more or less.

Saddlehorn Ranch / 824 Acre Curtis Road Subdivision



See plan sheets 2 and 3 for Phasing Plans
See plan sheets 4 and 5 for full scale Preliminary Plans

GENERAL NOTES

1. Floodplain statement: Portions of this site adjacent to Flagler Ranch tributary 2 are mapped within Zone A and portions of this site adjacent to Flagler Ranch tributaries 3 and 4 are mapped within Zone AE of the FEMA Floodplain Map No. 08041C0558G, dated December 7, 2018. Zone A indicates that Base Flood Elevations have not been determined. Zone AE indicates that Base Flood Elevations have been determined. The floodplain boundary depicted on the Preliminary Plan is conceptual only and subject to verification by FEMA through the CLOMR/LOMR process. The majority of the site is in the area of minimal flood hazard, Zone X.
2. Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose or collapsible soils, expansive soils, hydrocompaction, floodplain and drainage areas. A map of the hazard areas and proposed mitigation measures may be found in the Preliminary Soils, Geology, Geologic Hazard and Wastewater Study prepared by Entech Engineering Inc., dated April 29, 2019, and is held in the Saddlehorn (824 Acres) Preliminary Plan File (SP-19-006) at the El Paso County Planning and Community Development Department. The Final Plats will provide more detailed analysis and will identify any additional mitigation of additional no build areas.
3. Prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and for use in design of individual foundations, floor systems, subsurface drainage, and pavements, and/or if lot-specific recommendations are necessary to mitigate these conditions. If engineered foundations are required to address geological hazards, an engineered site plan will be required.
4. All Tracts are to be owned and maintained by the Saddlehorn Ranch Metropolitan District. Tracts include landscape easements, drainage tracts and open space tracts. Within these are stormwater facilities, detention ponds, utilities, fences, parks and recreational facilities, trails, mailbox clusters, and other uses. The Saddlehorn Ranch Metropolitan District will be responsible for enforcement of the Covenants, Conditions and Restrictions (CC&Rs) for the Saddlehorn Ranch Subdivision.
5. The CC&Rs for Saddlehorn Ranch will address land use and maintenance of common areas, permitted and accessory uses, architectural standards for principal and accessory structures, use and maintenance of easements within lots and common areas, external storage and parking, lot fencing and landscaping standards that address fire-wise criteria and encourage water conservation. Unless otherwise restricted by the CC&Rs, all accessory uses, buildings and structures must comply with requirements set out in Chapter 5 of the El Paso County Land Development Code, as amended.
7. All trails within the open space will be available for public use.
8. All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Department of Public Works except for landscape areas which shall be maintained by the Saddlehorn Ranch Metropolitan District.
9. Four (4) deviation requests have been submitted prior to the Final Plat submittal. The first is for a cul-de-sac length exceeding 1,600', which will tie into a roadway in a subsequent filing. The second is for Curtis Road (reduction in ECM required shoulder width from 8' to 2'). The third is for Judge Orr Road, a deviation is requested to leave the roadway configuration as it exists, rather than expanding it to 4 lanes. The fourth is for centerline radii on proposed Zaragoza Trail.
10. The Saddlehorn Ranch Subdivision overall density is .2 - .3 DU/ AC, on 816.475 Acres, for a total of 218 Units.
11. The phasing, development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market trends dictate. Utilities and improvements will be provided as needed for development.
12. Development of this property shall be in accordance with this Preliminary Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
13. Central Water services to be provided by the Saddlehorn Ranch Metropolitan District. Wastewater accommodated by on-site septic.
14. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
15. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities are located will be given easements as required.
16. Gas service shall be provided by Colorado Springs Utilities.
17. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
18. Public Utility Drainage Easements shall be provided on all lots as indicated on the drawings and/ or as shown within the details.
19. Per the Department of the Army Albuquerque District, Corps of Engineers Action No. SPA-2005-00801 dated May 16, 2011 the site does not contain any jurisdictional waters of the United States. Therefore, it will not require Department of the Army authorization under Section 404 of the Clean Water Act (CWA).
20. All mailbox design and locations (including Type 1, Type 2 and/ or Type 3) will be determined with each final plat and in coordination with the U.S. Postal Service. A Work in the Right-of-Way Permit and license agreement shall be obtained from the ECM Administrator to locate either Type 2 or Type 3 mailboxes within the County's right-of-way.
21. The lot layout is a graphic representation and preliminary in nature. The final lot layout will be depicted via Final Plat submittal.
22. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
23. All property within this subdivision is within the boundaries of the Falcon/Peyton Small Area Plan.
24. Approved Base Flood Elevations (BFEs) are required to be obtained for any plats in or within 300 feet of the floodplain in the northeast corner.
25. "Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicant and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply."

SETBACKS FOR RR-2.5 RURAL RESIDENTIAL LOTS

Maximum Lot Coverage: 10,900 square feet is the maximum impervious lot coverage on lots not draining to a full spectrum detention pond to comply with MS4 permit.
Front yard: Twenty-five (25) feet
Side yard: Fifteen (15) feet
Rear yard: Twenty-five (25) feet
Width at front setback line: Two hundred (200) feet
Maximum height: Thirty (30) feet
Minimum Lot Area: 2.5 Acres

STREETS

1. All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Department of Public Works except for landscape areas which shall be maintained by the Saddlehorn Ranch Metropolitan District.
2. All landscaping within the public rights-of-way will be maintained by the Saddlehorn Ranch Metropolitan District via a Development Agreement, License Agreement or Inter-Governmental Agreement.
3. All street names subject to change.
4. A Roadway Geometry Plan (RGP) has been added to be part of the Preliminary Plan submittal. It is a separate set of two (2) plan sheets. The RGP includes centerline geometry, proposed high points, proposed low points, lots, property lines, adjacent roadways, street names and roadway slopes.

SHEET INDEX

Cover Sheet Sheet 1
Phasing Plan (North) Sheet 2
Phasing Plan (South) Sheet 3
Site Plan (North) Sheet 4
Site Plan (South) Sheet 5

PHASING CHART

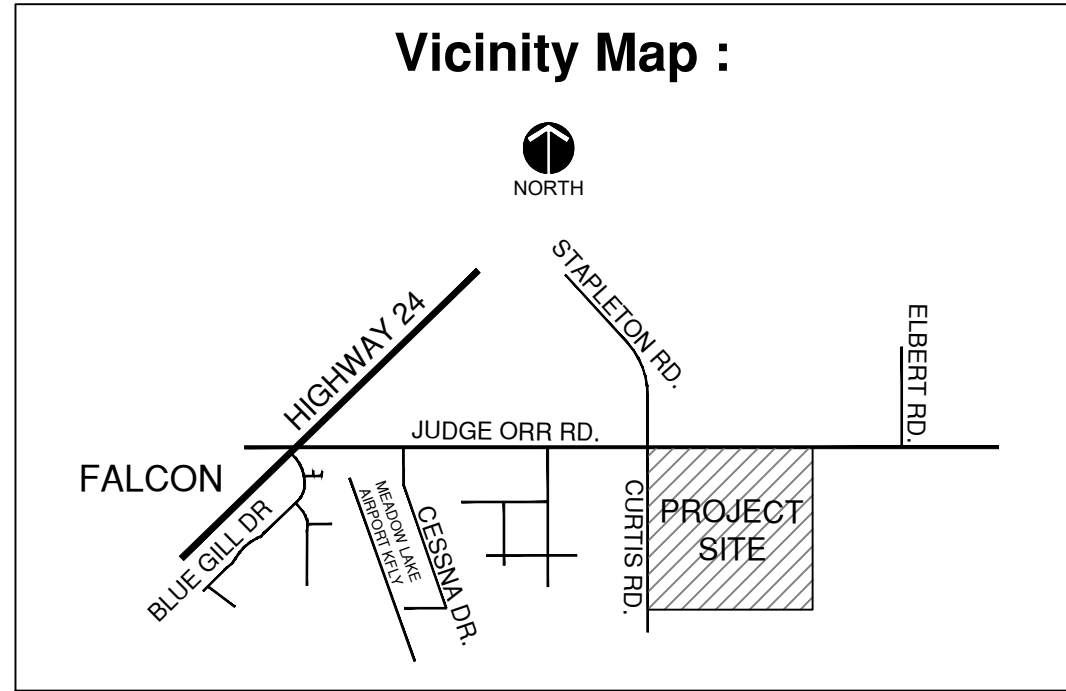
AREA	ACRES	DWELLING UNITS	GROSS DENSITY (DU/ AC)
PHASE 1	176.98	49	.277
PHASE 2	131.80	42	.319
PHASE 3	175.29	44	.251
PHASE 4	163.91	42	.256
PHASE 5	168.50	41	.243
TOTAL	816.48	218	.267

DEVELOPMENT DATA

EXISTING/ PROPOSED ZONING: RR-2.5 (RESIDENTIAL RURAL)	
TOTAL GROSS AREA: 816.475 Acres	218 Units
TOTAL SITE ACREAGE	816.475 AC.
GROSS DENSITY	.267 D.U./AC.
NET DENSITY (LESS R.O.W., PONDS, AND OPEN SPACE)	.357 D.U./AC.

LAND USE TABLE

TYPE OF USE	# ACRES	% OF PROPERTY	REQUIRED	PROVIDED
DETACHED SINGLE FAMILY LOTS (218 Units max)	608.98 AC	74.6%	N/A	
RIGHTS-OF-WAY	59.98 AC	7.3%	N/A	
PONDS (ponds are located within the lots)	13.19 AC	1.6%		
TRACT 'A' OPEN SPACE	13.02 AC			
TRACT 'B' OPEN SPACE	7.24 AC			
TRACT 'C' OPEN SPACE (includes 25.34 acres NUD**)	59.79 AC			
TRACT 'D' OPEN SPACE (includes 3.46 acres NUD**)	19.31 AC			
TRACT 'E' OPEN SPACE (includes 17.84 acres JD***)	31.03 AC			
TRACT 'F' OPEN SPACE	2.04 AC			
TRACT 'G' UTILITY TRACT	1.90 AC			
OPEN SPACE (ALL USES)	134.33 AC	16.5%		
TOTAL	816.48 AC	100%		



Owner:

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ATTN: Rob Fuller
Napa, CA 94558
Phone: 707-365-6891

Planner

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Surveyor

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Colorado Springs, Colorado 80903
Phone: 719-633-8533

Engineers and Consultants

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Colorado Springs, Colorado 80903
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JR ENGINEERING

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Colorado Springs, Colorado 80919
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SGM

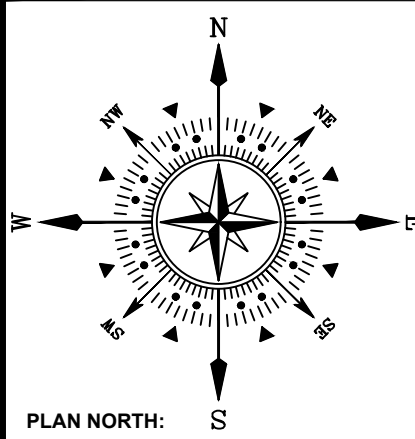
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Saddlehorn Ranch
Subdivision
Peyton, CO 80831
PLP

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

DATE:	BY:	DESCRIPTION:
09/18/2019	GEM	RESPOND TO INITIAL REVIEW COMMENTS
05/08/2020	GEM	RESPOND TO SECOND REVIEW COMMENTS
01/14/2021	GEM	TRACT 'G' CALLED OUT AS UTILITY TRACT
03/09/2021	GEM	DENVER BASIN WATER SUPPLY NOTE ADDED

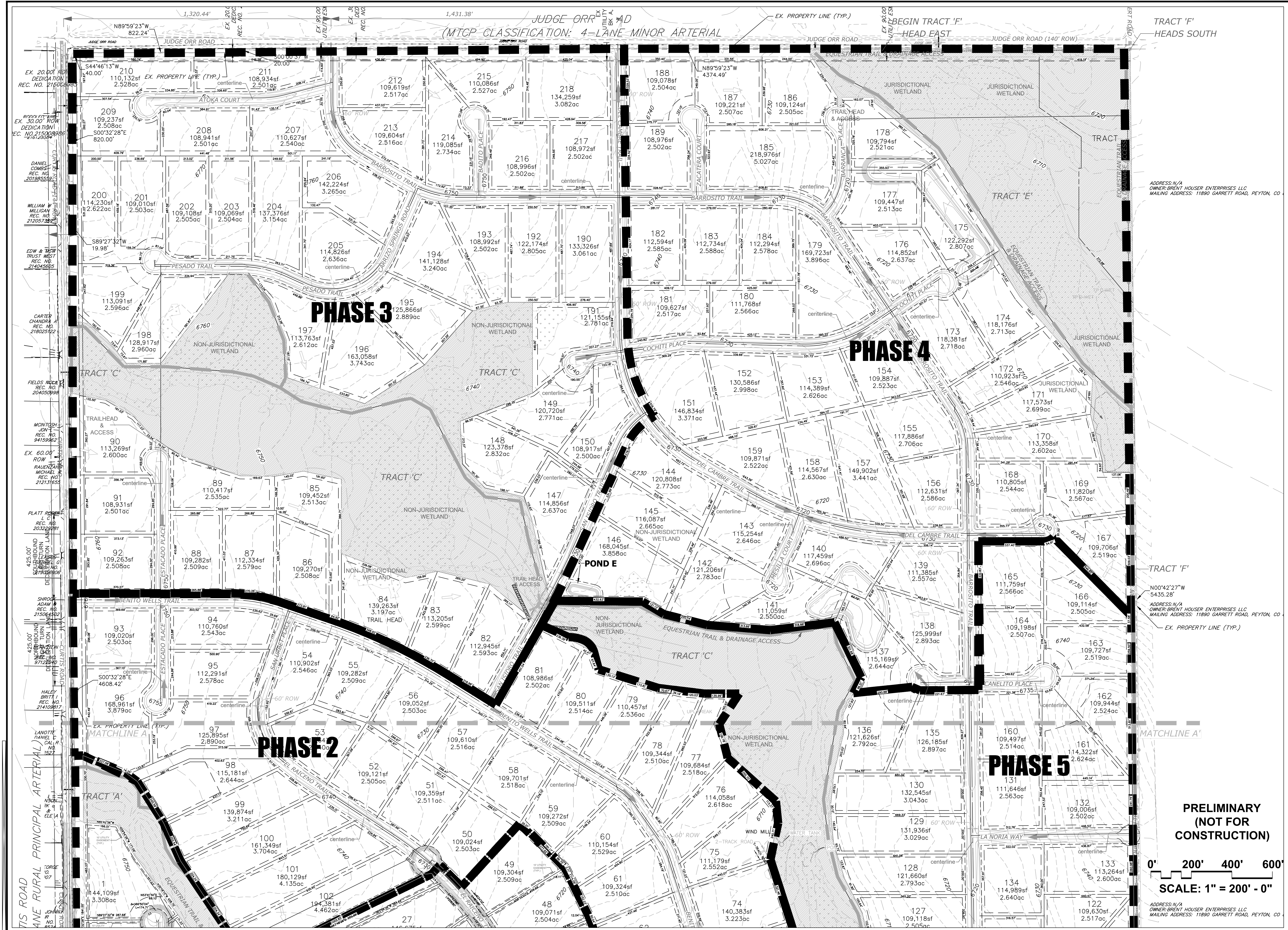
NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE:
COVER SHEET

SHEET NO.
1
1 of 5 SHEETS

FILE NO.
SP-19-006



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Saddlehorn Ranch Subdivision
Peyton, CO 80831
PROJECT NAME: Saddlehorn Ranch Subdivision
PROJECT ADDRESS: Peyton, CO 80831
PROJECT DESCRIPTION: PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
09/18/2019	GEM	RESPOND TO INITIAL REVIEW COMMENTS
05/08/2020	GEM	RESPOND TO SECOND REVIEW COMMENTS

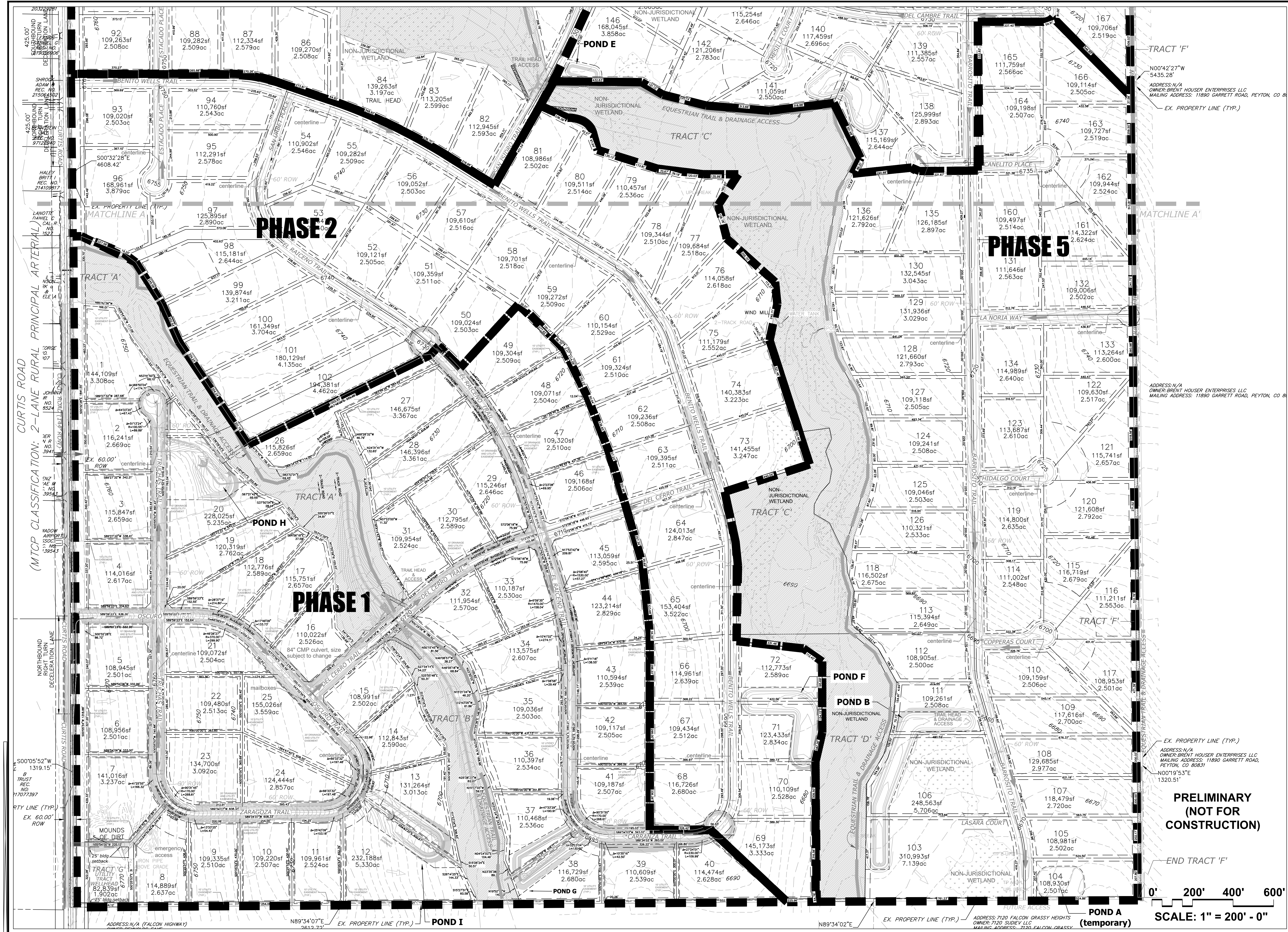
NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE: PHASING PLAN (NORTH)

SHEET NO. 2
2 OF 5 SHEETS

FILE NO. SP-19-006



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Saddlehorn Ranch Subdivision
Peyton, CO 80831
PLP

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
09/18/2019	GEM	RESPOND TO INITIAL REVIEW COMMENTS
05/08/2020	GEM	RESPOND TO SECOND REVIEW COMMENTS
01/14/2021	GEM	TRACT G IS SHOWN AS A UTILITY TRACT
01/14/2021	GEM	29 BLDG SETBACK ADDED TO UTILITY TRACT G

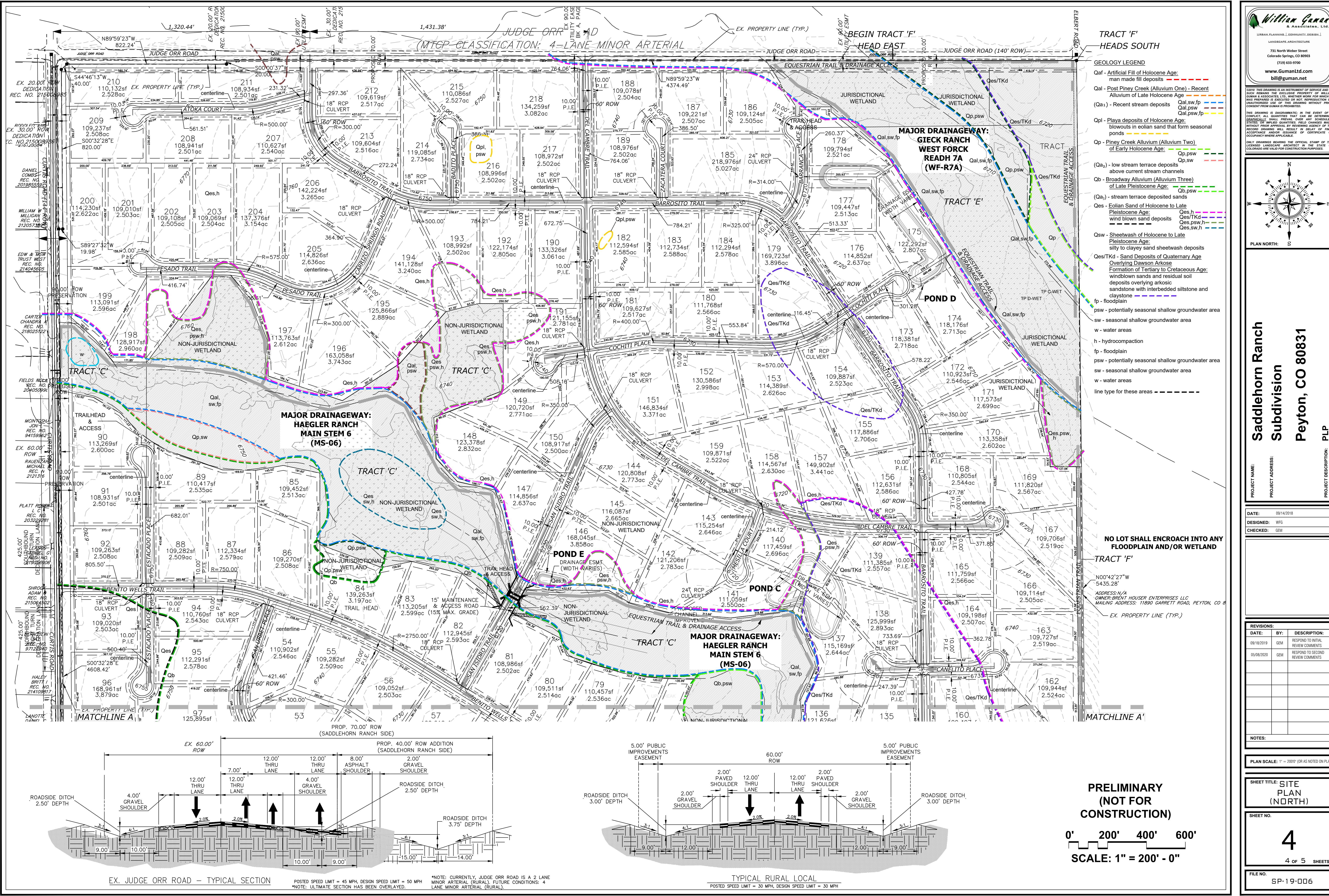
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SHEET TITLE:
PHASING PLAN (SOUTH)

SHEET NO.
3
3 OF 5 SHEETS

FILE NO.
SP-19-006



- TRACT 'F' HEADS SOUTH**
- GEOLOGY LEGEND**
- Qal - Artificial Fill of Holocene Age: man made fill deposits
 - Qal - Post Piney Creek (Alluvium One) - Recent Alluvium of Late Holocene Age
 - (Qa1) - Recent stream deposits
 - Qpl - Playa deposits of Holocene Age: blowouts in eolian sand that form seasonal ponds
 - Qp - Piney Creek Alluvium (Alluvium Two) of Early Holocene Age
 - (Qa2) - low stream terrace deposits above current stream channels
 - Qb - Broadway Alluvium (Alluvium Three) of Late Pleistocene Age
 - (Qa3) - stream terrace deposited sands
 - Qes - Eolian Sand of Holocene to Late Pleistocene Age: wind blown sand deposits
 - Qsw - Sheetwash of Holocene to Late Pleistocene Age: silty to clayey sand sheetwash deposits
 - Qes/Tkd - Sand Deposits of Quaternary Age: Overlying Dawson Arkose Formation of Tertiary to Cretaceous Age: windblown sands and residual soil deposits overlying arkosic sandstone with interbedded siltstone and claystone
 - fp - floodplain
 - psw - potentially seasonal shallow groundwater area
 - sw - seasonal shallow groundwater area
 - w - water areas
 - h - hydrocompaction
 - fp - floodplain
 - psw - potentially seasonal shallow groundwater area
 - sw - seasonal shallow groundwater area
 - w - water areas
 - line type for these areas - - - - -
- NO LOT SHALL ENCR OACH INTO ANY FLOODPLAIN AND/OR WETLAND**

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Peyton, CO 80831

PROJECT NAME: Saddlehorn Ranch Subdivision
PROJECT ADDRESS: Peyton, CO 80831
PROJECT DESCRIPTION: PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
09/18/2019	GEM	RESPOND TO INITIAL REVIEW COMMENTS
05/08/2020	GEM	RESPOND TO SECOND REVIEW COMMENTS

NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE: **SITE PLAN (NORTH)**

SHEET NO. **4**
4 OF 5 SHEETS

FILE NO. **SP-19-006**

EX. JUDGE ORR ROAD - TYPICAL SECTION

POSTED SPEED LIMIT = 45 MPH, DESIGN SPEED LIMIT = 50 MPH
NOTE: ULTIMATE SECTION HAS BEEN OVERLAPPED.

*NOTE: CURRENTLY, JUDGE ORR ROAD IS A 2 LANE MINOR ARTERIAL (RURAL). FUTURE CONDITIONS: 4 LANE MINOR ARTERIAL (RURAL).

TYPICAL RURAL LOCAL

POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH

PRELIMINARY (NOT FOR CONSTRUCTION)

0' 200' 400' 600'

SCALE: 1" = 200' - 0"

