

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

ELBERT ROAD

HWY 24

JUDGE ORR ROAD

CURTIS ROAD

E. WOODMEN ROAD

FALCON

FALCON HWY

OVERALL FUTURE SUBDIVISION

SITE (FUTURE TRACT G)

EX SCHEDULE: 4300000601

*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

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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				

100% COMPLETE

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

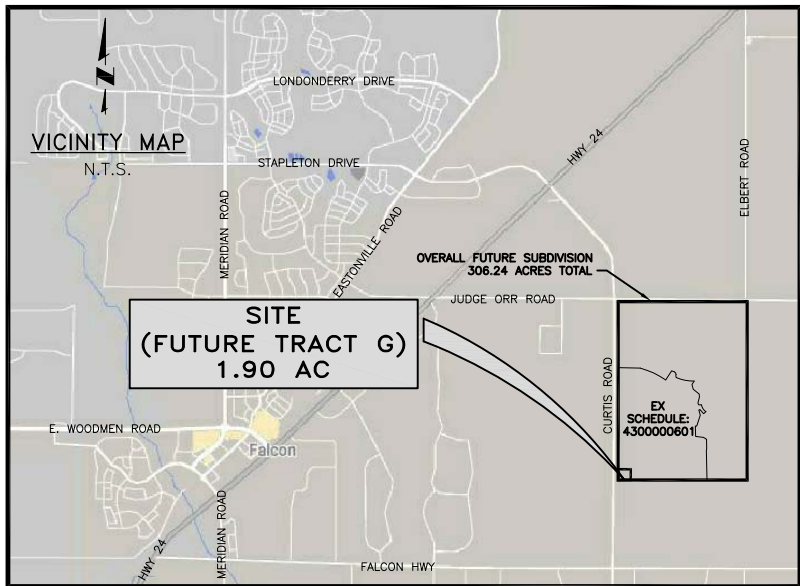
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LEGEND

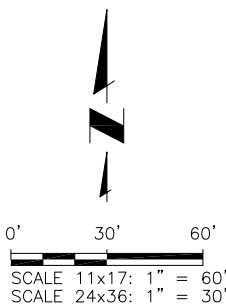
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	5540 PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	5541 PP CONTOURS-MINOR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

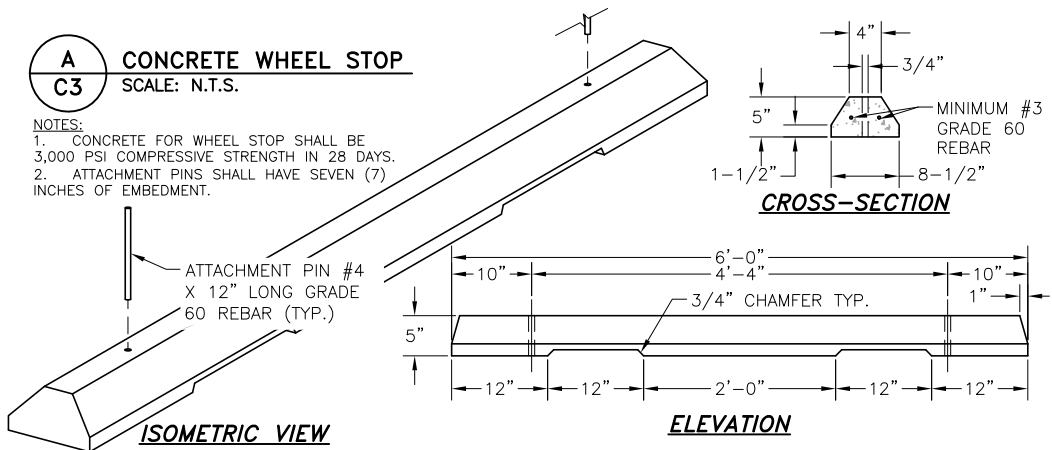


APPLICANT/PLAN PREPARER:
JDS-HYDRO CONSULTANTS, INC.
CONTACT: RYAN MANGINO, P.E.:
719-227-0072, EXT. 103
rmangino@jds-hydro.com



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

PRIVATE IDENTIFICATION
SIGNAGE ADHERED TO FENCE
(13"-15" W x 10" H±)

10' UTILITY
EASEMENT

EX WELL
HEAD
(TYP 2)

CONCRETE SLAB
TO HOUSE GENERATOR

BURIED BACKWASH/RECLAIM TANK
(SEE PROCESS SHEETS)

BURIED YARD PIPING
(SEE PROCESS SHEETS)

FIRE HYDRANT.
SEE SHEET C7

25' BUILDING SETBACK (TYP)

10' UTILITY EASEMENT

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

PRIVATE CLASS VI AGGREGATE
DRIVEWAY 4" DEEP

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

FUTURE EQUESTRIAN TRAIL
(SEE PRELIMINARY PLAN)

EX SITE FENCE
TO BE REMOVED
ALONG TRACT G SITE

PCD File No. PPR-21-020

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SADDLEHORN RANCH
OVERALL WATER SYSTEM
PROPOSED SITE PLAN

REVISIONS		DATE
NO.	DESCRIPTION	BY
1		
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

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

DS-HYDRO

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

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

100%
COMPLETE

COLORADO LICENSED
RYAN M. MANGINO
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Professional Engineer

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