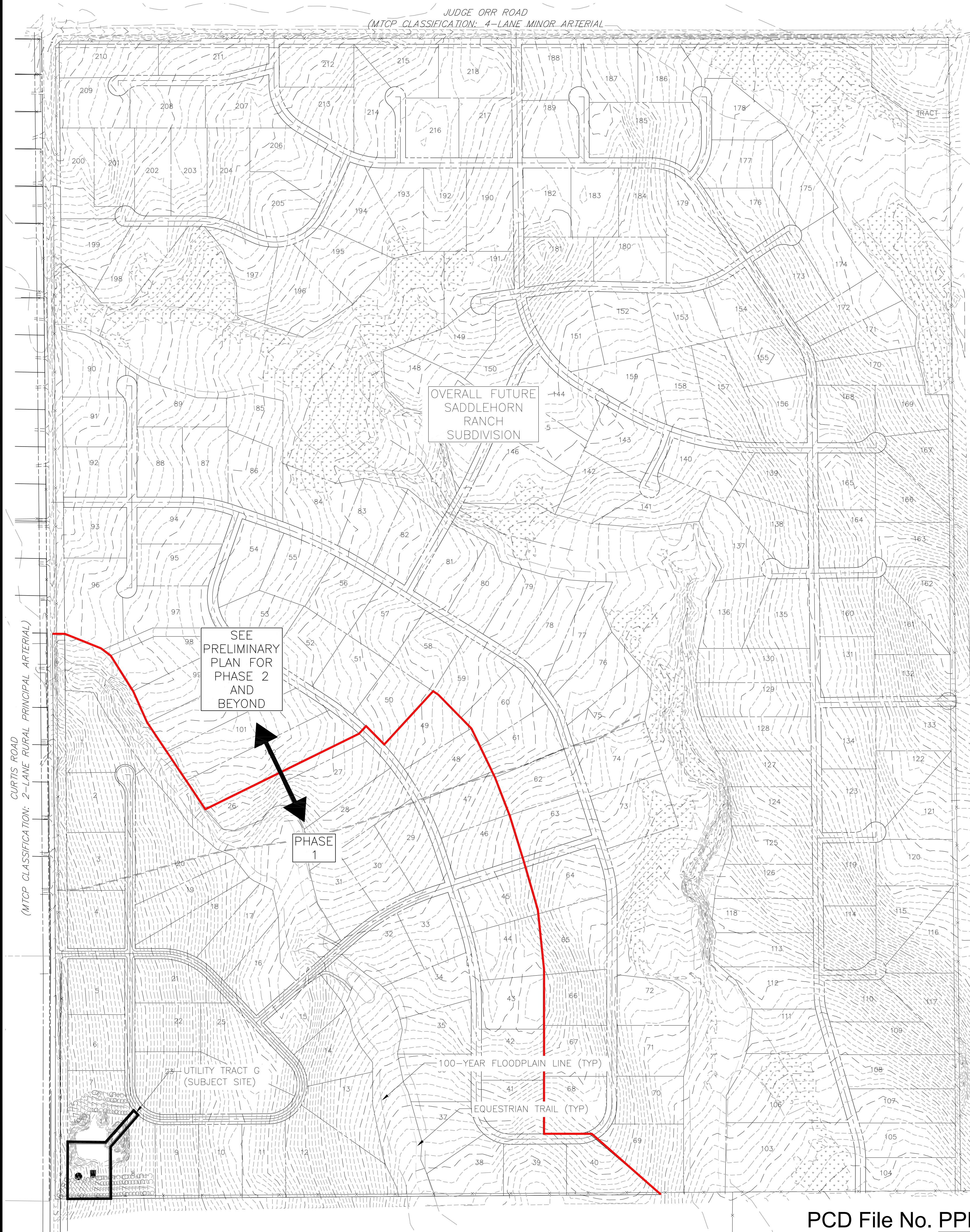
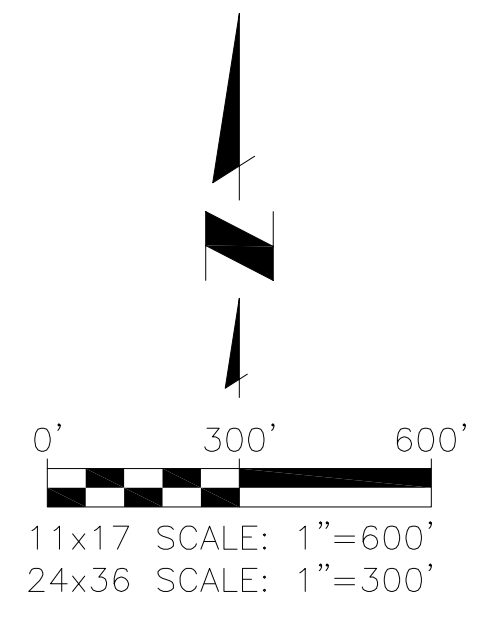


LEGEND			
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	PP CONTOURS-MINOR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



PCD File No. PPR-21-

SHEET 1 OF 1
C1

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

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

SADDLEHORN RANCH
OVERALL WATER SYSTEM
OVERALL SUBDIVISION PLAN

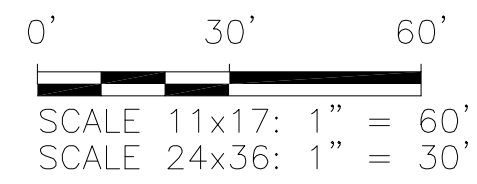
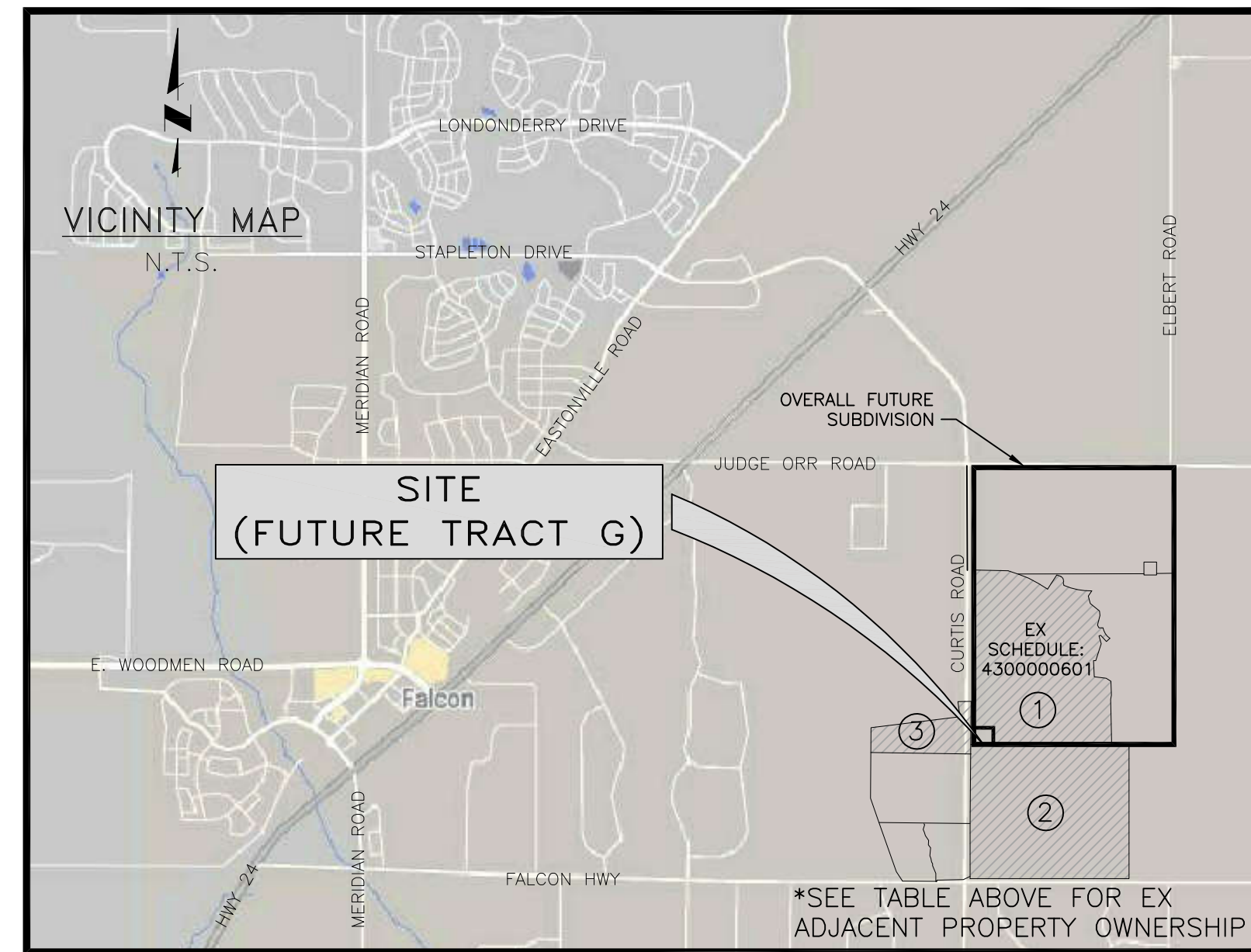
JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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.

2021/04/01 3:25 PM By: Shelby Gartin J:\JDS-Hydro\Project_Files\311_R01_Property_Group\311_02_Saddlehorn_Ranch_Subdivision\Drawings\Working\31102_1_Civil.dwg

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		
	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)



PCD File No. PPR-21-

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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.

SADDLEHORN RANCH
OVERALL WATER SYSTEM
OVERALL EXISTING SITE PLAN

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

PRELIMINARY

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

C2
SHEET 2 OF ---

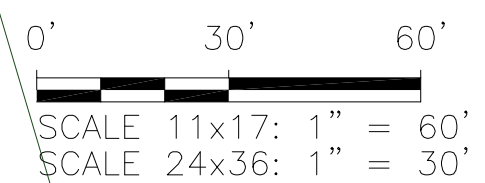
lighten contours as they make site plan difficult to read

change symbology as both are using the same symbology

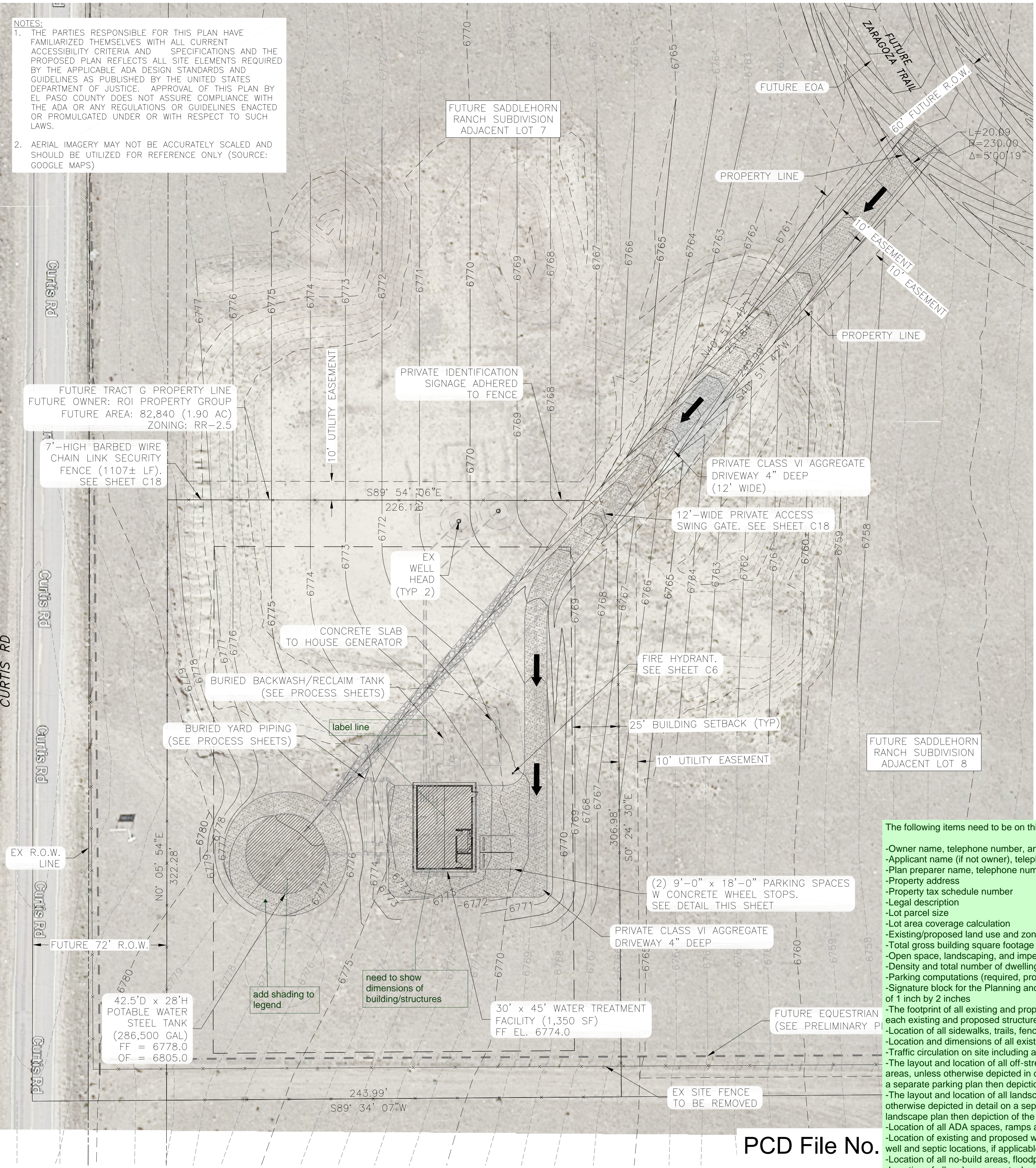
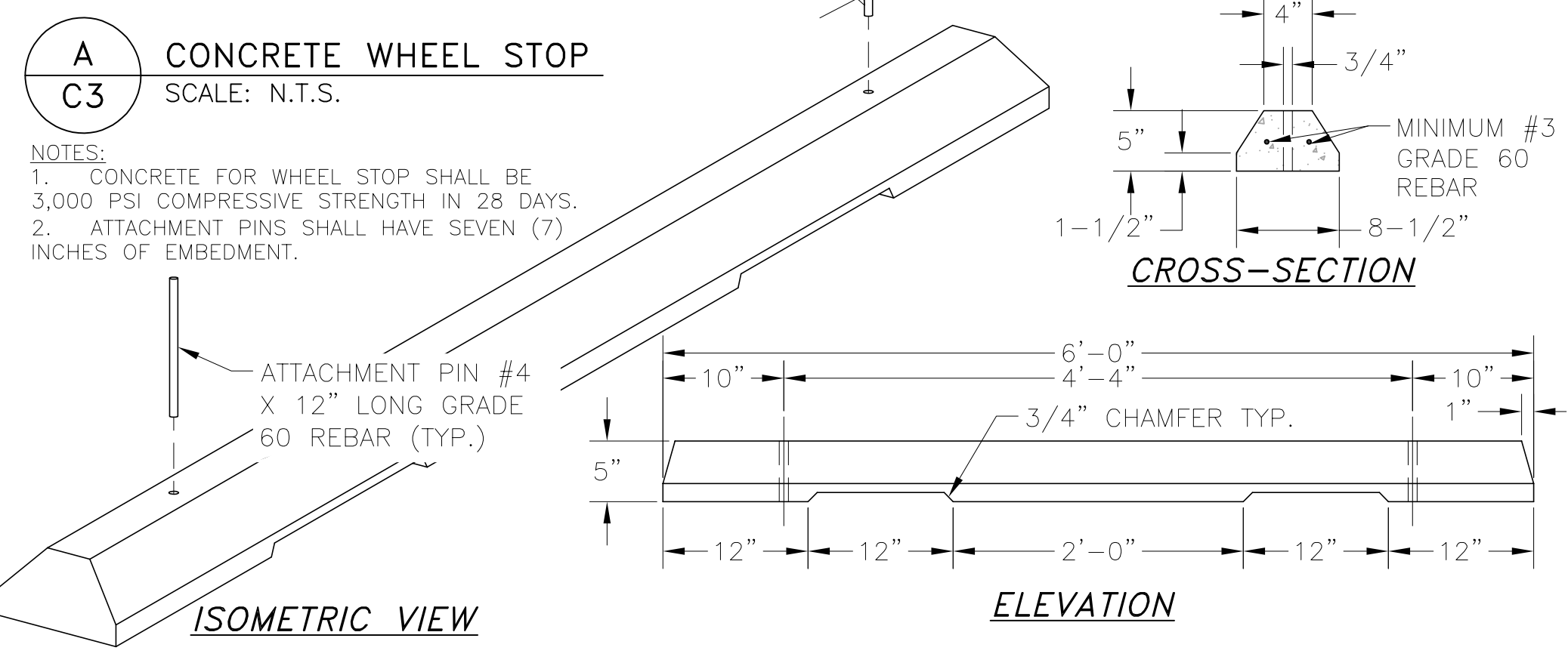
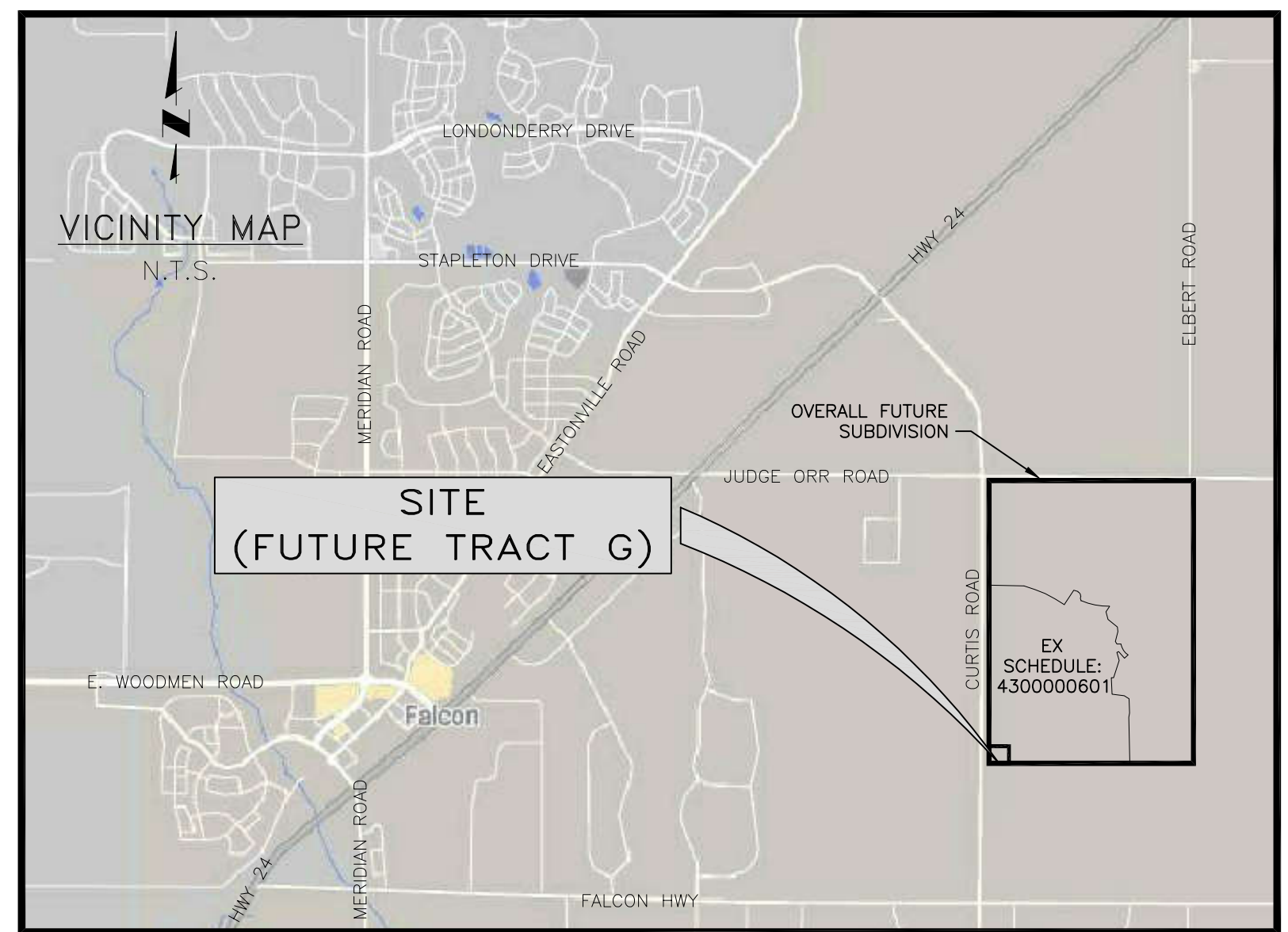
LEGEND			
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
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	PP CONTOURS-MINOR		DEVELOPED FLOW DIRECTION
	PP YARD PIPING		CHECK DAM
	PP FENCE		
	AREA OF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

PROPOSED COVERAGE (FUT. TRACT G):	SF	%
LOT	82,840	
STRUCTURES (TREATMENT PLANT & TANK)	2,813	3.4%
DRIVEWAY & PARKING	8,742	11%
PUBLIC STREET RIGHT-OF-WAY	232	8%
DEDICATED OPEN SPACE & LANDSCAPED AREA	8,054	286%
EX WELL HEADS (2)	6	0.0%
DENSITY	19,841	24.0%

is an ada space required?



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 SPECIFICATIONS 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. AERIAL IMAGERY MAY NOT BE ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS)

JDS-HYDRO CONSULTANTS, INC.
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SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 PROPOSED SITE PLAN

NO.	BY	APP.	DATE

The following items need to be on this site development plan:

- Owner name, telephone number, and email
- Applicant name (if not owner), telephone number, and email
- Plan preparer name, telephone number, and email
- Property address
- Property tax schedule number
- Legal description
- Lot parcel size
- Lot area coverage calculation
- Existing/proposed land use and zoning
- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage
- Density and total number of dwelling units (residential)
- Parking computations (required, provided, etc.)
- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site
- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.
- Location of all ADA spaces, ramps and signs, including ADA pathways
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure
- Any additional information required pursuant to any associated conditions of approval or plat notes.

PCD File No.

2021/04/01 3:25 PM By: Shelby Gartin J:\JDS-Hydro\Project Files\311 ROI Property Group\311-02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_1_Civil.dwg