SADDLEHORN RANCH - FILING 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,

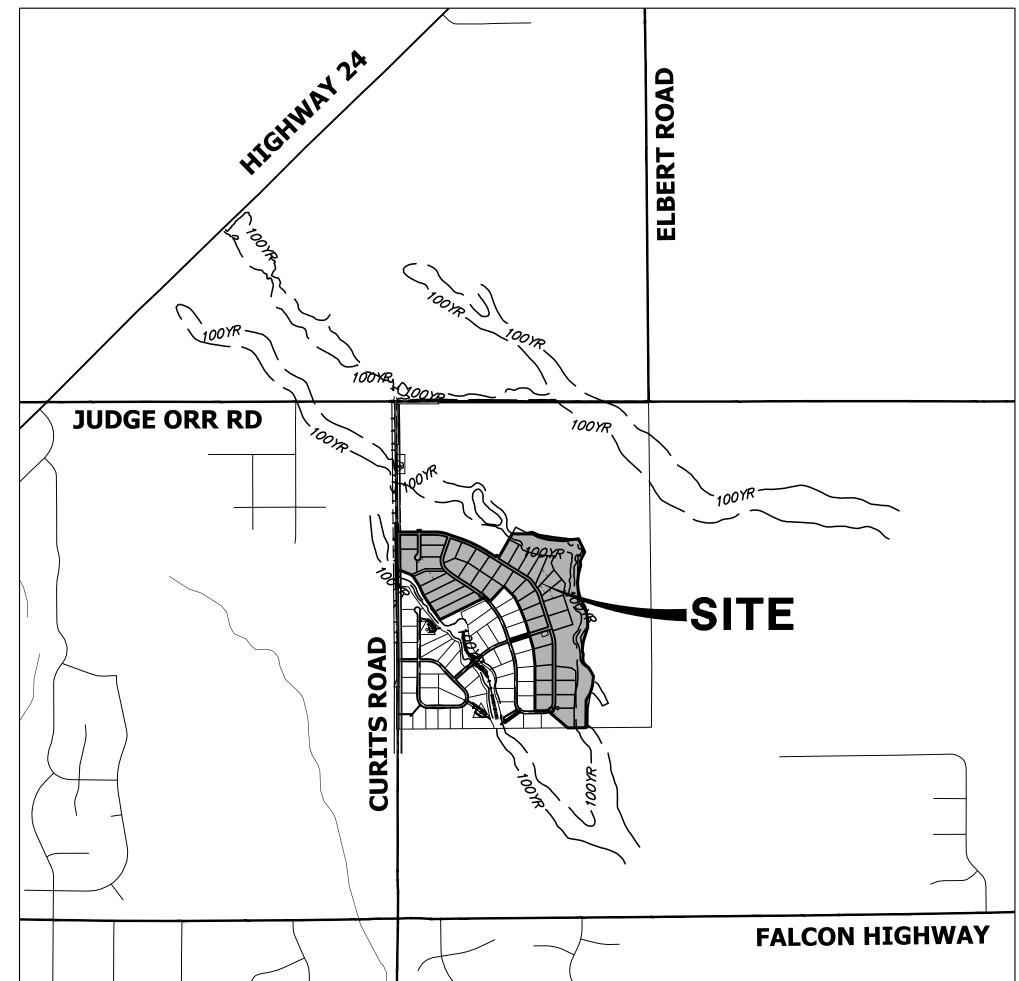
EL PASO COUNTY, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

ADDDEVIATIONS

	BREVIATIONS		
AC	ACRE	INT	INTERSECTION
AD		INV	
	AHEAD	IRR	
	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL	LB	POUND
\ CC '\	ENGINEERS ASSEMBLY	LE LF	LANDSCAPE EASEMENT LINEAR FOOT
433 I 4VE	AVENUE	LN	LANE
3B	BOX BASE	LOMR	
3K	BACK	ΙP	LOW POINT
BNDY	BOUNDARY	LS	LUMP SUM
30P		LT	LEFT
30V	BLOW OFF VALVE	MAX	
3FV	BUTTERFLY VALVE	M/D	
BLVD BW	BOULEVARD BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
ጋ የ ሃ ጊ&ናር	CURB & GUTTER	МН	
CATV		MIN	
СВ	CATCH BASIN	MS	
CBC		N	NORTH
CDOT	COLORADO DEPARTMENT OF	NRCP	NON-REINFORCED CONCRETE
200	TRANSPORTATION	000	PIPE
CDS	CUL-DE-SAC	ODP	
CF CFS CIP	CUBIC FOOT CUBIC FEET PER SECOND	OHE	OVERHEAD ELECTRIC OVERHEAD UTILITY
JIP JIP	COMPLETE IN PLACE	OHU PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF COMPOUND
	CONDITIONAL LETTER OF MAP		CURVATURE
	REVISION	PCR	POINT OF CURB RETURN
CLR	CLEAR	PDP	PRELIMINARY DEVELOPMENT
CMP	CORRUGATED METAL PIPE		PLAN
2005	CLEAN OUT	PE	
COCS	CITY OF COLORADO SPRINGS CONCRETE	PI PKWY	
CR	CIRCLE	PL	
CSP	CORRUGATED STEEL PIPE	PR	PROPOSED
CSU	COLORADO SPRINGS UTILITIES	PRC	POINT OF REVERSE CURVATUR
CT	COURT	PT	POINT OF TANGENCY
CTRB	CONCRETE THRUST REDUCER	PV	PLUG VALVE
.	BLOCK	PVC	POLYVINYL CHLORIDE
CY	CUDIC TARD	Γ.	KADIUS
DBPS		RCBC	REINFORCED CONCRETE BOX CULVERT
DE	STUDY DRAINAGE EASEMENT DIAMETER DUCTILE IRON PIPE DRIVE	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROAD
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DR _	DRIVE	RT	RIGHT
ORC	DESIGN REVIEW COMMITTEE DWELLING UNITS DAY EAST EACH ENERGY GRADE LINE ELEVATION ELECTRIC EDGE OF ASPHALT EL PASO COUNTY ELLIPTICAL RCP EASEMENT ESTIMATE EXISTING FINAL DEVELOPMENT PLAN	S	SOUTH
)U \~	DAY	STE	STEEL SANITARY SEWER
; :	FAST	SF	SANITARY SEWER SQUARE FOOT
Ā	EACH	ST	STREET
EGL	ENERGY GRADE LINE	STA	STATION
ΞL	ELEVATION	STM	STORM SEWER
ELEC	ELECTRIC	SY	SQUARE YARD
-OA	EDGE OF ASPHALI	SY-IN	SQUARE YARD INCH
LPC	EL PASO COUNTY	TB TBC	
SMT	FASFMENT	TBW	TOP BACK OF WALK
EST	ESTIMATE	TEL	TELEPHONE
ΞX	EXISTING	TEL TN	TON
DP	FINAL DEVELOPMENT PLAN	TOA	
-DR	FINAL DRAINAGE REPORT	TOB	
·ES	FLARED END SECTION	TOC TOF TOP	TOP OF CURB OR CONCRETE
· F	FINISHED FLOOR ELEVATION	TOP	TOP OF FOUNDATION TOP OF PIPE
-G -H	FIRE HYDRANT	TW	
-i'	FI OWI INF	TYP	
- FIL	FINAL DEVELOPMENT PLAN FINAL DRAINAGE REPORT FLARED END SECTION FINISHED FLOOR ELEVATION FINISHED GRADE FIRE HYDRANT FLOWLINE FILING FIBER OPTIC CABLE GRADE BREAK GAS EASEMENT GEOGRAPHIC INFORMATION SYSTEM	UDFCD	URBAN DRAINAGE AND FLOOD
-0	FIBER OPTIC CABLE		CONTROL DISTRICT
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	
315	GEOGRAPHIC INFORMATION	UGE	UNDERGROUND ELECTRIC
GL	SYSTEM GAS LINE	VCP	VITRIFIED CLAY PIPE VERTICAL POINT OF CURVATU
3L 3PS	GLOBAL POSITIONING SYSTEM	VCP VPC VPI	VERTICAL POINT OF CORVATO VERTICAL POINT OF
3V	GATE VALVE		INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VPT	VERTICAL POINT OF TANGENC
HC	HANDICAP	VTC	VEHICLE TRACKING CONTROL
1DC	HIGH DEFLECTION COUPLING	W	WEST
IDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL HMA	HYDRAULIC GRADE LINE HOT MIX ASPHALT	WAD	WATER MAIN
AMH AOH	HOME OWNERS ASSOCIATION	WRD	WATER RESOURCES DEPARTMENT
10A 1P	HIGH POINT	WS	WATER SURFACE
iR	HOUR	WSE	WATER SURFACE ELEVATION
_	INLET	WTR	WATER
Ε	IRRIGATION EASEMENT	YR	YEAR

YR YEAR



OWNER DEVELOPER

ENGINEER/SURVEYOR

CONTACTS:

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401

P~541-393-9043 ROI PROPERTY GROUP, LLC

2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700

ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6254

JR ENGINEERING, LLC

P~(719) 495-4050

FIRE PROTECTION DISTRICT FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831

DISTRICT SADDLEHORN RANCH METRO DISTRICT



BENCHMARK:

THE VERTICAL DATUM IS BASED OFF AN OPUS SOLUTION RAN ON CONTROL POINT #100 (NO. 4 REBAR) AND IS ADJUSTED TO NGVD 1929, ELEVATION 6754.61.

BASIS OF BEARINGS

MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING NO0°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE



EL PASO COUNTY STATEMENT

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. 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.

JOSHUA PALMER, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER M DIRECT 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 MASTE TRANSPORTATION PLANS. SAID PLAN 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 AND SPECIFICATIONS.

25043

COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

IRRIGATION EASEMENT

- COVER SHEET NOTES

- STREET IMPROVEMENT PLAN AND PROFILE SIGNAGE PLAN

 WATER DISTRIBUTION PLAN OVERALL FIRE HYDRANT PLAN POND F GRADING PLAN

POND F LEVEL SPREADER DETAILS

OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK

GORRILA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET

EUGENE, OR 97401

DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT

SHEET 1 OF 41 JOB NO. **25142.04**

Provide signature

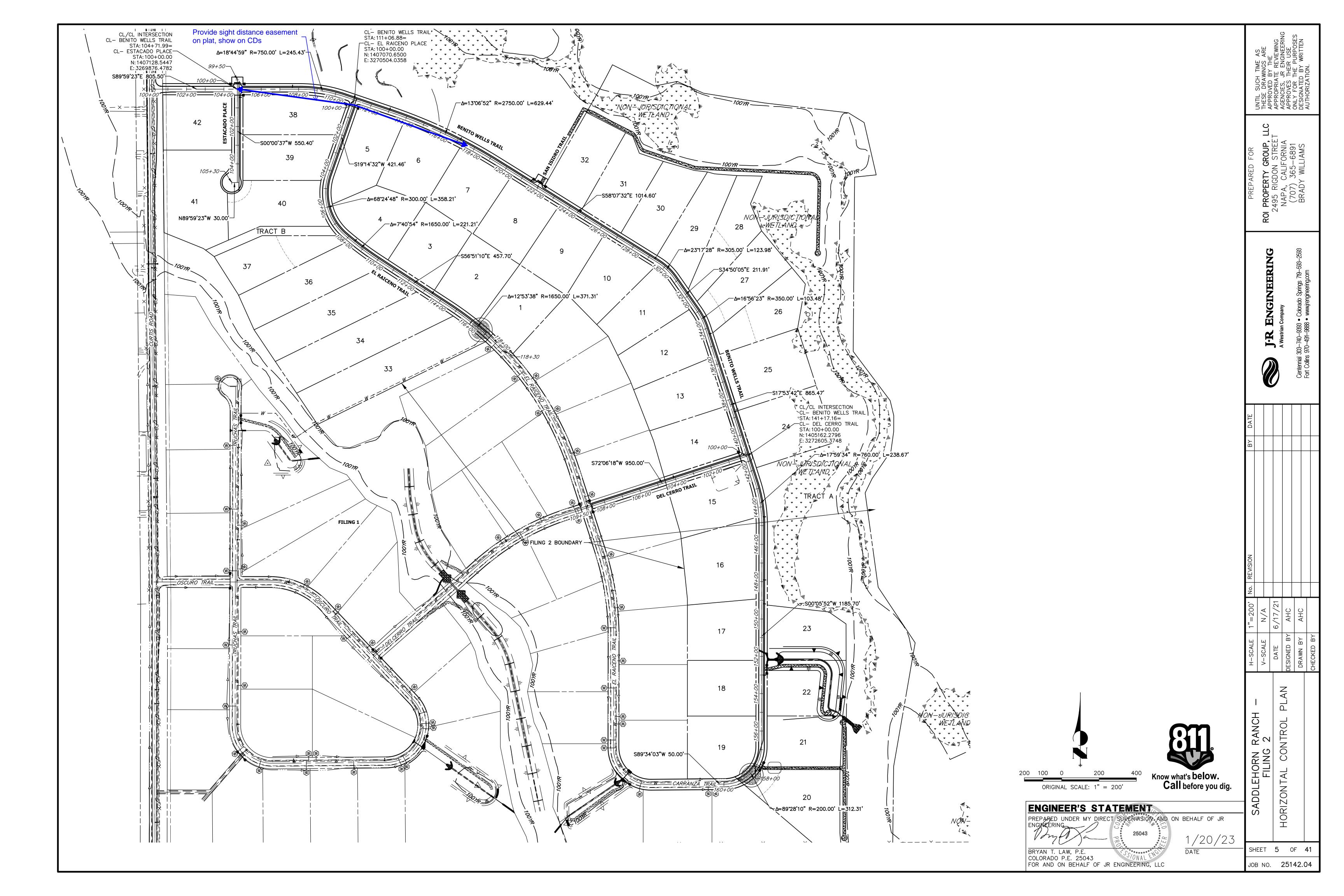
VICINITY MAP SCALE: 1" = 2000'SHEET INDEX

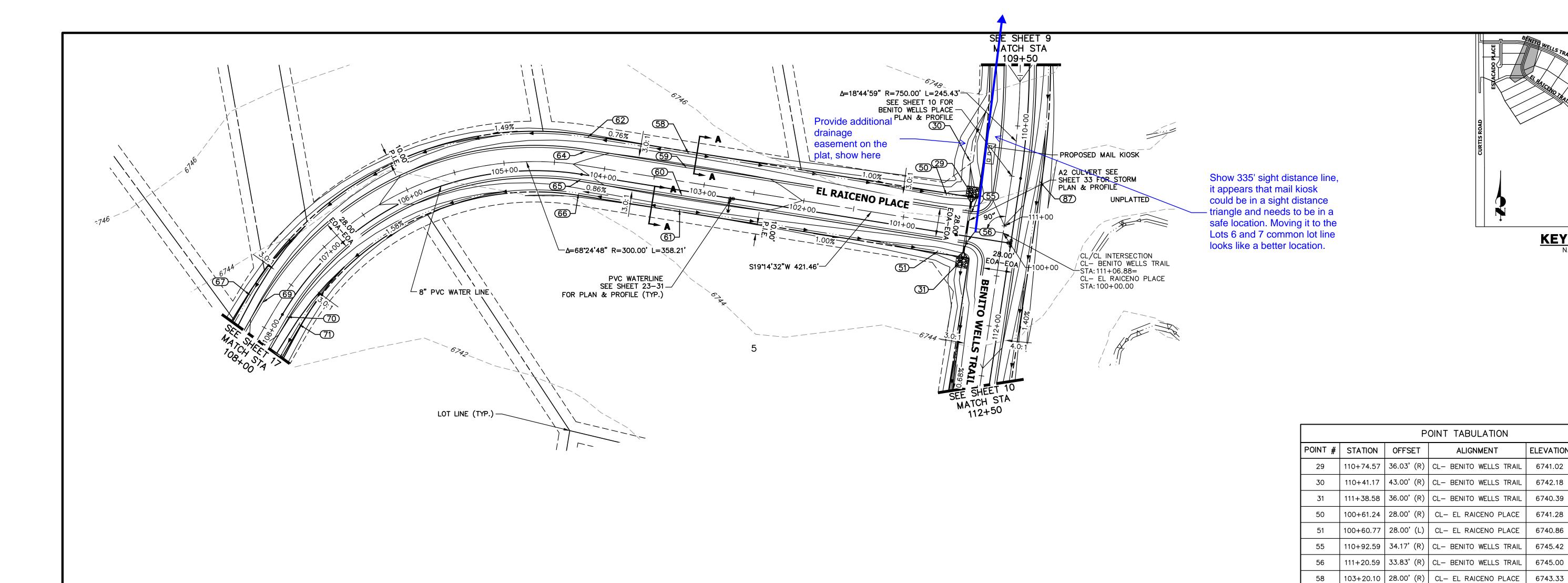
LEGEND - TYPICAL SECTIONS HORIZONTAL CONTROL PLAN DEMOLITION PLAN CURTIS ROAD PLANS

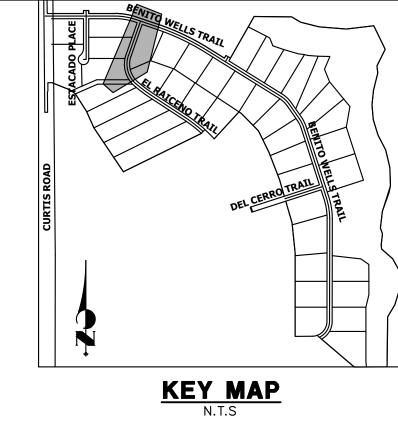
OVERALL UTILITY & SERVICE PLAN

33-34 - STORM SEWER PLAN AND PROFILE

- POND F OUTLET STRUCTURE DETAILS 39-41 - DETAILS







| ELEVATION | DESCRIPTION

END SWALE

SWALE GB

BEGIN SWALE

SWALE GB

SWALE GB

PCR

PCR

SWALE HP

HP

SWALE HP

PC

PC

PC

SWALE GB

PT

PΤ

SWALE GB

SWALE GB

BY DATE						
ВУ						
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o						
:50° No. REVISION	ָר ה ה	ا	7/21	QC QC	2	

STREET IMPROVEMENT NOTES

ALIGNMENT

103+20.10 | 14.00' (R) | CL- EL RAICENO PLACE | 6746.37

| 103+20.10 | 14.00' (L) | CL- EL RAICENO PLACE | 6746.37

| 103+20.10 | 28.00' (L) | CL- EL RAICENO PLACE | 6743.33

| 104+21.46 | 14.00' (R) | CL- EL RAICENO PLACE | 6745.82

| 104+21.46 | 14.00' (L) | CL- EL RAICENO PLACE | 6745.82

| 104+21.46 | 28.00' (L) | CL- EL RAICENO PLACE | 6742.78

| 107+79.67 | 28.00' (R) | CL- EL RAICENO PLACE | 6739.20

| 107+79.67 | 14.00' (R) | CL- EL RAICENO PLACE | 6742.24

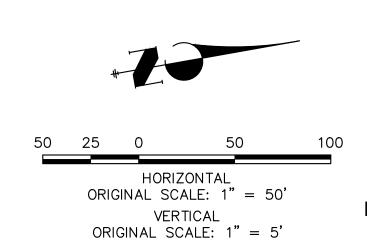
| 107+79.67 | 14.00' (L) | CL- EL RAICENO PLACE | 6742.24

| 107+79.67 | 28.00' (L) | CL- EL RAICENO PLACE | 6739.20

| 110+50.94 | 28.00' (L) | CL- BENITO WELLS TRAIL | 6743.35

62 | 104+21.46 | 28.00' (R) | CL- EL RAICENO PLACE | 6742.78

- ALL STATIONING IS Q, UNLESS OTHERWISE NOTED.
 ALL PROFILE ELEVATIONS ARE Q, UNLESS OTHERWISE NOTED.
 ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE
- 4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- 5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED. 6. SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND
- SECTION B-B DIMENSIONS AND DETAILS. 7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
- 8. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



Know what's below. Call before you dig.

NGINEER'	S STATEMENT	
REPARED UNDER	MY DIRECT SUPERWISION AND	
LOWERDING		

BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC

ER MY DIRECT	PERWISION	AND ON	BEHALF OF	JR
	25043			
/\a	20040		1/20	/2

SHEET 16 OF 41 JOB NO. **25142.04**

IMPROVEMEN AND PROFILE

EHORN FILING

ADDL

CL- EL	RAICENO	PLACE PROFILE	
STA 1	.00+00.00	TO 108+00.00	

0					LP STA: 100+80 LP EL: 6744.9	36
~					VPI STA: 100+6 VPI EL: 6744.6 K: 33.33	3.71 62 =
5 🖳		m	HP STA: 103+16.43 HP EL: 6746.65 VPI STA: 103+16.43 VPI EL: 6747.15	<u> </u>	100.00° VC	6755 % 8
S S		44-16.4 4.0 4.0	VPI EL: 6747.15 K: 100.00 200.00' V€	21-16.4	101+13.	A: 100+13.71 6745.62 100+60.00 45.90 24 50 8ENITO WELL INTERSECTION STA: 100+00.
0		STA: 104+16 EL: 6746.15		. 6746.15	STA: 16	CEL: 6745.62 CB STA: 100+13 CB STA: 100+60 EL: 6745.90 20 DENITO W INTERSECTOR
	PROP. GRADE @			PC ST	1	STA: 100+
STA: 108+00.00 EL: 6742.31	ALIGNMENT Q					EL: 6745.9
					1.00%	
-1.00%		EX. GRADE @ ALIGNMENT Q			18" RCP STM SWR	
0						6740