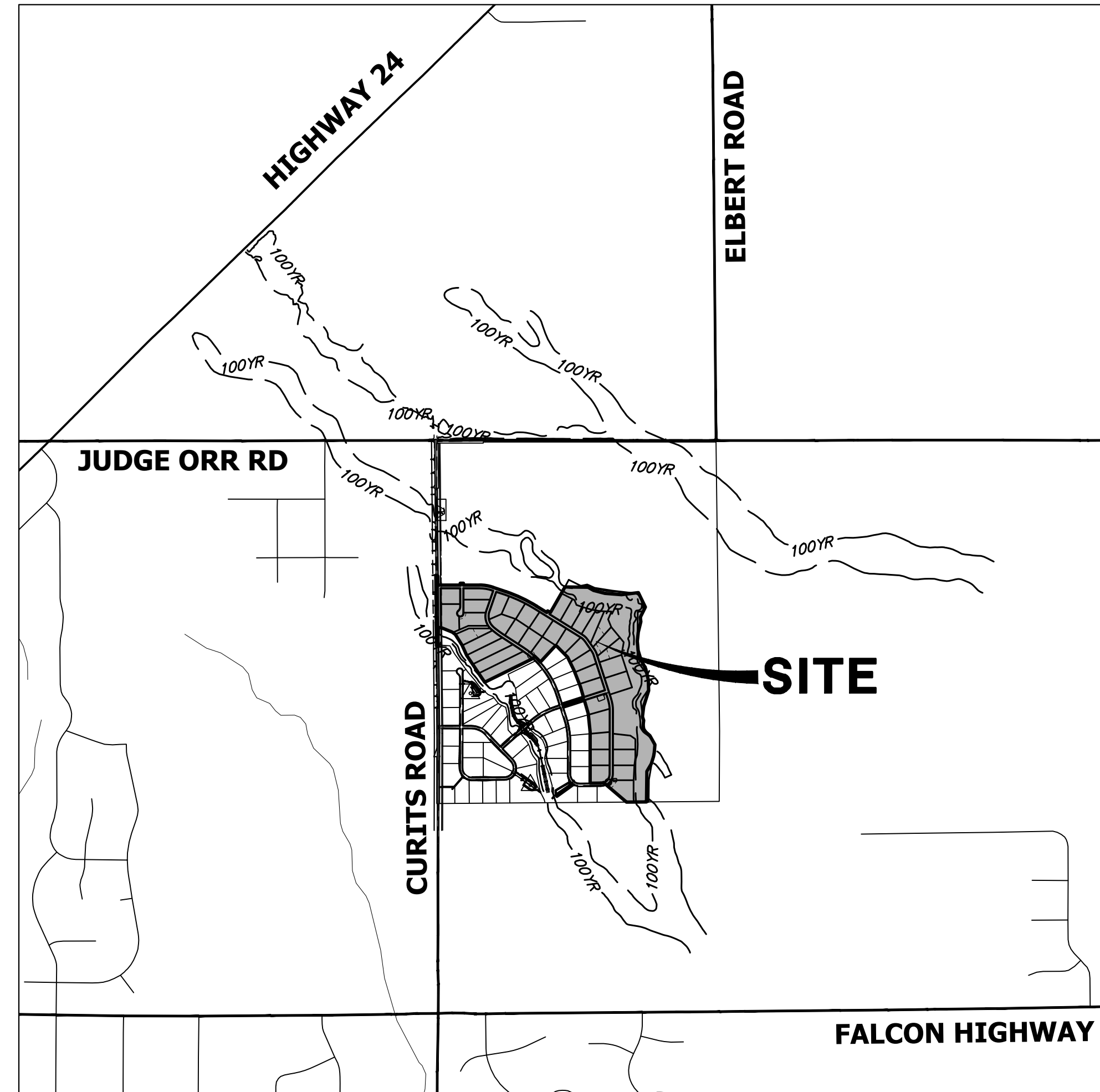


# SADDLEHORN RANCH - FILING 2

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**

## ABBREVIATIONS

AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASSY	ASSEMBLY	LE	LANDSCAPE EASEMENT
AVE	AVENUE	LF	LINEAR FOOT
BB	BOX BASE	LN	LANE
BK	BACK	LOMR	LETTER OF MAP REVISION
BNDY	BOUNDARY	LP	LOW POINT
BOP	BOTTOM OF PIPE	LS	LUMP SUM
BOV	BLOW OFF VALVE	LT	LEFT
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BLVD	BOULEVARD	M/D	MOISTURE DENSITY
BW	BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
C&G	CURB & GUTTER	MH	MANHOLE
CATV	CABLE TELEVISION	MIN	MINIMUM
CB	CATCH BASIN	MS	MOUNTABLE SIDEWALK
CBC	CONCRETE BOX CULVERT	N	NORTH
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NRCP	NON-REINFORCED CONCRETE PIPE
CDS	CUL-DE-SAC	ODP	OFFICIAL DEVELOPMENT PLAN
CF	CUBIC FOOT	OHE	OVERHEAD ELECTRIC
CFS	CUBIC FEET PER SECOND	OHU	OVERHEAD UTILITY
CIP	COMPLETE IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF COMPOUND CURVATURE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	PCR	POINT OF CURB RETURN
CLR	CLEAR	PDP	PRELIMINARY DEVELOPMENT PLAN
OMP	CORRUGATED METAL PIPE	PE	PROFESSIONAL ENGINEER
CO	CLEAN OUT	PI	POINT OF INTERSECTION
COCS	CITY OF COLORADO SPRINGS	PKWY	PARKWAY
CONC	CONCRETE	PL	PROPERTY LINE
CR	CIRCLE	PR	PROPOSED
CSP	CORRUGATED STEEL PIPE	PRC	POINT OF REVERSE CURVATURE
CSU	COLORADO SPRINGS UTILITIES	PT	POINT OF TANGENCY
CT	COURT	PV	PLUG VALVE
CTRB	CONCRETE THRUST REDUCER BLOCK	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DBPS	DRAINAGE BASIN PLANNING STUDY	RCBC	REINFORCED CONCRETE BOX CULVERT
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE PIPE ROAD
DIA	DIAMETER	RD	ROAD
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DR	DRIVE	RT	RIGHT
DRC	DESIGN REVIEW COMMITTEE	S	SOUTH
DU	DWELLING UNITS	STE	STEEL
DY	DAY	SAN	SANITARY SEWER
E	EAST	SF	SQUARE FOOT
EAL	EACH	ST	STREET
EL	ENERGY GRADE LINE	STA	STATION
ELEC	ELECTRIC	STM	STORM SEWER
EOA	EDGE OF ASPHALT	SY	SQUARE YARD
EPC	EL PASO COUNTY	SY-IN	SQUARE YARD INCH
ERCP	ELLIPTICAL RCP	TB	THRUST BLOCK
ESMT	EASEMENT	TBC	TOP BACK OF CURB
EST	ESTIMATE	TBW	TOP BACK OF WALK
EX	EXISTING	TEL	TELEPHONE
FDP	FINAL DEVELOPMENT PLAN	TN	TON
FDR	FINAL DRAINAGE REPORT	TOA	TOP OF ASPHALT
FES	FLARED END SECTION	TOB	TOP OF BOX
FF	FINISHED FLOOR ELEVATION	TCC	TOP OF CURB OR CONCRETE
FG	FINISHED GRADE	TOF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOWLINE	TW	TOP OF WALL
FL	FILING	TYP	TYPICAL
FO	FIBER OPTIC CABLE	UDFGD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	UTILITY & DRAINAGE EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	UGE	UNDERGROUND ELECTRIC
GL	GAS LINE	VCP	VITRIFIED CLAY PIPE
GPS	GLOBAL POSITIONING SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GV	GATE VALVE	VPI	VERTICAL POINT OF INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VPT	VERTICAL POINT OF TANGENCY
HC	HANDICAP	VTC	VEHICLE TRACKING CONTROL
HDC	HIGH DEFLECTION COUPLING	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL	HYDRAULIC GRADE LINE	WM	WATER MAIN
HMA	HOT MIX ASPHALT	WRD	WATER RESOURCES DEPARTMENT
HOA	HOME OWNERS ASSOCIATION	WS	WATER SURFACE
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
HR	HOUR	WTR	WATER
I	INLET	YR	YEAR
IE	IRRIGATION EASEMENT		



**SITE**

## VICINITY MAP

SCALE: 1" = 2000'

## SHEET INDEX

1	COVER SHEET
2	NOTES
3	LEGEND
4	TYPICAL SECTIONS
5	HORIZONTAL CONTROL PLAN
6	DEMOLITION PLAN
7-8	CURTIS ROAD PLANS
9-18	STREET IMPROVEMENT PLAN AND PROFILE
19-21	SIGNAGE PLAN
22	OVERALL UTILITY & SERVICE PLAN
23-31	WATER DISTRIBUTION PLAN
32	OVERALL FIRE HYDRANT PLAN
33-34	STORM SEWER PLAN AND PROFILE
35-36	POND F GRADING PLAN
37	POND F LEVEL SPREADER DETAILS
38	POND F OUTLET STRUCTURE DETAILS
39-41	DETAILS

## CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~541-393-9043
DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6254
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
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:

THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., 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 N00°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 EOM 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.

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

## ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY 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 MASTER 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 PLANS AND SPECIFICATIONS.

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

1/20/23  
DATE

## OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK 1/20/23  
DATE

GORILLA 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 DATE



Know what's below.  
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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.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

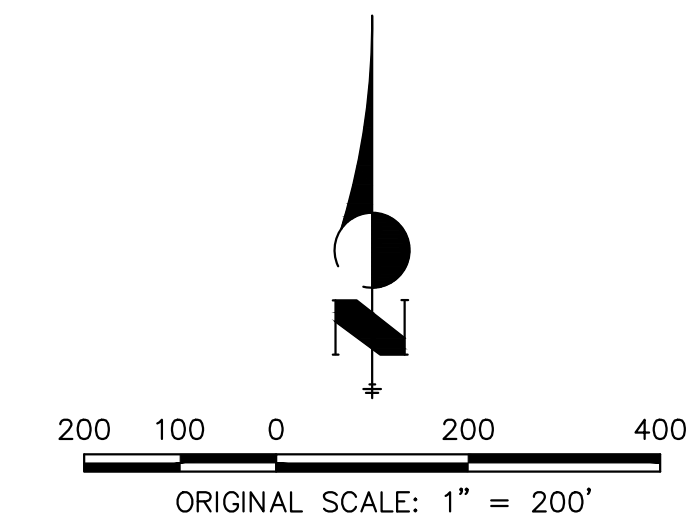
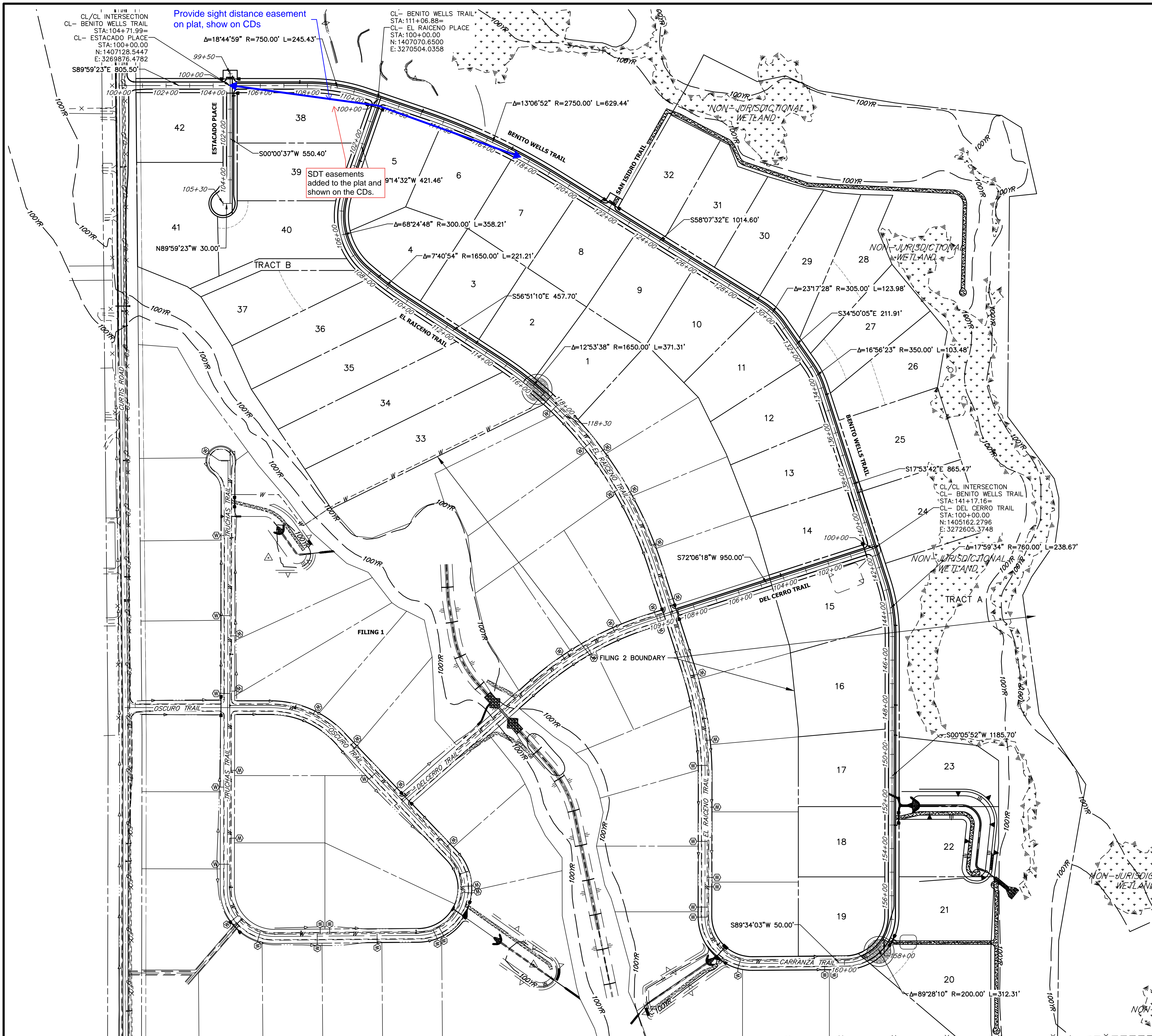
PREPARED FOR  
ROI PROPERTY GROUP, LLC  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

J.R. ENGINEERING  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=2000'		6/17/21	
			H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY
			N/A	N/A	MMC	MMC

SADDLEHORN RANCH -  
FILING 2  
COVER SHEET

SHEET 1 OF 41  
JOB NO. 25142.04




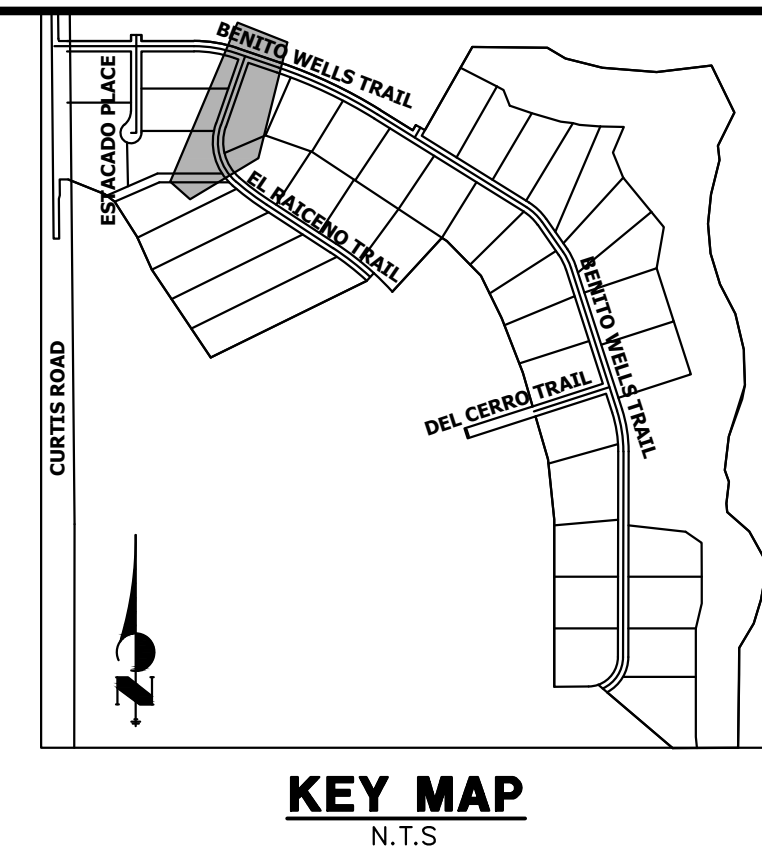
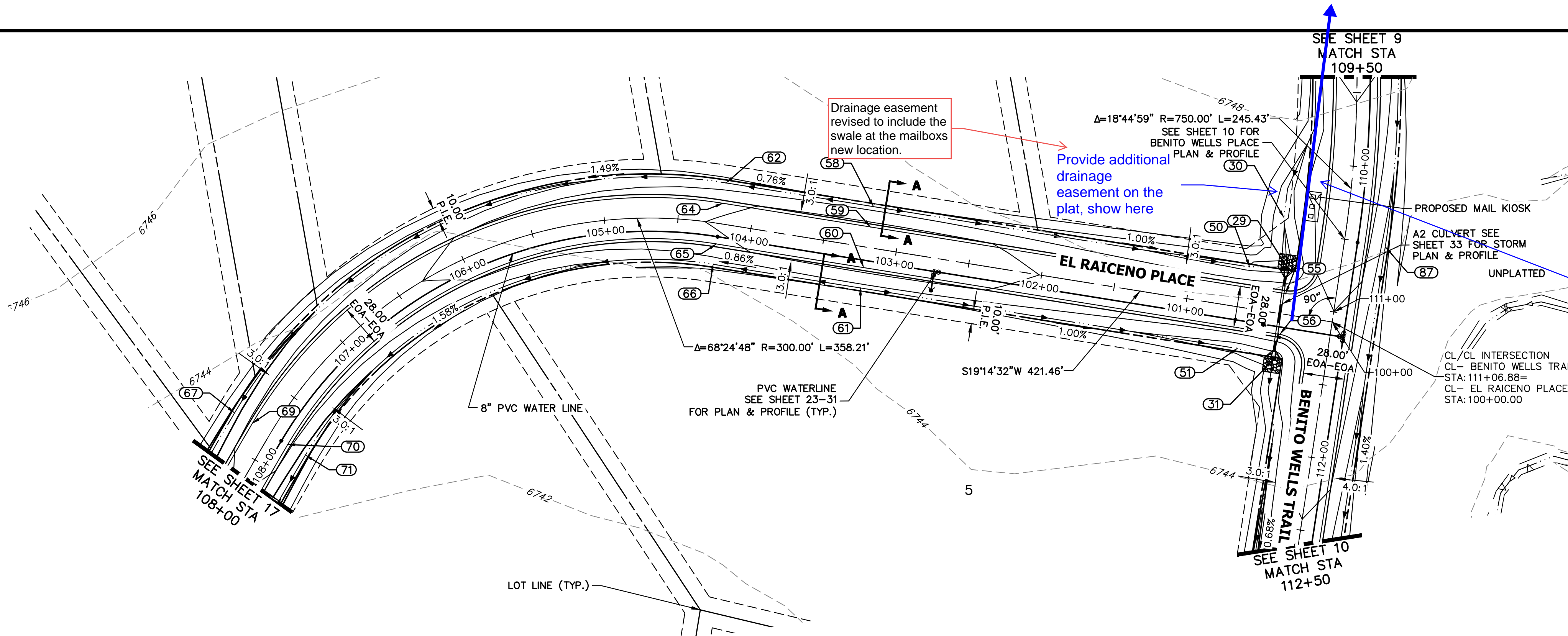
**811**  
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION, AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043  
 PROFESSIONAL ENGINEER  
 STATE OF COLORADO

1/20/23  
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
<b>J.R. ENGINEERING</b> A Westman Company  Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=200'
V-SCALE	N/A
DATE	6/17/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	
SADDLEHORN RANCH - FILING 2 HORIZONTAL CONTROL PLAN	
SHEET	5 OF 41
JOB NO.	25142.04



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

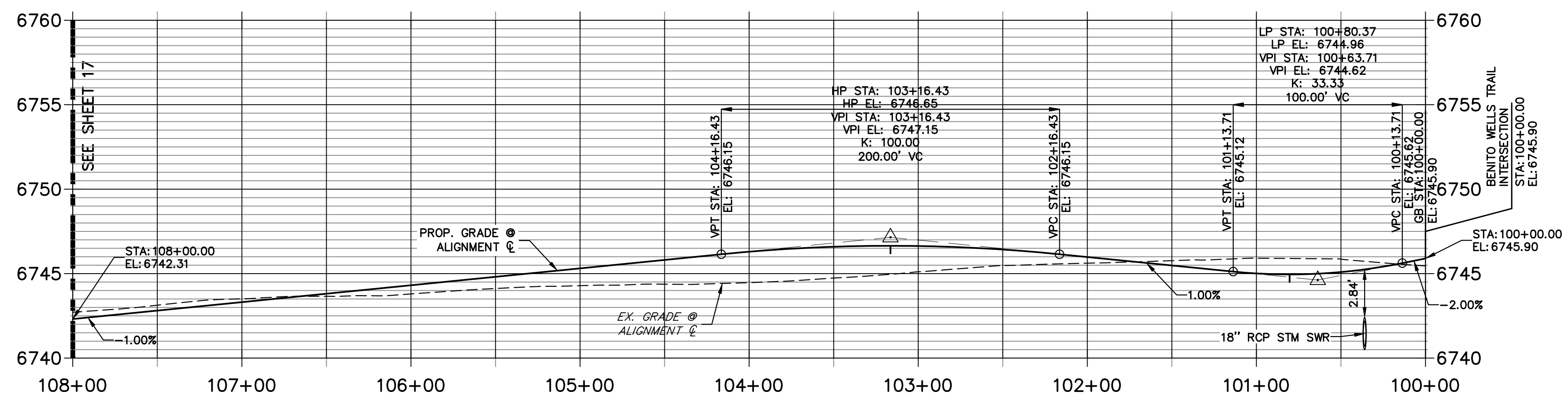
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

Sight distance triangles added to plans and mail box moved to recommended location.

Show 335' sight distance line, it appears that mail kiosk could be in a sight distance triangle and needs to be in a safe location. Moving it to the Lots 6 and 7 common lot line looks like a better location.

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
29	110+74.57	36.03' (R)	CL- BENITO WELLS TRAIL	6741.02	END SWALE
30	110+41.17	43.00' (R)	CL- BENITO WELLS TRAIL	6742.18	SWALE GB
31	111+38.58	36.00' (R)	CL- BENITO WELLS TRAIL	6740.39	BEGIN SWALE
50	100+61.24	28.00' (R)	CL- EL RAICENO PLACE	6741.28	SWALE GB
51	100+60.77	28.00' (L)	CL- EL RAICENO PLACE	6740.86	SWALE GB
55	110+92.59	34.17' (R)	CL- BENITO WELLS TRAIL	6745.42	PCR
56	111+20.59	33.83' (R)	CL- BENITO WELLS TRAIL	6745.00	PCR
58	103+20.10	28.00' (R)	CL- EL RAICENO PLACE	6743.33	SWALE HP
59	103+20.10	14.00' (R)	CL- EL RAICENO PLACE	6746.37	HP
60	103+20.10	14.00' (L)	CL- EL RAICENO PLACE	6746.37	HP
61	103+20.10	28.00' (L)	CL- EL RAICENO PLACE	6743.33	SWALE HP
62	104+21.46	28.00' (R)	CL- EL RAICENO PLACE	6742.78	PC
64	104+21.46	14.00' (R)	CL- EL RAICENO PLACE	6745.82	PC
65	104+21.46	14.00' (L)	CL- EL RAICENO PLACE	6745.82	PC
66	104+21.46	28.00' (L)	CL- EL RAICENO PLACE	6742.78	PC
67	107+79.67	28.00' (R)	CL- EL RAICENO PLACE	6739.20	SWALE GB
69	107+79.67	14.00' (R)	CL- EL RAICENO PLACE	6742.24	PT
70	107+79.67	14.00' (L)	CL- EL RAICENO PLACE	6742.24	PT
71	107+79.67	28.00' (L)	CL- EL RAICENO PLACE	6739.20	SWALE GB
87	110+50.94	28.00' (L)	CL- BENITO WELLS TRAIL	6743.35	SWALE GB

**CL- EL RAICENO PLACE PROFILE  
 STA 100+00.00 TO 108+00.00**



**STREET IMPROVEMENT NOTES**

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

50 25 0 50 100  
 HORIZONTAL  
 ORIGINAL SCALE: 1" = 50'

VERTICAL  
 ORIGINAL SCALE: 1" = 5'

**811**  
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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25043  
 1/20/23  
 DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SADDLEHORN RANCH -  
 FILING 2  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

SHEET 16 OF 41  
 JOB NO. 25142.04