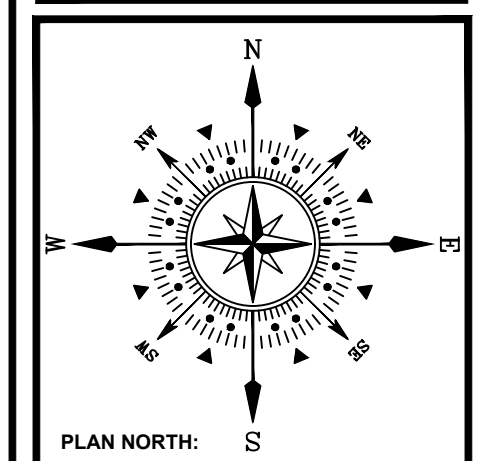


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PROJECT NAME: **Saddlehorn Ranch Subdivision**
 PROJECT ADDRESS: **Peyton, CO 80831**
 PROJECT DESCRIPTION: **PLP**

DATE: 09/14/2019
 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**

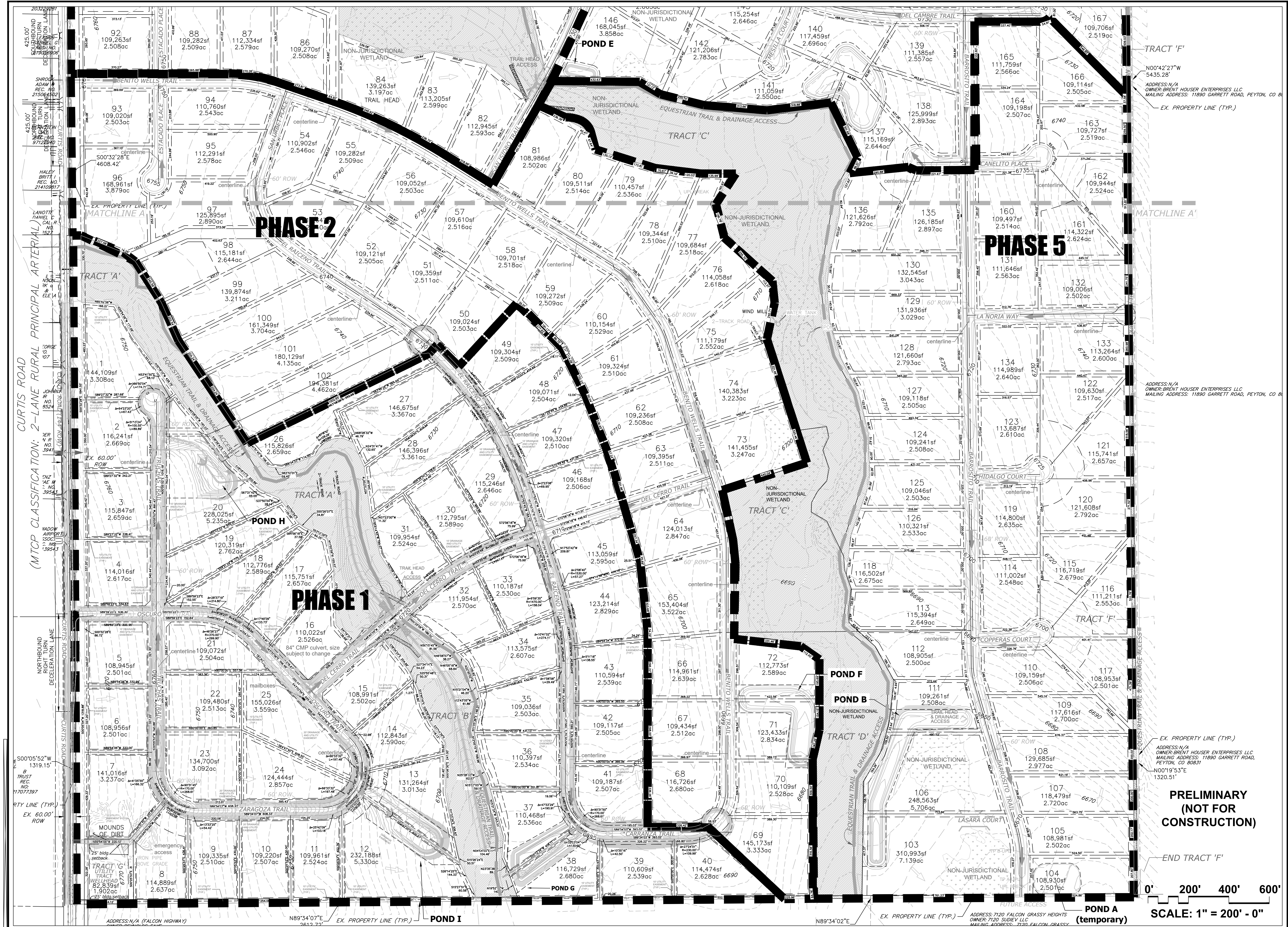
ADDRESS: N/A
 OWNER: BRENT HOUSER ENTERPRISES LLC
 MAILING ADDRESS: 11890 GARRETT ROAD, PEYTON, CO

ADDRESS: N/A
 OWNER: BRENT HOUSER ENTERPRISES LLC
 MAILING ADDRESS: 11890 GARRETT ROAD, PEYTON, CO

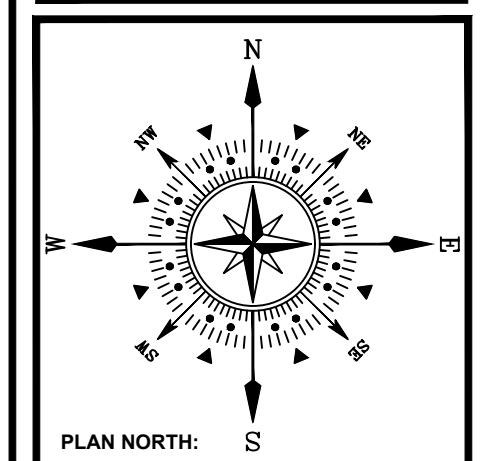
PRELIMINARY (NOT FOR CONSTRUCTION)

0' 200' 400' 600'
SCALE: 1" = 200' - 0"

ADDRESS: N/A
 OWNER: BRENT HOUSER ENTERPRISES LLC
 MAILING ADDRESS: 11890 GARRETT ROAD, PEYTON, CO



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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
	01/14/2021	GEM	TRACT G IS SHOWN AS A UTILITY TRACT
	01/14/2021	GEM	29 BLDG SETBACK ADDED TO UTILITY TRACT G

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

SHEET TITLE: PHASING PLAN (SOUTH)

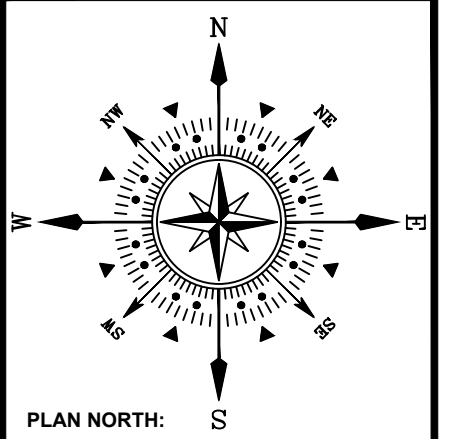
SHEET NO. **3** OF 5 SHEETS

FILE NO. SP-19-006

**PRELIMINARY
 (NOT FOR
 CONSTRUCTION)**

SCALE: 1" = 200' - 0"

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**Saddlehorn Ranch
 Subdivision
 Peyton, CO 80831**

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: PLP

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

NO LOT SHALL ENCRUCH INTO ANY FLOODPLAIN AND/OR WETLAND

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

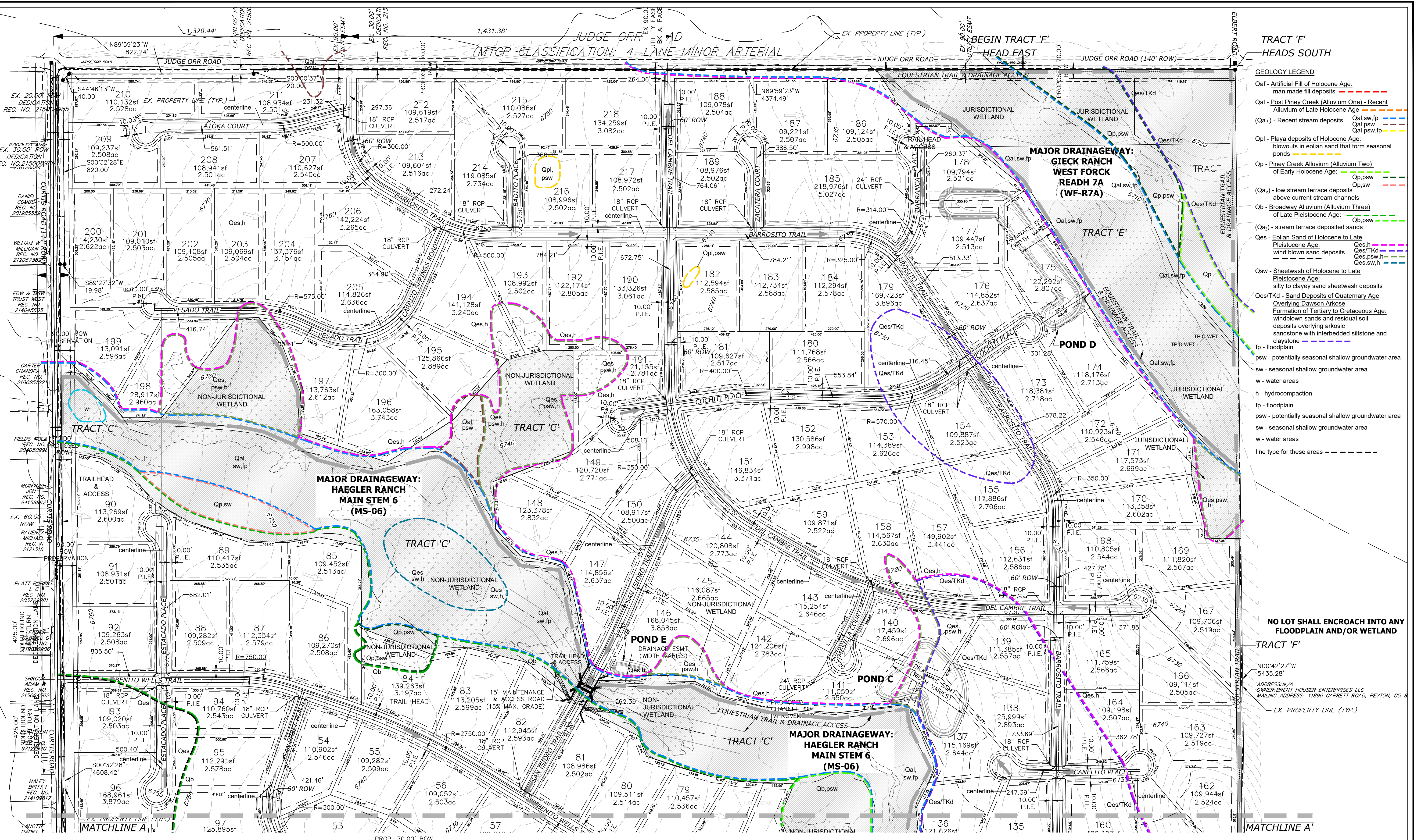
PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

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

SHEET NO. **4**

4 OF 5 SHEETS

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



**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
 - QesTKd - wind blown sand deposits
 - Qsw - Sheetwash of Holocene to Late Pleistocene Age
 - QesTKd - silty to clay sand sheetwash deposits
 - QesTKd - Sand Deposits of Quaternary Age Overlying Dawson Arkose
 - QesTKd - 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 ENCRUCH INTO ANY FLOODPLAIN AND/OR WETLAND

TRACT 'F'

N00°42'27"W
 5435.28'
 ADDRESS N/A
 OWNER: BRENT Houser ENTERPRISES LLC
 MAILING ADDRESS: 11890 GARRETT ROAD, PEYTON, CO 80855
 EX. PROPERTY LINE (TYP.)

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

TRACT 'F'

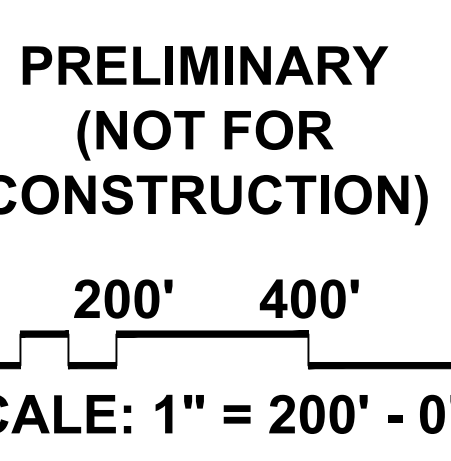
TRACT 'F'

TRACT 'F'

TRACT 'F'

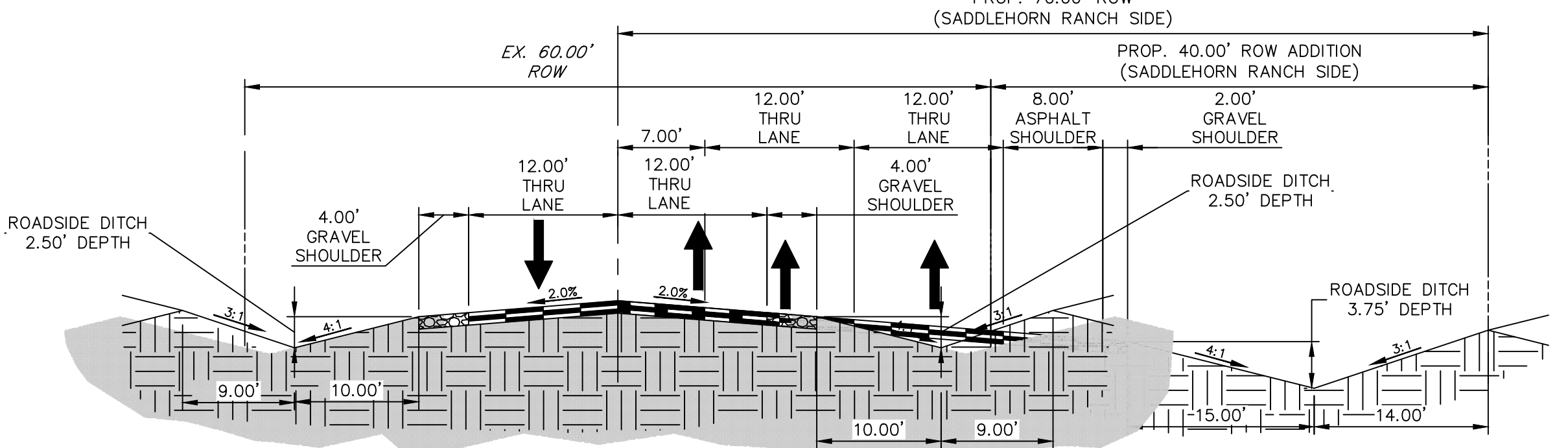
TRACT 'F'

TRACT 'F'



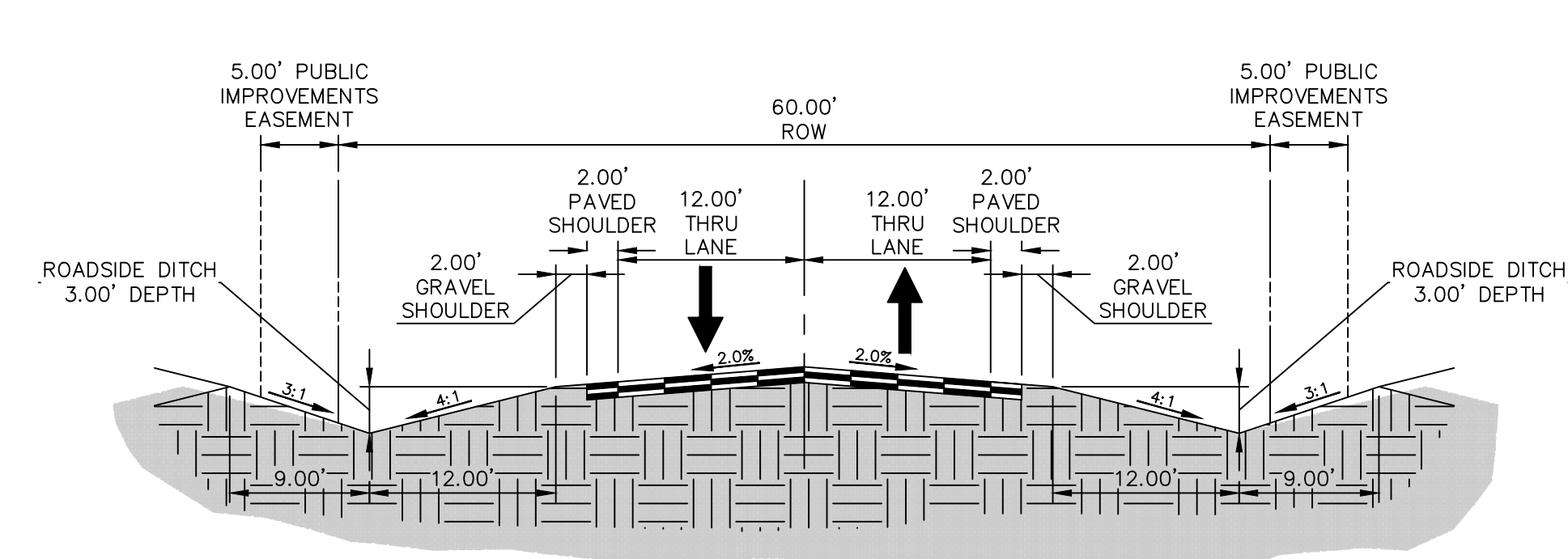
SCALE: 1" = 200' - 0"

**PRELIMINARY
 (NOT FOR
 CONSTRUCTION)**



EX. JUDGE ORR ROAD - TYPICAL SECTION

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

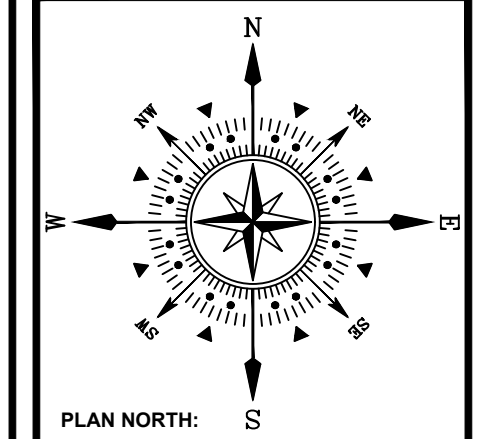


TYPICAL RURAL LOCAL

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

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

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Saddlehorn Ranch Subdivision Peyton, CO 80831
 PROJECT NAME: Saddlehorn Ranch Subdivision Peyton, CO 80831
 PROJECT ADDRESS: 1190 GARRETT ROAD, PEYTON, CO 80831
 PROJECT DESCRIPTION: PLP

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 IS SHOWN AS A UTILITY TRACT
01/14/2021	GEM	23 BLDG SETBACK ADDED TO UTILITY TRACT G

PLANNING SCALE: 1" = 200' (OR AS NOTED ON PLAN)
 SHEET TITLE: SITE PLAN (SOUTH)
 SHEET NO. 5
 5 OF 5 SHEETS
 FILE NO. SP-19-006

