

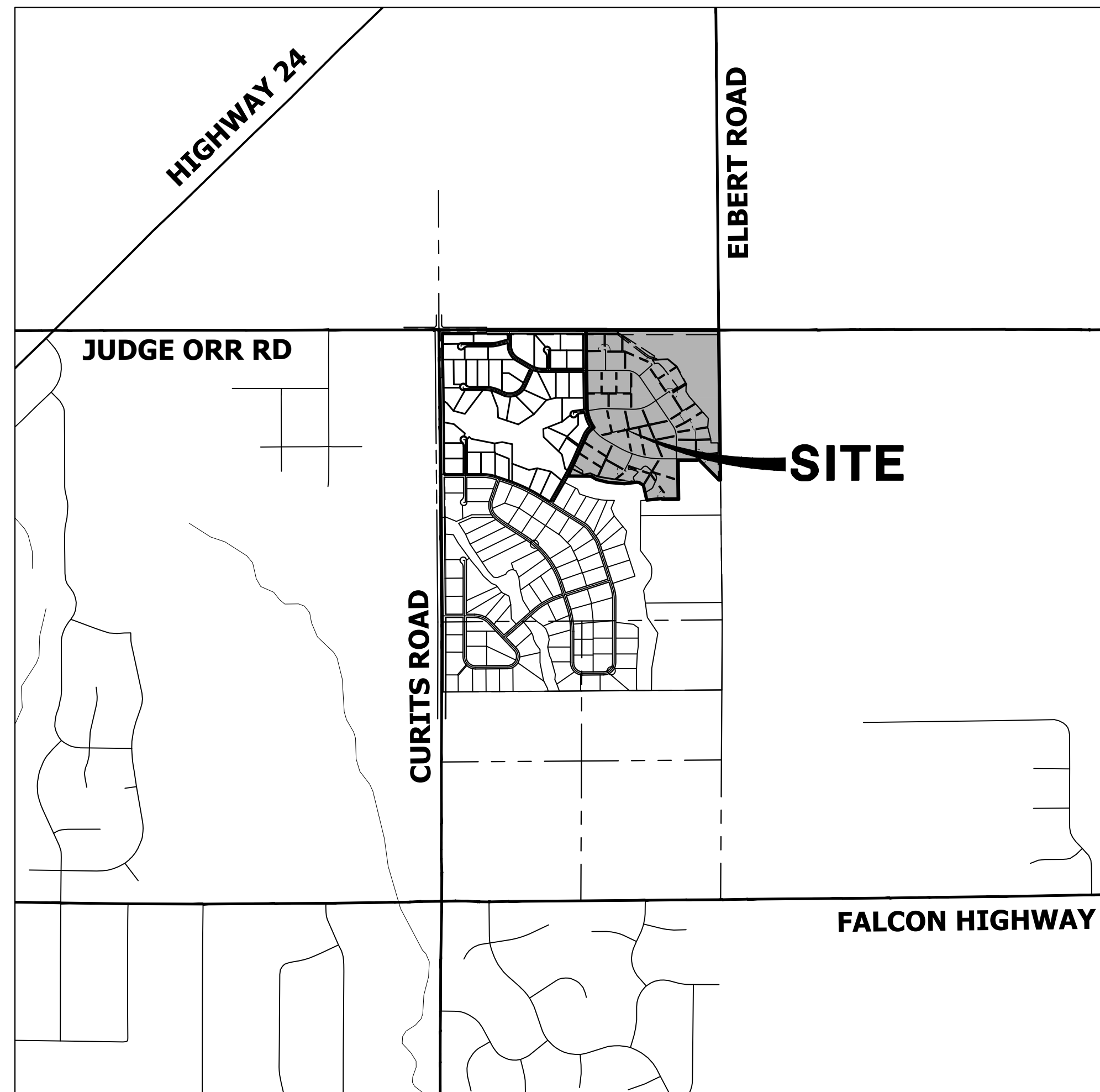
SADDLEHORN RANCH - FILING 4

LOCATED IN SECTION 3
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
ELEV ELEVATION	STM STORM SEWER
ELEC ELECTRIC	SY SQUARE YARD
EOA EDGE OF ASPHALT	SY-IN SQUARE YARD INCH
EPC EL PASO COUNTY	TB THRUST BLOCK
ERCP ELLIPTICAL RCP	TBC TOP BACK OF CURB
ESMT EASEMENT	TBW TOP BACK OF WALK
EST ESTIMATE	TEL TELEPHONE
EX EXISTING	TN TON
FDP FINAL DEVELOPMENT PLAN	TOA TOP OF ASPHALT
FDR FINAL DRAINAGE REPORT	TOB TOP OF BOX
FES FLARED END SECTION	TOC TOP OF CURB OR CONCRETE
FF FINISHED FLOOR ELEVATION	TOF TOP OF FOUNDATION
FG FINISHED GRADE	TOP TOP OF PIPE
FH FIRE HYDRANT	TW TOP OF WALL
FL FLOWLINE	TYP TYPICAL
FL FILING	UDFGD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
FO FIBER OPTIC CABLE	UE UTILITY EASEMENT
GB GRADE BREAK	U&DE UTILITY & DRAINAGE EASEMENT
GE GAS EASEMENT	UGE UNDERGROUND ELECTRIC
GIS GEOGRAPHIC INFORMATION SYSTEM	VCP VITRIFIED CLAY PIPE
GL GAS LINE	VPC VERTICAL POINT OF CURVATURE
GPS GLOBAL POSITIONING SYSTEM	VPI VERTICAL POINT OF INTERSECTION
GV GATE VALVE	VPT VERTICAL POINT OF TANGENCY
HBP HOT BITUMINOUS PAVEMENT	VTC VEHICLE TRACKING CONTROL
HC HANDICAP	W WEST
HDC HIGH DEFLECTION COUPLING	WL WATER LINE
HDPE HIGH DENSITY POLYETHYLENE	WM WATER MAIN
HGL HYDRAULIC GRADE LINE	WRD WATER RESOURCES DEPARTMENT
HMA HOT MIX ASPHALT	WS WATER SURFACE
HOA HOME OWNERS ASSOCIATION	WSE WATER SURFACE ELEVATION
HP HIGH POINT	WTR WATER
HR HOUR	YR YEAR
I INLET	
IE IRRIGATION EASEMENT	



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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42-44	- DETAILS

CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~(541) 393-9043
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.



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

PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
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Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

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 _____ 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 _____

PCD FILE NO. SF236



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.

SADDLEHORN RANCH -
FILING 4
COVER SHEET

SHEET 1 OF 44

JOB NO. 21542.06

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND EL PASO COUNTY DPW. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DPW PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES IDENTIFIED IN THE PLANS, SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SOIL RIPRAP NOTES:

- ELEVATION TOLERANCES FOR THE SOIL RIPRAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIPRAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIPRAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUMES: 65 PERCENT RIPRAP AND 35 PERCENT SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15 PERCENT. THE SOIL RIPRAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE, INTERLOCKED LAYER OF RIPRAP WITH RIPRAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIPRAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIPRAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PLACEMENT OF GROUND SIGNES SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-614-1.
- STRIPING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-627-1.
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE., FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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

PREPARED FOR
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 BRADY WILLIAMS

J.R. ENGINEERING
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BY	DATE	No.	REVISION	H-SCALE	N/A	DESIGNED BY	DRAWN BY	CHECKED BY
				V-SCALE	N/A			
						LOGO		
						LOGO		

SADDLEHORN RANCH -
FILING 4
GENERAL NOTES



Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

LAYER LINETYPE LEGEND

Table with columns for EXISTING and PROPOSED linetypes. Includes categories like PHASE LINE, BOUNDARY LINE, PROPERTY LINE, EASEMENT LINE, R.O.W. A LINE, CENTERLINE, CITY LIMITS, WIRE FENCE, CHAIN LINK FENCE, WOOD FENCE, MASONRY FENCE, GUARDRAIL, CONC. BARRIER, CABLE TV, ELECTRIC, FIBER OPTIC, GAS MAIN, IRRIGATION MAIN, OIL/PETRO. MAIN, OVERHEAD UTILITY, SANITARY SEWER, STORM DRAIN, TELEPHONE, WATER MAIN, RAW WATER LINE, SWALE/WATERWAY FLOWLINE, DIVERSION DITCH, DIVERSION CHANNEL, MAJOR DRAINAGE BASIN, MINOR DRAINAGE BASIN, TOP OF SLOPE, TOE OF SLOPE, EDGE OF WATER, INDEX CONTOUR, INTERMEDIATE CONTOUR, DEPRESSION CONT. ((INDEX)), DEPRESSION CONT. ((INTER)), TOP OF CUTS, TOE OF FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS, STONE WALL, FLOW ARROWS.

UTILITIES LEGEND

Table with columns for EXISTING and PROPOSED symbols. Includes categories: STORM SEWER (MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, FLARED END SECTION, RIPRAP), SANITARY SEWER (LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE W/ DIRECTIONAL FLOW ARROW), WATER LINE (LINE MARKER, SERVICE MARKER, FIRE HYDRANT, FIRE CONNECTION, MANHOLE, BEND, BLOW-OFF VALVE, WELL, METER, VALVE, REDUCER, THRUST BLOCK, CROSS, PLUG W/ THRUST BLOCK, TEE, REVERSE ANCHOR, ANODE, AIR & VACUUM VALVE ASSEMBLY, TRANSMISSION BLOW-OFF ASSEMBLY), GAS LINE (MARKER, SERVICE MARKER, METER, VALVE, PLUG, TEE), DRY UTILITIES (CABLE TV MARKER, CABLE TELEVISION PEDESTAL, ELECTRIC MARKER, ELECTRIC SERVICE MARKER, ELECTRICAL PEDESTAL, ELECTRICAL METER, ELECTRICAL MANHOLE, FIBER-OPTIC MARKER, IRRIGATION PEDESTAL, TELEPHONE MARKER, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, UTILITY POLE, GUY ANCHOR, GUY POLE), MISC. UTILITIES (VENT PIPE, TEST HOLE DESIGNATOR).

MONUMENTATION LEGEND

Table of monumentation symbols for FOUND and SET. Includes: ALUMINUM CAP, BRASS CAP, BENCHMARK, CROSS, MONUMENT - SET, MONUMENT - FOUND (DEFAULT), MONUMENT - FOUND (ALTERNATE 1-7), NAIL & WASHER, PANEL, PK NAIL, ROW MONUMENT, ROW MARKER, SECTION CORNER, QUARTER-SECTION CORNER, SECTION CENTER, CONTROL/TRVERSE POINT.

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

SADDLEHORN RANCH -
FILING 4
LEGEND

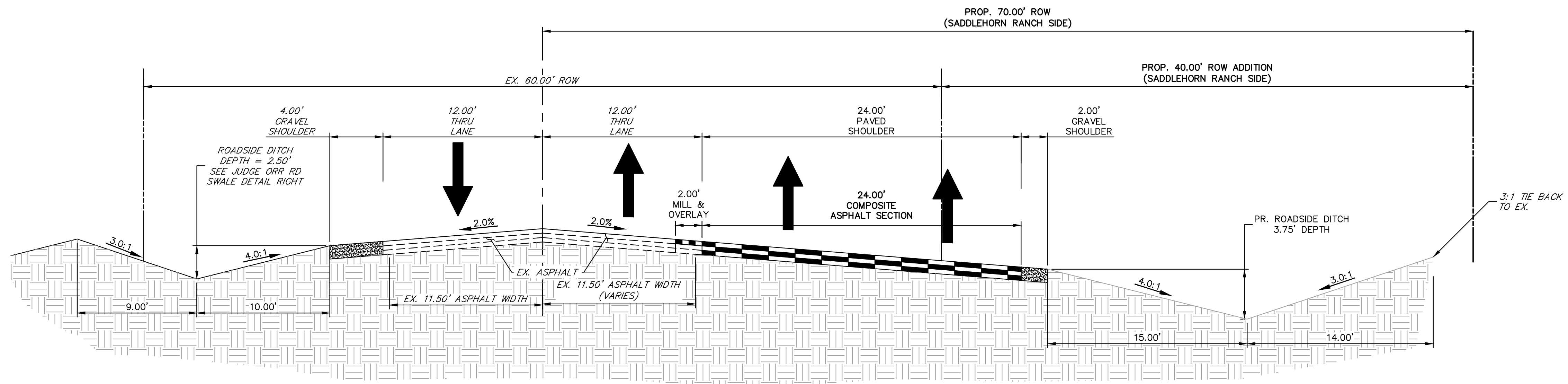


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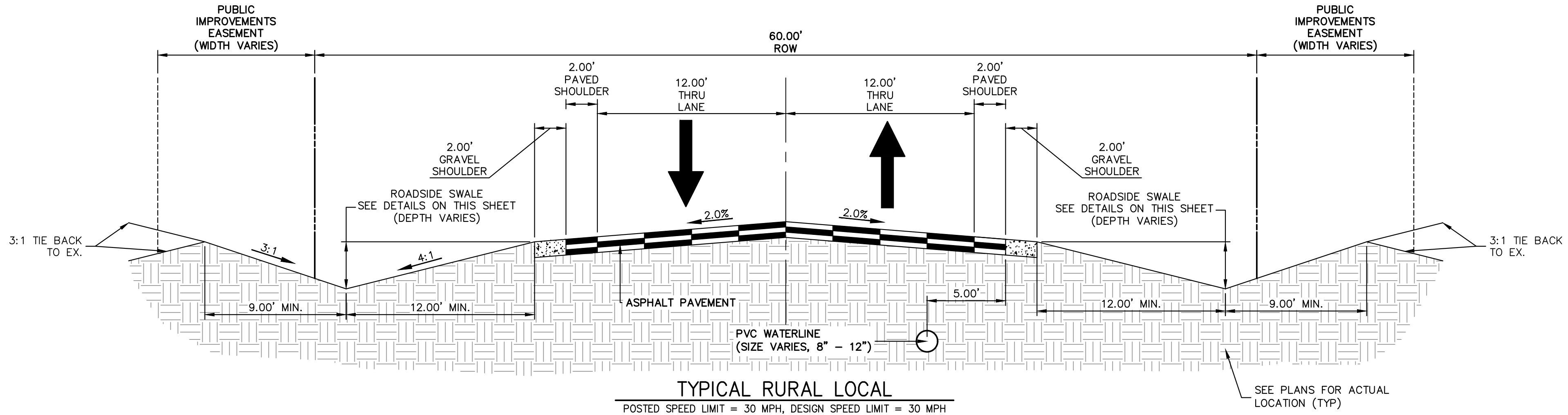
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

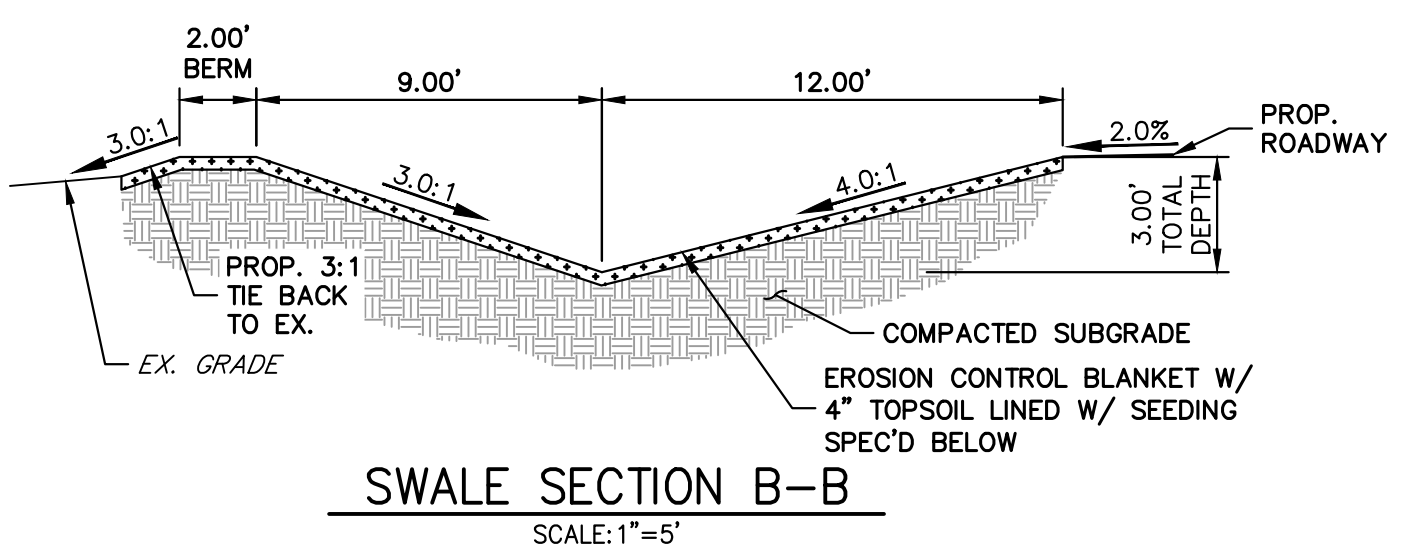
BRYAN T. LAW, P.E. DATE
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



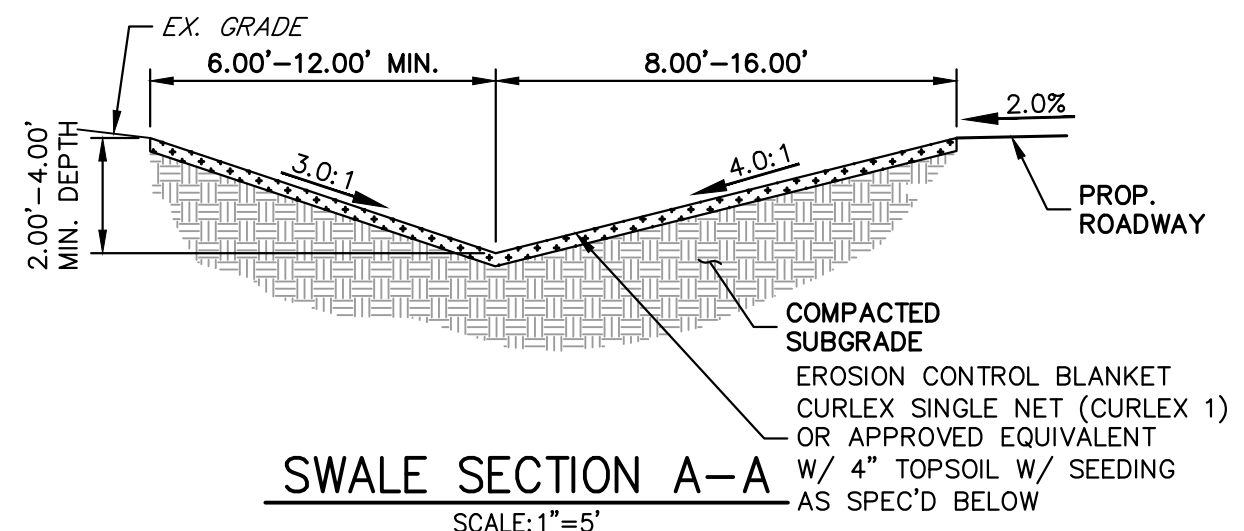
EX. JUDGE ORR ROAD - TYPICAL SECTION
 POSTED SPEED LIMIT = 45 MPH, DESIGN SPEED LIMIT = 50 MPH
 *NOTE: ULTIMATE SECTION HAS BEEN OVERLAYED.



TYPICAL RURAL LOCAL
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
 SCALE: 1" = 5'
 *NOTE: PAVEMENT DESIGN REPORT WILL NEED TO ADDRESS MITIGATION FOR GROUNDWATER AND EXPANSIVE SOILS.



SWALE SECTION B-B
 SCALE: 1"=5'
 SWALE SEED MIX:
 EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 -IDAHO FESCUE
 -SANDBERG BLUEGRASS
 -ROCKY MOUNTAIN FESCUE
 -BIG BLUEGRASS



SWALE SECTION A-A
 SCALE: 1"=5'
 SWALE SEED MIX:
 EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 -IDAHO FESCUE
 -SANDBERG BLUEGRASS
 -ROCKY MOUNTAIN FESCUE
 -BIG BLUEGRASS

ROADSIDE SWALE NOTES

- SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 3' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
- SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO ACHIEVE 3.0' DEPTH RELATIVE TO EXISTING GRADE CAN NOT BE ACHIEVED DUE TO DOWN STREAM GRADE REQUIREMENTS. 2.0' BERM MUST BE PROVIDED TO MITIGATE FUTURE EROSION.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

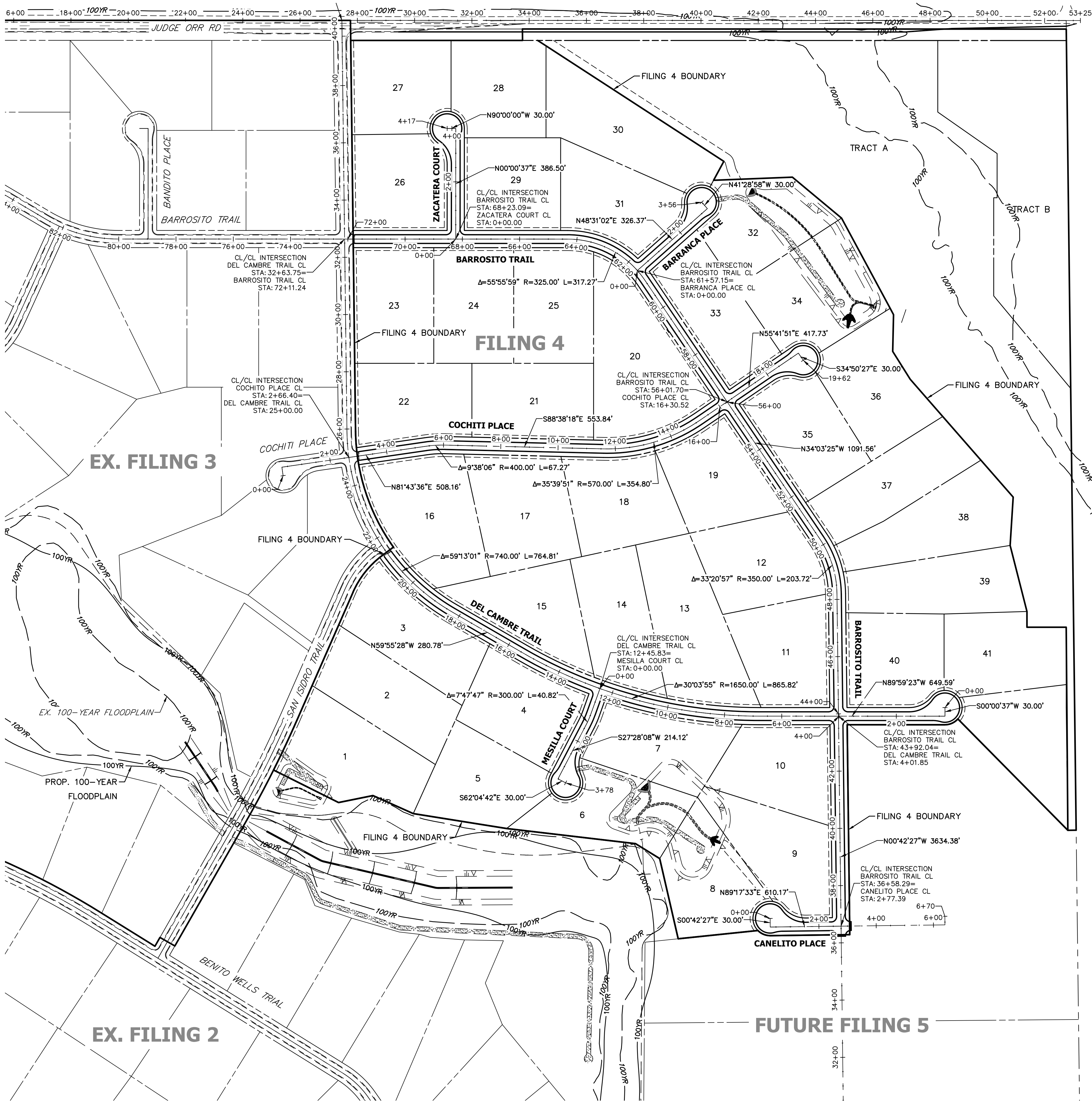
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
 ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE
 No. REVISION
 H-SCALE N/A
 V-SCALE 1"=5'
 DATE 9/15/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

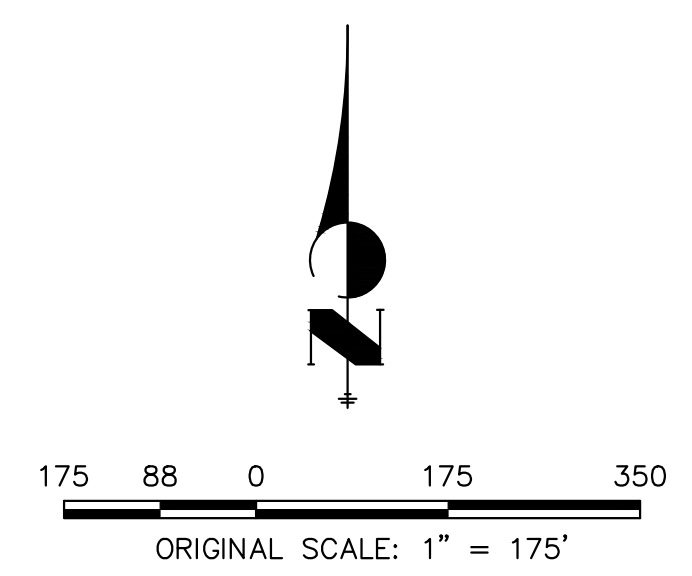
SADDLEHORN RANCH - FILING 4
 TYPICAL SECTIONS



EX. FILING 3

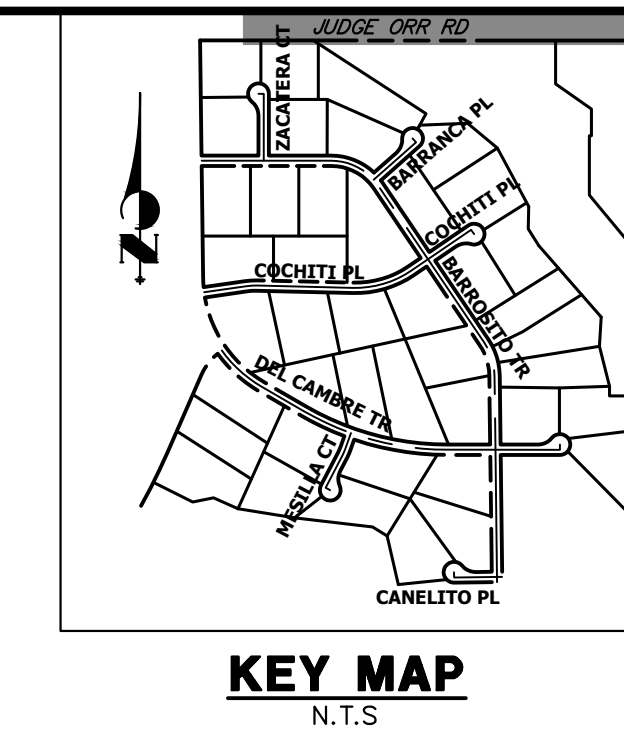
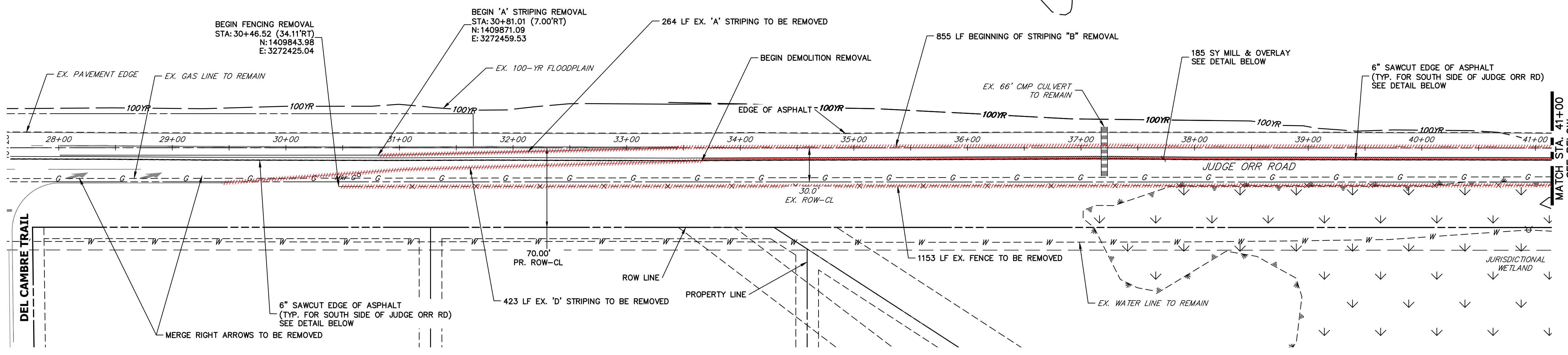
EX. FILING 2

FUTURE FILING 5



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 8/10/23
 DATE

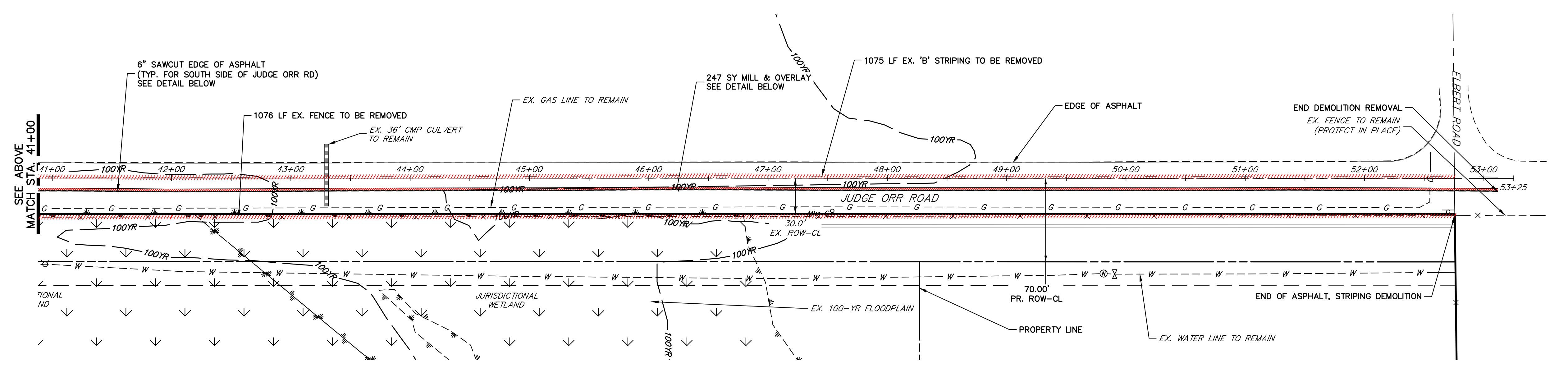
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PREPARED FOR	ROI PROPERTY GROUP, LLC 1280 S 800 E SUITE 200 OREM, UTAH (707) 365-6891 BRADY WILLIAMS
 J.R. ENGINEERING A Westhorn Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=175'
V-SCALE	N/A
DATE	9/15/23
DESIGNED BY	LGO
DRAWN BY	LGO
CHECKED BY	
SADDEHORN RANCH - FILING 4	
HORIZONTAL CONTROL PLAN	
SHEET 5	OF 44
JOB NO. 21542.06	



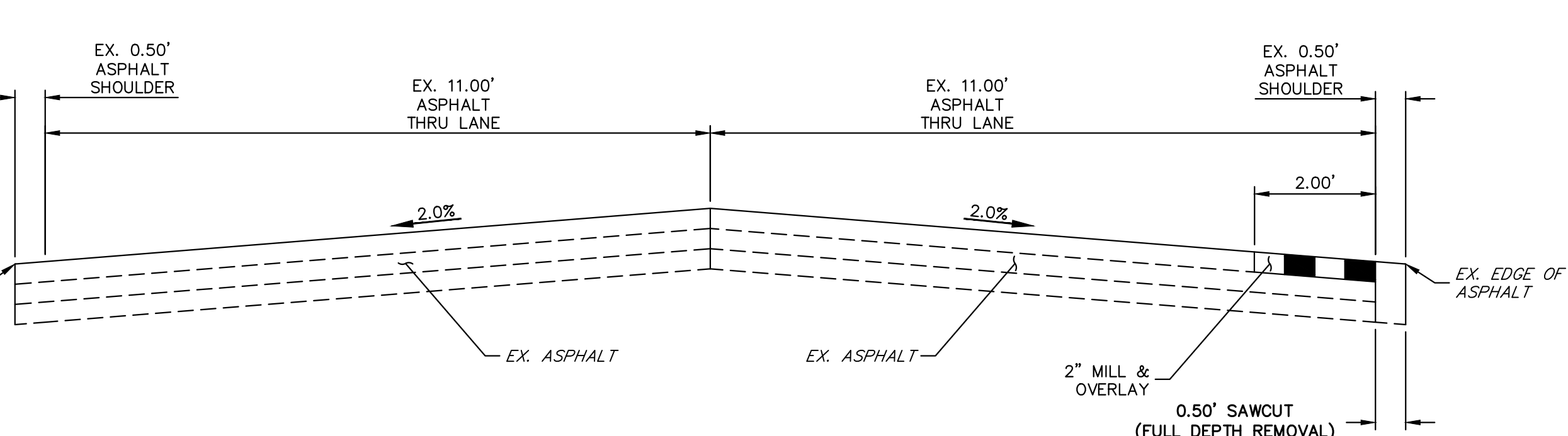
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PREPARED FOR
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 1280 S 800 E SUITE 200
 OREM, UTAH
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 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com







JUDGE ORR ROAD DEMOLITION
 STA. 28+00 TO STA. 53+25

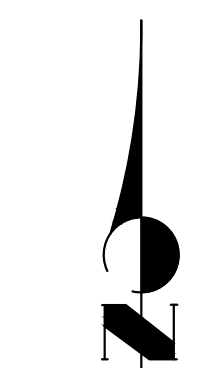



JUDGE ORR ROAD ASPHALT DEMO DETAIL
 SCALE: 1" = 2', FACING EAST


DEMOLITION LEGEND

	2' MILL & OVERLAY
	6" SAWCUT & DEMOLITION
	STRIPING REMOVAL
	FENCE REMOVAL

- DEMOLITION NOTES**
- ALL EXISTING $\text{\textcircled{C}}$ STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
 - ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
 - EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
 - EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS OF JUDGE ORR ROAD IMPROVEMENTS. SEE JUDGE ORR ROAD STRIPING PLAN FOR PROPOSED STRIPING.





 ORIGINAL SCALE: 1" = 50'


**Know what's below.
 Call before you dig.**

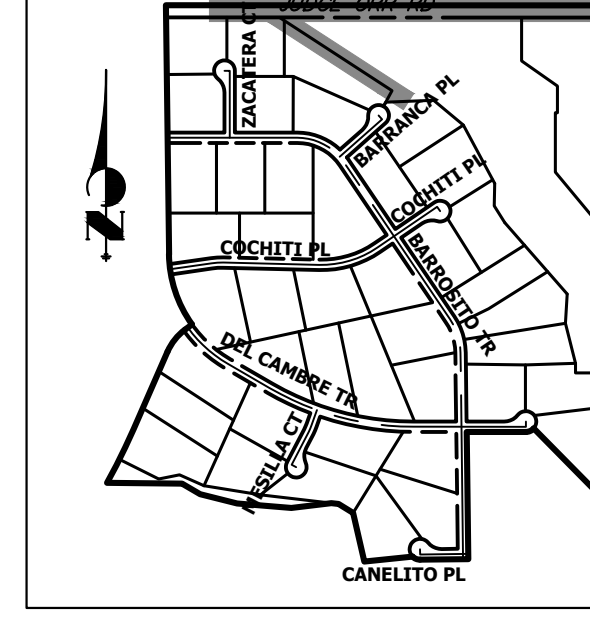
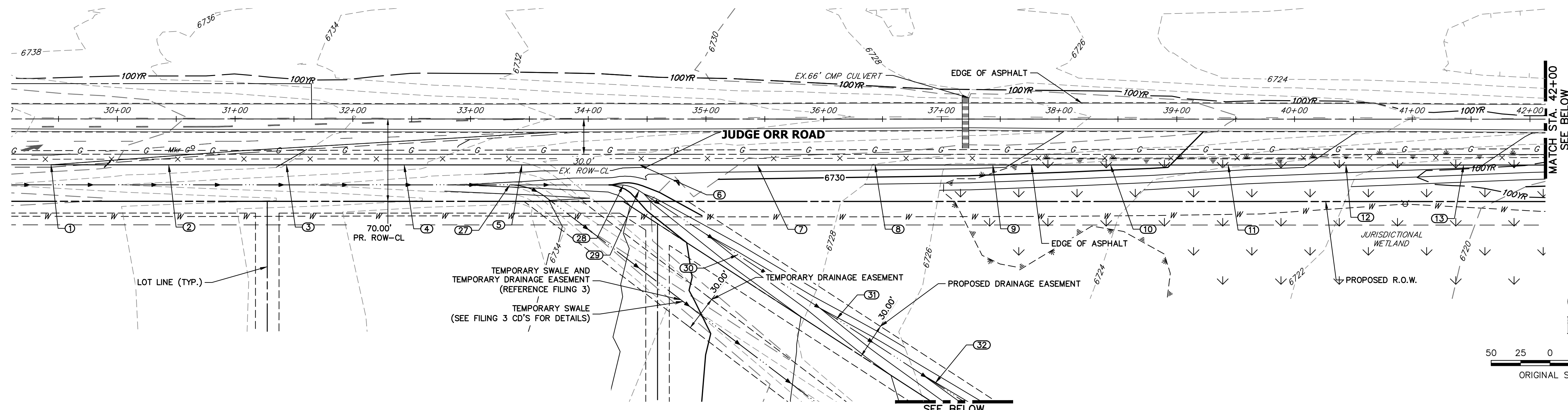
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

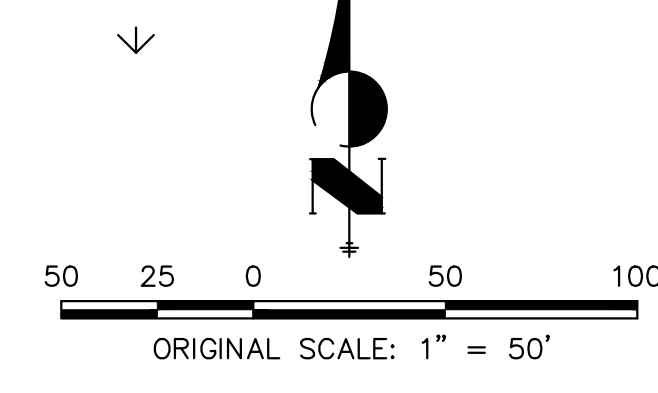
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				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=50'	N/A	9/15/23	LOGO	LOGO	

SADDLEHORN RANCH -
 FILING 4
 JUDGE ORR RD DEMOLITION
 PLAN

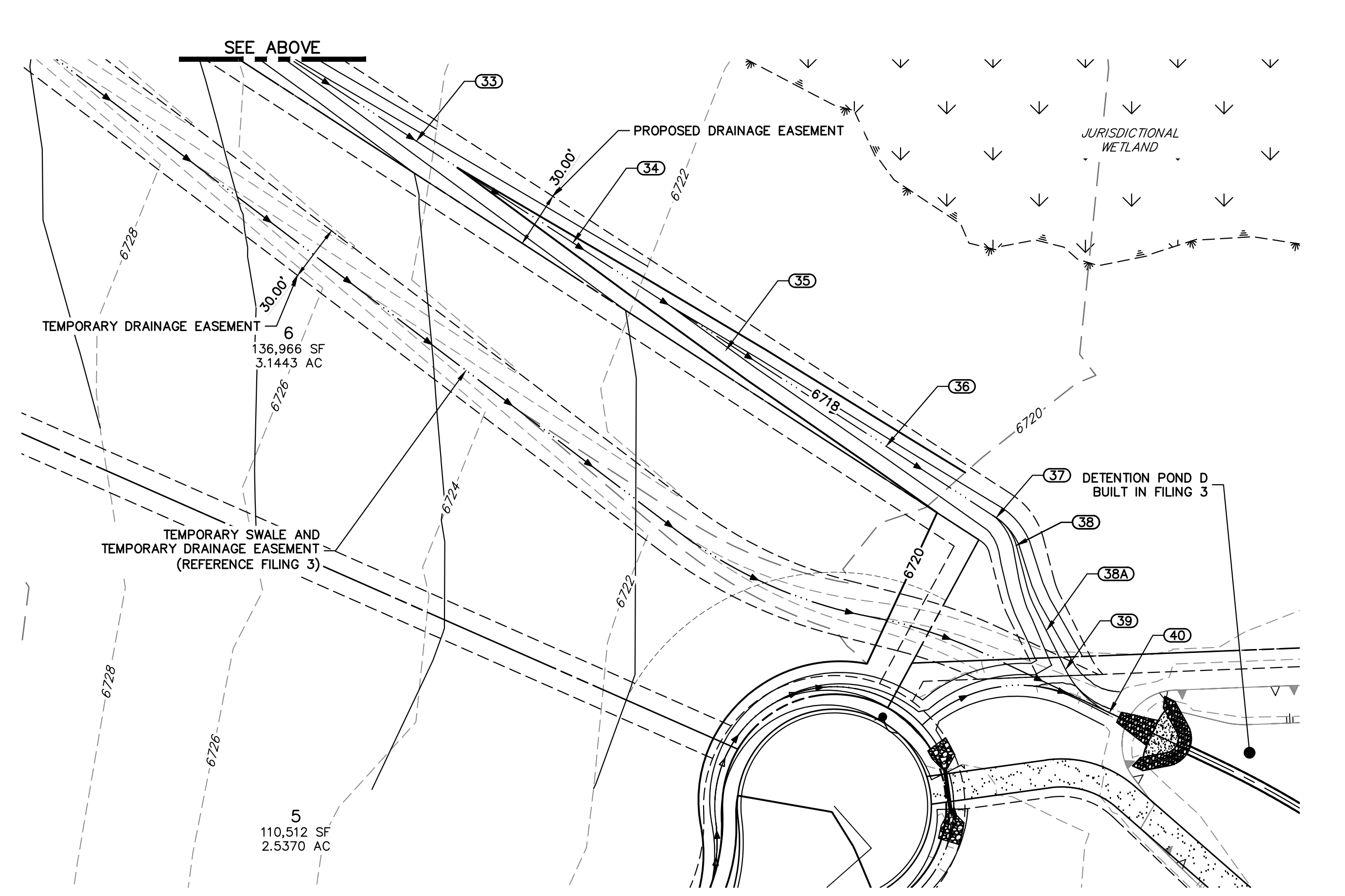
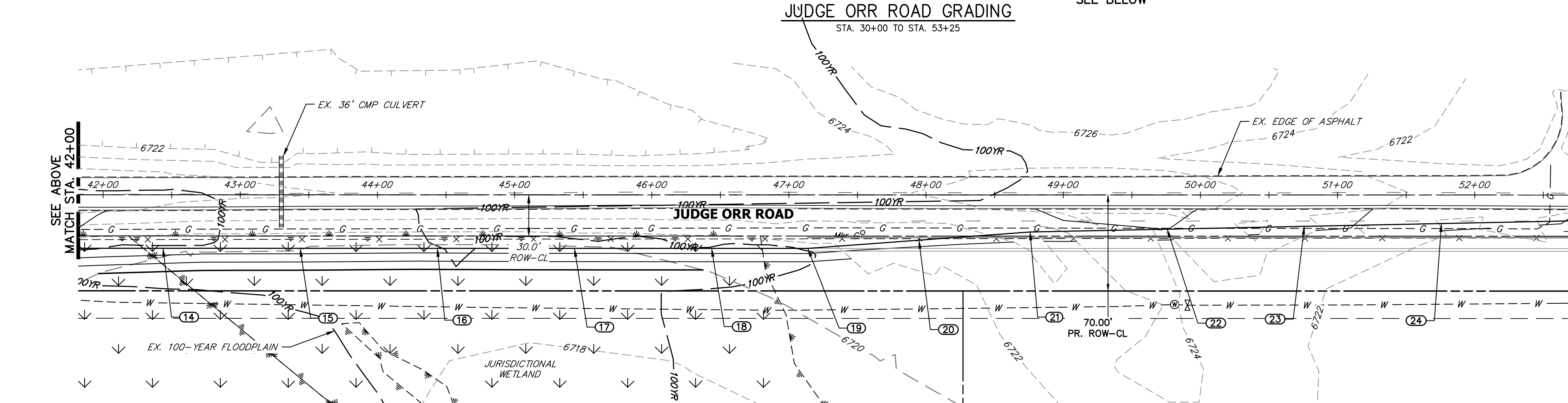
SHEET 6 OF 44
 JOB NO. 21542.06



KEY MAP
N.T.S.



811
Know what's below.
Call before you dig.



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	29+43.65	39.00' (RT)	EX. JUDGE ORR CL	6740.91		MATCH EX ASPH
2	30+43.65	39.00' (RT)	EX. JUDGE ORR CL	6739.19	±	EOA
3	31+43.65	39.00' (RT)	EX. JUDGE ORR CL	6737.94		EOA
4	32+43.65	39.00' (RT)	EX. JUDGE ORR CL	6736.54		EOA
5	33+43.65	39.00' (RT)	EX. JUDGE ORR CL	6735.09		EOA
6	34+43.65	39.00' (RT)	EX. JUDGE ORR CL	6734.09		EOA
7	35+43.65	39.00' (RT)	EX. JUDGE ORR CL	6733.29		EOA
8	36+43.65	39.00' (RT)	EX. JUDGE ORR CL	6732.81		EOA
9	37+43.65	39.00' (RT)	EX. JUDGE ORR CL	6732.18		EOA
10	38+43.65	39.00' (RT)	EX. JUDGE ORR CL	6730.84		EOA
11	39+43.65	39.00' (RT)	EX. JUDGE ORR CL	6729.01		EOA
12	40+43.65	39.00' (RT)	EX. JUDGE ORR CL	6727.56		EOA
13	41+43.65	39.00' (RT)	EX. JUDGE ORR CL	6726.22		EOA
14	42+43.65	39.00' (RT)	EX. JUDGE ORR CL	6725.04		EOA
15	43+43.65	39.00' (RT)	EX. JUDGE ORR CL	6724.69		EOA
16	44+43.65	39.00' (RT)	EX. JUDGE ORR CL	6724.49		EOA
17	45+43.65	39.00' (RT)	EX. JUDGE ORR CL	6724.59		EOA
18	46+43.65	39.00' (RT)	EX. JUDGE ORR CL	6724.61		EOA
19	47+13.76	39.00' (RT)	EX. JUDGE ORR CL	6724.62		EOA PI
20	47+94.80	33.00' (RT)	EX. JUDGE ORR CL	6724.94		EOA
21	48+75.84	26.99' (RT)	EX. JUDGE ORR CL	6725.63		EOA PI

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
22	49+75.82	24.92' (RT)	EX. JUDGE ORR CL	6726.00		EOA
23	50+75.80	22.85' (RT)	EX. JUDGE ORR CL	6724.59		EOA
24	51+75.78	20.78' (RT)	EX. JUDGE ORR CL	6723.13		EOA
25	52+75.56	18.71' (RT)	EX. JUDGE ORR CL	6721.87		EOA PI
26	53+11.66	11.03' (RT)	EX. JUDGE ORR CL	6721.23		MATCH EX ASPH
27	33+33.37	56.00' (RT)	EX. JUDGE ORR CL	6731.41		MATCH EX SWALE FL
28	34+29.70	56.20' (RT)	EX. JUDGE ORR CL	6729.32	±	SWALE FL PC
29	34+43.13	60.84' (RT)	EX. JUDGE ORR CL	6728.34	±	SWALE FL PT
30	35+27.12	115.38' (RT)	EX. JUDGE ORR CL	6725.25		SWALE FL
31	36+10.99	169.84' (RT)	EX. JUDGE ORR CL	6723.55		SWALE FL
32	36+94.86	224.31' (RT)	EX. JUDGE ORR CL	6721.81		SWALE FL
33	37+78.73	278.77' (RT)	EX. JUDGE ORR CL	6720.37		SWALE FL
34	38+62.60	333.23' (RT)	EX. JUDGE ORR CL	6718.90		SWALE FL
35	39+44.42	390.84' (RT)	EX. JUDGE ORR CL	6718.46		SWALE FL
36	40+30.33	442.16' (RT)	EX. JUDGE ORR CL	6716.66		SWALE FL
37	40+89.31	480.38' (RT)	EX. JUDGE ORR CL	6716.00		SWALE FL PC
38A	41+16.17	540.96' (RT)	EX. JUDGE ORR CL	6714.63		SWALE FL PC
38	41+00.04	495.24' (RT)	EX. JUDGE ORR CL	6715.53		SWALE FL PT
39	41+26.44	561.77' (RT)	EX. JUDGE ORR CL	6714.20		SWALE FL PC
40	41+49.90	584.85' (RT)	EX. JUDGE ORR CL	6713.57		SWALE FL PT

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE _____

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, I AM NOT APPROVING THEIR USE. MY APPROVAL IS LIMITED TO THE DESIGNATED BY WRITTEN AUTHORIZATION.

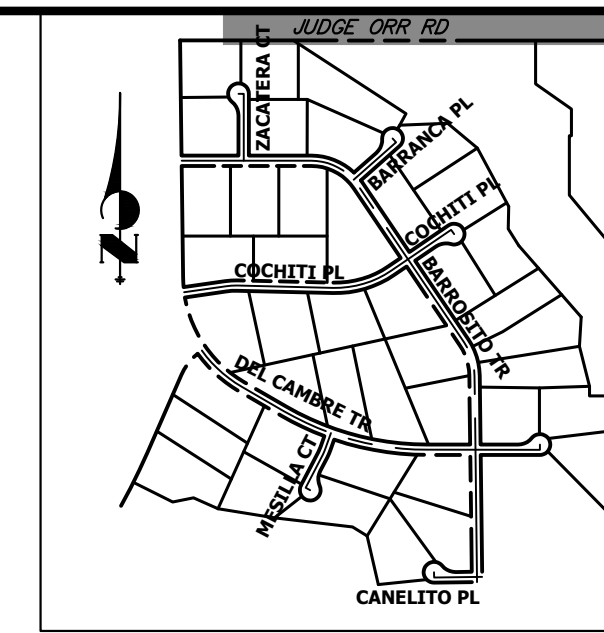
PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westflon Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	N/A	9/15/23	LOGO				

SADDLEHORN RANCH -
FILING 4
JUDGE ORR RD GRADING
PLAN

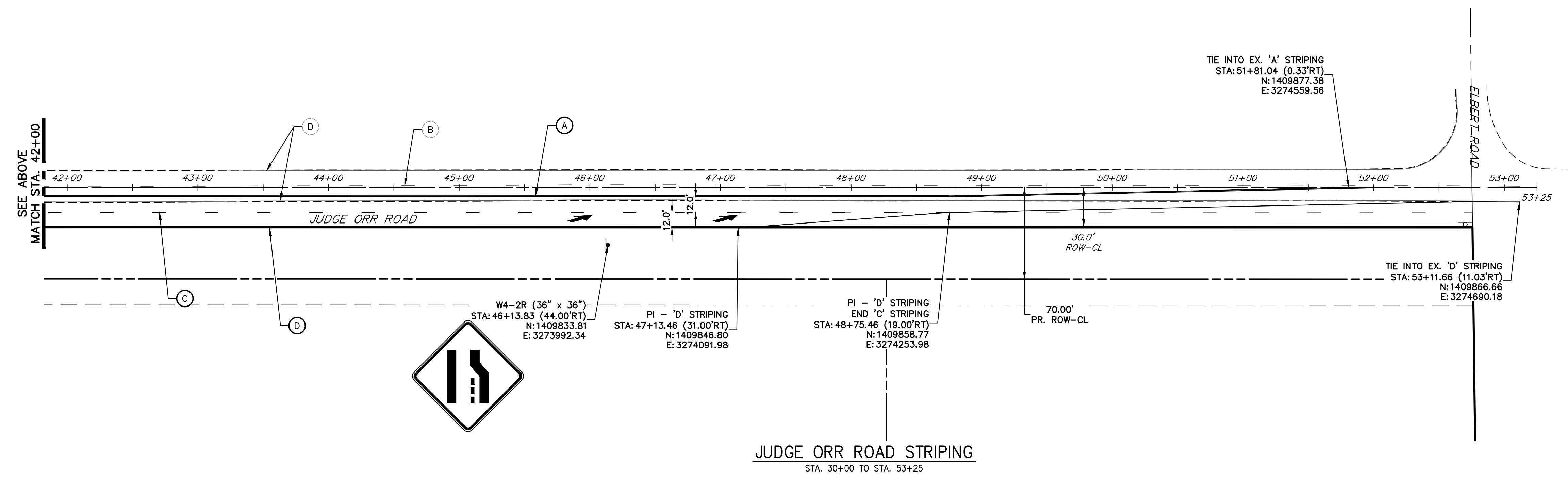
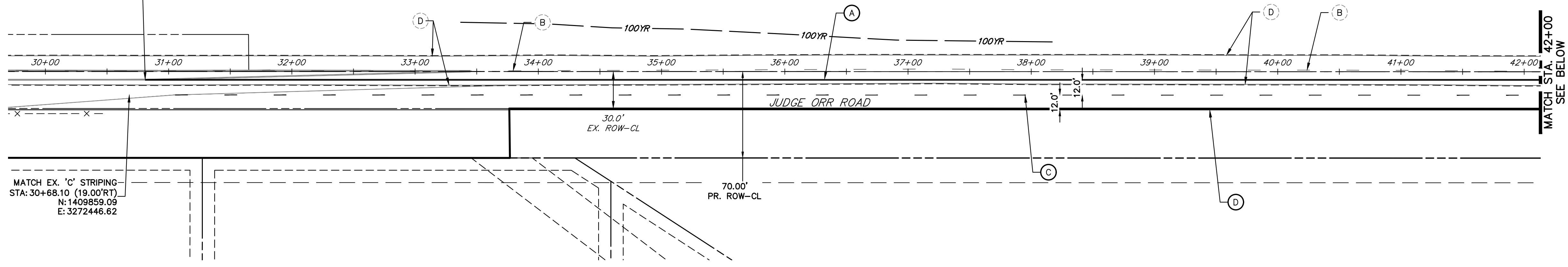
SHEET 7 OF 44
JOB NO. 21542.06



KEY MAP
N.T.S.

MATCH EX. 'A' STRIPING
STA: 30+81.01 (6.87'RT)
N: 1409871.42
E: 3272459.53

MATCH EX. 'C' STRIPING
STA: 30+68.10 (19.00'RT)
N: 1409859.09
E: 3272446.62



JUDGE ORR ROAD STRIPING
STA. 30+00 TO STA. 53+25

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PLACEMENT OF GROUND SIGNES SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-614-1.
- STRIPING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-627-1.
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

ORIGINAL SCALE: 1" = 50'
811
 Know what's below.
 Call before you dig.

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

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PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

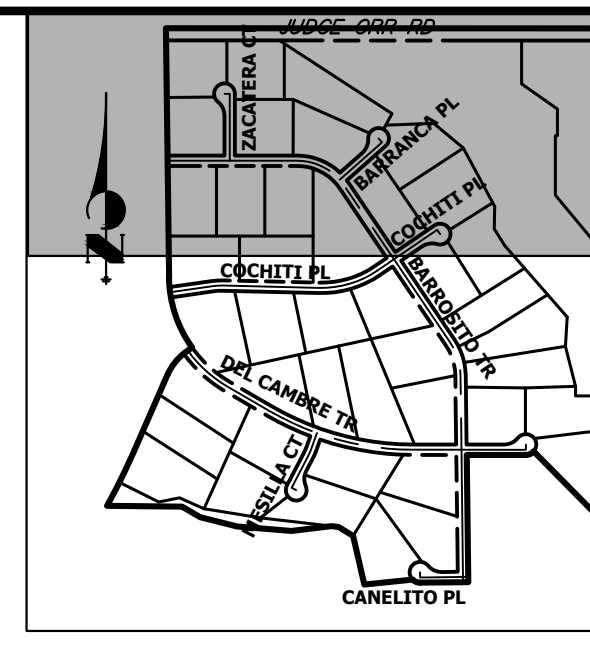
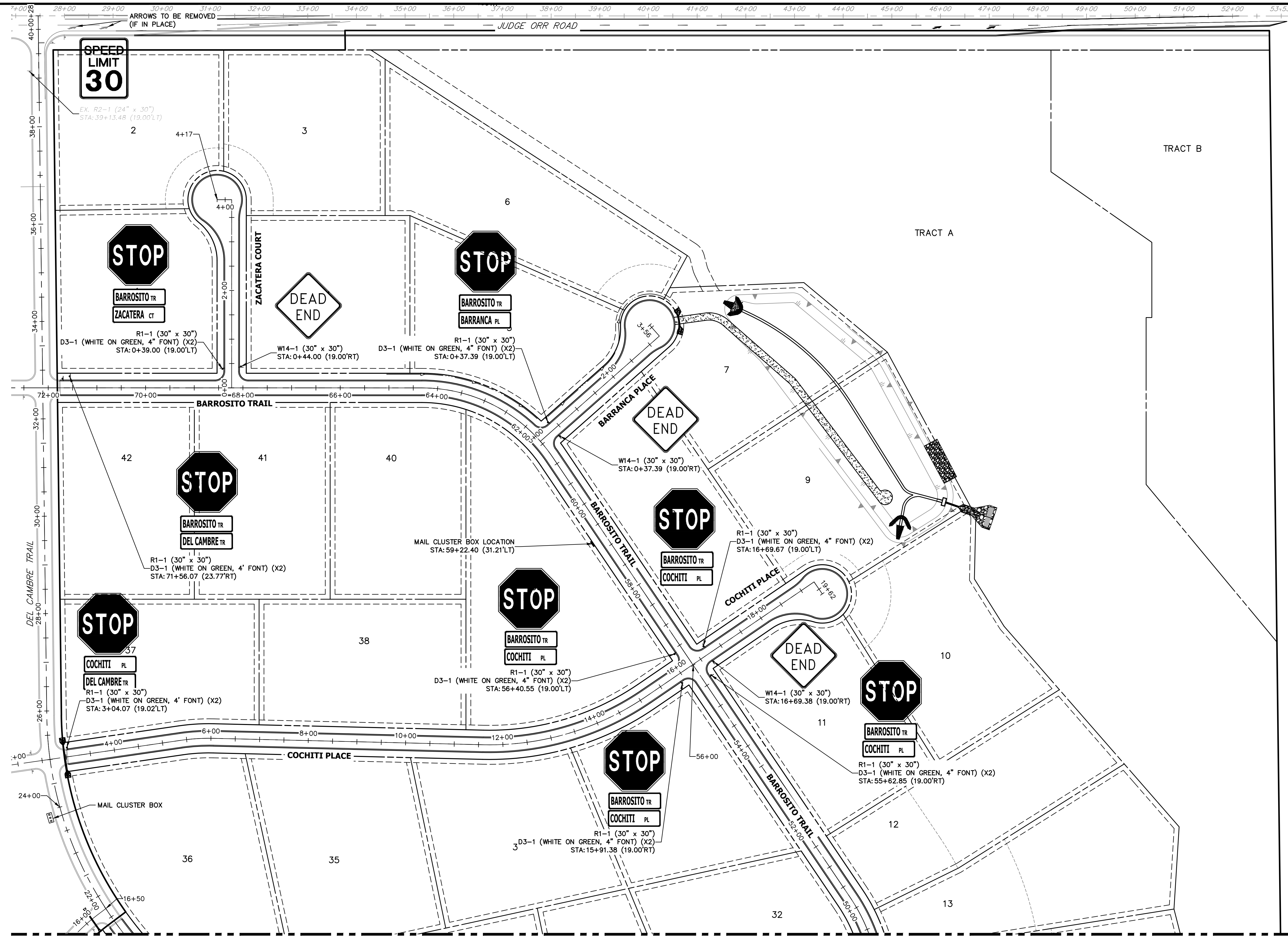
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	9/15/23	LOGO	LOGO	

SADDLEHORN RANCH - FILING 4
JUDGE ORR RD SIGNAGE & STRIPING PLAN

SHEET **8** OF **44**
 JOB NO. **21542.06**



KEY MAP
N.T.S.

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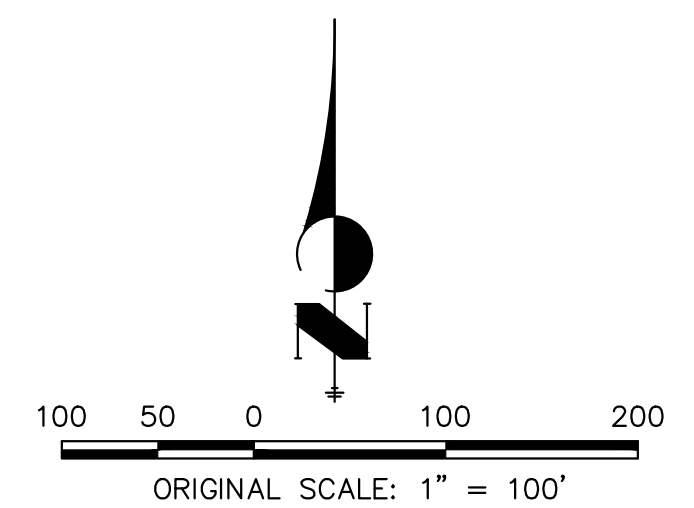
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BY	DATE
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	9/15/23	LOGO	LOGO	

SADDLEHORN RANCH - FILING 4
SIGNAGE PLAN

SEE SHEET 10



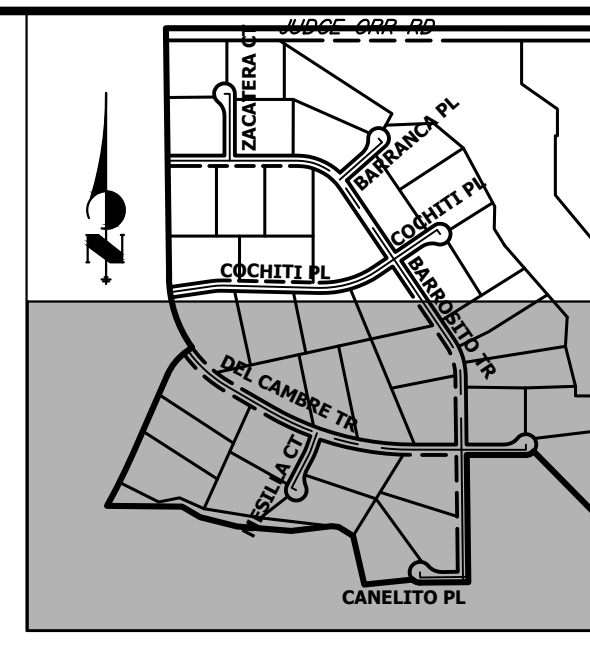
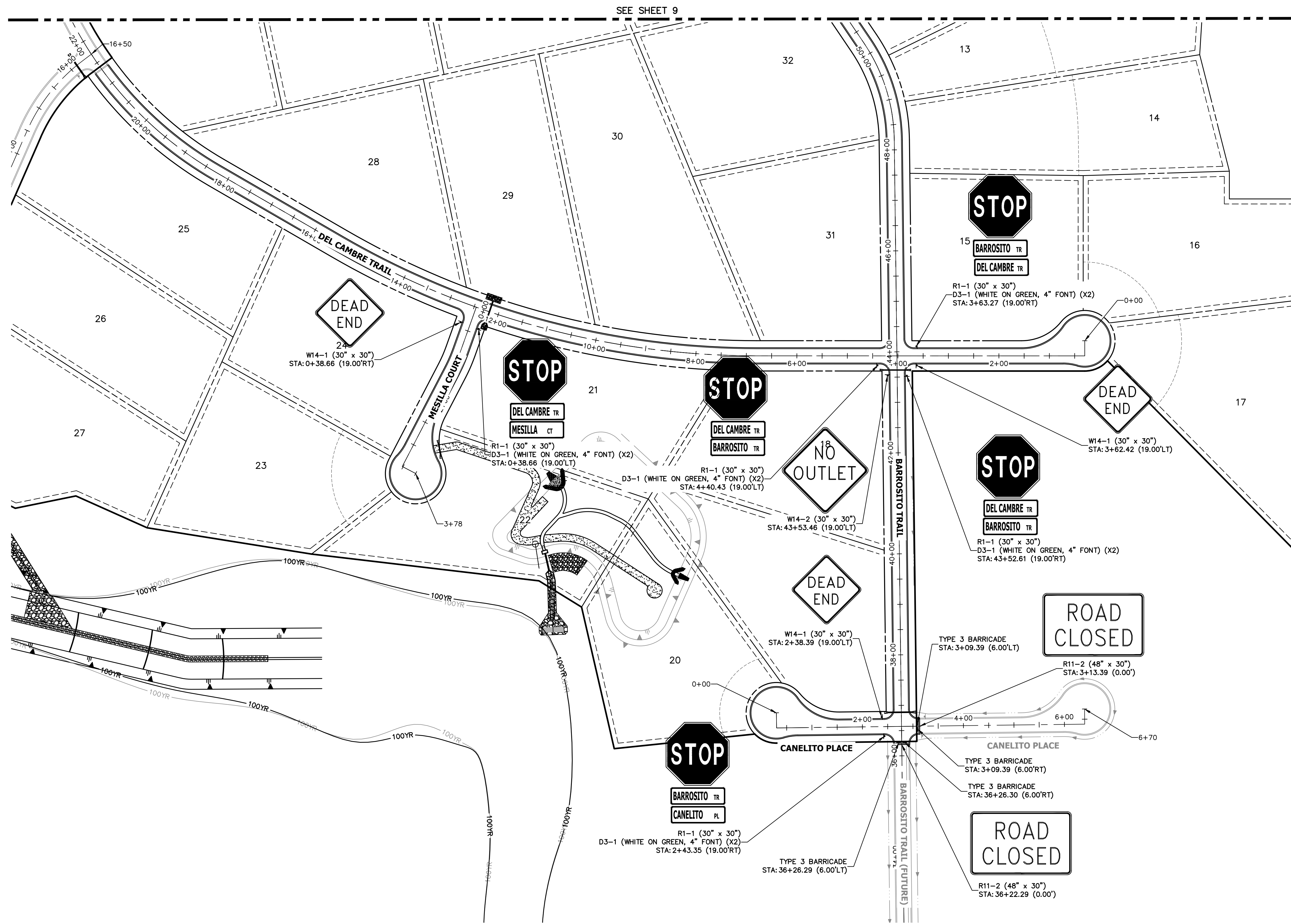
Know what's below.
Call before you dig.

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

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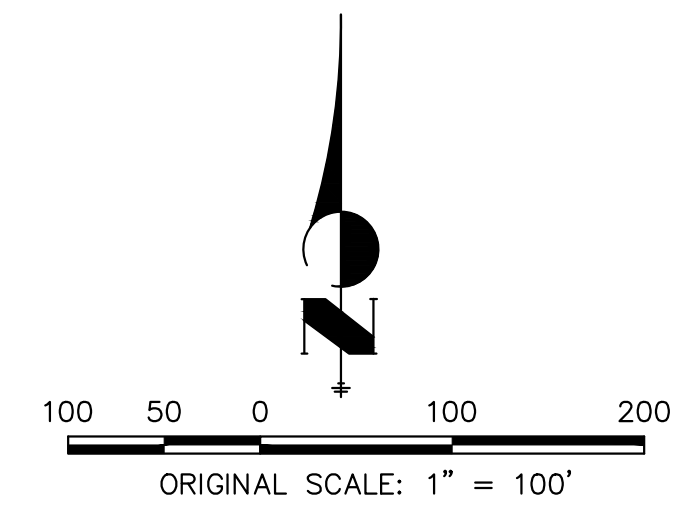


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No.	REVISION	BY	DATE

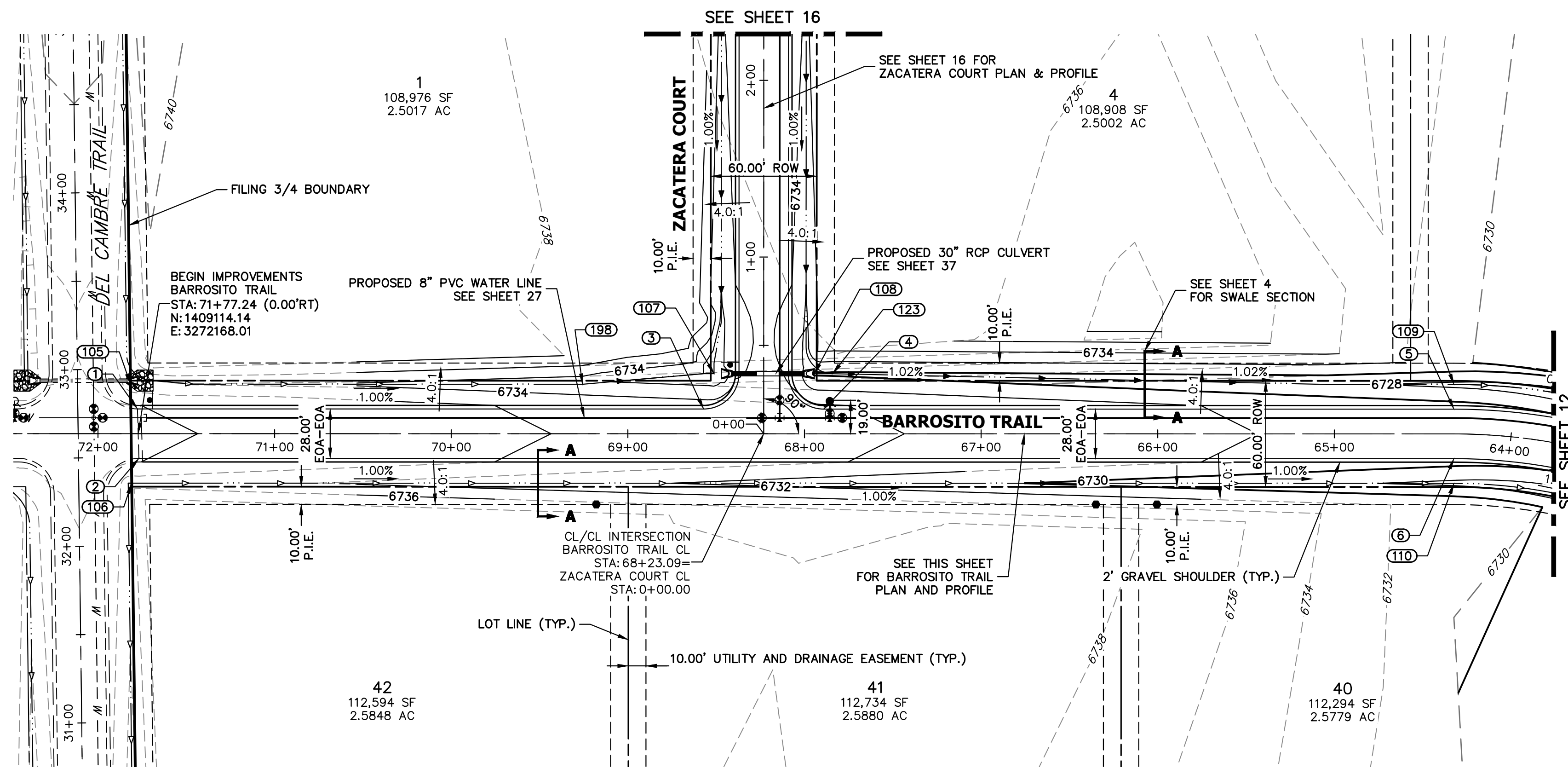


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

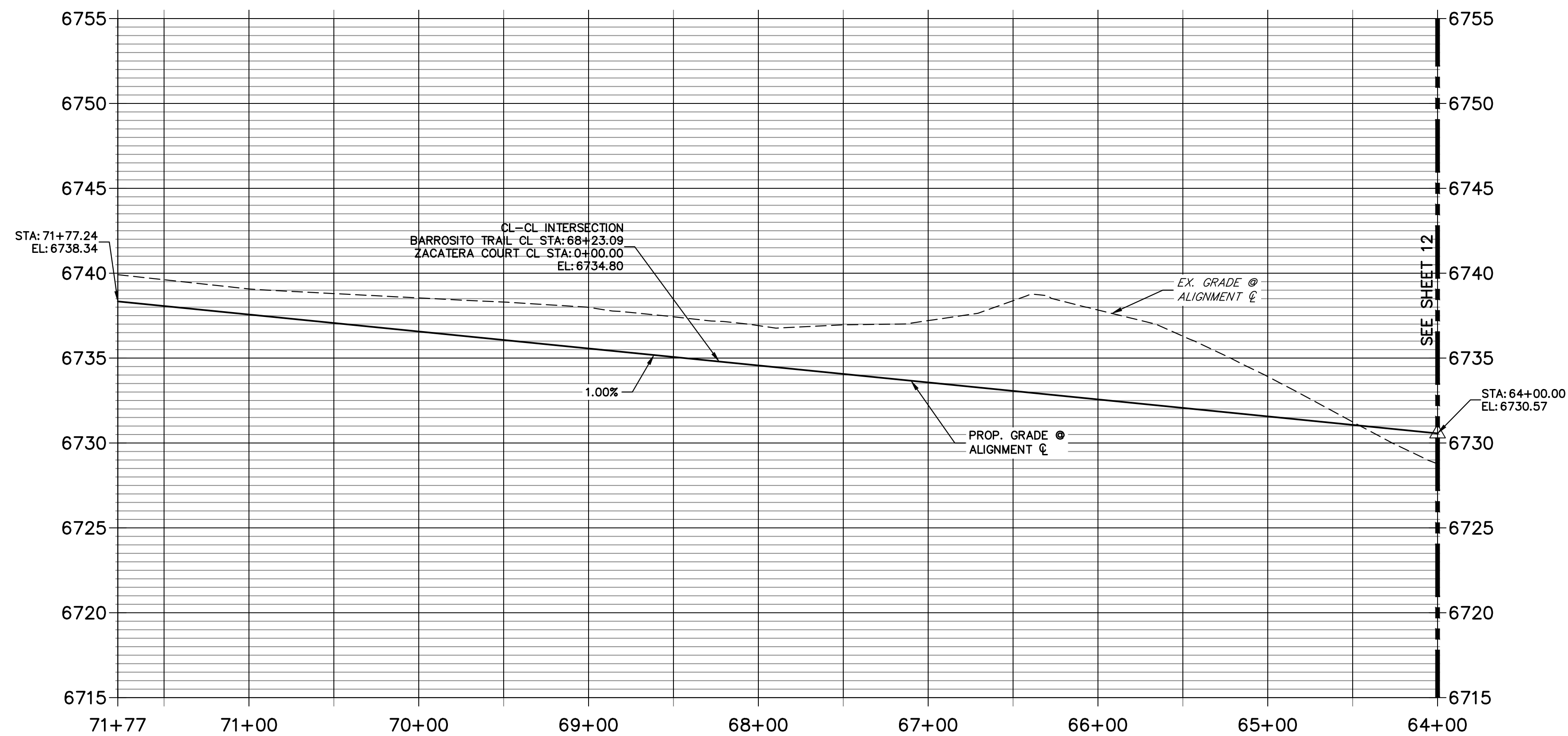
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -
FILING 4
SIGNAGE PLAN

SHEET 10 OF 44
JOB NO. 21542.06



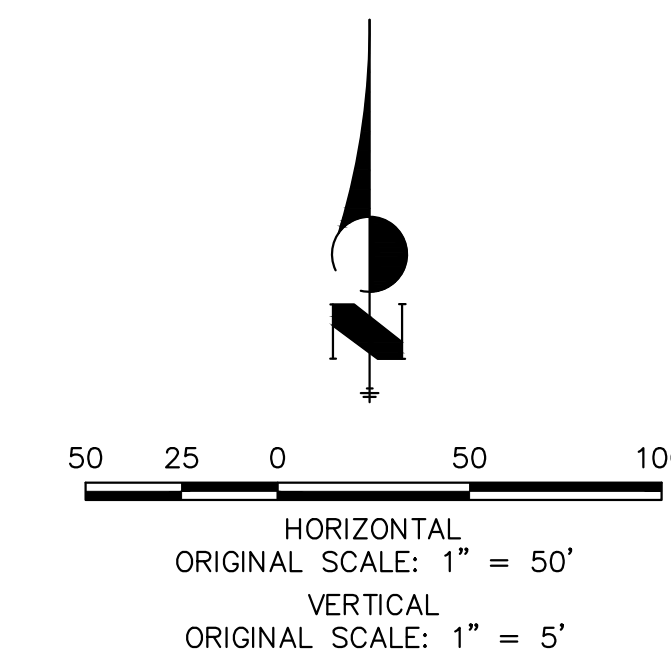
**BARROSITO TRAIL CL PROFILE
STA 64+00.00 TO 71+77.24**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	71+77.67	14.00' (RT)	BARROSITO TRAIL CL	6738.06	PT
2	71+76.81	14.00' (LT)	BARROSITO TRAIL CL	6738.05	PT
3	68+57.09	14.00' (RT)	BARROSITO TRAIL CL	6734.86	PCR
4	67+89.09	14.00' (RT)	BARROSITO TRAIL CL	6734.18	PCR
5	64+32.30	14.00' (RT)	BARROSITO TRAIL CL	6730.61	PT
6	64+32.30	14.00' (LT)	BARROSITO TRAIL CL	6730.61	PT
105	71+81.59	28.00' (RT)	BARROSITO TRAIL CL	6735.11	BEGIN SWALE
106	71+80.89	28.00' (LT)	BARROSITO TRAIL CL	6734.95	BEGIN SWALE
107	68+51.20	34.00' (RT)	BARROSITO TRAIL CL	6730.16	END SWALE
108	67+94.47	34.00' (RT)	BARROSITO TRAIL CL	6729.74	BEGIN SWALE
109	64+32.30	28.00' (RT)	BARROSITO TRAIL CL	6727.57	SWALE GB
110	64+32.30	28.00' (LT)	BARROSITO TRAIL CL	6727.57	SWALE GB
123	67+84.09	34.00' (RT)	BARROSITO TRAIL CL	6729.69	SWALE GB
198	69+25.68	28.00' (RT)	BARROSITO TRAIL CL	6732.50	SWALE PT/GB

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.
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- ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.

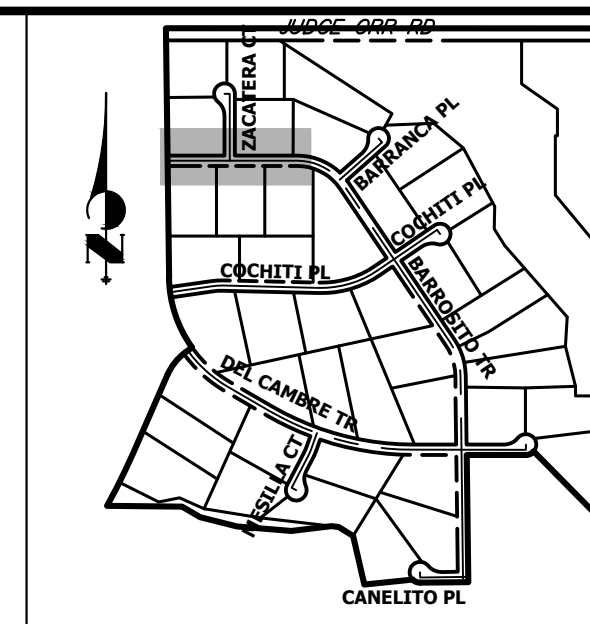


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



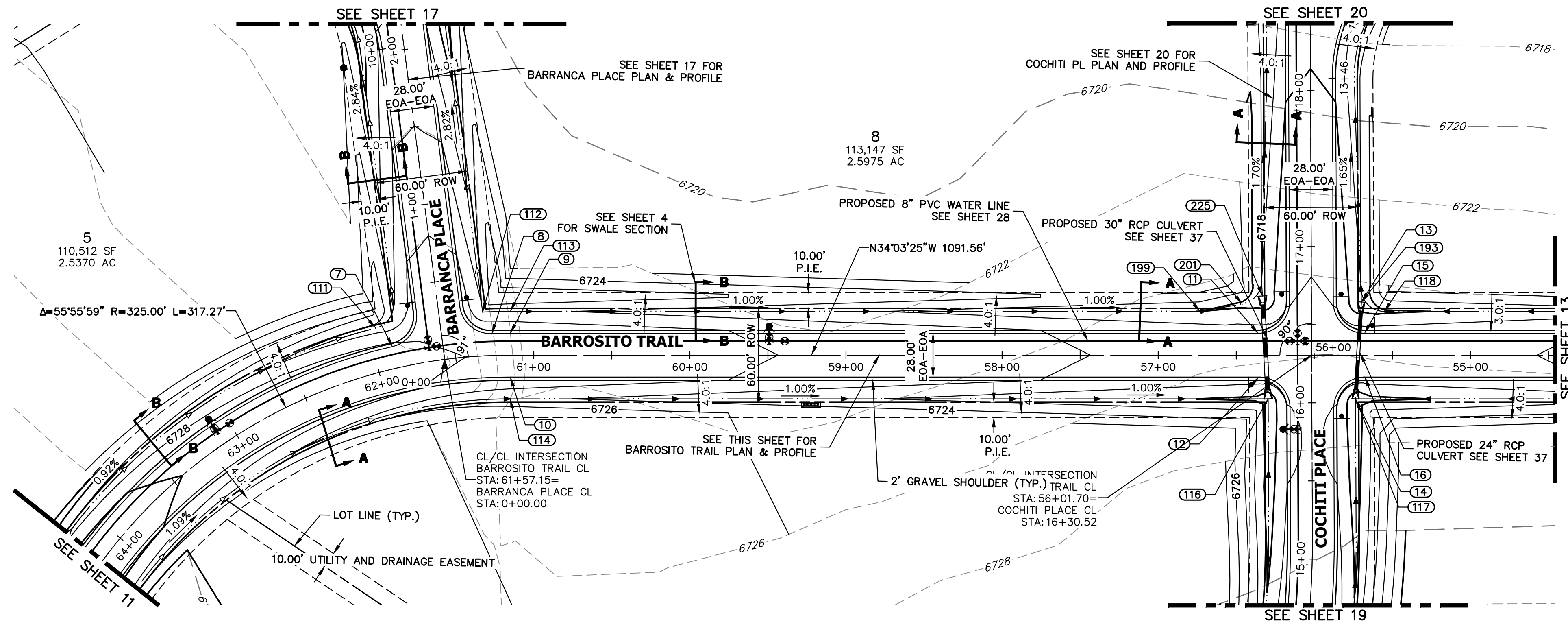
KEY MAP
N.T.S.

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
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

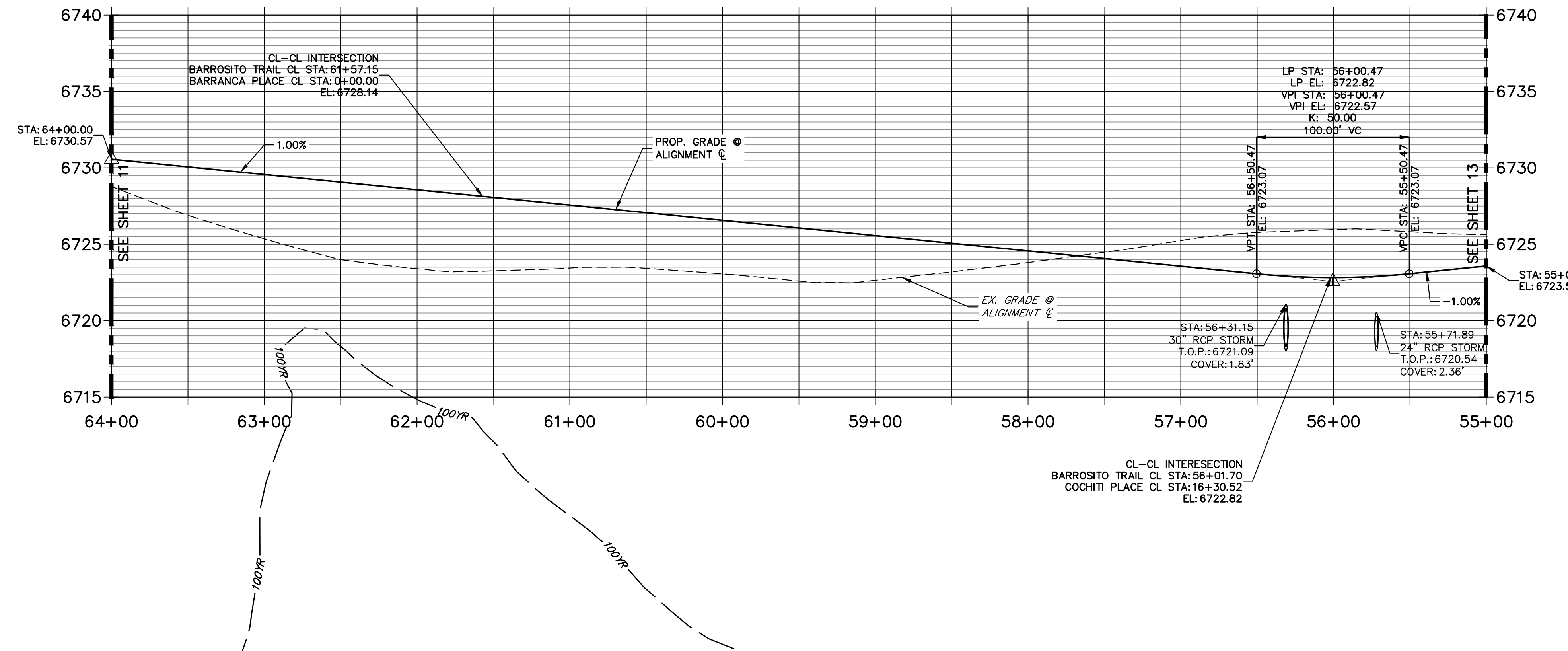
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=50'	1"=5'	9/15/23	LOGO	LOGO	



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 PREPARED FOR
 ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

BARROSITO TRAIL CL PROFILE (2)
 STA 55+00.00 TO 64+00.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
7	61+87.98	14.00' (RT)	BARROSITO TRAIL CL	6728.16	PCR
8	61+26.33	14.00' (RT)	BARROSITO TRAIL CL	6727.55	PCR
9	61+15.03	14.00' (RT)	BARROSITO TRAIL CL	6727.44	PC
10	61+15.03	14.00' (LT)	BARROSITO TRAIL CL	6727.44	PC
11	56+35.85	14.00' (RT)	BARROSITO TRAIL CL	6722.68	PCR
12	56+35.55	14.00' (LT)	BARROSITO TRAIL CL	6722.68	PCR
13	55+69.85	33.99' (RT)	BARROSITO TRAIL CL	6718.10	LOW PT
14	55+73.58	28.00' (LT)	BARROSITO TRAIL CL	6718.46	LOW PT
15	55+67.85	14.00' (RT)	BARROSITO TRAIL CL	6722.65	PCR
16	55+67.55	14.00' (LT)	BARROSITO TRAIL CL	6722.65	PCR
111	61+95.22	28.00' (RT)	BARROSITO TRAIL CL	6725.20	SWALE GB
112	61+31.35	28.00' (RT)	BARROSITO TRAIL CL	6724.56	BEGIN SWALE
113	61+15.03	28.00' (RT)	BARROSITO TRAIL CL	6724.40	SWALE GB
114	61+15.03	28.00' (LT)	BARROSITO TRAIL CL	6724.40	SWALE GB
117	55+73.58	28.00' (LT)	BARROSITO TRAIL CL	6718.46	END SWALE
118	55+55.13	28.00' (RT)	BARROSITO TRAIL CL	6719.70	SWALE GB
193	55+69.85	33.99' (RT)	BARROSITO TRAIL CL	6718.10	BEGIN SWALE
199	56+73.15	28.00' (RT)	BARROSITO TRAIL CL	6719.98	SWALE PT/GB
201	56+46.17	32.76' (RT)	BARROSITO TRAIL CL	6719.57	SWALE PC/GB

STREET IMPROVEMENT NOTES

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2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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.

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 9/15/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY LGO

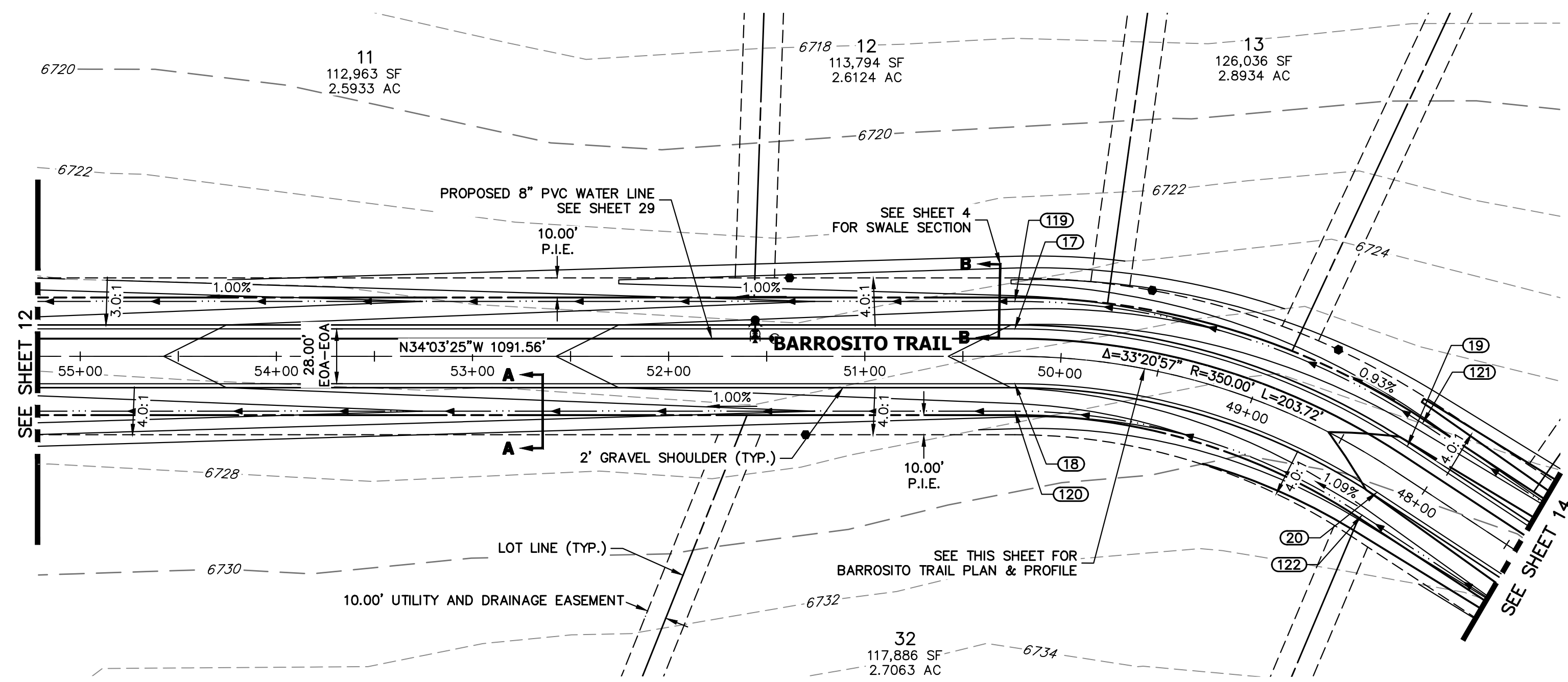


Know what's below.
 Call before you dig.

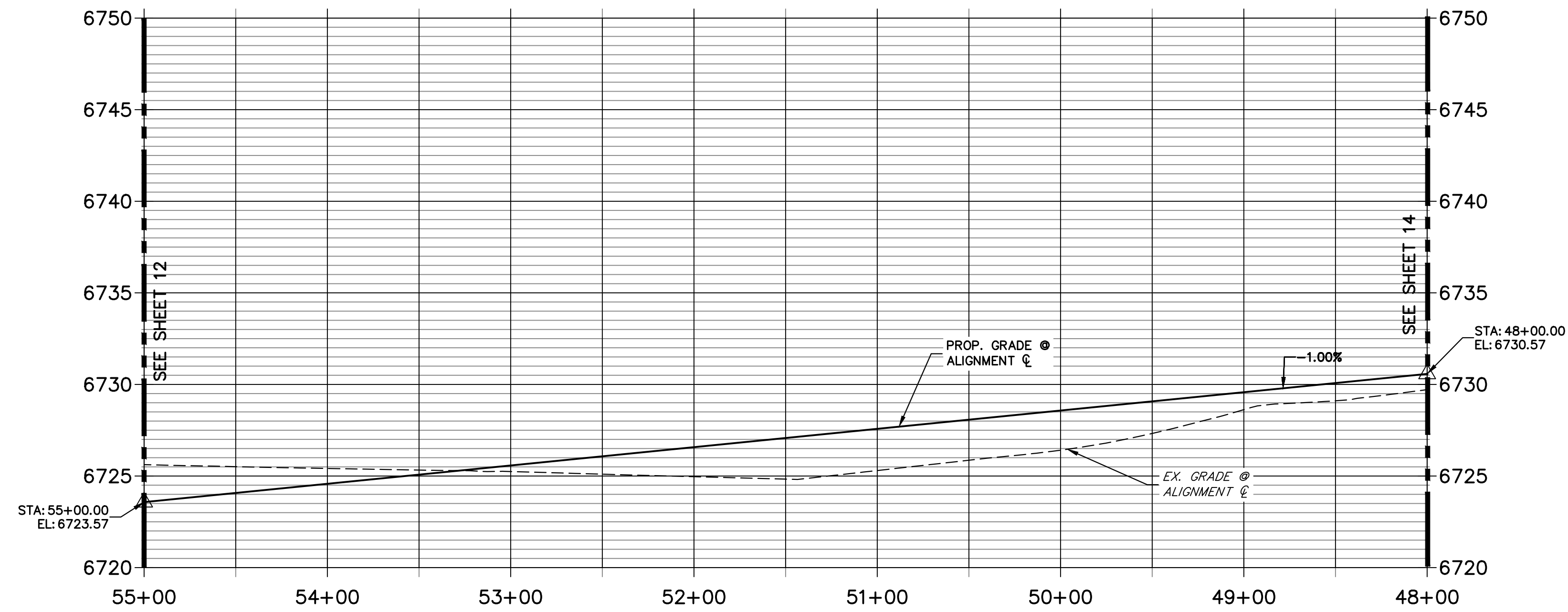
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

J.R. ENGINEERING
 A Westhorn Company
 Centennial 300-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

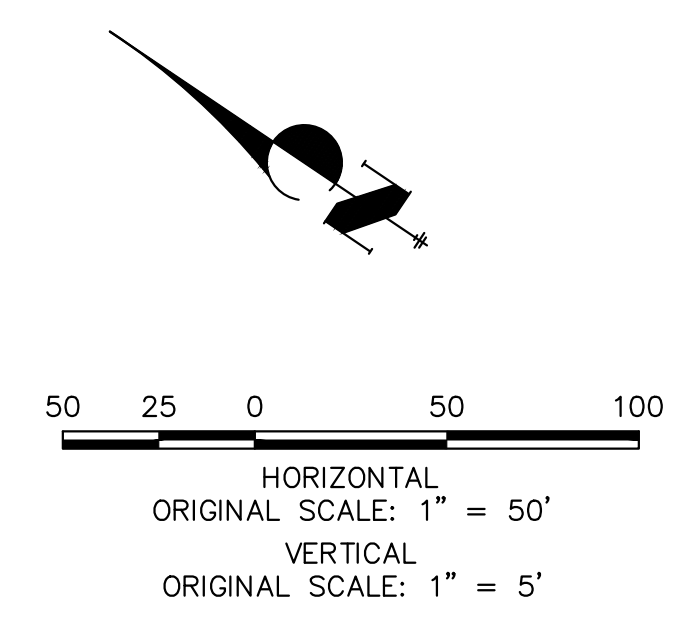


**BARROSITO TRAIL CL PROFILE (3)
STA 48+00.00 TO 55+00.00**

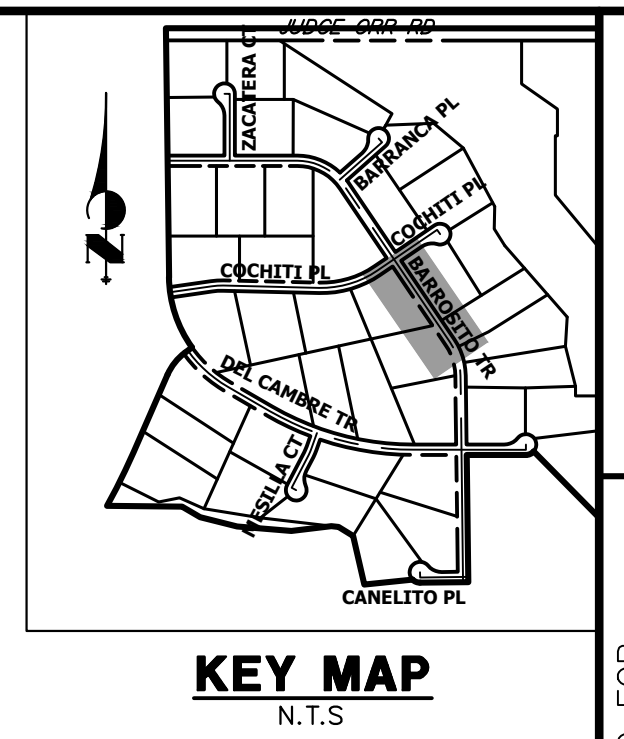


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
17	50+23.48	14.00' (RT)	BARROSITO TRAIL CL	6728.06	PT
18	50+23.48	14.00' (LT)	BARROSITO TRAIL CL	6728.06	PT
19	48+19.76	14.00' (RT)	BARROSITO TRAIL CL	6730.10	PC
20	48+19.76	14.00' (LT)	BARROSITO TRAIL CL	6730.10	PC
119	50+23.48	28.00' (RT)	BARROSITO TRAIL CL	6725.02	SWALE GB
120	50+23.48	28.00' (LT)	BARROSITO TRAIL CL	6725.02	SWALE GB
121	48+19.76	28.00' (RT)	BARROSITO TRAIL CL	6727.06	SWALE GB
122	48+19.76	28.00' (LT)	BARROSITO TRAIL CL	6727.06	SWALE GB

- STREET IMPROVEMENT NOTES**
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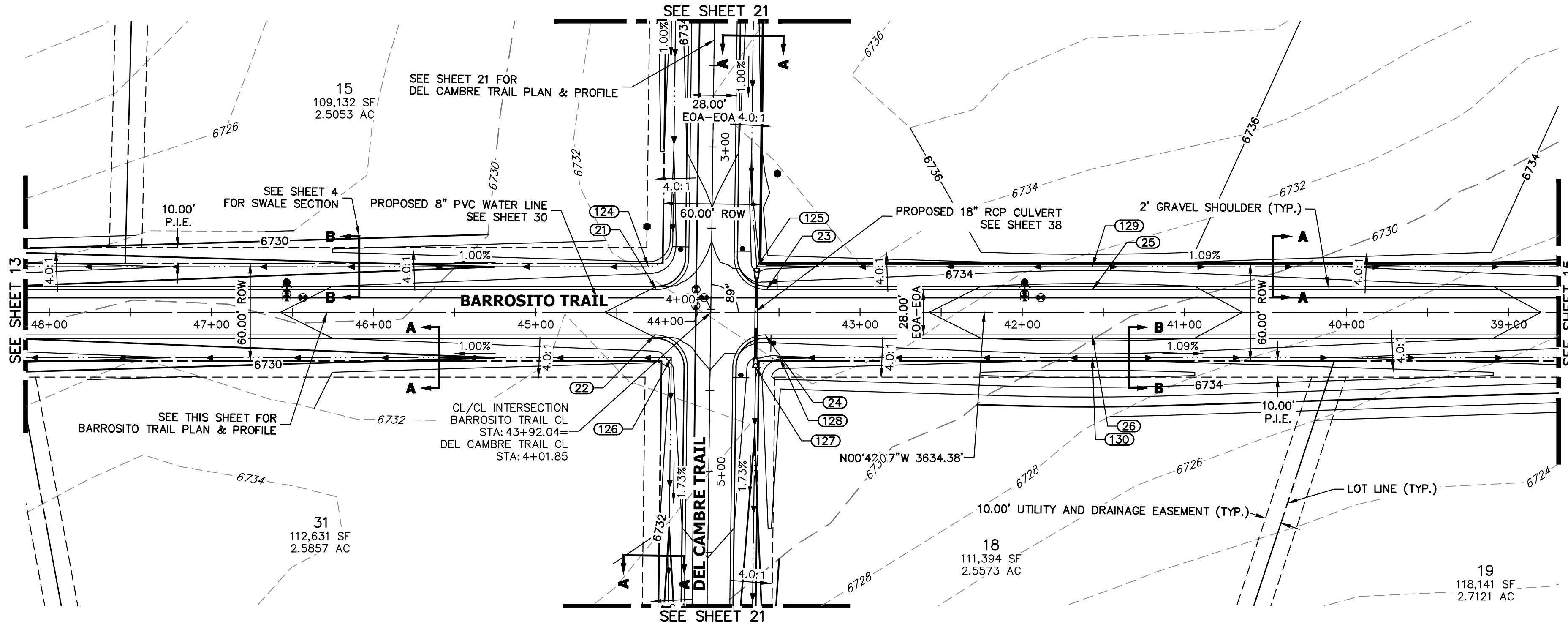


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

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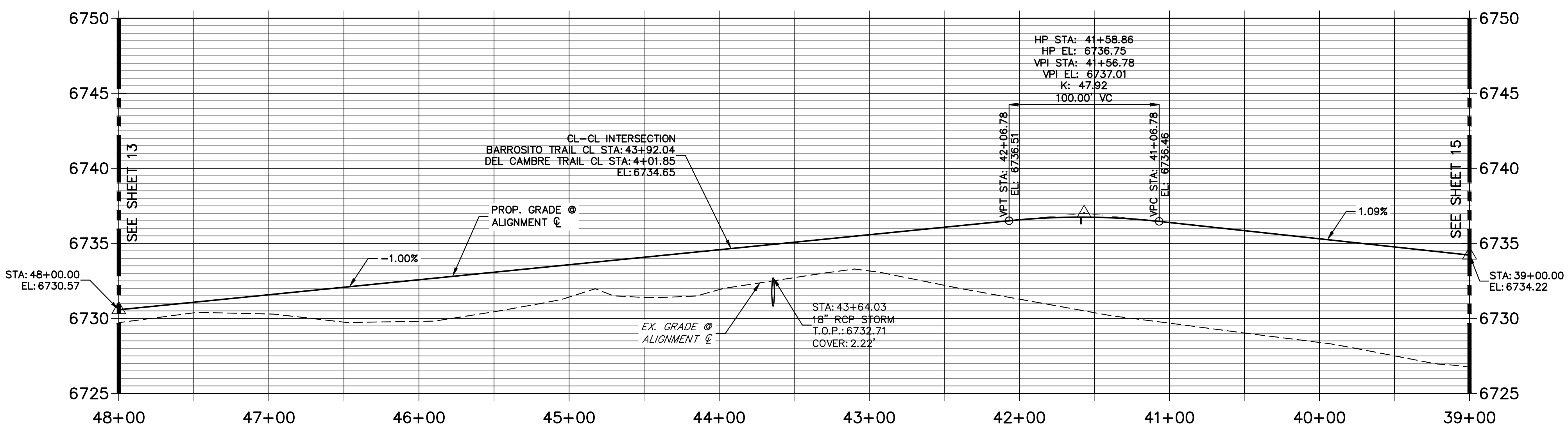
BY	DATE	No.	REVISION

SADDLEHORN RANCH –
 FILING 4
**STREET IMPROVEMENT PLAN
 AND PROFILE**
 SHEET 13 OF 44
 JOB NO. 21542.06



KEY MAP
N.T.S.

**BARROSITO TRAIL CL PROFILE (4)
STA 39+00.00 TO 48+00.00**

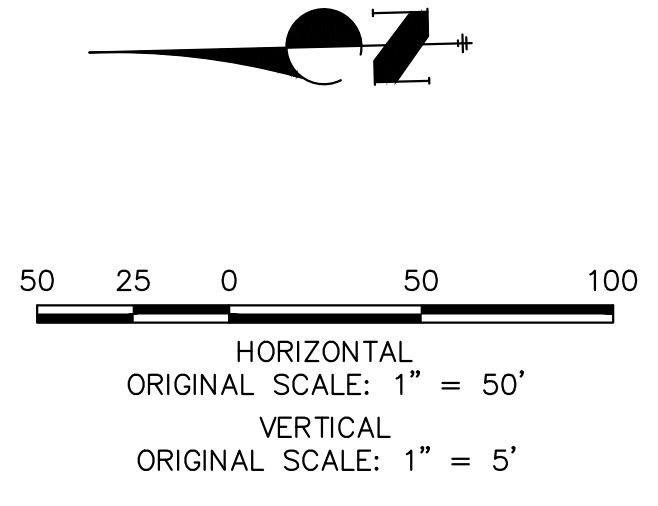


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21	44+25.62	14.00' (RT)	BARROSITO TRAIL CL	6734.04	PCR
22	44+26.47	14.00' (LT)	BARROSITO TRAIL CL	6734.03	PCR
23	43+57.61	14.00' (RT)	BARROSITO TRAIL CL	6734.72	PCR
24	43+58.46	14.00' (LT)	BARROSITO TRAIL CL	6734.71	PCR
124	44+30.50	28.00' (RT)	BARROSITO TRAIL CL	6730.95	SWALE GB
125	43+63.67	28.00' (RT)	BARROSITO TRAIL CL	6731.30	END SWALE
126	44+16.39	28.05' (LT)	BARROSITO TRAIL CL	6732.52	BEGIN SWALE
127	43+64.46	33.92' (LT)	BARROSITO TRAIL CL	6730.66	BEGIN SWALE
128	43+49.58	28.00' (LT)	BARROSITO TRAIL CL	6731.76	SWALE GB

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
25	1407212.24	3273875.63	6736.47		HIGH PT
26	1407211.89	3273847.63	6736.47		HIGH PT
129	1407212.41	3273889.63	6733.43		SWALE HP
130	1407211.72	3273833.64	6733.43		SWALE HP

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Know what's below.
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ENGINEER'S STATEMENT

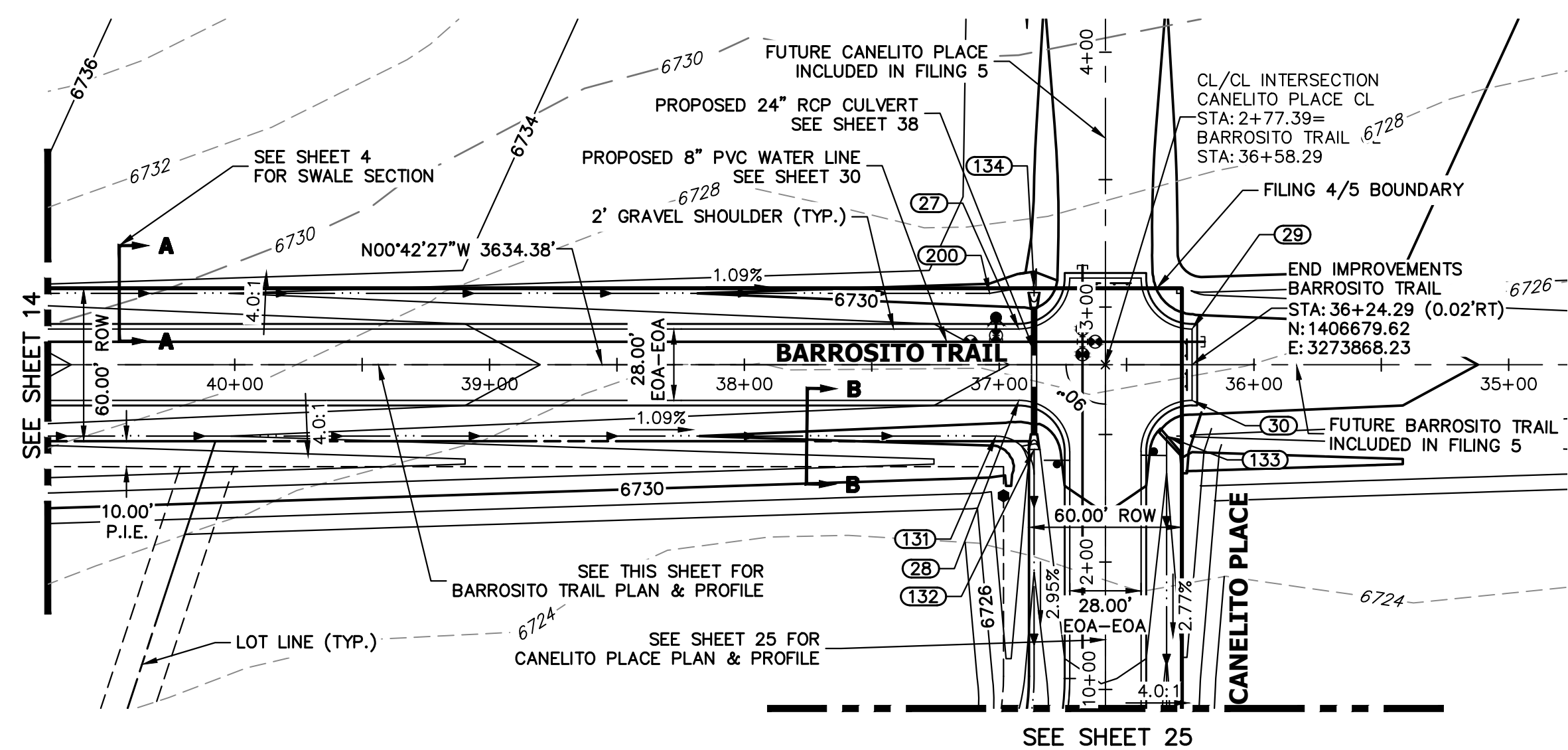
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
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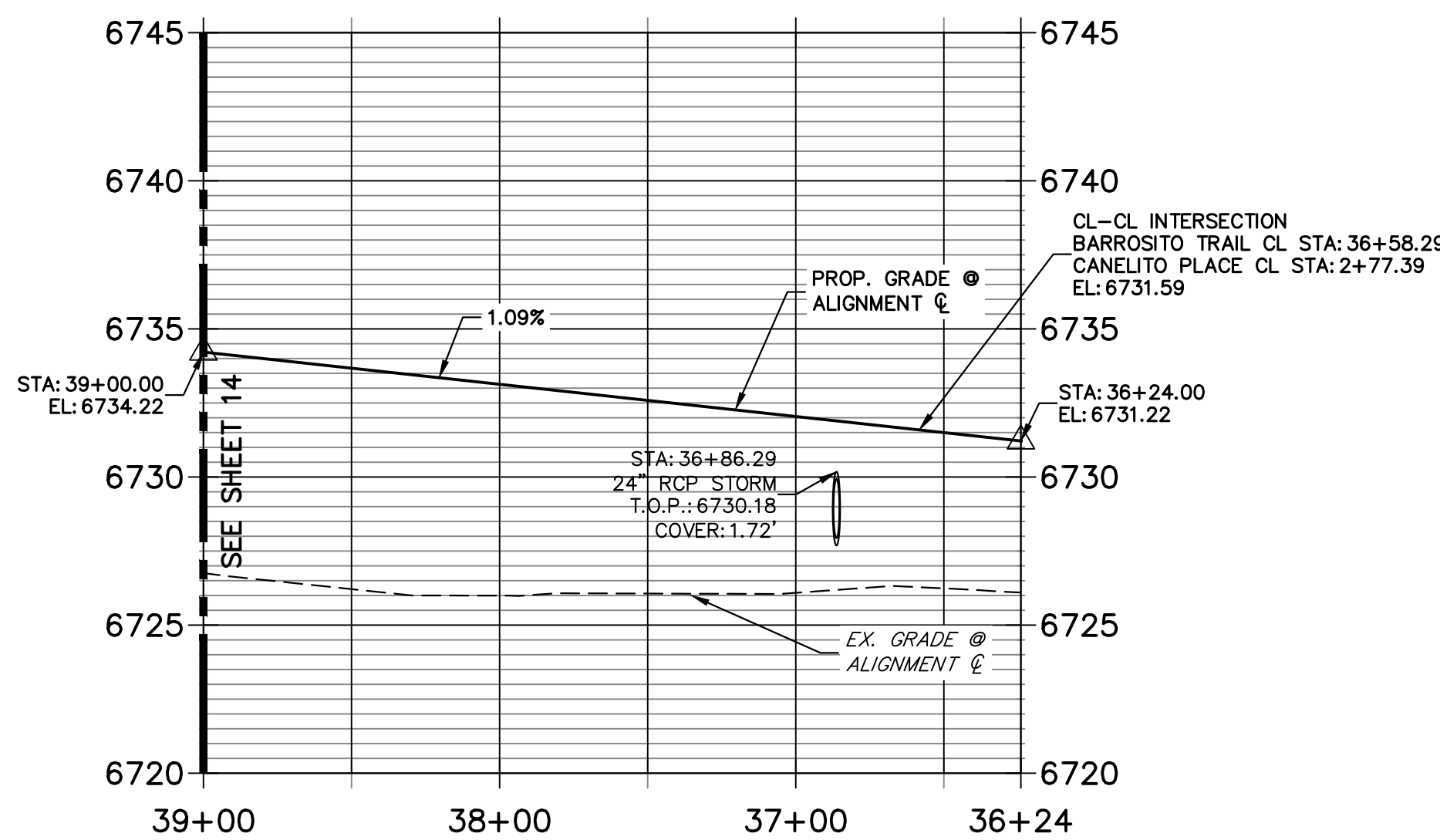


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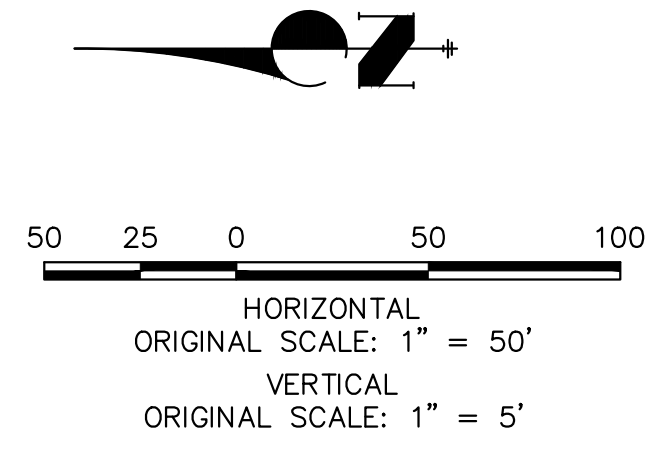


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
27	36+92.29	14.00' (RT)	BARROSITO TRAIL CL	6731.68	PCR
28	36+92.29	14.00' (LT)	BARROSITO TRAIL CL	6731.68	PCR
29	36+24.29	14.00' (RT)	BARROSITO TRAIL CL	6730.94	PCR
30	36+24.29	14.00' (LT)	BARROSITO TRAIL CL	6730.94	PCR
131	37+01.29	28.00' (LT)	BARROSITO TRAIL CL	6728.74	SWALE GB
132	36+86.29	33.25' (LT)	BARROSITO TRAIL CL	6727.42	BEGIN SWALE
133	2+49.39	24.00' (RT)	CANELITO PLACE CL	6729.94	BEGIN SWALE
134	36+86.29	30.00' (RT)	BARROSITO TRAIL CL	6727.82	END SWALE
200	37+03.72	28.00' (RT)	BARROSITO TRAIL CL	6728.75	SWALE PT/GB

**BARROSITO TRAIL CL PROFILE (5)
STA 36+24.00 TO 39+00.00**



- STREET IMPROVEMENT NOTES**
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 - ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
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 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

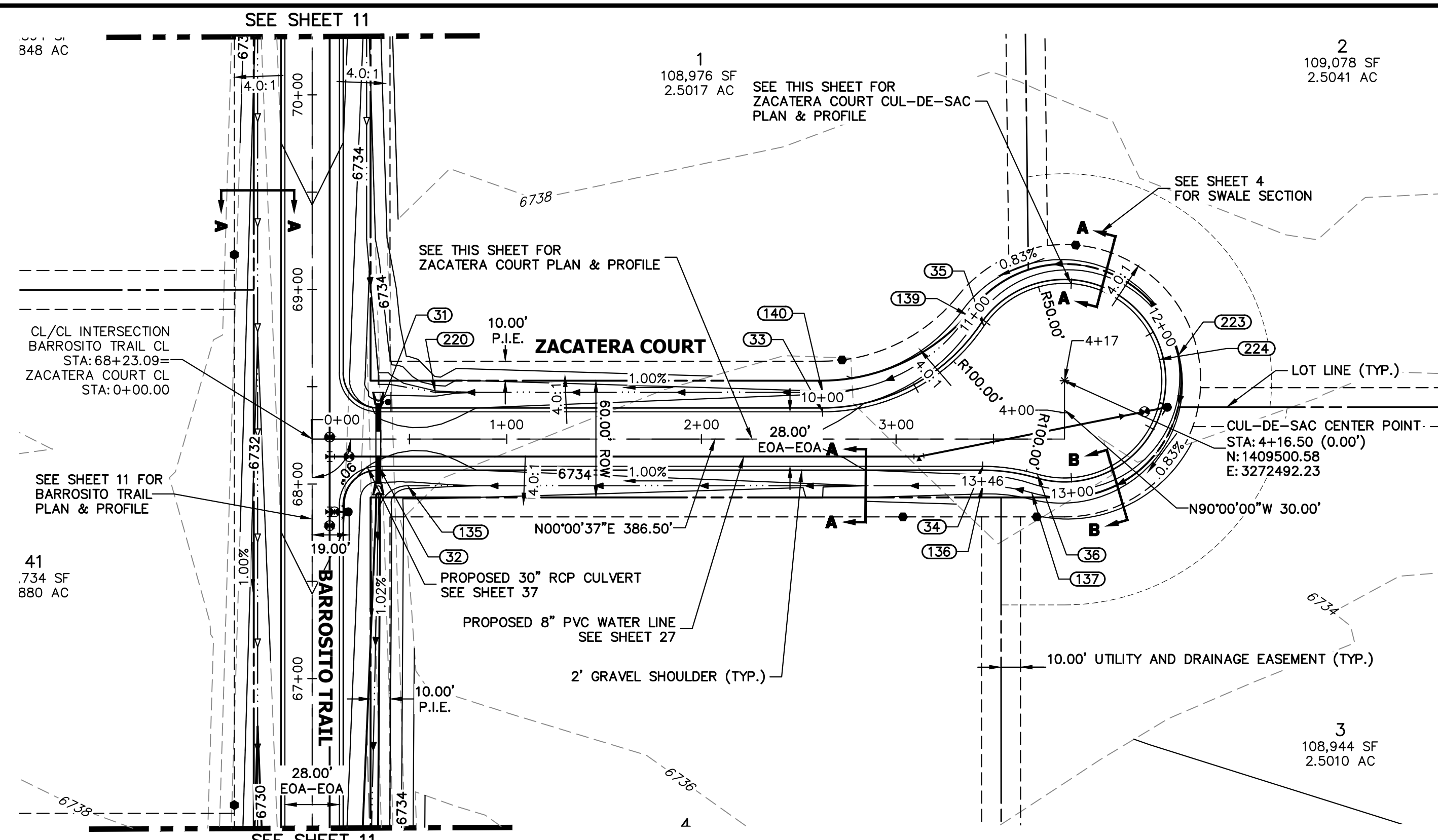
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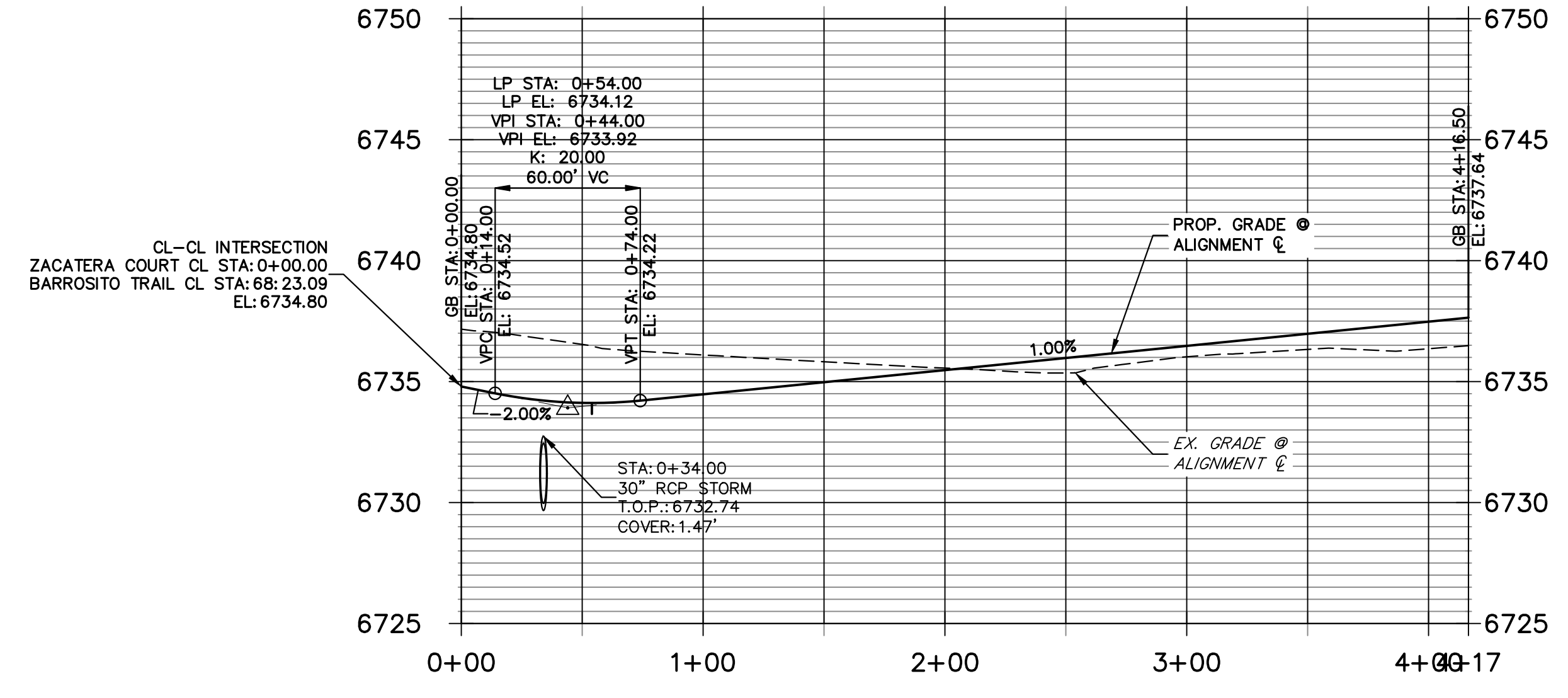
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	9/15/23	LOGO	LOGO	

SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

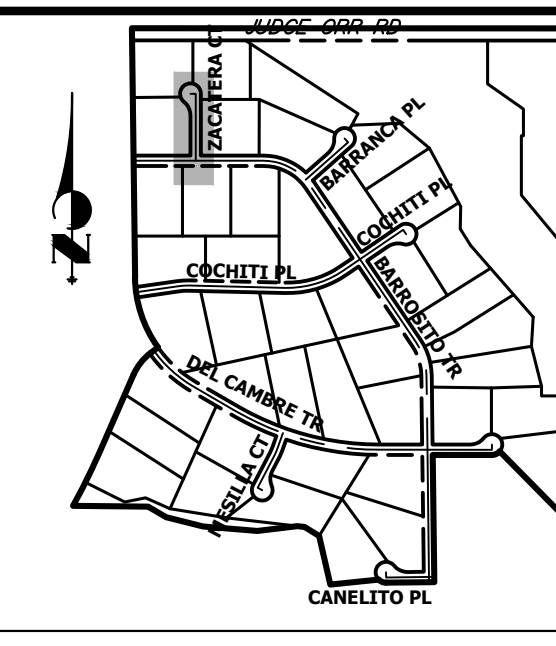
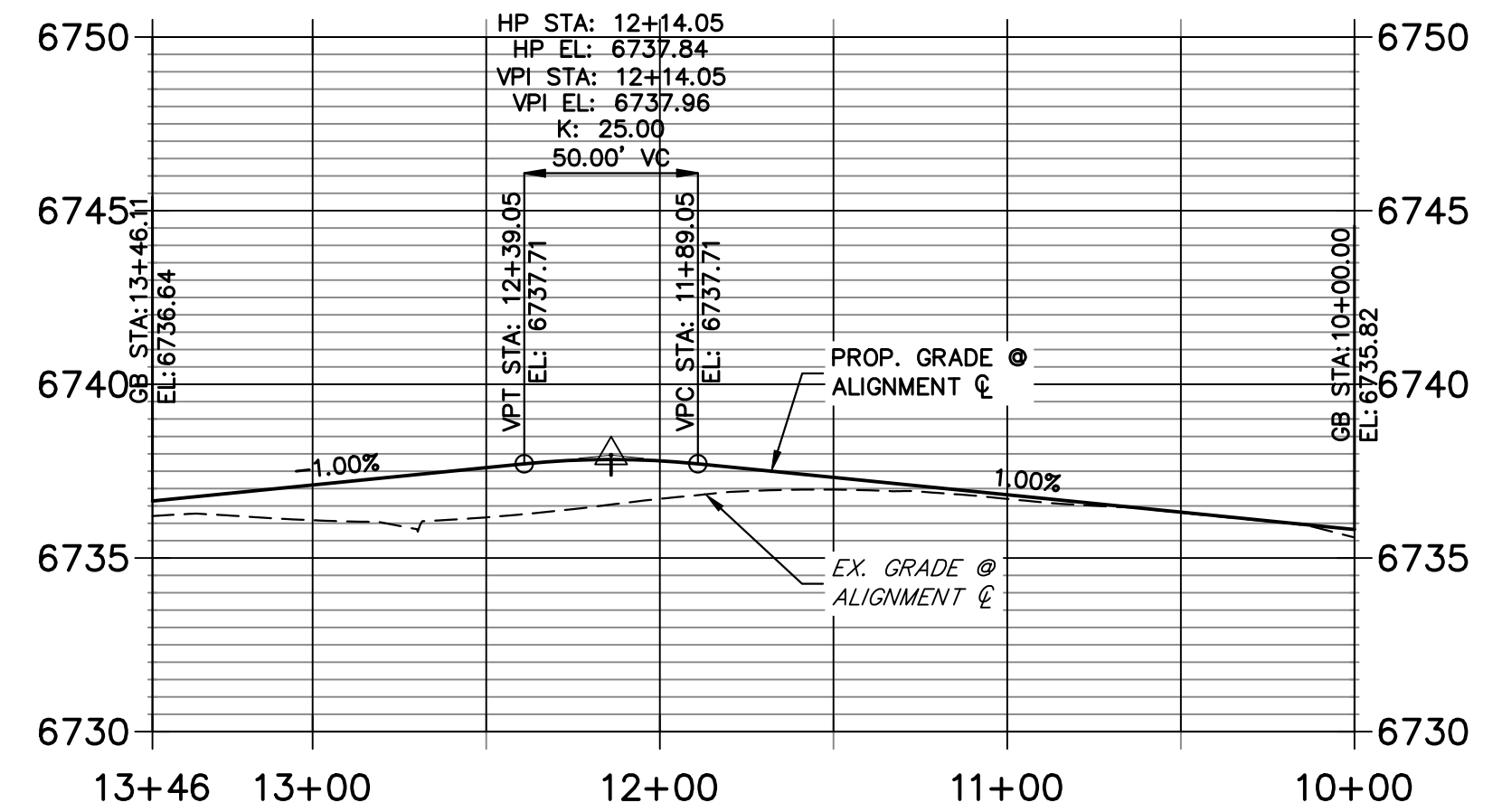
SHEET 15 OF 44
 JOB NO. 21542.06



**ZACATERA COURT CL PROFILE
STA 0+00.00 TO 4+16.50**



**ZACATERA COURT CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



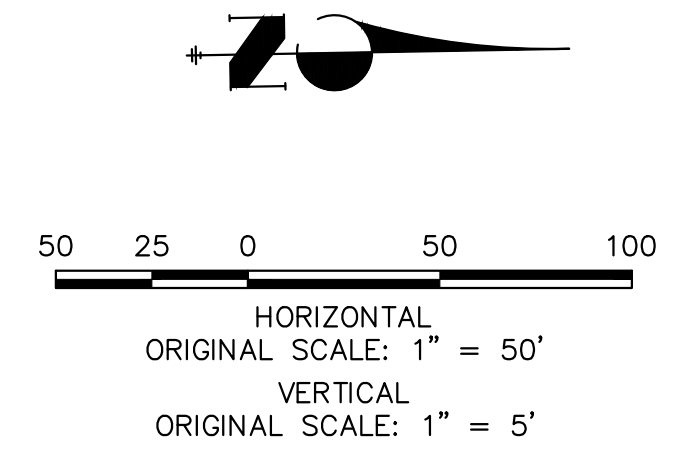
**KEY MAP
N.T.S.**

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
31	0+34.00	14.00' (LT)	ZACATERA COURT CL	6733.95	PCR
32	0+34.00	14.00' (RT)	ZACATERA COURT CL	6733.94	PCR
33	2+62.22	14.00' (LT)	ZACATERA COURT CL	6735.82	PC
34	3+44.50	14.00' (RT)	ZACATERA COURT CL	6736.64	PC
35	???	???' (???)	ZACATERA COURT CL	6736.80	PRC
36	3+72.50	18.00' (RT)	ZACATERA COURT CL	6736.92	PRC
135	0+49.06	24.00' (RT)	ZACATERA COURT CL	6731.43	SWALE GB
136	3+44.50	24.00' (RT)	ZACATERA COURT CL	6734.60	SWALE GB
137	3+69.70	27.60' (RT)	ZACATERA COURT CL	6734.88	SWALE GB
139	???	???' (???)	ZACATERA COURT CL	6734.76	SWALE GB
140	2+62.22	24.00' (LT)	ZACATERA COURT CL	6733.78	SWALE GB
220	0+63.31	24.00' (LT)	ZACATERA COURT CL	6731.44	SWALE PT/GB

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
223	1409559.15	3272479.21	6735.92	SWALE HIGH PT
224	1409549.37	3272481.32	6737.96	HIGH PT

STREET IMPROVEMENT NOTES

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BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
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 BRADY WILLIAMS

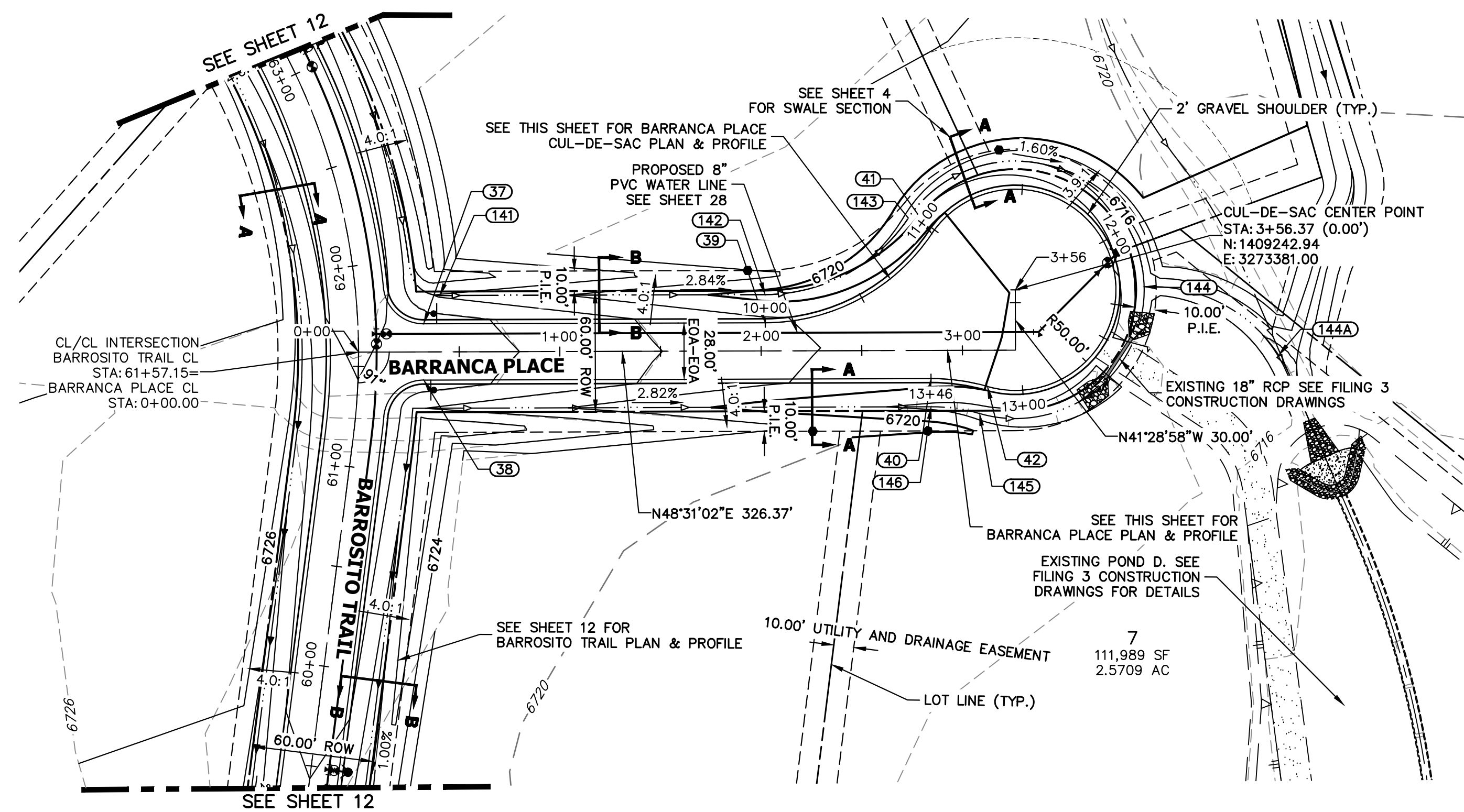
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No.	REVISION	BY	DATE

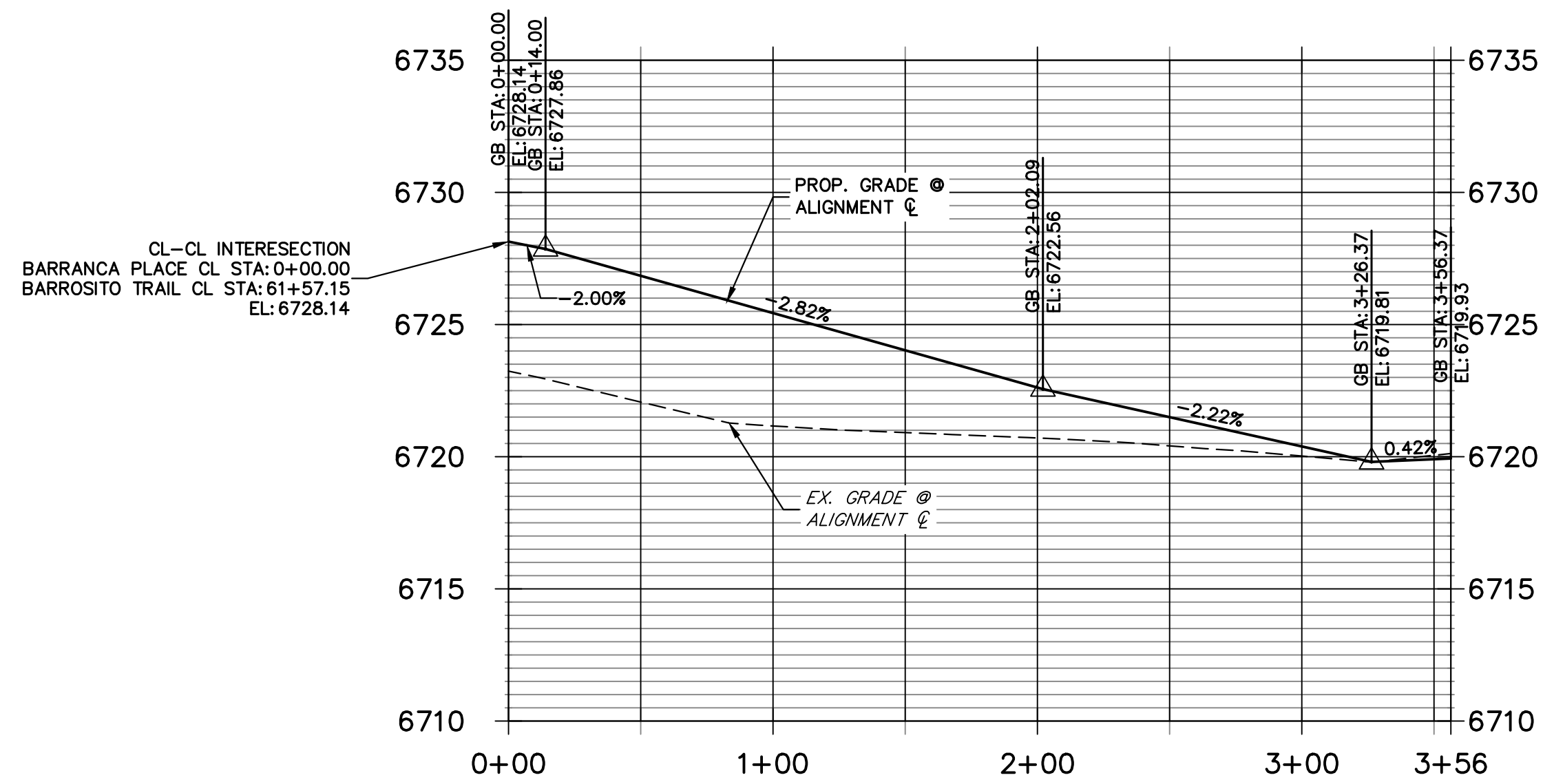
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 9/15/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

**SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE**

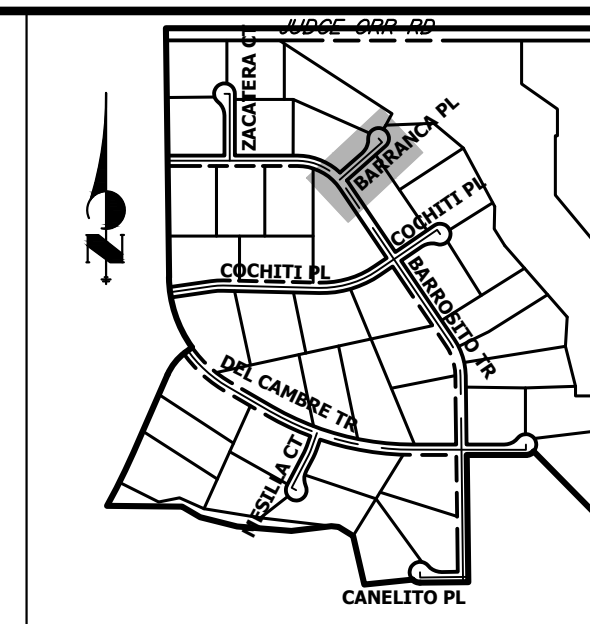
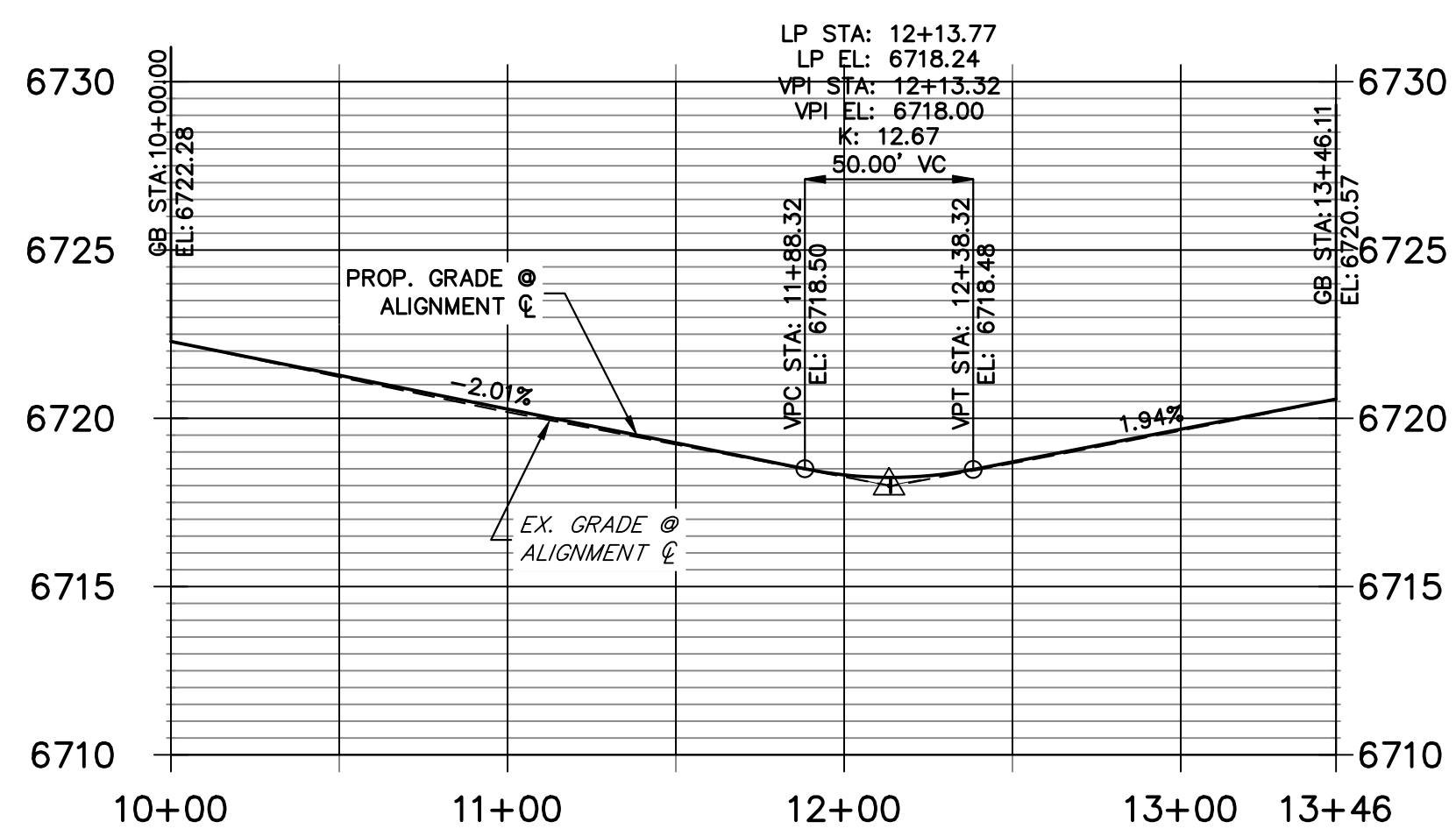
SHEET 16 OF 44
 JOB NO. 21542.06



**BARRANCA PLACE CL PROFILE
STA 0+00.00 TO 3+56.37**



**BARRANCA PLACE CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



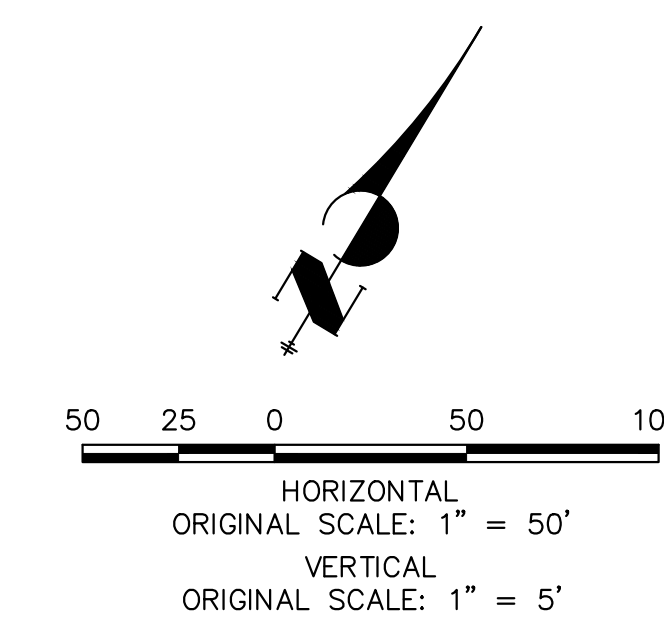
**KEY MAP
N.T.S.**

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
37	0+32.39	14.00' (LT)	BARRANCA PLACE CL	6726.97	PCR
38	0+32.39	14.00' (RT)	BARRANCA PLACE CL	6726.97	PCR
39	2+02.09	14.00' (LT)	BARRANCA PLACE CL	6722.28	PC
40	2+84.37	14.00' (RT)	BARRANCA PLACE CL	6720.57	PC
41	???	???' (???)	BARRANCA PLACE CL	6720.23	PRC
42	3+12.37	18.00' (RT)	BARRANCA PLACE CL	6719.98	PRC
141	0+40.48	28.00' (LT)	BARRANCA PLACE CL	6723.79	SWALE GB
142	2+02.09	28.00' (LT)	BARRANCA PLACE CL	6719.19	SWALE GB
143	???	???' (???)	BARRANCA PLACE CL	6717.24	SWALE GB
145	3+08.45	31.44' (RT)	BARRANCA PLACE CL	6716.98	SWALE GB
146	2+84.37	28.00' (RT)	BARRANCA PLACE CL	6717.55	SWALE GB

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
144A	1409304.94	3273500.65	6713.87		SWALE FL
144	1409286.34	3273428.03	6714.65		SWALE FL

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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.**

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

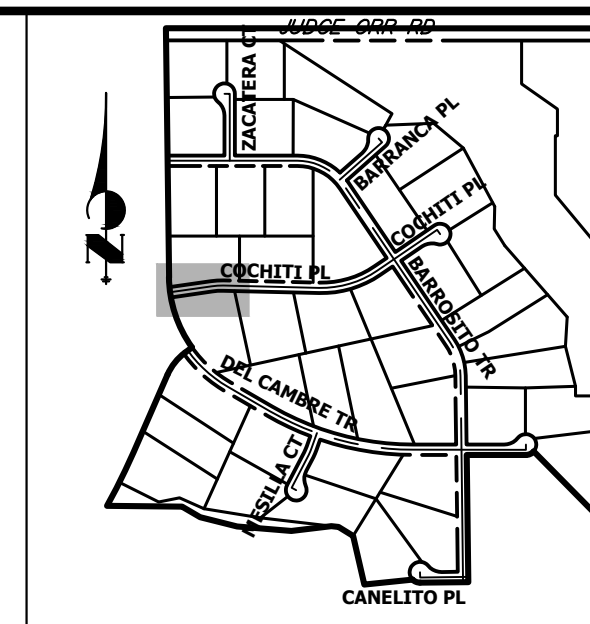
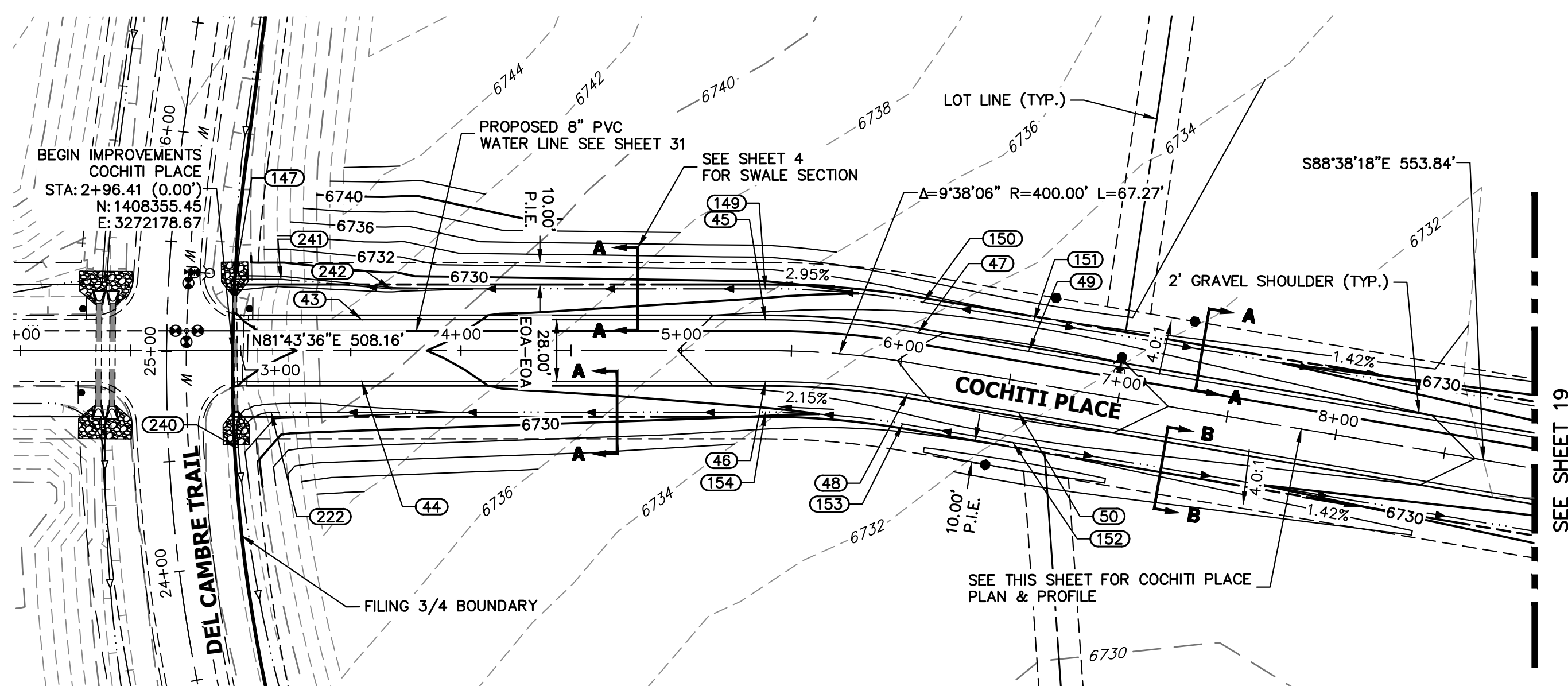
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	9/15/23	LOG	LOG	

SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 17 OF 44
 JOB NO. 21542.06



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.

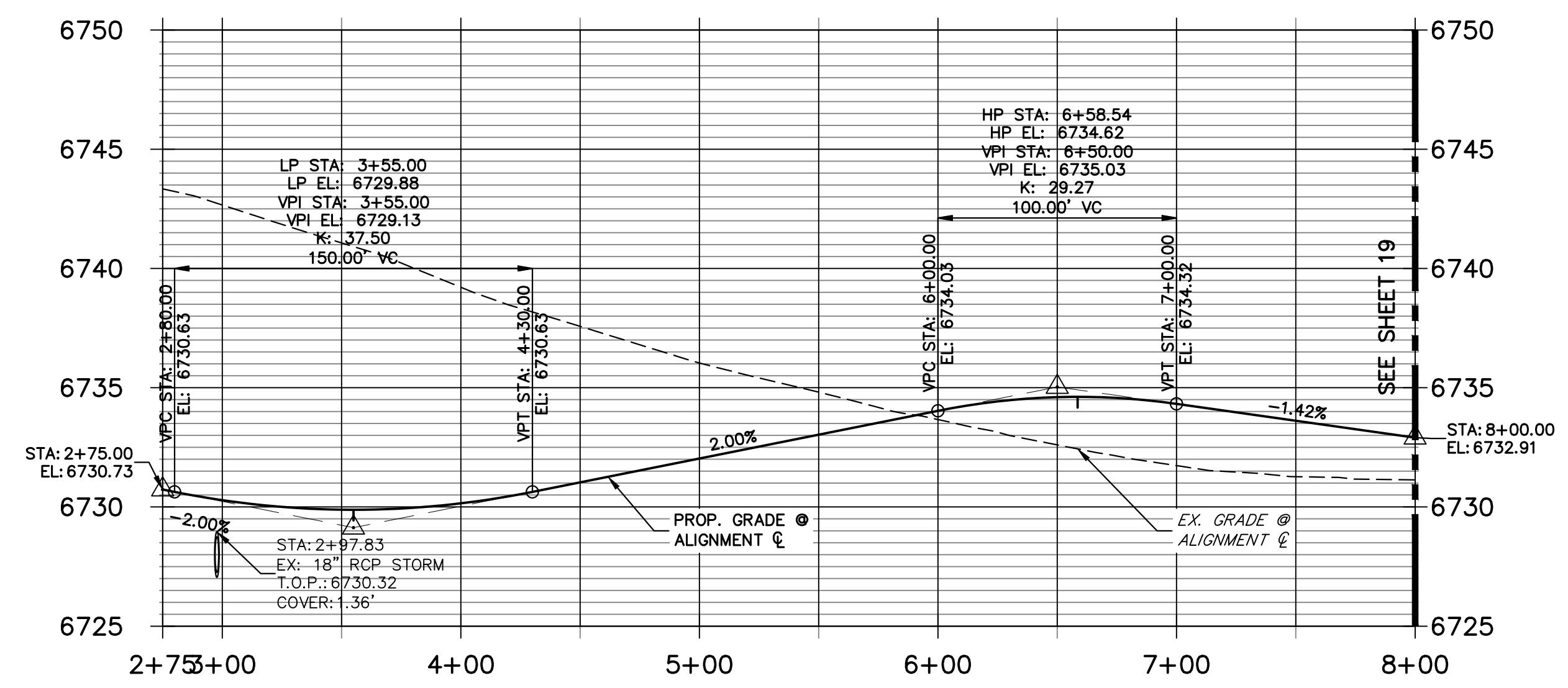
PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
43	3+55.00	14.00' (LT)	COCHITI PLACE CL	6729.60	LOW PT
44	3+55.00	14.00' (RT)	COCHITI PLACE CL	6729.60	LOW PT
45	5+38.16	14.00' (LT)	COCHITI PLACE CL	6732.52	PC
46	5+38.16	14.00' (RT)	COCHITI PLACE CL	6732.52	PC
47	6+05.43	14.00' (LT)	COCHITI PLACE CL	6733.86	PT
48	6+05.43	14.00' (RT)	COCHITI PLACE CL	6733.86	PT
147	2+97.46	32.36' (LT)	COCHITI PLACE CL	6727.44	END SWALE
149	5+38.16	28.00' (LT)	COCHITI PLACE CL	6728.73	SWALE GB
150	6+05.43	28.00' (LT)	COCHITI PLACE CL	6730.82	SWALE GB
153	6+05.43	28.00' (RT)	COCHITI PLACE CL	6730.82	SWALE GB
154	5+38.16	28.00' (RT)	COCHITI PLACE CL	6729.48	SWALE GB
222	3+13.92	28.00' (RT)	COCHITI PLACE CL	6727.16	SWALE PC/GB
240	2+98.98	44.33' (RT)	COCHITI PLACE CL	6727.04	END SWALE
241	3+18.35	32.36' (LT)	COCHITI PLACE CL	6727.54	SWALE GB
242	3+68.22	28.00' (LT)	COCHITI PLACE CL	6727.79	SWALE GB

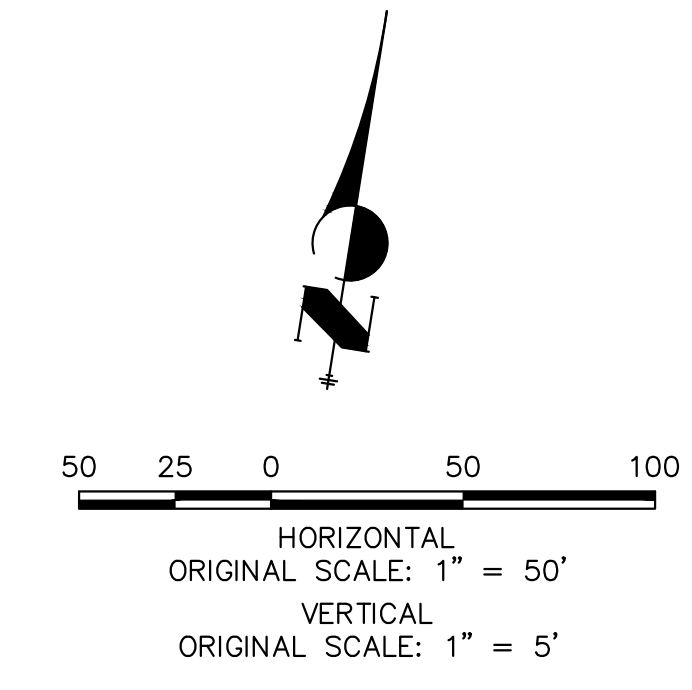
POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
49	1408407.07	3272536.11	6734.33		HIGH PT
50	1408379.08	3272535.44	6734.33		HIGH PT
151	1408421.07	3272536.44	6731.29		SWALE HP
152	1408365.08	3272535.11	6731.29		SWALE HP

**COCHITI PLACE CL PROFILE
 STA 2+75.00 TO 8+00.00**



STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
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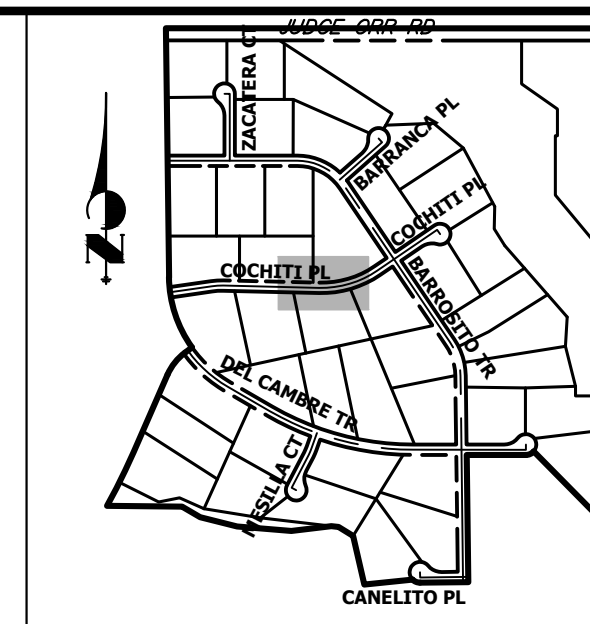
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION
1"=50'	1"=5'	9/15/23	LOG	LOG			
							BY DATE

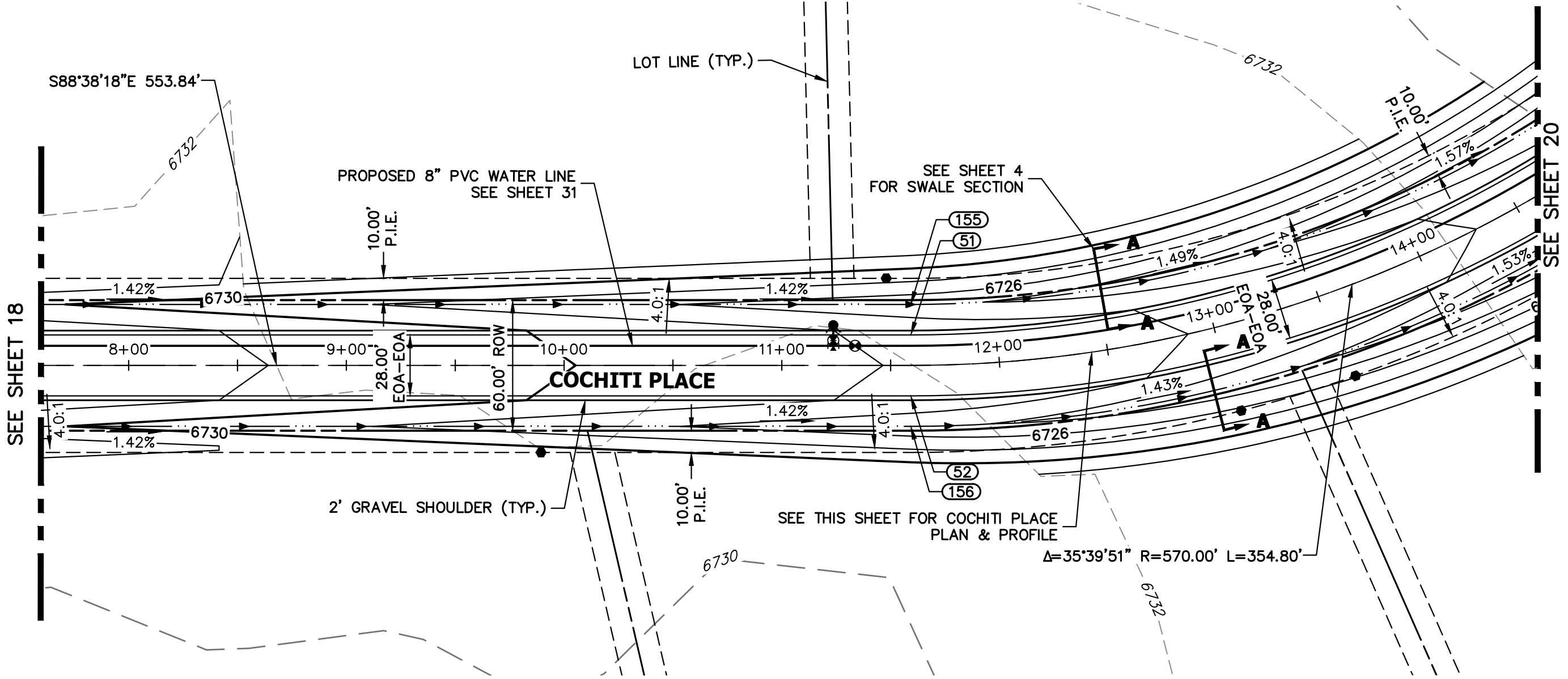
SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 18 OF 44
 JOB NO. 21542.06



KEY MAP
N.T.S.

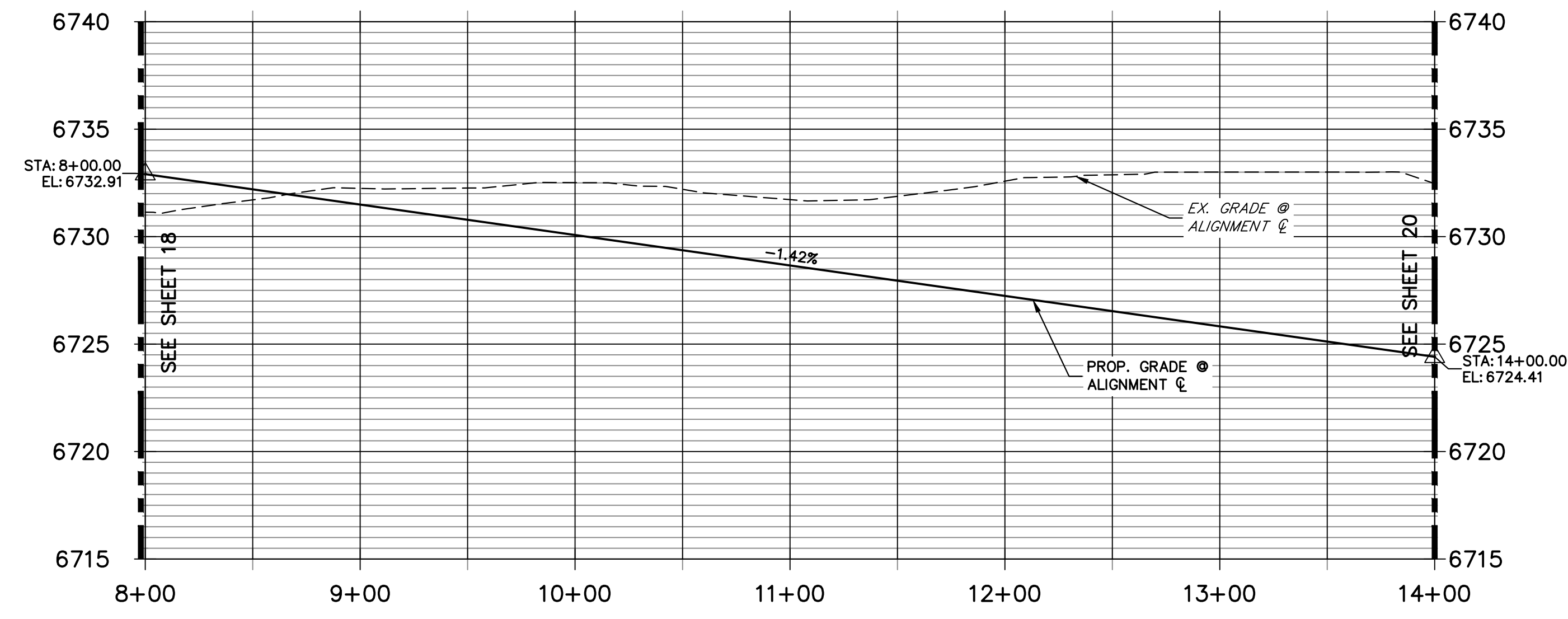
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS



POINT TABULATION

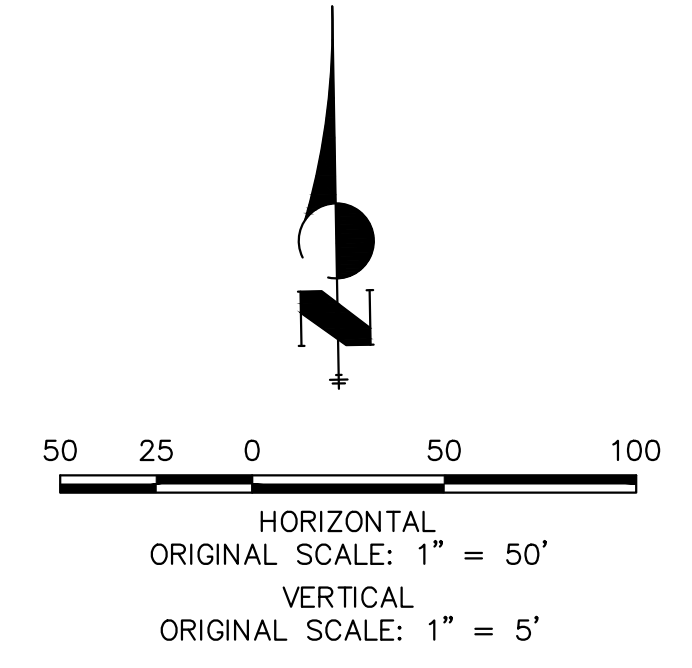
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
51	11+59.27	14.00' (LT)	COCHITI PLACE CL	6727.54	PC
52	11+59.27	14.00' (RT)	COCHITI PLACE CL	6727.54	PC
155	11+59.27	28.00' (LT)	COCHITI PLACE CL	6724.50	SWALE GB
156	11+59.27	28.00' (RT)	COCHITI PLACE CL	6724.50	SWALE GB

**COCHITI PLACE CL PROFILE (7)
STA 8+00.00 TO 14+00.00**



STREET IMPROVEMENT NOTES

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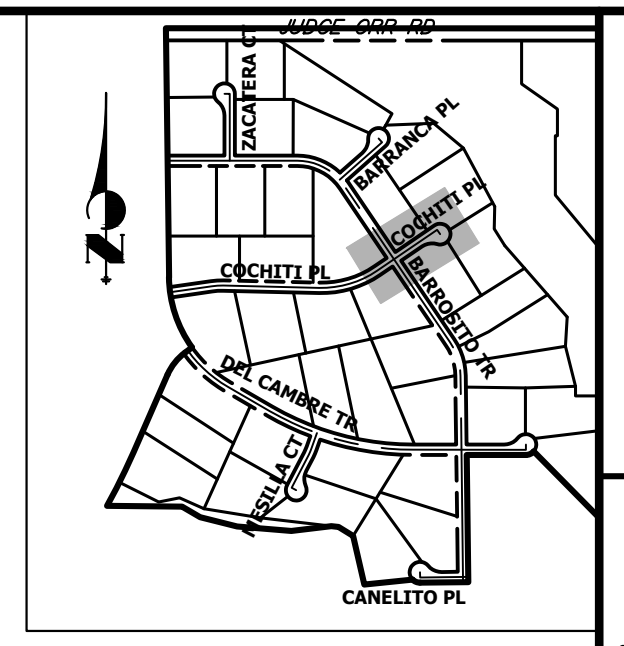


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	9/15/23	LOGO	LOGO	

SADDLEHORN RANCH - FILING 4
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 19 OF 44
JOB NO. 21542.06



KEY MAP
N.T.S.

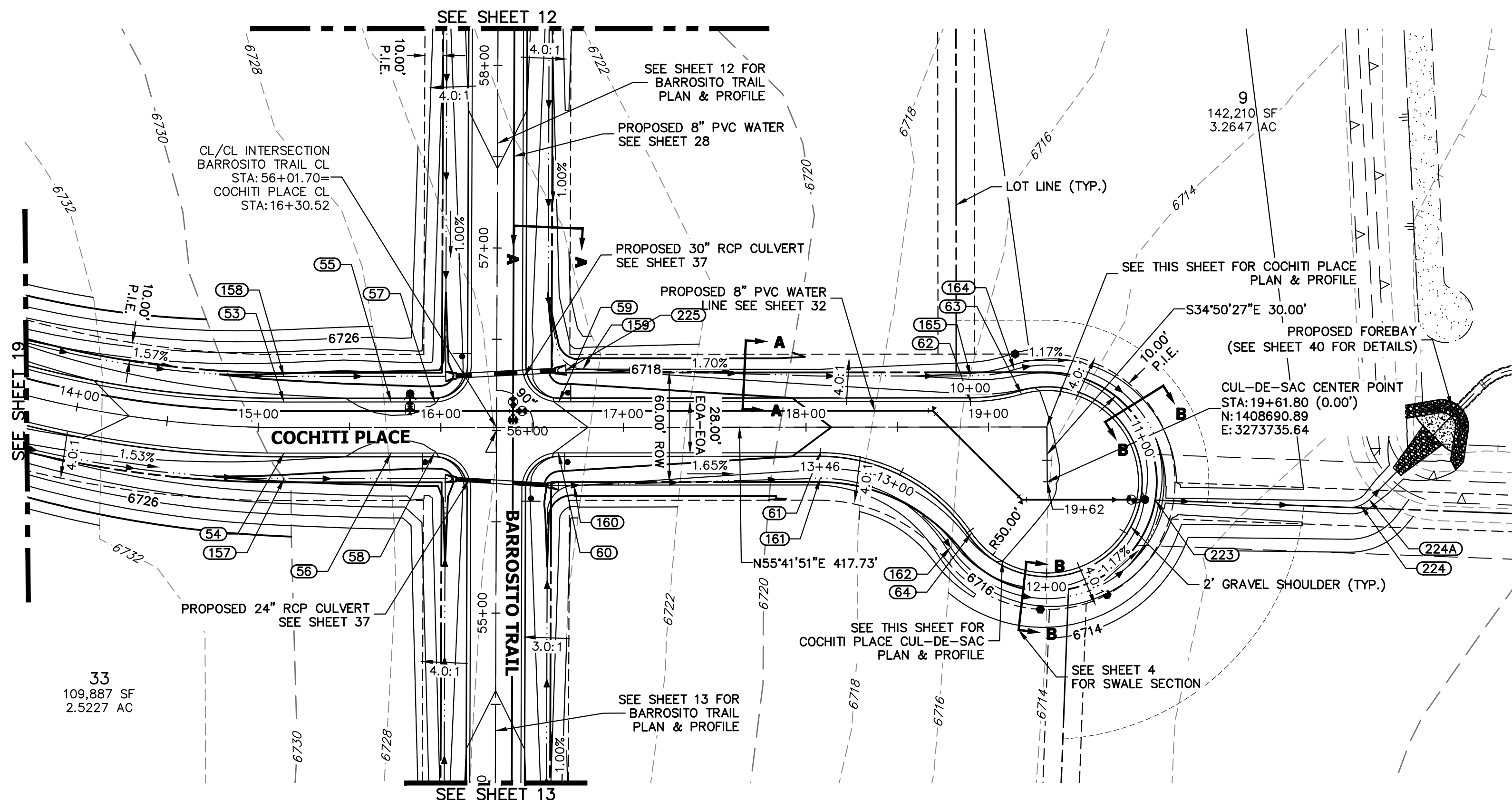
UNLESS SPECIFIED
BY THE CONTRACT,
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
ROI PROPERTY GROUP, LLC
1260 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

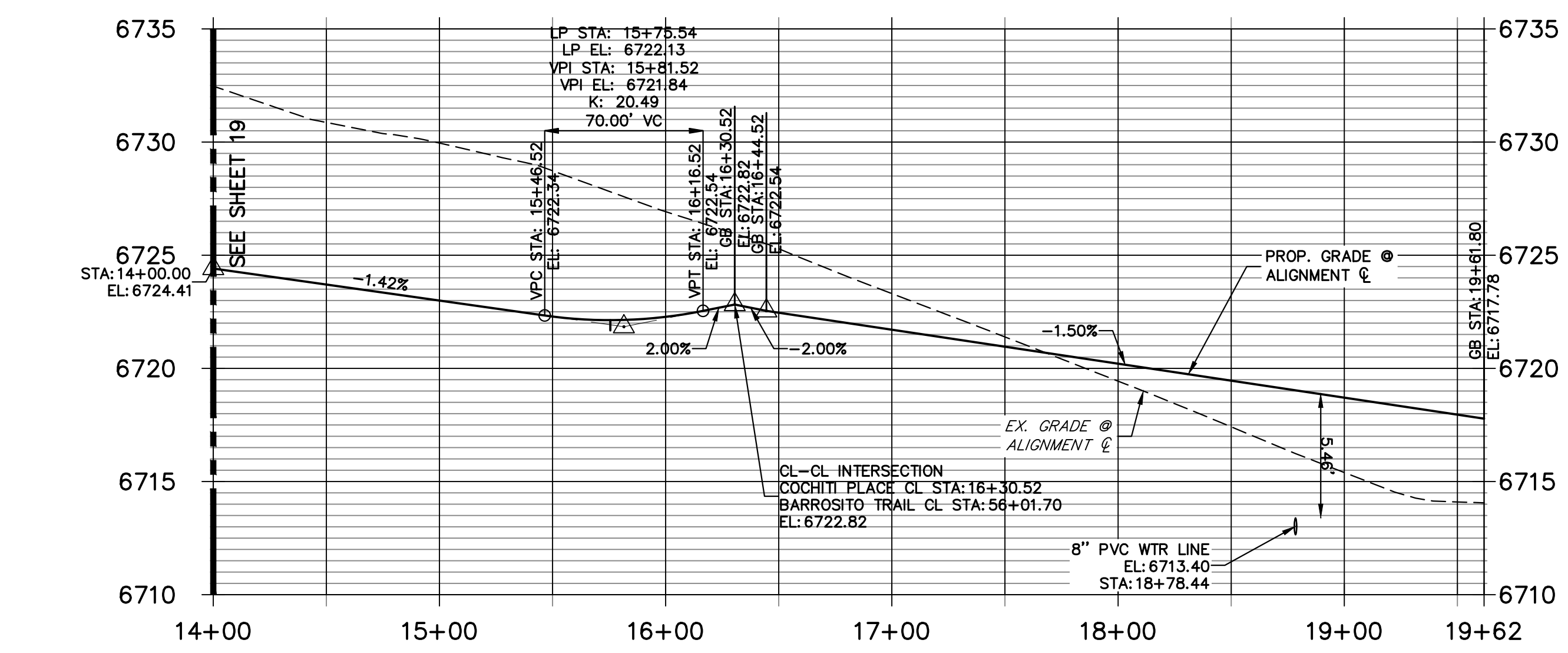
BY DATE

No.	REVISION

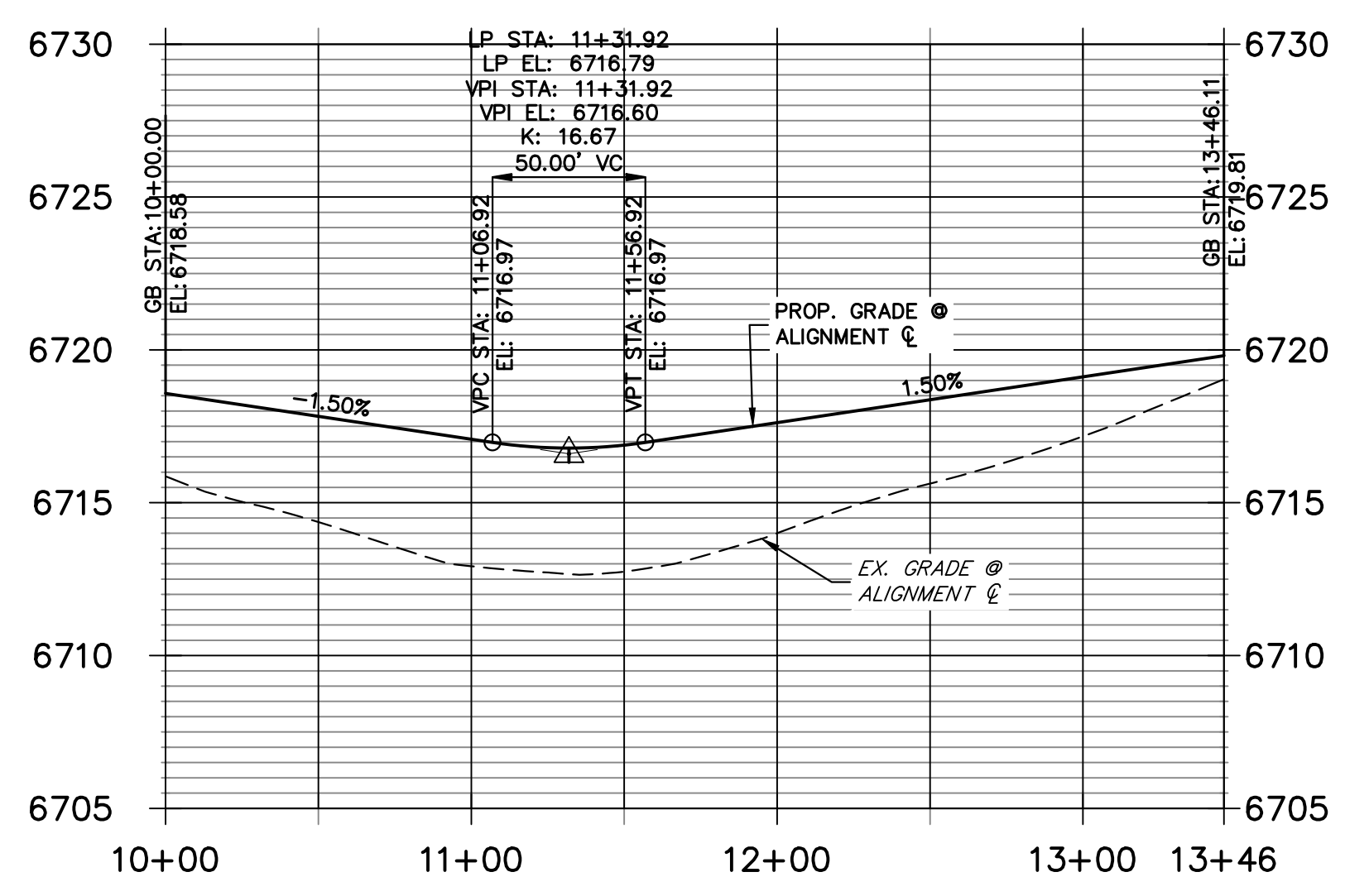
SADDLEHORN RANCH -
FILING 4
STREET IMPROVEMENT PLAN
AND PROFILE



COCHITI PLACE CL PROFILE (8)
STA 14+00.00 TO 19+61.80



COCHITI PLACE CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11

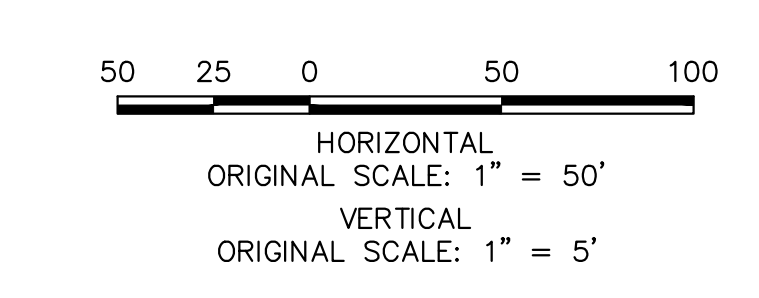


POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
53	15+14.07	14.00' (LT)	COCHITI PLACE CL	6722.52	PT
54	15+14.07	14.00' (RT)	COCHITI PLACE CL	6722.52	PT
55	15+72.77	14.00' (LT)	COCHITI PLACE CL	6721.85	LOW PT
56	15+72.77	14.00' (RT)	COCHITI PLACE CL	6721.85	LOW PT
57	15+96.67	14.00' (LT)	COCHITI PLACE CL	6721.98	PCR
58	15+96.38	14.00' (RT)	COCHITI PLACE CL	6721.98	PCR
59	16+64.67	14.00' (LT)	COCHITI PLACE CL	6721.96	PCR
60	16+64.38	14.00' (RT)	COCHITI PLACE CL	6721.96	PCR
61	18+07.81	14.00' (RT)	COCHITI PLACE CL	6719.81	PC
62	18+90.08	14.00' (LT)	COCHITI PLACE CL	6718.58	PC
63	19+18.08	18.00' (LT)	COCHITI PLACE CL	6718.15	PRC
64	???	???	COCHITI PLACE CL	6718.35	PRC
157	15+14.07	28.00' (RT)	COCHITI PLACE CL	6719.48	SWALE GB
158	15+14.07	28.00' (LT)	COCHITI PLACE CL	6719.48	SWALE GB
160	16+72.90	31.76' (RT)	COCHITI PLACE CL	6718.05	SWALE GB
161	18+07.81	28.00' (RT)	COCHITI PLACE CL	6716.77	SWALE GB
162	???	???	COCHITI PLACE CL	6715.31	SWALE GB
164	19+14.16	31.44' (LT)	COCHITI PLACE CL	6715.11	SWALE GB
165	18+90.08	28.00' (LT)	COCHITI PLACE CL	6715.54	SWALE GB
225	16+68.56	31.40' (LT)	COCHITI PLACE CL	6718.05	BEGIN SWALE

POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
223	1408715.88	3273790.20	6714.59		SWALE FL
224	1408776.89	3273884.78	6712.78		SWALE FL
224A	1408782.13	3273886.91	6712.73		SWALE FL

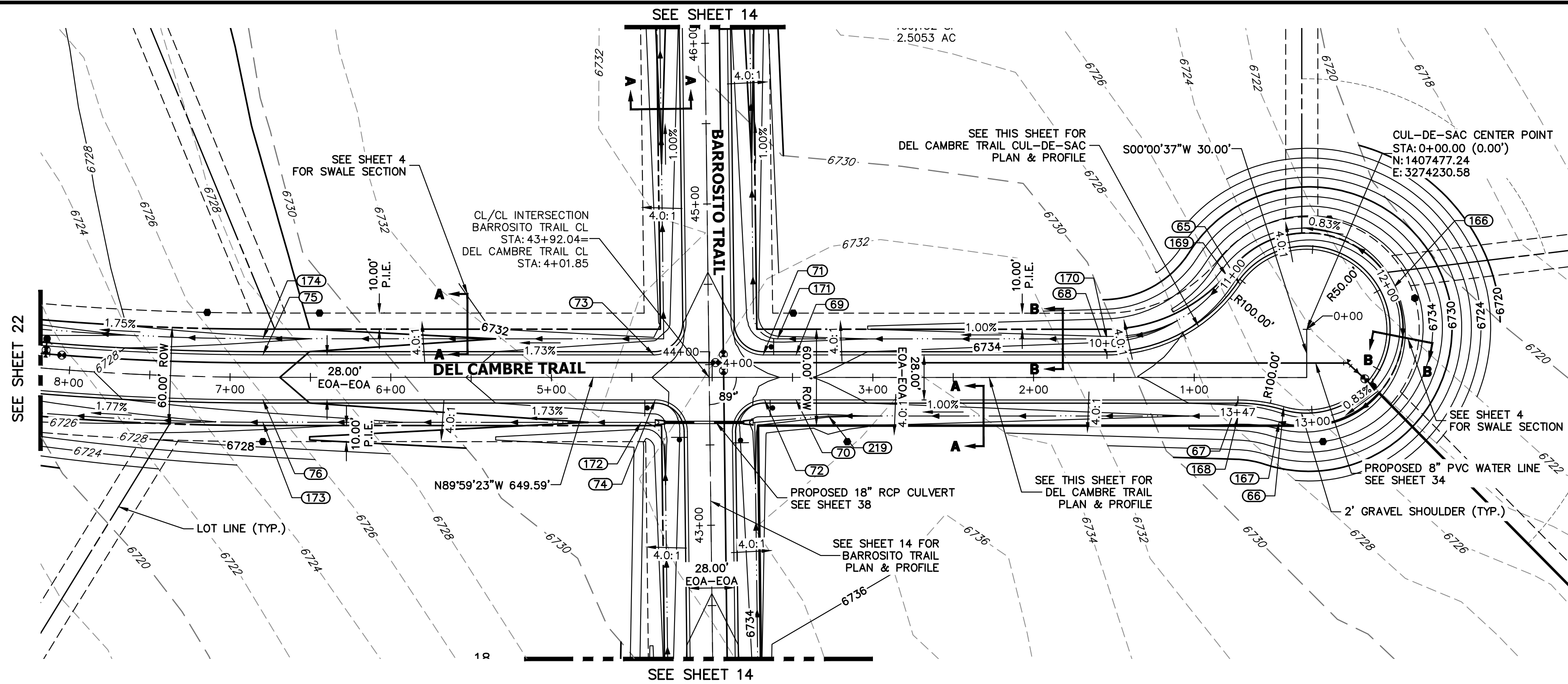
STREET IMPROVEMENT NOTES

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

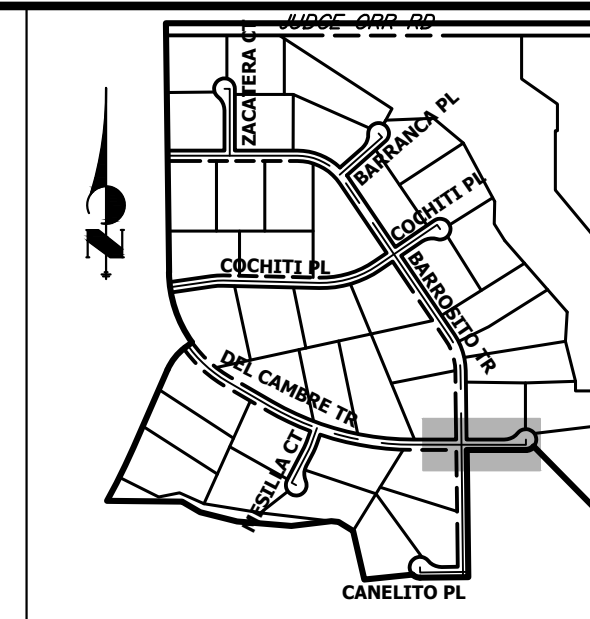




**DEL CAMBRE TRAIL CL PROFILE
STA 0+00.00 TO 8+00.00**

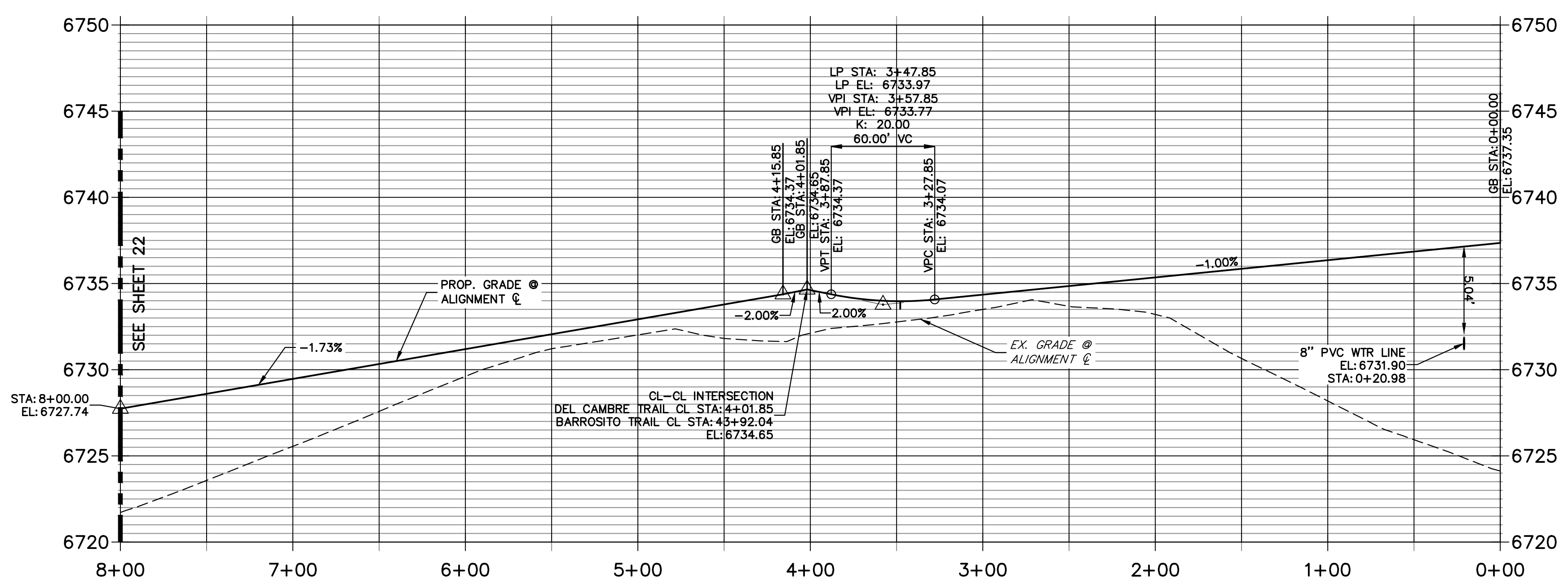
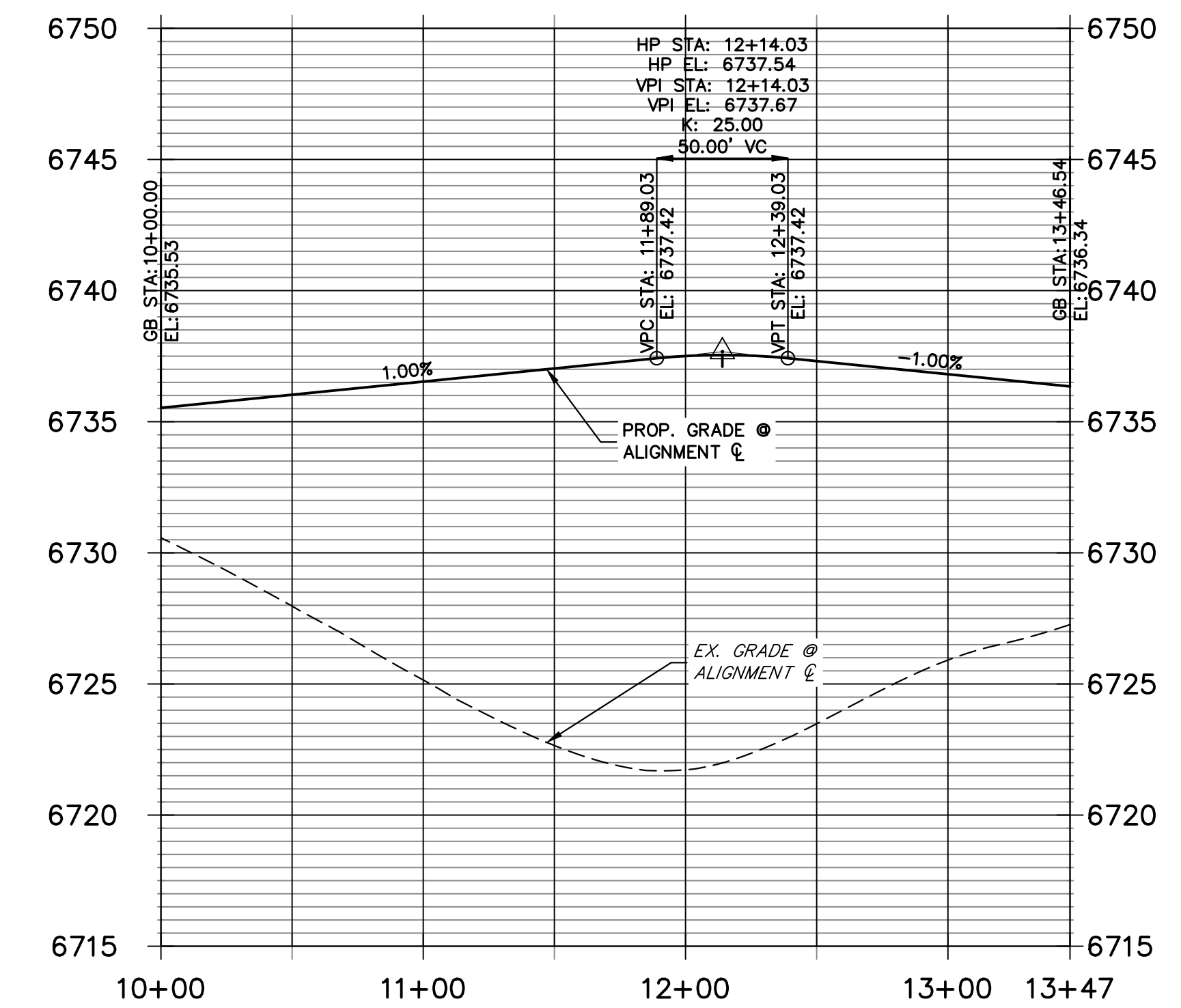
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
65	???	???' (???)	DEL CAMBRE TRAIL CL	6736.50	PRC
66	0+44.35	18.12' (LT)	DEL CAMBRE TRAIL CL	6736.63	PRC
67	0+72.77	14.00' (LT)	DEL CAMBRE TRAIL CL	6736.34	PC
68	1+54.29	14.00' (RT)	DEL CAMBRE TRAIL CL	6735.53	PC
69	3+47.85	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.70	LOW PT
70	3+47.85	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.70	LOW PT
71	3+68.27	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.80	PCR
72	3+67.42	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.79	PCR
73	4+36.28	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.75	PCR
74	4+35.43	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.76	PCR
75	6+79.59	14.00' (RT)	DEL CAMBRE TRAIL CL	6729.54	PC
76	6+79.59	14.00' (LT)	DEL CAMBRE TRAIL CL	6729.54	PC
167	0+47.19	27.71' (LT)	DEL CAMBRE TRAIL CL	6734.59	SWALE GB
168	0+72.77	24.00' (LT)	DEL CAMBRE TRAIL CL	6734.30	SWALE GB
169	???	???' (???)	DEL CAMBRE TRAIL CL	6734.46	SWALE GB
170	1+54.29	24.00' (RT)	DEL CAMBRE TRAIL CL	6733.49	SWALE GB
171	3+59.33	24.00' (RT)	DEL CAMBRE TRAIL CL	6731.44	SWALE GB
172	4+44.31	28.00' (LT)	DEL CAMBRE TRAIL CL	6730.57	SWALE GB
173	6+79.59	28.00' (LT)	DEL CAMBRE TRAIL CL	6726.50	SWALE GB
174	6+79.59	24.00' (RT)	DEL CAMBRE TRAIL CL	6727.50	SWALE GB
219	3+27.64	24.00' (LT)	DEL CAMBRE TRAIL CL	6731.76	SWALE PT/GB

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
166	1407503.08	3274284.50	6735.53		SWALE HP

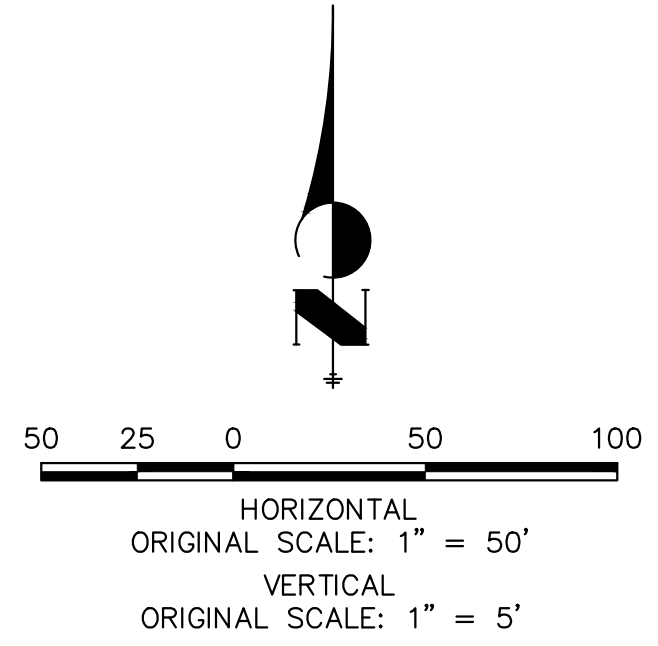


KEY MAP
N.T.S.

**DEL CAMBRE TRAIL CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.54**



- STREET IMPROVEMENT NOTES**
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ENGINEER'S STATEMENT
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 BRYAN T. LAW, P.E. COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE

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PREPARED FOR
ROI PROPERTY GROUP, LLC
 1250 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
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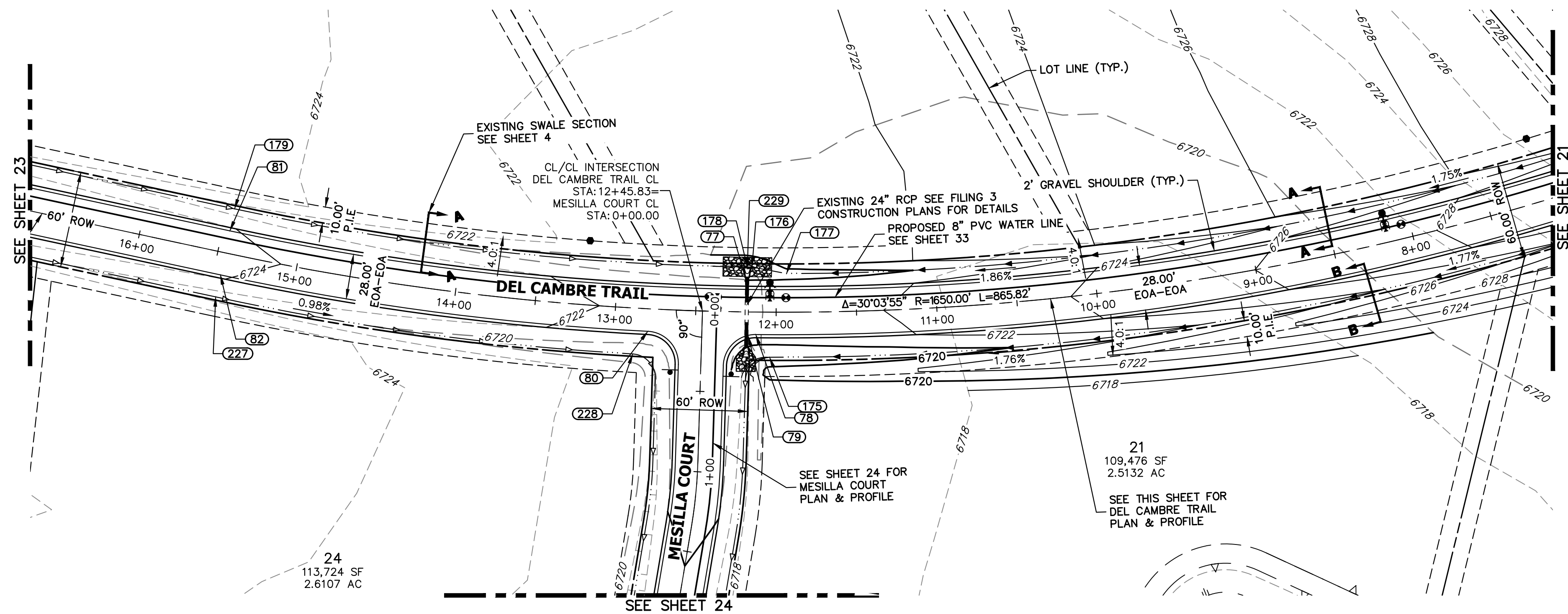
BY	DATE

No.	REVISION

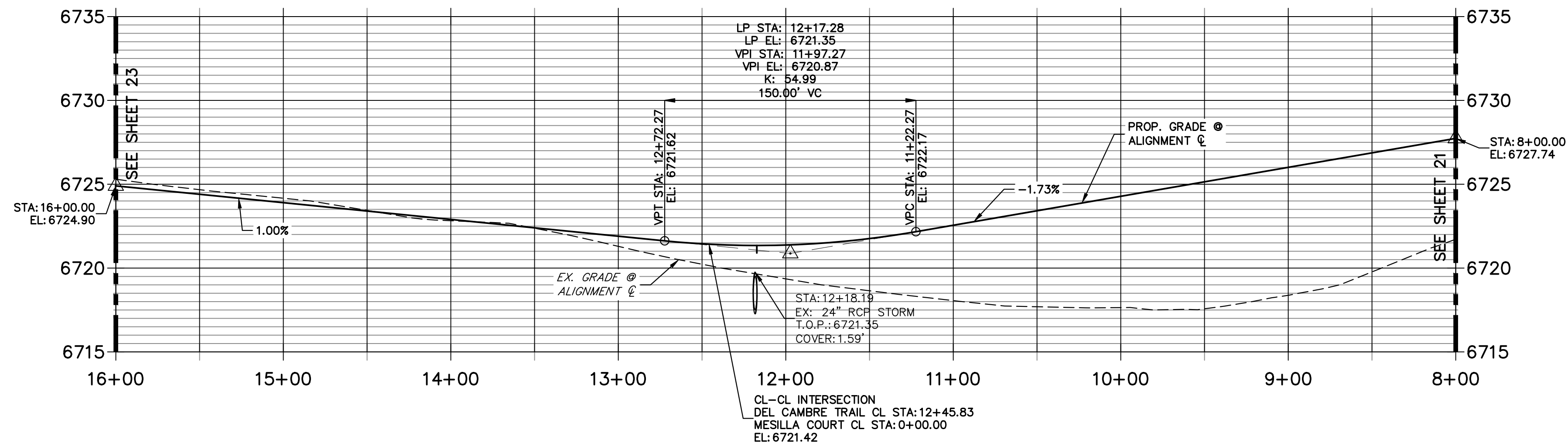
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	9/15/23
DESIGNED BY	LOG
DRAWN BY	LOG
CHECKED BY	

SADDLEHORN RANCH - FILING 4
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 21 OF 44
 JOB NO. 21542.06



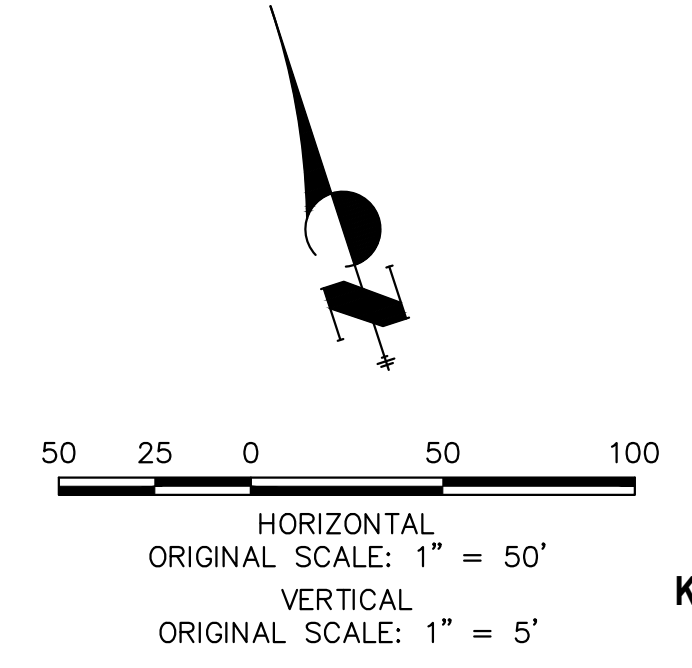
**DEL CAMBRE TRAIL CL PROFILE (9)
STA 8+00.00 TO 16+00.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	12+17.28	14.00' (RT)	DEL CAMBRE TRAIL CL	6721.07	LOW PT
78	12+12.51	14.00' (LT)	DEL CAMBRE TRAIL CL	6721.07	PCR
79	12+17.28	14.59' (LT)	DEL CAMBRE TRAIL CL	6721.06	LOW PT
80	12+79.15	14.00' (LT)	DEL CAMBRE TRAIL CL	6721.41	PCR
81	15+45.41	14.00' (RT)	DEL CAMBRE TRAIL CL	6724.07	PT
82	15+45.41	14.00' (LT)	DEL CAMBRE TRAIL CL	6724.07	PT
175	12+03.92	28.00' (LT)	DEL CAMBRE TRAIL CL	6718.02	SWALE GB
176	12+15.37	28.00' (RT)	DEL CAMBRE TRAIL CL	6717.85	SWALE GB
177	11+93.48	24.00' (RT)	DEL CAMBRE TRAIL CL	6719.06	SWALE GB
178	12+18.28	28.00' (RT)	DEL CAMBRE TRAIL CL	6717.69	EX. SWALE LP
179	15+45.41	28.00' (RT)	DEL CAMBRE TRAIL CL	6721.03	EX. SWALE GB
227	15+45.41	28.00' (LT)	DEL CAMBRE TRAIL CL	6721.03	EX. SWALE PC/GB
228	12+87.71	28.53' (LT)	DEL CAMBRE TRAIL CL	6718.21	EX. SWALE PC/GB
229	12+18.28	28.00' (RT)	DEL CAMBRE TRAIL CL	6717.69	END EX. SWALE

STREET IMPROVEMENT NOTES

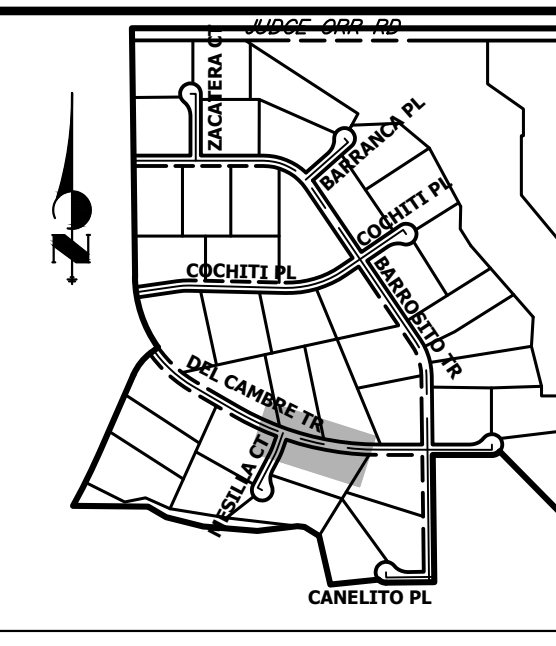
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6. 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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

PREPARED FOR
ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

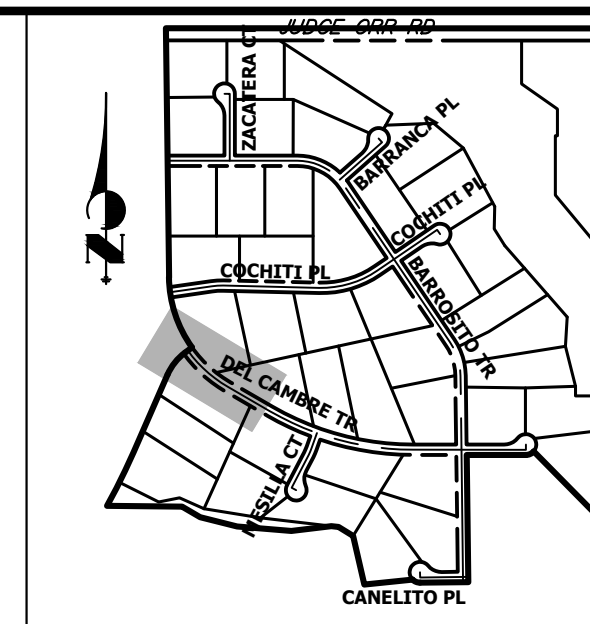
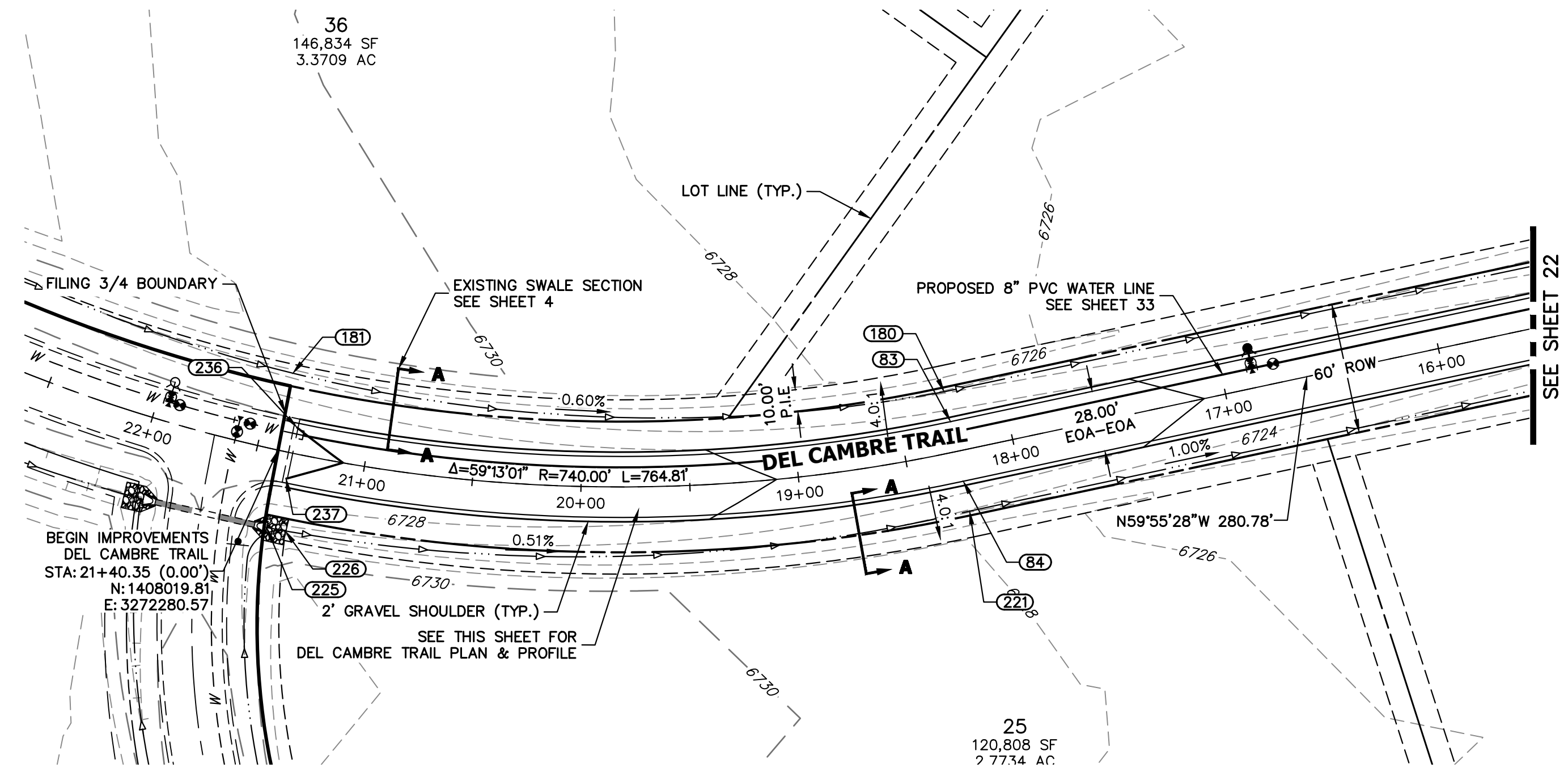
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	9/15/23	LOG	LOG	

SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

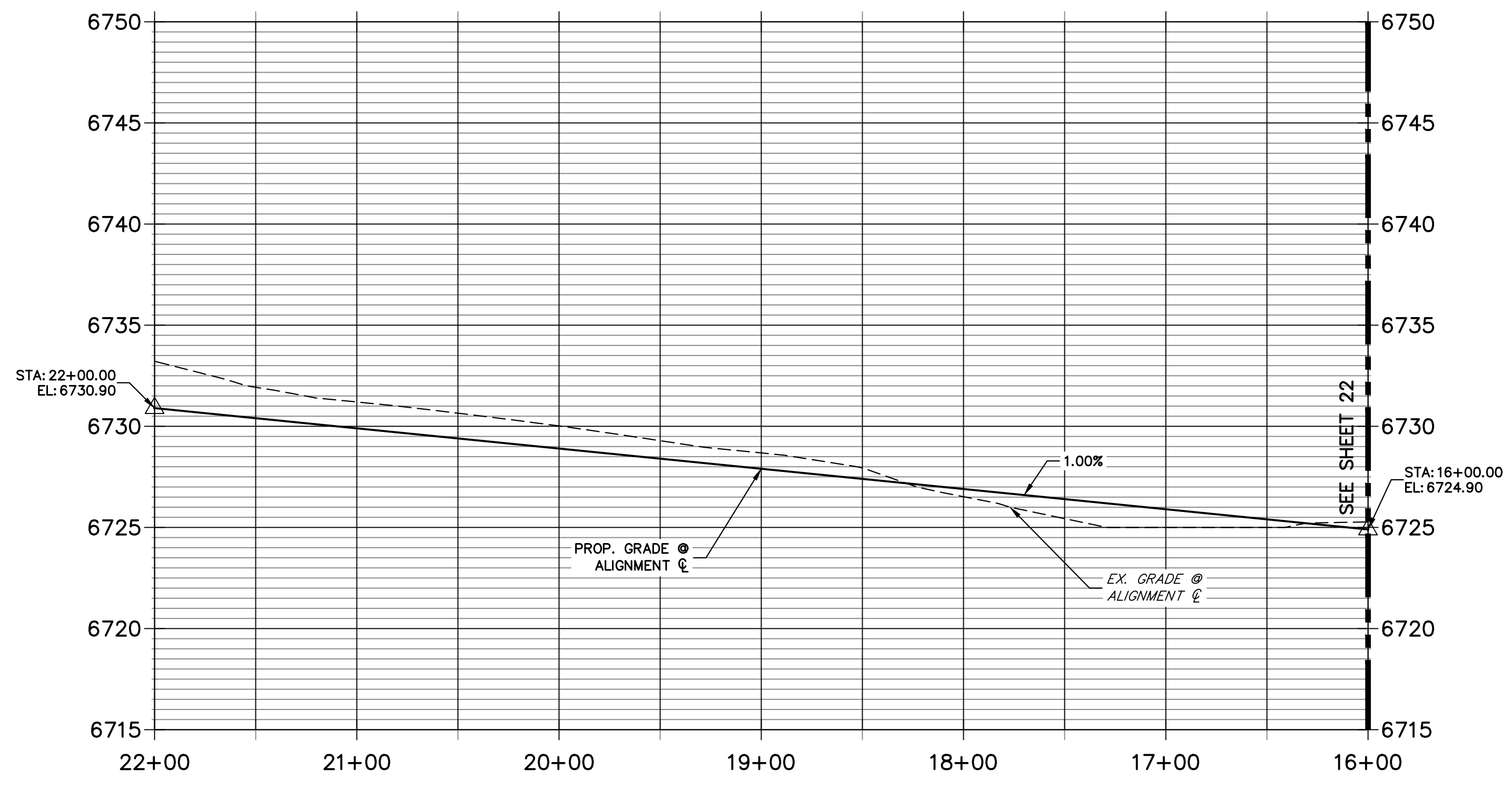
SHEET 22 OF 44
 JOB NO. 21542.06



KEY MAP
N.T.S.

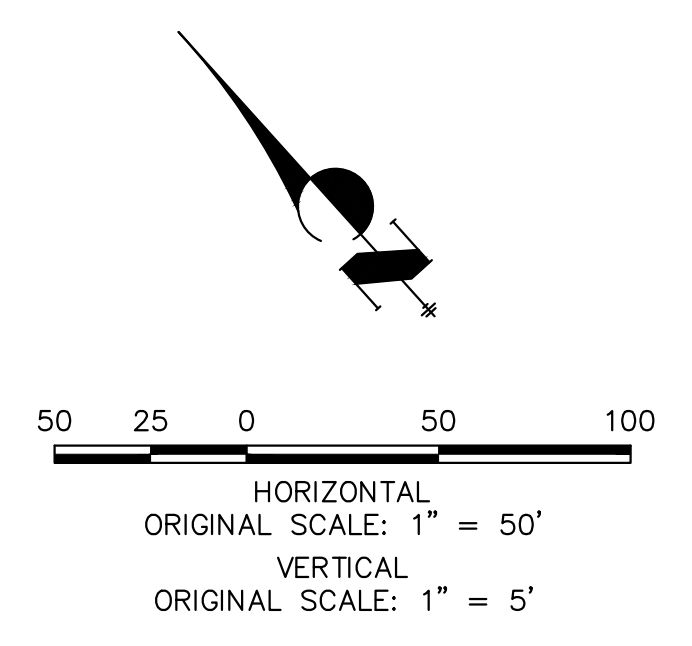
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
83	18+26.19	14.00' (RT)	DEL CAMBRE TRAIL CL	6726.88	PC
84	18+26.19	14.00' (LT)	DEL CAMBRE TRAIL CL	6726.88	PC
180	18+26.19	28.00' (RT)	DEL CAMBRE TRAIL CL	6723.84	EX. SWALE GB
181	21+41.26	35.95' (RT)	DEL CAMBRE TRAIL CL	6725.51	BEGIN EX. SWALE
221	18+26.19	28.00' (LT)	DEL CAMBRE TRAIL CL	6723.84	EX. SWALE PT/GB
225	21+38.03	35.82' (LT)	DEL CAMBRE TRAIL CL	6725.52	BEGIN EX. SWALE
226	21+29.75	35.62' (LT)	DEL CAMBRE TRAIL CL	6725.47	EX. SWALE PC/GB
236	21+34.04	12.04' (RT)	DEL CAMBRE TRAIL CL	6730.00	TIE-IN TO EXISTING GRADE
237	21+34.08	11.94' (LT)	DEL CAMBRE TRAIL CL	6730.00	TIE-IN TO EXISTING GRADE

DEL CAMBRE TRAIL CL PROFILE (10)
STA 16+00.00 TO 22+00.00



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS \mathcal{C} , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \mathcal{C} , UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

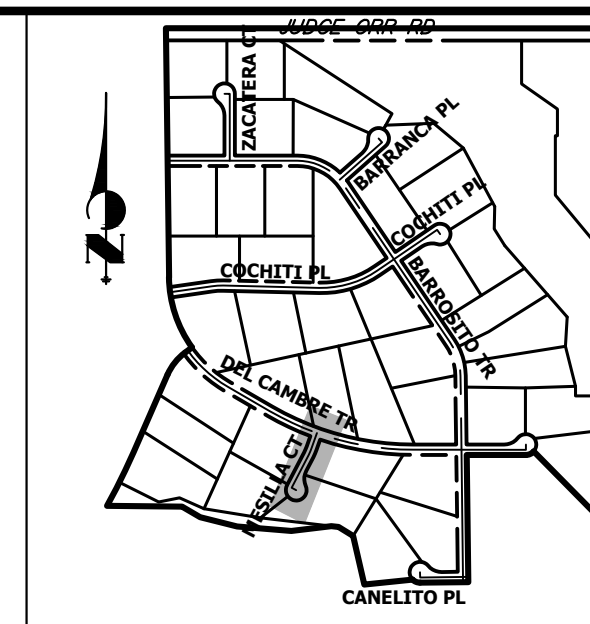
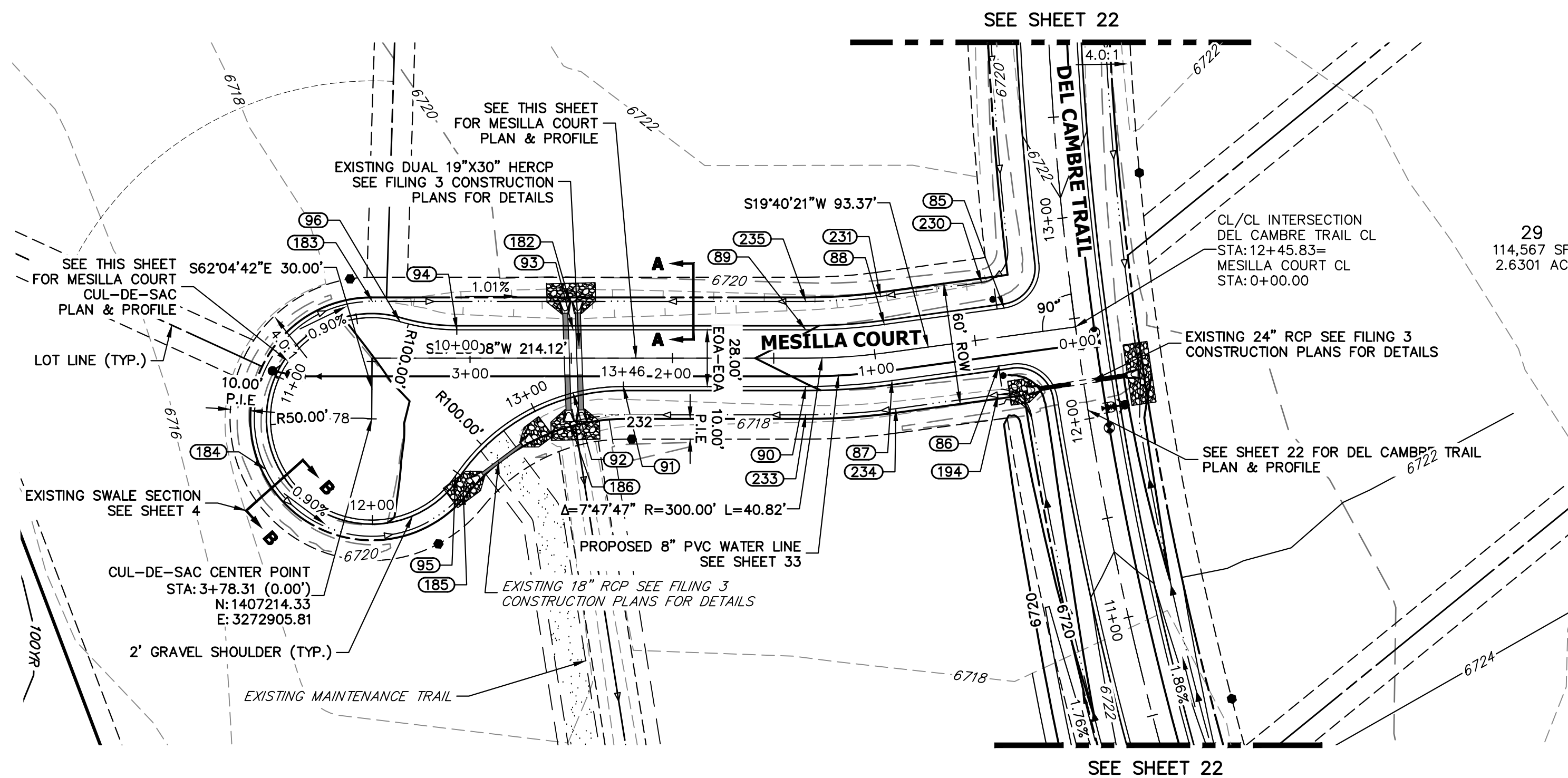
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PREPARED FOR
 ROI PROPERTY GROUP, LLC
 1250 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

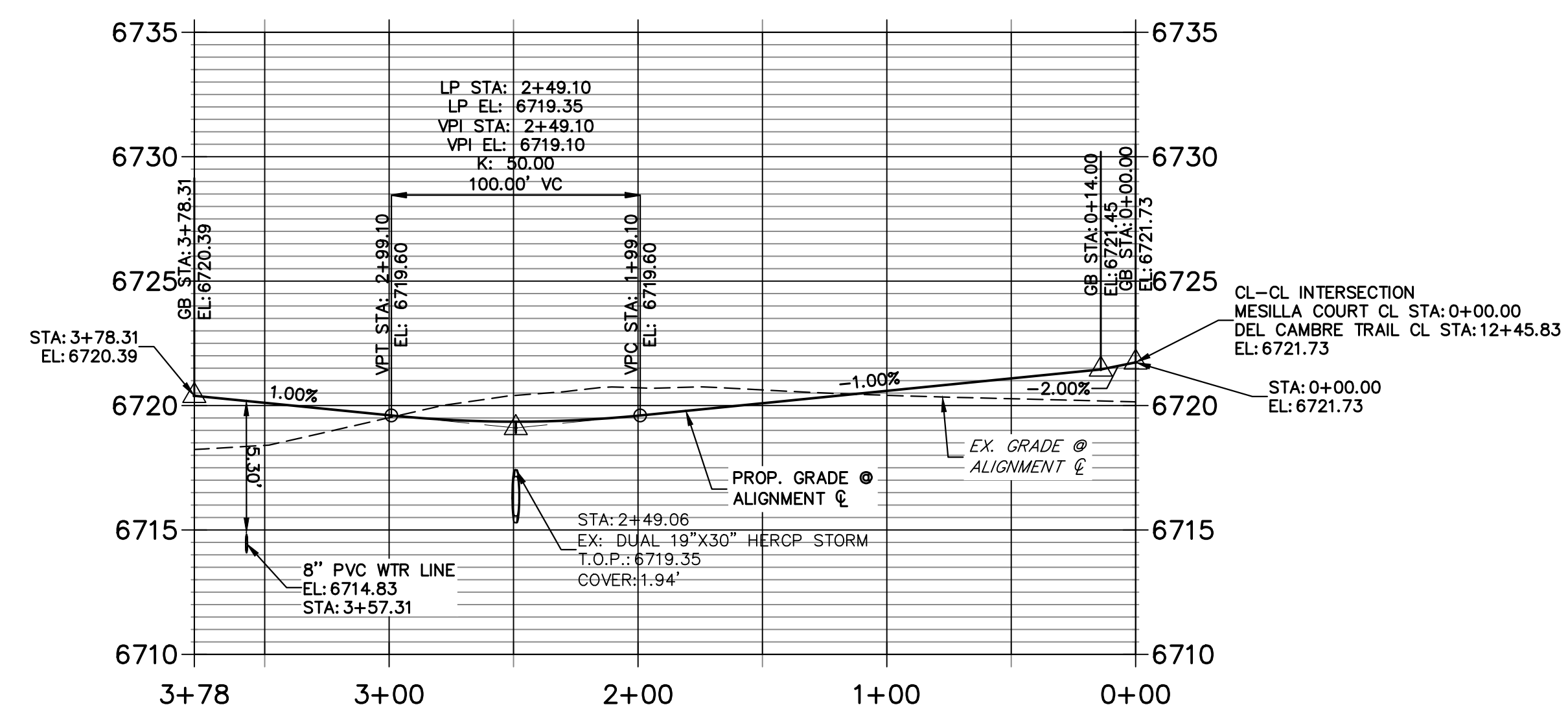
J.R. ENGINEERING
 A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	9/15/23	LOGO	LOGO	



**MESILLA COURT CL PROFILE
STA 0+00.00 TO 3+78.31**



POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
85	0+33.66	14.00' (RT)	MESILLA COURT CL	6720.98	PCR
86	0+40.16	14.00' (LT)	MESILLA COURT CL	6720.91	PCR
87	0+93.37	14.00' (LT)	MESILLA COURT CL	6720.38	PC
88	0+93.37	14.00' (RT)	MESILLA COURT CL	6720.38	PC
89	1+34.19	14.00' (RT)	MESILLA COURT CL	6719.97	PT
90	1+34.19	14.00' (LT)	MESILLA COURT CL	6719.97	PT
91	2+24.27	14.00' (LT)	MESILLA COURT CL	6719.13	PC
92	2+49.10	17.15' (LT)	MESILLA COURT CL	6718.90	LOW PT
93	2+49.10	14.00' (RT)	MESILLA COURT CL	6718.88	LOW PT
94	3+06.54	14.00' (RT)	MESILLA COURT CL	6719.45	PC
95	???	???' (???)	MESILLA COURT CL	6719.61	PRC
96	3+34.55	18.00' (RT)	MESILLA COURT CL	6719.73	PRC
182	2+50.85	28.00' (RT)	MESILLA COURT CL	6715.84	EX. SWALE LP
183	3+48.22	28.00' (RT)	MESILLA COURT CL	6718.33	EX. SWALE GB
185	???	???' (???)	MESILLA COURT CL	6718.11	EX. SWALE GB
186	2+50.85	31.75' (LT)	MESILLA COURT CL	6715.45	EX. SWALE GB
194	0+42.45	28.00' (LT)	MESILLA COURT CL	6717.25	EX. SWALE GB
230	0+42.99	28.00' (RT)	MESILLA COURT CL	6717.84	EX. SWALE PT/GB
231	0+93.37	28.00' (RT)	MESILLA COURT CL	6717.34	EX. SWALE PC/GB
232	2+23.38	28.00' (LT)	MESILLA COURT CL	6716.10	EX. SWALE PC/GB

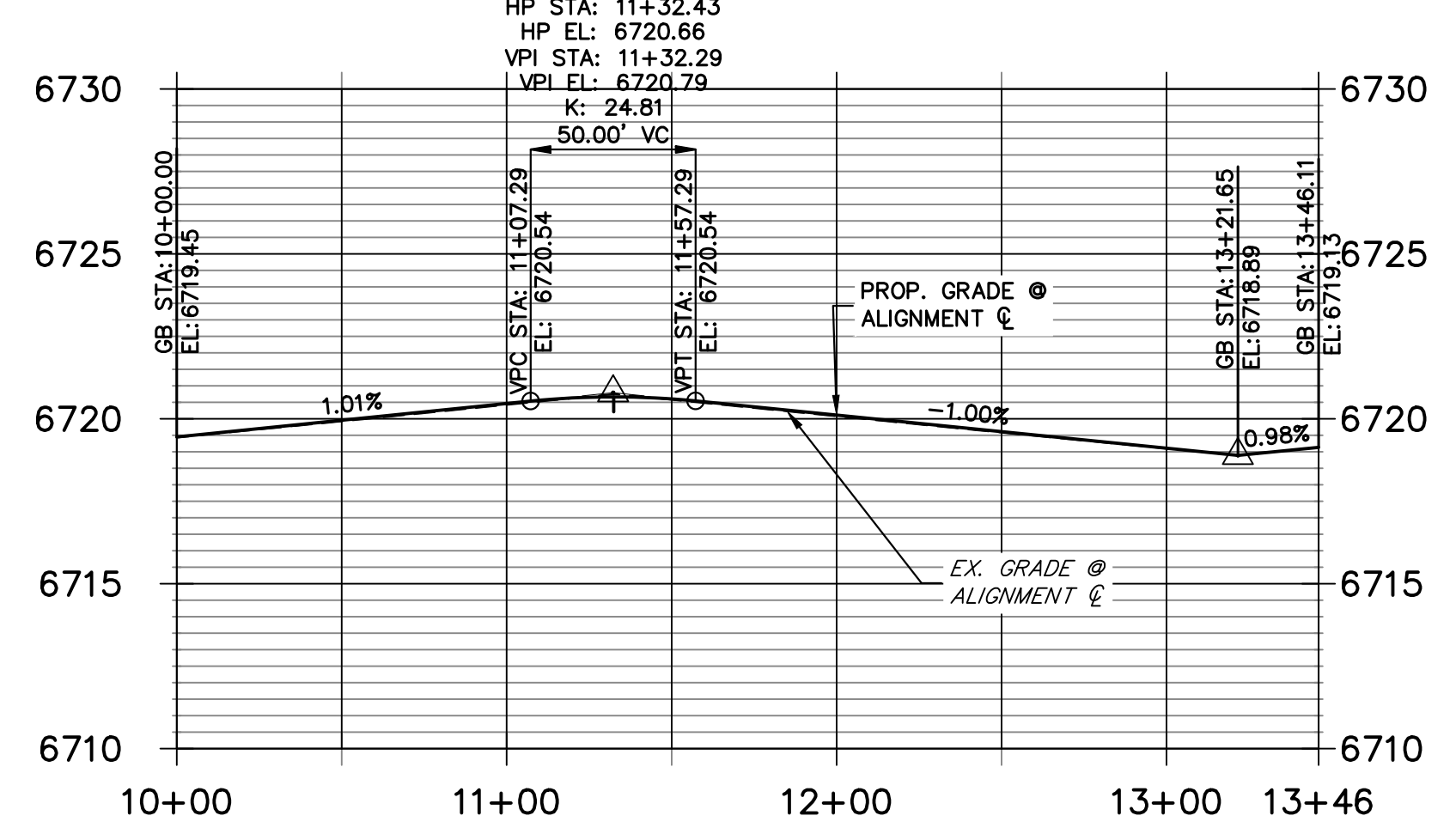
POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
233	1+34.19	28.00' (LT)	MESILLA COURT CL	6720.02	EX. SWALE PT/GB
234	0+93.37	28.00' (LT)	MESILLA COURT CL	6719.86	EX. SWALE PC/GB
235	1+34.19	28.00' (RT)	MESILLA COURT CL	6716.93	EX. SWALE PT/GB

POINT TABULATION

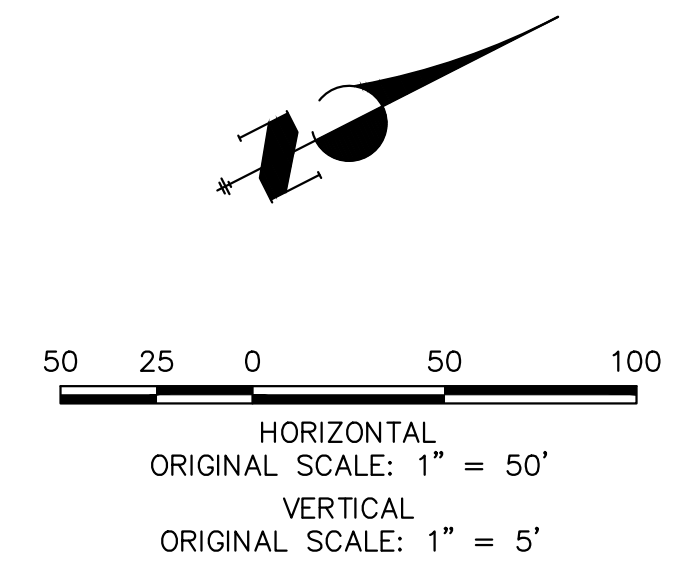
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
184	1407156.37	3272903.76	6719.18		EX. SWALE HP

**MESILLA COURT CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

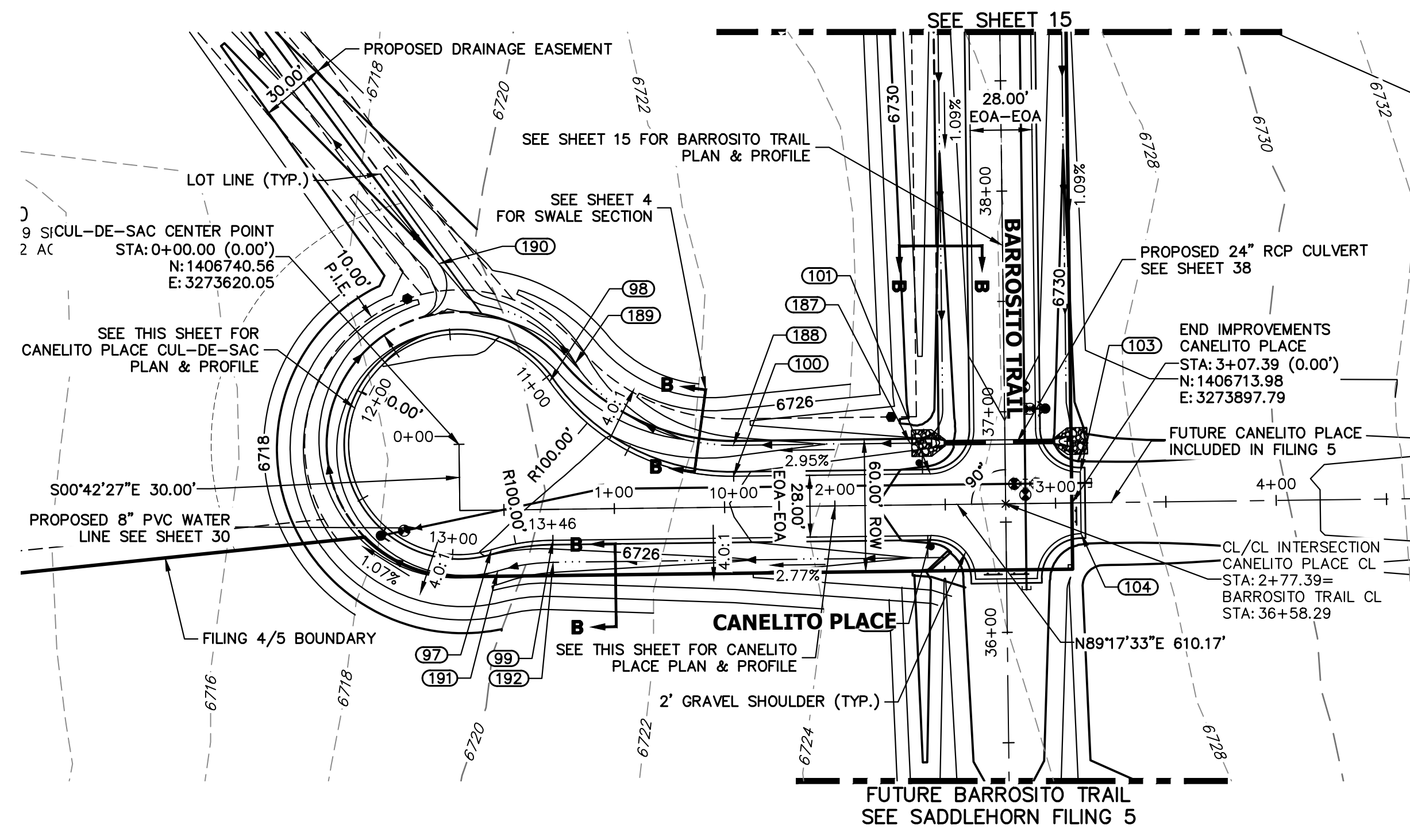
J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

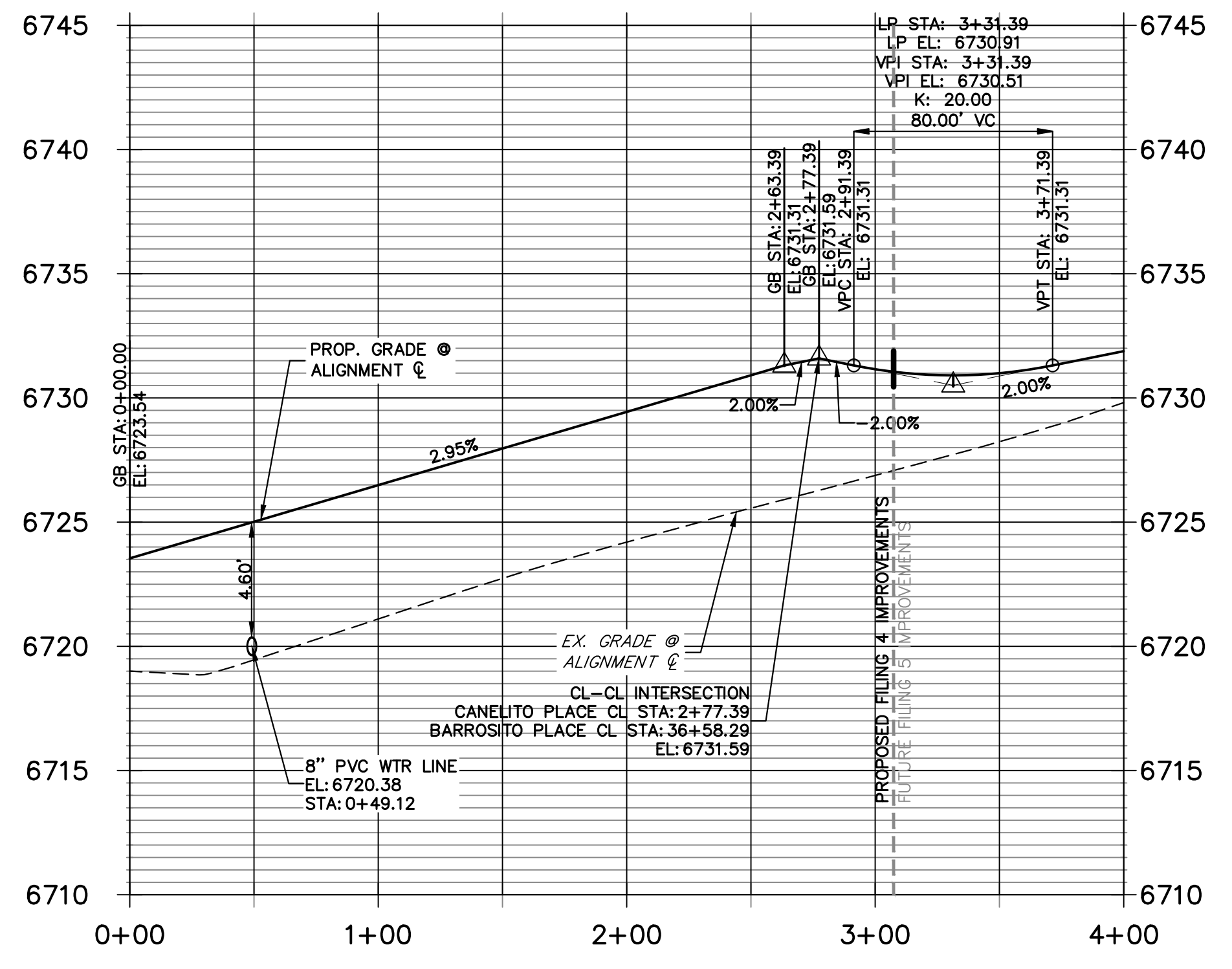
No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1"=50'	1"=5'				
								9/15/23	LOGO	LOGO	

SADDLEHORN RANCH -
FILING 4
STREET IMPROVEMENT PLAN
AND PROFILE

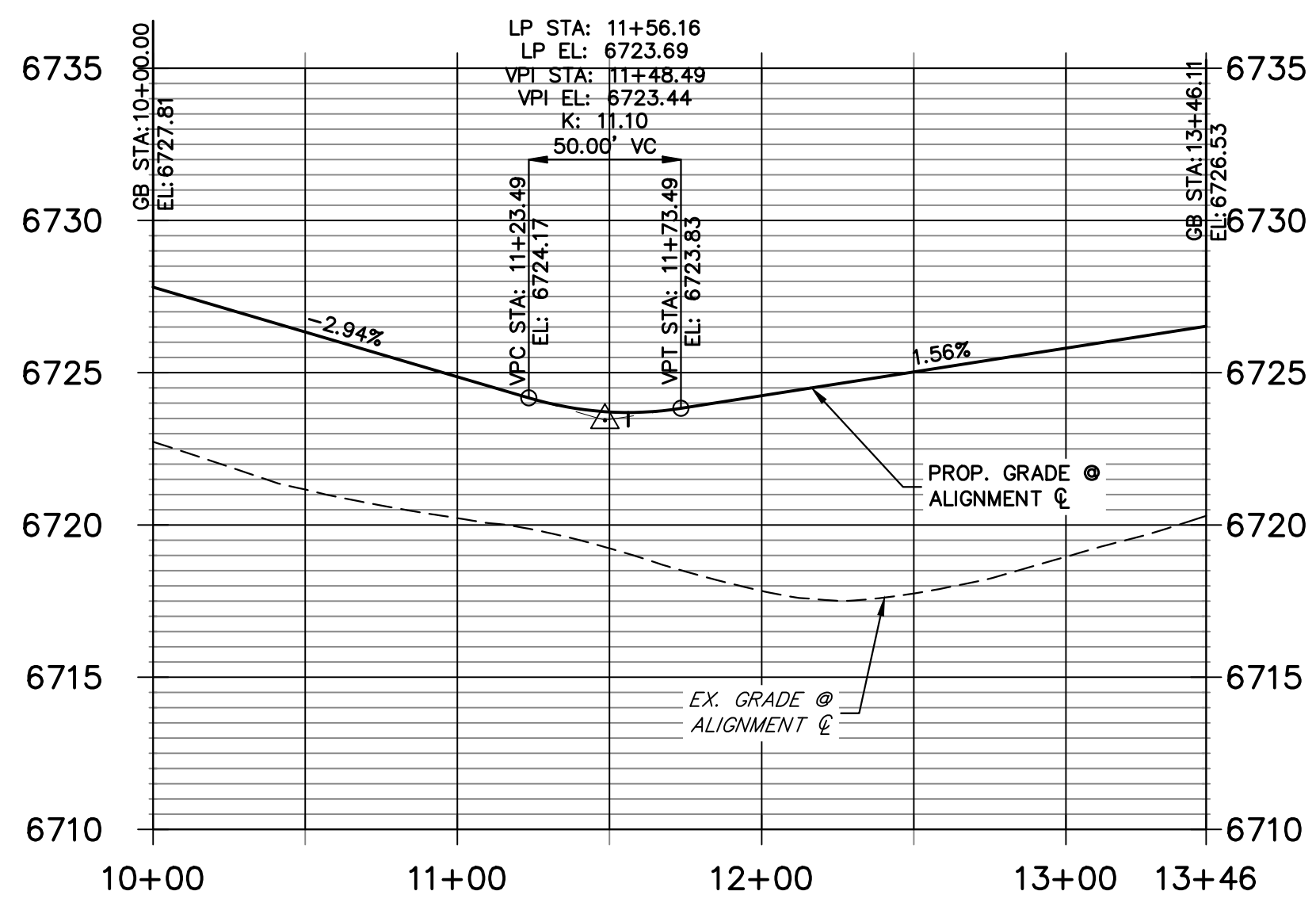
SHEET 24 OF 44
JOB NO. 21542.06



**CANELITO PLACE CL PROFILE
STA 0+00.00 TO 4+00.00**

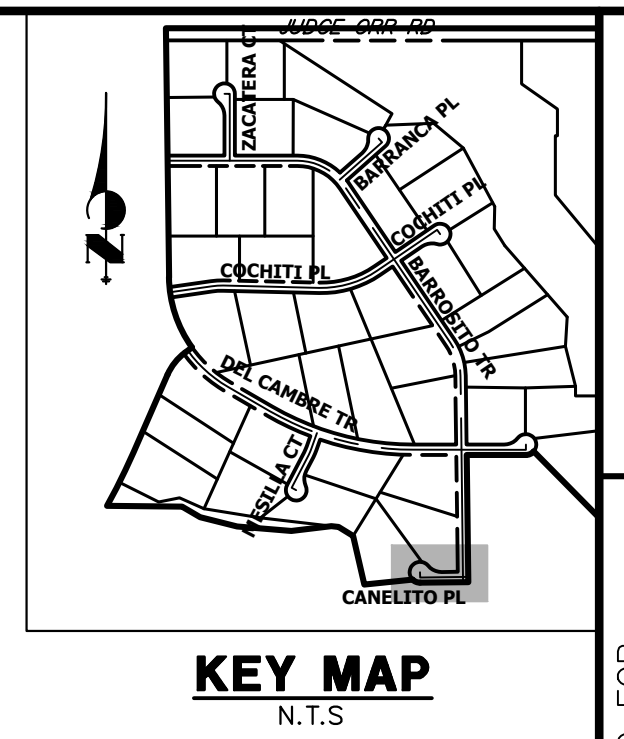


**CANELITO PLACE CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
97	0+44.00	18.00' (RT)	CANELITO PLACE CL	6726.08	PRC
98	???	???' (???)	CANELITO PLACE CL	6724.93	PRC
99	0+72.00	14.00' (RT)	CANELITO PLACE CL	6726.53	PC
100	1+54.27	14.00' (LT)	CANELITO PLACE CL	6727.81	PC
101	2+43.39	14.00' (LT)	CANELITO PLACE CL	6730.44	PCR
102	2+43.39	14.00' (RT)	CANELITO PLACE CL	6730.44	PCR
103	3+11.39	14.00' (LT)	CANELITO PLACE CL	6730.73	PCR
104	3+11.39	14.00' (RT)	CANELITO PLACE CL	6730.73	PCR
187	2+34.39	28.00' (LT)	CANELITO PLACE CL	6727.13	SWALE GB
188	1+54.27	28.00' (LT)	CANELITO PLACE CL	6724.77	SWALE GB
189	???	???' (???)	CANELITO PLACE CL	6721.89	SWALE GB
191	0+46.80	27.60' (RT)	CANELITO PLACE CL	6724.04	SWALE GB
192	0+72.00	24.00' (RT)	CANELITO PLACE CL	6724.49	SWALE GB

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
190	1406822.43	3273610.91	6720.09		SWALE INTERSECTION



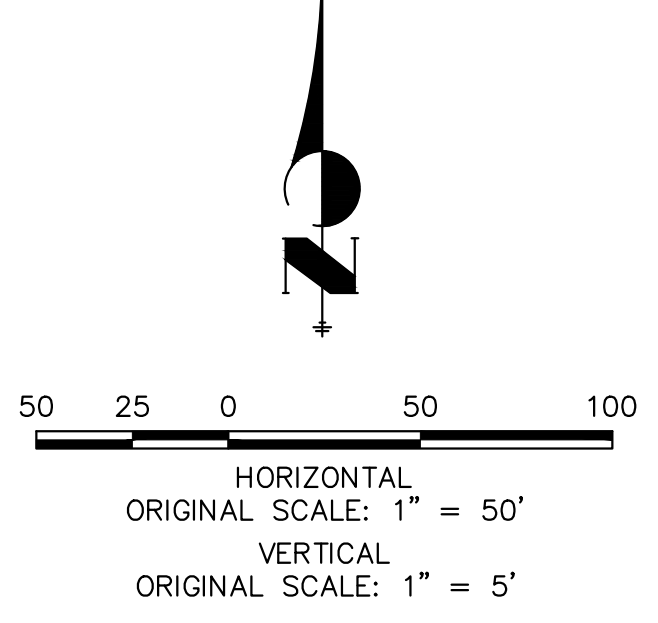
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PREPARED FOR
ROI PROPERTY GROUP, LLC
1250 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A WestPlan Company
Central 300-740-0888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

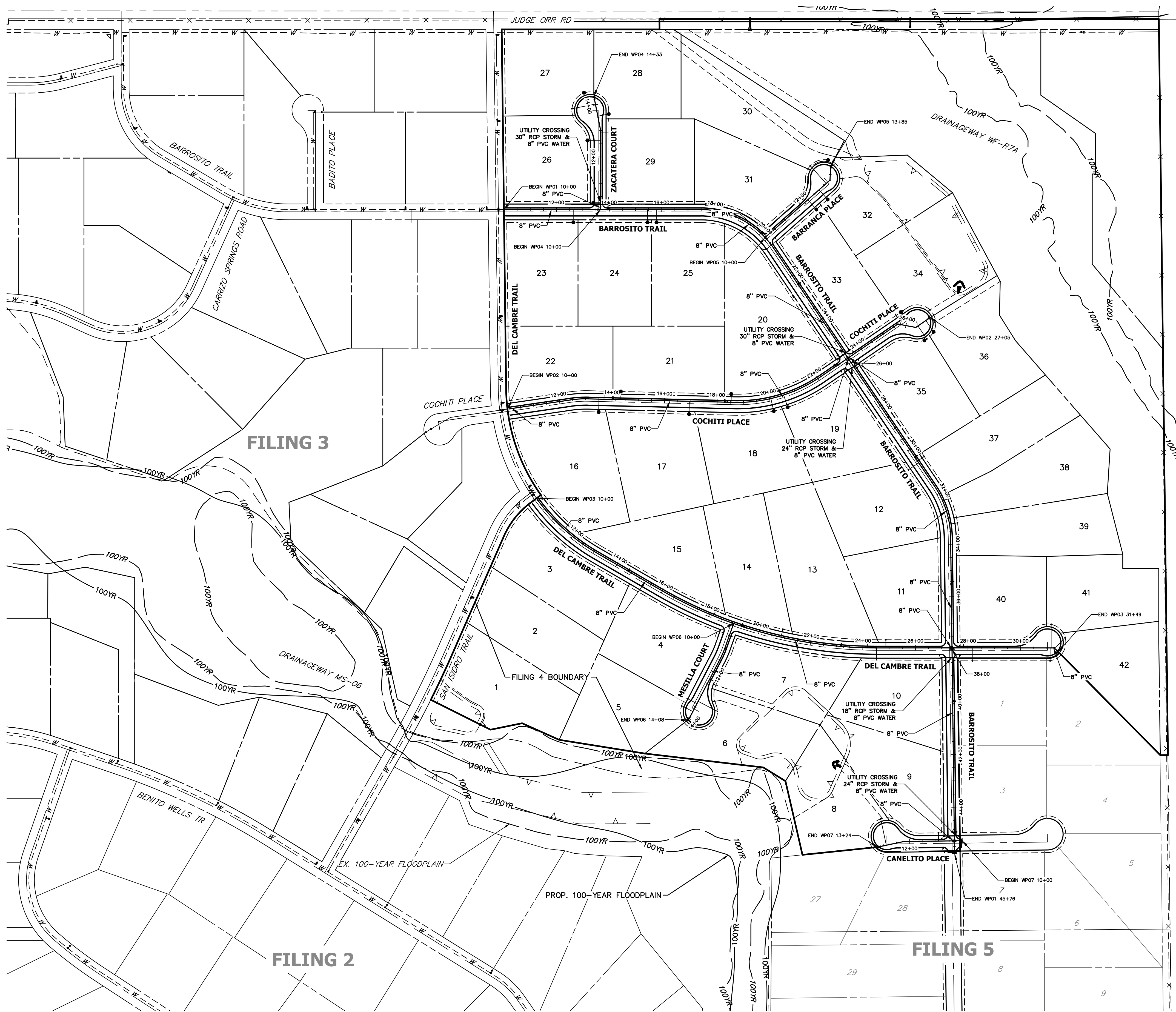
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811
Know what's below.
Call before you dig.

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

SADDLEHORN RANCH - FILING 4
STREET IMPROVEMENT PLAN AND PROFILE
SHEET 25 OF 44
JOB NO. 21542.06



ID NO.	PIPE & STATION	PIPE ALIGNMENT
FUTURE LOT 1	28+16.11	WP03
FUTURE LOT 2	31+12.12	WP03
LOT 4	13+35.59	WP06
LOT 5	13+70.46	WP06
LOT 6	13+80.20	WP06
LOT 7	12+30.38	WP06
LOT 8	12+61.81	WP07
LOT 9	10+90.42	WP07
LOT 10	24+52.43	WP03
LOT 11	24+87.71	WP03
LOT 12	30+60.02	WP01
LOT 13	24+17.15	WP03
LOT 14	20+85.95	WP03
LOT 15	18+16.75	WP03
LOT 16	13+50.40	WP02
LOT 17	16+94.25	WP02
LOT 18	20+05.29	WP02
LOT 19	20+55.81	WP02
LOT 20	18+53.05	WP02
LOT 21	14+33.49	WP02
LOT 22	13+69.63	WP02
LOT 23	12+63.50	WP01
LOT 24	15+46.38	WP01
LOT 25	15+80.86	WP01
LOT 26	12+63.36	WP04
LOT 27	13+84.86	WP04
LOT 28	13+64.42	WP04
LOT 29	12+94.51	WP04
LOT 30	12+41.45	WP05
LOT 31	11+84.54	WP05
LOT 32	12+41.45	WP05
LOT 33	12+16.67	WP05
LOT 34	25+83.23	WP02
LOT 35	26+21.35	WP02
LOT 36	26+73.57	WP02
LOT 37	30+51.77	WP01
LOT 38	32+31.39	WP01
LOT 39	33+23.63	WP01
LOT 40	27+82.50	WP03
LOT 41	31+16.03	WP03
LOT 42	31+31.19	WP03

WATER SERVICE NOTES:

- 1. LOTS 1, 2, & 3 ARE BEING SERVICED BY FILING 3 IMPROVEMENTS.



200 100 0 200 400
ORIGINAL SCALE: 1" = 200'



Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

8/10/23
DATE

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PREPARED FOR
 ROI PROPERTY GROUP, LLC
 1280 S 800 E SUITE 200
 OREM, UTAH
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 BRADY WILLIAMS

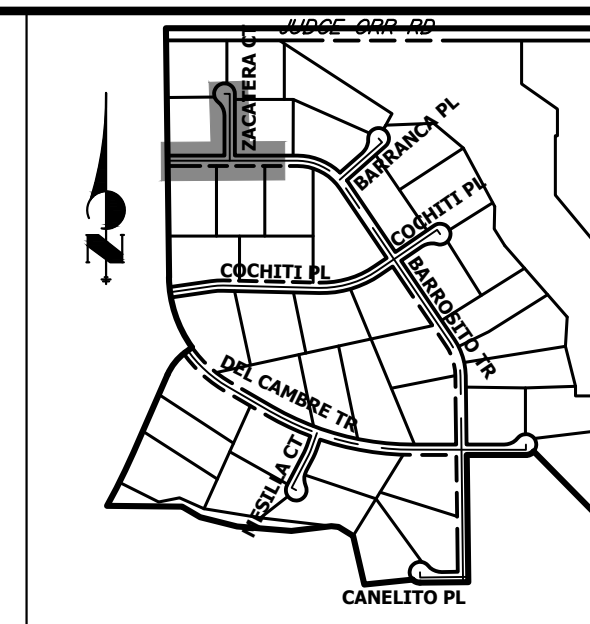
J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	9/15/23	LOG	LOG	

SADDLEHORN RANCH -
 FILING 4
 OVERALL UTILITY PLAN &
 SERVICE PLAN



KEY MAP
N.T.S.

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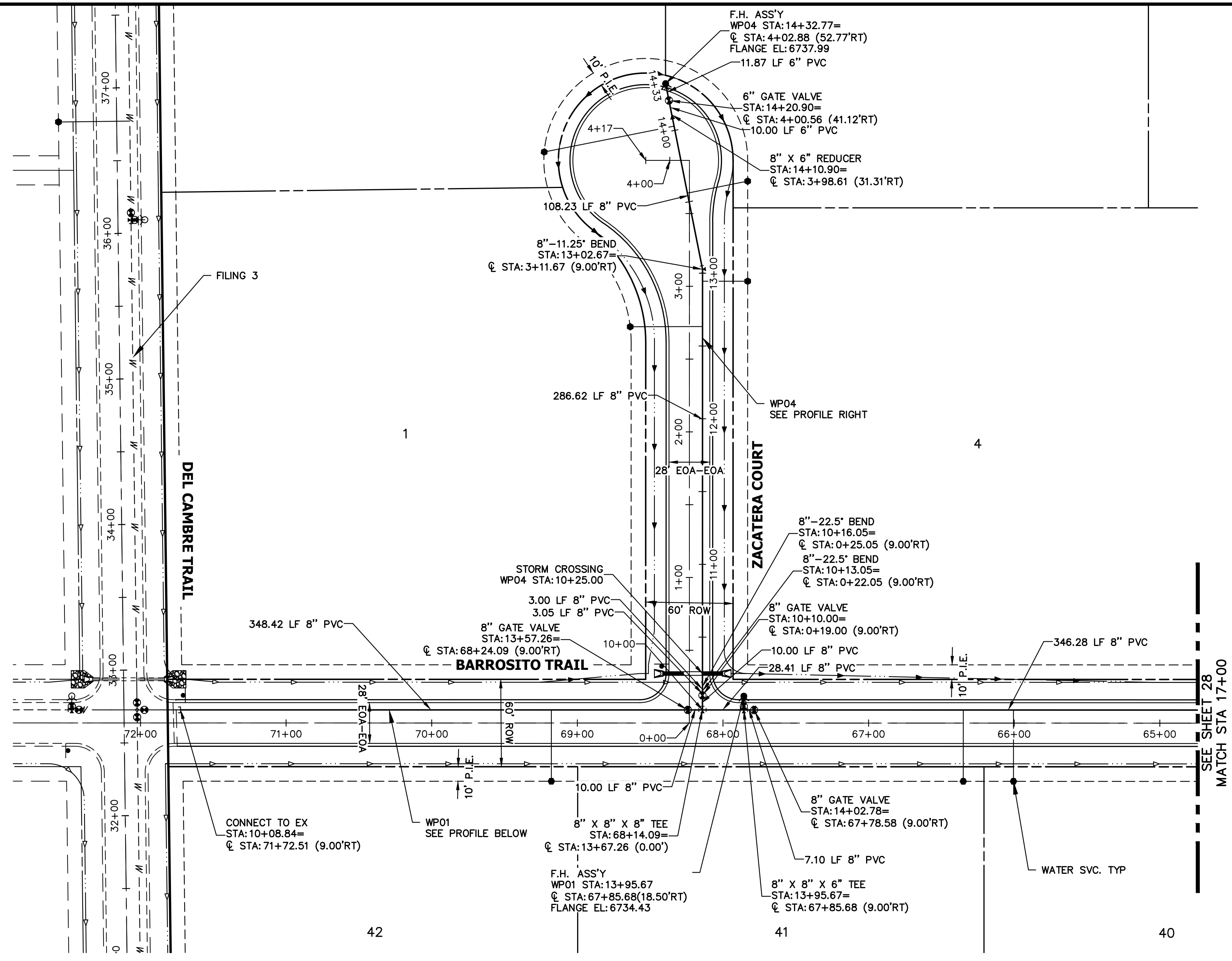
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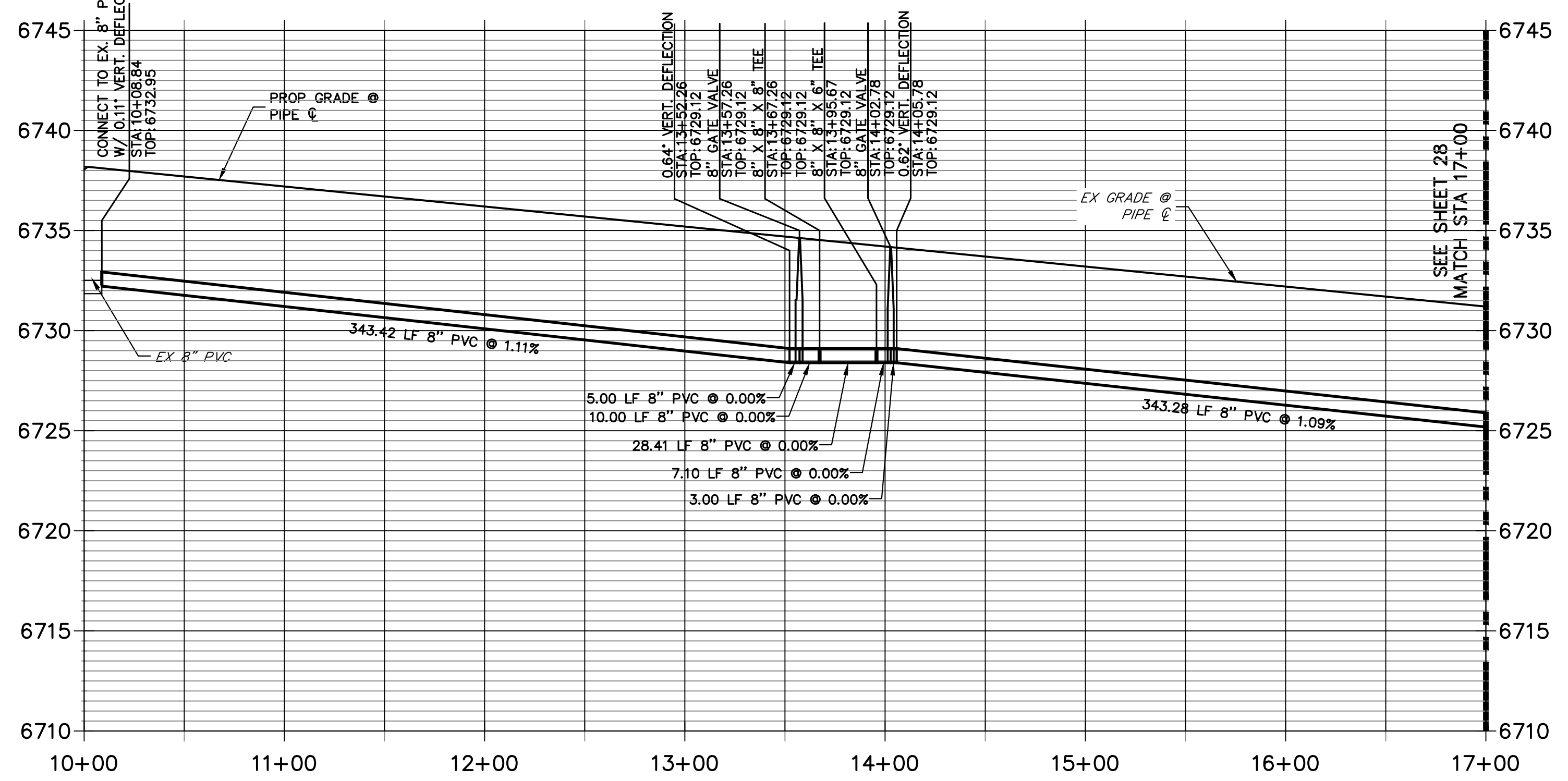
NO.	REVISION	DATE

SADDLEHORN RANCH -
FILING 4
WATER DISTRIBUTION PLAN

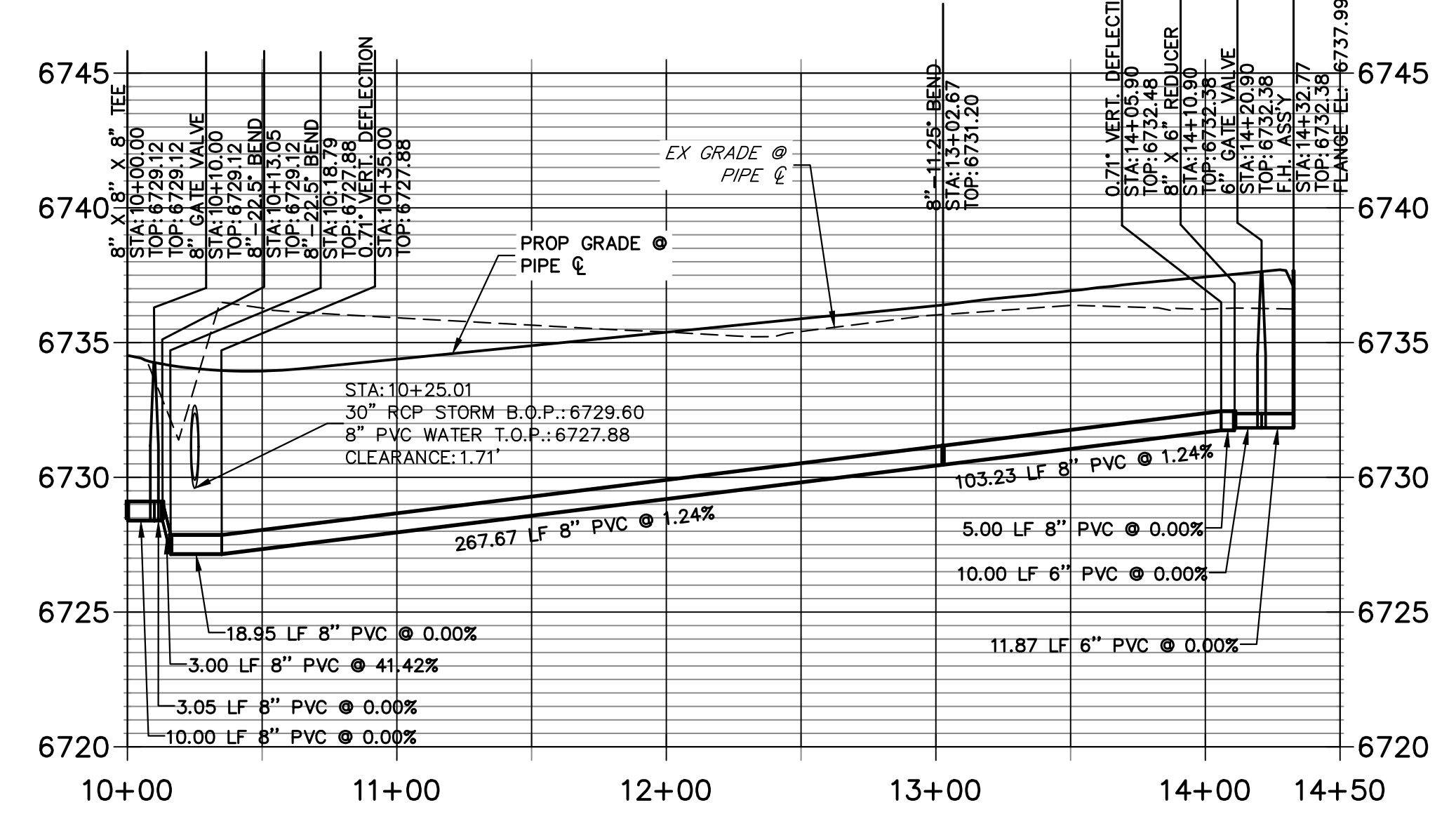
SHEET 27 OF 44
JOB NO. 21542.06



WP01 PROFILE
STA 10+00.00 TO 17+00.00



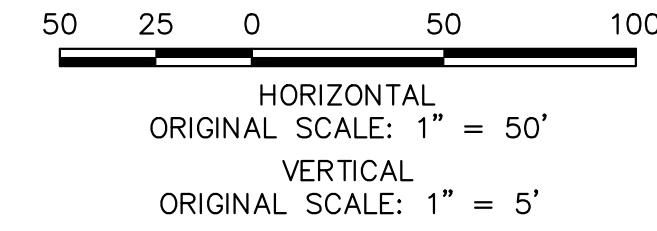
WP04 PROFILE
STA 10+00.00 TO 14+50.00

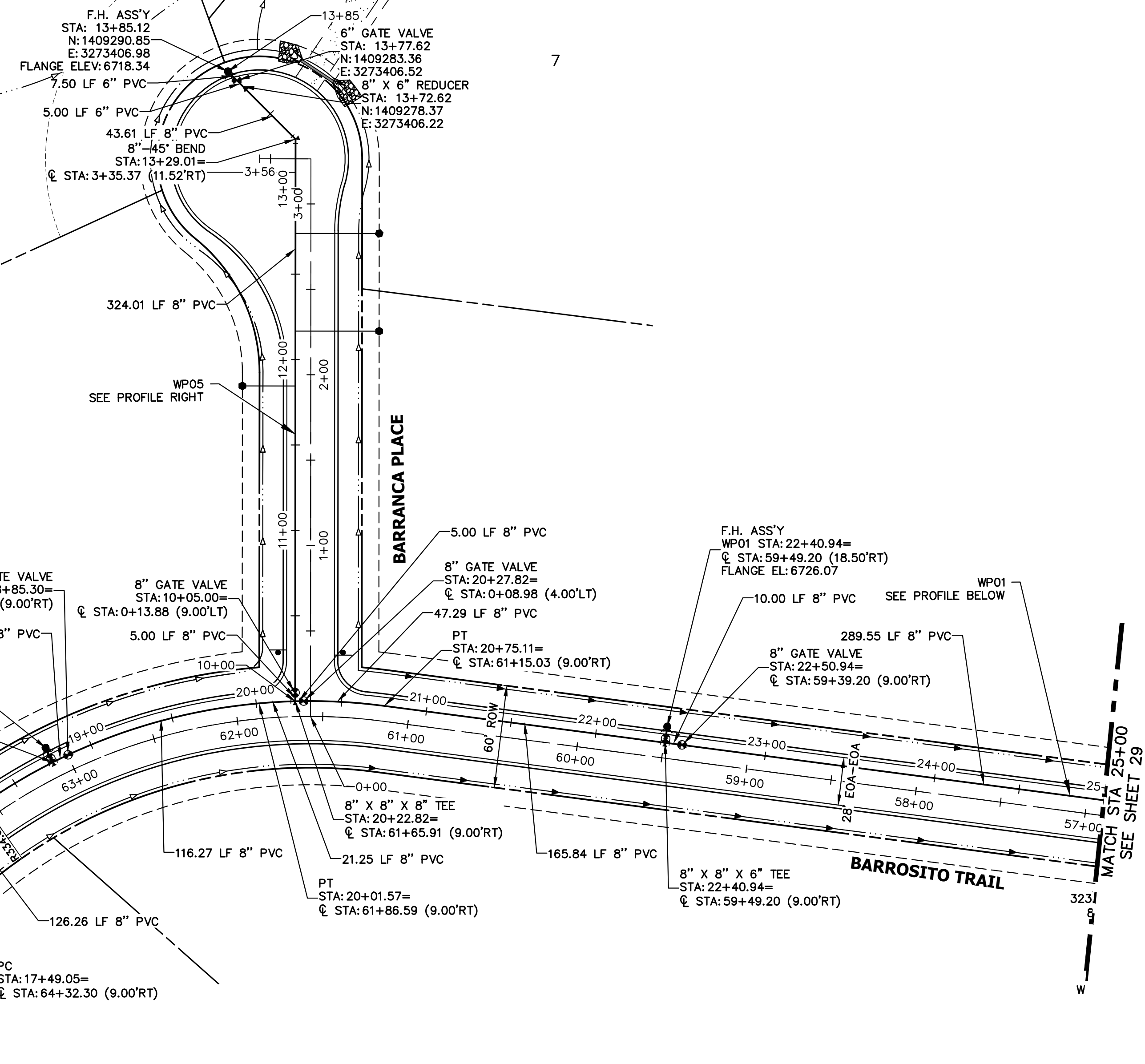


- NOTES**
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
 - THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE 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.
 - ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
 - P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
 - ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
 - ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
 - ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
 - FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

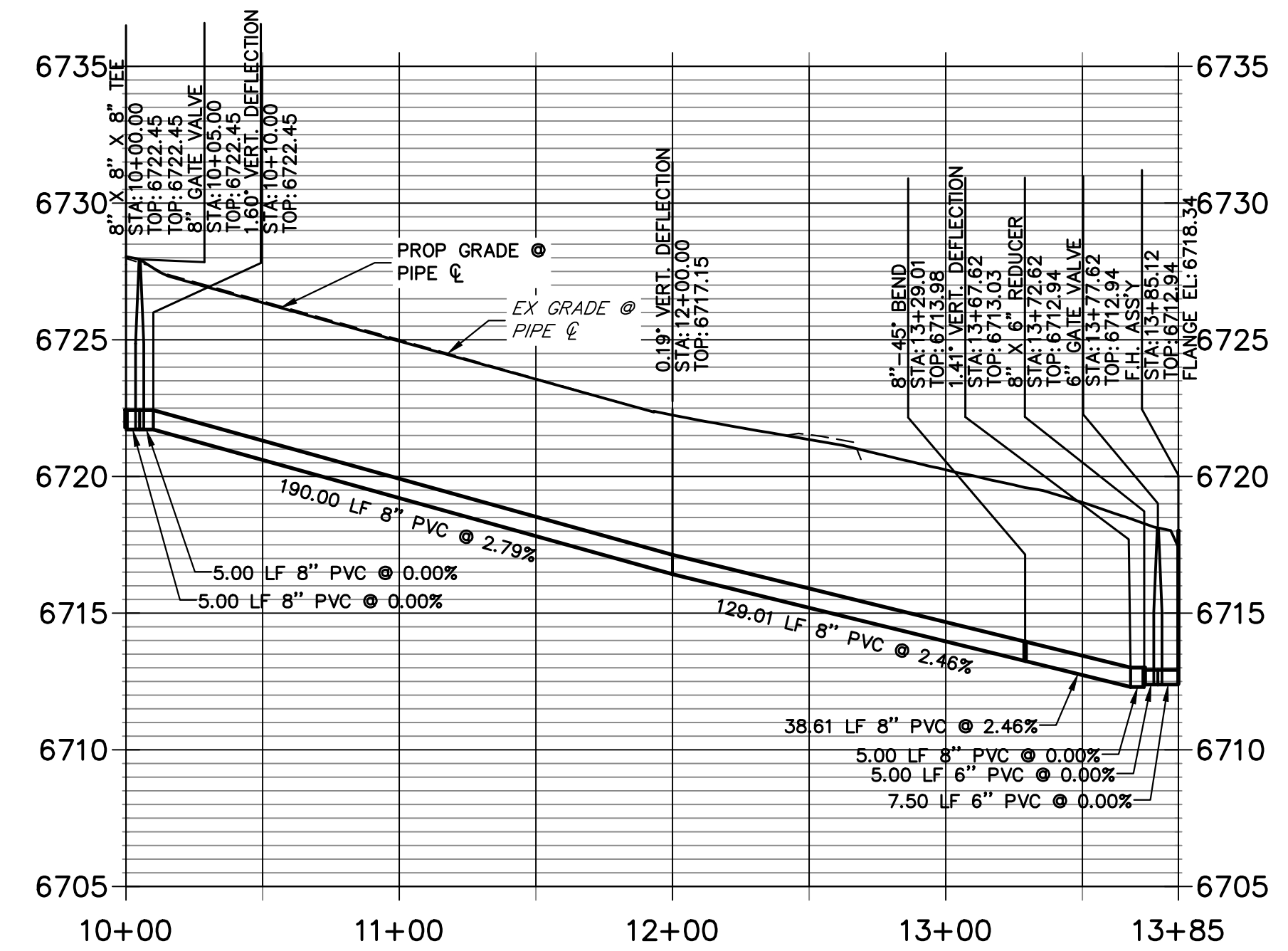
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

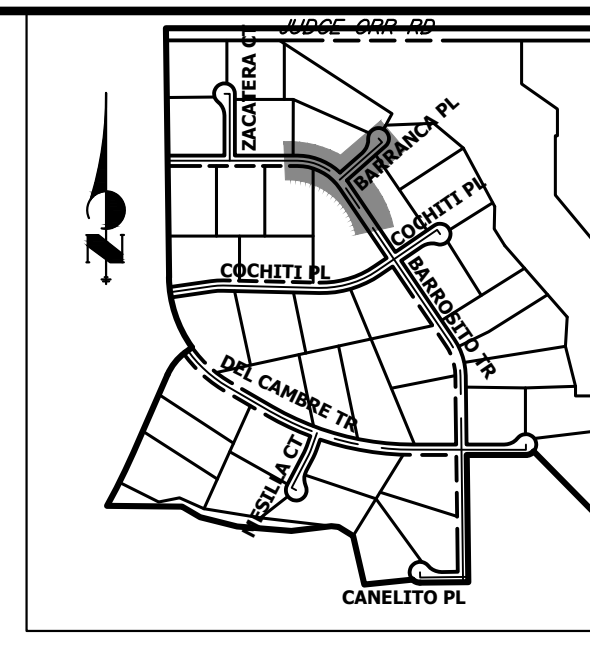
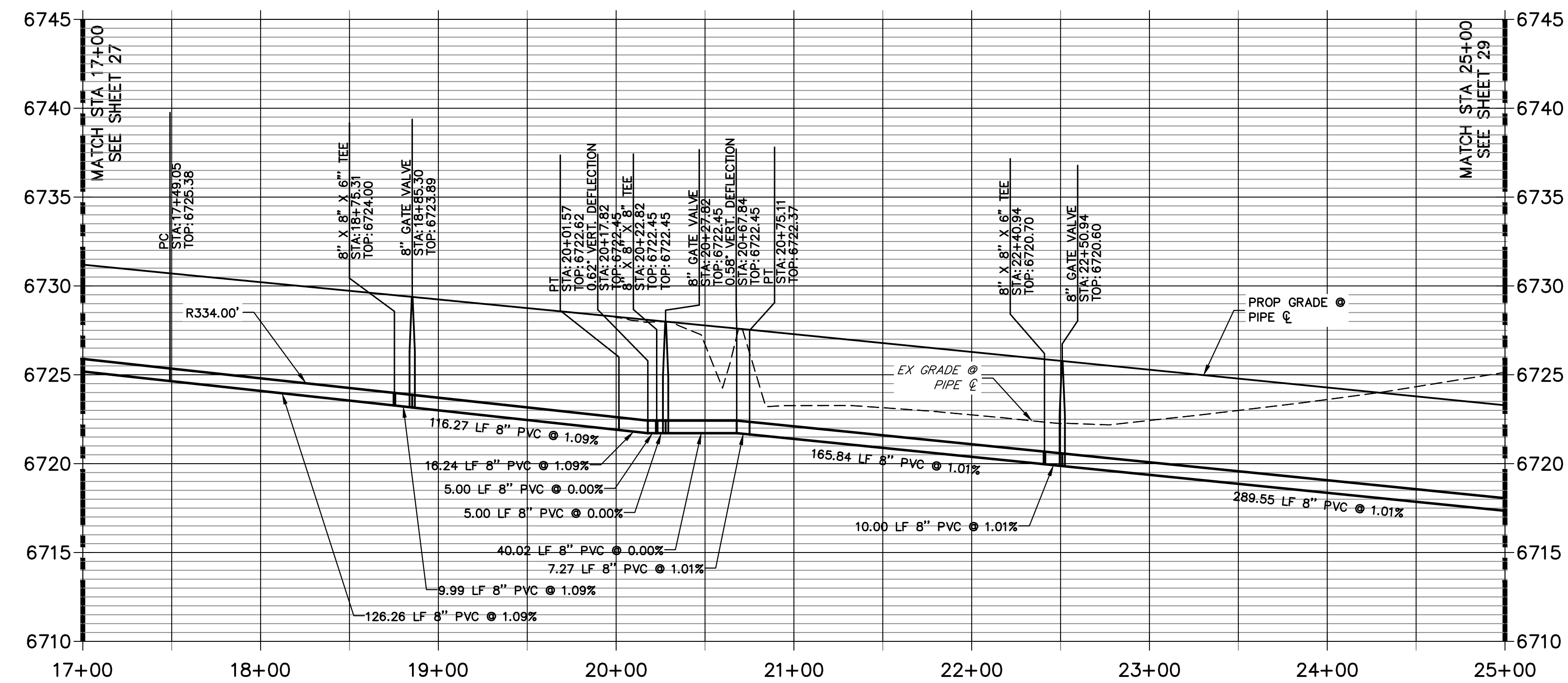




**WP05 PROFILE
STA 10+00.00 TO 13+85.12**



**WP01 PROFILE (CONT)
STA 17+00.00 TO 25+00.00**



**KEY MAP
N.T.S.**

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PREPARED FOR
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1250 S 800 E SUITE 200
OREM, UTAH
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BRADY WILLIAMS

J.R. ENGINEERING
A Westhorn Company

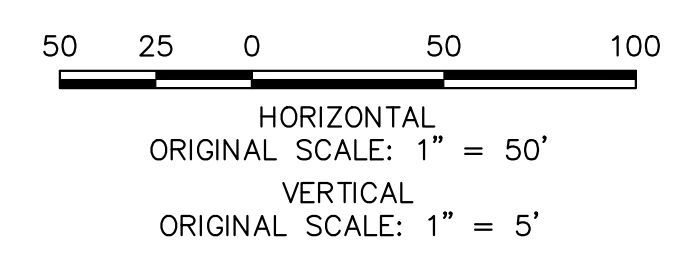
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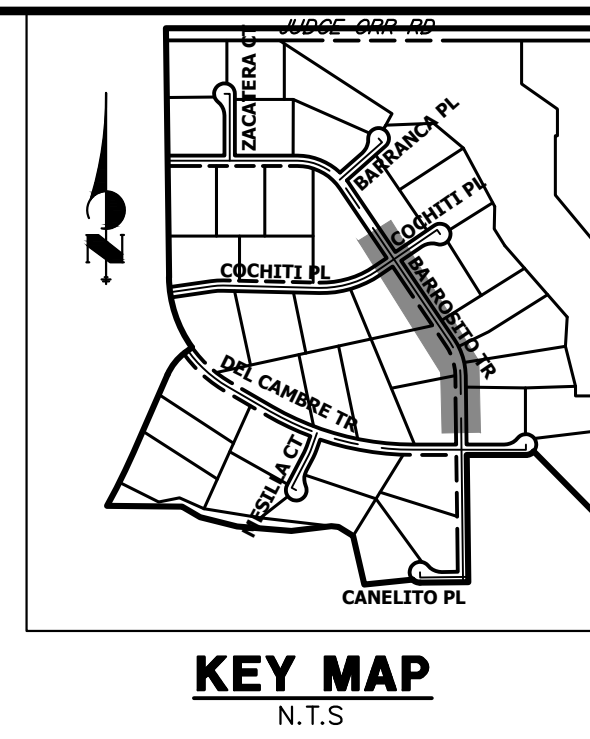
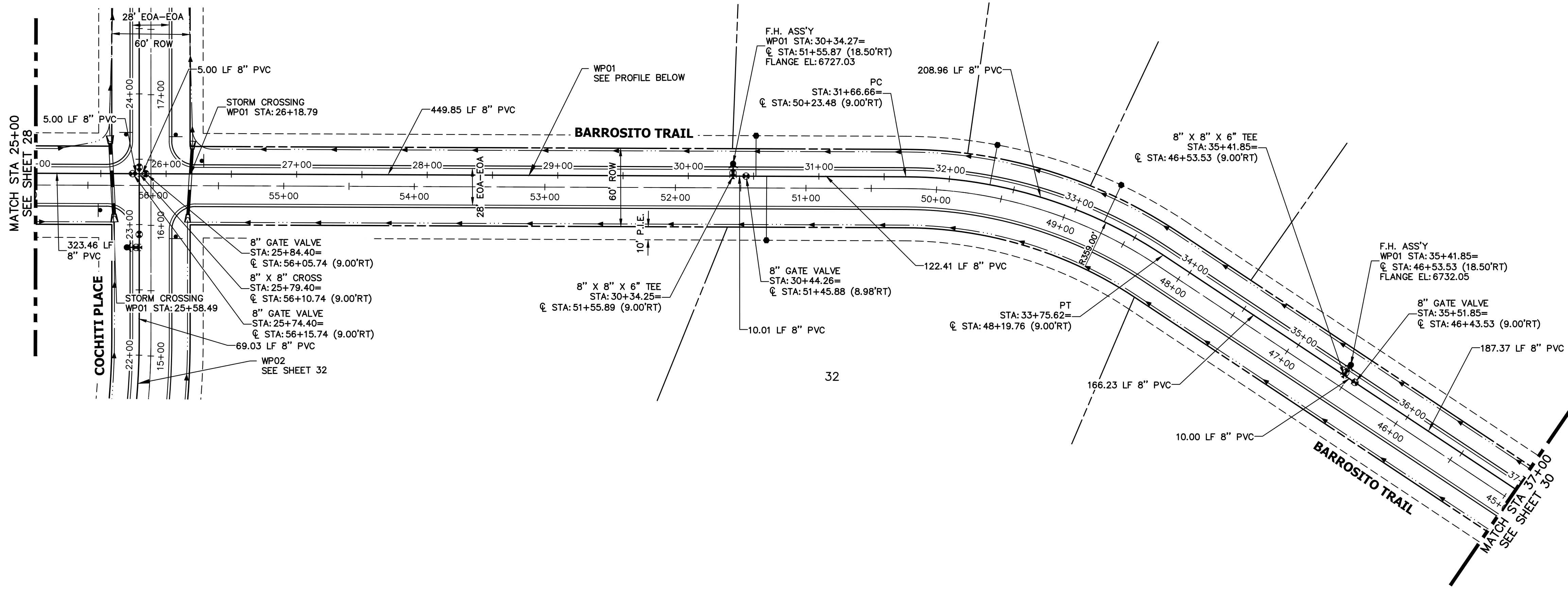
BY	DATE	NO.	REVISION

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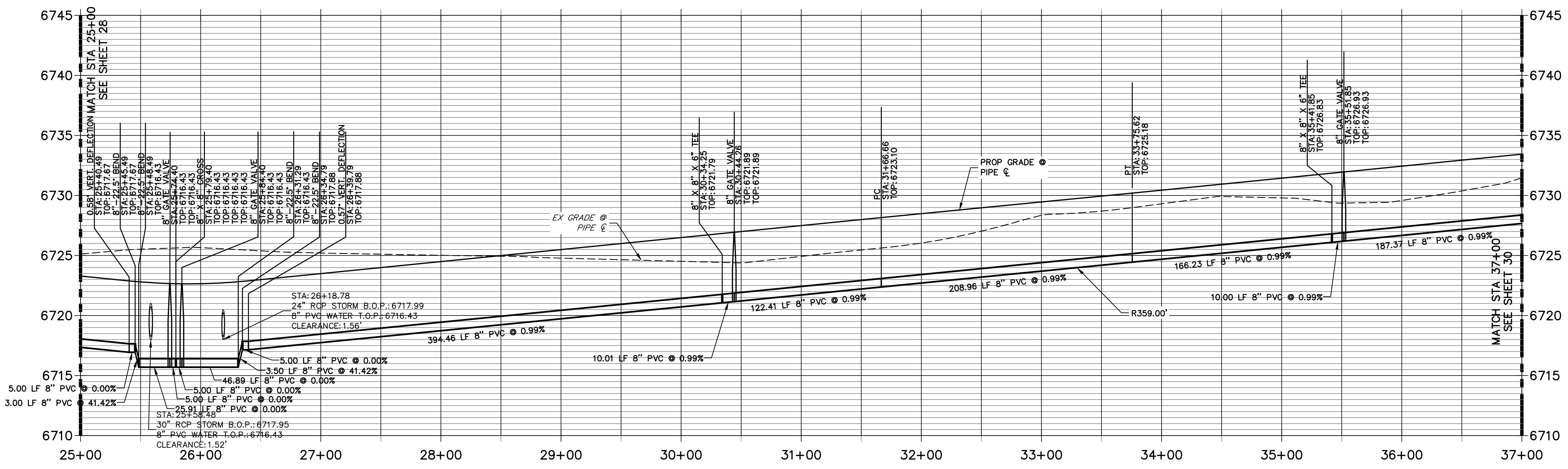
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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





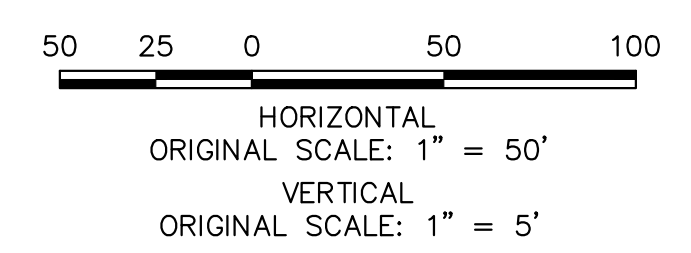
**WP01 PROFILE (CONT.)
STA 25+00.00 TO 37+00.00**



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

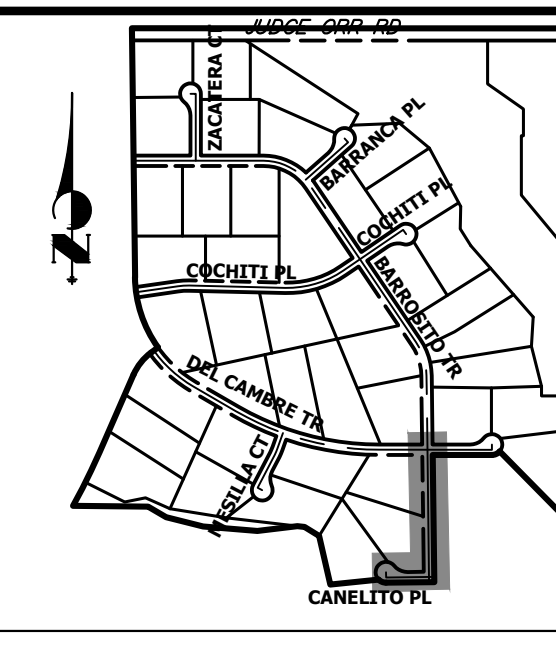
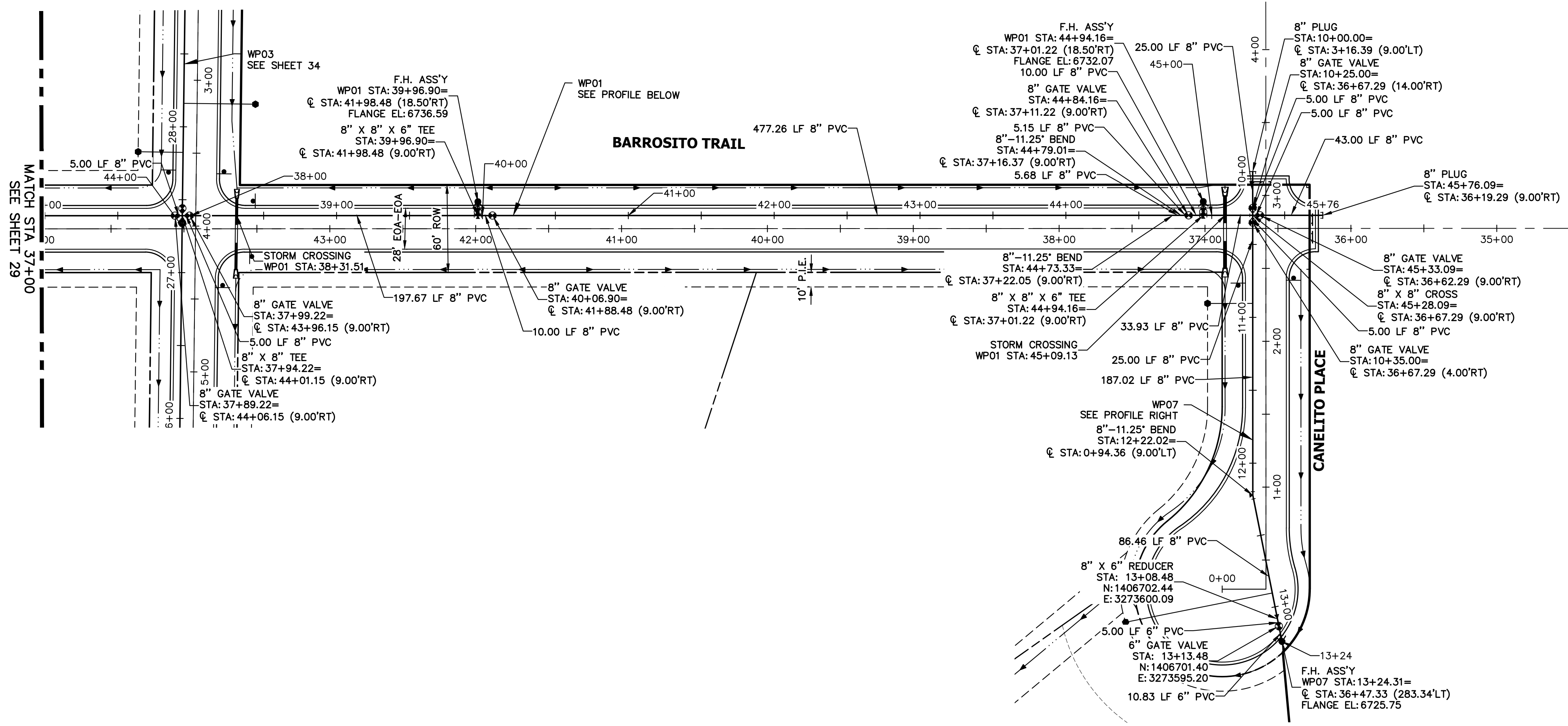
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BY	DATE	No.	REVISION

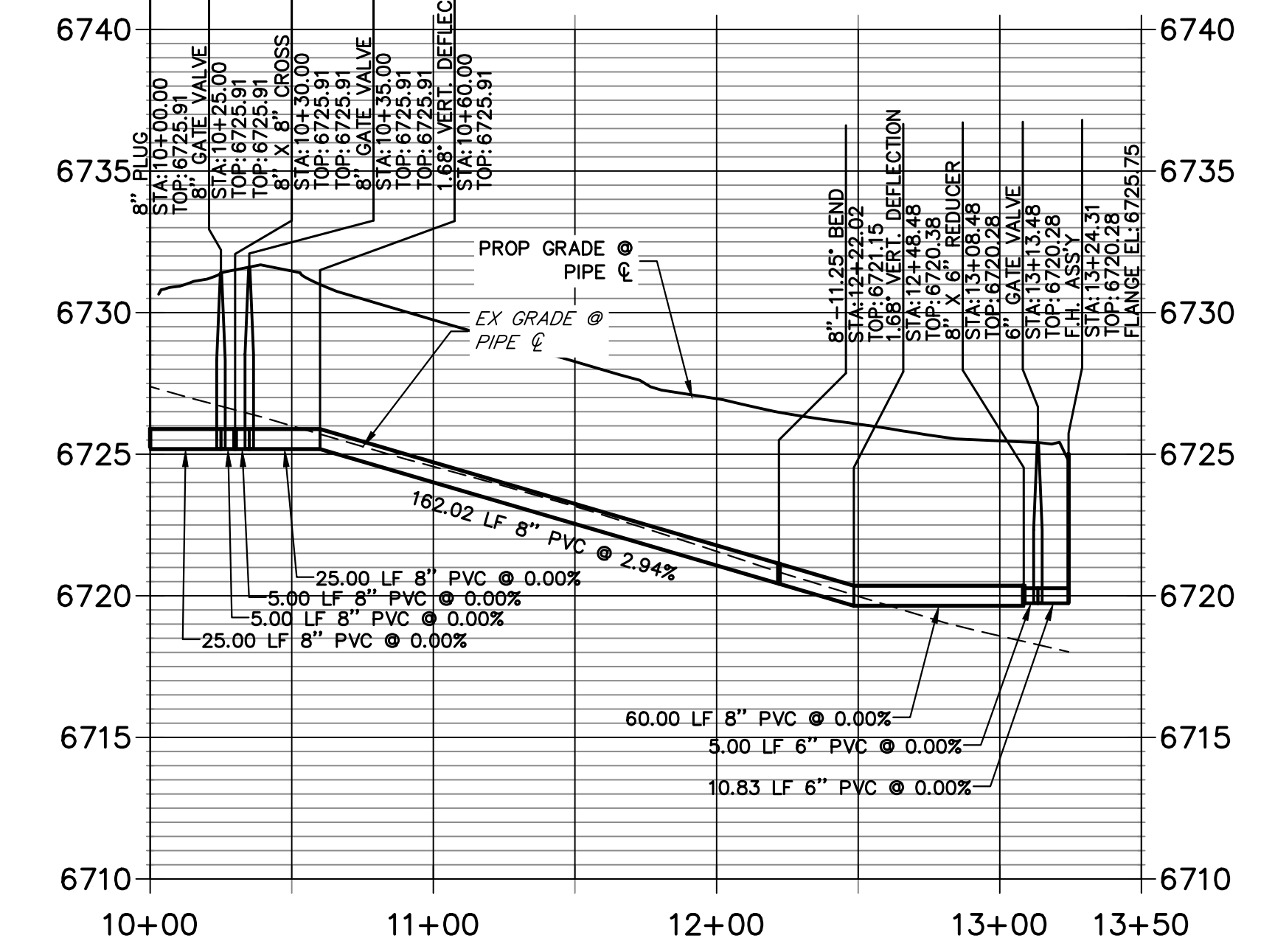
SADDLEHORN RANCH -
FILING 4
WATER DISTRIBUTION PLAN

DESIGNED BY LGO
DRAWN BY LGO
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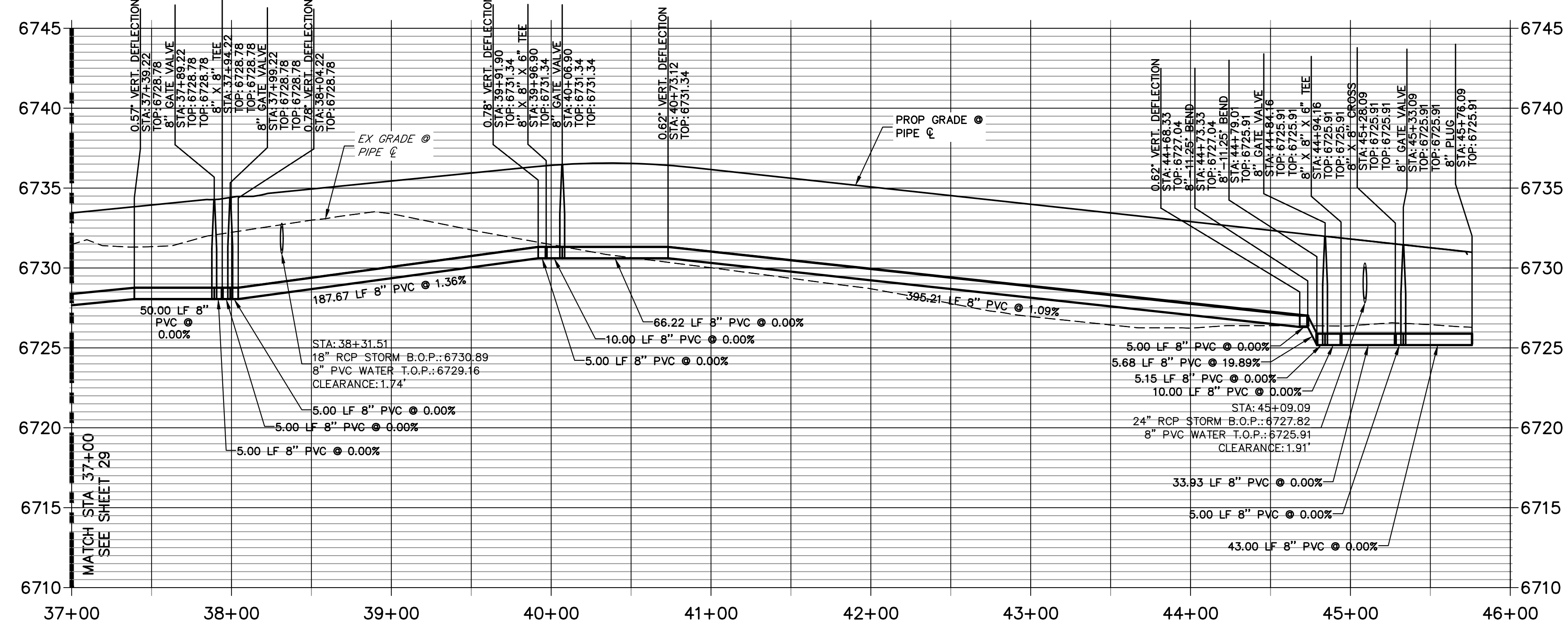
SHEET 29 OF 44
JOB NO. 21542.06



WP07 PROFILE
STA 10+00.00 TO 13+50.00



WP01 PROFILE (CONTINUED)
STA 37+00.00 TO 46+00.00



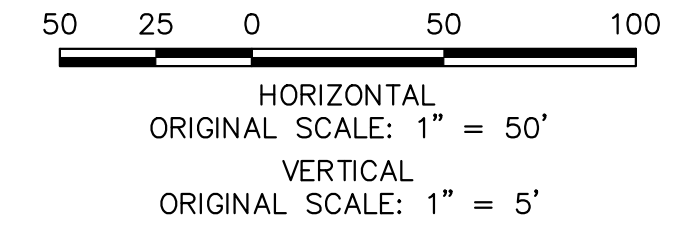
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

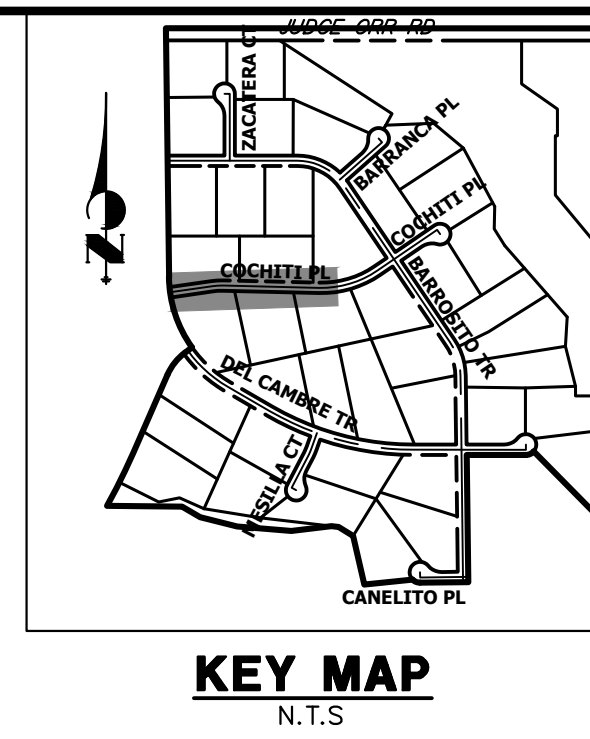
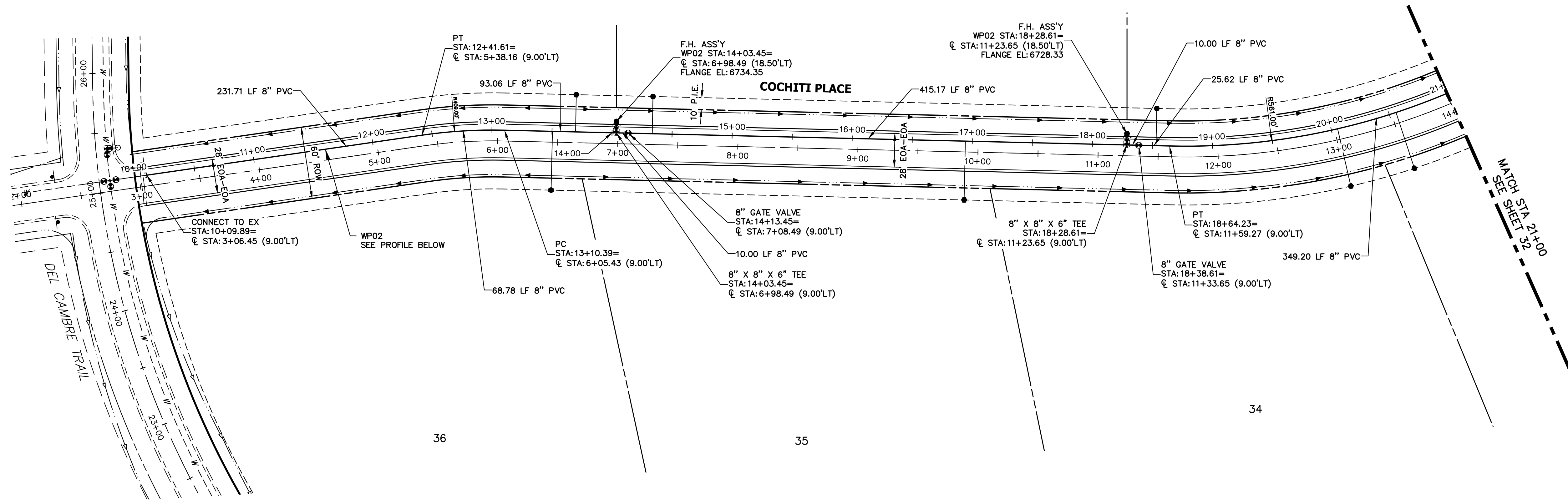
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BY	DATE	REVISION

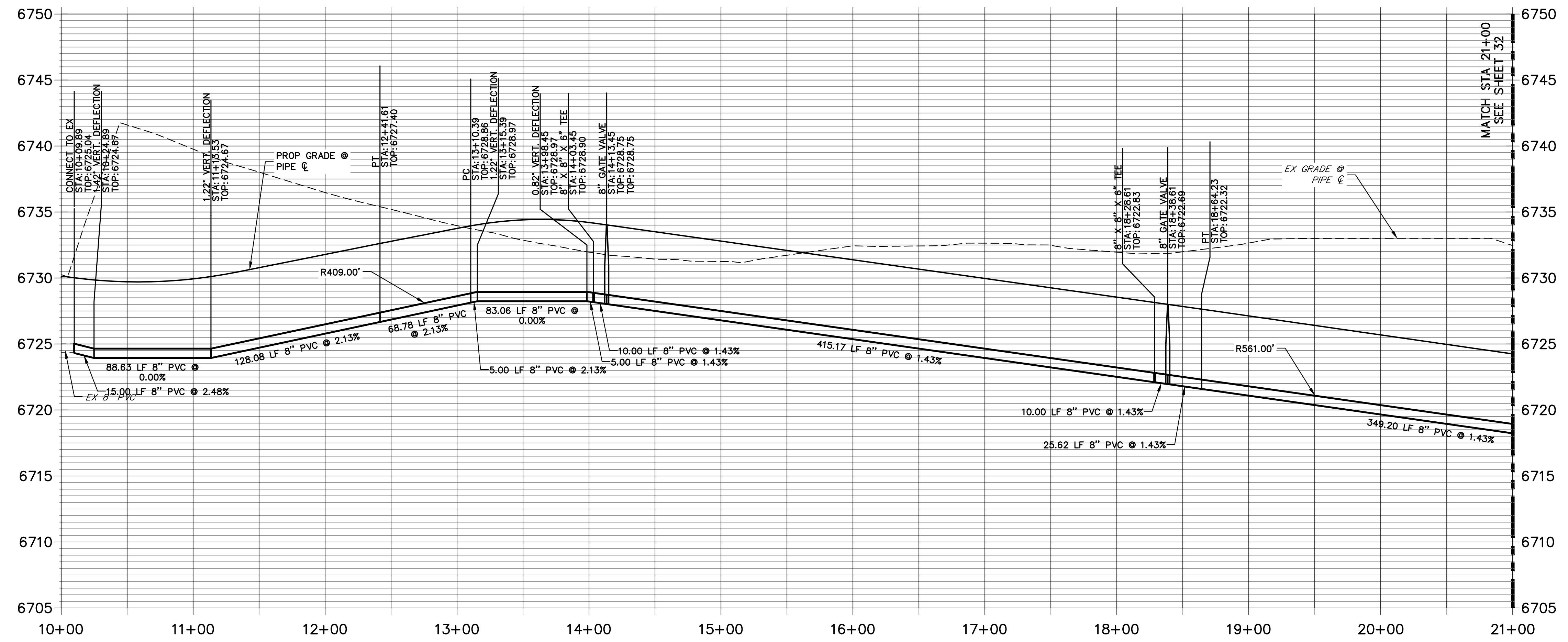
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V-SCALE 1"=5'
DATE 9/15/23
DESIGNED BY LGO
DRAWN BY LGO
CHECKED BY

SADDLEHORN RANCH - FILING 4
WATER DISTRIBUTION PLAN

SHEET 30 OF 44
JOB NO. 21542.06

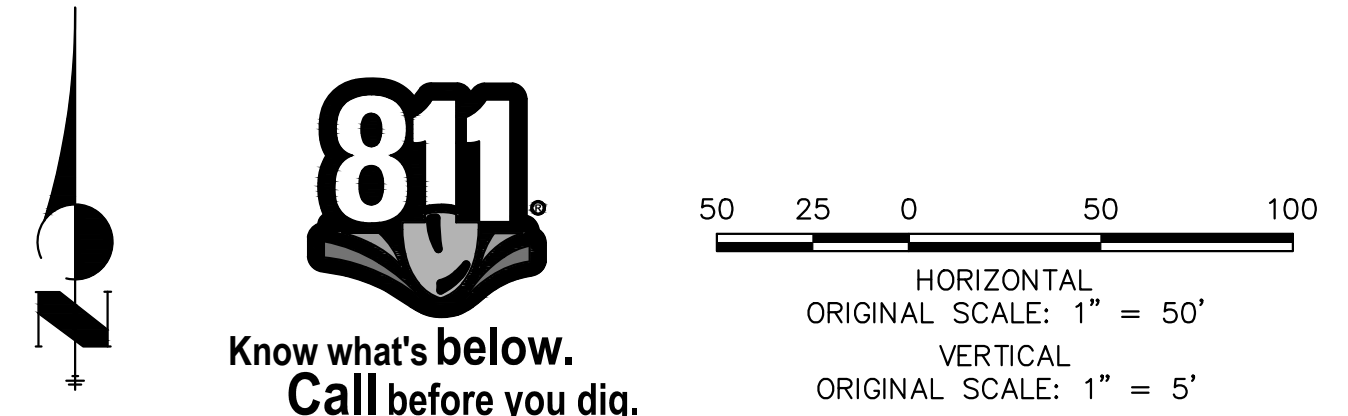


**WP02 PROFILE
STA 10+00.00 TO 21+00.00**

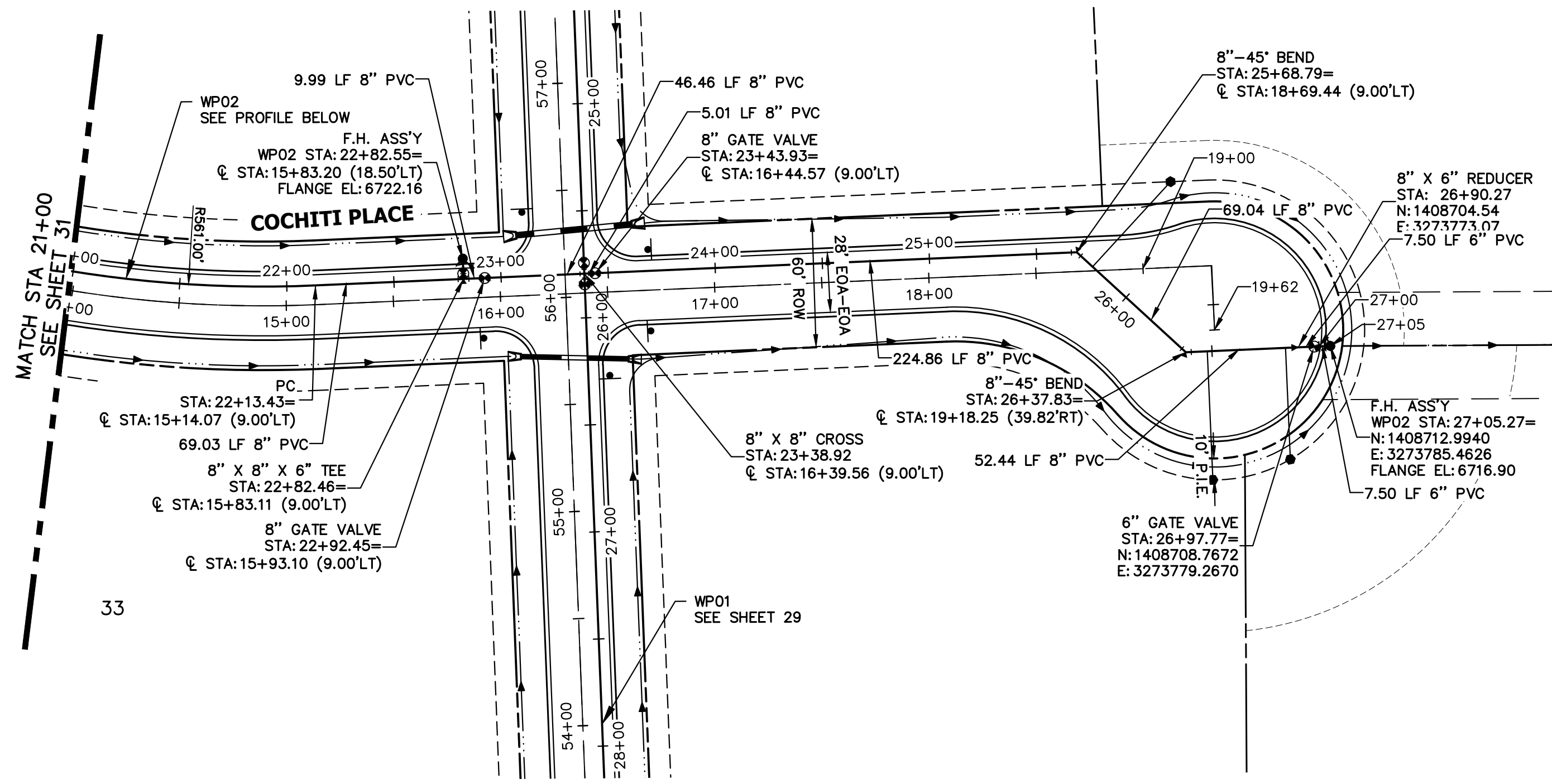


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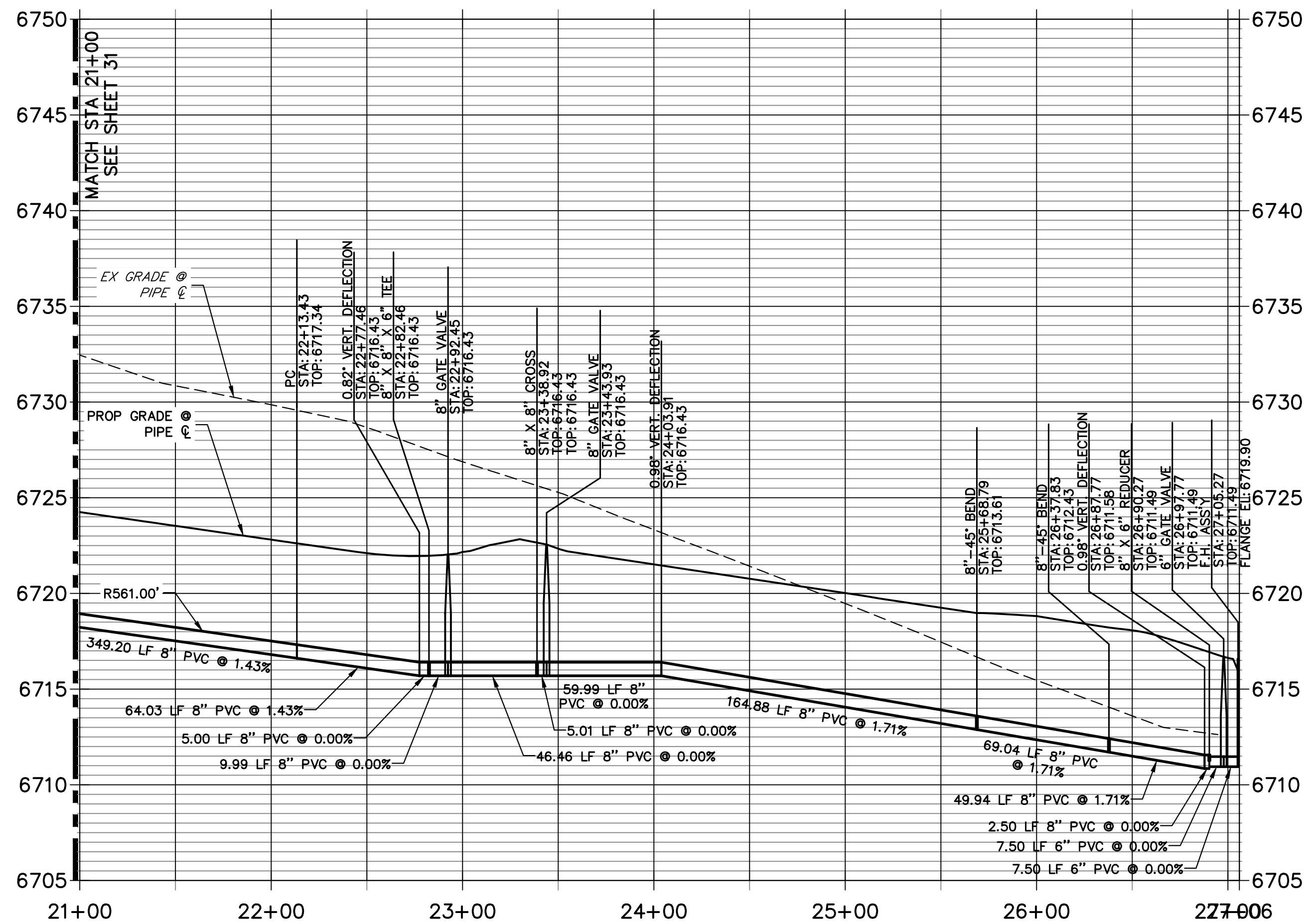
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



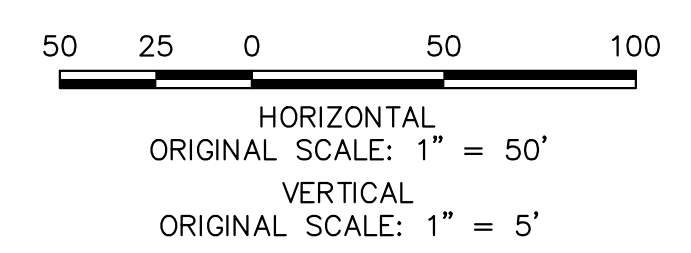
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR ROI PROPERTY GROUP, LLC 1250 S 800 E SUITE 200 OREM, UTAH (707) 365-6891 BRADY WILLIAMS	
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BY	DATE
No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 9/15/23	DESIGNED BY LOG
DRAWN BY LOG	CHECKED BY
SADDLEHORN RANCH - FILING 4 WATER DISTRIBUTION PLAN	
SHEET 31	OF 44
JOB NO. 21542.06	



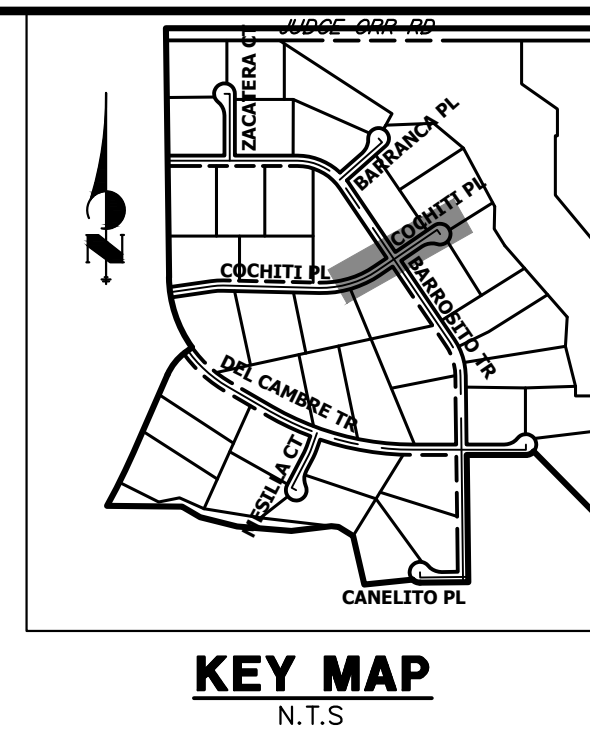
**WP02 PROFILE (CONT)
STA 21+00.00 TO 27+06.00**



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



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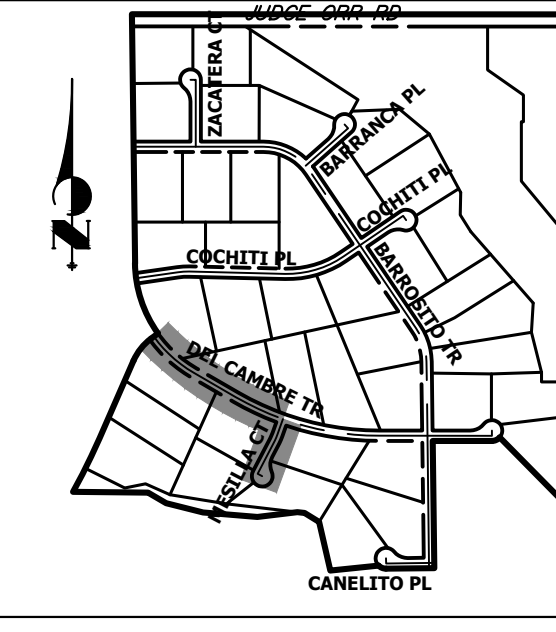
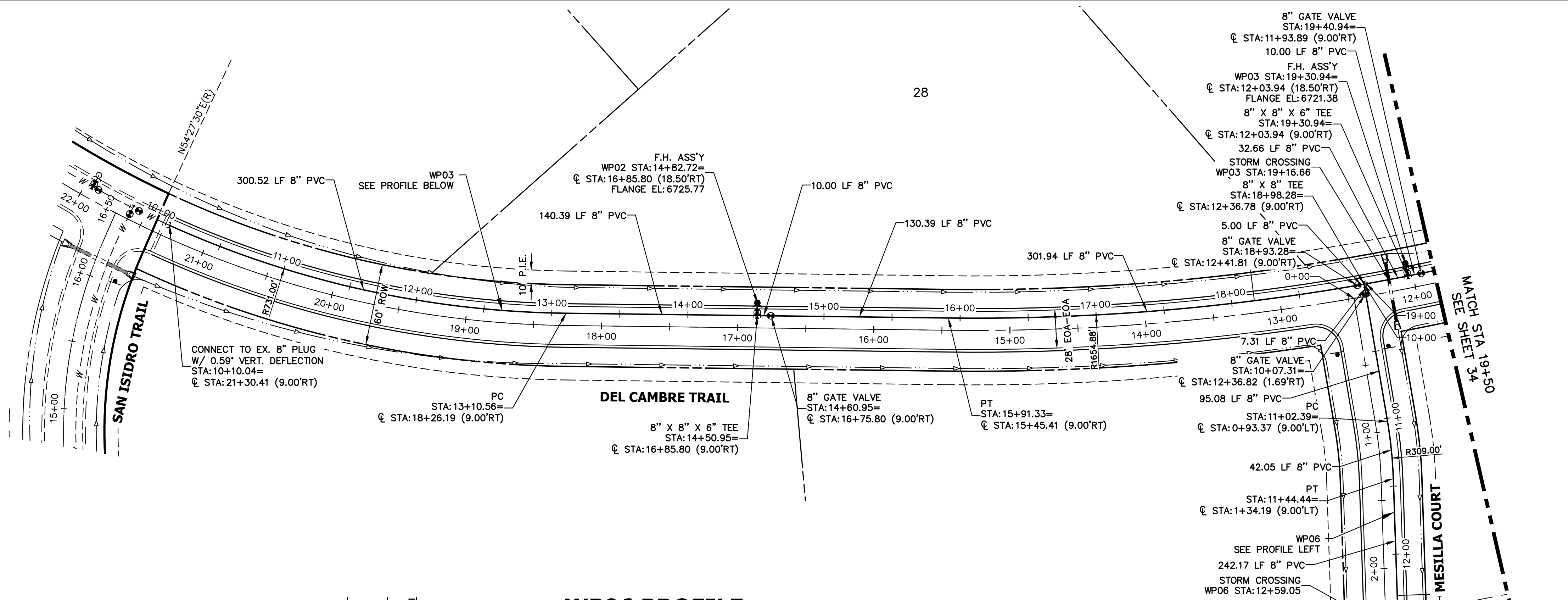
PREPARED FOR
ROI PROPERTY GROUP, LLC
 1250 S 800 E SUITE 200
 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

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 A Western Company
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1"=50'	1"=5'	9/15/23	LOG	LOG	

SADDLEHORN RANCH - FILING 4
 WATER DISTRIBUTION PLAN

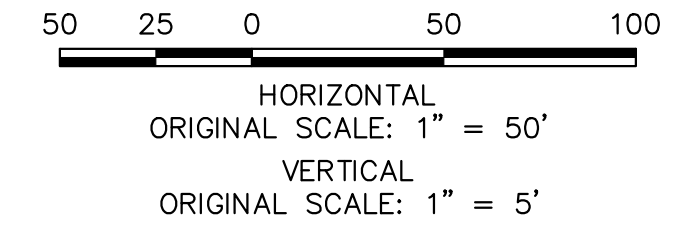
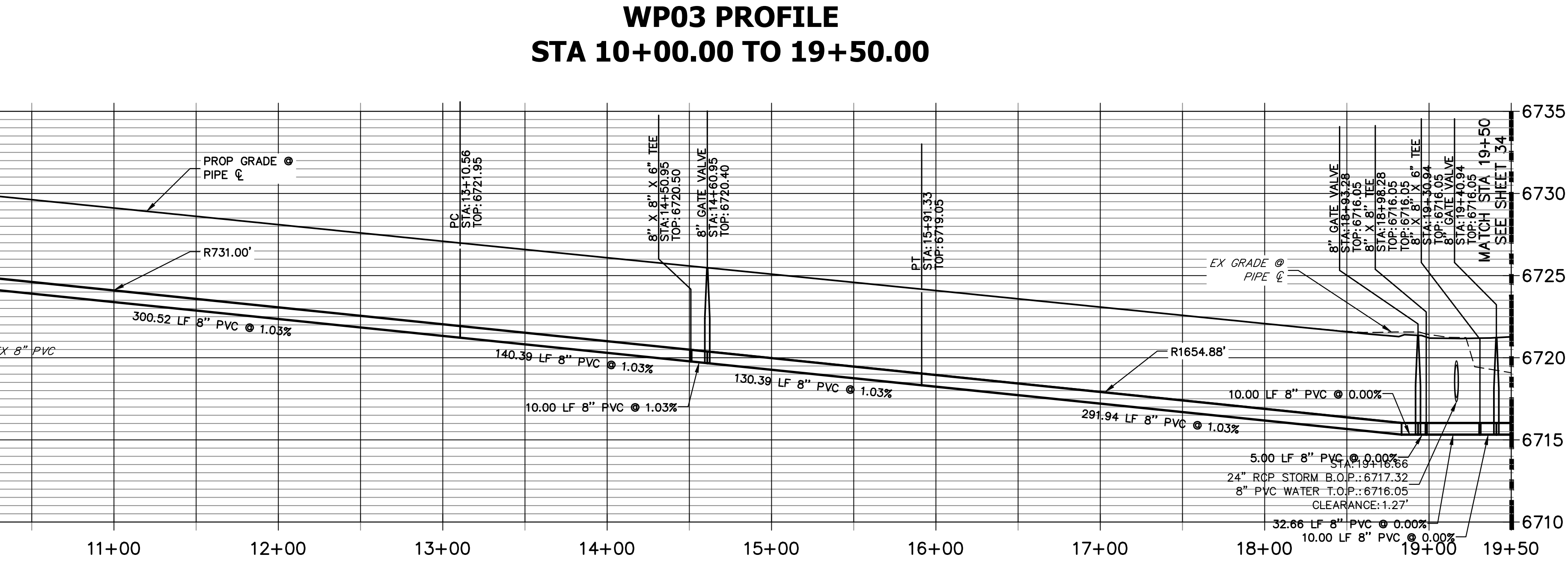
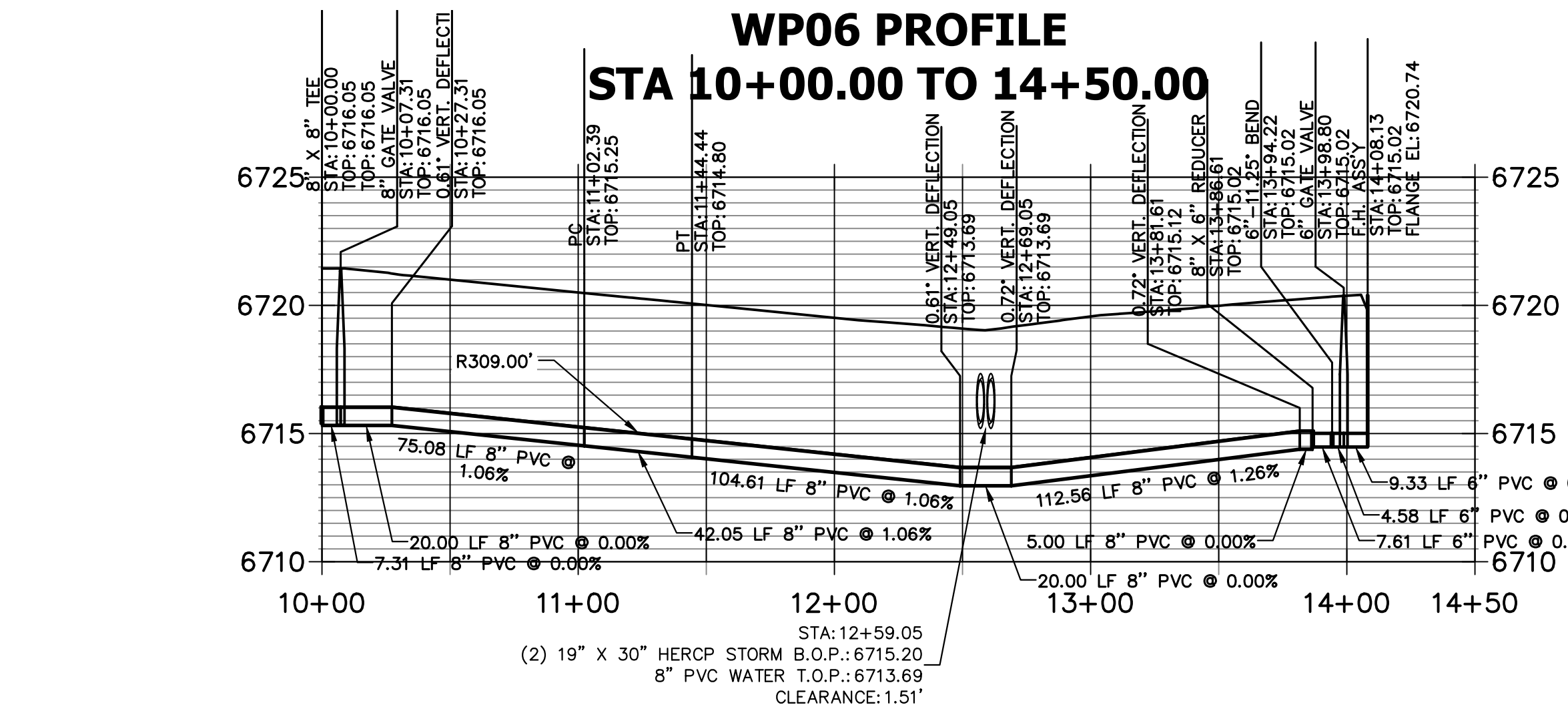
SHEET 32 OF 44
 JOB NO. 21542.06



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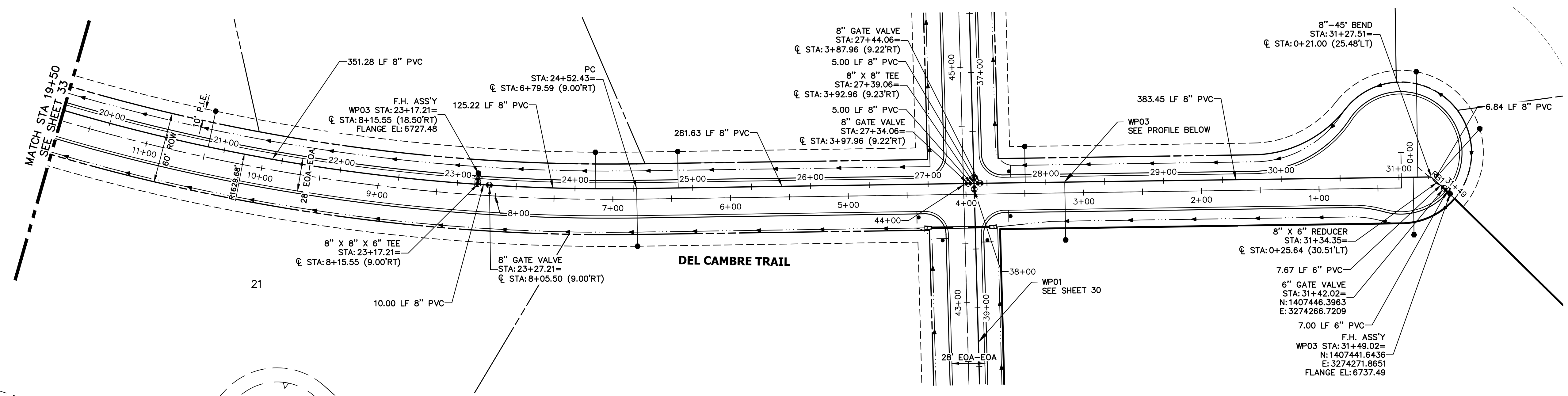
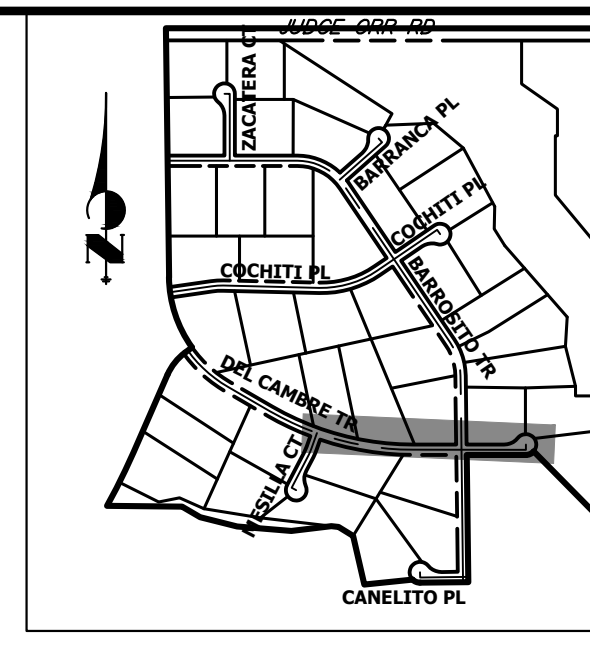
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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						NO.	DATE
1"=50'	1"=5'	9/15/23	LOG	LOG			

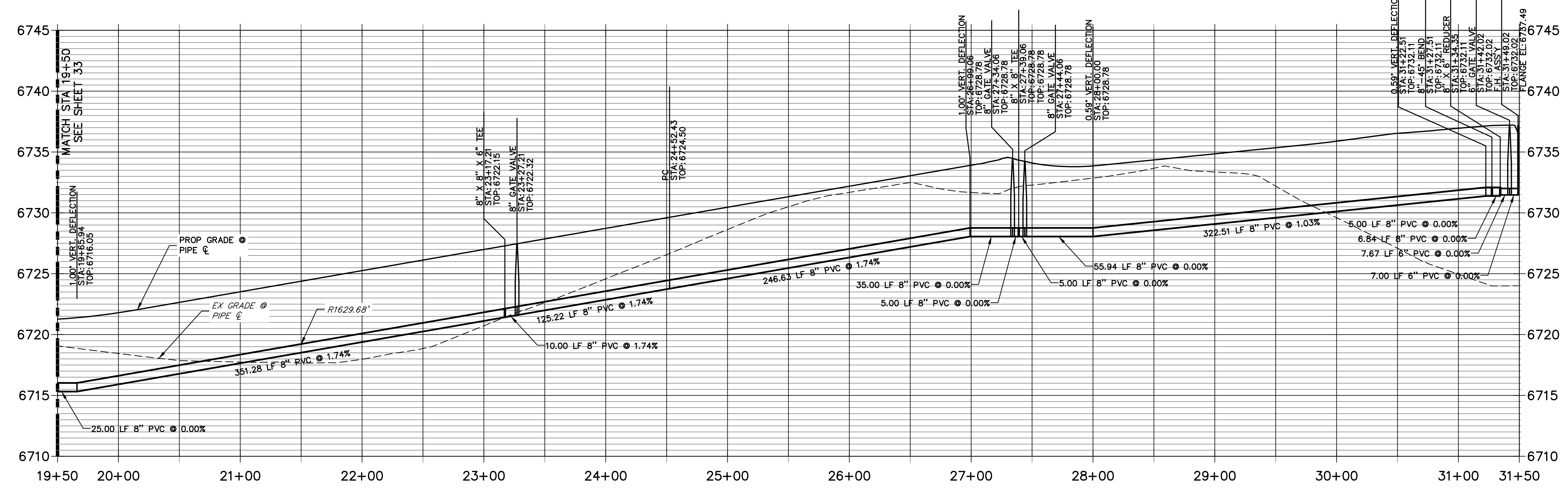


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 OREM, UTAH
 (707) 365-6891
 BRADY WILLIAMS

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WP03 PROFILE (CONT)
STA 19+50.00 TO 31+50.00



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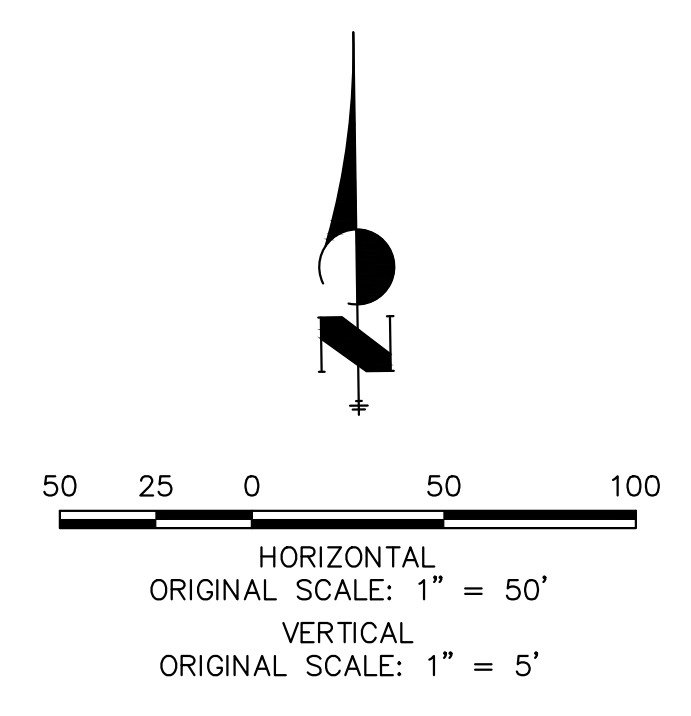
ENGINEER'S STATEMENT

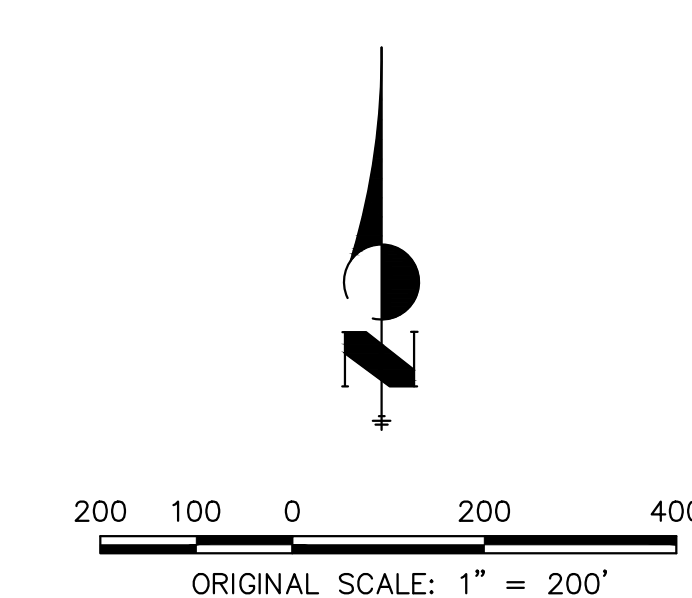
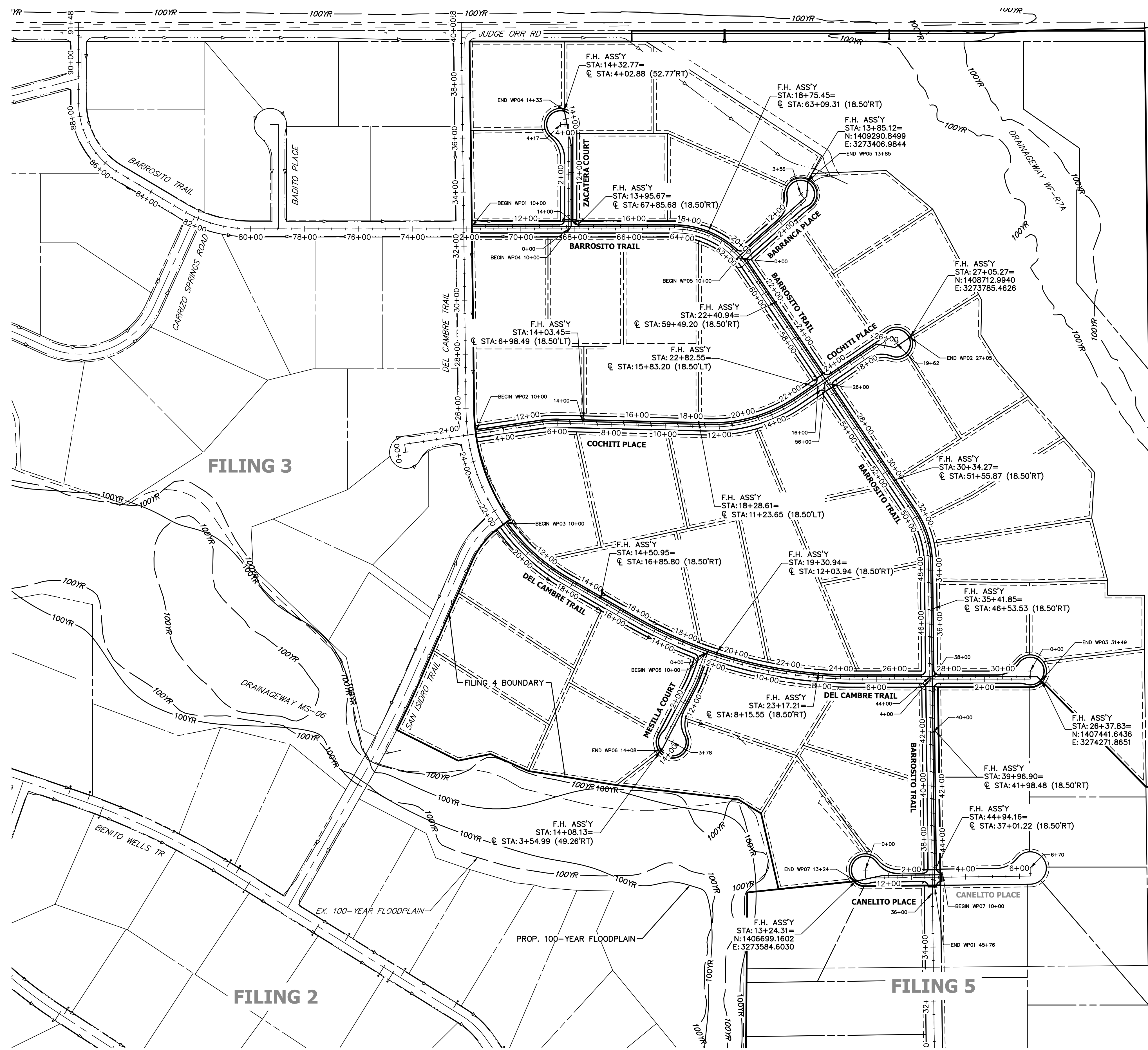
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	NO.	REVISION

H-SCALE	1"=50'	DESIGNED BY	LOGO
V-SCALE	1"=5'		DRAWN BY
DATE	9/15/23	CHECKED BY	
SADDLEHORN RANCH - FILING 4 WATER DISTRIBUTION PLAN			
SHEET 34 OF 44		JOB NO. 21542.06	





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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
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DATE

SADDLEHORN RANCH -
FILING 4
OVERALL FIRE HYDRANT
PLAN

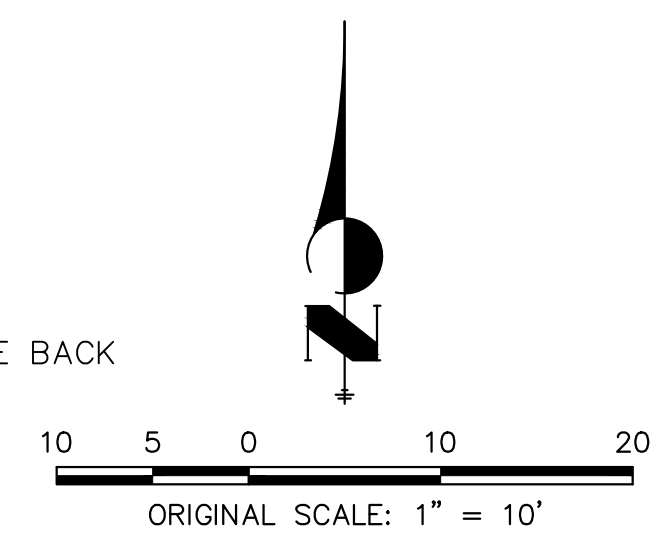
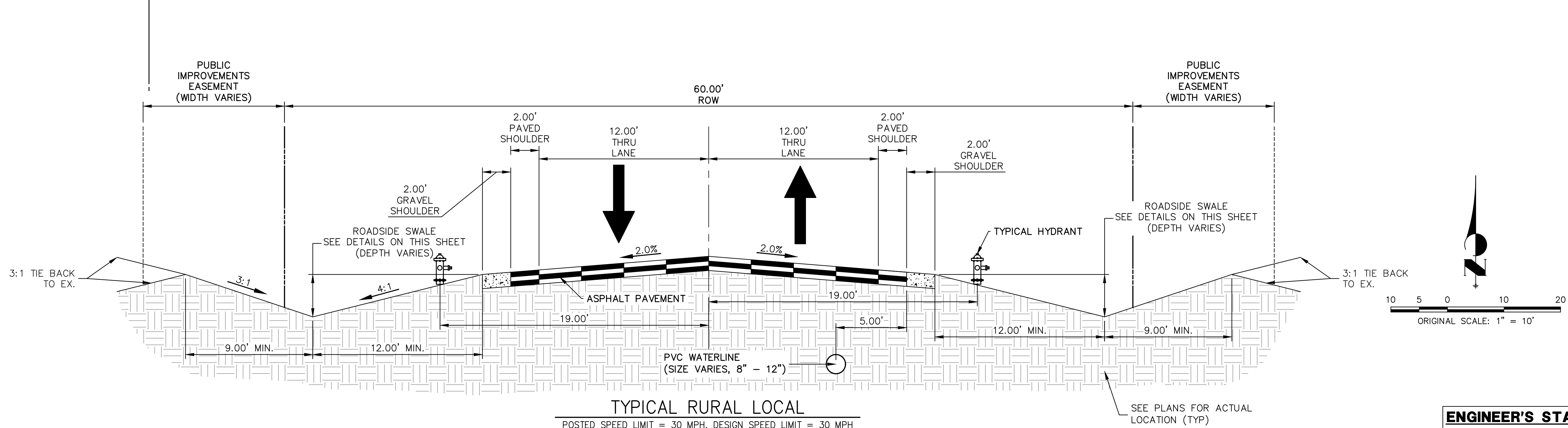
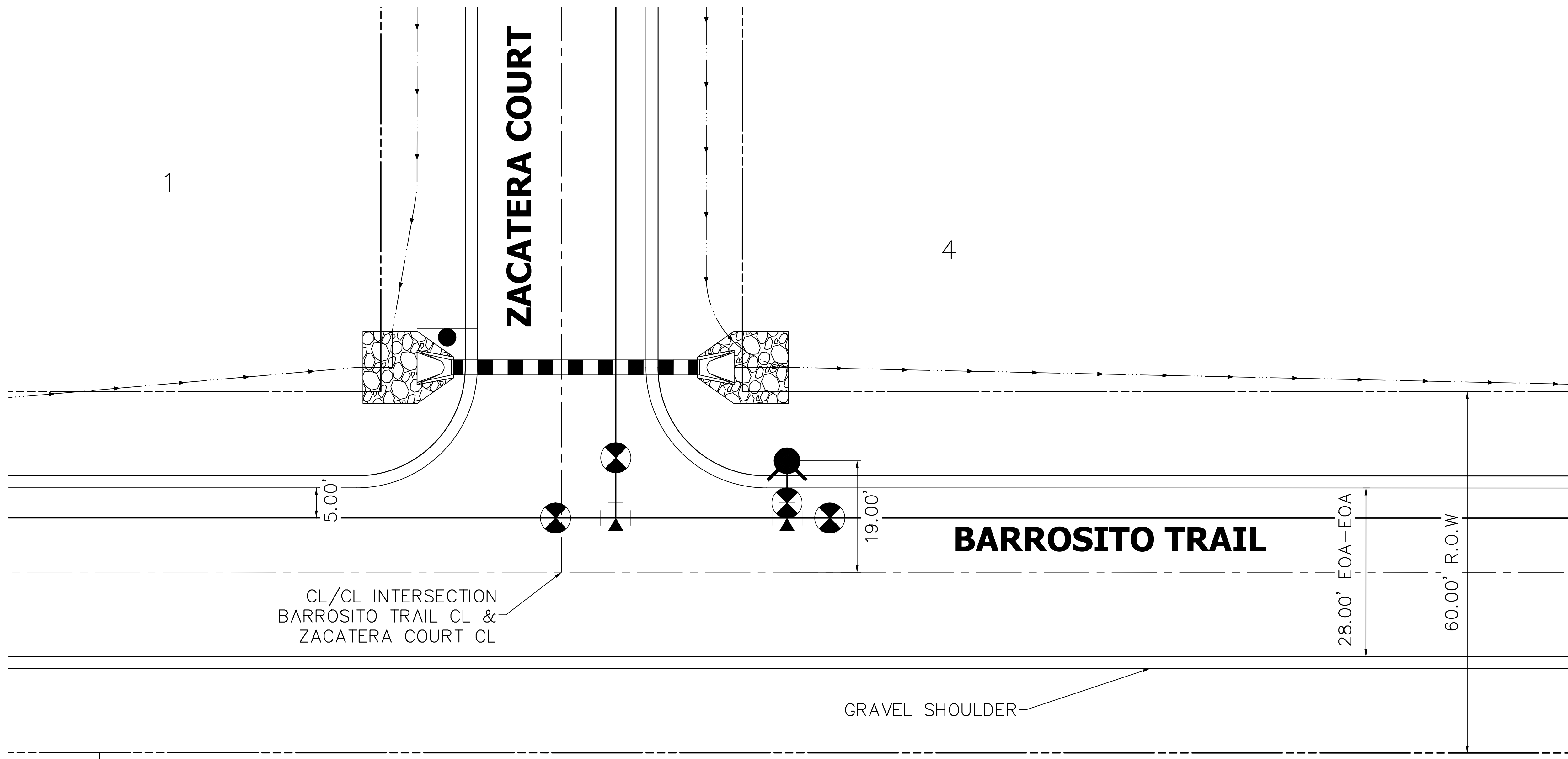
SHEET 35 OF 44
JOB NO. 21542.06

No.	REVISION	BY	DATE

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1280 S 800 E SUITE 200
OREM, UTAH
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BRADY WILLIAMS

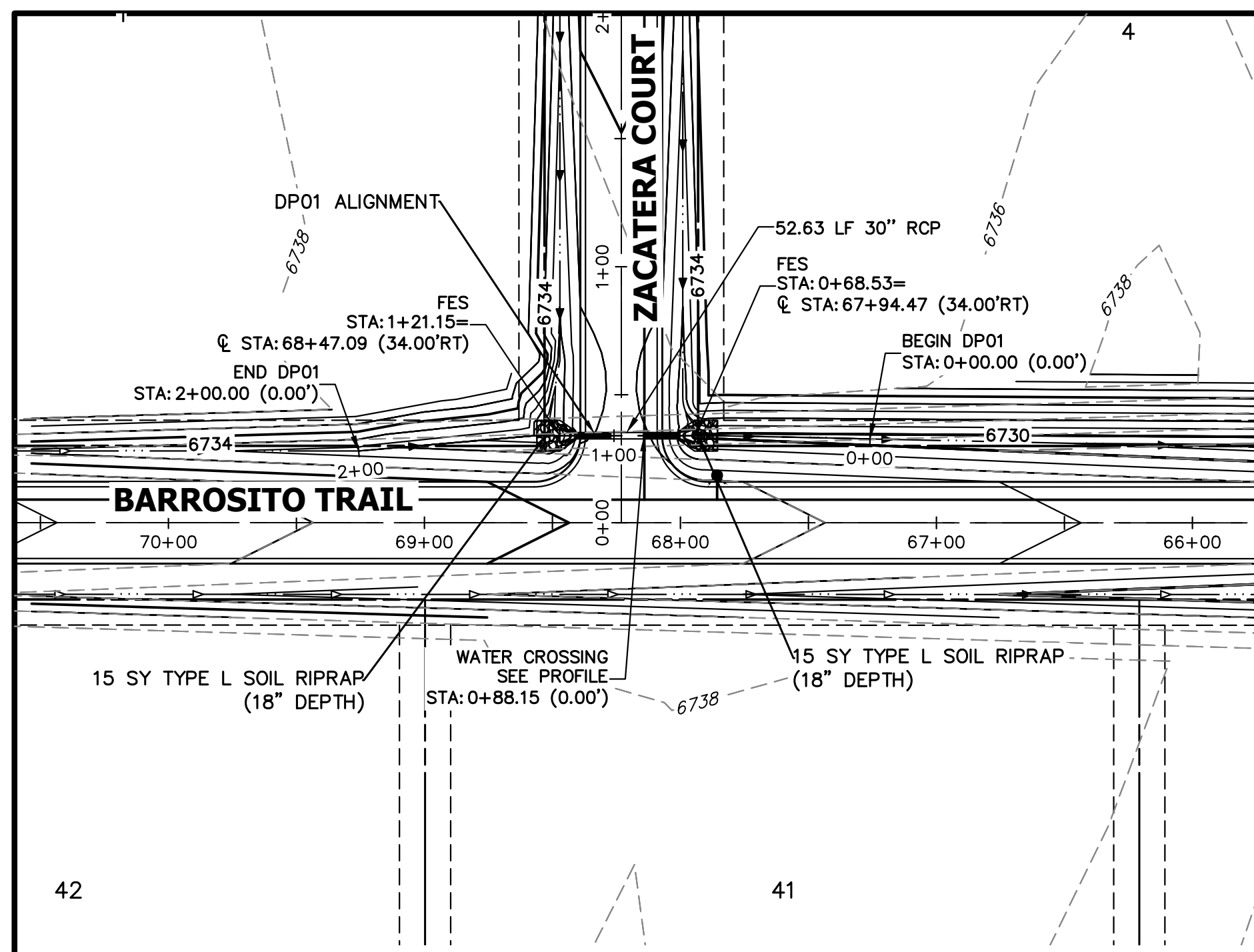
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DESIGNATED BY WRITTEN
AUTHORIZATION.



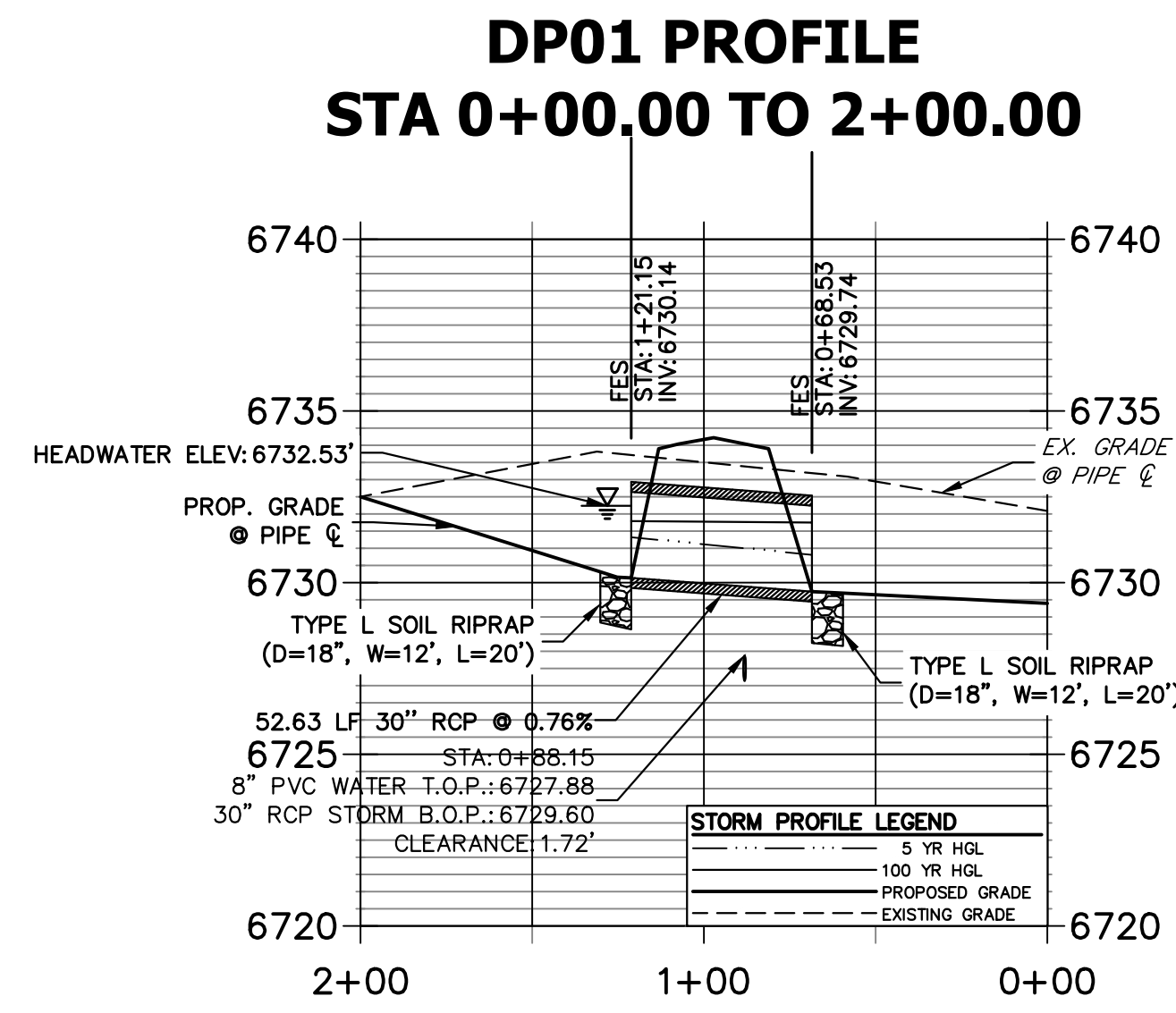
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

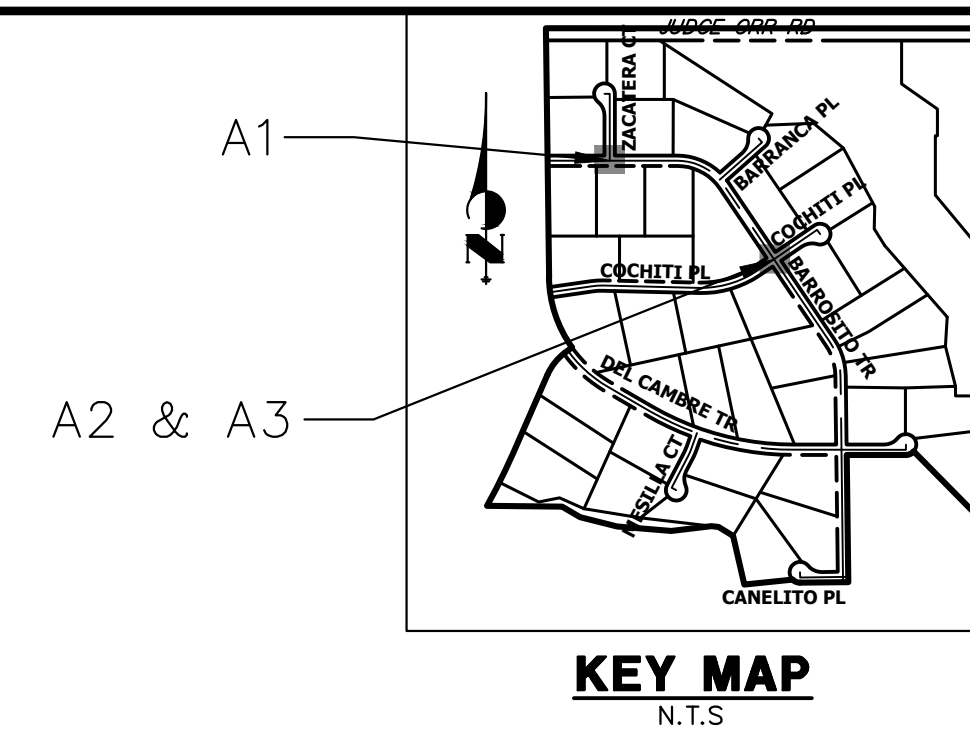
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR ROI PROPERTY GROUP, LLC 1280 S 800 E SUITE 200 OREM, UTAH (707) 365-6891 BRADY WILLIAMS	
 J.R. ENGINEERING A Western Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=10'
V-SCALE	N/A
DATE	9/15/23
DESIGNED BY	LOGO
DRAWN BY	LOGO
CHECKED BY	
SADDLEHORN RANCH - FILING 4	
TYPICAL HYDRANT CLEARANCE	
SHEET	36 OF 44
JOB NO.	21542.06



A1 CULVERT - PLAN



A1 CULVERT - PROFILE

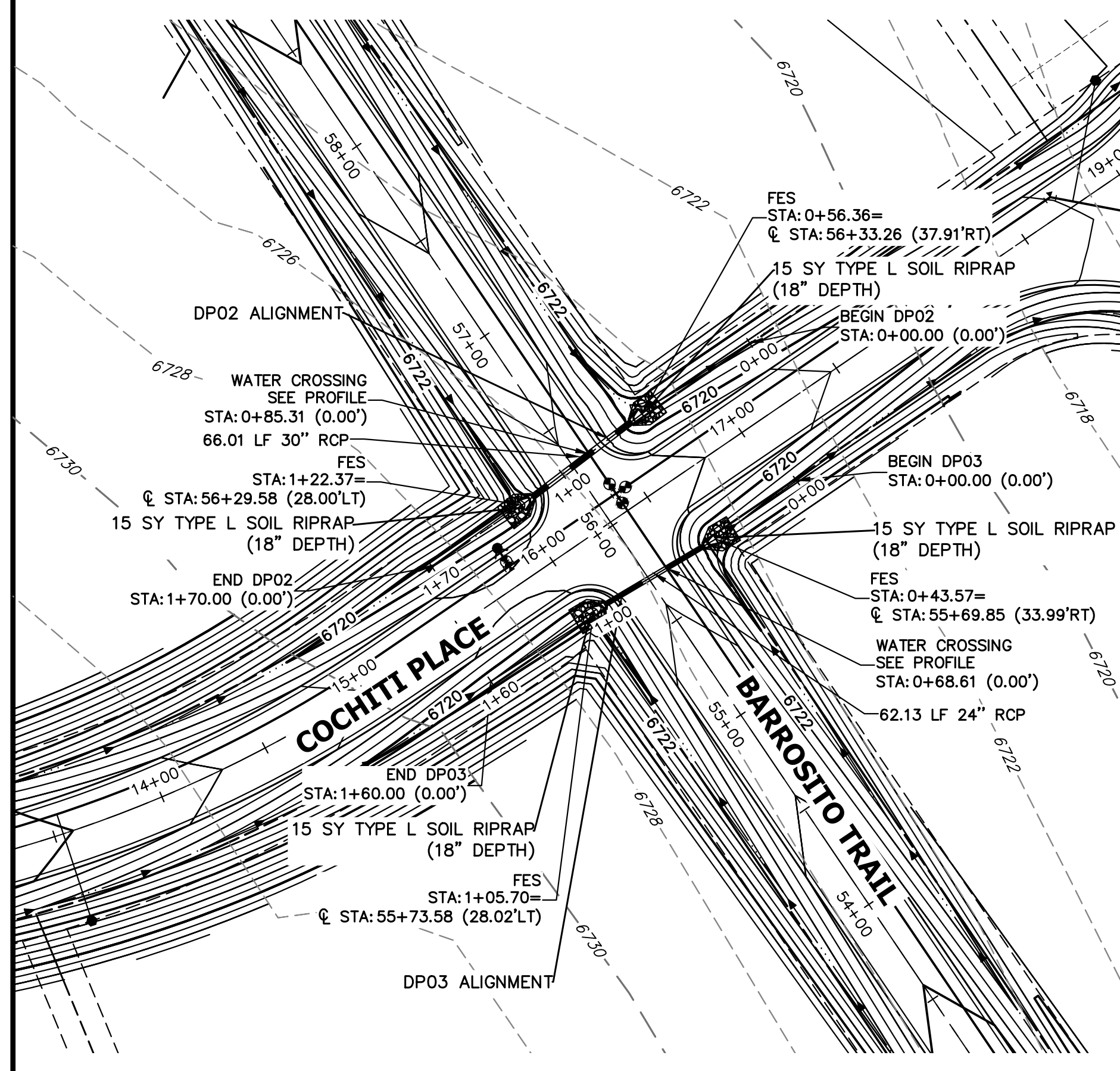


KEY MAP
N.T.S.

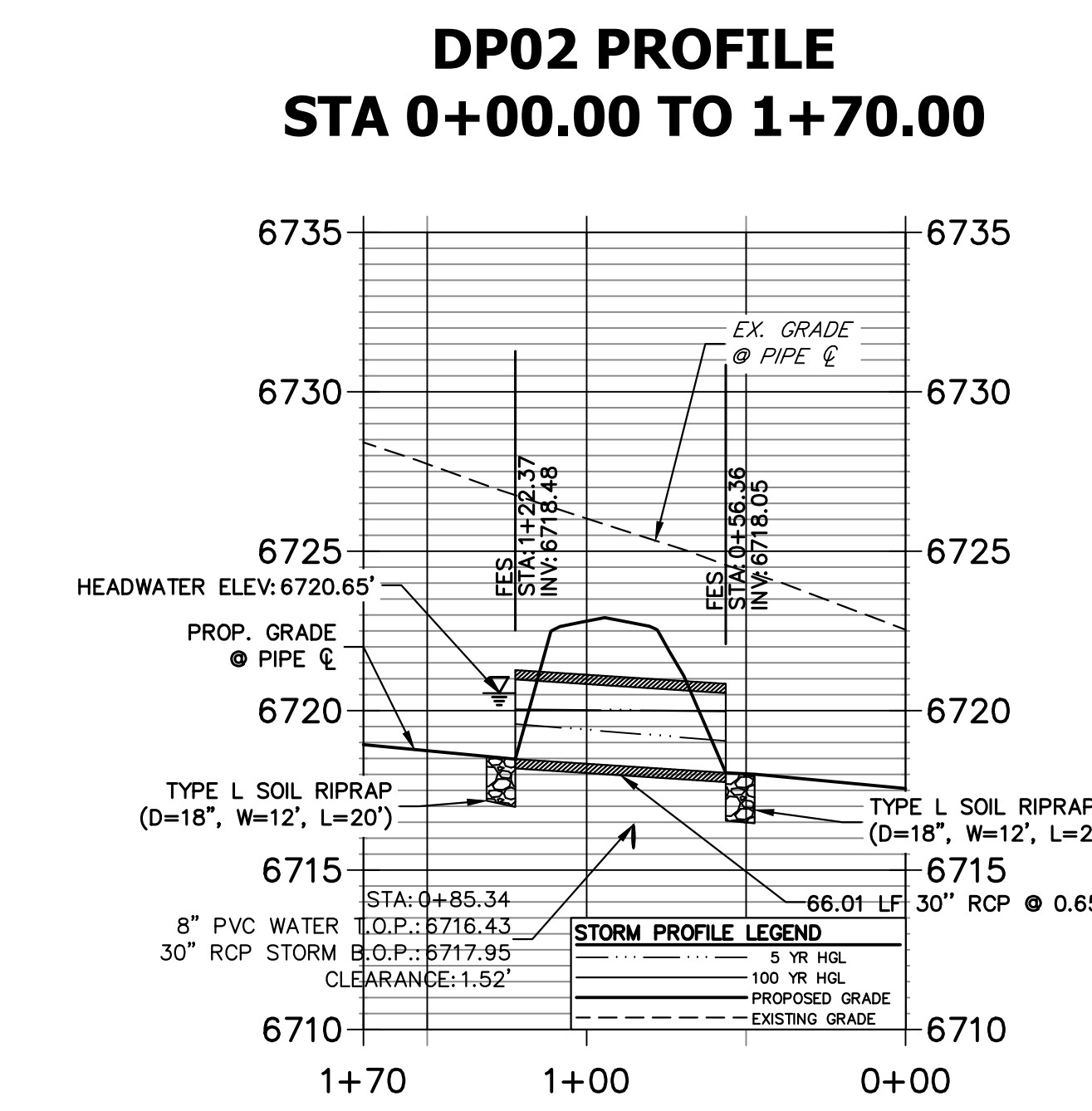
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PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

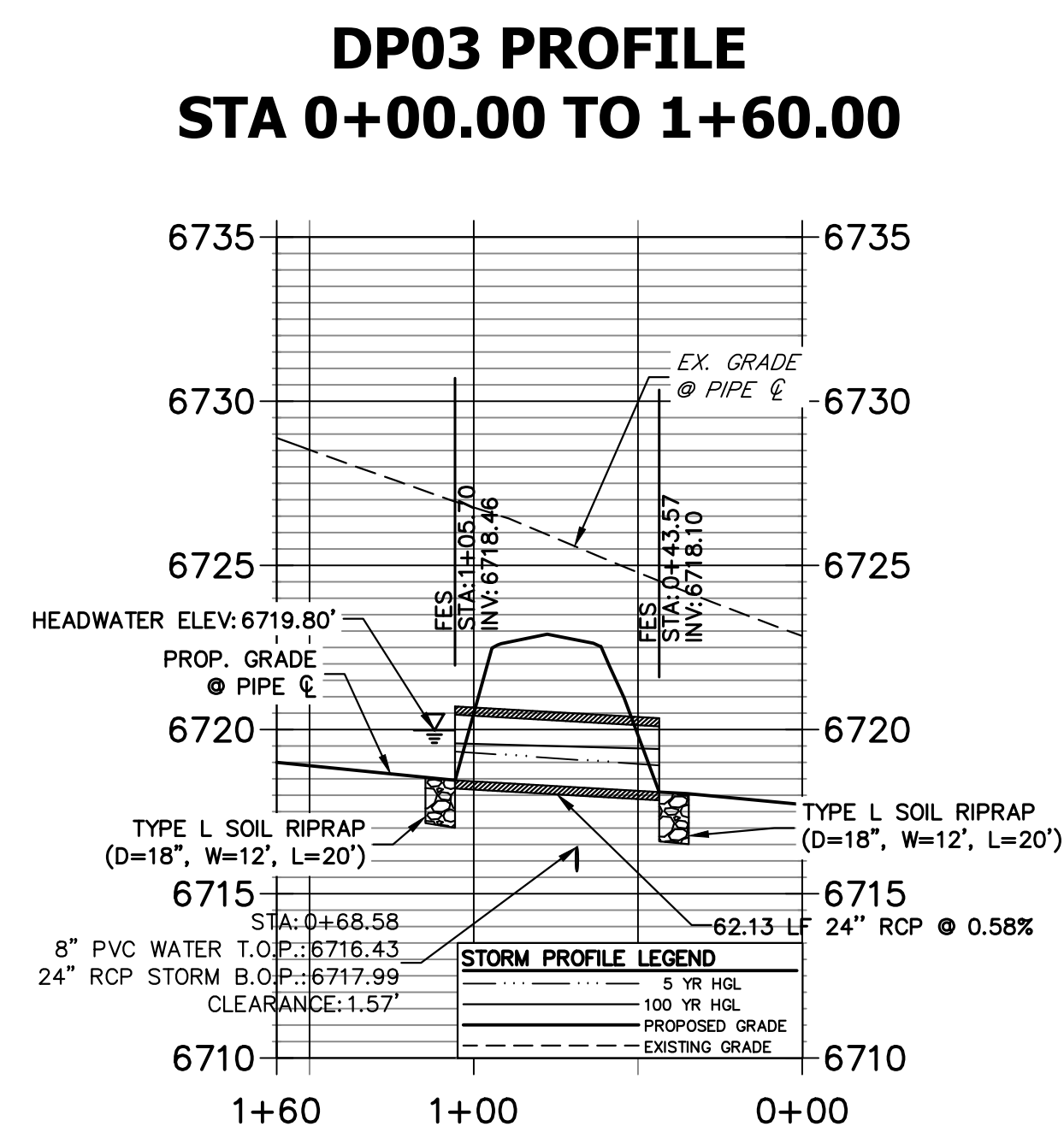
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Central 303-740-9888 • Colorado Springs 719-583-2583
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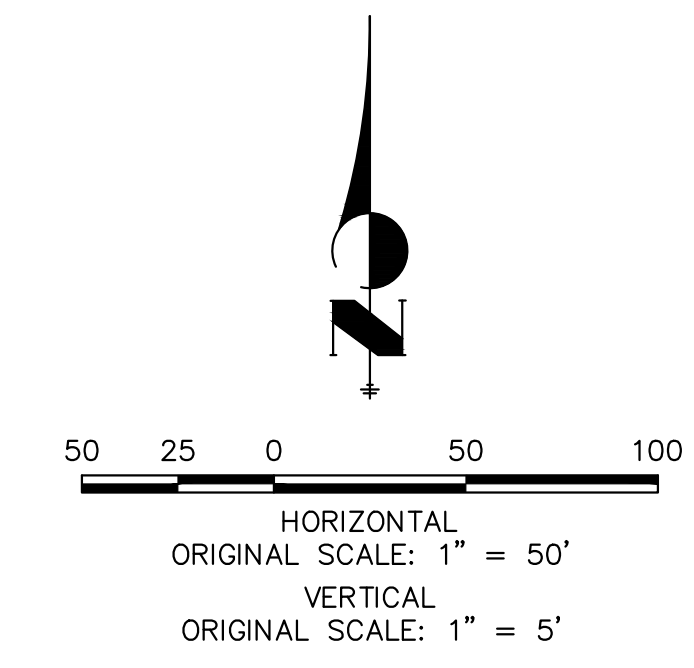
A2 & A3 CULVERT - PLAN



A2 CULVERT - PROFILE



A3 CULVERT - PROFILE



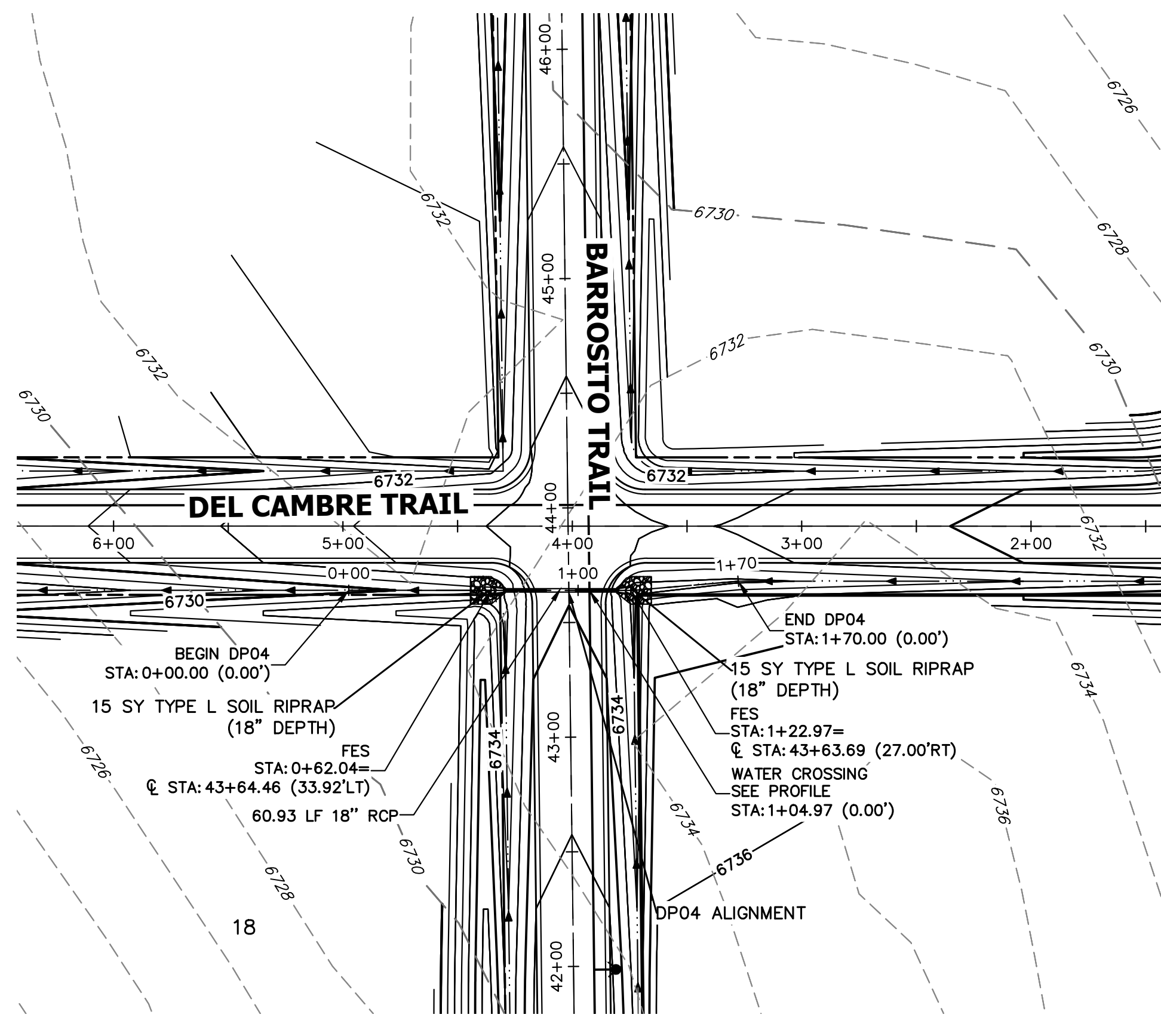
- STORM SEWER NOTES**
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
 - ☉ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
 - CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
 - ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
 - ALL PUBLIC STORM SEWERS ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
 - ALL FES STRUCTURES SHOULD HAVE A TOE WALL.



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

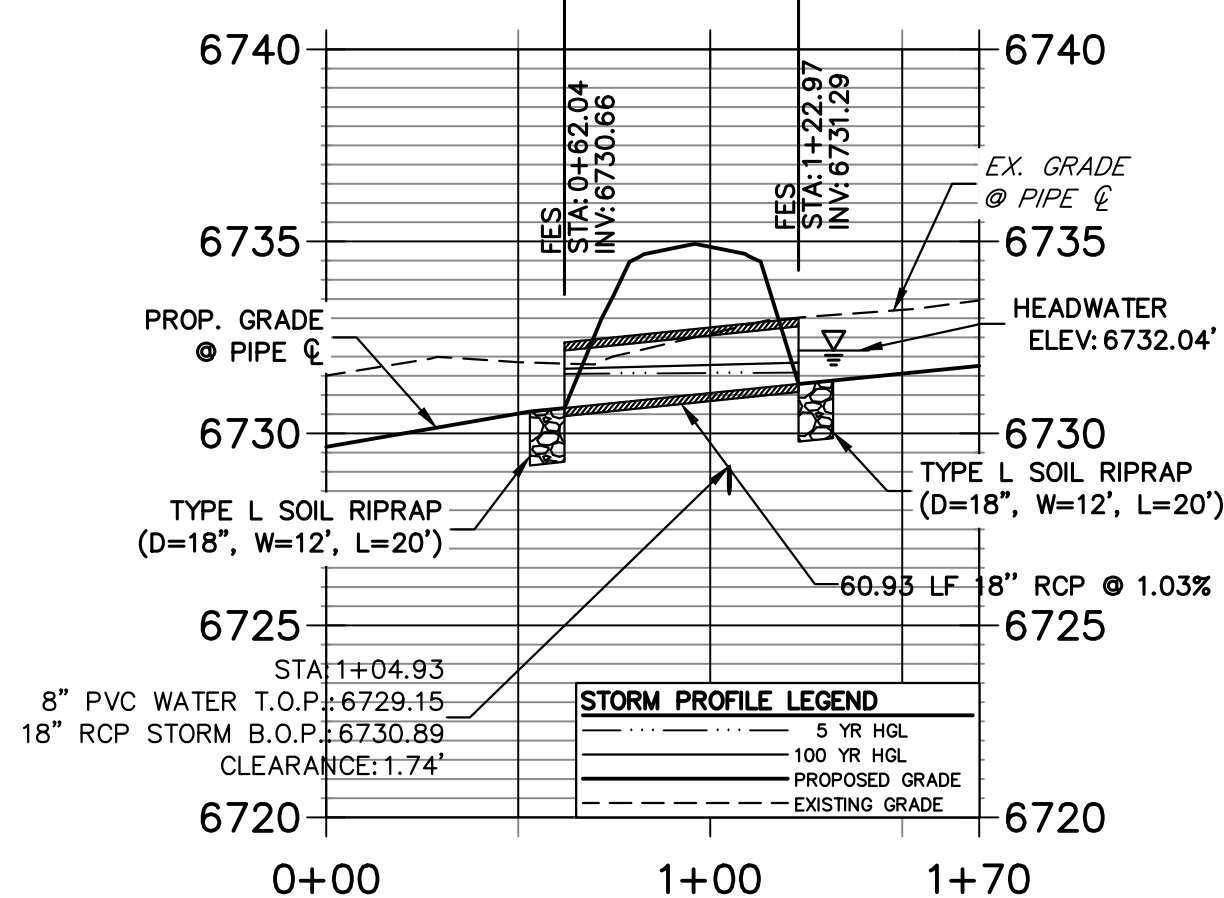
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 4									
STORM SEWER PLAN AND PROFILE									
SHEET 37 OF 44									
JOB NO. 21542.06									

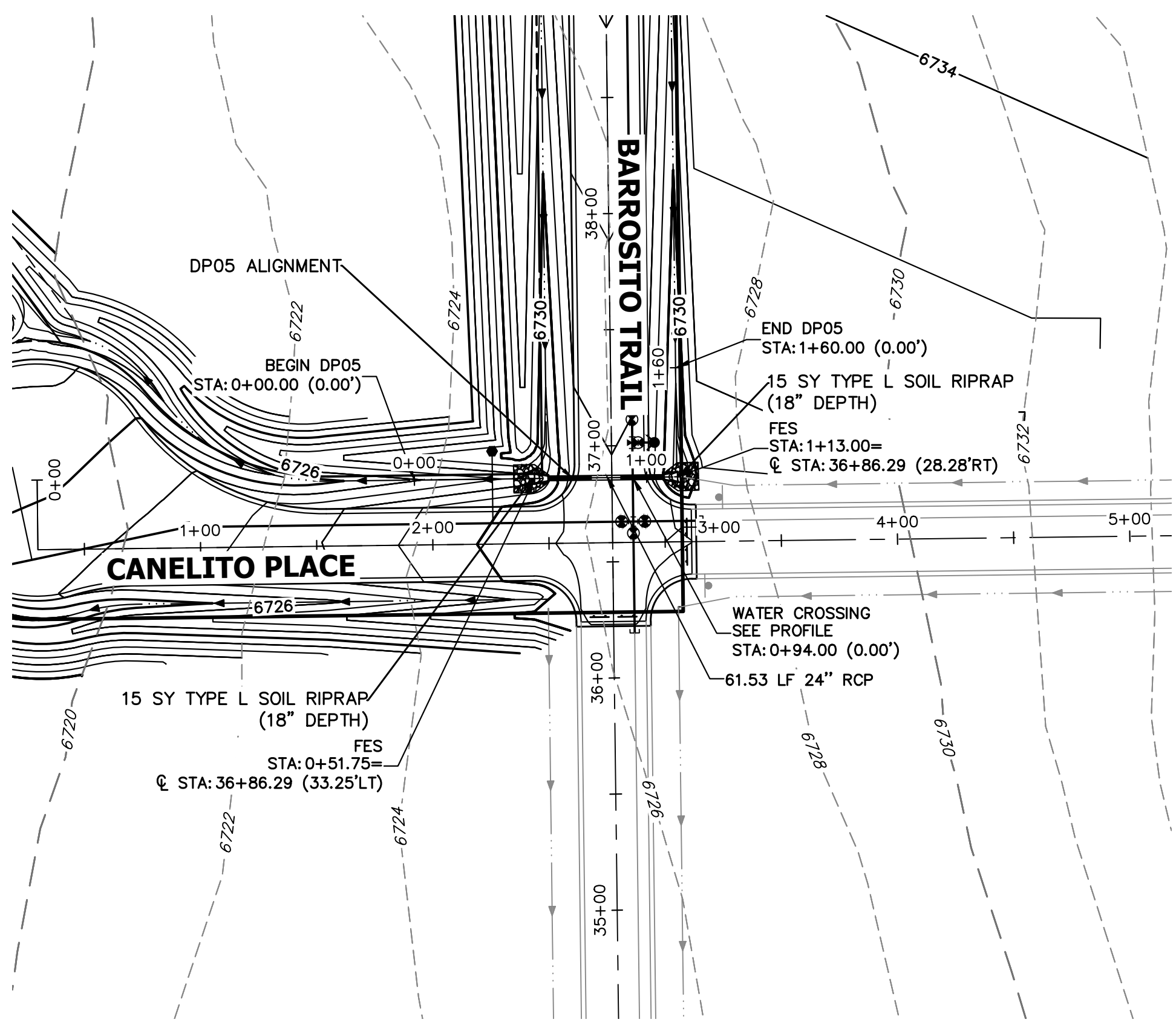


A4 CULVERT - PLAN

**DP04 PROFILE
STA 0+00.00 TO 1+70.00**

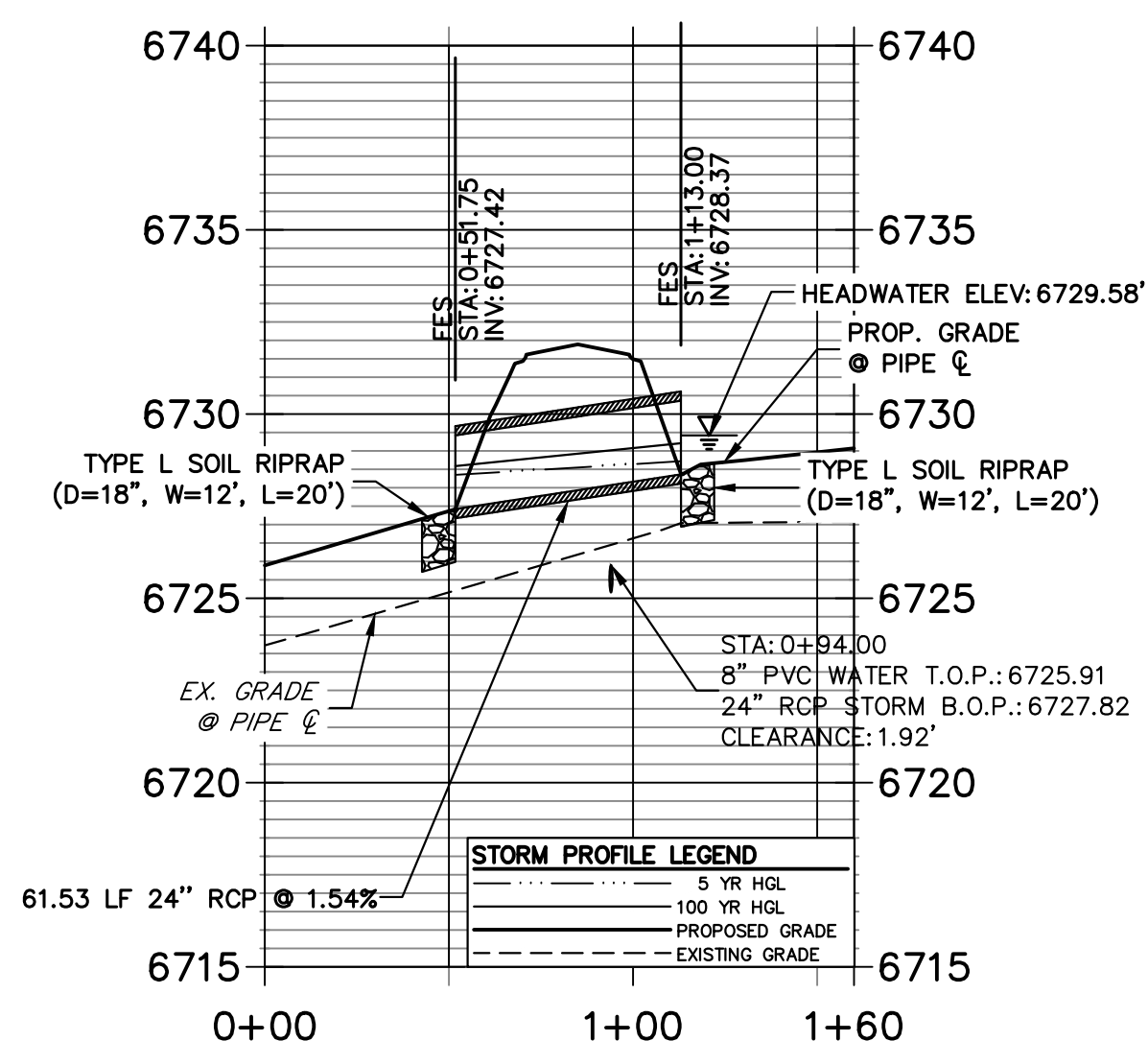


A4 CULVERT - PROFILE

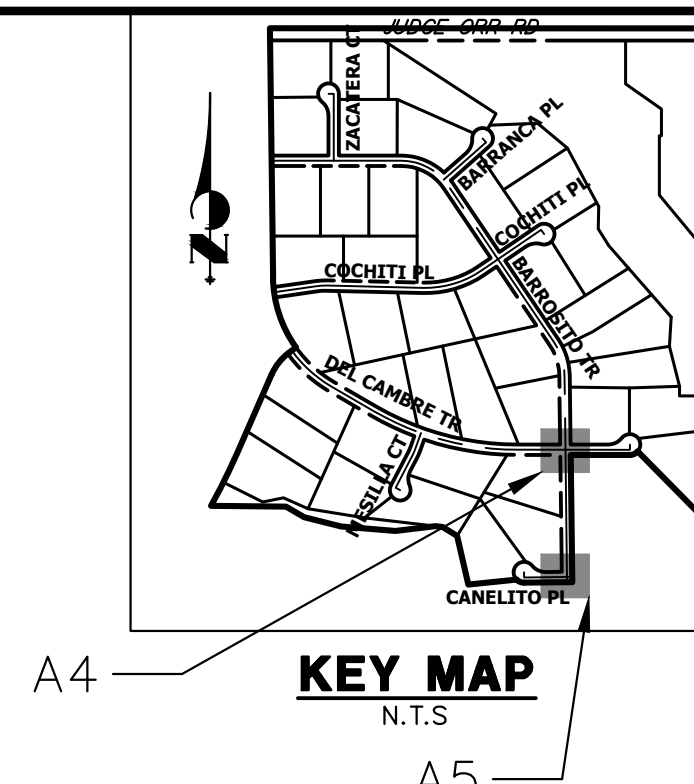


A5 CULVERT - PLAN

**DP05 PROFILE
STA 0+00.00 TO 1+60.00**

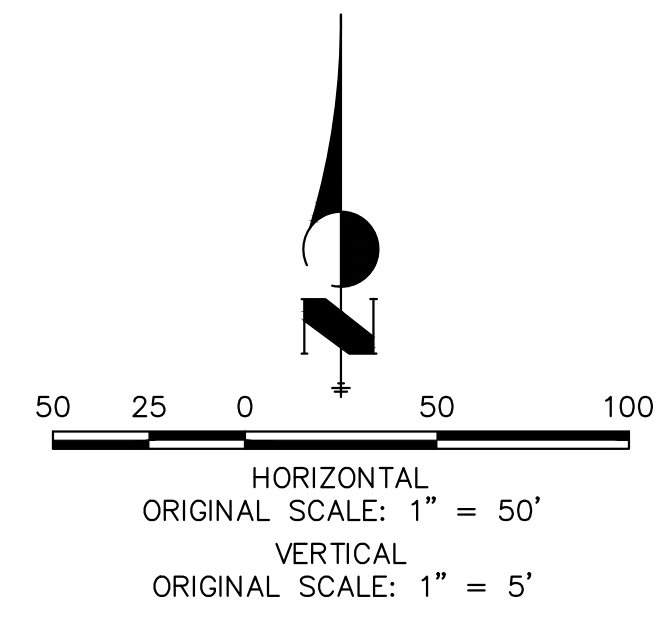


A5 CULVERT - PROFILE



STORM SEWER NOTES

1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. @ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
4. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
5. ALL PUBLIC STORM SEWERS ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
6. ALL FES STRUCTURES SHOULD HAVE A TOE WALL.



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Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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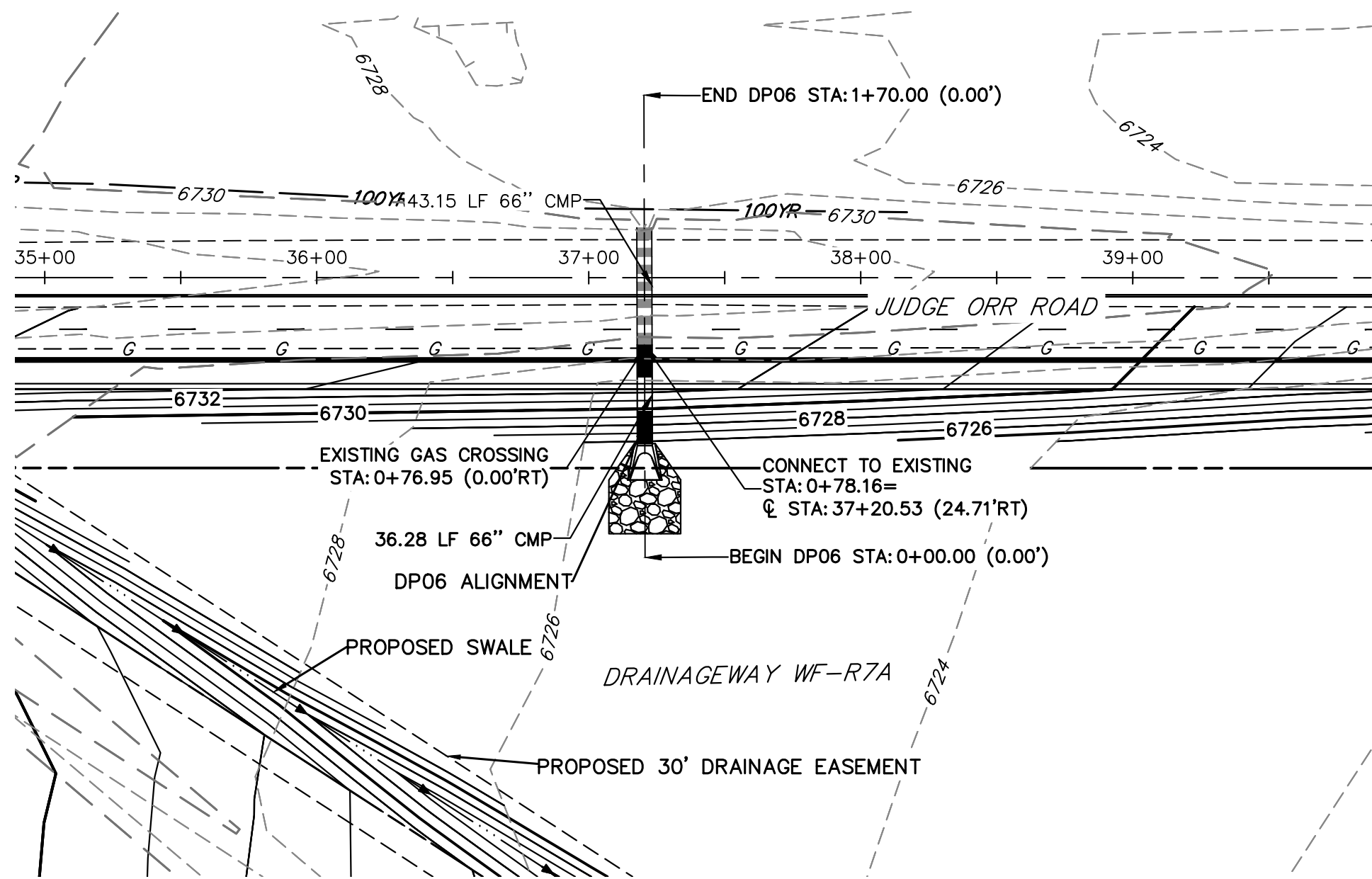
PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company

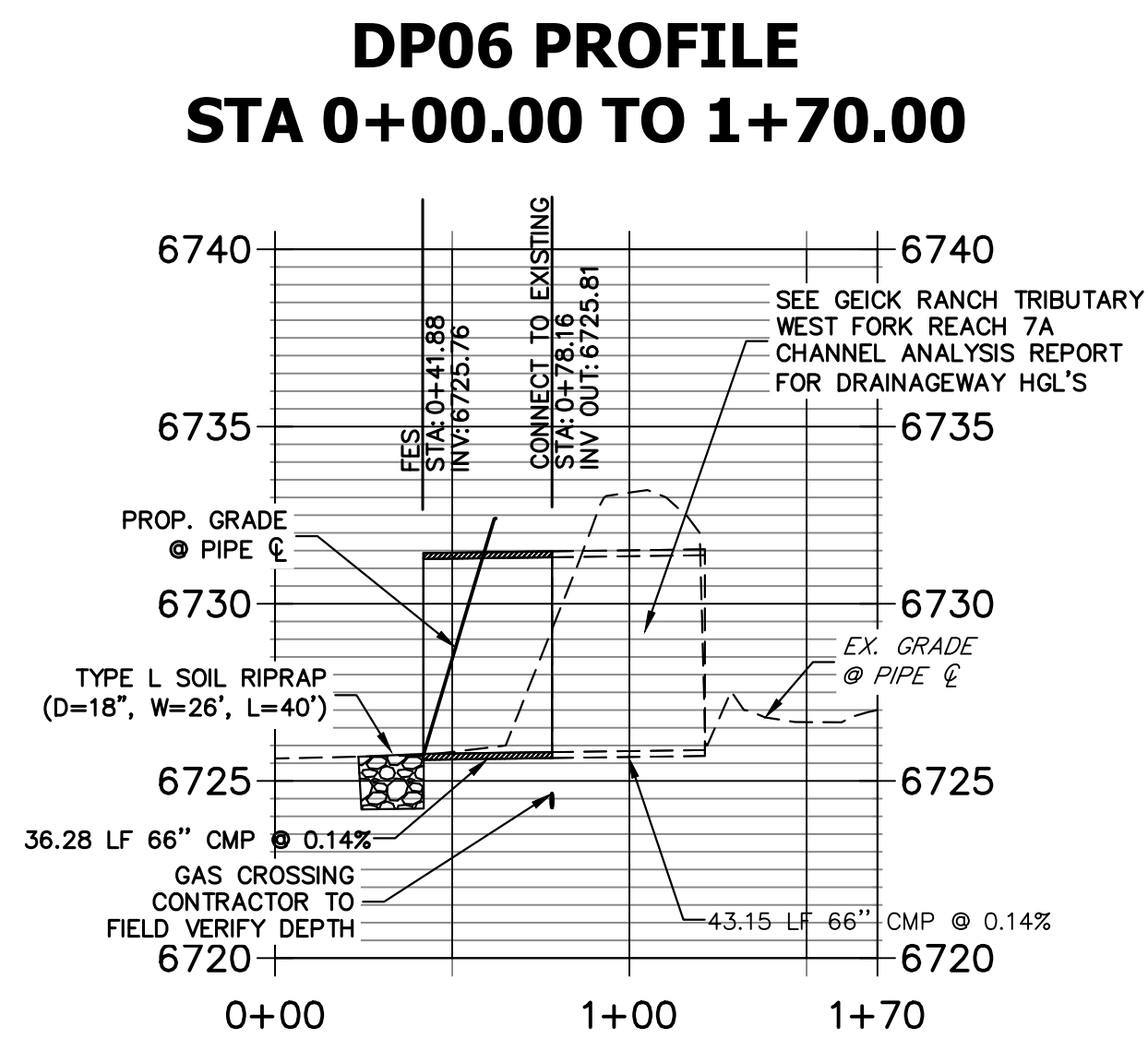
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Fort Collins: 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE					
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY
1	1"=50'							
2	1"=5'							
3	9/15/23							
4	LOGO							
5	LOGO							

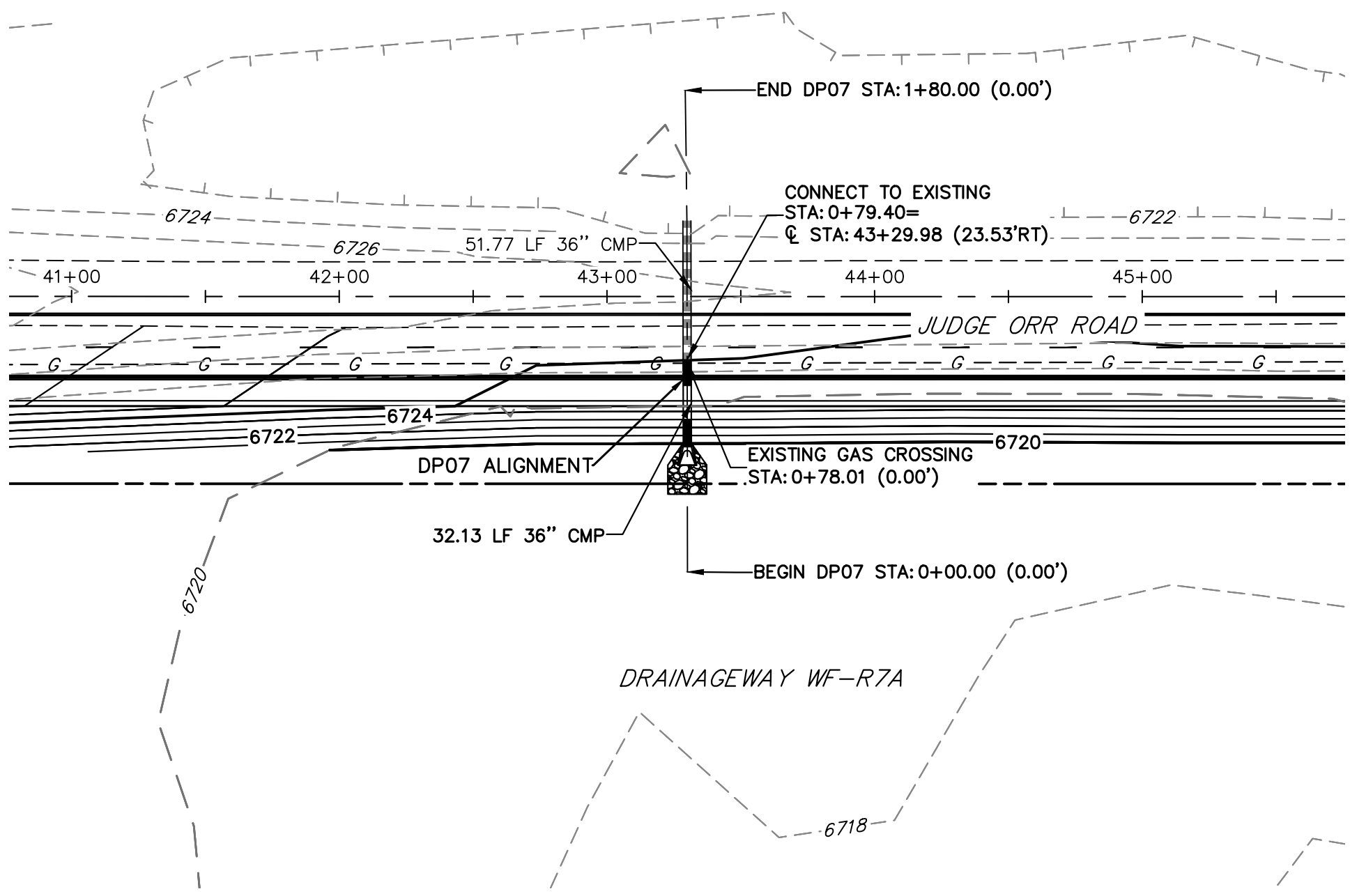
SADDLEHORN RANCH -
FILING 4
STORM SEWER PLAN AND
PROFILE



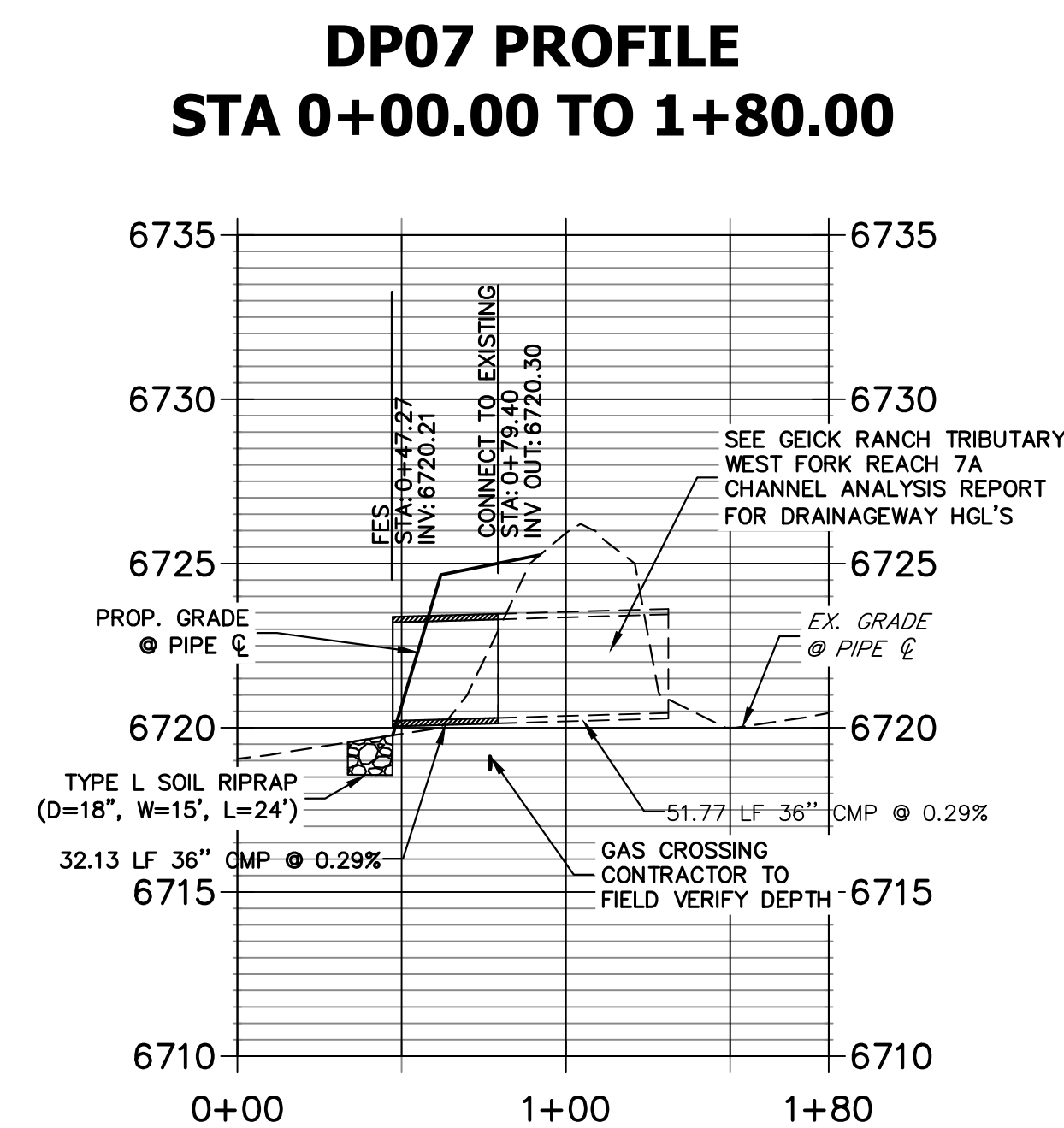
A6 CULVERT - PLAN



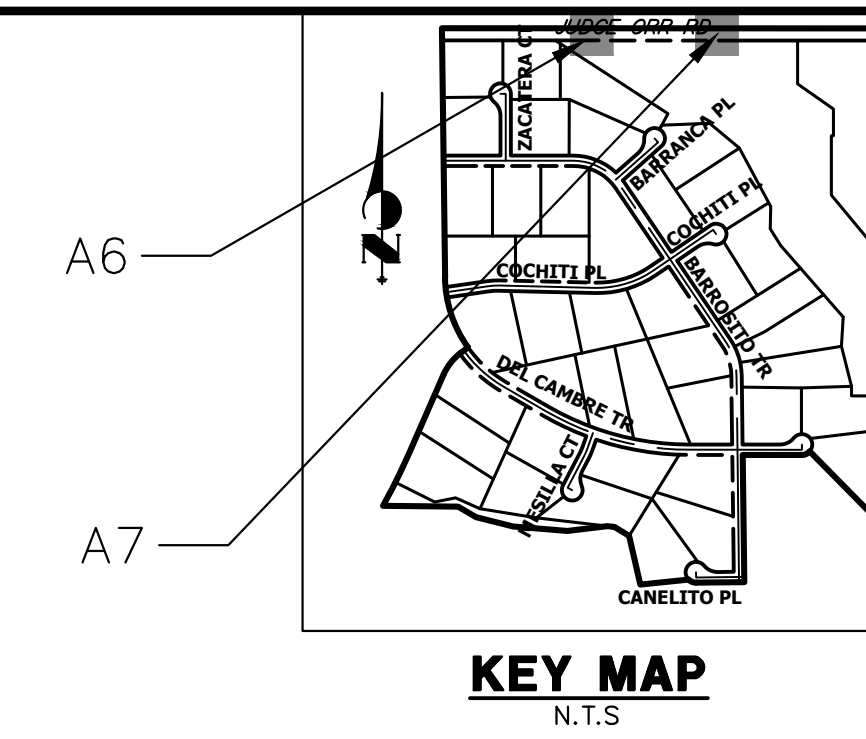
A6 CULVERT - PROFILE



A7 CULVERT - PLAN

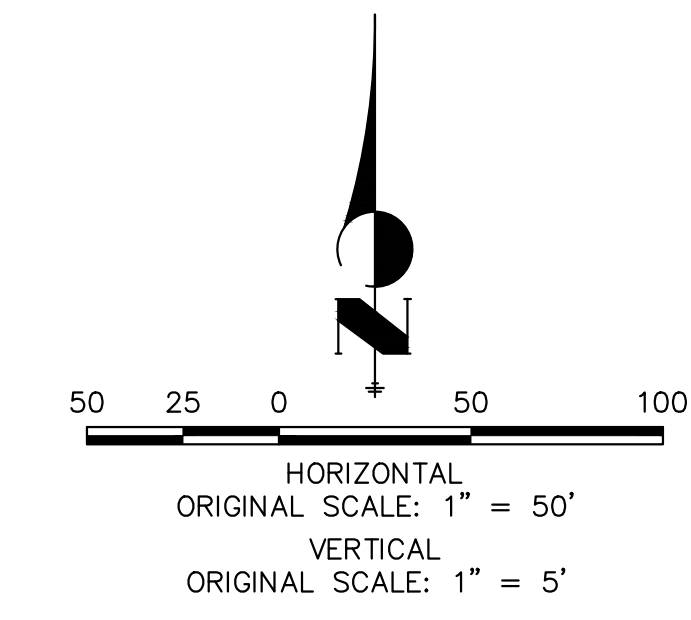


A7 CULVERT - PROFILE



STORM SEWER NOTES

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ENGINEER'S STATEMENT

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

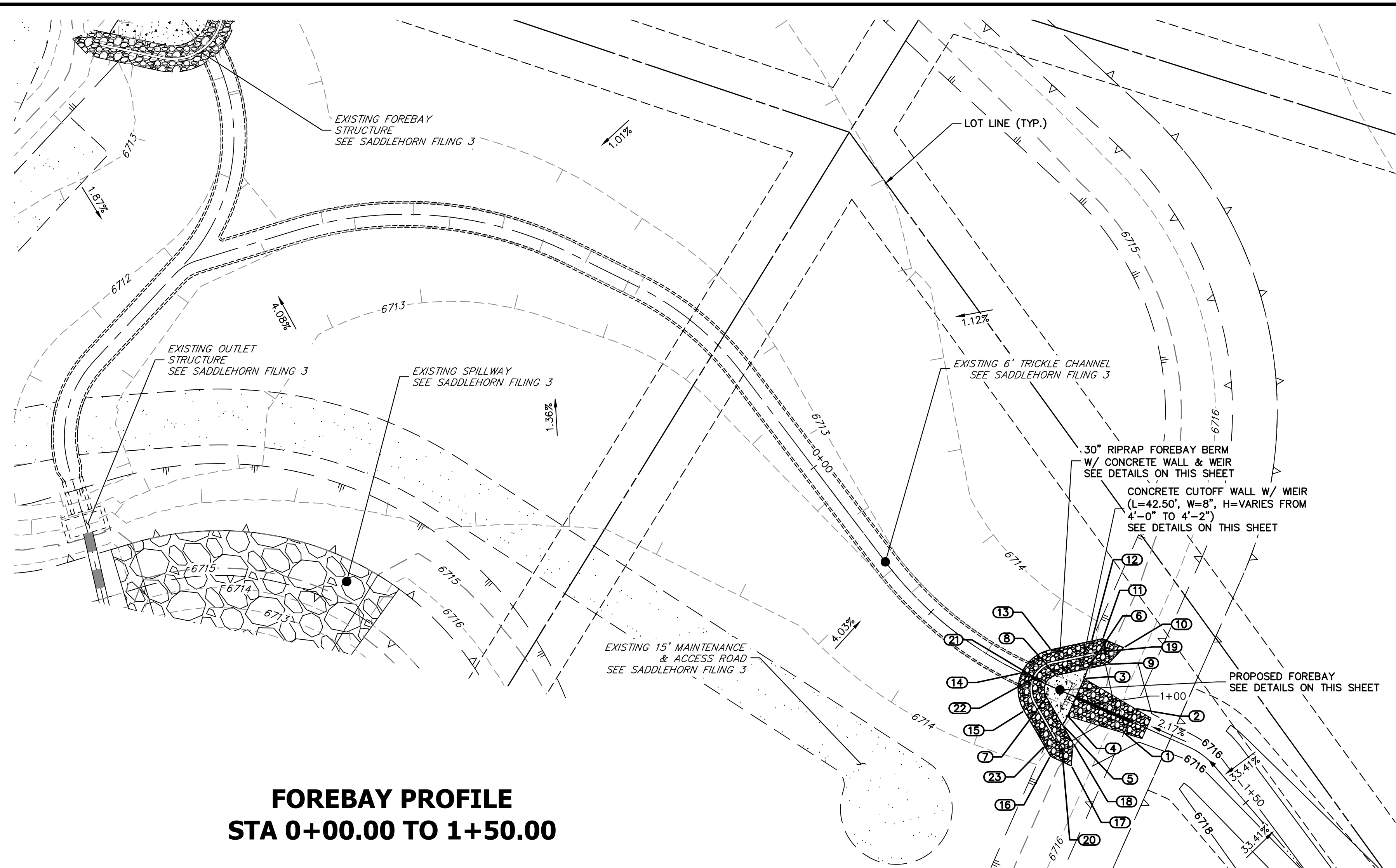
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PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

PREPARED FOR
ROI PROPERTY GROUP, LLC
1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

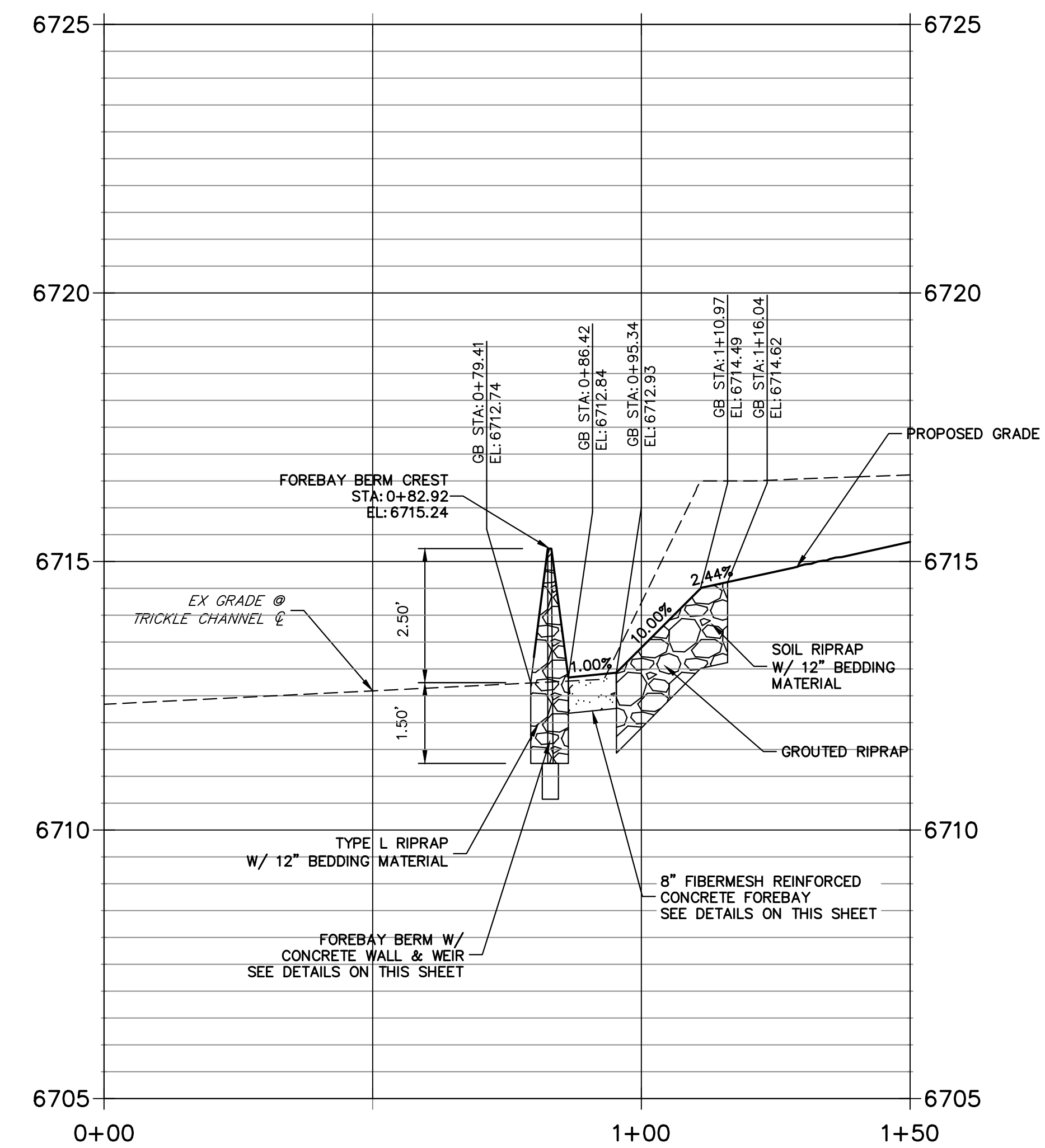
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BY	DATE	No.	REVISION

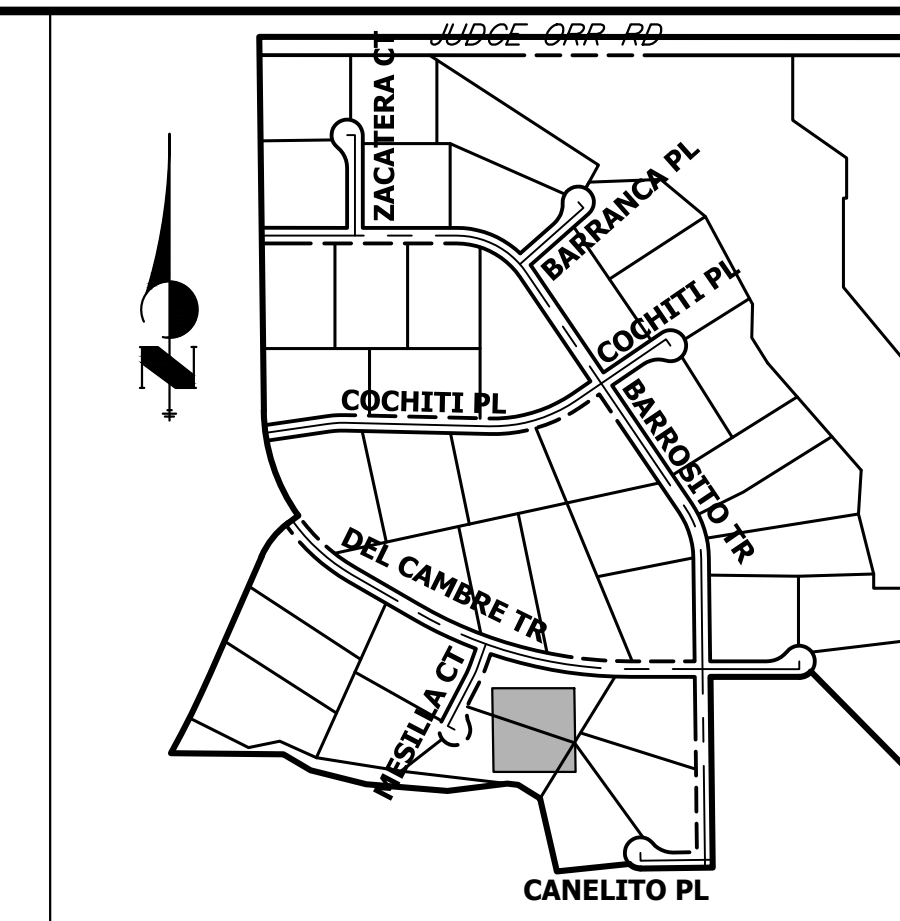
SADDLEHORN RANCH - FILING 4
STORM SEWER PLAN AND PROFILE
SHEET 39 OF 44
JOB NO. 21542.06



**FOREBAY PROFILE
STA 0+00.00 TO 1+50.00**



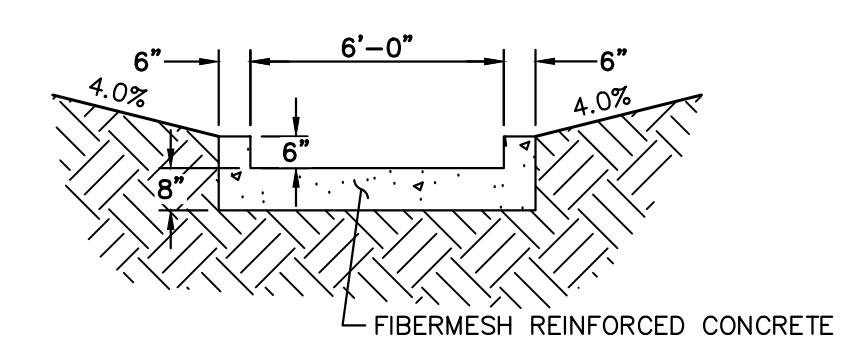
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	RIPRAP/CONCRETE	N:1407002.93 E:3273440.01	3342.79
2	RIPRAP/CONCRETE	N:1407009.52 E:3273442.93	3342.79
3	RIPRAP/CONCRETE	N:1407017.58 E:3273429.33	6712.96
4	RIPRAP/CONCRETE	N:1407007.52 E:3273424.87	6712.96
5	TOE OF BERM	N:1407005.11 E:3273423.52	6712.97
6	TOE OF BERM	N:1407020.24 E:3273430.22	6712.97
7	TOE OF BERM	N:1407012.49 E:3273419.26	6712.89
8	TOE OF BERM	N:1407018.46 E:3273421.86	6712.89
9	RIPRAP	N:1407021.41 E:3273435.71	6714.11
10	RIPRAP	N:1407025.88 E:3273439.87	6715.35
11	RIPRAP	N:1407028.26 E:3273434.24	6714.31
12	TOE OF BERM	N:1407027.62 E:3273431.27	6713.79
13	TOE OF BERM	N:1407025.33 E:3273420.51	6713.48
14	TRICKLE CHANNEL INV	N:1407019.08 E:3273412.57	6713.22
15	TOE OF BERM	N:1407008.86 E:3273413.27	6713.48
16	RIPRAP	N:1406996.73 E:3273420.28	6714.32
17	RIPRAP	N:1406994.16 E:3273425.82	6715.36
18	RIPRAP	N:1407000.24 E:3273426.34	6714.12
19	END OF CONCRETE/TOP OF BERM	N:1407024.84 E:3273434.98	6715.43
20	END OF CONCRETE/TOP OF BERM	N:1406998.49 E:3273423.31	6715.43
21	TOE OF BERM	N:1407016.17 E:3273418.94	6712.85
22	TOP OF BERM	N:1407017.63 E:3273415.76	6715.24
23	TOE OF BERM	N:1406999.38 E:3273418.75	6713.79



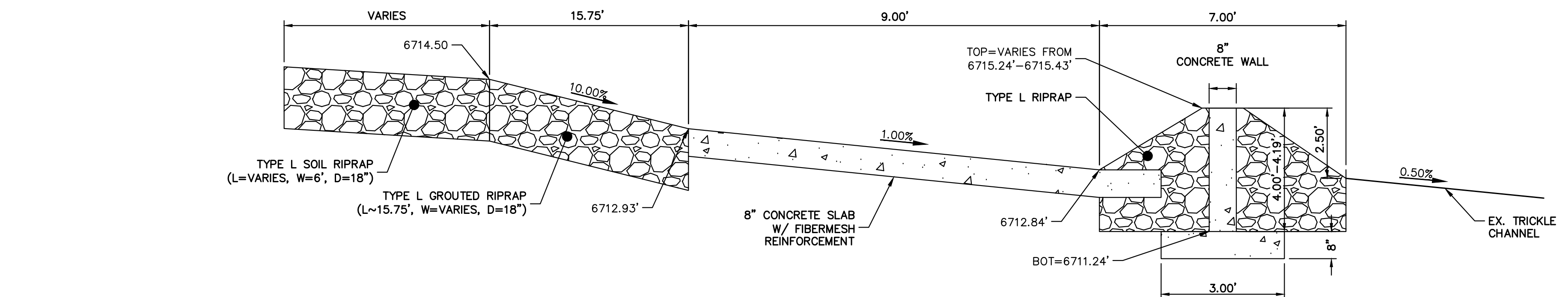
**KEY MAP
N.T.S.**

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE VL	70 - 100	12	6
	50 - 70	9	
	30 - 50	6	
TYPE L	70 - 100	15	9
	50 - 70	12	
	30 - 50	9	
TYPE M	70 - 100	21	12
	50 - 70	18	
	30 - 50	12	
TYPE H	70 - 100	30	18
	50 - 70	24	
	30 - 50	18	

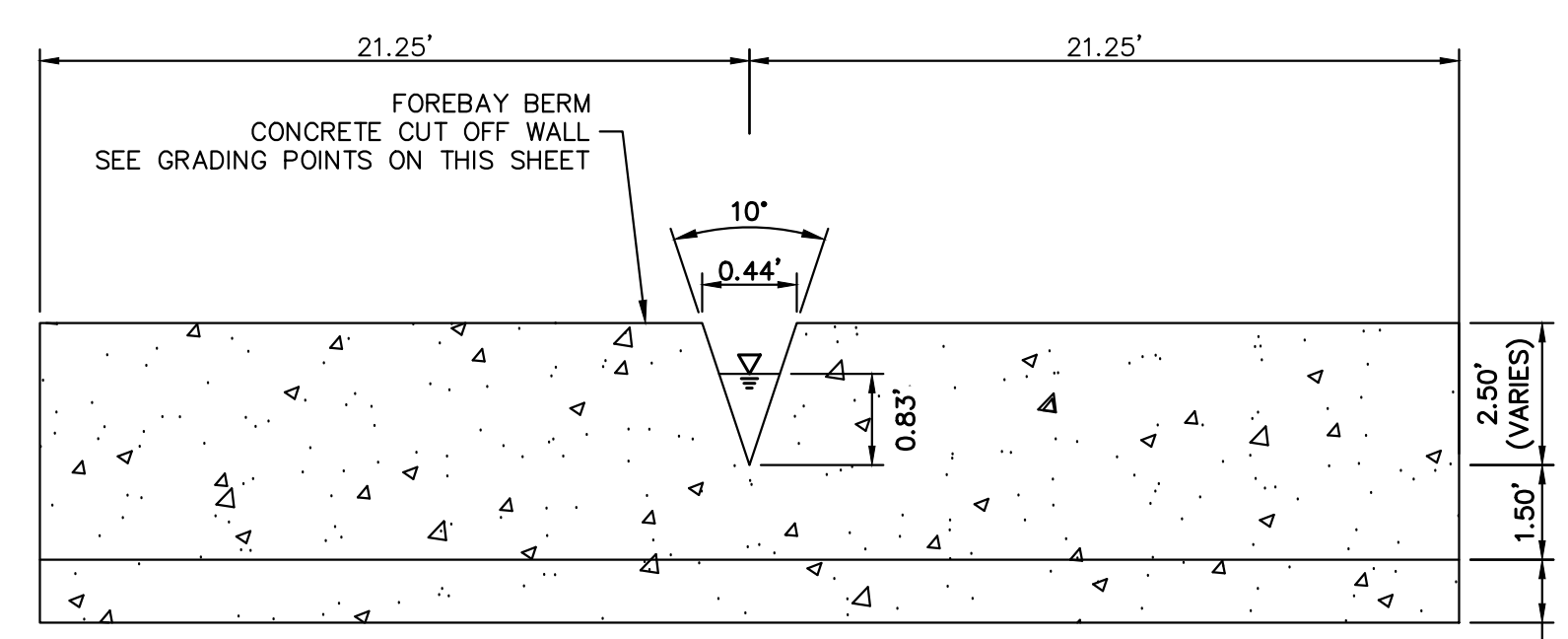
*D₅₀ = MEAN ROCK SIZE



**POND C TRICKLE CHANNEL
N.T.S.**



**POND C FOREBAY
N.T.S.**



**POND C FOREBAY WEIR
N.T.S.**

811
Know what's below.
Call before you dig.

HORIZONTAL ORIGINAL SCALE: 1" = 20'
VERTICAL ORIGINAL SCALE: 1" = 2'

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

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

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BRADY WILLIAMS

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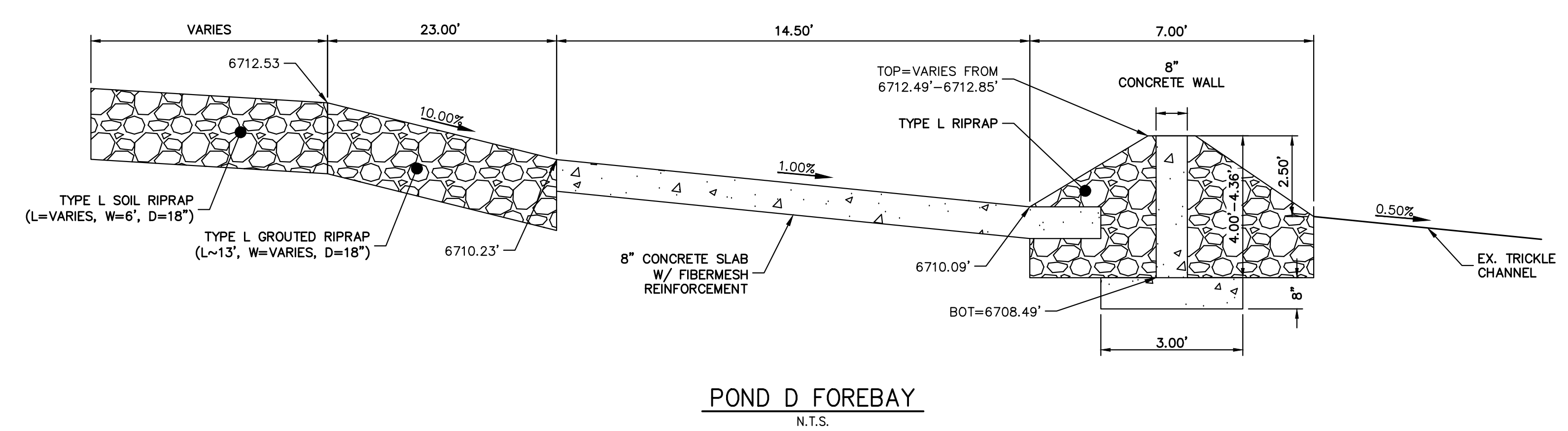
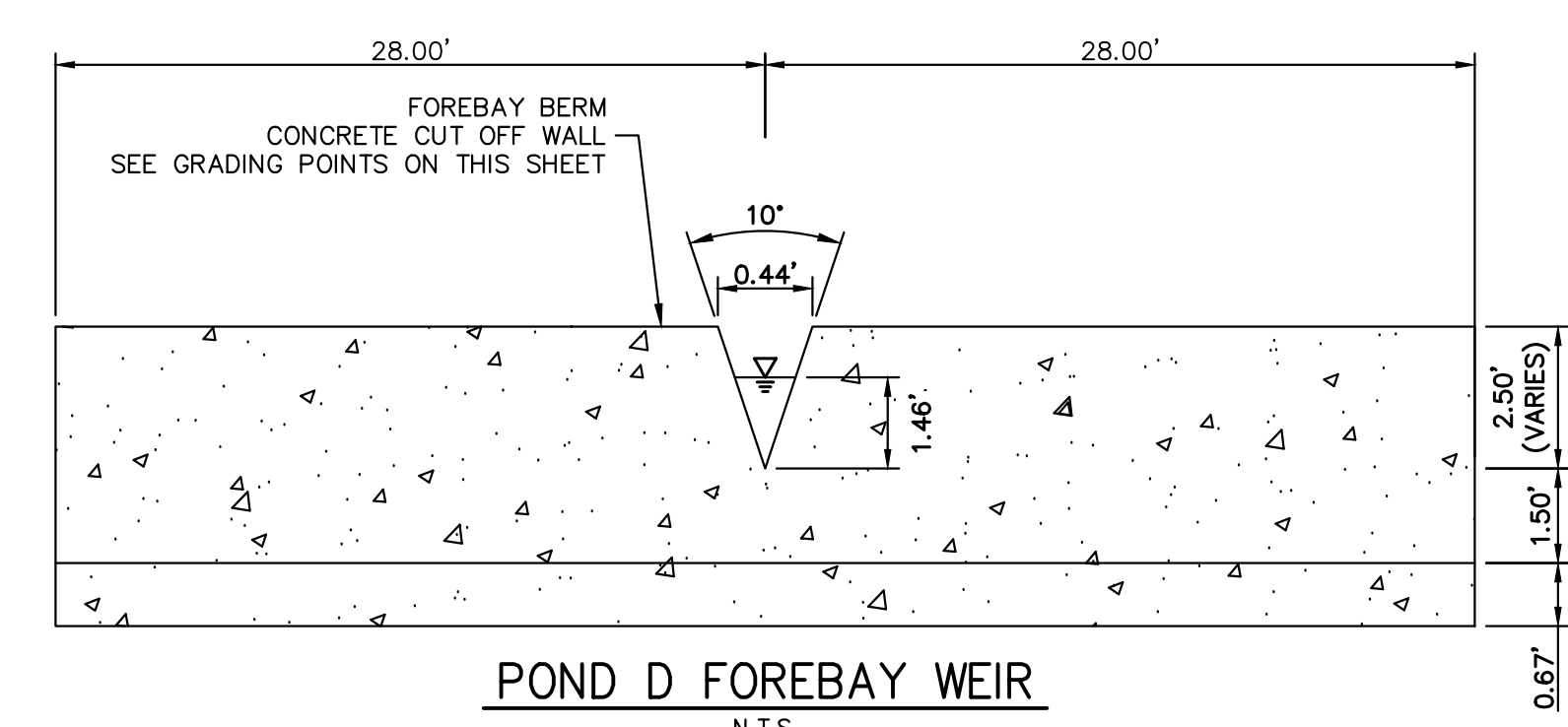
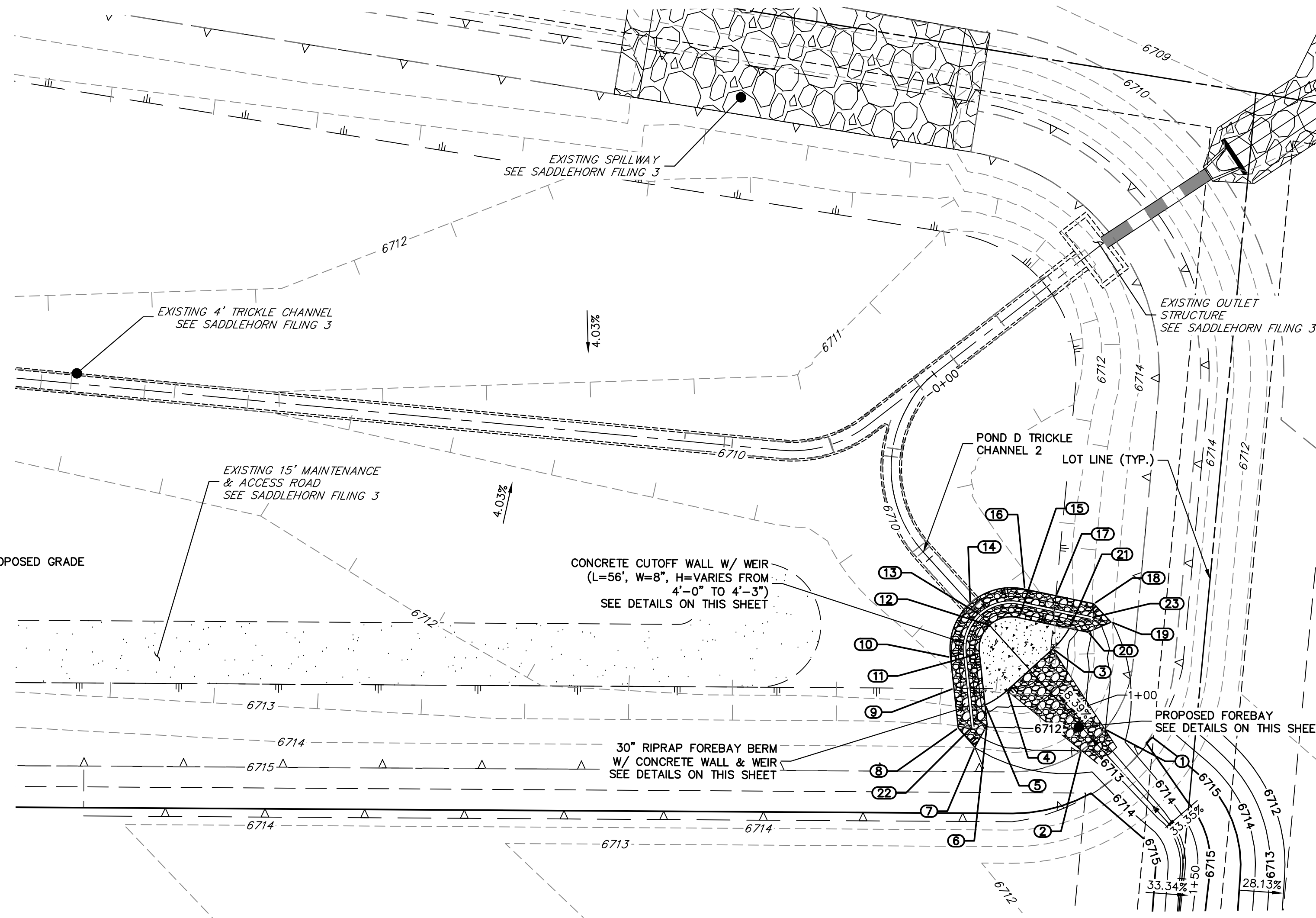
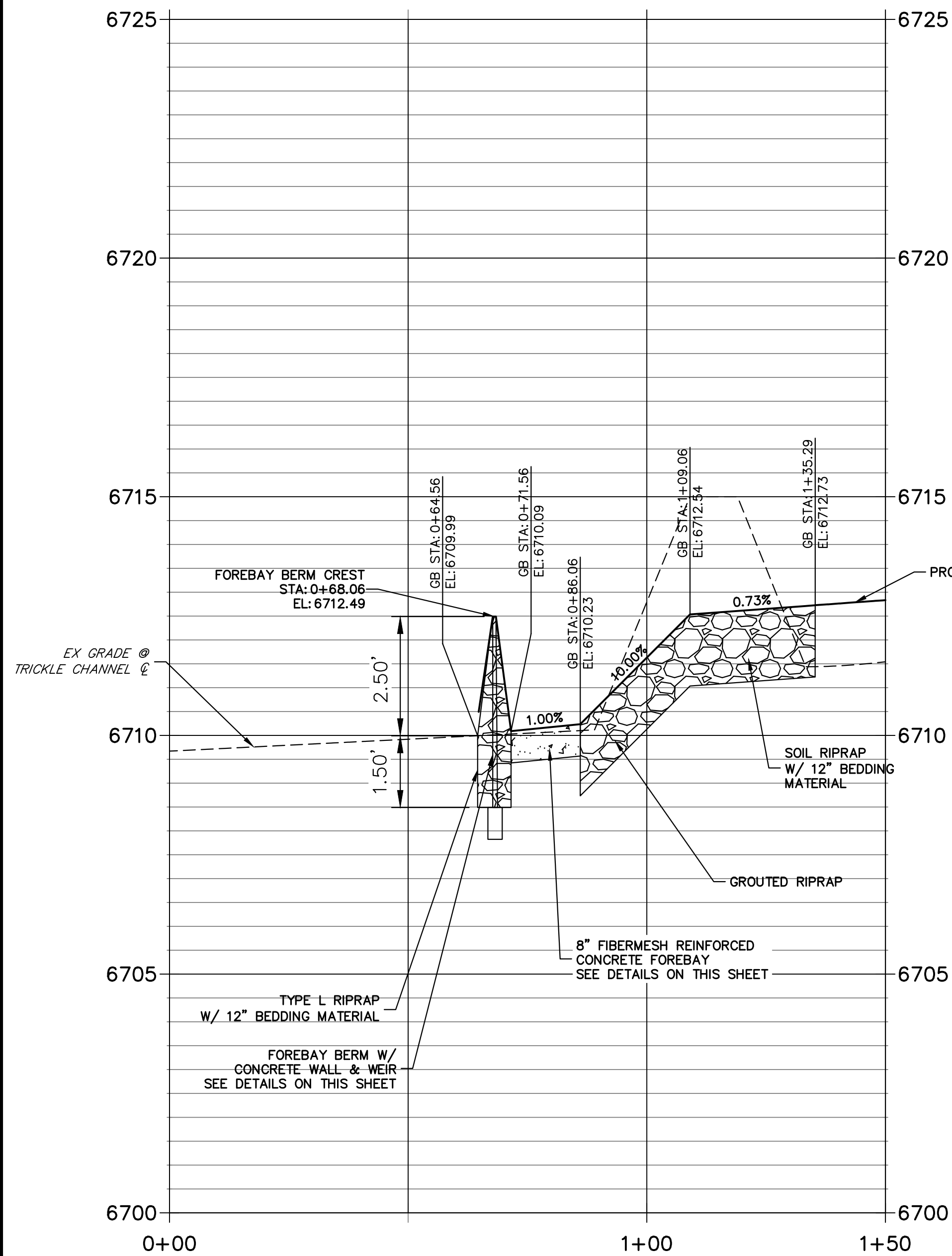
BY	DATE	REVISION

H-SCALE 1"=20'
V-SCALE 1"=2'
DATE 9/15/23
DESIGNED BY LGO
DRAWN BY LGO
CHECKED BY

**SADDLEHORN RANCH -
FILING 4
FOREBAY DETAILS**

SHEET 40 OF 44
JOB NO. 21542.06

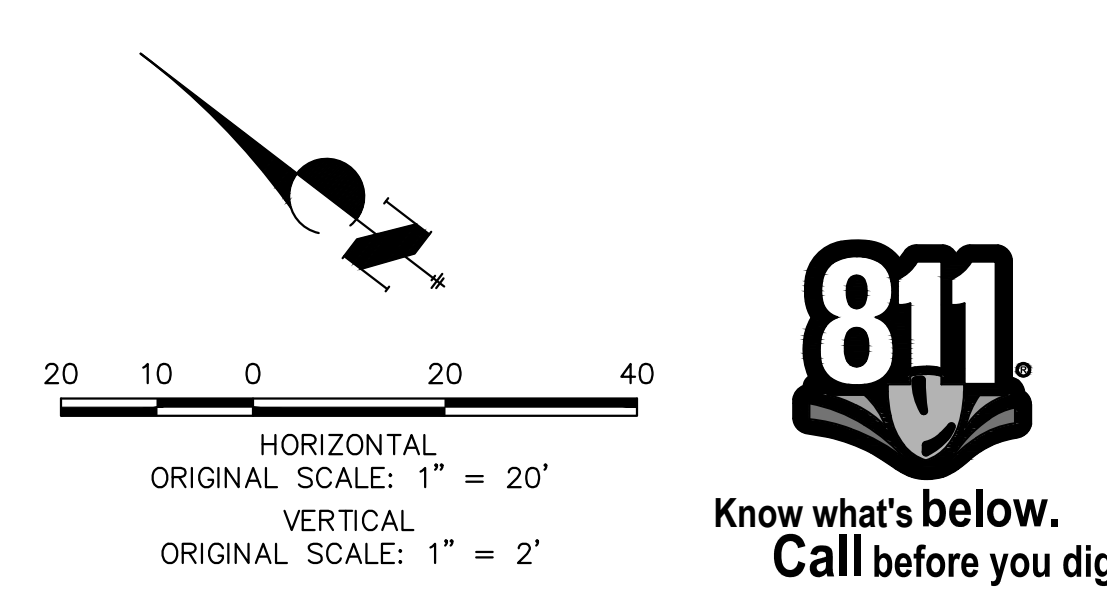
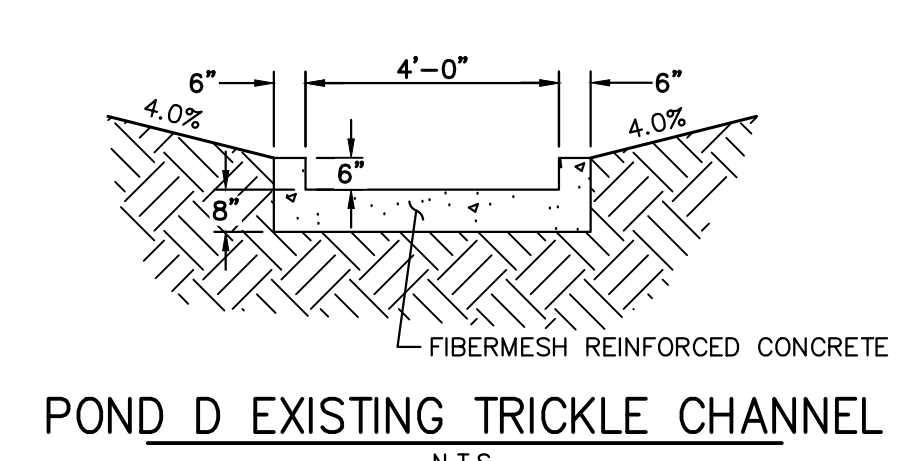
**FOREBAY PROFILE
STA 0+00.00 TO 1+50.00**



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	RIPRAP/CONCRETE	N:1408807.72 E:3273895.47	6712.97
2	RIPRAP/CONCRETE	N:1408809.09 E:3273887.98	6712.98
3	RIPRAP/CONCRETE	N:1408829.45 E:3273903.14	6710.27
4	RIPRAP/CONCRETE	N:1408832.10 E:3273888.53	6710.27
5	TOE OF BERM	N:1408834.20 E:3273882.55	6710.30
6	RIPRAP	N:1408830.86 E:3273879.04	6711.90
7	RIPRAP	N:1408829.95 E:3273873.01	6713.91
8	RIPRAP	N:1408835.93 E:3273874.21	6713.11
9	TOE OF BERM	N:1408842.55 E:3273881.16	6711.09
10	TOE OF BERM	N:1408847.74 E:3273886.61	6710.90
11	TOE OF BERM	N:1408842.77 E:3273891.54	6710.18
12	TOE OF BERM	N:1408845.04 E:3273898.43	6710.09
13	TOP OF BERM	N:1408848.48 E:3273899.06	6712.49
14	TRICKLE CHANNEL INV	N:1408851.93 E:3273899.69	6710.50
15	TOE OF BERM	N:1408840.55 E:3273904.15	6710.18
16	TOE OF BERM	N:1408843.49 E:3273910.51	6710.90
17	TOE OF BERM	N:1408836.66 E:3273913.79	6711.10
18	RIPRAP	N:1408828.28 E:3273917.82	6713.05
19	RIPRAP	N:1408822.25 E:3273916.83	6713.81
20	RIPRAP	N:1408825.24 E:3273911.51	6711.79
21	TOE OF BERM	N:1408829.32 E:3273909.55	6710.30
22	END CONCRETE WALL/TOP OF BERM	N:1408833.40 E:3273876.63	6712.85
23	END CONCRETE WALL/TOP OF BERM	N:1408826.76 E:3273914.66	6712.85

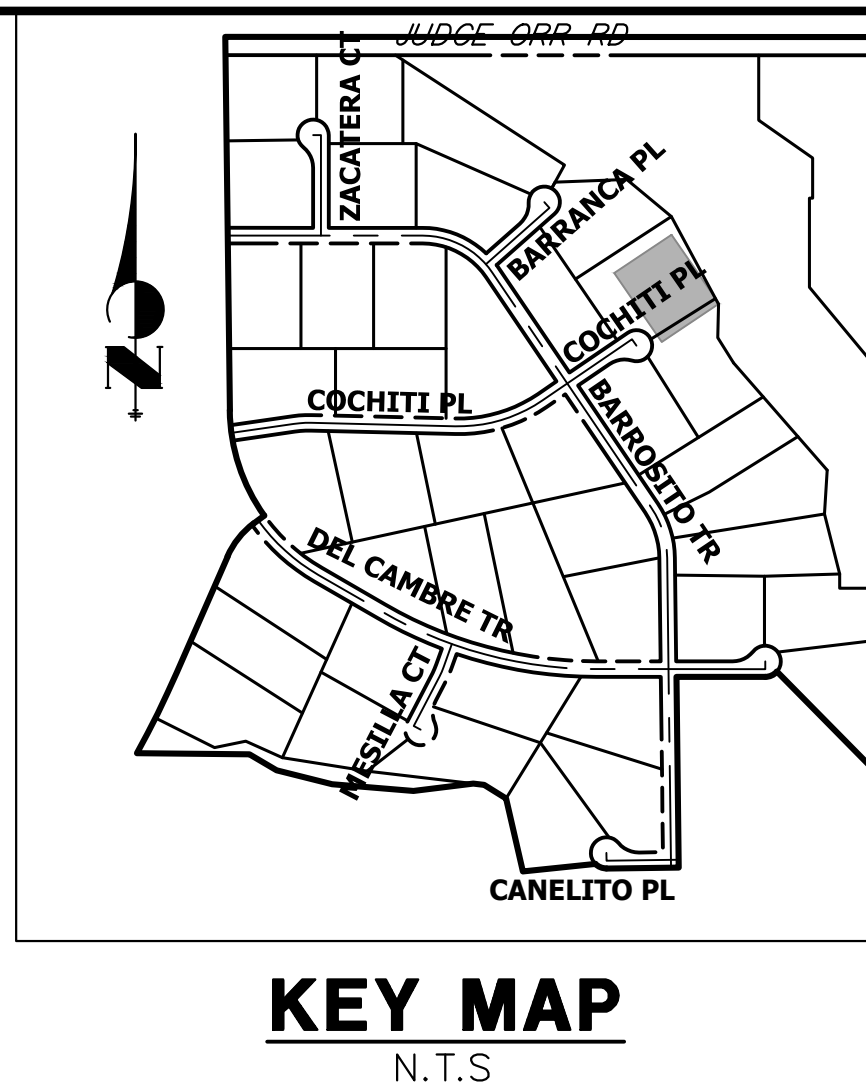
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30 24 18 6	18

*D₅₀ = MEAN ROCK SIZE



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

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



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

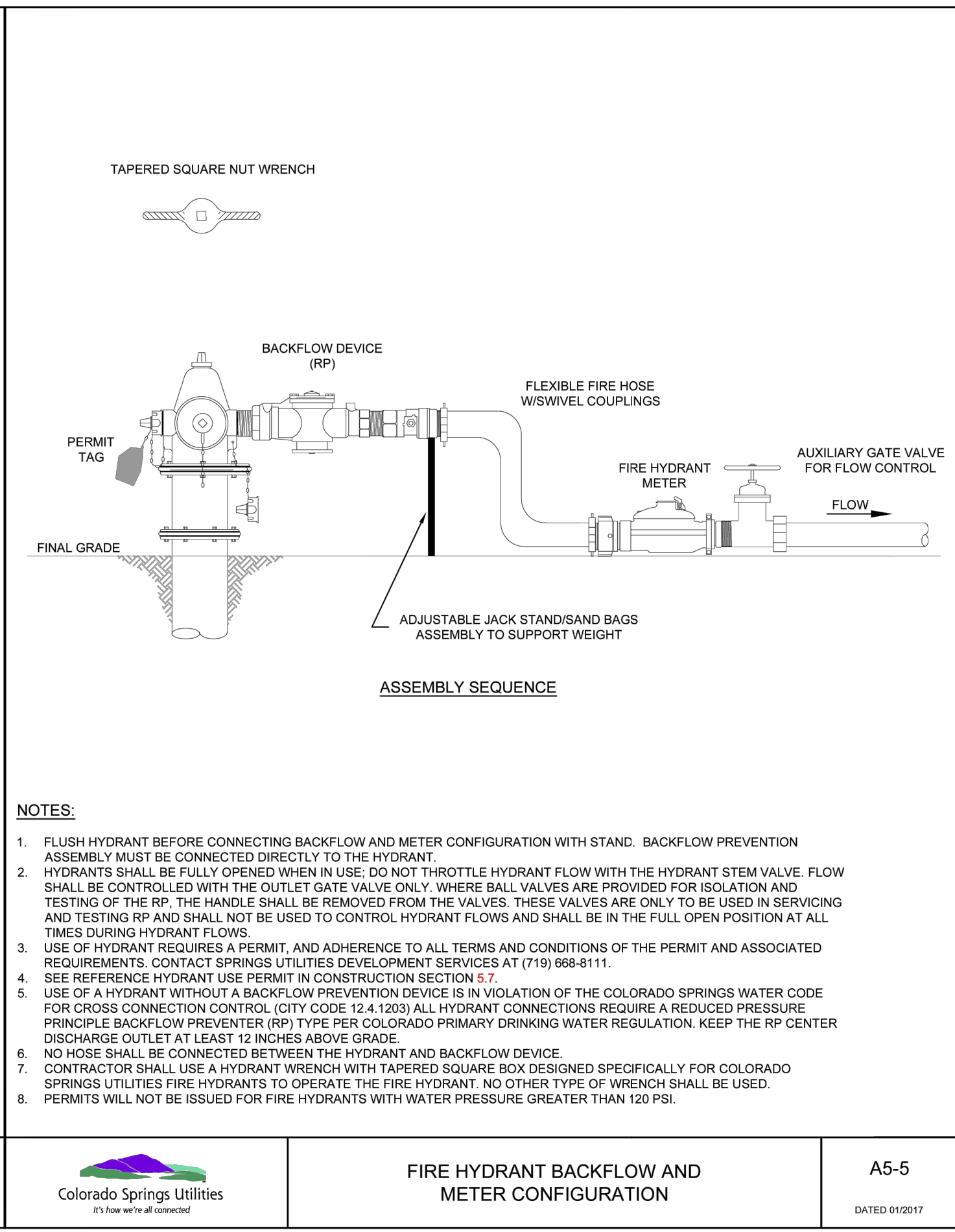
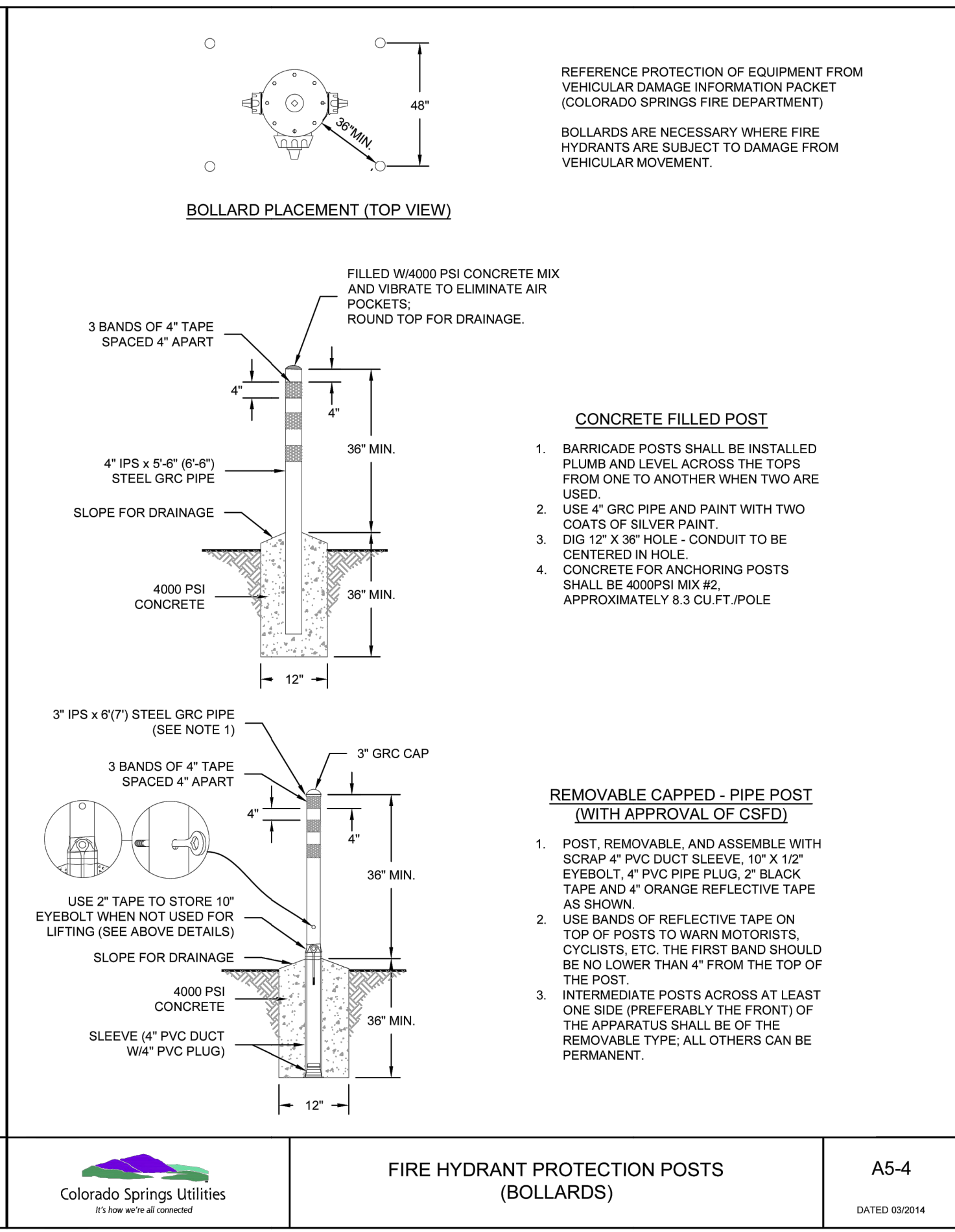
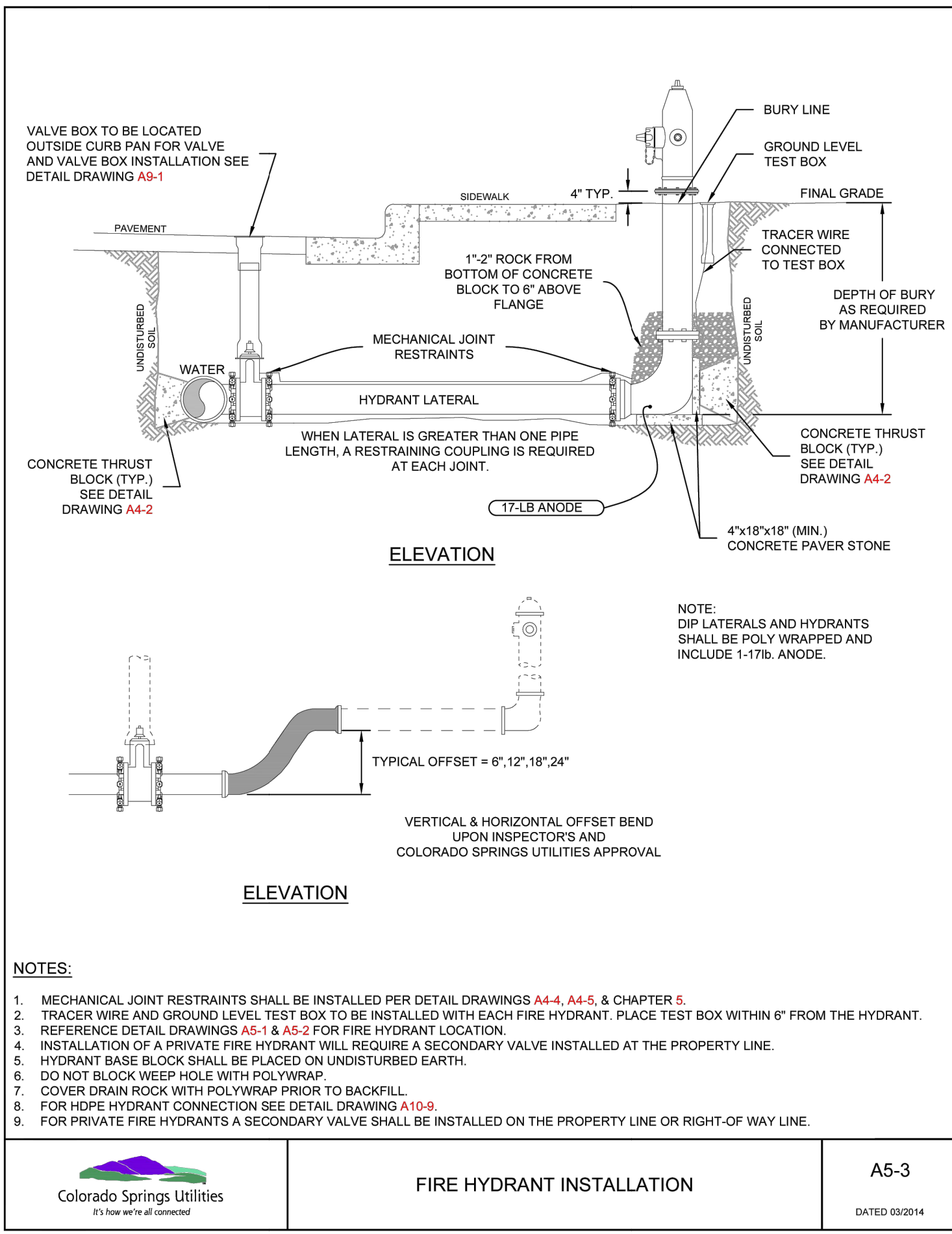
PREPARED FOR
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1280 S 800 E SUITE 200
OREM, UTAH
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 300-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=20'	1"=2'	9/15/23	LOGO	LOGO			

SADDLEHORN RANCH - FILING 4
FOREBAY DETAILS

SHEET 41 OF 44
JOB NO. 21542.06



Colorado Springs Utilities
It's how we're all connected

FIRE HYDRANT INSTALLATION

A5-3
DATED 03/2014

Colorado Springs Utilities
It's how we're all connected

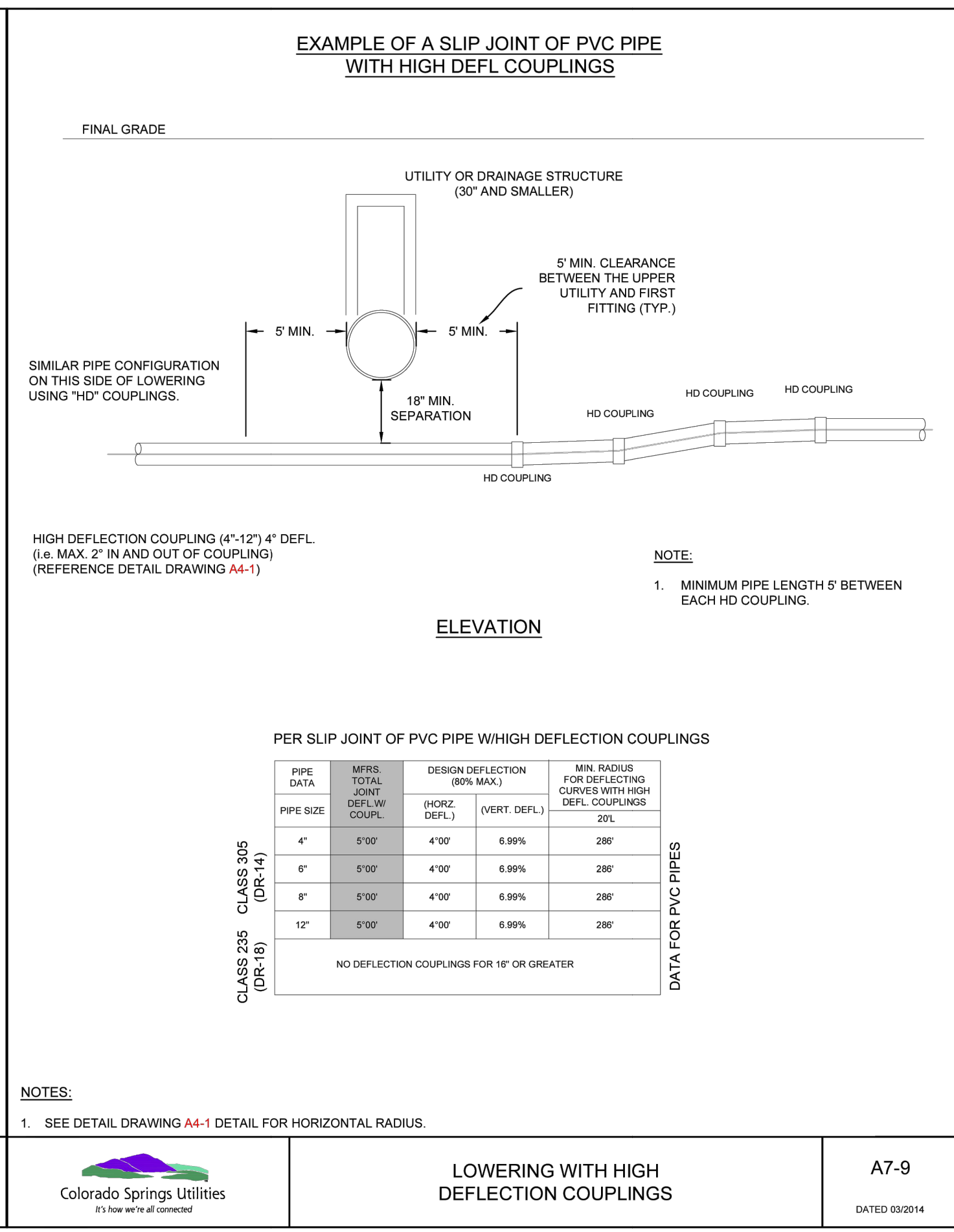
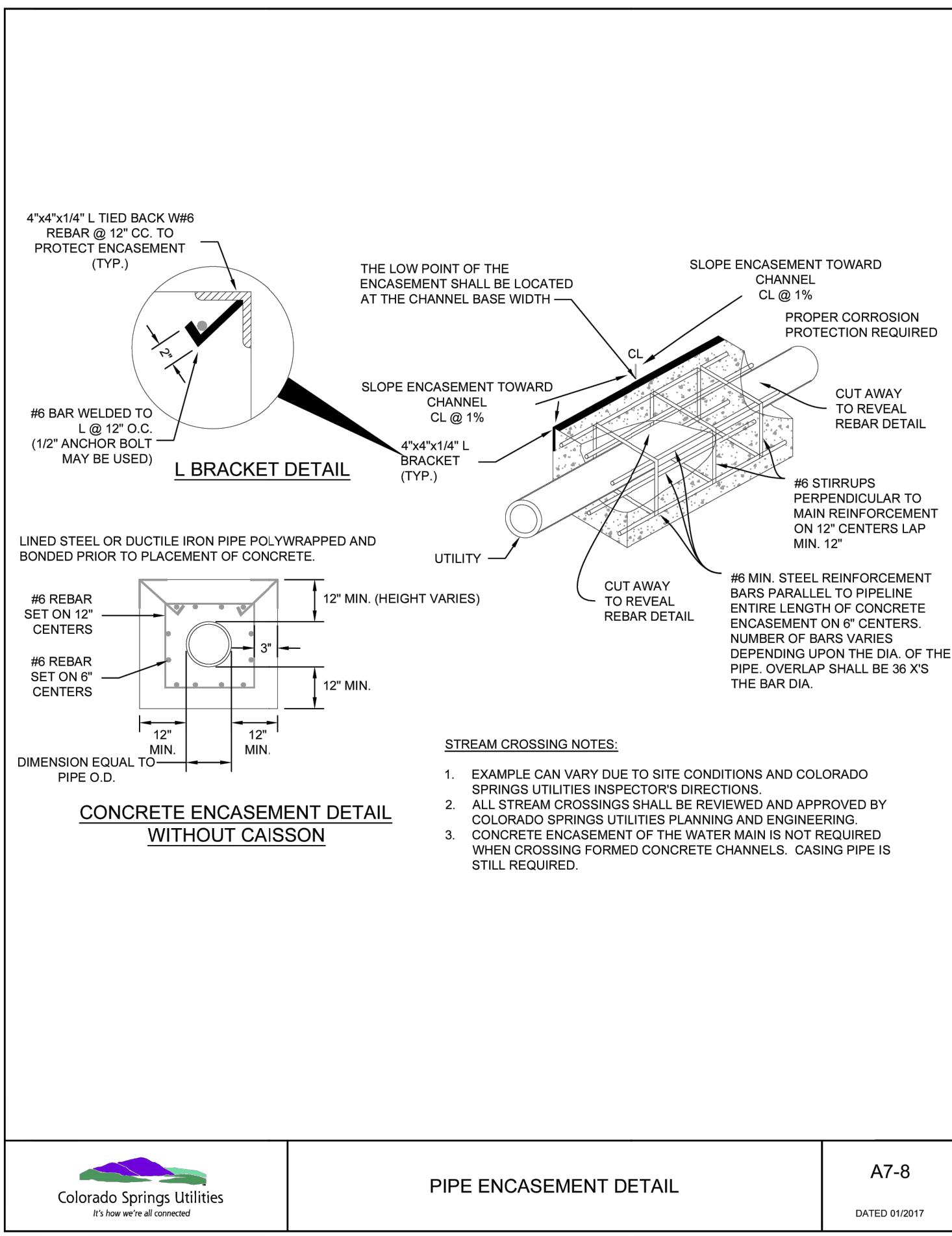
FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

A5-4
DATED 03/2014

Colorado Springs Utilities
It's how we're all connected

FIRE HYDRANT BACKFLOW AND METER CONFIGURATION

A5-5
DATED 01/2017



Colorado Springs Utilities
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PIPE ENCASEMENT DETAIL

A7-8
DATED 01/2017

Colorado Springs Utilities
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LOWERING WITH HIGH DEFLECTION COUPLINGS

A7-9
DATED 03/2014

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

PREPARED FOR
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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H-SCALE N/A
V-SCALE N/A
DATE 9/15/23
DESIGNED BY LGO
DRAWN BY LGO
CHECKED BY

SHEET 42 OF 44
JOB NO. 21542.06

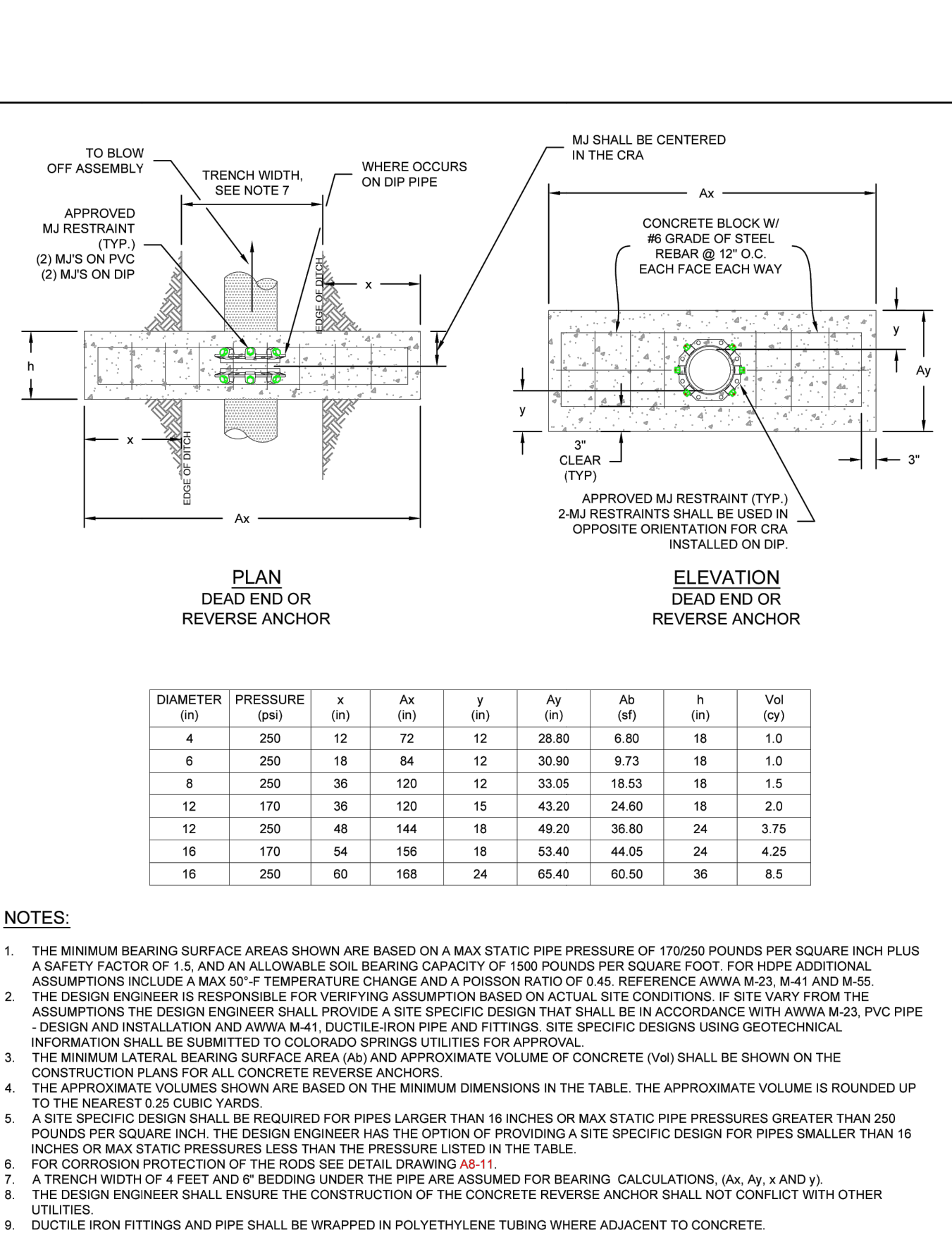
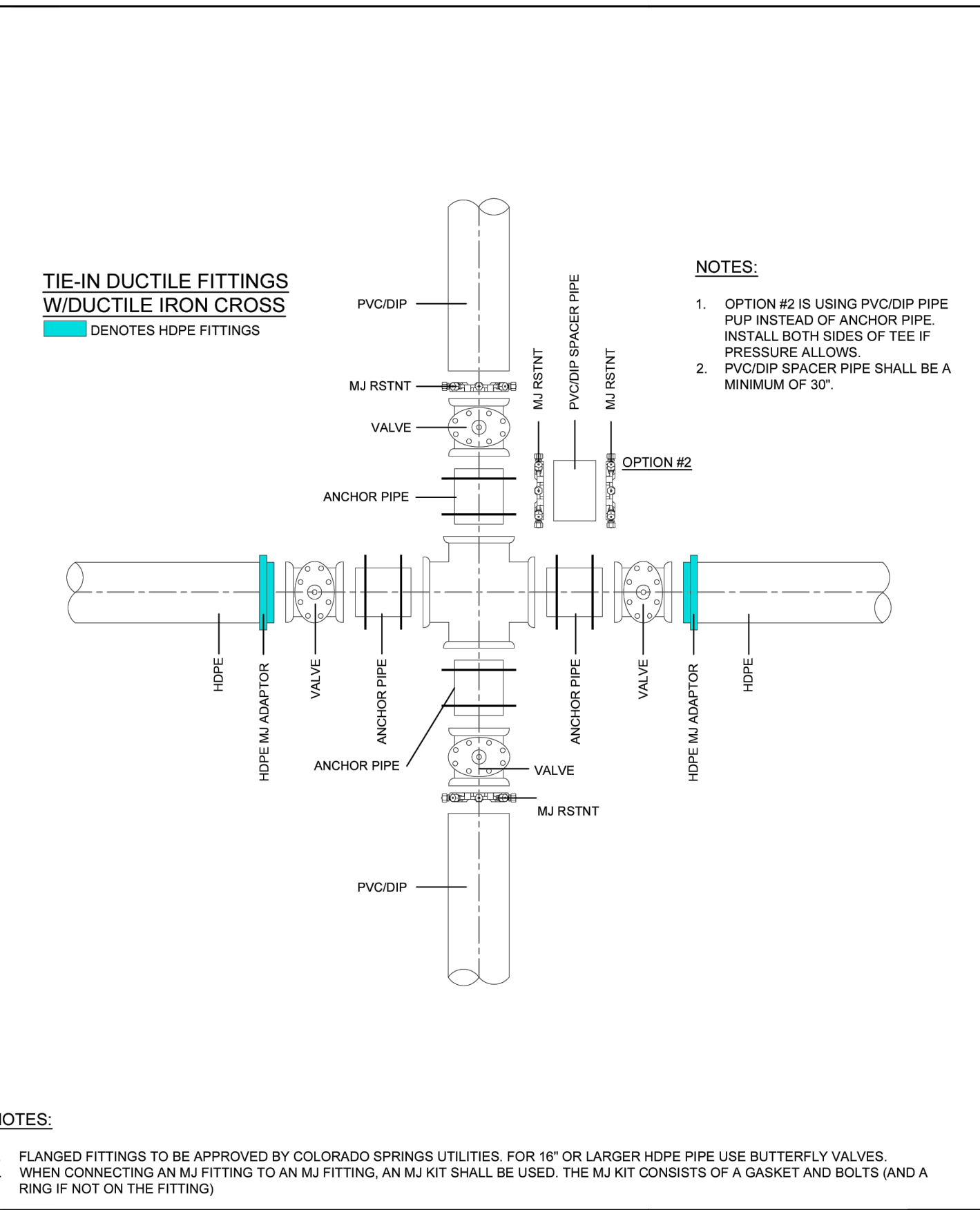
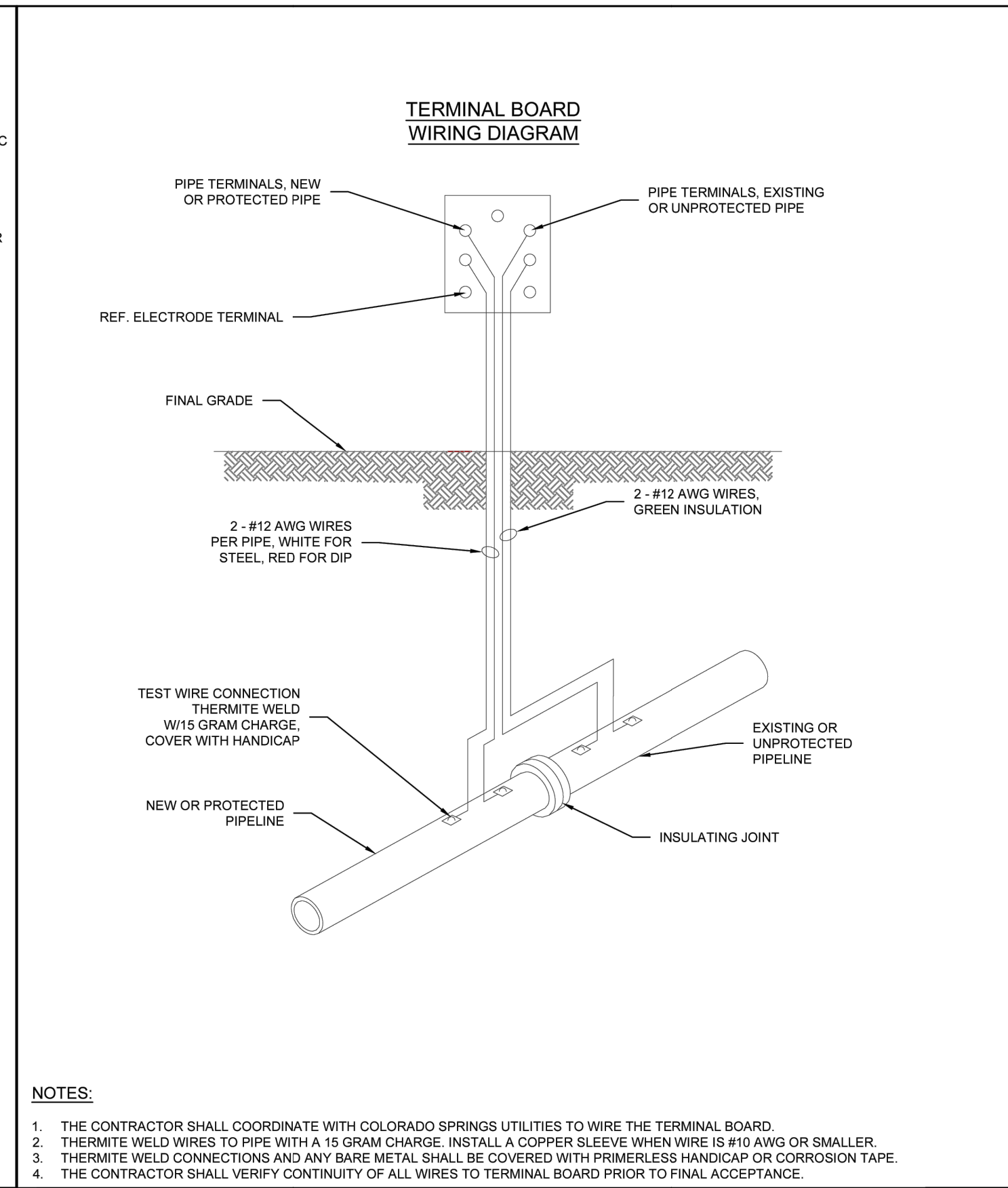
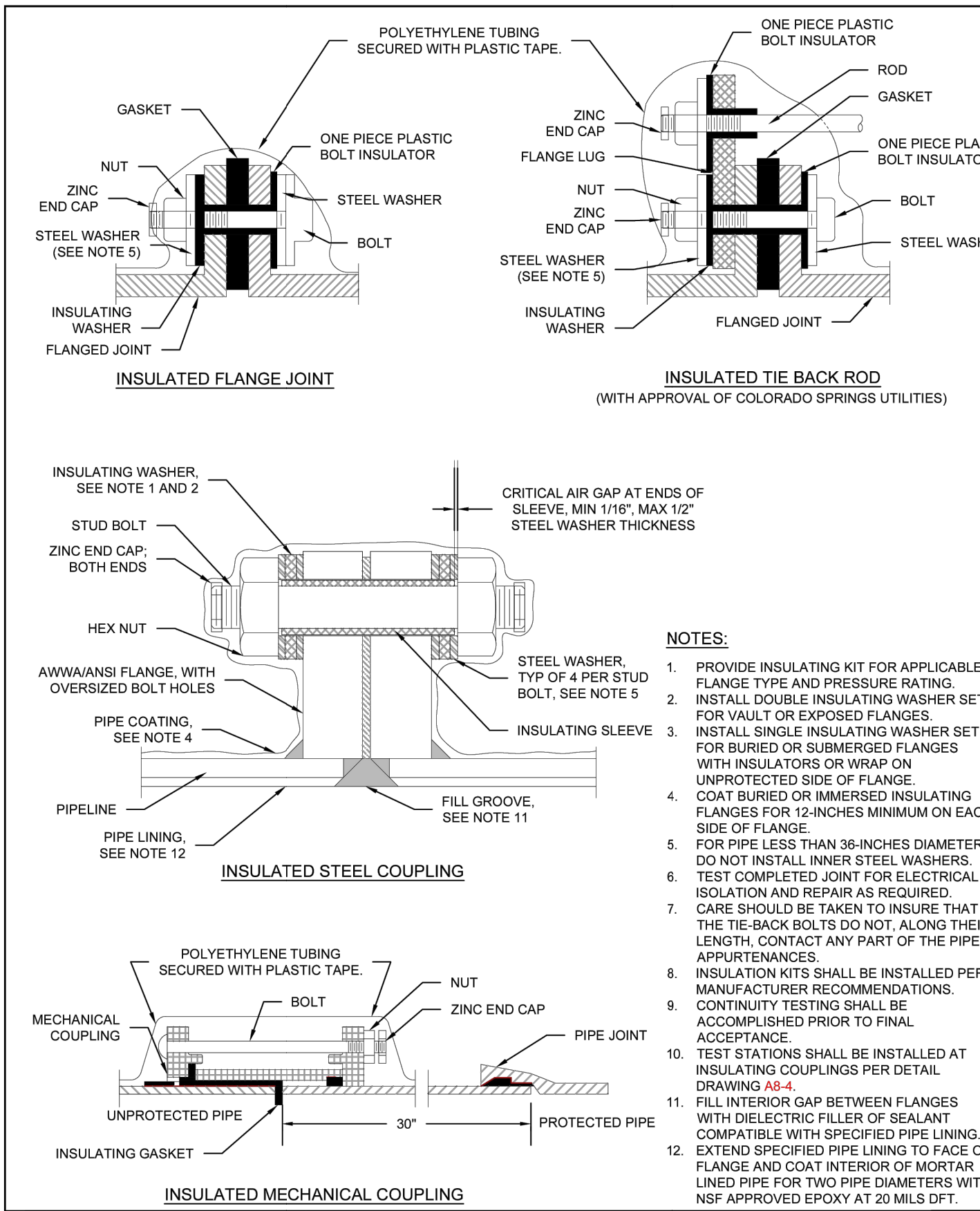


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



Colorado Springs Utilities
A8-3
INSULATOR INSTALLATION
DATED 03/2014

Colorado Springs Utilities
A8-4
INSTALLATION OF CATHODIC PROTECTION TEST STATION AT AN INSULATING JOINT
DATED 03/2014

Colorado Springs Utilities
A10-5
DUCTILE IRON MAIN CROSS CONNECTION TO PVC/DIP USING HDPE FITTINGS AND/OR DUCTILE FITTINGS
DATED 06/2015

Colorado Springs Utilities
A4-8
CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS
DATED 06/2015

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

WHEN CROSSING ANOTHER UTILITY, MINIMUM VERTICAL SEPARATION IS REQUIRED TO BE MAINTAINED, REFER TO SECTION 2.6.G. WHEN CROSSING A STORM SEWER OR WASTEWATER MAIN, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE STORM SEWER OR WASTEWATER MAIN. HOWEVER, A WATER LOWERING MAY BE REQUIRED TO MEET DEPTH AND VERTICAL SEPARATION CRITERIA, REFER TO DETAIL DRAWING A7-1. WHERE THE WATER MAIN CROSSES UNDER ANOTHER UTILITY GREATER THAN 30 INCHES IN DIAMETER, THE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE, SEE DETAIL DRAWING A7-2.

WHERE THE WATER MAIN CROSSES OTHER UTILITY INFRASTRUCTURE AND THE REQUIRED SEPARATION CANNOT BE MET, THE DESIGN ENGINEER SHALL DESIGN AND CONSTRUCT THE CROSSING TO PROTECT THE WATER MAIN FROM OTHER UTILITY INFRASTRUCTURE. WHERE THE WATER MAIN CROSSES A WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN OR SERVICE LINE AND THE WATER MAIN IS THE LOWER UTILITY OR WHERE THE MINIMUM SEPARATION CANNOT BE MET, THE WATER OR OTHER UTILITY SHALL HAVE SECONDARY CONTAINMENT. IF THE WATER MAIN IS GREATER THAN 5 FEET BELOW THE WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN SECONDARY CONTAINMENT IS NOT REQUIRED. THE FOLLOWING METHODS OF INSTALLATION SHALL BE CONSIDERED SECONDARY CONTAINMENT BY COLORADO SPRINGS UTILITIES:

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.S, FOR 9 FEET ON EITHER SIDE OF THE CROSSING, WITH LIMITS EXTENDING TO 6 INCHES AND ABOVE THE PIPE.
- THE WATER MAIN IS CONSTRUCTED OF HDPE OR WELDED STEEL AND THERE ARE NO MECHANICAL FITTINGS WITHIN 9 FEET ON EITHER SIDE OF THE CROSSING.

WHEREVER MINIMUM SEPARATION CANNOT BE MET, FLOW FILL, PER SECTION 4.4.S, SHALL BE USED TO ACHIEVE ACCEPTABLE COMPACTION BETWEEN THE UPPER AND LOWER UTILITY, SEE DETAIL DRAWING A7-6.

IF THE WATER MAIN CROSSES ANOTHER UTILITY, AND A GEOTECHNICAL ANALYSIS OR FIELD CONDITIONS INDICATE POTENTIAL SETTLEMENT THAT MAY CAUSE A POINT LOAD ON THE WATER MAIN, A SAFETY HAZARD EXISTS THAT WOULD COMPROMISE MAINTENANCE OF THE WATER MAIN, OR ADEQUATE SEPARATION CANNOT BE ATTAINED TO PREVENT A POINT LOAD ON THE WATER MAIN, THEN BRIDGING OF THE WATER MAIN OR OTHER UTILITY MAY BE REQUIRED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES. SEE DETAIL DRAWINGS A7-5 AND A7-6.

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.

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				2/14/22	LOGO	LOGO						

SADDLEHORN RANCH -
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DETAILS

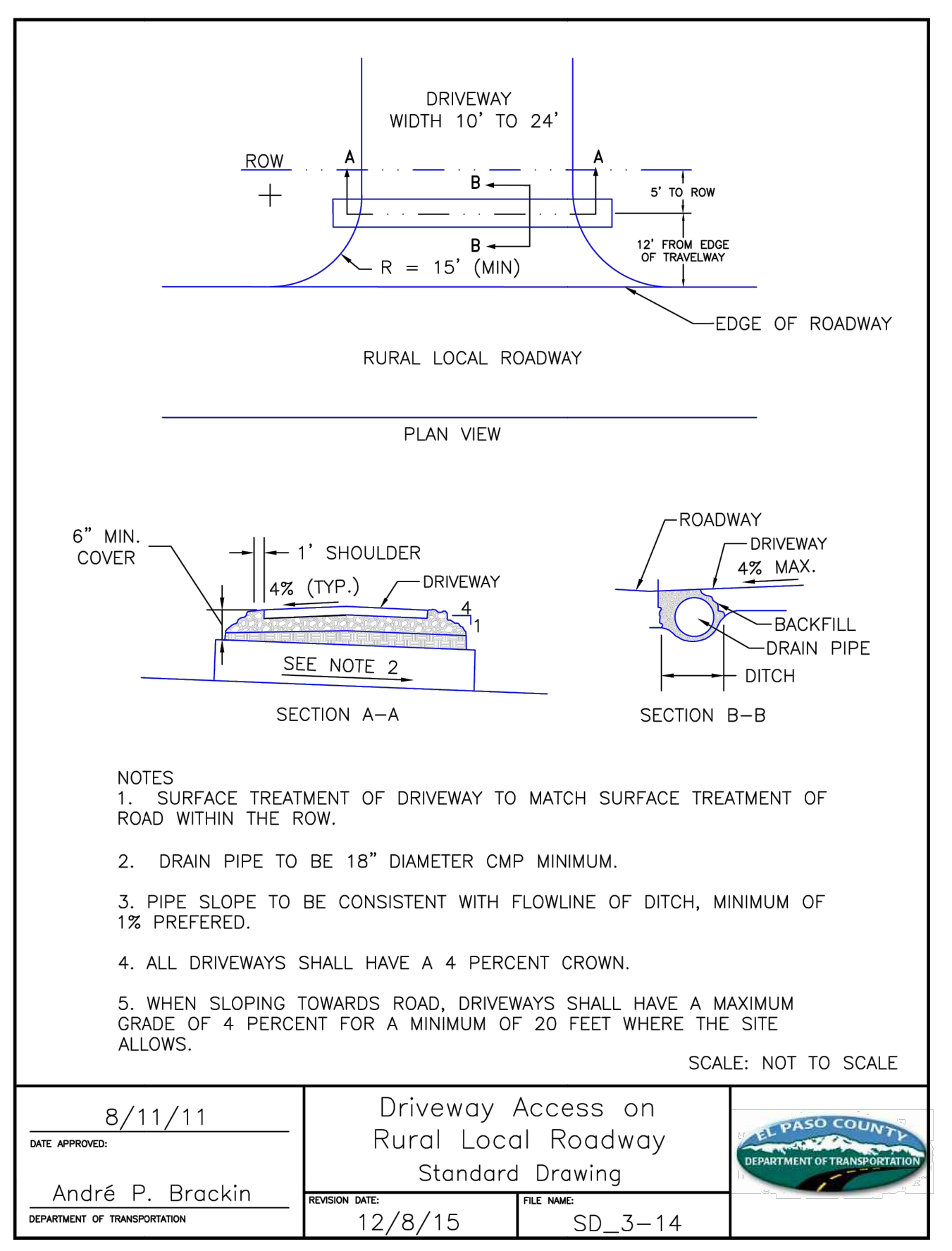
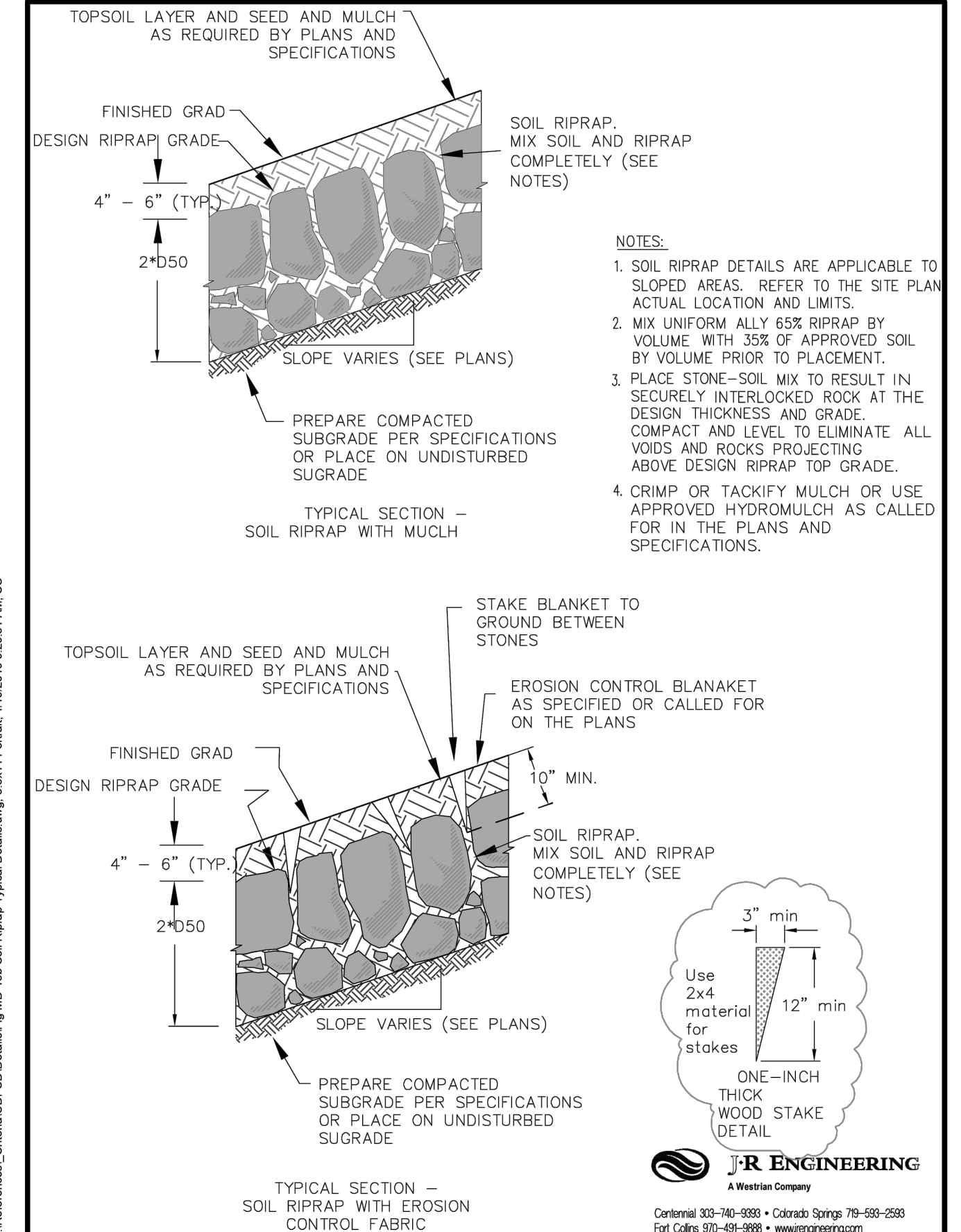
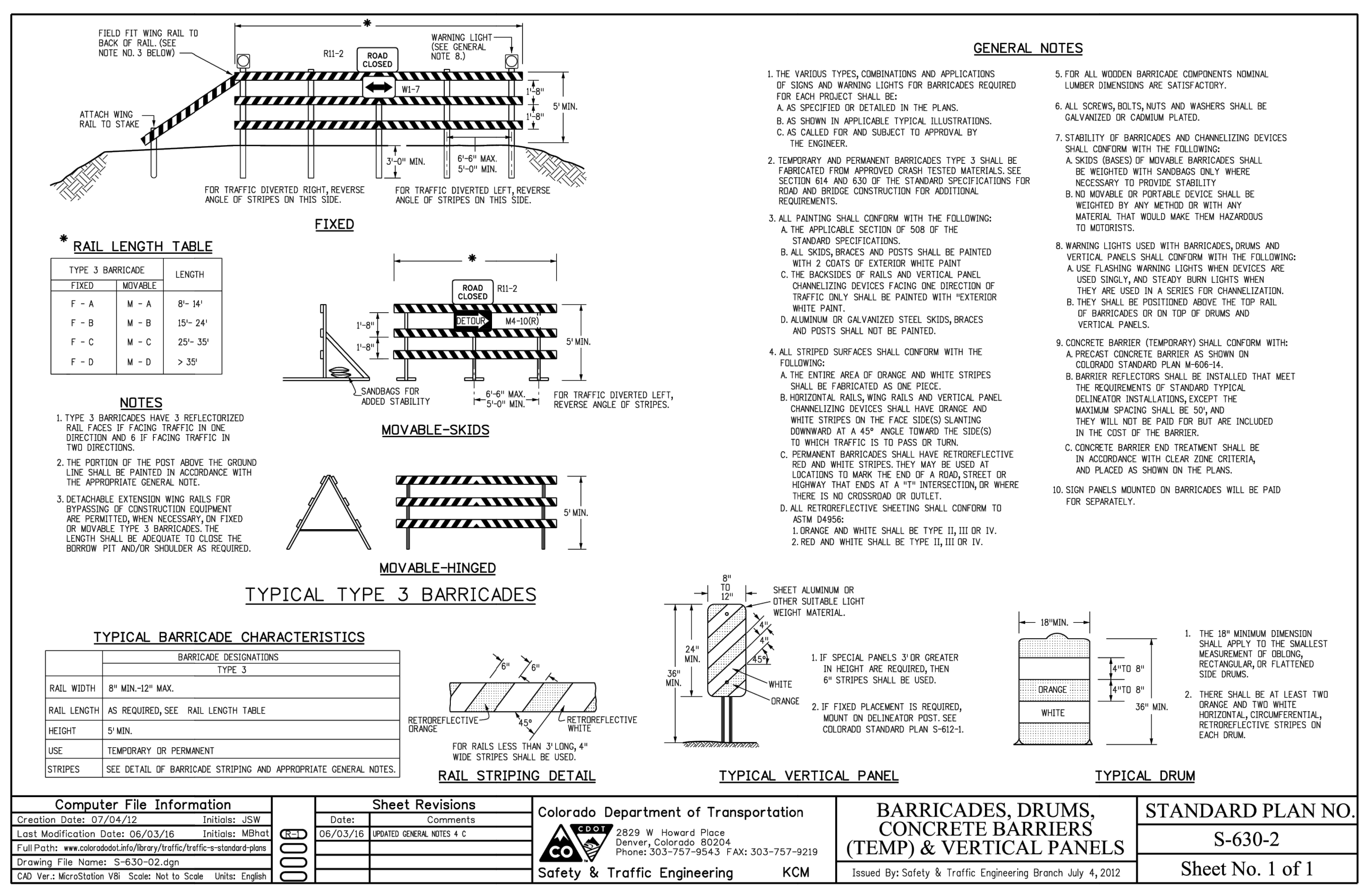
SHEET 43 OF 44
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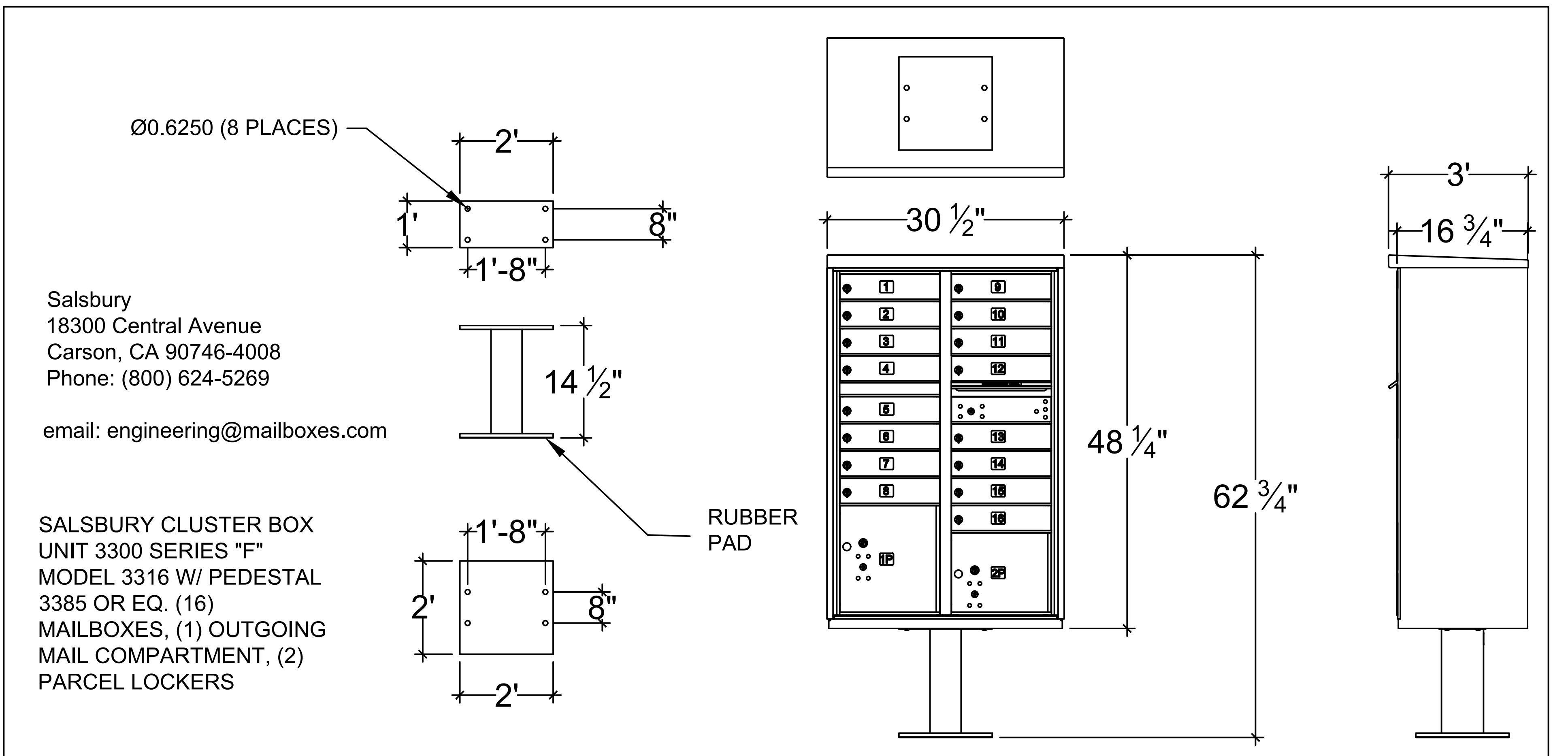
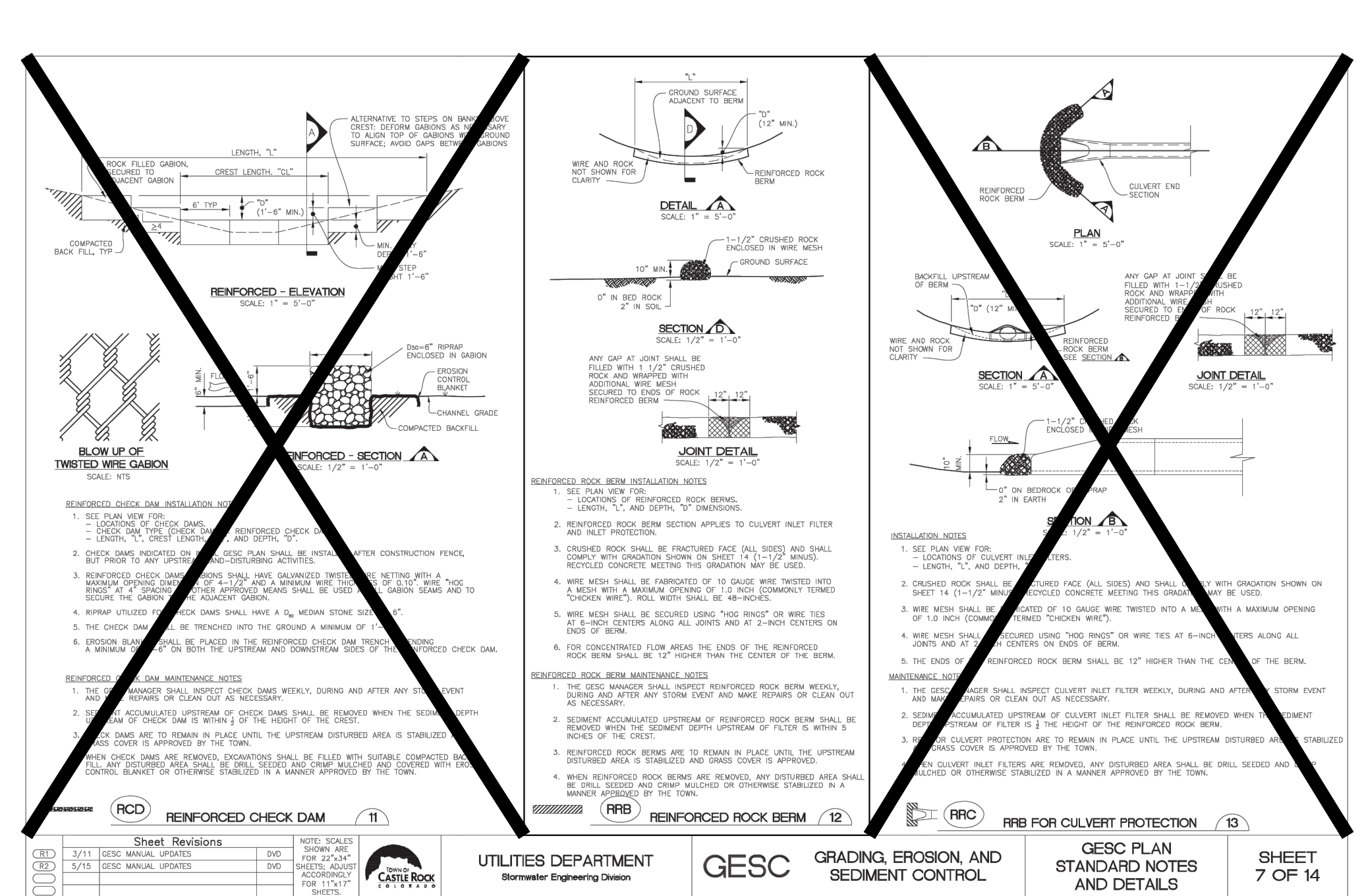
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1	1/2/11	ISSUE	JR	
2	2/11/11	REVISE PER COMMENTS	JR	



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SHEET 44 OF 44

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