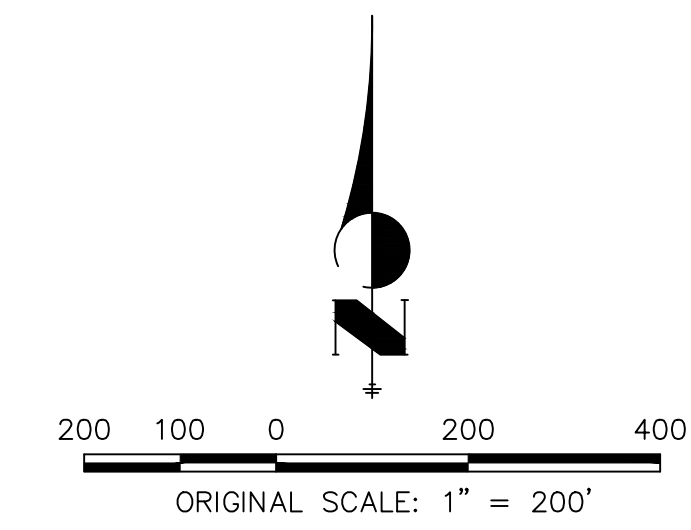





Review 1:
Please also provide coordinates at the intersections or a table or add to a separate horizontal control plan.

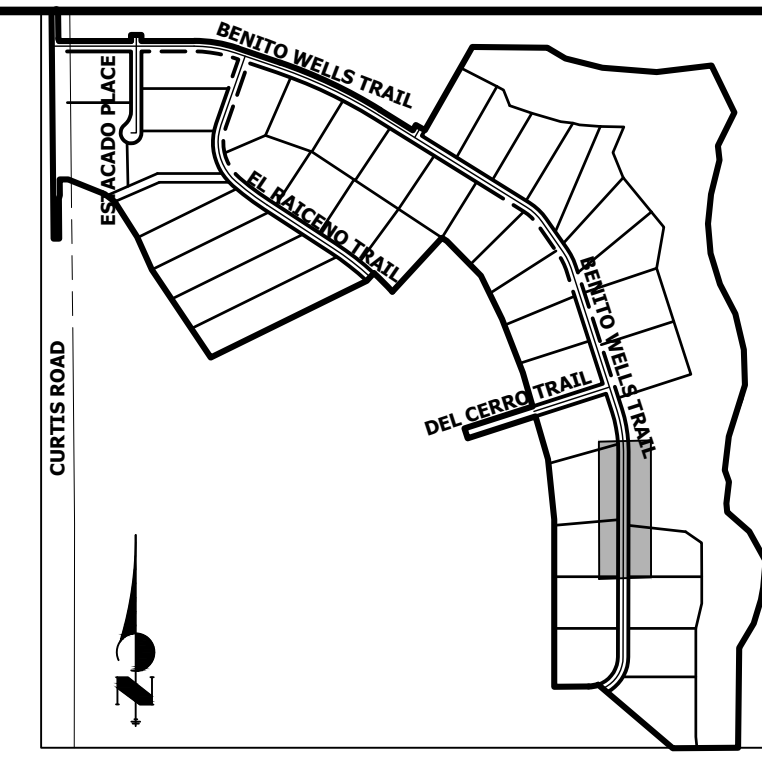
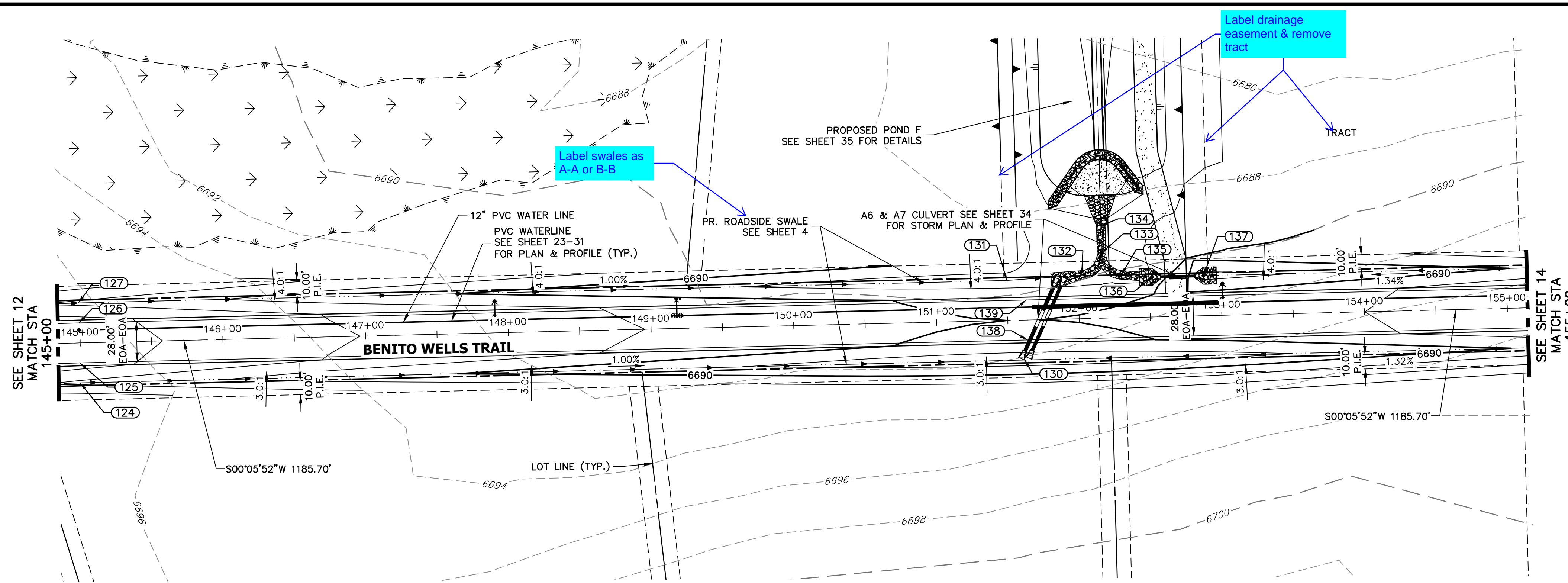
Review 2:
Unresolved - Provide coordinates at each CL-CL intersection callout



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 USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (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
BY	DATE
No.	REVISION
H-SCALE	1"=200'
V-SCALE	N/A
DATE	1/2/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	
SADDLEHORN RANCH - FILING 2	
HORIZONTAL CONTROL PLAN	
SHEET	5 OF 40
JOB NO.	25142.04



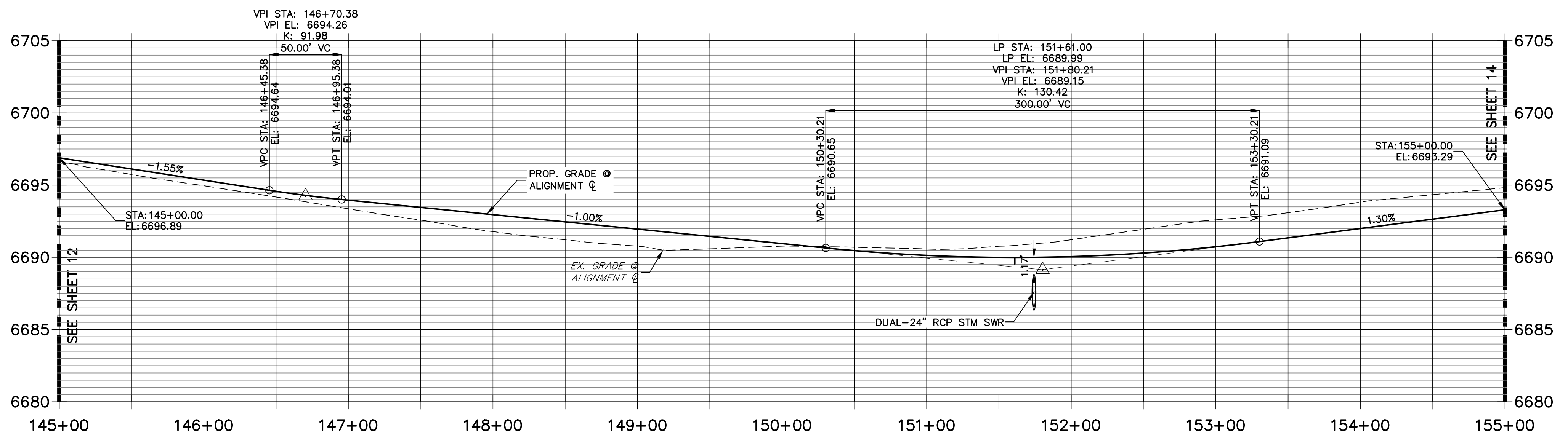
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
124	144+99.35	28.00' (R)	CL- BENITO WELLS TRAIL	6693.58	SWALE GB
125	144+99.35	14.00' (R)	CL- BENITO WELLS TRAIL	6696.62	PT
126	144+99.35	14.00' (L)	CL- BENITO WELLS TRAIL	6696.62	PT
127	144+99.35	28.00' (L)	CL- BENITO WELLS TRAIL	6693.58	SWALE GB
130	151+61.36	28.00' (R)	CL- BENITO WELLS TRAIL	6686.67	SWALE LP
131	151+50.00	28.00' (L)	CL- BENITO WELLS TRAIL	6686.68	SWALE PI
132	152+02.50	30.58' (L)	CL- BENITO WELLS TRAIL	6686.12	SWALE GB
133	152+16.76	45.57' (L)	CL- BENITO WELLS TRAIL	6685.89	SWALE GB
134	152+16.76	64.73' (L)	CL- BENITO WELLS TRAIL	6685.64	SWALE GB
135	152+30.28	29.95' (L)	CL- BENITO WELLS TRAIL	6686.60	SWALE GB
136	152+51.80	28.00' (L)	CL- BENITO WELLS TRAIL	6686.99	BEGIN SWALE
137	152+87.80	28.00' (L)	CL- BENITO WELLS TRAIL	6687.30	END SWALE
138	151+63.27	14.00' (R)	CL- BENITO WELLS TRAIL	6689.72	LP
139	151+63.27	14.00' (L)	CL- BENITO WELLS TRAIL	6689.72	LP

**CL- BENITO WELLS TRAIL PROFILE (5)
 STA 145+00.00 TO 155+00.00**



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

50 25 0 50 100
 HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'

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

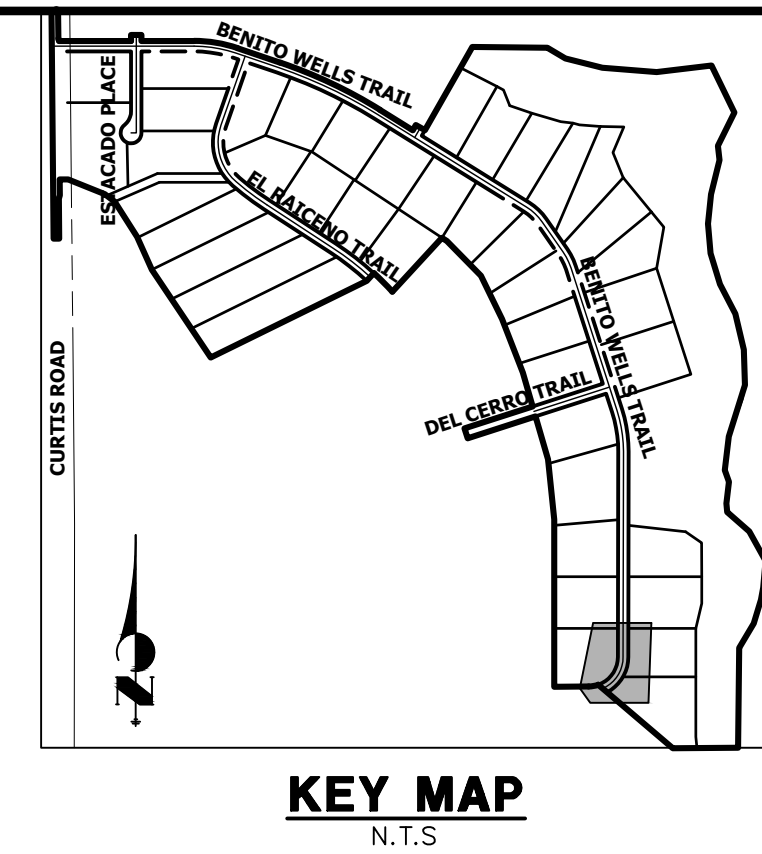
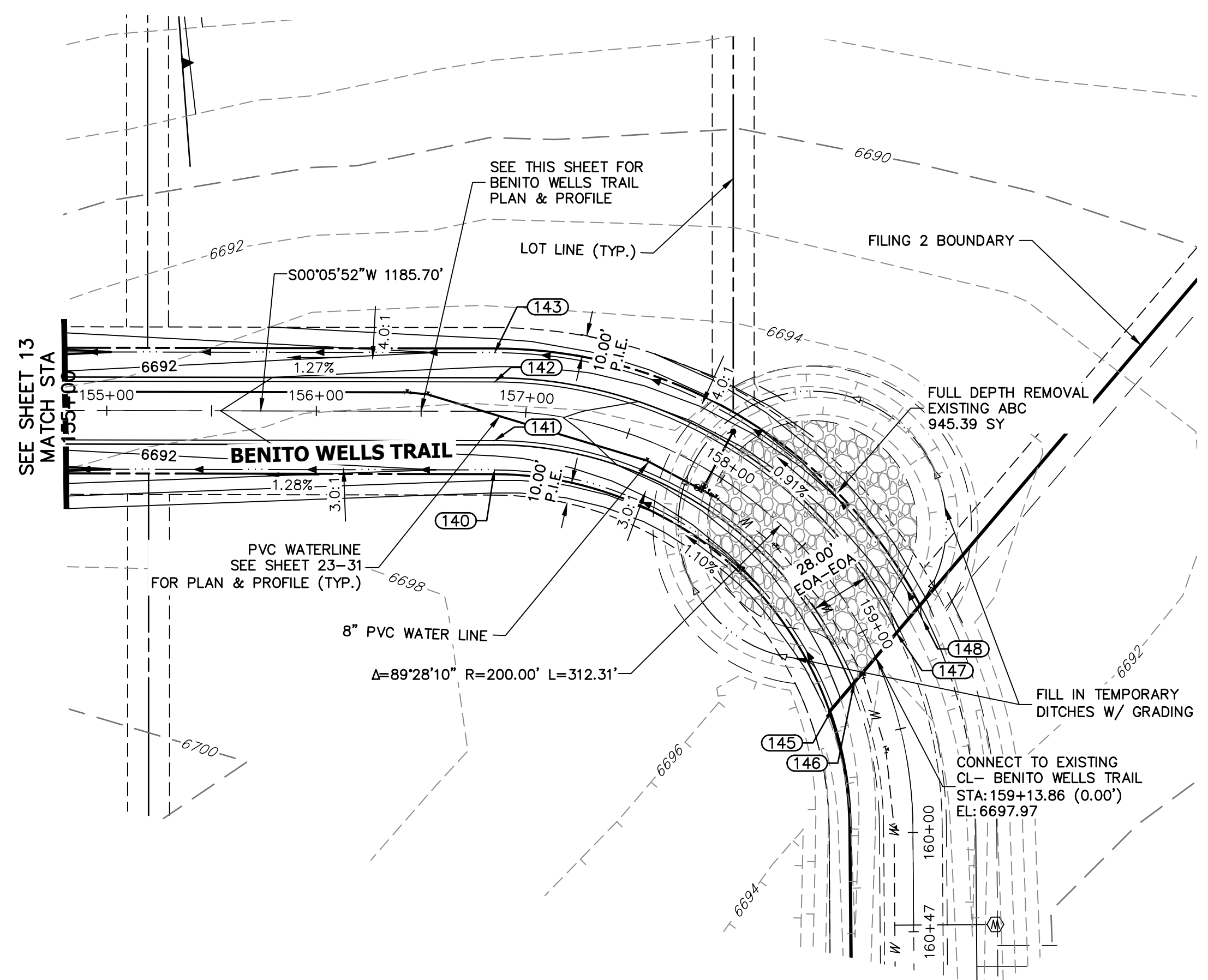
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	No.	REVISION	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE				
						1/2/21	MMC	MMC	

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 13 OF 40
 JOB NO. 25142.04

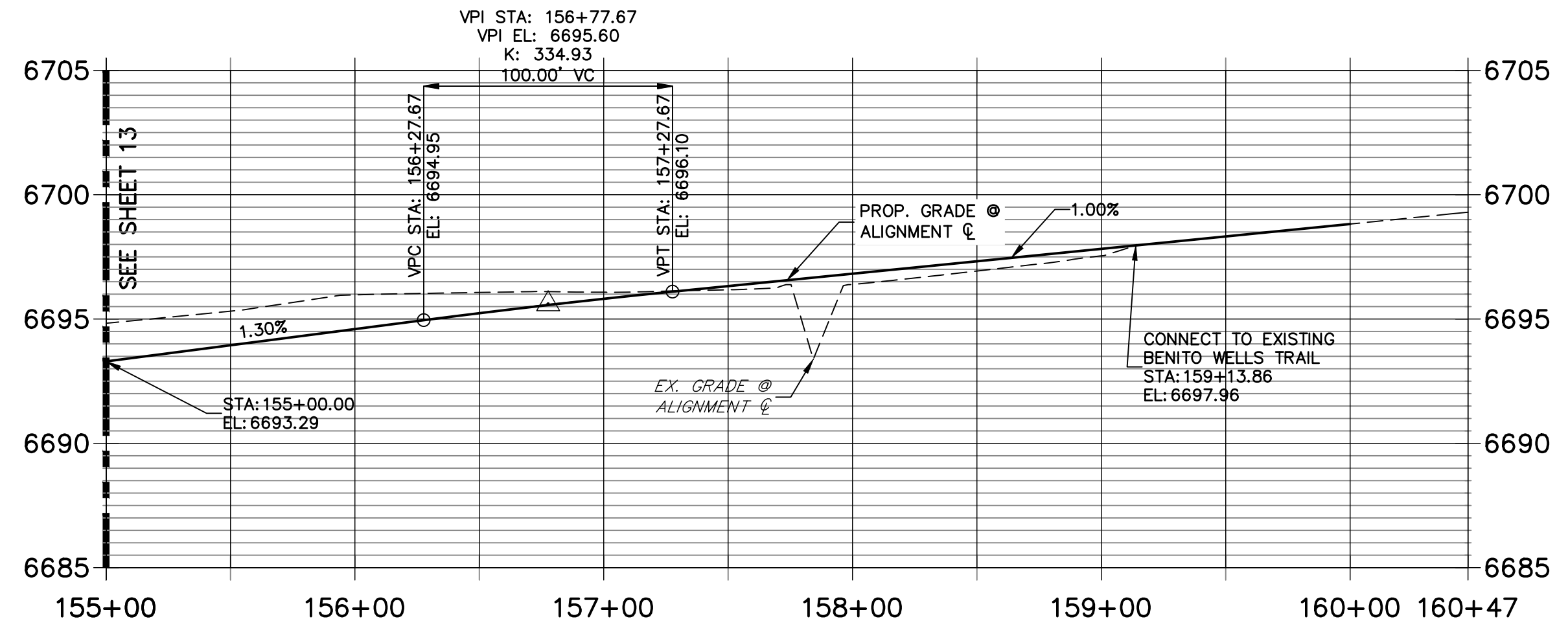


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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
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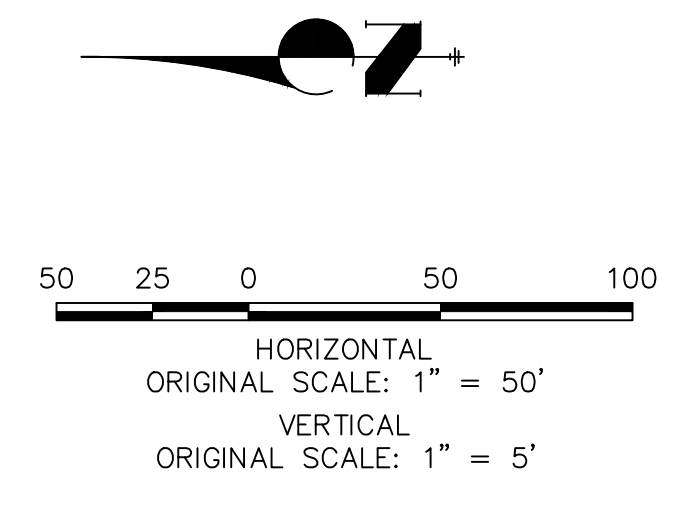
**CL- BENITO WELLS TRAIL PROFILE (6)
 STA 155+00.00 TO 160+47.36**



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
140	156+85.05	28.00' (R)	CL- BENITO WELLS TRAIL	6692.33	SWALE GB
141	156+85.05	14.00' (R)	CL- BENITO WELLS TRAIL	6695.37	PT
142	156+85.05	14.00' (L)	CL- BENITO WELLS TRAIL	6695.37	PT
143	156+85.05	28.00' (L)	CL- BENITO WELLS TRAIL	6692.33	SWALE GB
145	159+29.53	28.00' (R)	CL- BENITO WELLS TRAIL	6694.80	TIE IN TO EX. SWALE
146	159+21.02	14.00' (R)	CL- BENITO WELLS TRAIL	6697.75	TIE IN TO EX. ROAD
147	159+07.73	14.00' (L)	CL- BENITO WELLS TRAIL	6697.62	TIE IN TO EX. ROAD
148	159+07.66	28.00' (L)	CL- BENITO WELLS TRAIL	6694.57	TIE IN TO EX. SWALE

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS \pm , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \pm , 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

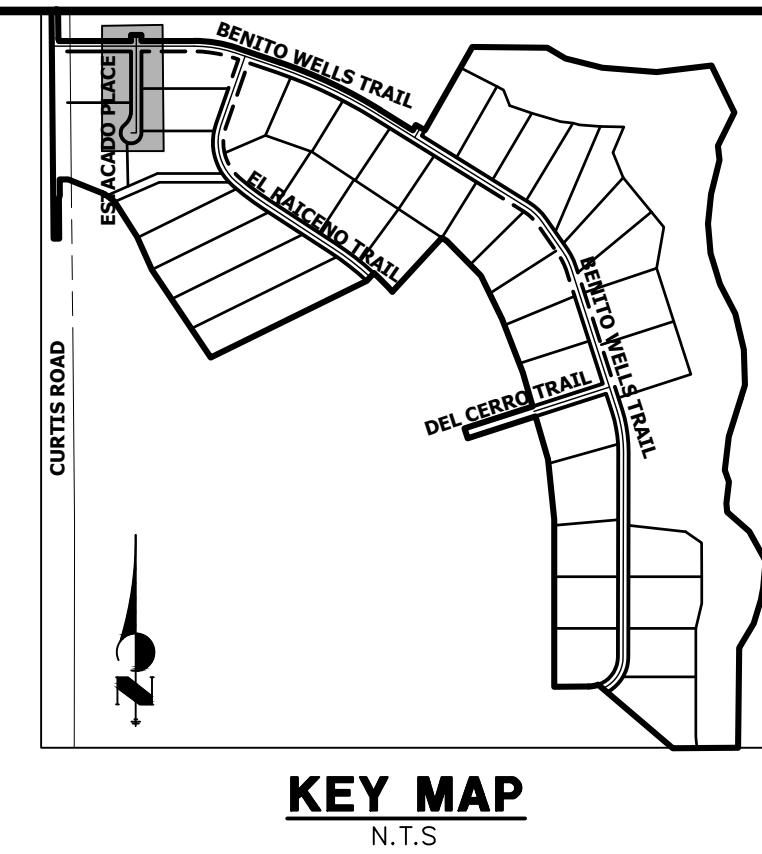
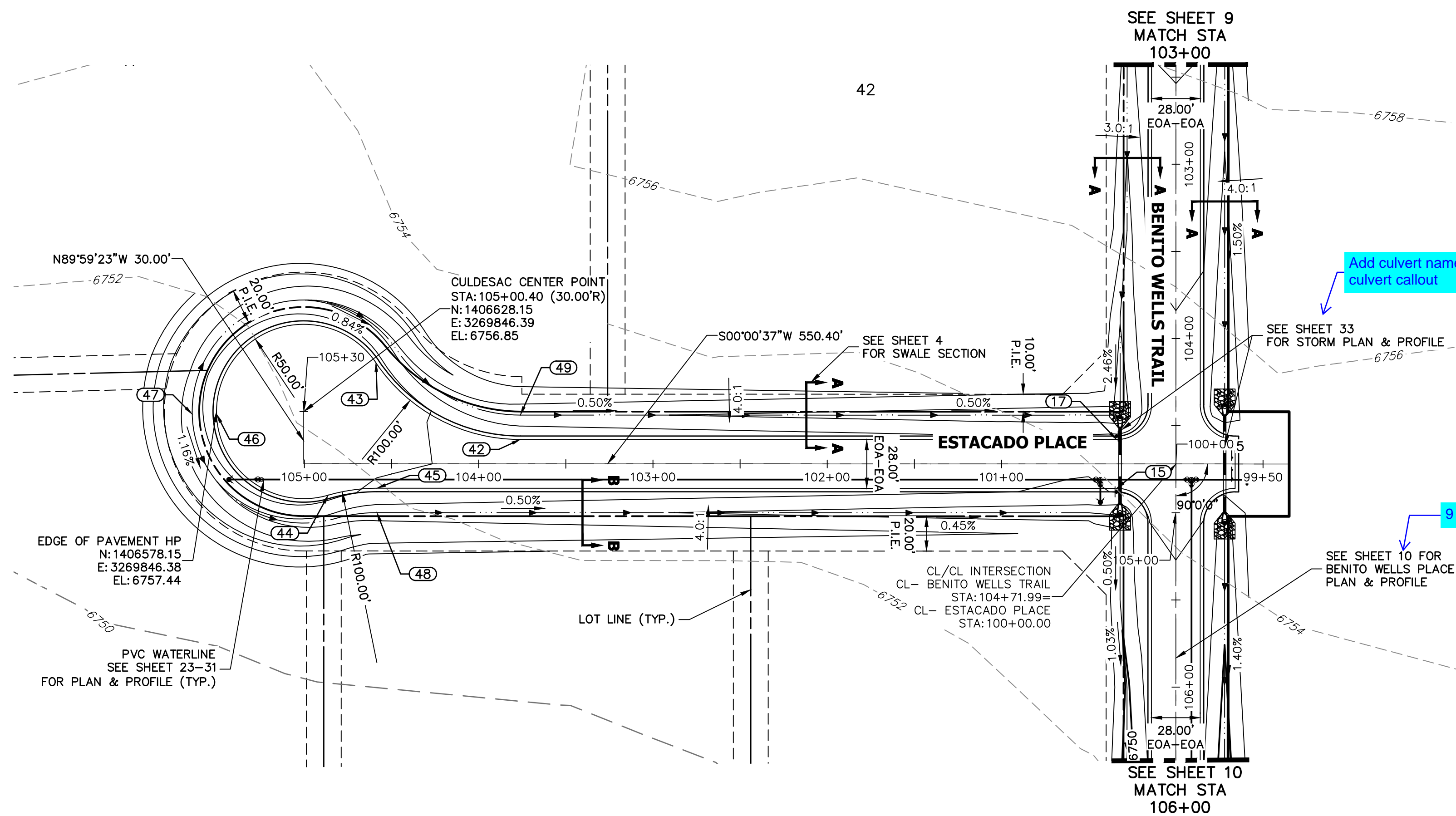
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

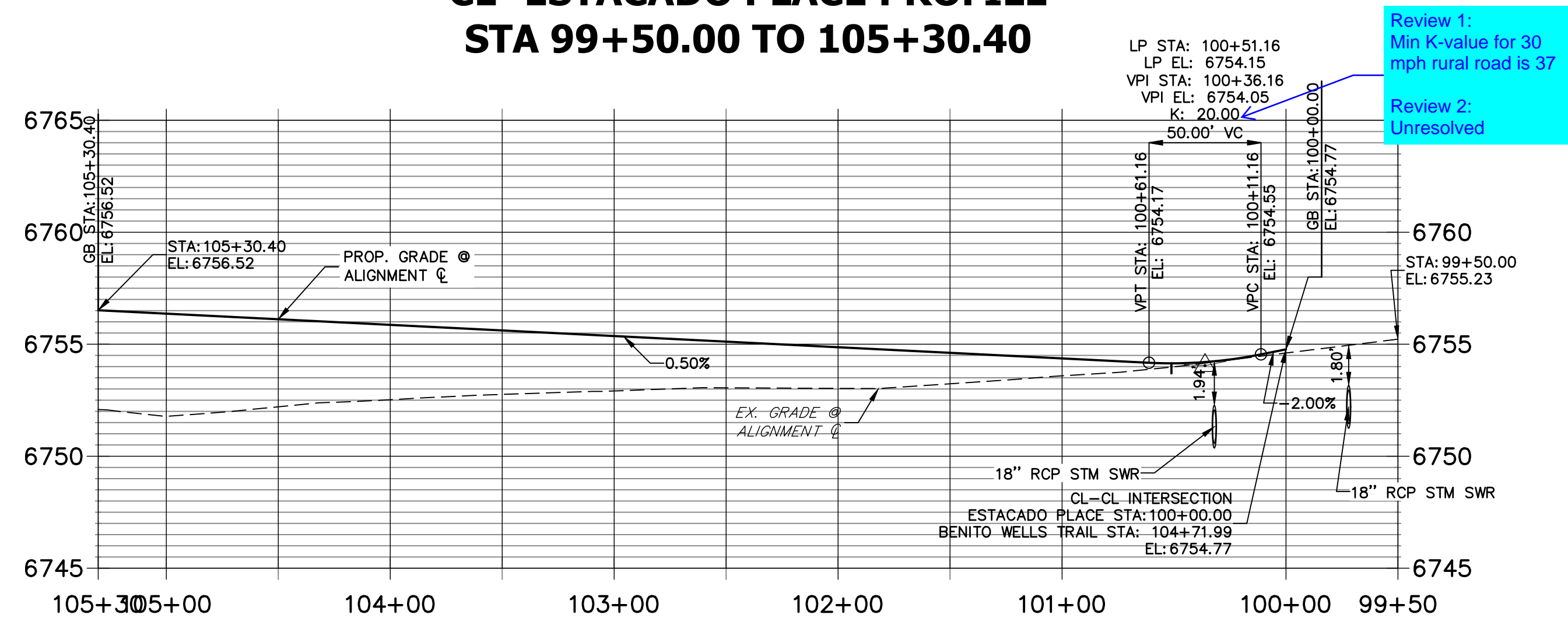
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 14 OF 40
 JOB NO. 25142.04



**CL- ESTACADO PLACE PROFILE
STA 99+50.00 TO 105+30.40**



Review 1:
Min K-value for 30
mph rural road is 37

Review 2:
Unresolved

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
15	104+85.99	34.00' (R)	CL- BENITO WELLS TRAIL	6754.08	PCR
17	104+57.99	34.00' (R)	CL- BENITO WELLS TRAIL	6754.36	PCR
42	103+76.12	14.00' (R)	CL- ESTACADO PLACE	6755.47	PCC
43	104+58.97	58.00' (R)	CL- ESTACADO PLACE	6756.47	PRC
44	104+86.40	18.00' (L)	CL- ESTACADO PLACE	6756.26	PRC
45	104+58.40	14.00' (L)	CL- ESTACADO PLACE	6755.88	PCC
46	105+28.89	49.98' (L)	CL- ESTACADO PLACE	6757.42	HP
47	105+28.88	64.00' (L)	CL- ESTACADO PLACE	6754.46	SWALE HP
48	104+58.40	28.00' (L)	CL- ESTACADO PLACE	6752.84	SWALE GB
49	103+76.12	28.00' (R)	CL- ESTACADO PLACE	6752.43	SWALE GB

STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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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. _____ 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
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (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

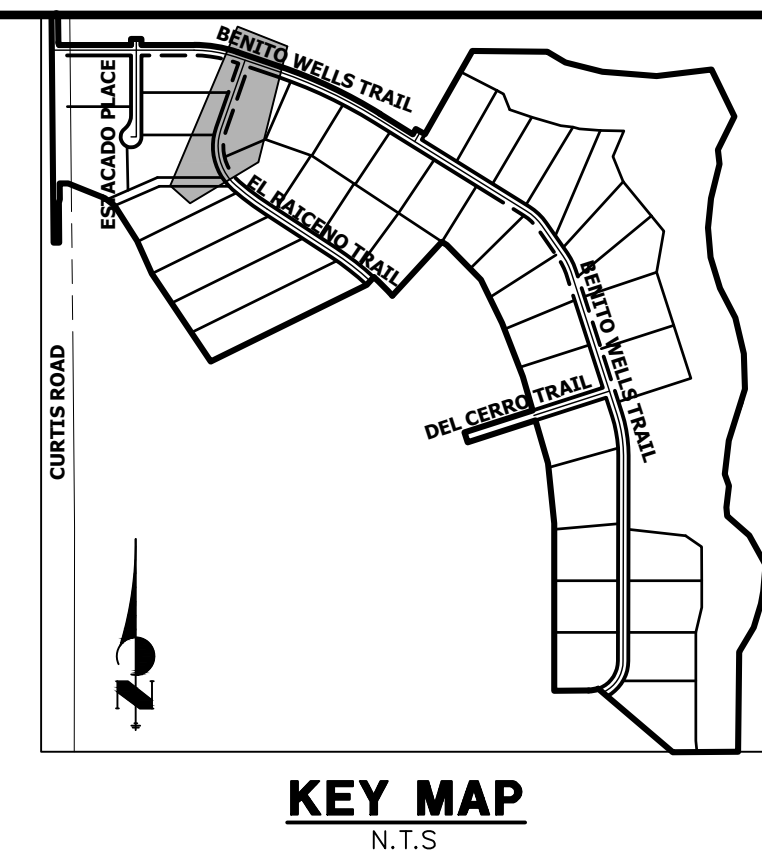
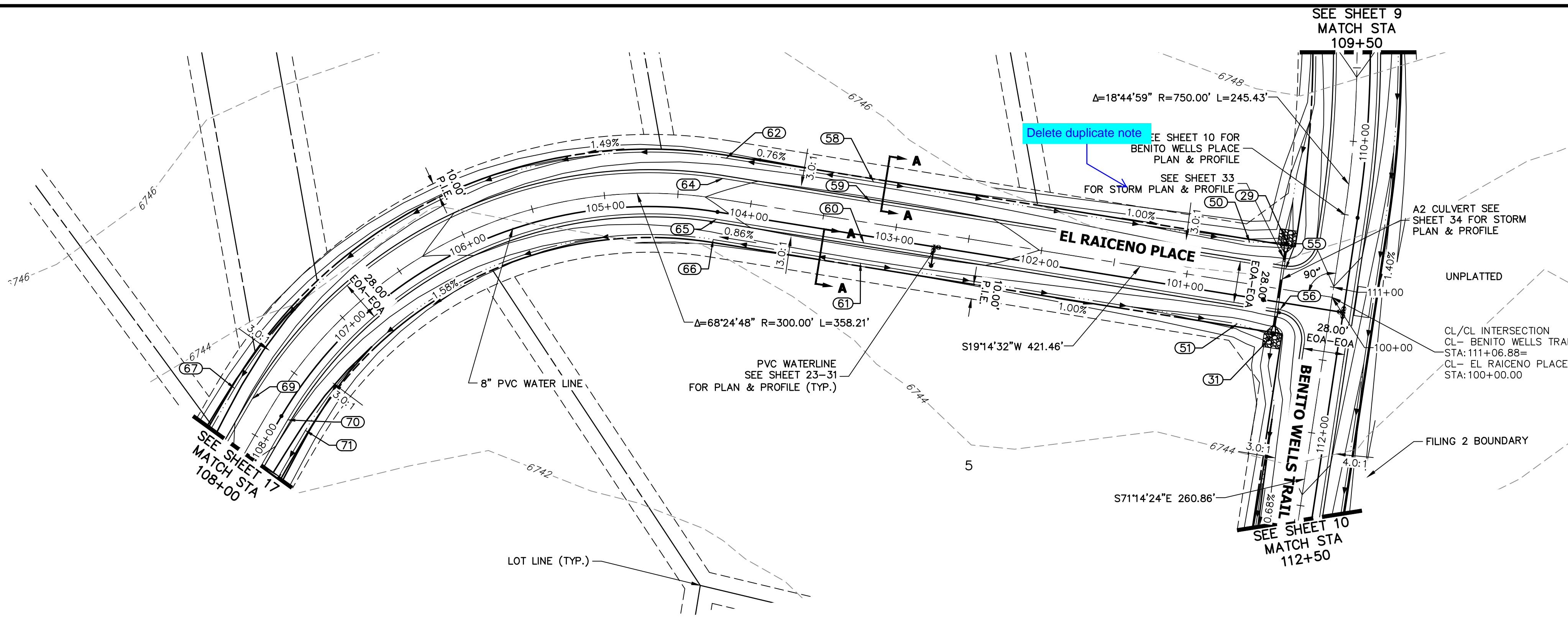
BY _____ DATE _____

No. REVISION _____

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	1/2/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 15 OF 40
 JOB NO. 25142.04



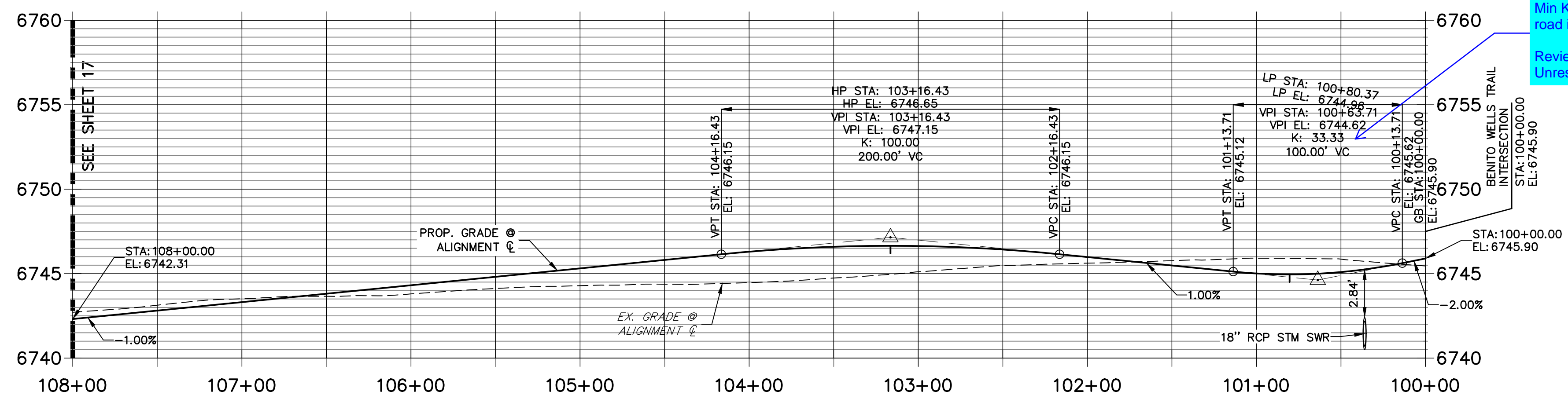
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POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
29	110+74.57	36.03' (R)	CL- BENITO WELLS TRAIL	6741.02	END SWALE
31	111+38.58	36.00' (R)	CL- BENITO WELLS TRAIL	6740.39	BEGIN SWALE
50	100+61.24	28.00' (R)	CL- EL RAICENO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

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



Review 1:
 Min K-value for 30 mph rural road is 37 & fix text rotation

Review 2:
 Unresolved

STREET IMPROVEMENT NOTES

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

VERTICAL
 ORIGINAL SCALE: 1" = 5'

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

ENGINEER'S STATEMENT

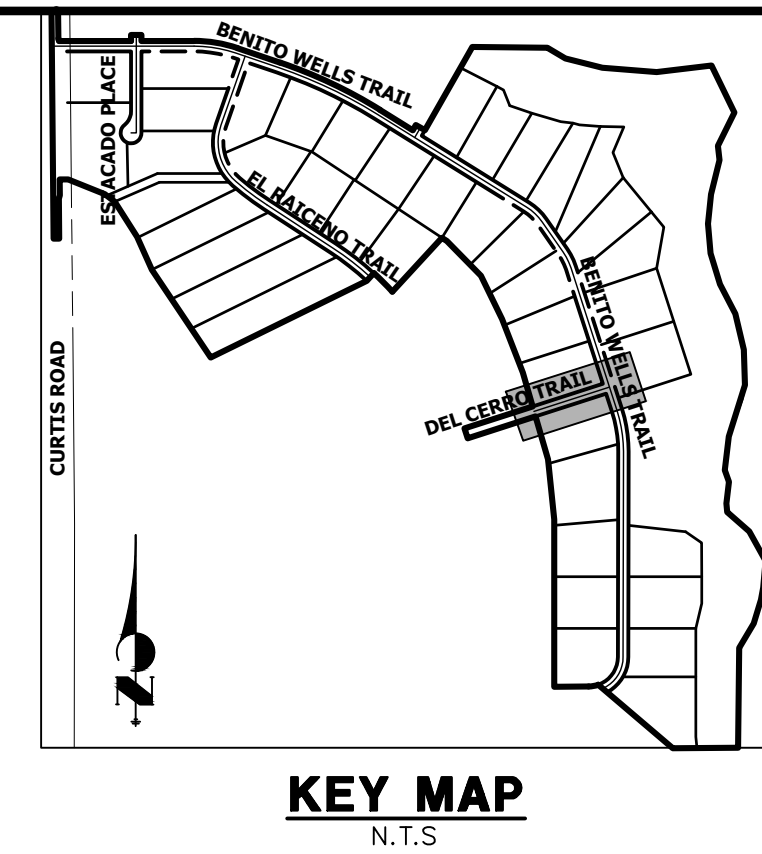
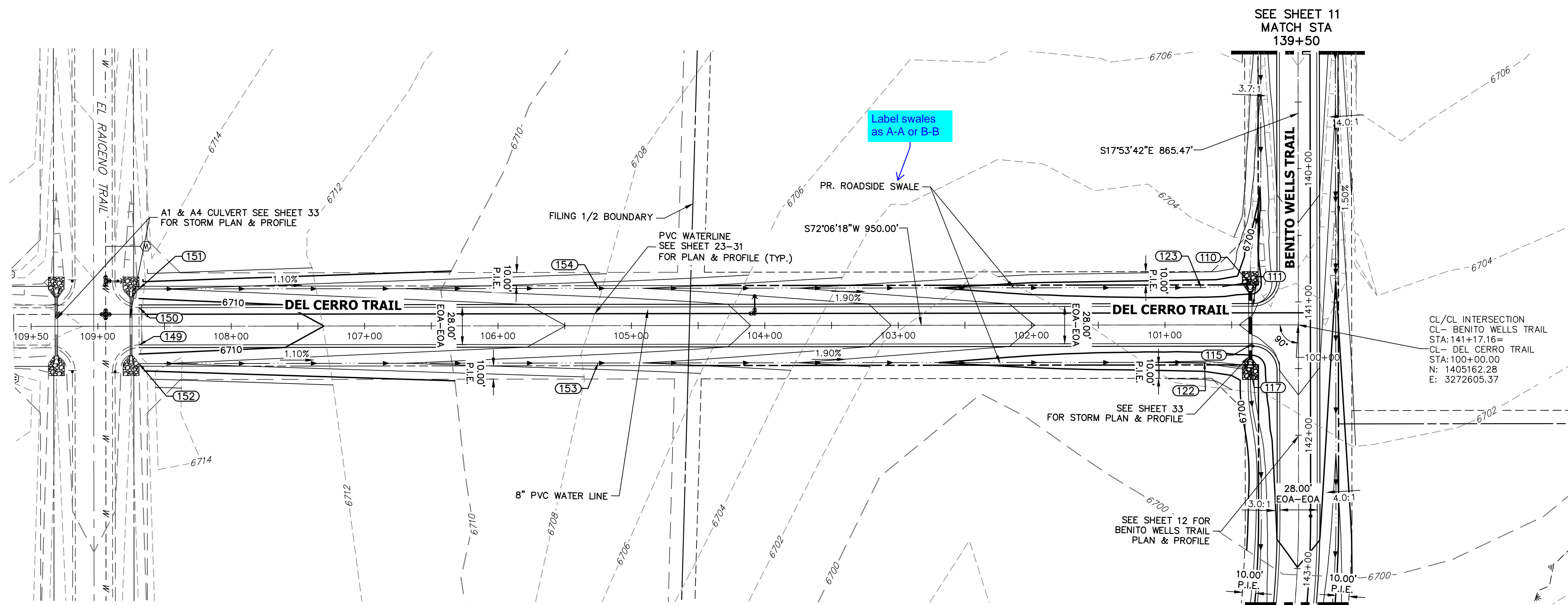
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE								
	DATE								
No. REVISION	BY								
	DATE								
H-SCALE	1"=50'								
V-SCALE	1"=5'								
DATE	1/2/21								
DESIGNED BY	MMC								
DRAWN BY	MMC								
CHECKED BY									

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 16 OF 40
 JOB NO. 25142.04



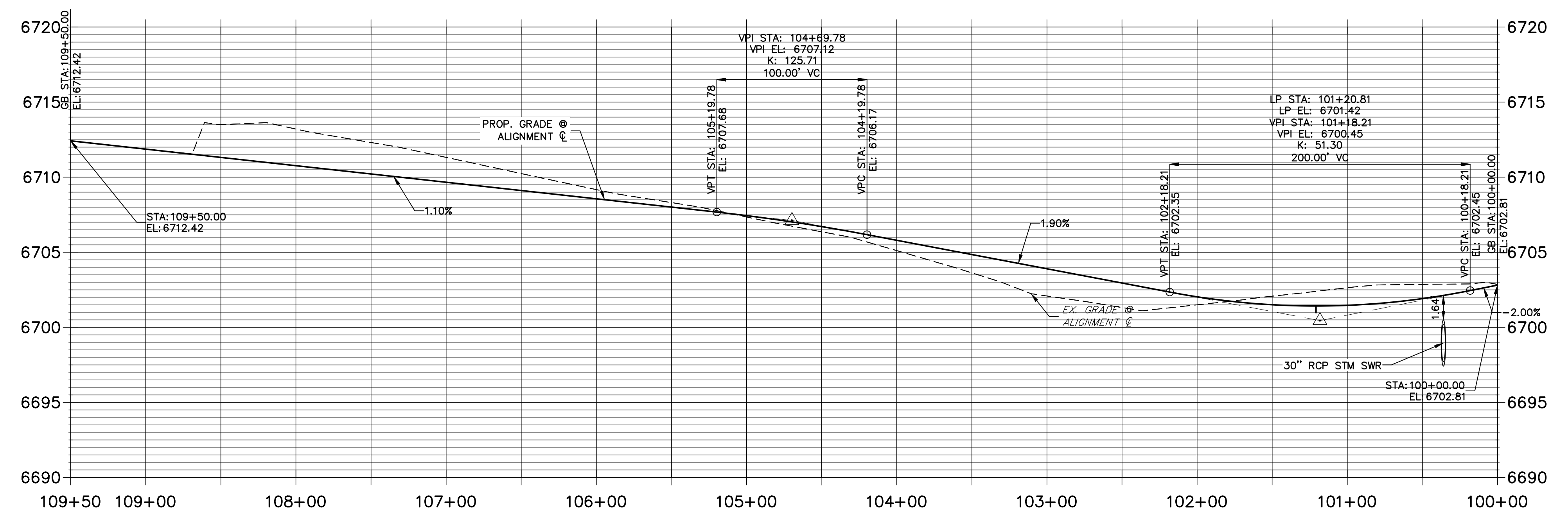
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 BRADY WILLIAMS

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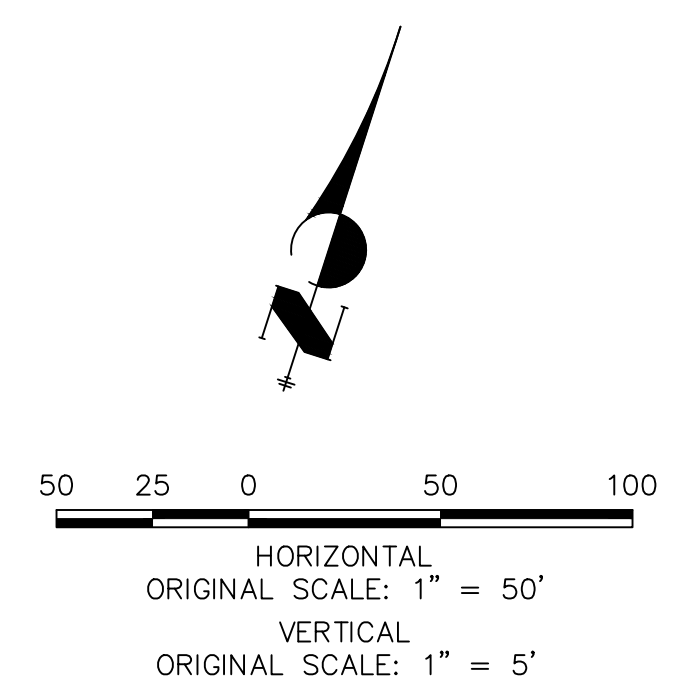
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
110	140+86.35	36.06' (R)	CL- BENITO WELLS TRAIL	6697.95	END SWALE
111	141+03.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PCR
115	141+31.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PCR
117	141+49.66	36.00' (R)	CL- BENITO WELLS TRAIL	6697.50	BEGIN SWALE
122	100+70.41	28.00' (L)	CL- DEL CERRO TRAIL	6697.74	SWALE PI
123	100+72.92	28.00' (R)	CL- DEL CERRO TRAIL	6698.08	SWALE PI
149	108+69.10	14.00' (L)	CL- DEL CERRO TRAIL	6711.25	TIE IN TO EX. ROAD
150	108+69.10	14.00' (R)	CL- DEL CERRO TRAIL	6711.25	TIE IN TO EX. ROAD
151	108+69.10	28.00' (R)	CL- DEL CERRO TRAIL	6708.21	BEGIN SWALE
152	108+69.10	28.00' (L)	CL- DEL CERRO TRAIL	6708.21	BEGIN SWALE
153	105+25.00	28.00' (L)	CL- DEL CERRO TRAIL	6704.41	SWALE GB
154	105+25.00	28.00' (R)	CL- DEL CERRO TRAIL	6704.41	SWALE GB

**CL- DEL CERRO TRAIL PROFILE
 STA 100+00.00 TO 109+50.00**



STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

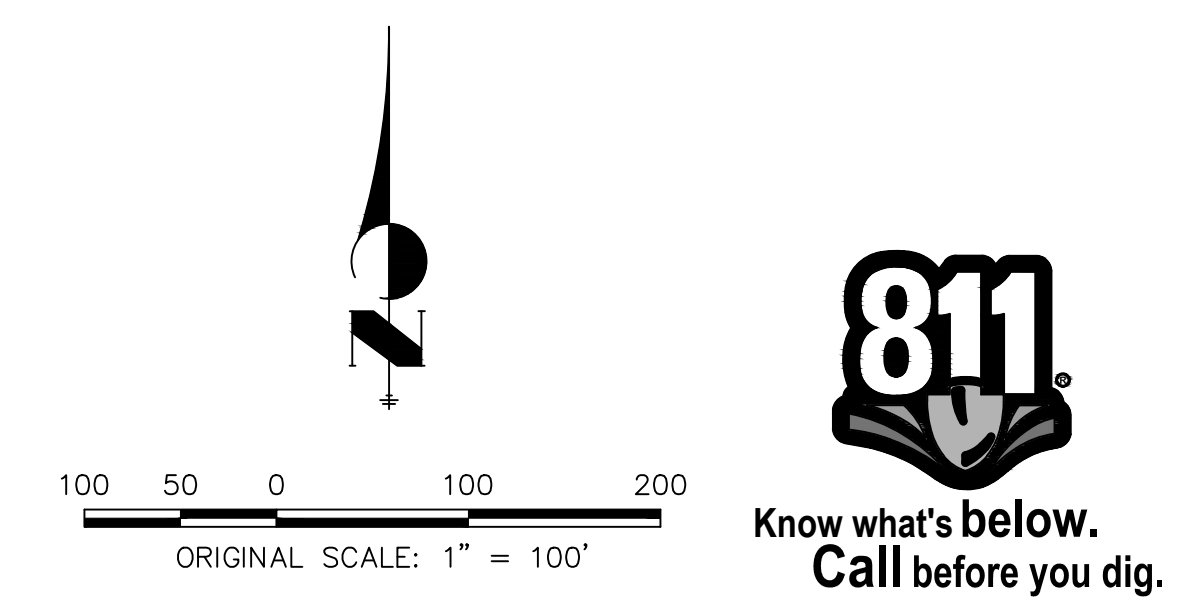
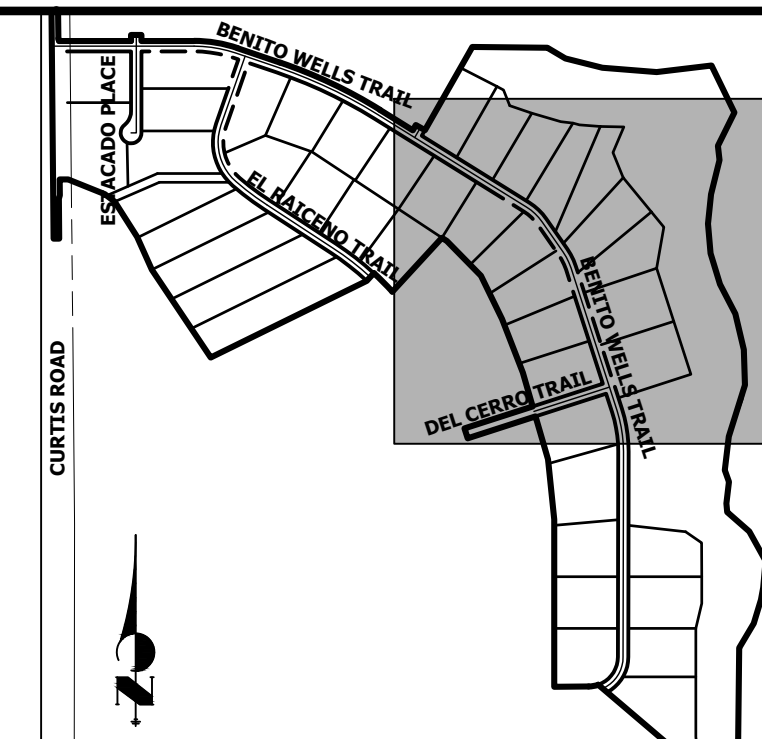
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1/2/21	MMC	MMC	

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 18 OF 40
 JOB NO. 25142.04



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

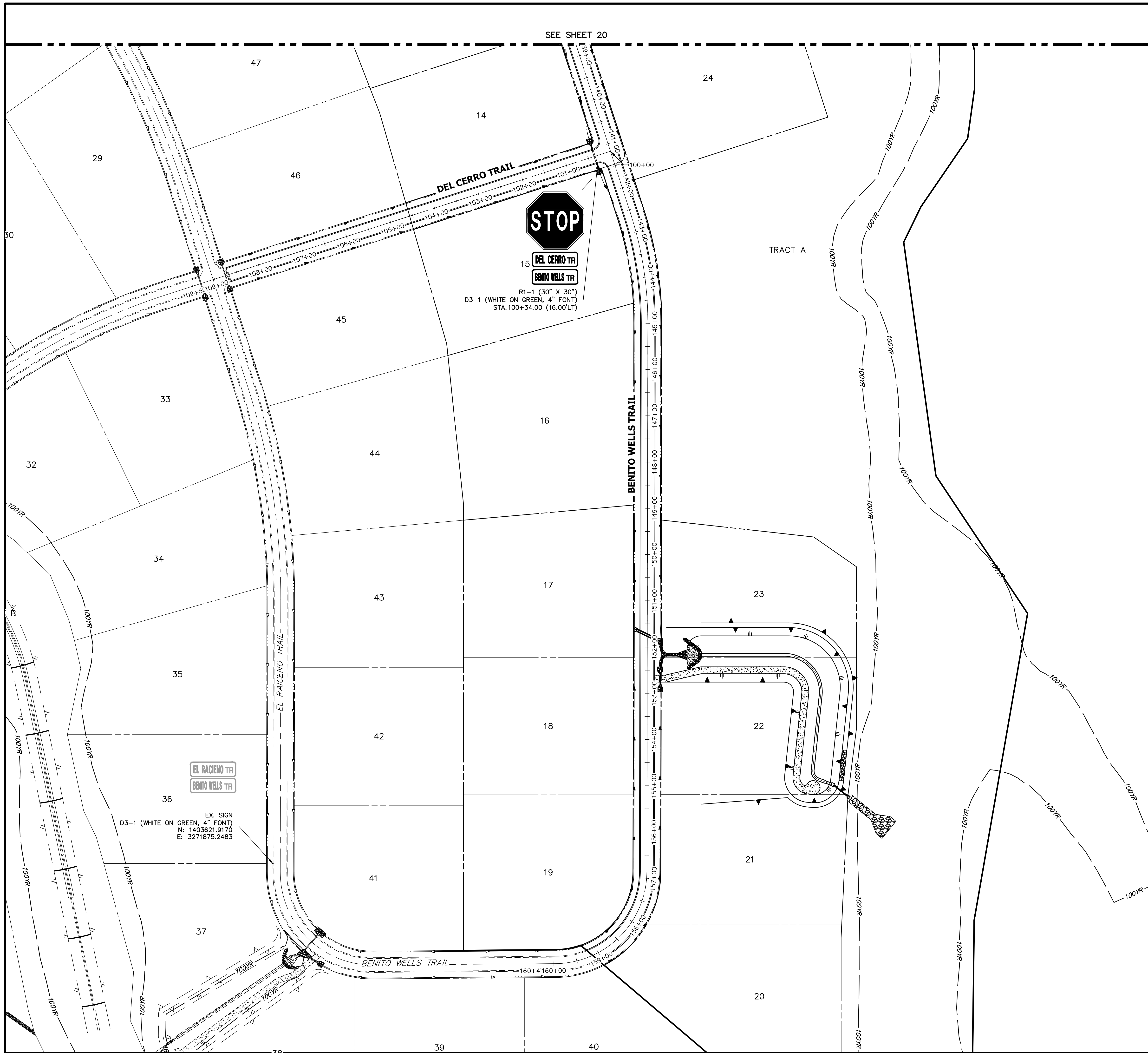
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	SADDLEHORN RANCH - FILING 2 SIGNAGE PLAN
J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	SHEET 20 OF 40 JOB NO. 25142.04
H-SCALE 1"=100' V-SCALE N/A DATE 1/2/21 DESIGNED BY MMC DRAWN BY MMC CHECKED BY	No. REVISION BY DATE

SEE SHEET 21

SEE SHEET 19



SEE SHEET 20



15 DEL CERRO TR
BENITO WELLS TR

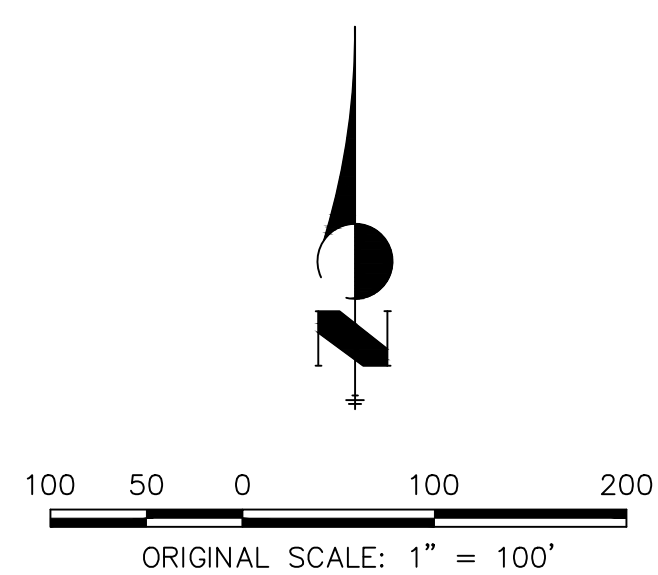
R1-1 (30" X 30")
D3-1 (WHITE ON GREEN, 4" FONT)
STA: 100+34.00 (16.00'LT)

EL RACENO TR
BENITO WELLS TR

EX. SIGN
D3-1 (WHITE ON GREEN, 4" FONT)
N: 1403621.9170
E: 3271875.2483



KEY MAP
N.T.S.




Know what's below.
Call before you dig.

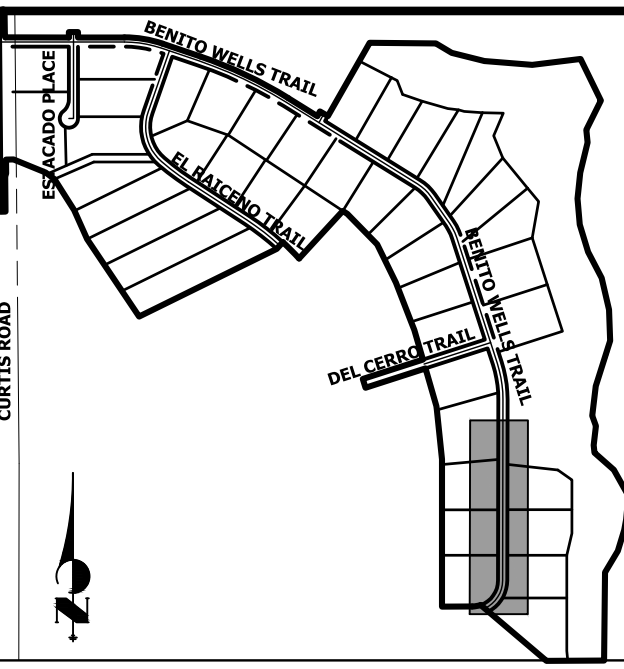
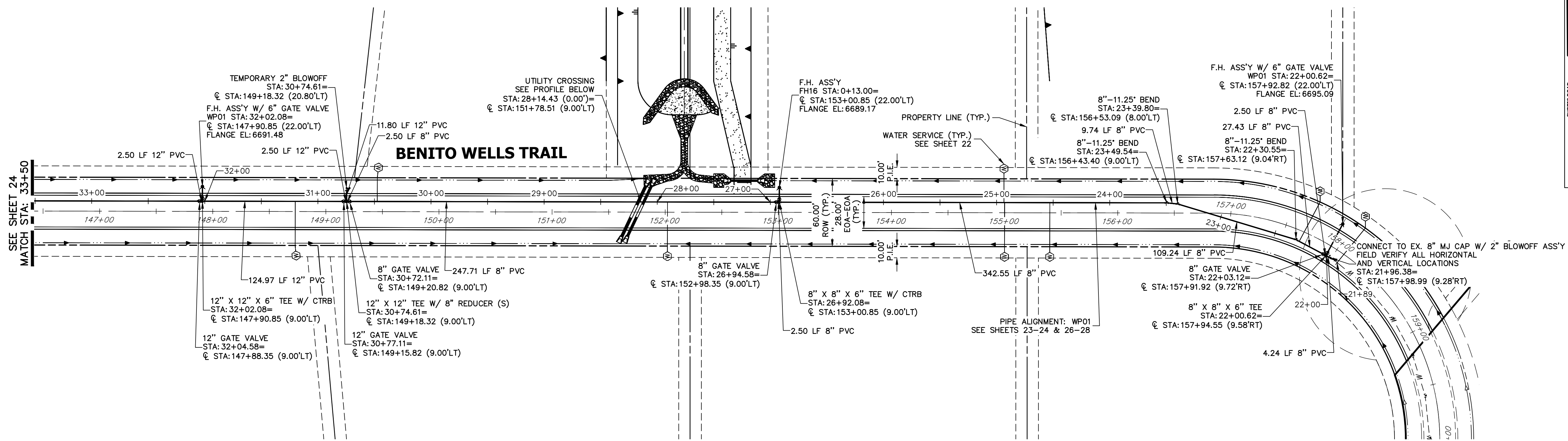
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

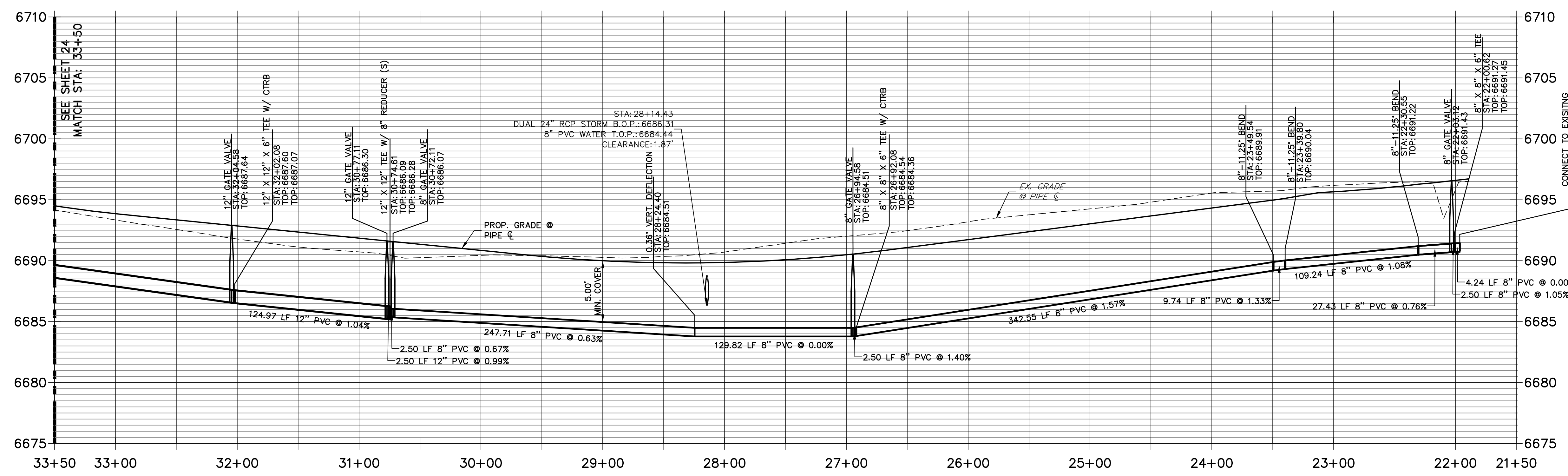
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

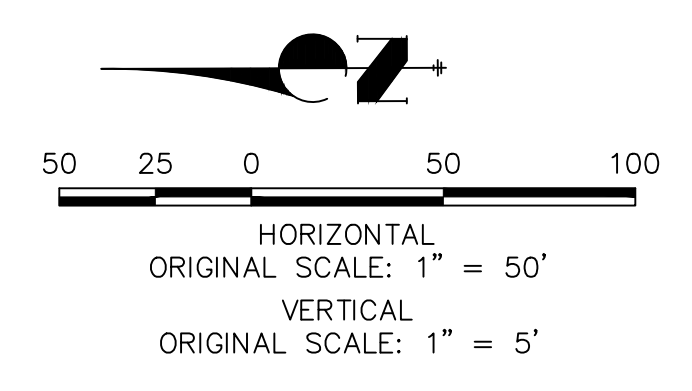
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
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BY	DATE
No.	REVISION
H-SCALE	1"=100'
V-SCALE	N/A
DATE	1/2/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
SADDLEHORN RANCH - FILING 2 SIGNAGE PLAN	
SHEET 21 OF 40 JOB NO. 25142.04	



**WP1 PROFILE
STA 21+50.00 TO 33+50.00**



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
 2. 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.
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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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 (707) 365-6891
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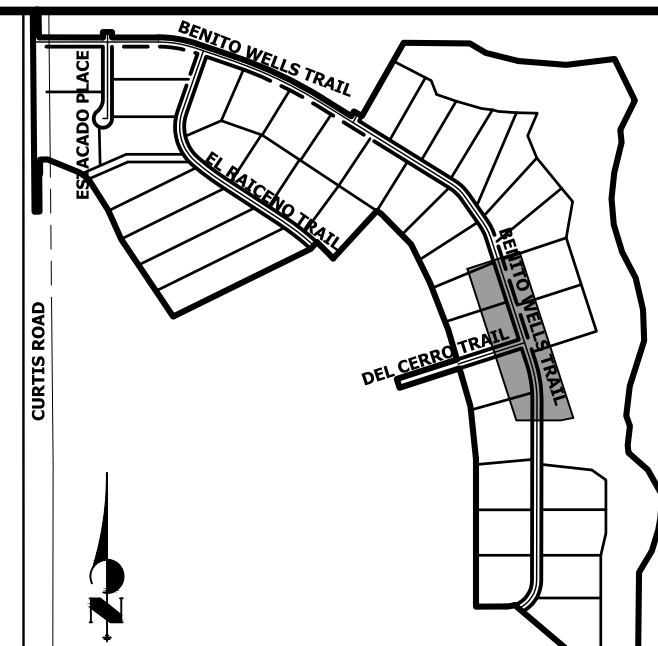
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 23 OF 40
 JOB NO. 25142.04



KEY MAP
N.T.S.

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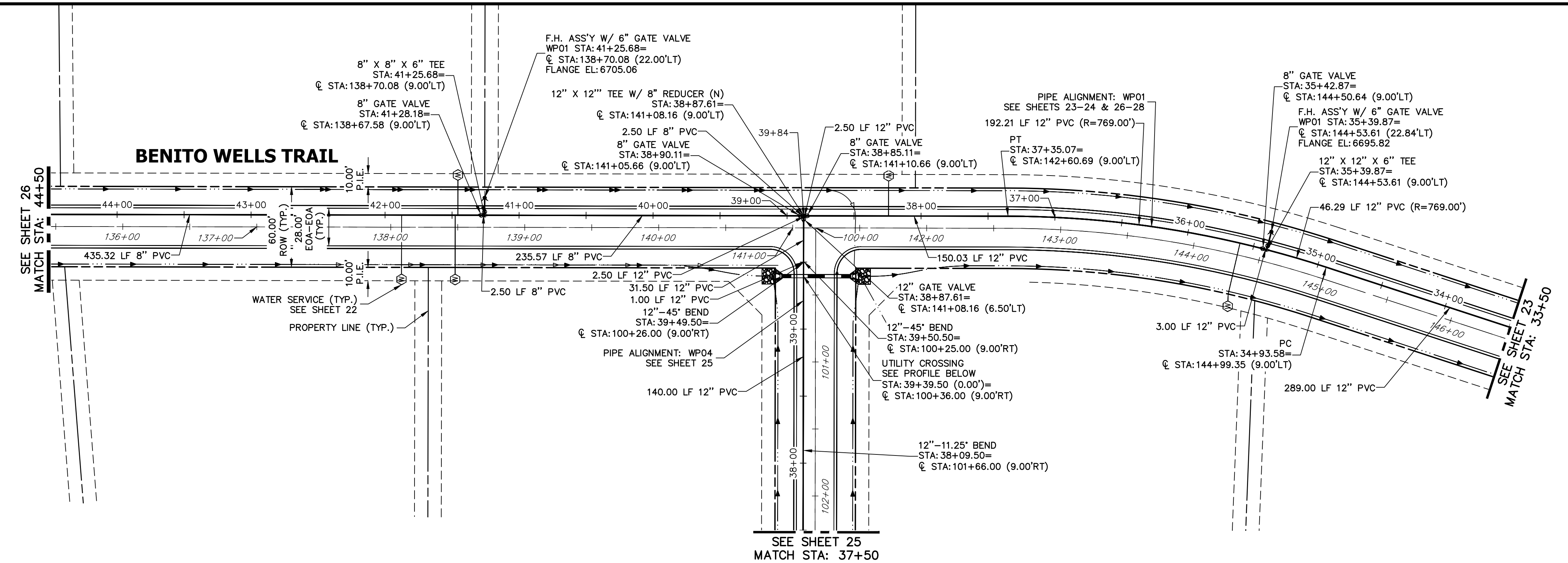
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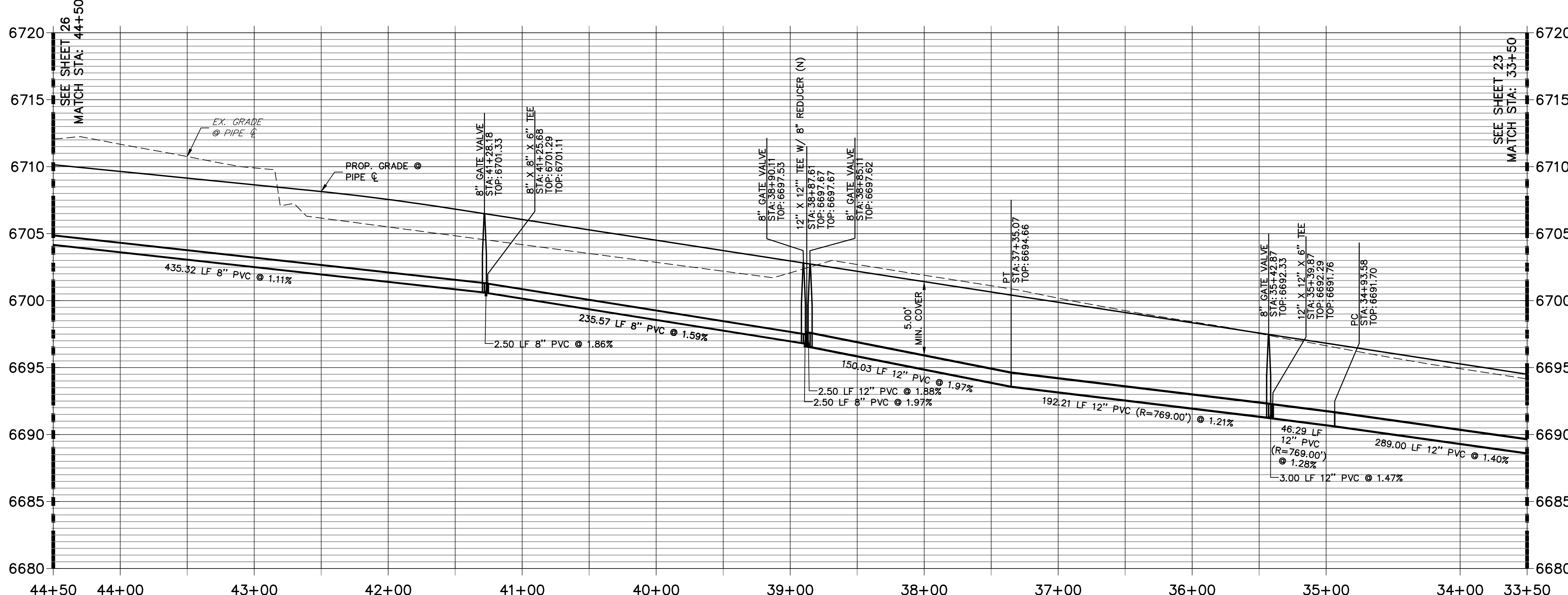
No.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

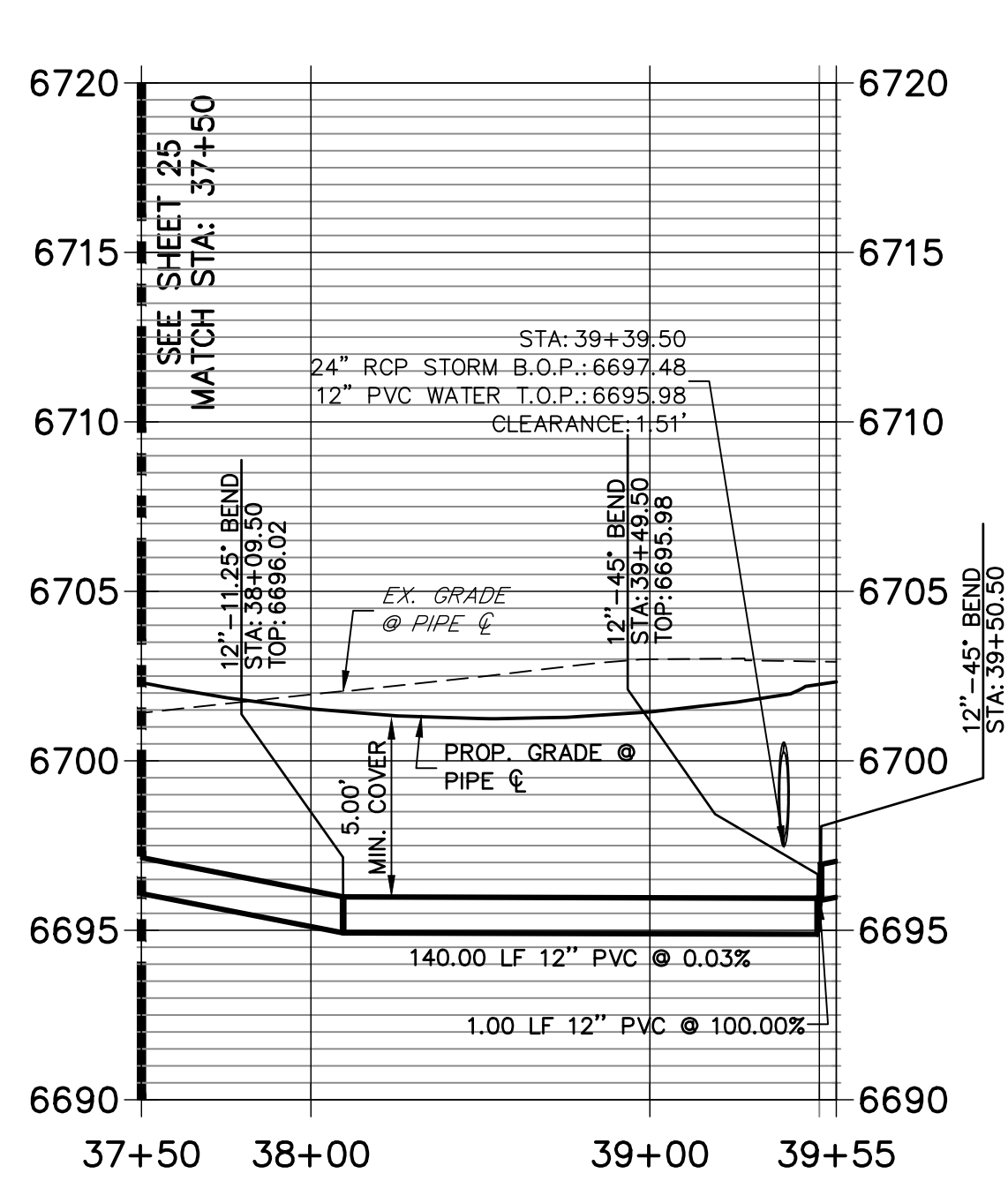
SHEET 24 OF 40
JOB NO. 25142.04



WP01 PROFILE (1)
STA 33+50.00 TO 44+50.00

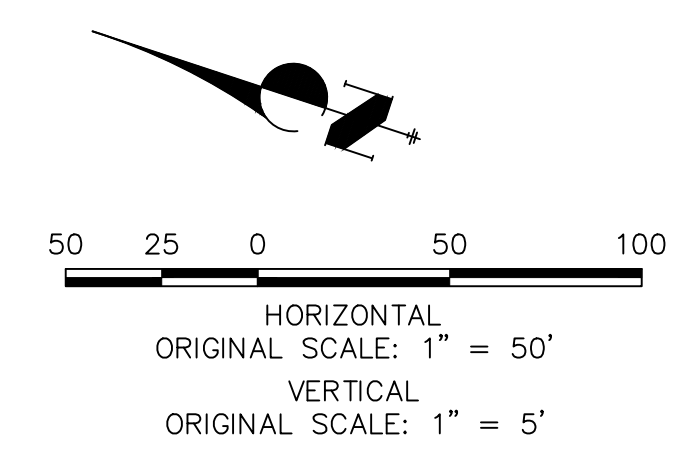


WP04 PROFILE
STA 37+50.00 TO 39+55.00



NOTES

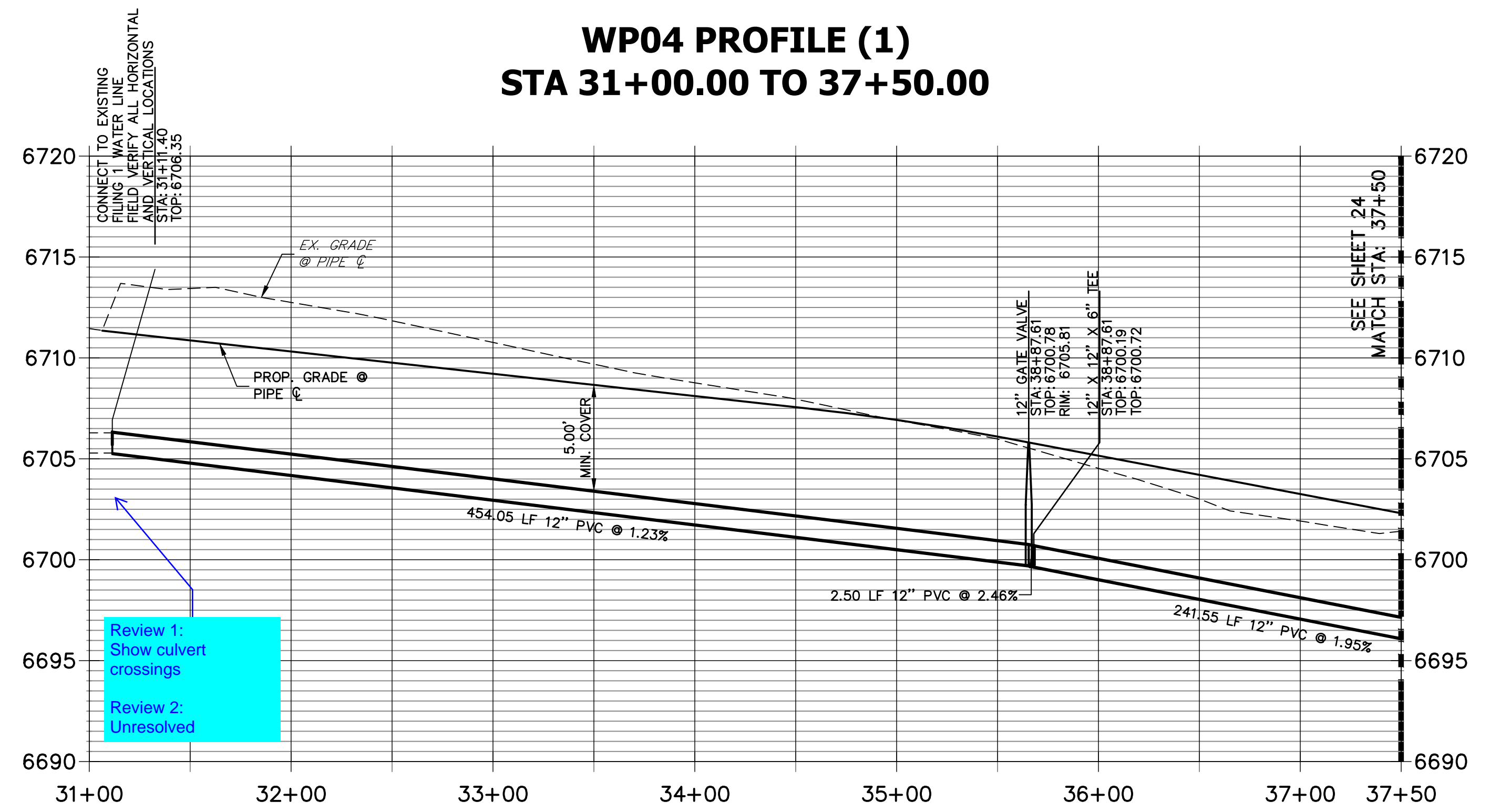
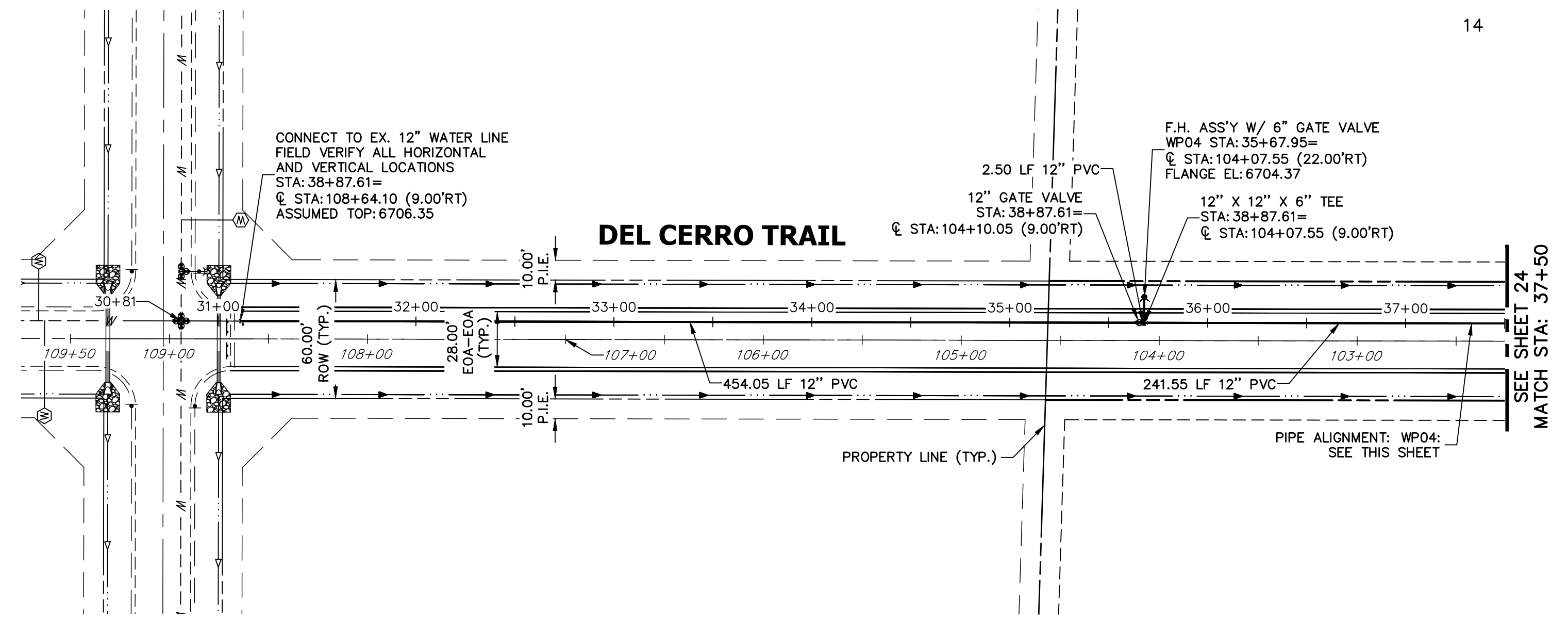
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ENGINEER'S STATEMENT

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

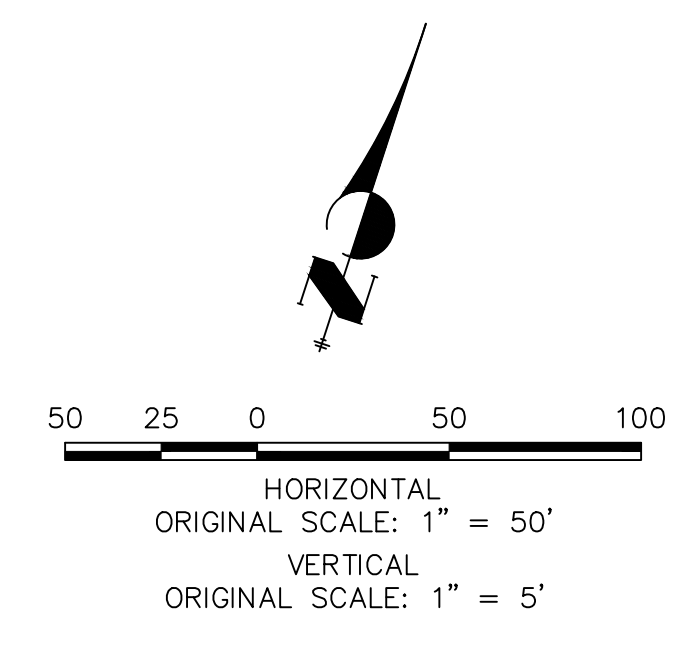


Review 1:
Show culvert crossings

Review 2:
Unresolved

NOTES

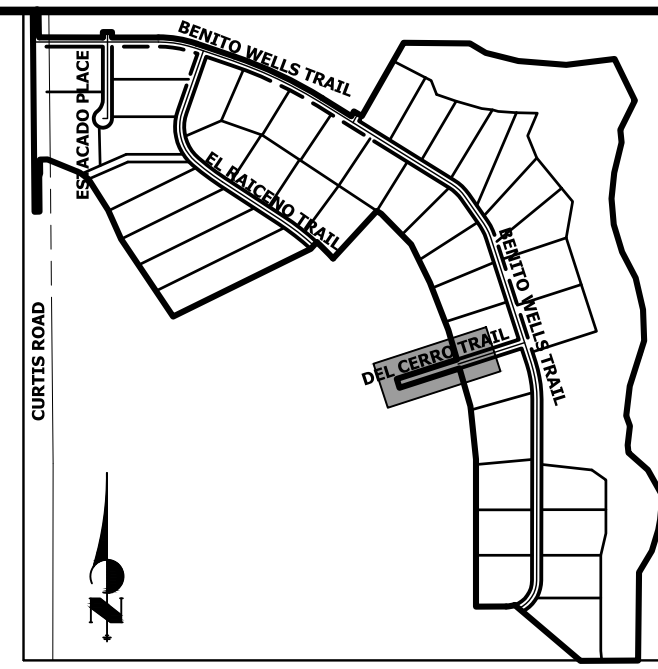
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BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

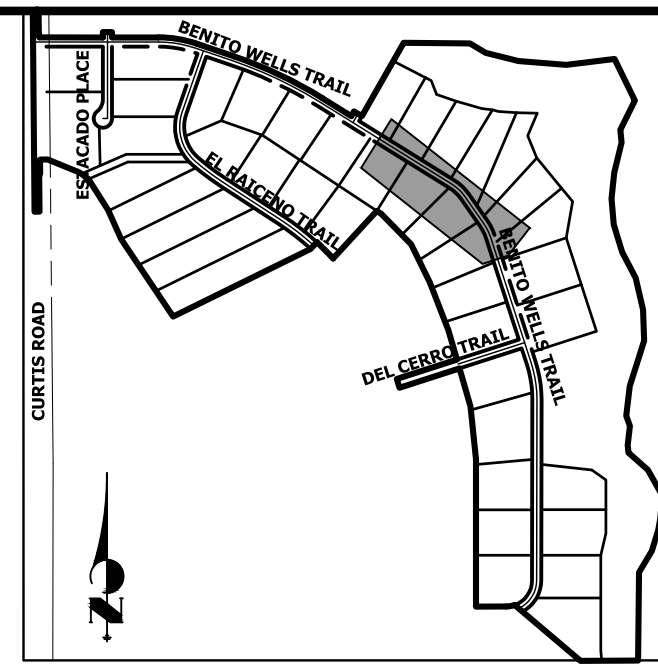
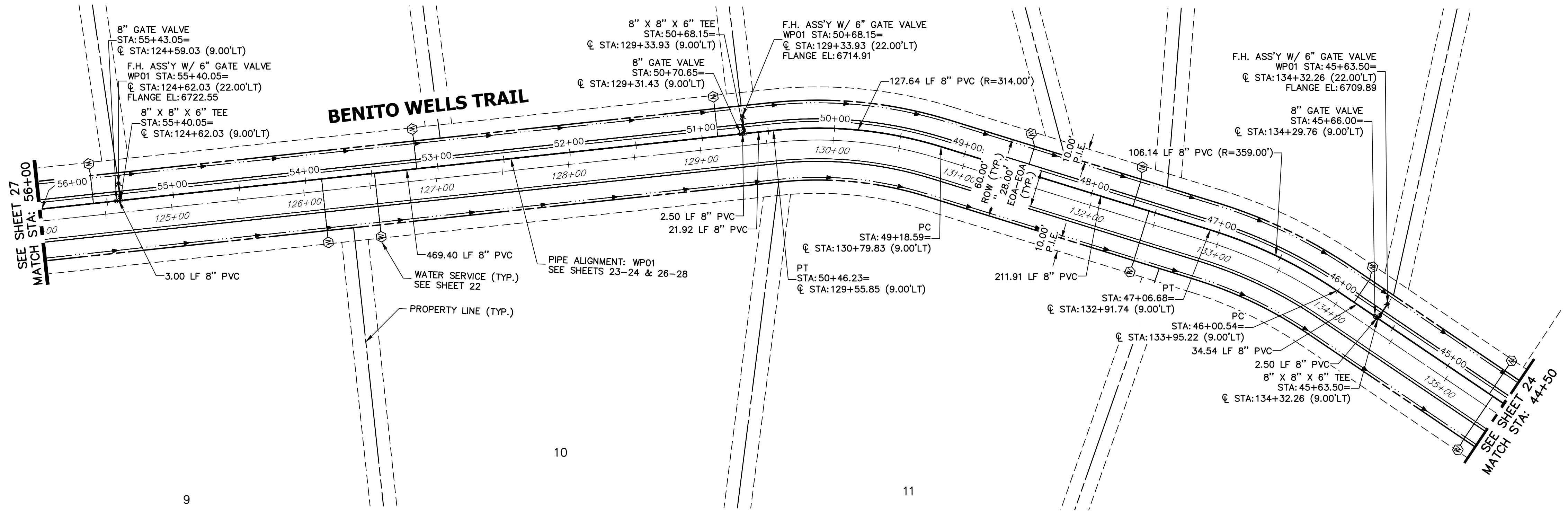
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 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
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No.	REVISION	BY	DATE

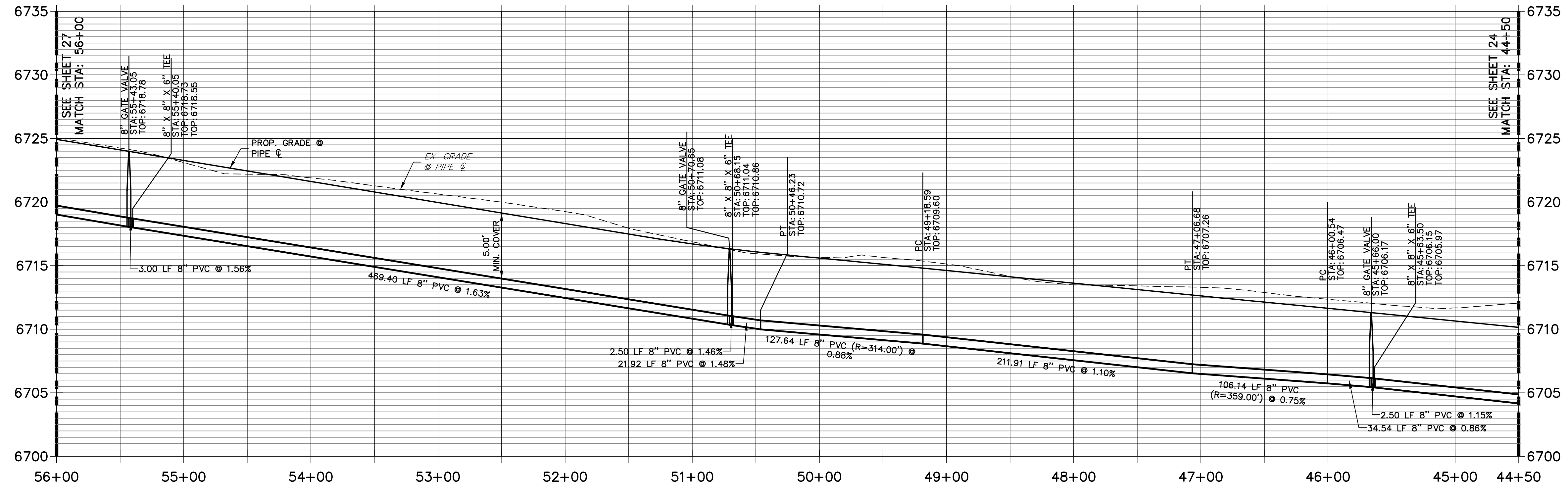
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	1/2/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 25 OF 40
 JOB NO. 25142.04

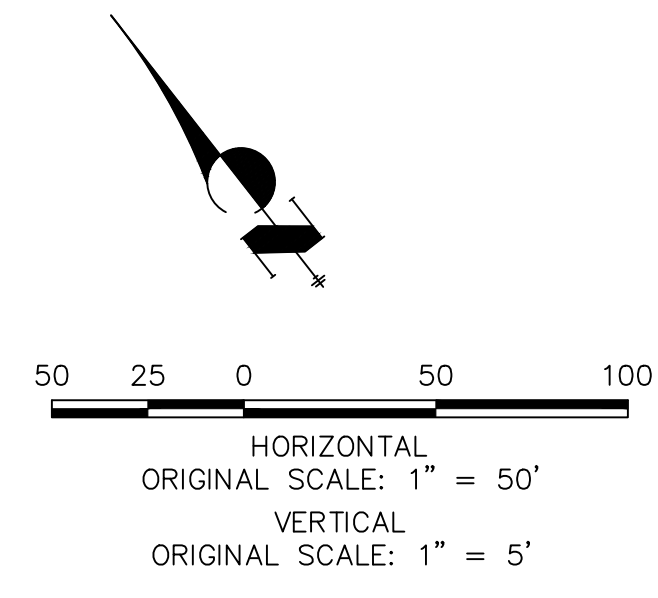


**WP01 PROFILE (2)
STA 44+50.00 TO 56+00.00**



NOTES

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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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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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BY	DATE	REVISION

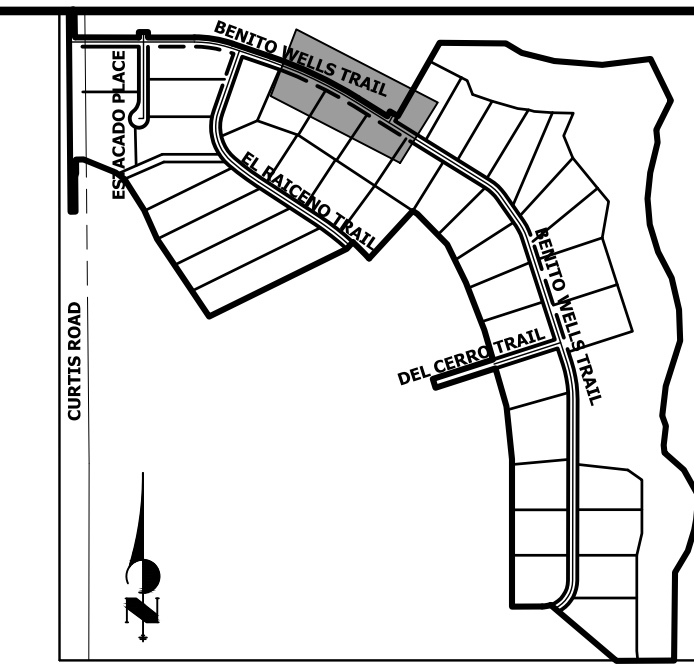
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

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

ENGINEER'S STATEMENT

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 26 OF 40
 JOB NO. 25142.04



KEY MAP
N.T.S.

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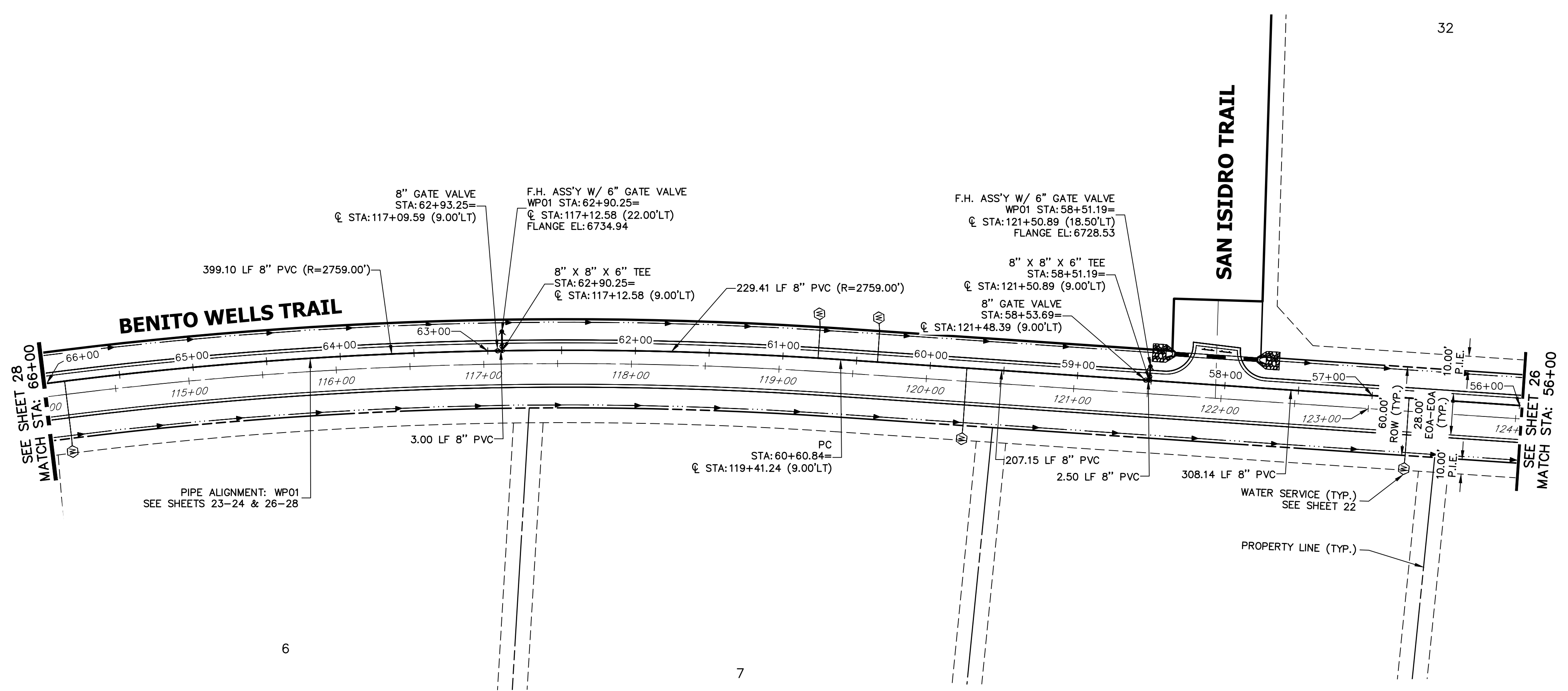
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No.	REVISION	BY	DATE

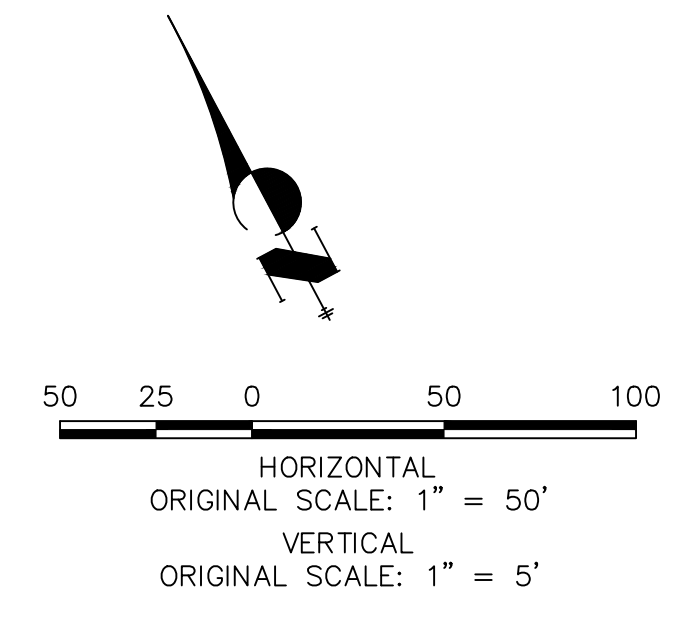
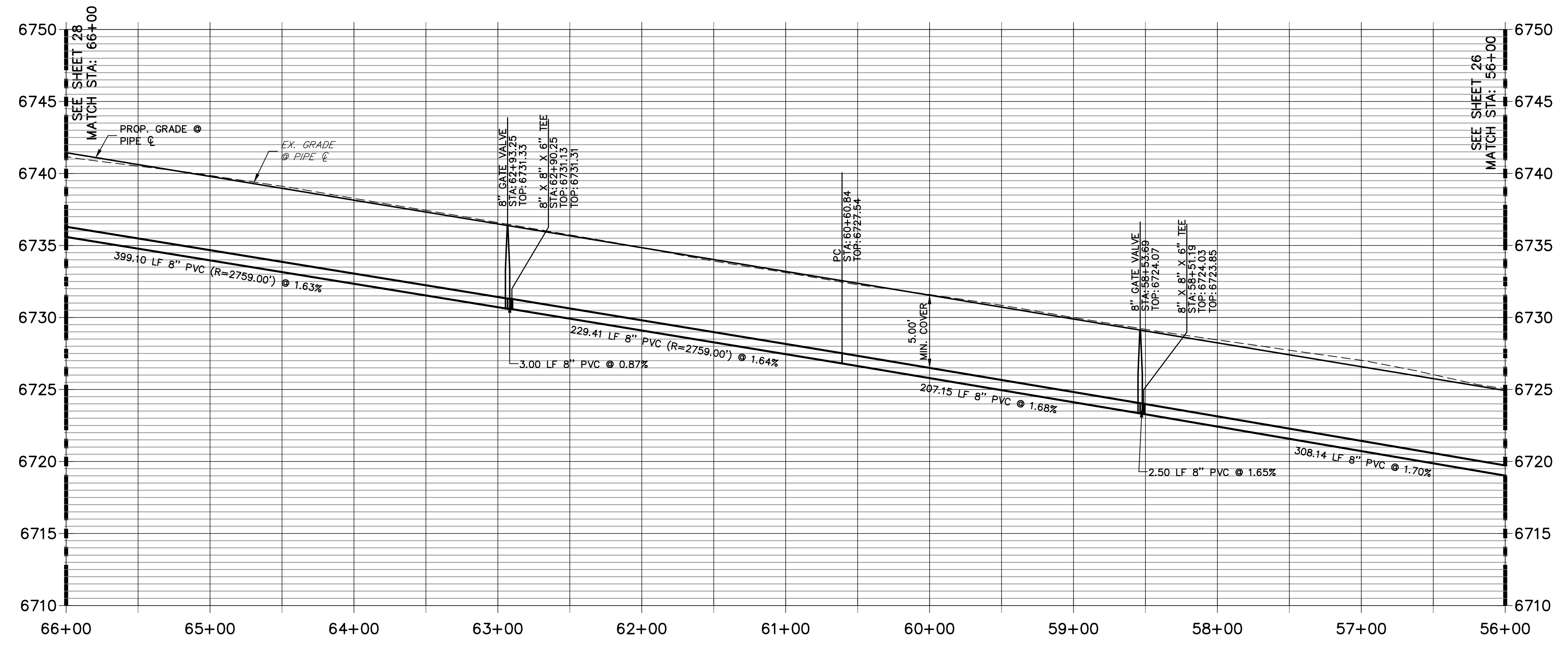
SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 1/2/21
DESIGNED BY AHC
DRAWN BY AHC
CHECKED BY

SHEET 27 OF 40
JOB NO. 25142.04



**WP01 PROFILE (3)
STA 56+00.00 TO 66+00.00**

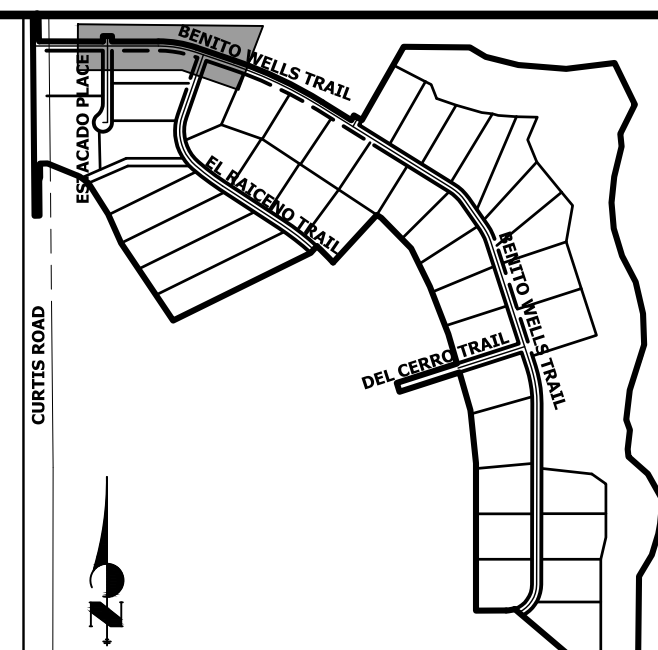
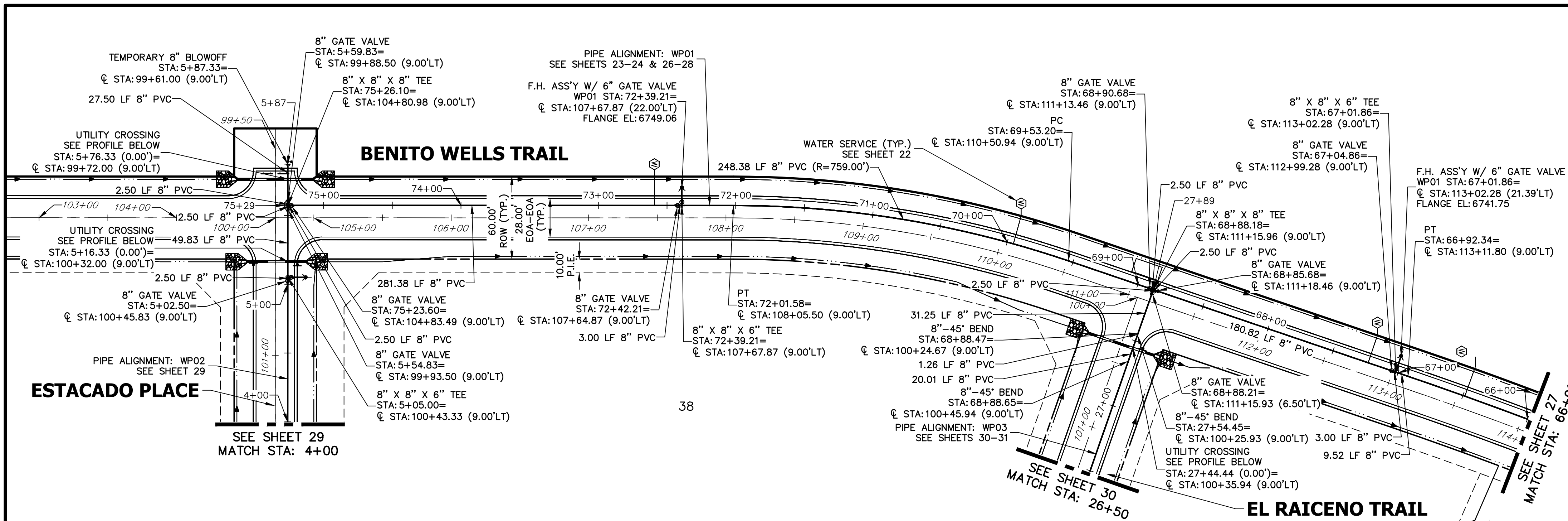


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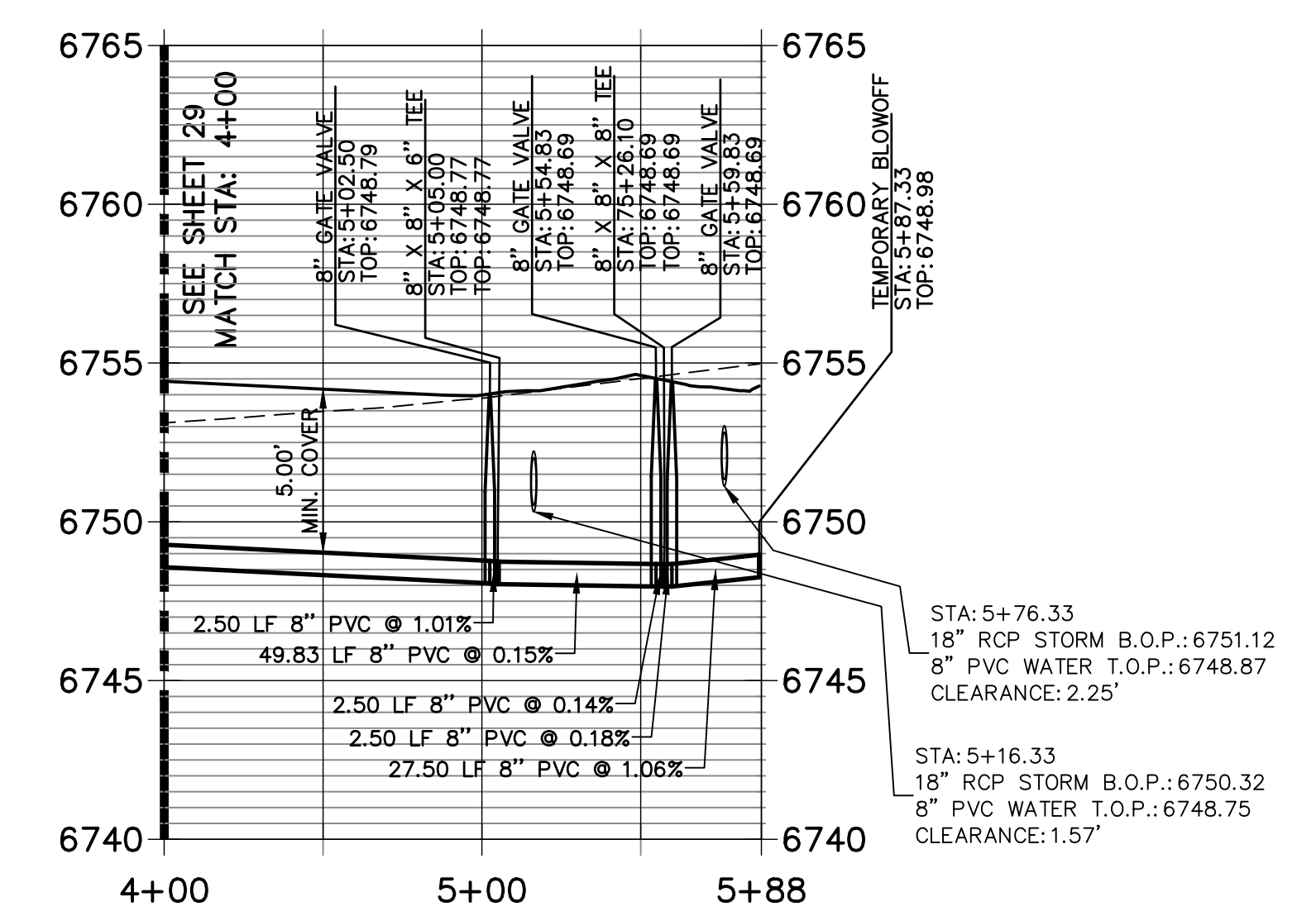


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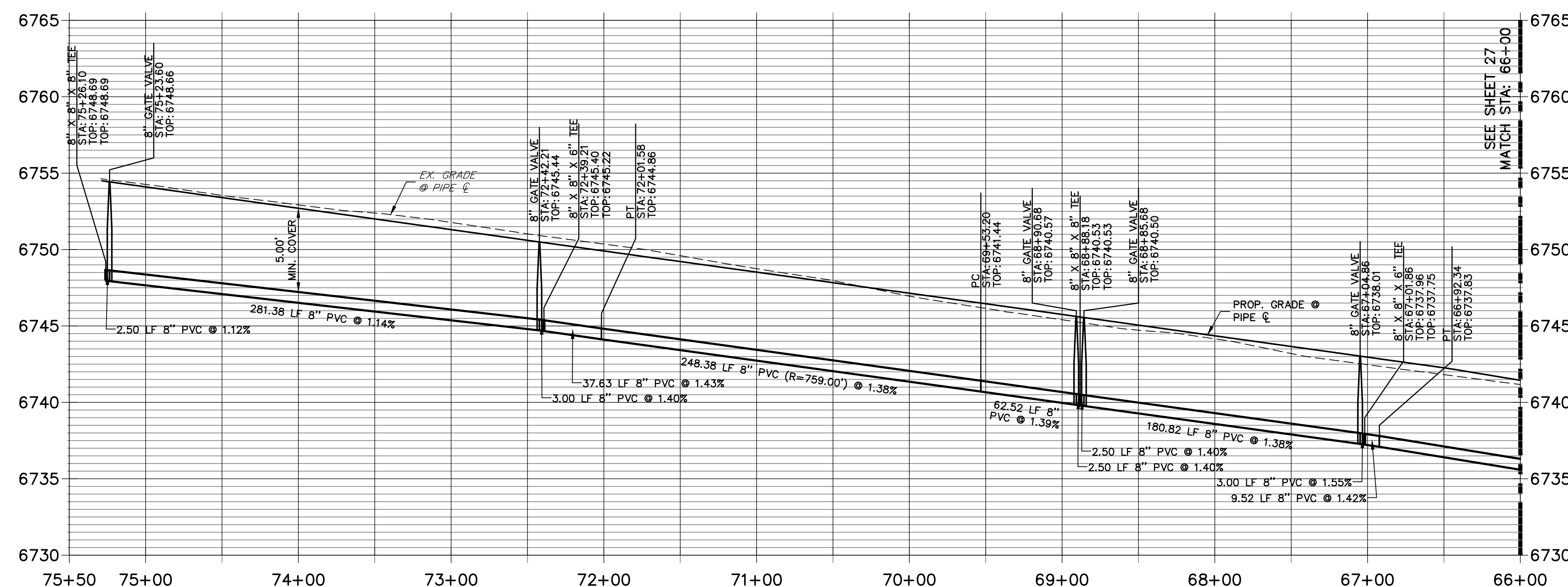
PREPARED FOR
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 NAPA, CALIFORNIA
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 BRADY WILLIAMS

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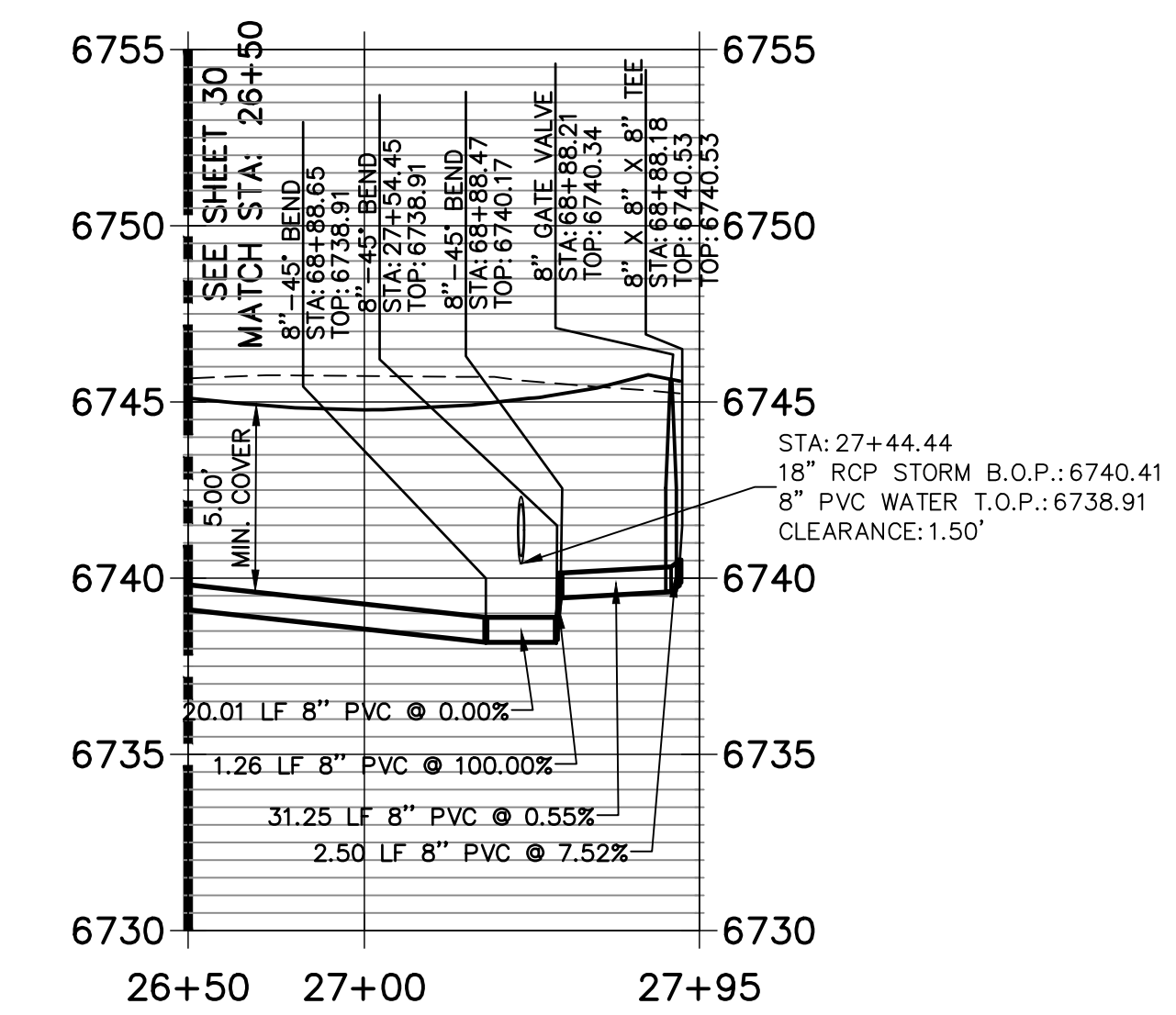
WP02 PROFILE
 STA 4+00.00 TO 5+88.00



WP01 PROFILE (4)
 STA 66+00.00 TO 75+50.00

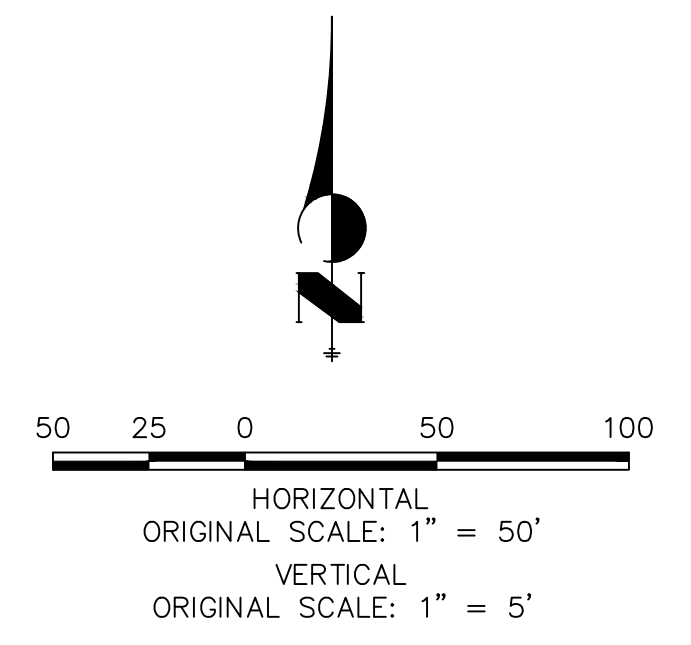


WP03 PROFILE
 STA 26+50.00 TO 27+95.00



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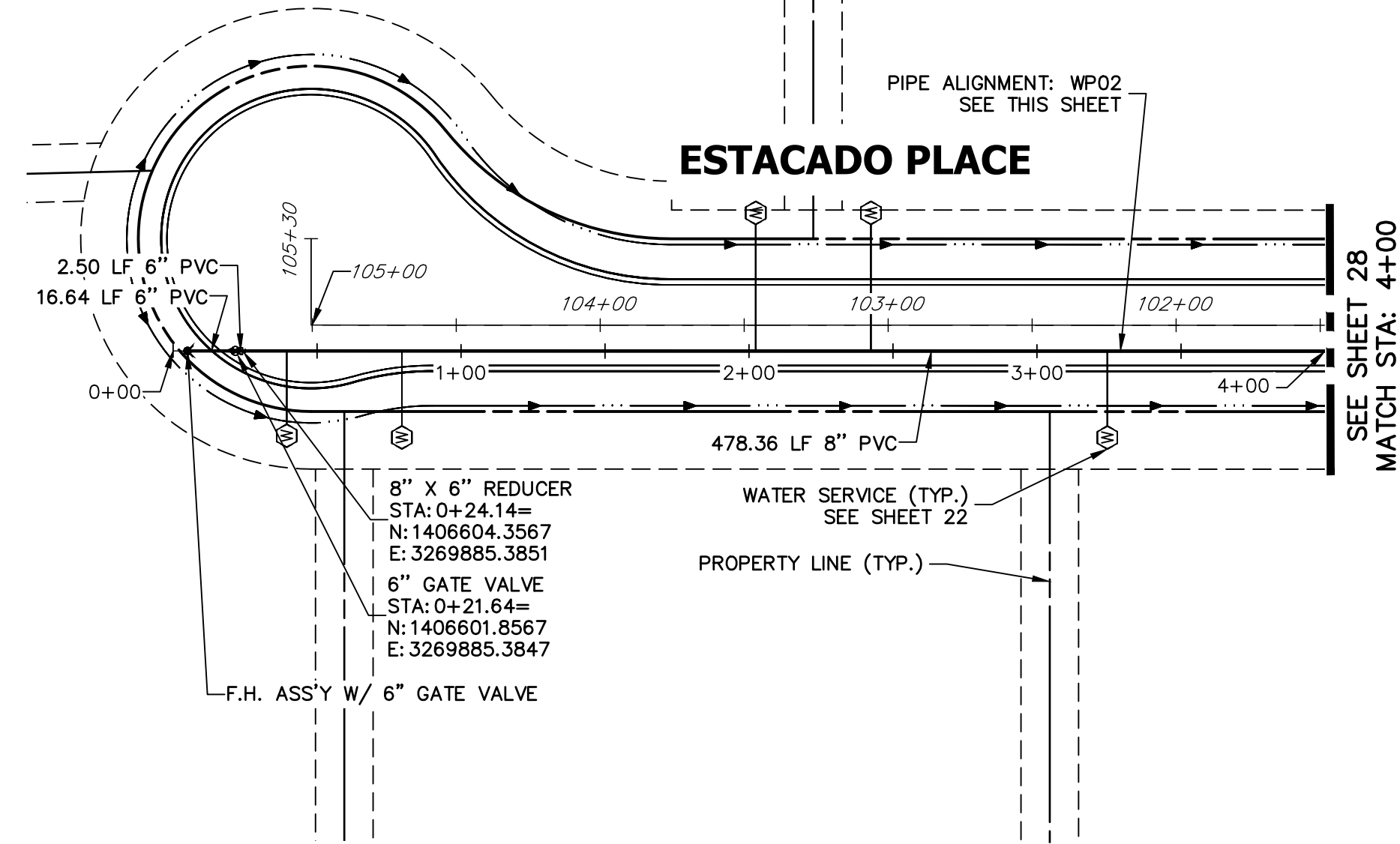
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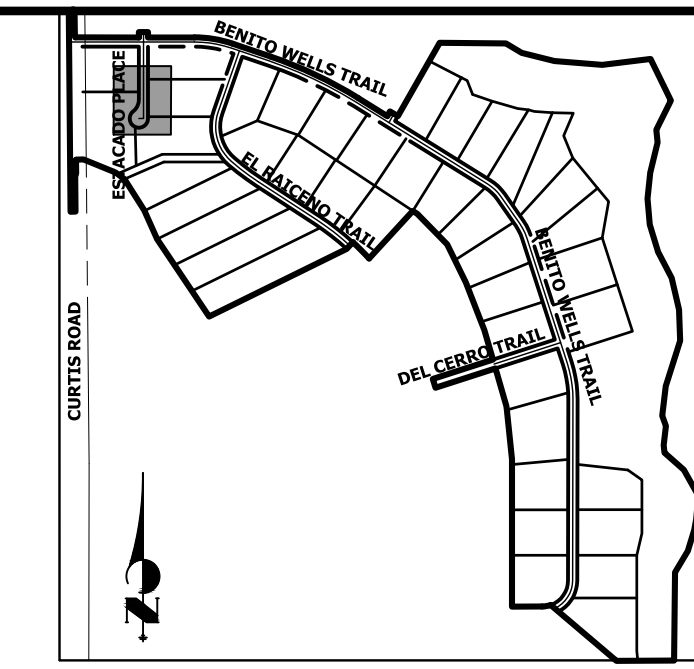
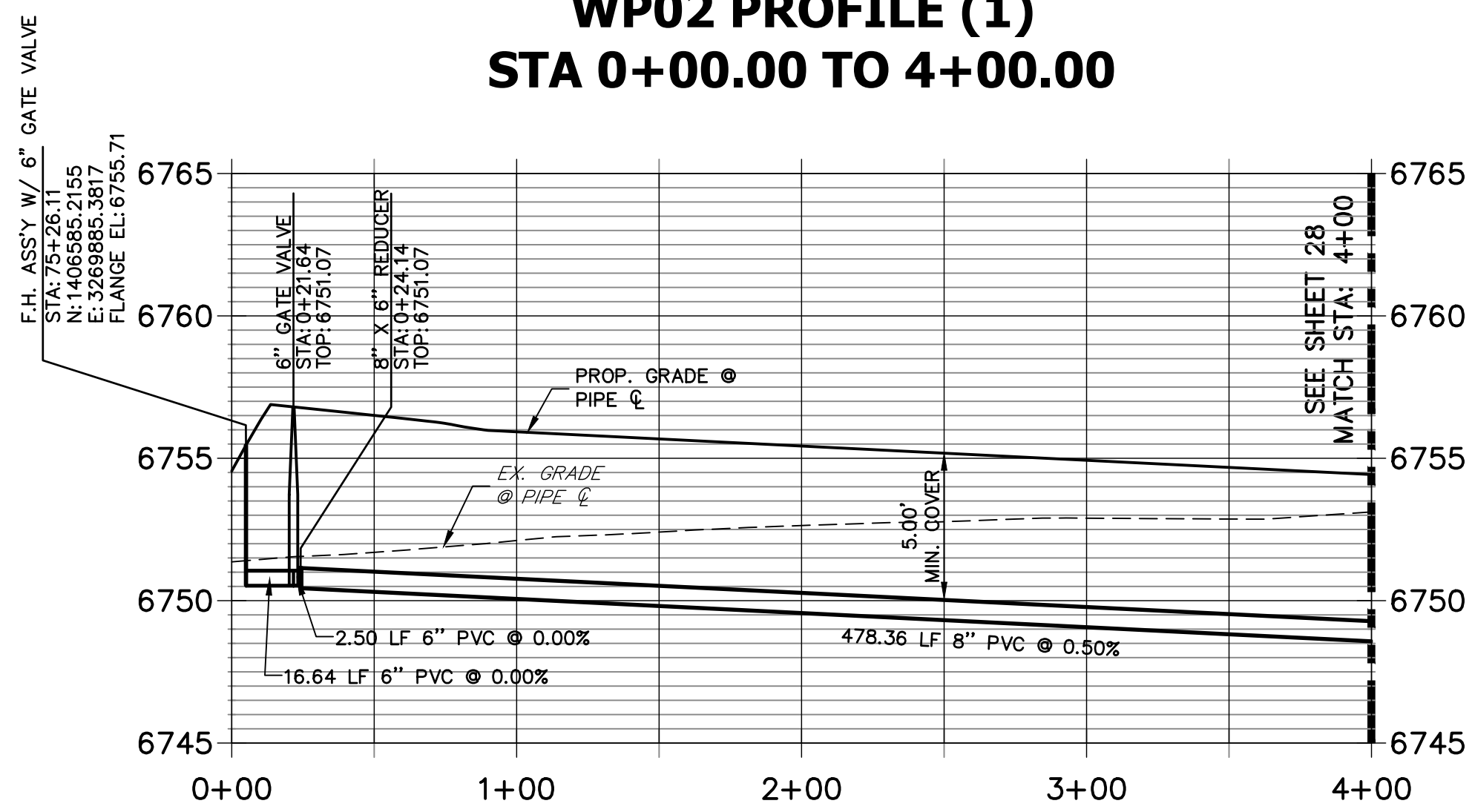
SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

SHEET 28 OF 40
 JOB NO. 25142.04



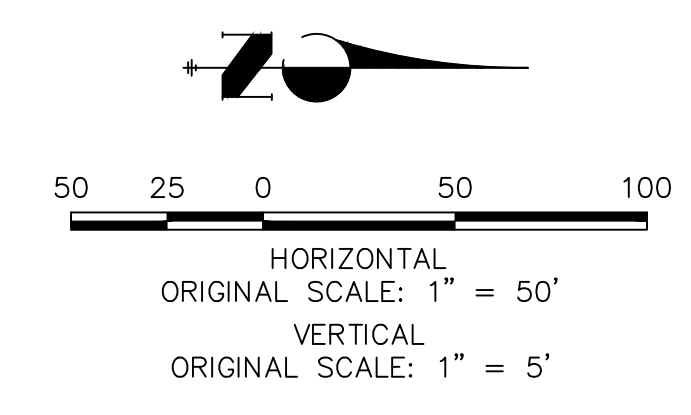
**WPO2 PROFILE (1)
STA 0+00.00 TO 4+00.00**



KEY MAP
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 BRADY WILLIAMS

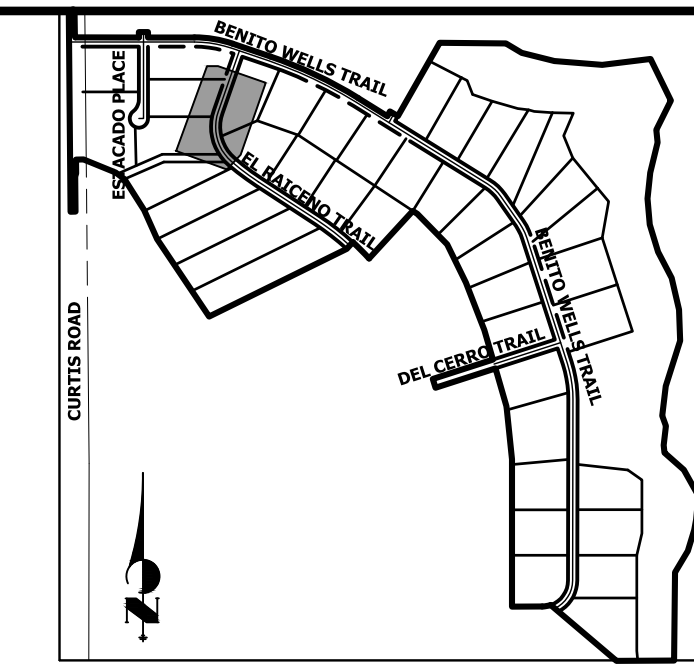
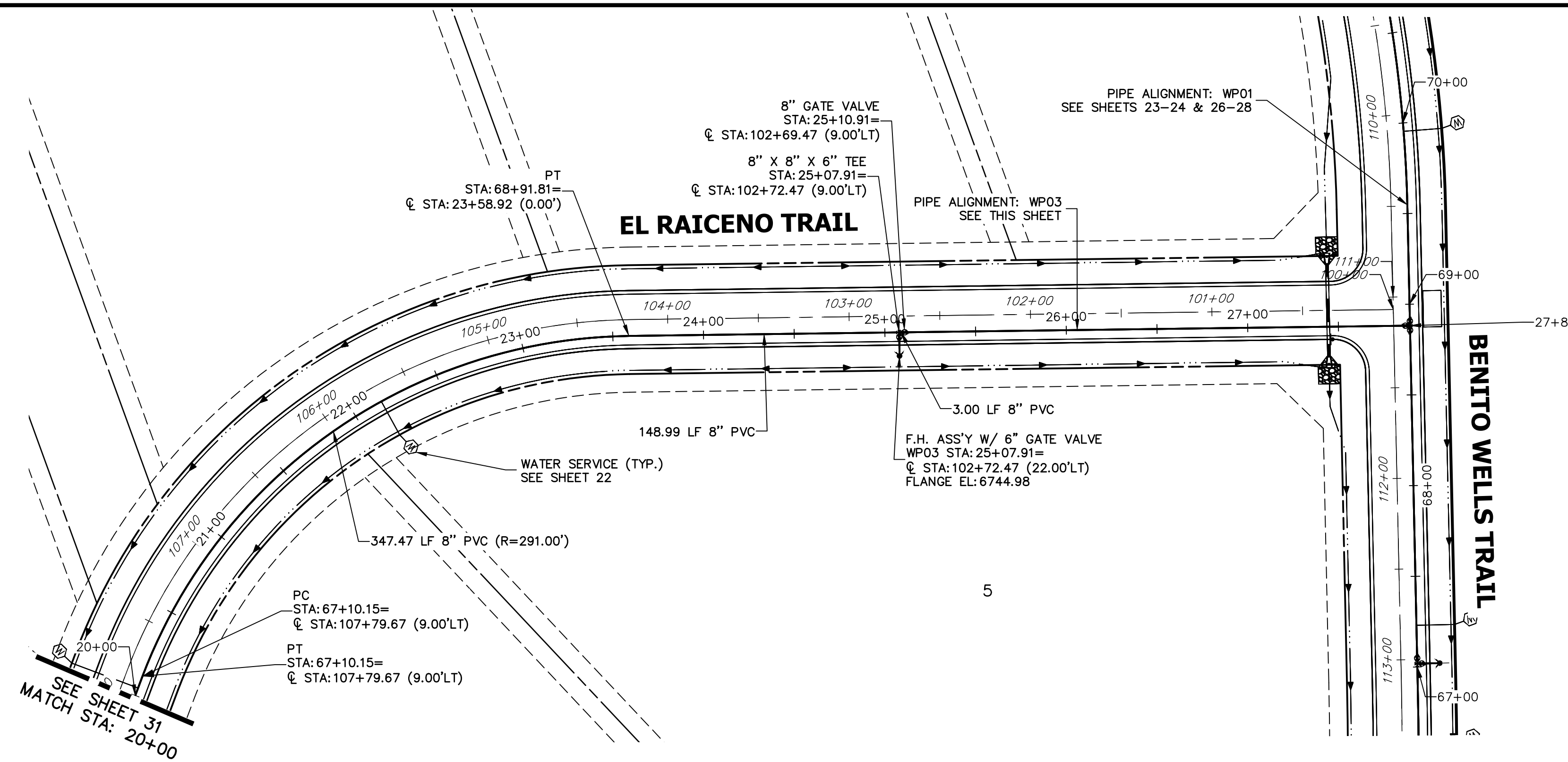
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 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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No.	REVISION	BY	DATE

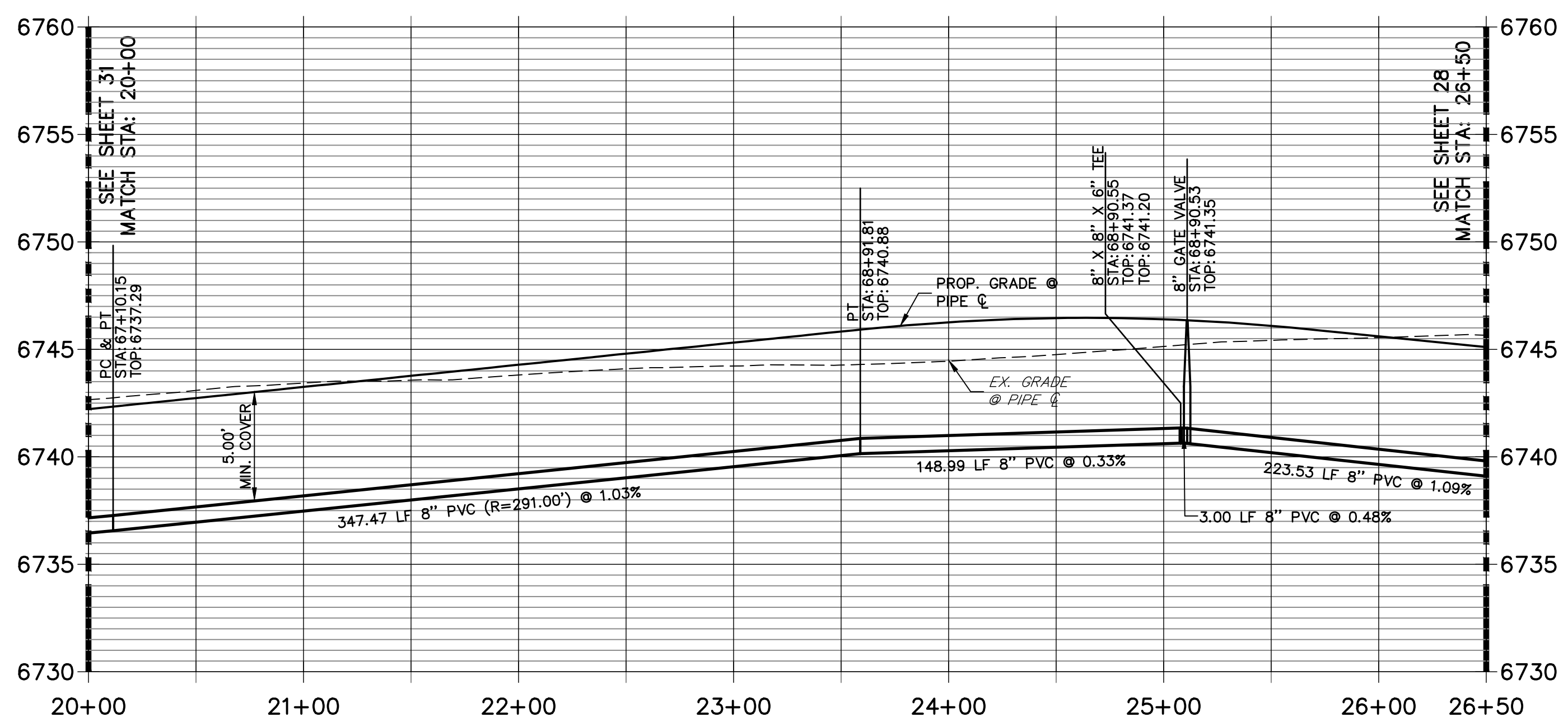
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

**SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN**

SHEET 29 OF 40
 JOB NO. 25142.04

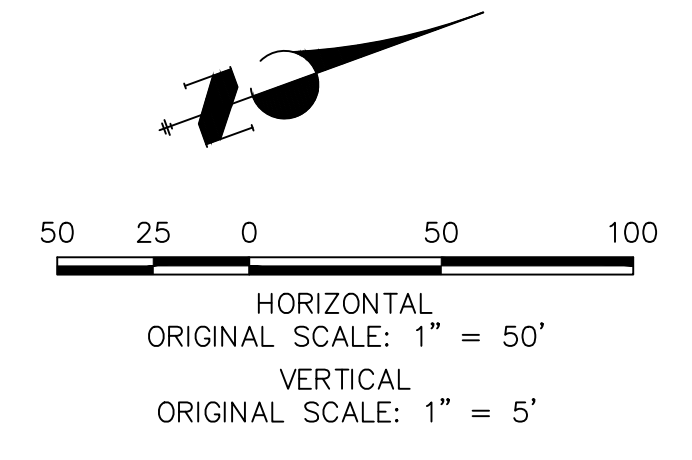


**WP03 PROFILE (1)
STA 20+00.00 TO 26+50.00**



NOTES

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. 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.
3. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
4. P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLERS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. 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

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

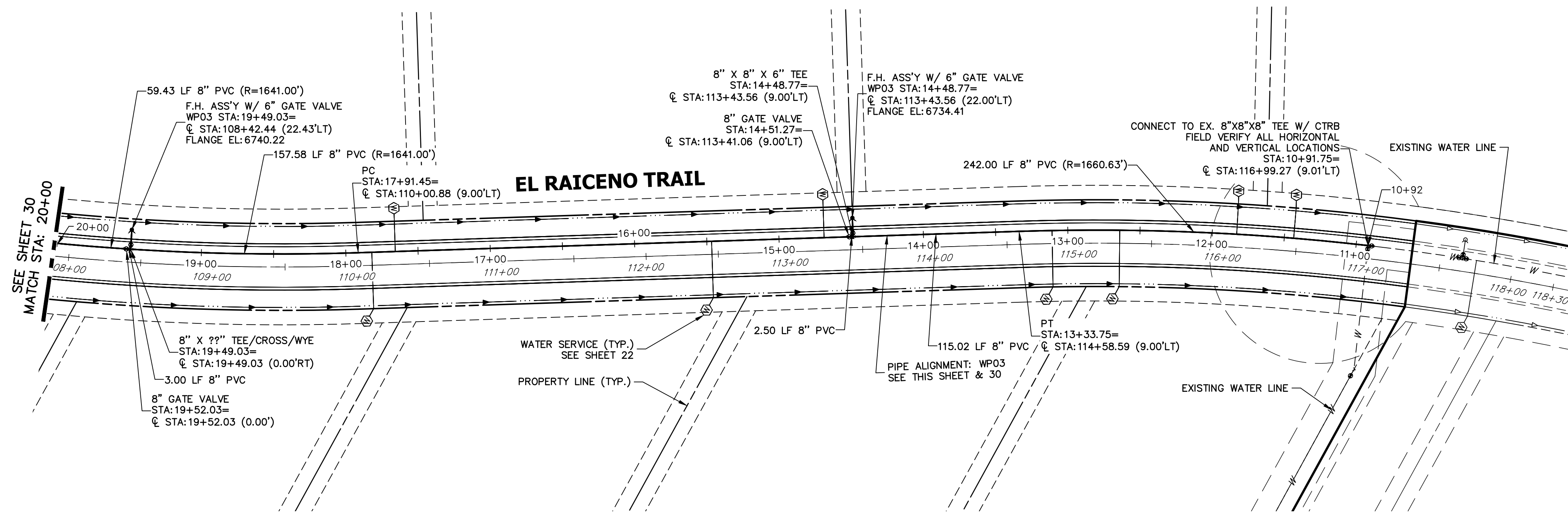
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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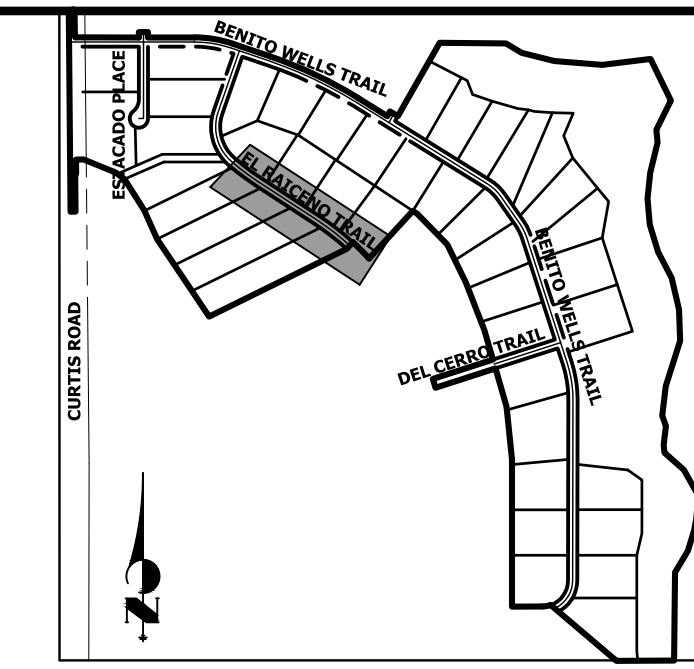
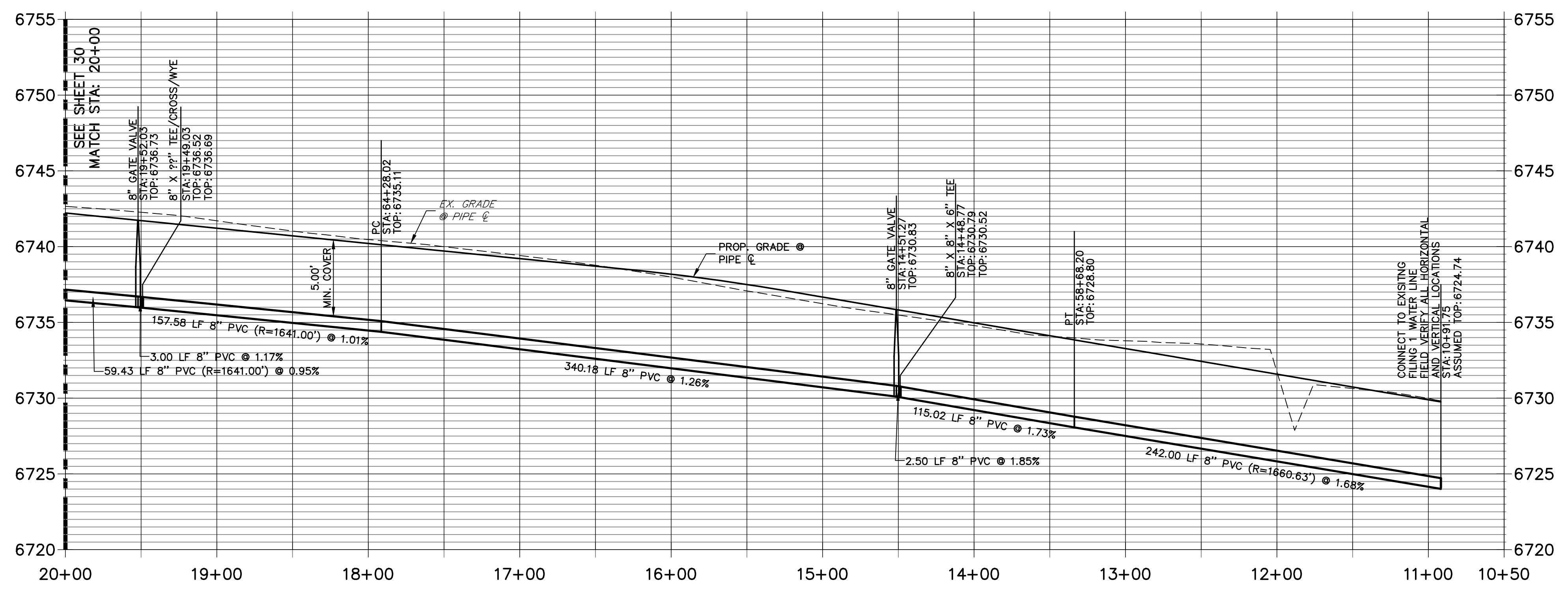
No.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

SHEET 30 OF 40
JOB NO. 25142.04



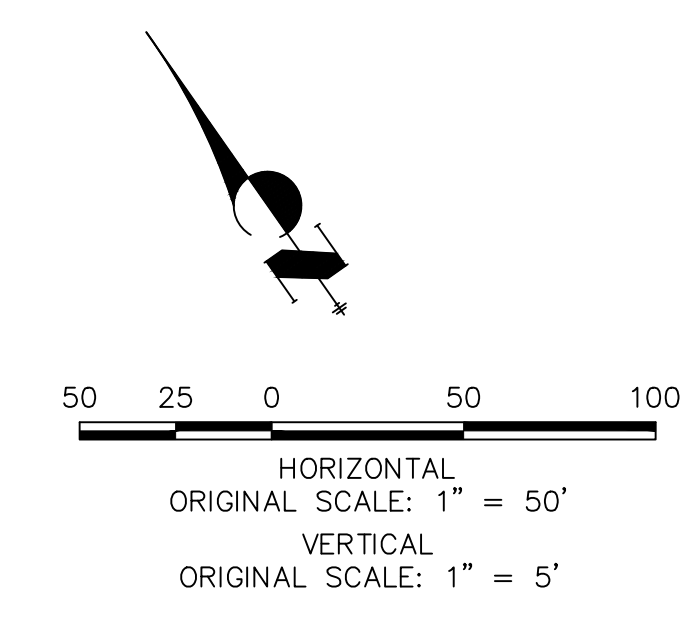
**WP03 PROFILE(2)
STA 10+50.00 TO 20+00.00**



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

NOTES

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. 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.
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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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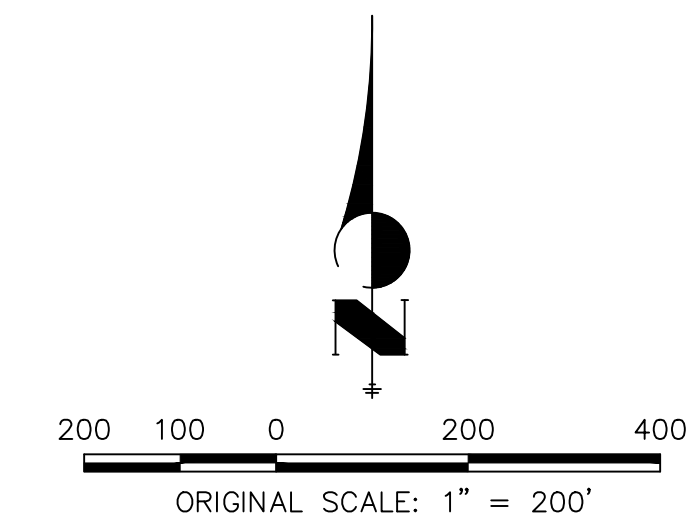
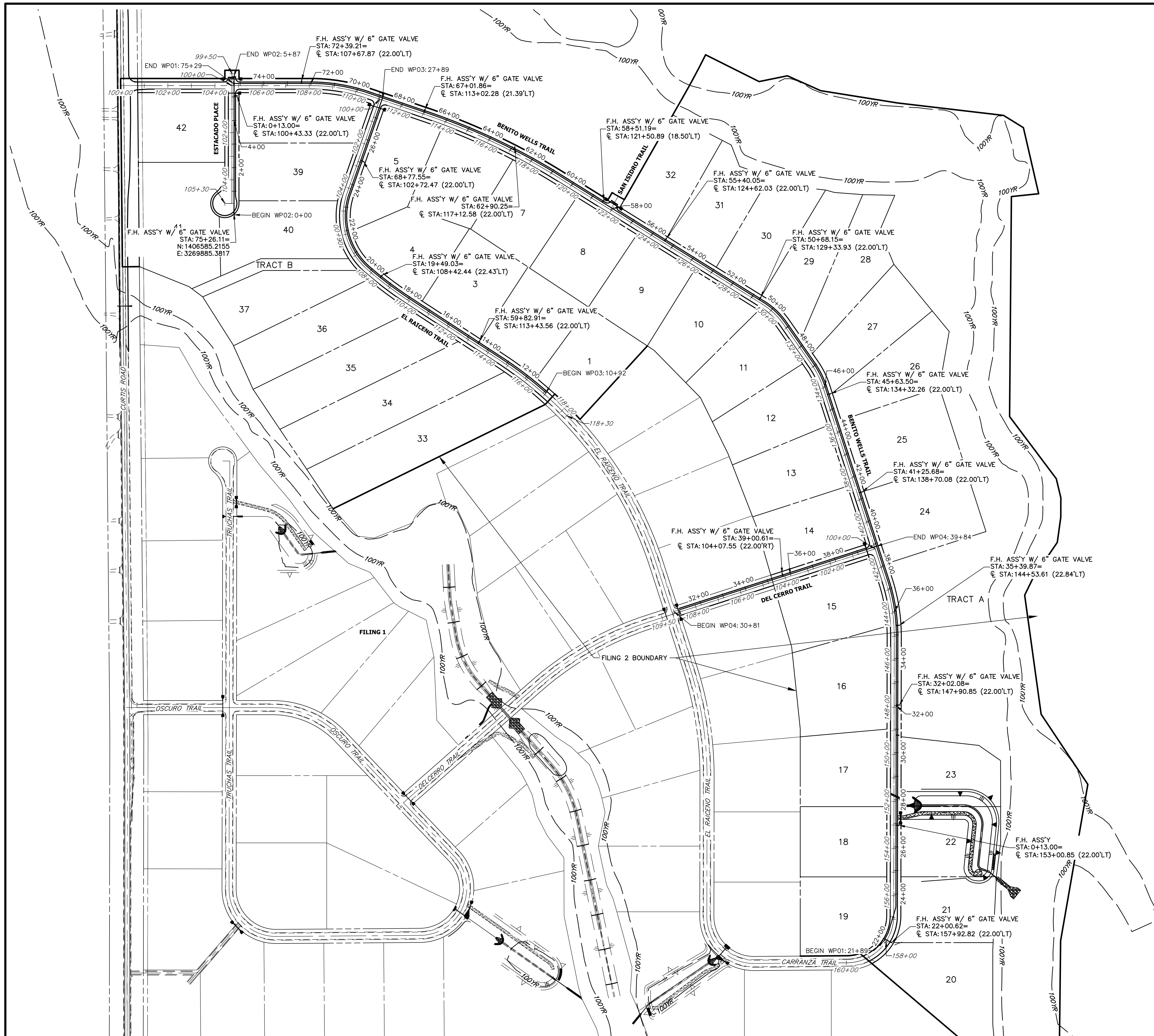
PREPARED FOR
ROI PROPERTY GROUP, LLC
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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

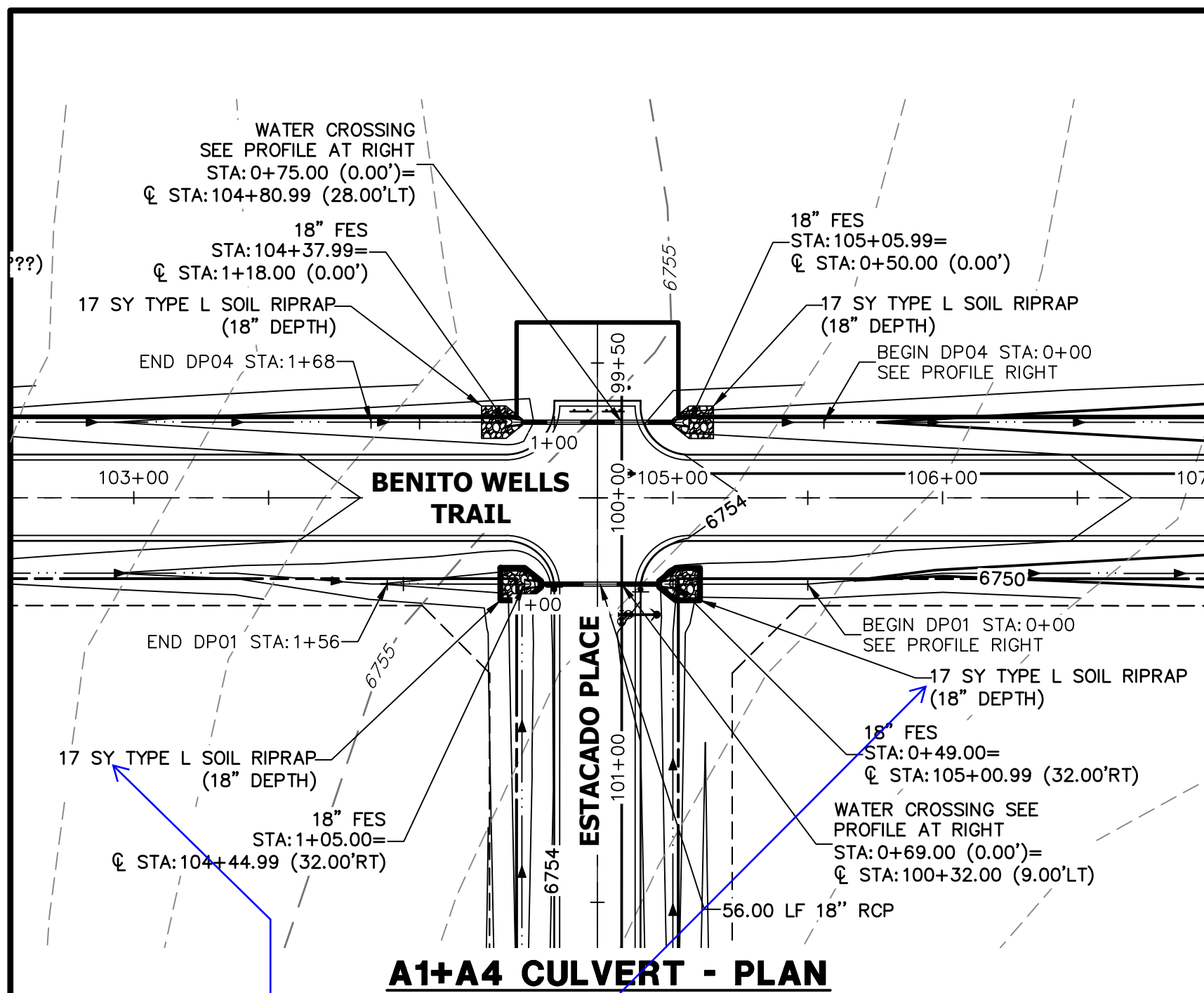
SHEET 31 OF 40
JOB NO. 25142.04



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

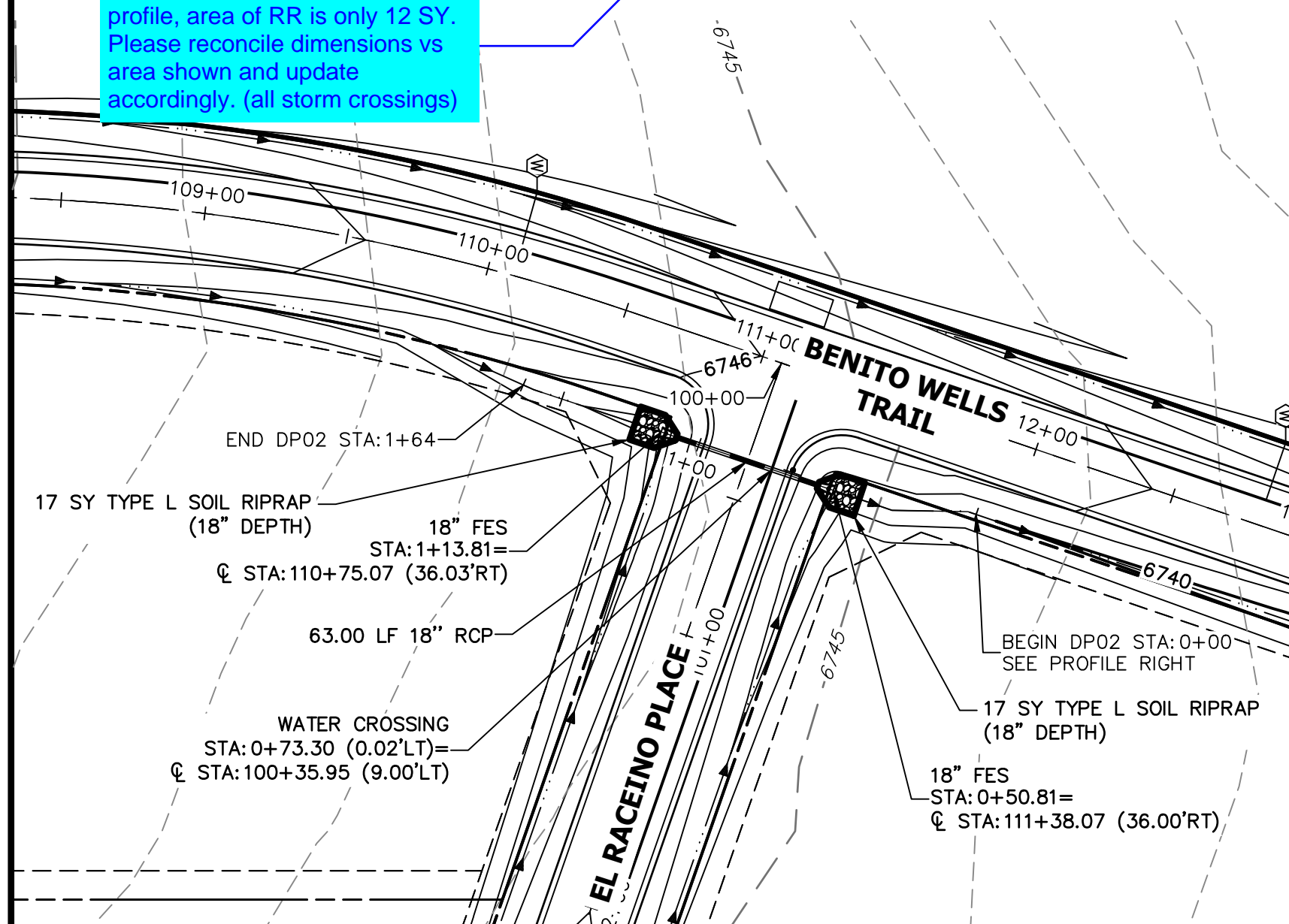
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

<p>811 Know what's below. Call before you dig.</p>	<p>ENGINEER'S STATEMENT PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING</p> <p>BRYAN T. LAW, P.E. _____ DATE _____ COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC</p>	<p>SADDLEHORN RANCH - FILING 2 OVERALL FIRE HYDRANT PLAN</p>	<p>SHEET 32 OF 40 JOB NO. 25142.04</p>
<p>BY DATE</p>	<p>No. REVISION</p>	<p>H-SCALE 1"=200' V-SCALE N/A DATE 1/2/21 DESIGNED BY AHC DRAWN BY AHC CHECKED BY</p>	<p>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.</p> <p>PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p>
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>			

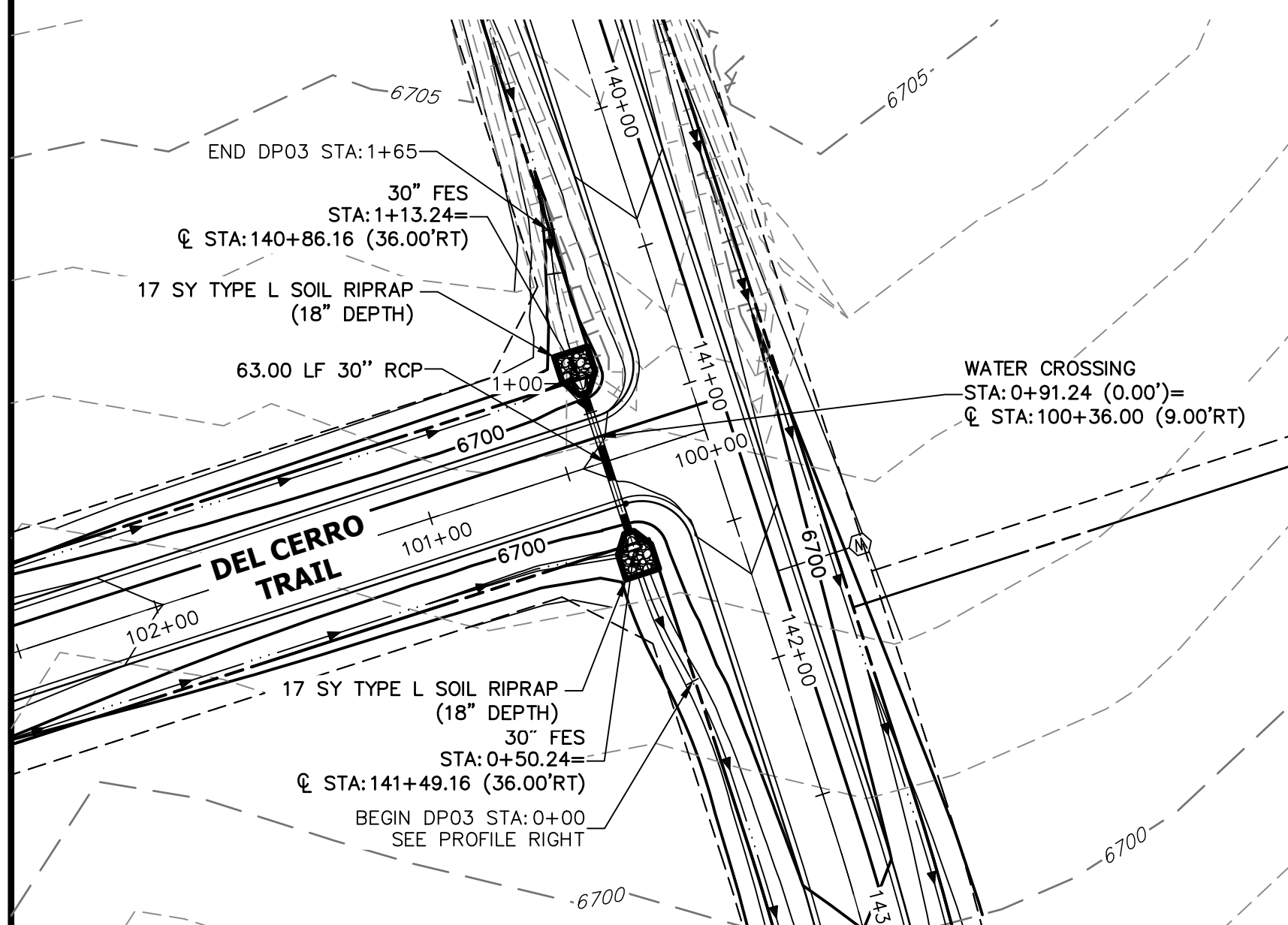


A1+A4 CULVERT - PLAN

Based on dimensions shown in profile, area of RR is only 12 SY. Please reconcile dimensions vs area shown and update accordingly. (all storm crossings)

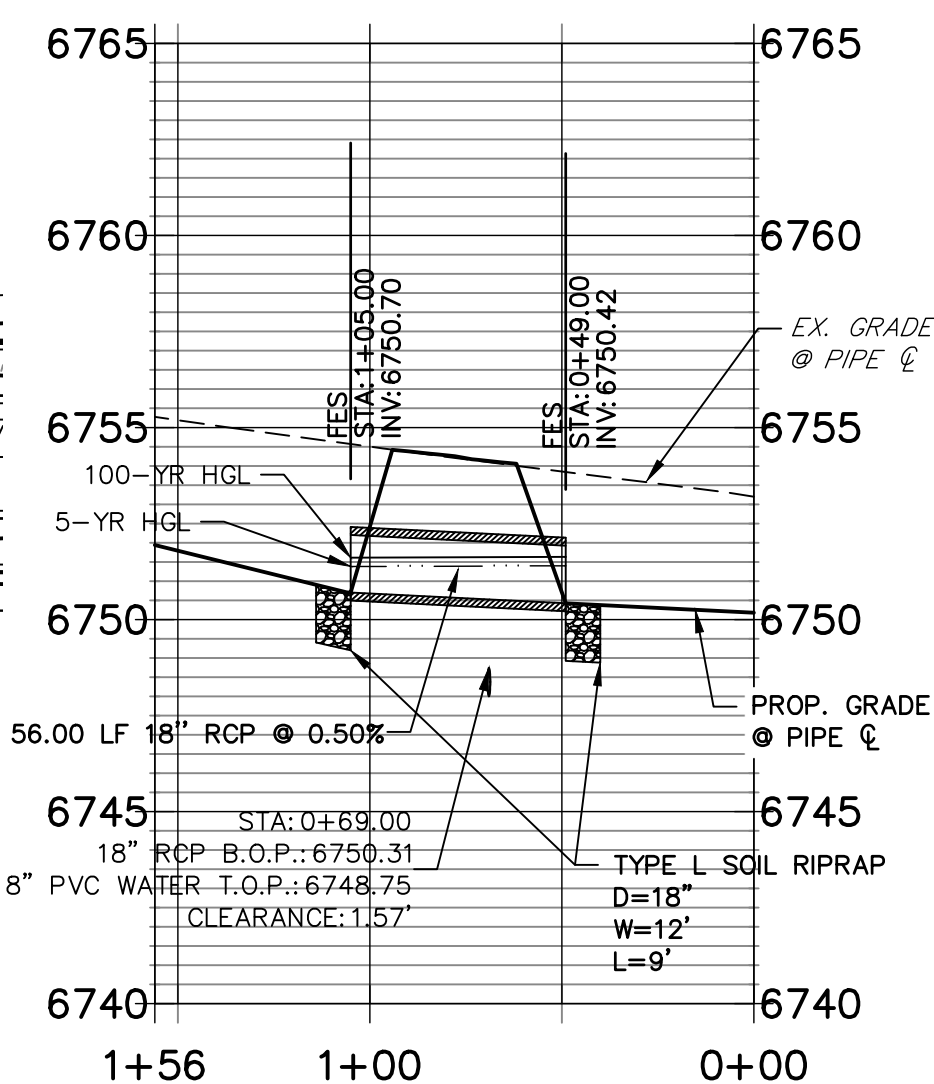


A2 CULVERT - PLAN



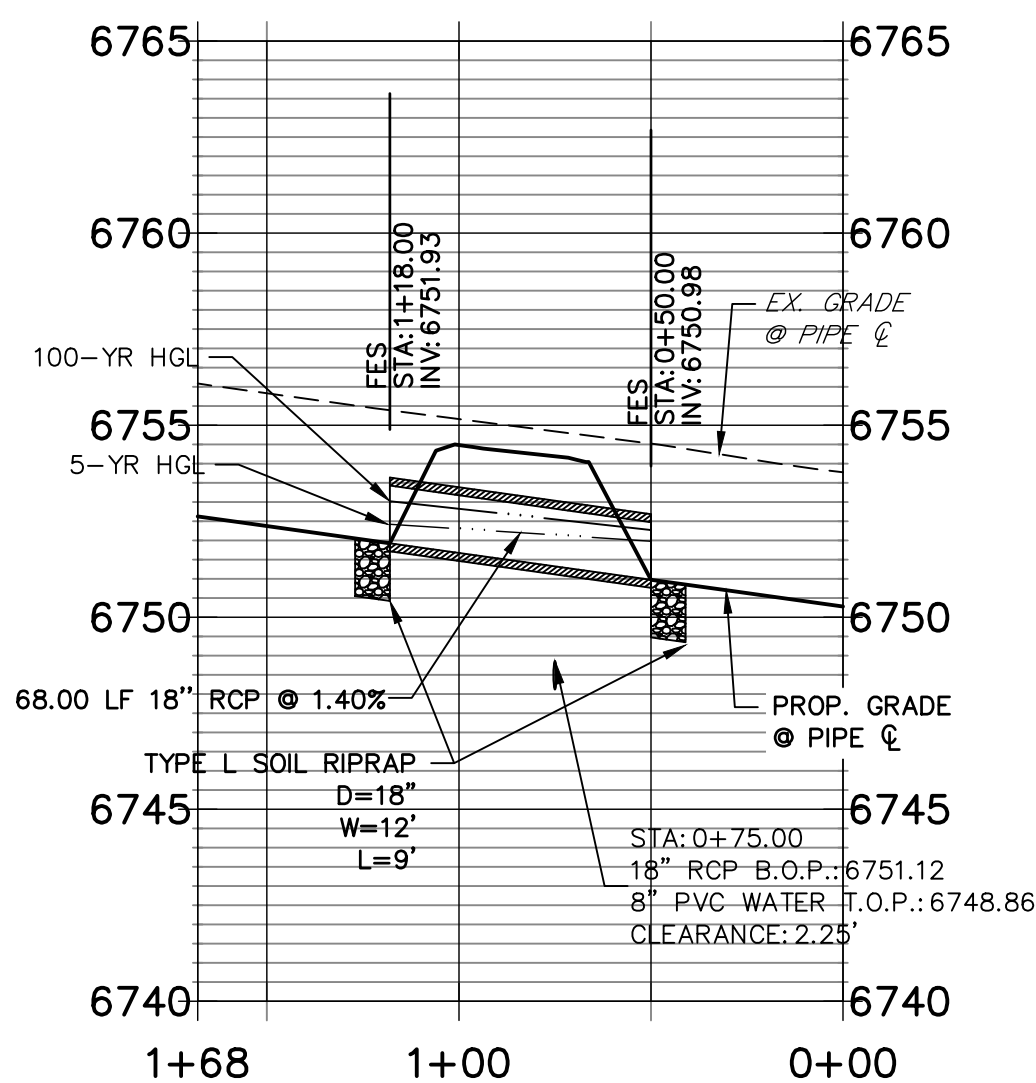
A3 CULVERT - PLAN

**DP01 PROFILE
 STA 0+00.00 TO 1+56.00**



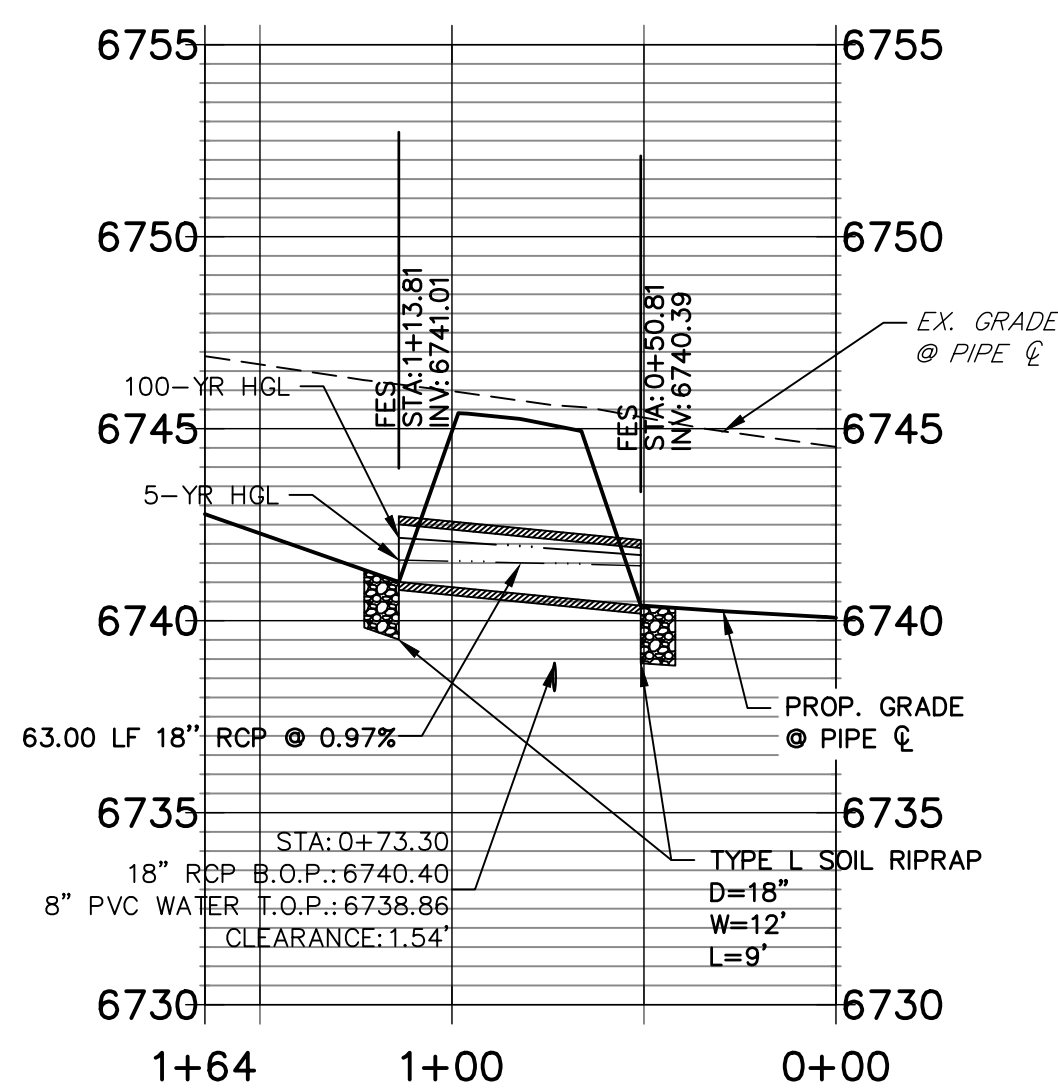
A1 CULVERT - PROFILE

**DP04 PROFILE
 STA 0+00.00 TO 1+68.00**



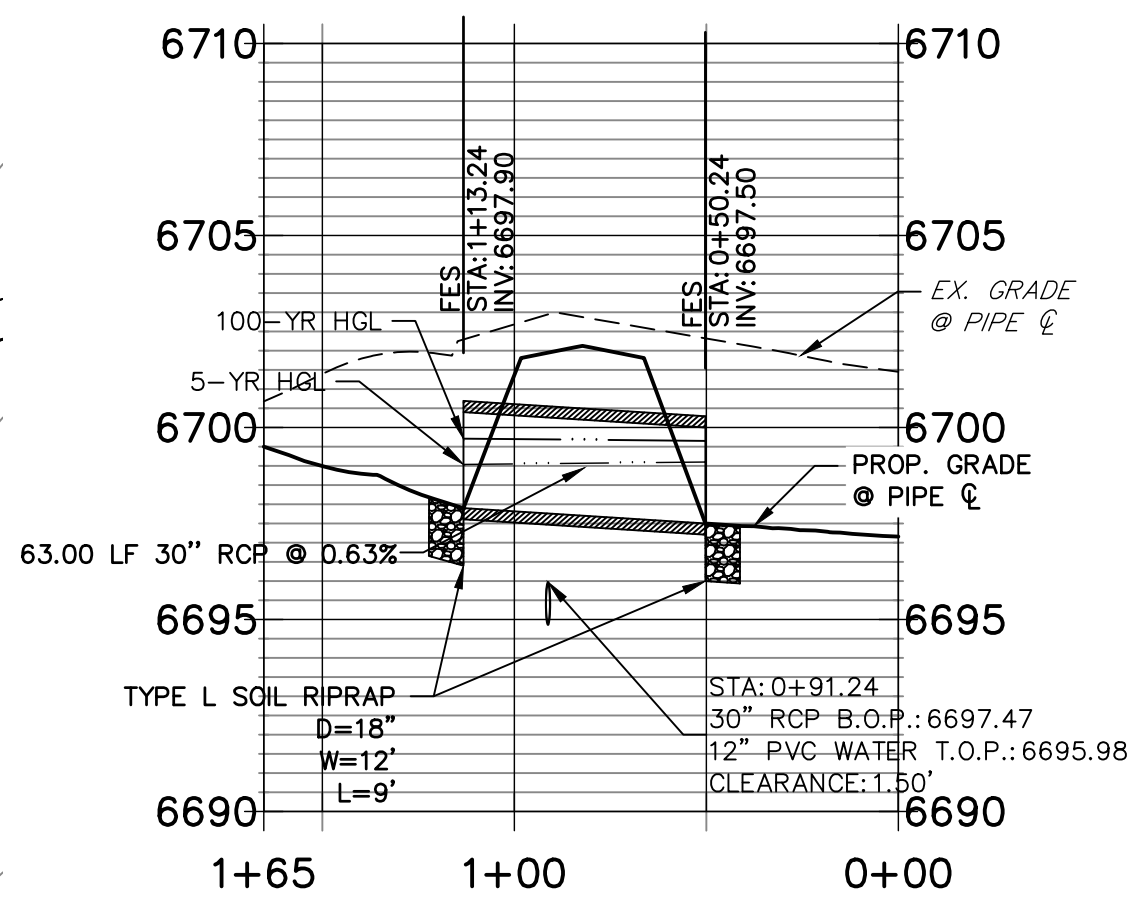
A4 CULVERT - PROFILE

**DP02 PROFILE
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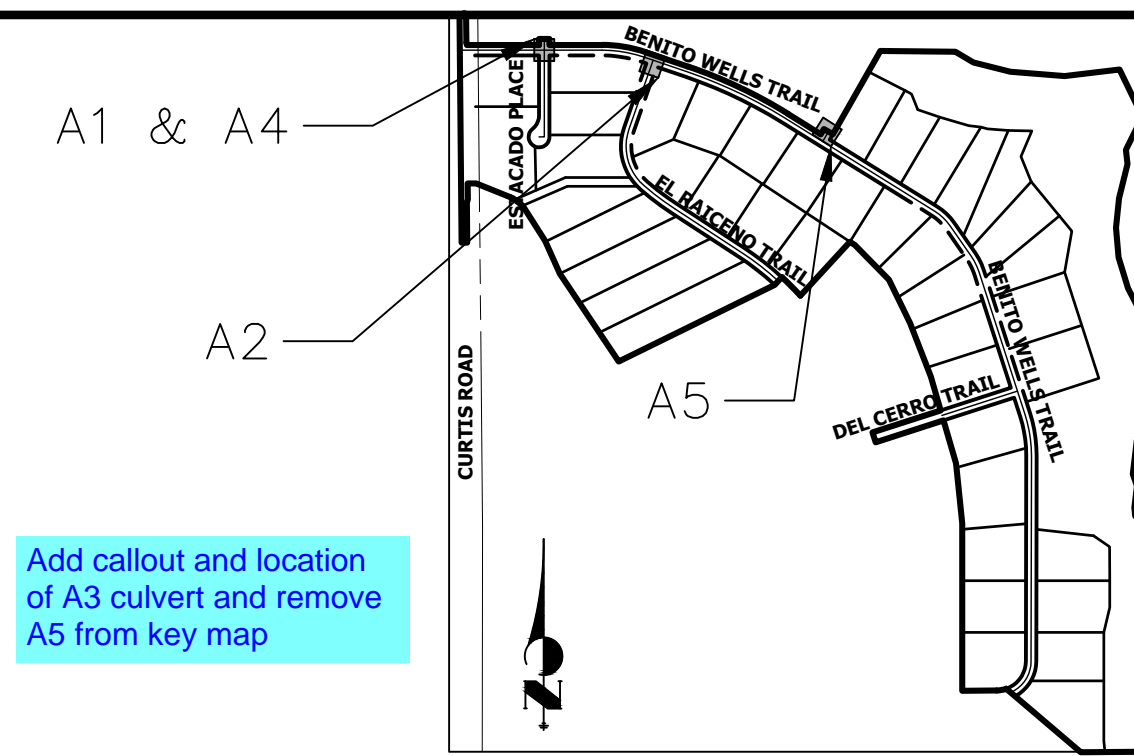


A2 CULVERT - PROFILE

**DP03 PROFILE
 STA 0+00.00 TO 1+65.22**



A3 CULVERT - PROFILE



Add callout and location of A3 culvert and remove A5 from key map

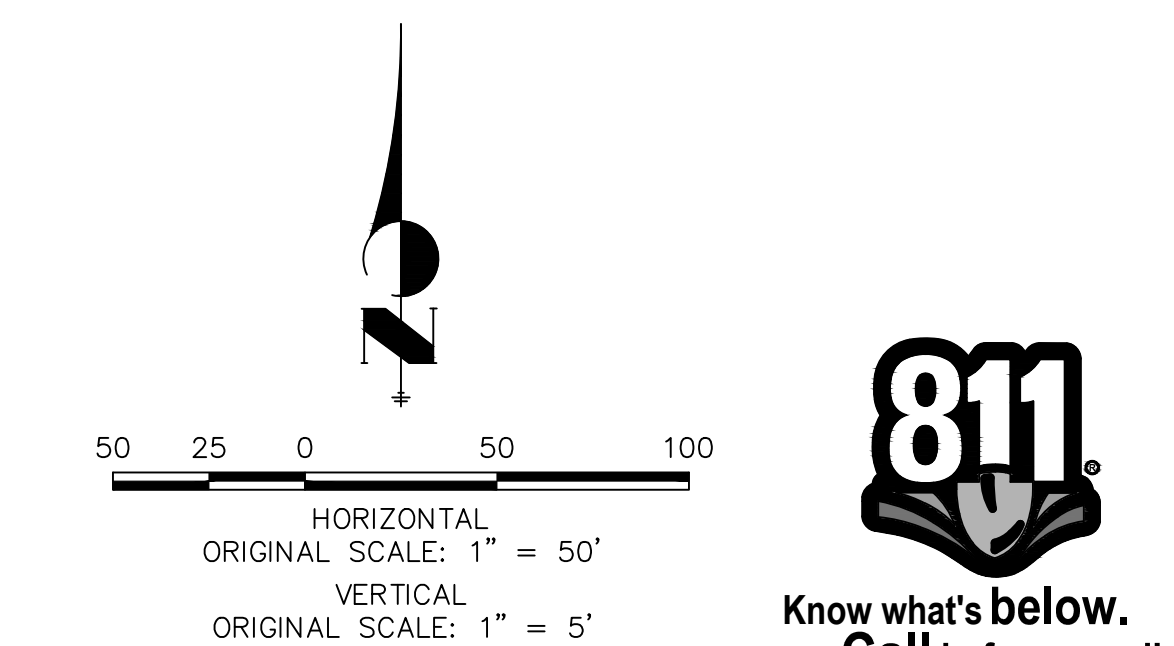
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
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 BRADY WILLIAMS

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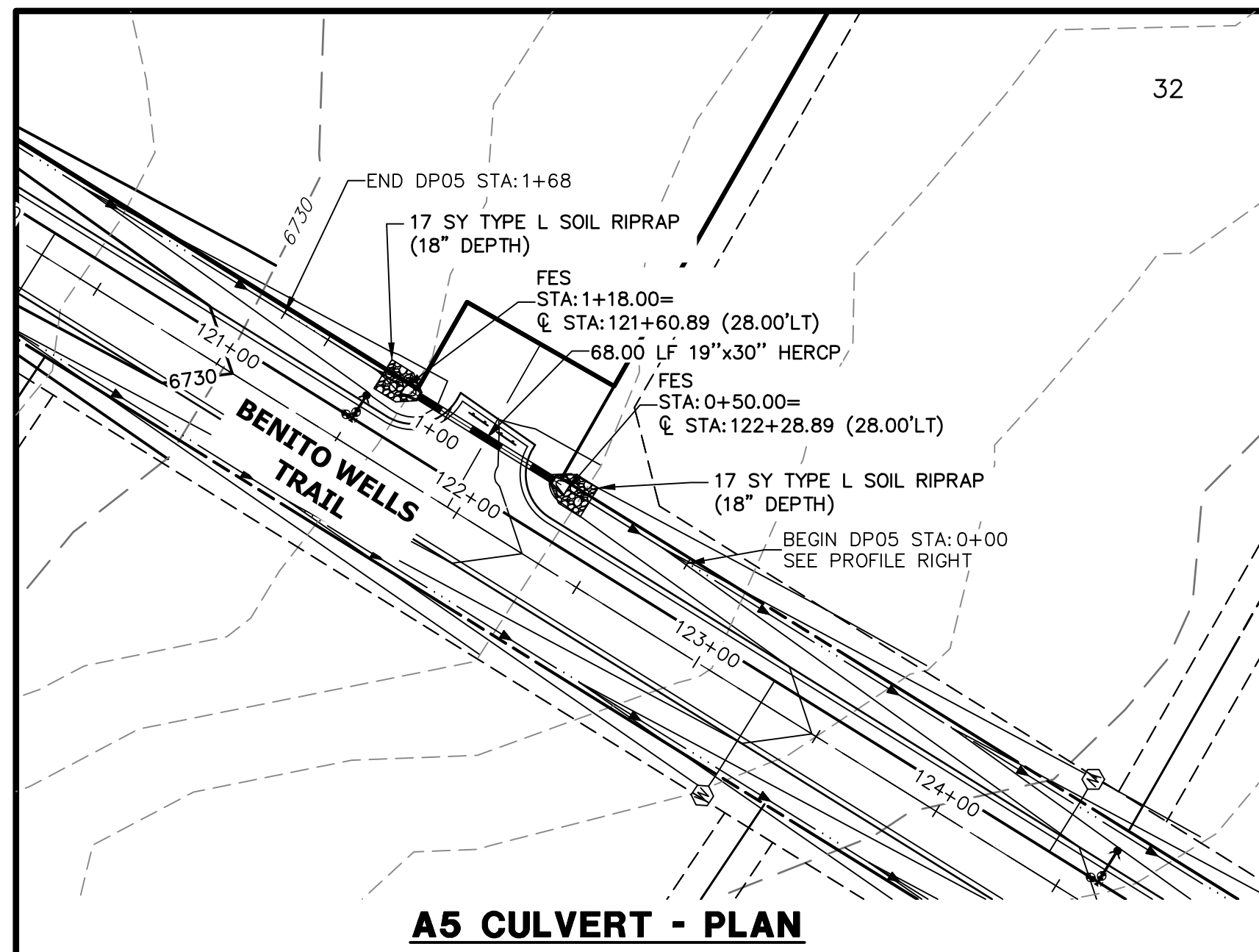
- STORM SEWER NOTES**
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
 - C STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
 - CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, 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 WATER LINES 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

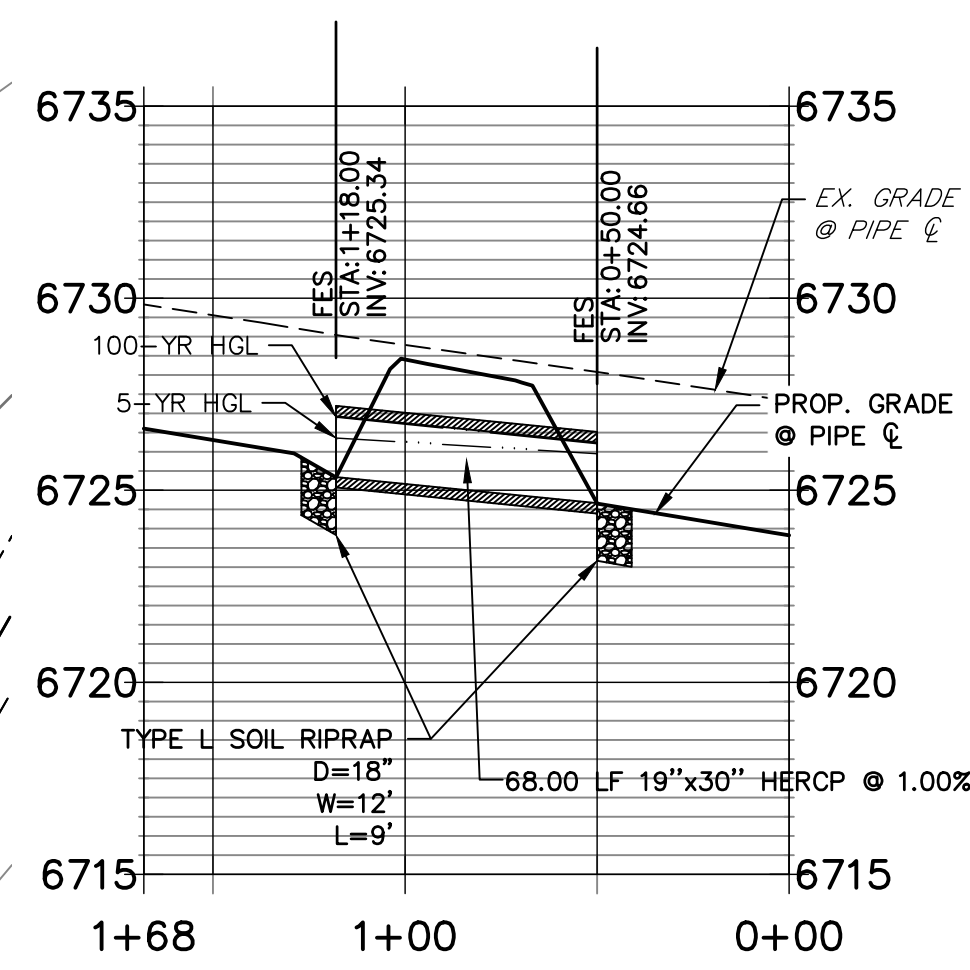
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

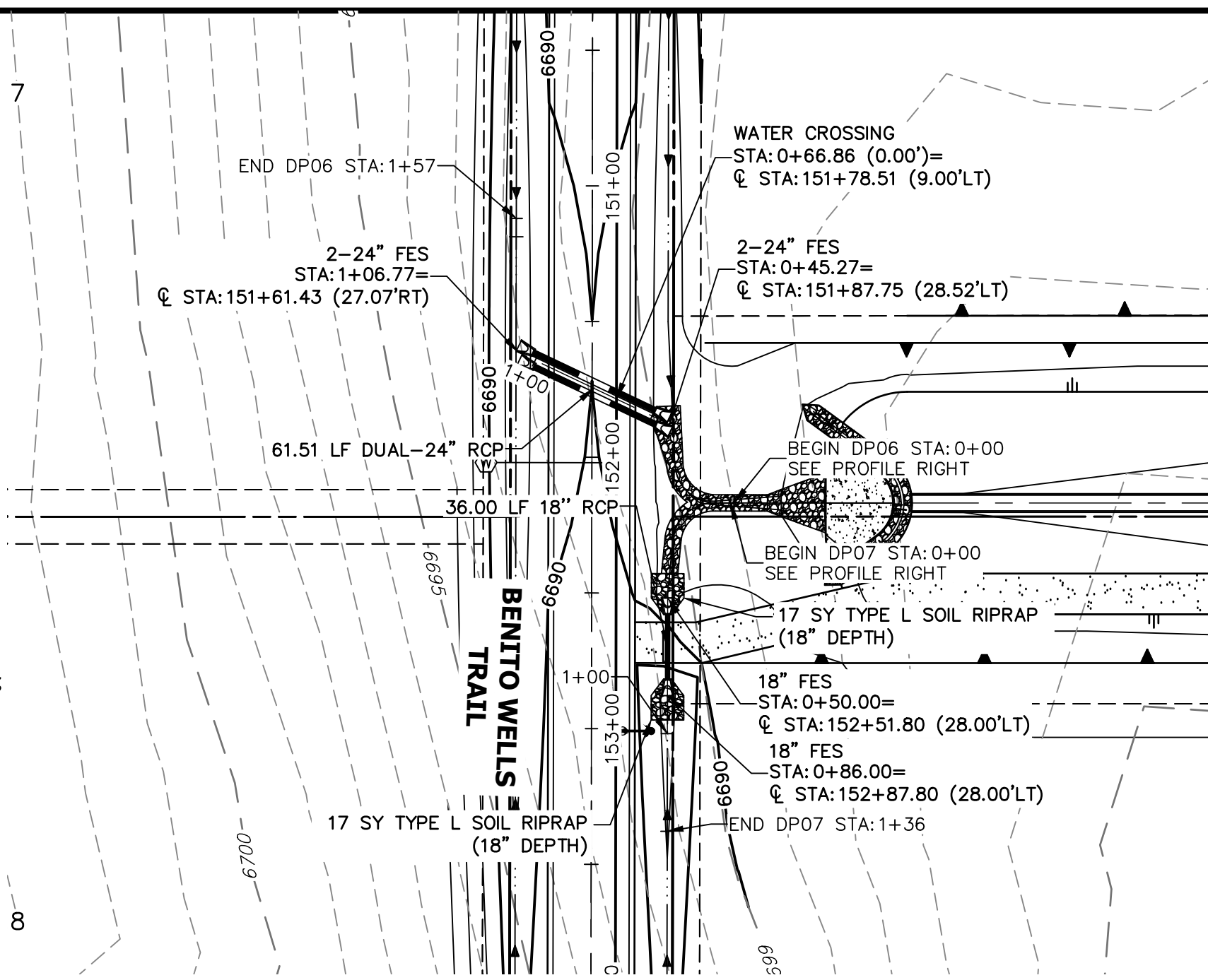


A5 CULVERT - PLAN

**DP05 PROFILE
STA 0+00.00 TO 1+68.00**

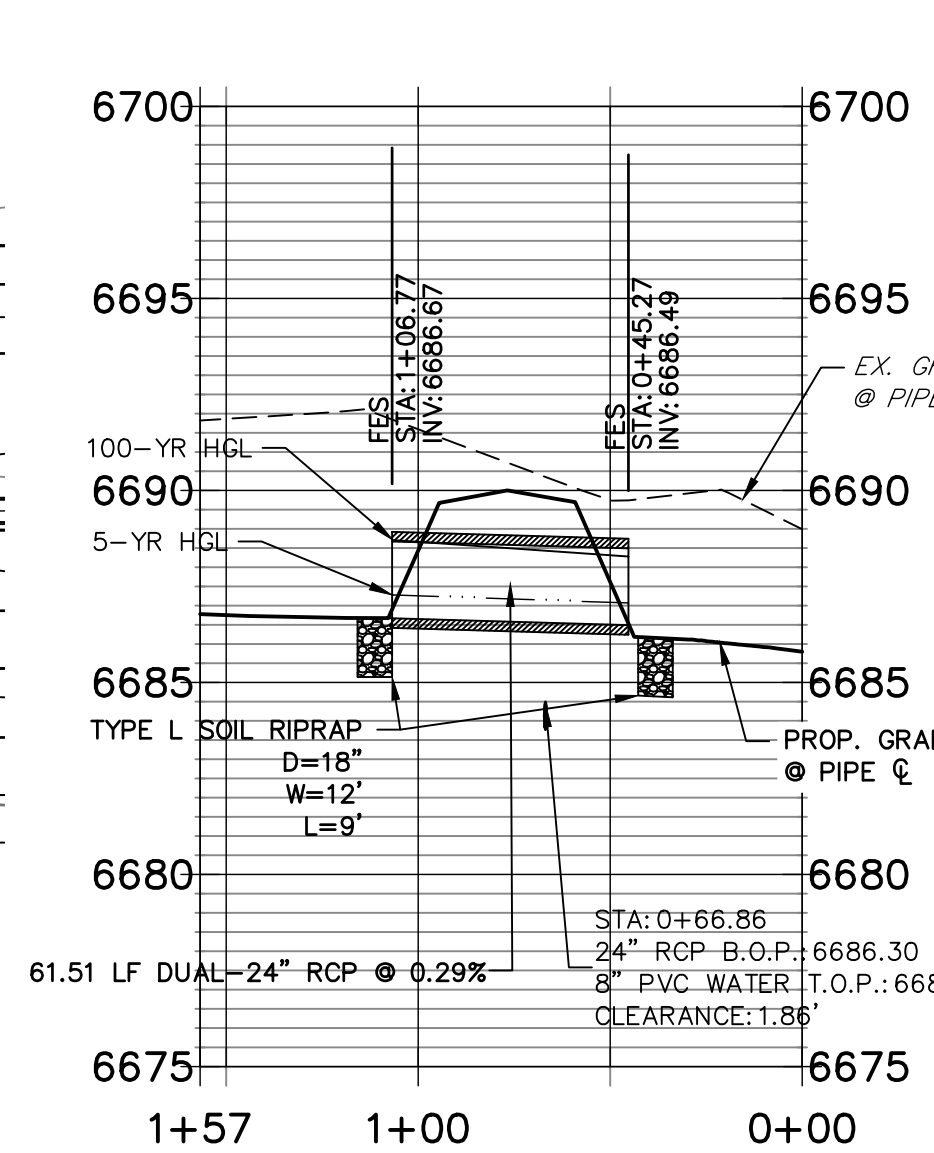


A5 CULVERT - PROFILE

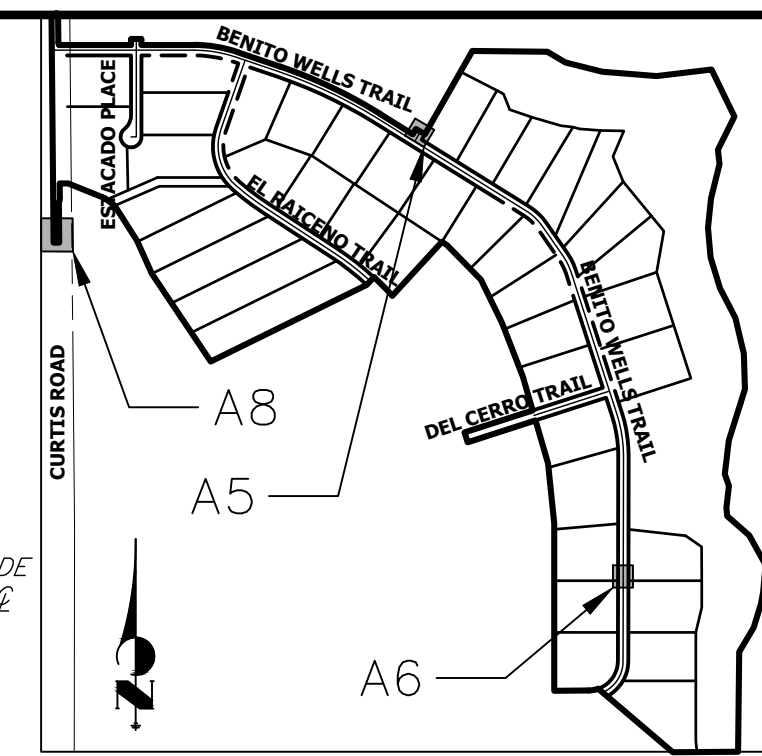


A6 & A7 CULVERT - PLAN

**DP06 PROFILE
STA 0+00.00 TO 1+56.77**



A6 CULVERT - PROFILE



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

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

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NO.	REVISION	BY	DATE

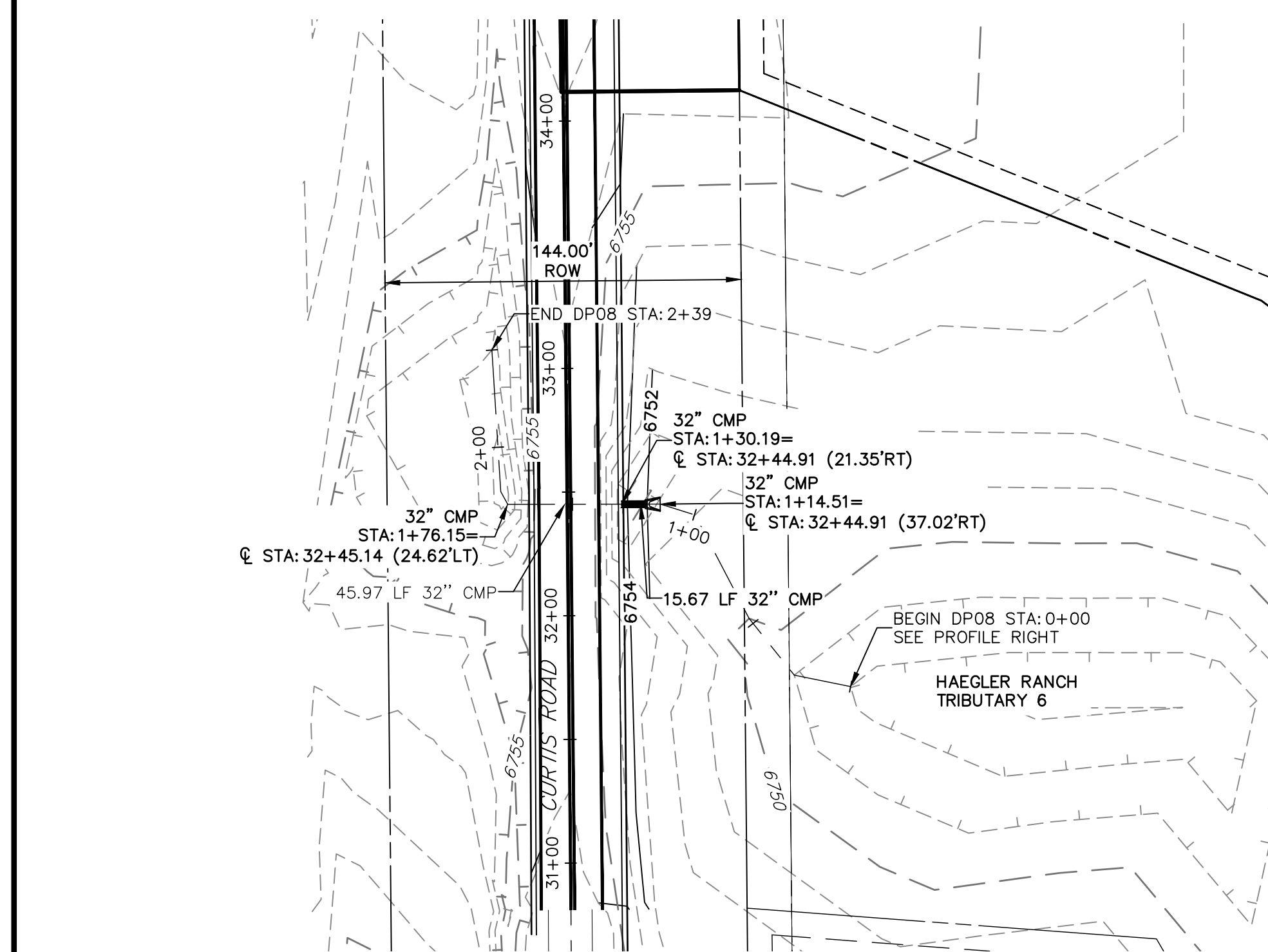
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 1/2/21	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY
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SADDLEHORN RANCH -
FILING 2

STORM SEWER PLAN AND
PROFILE

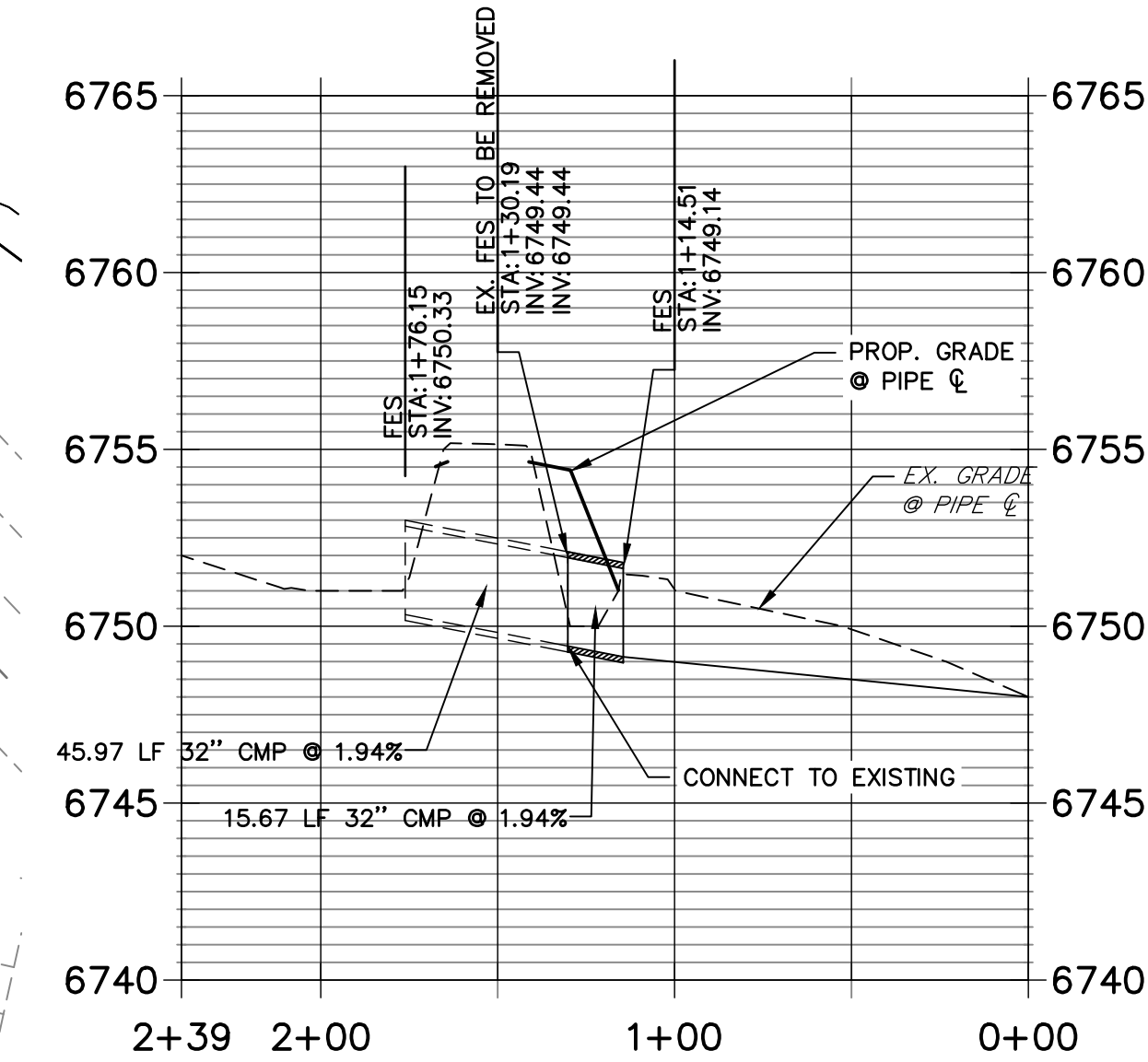
SHEET 34 OF 40

JOB NO. 25142.04



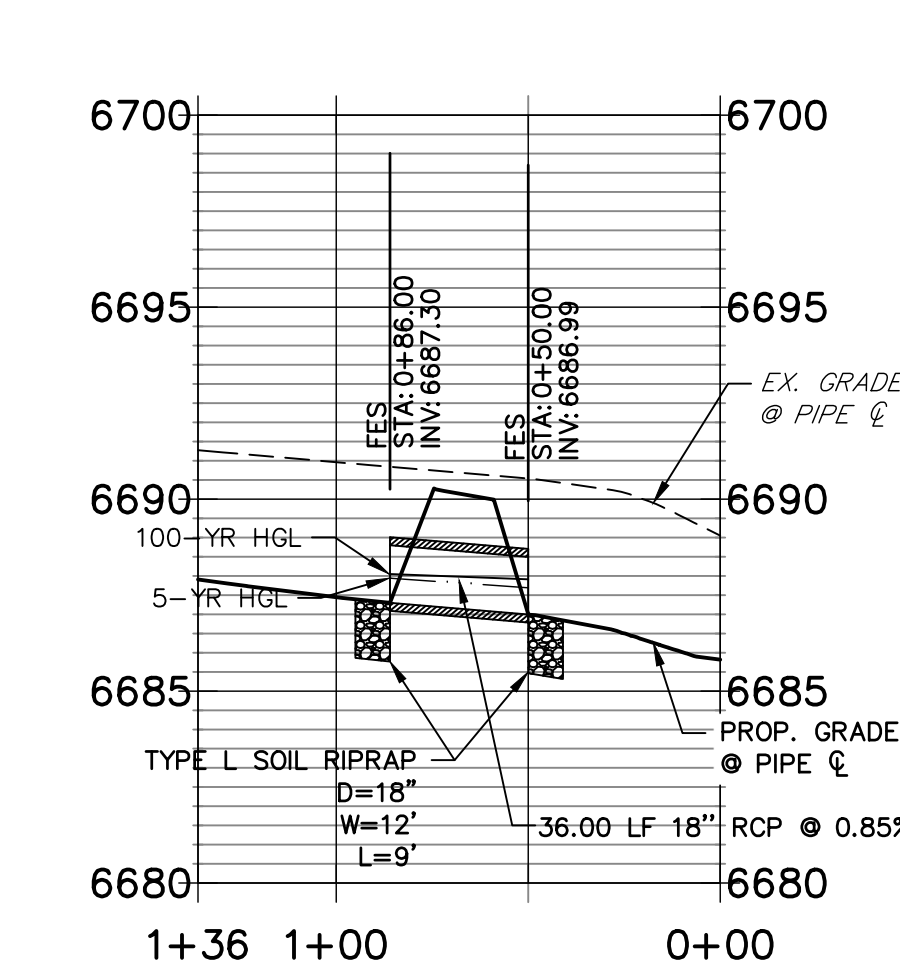
A8 CULVERT - PLAN

**DP08 PROFILE
STA 0+00.00 TO 2+39.40**



A8 CULVERT - PROFILE

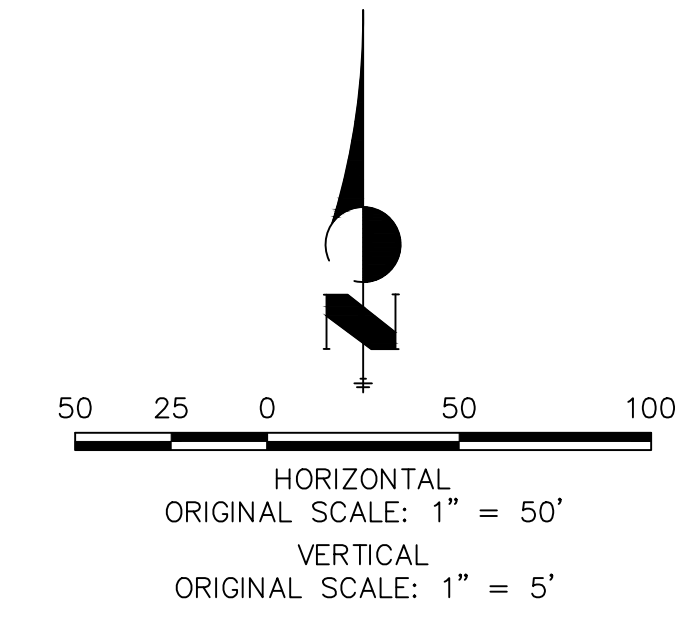
**DP07 PROFILE
STA 0+00.00 TO 1+36.00**



A7 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 WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
6. ALL FES STRUCTURES SHOULD HAVE A TOE WALL.

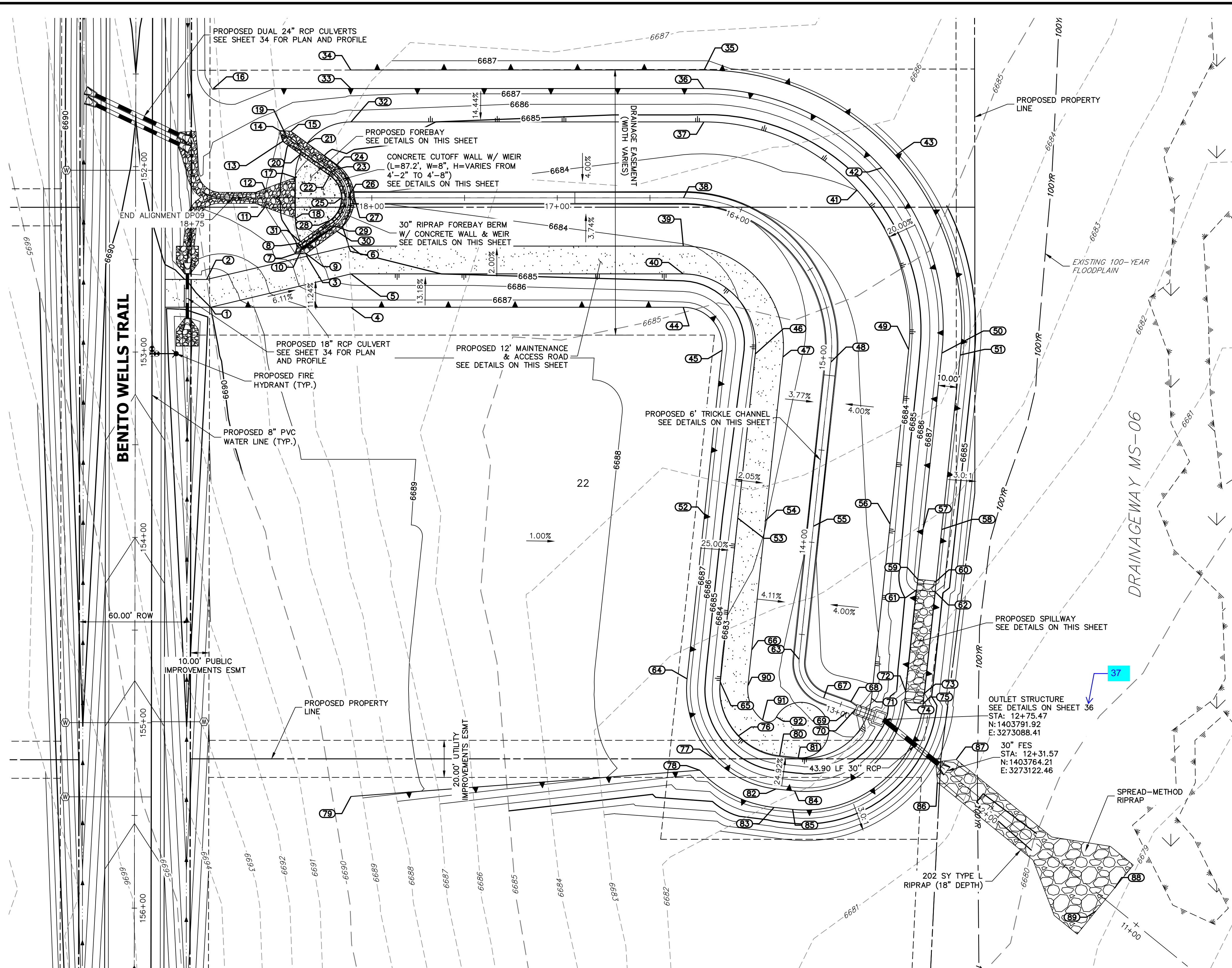


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

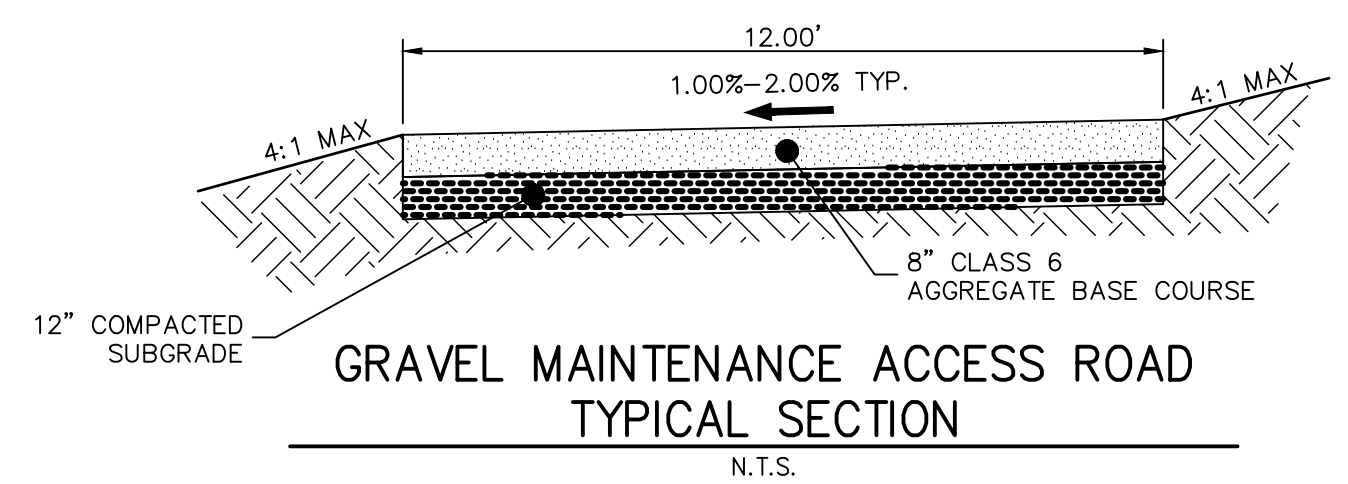
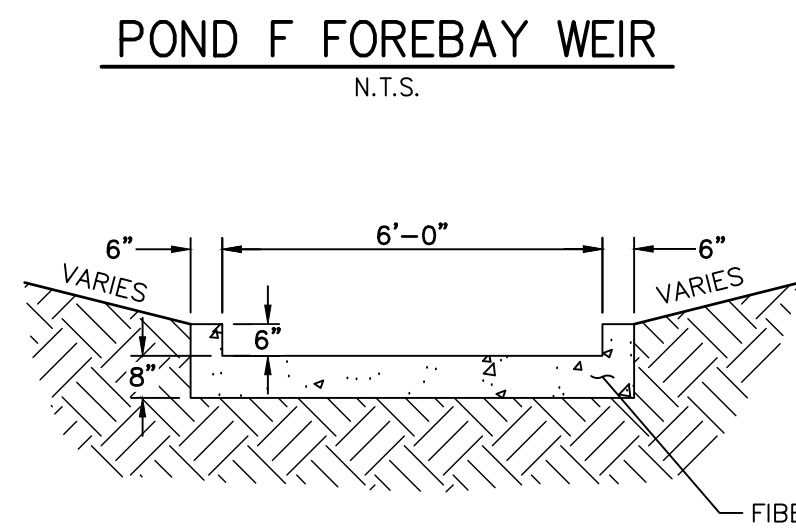
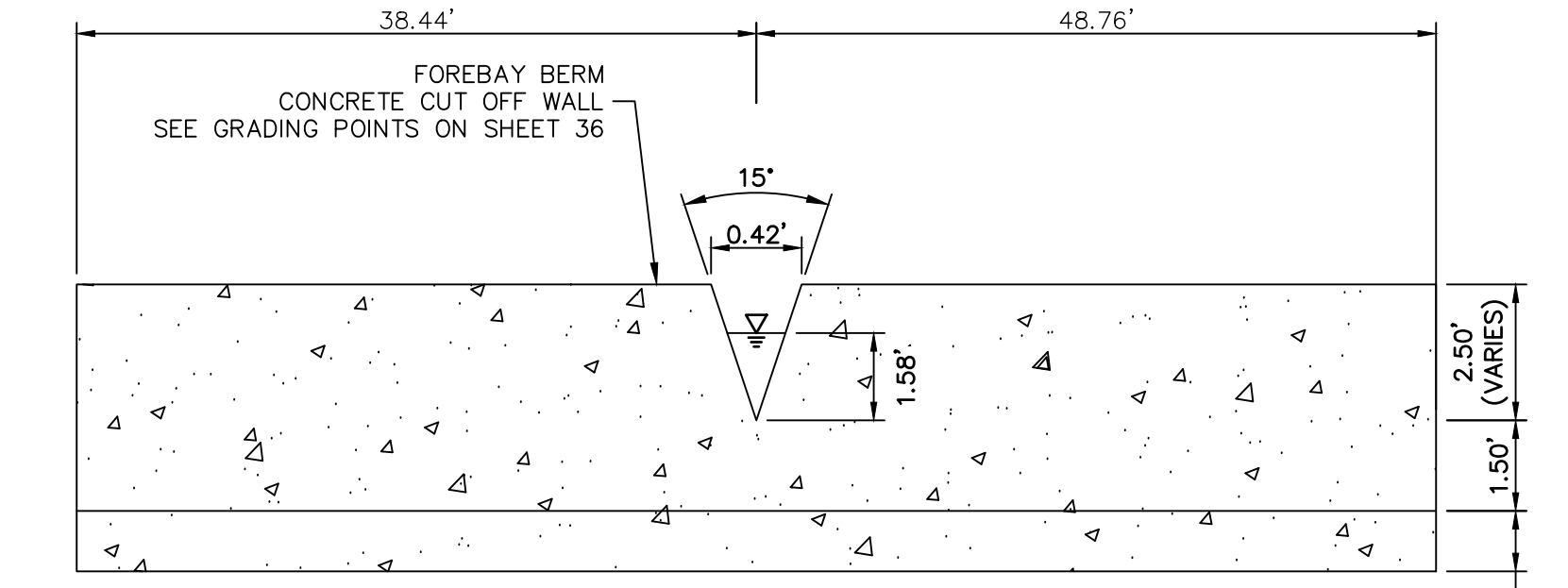
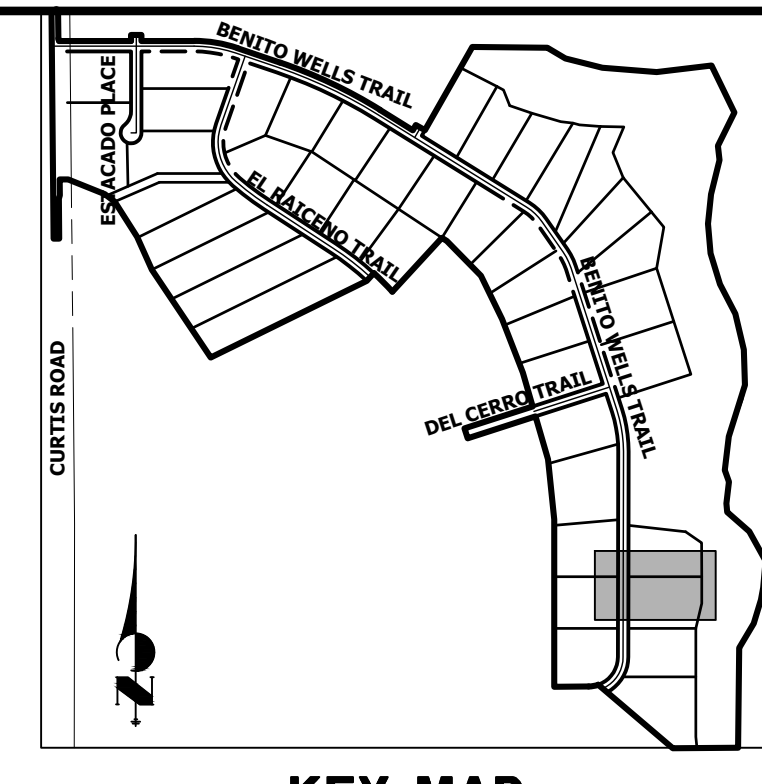
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

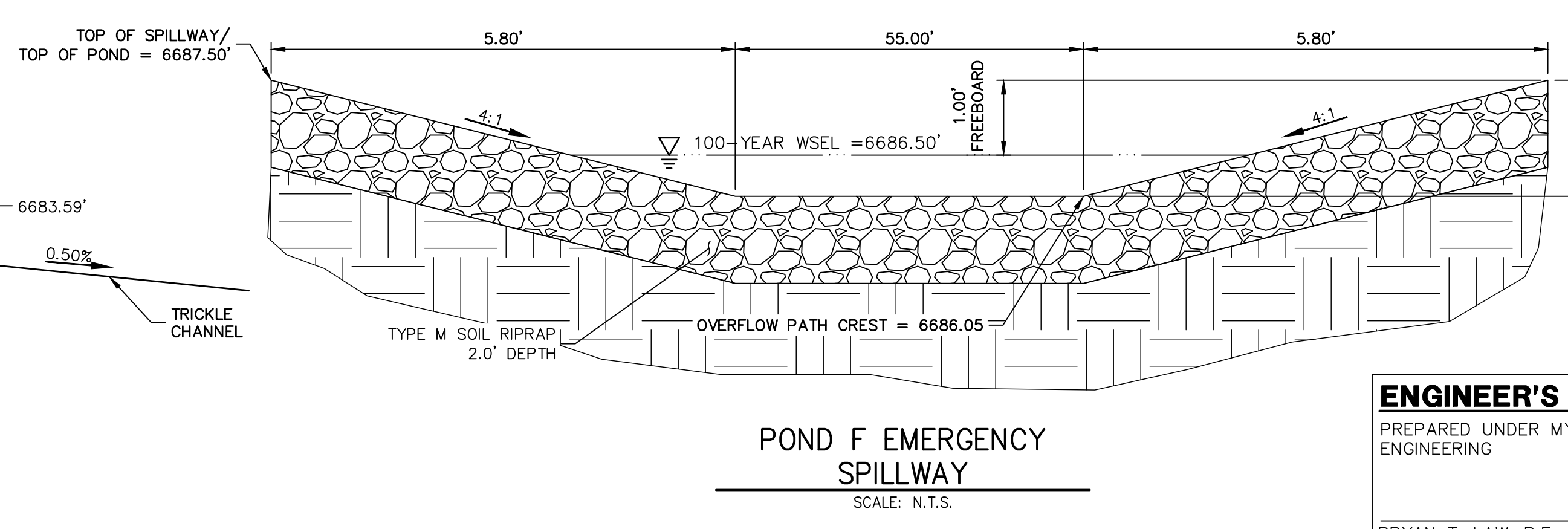
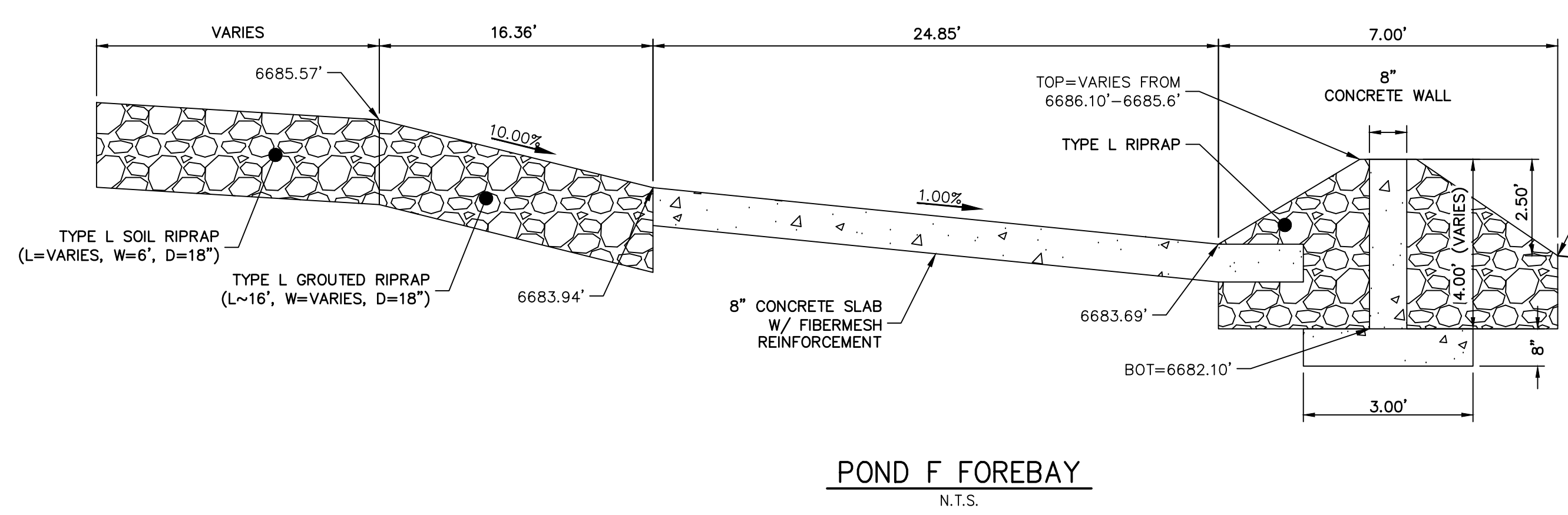
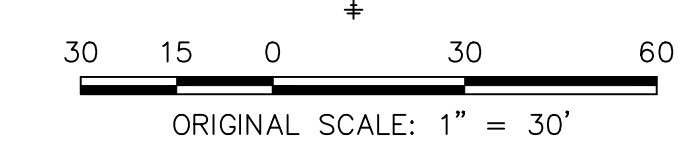


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	24 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

*D₅₀ = MEAN ROCK SIZE



GRADING POINT NOTES
1. GRADING POINTS SHOWN ON NEXT PAGE.



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

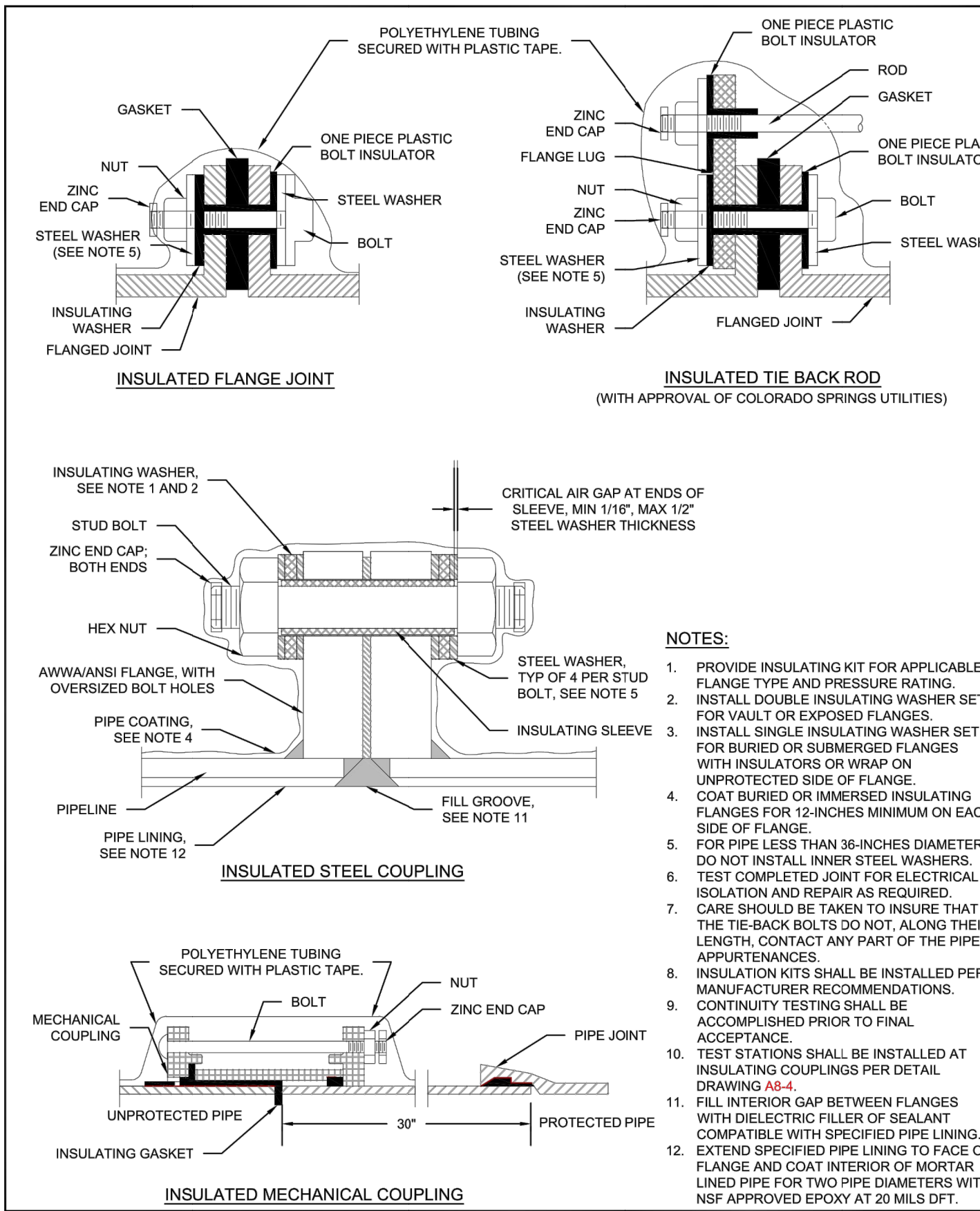
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No.	REVISION	BY	DATE

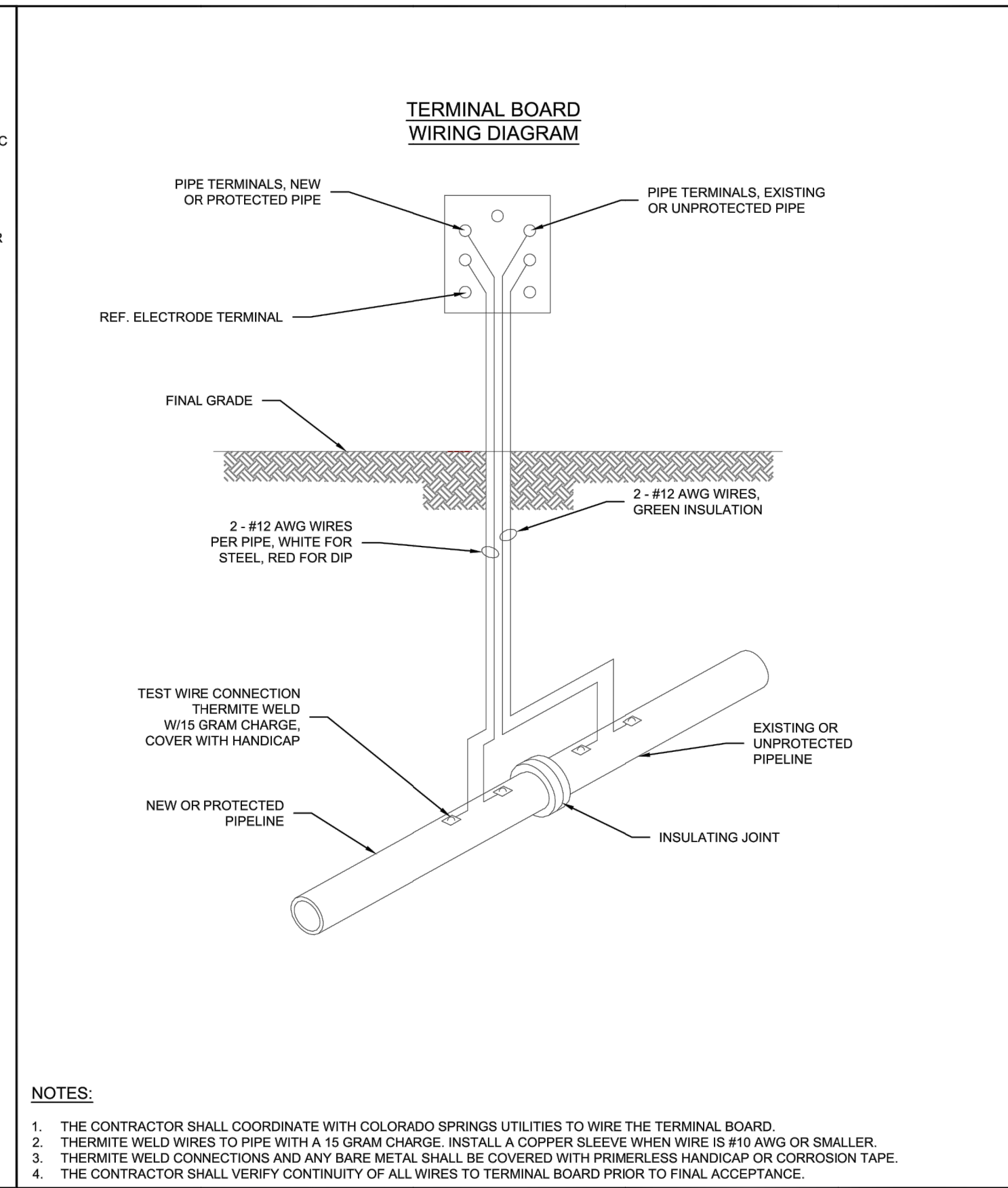
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V-SCALE	N/A
DATE	1/2/21
DESIGNED BY	AAM
DRAWN BY	AAM
CHECKED BY	

SADDLEHORN RANCH -
FILING 2
POND F GRADING PLAN

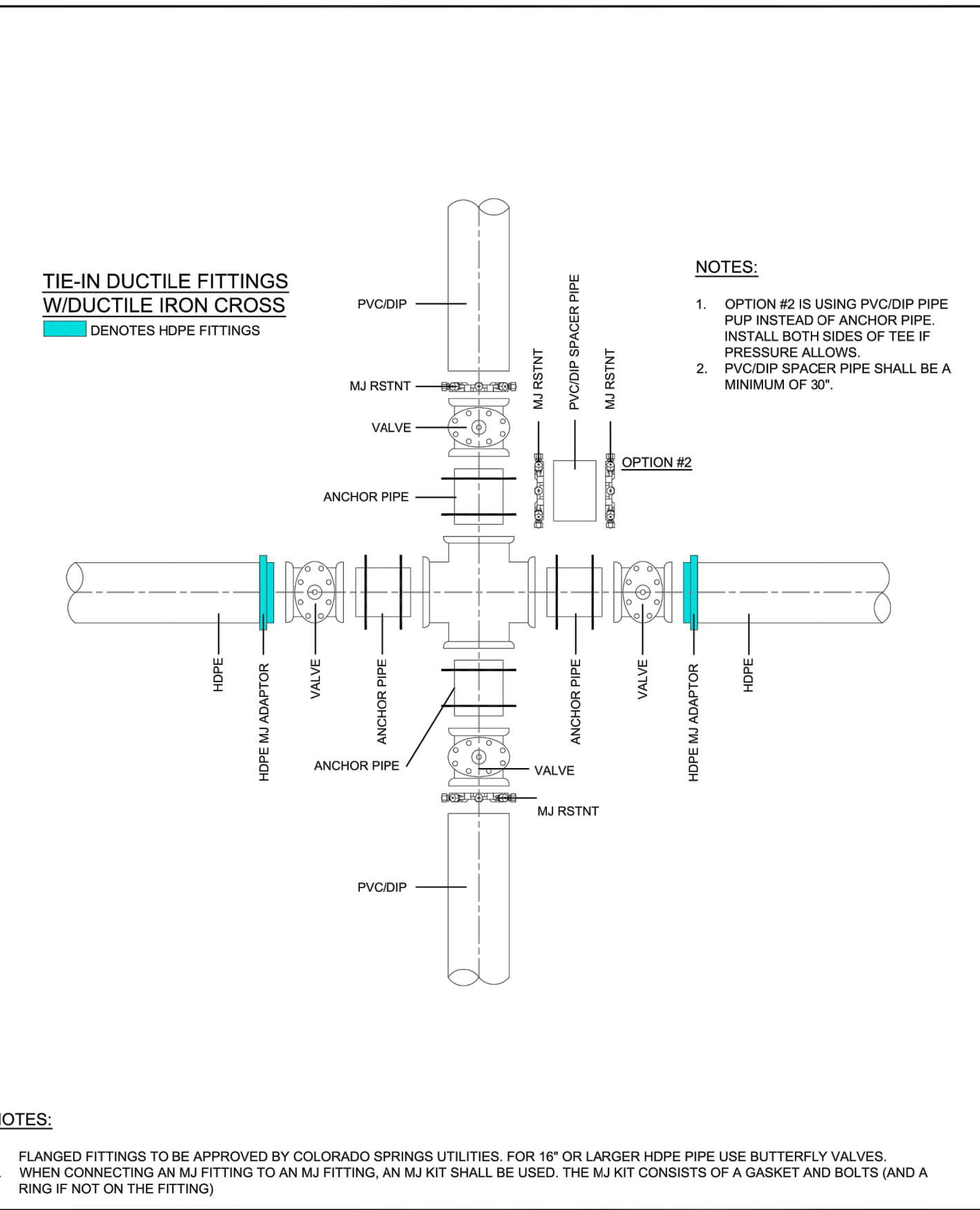
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



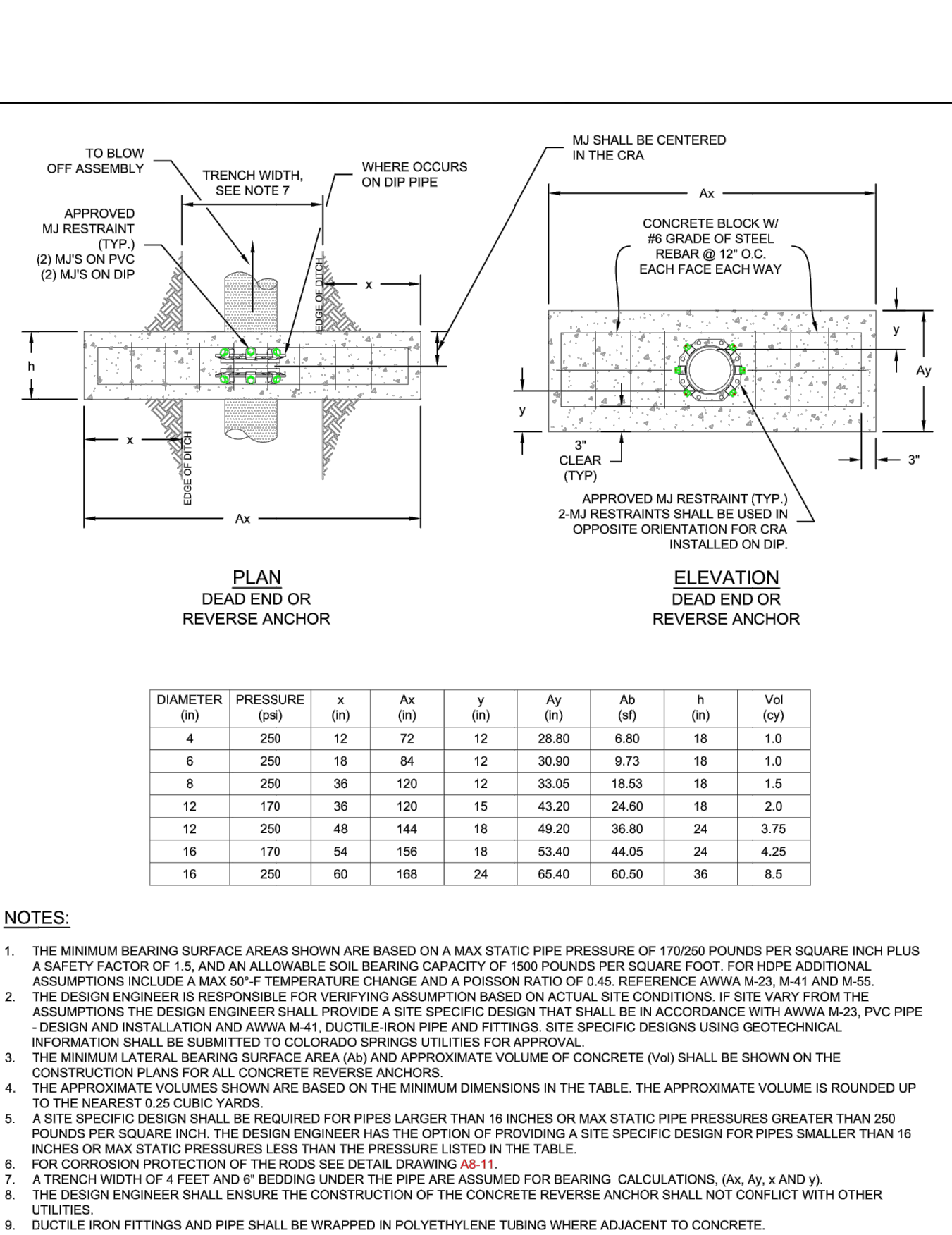
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATINGS.
 2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
 3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
 4. COAT BURIED OR IMMERSSED INSULATING FLANGES FOR 12-INCHES MINIMUM ON EACH SIDE OF FLANGE.
 5. FOR PIPE LESS THAN 36-INCHES DIAMETER, DO NOT INSTALL INNER STEEL WASHERS.
 6. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.
 7. CARE SHOULD BE TAKEN TO INSURE THAT THE TIE-BACK BOLTS DO NOT, ALONG THEIR LENGTH, CONTACT ANY PART OF THE PIPE APPURTENANCES.
 8. INSULATION KITS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
 9. CONTINUITY TESTING SHALL BE ACCOMPLISHED PRIOR TO FINAL ACCEPTANCE.
 10. TEST STATIONS SHALL BE INSTALLED AT INSULATING COUPLINGS PER DETAIL DRAWING A8-4.
 11. FILL INTERIOR GAP BETWEEN FLANGES WITH DIELECTRIC FILLER OF SEALANT COMPATIBLE WITH SPECIFIED PIPE LINING.
 12. EXTEND SPECIFIED PIPE LINING TO FACE OF FLANGE AND COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.



- NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH COLORADO SPRINGS UTILITIES TO WIRE THE TERMINAL BOARD.
 2. THERMITE WELD WIRES TO PIPE WITH A 15 GRAM CHARGE. INSTALL A COPPER SLEEVE WHEN WIRE IS #10 AWG OR SMALLER.
 3. THERMITE WELD CONNECTIONS AND ANY BARE METAL SHALL BE COVERED WITH PRIMERLESS HANDICAP OR CORROSION TAPE.
 4. THE CONTRACTOR SHALL VERIFY CONTINUITY OF ALL WIRES TO TERMINAL BOARD PRIOR TO FINAL ACCEPTANCE.



- NOTES:**
1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 16" OR LARGER HDPE PIPE USE BUTTERFLY VALVES.
 2. WHEN CONNECTING AN MJ FITTING TO AN MJ FITTING, AN MJ KIT SHALL BE USED. THE MJ KIT CONSISTS OF A GASKET AND BOLTS (AND A RING IF NOT ON THE FITTING).



- NOTES:**
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. FOR HDPE ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50°F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41 AND M-55.
 2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION BASED ON ACTUAL SITE CONDITIONS. IF SITE VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR APPROVAL.
 3. THE MINIMUM LATERAL BEARING SURFACE AREA (Ax) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
 4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
 5. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
 6. FOR CORROSION PROTECTION OF THE RODS SEE DETAIL DRAWING A8-11.
 7. A TRENCH WIDTH OF 4 FEET AND 8" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING. CALCULATIONS: (Ax, Ay, y AND y).
 8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
 9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.



INSULATOR INSTALLATION
A8-3
DATED 03/2014



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



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



CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS
A4-8
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 4.4.5, 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 4.4.5, 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.



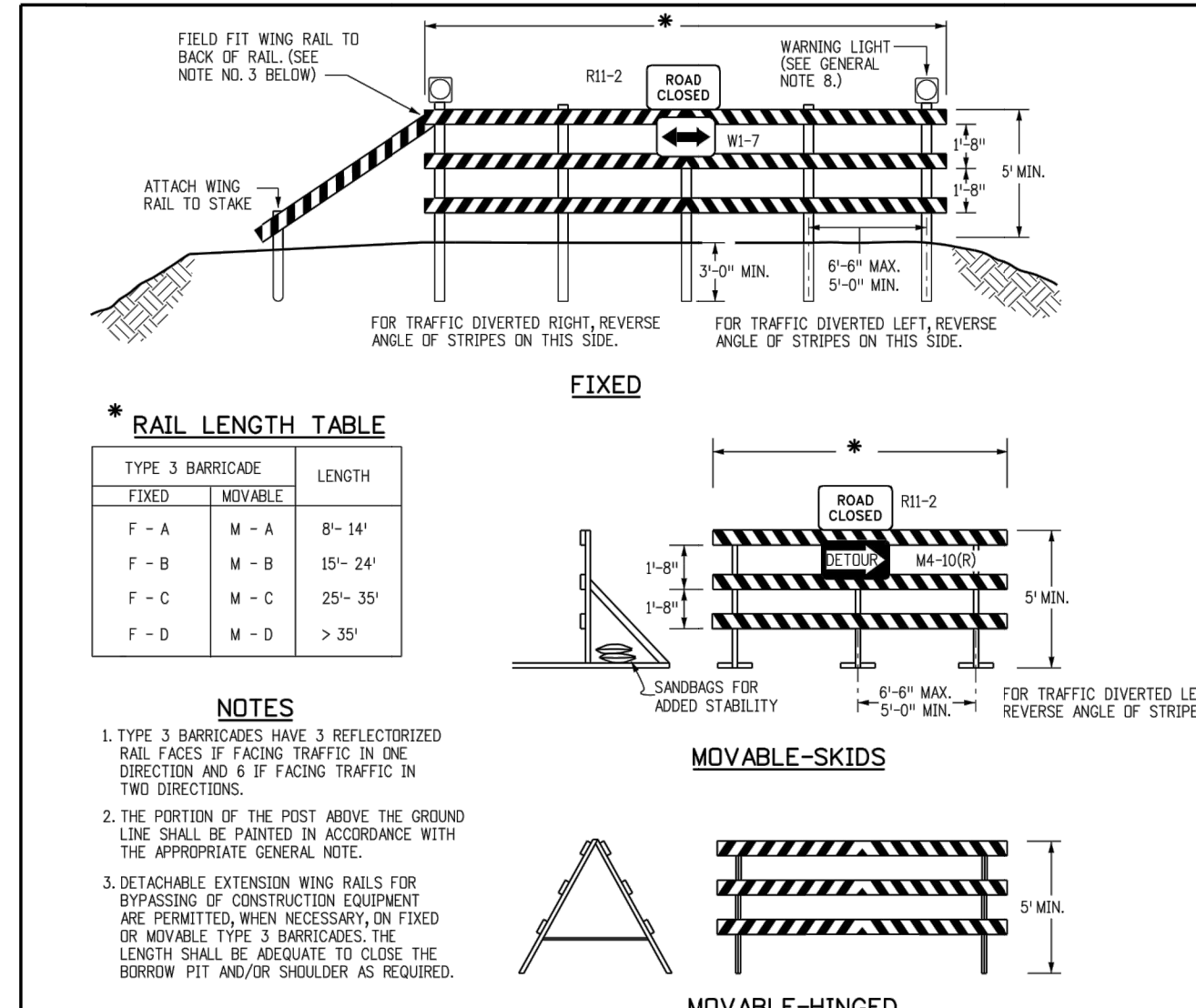
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH - FILING 2 DETAILS	DESIGNED BY	MM/C	BY	DATE
	DRAWN BY	MM/C		
CHECKED BY				
SHEET 39 OF 40				
JOB NO. 25142.04				

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

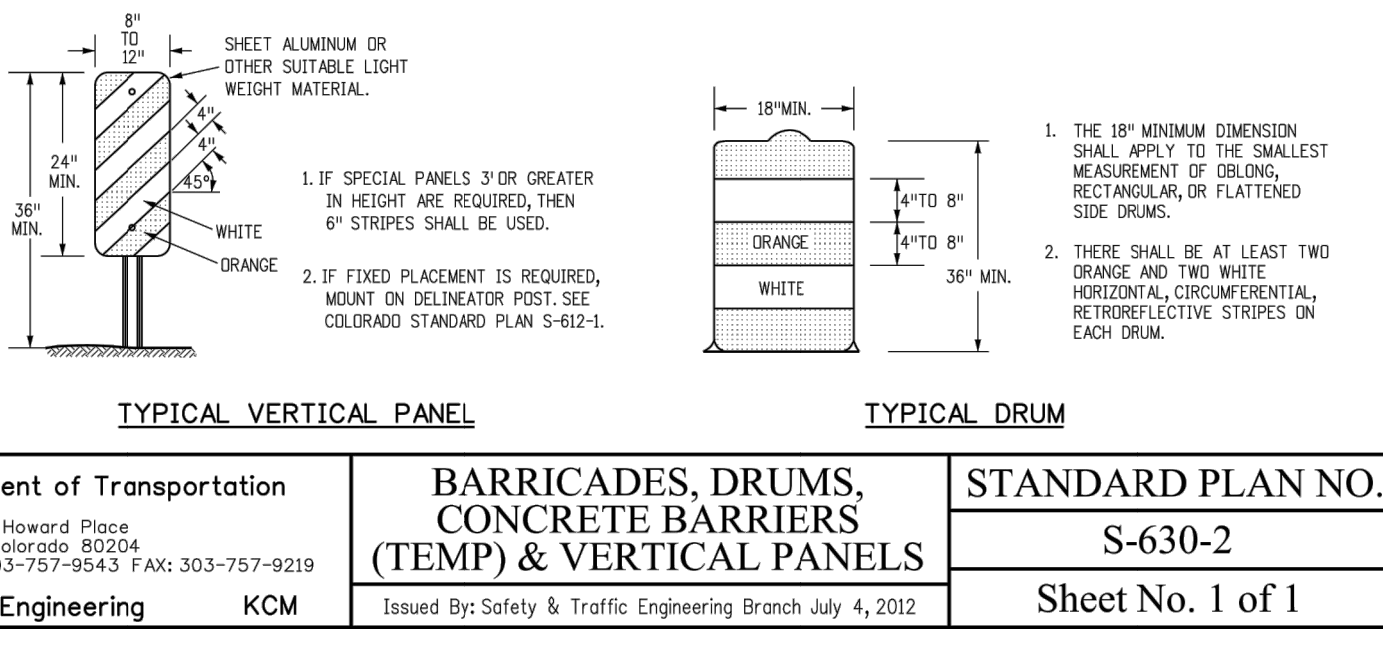
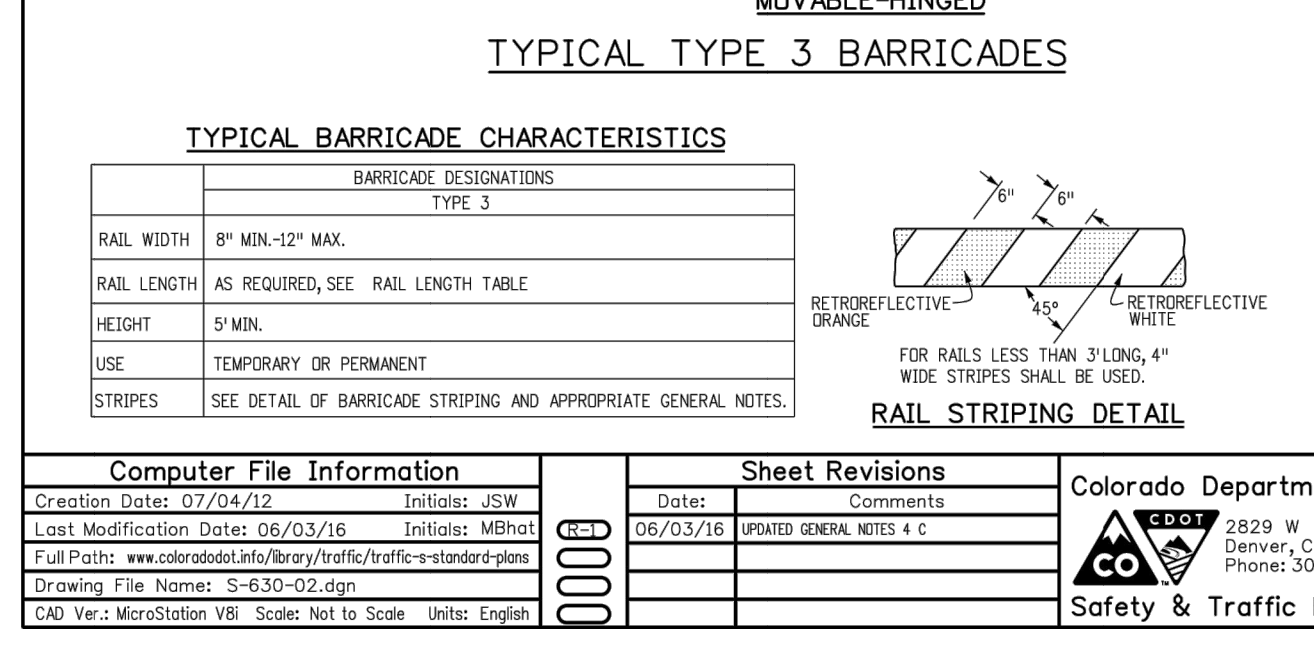
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

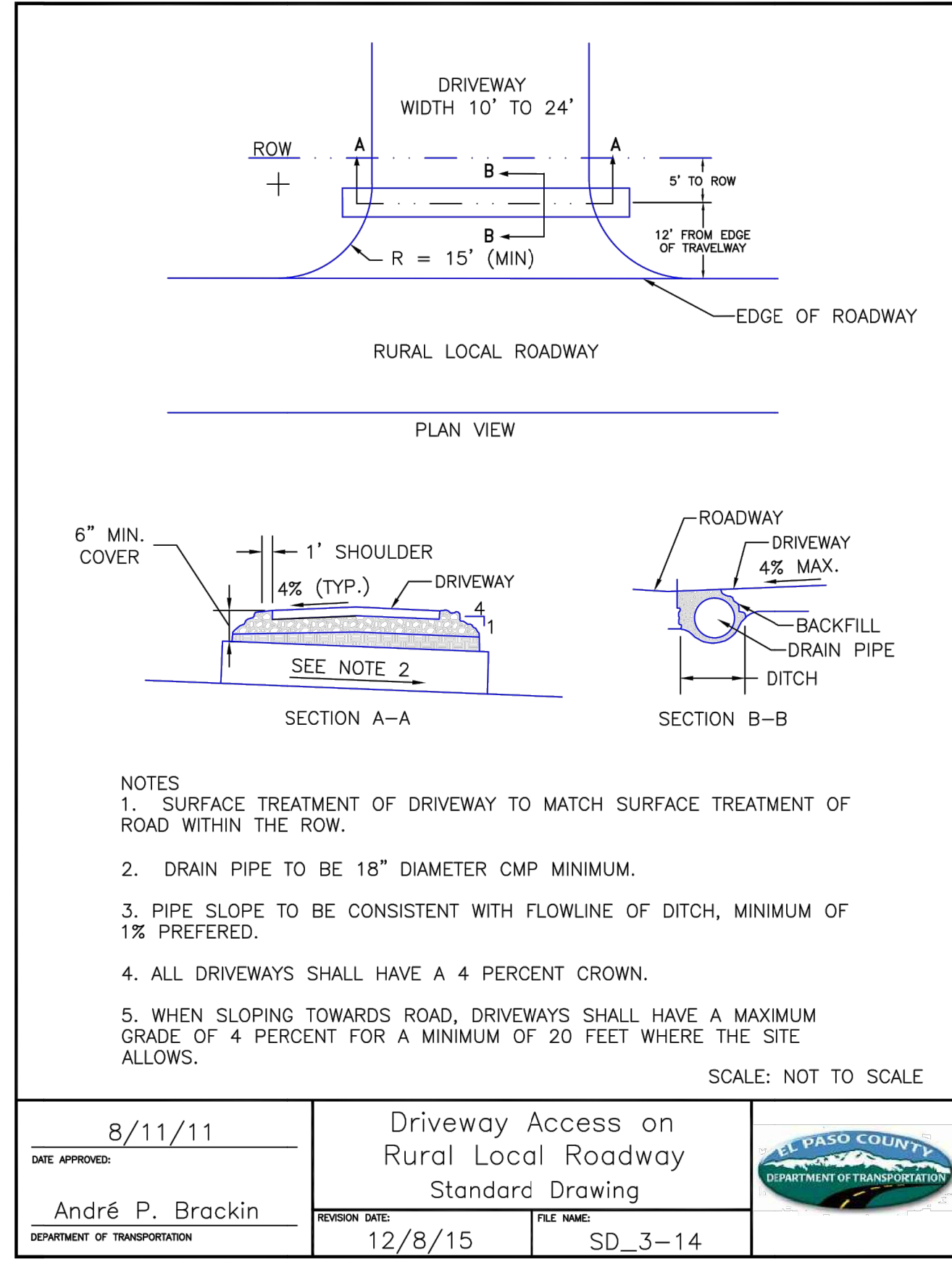
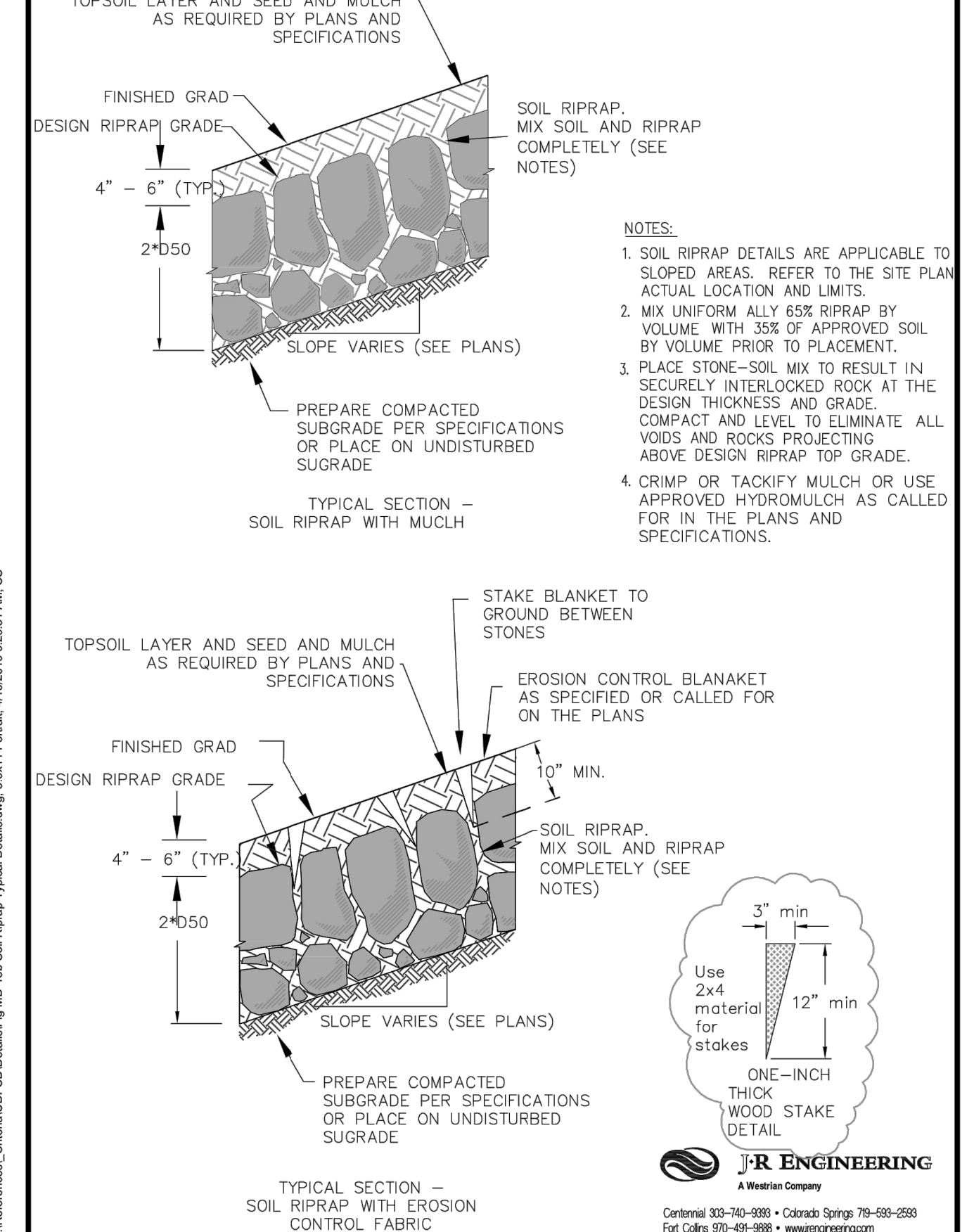


GENERAL NOTES

- THE VARIOUS TYPES, COMMENTS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 604 AND 650 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE APPLICABLE SECTION 508 OF THE STANDARD SPECIFICATIONS.
 - ALL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
 - THE BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING THE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH "EXTERIOR WHITE PAINT."
 - ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
- ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
 - HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SIDES (SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDES) TO WHICH TRAFFIC IS TO PASS OR TURN.
 - PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION OR WHERE THERE IS NO CROSSROAD OR OUTLET.
 - ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D6989:
 - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
 - RED AND WHITE SHALL BE TYPE II, III OR IV.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDRAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SLOWLY AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
 - PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN W-609-54.
 - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
 - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
 - ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D6989:
 - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
 - RED AND WHITE SHALL BE TYPE II, III OR IV.
- 30" PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



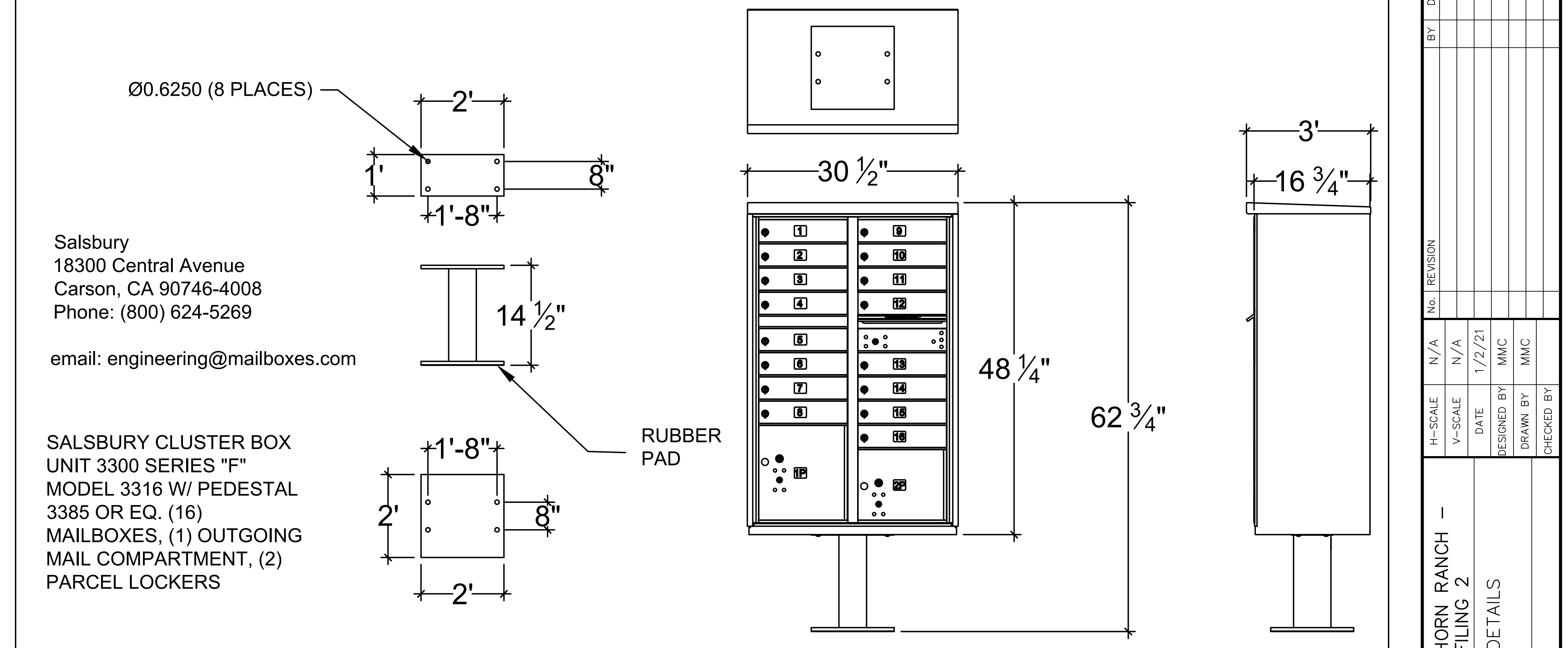
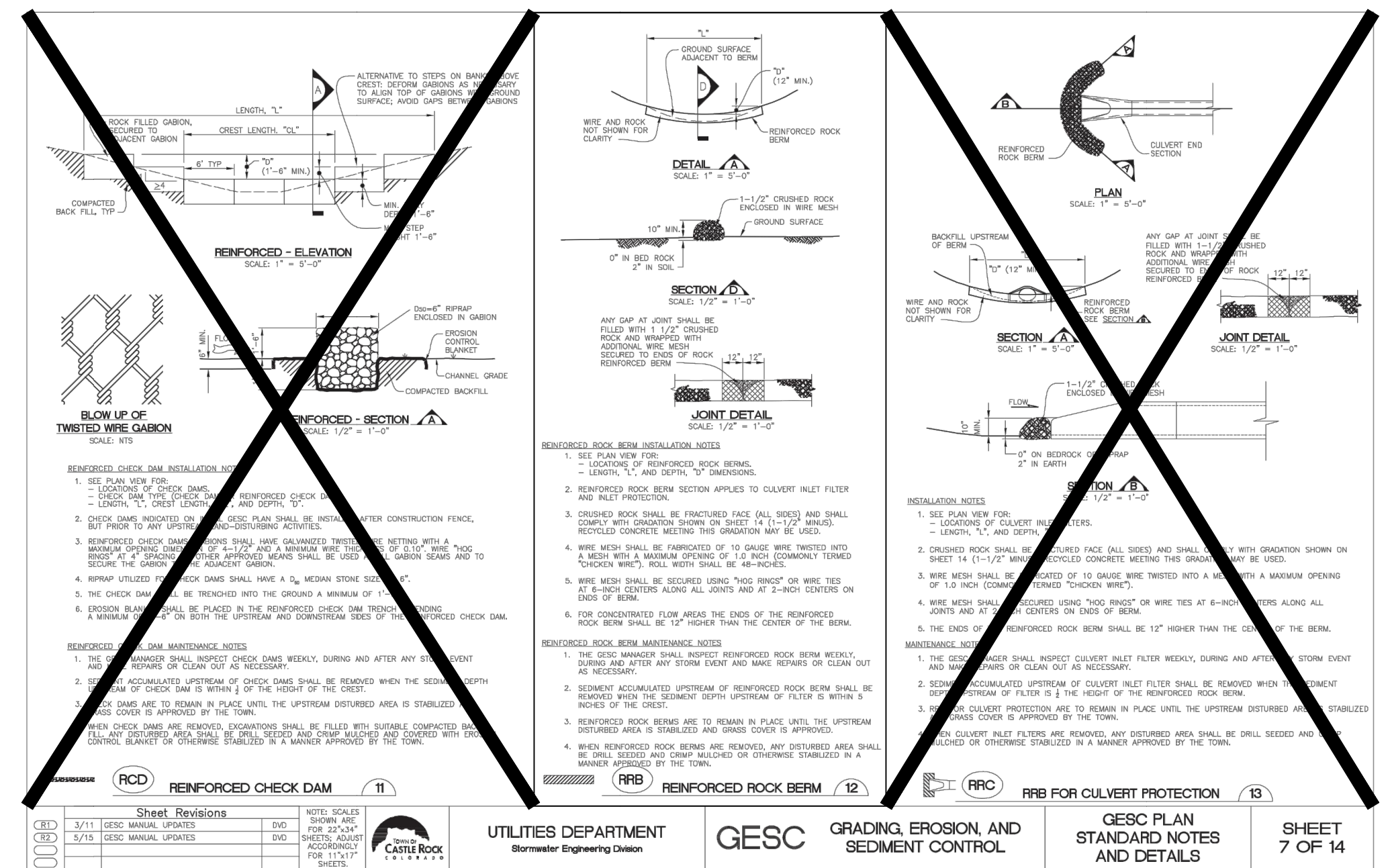
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Creation Date: 07/04/12 Last Modification Date: 06/03/16 Full Path: \\www.colorado.gov\Info\Library\Traffic\Temp\Barricades\Barricades.dwg Drawing File Name: S-630-02.dwg CAD Ver: MicroStation V8i Scale: Not to Scale Units: English	Date: 06/03/16 Revised General Notes 4 & c	2825 N. Howard Place Denver, Colorado 80204 Phone: 303-757-9543 FAX: 303-757-9219	Issued By: Safety & Traffic Engineering Branch July 4, 2012	S-630-2
		Safety & Traffic Engineering KCM		Sheet No. 1 of 1



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

PREPARED FOR
ROI PROPERTY GROUP, LLC
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NAPA, CALIFORNIA
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BRADY WILLIAMS

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



REINFORCED CHECK DAM	REINFORCED ROCK BEAM	UTILITIES DEPARTMENT	GESC	GRADING, EROSION, AND SEDIMENT CONTROL	GESC PLAN STANDARD NOTES AND DETAILS	SHEET 7 OF 14
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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

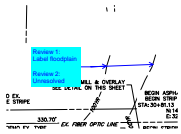
SADDLEHORN RANCH - FILING 2 DETAILS

SHEET 40 OF 40

JOB NO. 25142.04

Construction Drawings_V2.pdf Markup Summary

CDurham (24)



Subject: Callout
Page Label: [6] 6 Curtis Road - Demolition Plan
Author: CDurham
Date: 3/23/2022 2:27:02 PM
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Review 1:
Label floodplain

Review 2:
Unresolved



Subject: Callout
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Author: CDurham
Date: 3/23/2022 2:33:12 PM
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Fix overlapping text



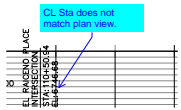
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Author: CDurham
Date: 3/23/2022 2:38:15 PM
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END



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Author: CDurham
Date: 3/23/2022 2:43:29 PM
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UNPLATTED



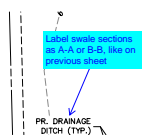
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Author: CDurham
Date: 3/23/2022 2:44:23 PM
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CL Sta does not match plan view.



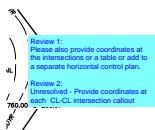
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UNPLATTED



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Author: CDurham
Date: 3/23/2022 2:51:59 PM
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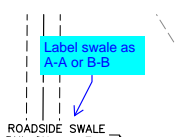
Label swale sections as A-A or B-B, like on previous sheet



Subject: Text Box
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Author: CDurham
Date: 3/23/2022 2:54:47 PM
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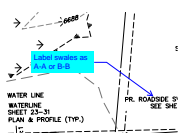
Review 1:
Please also provide coordinates at the intersections or a table or add to a separate horizontal control plan.

Review 2:
Unresolved - Provide coordinates at each CL-CL intersection callout



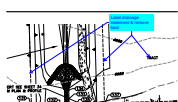
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Date: 3/23/2022 2:56:14 PM
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Label swale as A-A or B-B



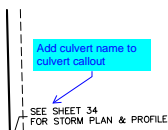
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Page Label: [13] 13 Benito Wells Trail (5)
Author: CDurham
Date: 3/23/2022 2:59:04 PM
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Label swales as A-A or B-B



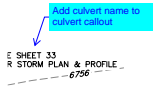
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Author: CDurham
Date: 3/23/2022 3:01:37 PM
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Label drainage easement & remove tract



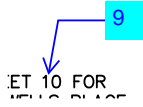
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Date: 3/23/2022 3:03:20 PM
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Add culvert name to culvert callout



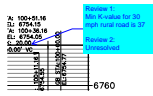
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Page Label: [15] 15 Estacado Place
Author: CDurham
Date: 3/23/2022 3:04:08 PM
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Add culvert name to culvert callout



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Author: CDurham
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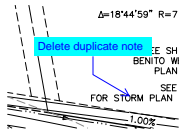
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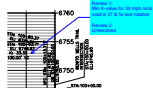
Review 1:
Min K-value for 30 mph rural road is 37

Review 2:
Unresolved



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Date: 3/23/2022 3:13:25 PM
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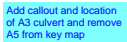
Delete duplicate note



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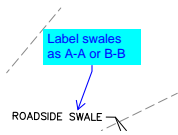
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Min K-value for 30 mph rural road is 37 & fix text rotation

Review 2:
Unresolved



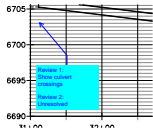
Subject: Text Box
Page Label: [33] 33 DP01
Author: CDurham
Date: 3/23/2022 3:17:42 PM
Status:
Color: ■
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Add callout and location of A3 culvert and remove A5 from key map



Subject: Callout
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Author: CDurham
Date: 3/23/2022 3:18:56 PM
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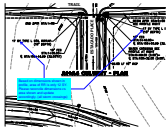
Label swales as A-A or B-B



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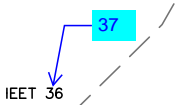
Review 1:
Show culvert crossings

Review 2:
Unresolved



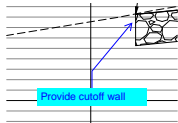
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Author: CDurham
Date: 3/23/2022 3:26:43 PM
Status:
Color: ■
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Space:

Based on dimensions shown in profile, area of RR is only 12 SY. Please reconcile dimensions vs area shown and update accordingly. (all storm crossings)



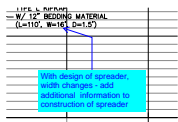
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Date: 3/23/2022 3:33:10 PM
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37



Subject: Callout
Page Label: [36] 36 GR02
Author: CDurham
Date: 3/23/2022 3:45:34 PM
Status:
Color: ■
Layer:
Space:

Provide cutoff wall



Subject: Callout
Page Label: [36] 36 GR02
Author: CDurham
Date: 3/23/2022 3:47:08 PM
Status:
Color: ■
Layer:
Space:

With design of spreader, width changes - add additional information to construction of spreader