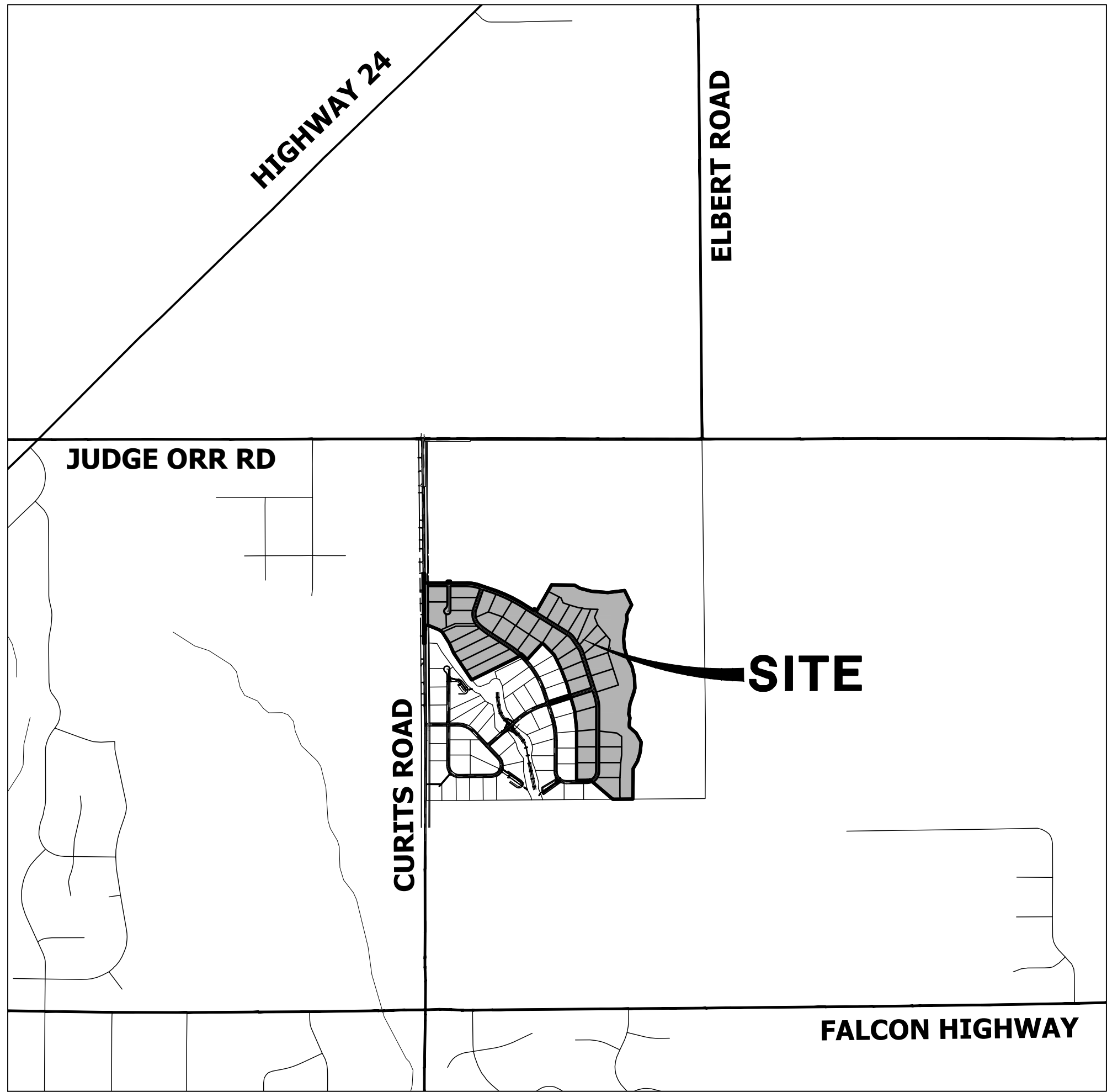


SADDLEHORN RANCH - FILING 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO
CONSTRUCTION DOCUMENTS

ABBREVIATIONS

AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASS'Y	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	LT	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
C&G	CURB & GUTTER		DRAINAGE PLAN
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
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
EA	EACH	ST	STREET
EGL	ENERGY GRADE LINE	STA	STATION
EL	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
FIL	FILING	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
FO	FIBER OPTIC CABLE		
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	UTILITY & DRAINAGE EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	UGE	UNDERGROUND ELECTRIC
GL	GAS LINE	VCP	VITRIFIED CLAY PIPE
GPS	GLOBAL POSITIONING SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GV	GATE VALVE	VPI	VERTICAL POINT OF INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VPT	VERTICAL POINT OF TANGENCY
HC	HANDICAP	VTC	VEHICLE TRACKING CONTROL
HDC	HIGH DEFLECTION COUPLING	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL	HYDRAULIC GRADE LINE	WM	WATER MAIN
HMA	HOT MIX ASPHALT	WRD	WATER RESOURCES DEPARTMENT
HOA	HOME OWNERS ASSOCIATION		
HP	HIGH POINT	WS	WATER SURFACE
HR	HOUR	WSE	WATER SURFACE ELEVATION
I	INLET	WTR	WATER
IE	IRRIGATION EASEMENT	YR	YEAR



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

1	- COVER SHEET
2	- NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5	- DEMOLITION PLAN
6-17	- STREET IMPROVEMENT PLAN AND PROFILE
18-20	- SIGNAGE PLAN
21	- OVERALL UTILITY & SERVICE PLAN
22-30	- WATER DISTRIBUTION PLAN
31	- OVERALL FIRE HYDRANT PLAN
32-33	- STORM SEWER PLAN AND PROFILE
34-35	- POND F GRADING PLAN
36	- POND F OUTLET STRUCTURE DETAILS
37-39	- DETAILS

CONTACTS:

OWNER/DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80819 P~(303) 267-6254
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
DISTRICT	SADDLEHORN RANCH METRO DISTRICT

BENCHMARK:

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

BASIS OF BEARINGS:

THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED, "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.



EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. 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.

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

DATE

OWNER/DEVELOPER STATEMENT

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

BILL GUMAN DATE

WILLIAM GUMAN AND ASSOCIATES
731 NORTH WEBER STREET
COLORADO SPRINGS, CO 80903

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

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 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							6/4/21	MMC	MMC	

SADDLEHORN RANCH -
FILING 2
COVER SHEET

SHEET 1 OF 39

JOB NO. 25142.04



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.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. 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..
2. 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).
3. 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:

3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION

3.4. CDOT M&S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND EL PASO COUNTY PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. 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.
15. 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.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. 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.



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

SADDLEHORN RANCH –
FILING 2
COVER SHEET

SHEET 2 OF 39

JOB NO. 25142.04

H-SCALE	N/A	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	6 / 4 /21				
DESIGNED BY	MMC				
DRAWN BY	MMC				
CHECKED BY					



Centennial 303-740-9888 • Colorado Springs 719-593-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

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

EXISTING

Feature	Symbol	Symbol
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
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		

EXISTING PROP

STORM SEWER		
MANHOLE	Ⓓ	●
STORM INLET		■
AREA INLET - SQUARE	□	
AREA INLET - ROUND	○	
FLARED END SECTION	▷	◀
RIPRAP		
SANITARY SEWER		
LINE MARKER	<i>Mkr San</i> °	
SERVICE MARKER	△	
CLEAN-OUT	○	●
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊗d	●
WATER LINE		
LINE MARKER	<i>Mkr W</i> °	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	●
FIRE CONNECTION		⌘
MANHOLE	Ⓓ	●
BEND		⌘
BLOW-OFF VALVE	⊗	●
WELL	⊗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	<i>Mkr G</i> °	
SERVICE MARKER	△	
METER	Ⓓ	●
VALVE	⌘	⌘
PLUG	⌘	⌘
TEE		⌘
DRY UTILITIES		
CABLE TV MARKER	<i>Mkr TV</i> °	
CABLE TELEVISION PEDESTAL	⌘	
ELECTRIC MARKER	<i>Mkr E</i> °	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⌘	
ELECTRICAL METER	Ⓓ	
ELECTRICAL MANHOLE	Ⓓ	
FIBER-OPTIC MARKER	<i>Mkr FO</i> °	
IRRIGATION PEDESTAL	⌘	
TELEPHONE MARKER	<i>Mkr T</i> °	
TELEPHONE PEDESTAL	⌘	
TELEPHONE MANHOLE	⌘	
UTILITY POLE	○	●
GUY ANCHOR	○	
GUY POLE	○	
MISC. UTILITIES		
VENT PIPE	VP	●
TEST HOLE DESIGNATOR	TH	●

LUMINUM CAP - FOUND ●AC

ALUMINUM CAP - FOUND	● AC
BRASS CAP - FOUND	● BC
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	◼
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	△
MONUMENT - FOUND (ALTERNATE 5)	◆
MONUMENT - FOUND (ALTERNATE 6)	◈
MONUMENT - FOUND (ALTERNATE 7)	◊
NAIL & WASHER - FOUND	● NAIL & WASHER
PANEL - FOUND	⋈
PK NAIL - FOUND	● PK NAIL
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	◻
SECTION CORNER - FOUND	⊕
SECTION CORNER - SET	⊕
QUARTER-SECTION CORNER - FOUND	⊕
QUARTER-SECTION CORNER - SET	⊕
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRaverse POINT - SET	△

ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
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H-SCALE		N/A	No.	REVISION	BY	DATE
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SADDLEHORN RANCH -
 FILING 2
 COVER SHEET

SHEET 3 OF 39

JOB NO. 25142.04



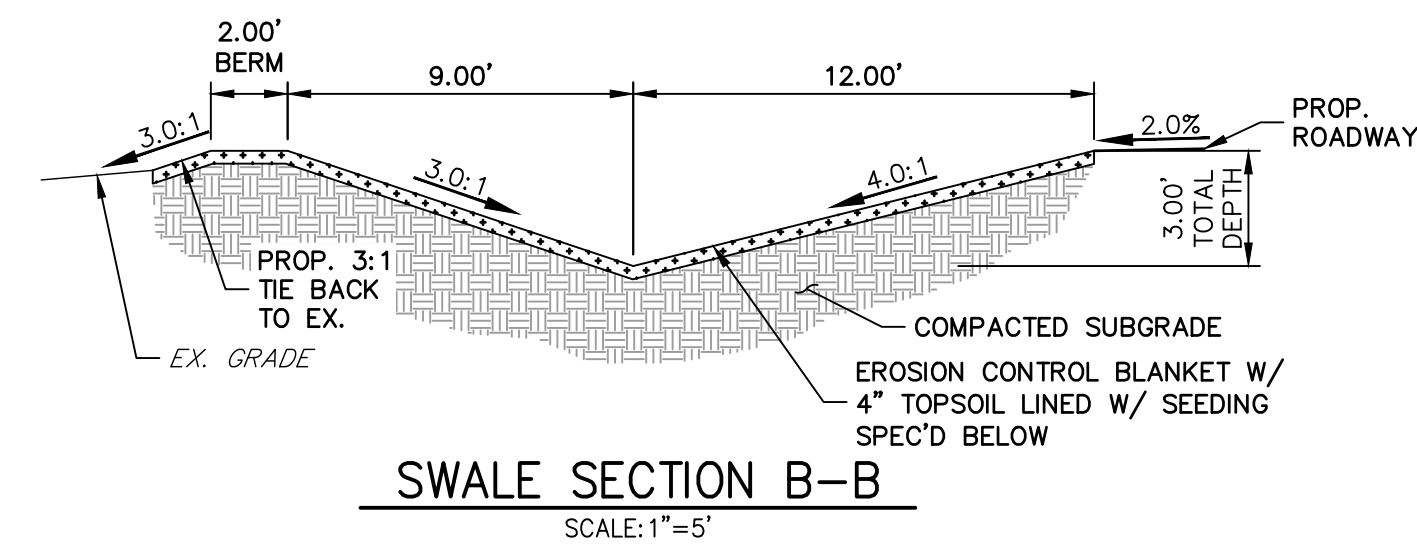
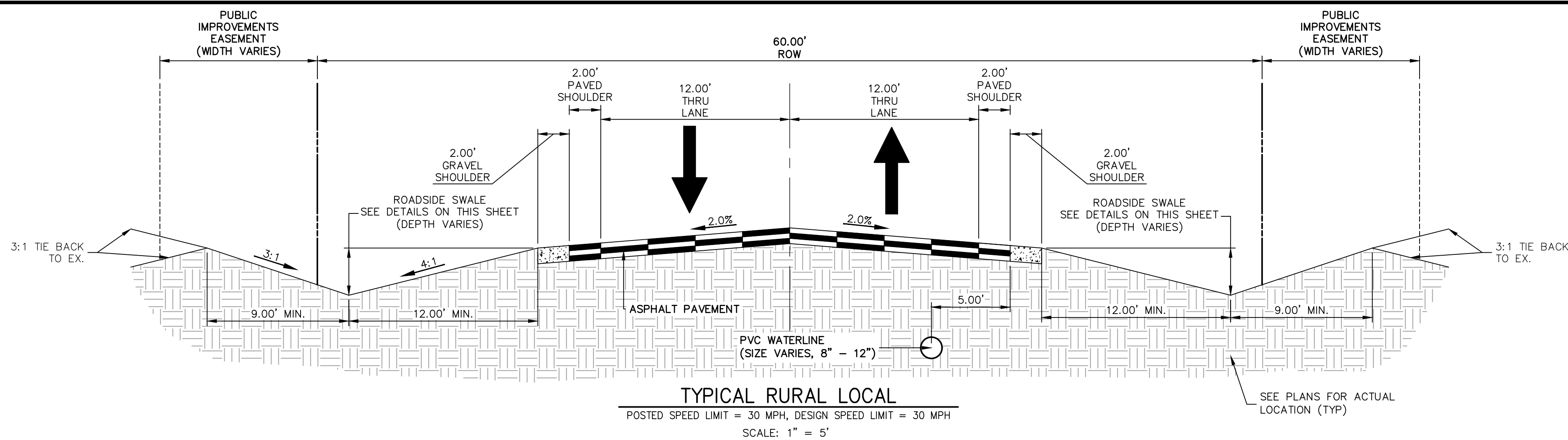
Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

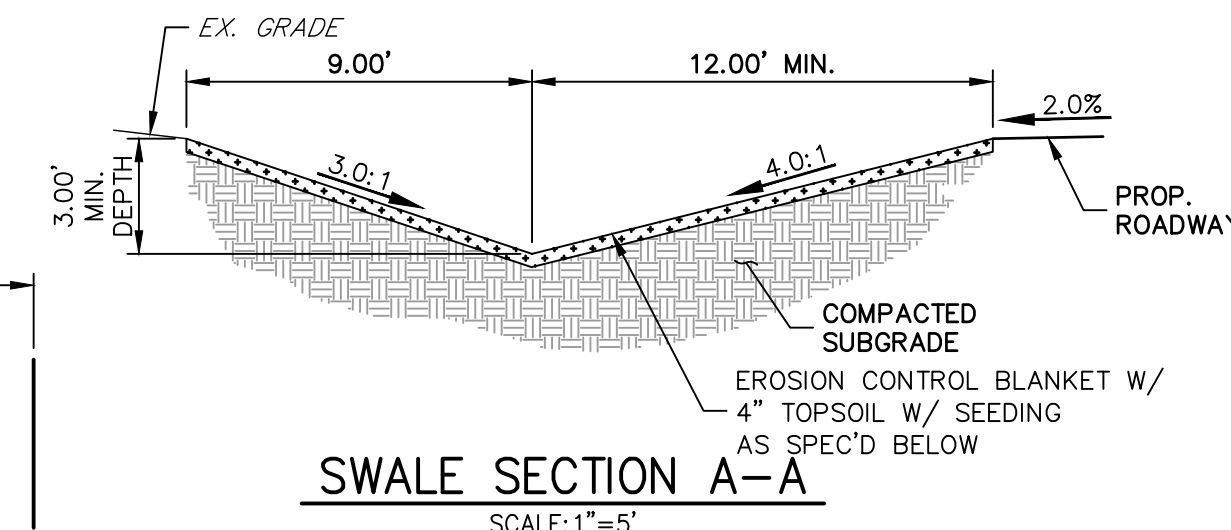
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ENGINEERING

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

DATE _____



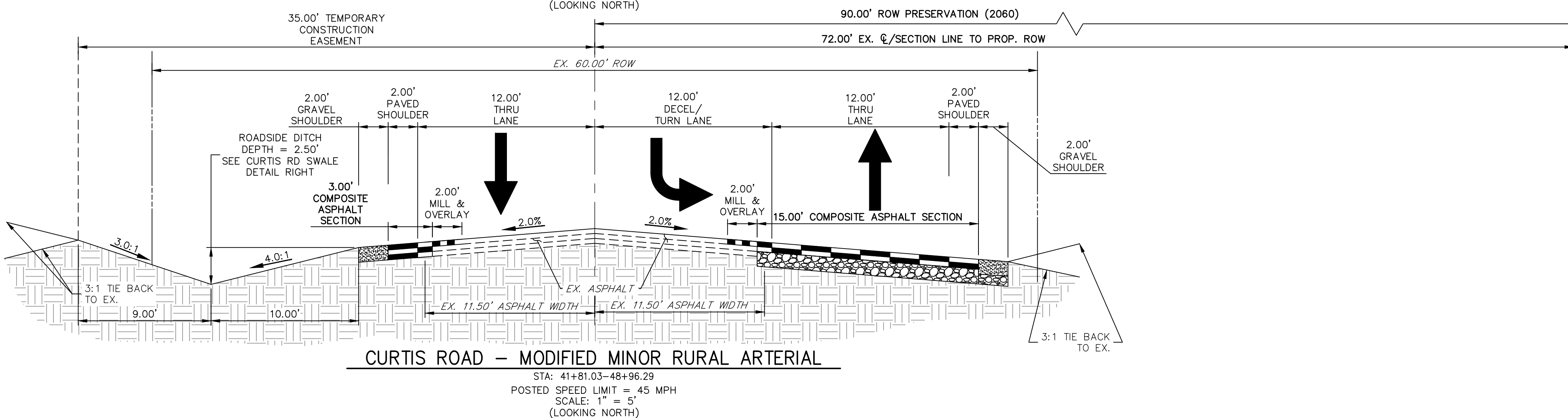
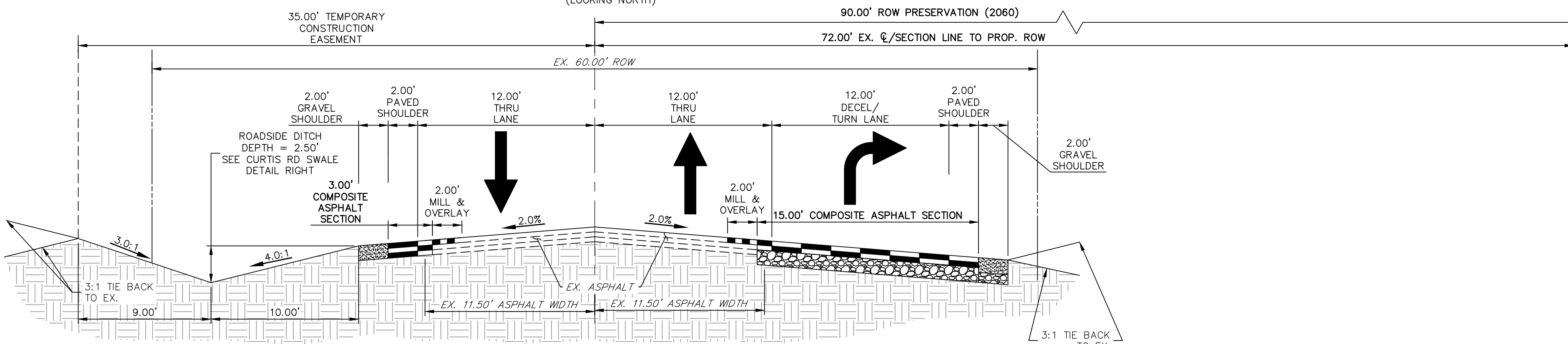
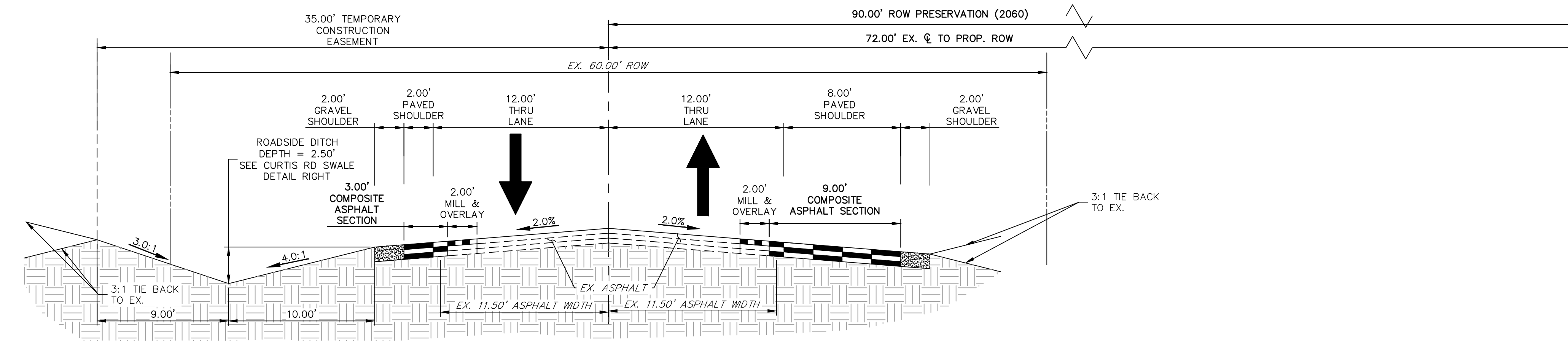
SWALE SEED MIX:
 EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 -IDAHO FESCUE
 -SANDBERG BLUEGRASS
 -ROCKY MOUNTAIN FESCUE
 -BIG BLUEGRASS



SWALE 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.



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

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

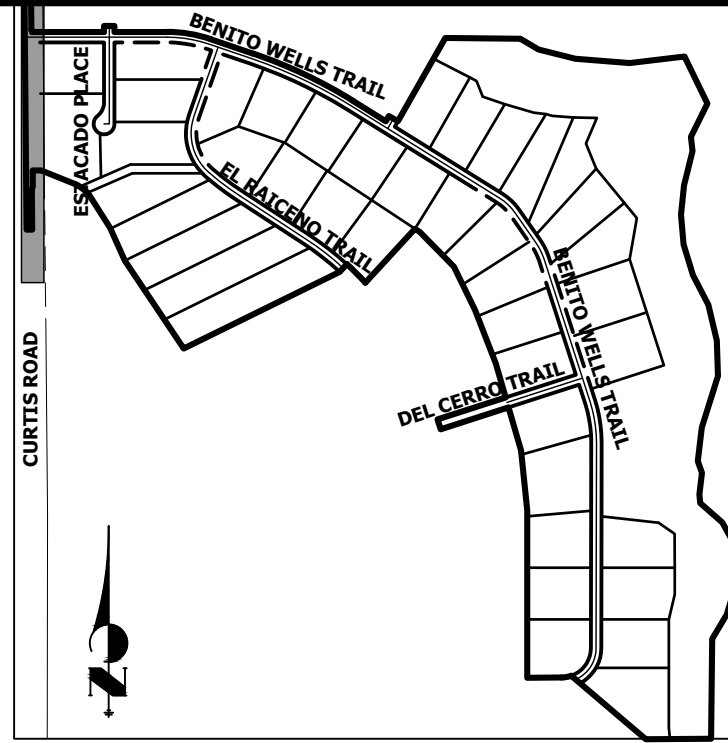
PREPARED FOR
 ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

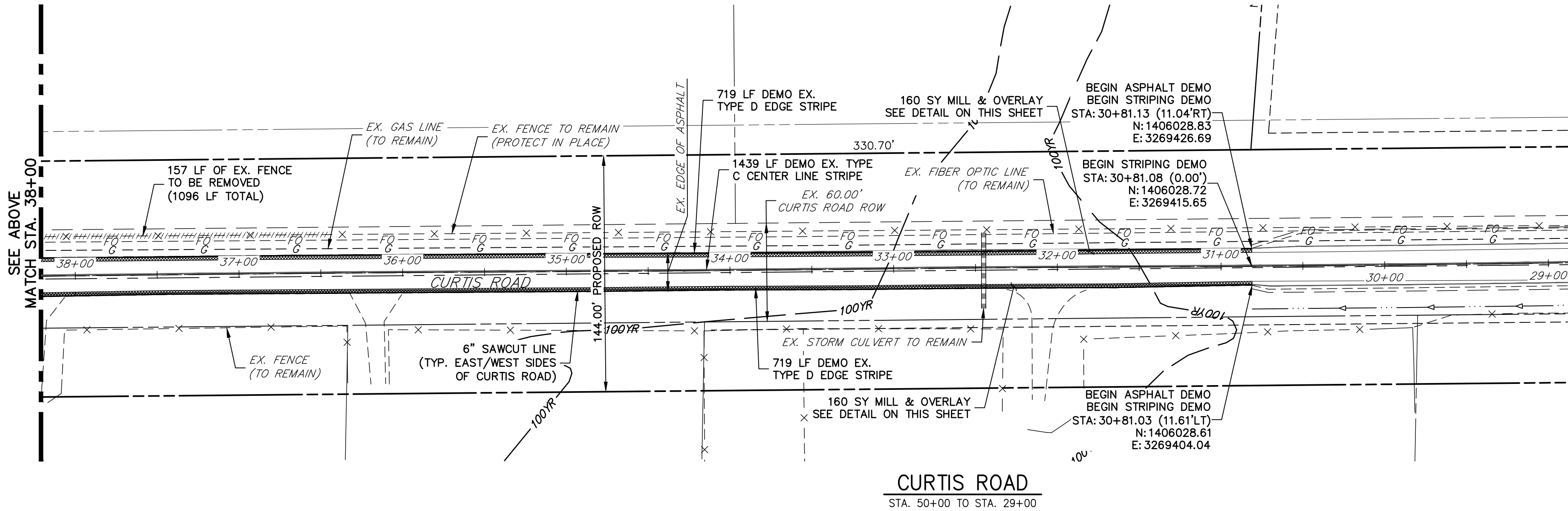
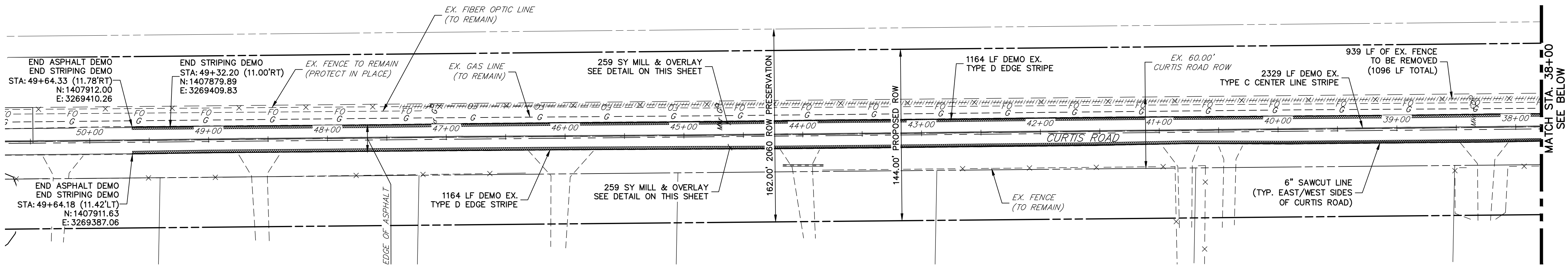
DATE	BY	REVISION	No.	1"=5'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			6/4/21	MMC	MMC	

SADDLEHORN RANCH -
FILING 2
COVER SHEET

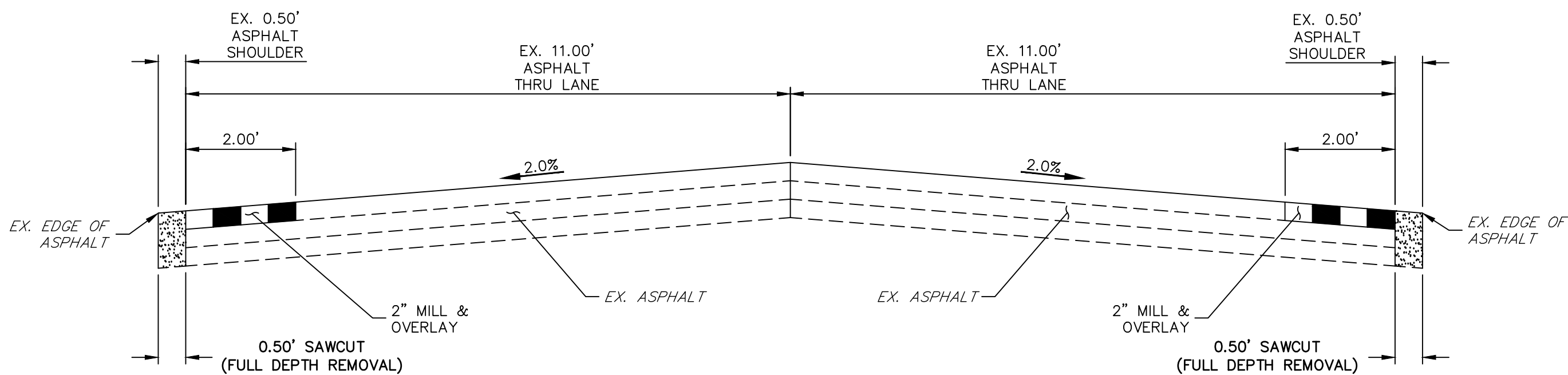
SHEET 4 OF 39
 JOB NO. 25142.04



KEY MAP
N.T.S.




CURTIS ROAD
STA. 50+00 TO STA. 29+00



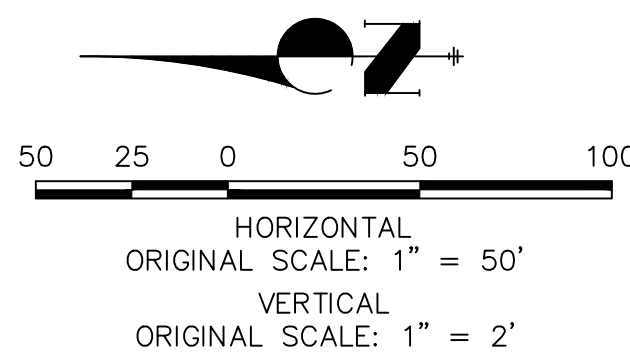
CURTIS ROAD ASPHALT DEMO DETAIL
SCALE: 1" = 2'

DEMOLITION LEGEND

	2' MILL & OVERLAY

CURTIS ROAD DEMOLITION NOTES

- ALL EXISTING 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 CURTIS ROAD IMPROVEMENTS. SEE CURTIS ROAD STRIPING PLAN FOR PROPOSED STRIPING.



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

SADDLEHORN RANCH -
FILING 2

CURTIS ROAD - DEMOLITION
PLAN

SHEET 5 OF 39

JOB NO. 25142.04

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

PREPARED FOR

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



POINT TABULATION							
POINT #	STATION	OFFSET	ALIGNMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
141	43+75.88	32.35' (R)	EX. CURTIS ROAD	1407323.78	3269436.15	6762.60	EOA
142	44+62.68	32.34' (R)	EX. CURTIS ROAD	1407410.55	3269435.33	6762.61	PI
143	44+75.90	31.96' (R)	EX. CURTIS ROAD	1407423.77	3269434.84	6762.63	EOA
144	45+75.92	28.97' (R)	EX. CURTIS ROAD	1407523.70	3269431.11	6763.10	EOA
145	46+75.88	25.91' (R)	EX. CURTIS ROAD	1407623.63	3269427.39	6764.10	EOA
146	47+75.76	23.20' (R)	EX. CURTIS ROAD	1407723.56	3269423.66	6765.13	EOA
147	48+75.68	20.45' (R)	EX. CURTIS ROAD	1407823.49	3269419.94	6765.94	EOA
148	49+32.41	19.00' (R)	EX. CURTIS ROAD	1407880.19	3269417.82	6766.23	PI/BEGIN TAPER
149	49+57.23	11.78' (R)	EX. CURTIS ROAD	1407904.90	3269410.32	6766.47	EOA/END TAPER/TIE INTO EXH



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

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ENGINEERING

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

DATE _____

1. SEE SHEET 4 FOR PROPOSED TYPICAL SECTIONS OF CURTIS ROAD.
2. PROPOSED EDGE OF ASPHALT IS SET AT -2.00% FROM EXISTING EDGE OF ASPHALT ELEVATIONS.
3. ALL ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.

PREPARED FOR

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

J·R ENGINEERING
A Westrian Company



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BY	DATE
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No.	REVISION
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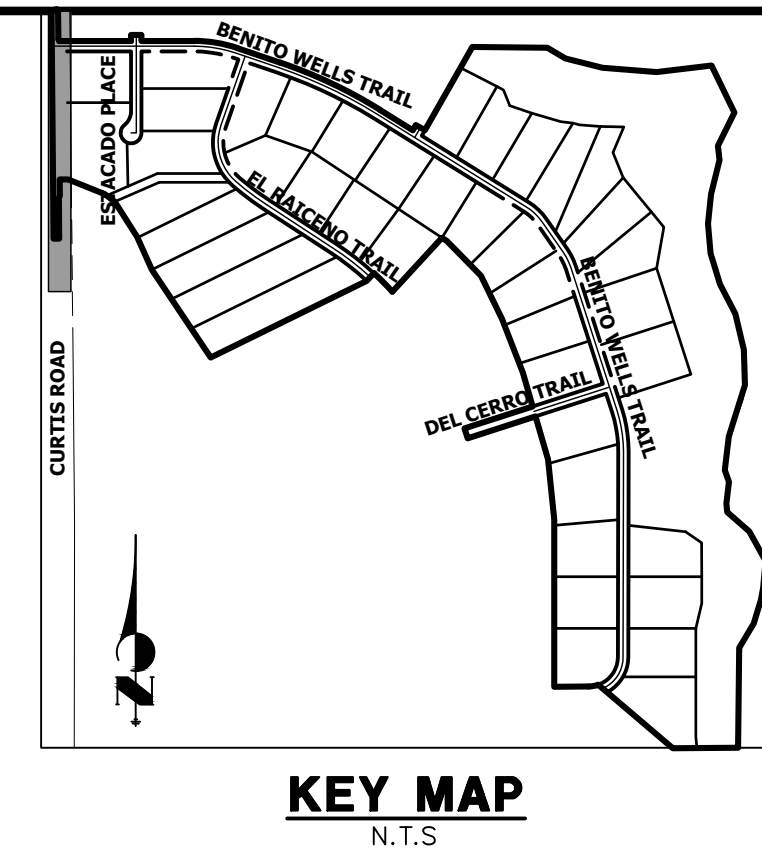
H-SCALE	1"=50'
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SADDLEHORN RANCH -

CURTIS ROAD - GRADING
PLAN

SHEET 6 OF 39

JOB NO. 25142.04




1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUFACTURER ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLANN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. 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.

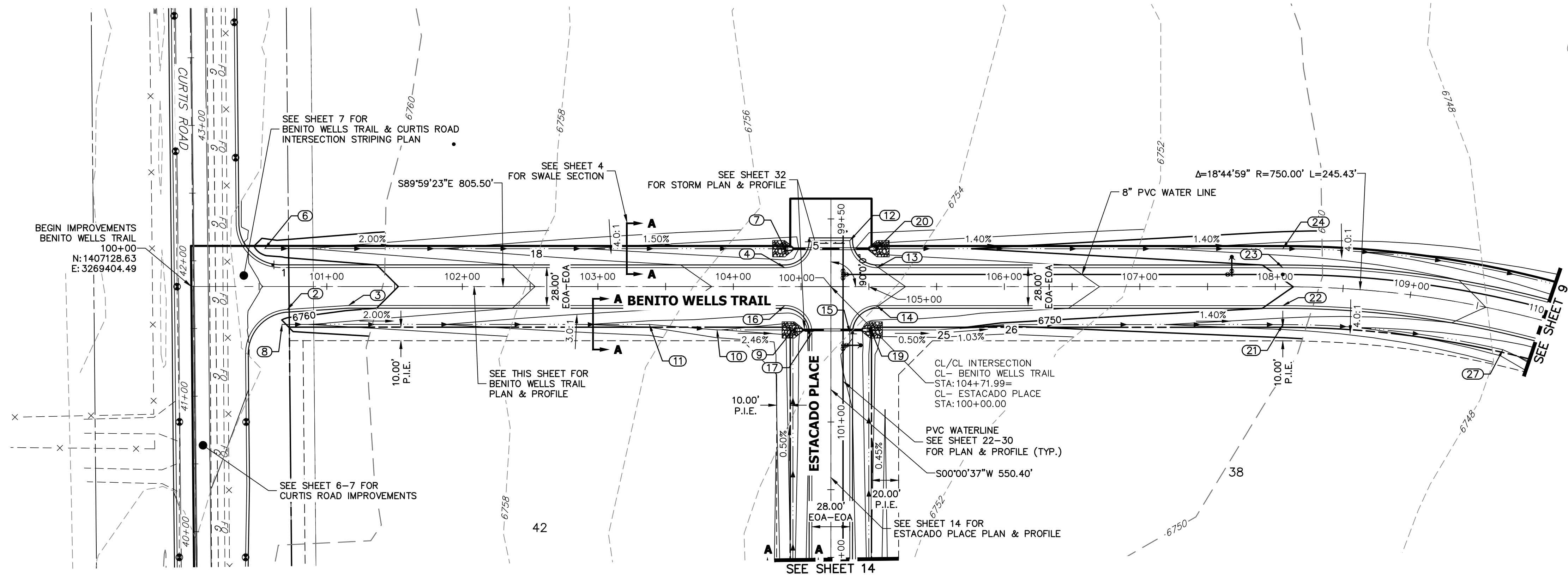
1. SEE SHEET 4 FOR PROPOSED TYPICAL SECTIONS OF CURTIS ROAD.
2. STRIPING REMOVAL IS PER CURTIS ROAD GRADING AND DEMOLITION PLAN.

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

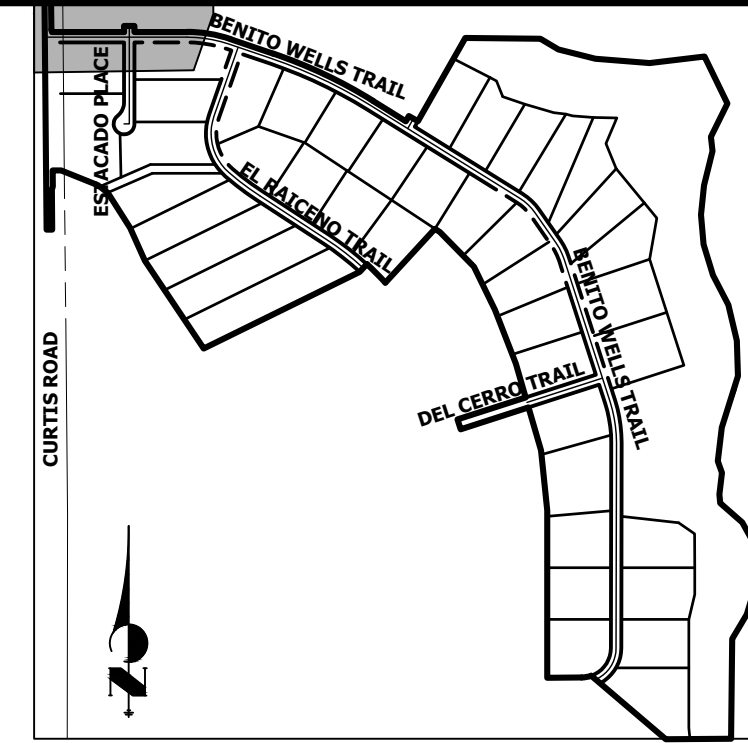
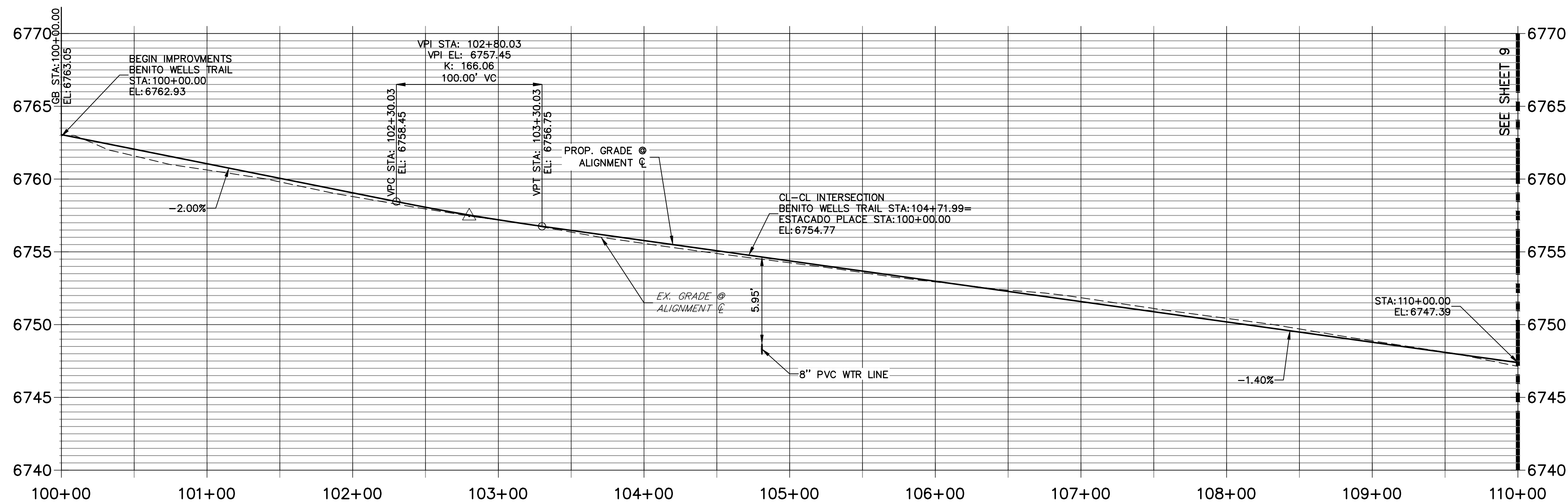


811
what's below.
Call before you dig.

SADDLEHORN RANCH – FILING 2		H-SCALE 1" = 50'	No.	REVISION	BY	DATE
CURTIS ROAD – STRIPING PLAN		V-SCALE N/A				
		DATE 6/4/21				
		DESIGNED BY ANI				
		DRAWN BY RWK				
		CHECKED BY				
		 J-R ENGINEERING A Westrian Company Central 303-740-3333 • Colorado Springs 719-555-2533 Fort Collins 970-491-9888 • www.jrengineering.com				
		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, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.				
SHEET	7	OF	39			
JOB NO.	25142.04					



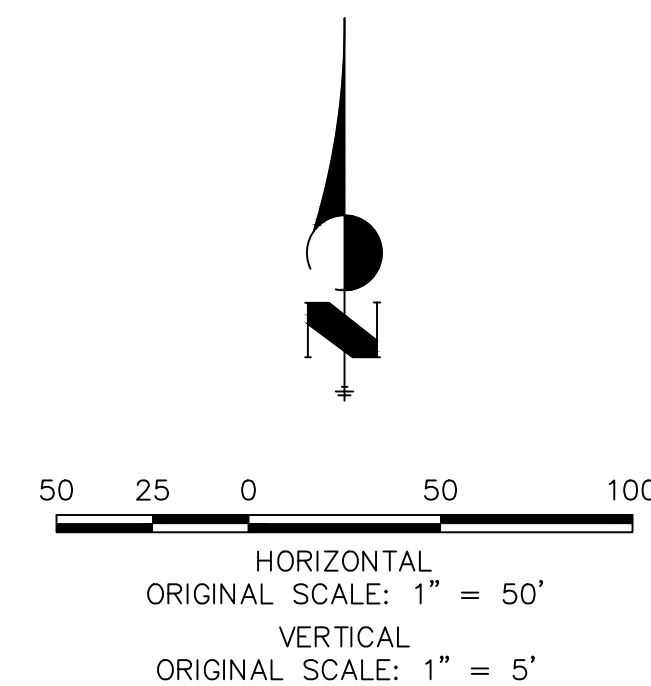
CL- BENITO WELLS TRAIL PROFILE
STA 100+00.00 TO 110+00.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	100+66.05	14.00' (L)	CL- BENITO WELLS TRAIL	6761.46	PCR
2	100+70.82	16.96' (R)	CL- BENITO WELLS TRAIL	6761.32	PCR
3	101+15.92	14.00' (R)	CL- BENITO WELLS TRAIL	6760.46	PI
4	104+37.99	14.00' (L)	CL- BENITO WELLS TRAIL	6754.97	PCR
5	104+57.99	34.00' (L)	CL- BENITO WELLS TRAIL	6754.36	PCR
6	100+54.13	28.00' (L)	CL- BENITO WELLS TRAIL	6758.65	BEGIN SWALE
7	104+37.99	28.00' (L)	CL- BENITO WELLS TRAIL	6751.93	END SWALE
8	100+66.94	28.00' (R)	CL- BENITO WELLS TRAIL	6761.02	BEGIN SWALE
9	104+43.99	32.00' (R)	CL- BENITO WELLS TRAIL	6750.71	END SWALE
10	103+87.99	32.00' (R)	CL- BENITO WELLS TRAIL	6752.09	SWALE GB
11	103+37.99	28.00' (R)	CL- BENITO WELLS TRAIL	6753.33	SWALE GB
12	104+85.99	34.00' (L)	CL- BENITO WELLS TRAIL	6754.08	PCR
13	105+05.99	14.00' (L)	CL- BENITO WELLS TRAIL	6754.02	PCR
14	105+05.99	14.00' (R)	CL- BENITO WELLS TRAIL	6754.02	PCR
15	104+85.99	34.00' (R)	CL- BENITO WELLS TRAIL	6754.08	PCR
16	104+37.99	14.00' (R)	CL- BENITO WELLS TRAIL	6754.97	PCR
17	104+57.99	34.00' (R)	CL- BENITO WELLS TRAIL	6754.36	PCR
18	102+50.00	28.00' (L)	CL- BENITO WELLS TRAIL	6754.75	SWALE GB
19	105+01.49	32.00' (R)	CL- BENITO WELLS TRAIL	6750.42	BEGIN SWALE
20	105+05.99	28.00' (L)	CL- BENITO WELLS TRAIL	6750.98	BEGIN SWALE
21	108+05.50	28.00' (R)	CL- BENITO WELLS TRAIL	6746.79	SWALE GB
22	108+05.50	14.00' (R)	CL- BENITO WELLS TRAIL	6749.83	PC
23	108+05.50	14.00' (L)	CL- BENITO WELLS TRAIL	6749.83	PC
24	108+05.50	28.00' (L)	CL- BENITO WELLS TRAIL	6746.79	SWALE GB
25	105+49.99	32.00' (R)	CL- BENITO WELLS TRAIL	6750.18	SWALE GB
26	105+99.98	28.00' (R)	CL- BENITO WELLS TRAIL	6749.66	SWALE GB
27	109+75.68	28.00' (R)	CL- BENITO WELLS TRAIL	6744.41	SWALE GB

STREET IMPROVEMENT NOTES

- ALL STATIONING IS $\frac{1}{2}$, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE $\frac{1}{2}$, 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.



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

SADDLEHORN RANCH -
FILING 2

STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 8 OF 39

JOB NO. 25142.04

PREPARED FOR

ROI PROPERTY GROUP, LLC

2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS
DESIGNED BY WRITTEN
AUTHORIZATION

J.R. ENGINEERING

A Western Company

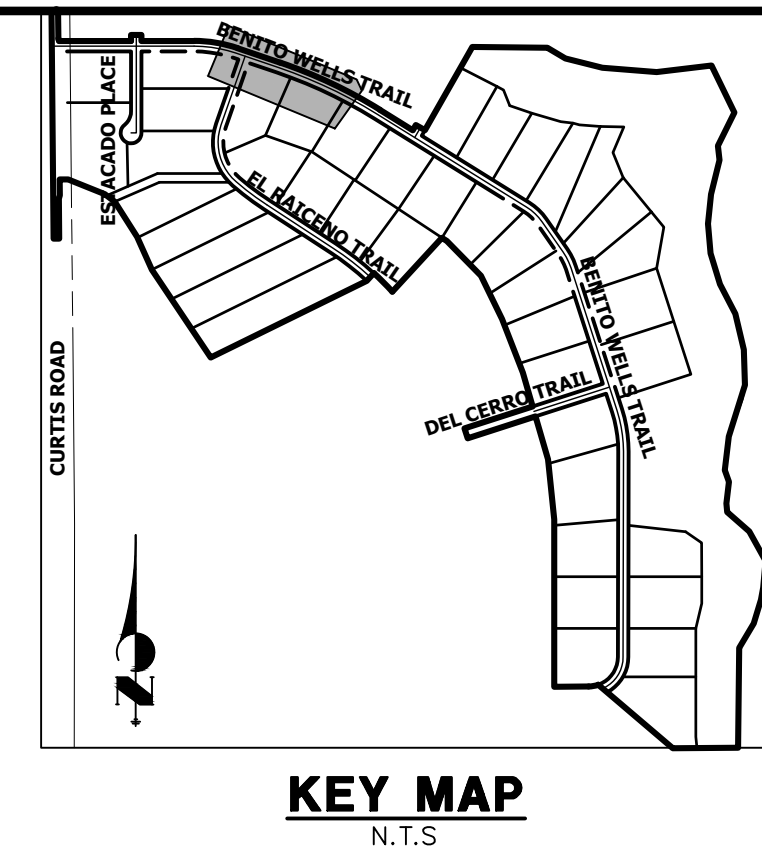


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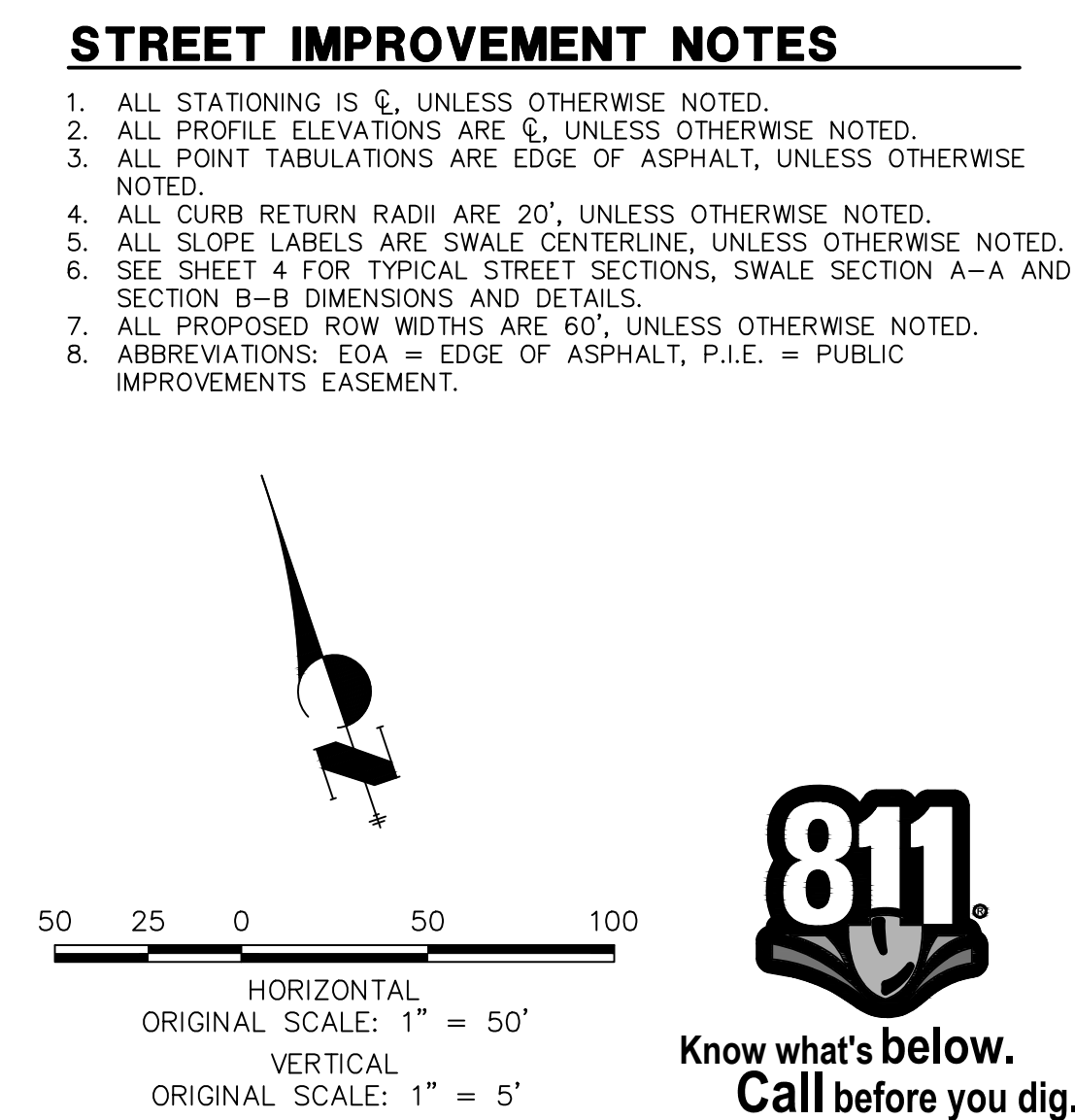
BY DATE

No. REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 6/4/21
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
28	110+27.44	36.00' (R)	CL- BENITO WELLS TRAIL	6742.63	SWALE GB
29	110+74.57	36.03' (R)	CL- BENITO WELLS TRAIL	6741.02	END SWALE
30	110+50.94	28.00' (L)	CL- BENITO WELLS TRAIL	6743.36	SWALE GB
31	111+38.58	36.00' (R)	CL- BENITO WELLS TRAIL	6740.39	BEGIN SWALE
32	111+59.58	36.00' (R)	CL- BENITO WELLS TRAIL	6740.25	SWALE GB
33	111+84.63	28.00' (R)	CL- BENITO WELLS TRAIL	6740.09	SWALE GB
34	113+11.80	14.00' (R)	CL- BENITO WELLS TRAIL	6742.75	PC
35	113+11.80	28.00' (R)	CL- BENITO WELLS TRAIL	6739.21	SWALE GB
36	113+11.80	14.00' (L)	CL- BENITO WELLS TRAIL	6742.75	PC
37	113+11.80	28.00' (L)	CL- BENITO WELLS TRAIL	6739.71	SWALE GB
38	119+41.24	28.00' (R)	CL- BENITO WELLS TRAIL	6729.41	SWALE GB
39	119+41.24	14.00' (R)	CL- BENITO WELLS TRAIL	6732.45	PT
40	119+41.24	14.00' (L)	CL- BENITO WELLS TRAIL	6732.45	PT
41	119+41.24	28.00' (L)	CL- BENITO WELLS TRAIL	6729.41	SWALE GB
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
52	110+50.94	14.00' (R)	CL- BENITO WELLS TRAIL	6746.40	PT
53	110+50.94	14.00' (L)	CL- BENITO WELLS TRAIL	6746.40	PT
54	110+72.59	16.00' (R)	CL- BENITO WELLS TRAIL	6746.06	PCR
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
57	111+41.14	14.00' (R)	CL- BENITO WELLS TRAIL	6745.13	PCR



SADDLEHORN RANCH – FLING 2		H-SCALE 1"=50'		No.		REVISION		BY		DATE	
		V-SCALE 1"=5'									
		DATE 6/4/21									
STREET IMPROVEMENT PLAN AND PROFILE		DESIGNED BY MMC									
		DRAWN BY MMC									
		CHECKED BY									

J.R. ENGINEERING
A Western Company

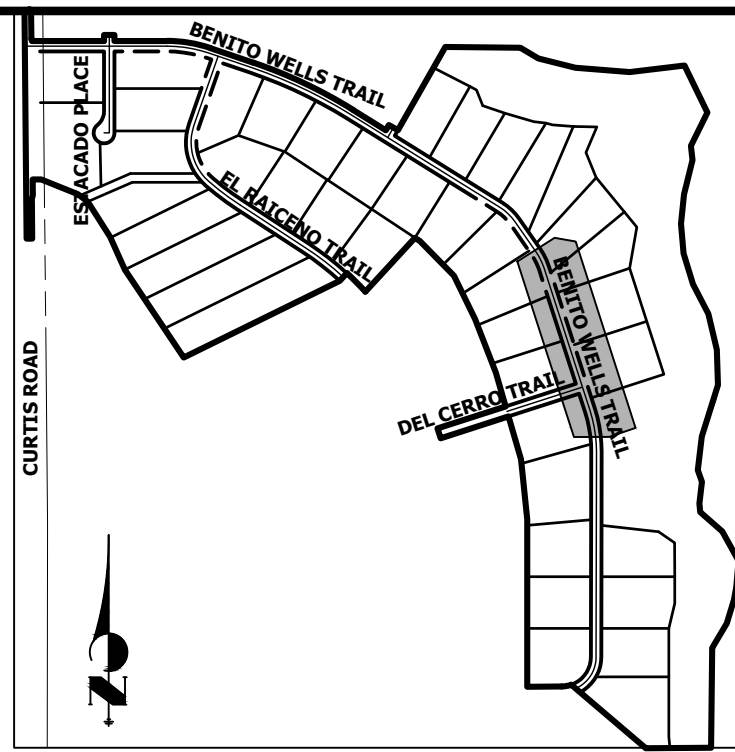
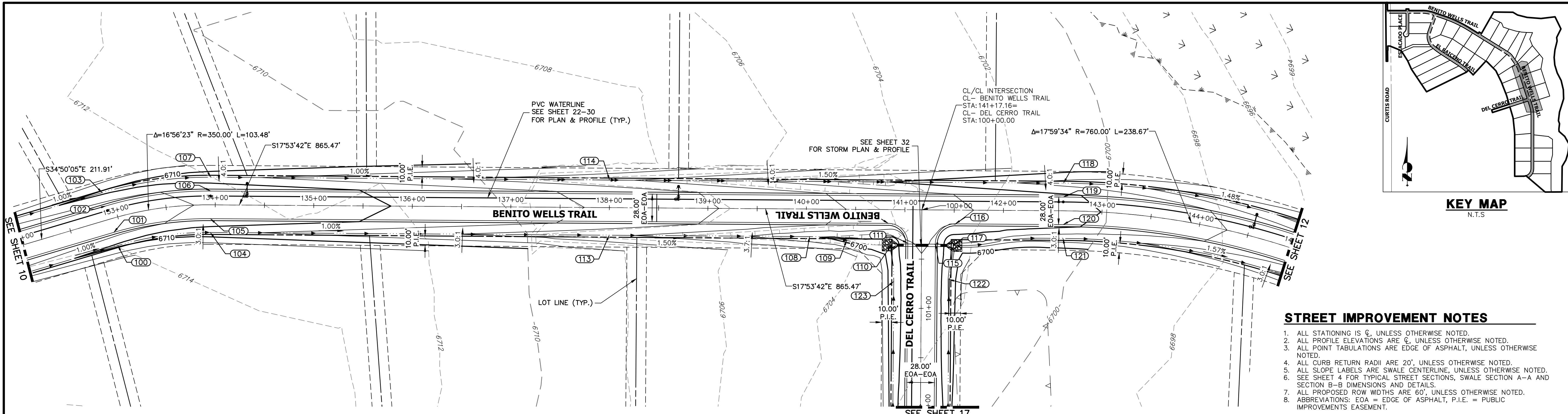
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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SHEET 9 OF 39
JOB NO. 25142.00

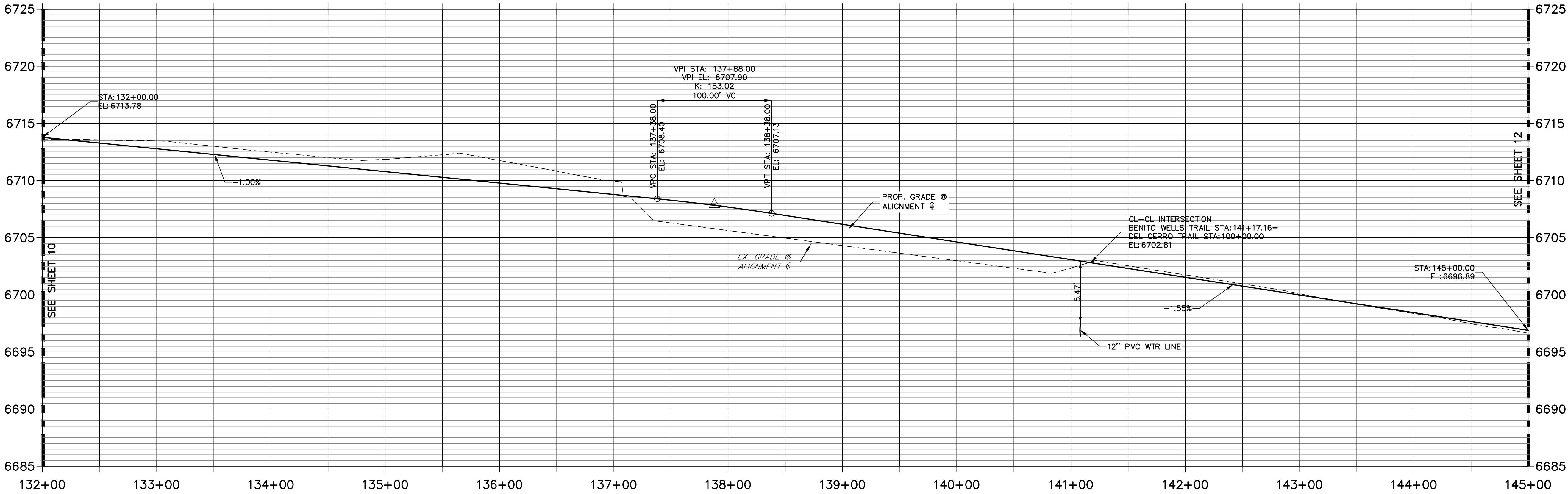
1"=50'
1"=5'
6/4/21
MMC
MMC



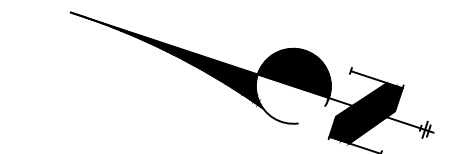
STREET IMPROVEMENT NOTES

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

CL- BENITO WELLS TRAIL PROFILE (4)
STA 132+00.00 TO 145+00.00



Know what's below.
Call before you dig.



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

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
100	132+91.74	28.00' (R)	CL- BENITO WELLS TRAIL	6709.55	PC
101	132+91.74	14.00' (R)	CL- BENITO WELLS TRAIL	6712.59	PC
102	132+91.74	14.00' (L)	CL- BENITO WELLS TRAIL	6712.59	PC
103	132+91.74	28.00' (L)	CL- BENITO WELLS TRAIL	6709.55	PC
104	133+95.22	28.00' (R)	CL- BENITO WELLS TRAIL	6708.51	PT
105	133+95.22	14.00' (R)	CL- BENITO WELLS TRAIL	6711.55	PT
106	133+95.22	14.00' (L)	CL- BENITO WELLS TRAIL	6711.55	PT
107	133+95.22	28.00' (L)	CL- BENITO WELLS TRAIL	6708.51	PT

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
108	140+03.42	28.00' (R)	CL- BENITO WELLS TRAIL	6700.34	SWALE GB
109	140+41.06	31.57' (R)	CL- BENITO WELLS TRAIL	6699.28	SWALE GB
110	140+86.35	36.06' (R)	CL- BENITO WELLS TRAIL	6697.95	END SWALE
112	140+83.16	14.00' (R)	CL- BENITO WELLS TRAIL	6703.03	PCR
113	138+00.00	28.00' (R)	CL- BENITO WELLS TRAIL	6704.36	SWALE GB
114	138+00.00	28.00' (L)	CL- BENITO WELLS TRAIL	6704.36	SWALE GB
115	141+31.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PRC
116	141+51.16	14.00' (R)	CL- BENITO WELLS TRAIL	6702.01	PRC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
117	141+49.66	36.00' (R)	CL- BENITO WELLS TRAIL	6697.50	PRC
118	142+60.69	28.00' (L)	CL- BENITO WELLS TRAIL	6697.27	SWALE GB
119	142+60.69	14.00' (L)	CL- BENITO WELLS TRAIL	6700.31	PC
120	142+60.69	14.00' (R)	CL- BENITO WELLS TRAIL	6700.31	PC
121	142+60.69	28.00' (R)	CL- BENITO WELLS TRAIL	6696.71	SWALE GB
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

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

SADDLEHORN RANCH -
FILING 2
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 11 OF 39

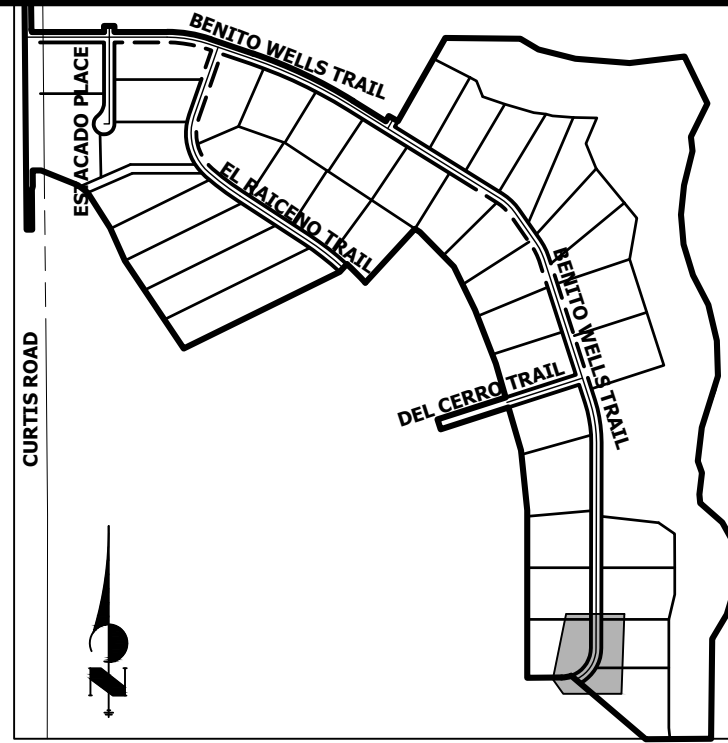
JOB NO. 25142.04

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

PREPARED FOR

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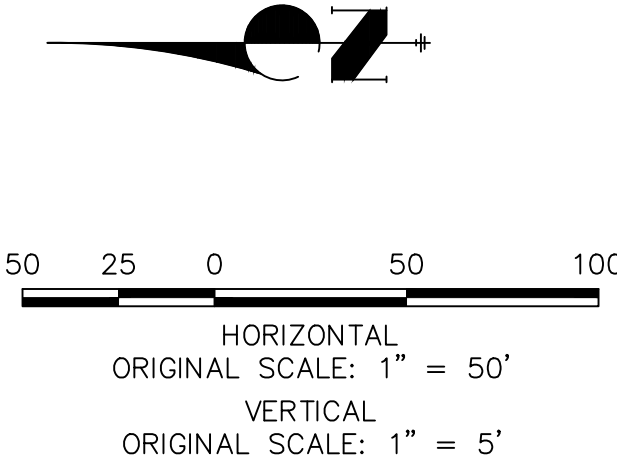


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2. ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL LOW LABELS ARE W OR C CENTERLINE, UNLESS OTHERWISE NOTED.
6. ALL SHEET TOP 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.



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

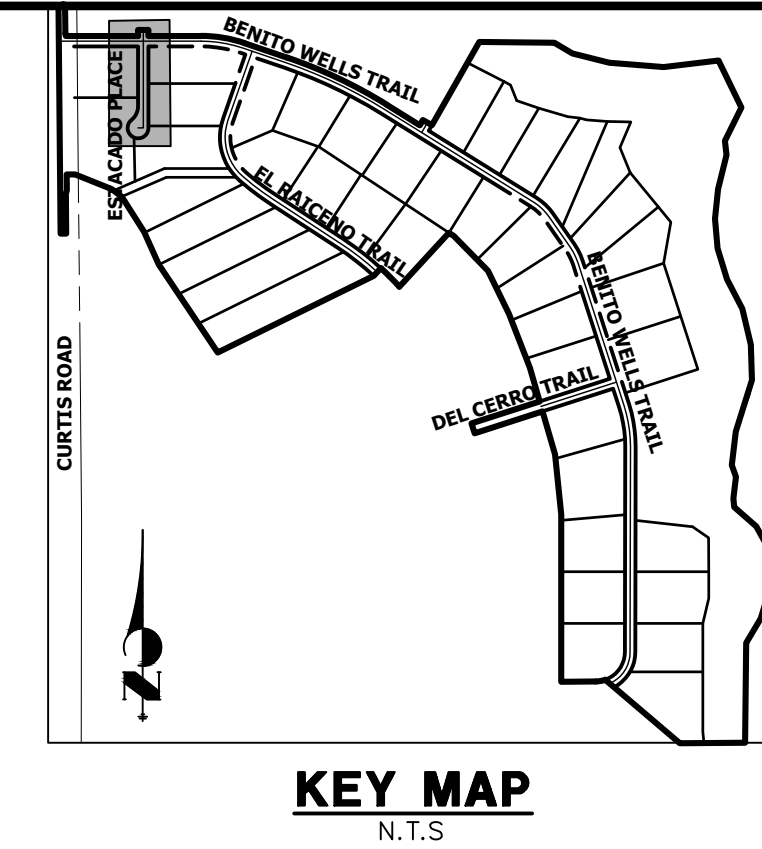
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SADDLEHORN RANCH –
FILING 2

STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 13 OF 39

JOB NO. 25142.04

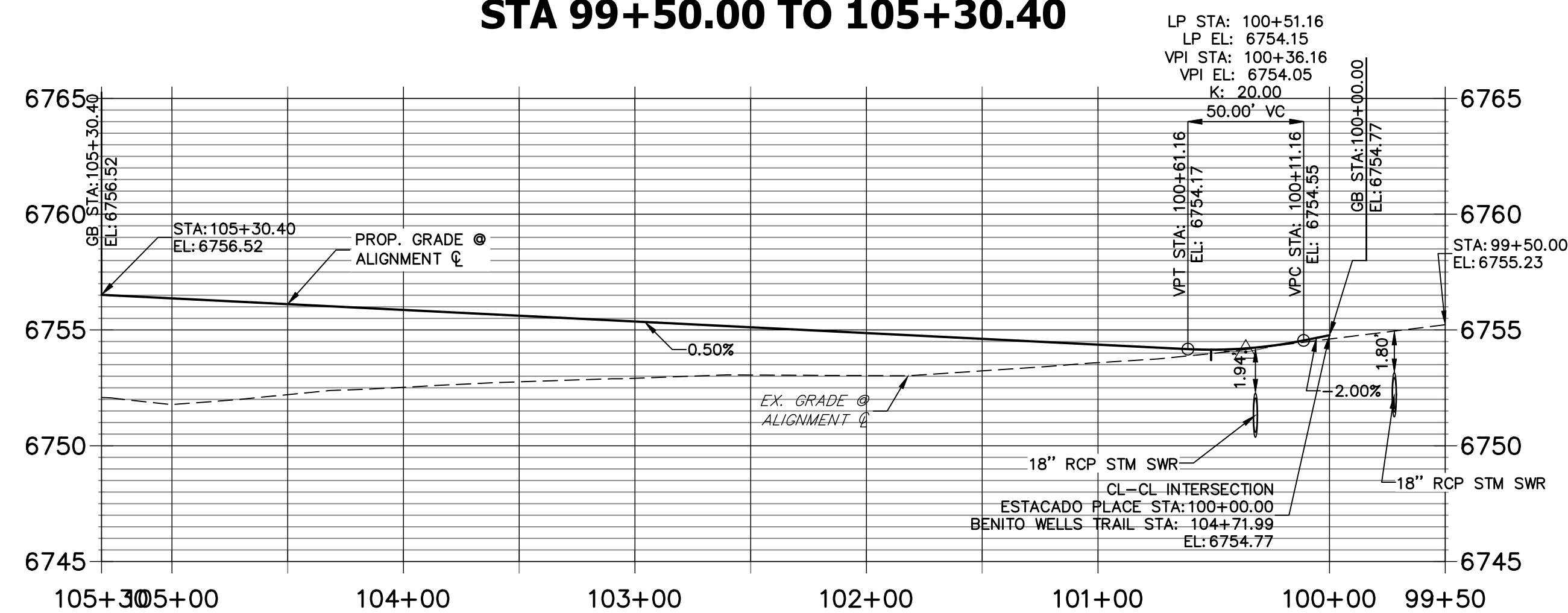


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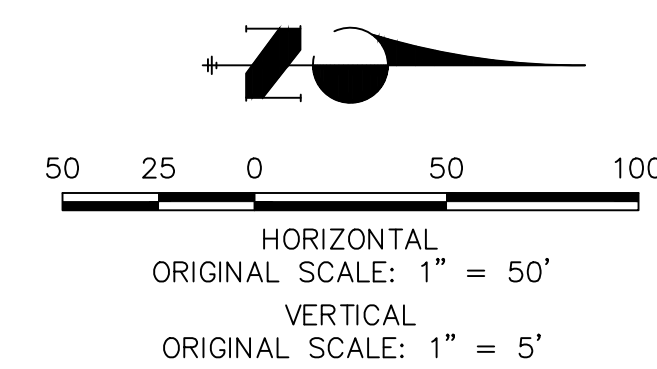
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Fort Collins 970-491-9988 • www.jrenr.com



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

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2. ALL PROFILE ELEVATIONS ARE ϕ , 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 FOR ALL RETRACTION 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.



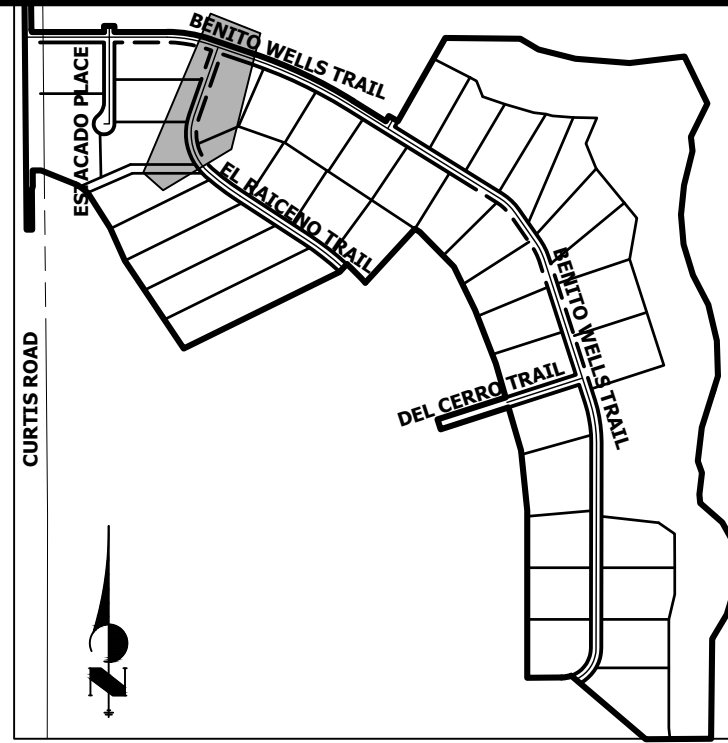
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ENGINEERING

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

DATE _____

SADDLEHORN RANCH - FILING 2		H-SCALE 1"=50'	No.	REVISION	BY	DATE
STREET IMPROVEMENT PLAN AND PROFILE		V-SCALE 1"=5'				
		DATE 6/4/21				
		DESIGNED BY MMC				
		DRAWN BY MMC				
		CHECKED BY				



KEY MAP
N.T.S

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

JR ENGINEERING
A Westrian Company



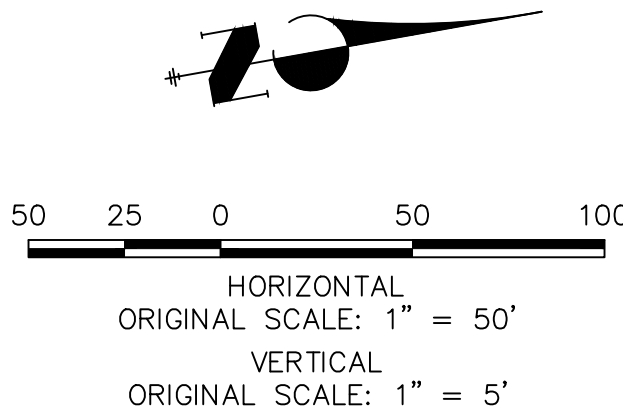
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Fort Collins 970-491-9888 • www.jrengineering.com

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' (L)	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

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	6/4/21				
DESIGNED BY	MMC				
DRAWN BY	MMC				
CHECKED BY					



1. ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE C, 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 SLOW LABELS ARE W CENTERLINE, UNLESS OTHERWISE NOTED.
6. SEE SHEET 1 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

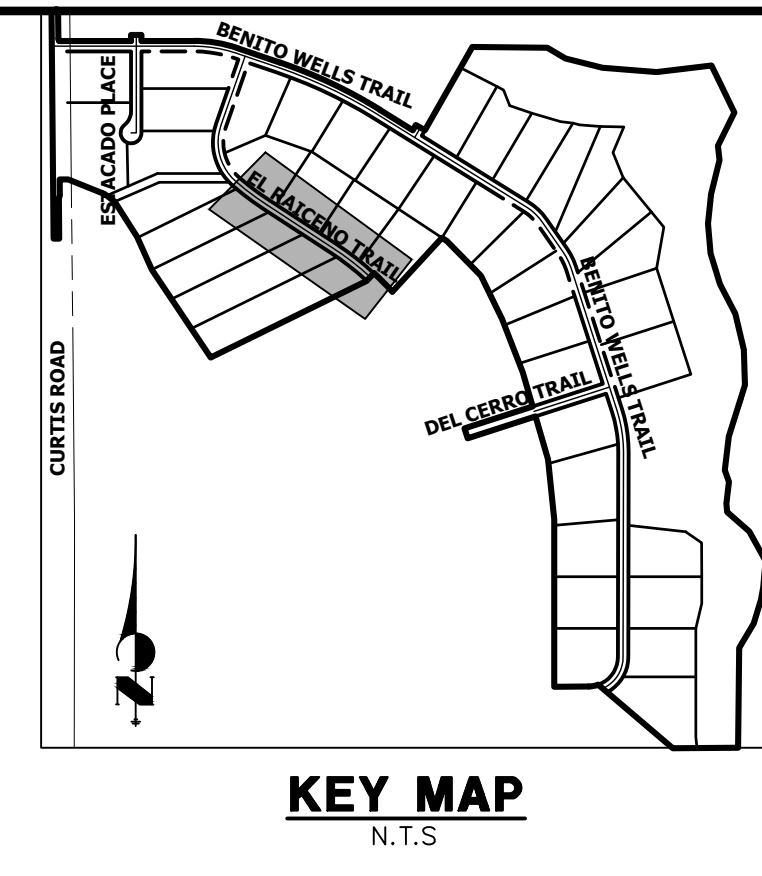
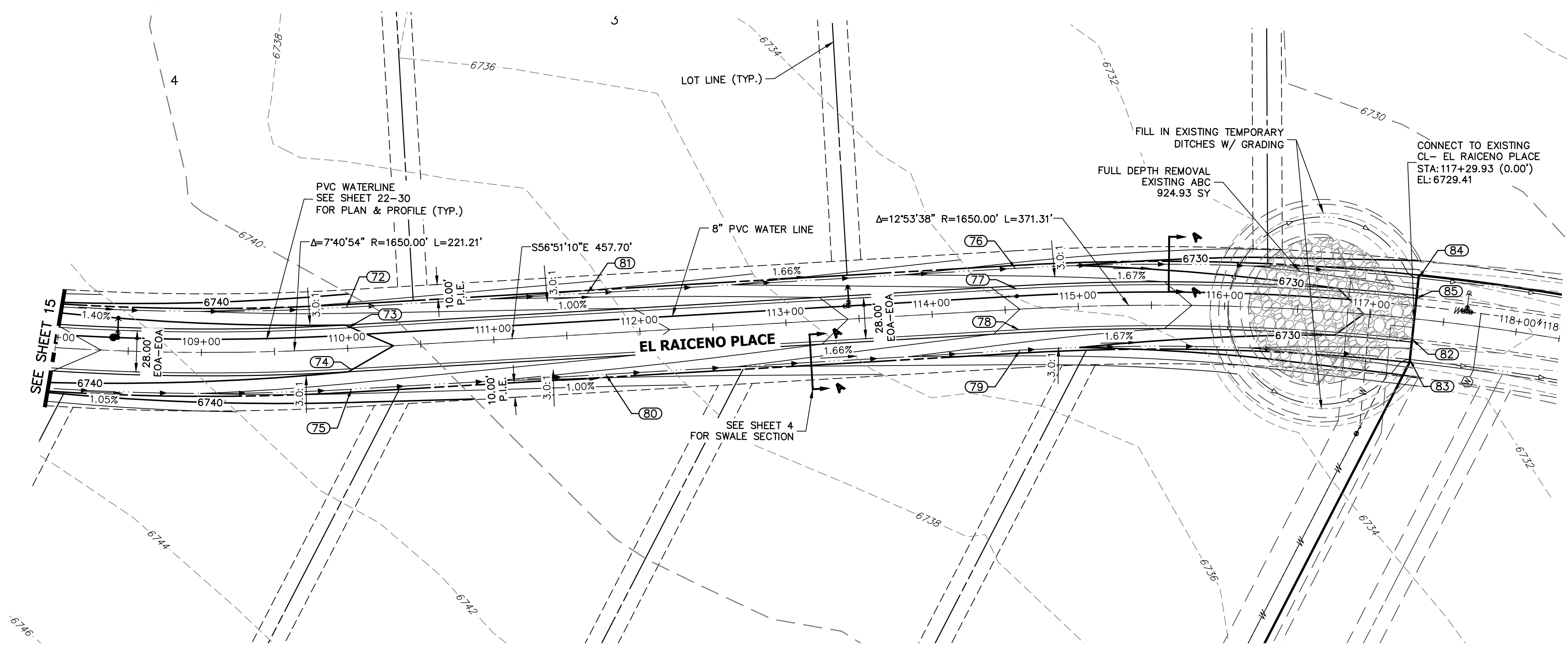
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**SADDLEHORN RANCH –
FILING 2**

**STREET IMPROVEMENT PLAN
AND PROFILE**

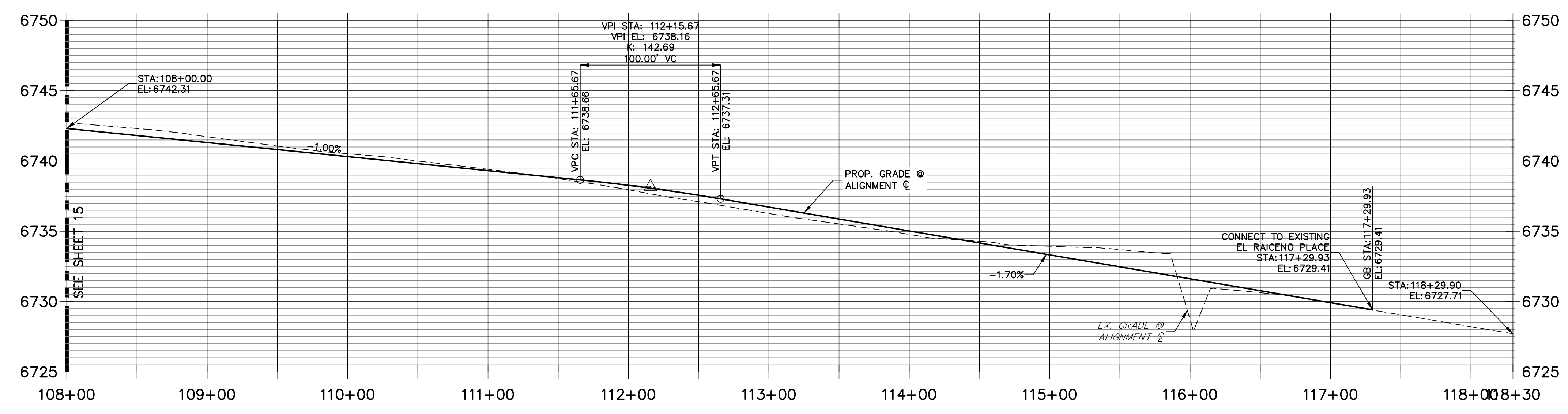
SHEET 15 OF 39

JOB NO. 25142.04



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
72	110+00.88	28.00' (L)	CL- EL RAICENO PLACE	6736.98	SWALE GB
73	110+00.88	14.00' (L)	CL- EL RAICENO PLACE	6740.02	PT
74	110+00.88	14.00' (R)	CL- EL RAICENO PLACE	6740.02	PT
75	110+00.88	28.00' (R)	CL- EL RAICENO PLACE	6736.98	SWALE GB
76	114+58.59	28.00' (L)	CL- EL RAICENO PLACE	6730.71	SWALE GB
77	114+58.59	14.00' (L)	CL- EL RAICENO PLACE	6733.75	PC
78	114+58.59	14.00' (R)	CL- EL RAICENO PLACE	6733.75	PC
79	114+58.59	28.00' (R)	CL- EL RAICENO PLACE	6730.71	SWALE GB
80	111+75.00	28.00' (R)	CL- EL RAICENO PLACE	6735.24	SWALE GB
81	111+65.67	28.00' (L)	CL- EL RAICENO PLACE	6735.34	SWALE GB
82	117+29.90	14.00' (R)	CL- EL RAICENO PLACE	6729.13	TIE INTO EX. ROAD
83	117+29.90	28.00' (R)	CL- EL RAICENO PLACE	6726.09	TIE INTO EX. SWALE
84	117+29.90	28.00' (L)	CL- EL RAICENO PLACE	6726.09	TIE INTO EX. SWALE
85	117+29.90	14.00' (L)	CL- EL RAICENO PLACE	6729.13	TIE INTO EX. ROAD

CL- EL RAICENO PLACE PROFILE (2)
STA 108+00.00 TO 118+29.90



- STREET IMPROVEMENT NOTES**
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
 - ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
 - ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
 - ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
 - SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
 - ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 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

DATE _____

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

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A Western Company

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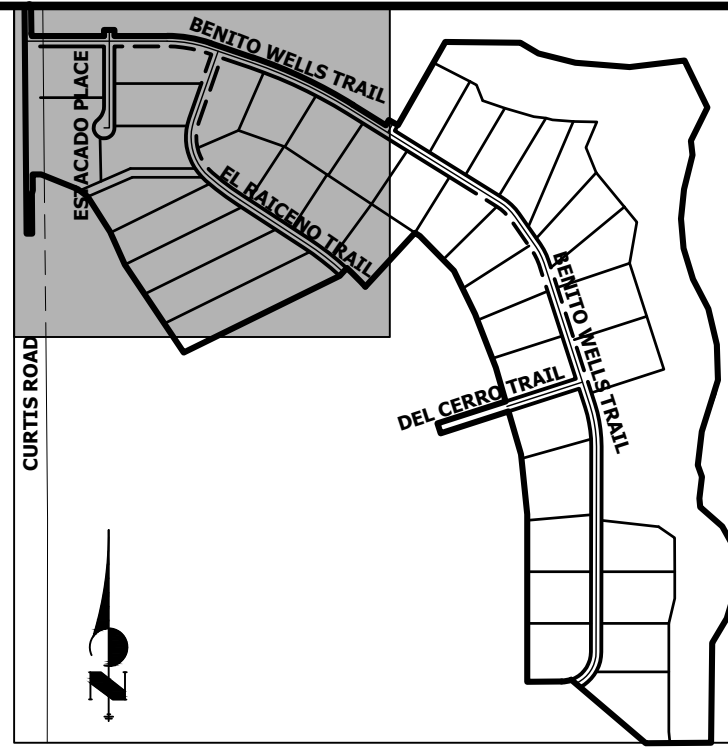
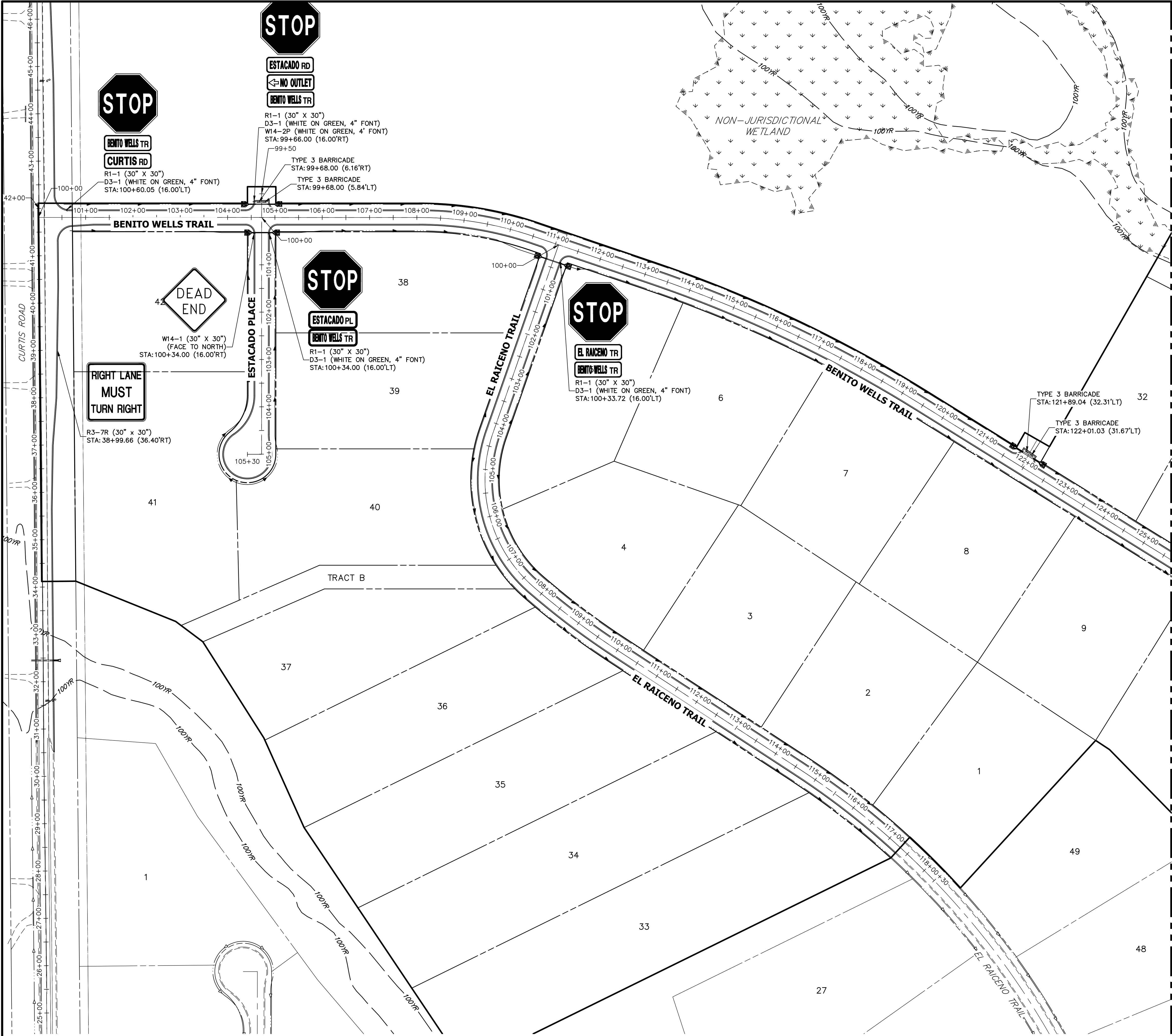
BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						6/4/21	MMC	MMC	

SADDLEHORN RANCH -
FILING 2

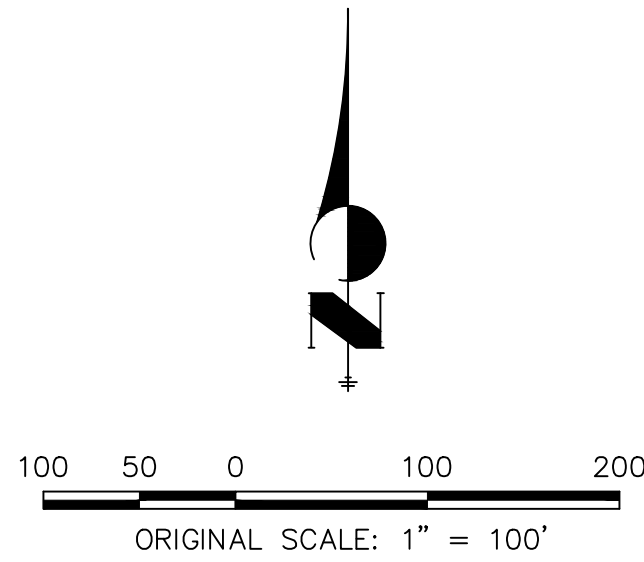
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 16 OF 39

JOB NO. 25142.04



KEY MAP
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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

SADDLEHORN RANCH -
FILING 2
SIGNAGE PLAN

SHEET 18 OF 39

JOB NO. 25142.04

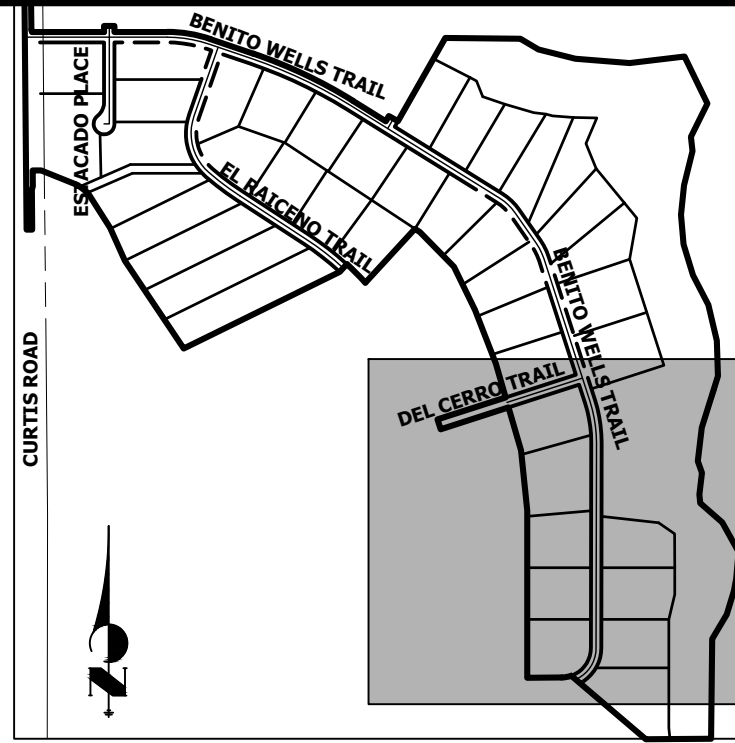
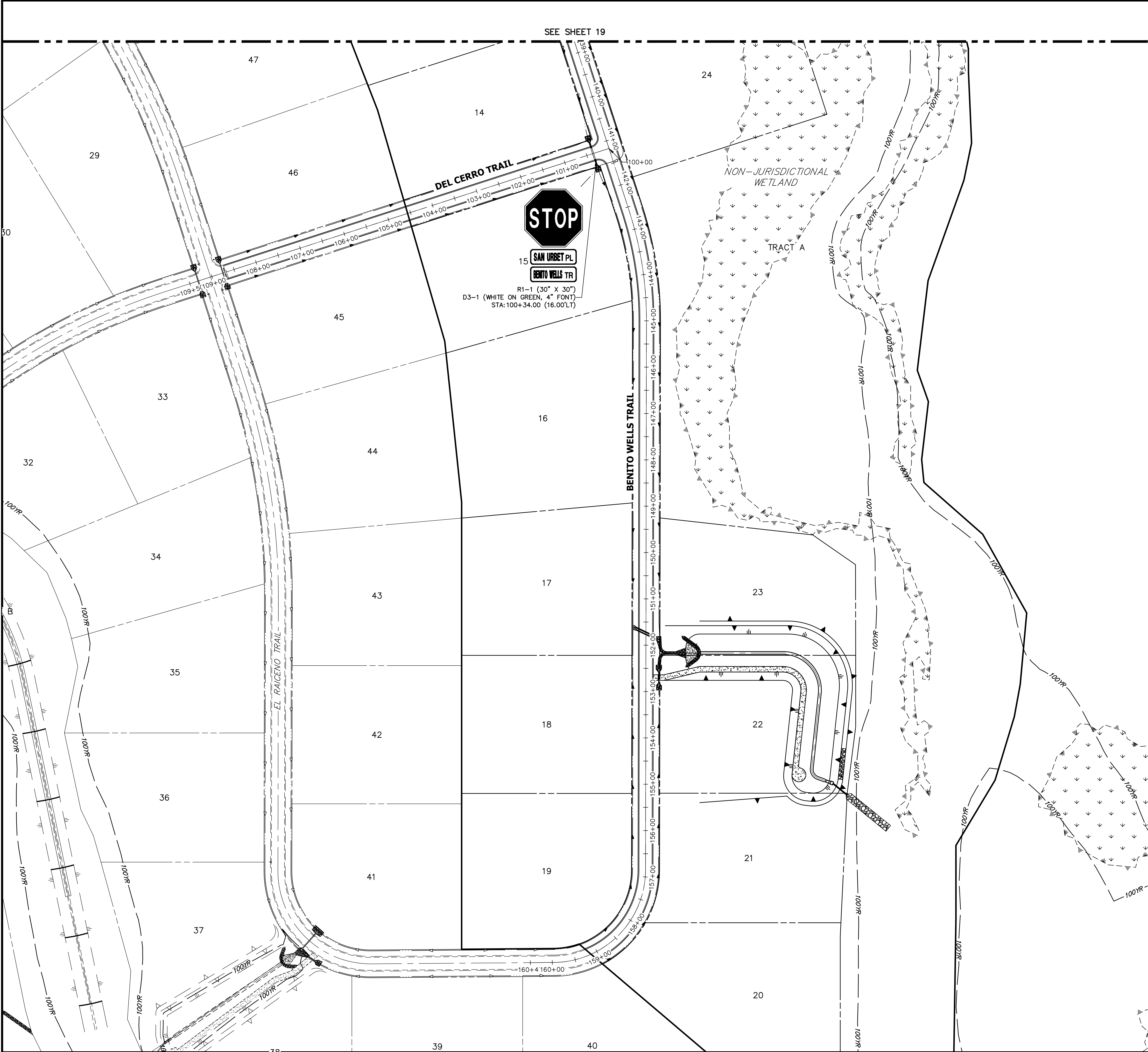
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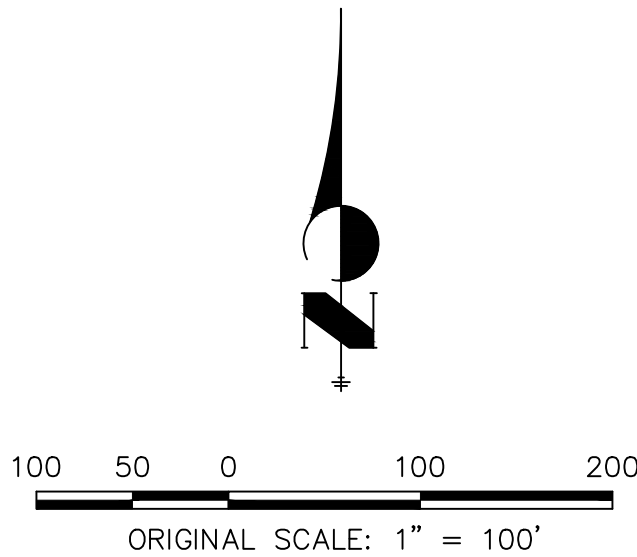
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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SADDLEHORN RANCH –
FILING 2
SIGNAGE PLAN

SHEET 20 OF 39

JOB NO. 25142.04

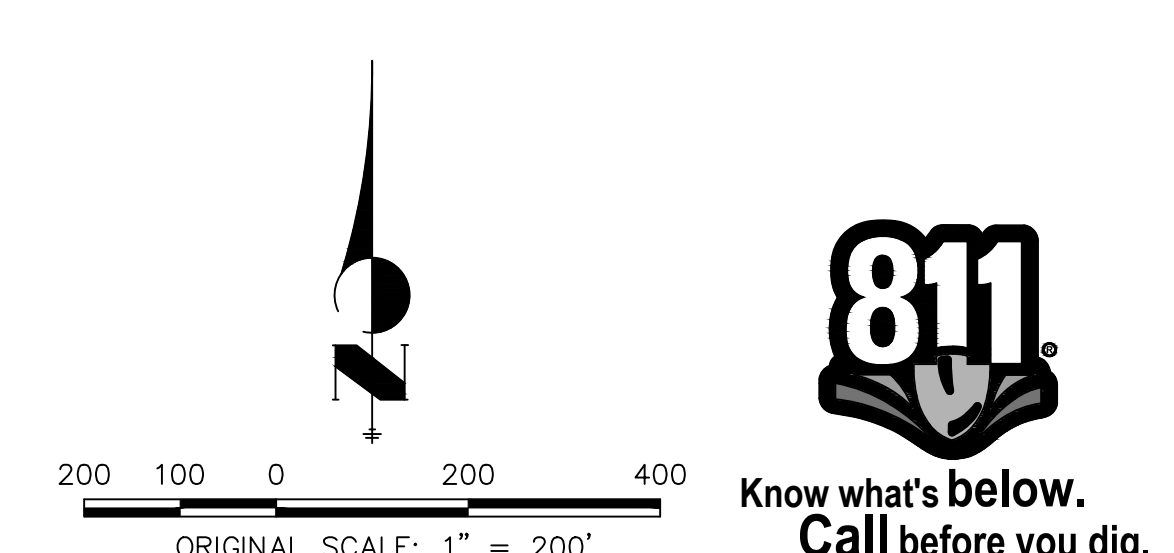
BY	DATE	No.	REVISION

H-SCALE	1"=100'
V-SCALE	N/A
DATE	6/4/21
DESIGNED BY	MMC
DRAWN BY	MMC
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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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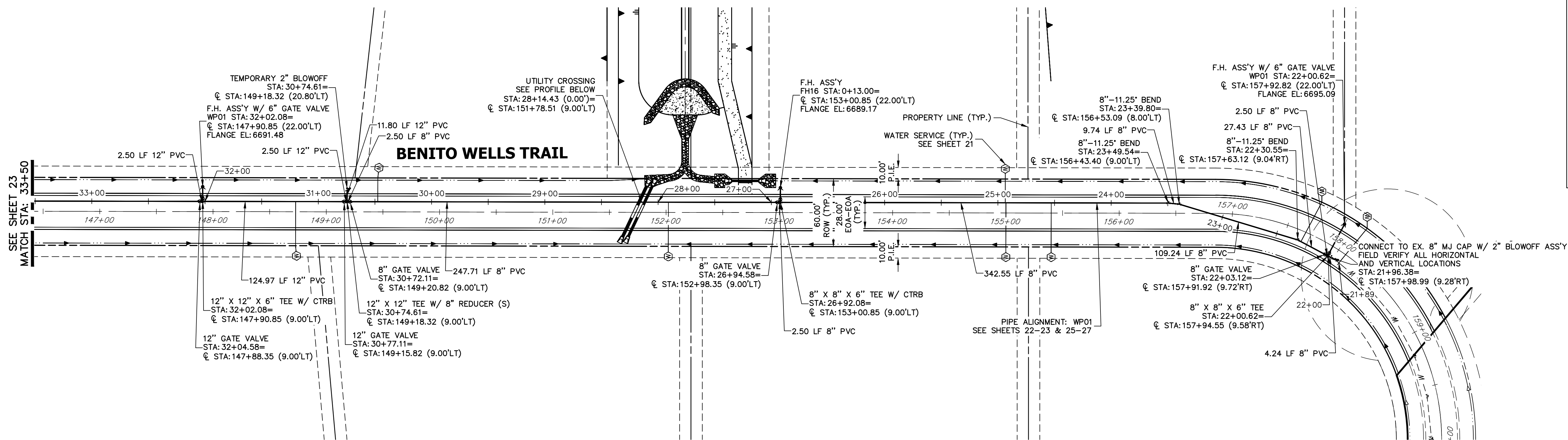
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

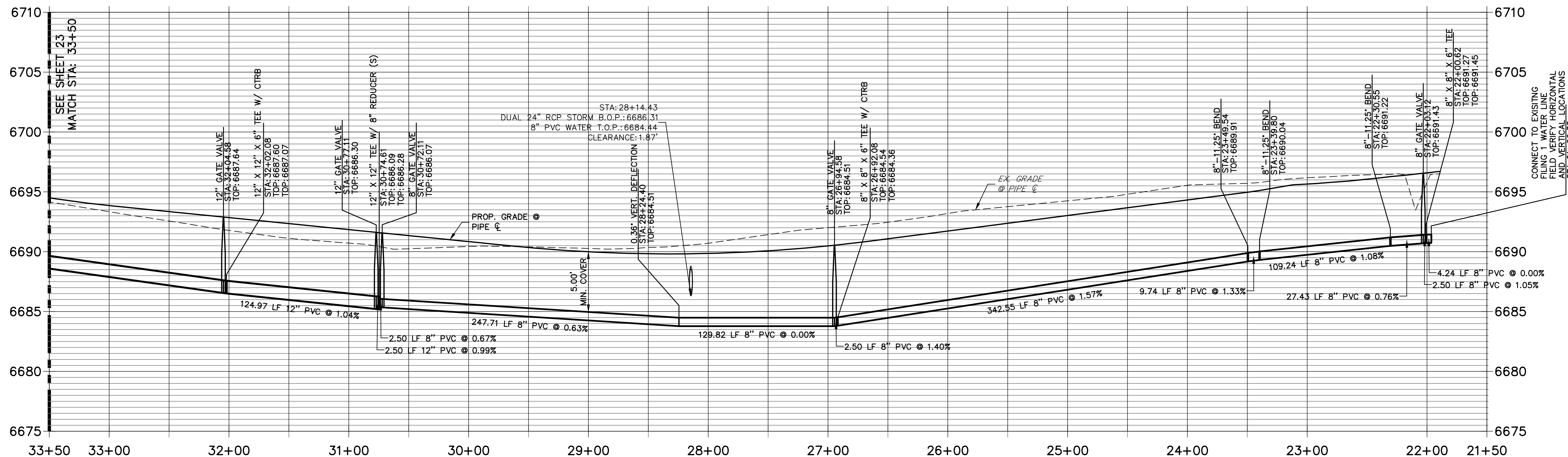
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SHEET	21	OF	39
SADDLEHORN RANCH – FILING 2			
OVERALL UTILITY & SERVICE PLAN			
H-SCALE	1"=200'	No.	REVISION
V-SCALE	N/A		
DATE	6/4/21		
DESIGNED BY	AHC		
DRAWN BY	AHC		
CHECKED BY			
 J-R ENGINEERING A Western Company Centennial 303-740-0888 • Colorado Springs 719-599-2688 Fort Collins 970-491-9888 • www.jrengineering.com			
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIDGON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS _____			
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JOB NO. 25142.04			

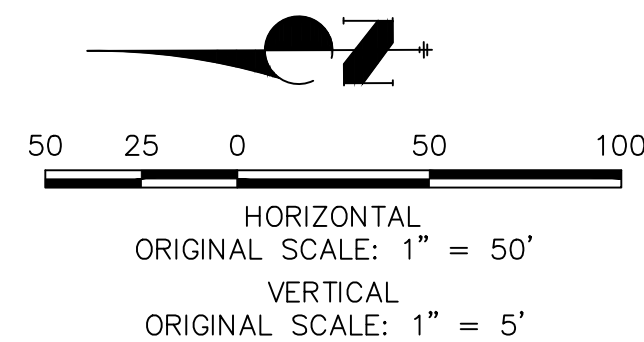


WP01 PROFILE
STA 21+50.00 TO 33+50.00



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

DATE

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

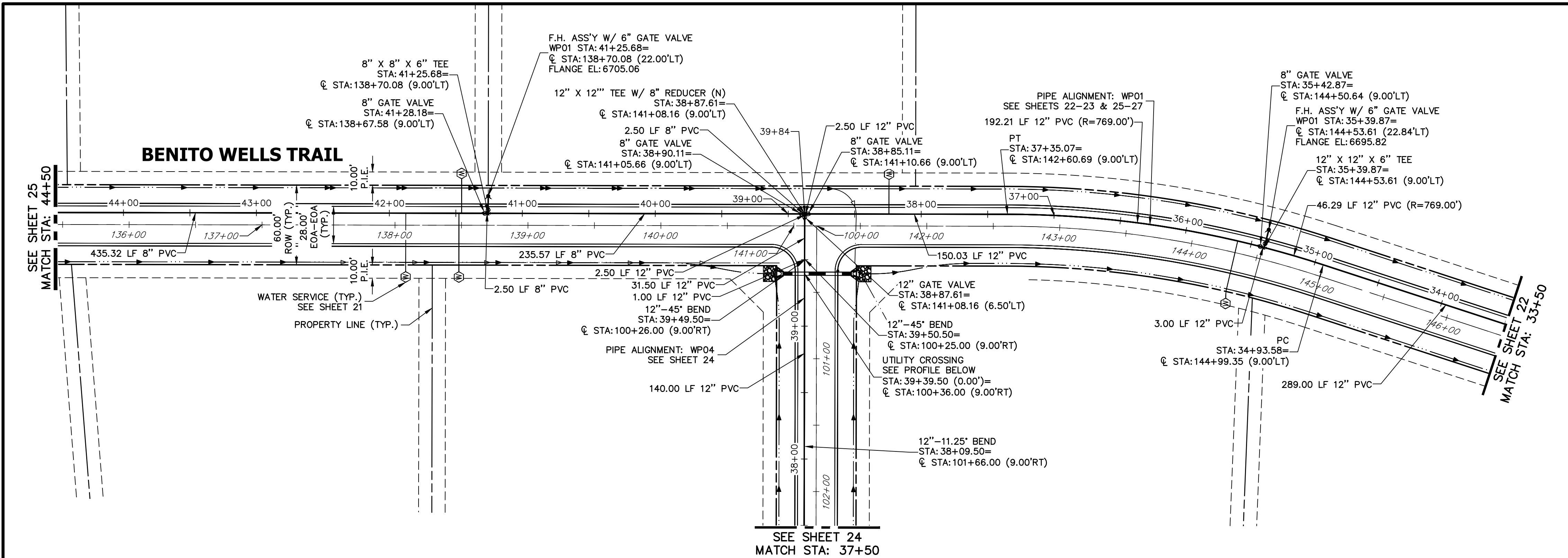
SHEET 22 OF 39

JOB NO. 25142.04

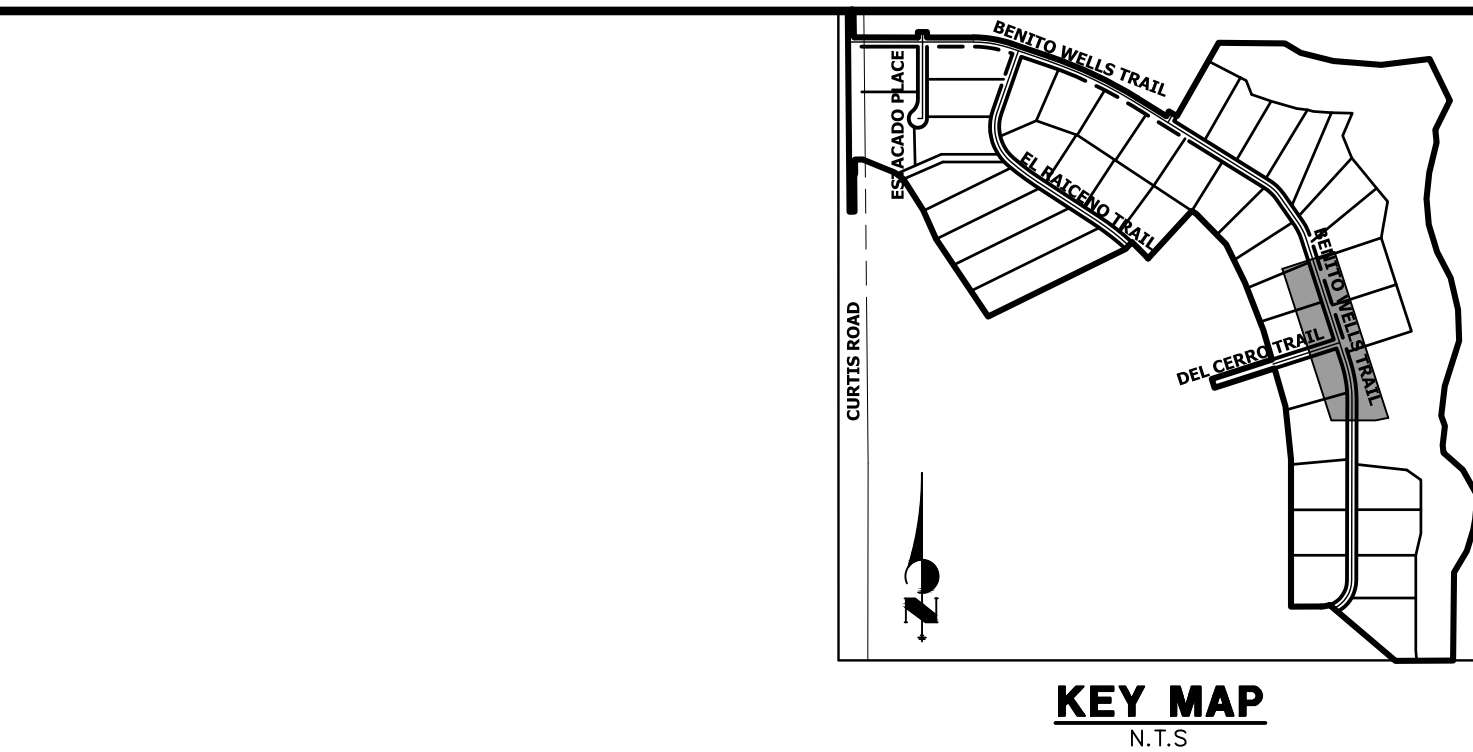
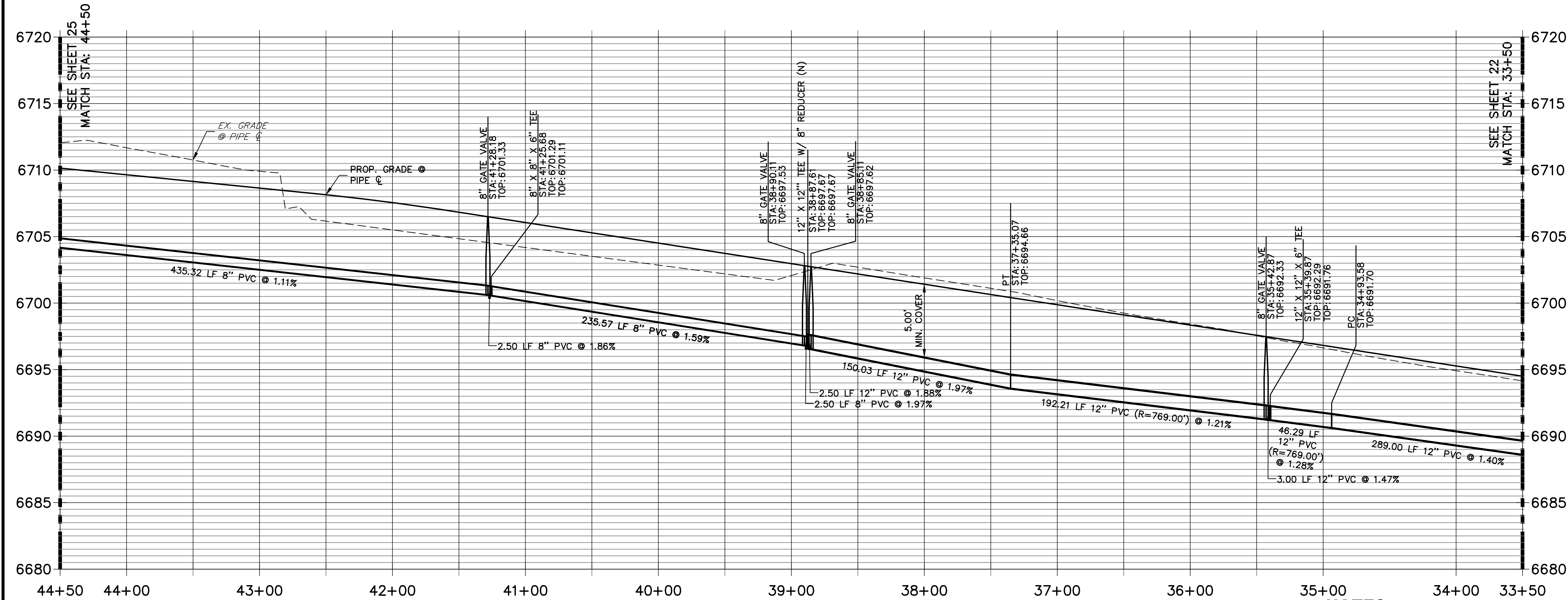
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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

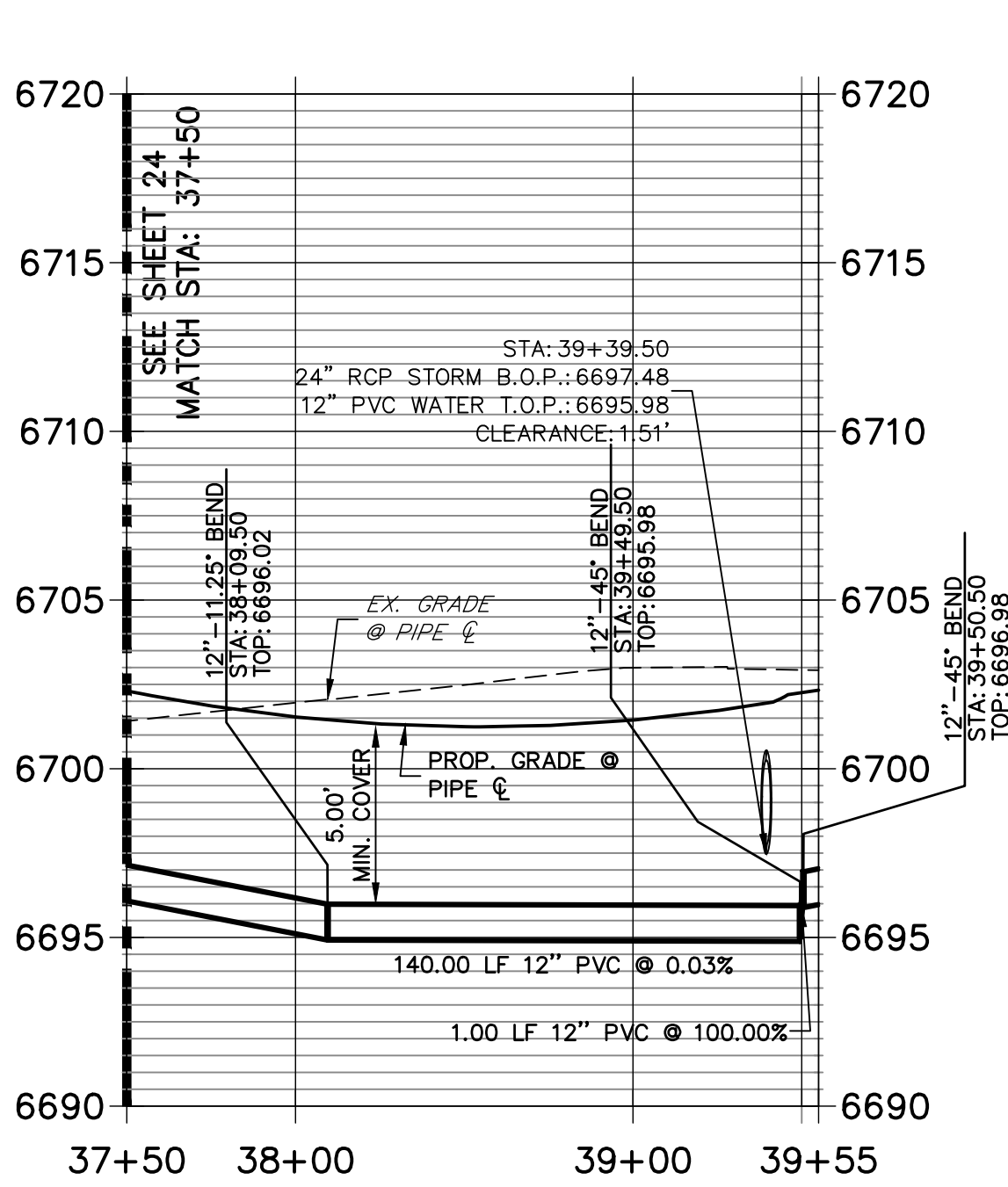
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WP01 PROFILE (1)
STA 33+50.00 TO 44+50.00

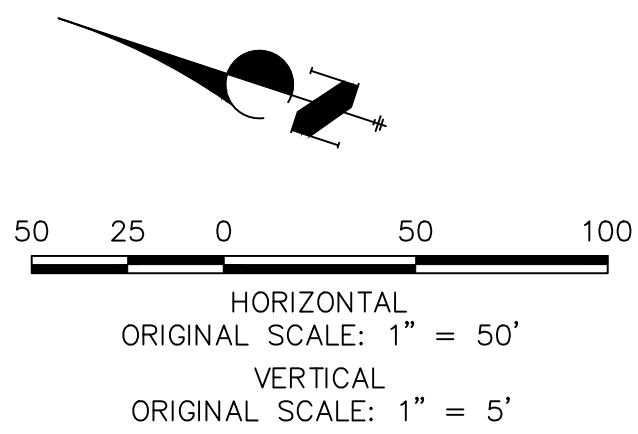


WP04 PROFILE
STA 37+50.00 TO 39+55.00



NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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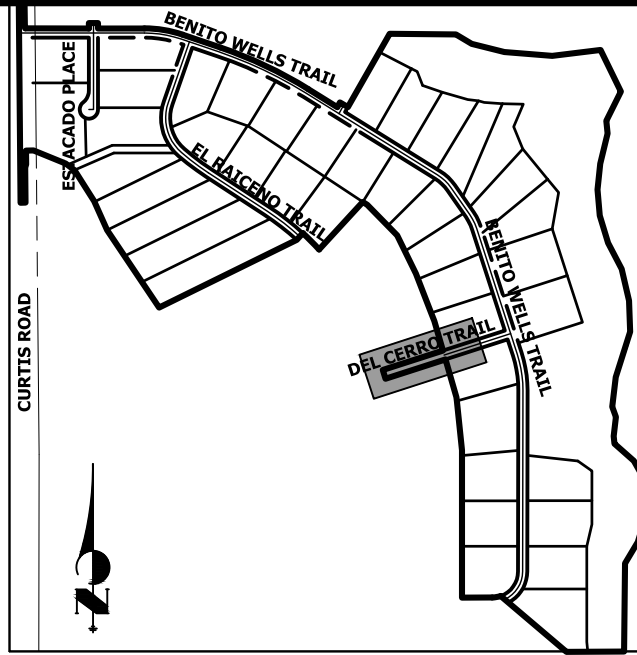
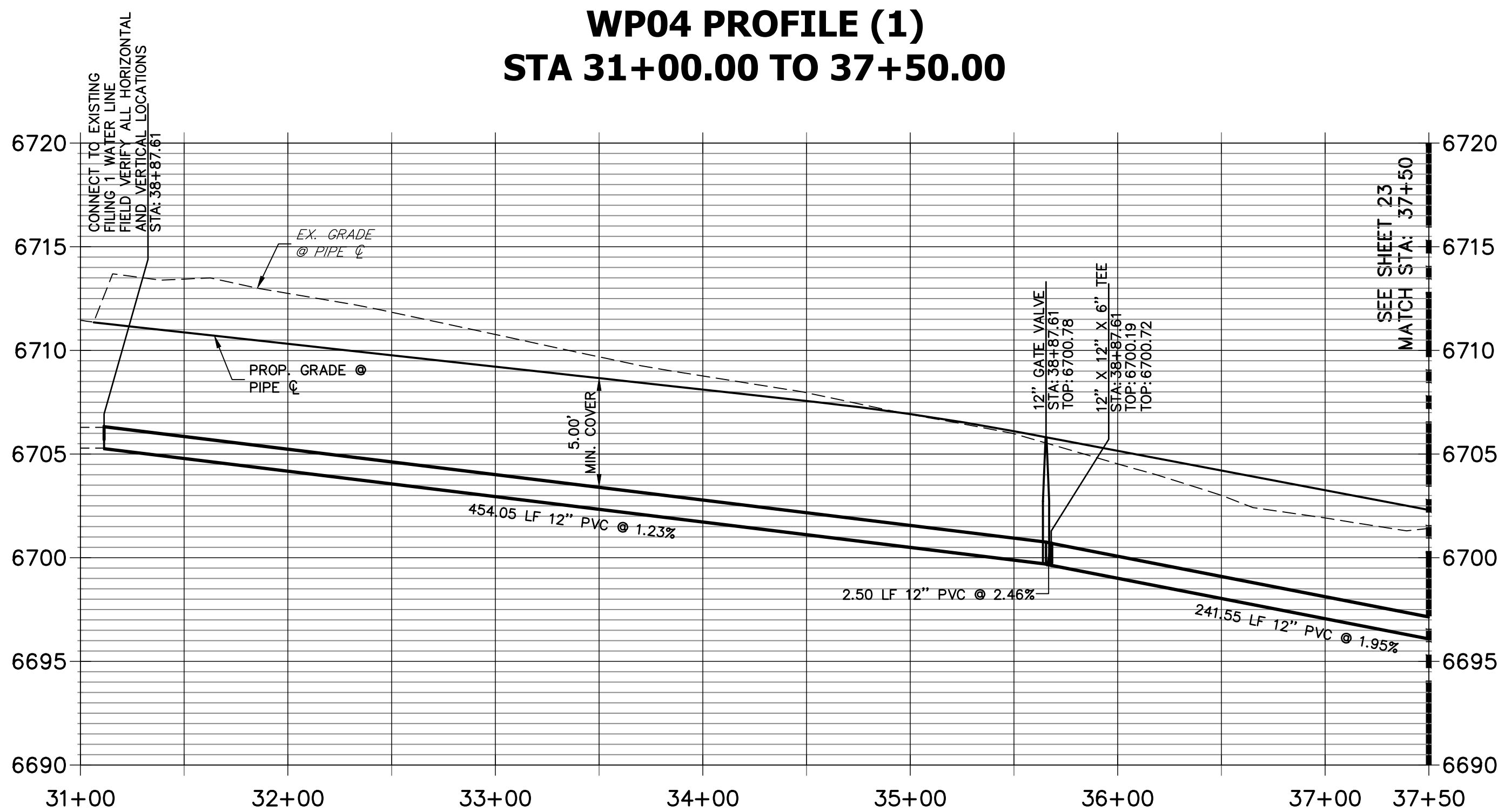
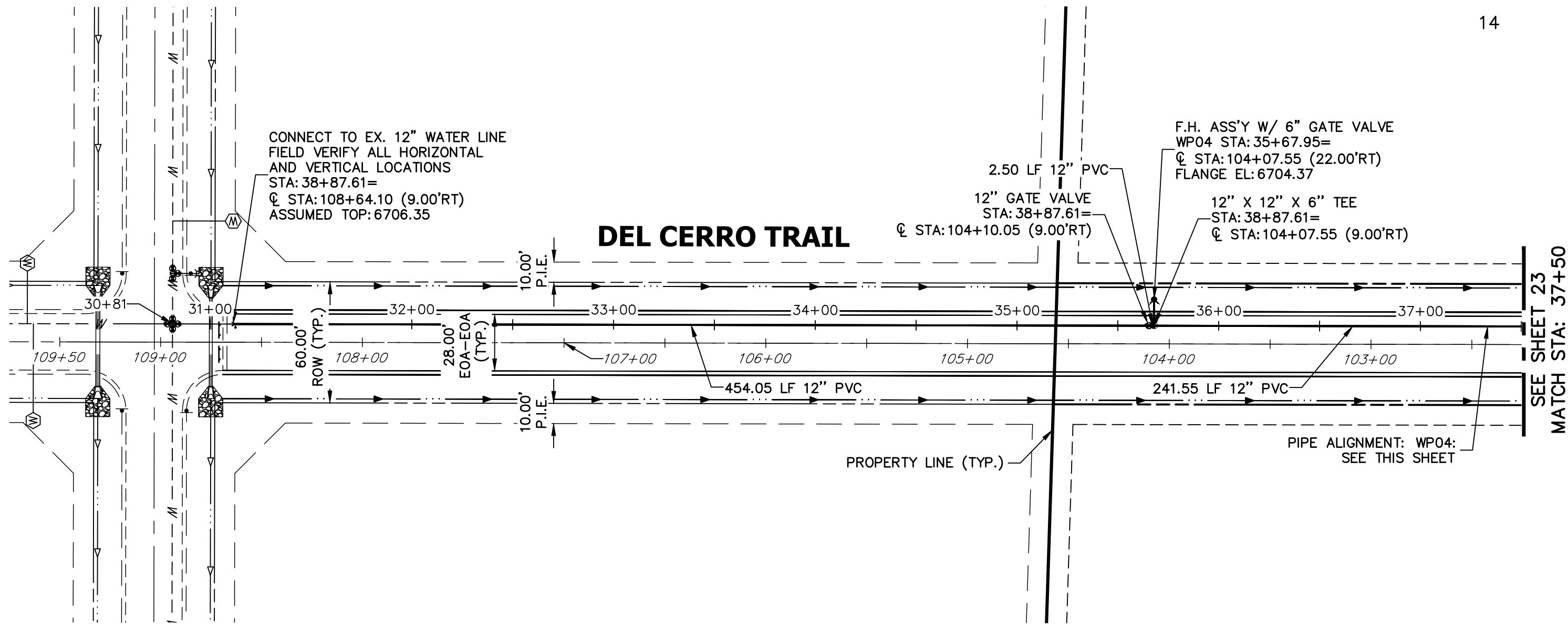
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1"=50'	1"=5'	6/4/21	AHC	AHC	

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

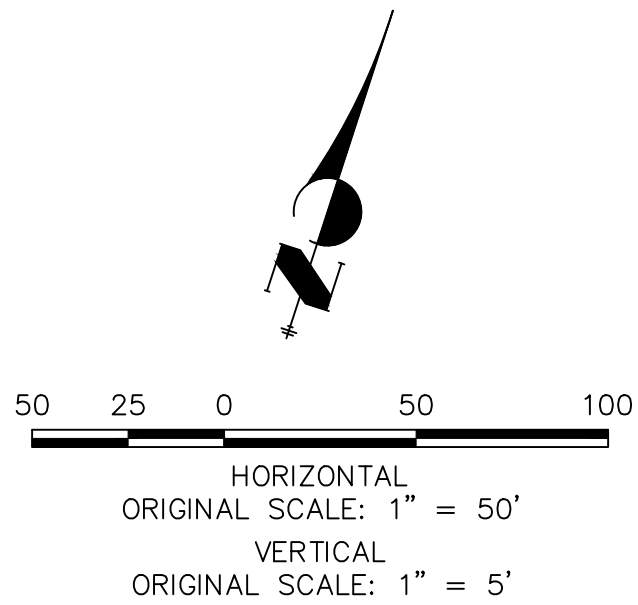
SHEET 23	OF 39
JOB NO.	25142.04



KEY MAP
N.T.S.

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1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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COLORADO P.E. 25043
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DATE

SADDLEHORN RANCH –
FILING 2
WATER DISTRIBUTION PLAN

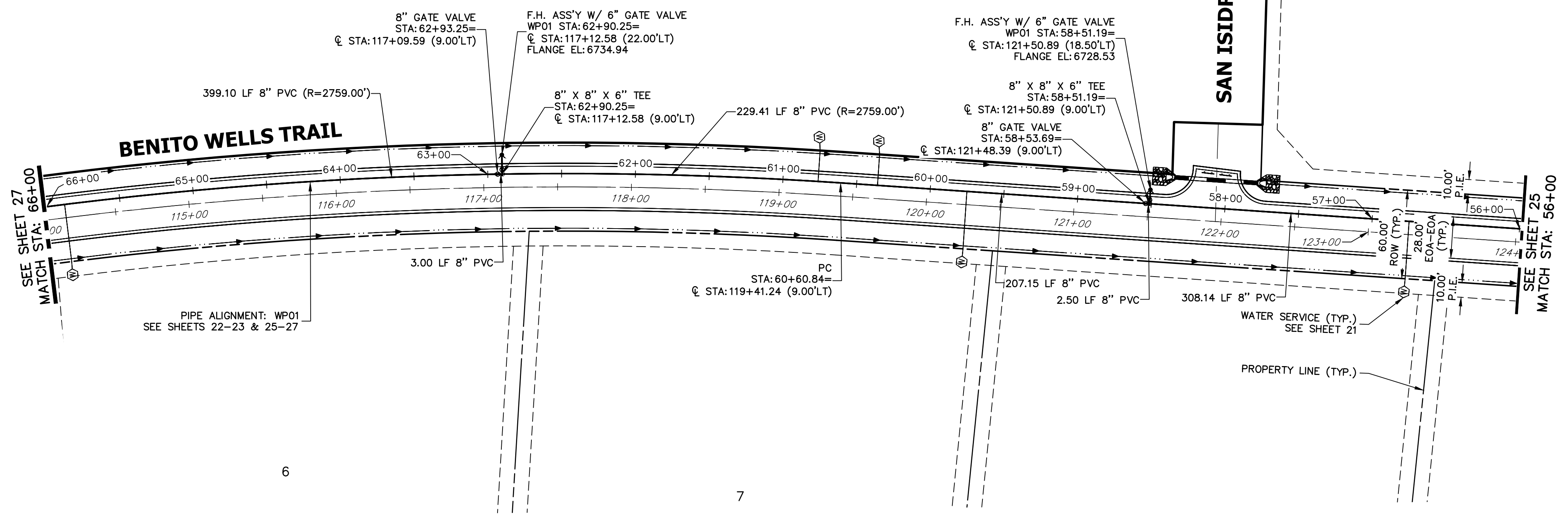
SHEET 24 OF 39

JOB NO. 25142.04

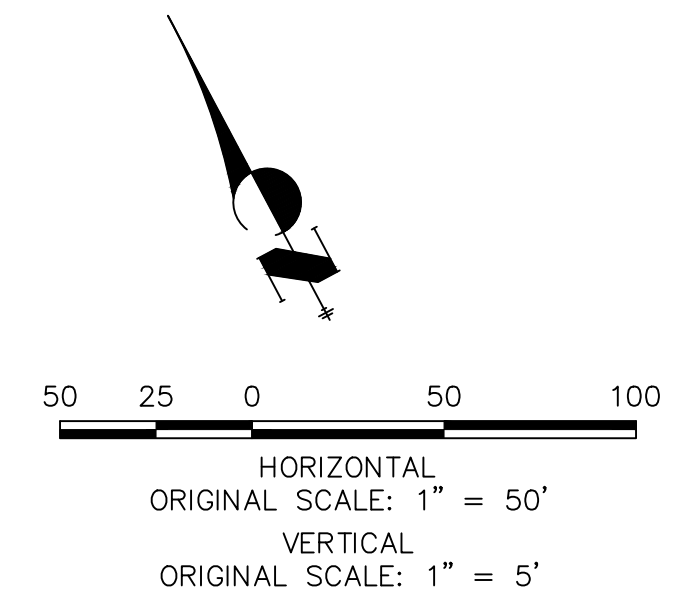
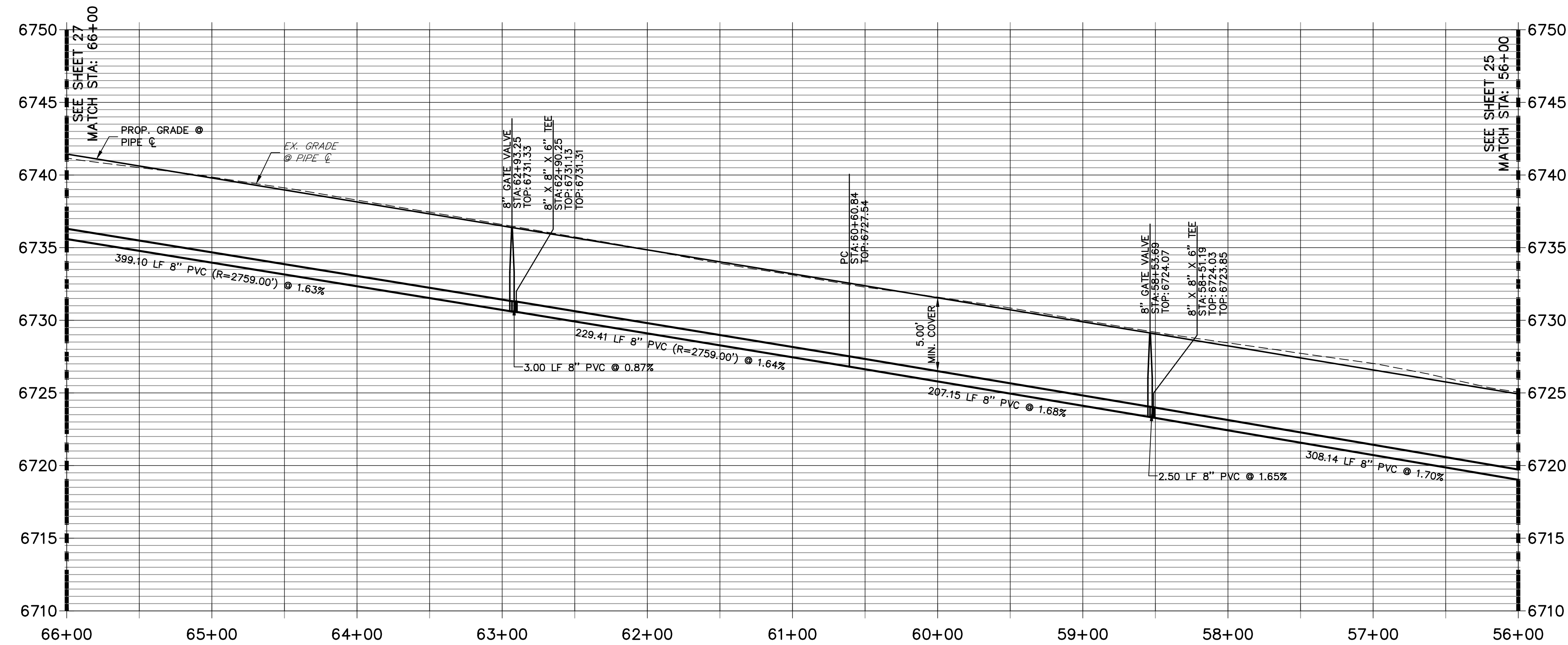
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WP01 PROFILE (3)
STA 56+00.00 TO 66+00.00



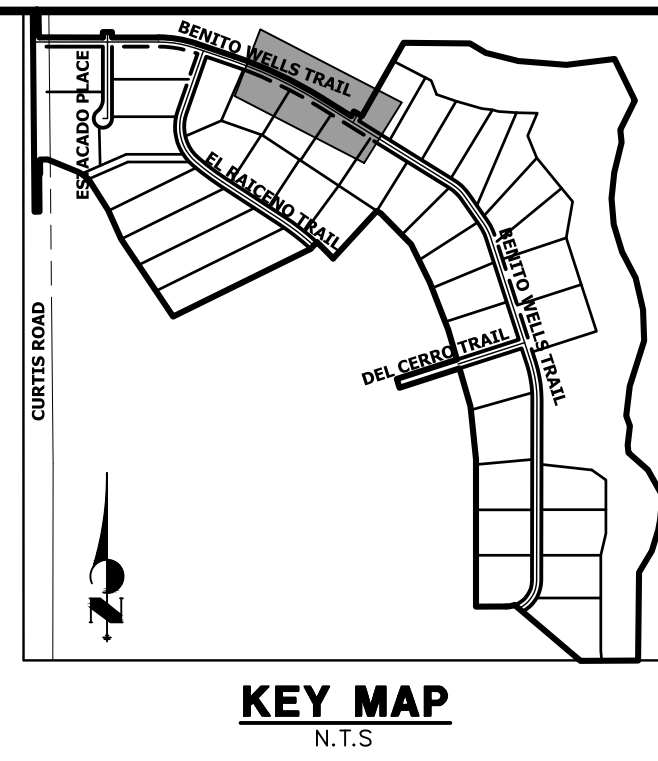
811
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BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

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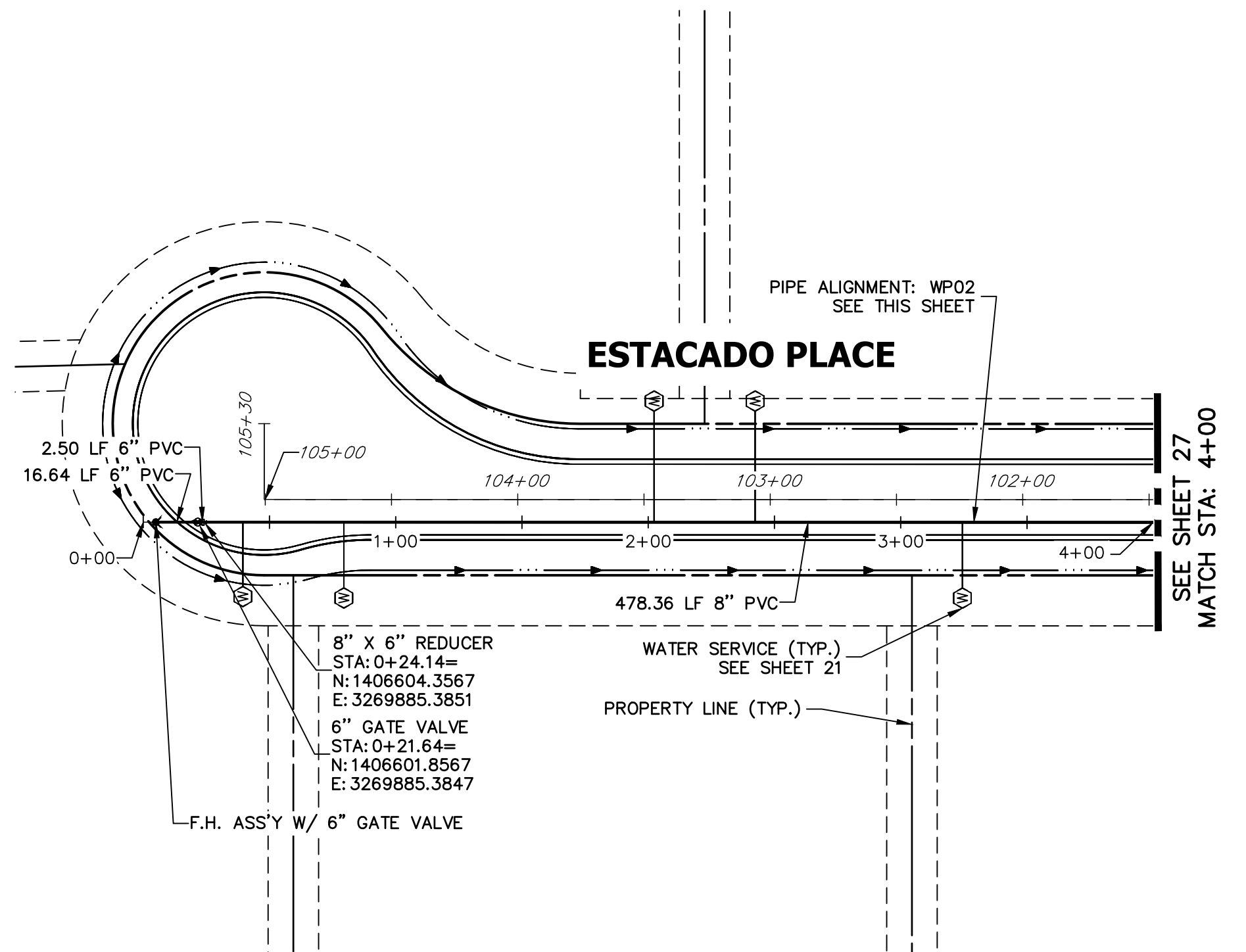
SADDLEHORN RANCH –
FILING 2

WATER DISTRIBUTION PLAN

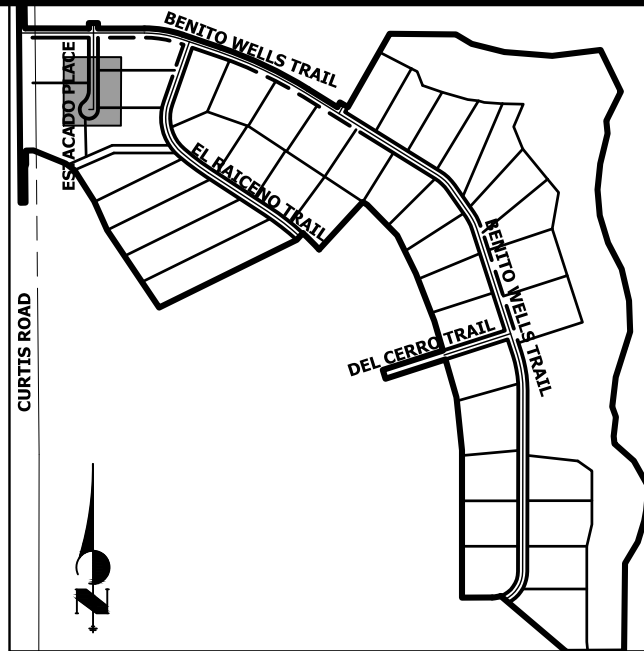
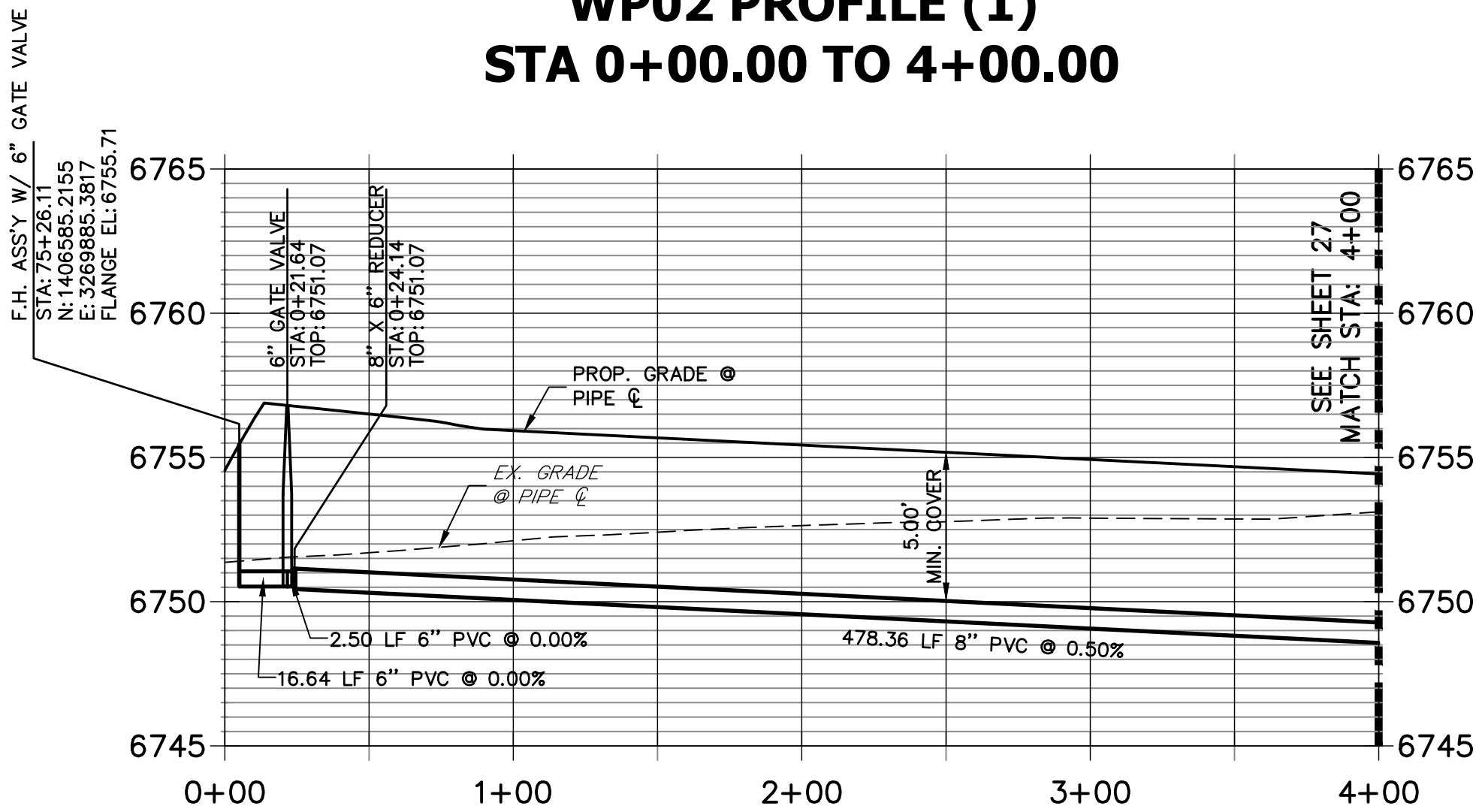
SHEET 26 OF 39

JOB NO. 25142.04

JOB NO. 25142.04



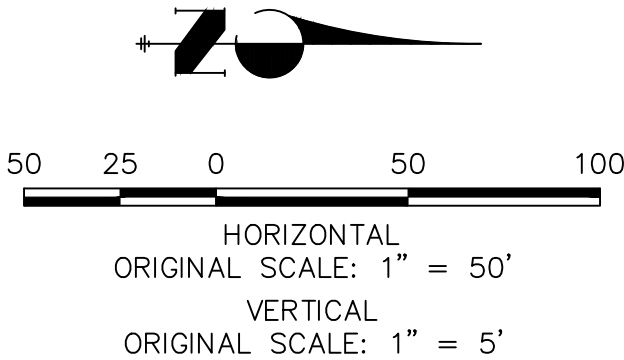
**WP02 PROFILE (1)
STA 0+00.00 TO 4+00.00**



KEY MAP
N.T.S.

NOTES

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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

SADDLEHORN RANCH -
FILING 2

WATER DISTRIBUTION PLAN

SHEET 28 OF 39

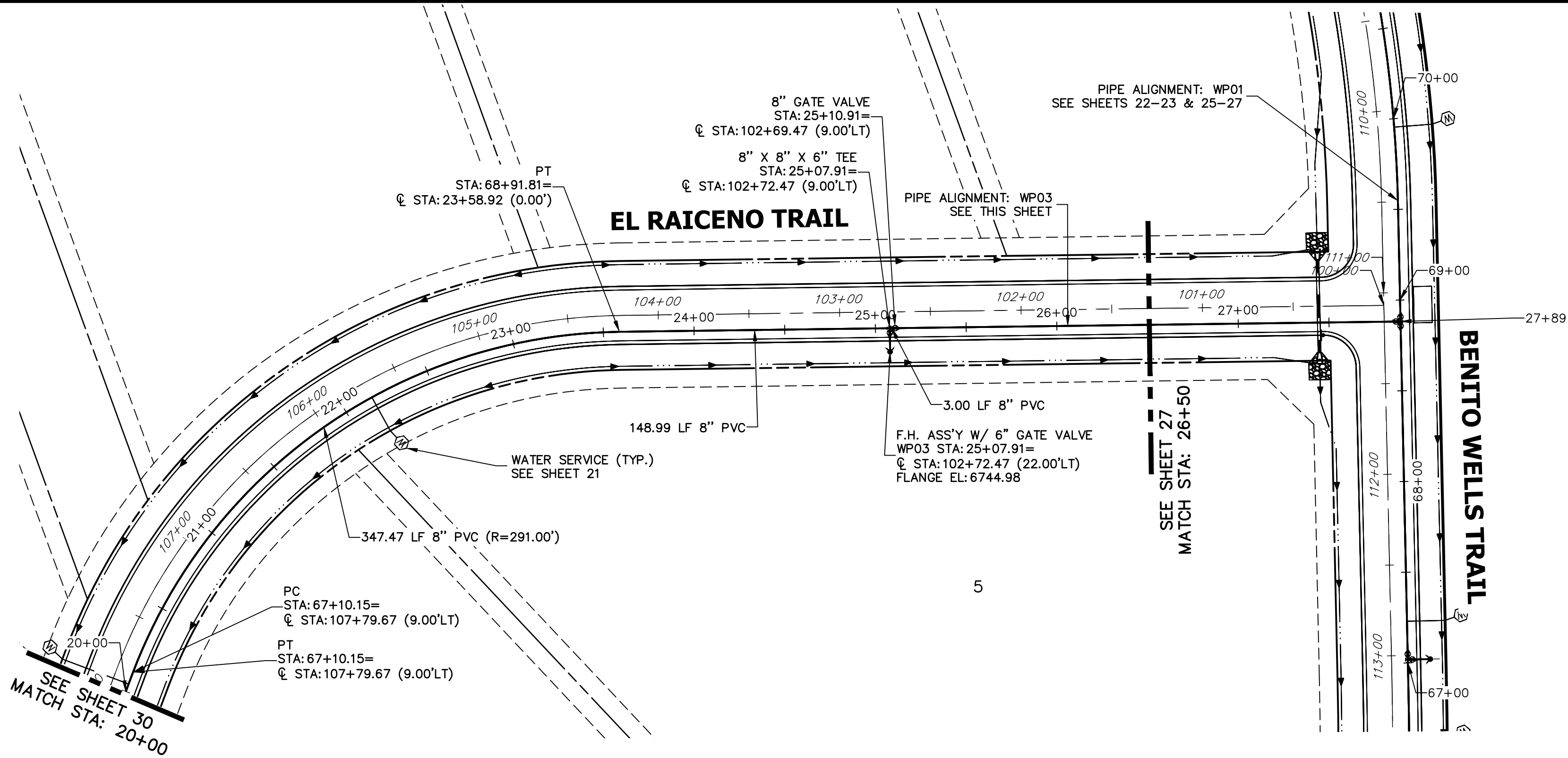
JOB NO. 25142.04

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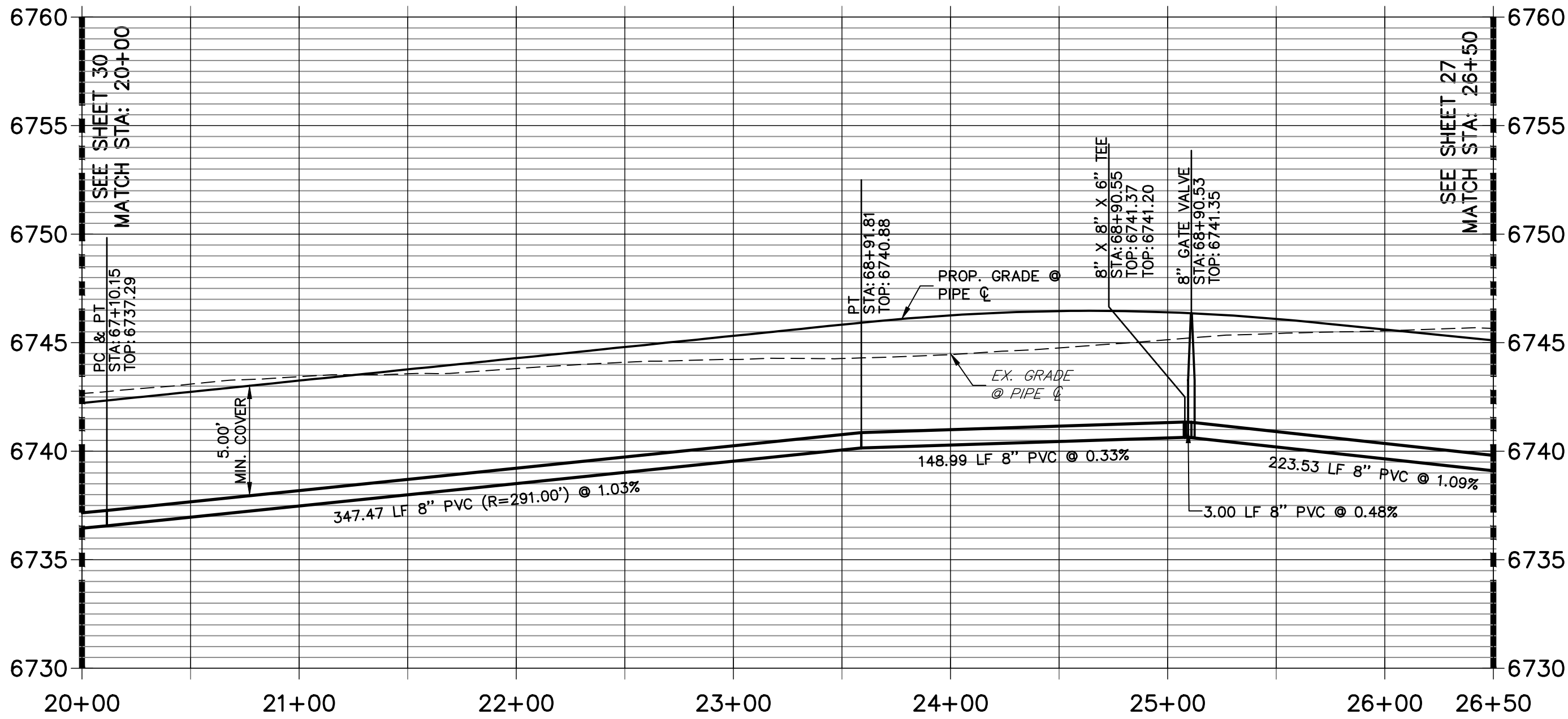
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(707) 365-6891
BRADY WILLIAMS

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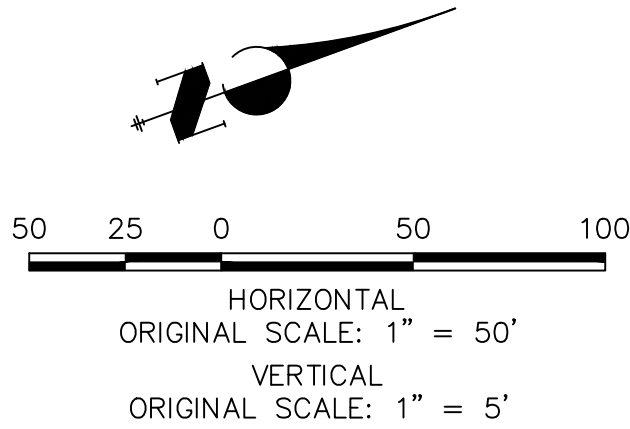


WP03 PROFILE (1)
STA 20+00.00 TO 26+50.00



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

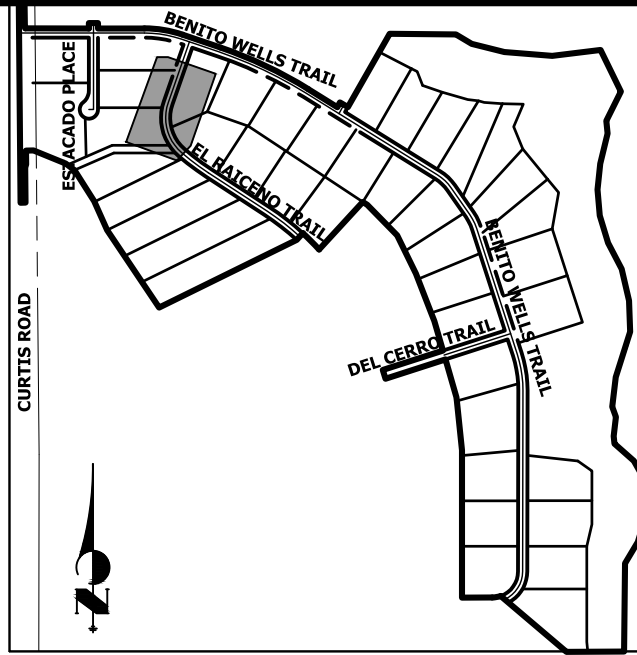
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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SADDLEHORN RANCH –
FILING 2
WATER DISTRIBUTION PLAN

SHEET 29 OF 39

JOB NO. 25142.04



KEY MAP
N.T.S.

PREPARED FOR

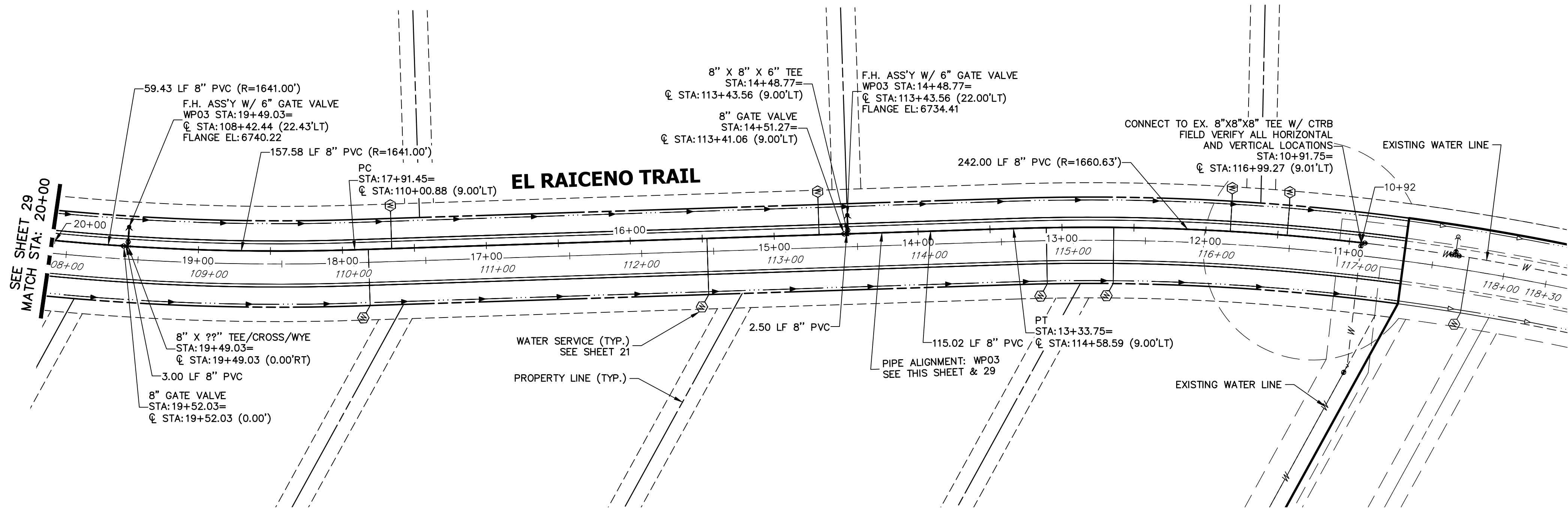
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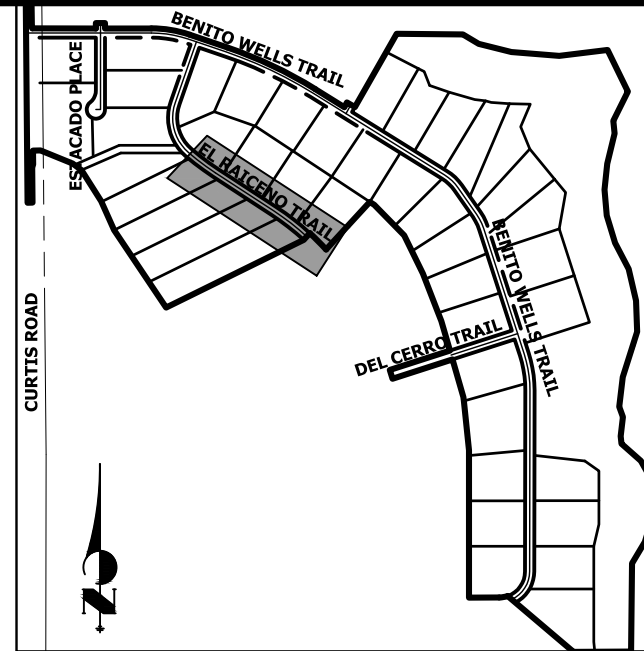
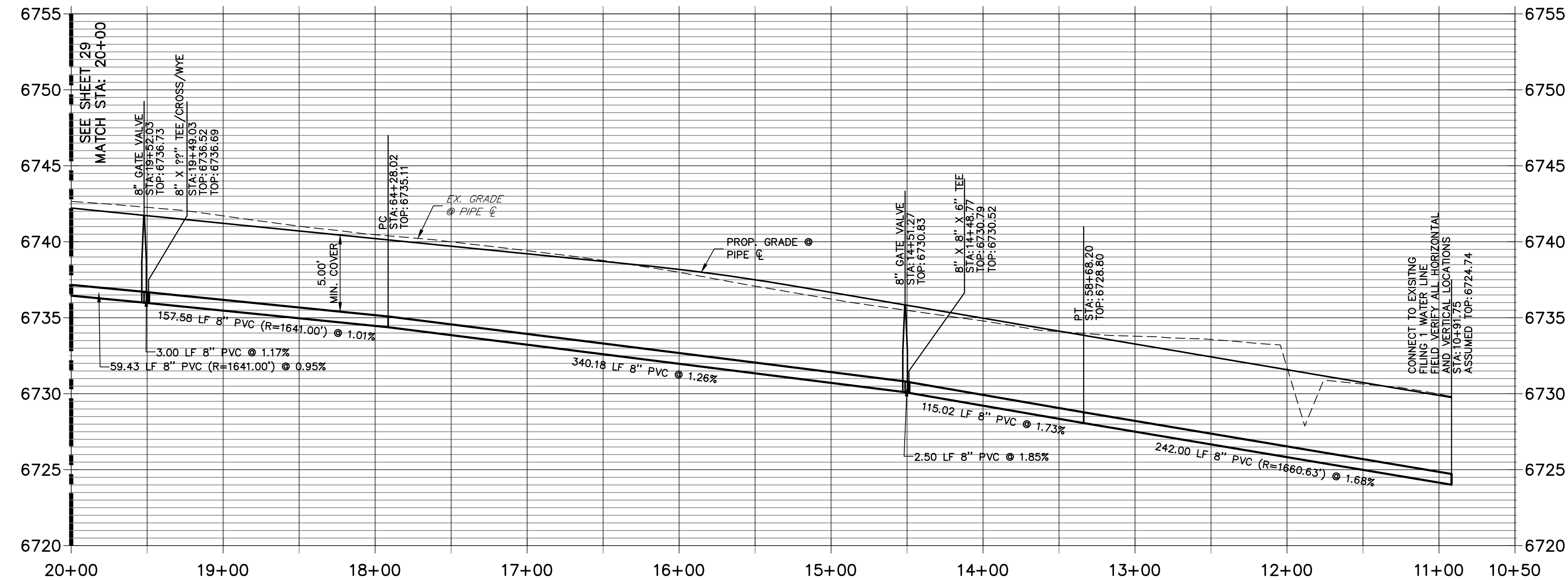


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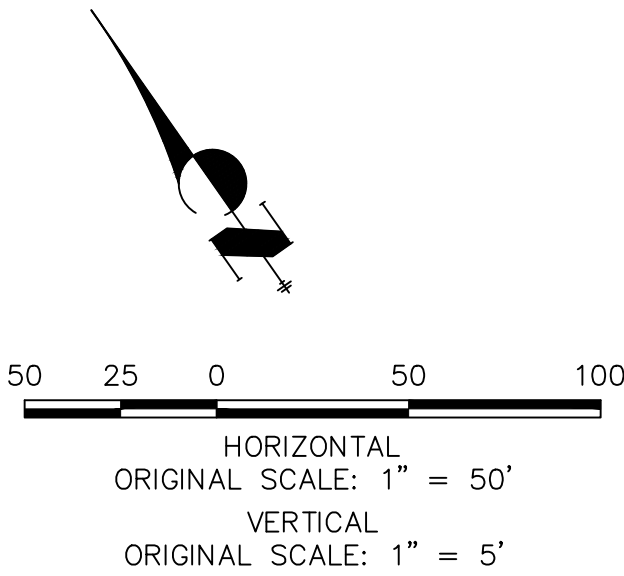
WP03 PROFILE(2)
STA 10+50.00 TO 20+00.00



KEY MAP
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BRADY WILLIAMS

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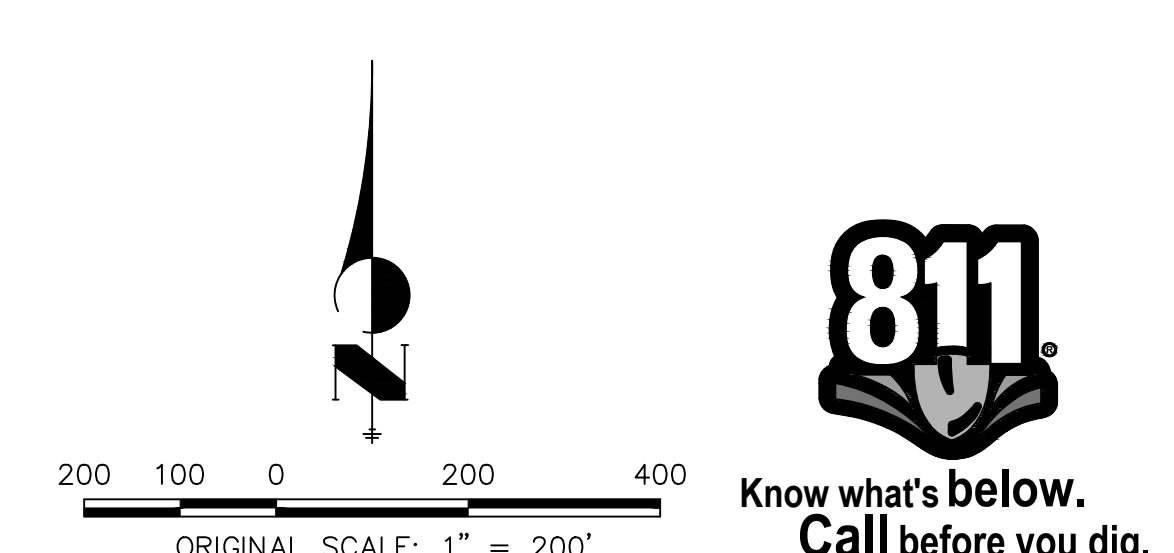
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=50'	1"=5'	6/4/21	AHC	AHC					

SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

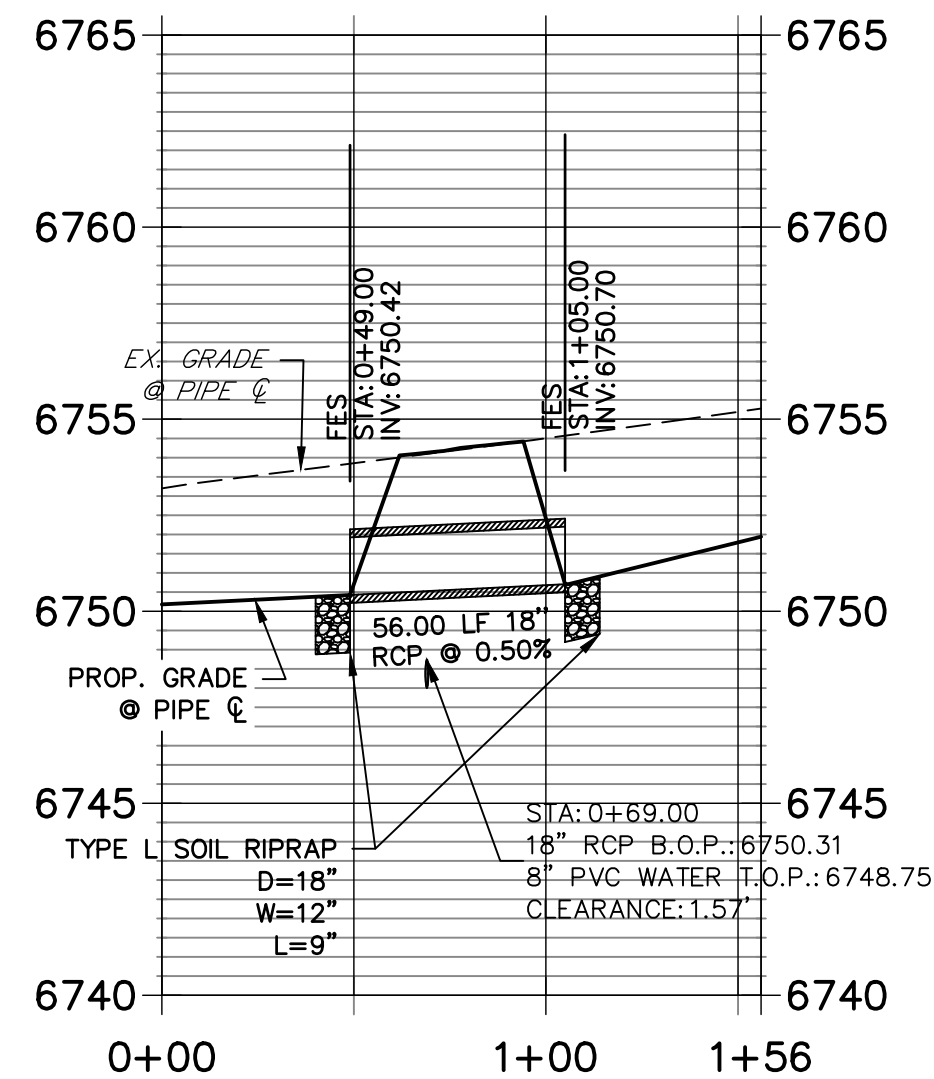
SHEET 30 OF 39

JOB NO. 25142.04

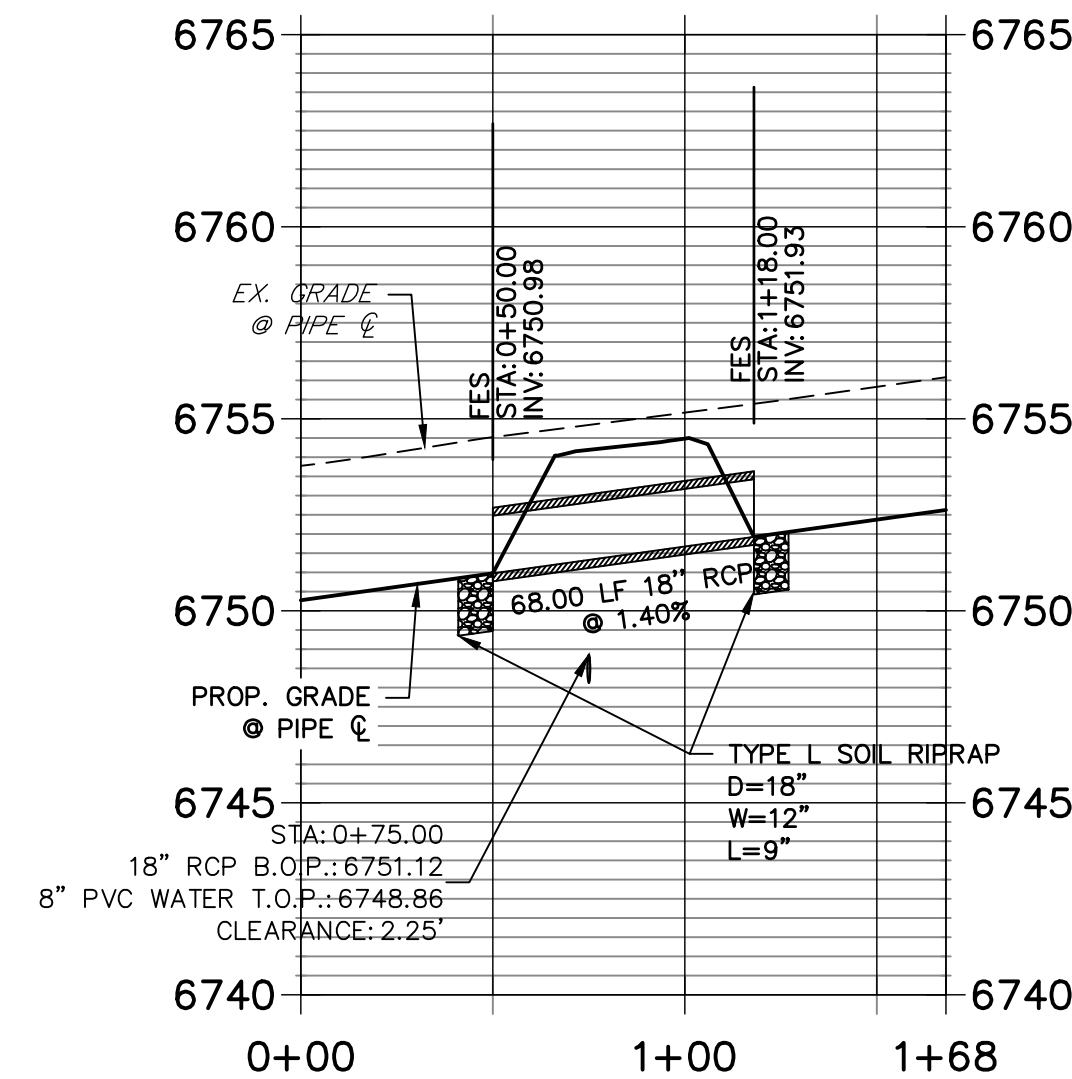
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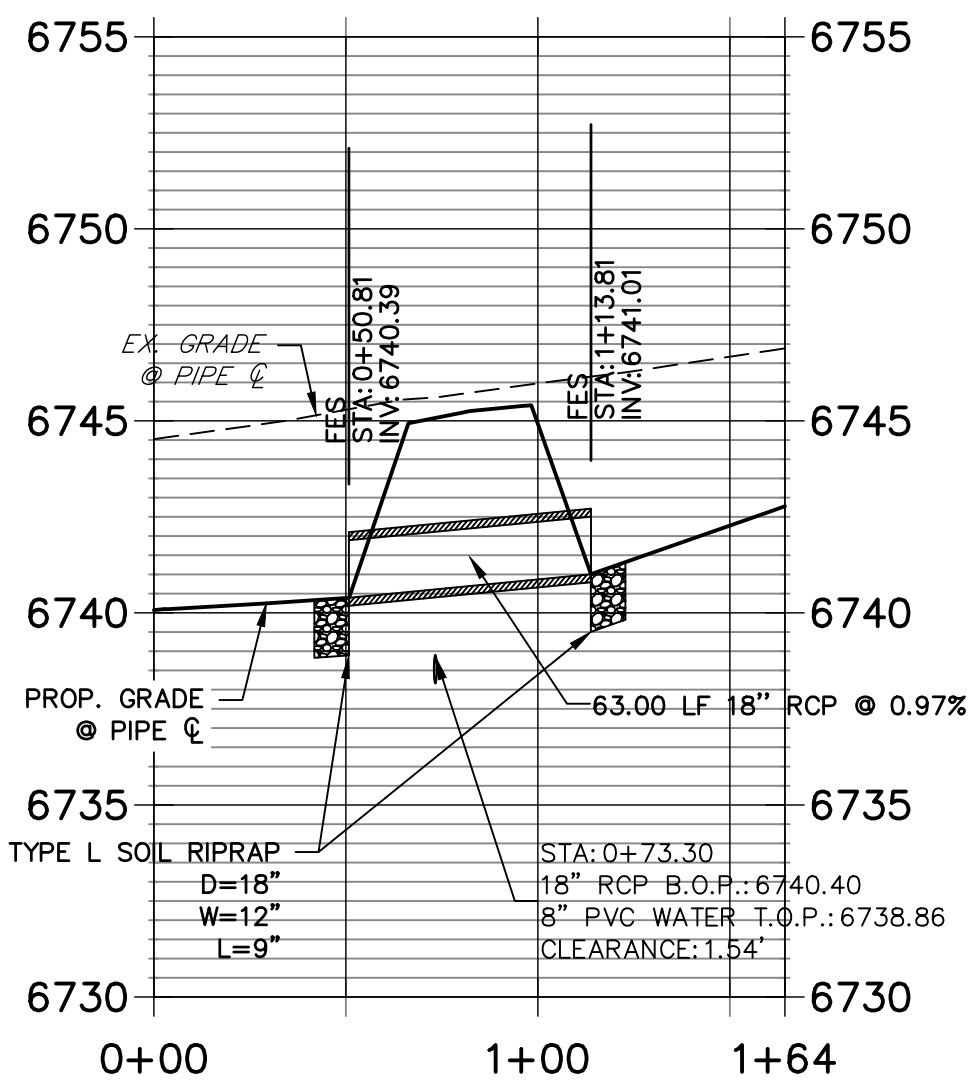
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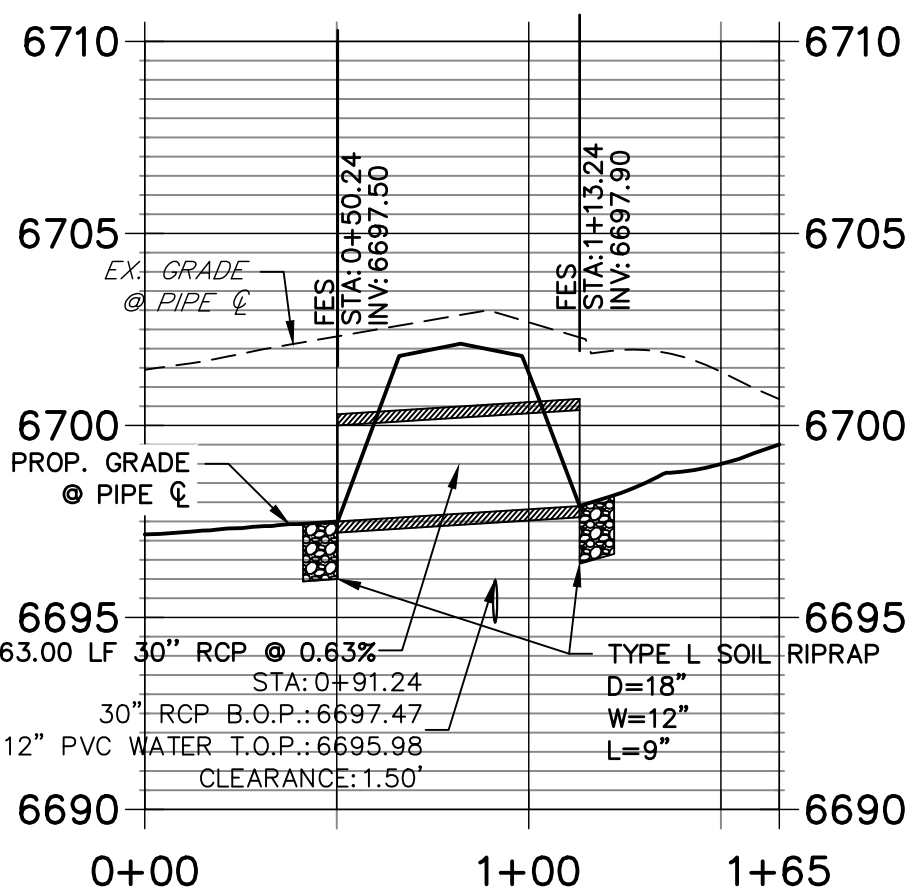
A1 CULVERT - PROFILE



A4 CULVERT - PROFILE



A2 CULVERT - PROFILE



A3 CULVERT - PROFILE



1. SEE DETAIL SHEET 38 FOR APPLICABLE STORM SEWER DETAILS.
2. 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.
3. ELEVATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
5. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
6. ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



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ENGINEERING

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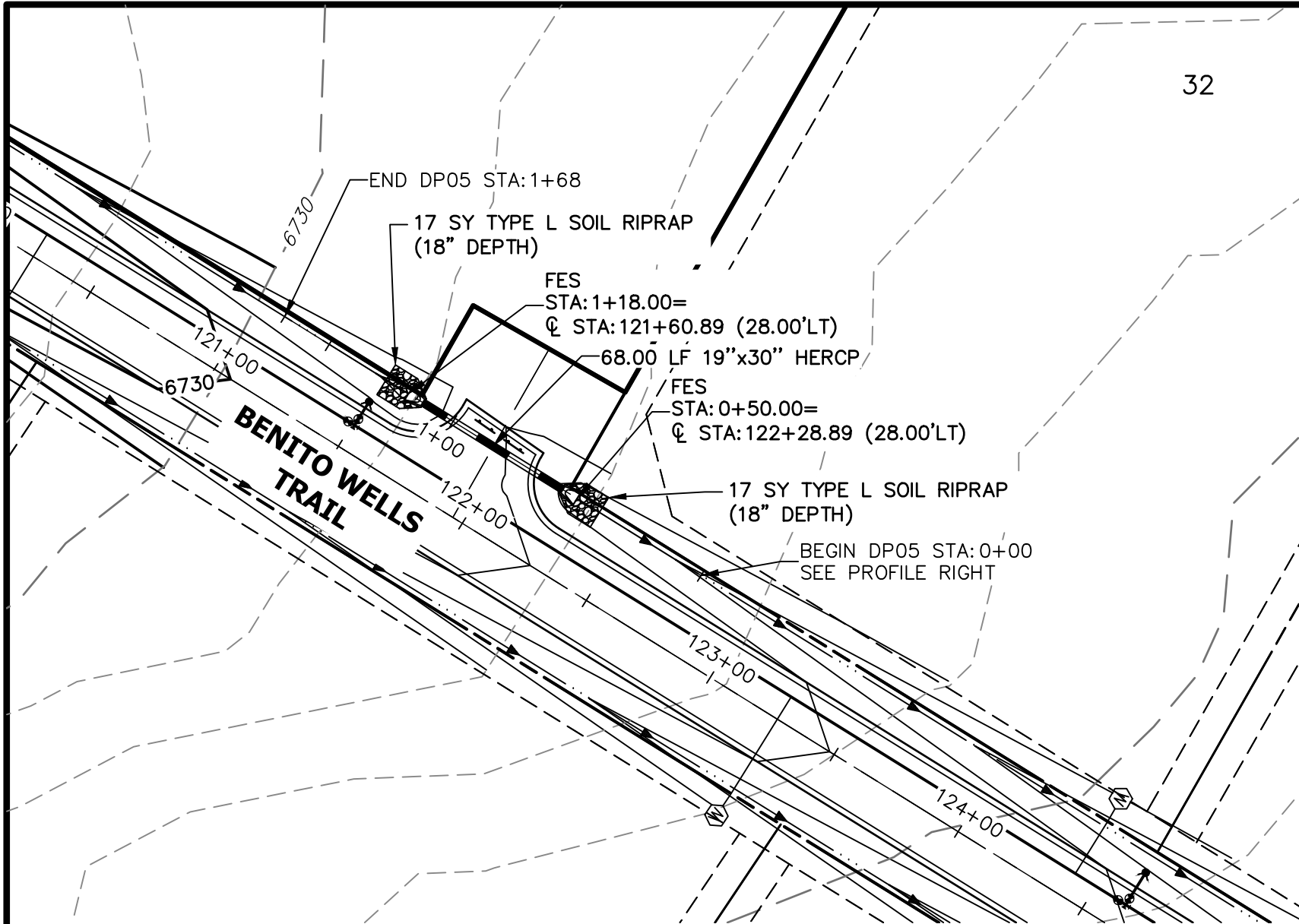
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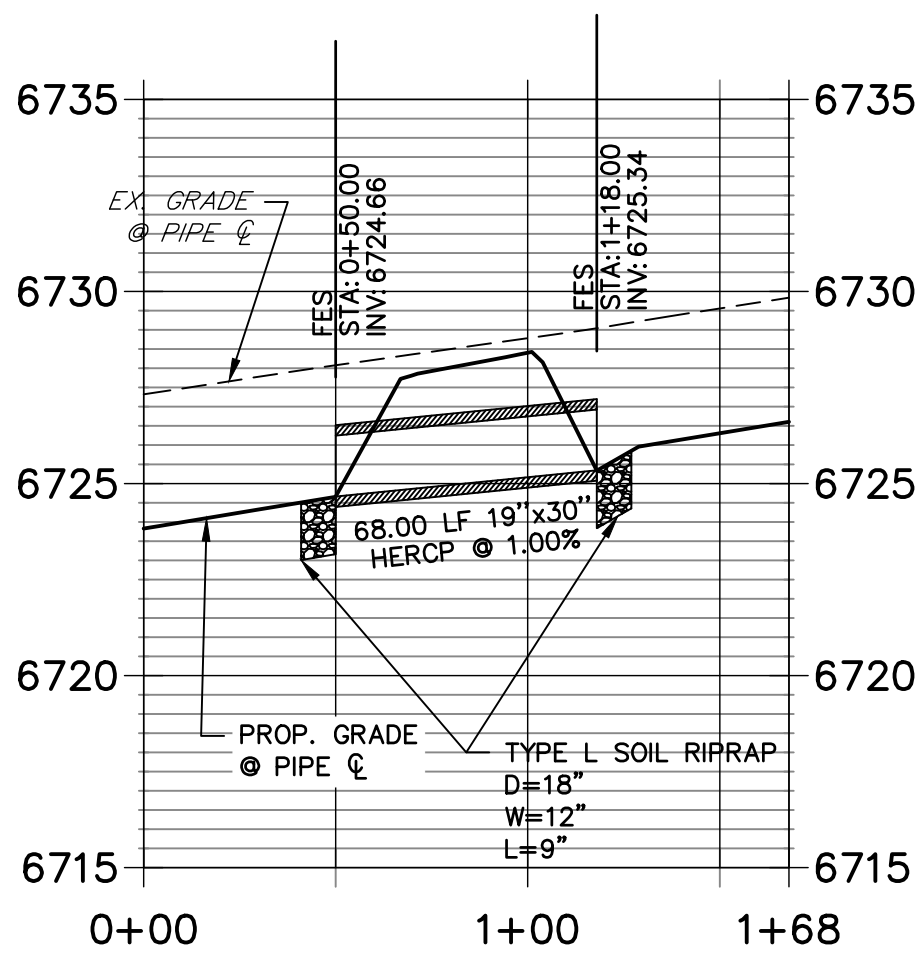
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JOB

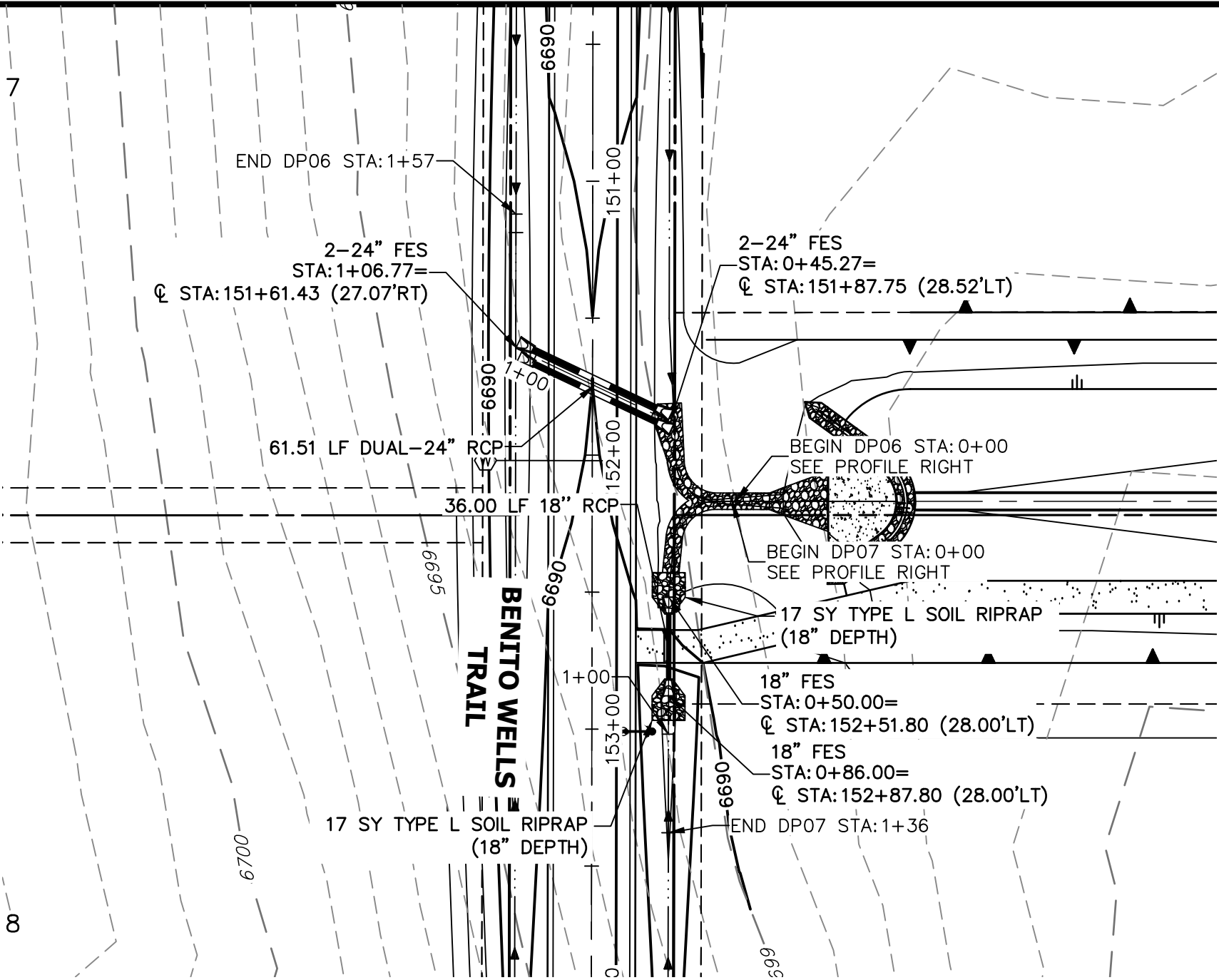


A5 CULVERT - PLAN

DP05 PROFILE
STA 0+00.00 TO 1+68.00

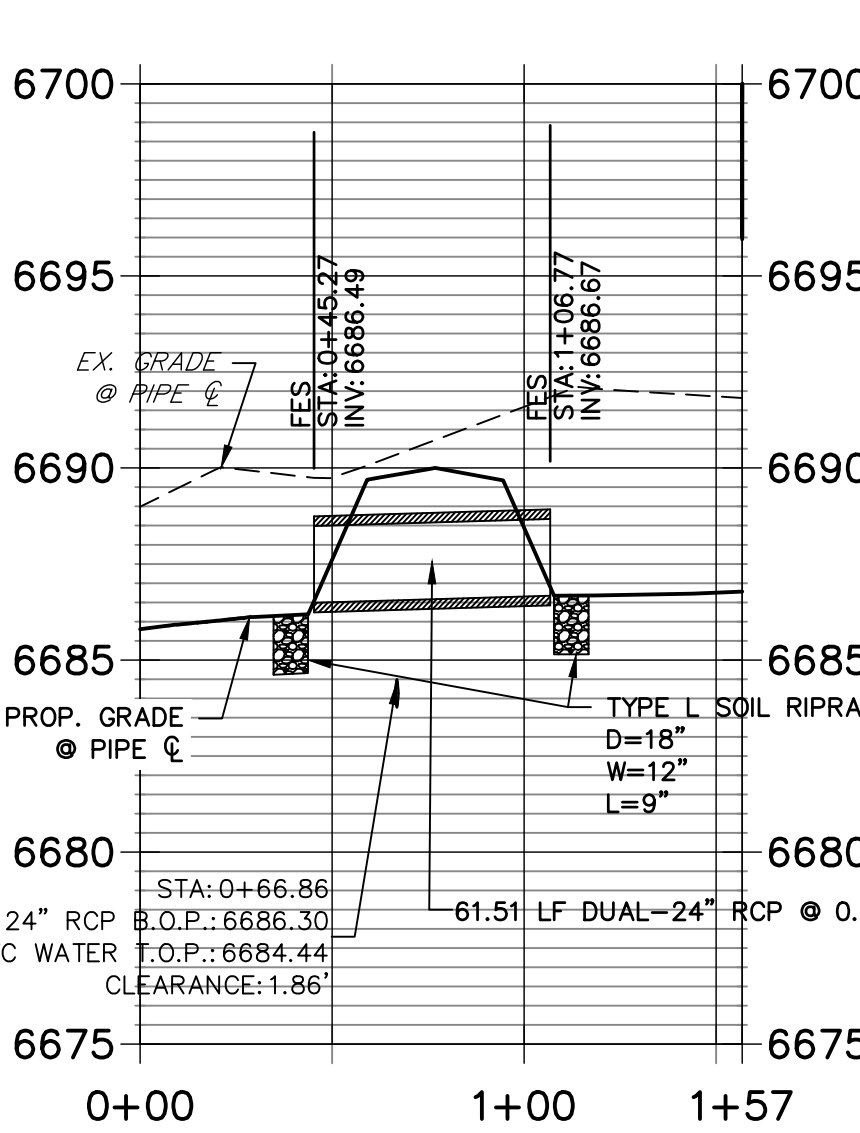


A5 CULVERT - PROFILE

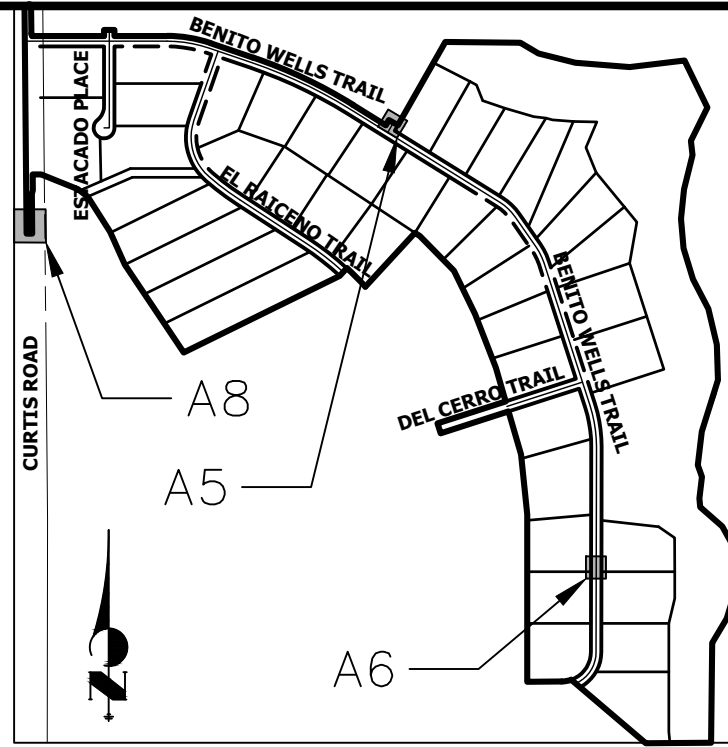


A6 & A7 CULVERT - PLAN

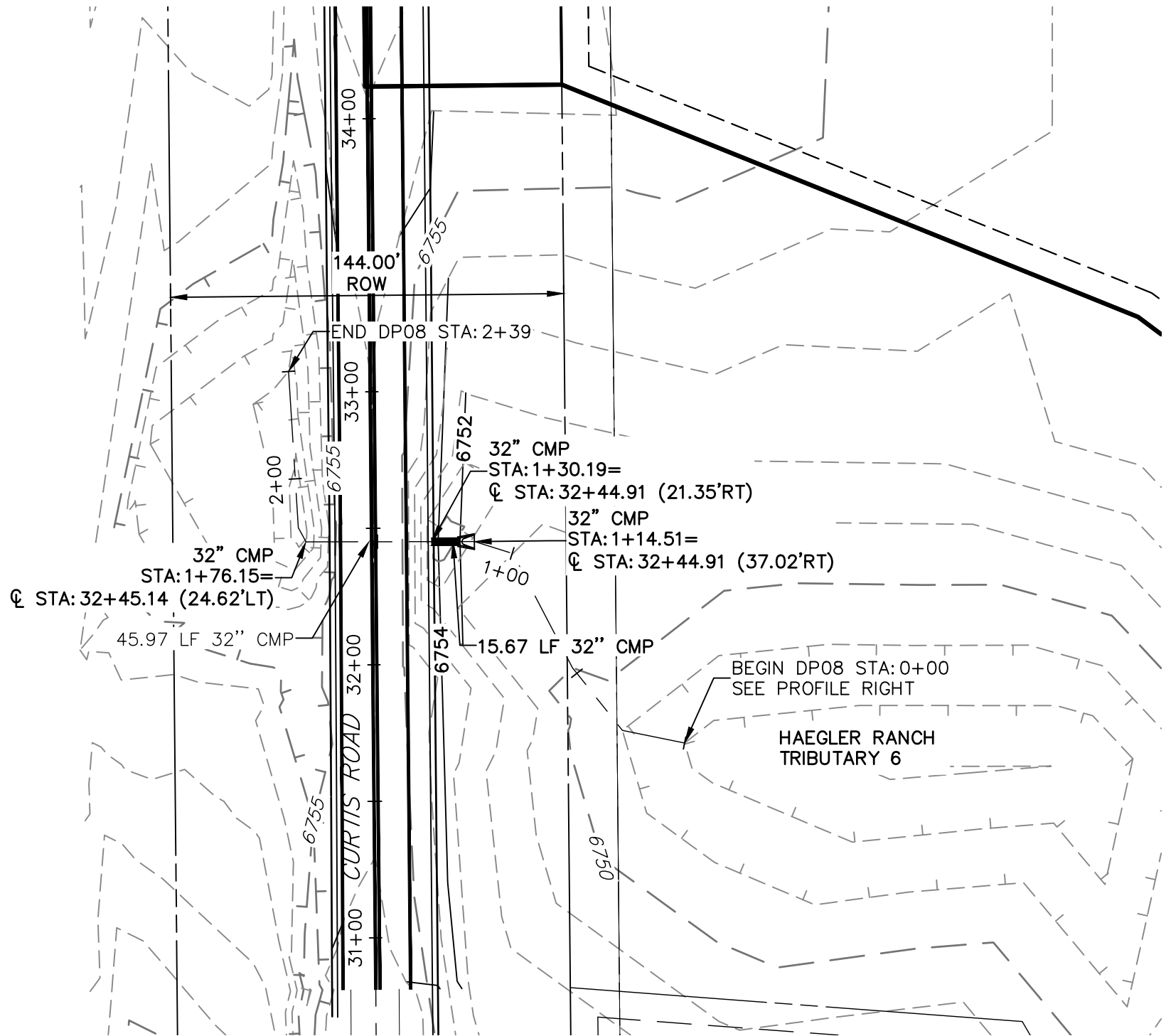
DP06 PROFILE
STA 0+00.00 TO 1+56.77



A6 CULVERT - PROFILE

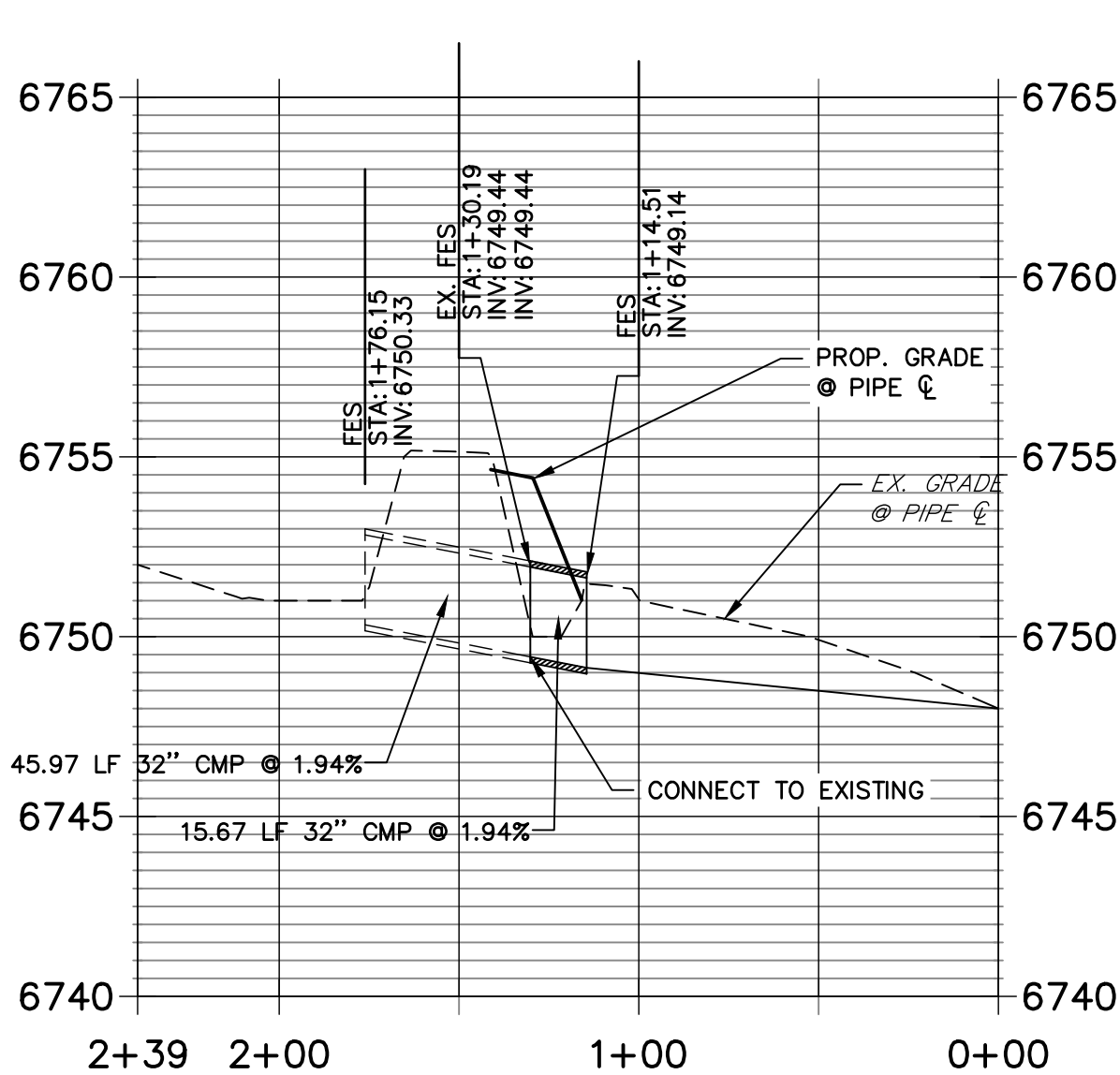


KEY MAP
N.T.S.



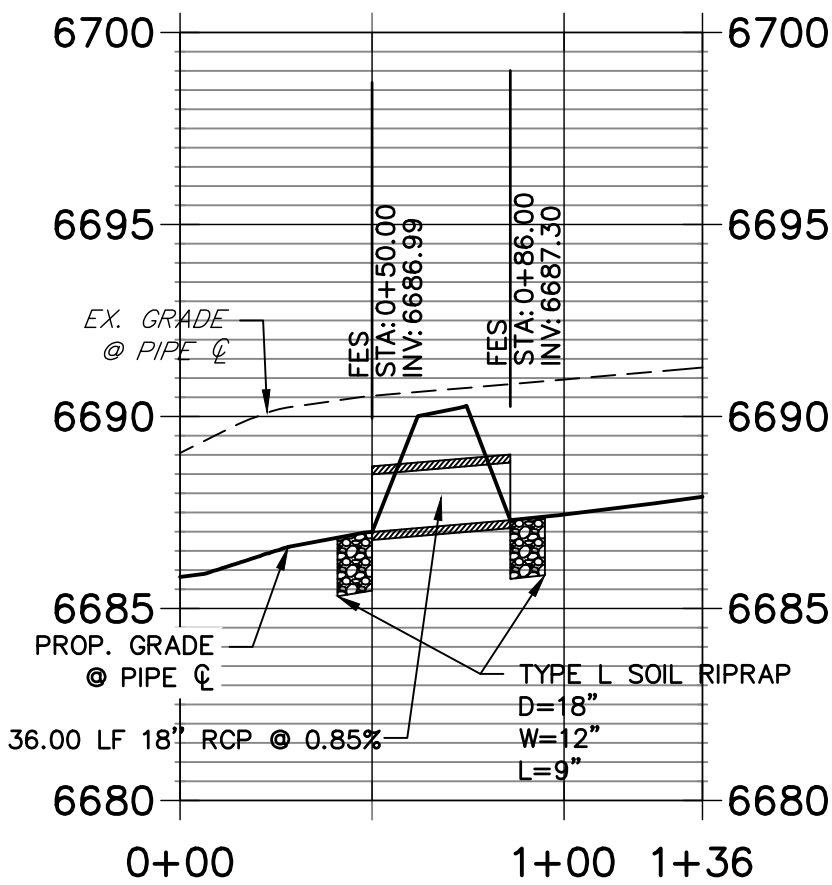
A8 CULVERT - PLAN

DP08 PROFILE
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A8 CULVERT - PROFILE

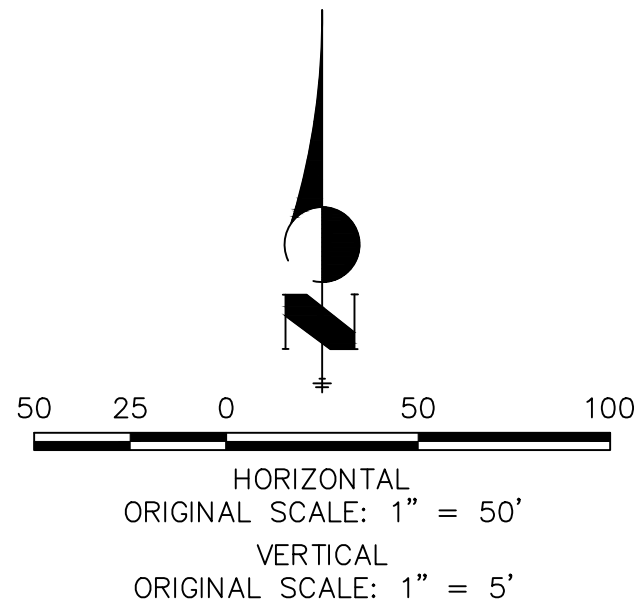
DP07 PROFILE
STA 0+00.00 TO 1+36.00



A7 CULVERT - PROFILE

STORM SEWER NOTES

- SEE DETAIL SHEET 38 FOR APPLICABLE STORM SEWER DETAILS.
- 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.
- STATIONING & 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.



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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

DATE

SADDLEHORN RANCH -
FILING 2
STORM SEWER PLAN AND
PROFILE

SHEET 33 OF 39

JOB NO. 25142.04

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A Western Company

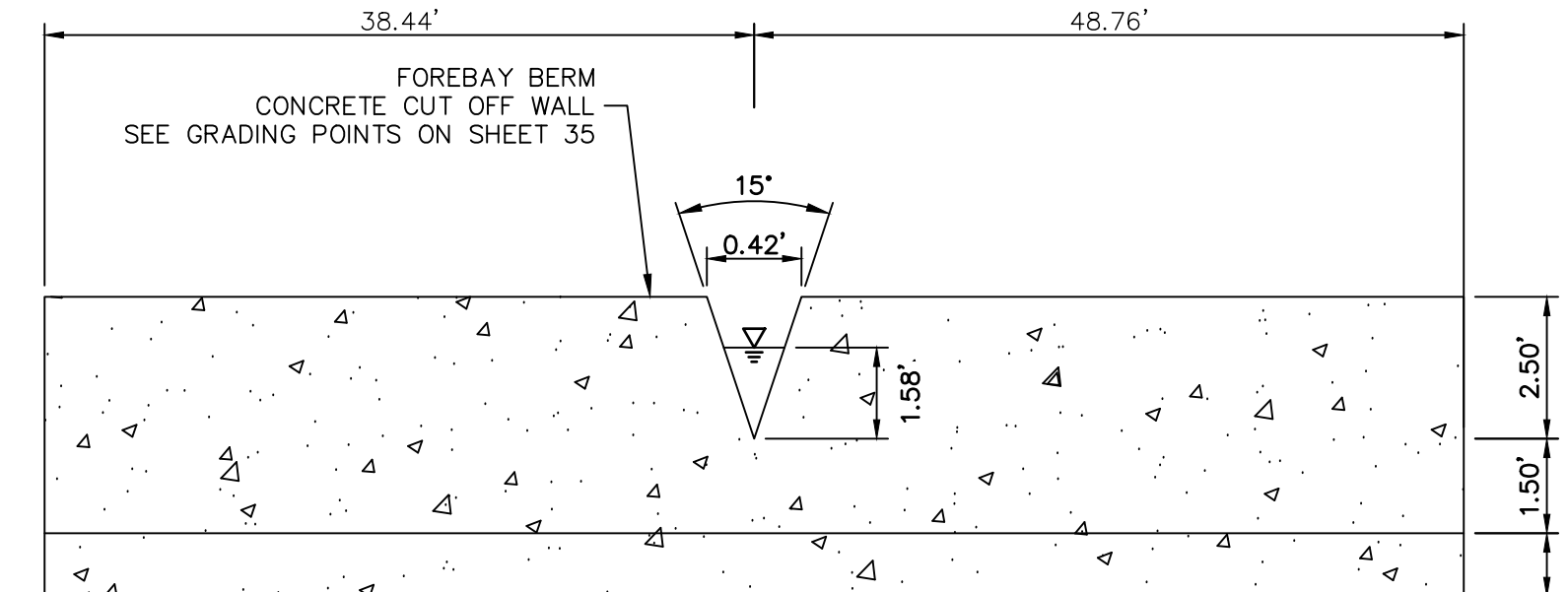
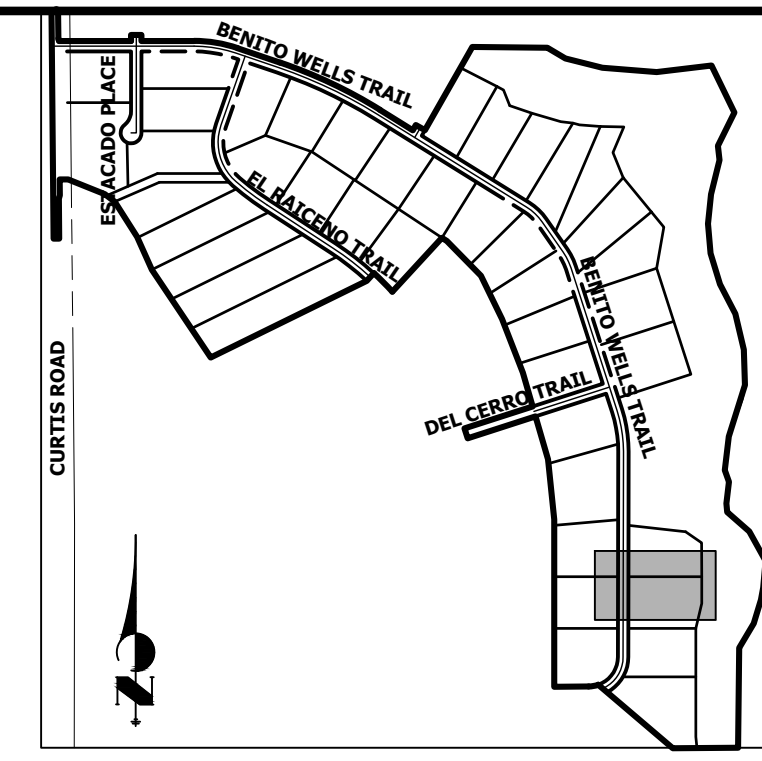
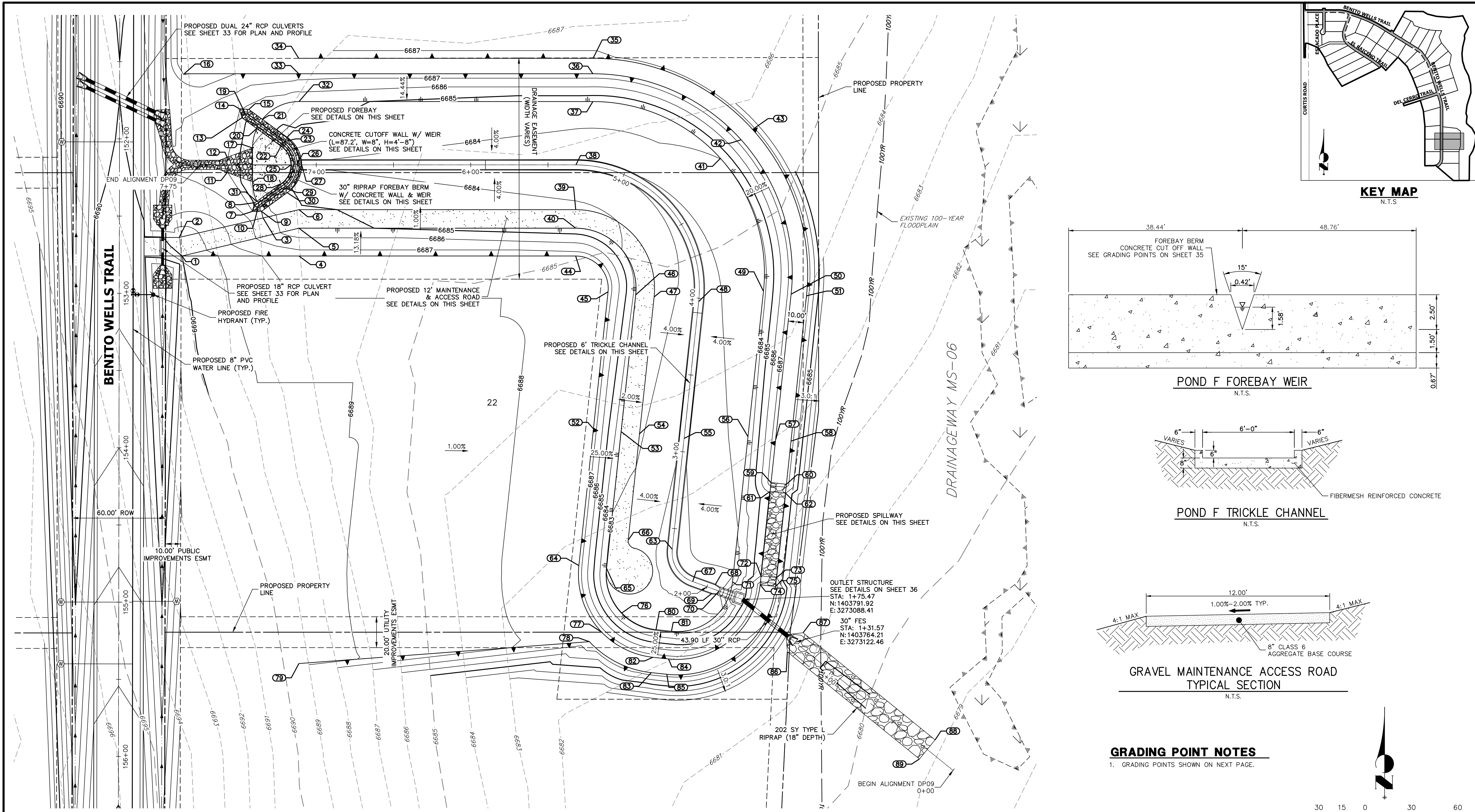


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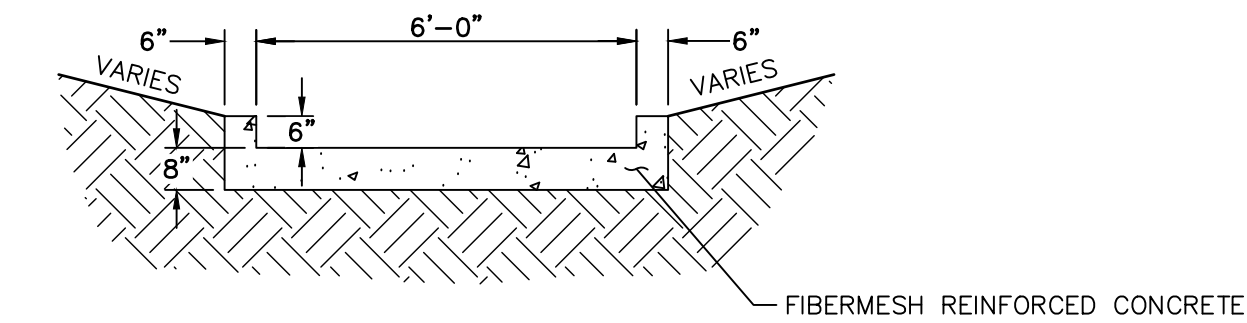
ROJ PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

PREPARED FOR

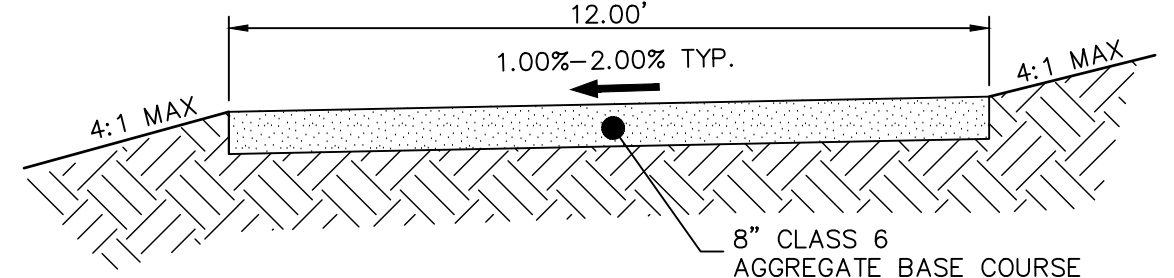
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POND F FOREBAY WEIR
N.T.S.

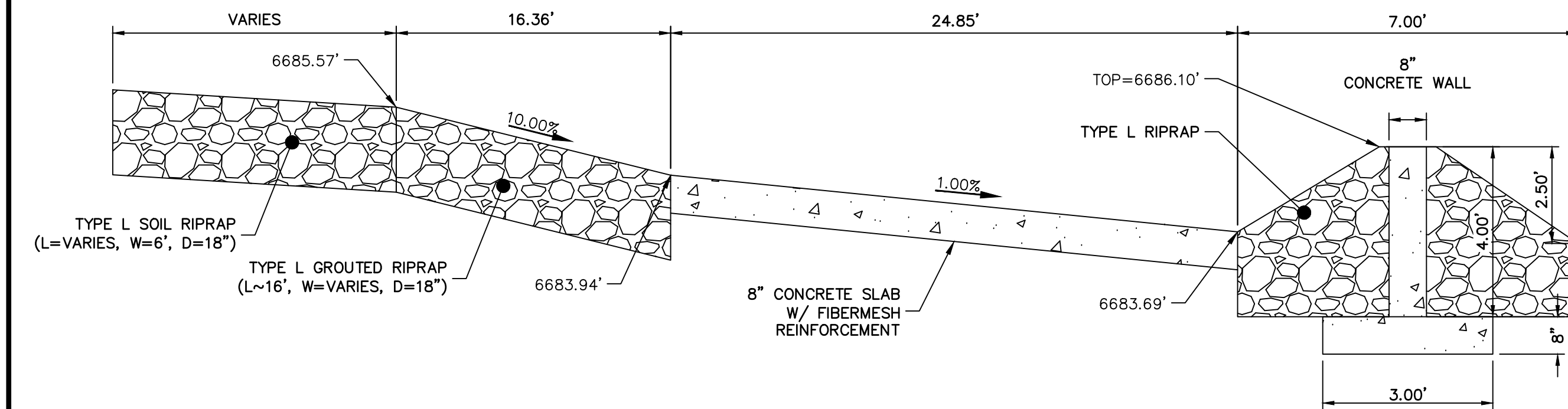


POND F TRICKLE CHANNEL
N.T.S.

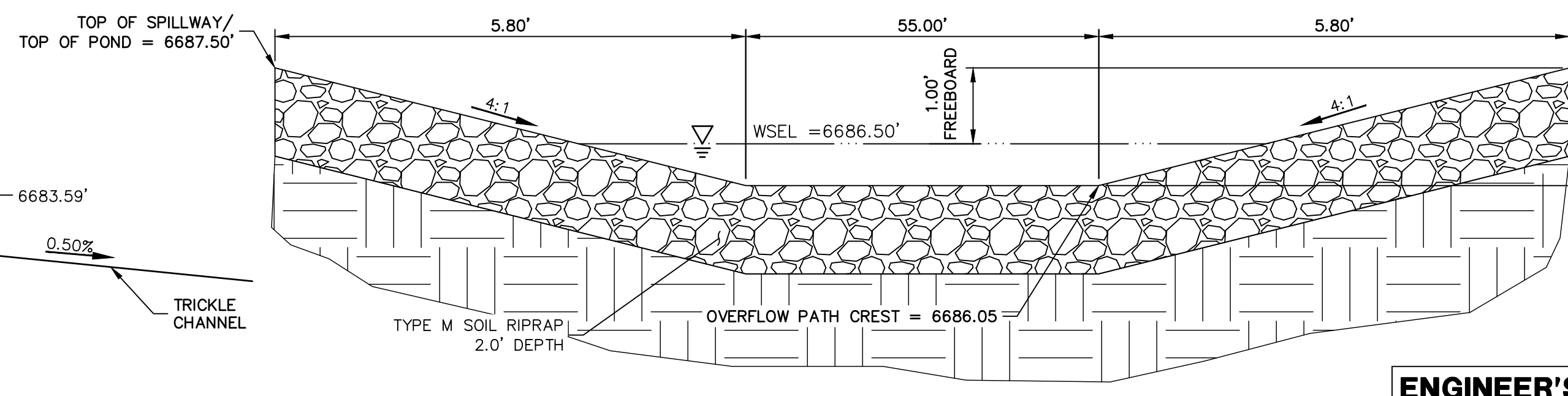


GRAVEL MAINTENANCE ACCESS ROAD
TYPICAL SECTION
N.T.S.

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



POND F FOREBAY
N.T.S.



POND F EMERGENCY
SPILLWAY
SCALE: N.T.S.

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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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western Company

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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	6/4/21	AAM	AAM	

SADDLEHORN RANCH –
FILING 2

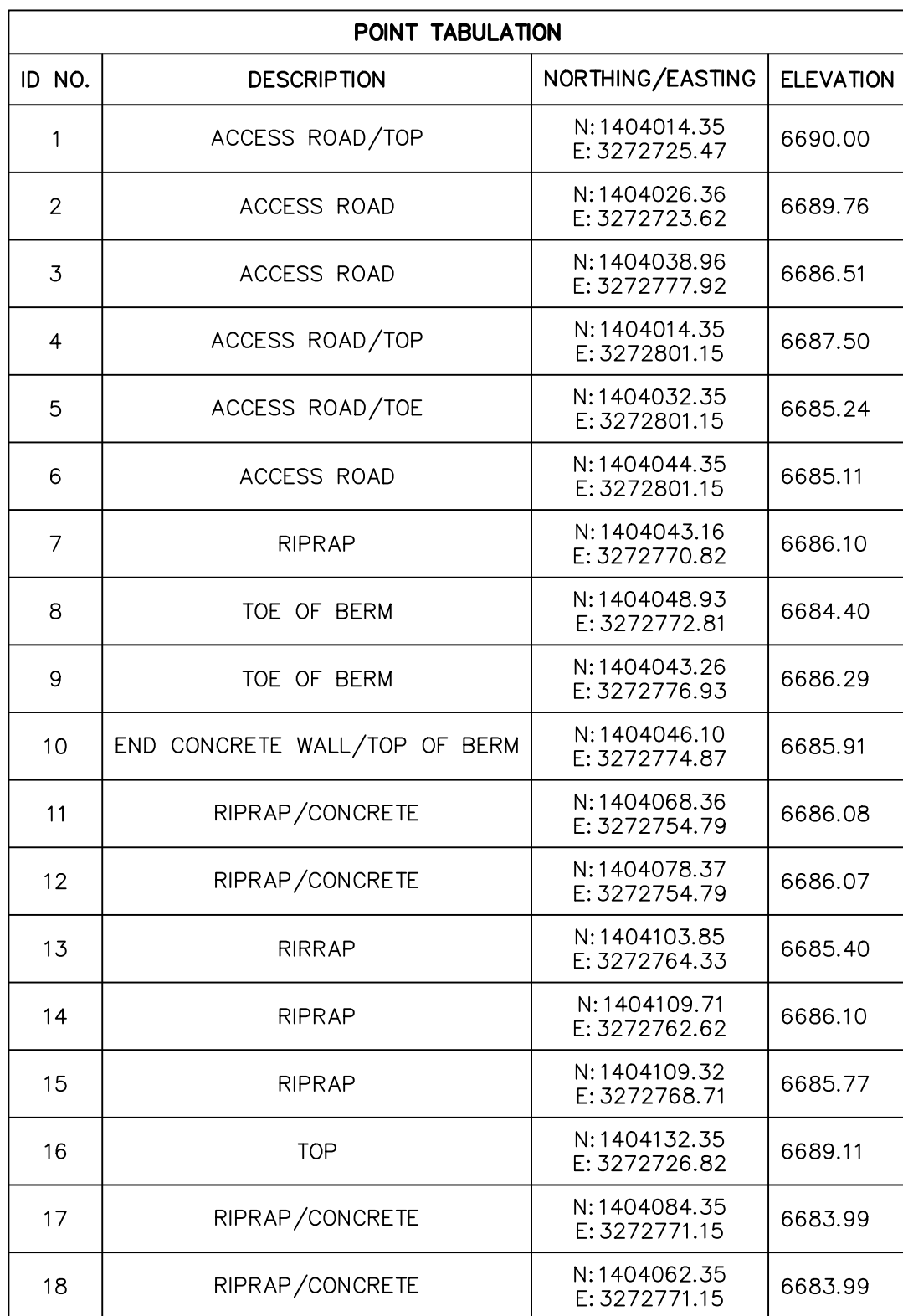
POND F GRADING PLAN

SHEET 34 OF 39

JOB NO. 25142.04

The profile view illustrates the stormwater management system's vertical alignment. Key features include:

- Match Existing Grade:** STA: 0+21.51, ± EL: 6679.13.
- 43.90 LF 30" RCP:** Pipe with a 1.00% slope.
- 10.00' POND BERM:** Located at STA: 1+31.57, INV: 6680.23.
- OUTLET STRUCTURE:** STA: 1+31.57, INV: 6680.23, GRATE EL: 6684.70, INV OUT: 6680.67.
- 100-YEAR WSEL:** 6685.37.
- EURV WSEL:** 6684.29.
- WQCV WSEL:** 6683.84.
- Proposed Grade:** 0.50% slope for the trickle channel.
- Forebay Berm:** STA: 7+12.90, EL: 6686.10.
- Forebay Berm Crest:** STA: 7+12.90, EL: 6686.10.
- Forebay Berm w/ Concrete Wall & Weir:** STA: 7+41.25, EL: 6683.94.
- 8" Fiber Mesh Reinforced Concrete Forebay:** STA: 7+57.61, EL: 6685.98.
- Type L Riprap w/ 12" Bedding Material:** STA: 7+75.00, EL: 6685.80.



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
19	START CONCRETE WALL/TOP OF BERM	N:1404106.68 E: 3272766.39	6686.10
20	TOE OF BERM	N:1404096.88 E: 3272773.89	6684.06
21	TOE OF BERM	N:1404102.88 E: 3272777.55	6685.17
22	TOE OF BERM	N:1404085.41 E: 3272789.65	6683.83
23	TOP OF BERM	N:1404088.44 E: 3272791.43	6686.10
24	TOE OF BERM	N:1404091.30 E: 3272793.44	6684.88
25	TOE OF BERM	N:1404073.35 E: 3272796.00	6683.69
26	TOP OF BERM	N:1404073.37 E: 3272799.50	6686.10
27	TRICKLE CHANNEL INV	N:1404073.35 E: 3272802.94	6683.59
28	TOE OF BERM	N:1404061.06 E: 3272789.53	6683.84
29	TOP OF BERM	N:1404058.39 E: 3272791.83	6686.10
30	TOE OF BERM	N:1404055.34 E: 3272793.56	6685.26
31	TOE OF BERM	N:1404049.74 E: 3272773.93	6684.13
32	TOE	N:1404114.35 E: 3272801.15	6685.17
33	TOP	N:1404132.35 E: 3272801.15	6687.50
34	TOP	N:1404142.35 E: 3272801.14	6687.50
35	TOP	N:1404142.35 E: 3272991.53	6687.50
36	TOP	N:1404132.35 E: 3272991.53	6687.50

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
37	TOP	N:1404114.35 E:3272991.53	6684.30
38	TRICKLE CHANNEL INV	N:1404073.35 E:3272980.41	6682.71
39	ACCESS ROAD	N:1404044.35 E:3272980.41	6684.23
40	TOE	N:1404032.35 E:3272980.41	6684.35
41	TOE	N:1404077.57 E:3273074.07	6684.00
42	TOP	N:1404089.60 E:3273087.46	6687.50
43	TOP	N:1404096.29 E:3273094.89	6687.48
44	TOP	N:1404014.35 E:3272980.41	6687.50
45	TOP	N:1403991.13 E:3273001.29	6687.50
46	TOE	N:1403989.22 E:3273019.19	6683.68
47	ACCESS TRAIL	N:1403987.95 E:3273031.12	6683.56
48	TRICKLE CHANNEL INV	N:1403984.88 E:3273059.96	6682.04
49	TOE	N:1403991.59 E:3273101.90	6683.71
50	TOP	N:1403989.69 E:3273119.80	6687.50
51	TOP	N:1403988.63 E:3273129.75	6687.50
52	TOP	N:1403902.53 E:3272991.85	6687.50
53	TOE	N:1403900.62 E:3273009.75	6683.25
54	ACCESS TRAIL	N:1403899.35 E:3273021.68	6683.11

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
55	TRICKLE CHANNEL INV	N: 1403896.28 E: 3273050.52	6681.59
56	TOE	N: 1403897.46 E: 3273091.87	6683.27
57	TOP	N: 1403895.56 E: 3273109.77	6687.50
58	TOP	N: 1403894.50 E: 3273119.72	6687.50
59	SPILLWAY TOP	N: 1403867.65 E: 3273106.80	6687.50
60	SPILLWAY TOP	N: 1403866.59 E: 3273116.74	6687.50
61	SPILLWAY CREST	N: 1403861.88 E: 3273106.19	6686.05
62	SPILLWAY CREST	N: 1403860.82 E: 3273116.13	6686.05
63	TRICKLE CHANNEL INV	N: 1403824.51 E: 3273042.87	6681.23
64	TOP	N: 1403813.93 E: 3272982.41	6687.50
65	TOE	N: 1403812.02 E: 3273000.31	6682.96
66	ACCESS TRAIL	N: 1403830.54 E: 3273014.35	6682.77
67	TRICKLE CHANNEL INV	N: 1403803.57 E: 3273055.99	6681.10
68	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1403801.52 E: 3273070.58	6681.03
69	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1403795.87 E: 3273068.55	6681.02
70	OUTLET STRUCTURE	N: 1403797.39 E: 3273073.20	6681.00
71	TOE	N: 1403803.33 E: 3273081.84	6682.57
72	SPILLWAY CREST	N: 1403807.19 E: 3273100.36	6686.05

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
73	SPILLWAY CREST	N:1403806.13 E:3273110.30	6686.05
74	SPILLWAY TOP	N:1403801.42 E:3273099.74	6687.50
75	SPILLWAY TOP	N:1403800.37 E:3273109.69	6687.50
76	TOE	N:1403783.25 E:3273010.16	6682.92
77	TOP	N:1403770.77 E:3272997.19	6687.50
78	TOP	N:1403764.63 E:3272989.23	6687.50
79	TOP	N:1403750.46 E:3272801.22	6689.38
80	TOE	N:1403772.41 E:3273032.29	6682.87
81	TOE	N:1403771.35 E:3273042.23	6682.86
82	TOP	N:1403754.51 E:3273030.38	6687.50
83	TOP	N:1403744.57 E:3273029.32	6687.50
84	TOP	N:1403753.45 E:3273040.33	6687.50
85	TOP	N:1403743.51 E:3273039.27	6687.50
86	RIPRAP	N:1403758.00 E:3273117.42	6681.28
87	RIPRAP	N:1403770.42 E:3273127.50	6681.21
88	RIPRAP	N:1403701.05 E:3273212.96	6679.11
89	RIPRAP	N:1403688.63 E:3273202.87	6679.19



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BRADY WILLIAMS

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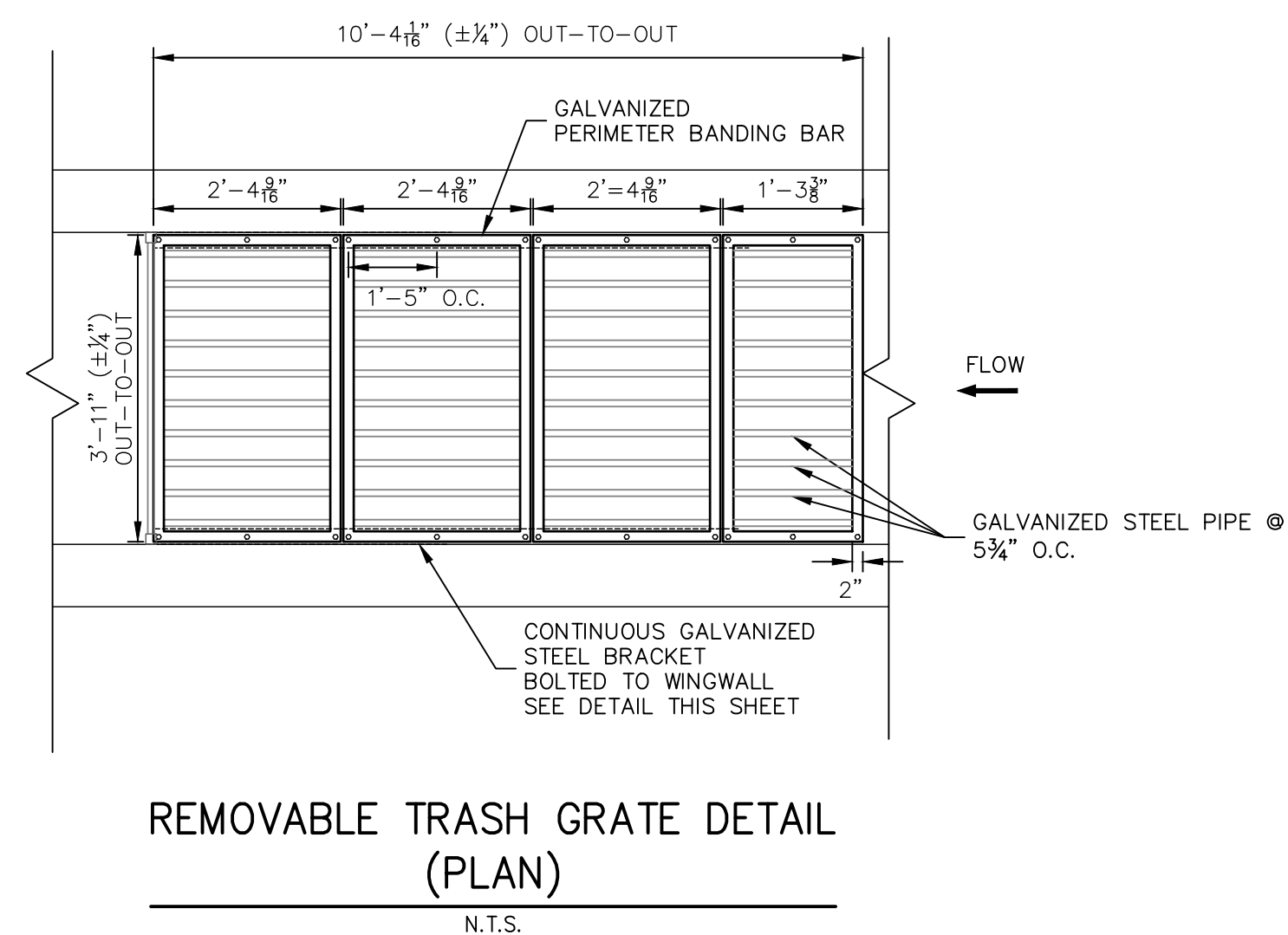
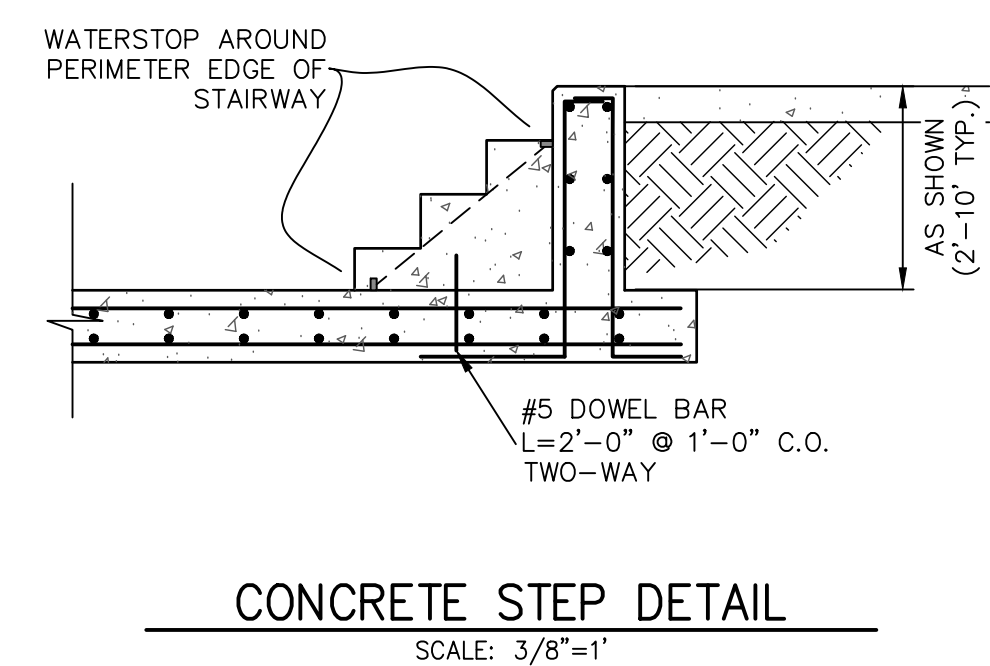
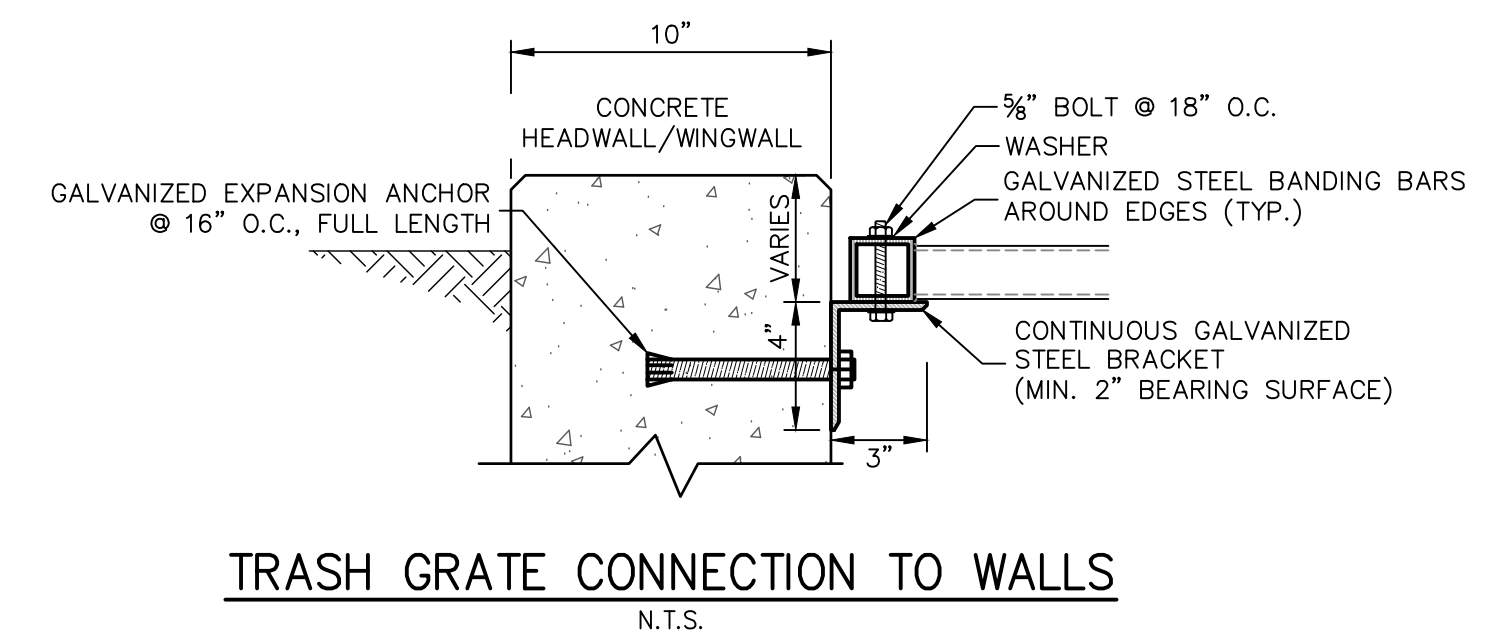
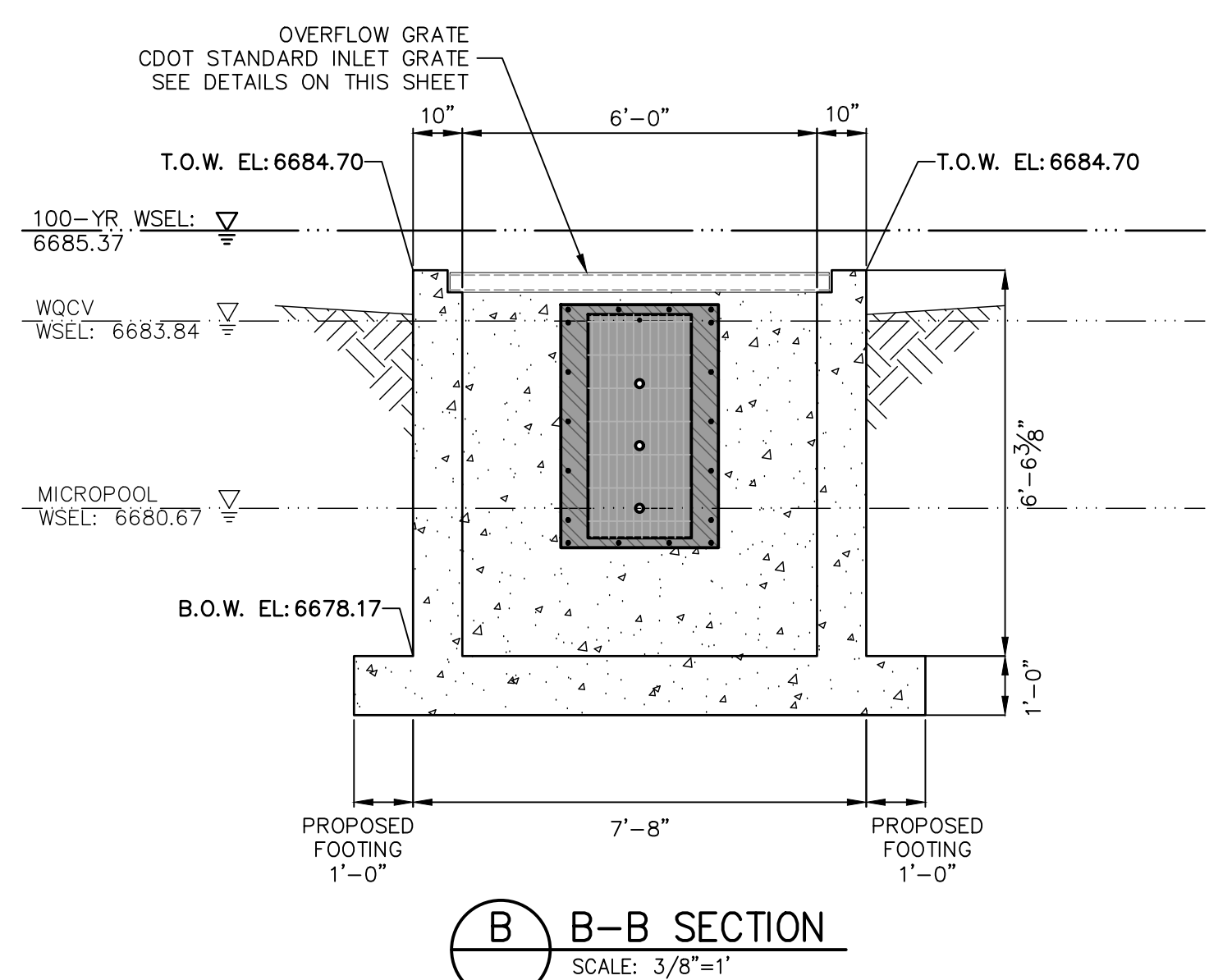
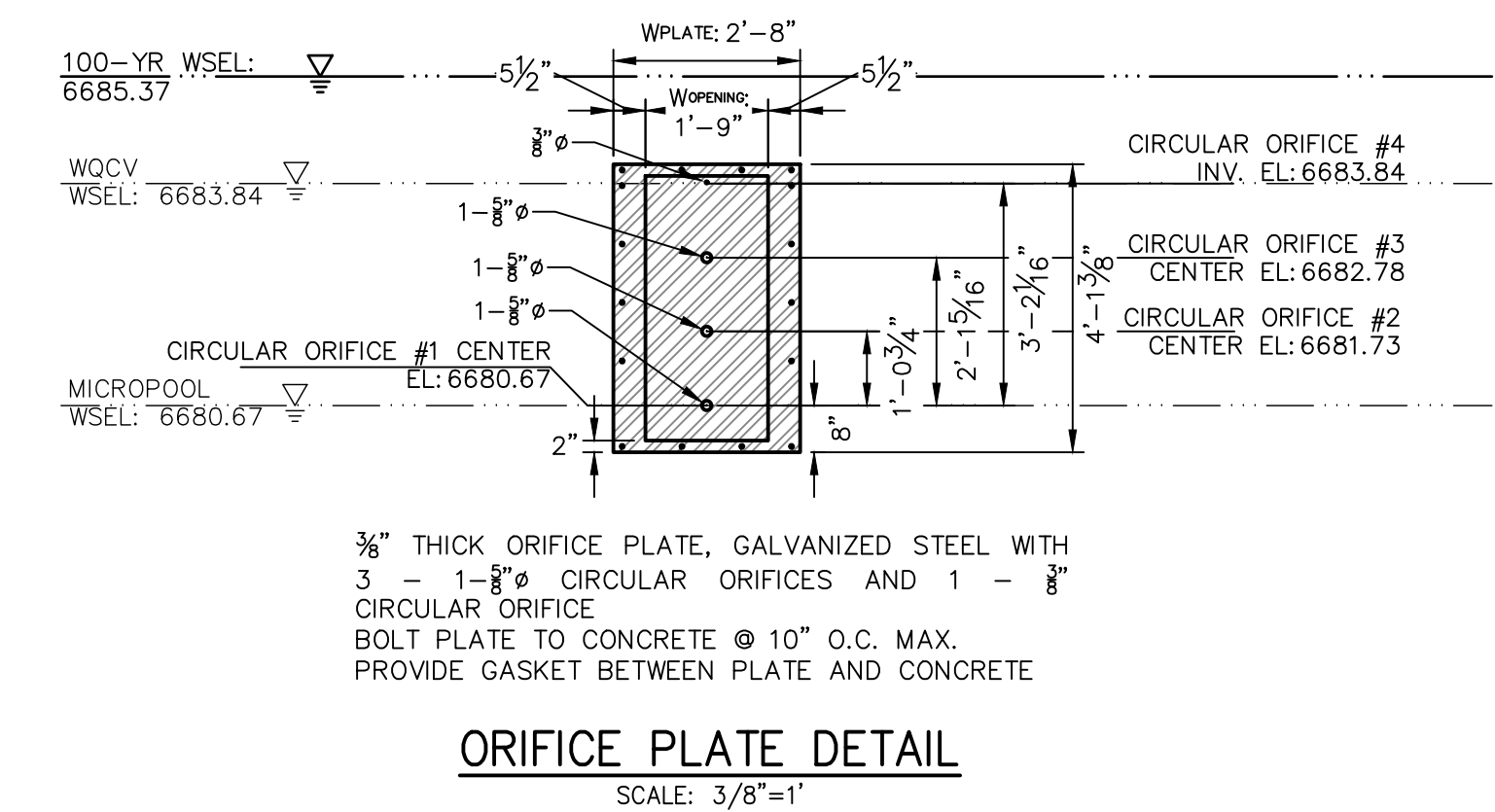
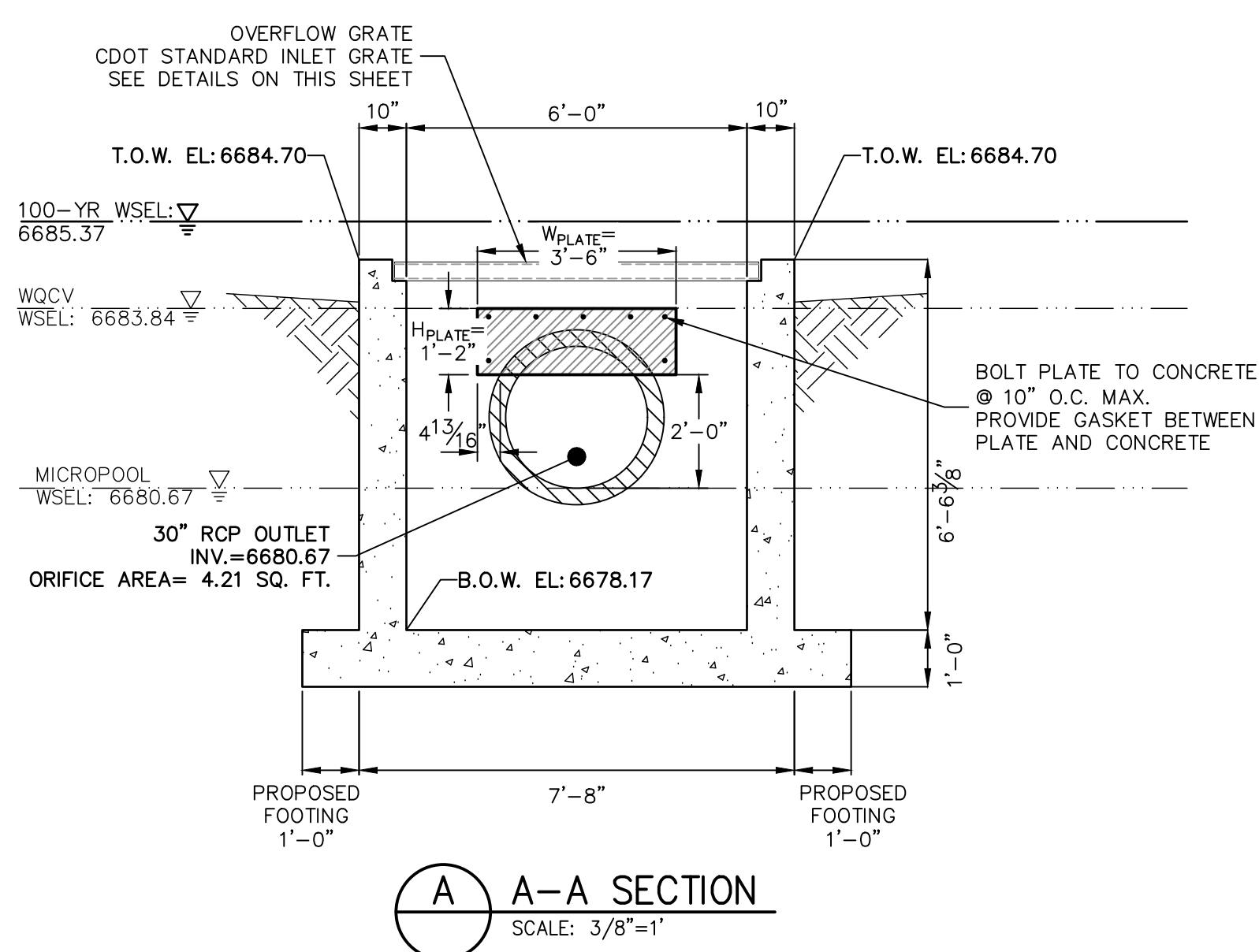
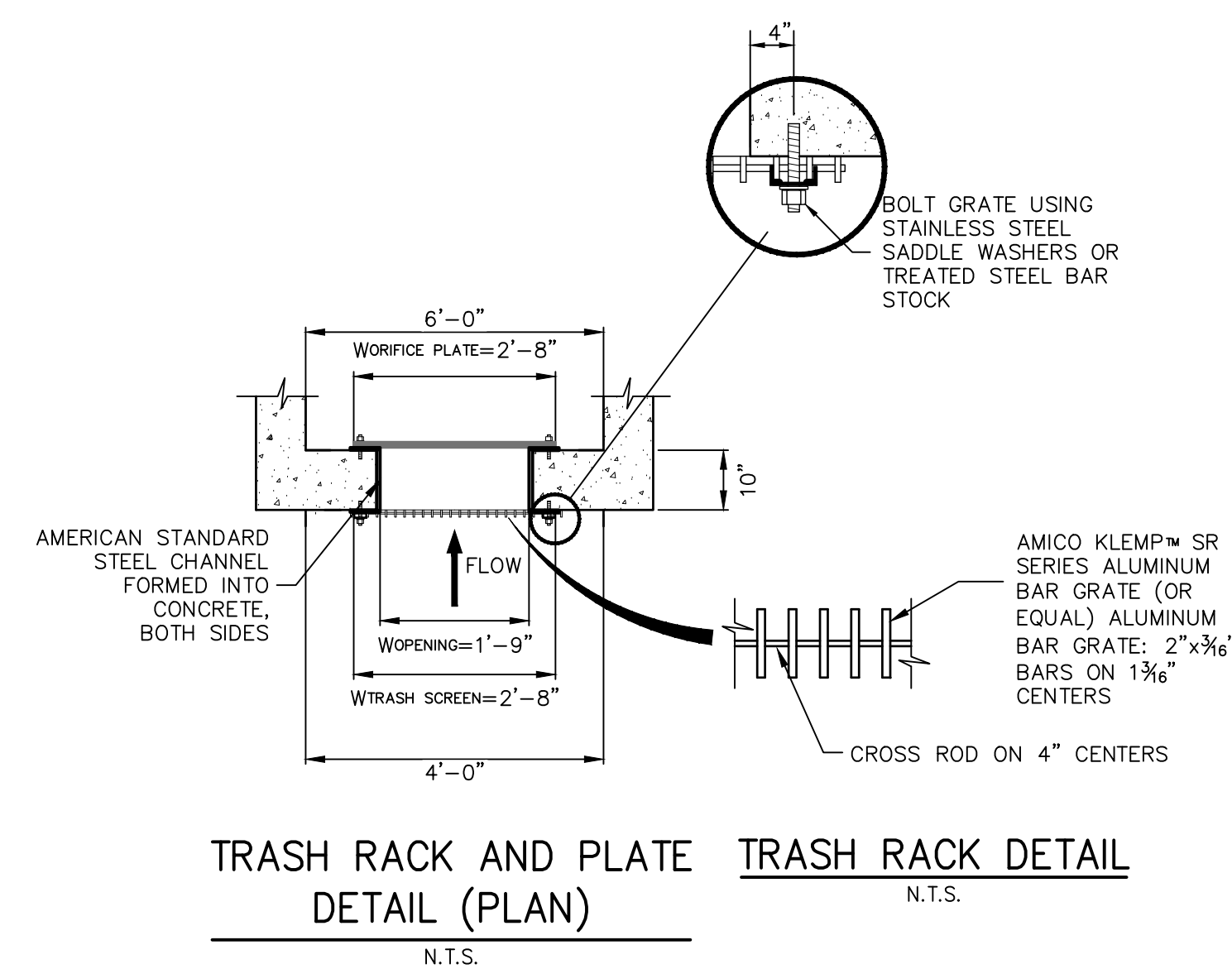
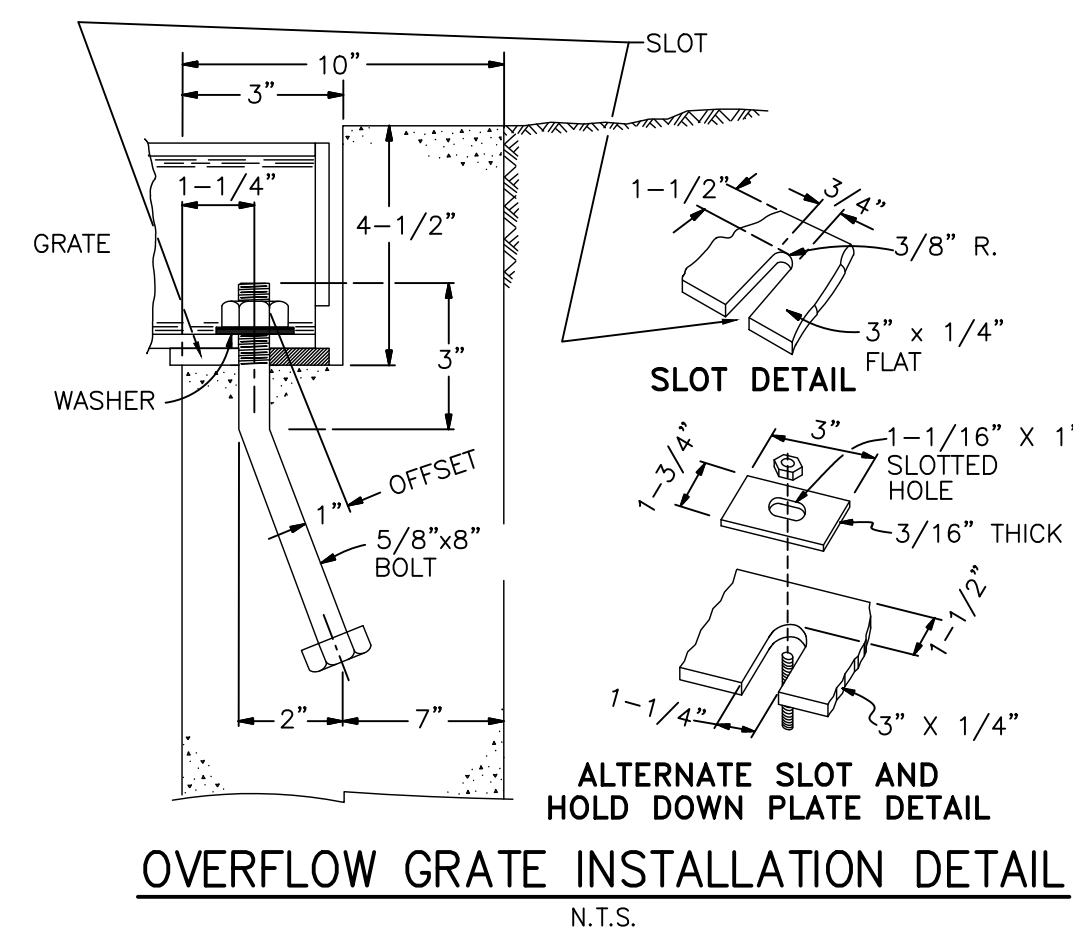
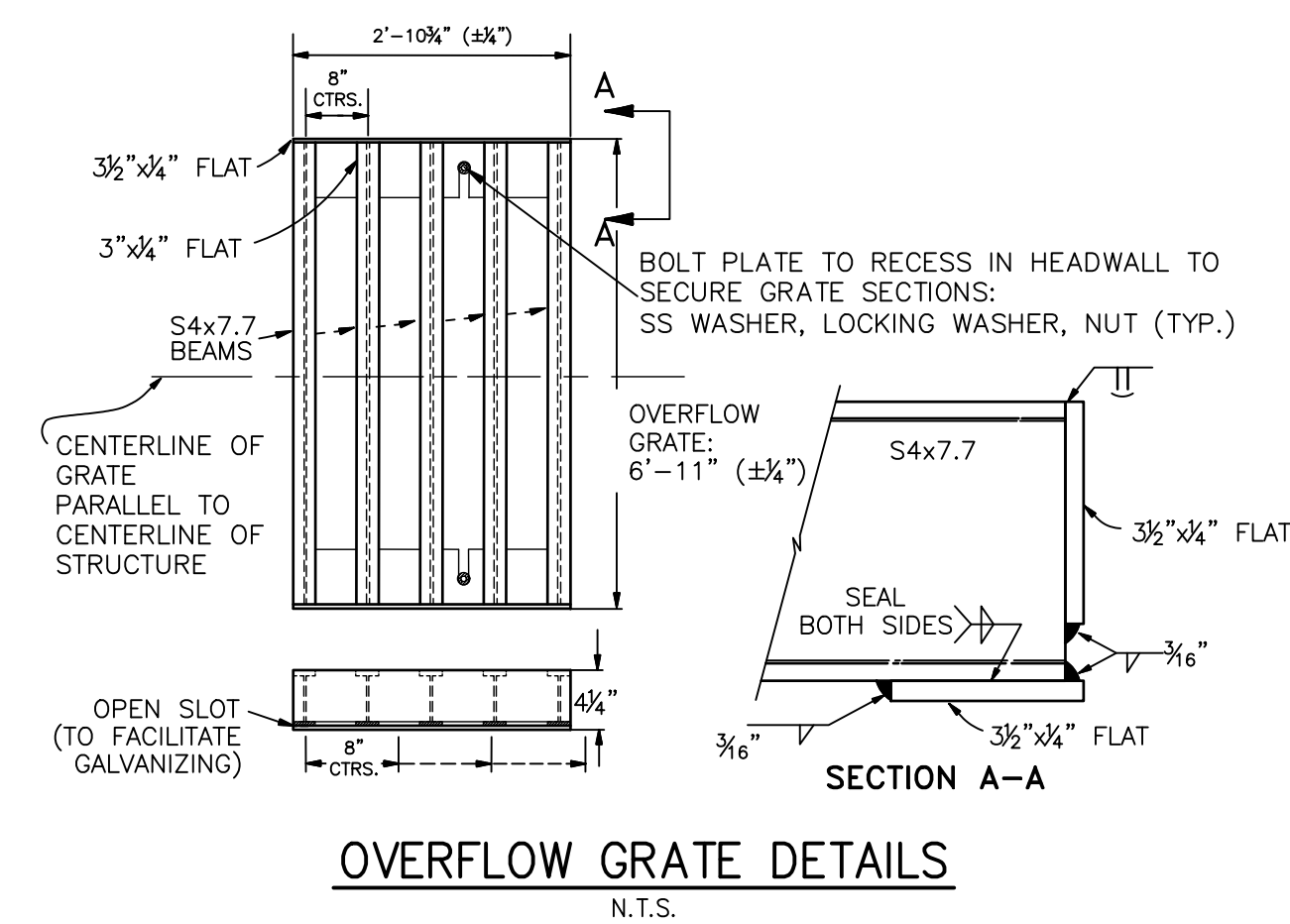
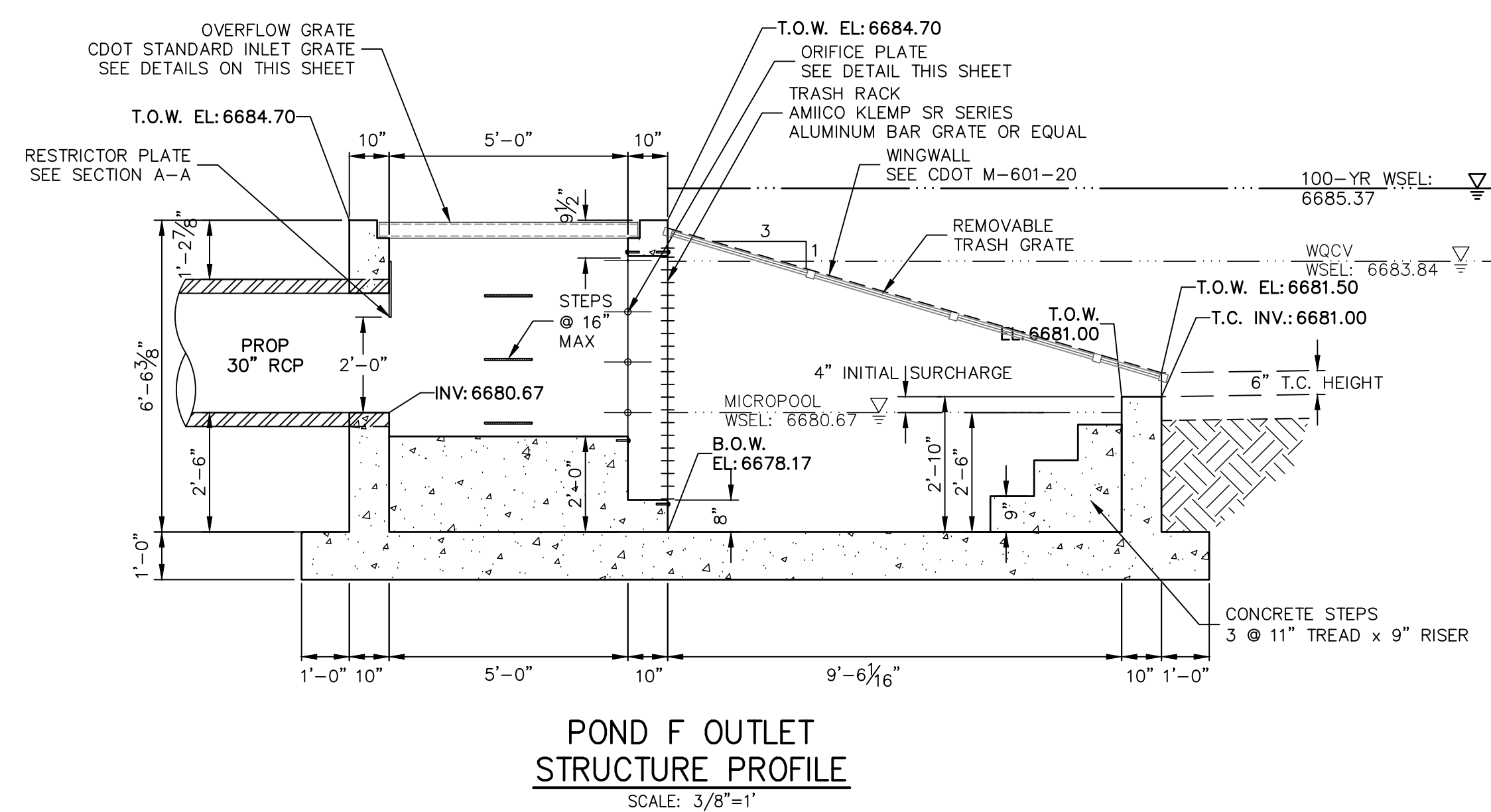
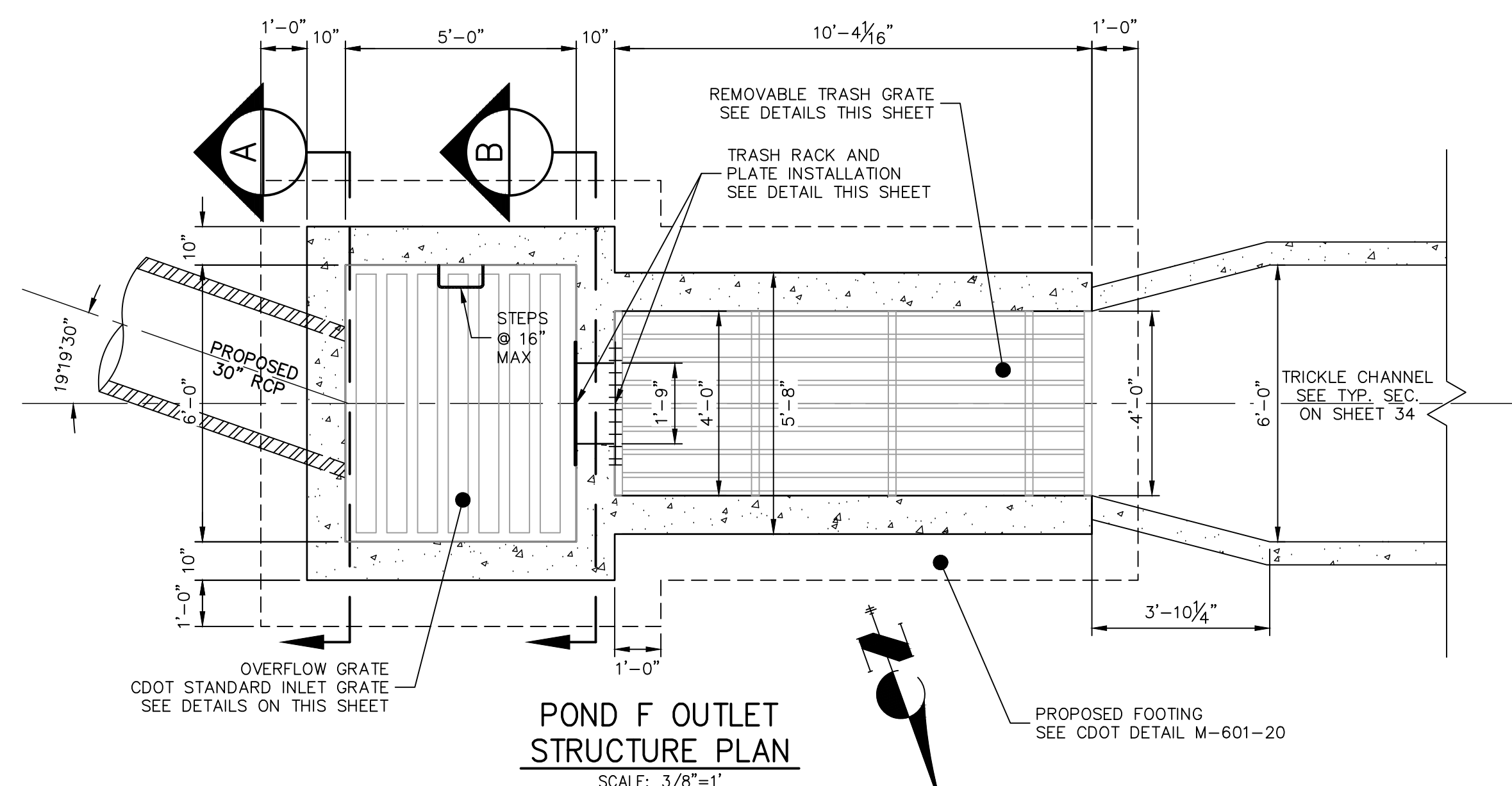
H-SCALE	1"=30'
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CARDIOPULMONARY DYNAMICS

POND F GRADING PLAN

SHEET 35 OF 39

JOB NO. 25142.04



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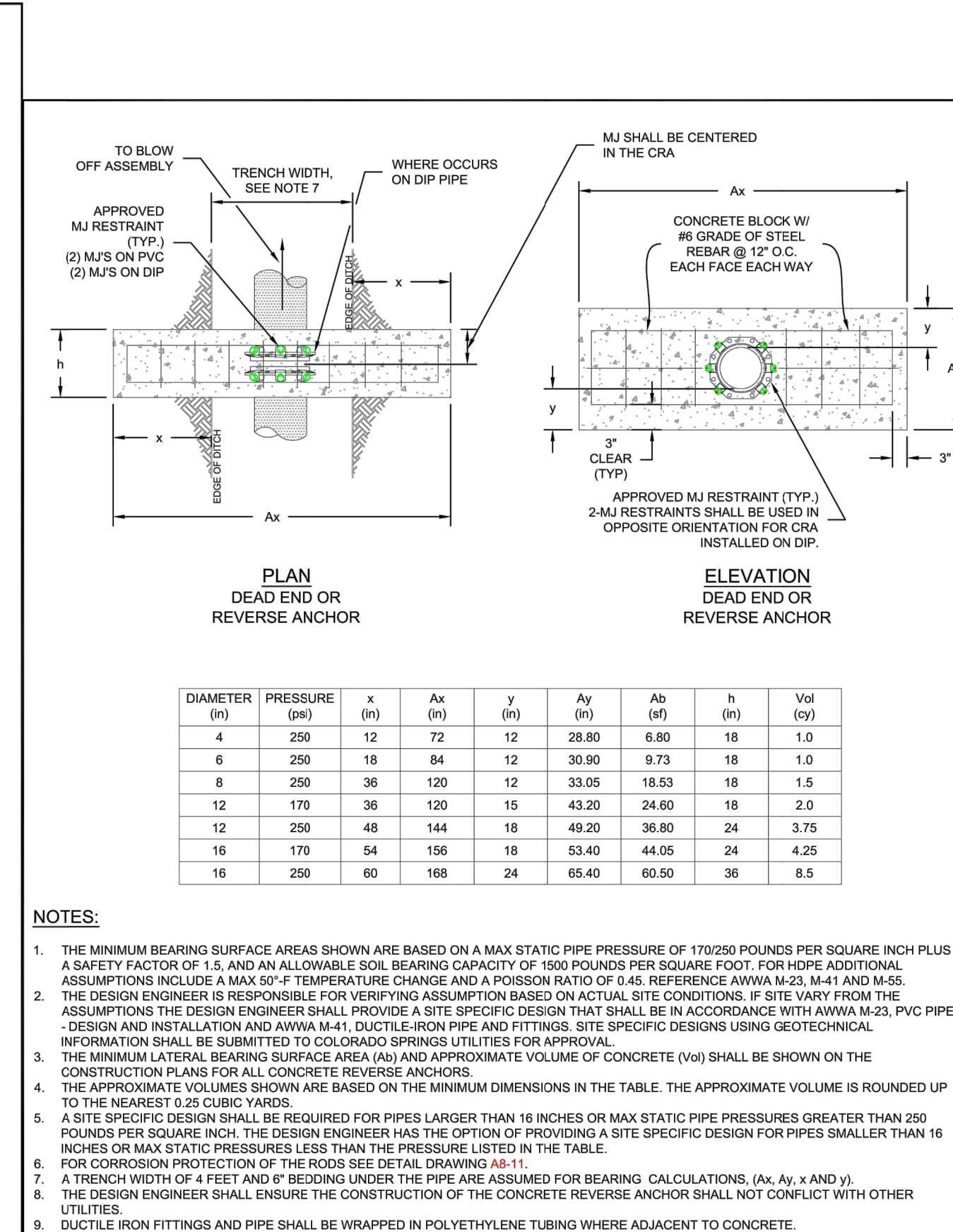
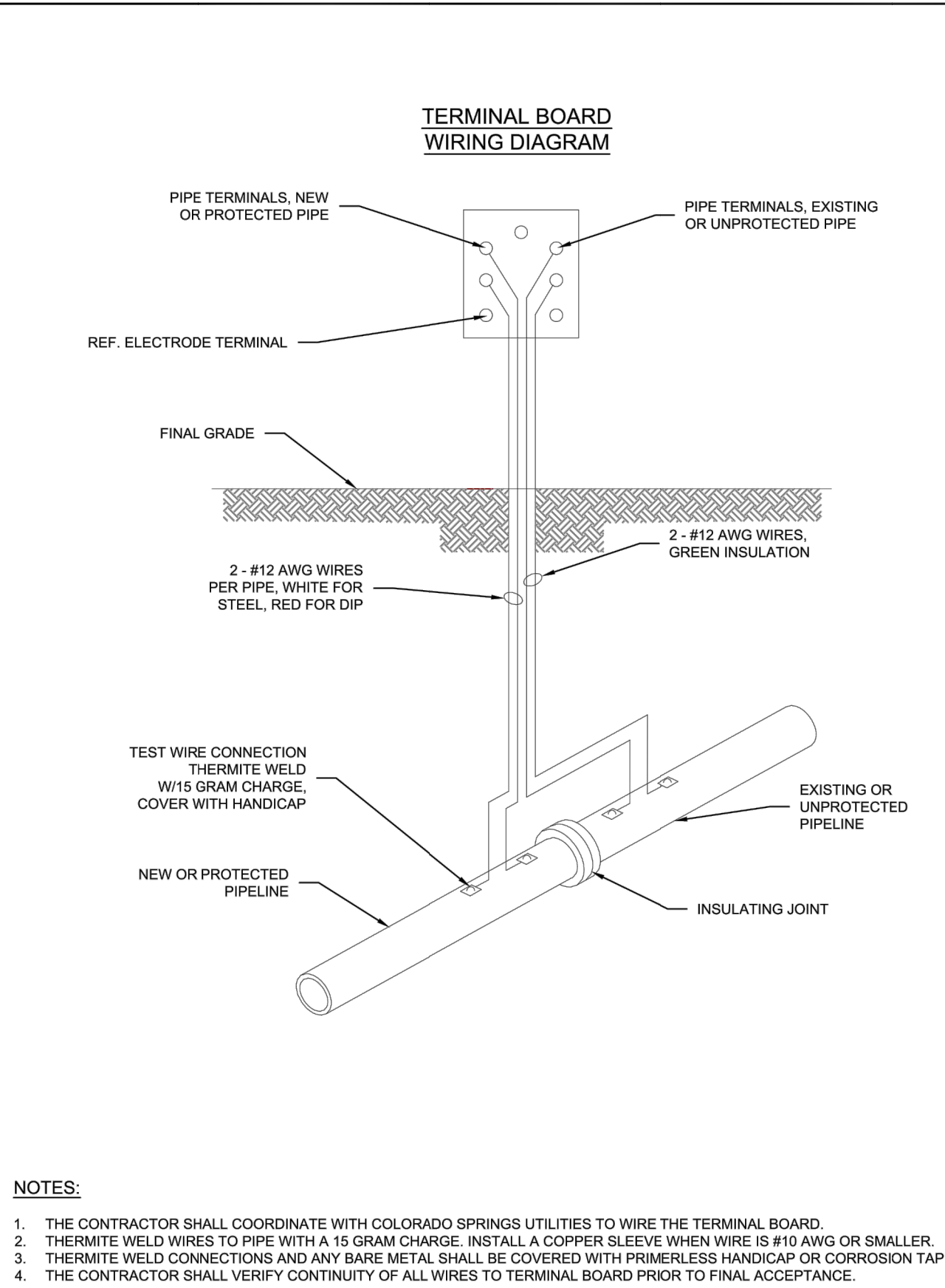
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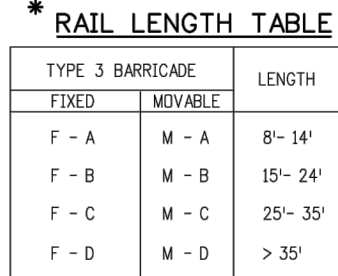
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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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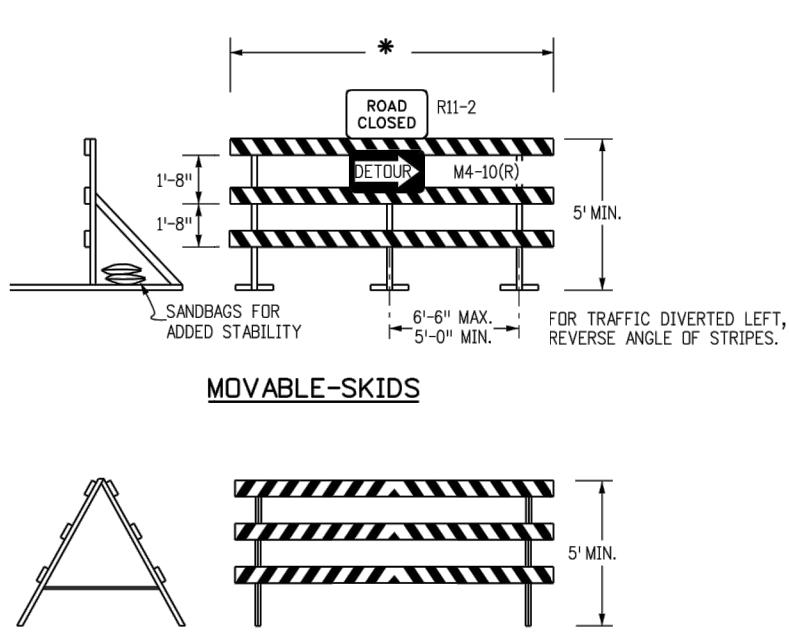


JOB NO. 25142.04



NOTES


1. TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
2. THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
3. DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.



TYPICAL BARRICADE CHARACTERISTICS	
	BARRICADE DESIGNATIONS
	TYPE 3
RAIL WIDTH	8" MIN.-12" MAX.
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE
HEIGHT	5' MIN.
USE	TEMPORARY OR PERMANENT
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.

Computer File Information	
on Date: 07/04/12	Initials: JS
Modification Date: 06/03/16	Initials: MB
th: www.cokroadsinfo/library/traffic/traffic-s-standard-p	
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er: MicroStation V8i	Scale: Not to Scale
Units: Eng	

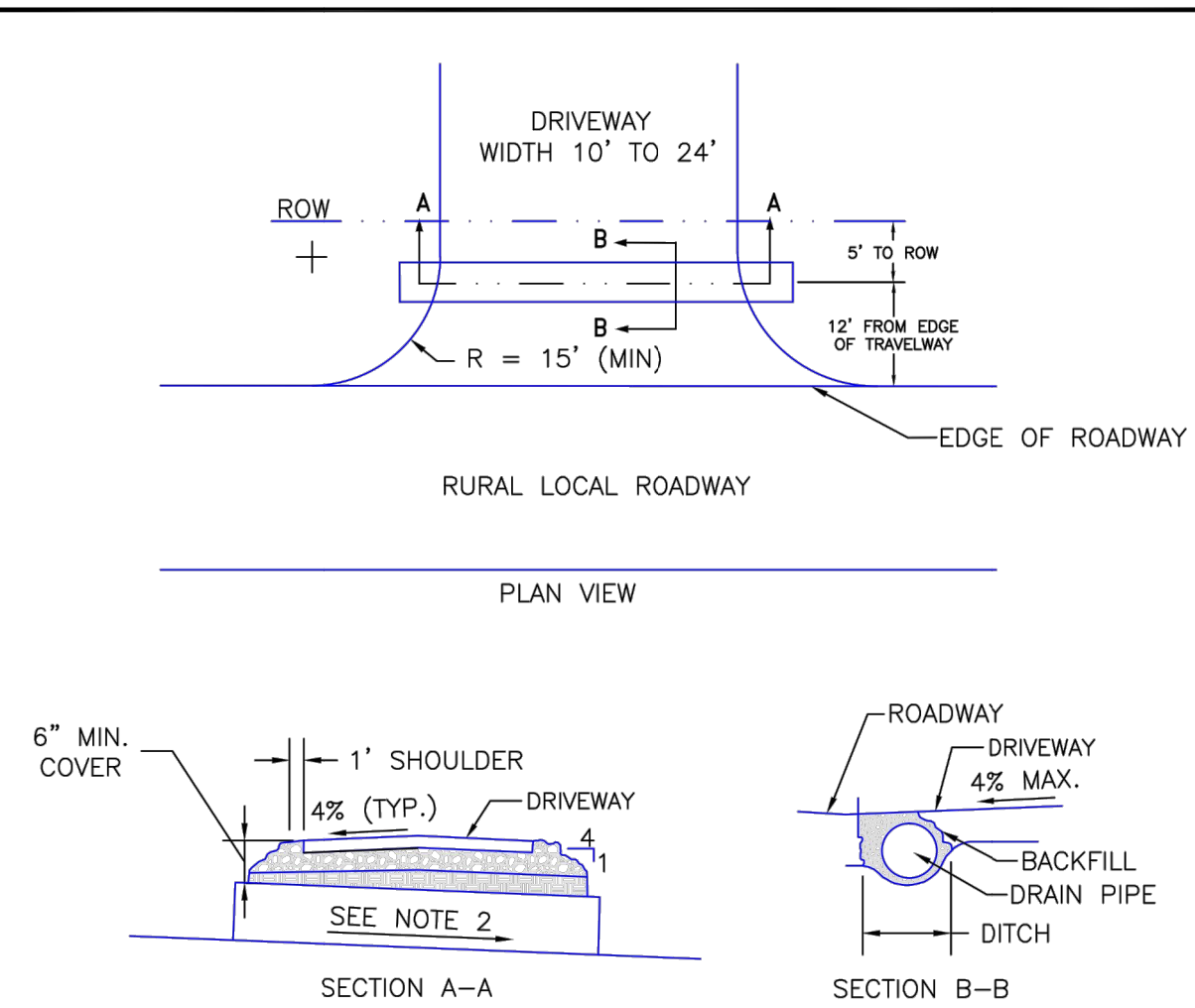
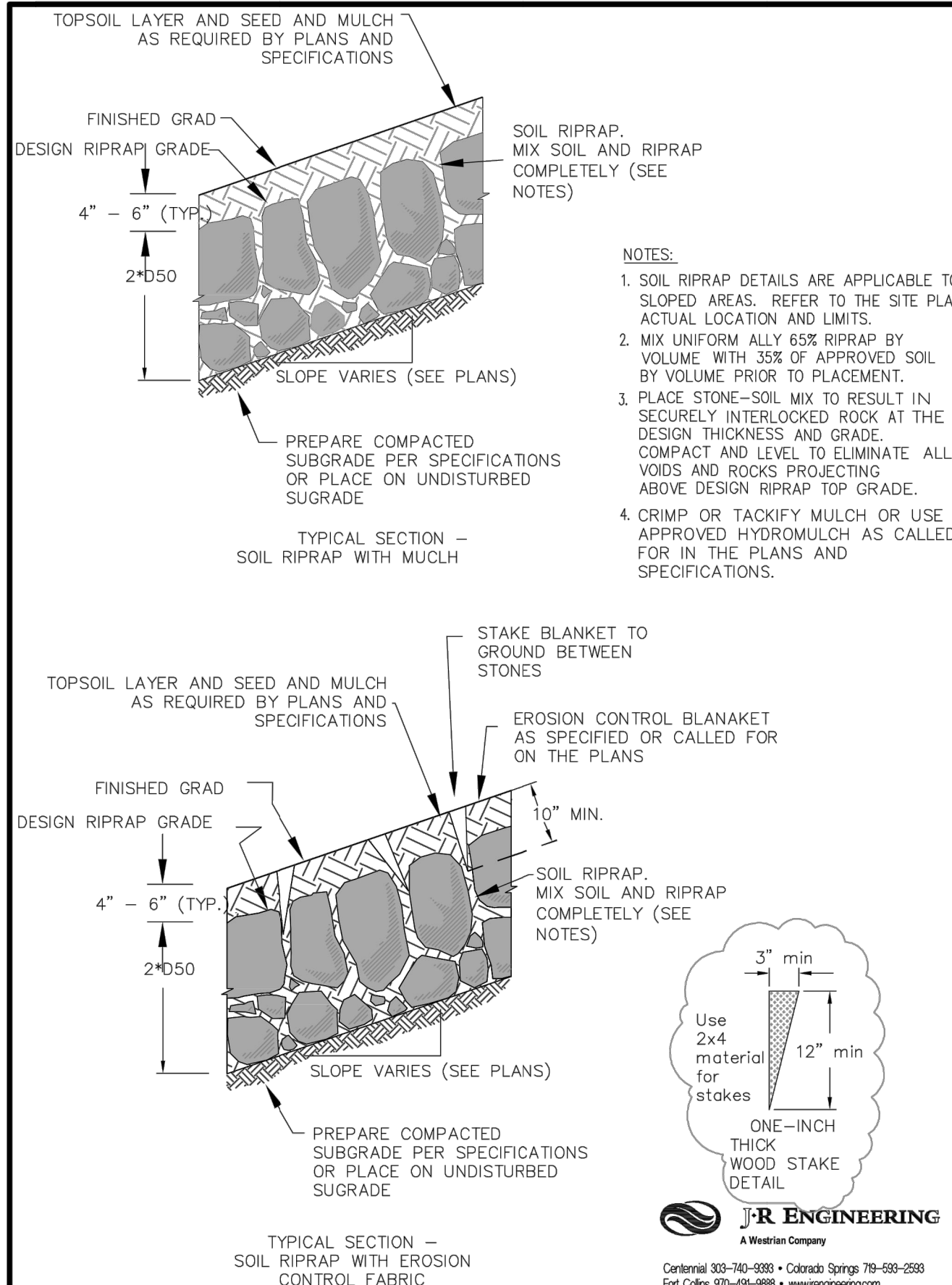
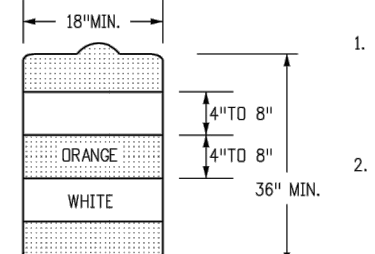
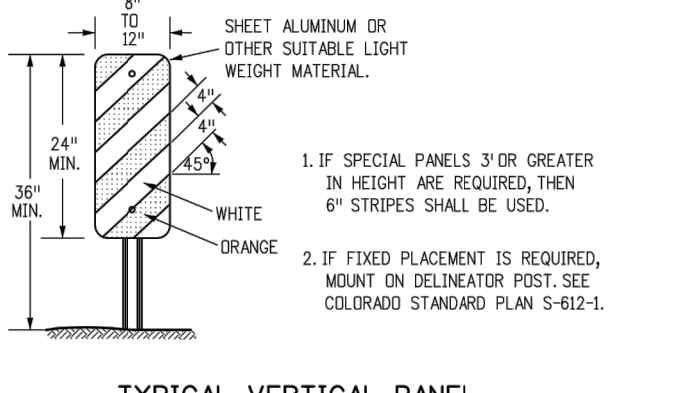
Sheet Revisions	
Date:	Comments
06/03/16	UPDATED GENERAL NOTES 4 C

Colorado Department of Transportation
 2829 W Howard Place
 Denver, Colorado 80204
 Phone: 303-757-9543 FAX: 303-757-9211
Safety & Traffic Engineering **KCM**


**BARRICADES, DRUMS,
CONCRETE BARRIERS
(TEMP) & VERTICAL PANELS**

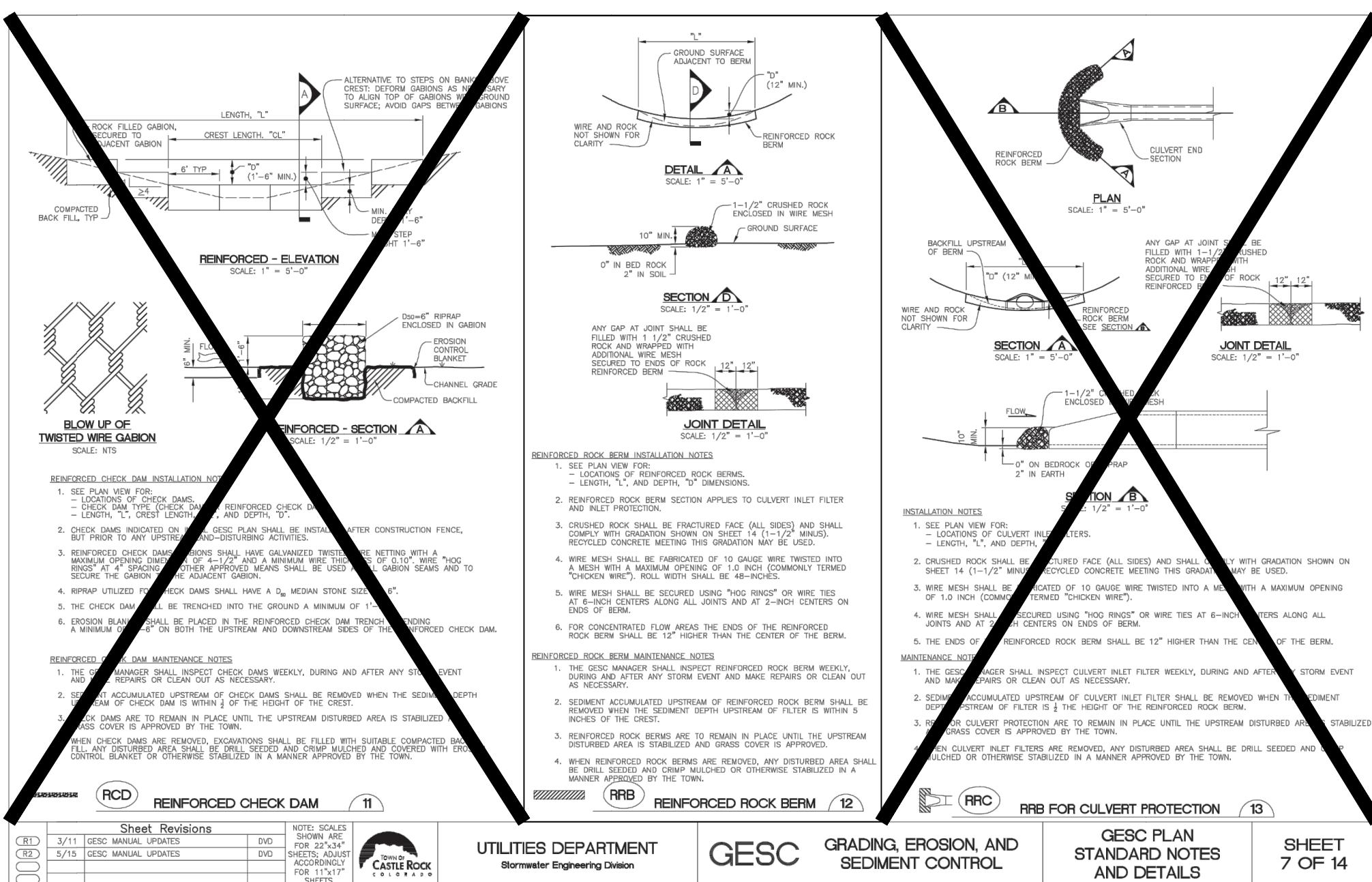
Issued By: Safety & Traffic Engineering Branch July 4, 2012

STANDARD PLAN NO.
S-630-2
Sheet No. 1 of 1



- NOTES
1. SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
 2. DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
 3. PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
 4. ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
 5. WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

8/11/11	Driveway Access on Rural Local Roadway Standard Drawing		
DATE APPROVED:	REVISION DATE:	FILE NAME:	
André P. Brackin	12/8/15	SD_3-14	
DEPARTMENT OF TRANSPORTATION			

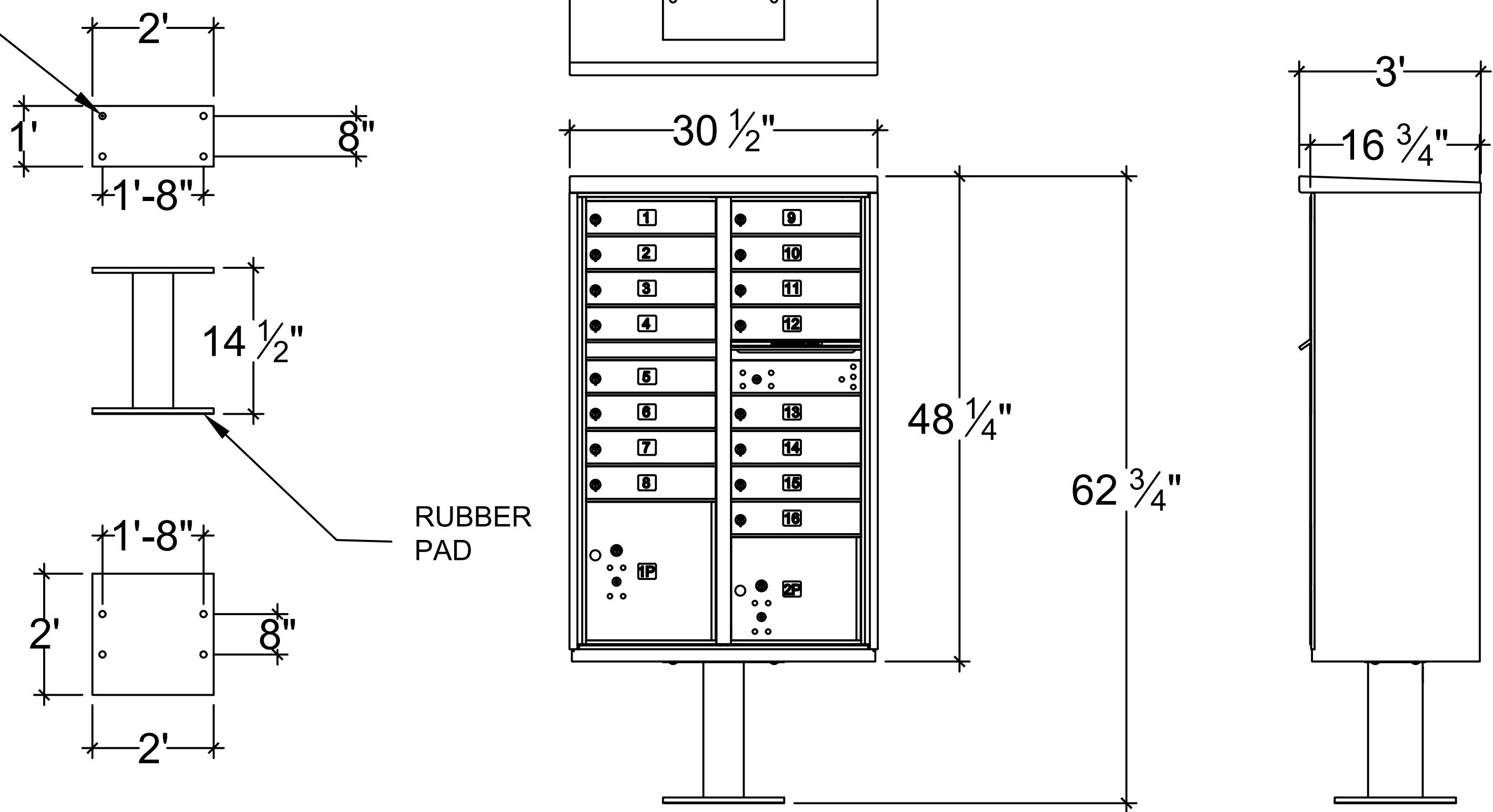


Ø0.6250 (8 PLACES)

Salsbury
18300 Central Avenue
Carson, CA 90746-4008
Phone: (800) 624-5269

email: engineering@mailboxes.com

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3385 OR EQ. (16)
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ENGINEERING

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

DATE _____

SADDLEHORN RANCH - FILING 2	SHEET 39 OF 39		JOB NO. 25142.04	
	DETAILS			
	V-SCALE		N/A	
	H-SCALE		N/A	
	DATE		6/4/21	
	DESIGNED BY		MMC	
	DRAWN BY		MMC	
	CHECKED BY			
	REVISION			
	BY			

PREPARED FOR

ROI PROPERTY GROUP, LLC
2435 RIGDON STREET
NAP A, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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