

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

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

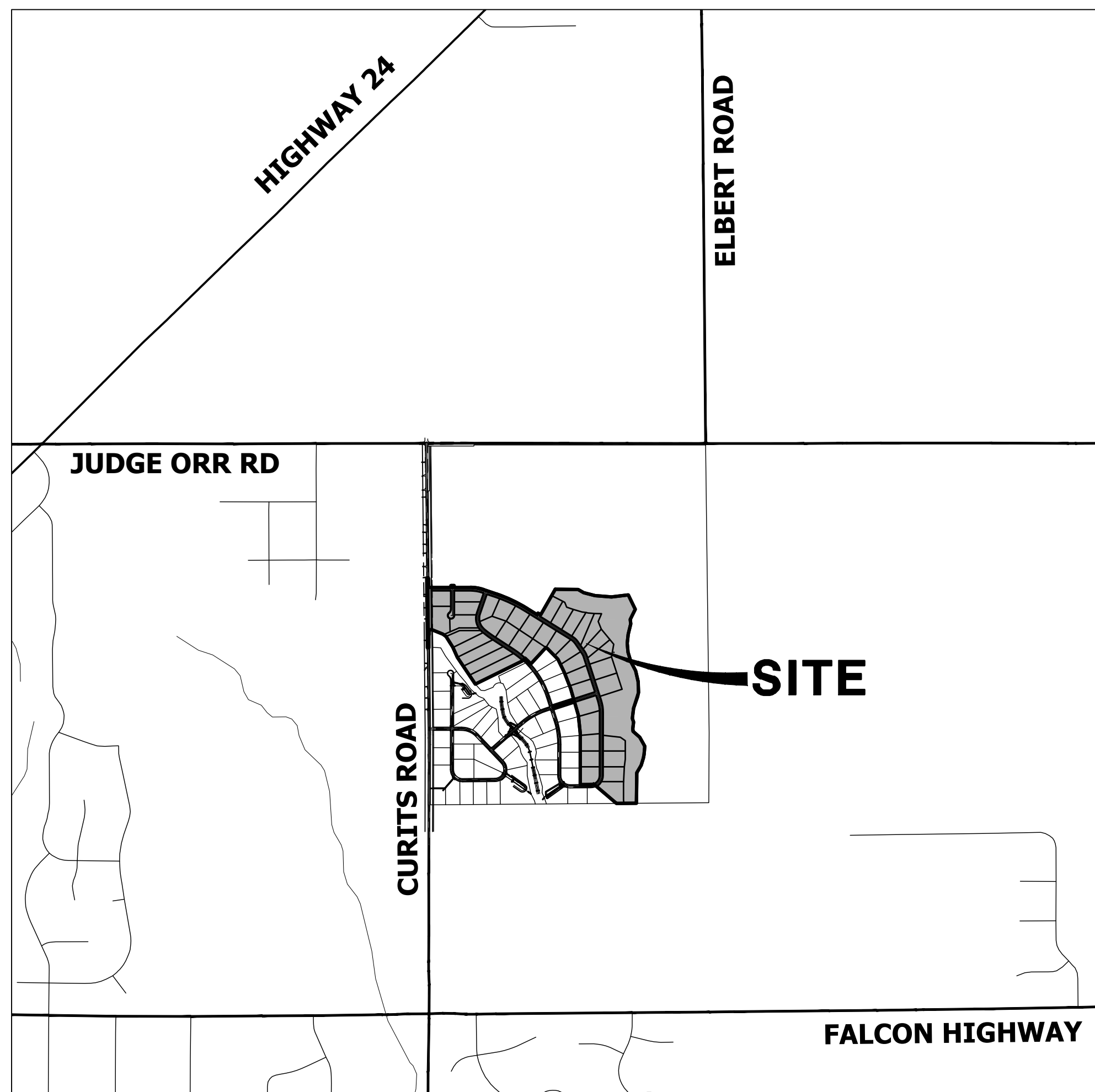
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ROI PROPERTY GROUP, LLC
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ABBREVIATIONS

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



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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

Sheets 6 & 7 are not plan and profiles

Include Survey/horizontal control plan

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 80919 P~(303) 267-6254
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80851 P~(719) 495-4050
DISTRICT	SADDLEHORN RANCH METRO DISTRICT

BENCHMARK:

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

BASIS OF BEARINGS:

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



EL PASO COUNTY STATEMENT

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

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

IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

OWNER/DEVELOPER STATEMENT

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

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 _____

BY	DATE	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					N/A	6/4/21	MMC	MMC		



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

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

SIGNING AND STRIPING NOTES

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

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

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

SADDLEHORN RANCH -
 FILING 2
 -COVER SHEET-
 NOTES



Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

SHEET 2 OF 39

JOB NO. 25142.04

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
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	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊙	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr San ^o △	●
SERVICE MARKER	○	●
CLEAN-OUT	○	●
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o △	●
SERVICE MARKER	△	●
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o △	●
SERVICE MARKER	△	●
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o △	●
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	Mkr E ^o △	●
ELECTRIC SERVICE MARKER	△	●
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o △	●
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	Mkr T ^o △	●
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙	●
TEST HOLE DESIGNATOR	⊙	●

MONUMENTATION LEGEND

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	△

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

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No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				6/4/21			

SADDLEHORN RANCH -
FILING 2
COVER SHEET
LEGENDS

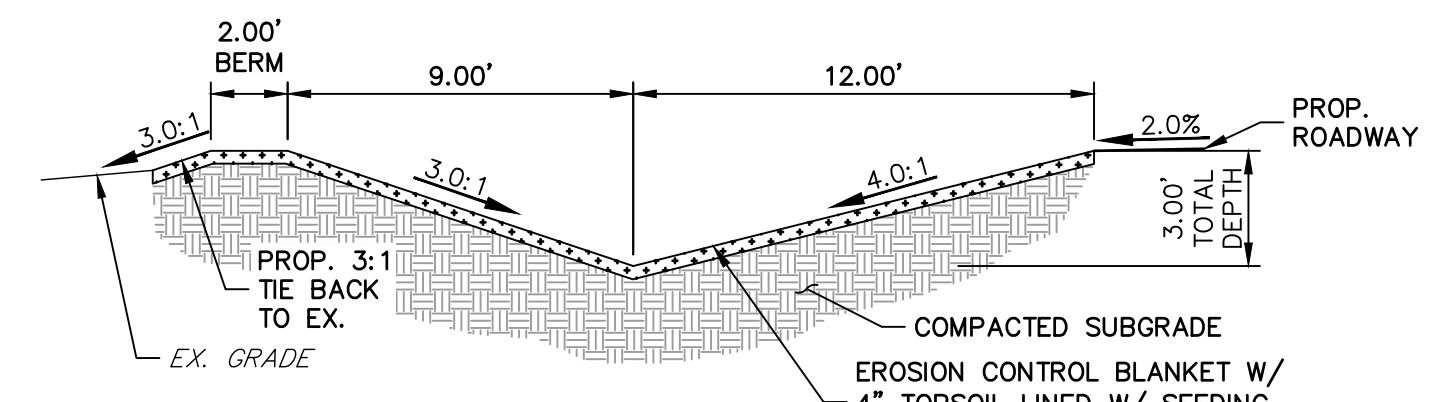
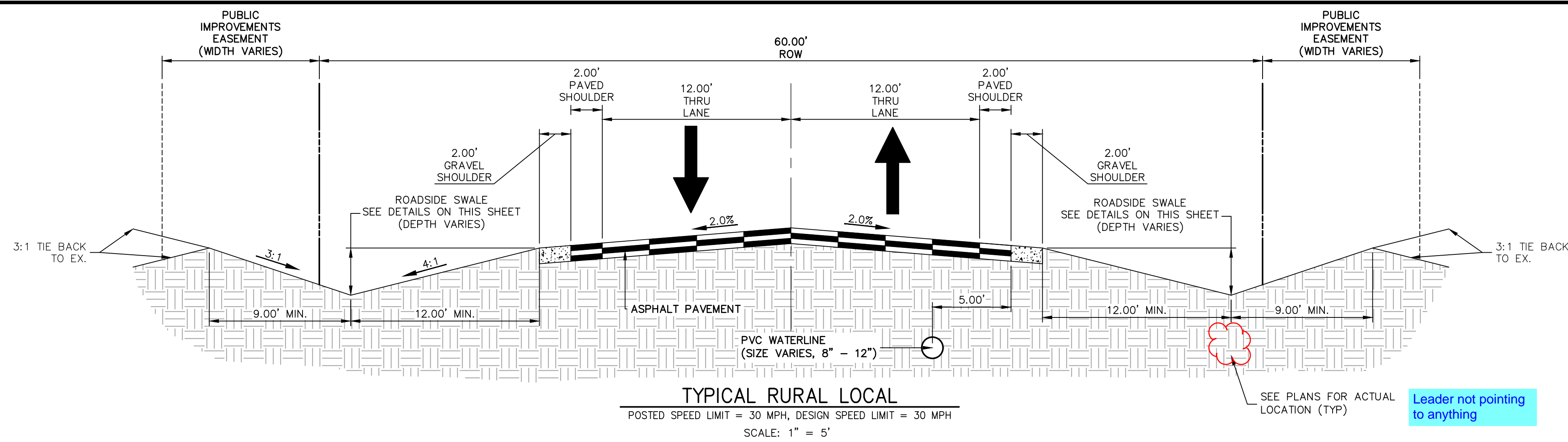


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

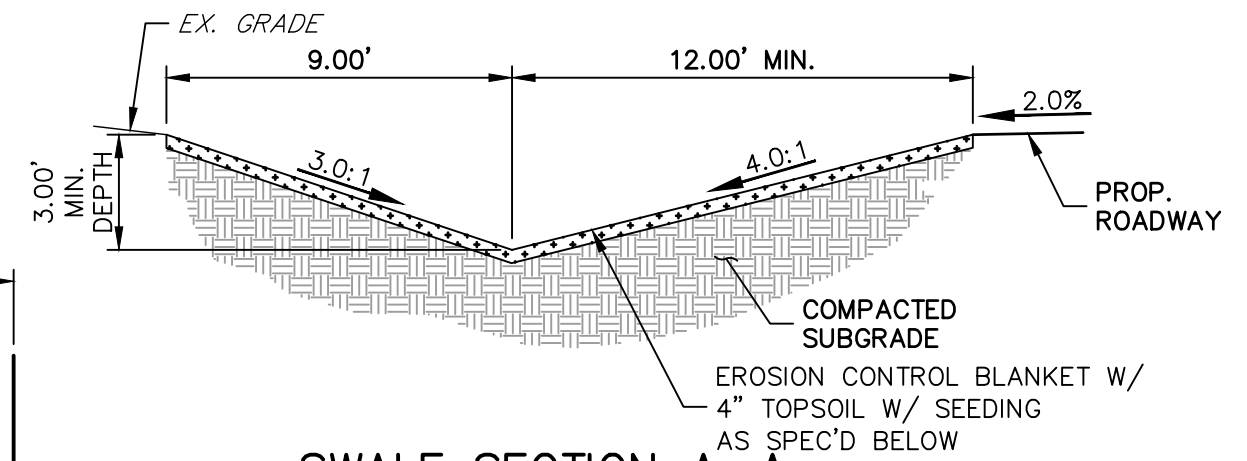
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



SWALE SECTION B-B
SCALE: 1" = 5'

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

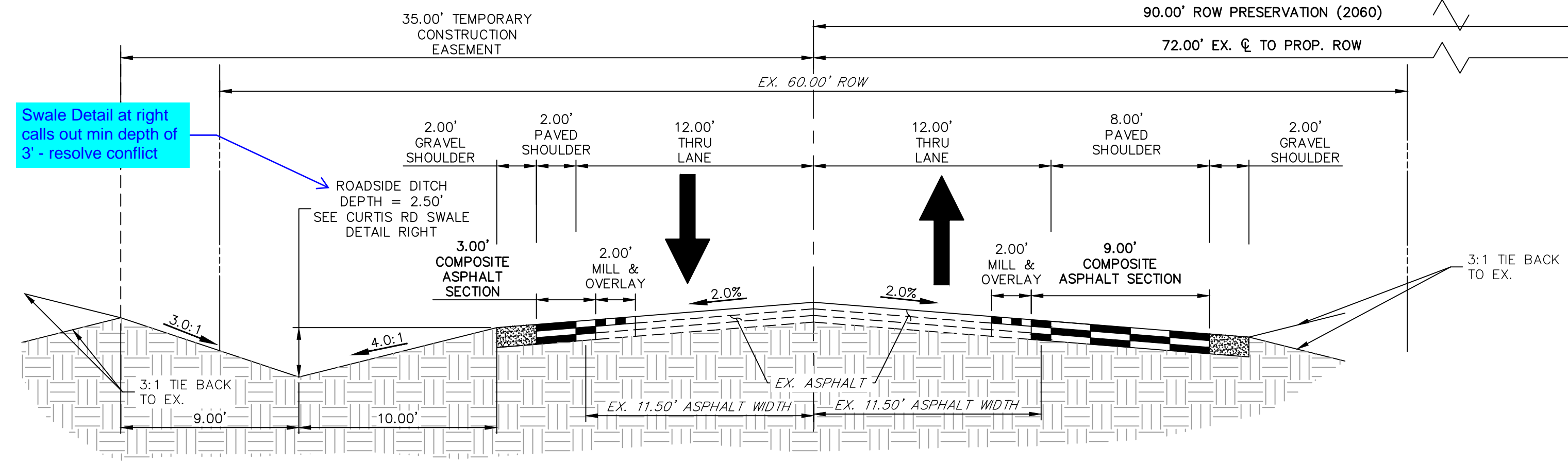


SWALE SECTION A-A
SCALE: 1" = 5'

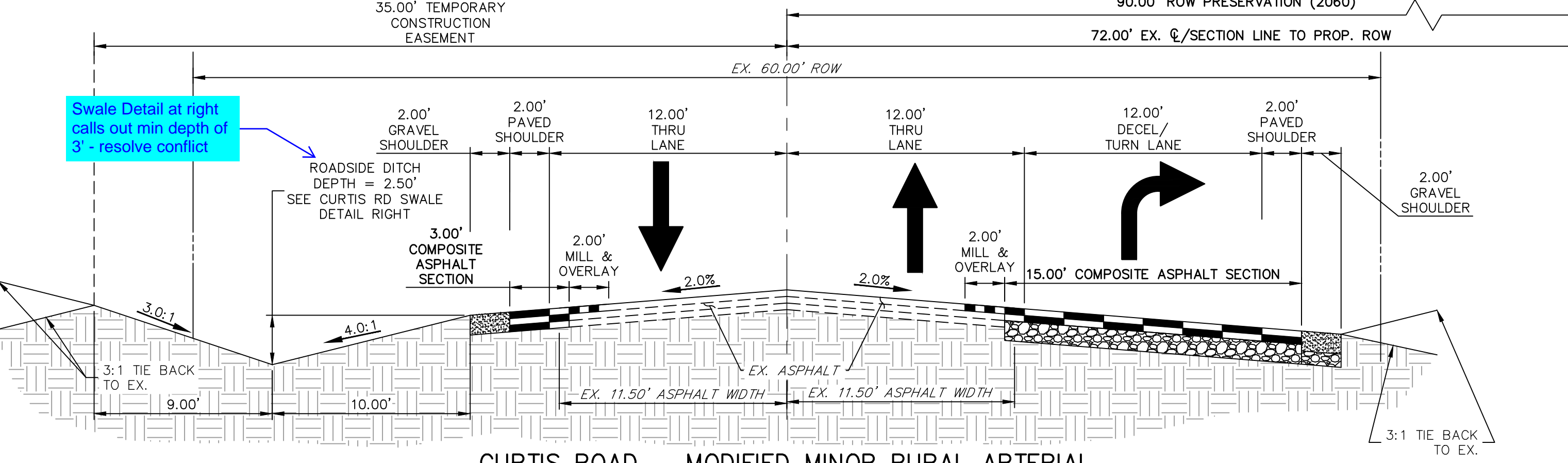
SWALE SEED MIX:
EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
-IDAHO FESCUE
-SANDBERG BLUEGRASS
-ROCKY MOUNTAIN FESCUE
-BIG BLUEGRASS

ROADSIDE SWALE NOTES

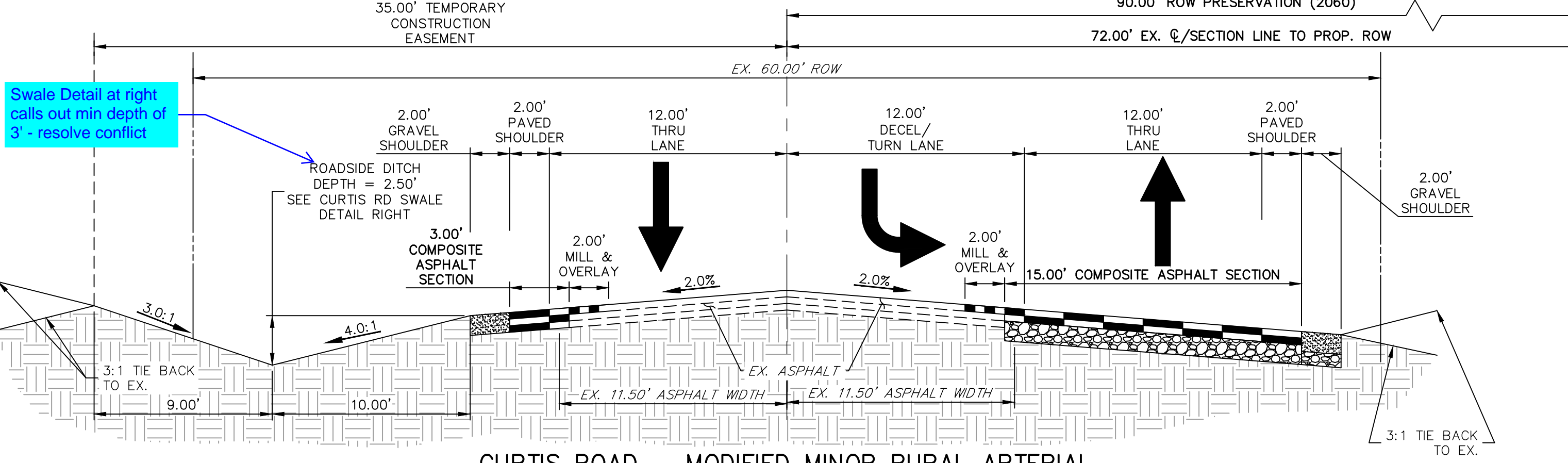
1. SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 3' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
2. SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO 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.



CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL - INTERIM FUTURE
STA: 30+81.09-36+99.71 & 48+96.29-49+32.21
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)



CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL
STA: 36+99.71-41+81.03
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)



CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL
STA: 41+81.03-48+96.29
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PROJECTS 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 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9988 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY		DRAWN BY		CHECKED BY
			M/MC	M/MC			
1" = 5'	N/A	6/4/21					

SADDLEHORN RANCH - FILING 2
COVER SHEET
TYPICAL SECTIONS

SHEET 4 OF 39
JOB NO. 25142.04

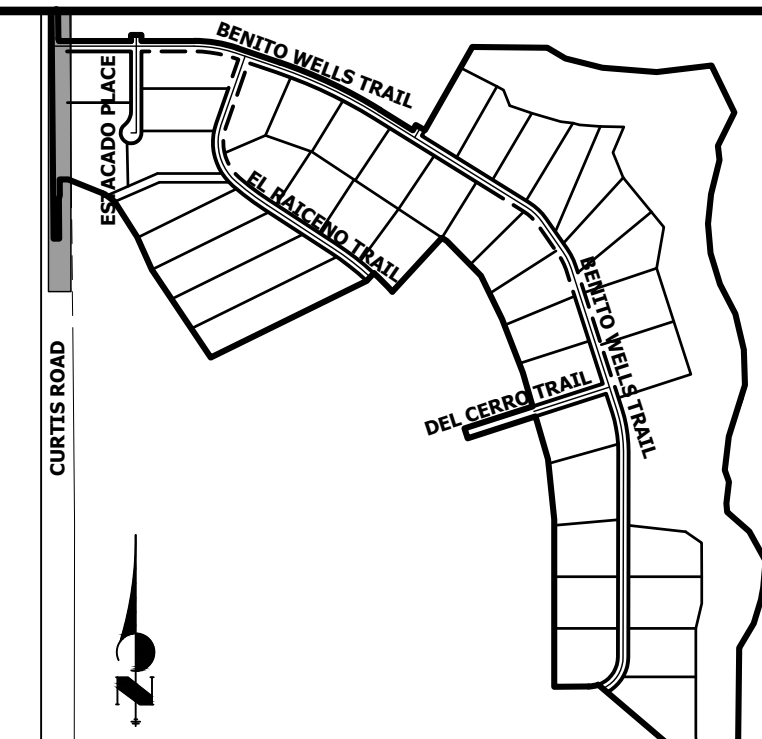


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

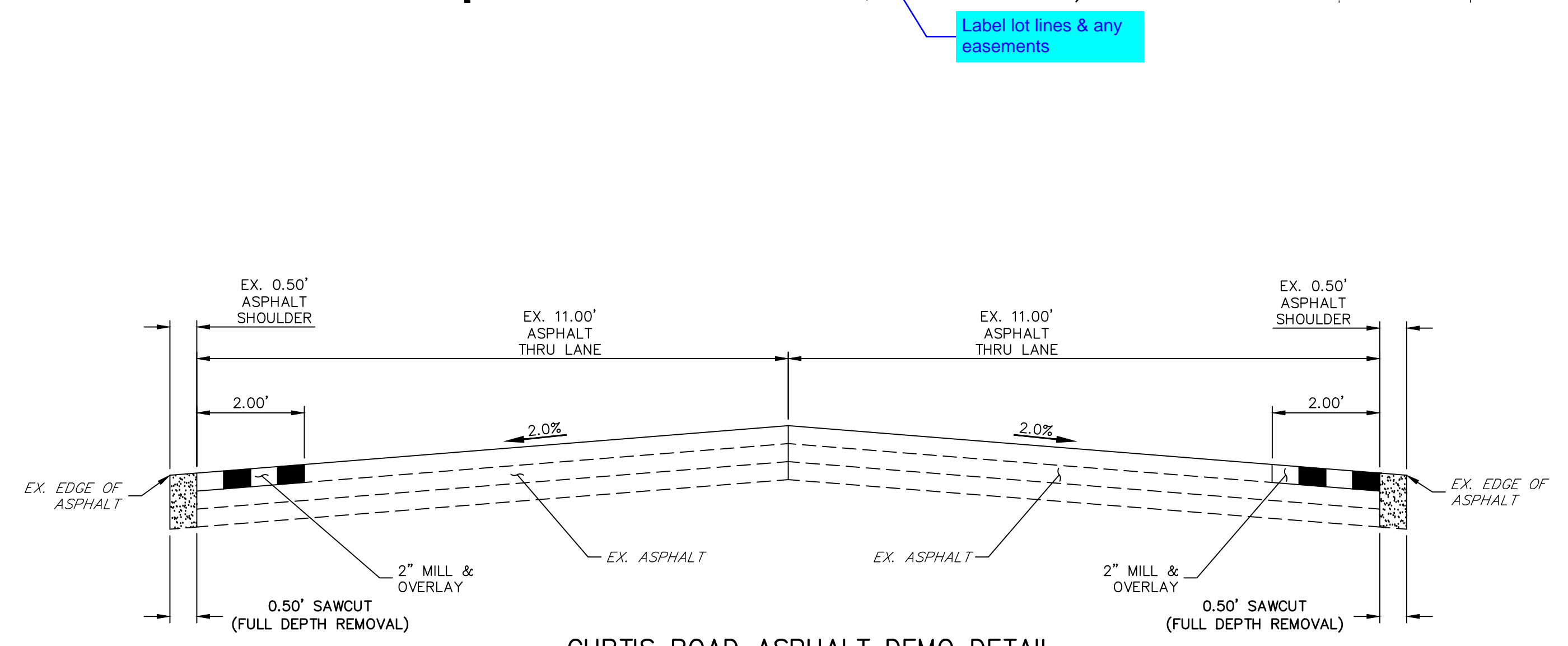
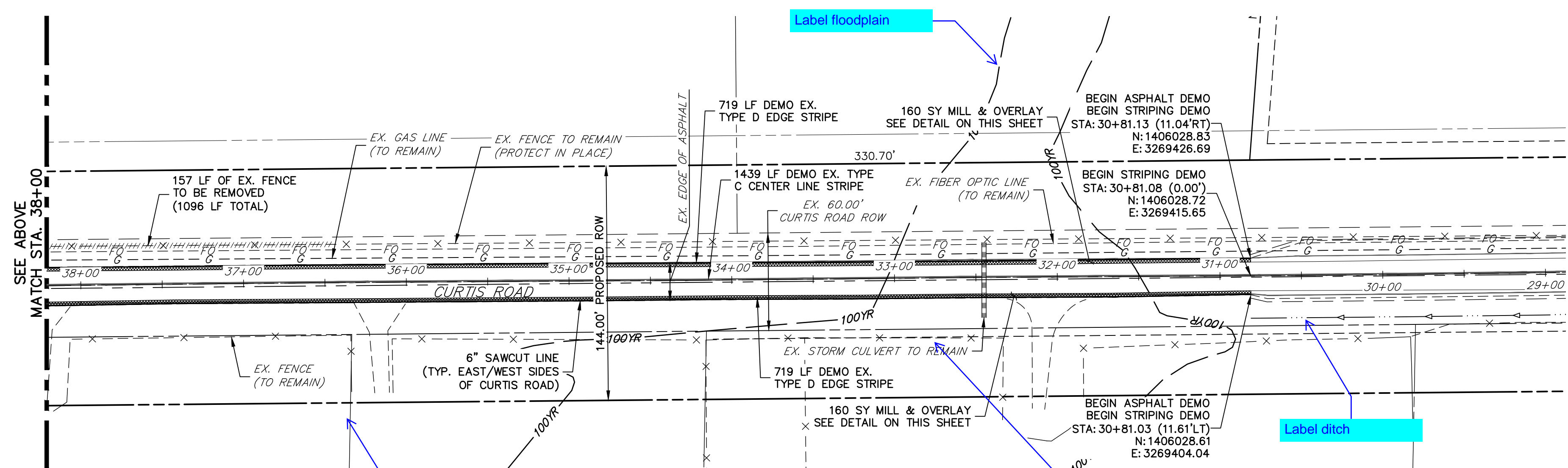
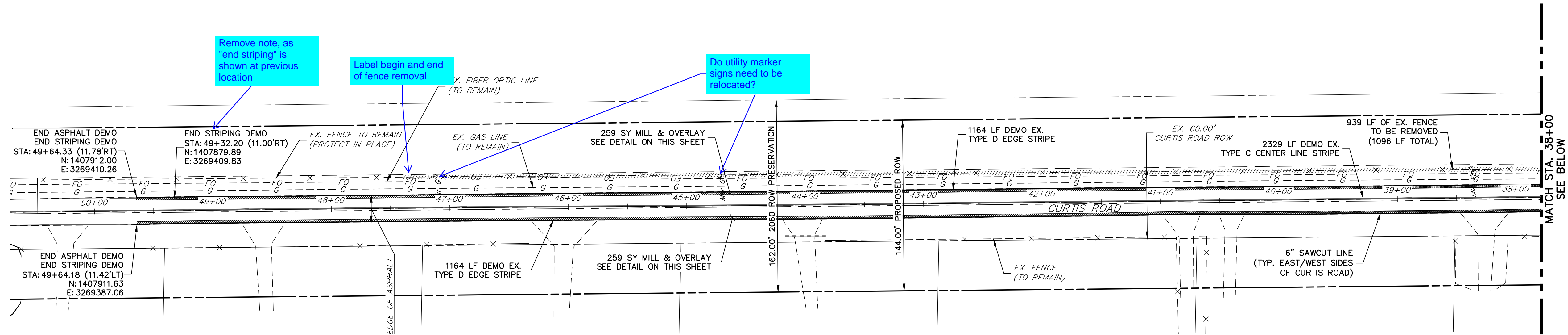


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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIDGON STREET
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 BRADY WILLIAMS

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 A Westman Company

Central 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



DEMOLITION LEGEND

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

- CURTIS ROAD DEMOLITION NOTES**
1. ALL EXISTING ϕ STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
 2. ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
 3. EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
 4. EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS OF CURTIS ROAD IMPROVEMENTS. SEE CURTIS ROAD STRIPING PLAN FOR PROPOSED STRIPING.

50 25 0 50 100
 HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 2'

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

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

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

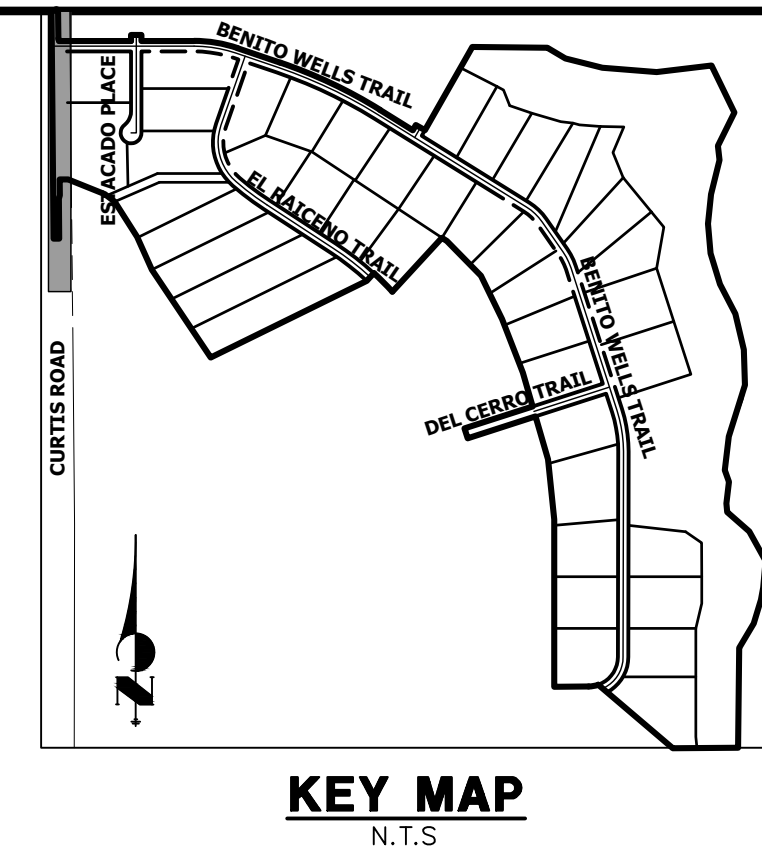
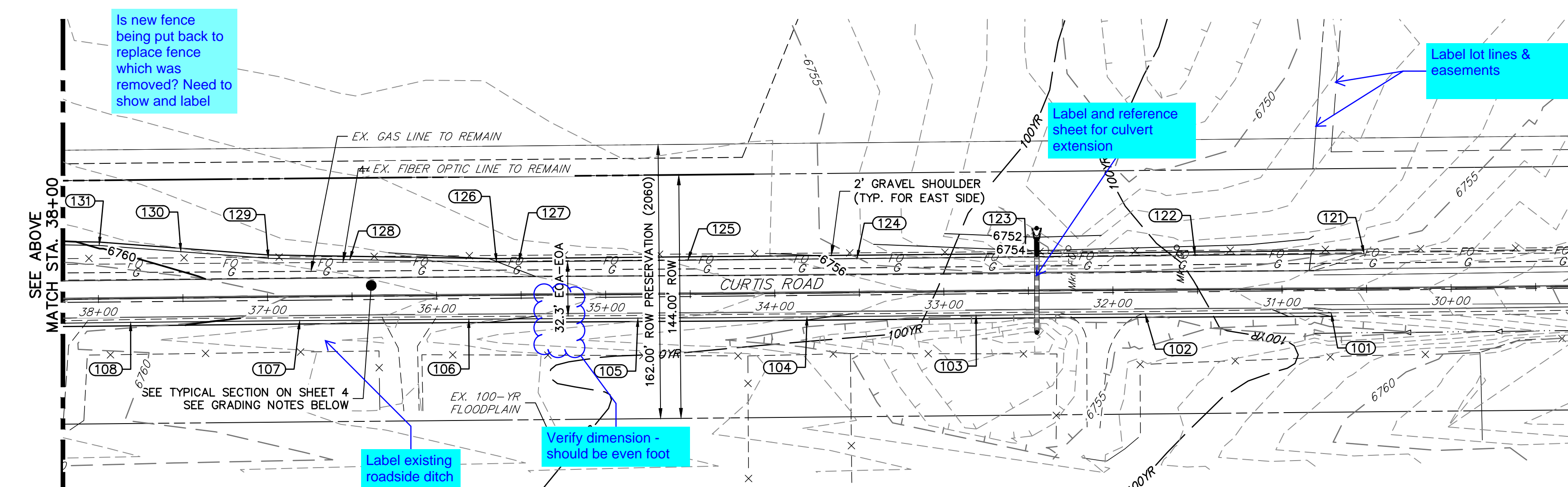
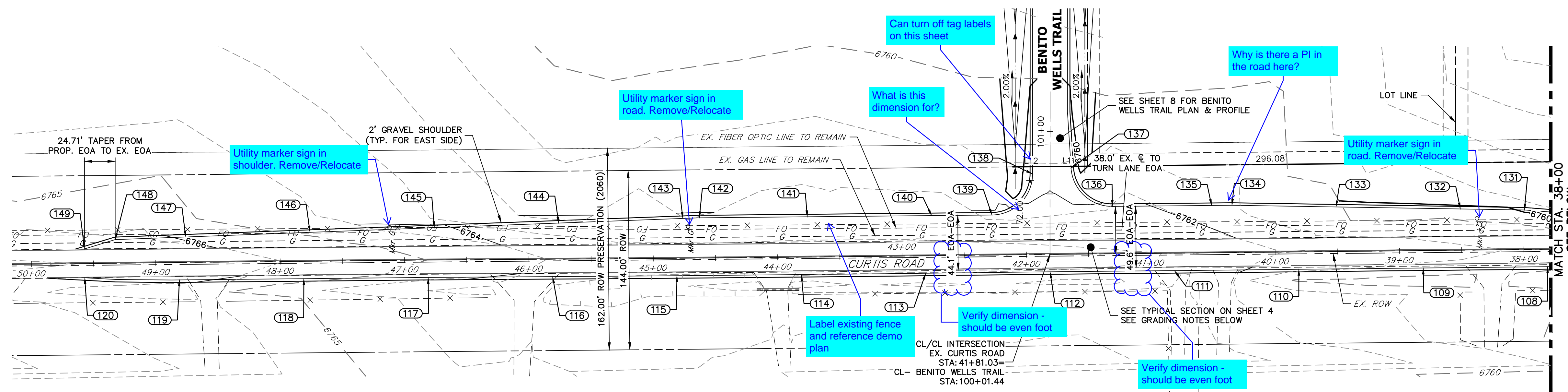
DATE _____

NO.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=2'
DATE	6/4/21
DESIGNED BY	ANI
DRAWN BY	RWK
CHECKED BY	

SADDLEHORN RANCH - FILING 2
 CURTIS ROAD - DEMOLITION PLAN

SHEET 5 OF 39
 JOB NO. 25142.04



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

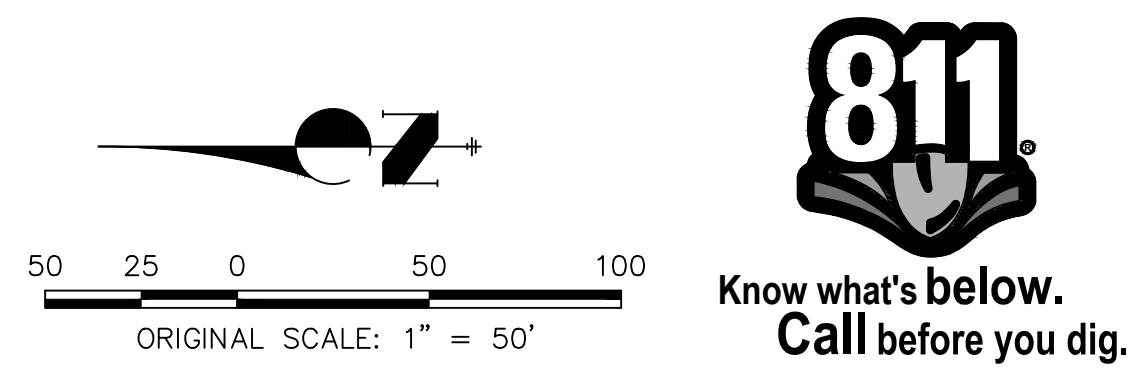
PREPARED FOR
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 NAPA, CALIFORNIA
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 BRADY WILLIAMS

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 Centennial 300-740-0888 • Colorado Springs 719-588-2583
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POINT TABULATION							
POINT #	STATION	OFFSET	ALIGNMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	30+71.08	14.00' (L)	EX. CURTIS ROAD	1406018.59	3269401.72	6756.56	EOA/TIE INTO EX±
102	31+81.04	14.00' (L)	EX. CURTIS ROAD	1406128.60	3269401.11	6755.11	EOA
103	32+81.11	14.00' (L)	EX. CURTIS ROAD	1406228.60	3269400.37	6755.03	EOA
104	33+81.09	14.00' (L)	EX. CURTIS ROAD	1406328.59	3269399.35	6756.01	EOA
105	34+81.04	14.00' (L)	EX. CURTIS ROAD	1406428.59	3269398.59	6757.10	EOA
106	35+81.05	14.00' (L)	EX. CURTIS ROAD	1406528.59	3269397.96	6758.15	EOA
107	36+81.09	14.00' (L)	EX. CURTIS ROAD	1406628.58	3269397.15	6759.19	EOA
108	37+81.12	14.00' (L)	EX. CURTIS ROAD	1406728.58	3269396.08	6760.17	EOA
109	38+81.11	14.00' (L)	EX. CURTIS ROAD	1406828.57	3269395.00	6760.60	EOA
110	39+81.11	14.00' (L)	EX. CURTIS ROAD	1406928.56	3269393.97	6761.11	EOA
111	40+81.09	14.00' (L)	EX. CURTIS ROAD	1407028.56	3269392.90	6762.96	EOA
112	41+81.11	14.00' (L)	EX. CURTIS ROAD	1407128.55	3269391.93	6762.81	EOA
113	42+81.12	14.00' (L)	EX. CURTIS ROAD	1407228.55	3269390.81	6762.94	EOA
114	43+81.09	14.00' (L)	EX. CURTIS ROAD	1407328.54	3269389.75	6763.00	EOA
115	44+81.08	14.00' (L)	EX. CURTIS ROAD	1407428.54	3269388.83	6762.90	EOA
116	45+81.05	14.00' (L)	EX. CURTIS ROAD	1407528.54	3269388.11	6763.32	EOA
117	46+81.05	14.00' (L)	EX. CURTIS ROAD	1407628.53	3269387.44	6764.14	EOA
118	47+81.09	14.00' (L)	EX. CURTIS ROAD	1407728.53	3269386.41	6765.16	EOA
119	48+81.12	14.00' (L)	EX. CURTIS ROAD	1407828.52	3269385.42	6766.17	EOA
120	49+57.23	11.37' (L)	EX. CURTIS ROAD	1407904.68	3269387.17	6766.39	EOA/TIE INTO EX±

POINT TABULATION							
POINT #	STATION	OFFSET	ALIGNMENT	NORTHING	EASTING	ELEVATION	DESCRIPTION
121	30+51.19	20.75' (R)	EX. CURTIS ROAD	1405999.03	3269436.66	6755.32	EOA/TIE INTO EX±
122	31+51.28	20.44' (R)	EX. CURTIS ROAD	1406099.03	3269435.72	6754.89	EOA
123	32+51.27	20.08' (R)	EX. CURTIS ROAD	1406199.02	3269434.77	6754.53	EOA
124	33+51.20	20.20' (R)	EX. CURTIS ROAD	1406299.02	3269433.83	6755.74	EOA
125	34+51.26	20.12' (R)	EX. CURTIS ROAD	1406399.01	3269432.88	6756.98	EOA
126	35+64.41	19.74' (R)	EX. CURTIS ROAD	1406512.17	3269431.81	6758.01	PI
127	35+51.25	19.78' (R)	EX. CURTIS ROAD	1406499.01	3269431.94	6757.90	EOA
128	36+51.17	21.79' (R)	EX. CURTIS ROAD	1406599.00	3269433.21	6758.87	EOA
129	36+99.27	23.01' (R)	EX. CURTIS ROAD	1406647.11	3269433.98	6759.35	PI
130	37+50.91	27.50' (R)	EX. CURTIS ROAD	1406698.84	3269437.92	6759.77	EOA
131	37+99.21	31.72' (R)	EX. CURTIS ROAD	1406747.18	3269441.59	6759.96	PI
132	38+50.73	33.10' (R)	EX. CURTIS ROAD	1406798.70	3269442.42	6760.25	EOA
133	39+50.71	35.75' (R)	EX. CURTIS ROAD	1406898.68	3269444.03	6760.79	EOA
134	40+34.32	37.99' (R)	EX. CURTIS ROAD	1406982.34	3269445.38	6761.50	PI
135	40+50.65	38.02' (R)	EX. CURTIS ROAD	1406998.67	3269445.22	6761.63	EOA
136	41+30.46	38.03' (R)	EX. CURTIS ROAD	1407078.42	3269444.47	6762.19	PCR
137	41+63.32	69.20' (R)	EX. CURTIS ROAD	1407111.66	3269475.31	6761.32	PCR
138	41+94.33	64.76' (R)	EX. CURTIS ROAD	1407142.62	3269470.55	6761.46	PCR
139	42+27.37	32.12' (R)	EX. CURTIS ROAD	1407175.31	3269437.55	6762.48	PCR
140	42+75.81	32.22' (R)	EX. CURTIS ROAD	1407223.78	3269437.10	6762.60	EOA

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 EX±



CURTIS ROAD GRADING NOTES

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

ENGINEER'S STATEMENT

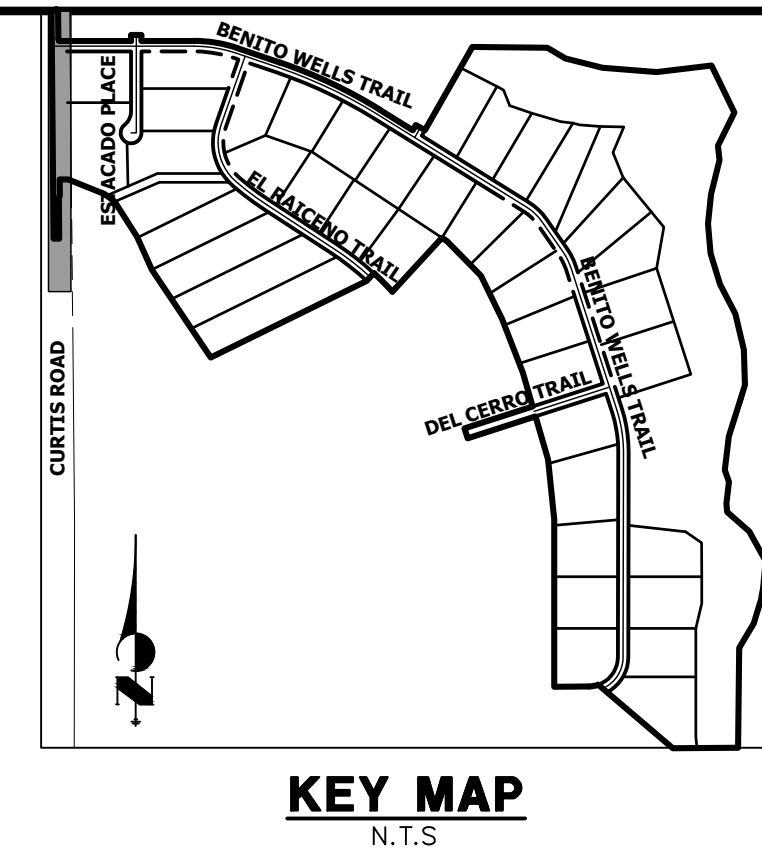
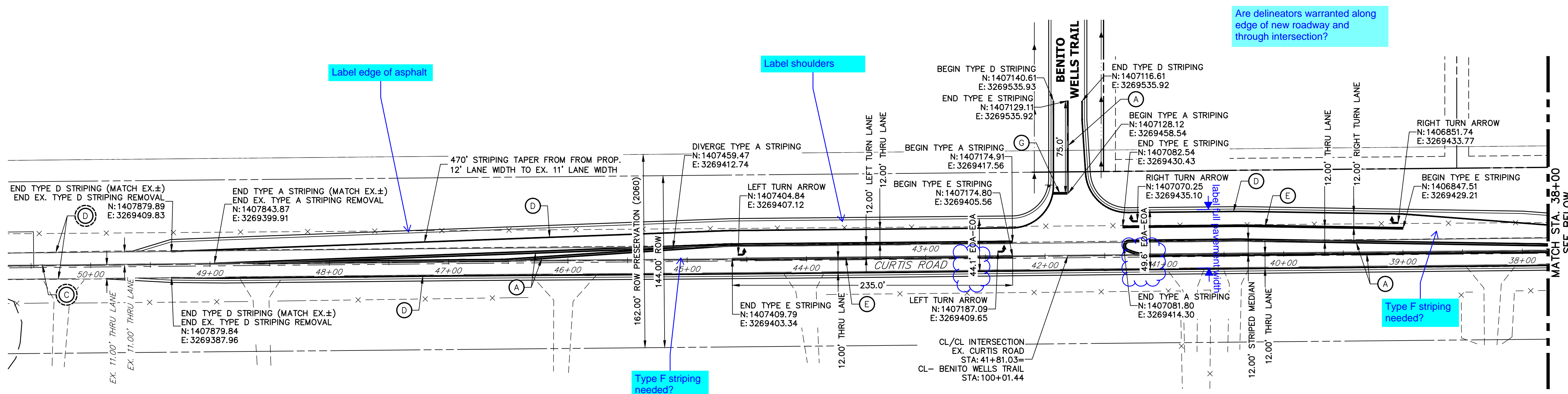
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	
	NO. REVISION	
H-SCALE	1"=50'	
V-SCALE	N/A	
DESIGNED BY	DATE	6/4/21
DRAWN BY	ANI	
CHECKED BY	RWK	

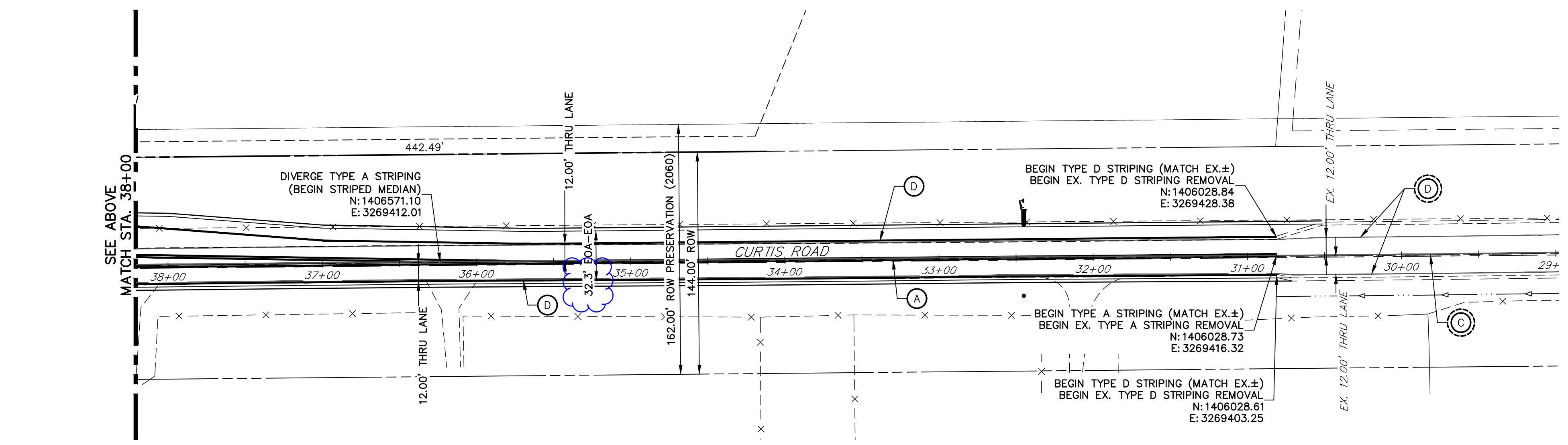
SADDLEHORN RANCH -
 FILING 2
 CURTIS ROAD - GRADING
 PLAN

SHEET 6 OF 39
 JOB NO. 25142.04



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

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



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

SIGNING AND STRIPING NOTES

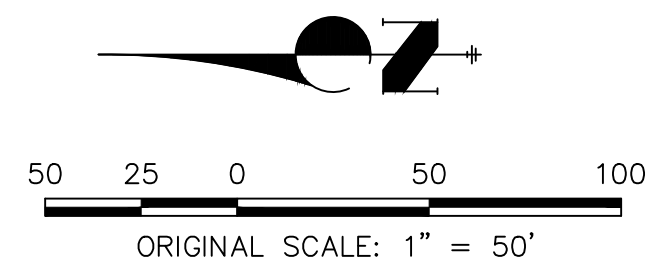
- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY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

CURTIS ROAD STRIPING NOTES

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

LEGEND

- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 5" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 5" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) CENTER LINE - 5" WIDE, 10' LONG, 30' GAP, & SOLID YELLOW, DASHED/SOLID DOUBLE YELLOW
- (D) EDGE LINE - 5" WIDE, SOLID WHITE
- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE x 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE



ENGINEER'S STATEMENT

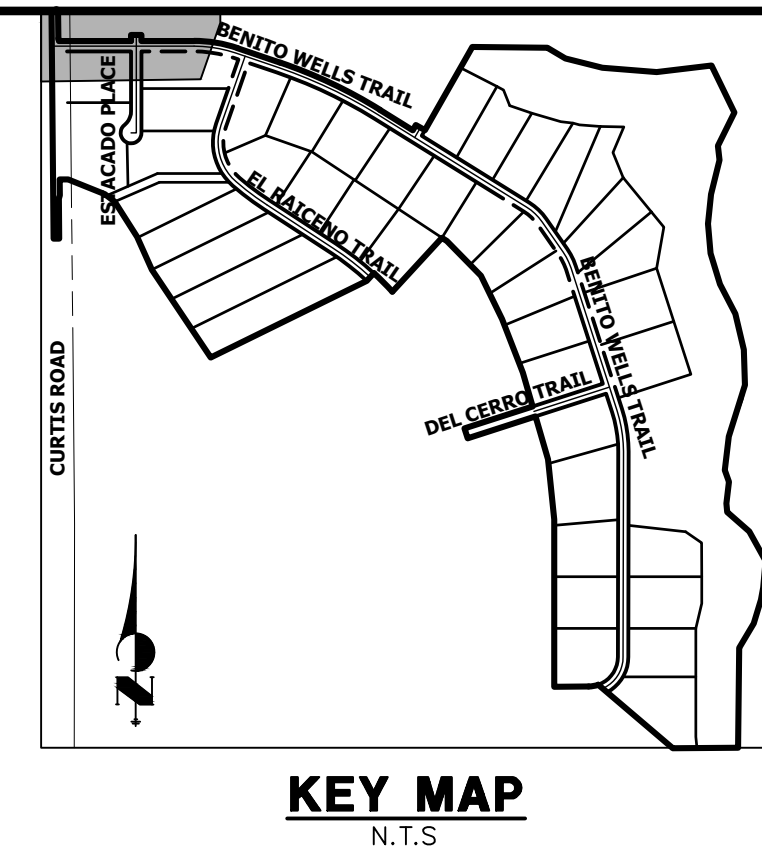
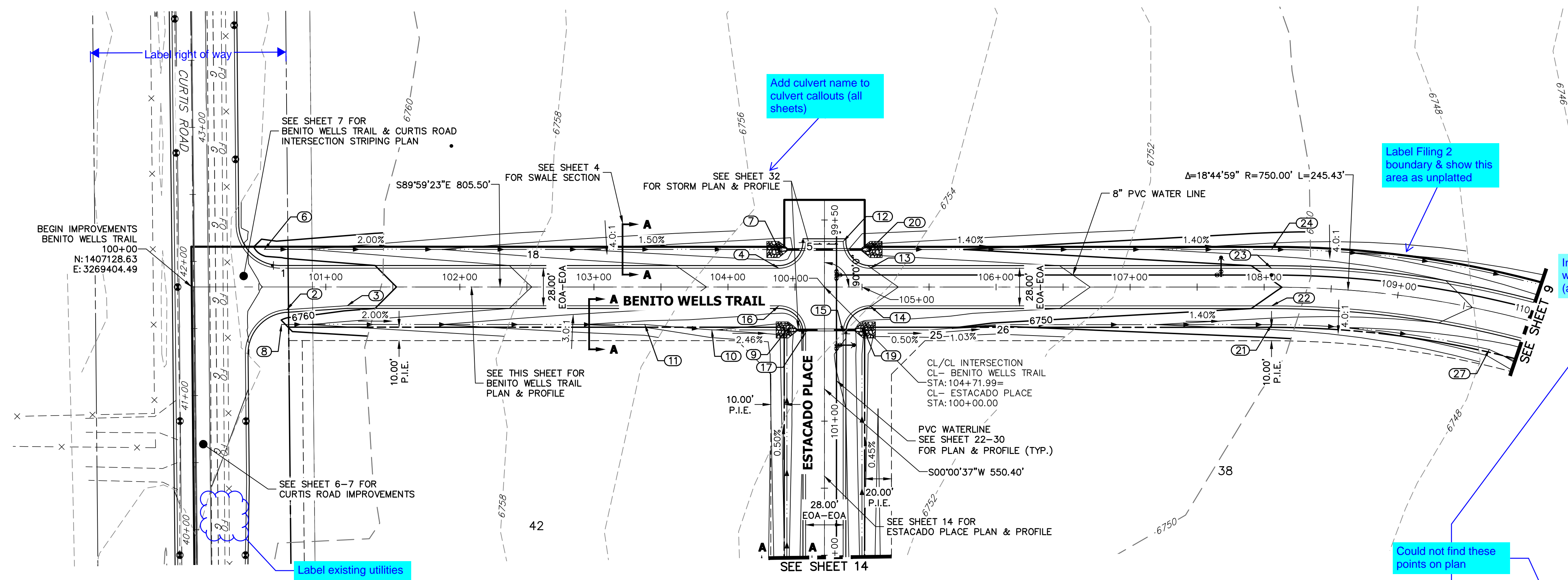
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

SADDLEHORN RANCH -
 FILING 2
 CURTIS ROAD - STRIPING
 PLAN

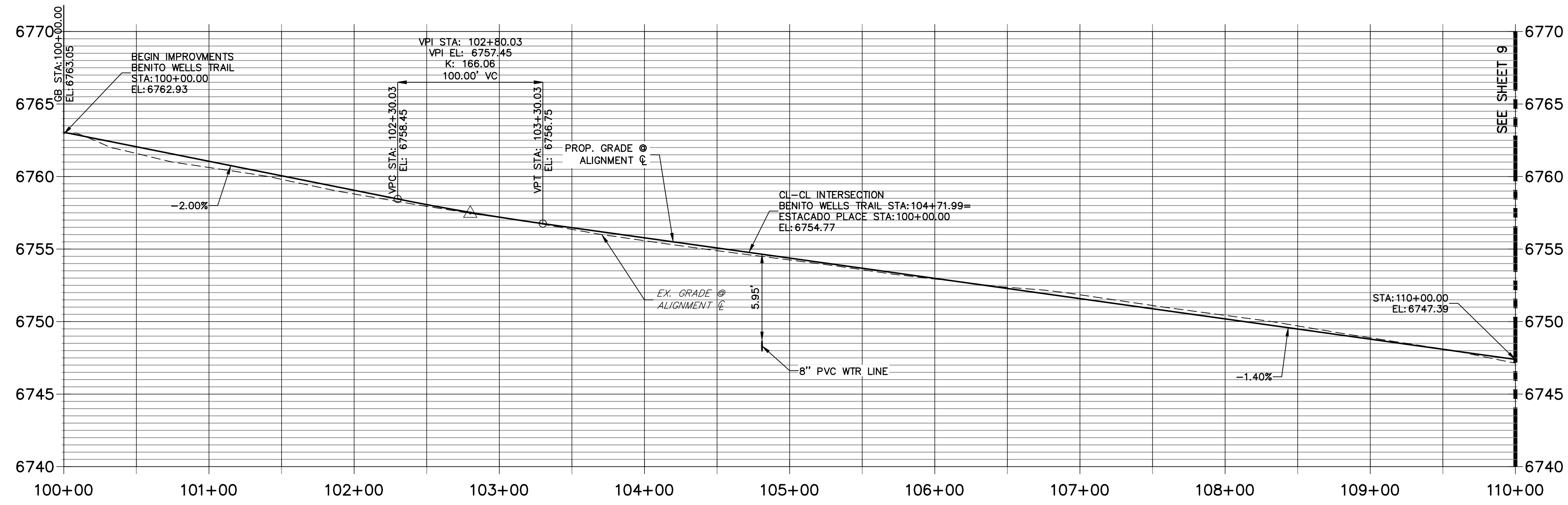
SHEET 7 OF 39
 JOB NO. 25142.04



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

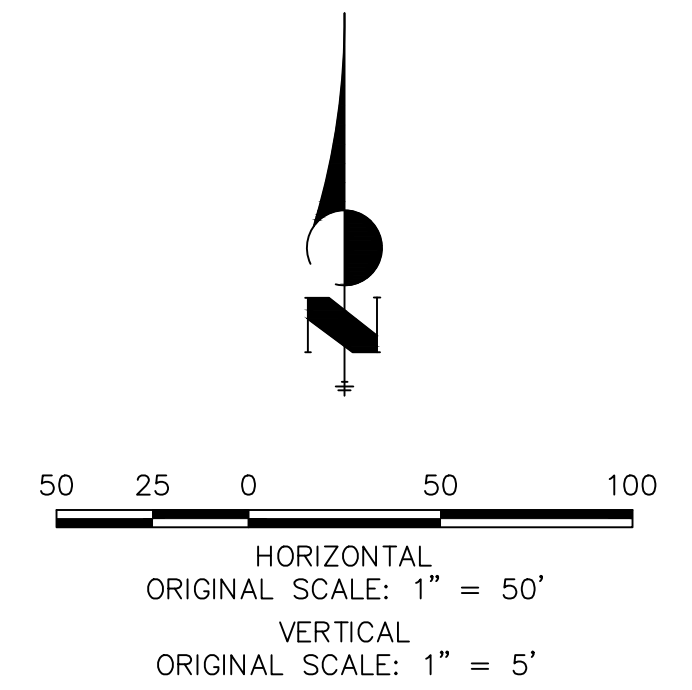
**CL- BENITO WELLS TRAIL PROFILE
STA 100+00.00 TO 110+00.00**



Could not find these points on plan

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS 6', UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE 6', UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6. SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
8. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



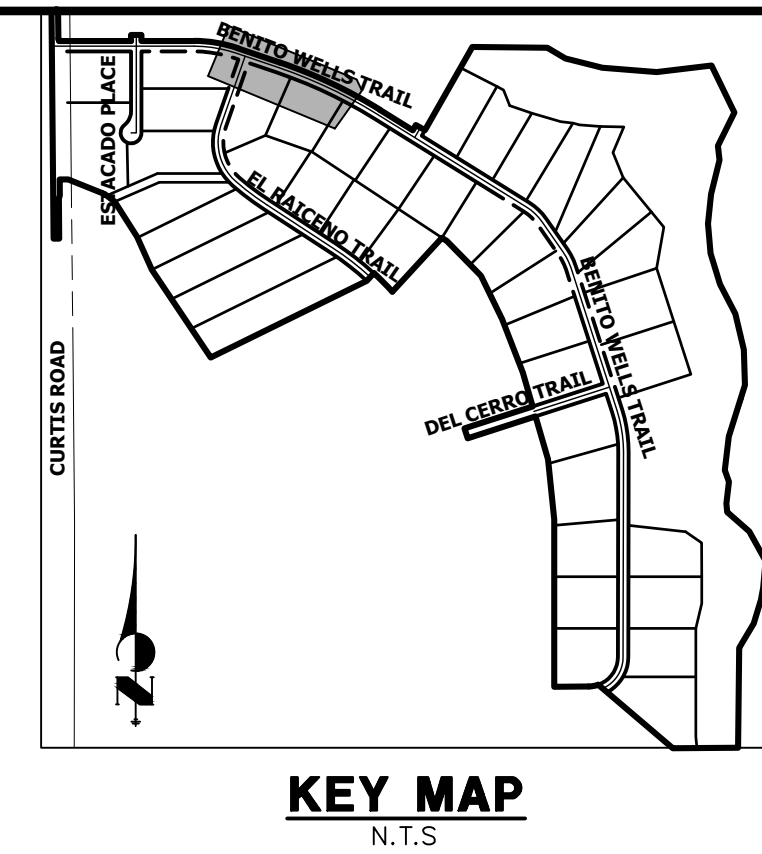
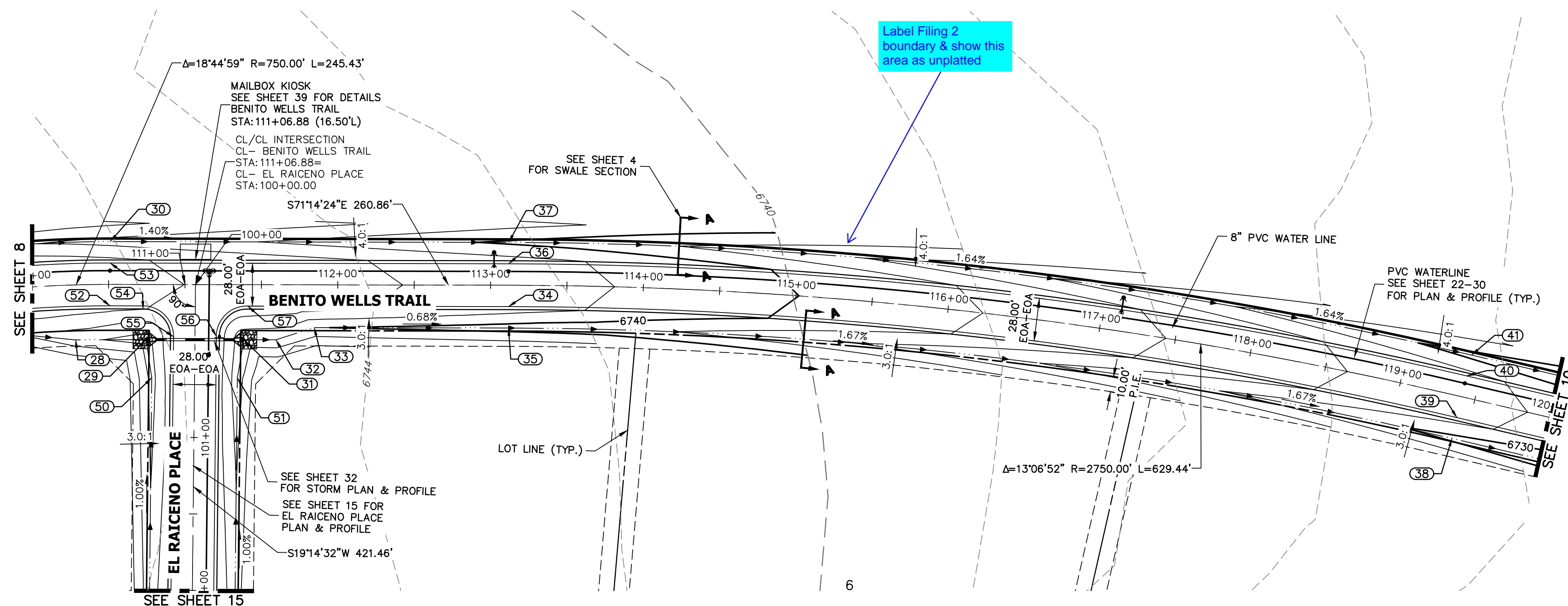
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: **ROI PROPERTY GROUP, LLC**
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westhorn Company
 Centennial 300-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com
 BY _____ DATE _____
 No. _____ REVISION _____
 H-SCALE 1"=50' V-SCALE 1"=5' DATE 6/4/21 DESIGNED BY MMC DRAWN BY MMC CHECKED BY _____
SADDLEHORN RANCH - FILING 2
STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 8 OF 39
 JOB NO. 25142.04

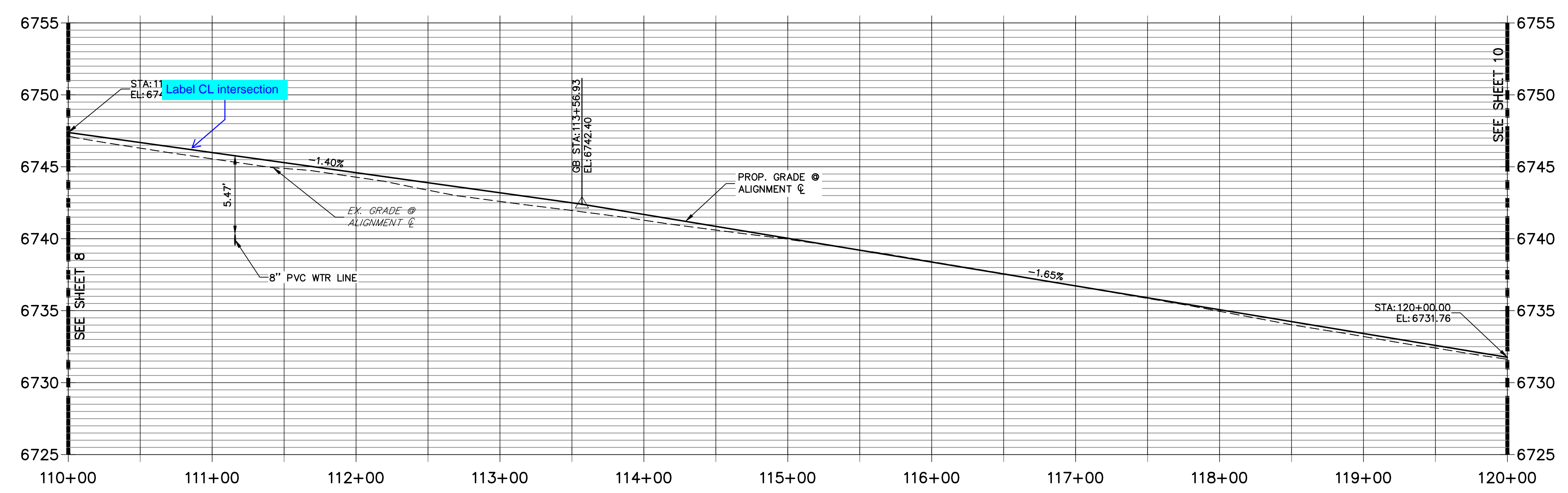


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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

**CL- BENITO WELLS TRAIL PROFILE (2)
 STA 110+00.00 TO 120+00.00**



- STREET IMPROVEMENT NOTES**
- ALL STATIONING IS ϕ , UNLESS OTHERWISE NOTED.
 - ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
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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

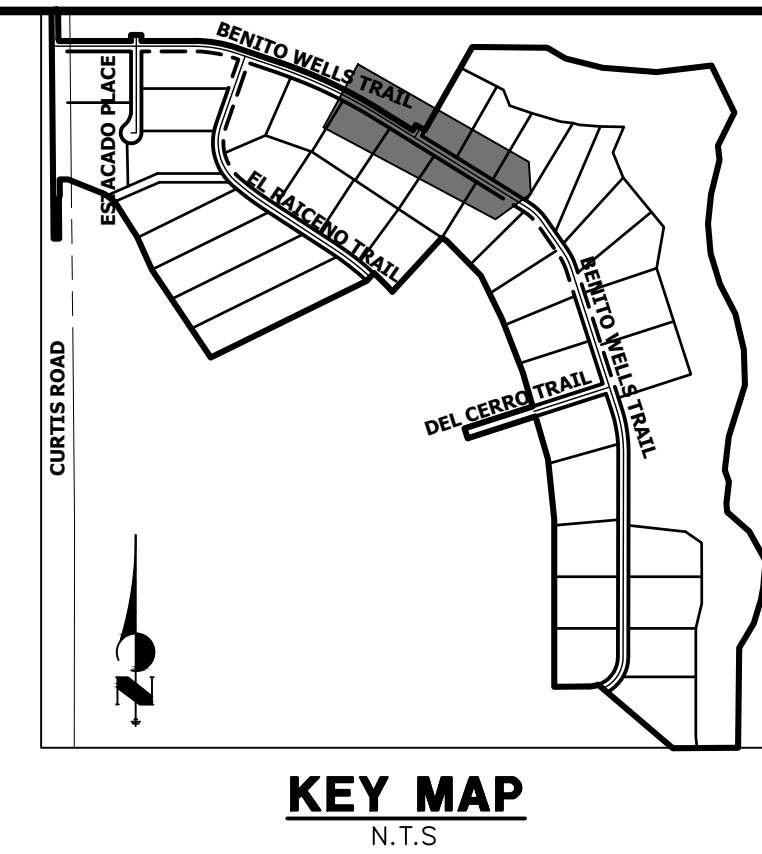
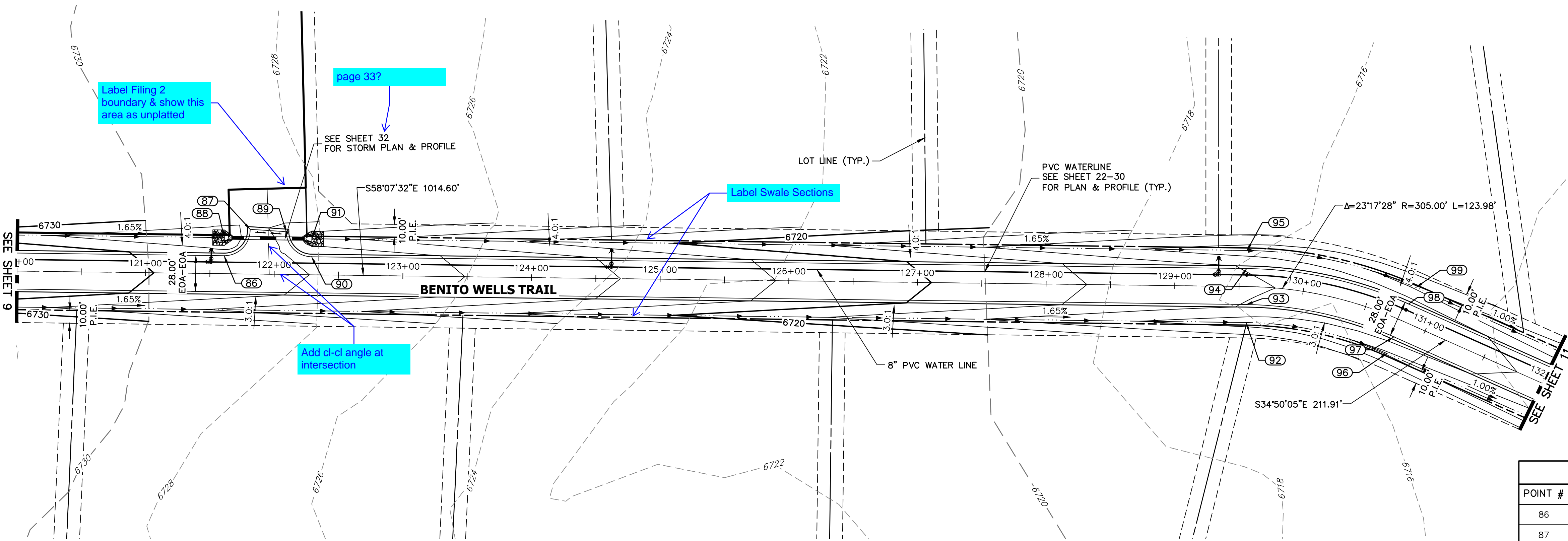
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

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

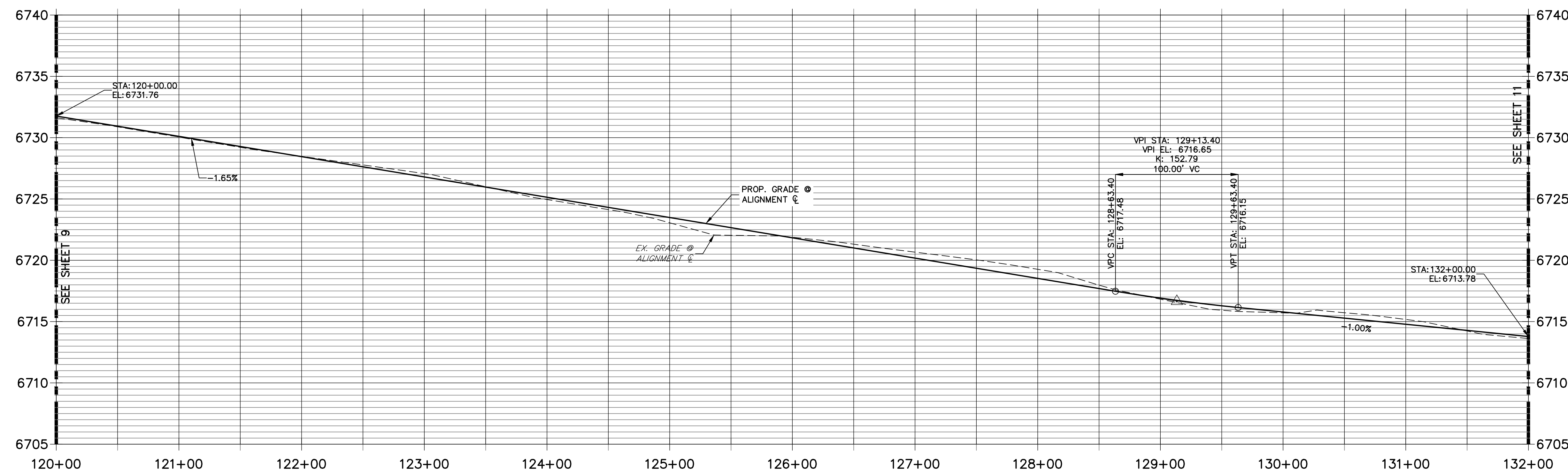
SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 9 OF 39
 JOB NO. 25142.04



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
86	121+60.89	14.00' (L)	CL- BENITO WELLS TRAIL	6728.82	PCR
87	121+60.88	34.74' (L)	CL- BENITO WELLS TRAIL	6728.28	PCR
88	121+60.89	28.00' (L)	CL- BENITO WELLS TRAIL	6725.33	END SWALE
89	122+08.95	33.26' (L)	CL- BENITO WELLS TRAIL	6727.78	PCR
90	122+28.94	14.00' (L)	CL- BENITO WELLS TRAIL	6727.69	PCR
91	122+28.94	28.00' (L)	CL- BENITO WELLS TRAIL	6724.65	BEGIN SWALE
92	129+55.84	28.00' (R)	CL- BENITO WELLS TRAIL	6712.91	SWALE GB
93	129+55.84	14.00' (R)	CL- BENITO WELLS TRAIL	6715.95	PC
94	129+55.84	14.00' (L)	CL- BENITO WELLS TRAIL	6715.95	PC
95	129+55.84	28.00' (L)	CL- BENITO WELLS TRAIL	6712.91	SWALE GB
96	130+79.83	28.00' (R)	CL- BENITO WELLS TRAIL	6711.66	SWALE GB
97	130+79.83	14.00' (R)	CL- BENITO WELLS TRAIL	6714.70	PT
98	130+79.83	14.00' (L)	CL- BENITO WELLS TRAIL	6714.70	PT
99	130+79.83	28.00' (L)	CL- BENITO WELLS TRAIL	6711.66	SWALE GB

**CL- BENITO WELLS TRAIL PROFILE (3)
STA 120+00.00 TO 132+00.00**



- STREET IMPROVEMENT NOTES**
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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. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

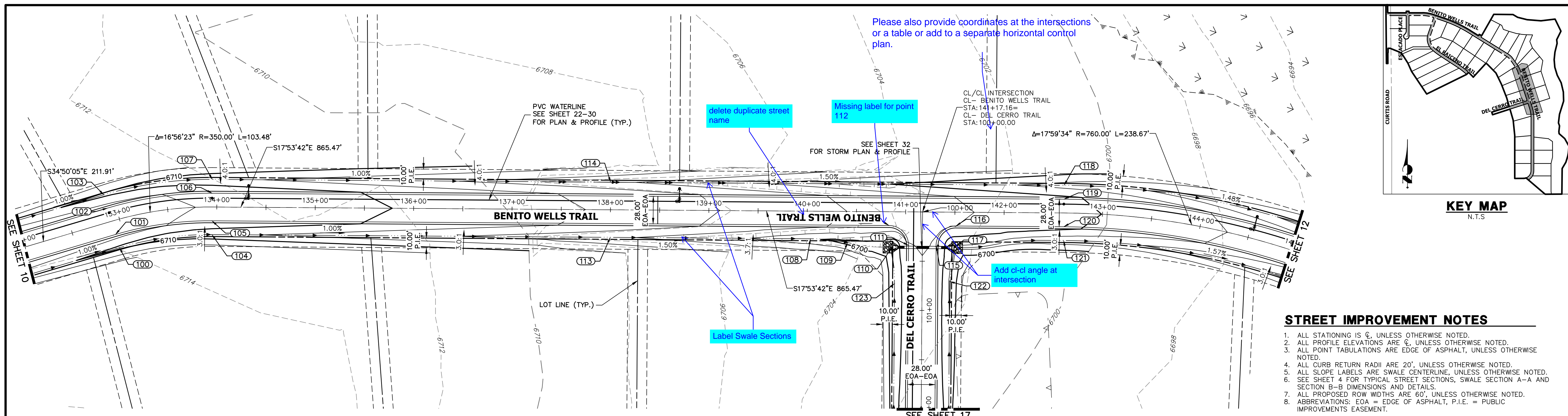
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 10 OF 39
 JOB NO. 25142.04



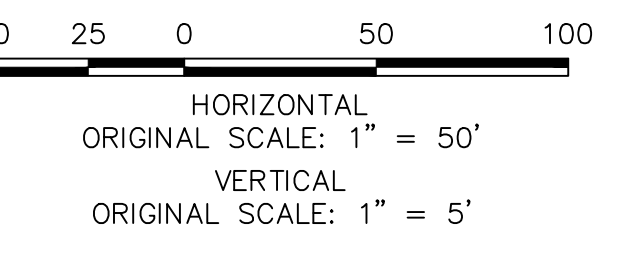
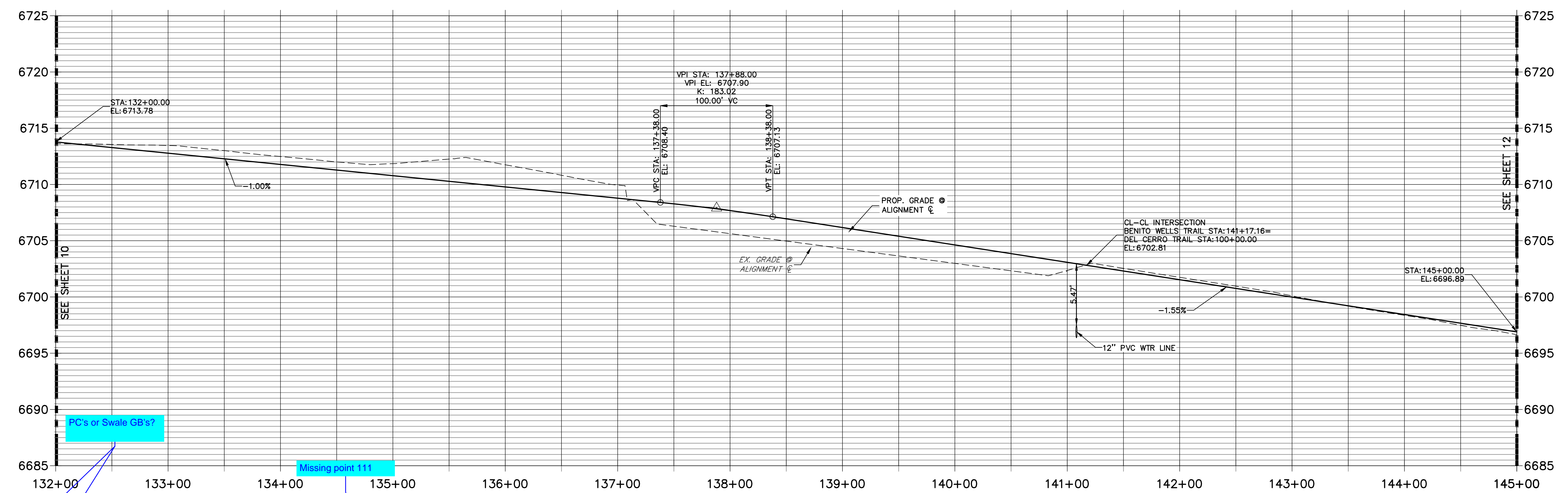
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 Fort Collins 970-491-9888 • www.jrengineering.com

- STREET IMPROVEMENT NOTES**
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
 2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
 3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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 7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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**CL- BENITO WELLS TRAIL PROFILE (4)
 STA 132+00.00 TO 145+00.00**



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 #	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	PCR
116	141+51.16	14.00' (R)	CL- BENITO WELLS TRAIL	6702.01	PCR

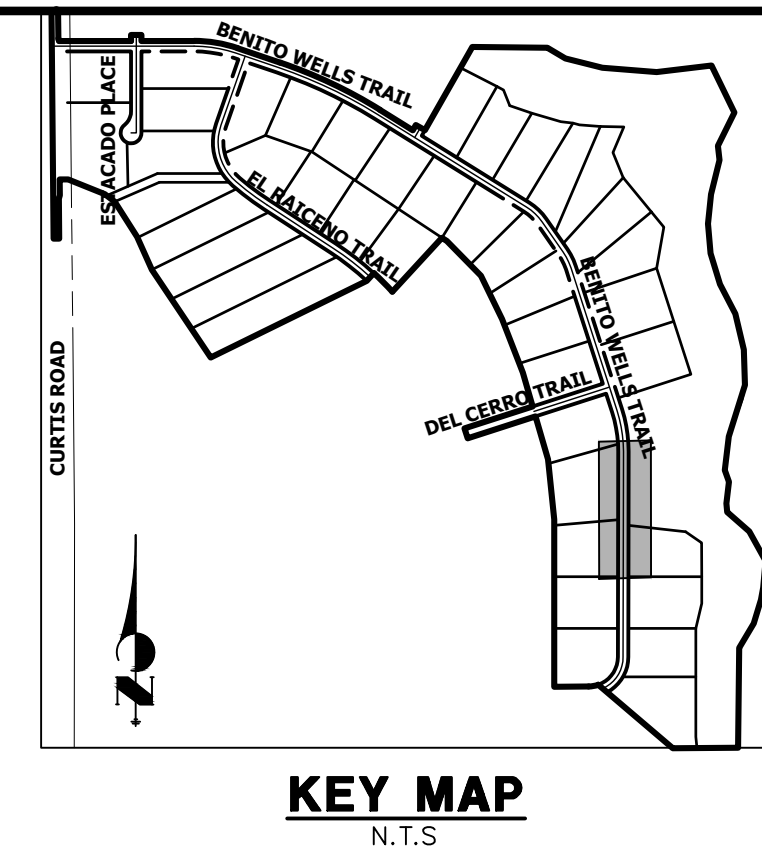
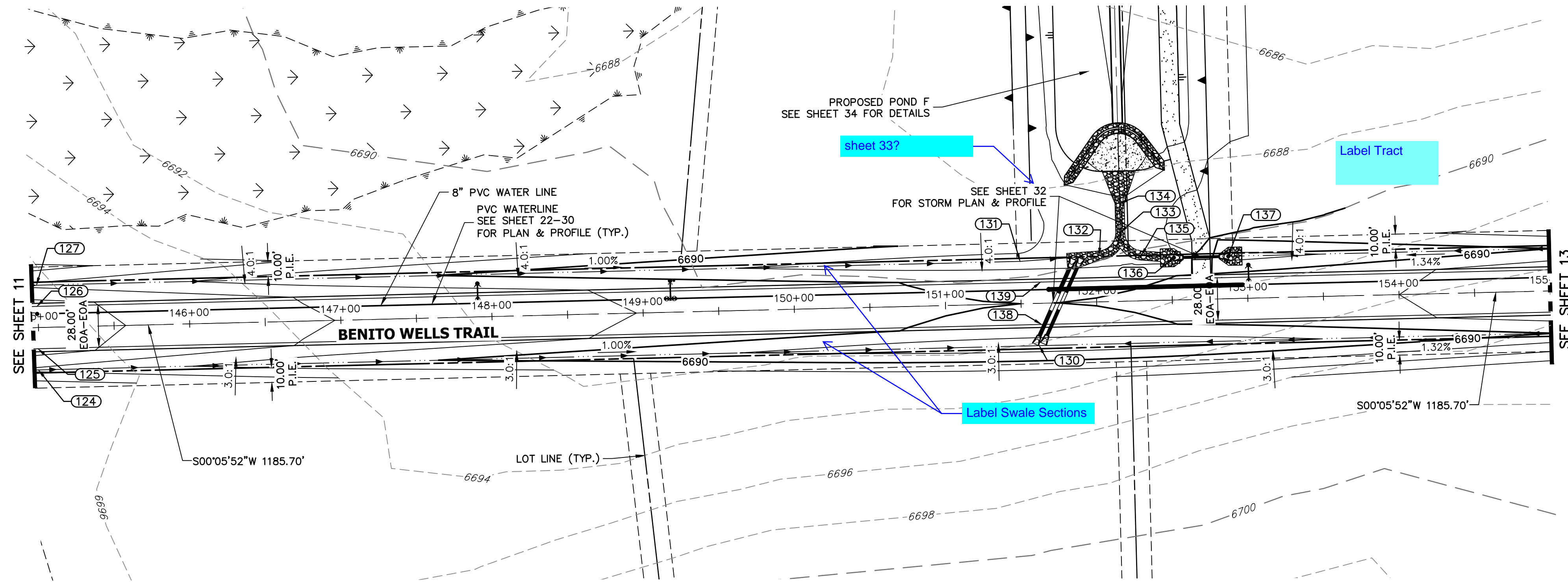
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
117	141+49.66	36.00' (R)	CL- BENITO WELLS TRAIL	6697.50	PCR
118	142+60.69	28.00' (L)	CL- BENITO WELLS TRAIL	6697.27	SWALE GB
119	142+60.69	14.00' (L)	CL- BENITO WELLS TRAIL	6700.31	PC
120	142+60.69	14.00' (R)	CL- BENITO WELLS TRAIL	6700.31	PC
121	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. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

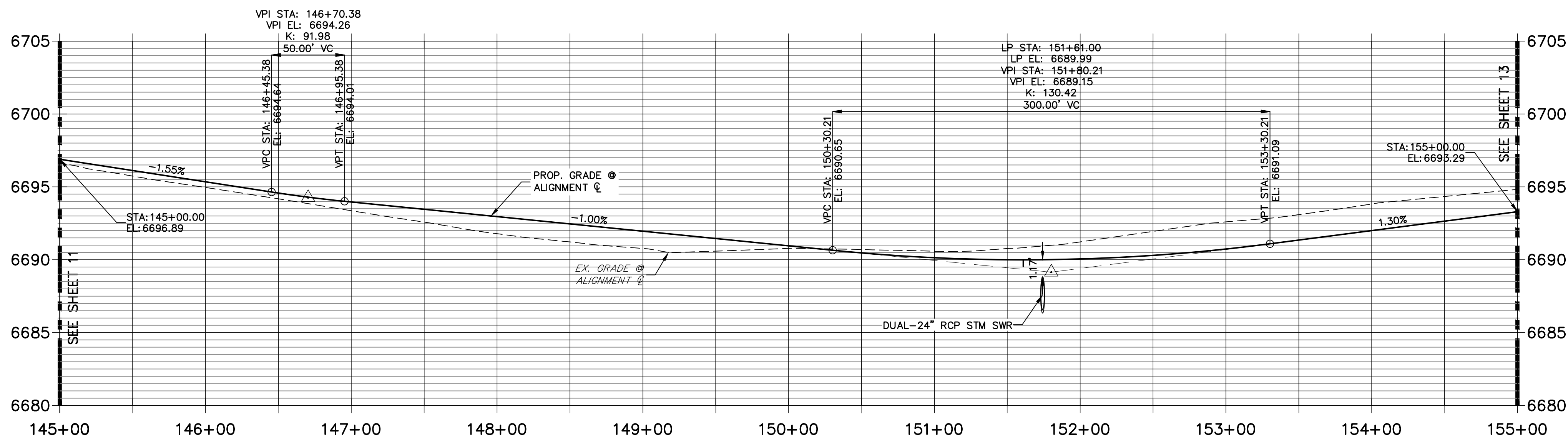
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	6/4/21	MMC	MMC	

SADDLEHORN RANCH - FILING 2
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 11 OF 39
 JOB NO. 25142.04



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

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

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

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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

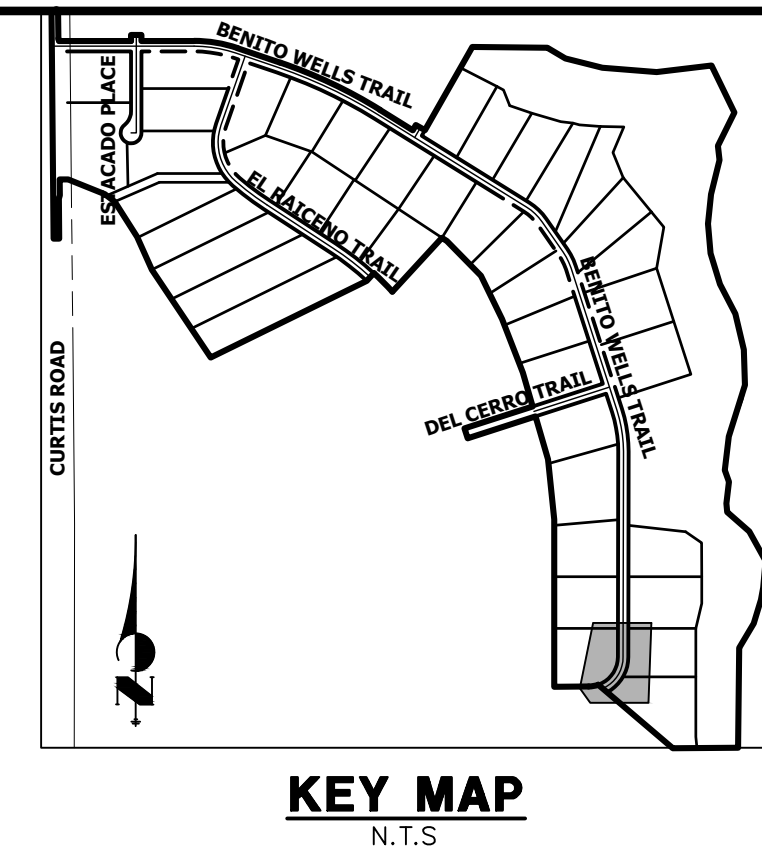
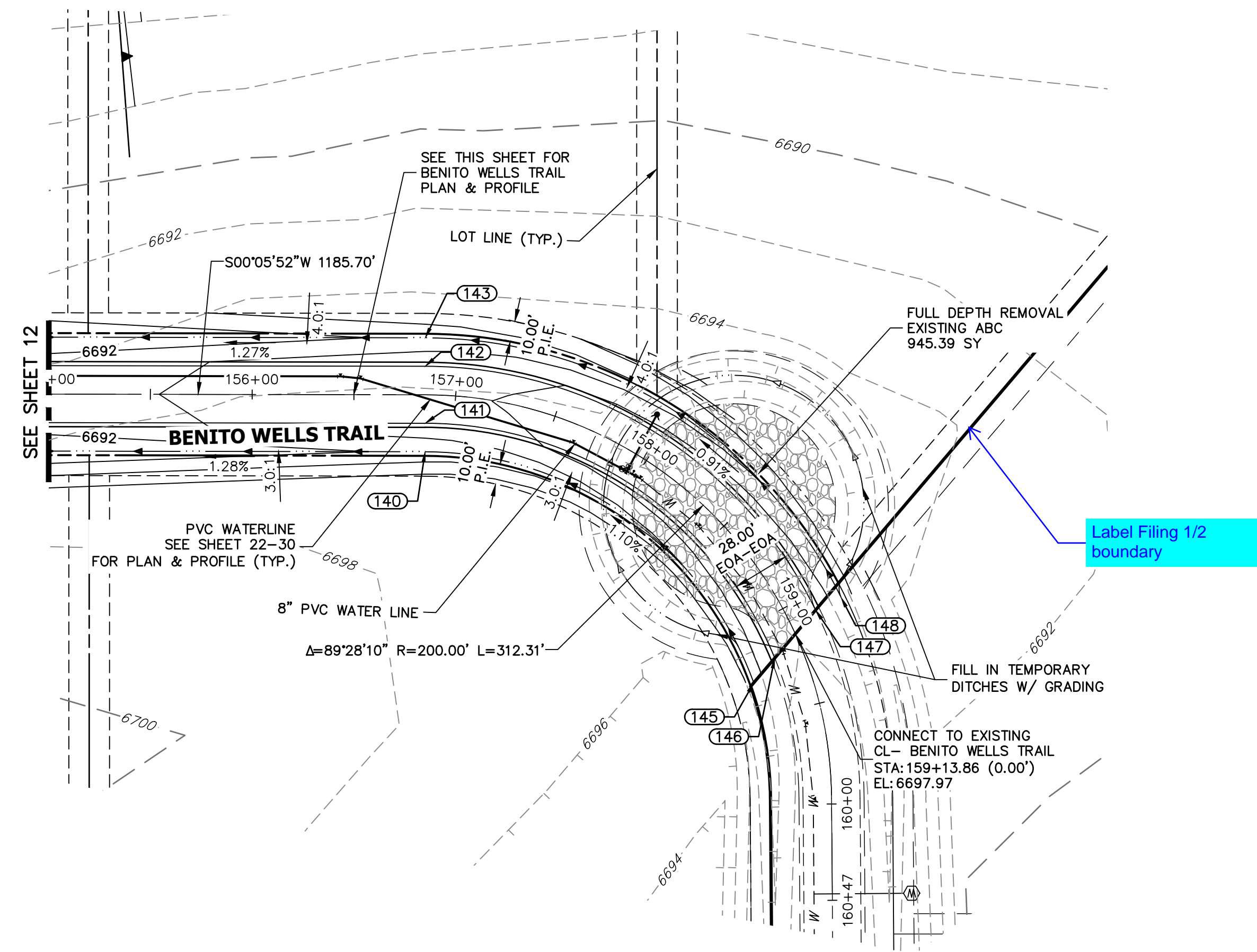
J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY: _____ DATE: _____

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

SADDLEHORN RANCH - FILING 2
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 12 OF 39
 JOB NO. 25142.04

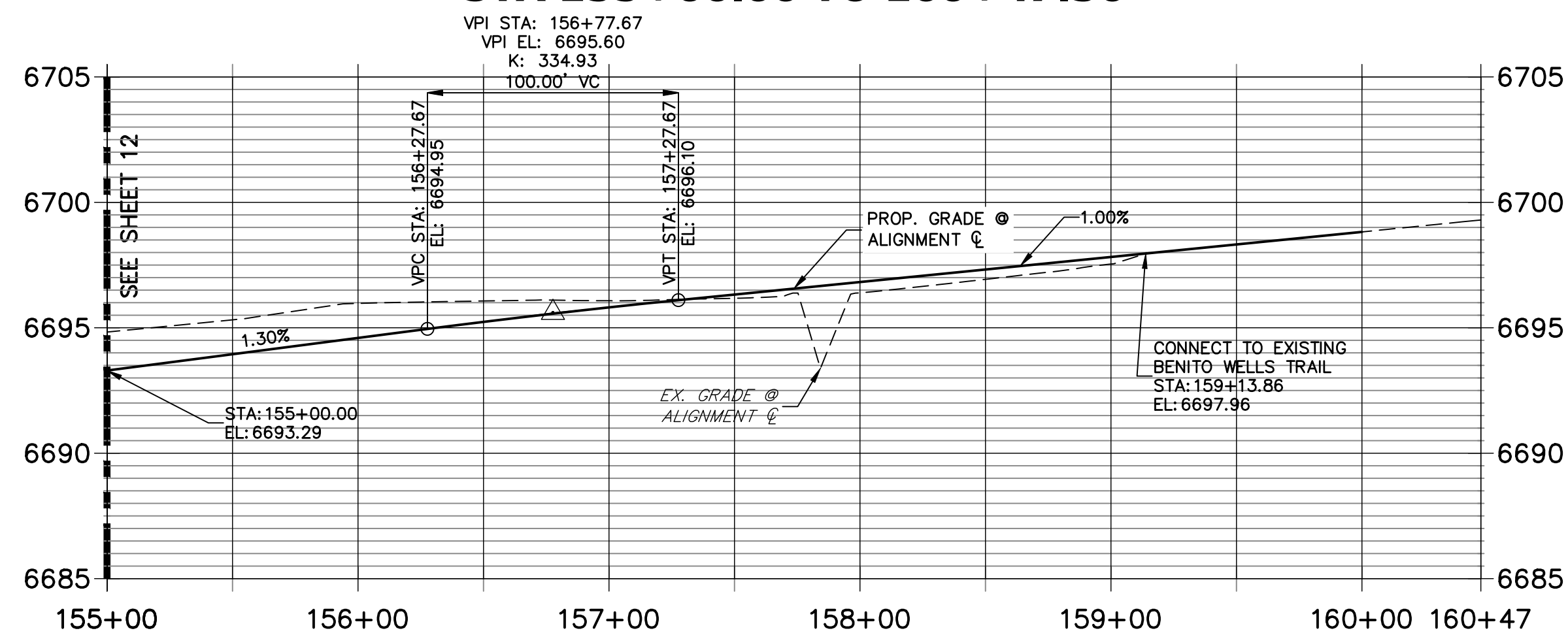


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 Centennial 303-740-9888 • Colorado Springs 719-588-2583
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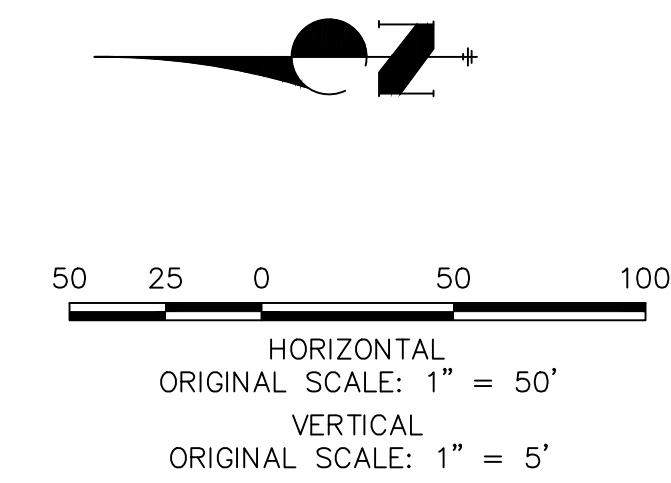
**CL- BENITO WELLS TRAIL PROFILE (6)
 STA 155+00.00 TO 160+47.36**



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

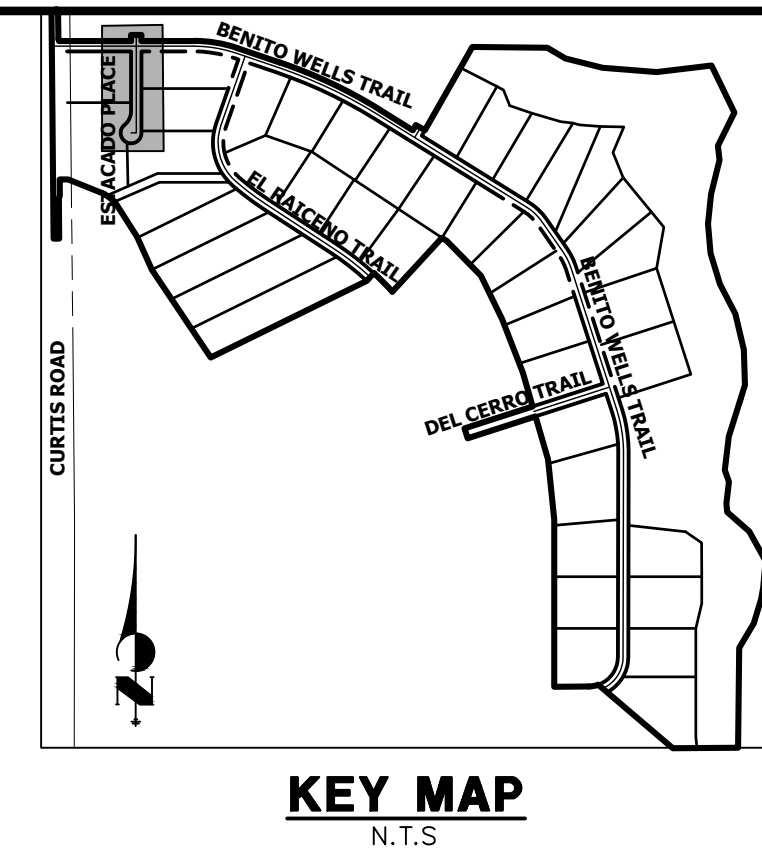
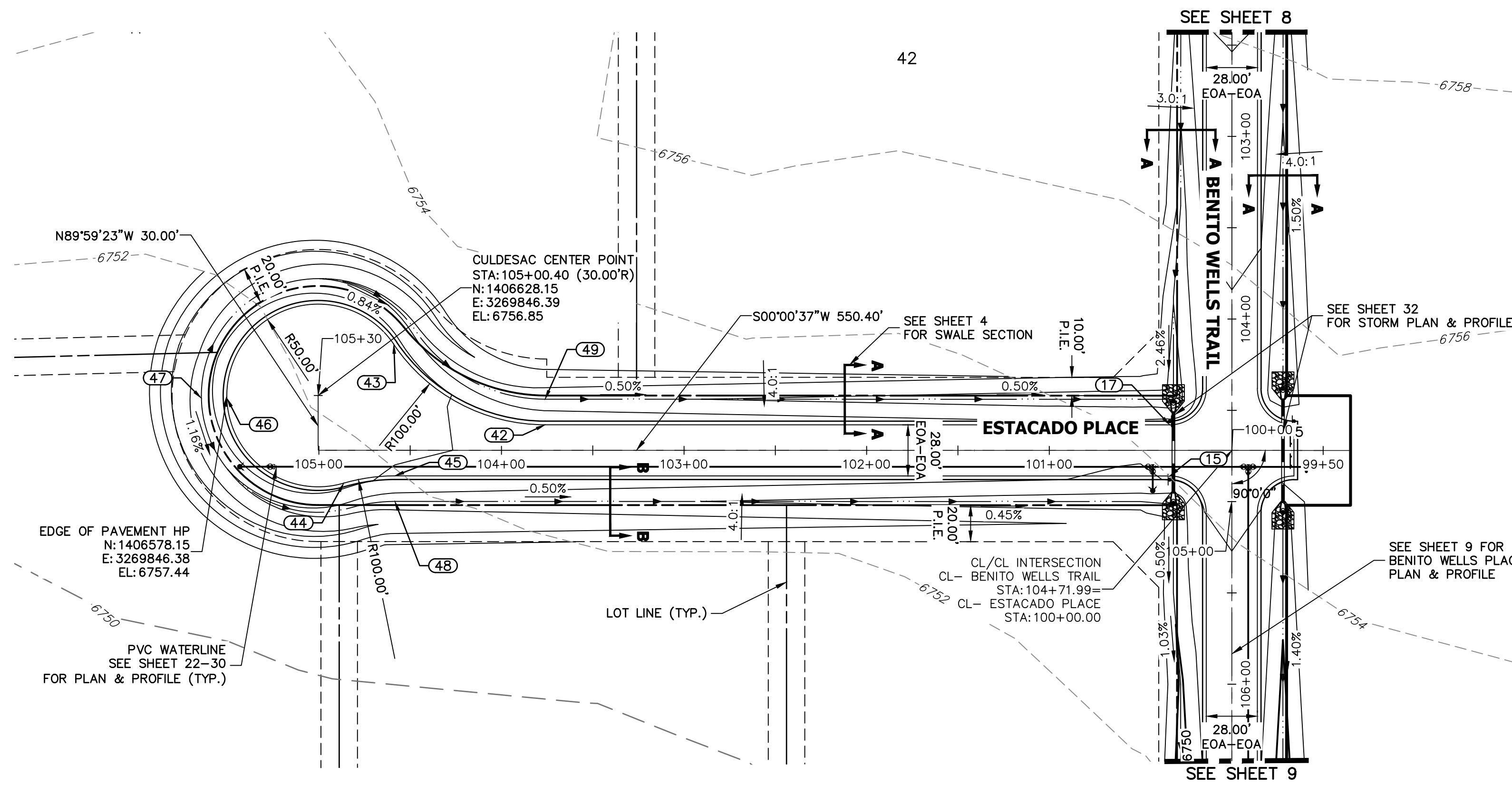
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

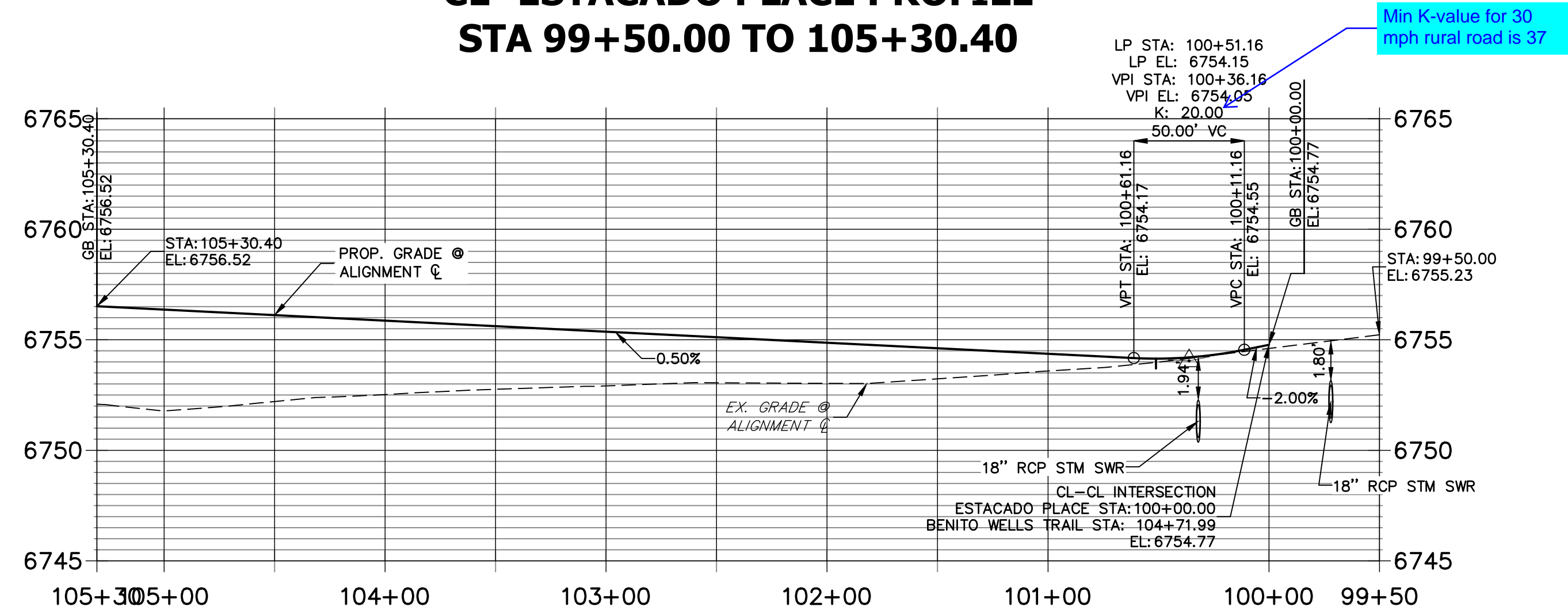
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 13 OF 39
 JOB NO. 25142.04



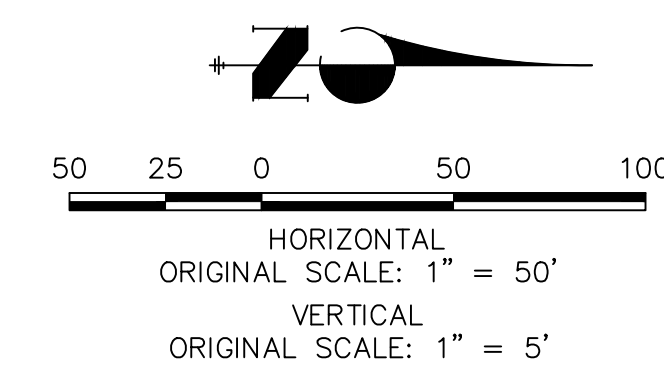
**CL- ESTACADO PLACE PROFILE
STA 99+50.00 TO 105+30.40**



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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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

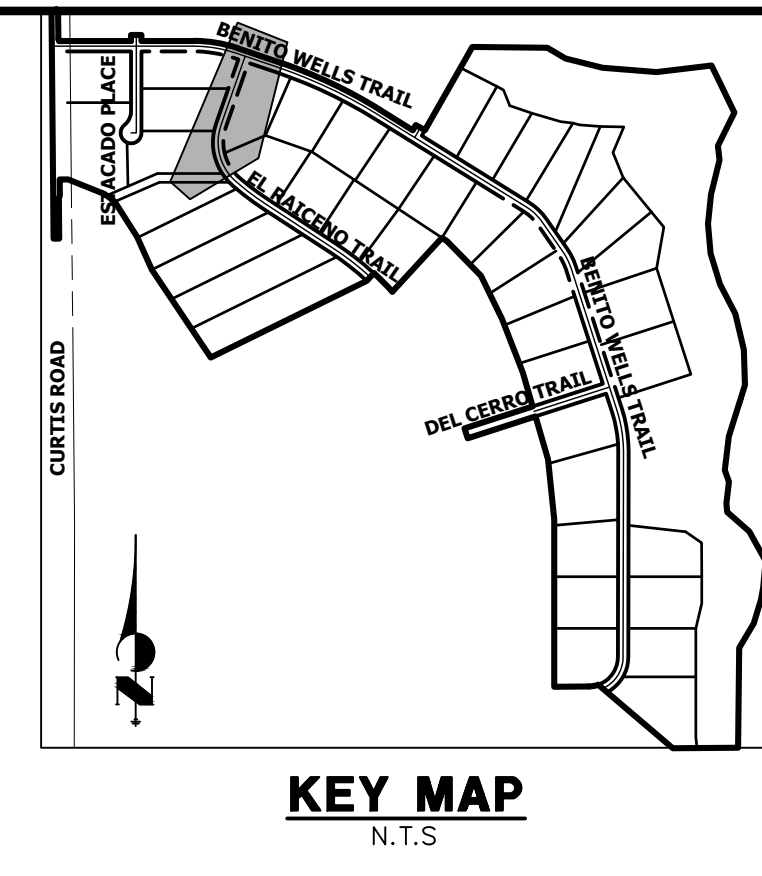
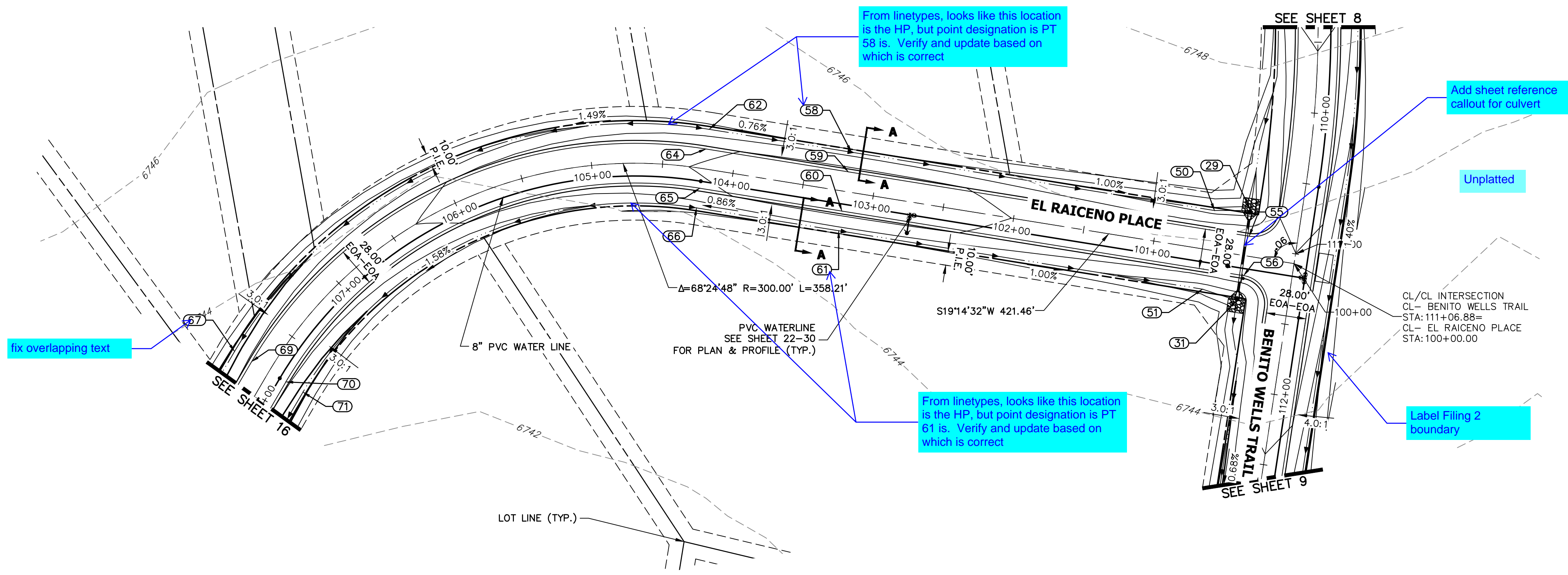
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	REVISION

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

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 14 OF 39
 JOB NO. 25142.04



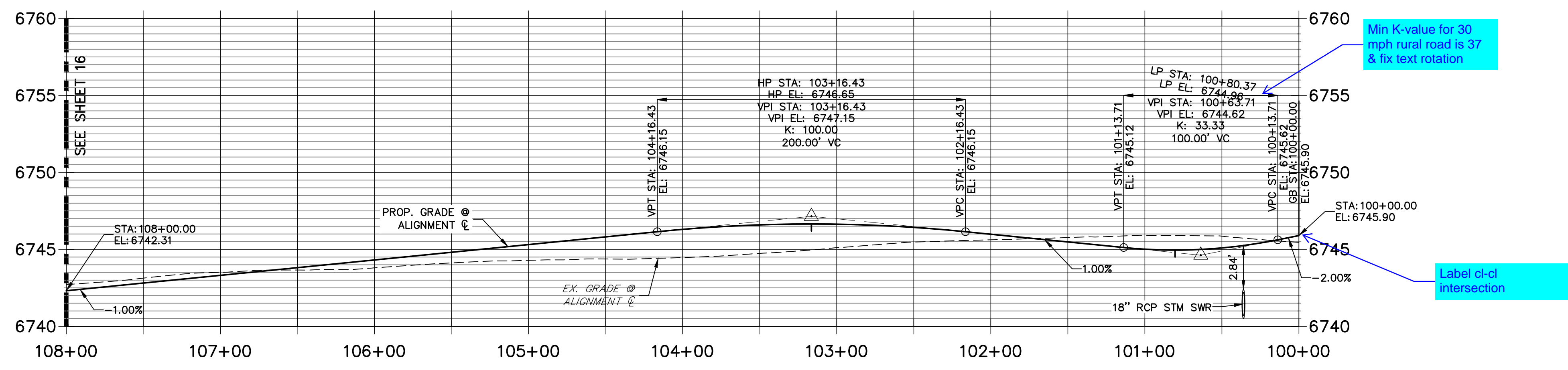
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western 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' (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**



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
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7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

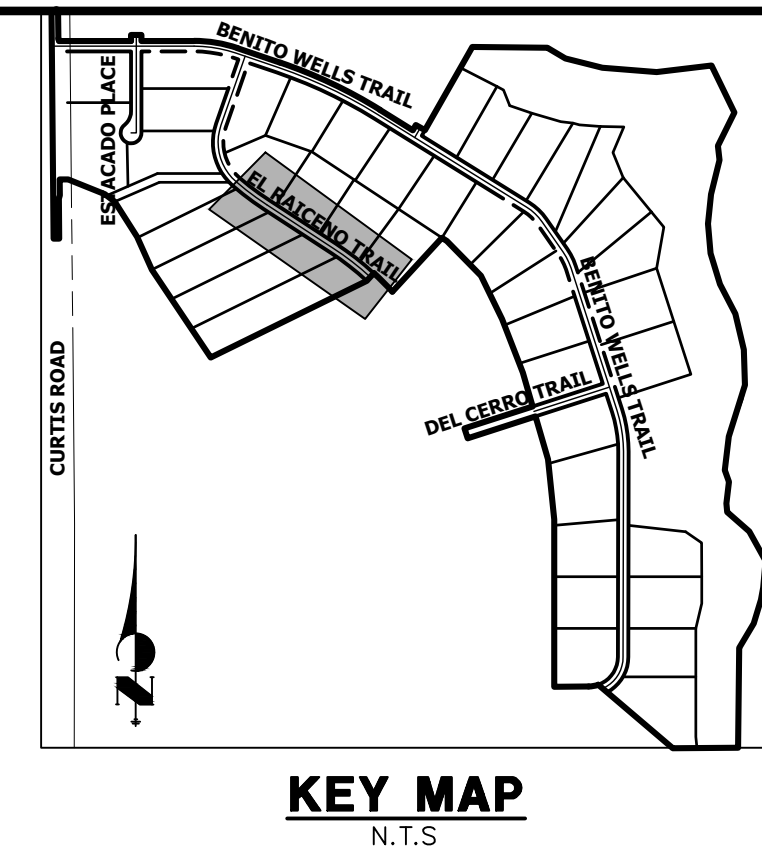
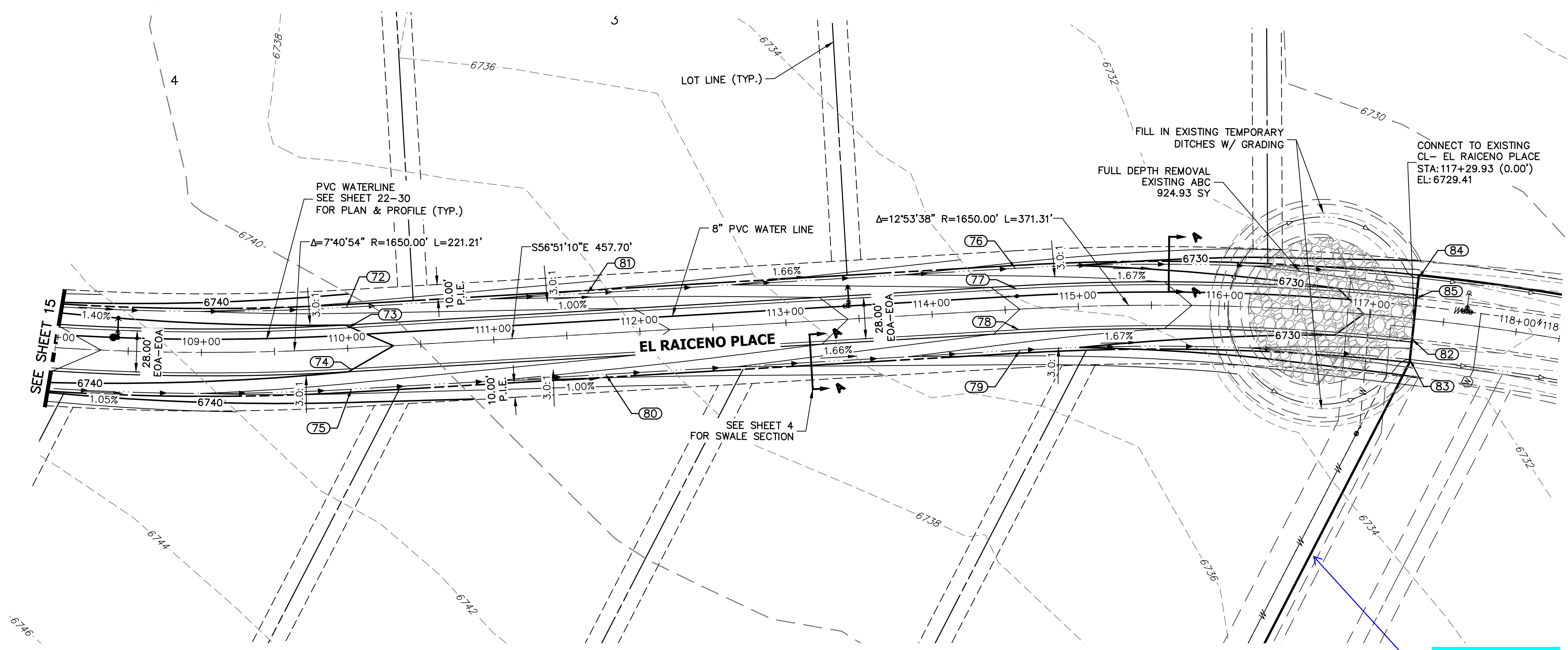
811
Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

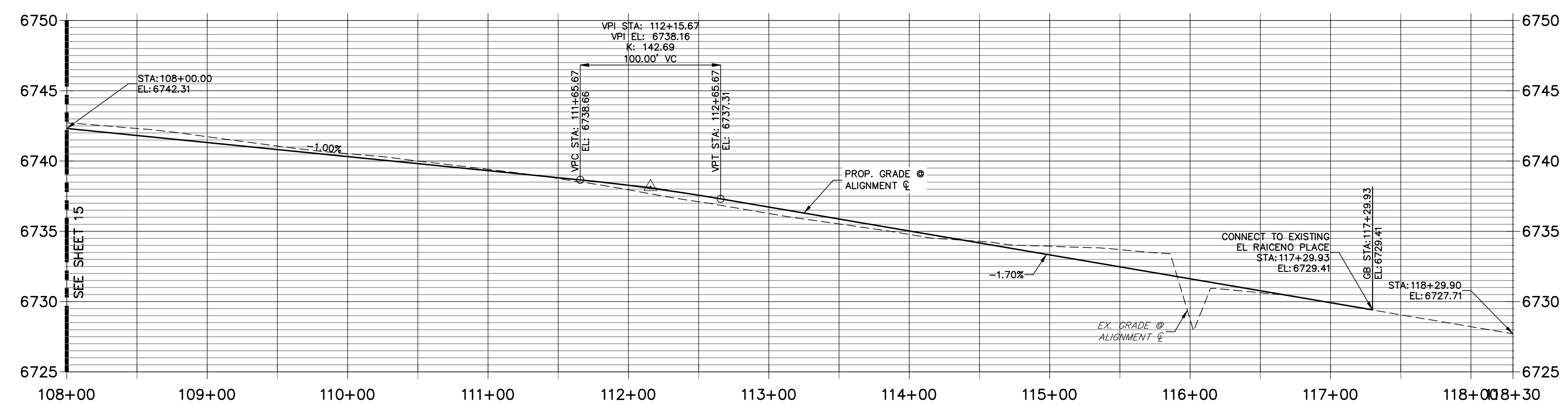
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 6/4/21	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY
SADDLEHORN RANCH - FILING 2					
STREET IMPROVEMENT PLAN AND PROFILE					
SHEET 15 OF 39					
JOB NO. 25142.04					



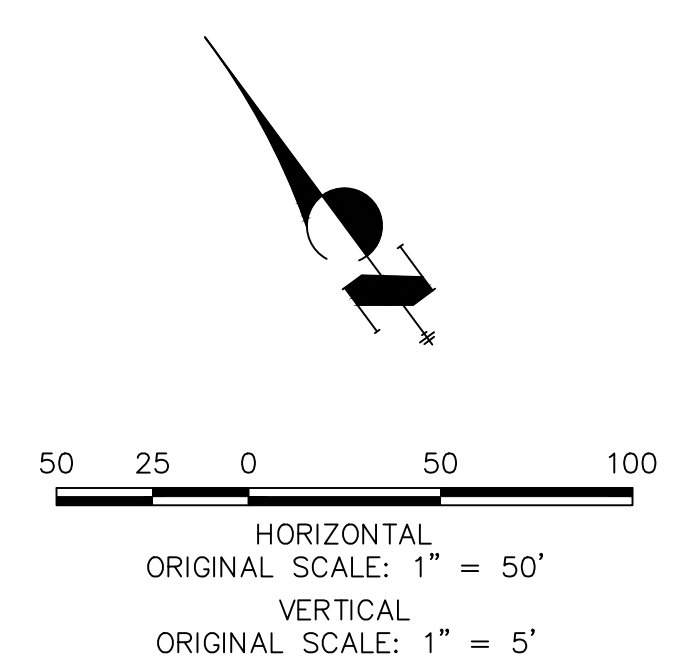
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
72	110+00.88	28.00' (L)	CL- EL RAICENO PLACE	6736.98	SWALE GB
73	110+00.88	14.00' (L)	CL- EL RAICENO PLACE	6740.02	PT
74	110+00.88	14.00' (R)	CL- EL RAICENO PLACE	6740.02	PT
75	110+00.88	28.00' (R)	CL- EL RAICENO PLACE	6736.98	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 G, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE G, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

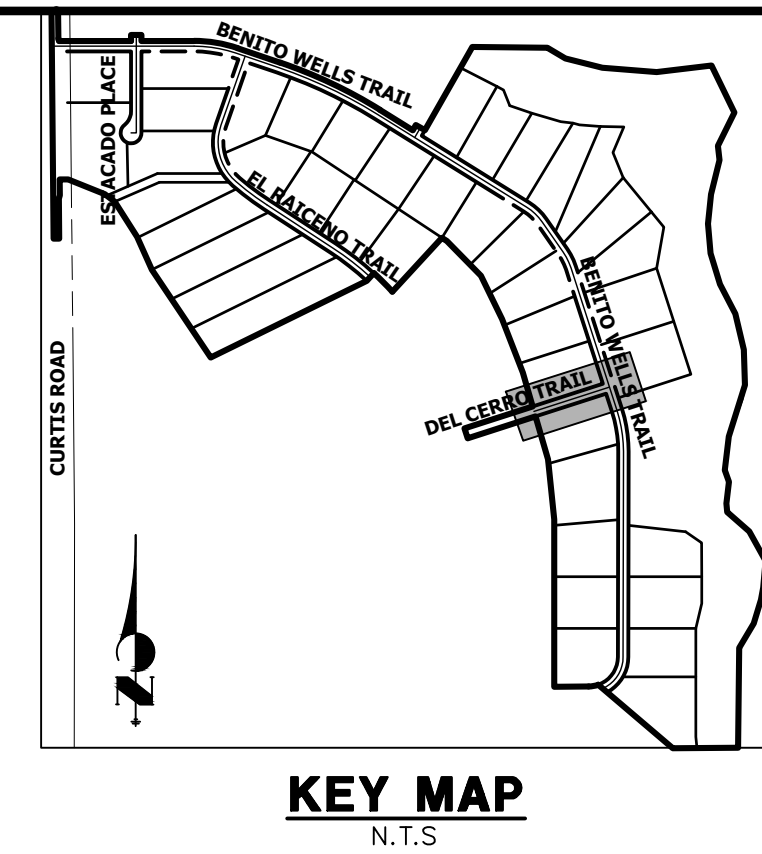
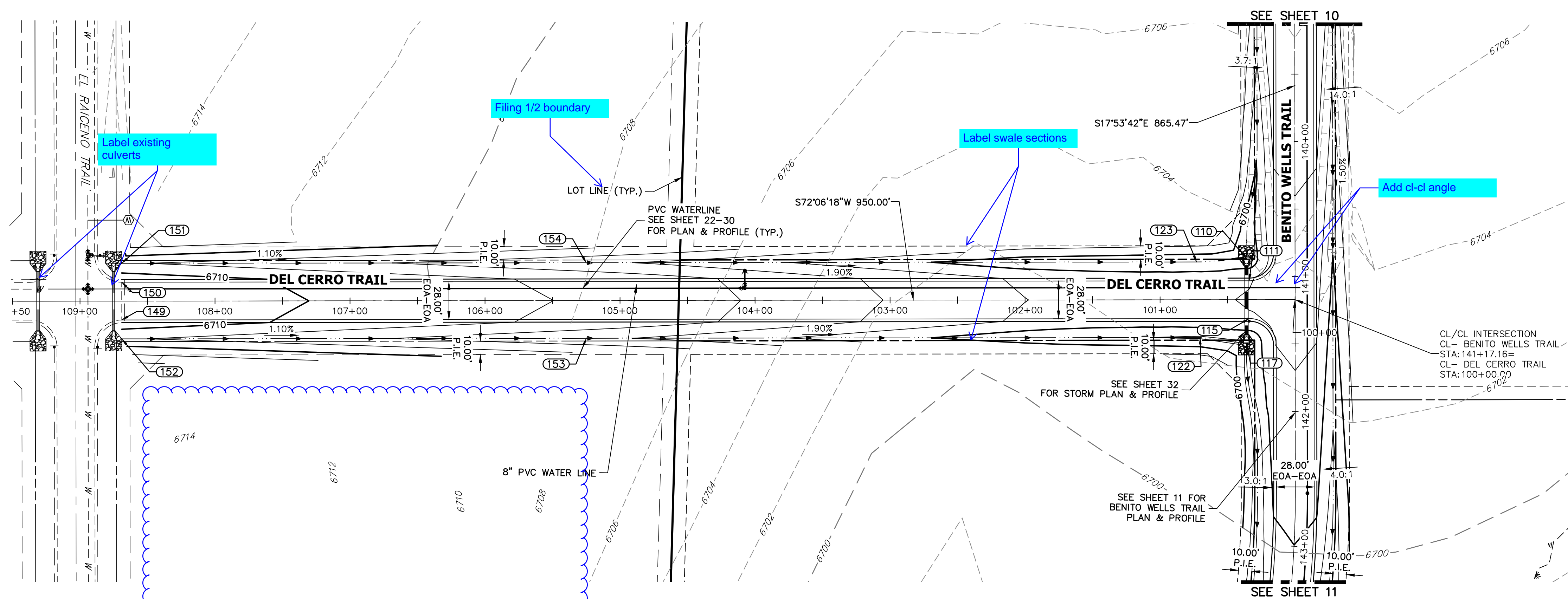
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 300-740-9888 • Colorado Springs 719-588-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

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



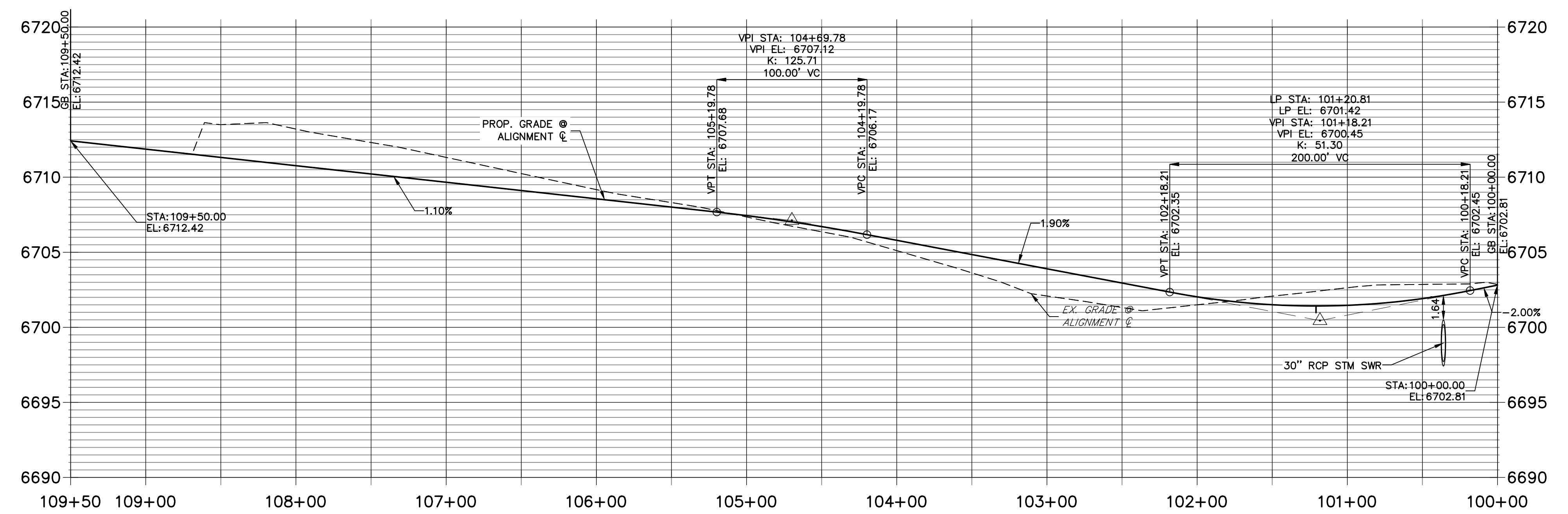
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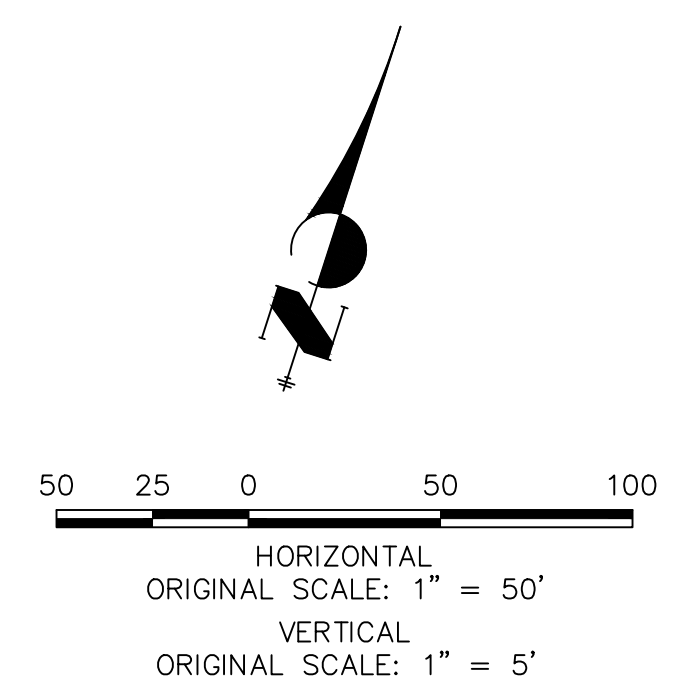
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
110	140+86.35	36.06' (R)	CL- BENITO WELLS TRAIL	6697.95	END SWALE
111	141+03.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PCR
115	141+31.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PRC PCR
117	141+49.66	36.00' (R)	CL- BENITO WELLS TRAIL	6697.50	PRC 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

- ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

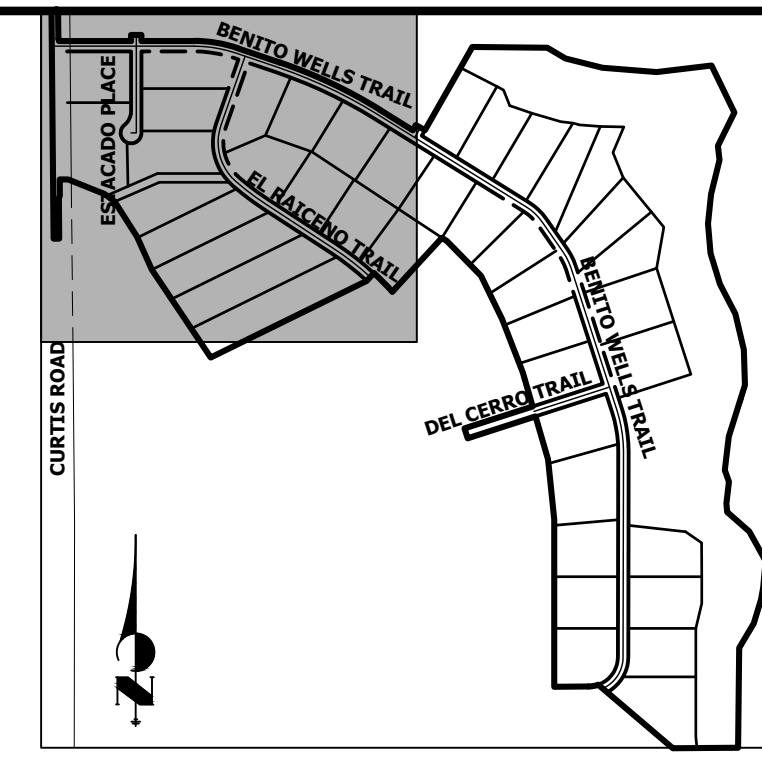
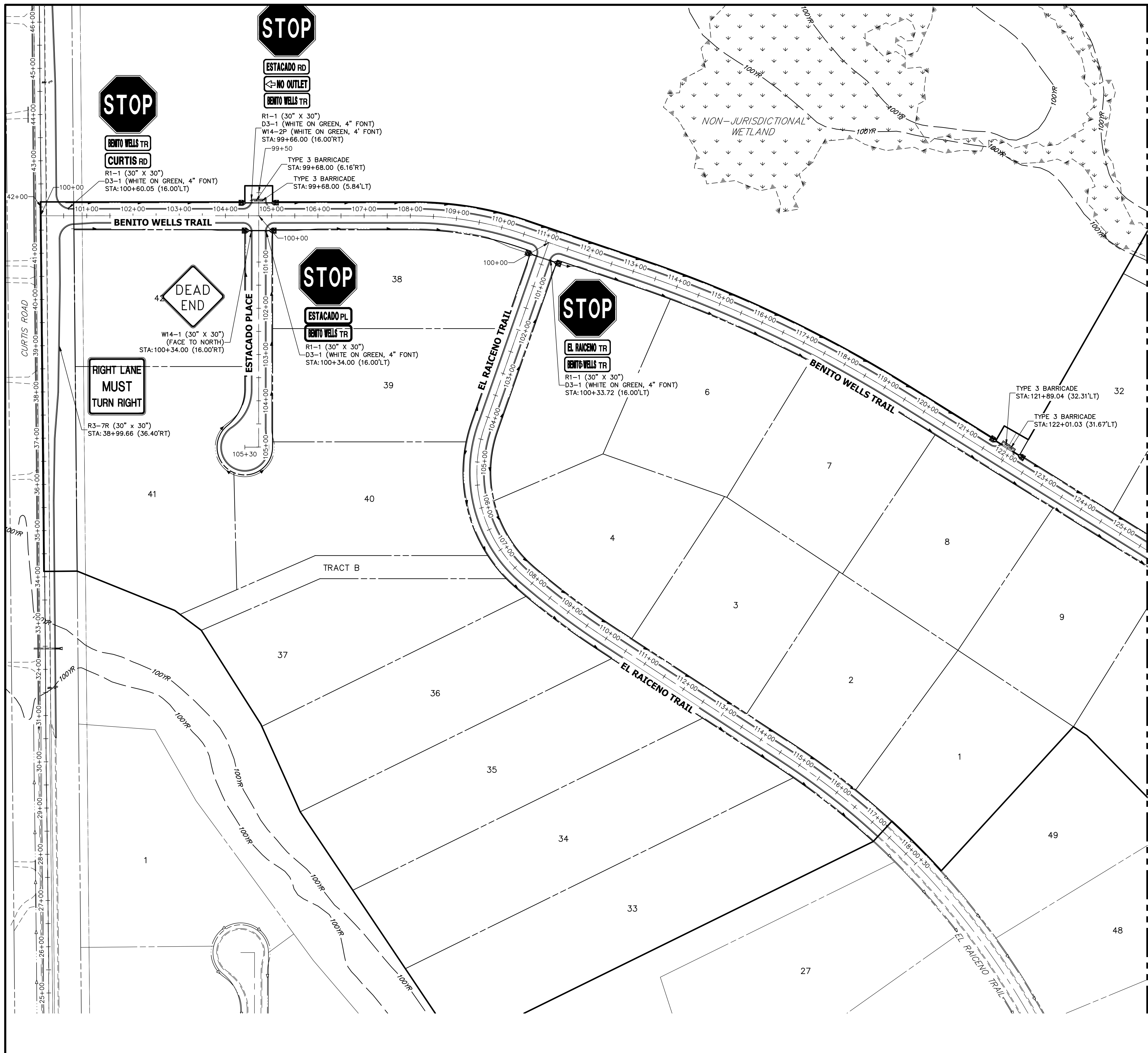
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 17 OF 39
 JOB NO. 25142.04



SEE SHEET 19

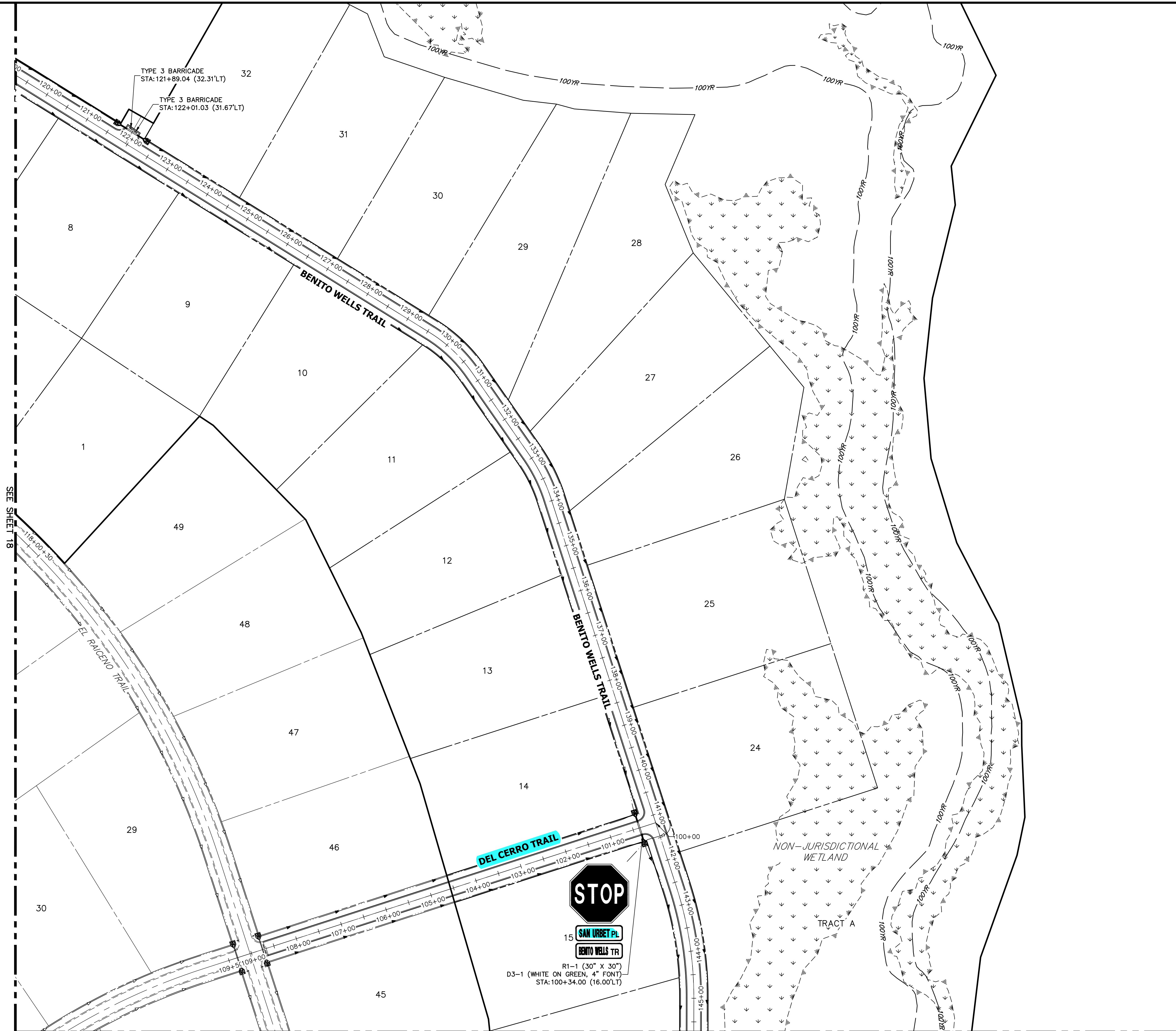
100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

811
Know what's below.
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

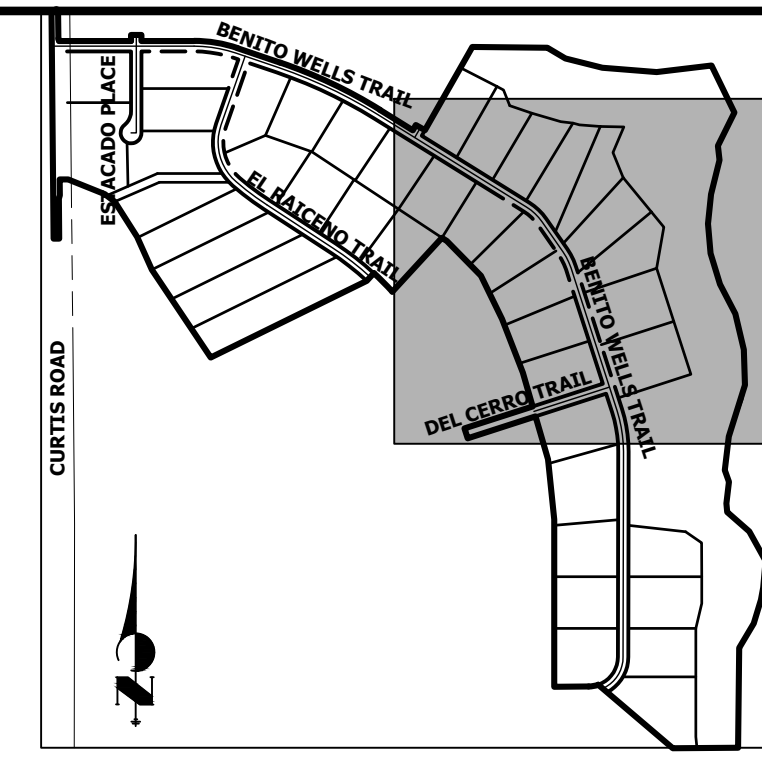
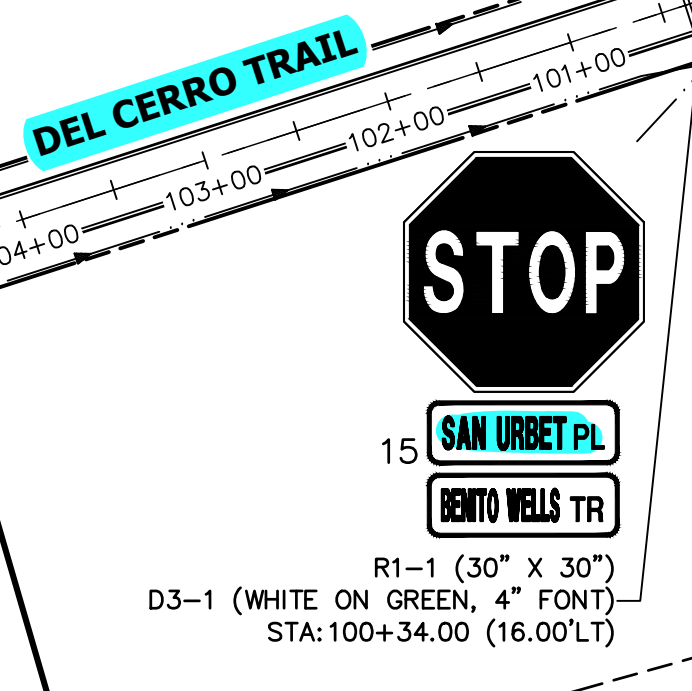
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
BY	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
REVISION	
H-SCALE	1"=100'
V-SCALE	N/A
DATE	6/4/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	
SADDLEHORN RANCH - FILING 2 SIGNAGE PLAN	
SHEET 18	OF 39
JOB NO. 25142.04	

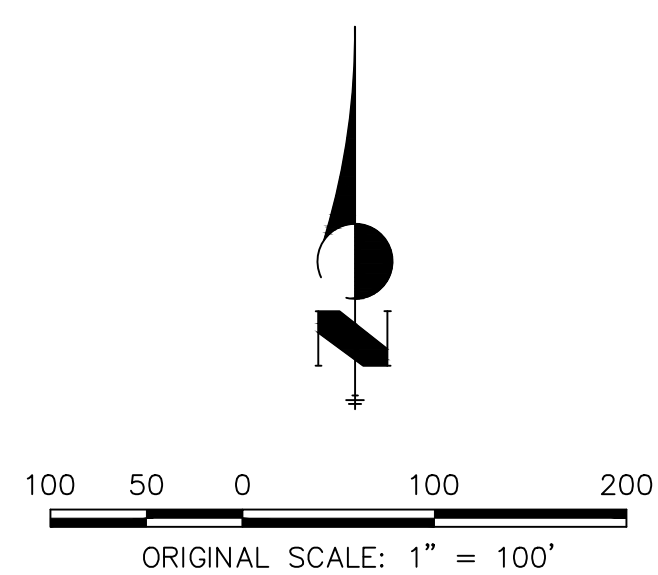


TYPE 3 BARRICADE
STA: 121+89.04 (32.31'LT)

TYPE 3 BARRICADE
STA: 122+01.03 (31.67'LT)



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

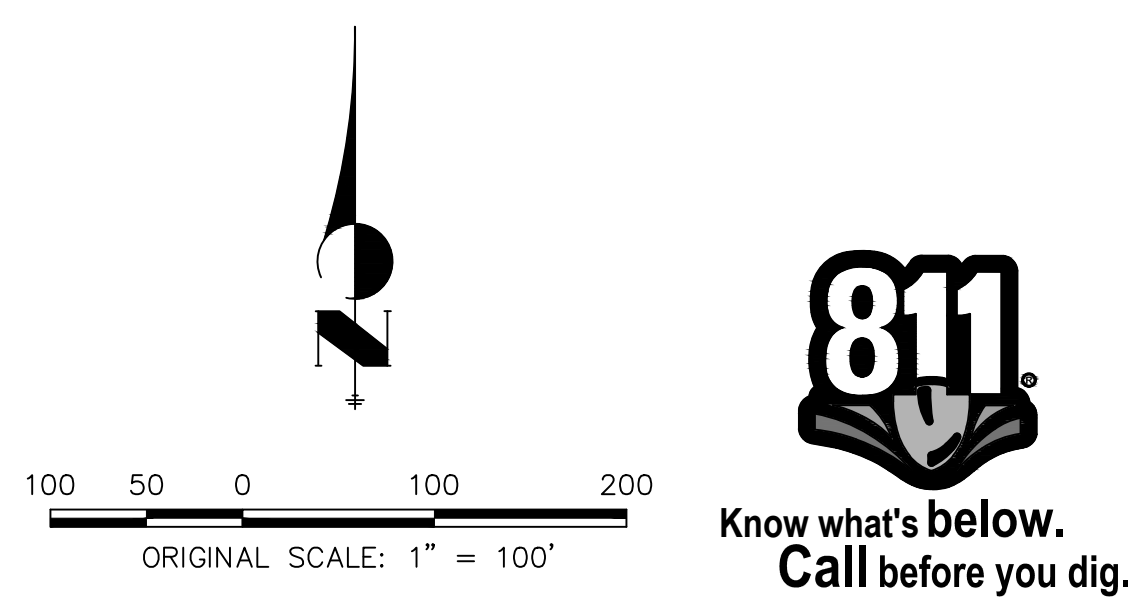
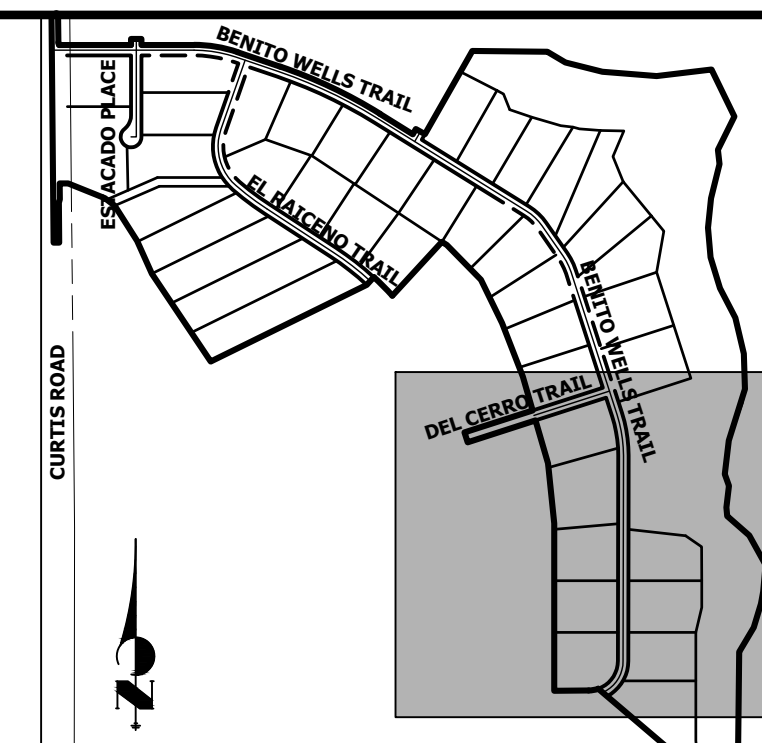
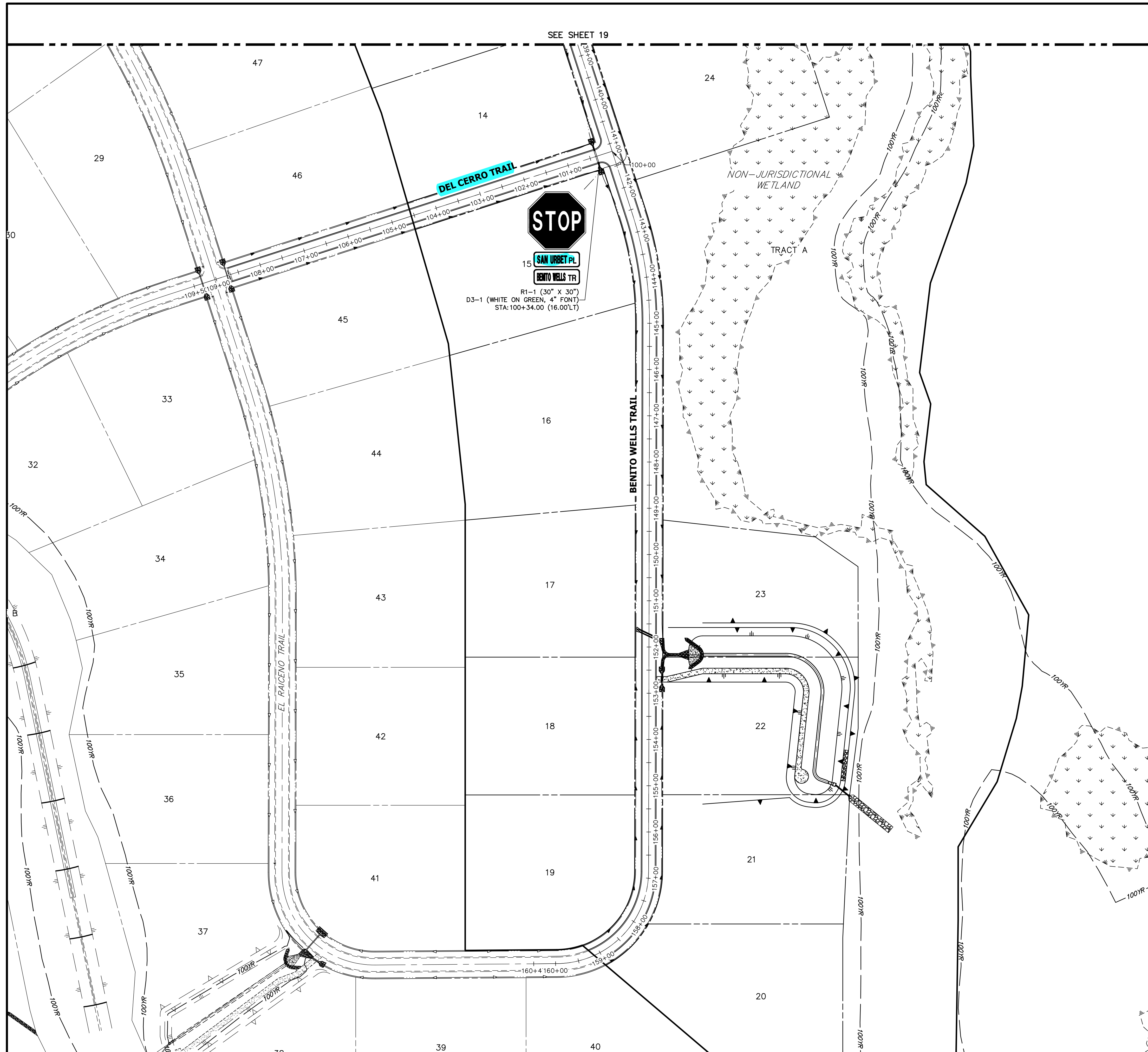
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No.	REVISION	BY	DATE	1"=100'	
				H-SCALE	V-SCALE
					N/A
					6/4/21
				DESIGNED BY	MMC
				DRAWN BY	MMC
				CHECKED BY	

SADDLEHORN RANCH -
FILING 2
SIGNAGE PLAN

SEE SHEET 20

SEE SHEET 18



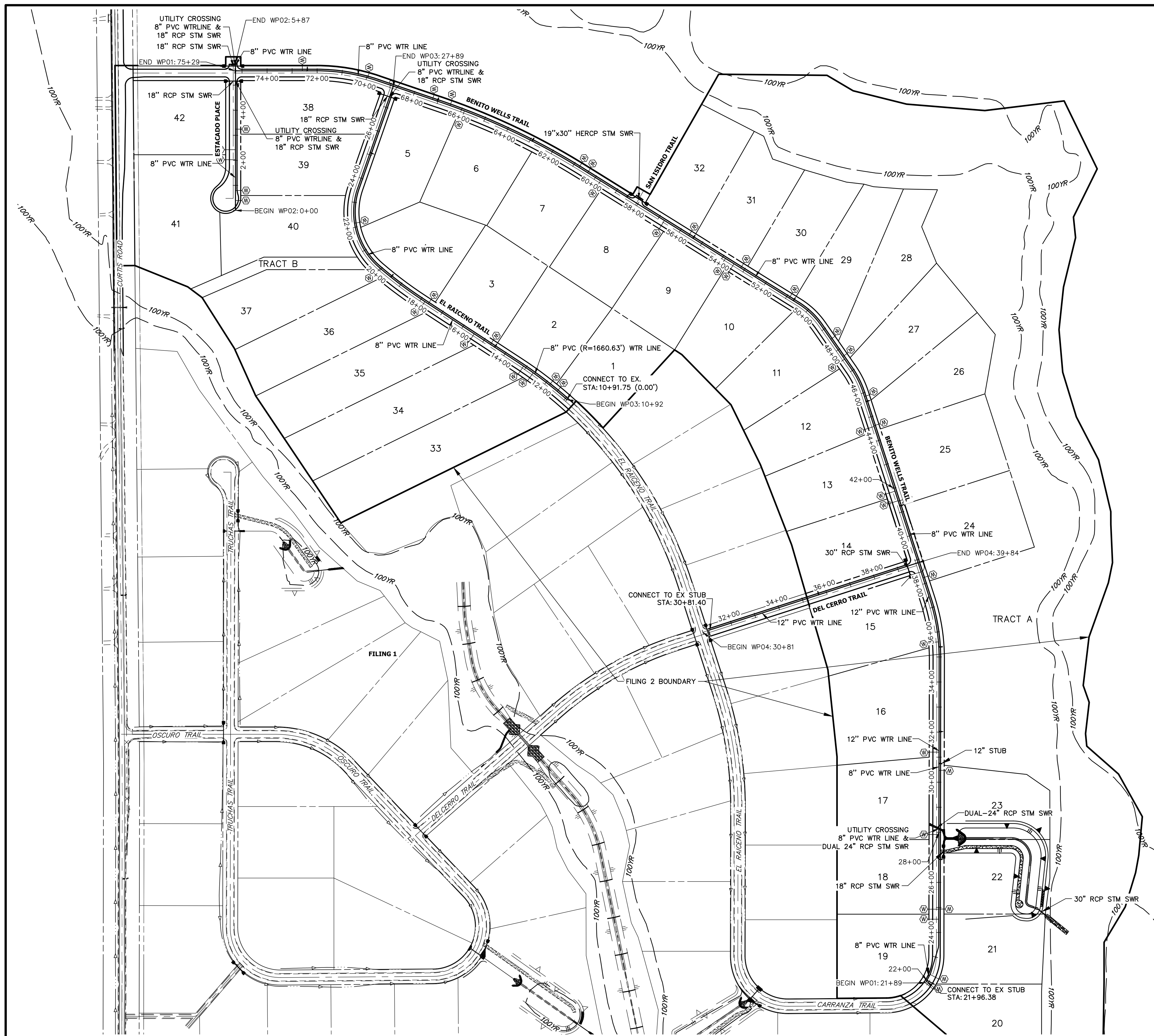
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE _____

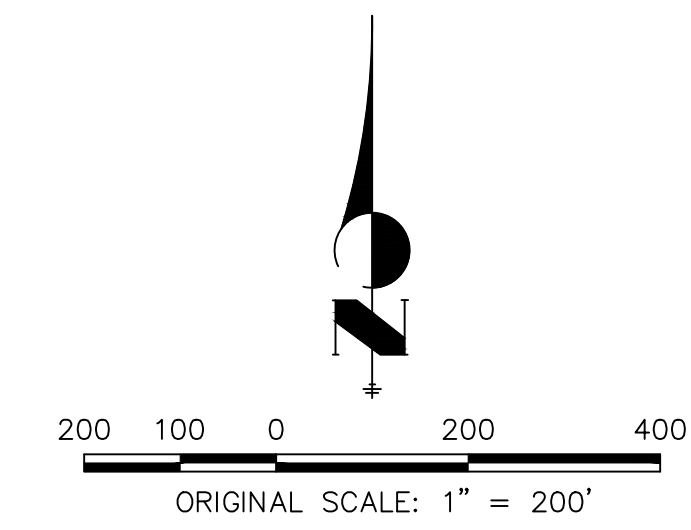
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
H-SCALE 1" = 100'	V-SCALE N/A
DATE 6/4/21	DESIGNED BY MMC
DRAWN BY MMC	CHECKED BY
No. REVISION	BY DATE
SADDLEHORN RANCH - FILING 2 SIGNAGE PLAN	
SHEET 20 OF 39 JOB NO. 25142.04	

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



WATER SERVICE TABLE		
ID NO.	PIPE & STATION	PIPE ALIGNMENT
FUTURE LOT 1	72+59.21	WP01
FUTURE LOT 2	69+95.36	WP01
FUTURE LOT 3	67+22.98	WP01
FUTURE LOT 4	66+48.55	WP01
FUTURE LOT 5	60+76.16	WP01
FUTURE LOT 6	60+35.86	WP01
LOT 1	11+43.48	WP03
LOT 2	11+83.03	WP03
LOT 3	14+68.77	WP03
LOT 4	17+65.74	WP03
LOT 5	22+16.29	WP03
LOT 6	65+87.45	WP01
LOT 7	59+75.15	WP01
LOT 8	56+74.98	WP01
LOT 9	53+87.80	WP01
LOT 10	53+47.80	WP01
LOT 11	47+54.79	WP01
LOT 12	44+59.11	WP01
LOT 13	41+87.65	WP01
LOT 14	41+47.65	WP01
LOT 15	35+60.36	WP01
LOT 16	31+20.03	WP01
LOT 17	27+90.94	WP01
LOT 18	24+92.94	WP01
LOT 19	24+52.94	WP01
LOT 20	21+88.89	WP01
LOT 21	22+27.41	WP01
LOT 22	24+93.53	WP01
LOT 23	30+47.51	WP01
LOT 24	38+24.22	WP01
LOT 25	41+45.68	WP01
LOT 26	44+62.27	WP01
LOT 27	45+85.01	WP01
LOT 28	47+67.44	WP01
LOT 29	48+51.44	WP01
LOT 30	50+88.25	WP01
LOT 31	53+15.89	WP01
LOT 32	55+60.37	WP01
LOT 33	12+64.05	WP03
LOT 34	13+10.92	WP03
LOT 35	15+46.68	WP03
LOT 36	17+81.99	WP03
LOT 37	20+04.48	WP03
LOT 38	0+39.47	WP02
LOT 39	0+79.47	WP02
LOT 40	3+24.45	WP02
LOT 41	2+42.33	WP02
LOT 42	2+02.33	WP02

Show existing water
Label existing utilities



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

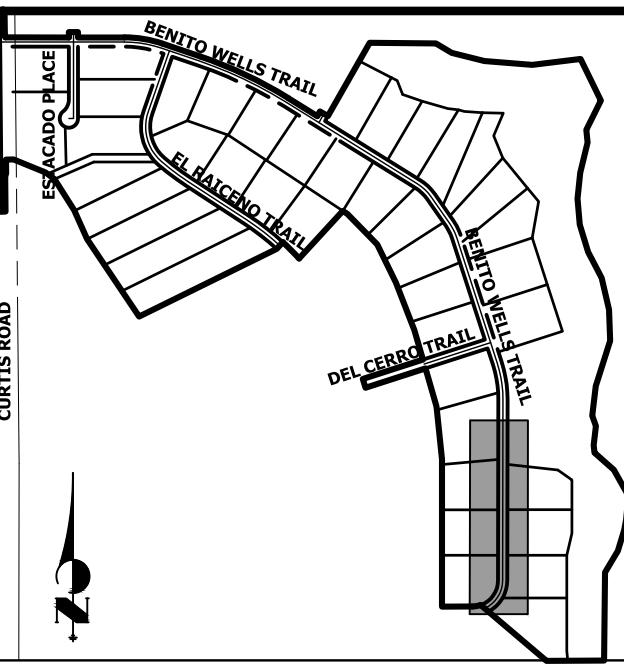
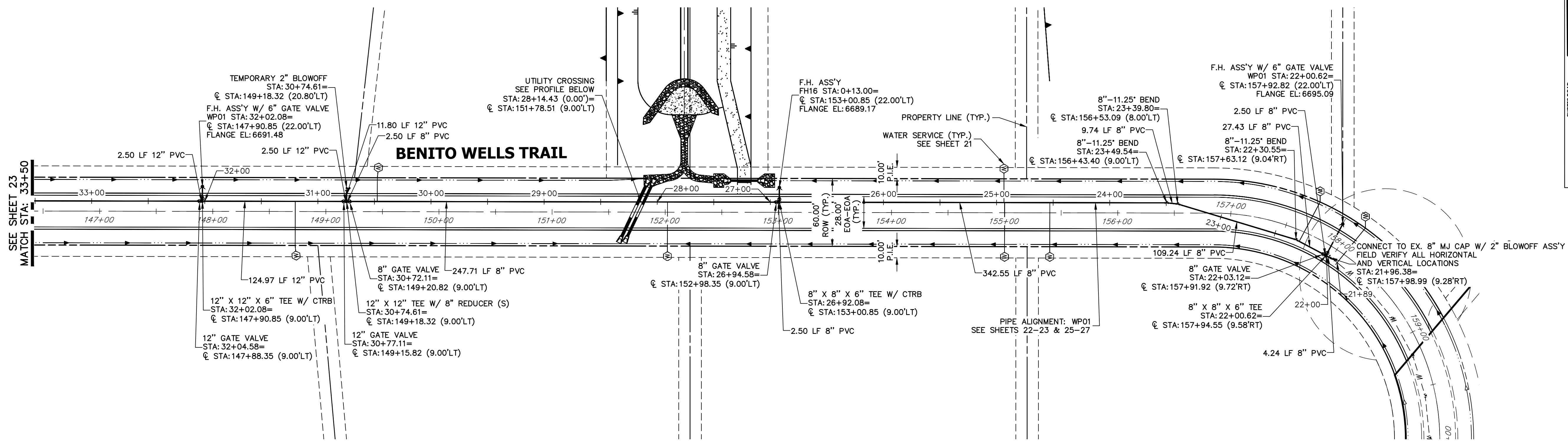
J.R. ENGINEERING
 A Western Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

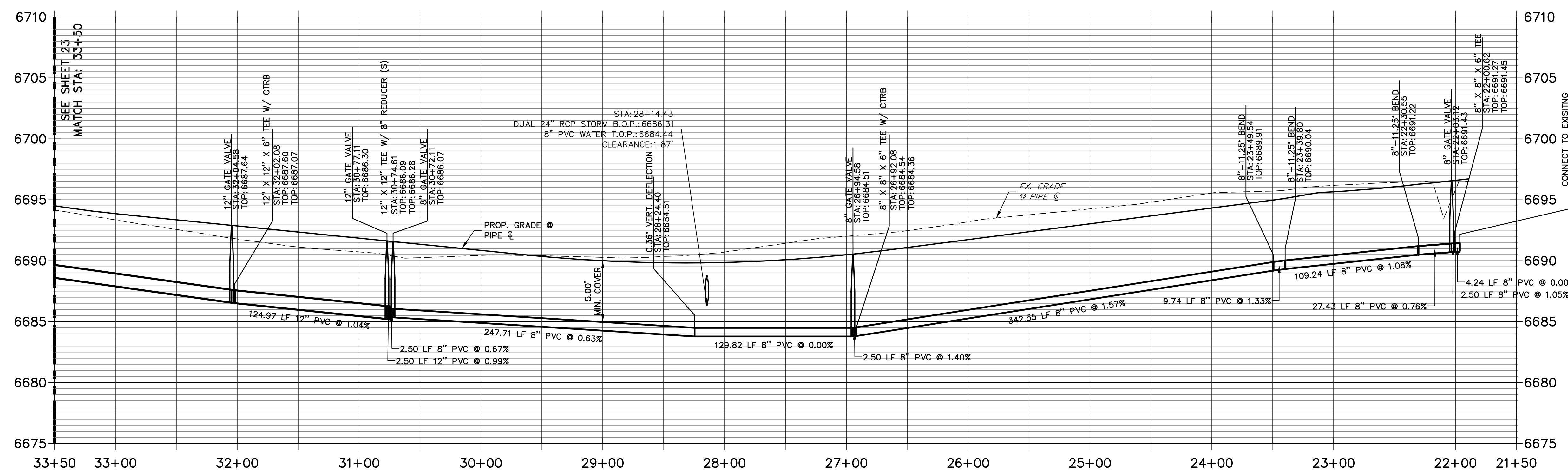
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 V-SCALE: N/A
 DATE: 6/4/21
 DESIGNED BY: AHC
 DRAWN BY: AHC
 CHECKED BY:

SADDLEHORN RANCH - FILING 2
OVERALL UTILITY & SERVICE PLAN

SHEET 21 OF 39
 JOB NO. 25142.04

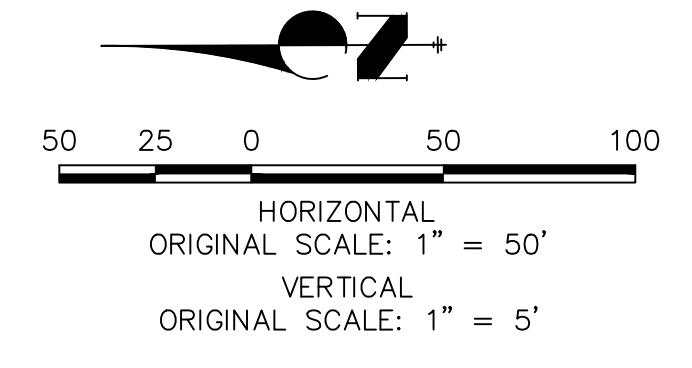


**WP1 PROFILE
STA 21+50.00 TO 33+50.00**



NOTES

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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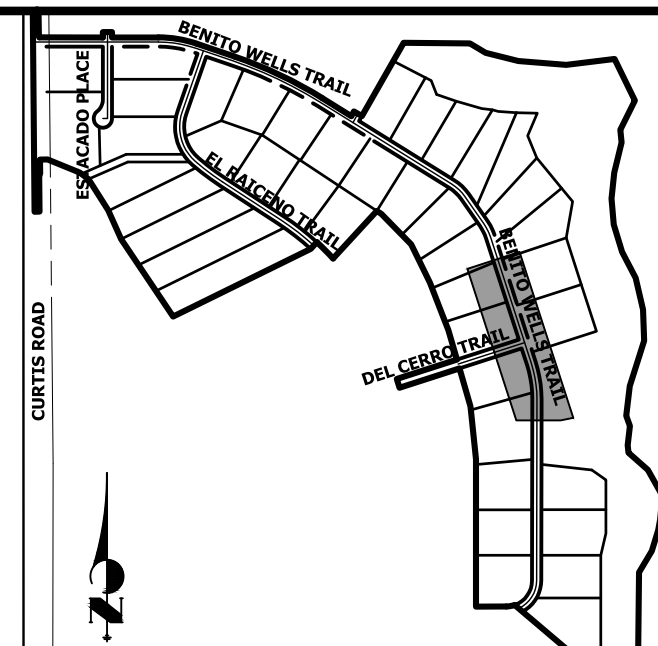
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company

 Centennial 300-740-0888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE



KEY MAP
N.T.S.

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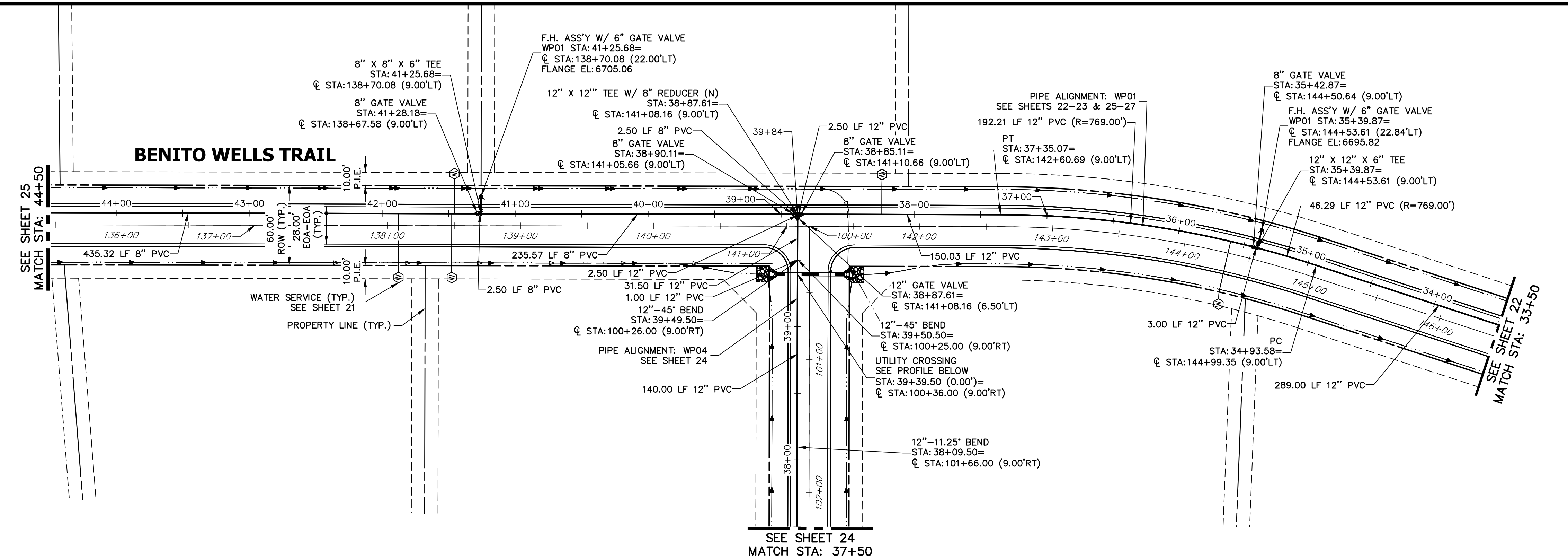
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NAPA, CALIFORNIA
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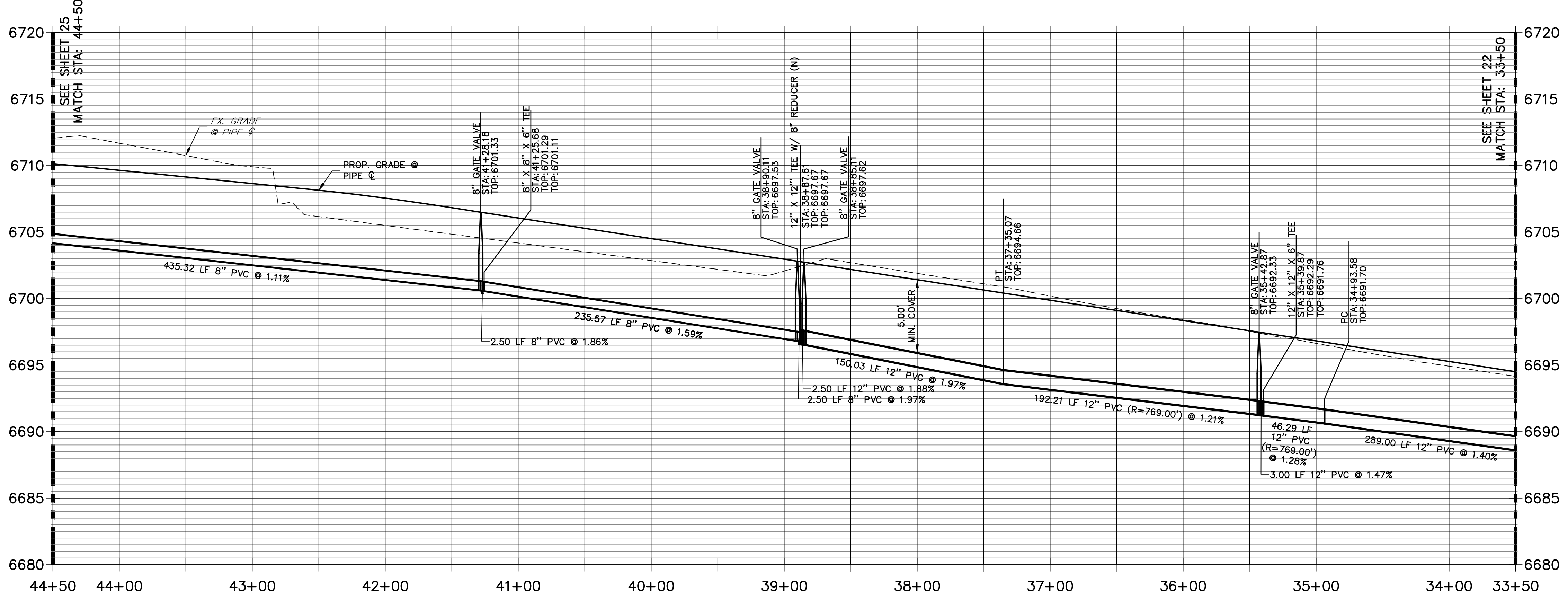
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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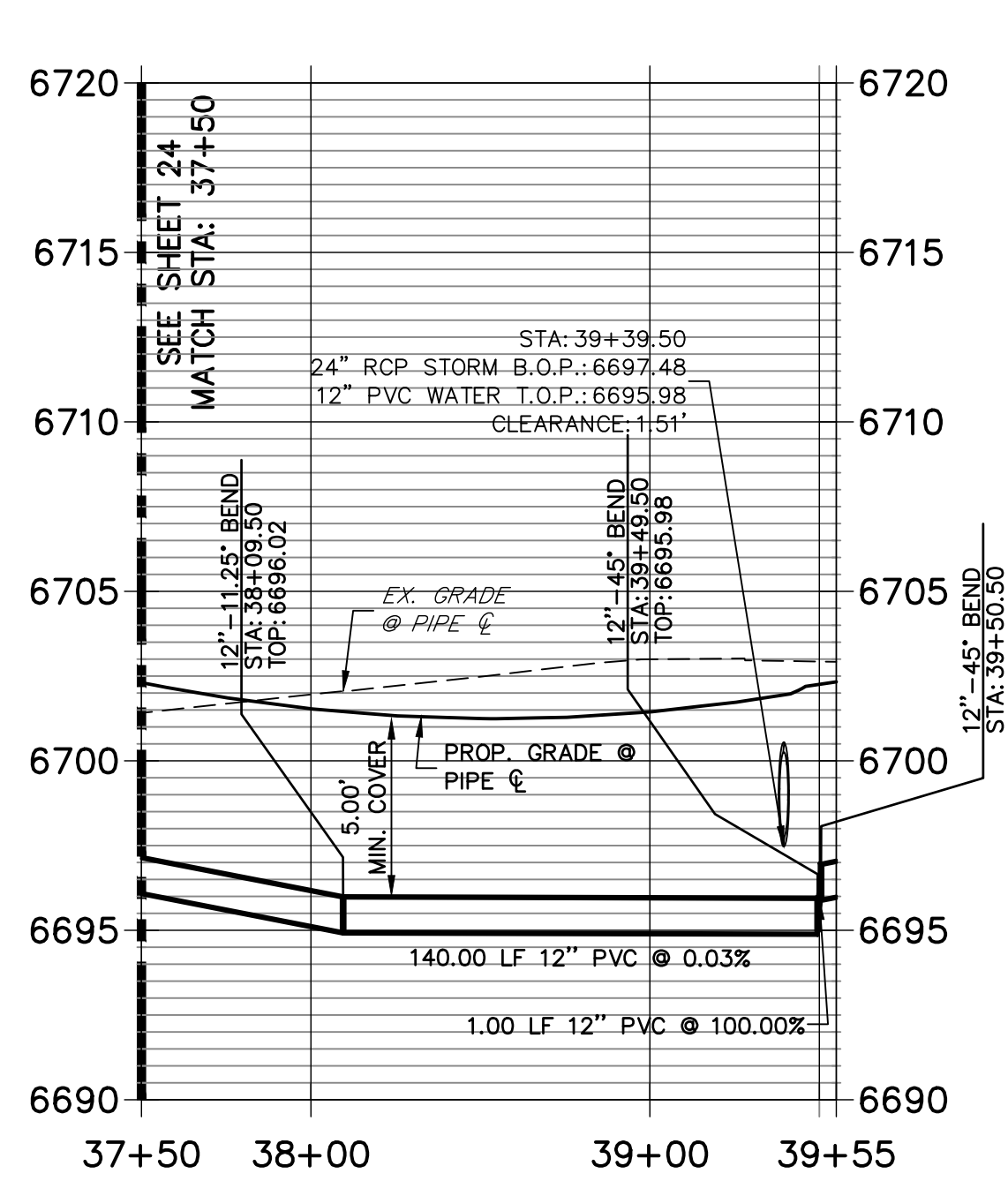
SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN



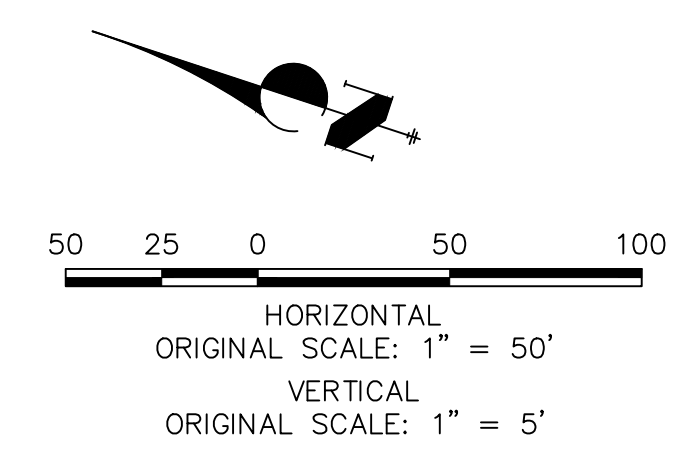
WP01 PROFILE (1)
STA 33+50.00 TO 44+50.00



WP04 PROFILE
STA 37+50.00 TO 39+55.00



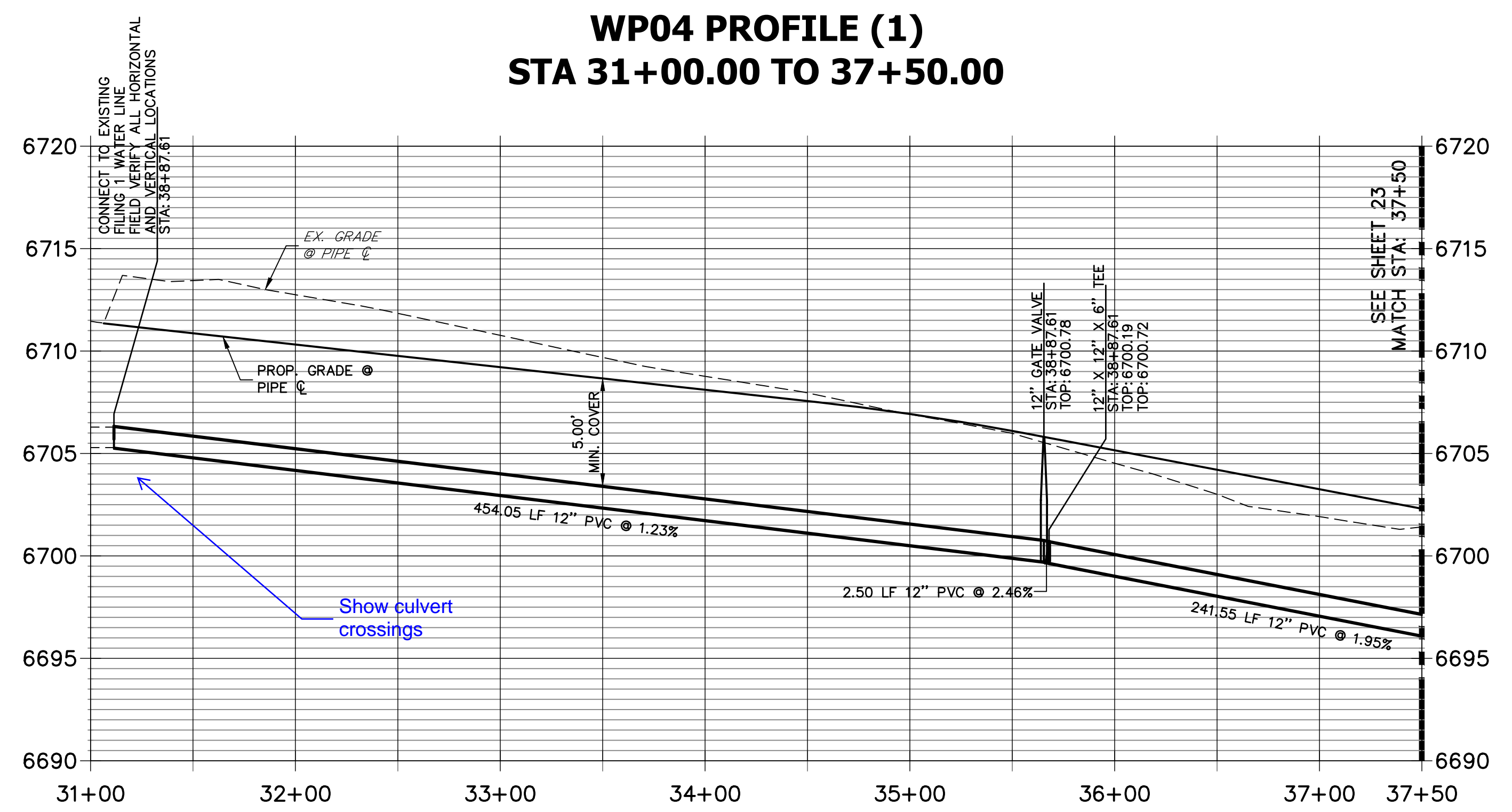
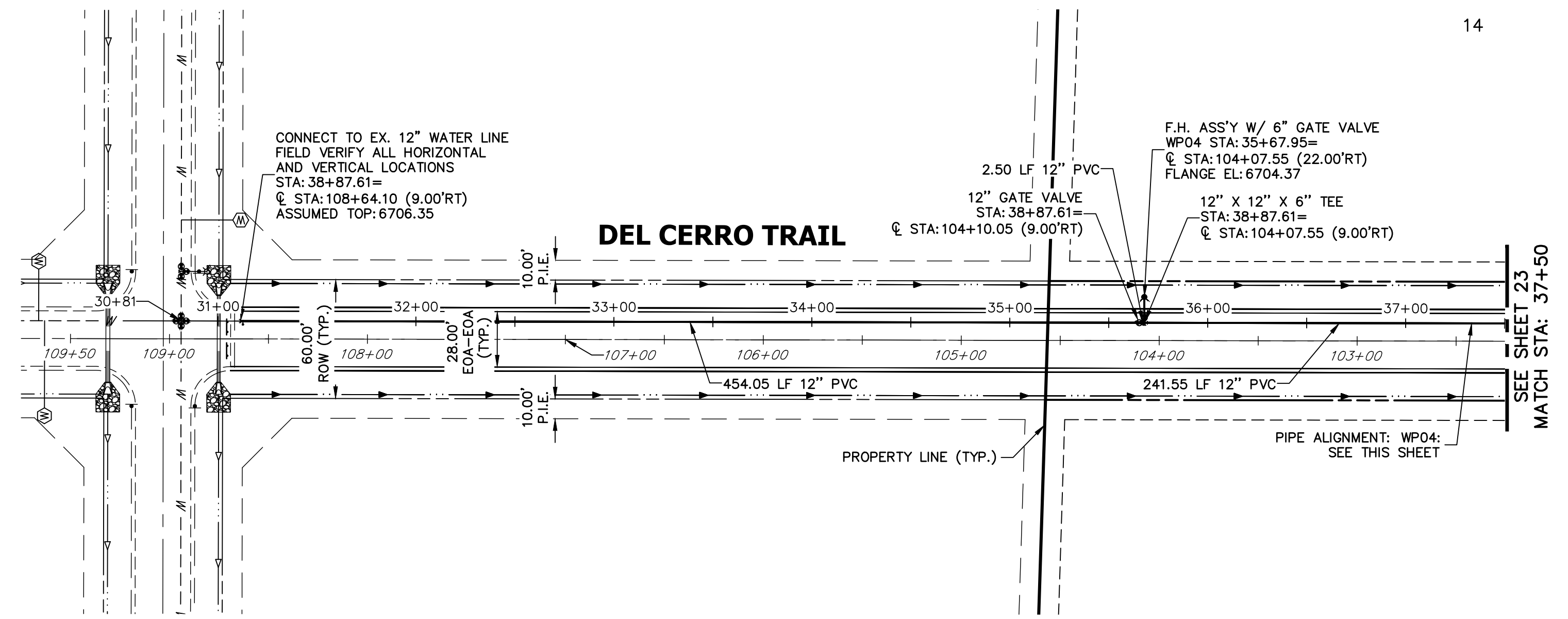
- NOTES**
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ENGINEER'S STATEMENT

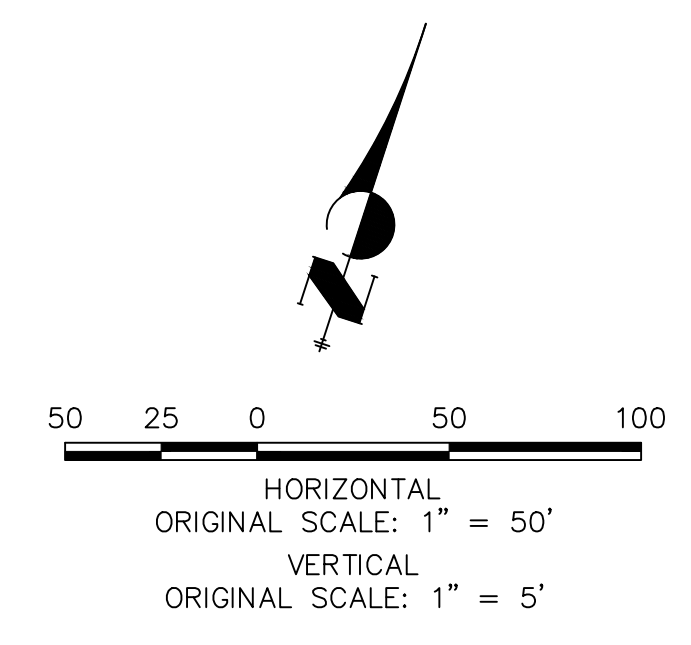
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



NOTES

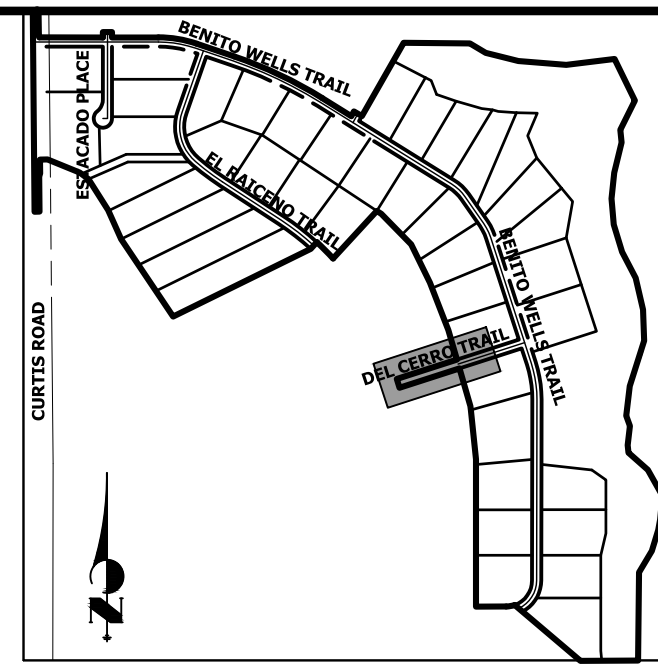
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 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

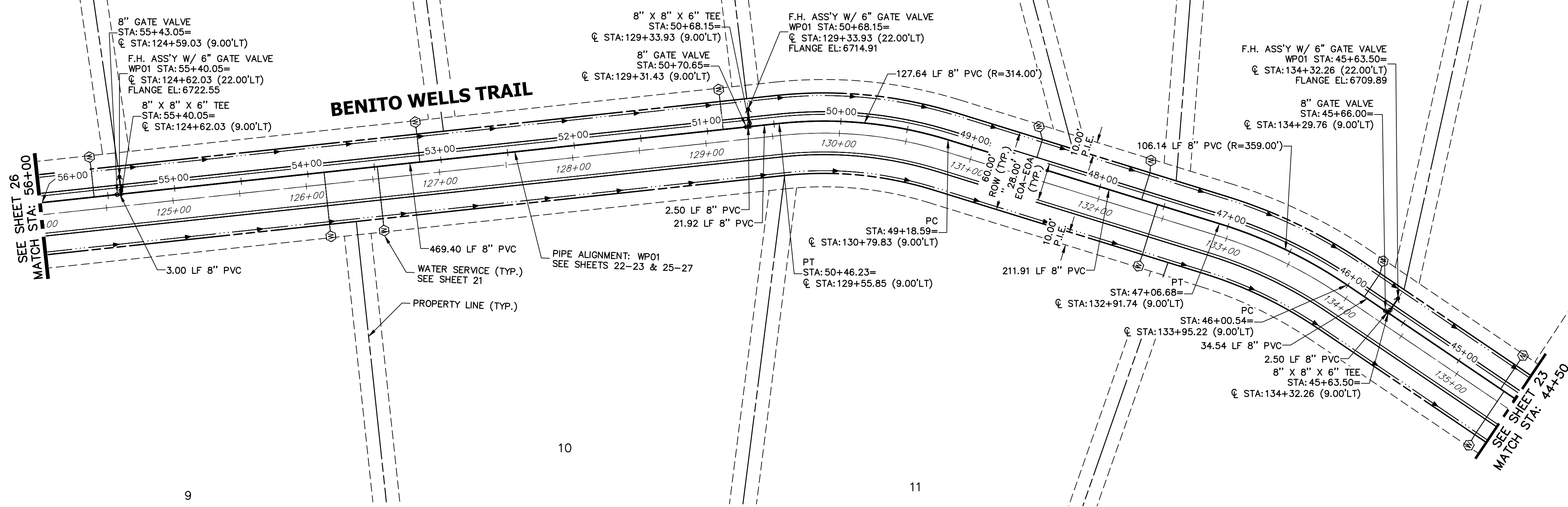
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

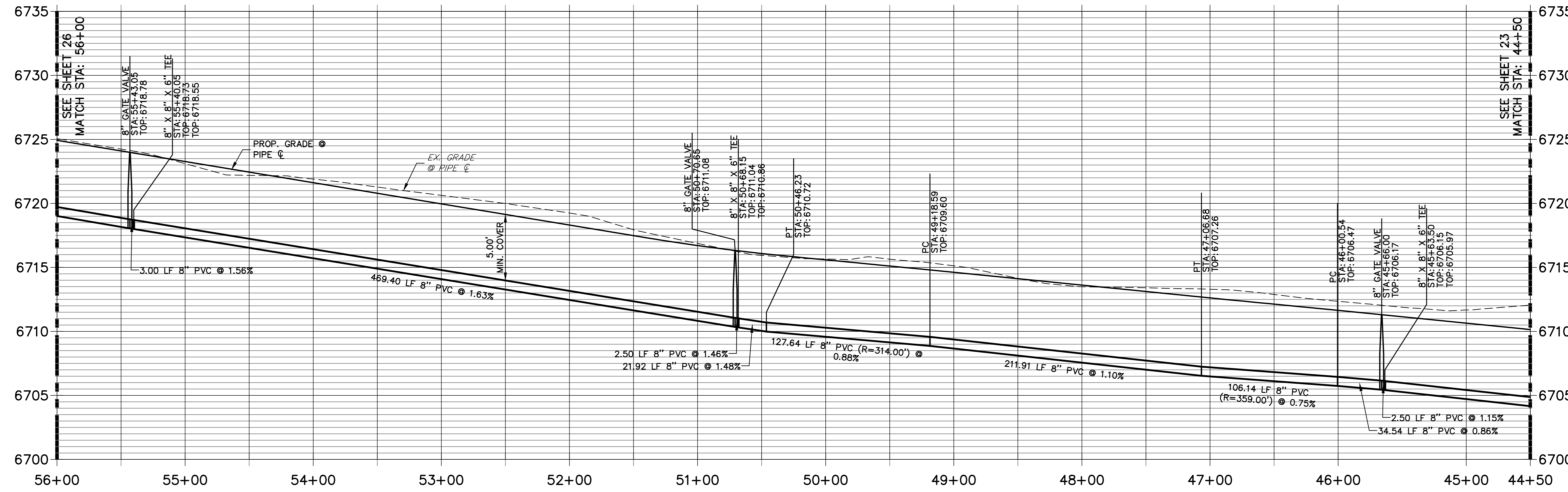
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	6/4/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 24 OF 39
 JOB NO. 25142.04

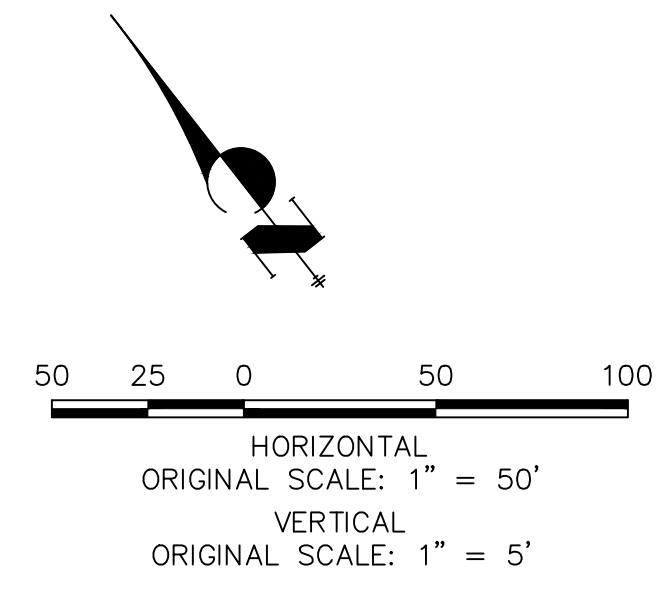


**WP01 PROFILE (2)
STA 44+50.00 TO 56+00.00**



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

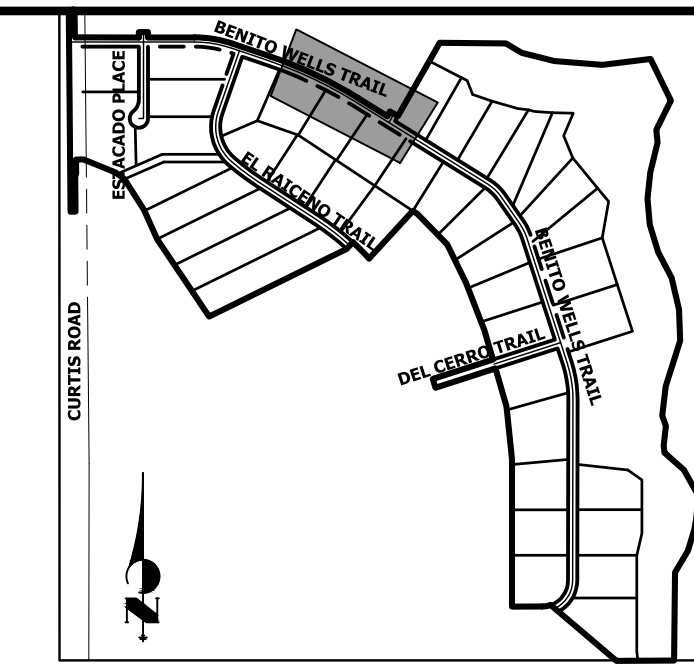
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

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

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 25 OF 39
 JOB NO. 25142.04



KEY MAP
N.T.S.

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

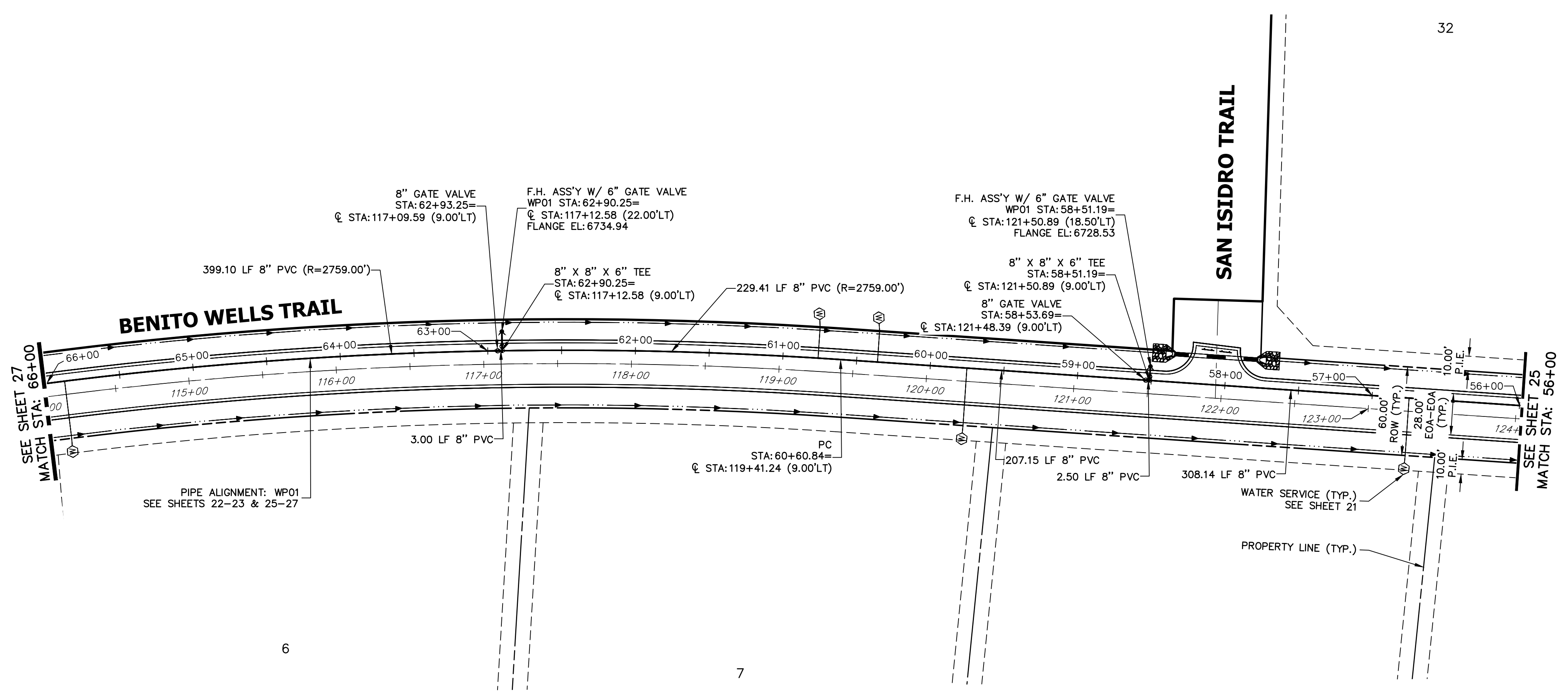
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

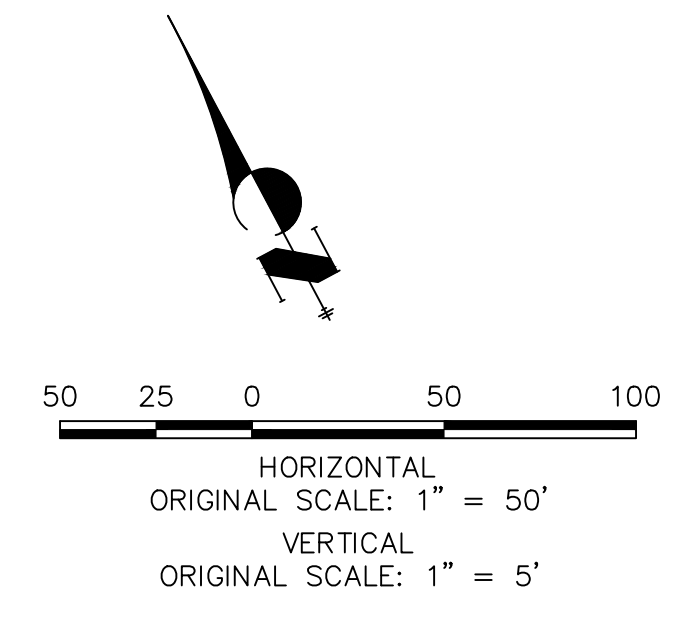
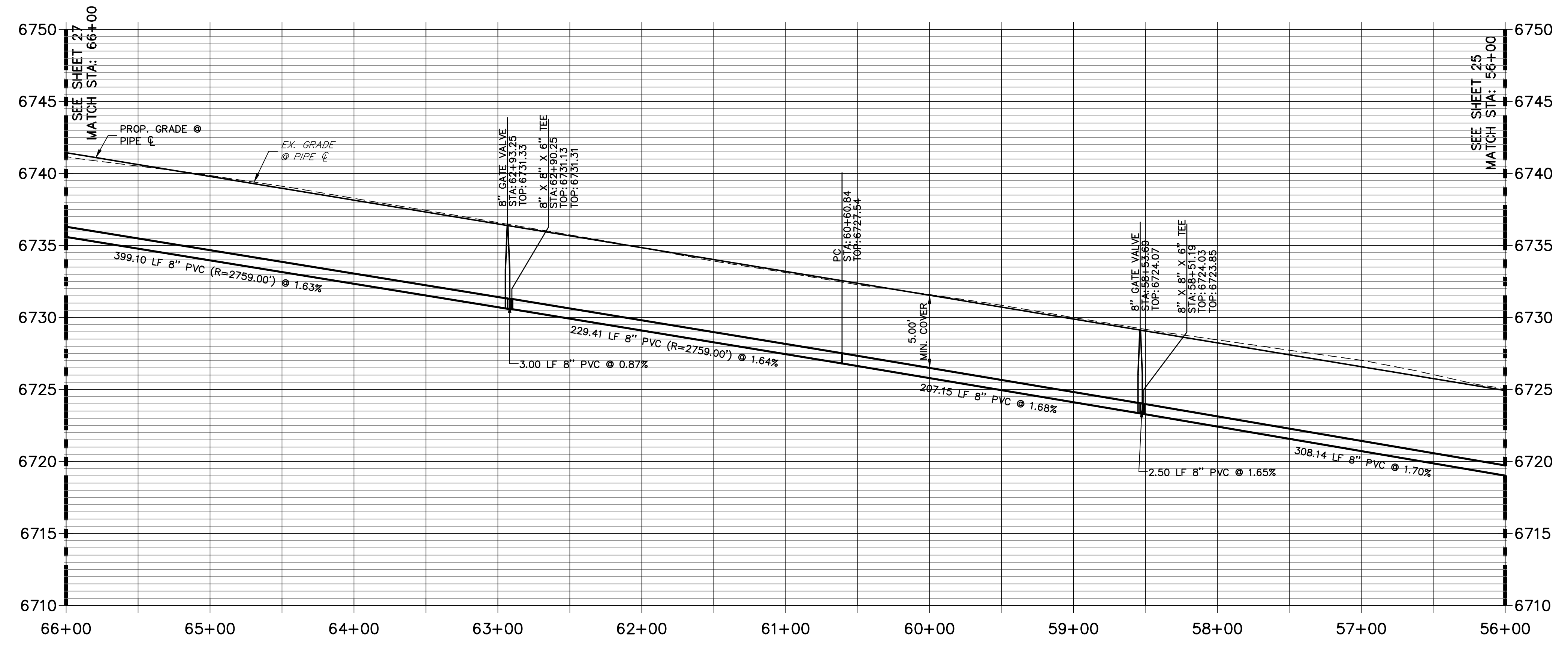
SADDLEHORN RANCH -
FILING 2
WATER DISTRIBUTION PLAN

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

SHEET 26 OF 39
JOB NO. 25142.04



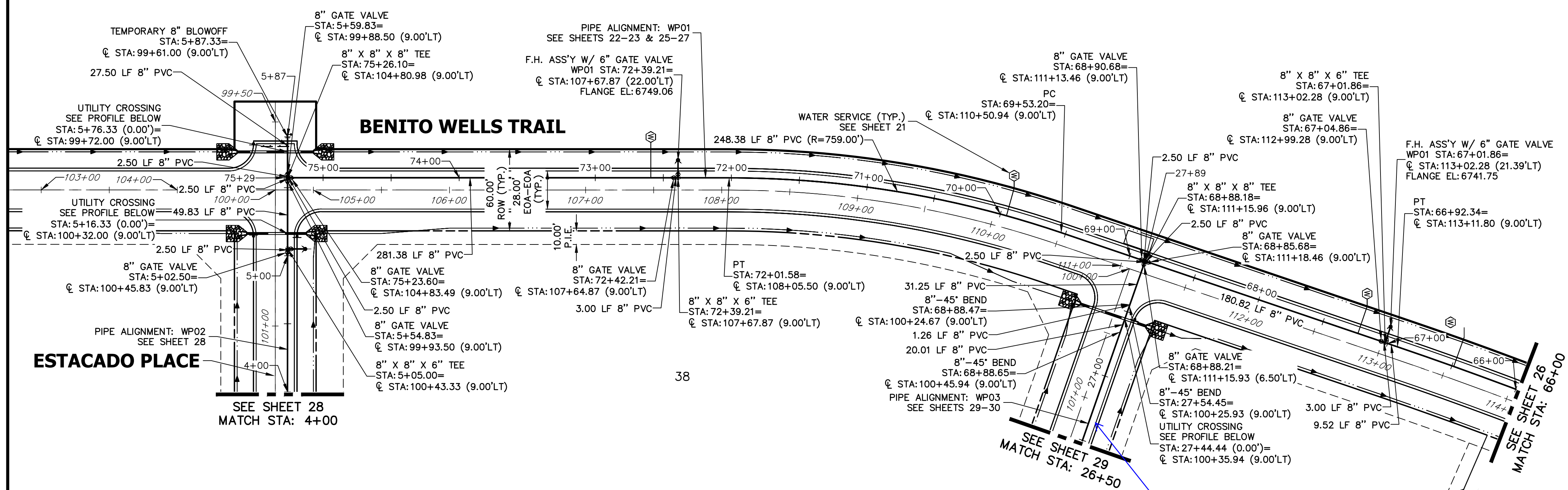
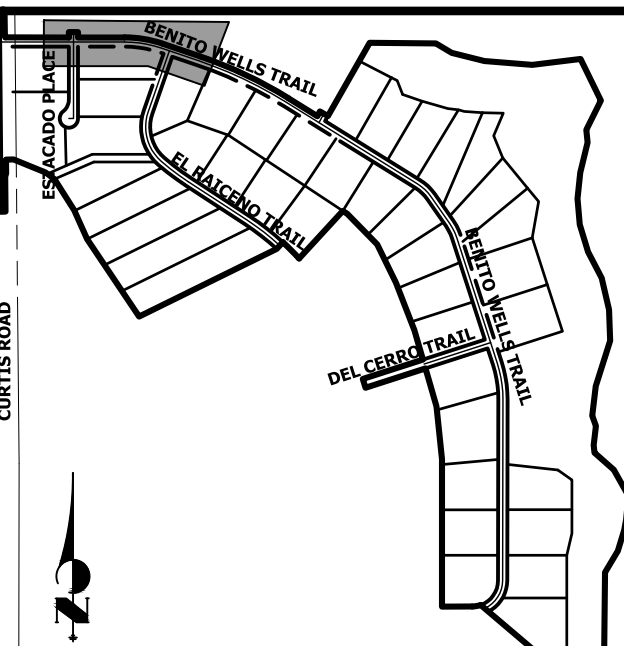
WP01 PROFILE (3)
STA 56+00.00 TO 66+00.00



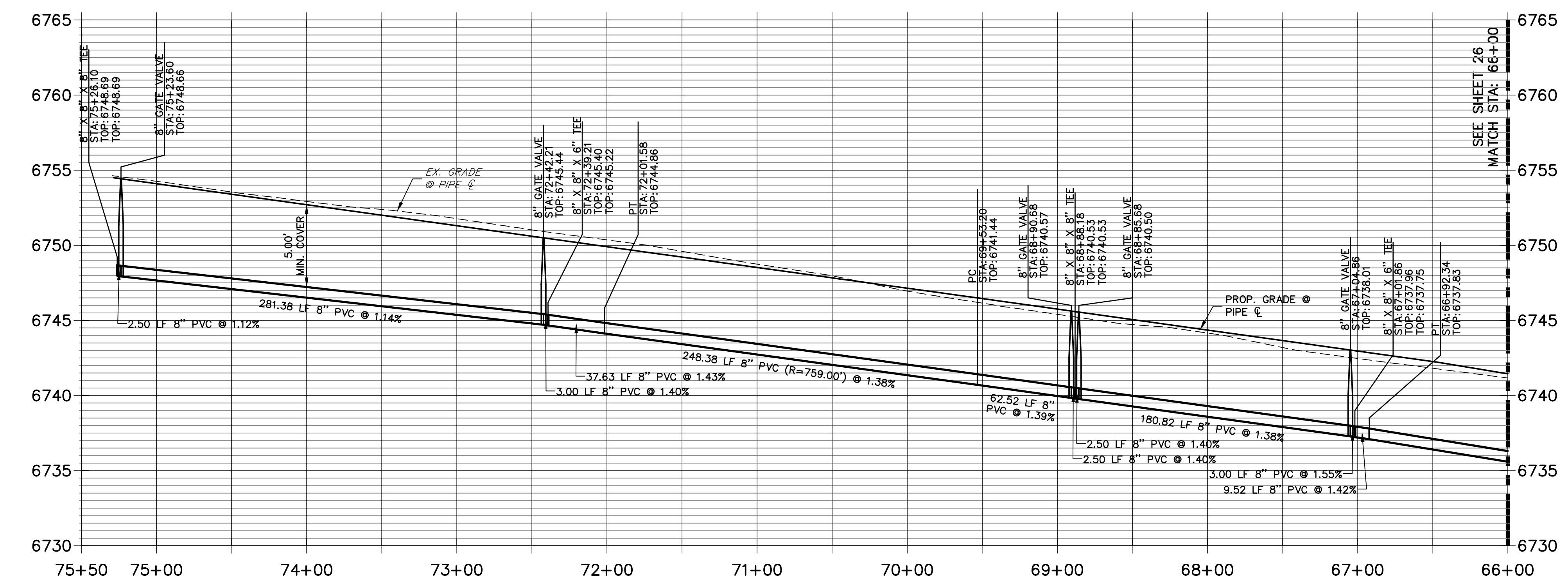
811
Know what's below.
Call before you dig.

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

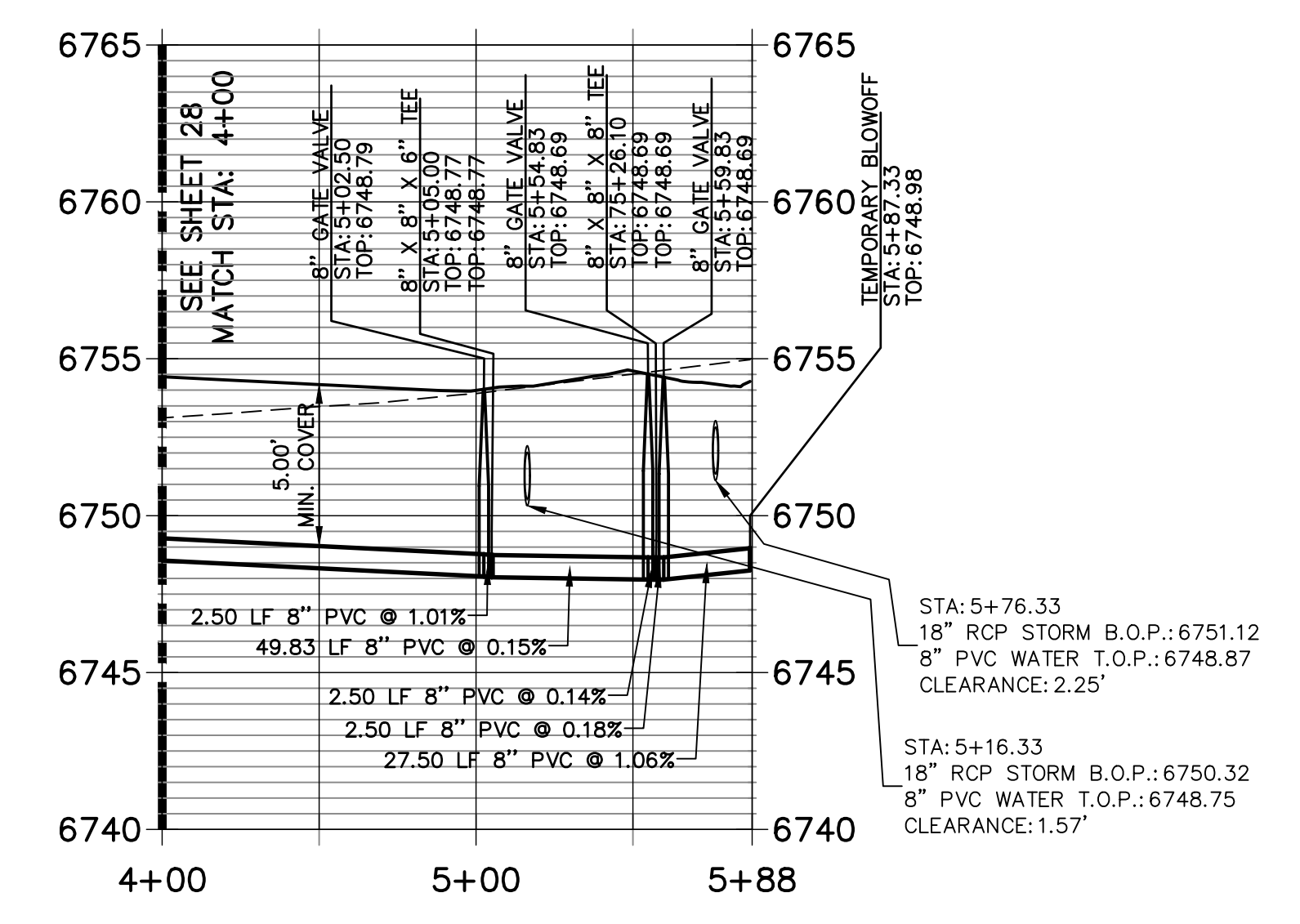
BRYAN T. LAW, P.E. _____ DATE _____
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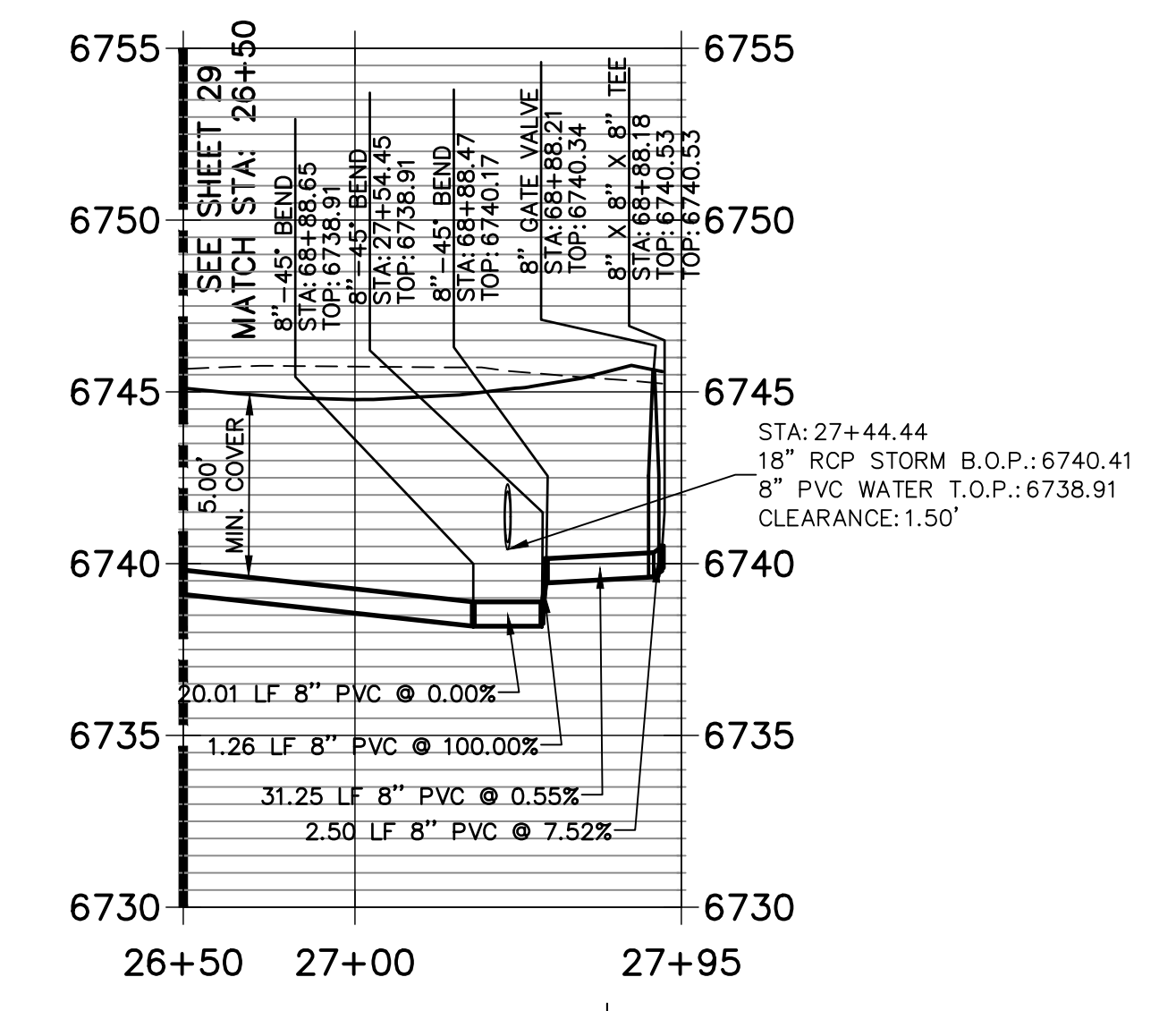
**WP01 PROFILE (4)
STA 66+00.00 TO 75+50.00**



**WP02 PROFILE
STA 4+00.00 TO 5+88.00**

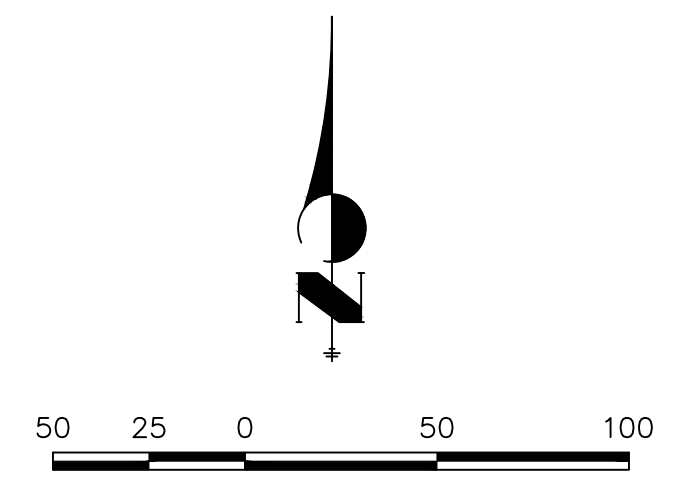


**WP03 PROFILE
STA 26+50.00 TO 27+95.00**



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 BRADY WILLIAMS

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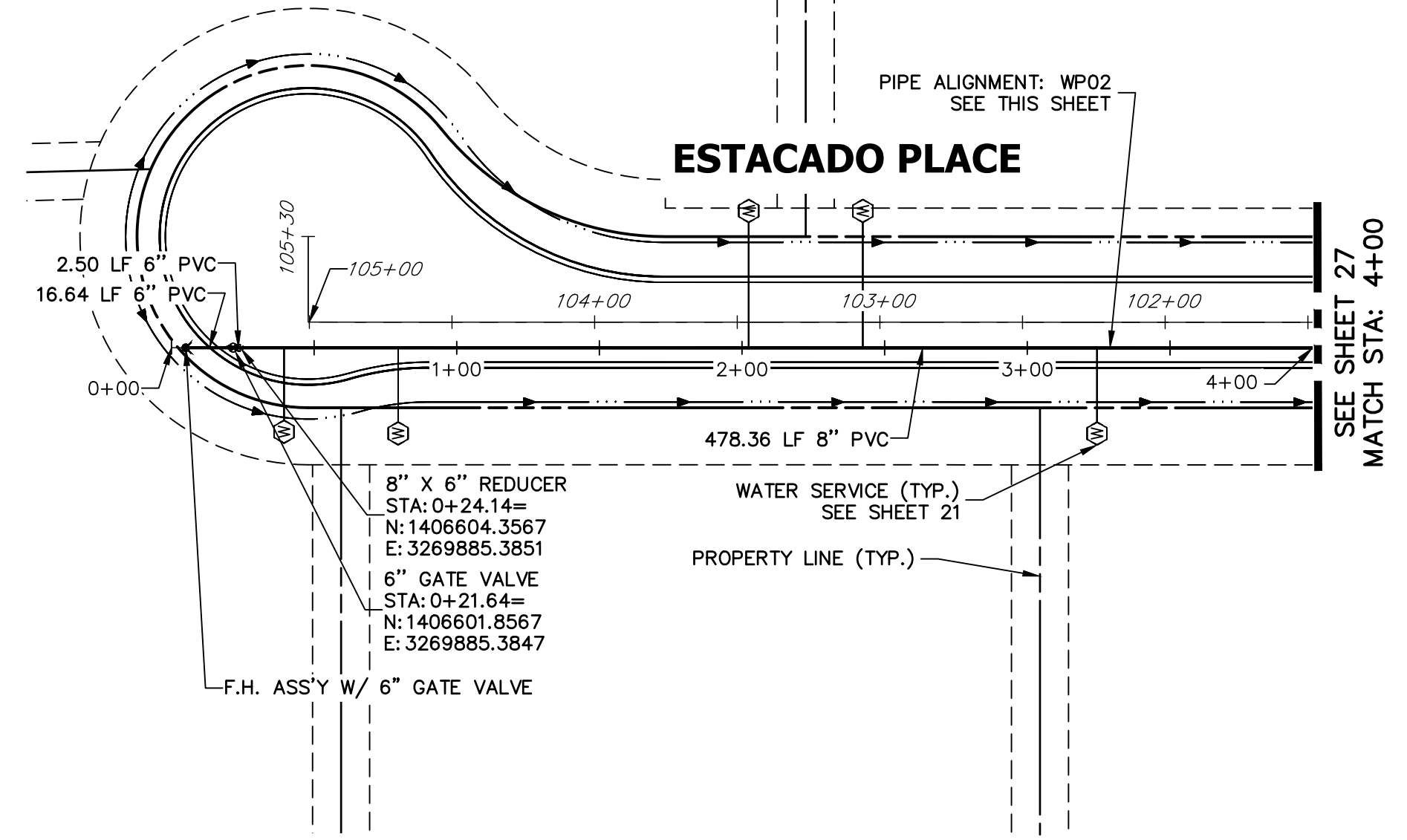
BY	DATE

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

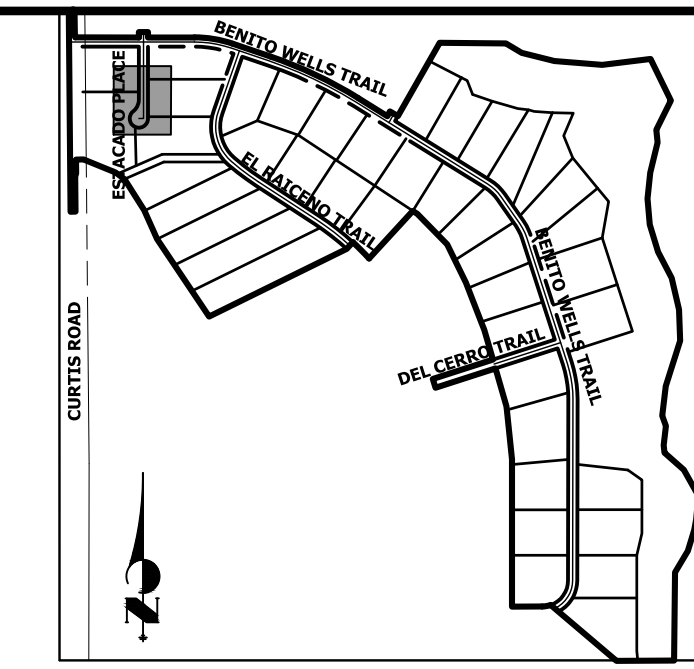
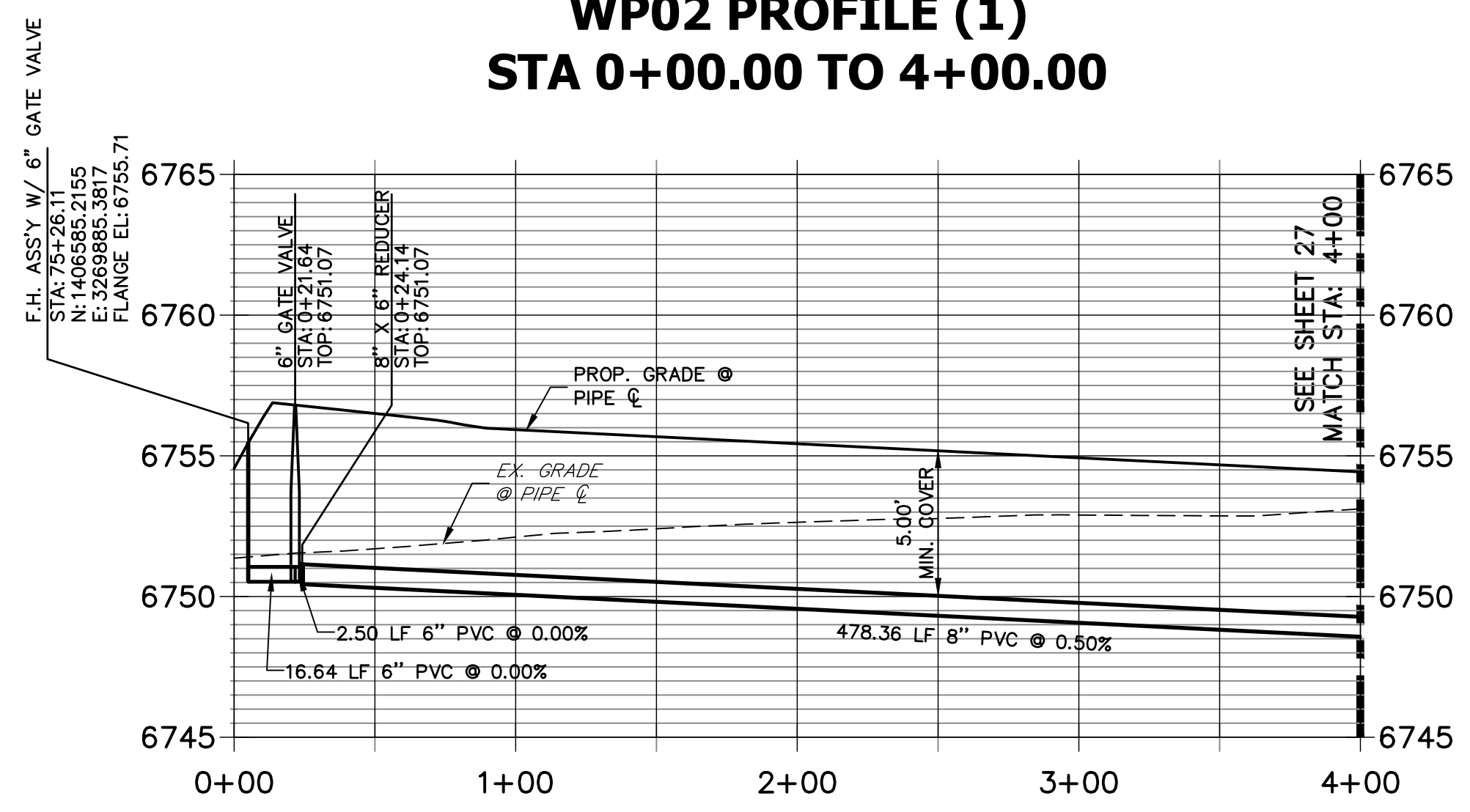
SADDLEHORN RANCH -
 FILING 2
WATER DISTRIBUTION PLAN

SHEET 27 OF 39

JOB NO. 25142.04



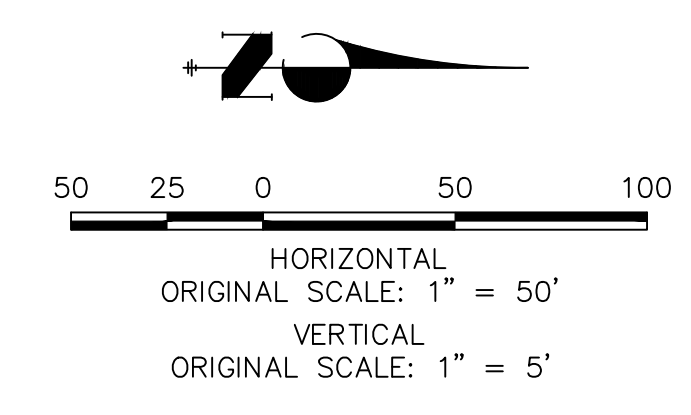
**WPO2 PROFILE (1)
STA 0+00.00 TO 4+00.00**



KEY MAP
N.T.S.

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5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
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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
 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

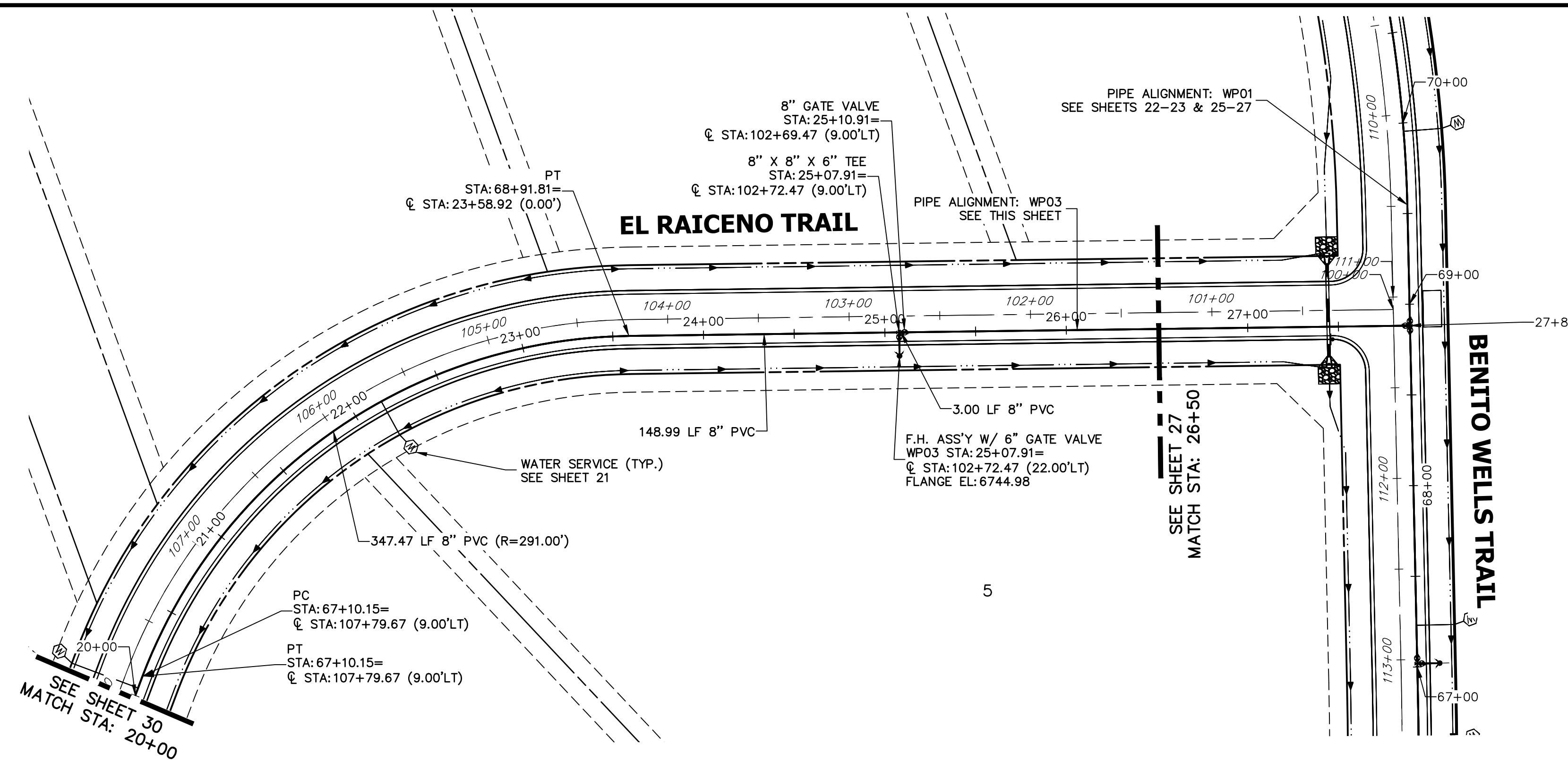
No.	REVISION	BY	DATE

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

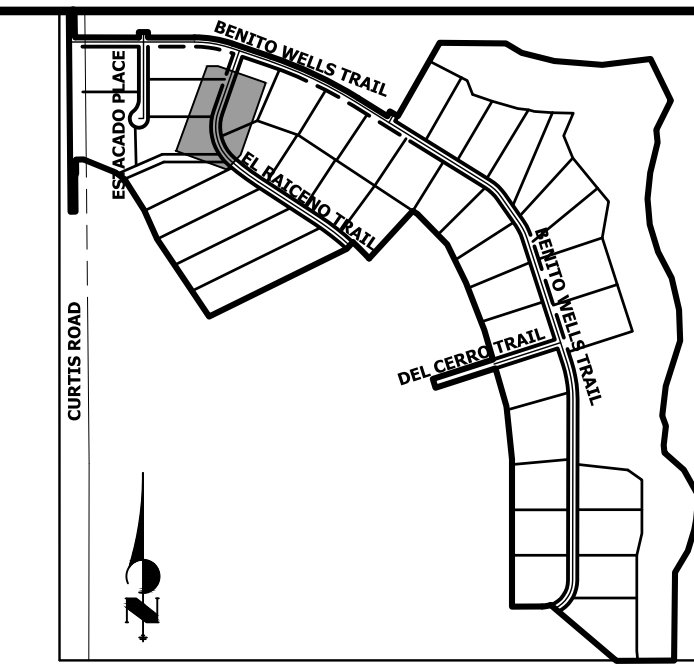
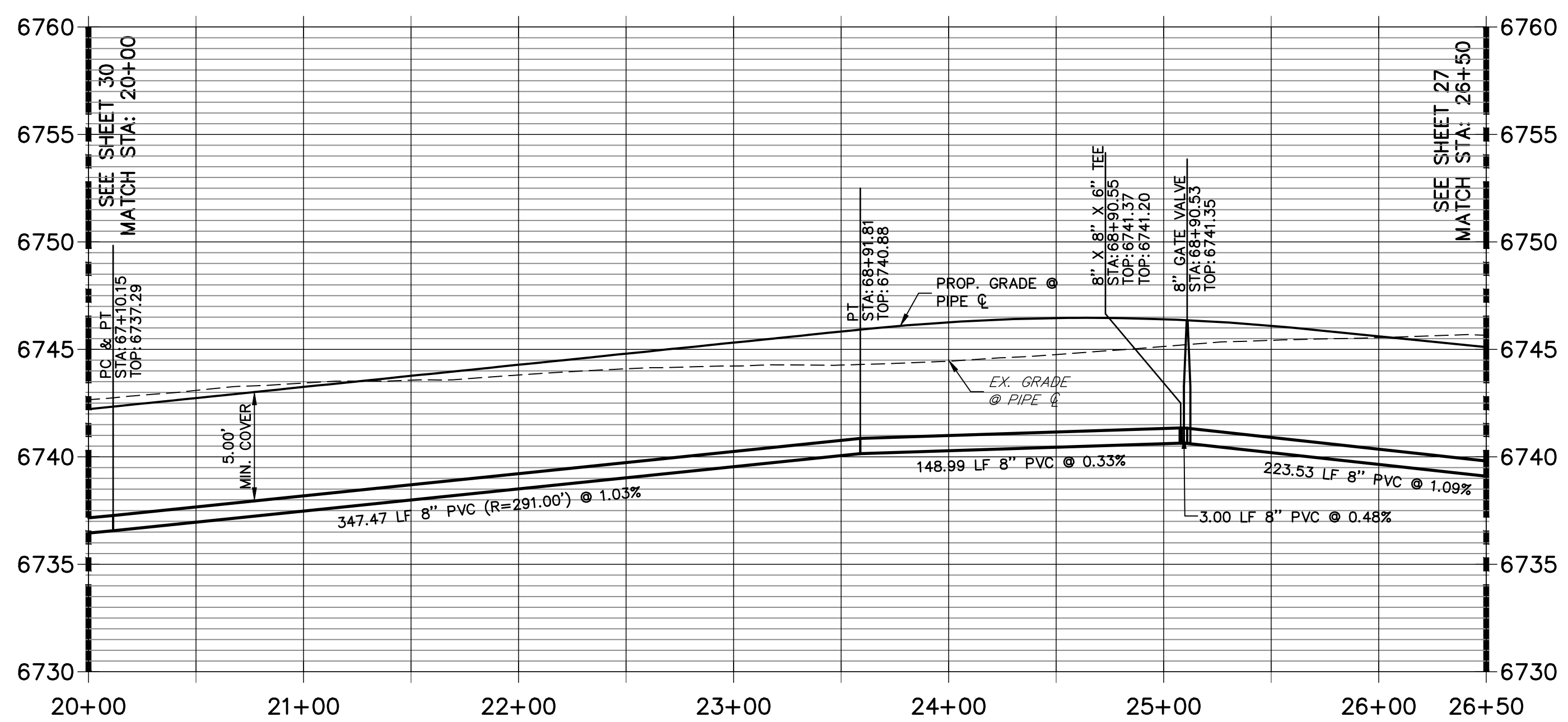
**SADDLEHORN RANCH -
 FILING 2**

WATER DISTRIBUTION PLAN

SHEET 28 OF 39
 JOB NO. 25142.04



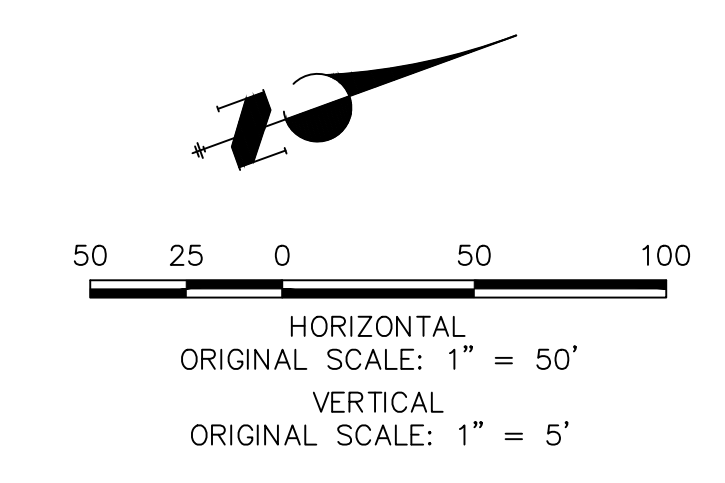
**WP03 PROFILE (1)
STA 20+00.00 TO 26+50.00**



KEY MAP
N.T.S.

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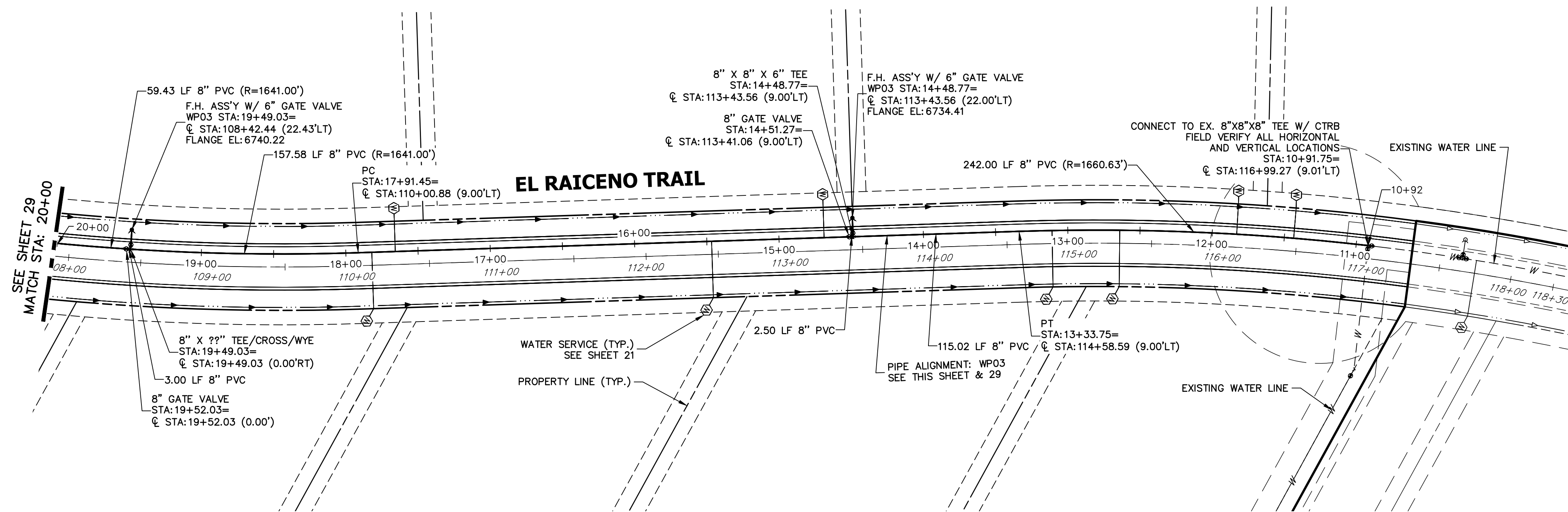
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No.	REVISION	BY	DATE

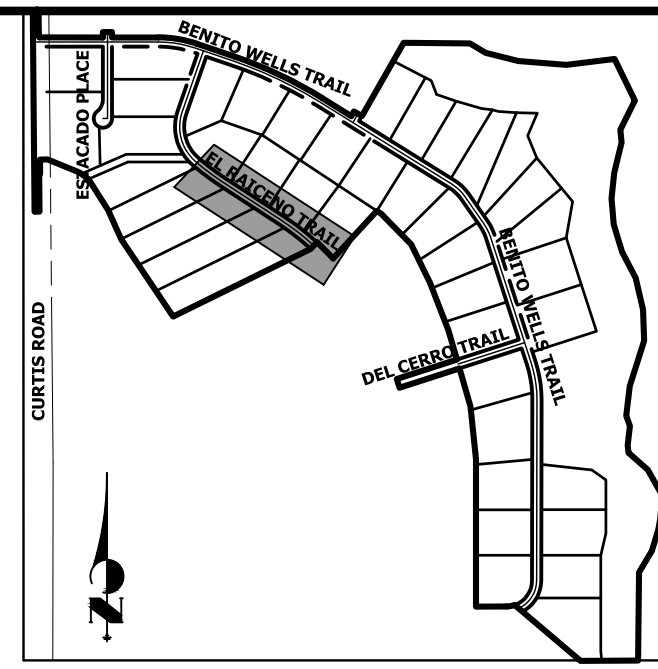
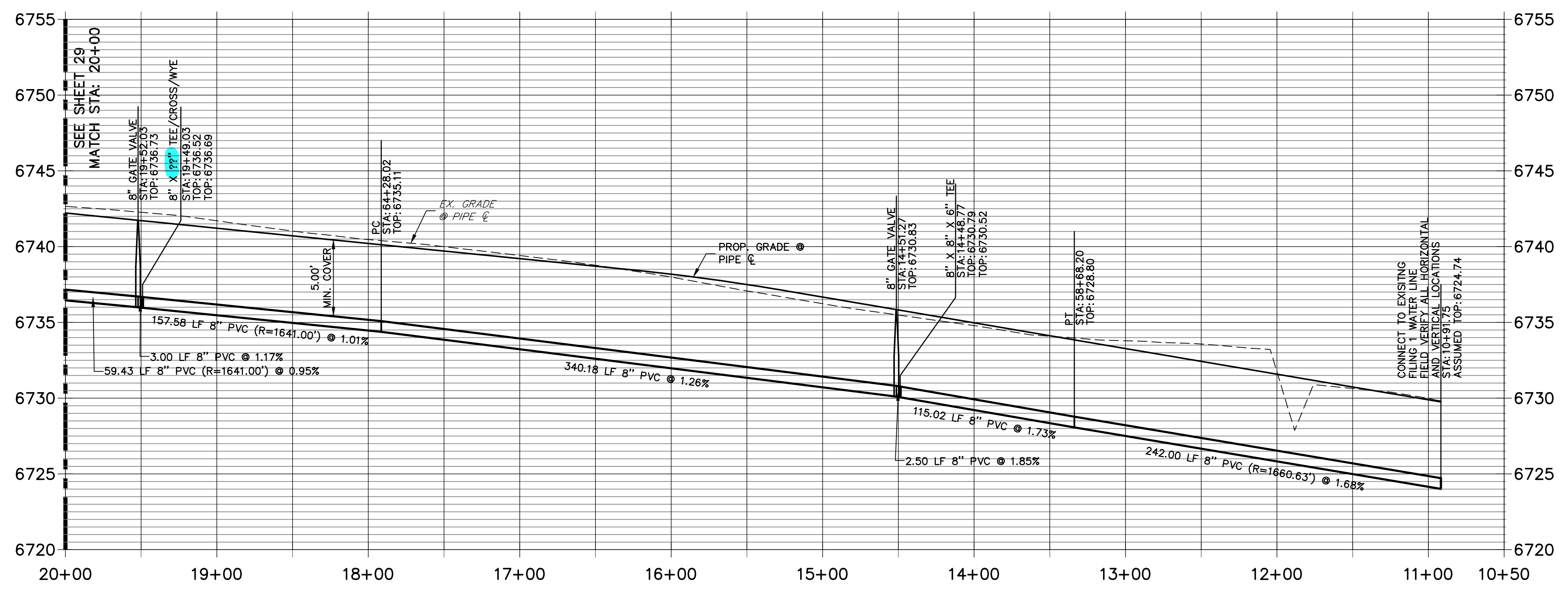
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V-SCALE	1"=5'
DATE	6/4/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 29 OF 39
 JOB NO. 25142.04

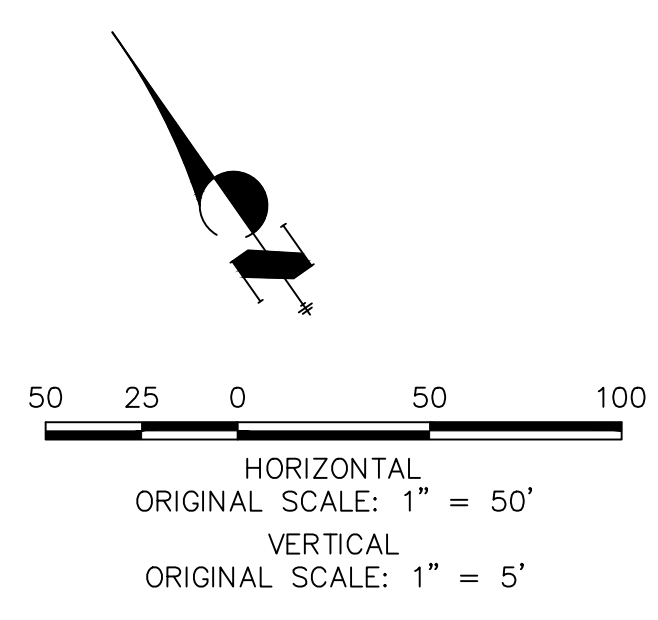


**WP03 PROFILE(2)
STA 10+50.00 TO 20+00.00**



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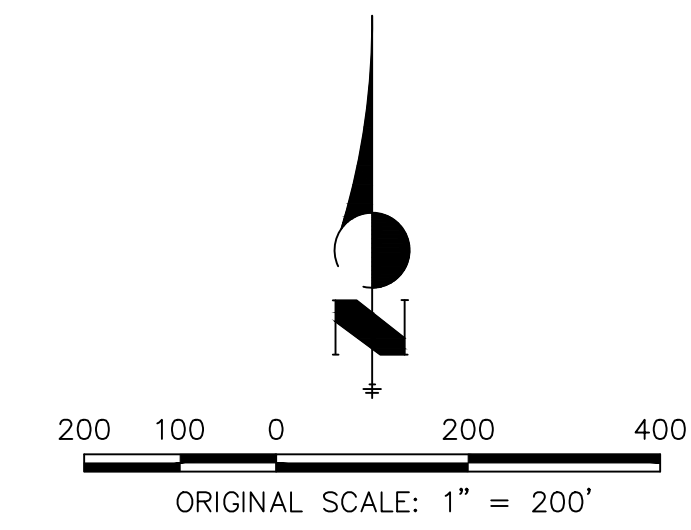
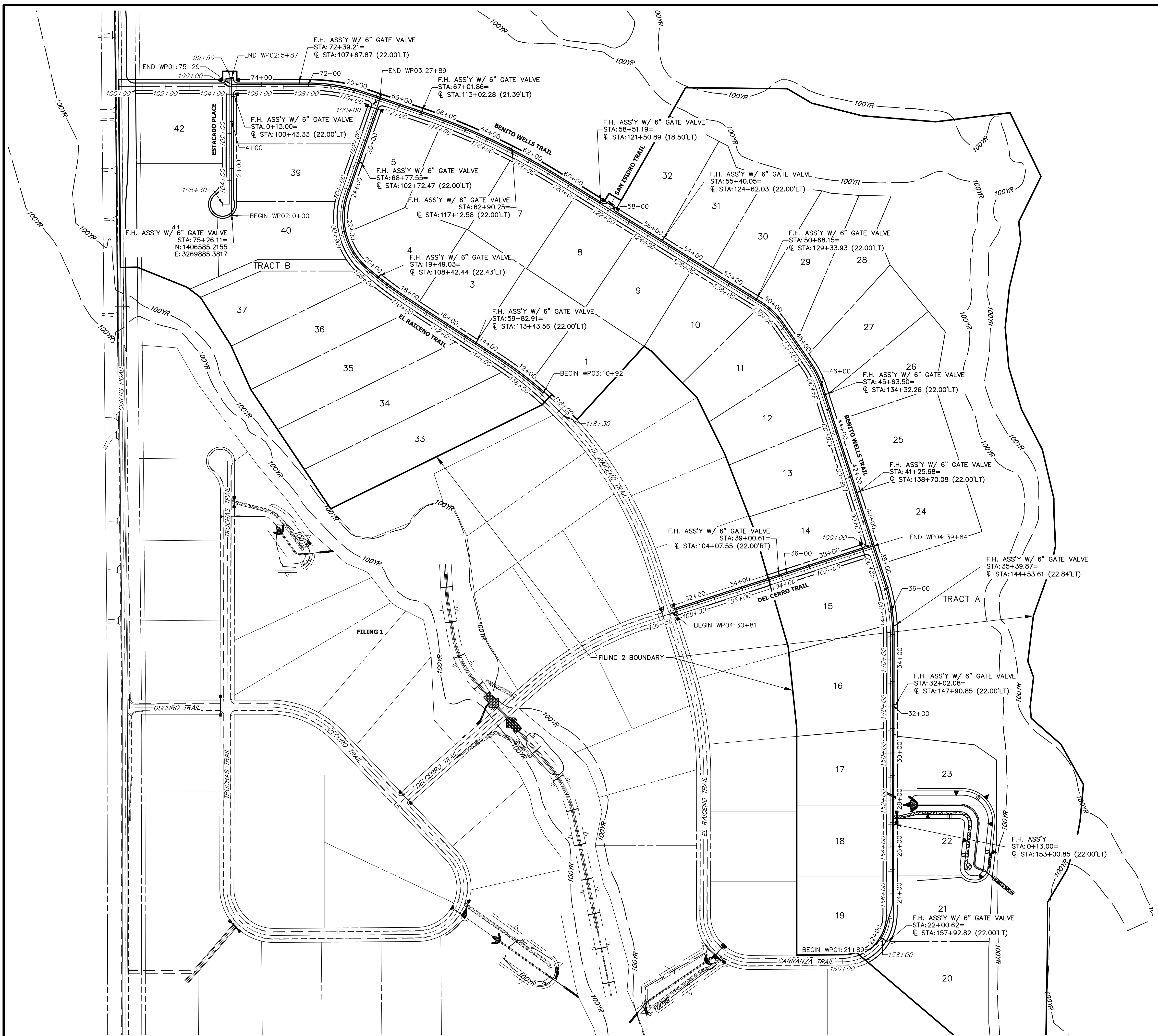
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SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 30 OF 39
 JOB NO. 25142.04




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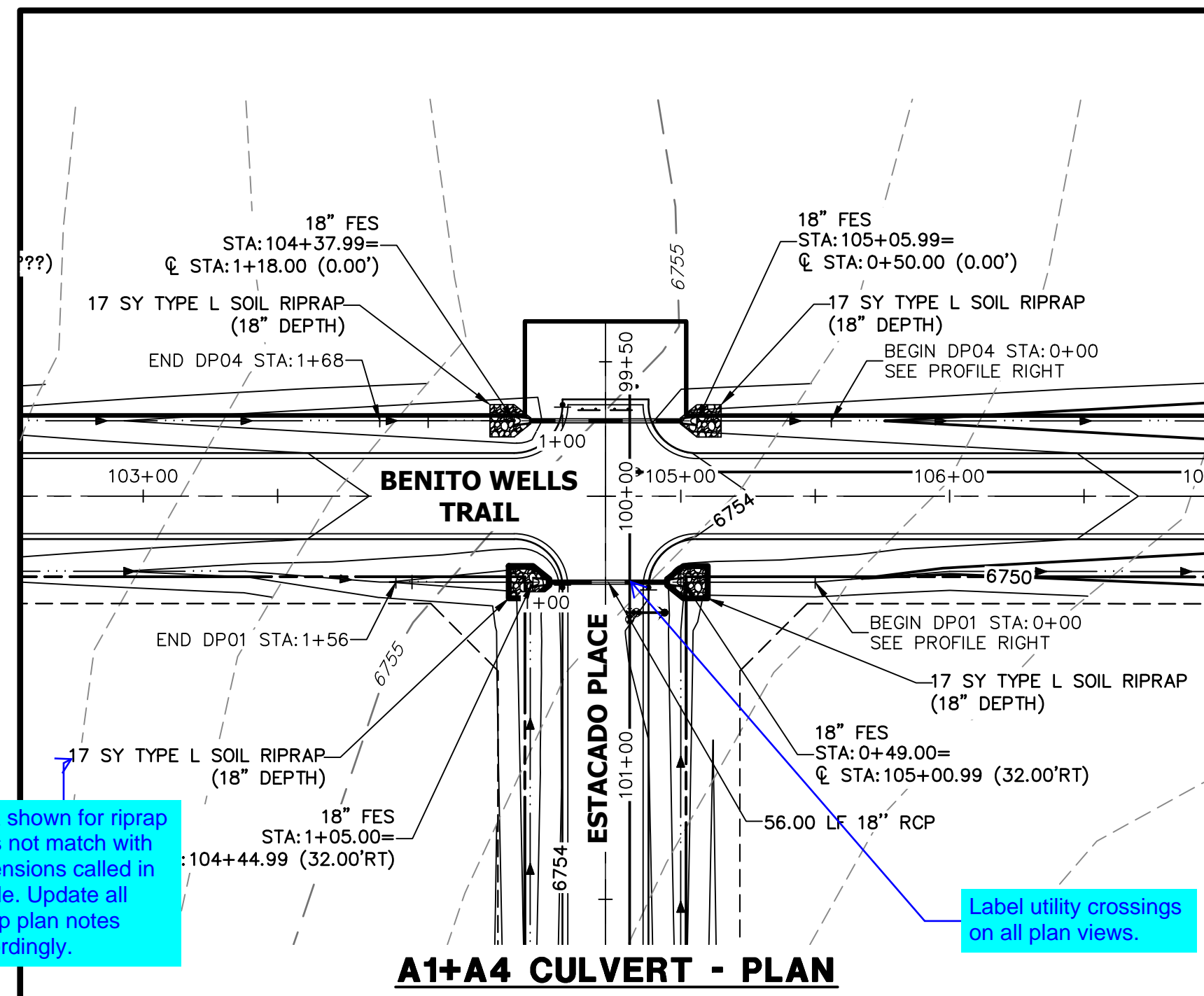
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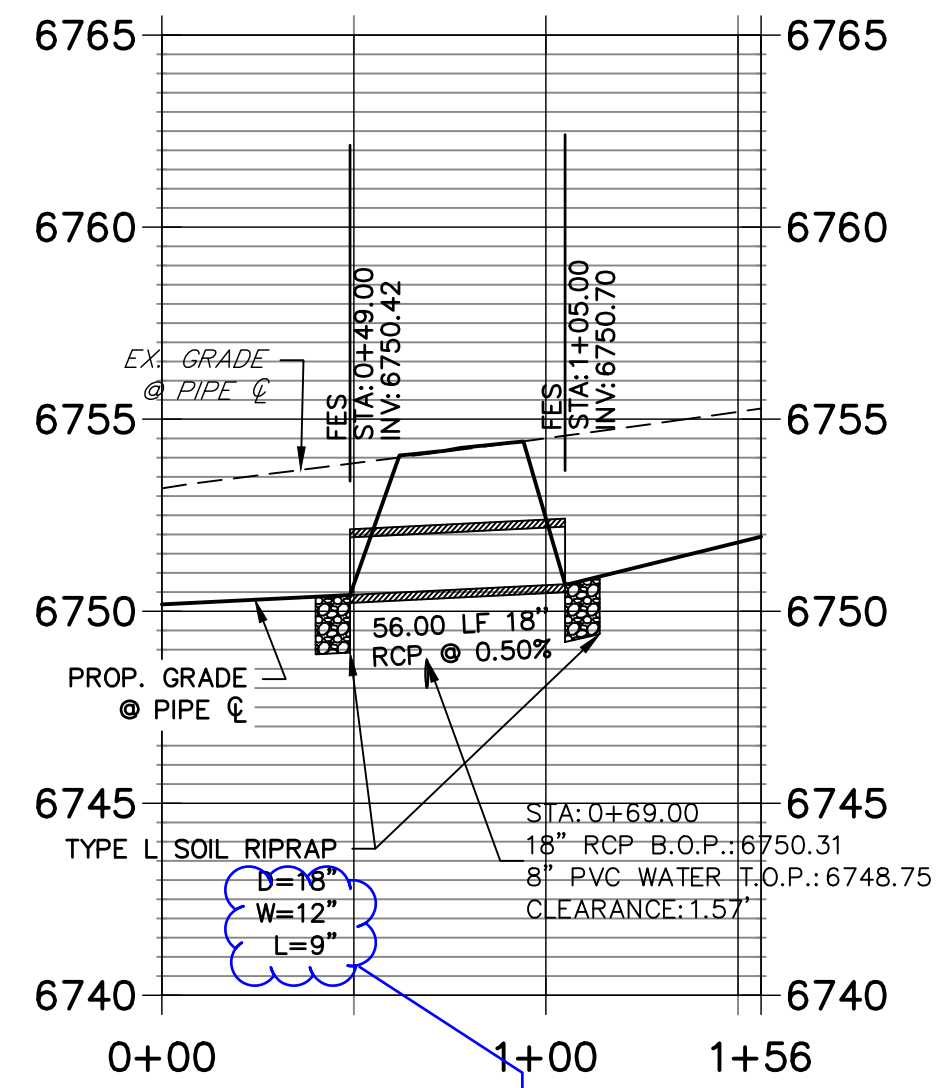
No.	REVISION	BY	DATE					
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY
1"	200'	N/A	6/4/21					

SADDLEHORN RANCH - FILING 2
OVERALL FIRE HYDRANT PLAN

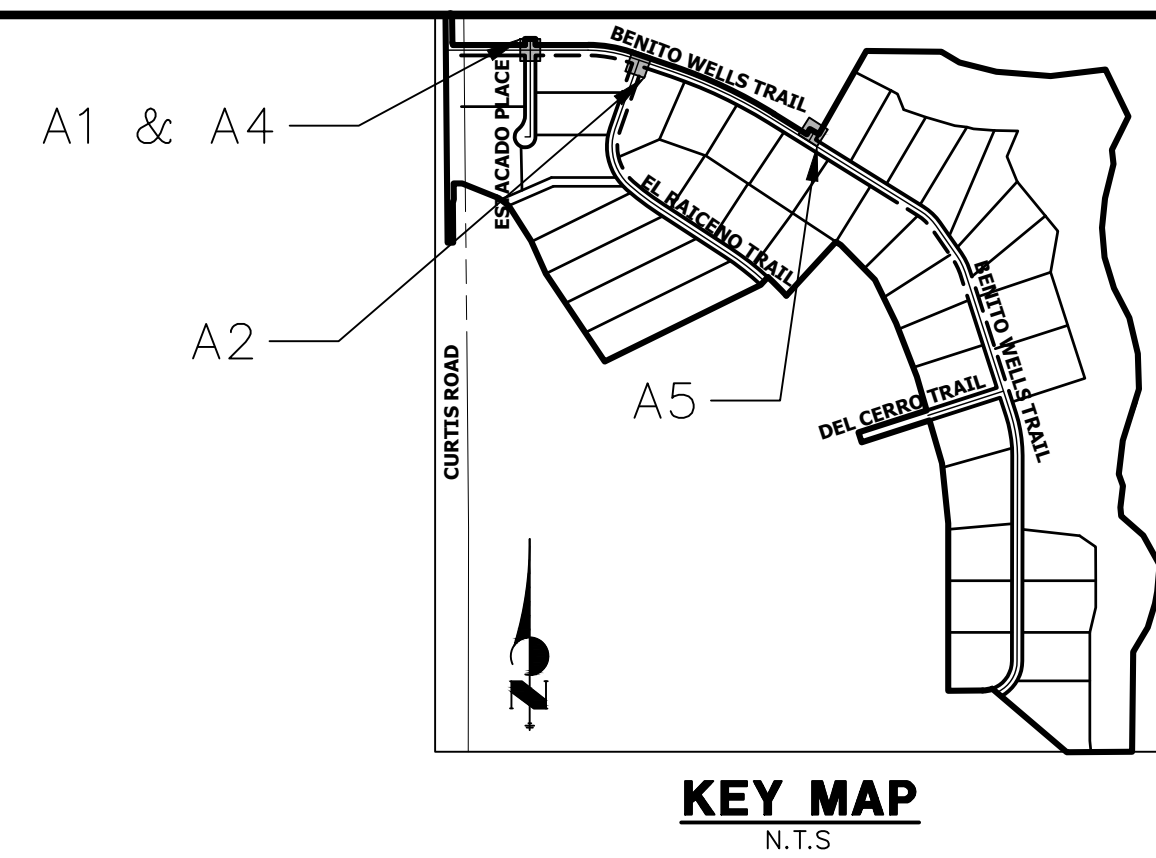
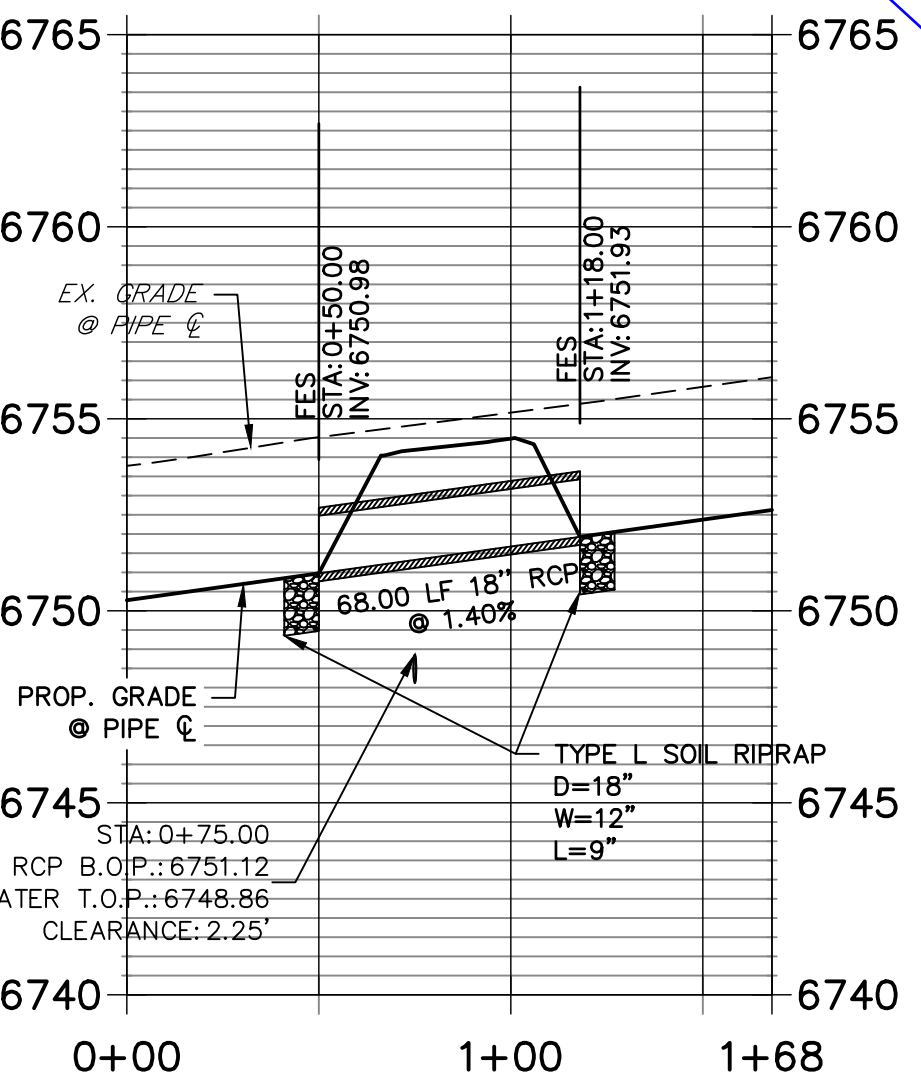
SHEET 31 OF 39
 JOB NO. 25142.04



DP01 PROFILE
STA 0+00.00 TO 1+56.00



DP04 PROFILE
STA 0+00.00 TO 1+68.00



Area shown for riprap does not match with dimensions called in profile. Update all riprap plan notes accordingly.

Label utility crossings on all plan views.

Label storm profile DP's same as DP's in drainage report for easier reference between documents

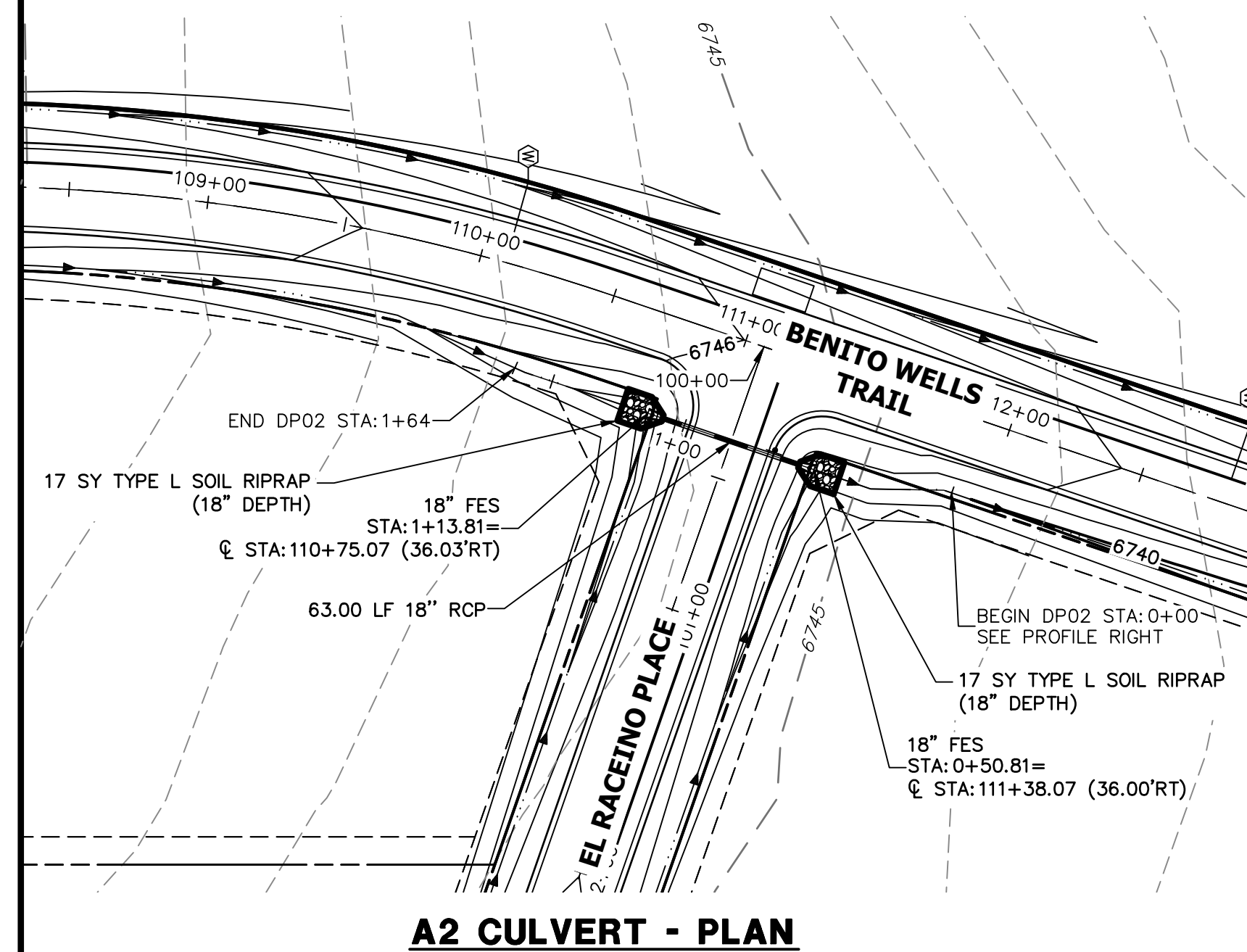
Add HGL's for culverts

Flip all profiles so culverts are running same direction as in plan view.

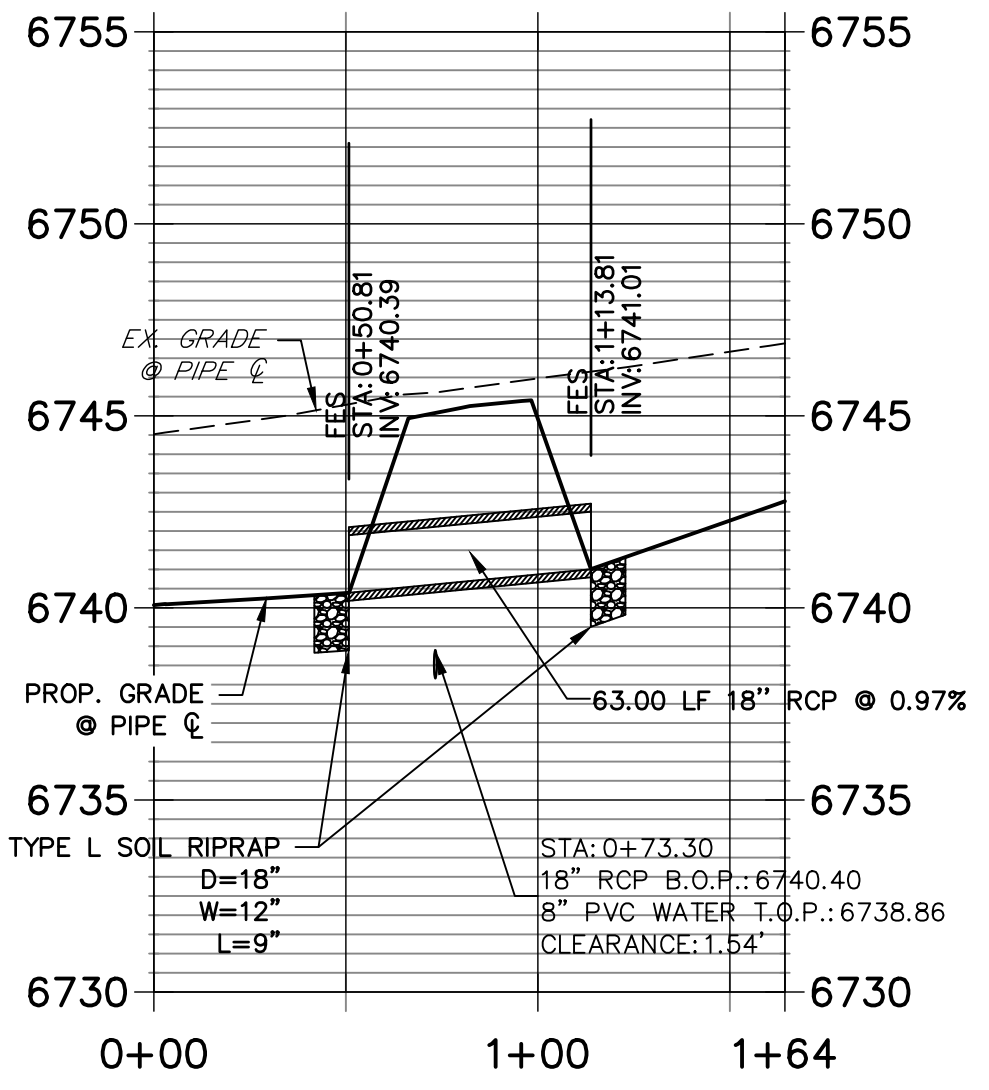
A1 CULVERT - PROFILE

Width and length are feet not inches. Please revise on all riprap notes.

A4 CULVERT - PROFILE

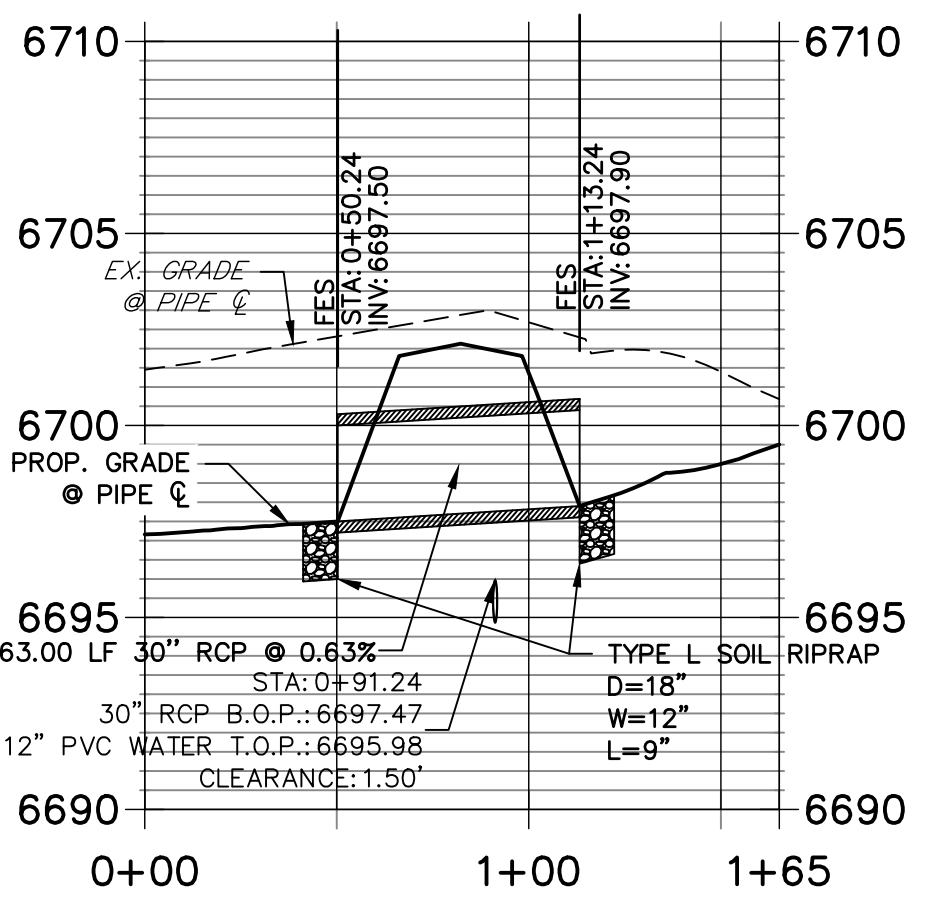


DP02 PROFILE
STA 0+00.00 TO 1+64.31

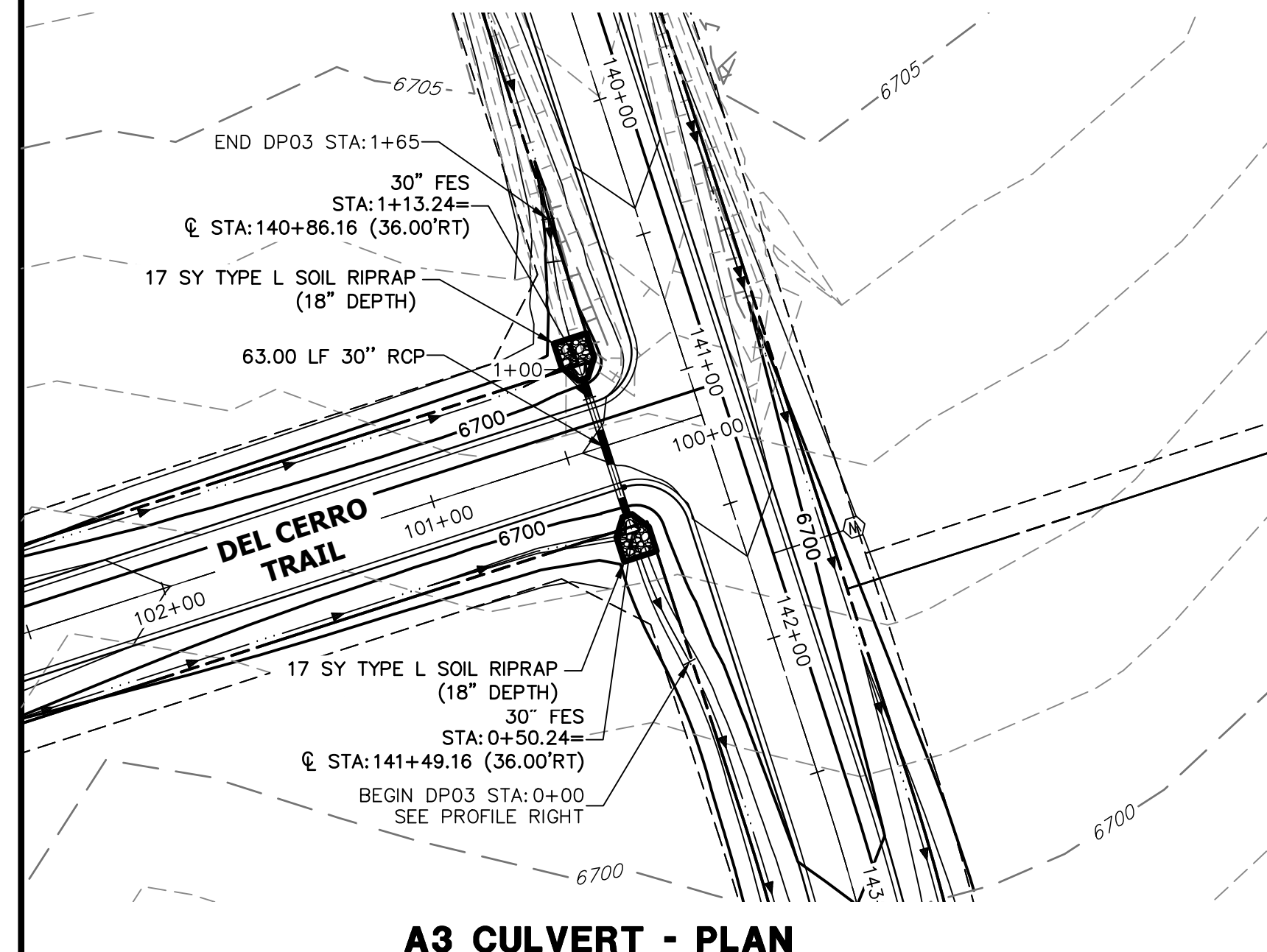


A2 CULVERT - PROFILE

DP03 PROFILE
STA 0+00.00 TO 1+65.22



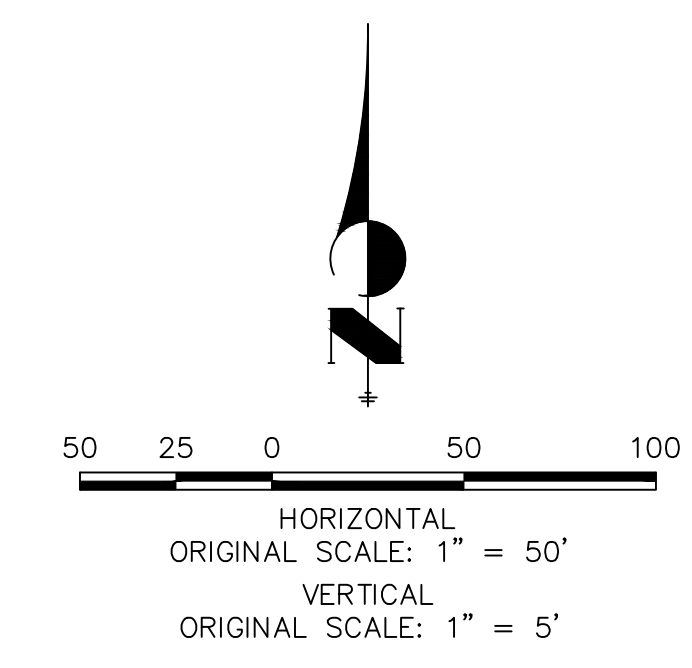
A3 CULVERT - PROFILE



A3 CULVERT - PLAN

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.
- 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.
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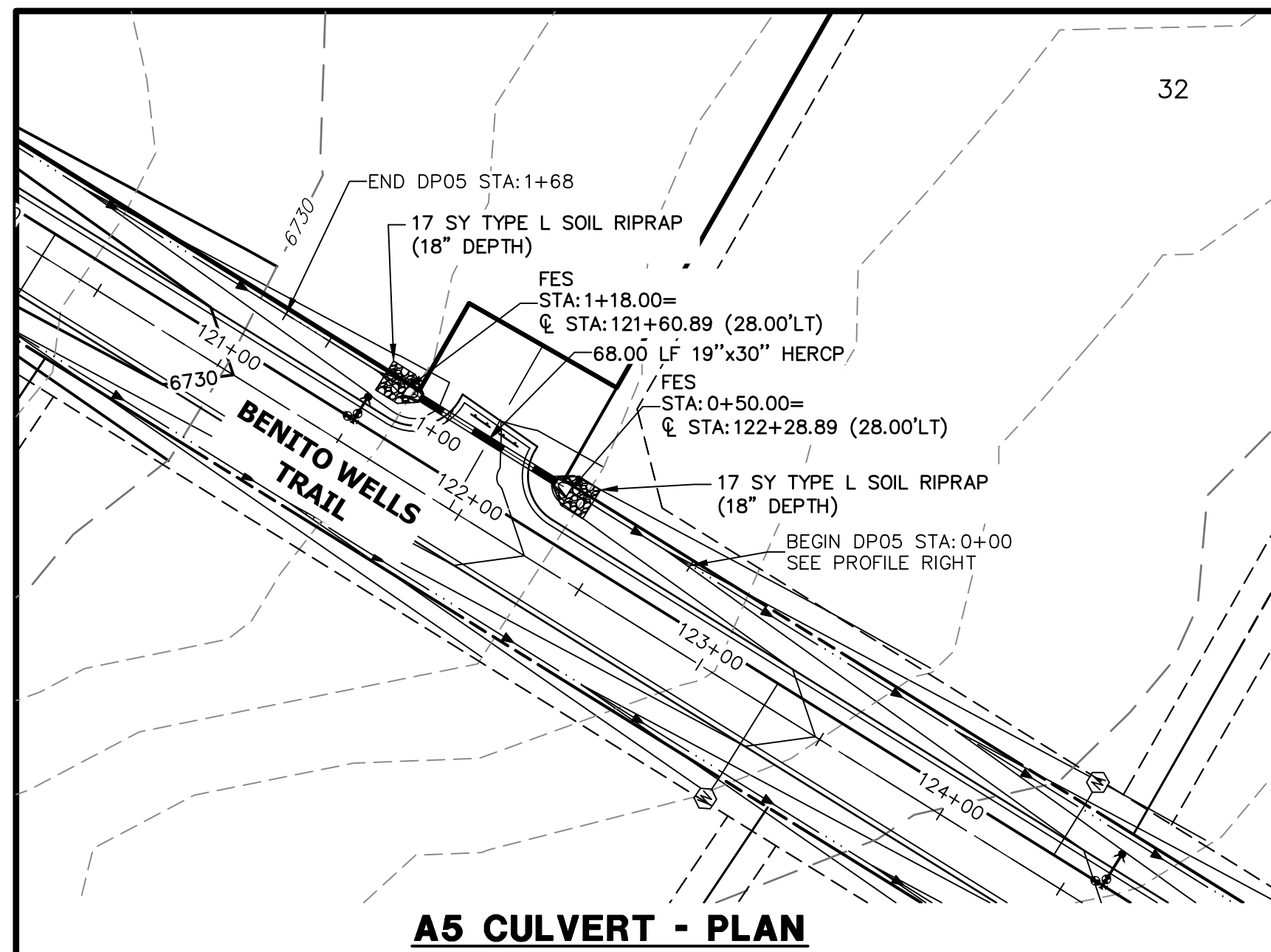
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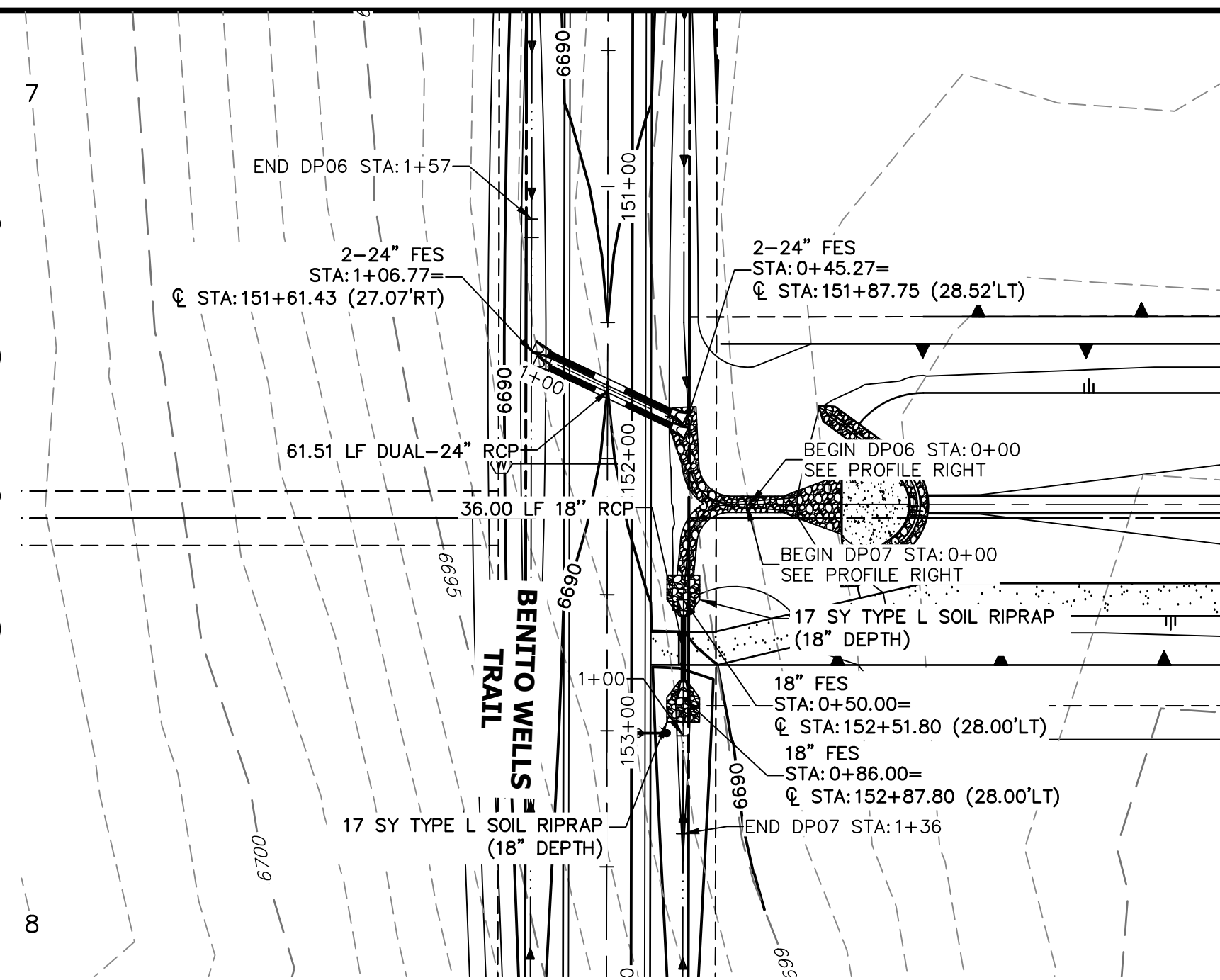
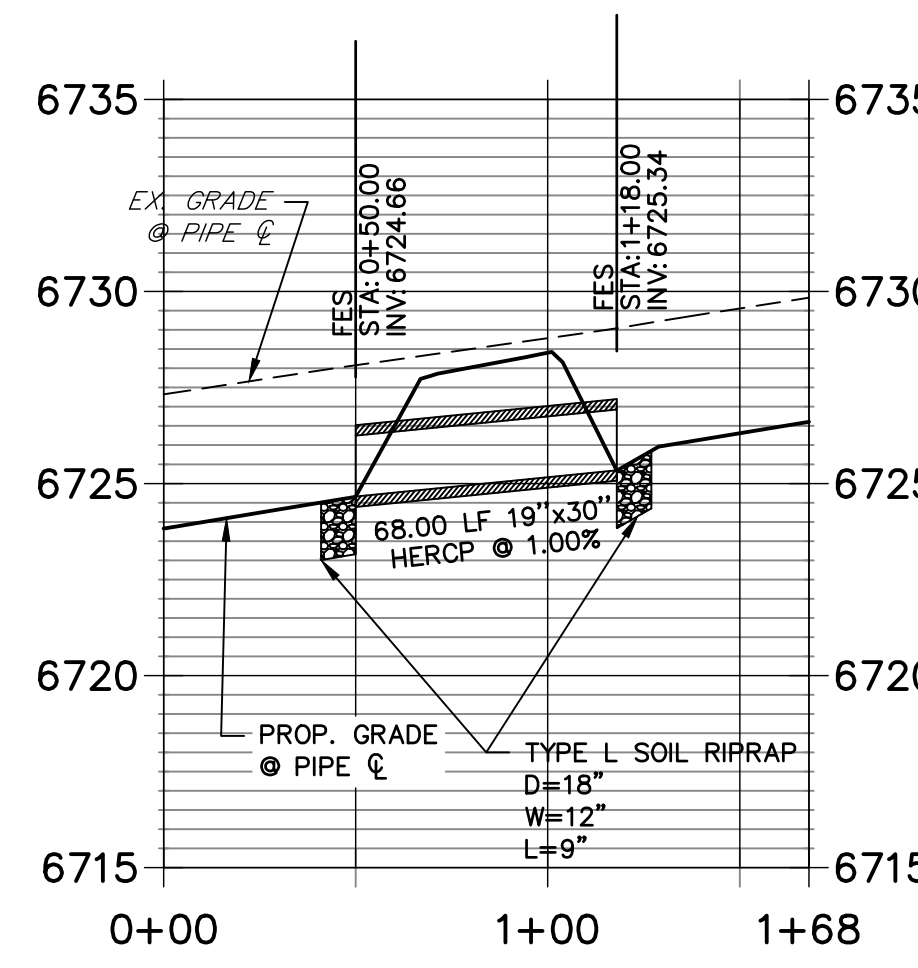
NO.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 2
STORM SEWER PLAN AND
PROFILE

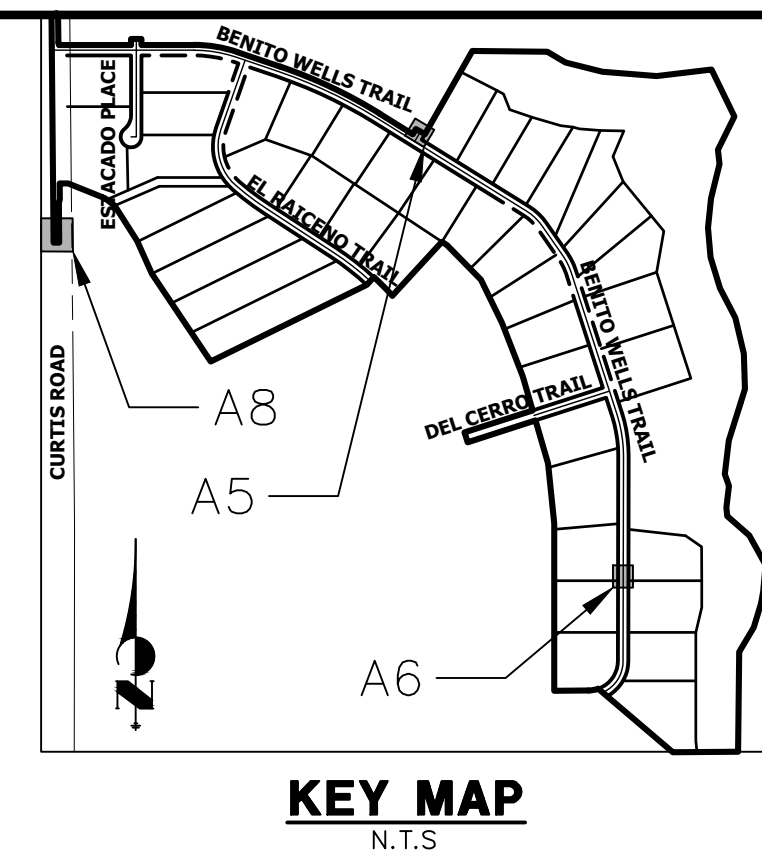
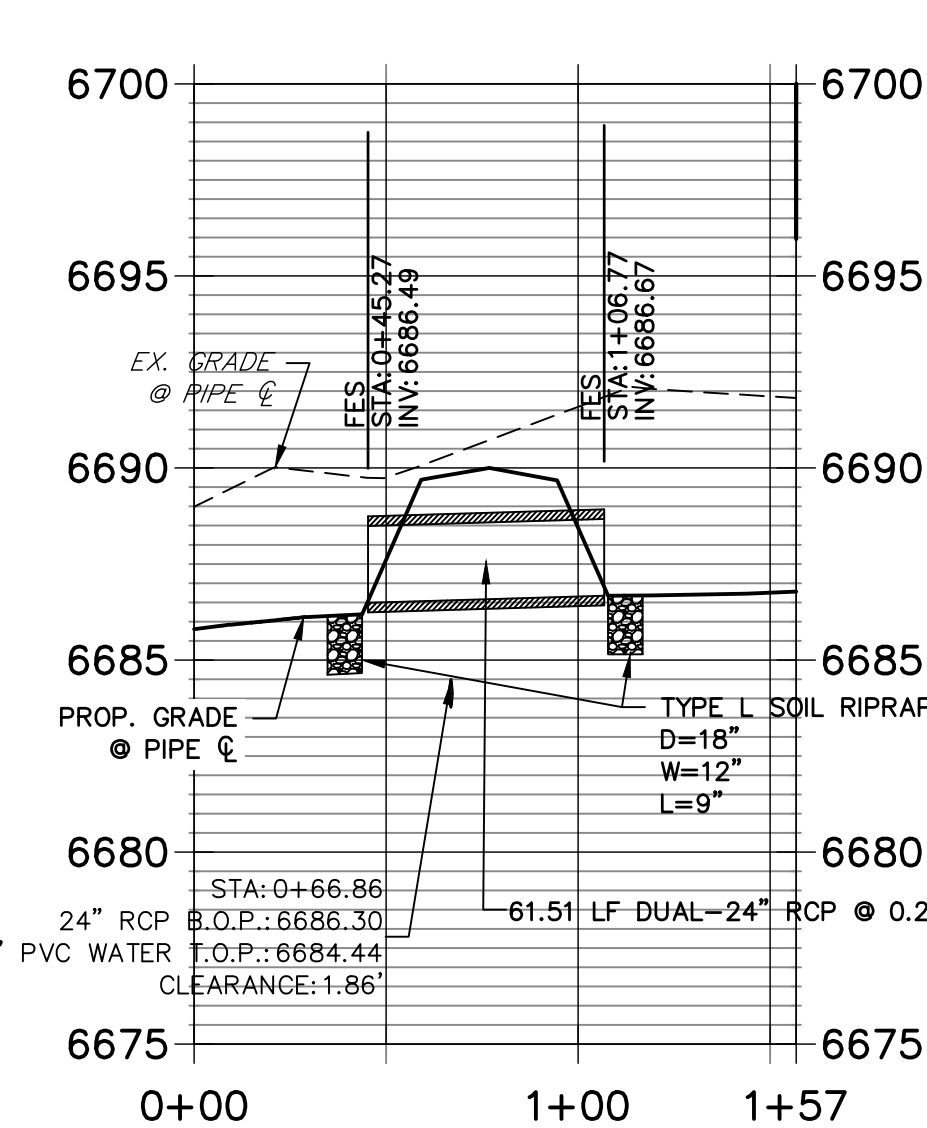
SHEET 32 OF 39
JOB NO. 25142.04



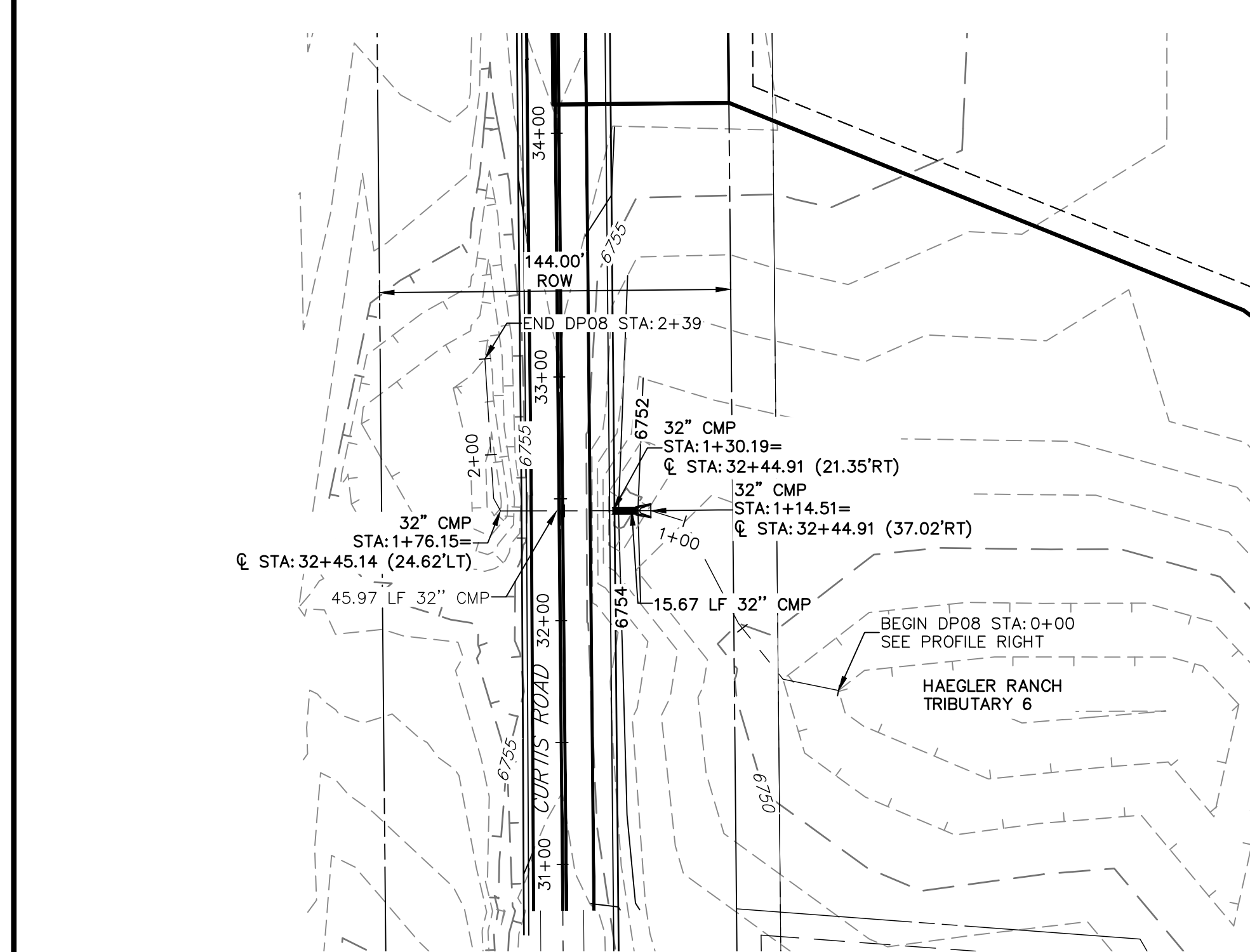
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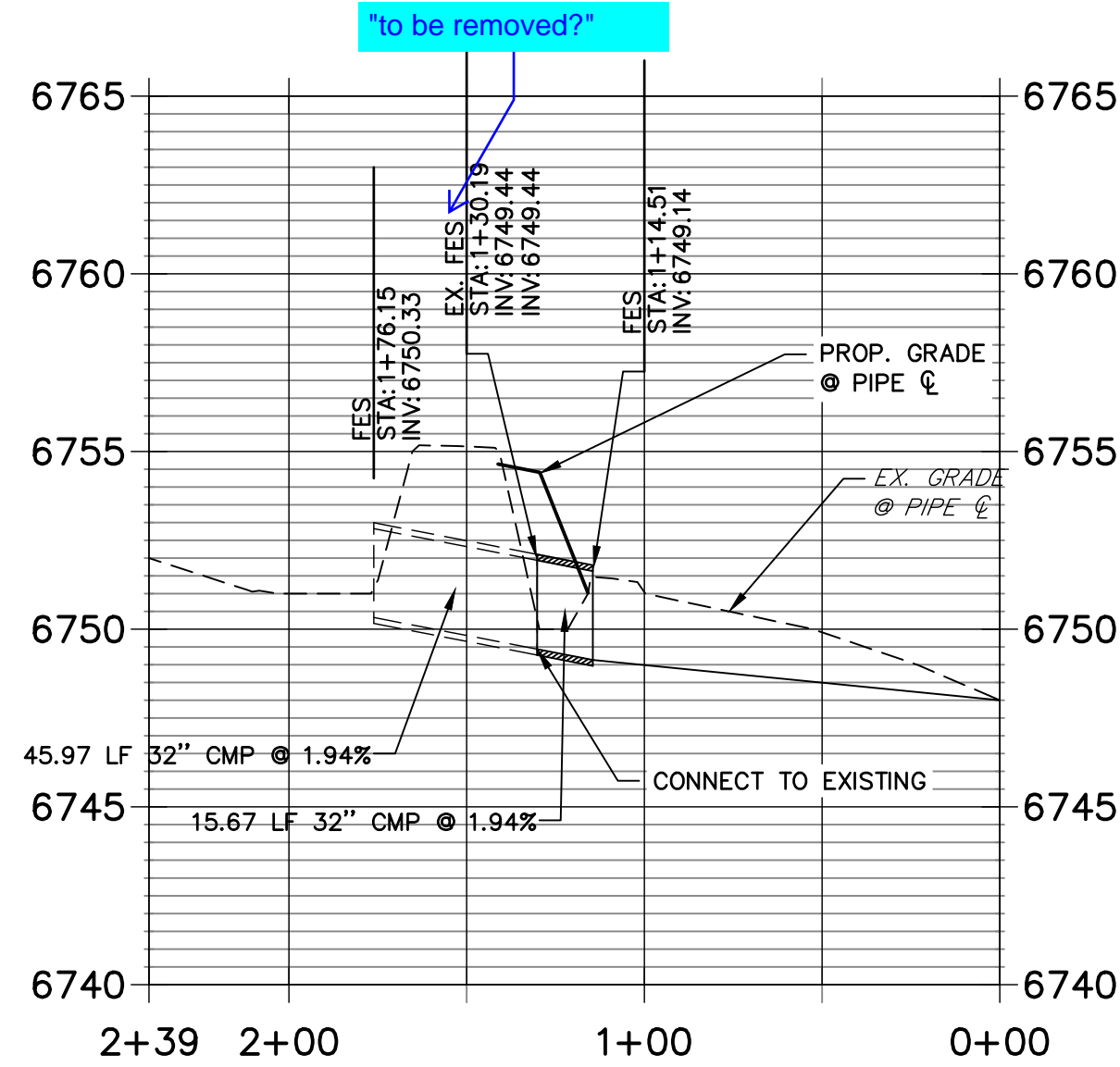
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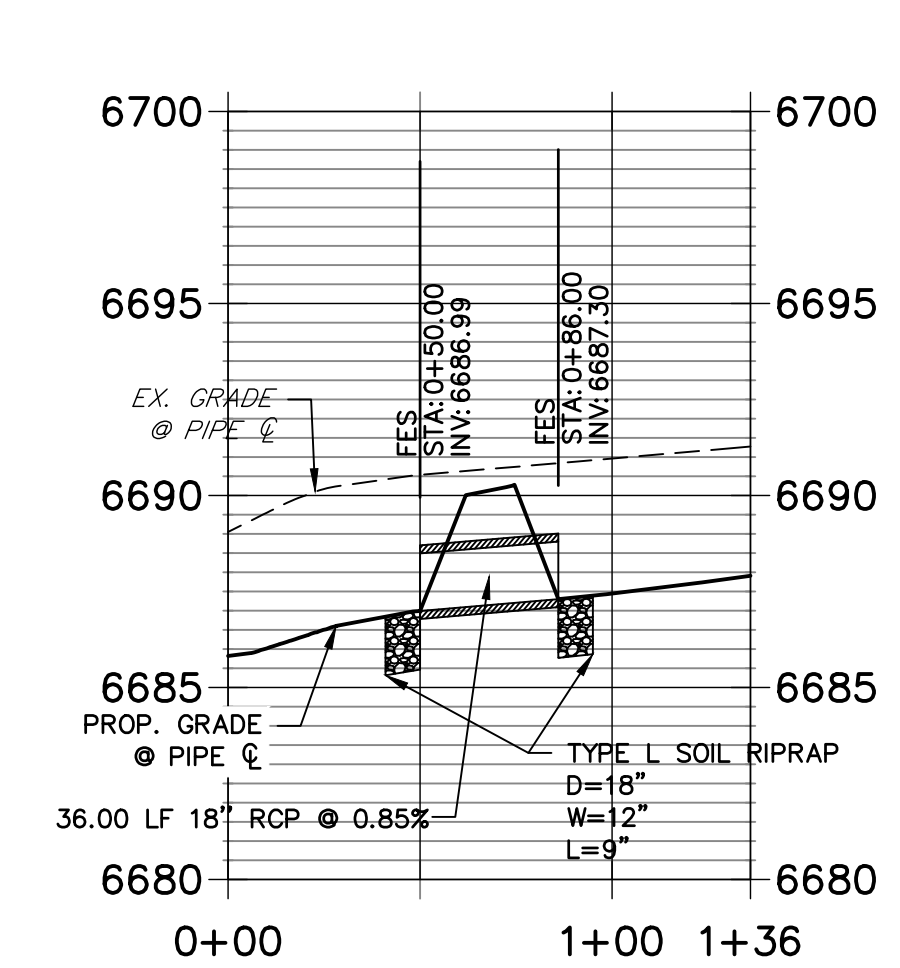
Refer to comments on previous sheet.



**DP08 PROFILE
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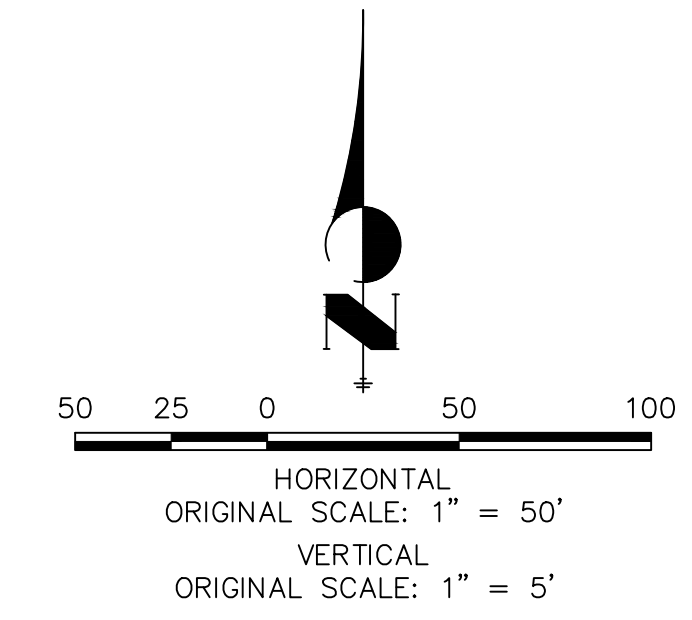


**DP07 PROFILE
STA 0+00.00 TO 1+36.00**



STORM SEWER NOTES

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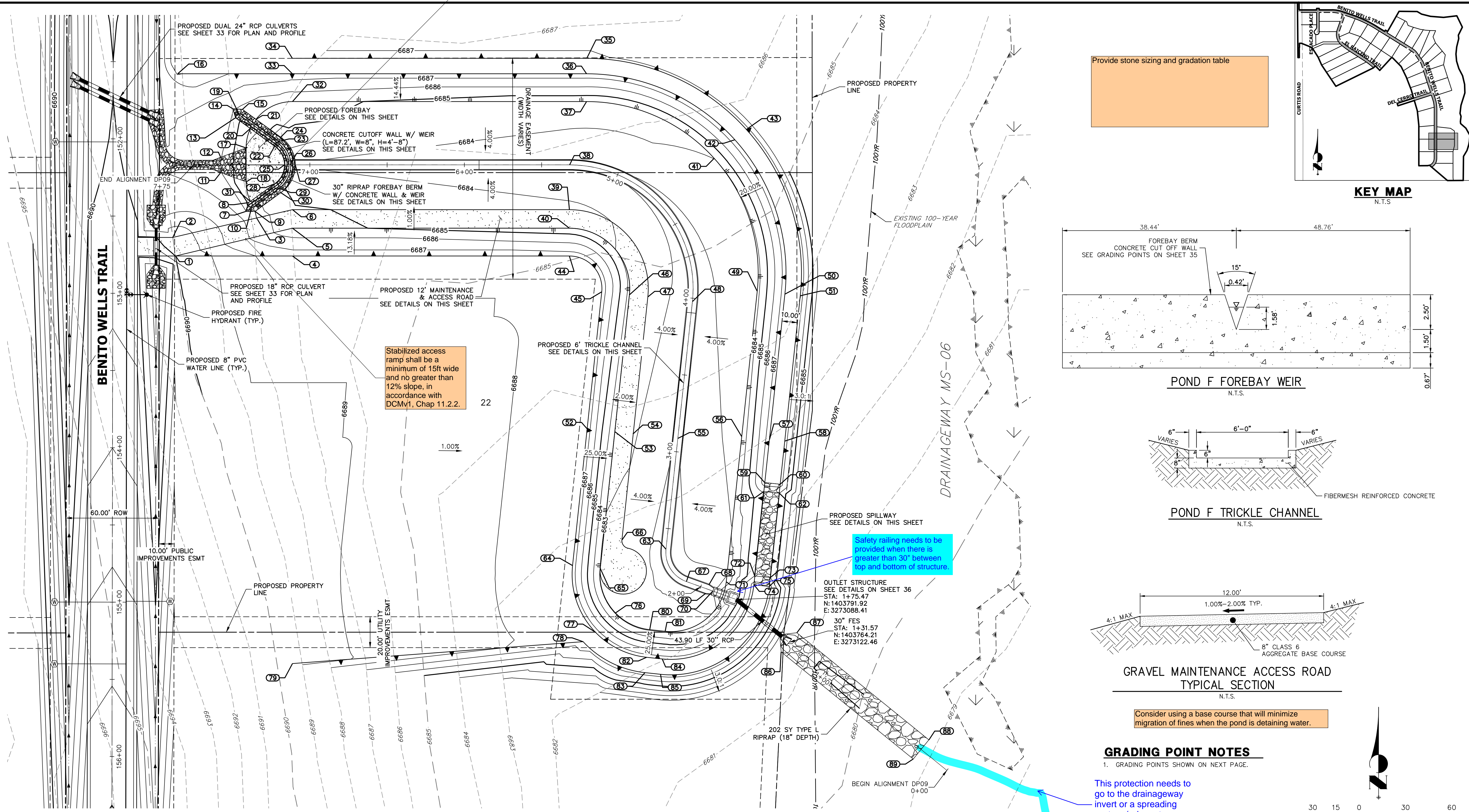
NO.	REVISION	BY	DATE

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

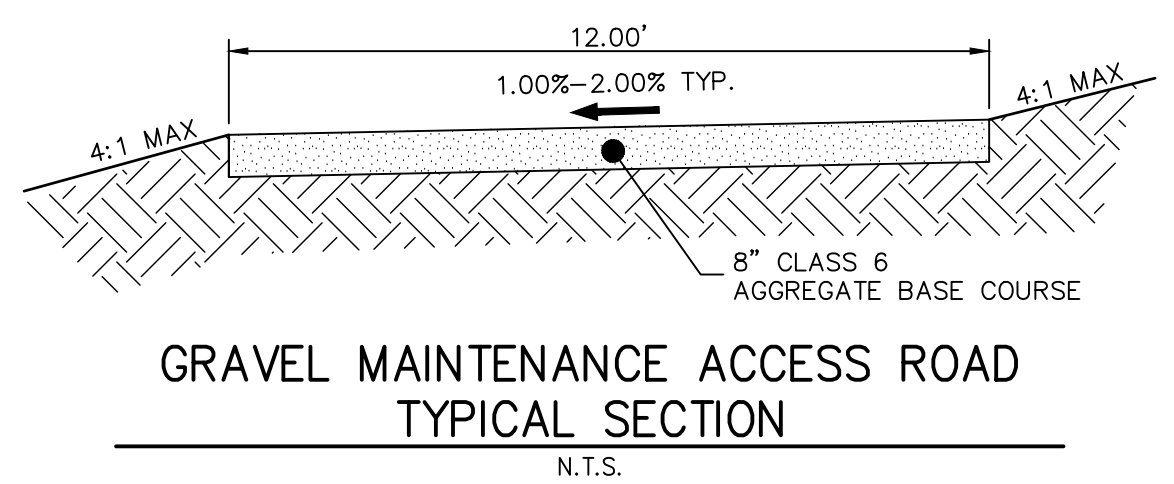
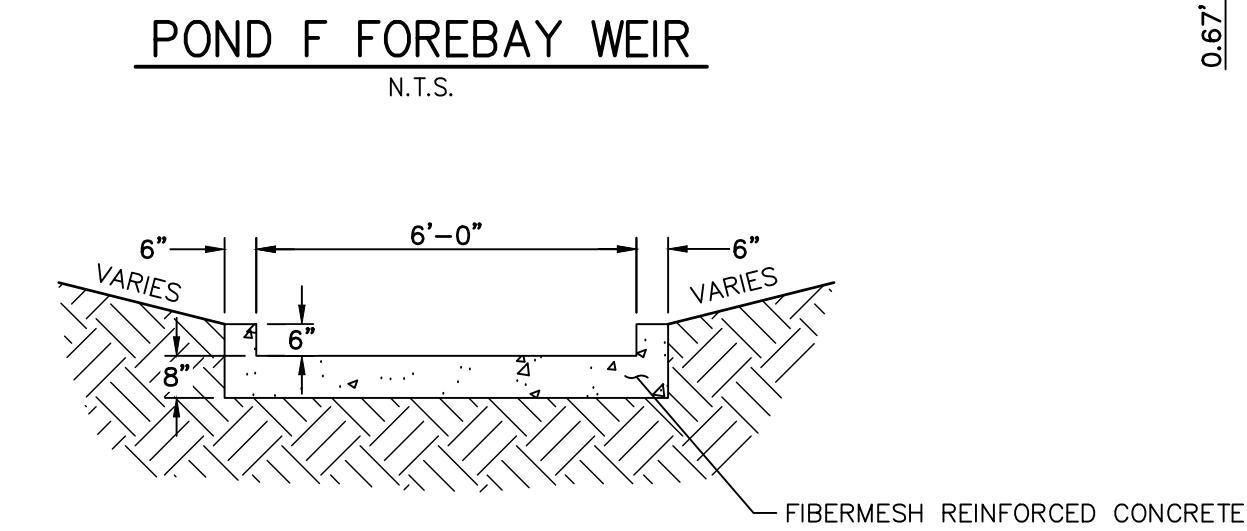
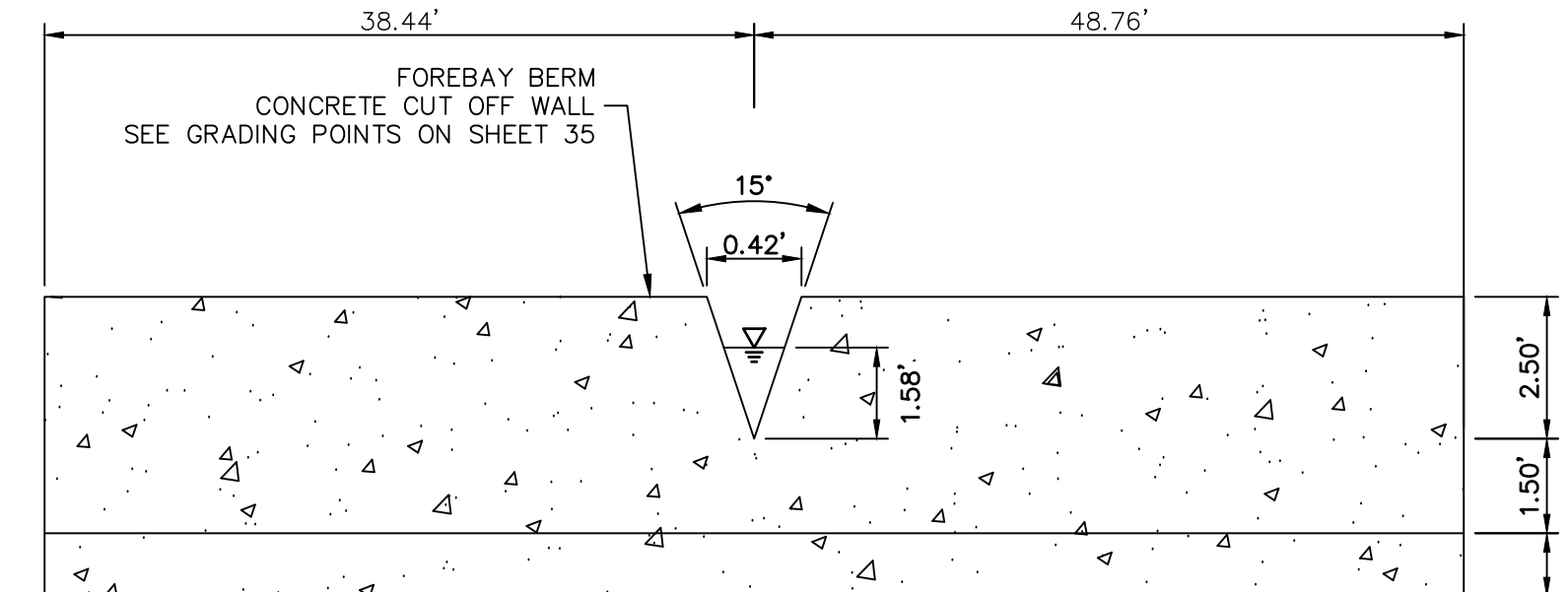
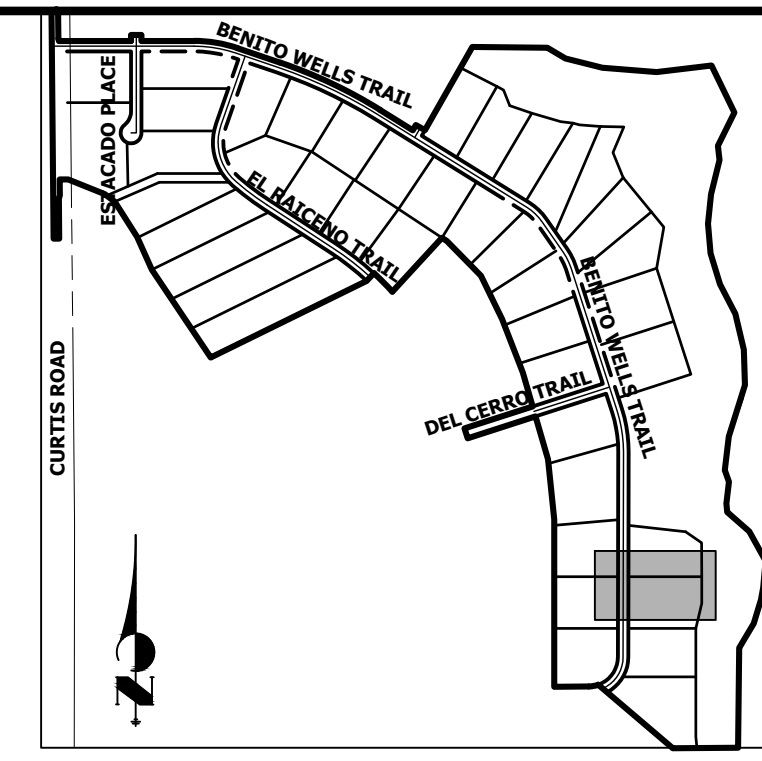
SADDLEHORN RANCH - FILING 2
STORM SEWER PLAN AND PROFILE

SHEET 33 OF 39
JOB NO. 25142.04

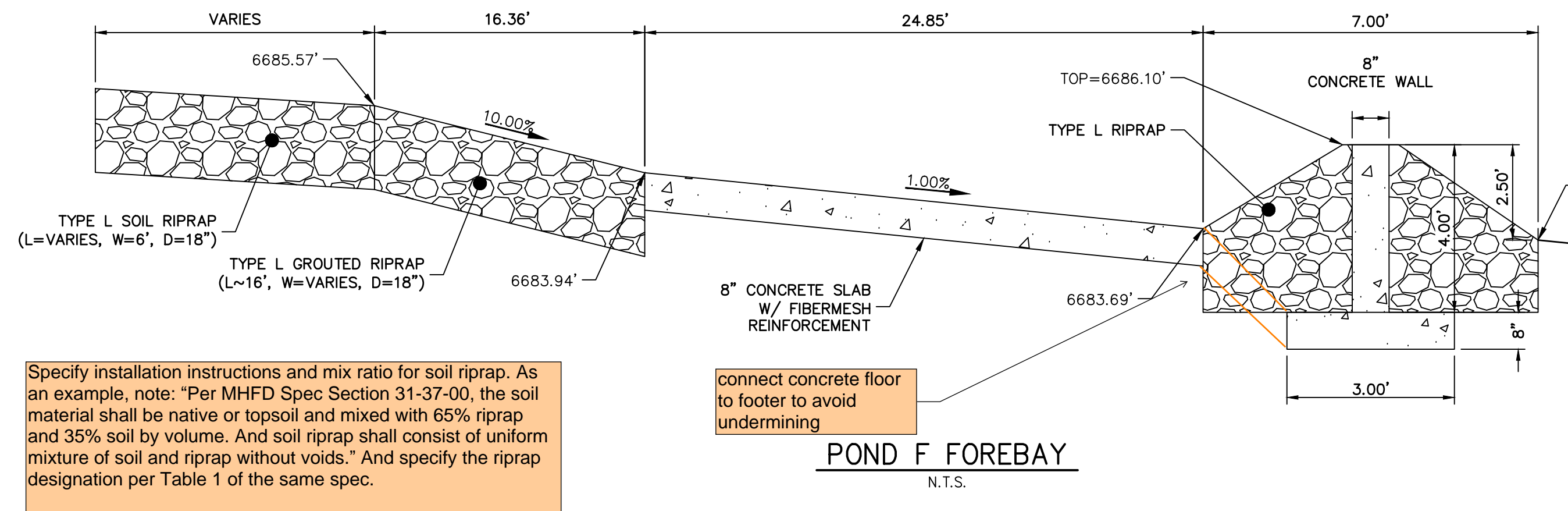
consider constructibility with curved concrete wall.
 Wall elevation should be lower at the trickle channel (Point 26) to avoid overtopping at Point 7 and 14.



Provide stone sizing and gradation table



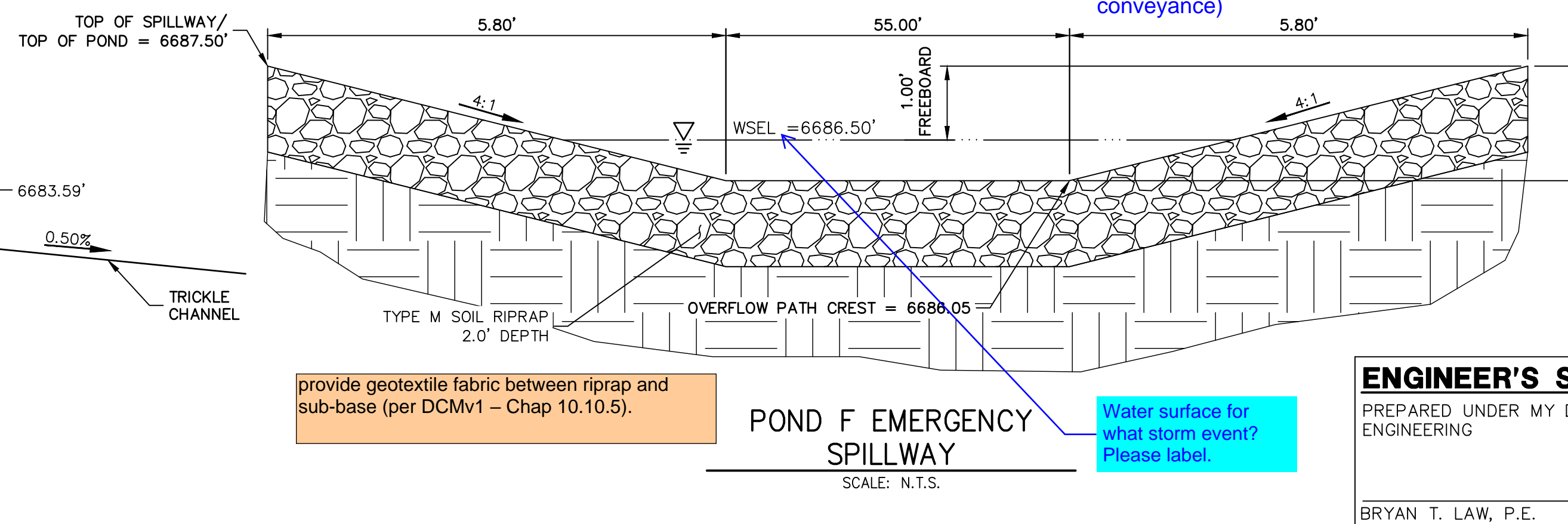
GRADING POINT NOTES
 1. GRADING POINTS SHOWN ON NEXT PAGE.



Specify installation instructions and mix ratio for soil riprap. As an example, note: "Per MHFD Spec Section 31-37-00, the soil material shall be native or topsoil and mixed with 65% riprap and 35% soil by volume. And soil riprap shall consist of uniform mixture of soil and riprap without voids." And specify the riprap designation per Table 1 of the same spec.

connect concrete floor to footer to avoid undermining

POND F FOREBAY
 N.T.S.



provide geotextile fabric between riprap and sub-base (per DCMv1 - Chap 10.10.5).

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

This protection needs to go to the drainageway invert or a spreading system (adequate conveyance)

Safety railing needs to be provided when there is greater than 30" between top and bottom of structure.

Consider using a base course that will minimize migration of fines when the pond is detaining water.

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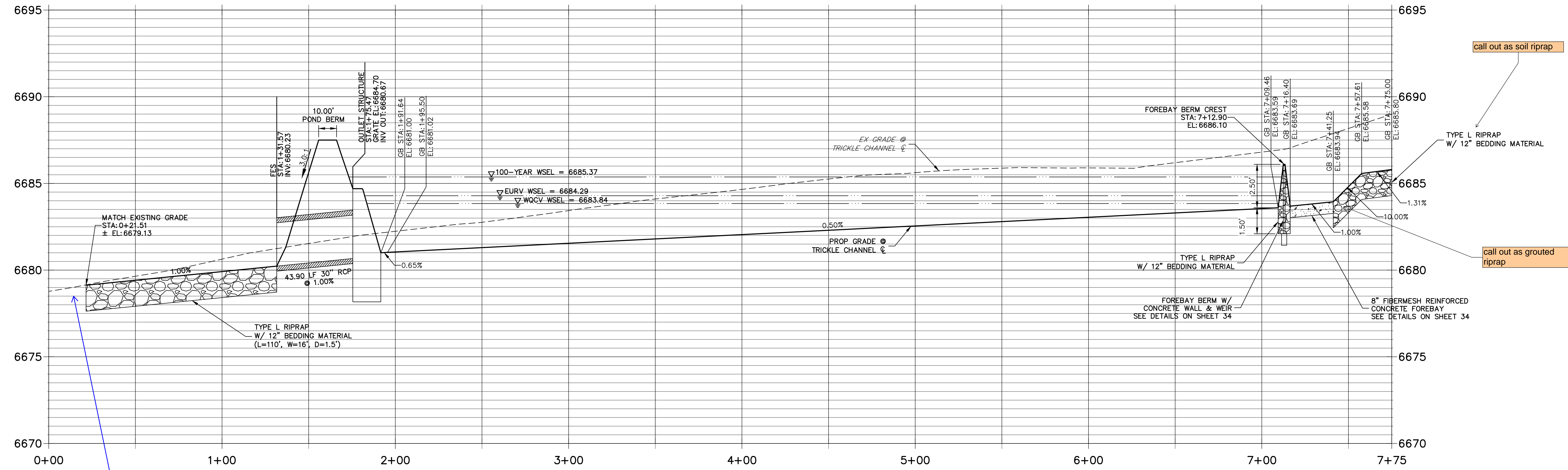
BY	DATE	NO.	REVISION

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 V-SCALE: N/A
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 DESIGNED BY: AAM
 DRAWN BY: AAM
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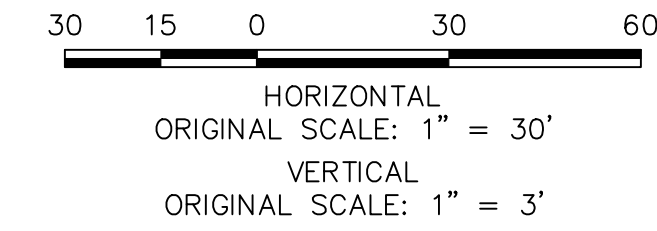
SADDLEHORN RANCH - FILING 2
POND F GRADING PLAN

SHEET 34 OF 39
 JOB NO. 25142.04

DP09 PROFILE STA 0+00.00 TO 7+75.00



Provide a profile and protection to the drainageway invert



ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD/TOP	N: 1404014.35 E: 3272725.47	6690.00
2	ACCESS ROAD	N: 1404026.36 E: 3272723.62	6689.76
3	ACCESS ROAD	N: 1404038.96 E: 3272777.92	6686.51
4	ACCESS ROAD/TOP	N: 1404014.35 E: 3272801.15	6687.50
5	ACCESS ROAD/TOE	N: 1404032.35 E: 3272801.15	6685.24
6	ACCESS ROAD	N: 1404044.35 E: 3272801.15	6685.11
7	RIPRAP	N: 1404043.16 E: 3272770.82	6686.10
8	TOE OF BERM	N: 1404048.93 E: 3272772.81	6684.40
9	TOE OF BERM	N: 1404043.26 E: 3272776.93	6686.29
10	END CONCRETE WALL/TOP OF BERM	N: 1404046.10 E: 3272774.87	6685.91
11	RIPRAP/CONCRETE	N: 1404068.36 E: 3272754.79	6686.08
12	RIPRAP/CONCRETE	N: 1404078.37 E: 3272754.79	6686.07
13	RIPRAP	N: 1404103.85 E: 3272764.33	6685.40
14	RIPRAP	N: 1404109.71 E: 3272762.62	6686.10
15	RIPRAP	N: 1404109.32 E: 3272768.71	6685.77
16	TOP	N: 1404132.35 E: 3272726.82	6689.11
17	RIPRAP/CONCRETE	N: 1404084.35 E: 3272771.15	6683.99
18	RIPRAP/CONCRETE	N: 1404062.35 E: 3272771.15	6683.99

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

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: 3273074.07	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: 3272991.82	6687.50
53	TOE	N: 1403900.62 E: 3273009.75	6683.25
54	ACCESS TRAIL	N: 1403897.19 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: 3273119.72	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: 1403800.62 E: 3273081.84	6682.57
72	SPILLWAY CREST	N: 1403807.19 E: 3273100.36	6686.05

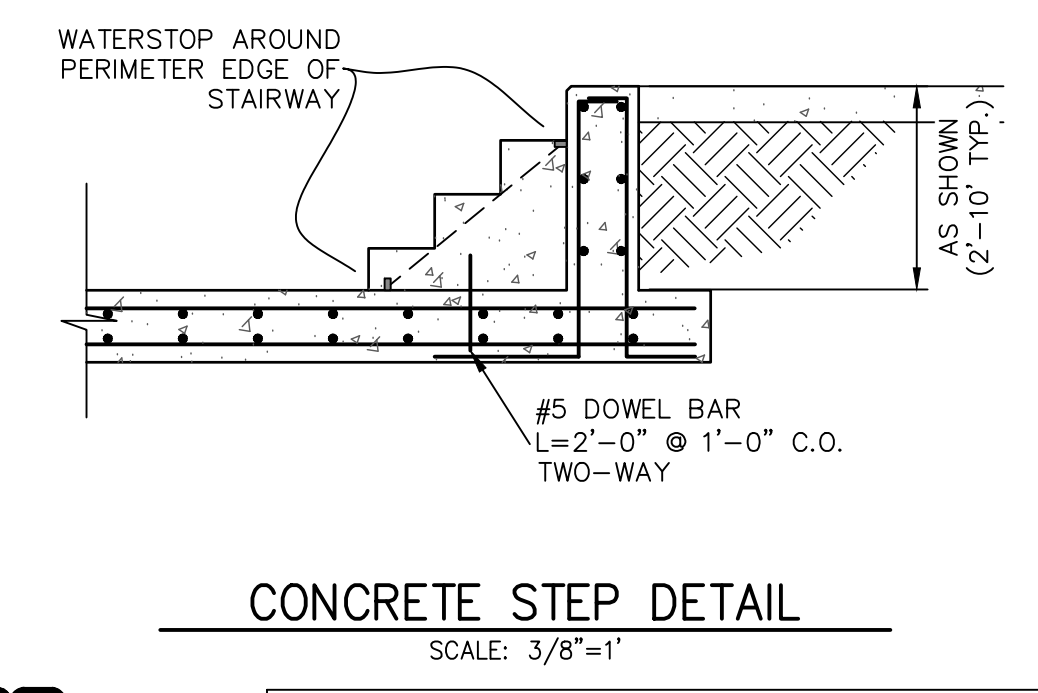
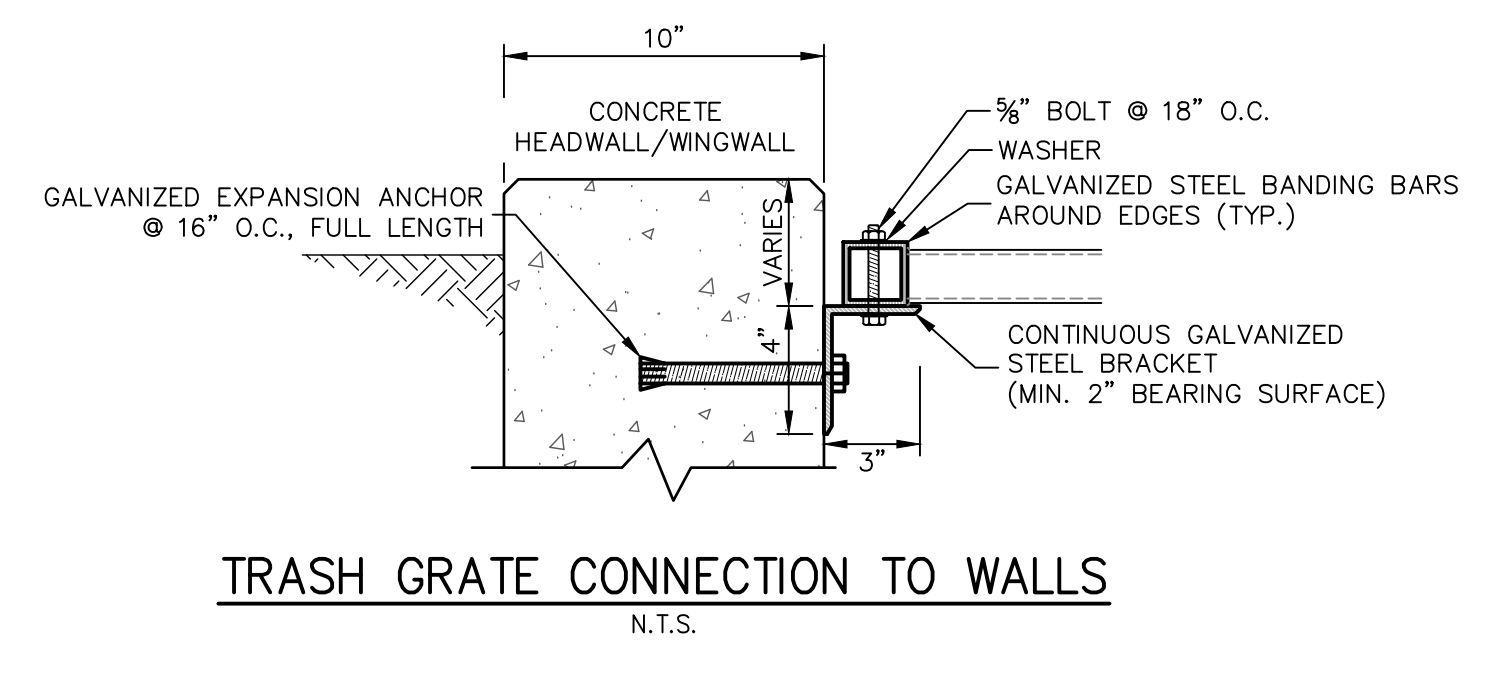
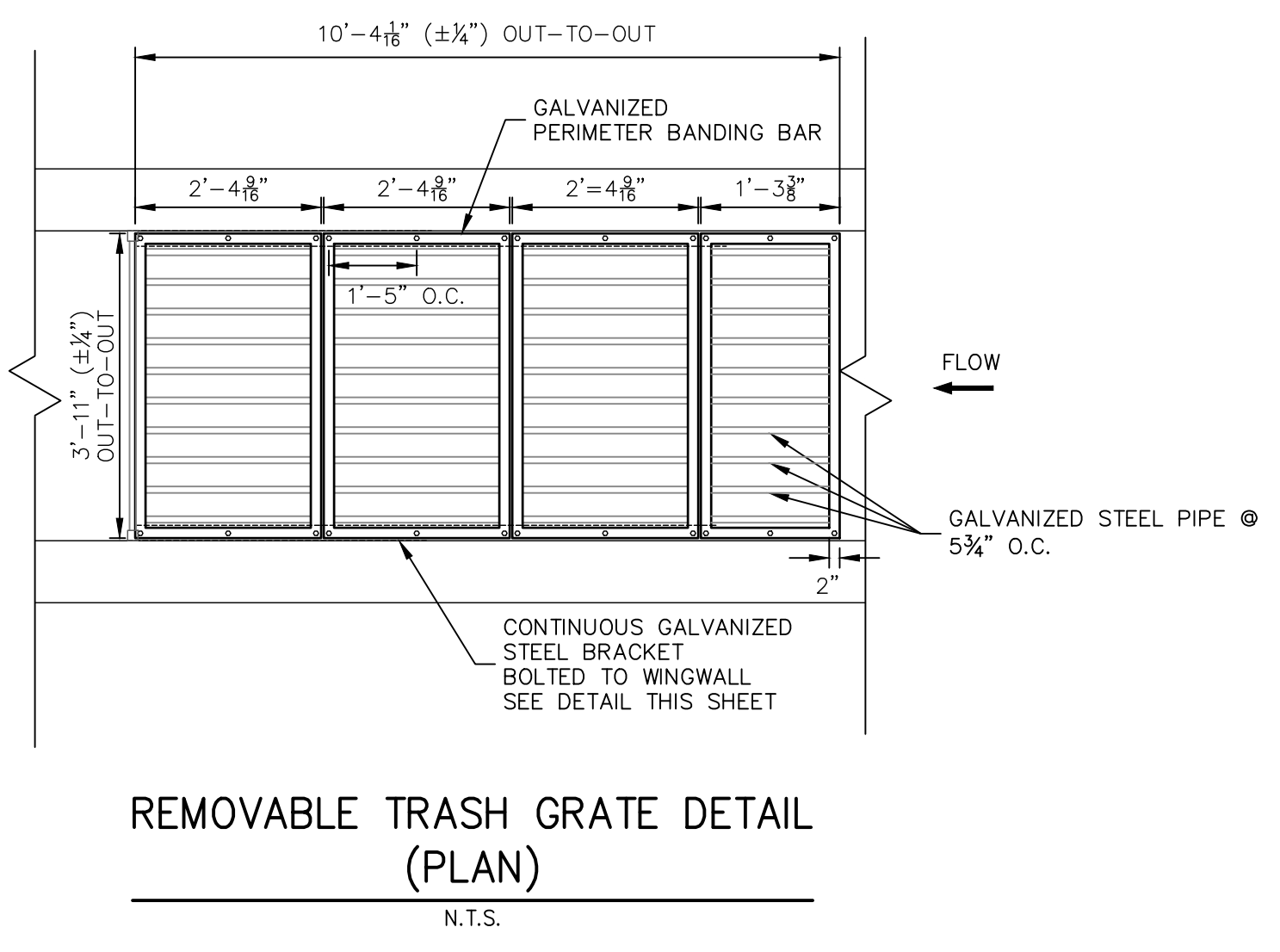
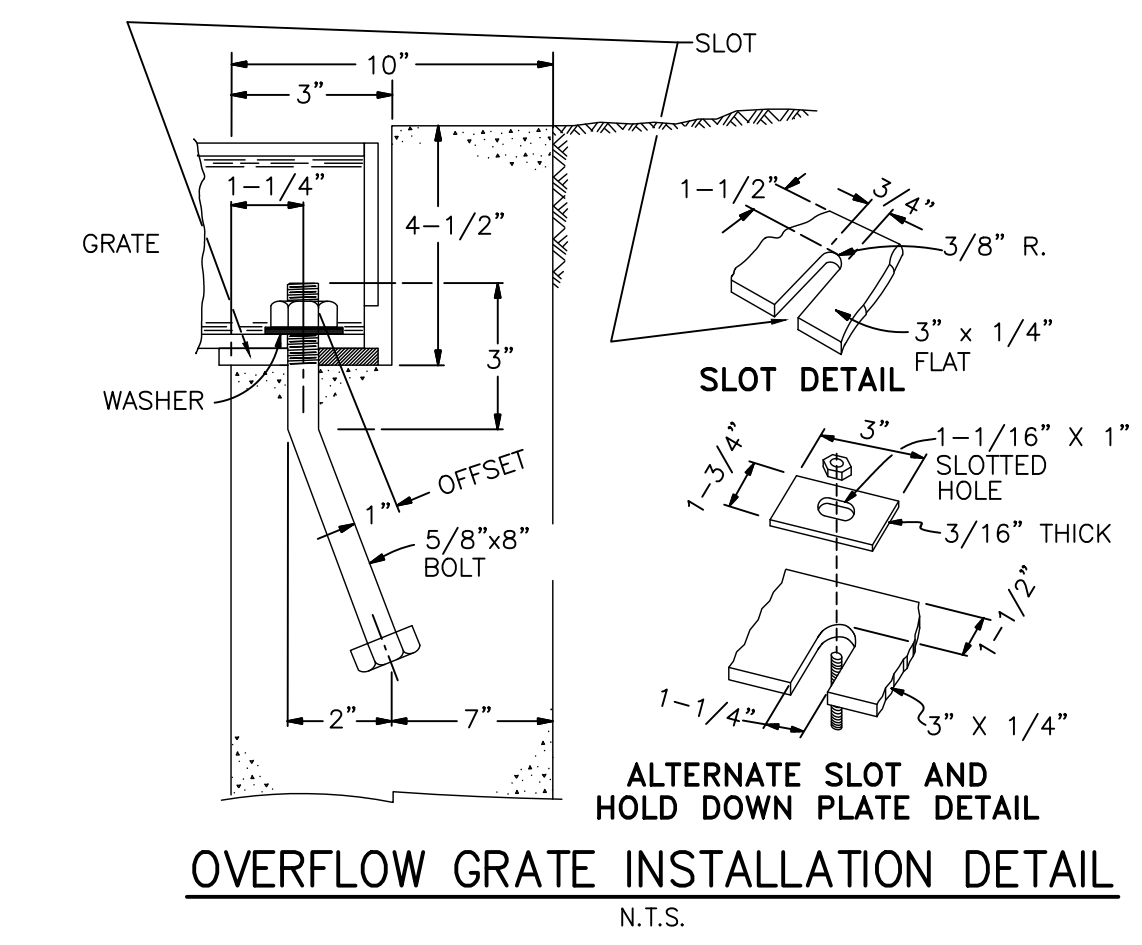
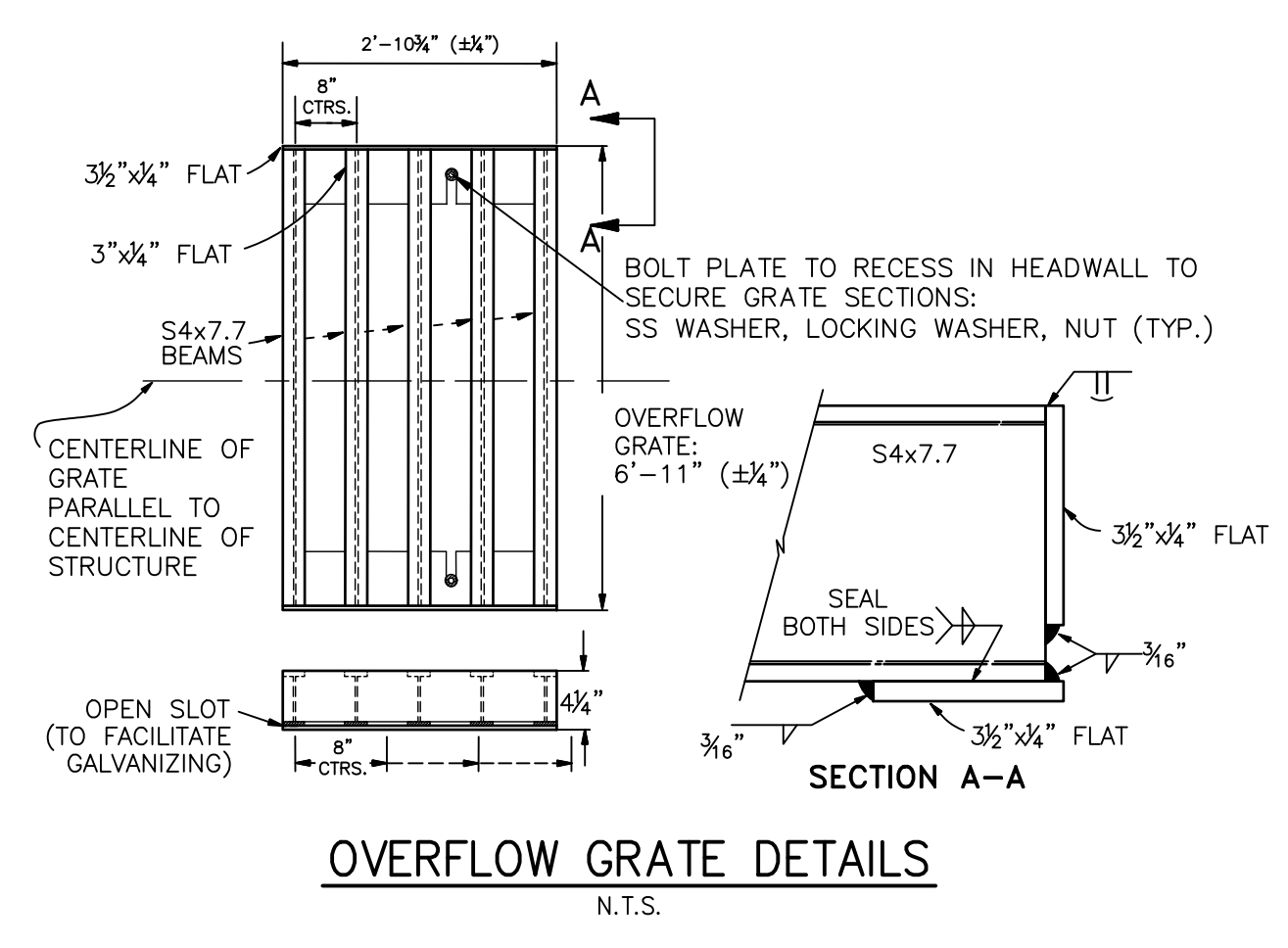
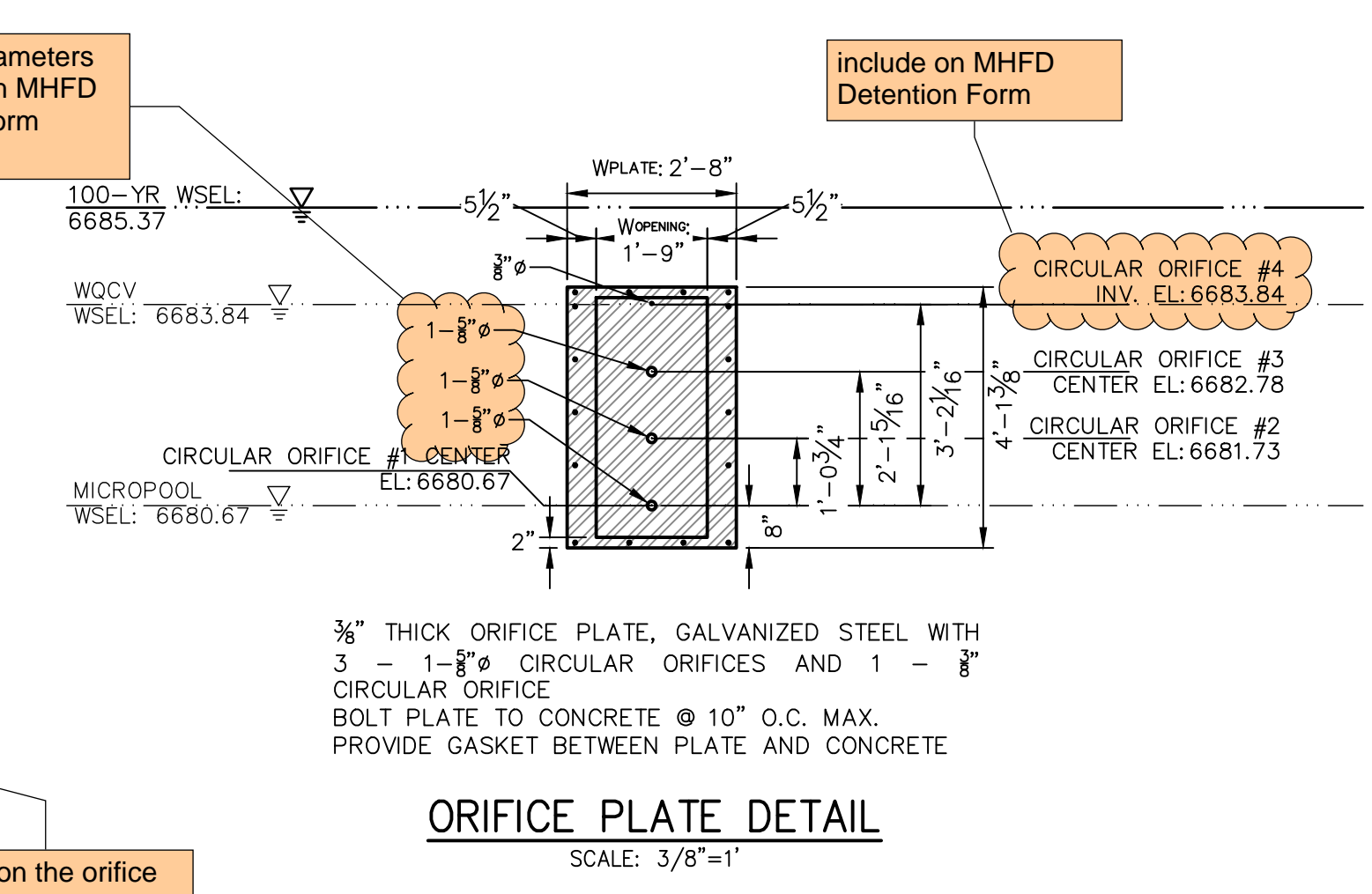
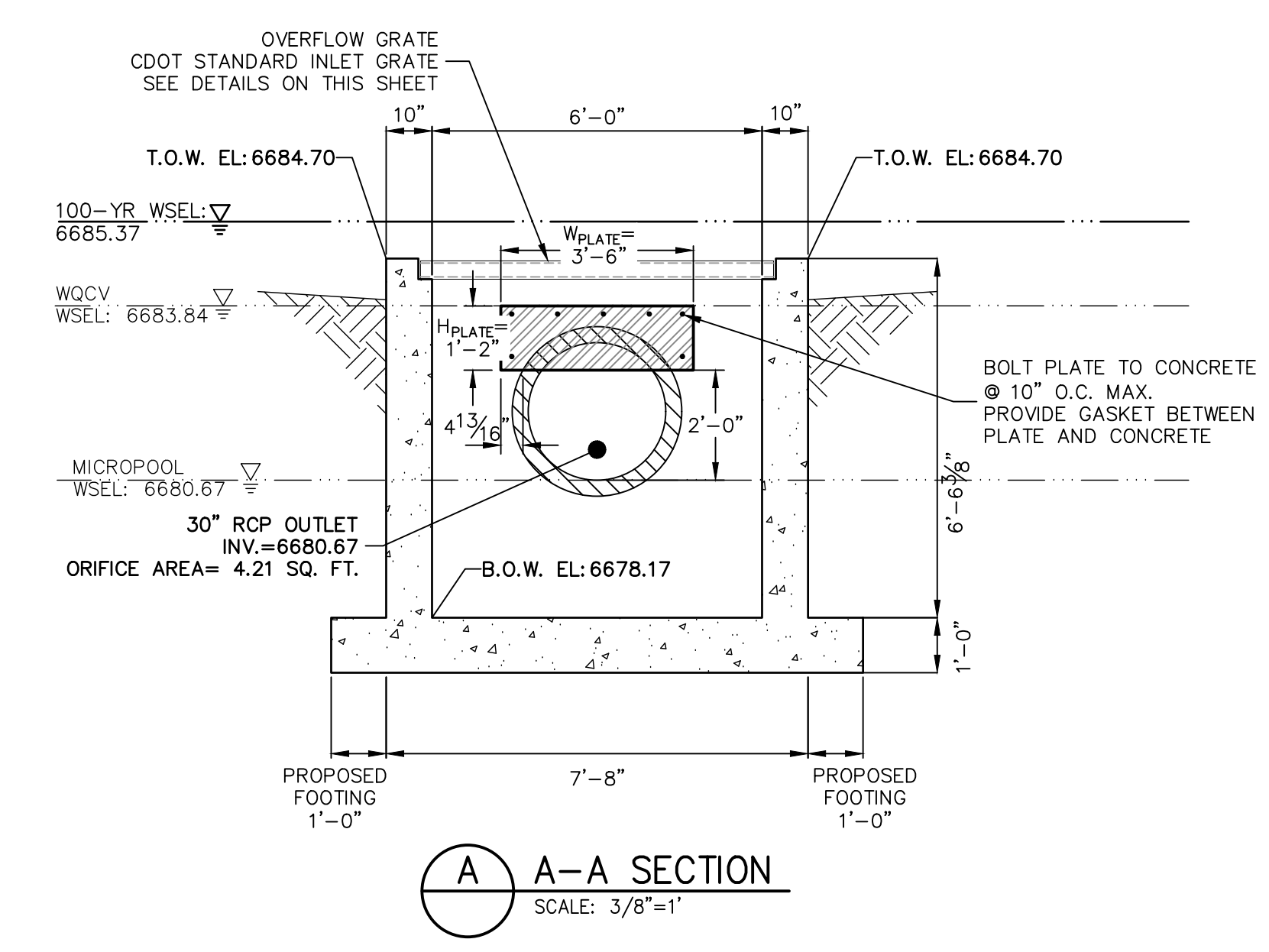
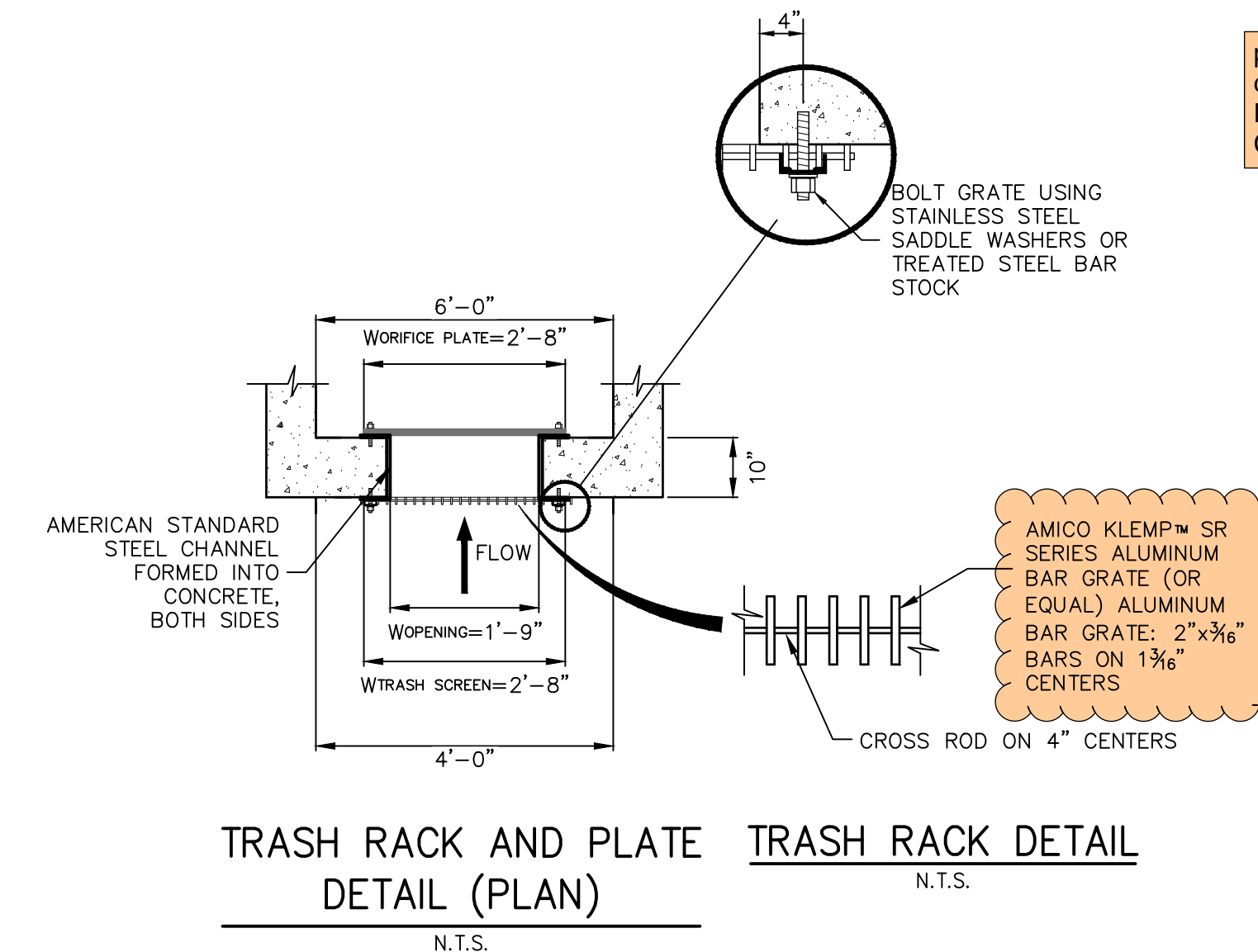
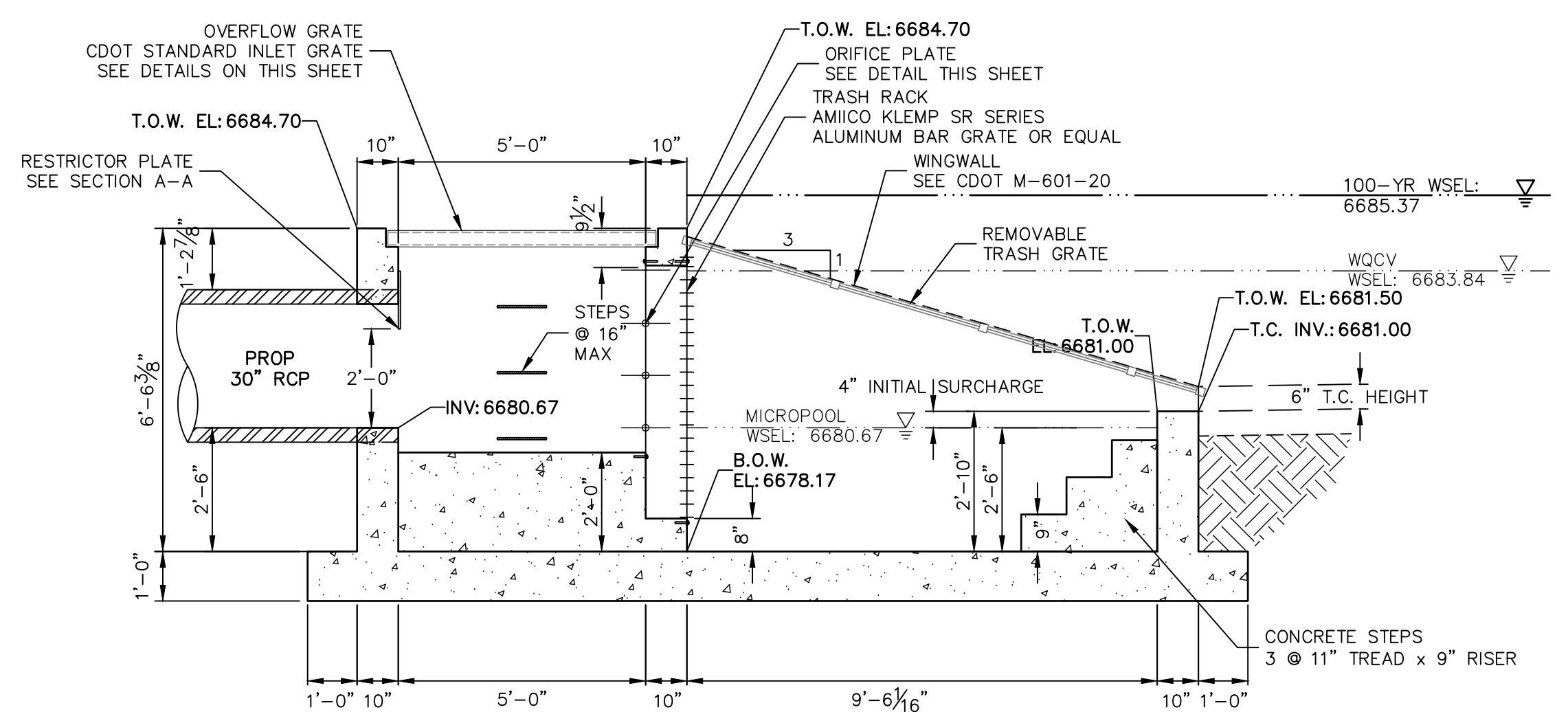
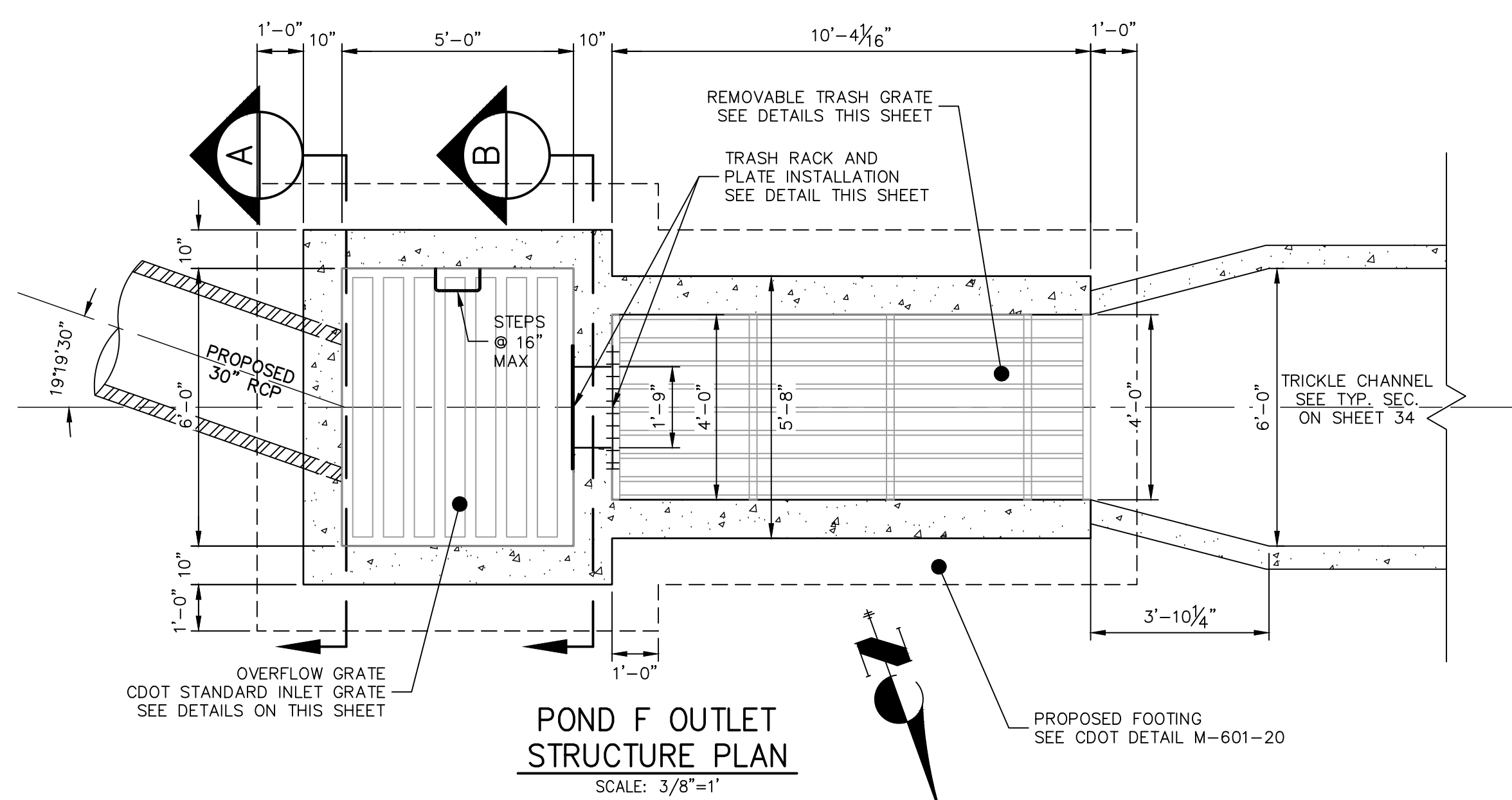
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
73	SPILLWAY CREST	N: 1403806.13 E: 3273110.30	6686.05
74	SPILLWAY TOP	N: 1403801.42 E: 3273099.74	6687.50
75	SPILLWAY TOP	N: 1403800.37 E: 3273109.69	6687.50
76	TOE	N: 1403783.25 E: 3273010.16	6682.92
77	TOP	N: 1403770.77 E: 3272997.19	6687.50
78	TOP	N: 1403764.63 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



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, 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
 SADDLEHORN RANCH - FILING 2
 POND F GRADING PLAN
 SHEET 35 OF 39
 JOB NO. 25142.04



proposed diameters do not match MHFD Detention Form Calculations

include on MHFD Detention Form

AMICO KLEMP SR SERIES ALUMINUM BAR GRATE (OR EQUAL) ALUMINUM BAR GRATE: 2"x3/8" BARS ON 1 3/16" CENTERS

Based on the orifice dimensions, a Johnson stainless steel well screen with #93 VEE wire (or equivalent) is recommended to prevent clogging

ENGINEER'S STATEMENT

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

DATE



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PREPARED FOR: **ROI PROPERTY GROUP, LLC**
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JR ENGINEERING
A Westhin Company
Central 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE: 3/8"=1'
V-SCALE: 3/8"=1'

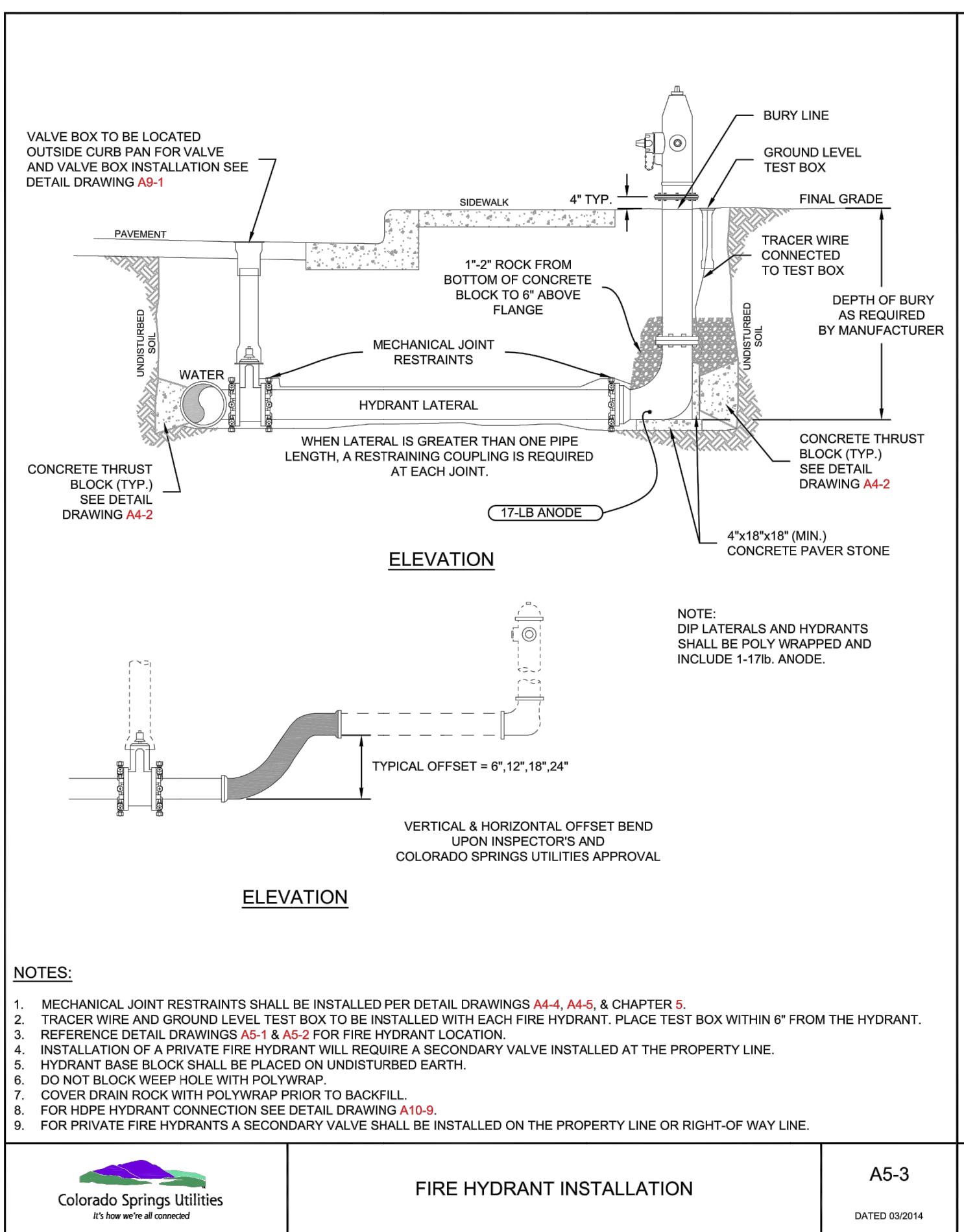
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DESIGNED BY: AAM
DRAWN BY: GAC
CHECKED BY:

SADLEHORN RANCH - FILING 2

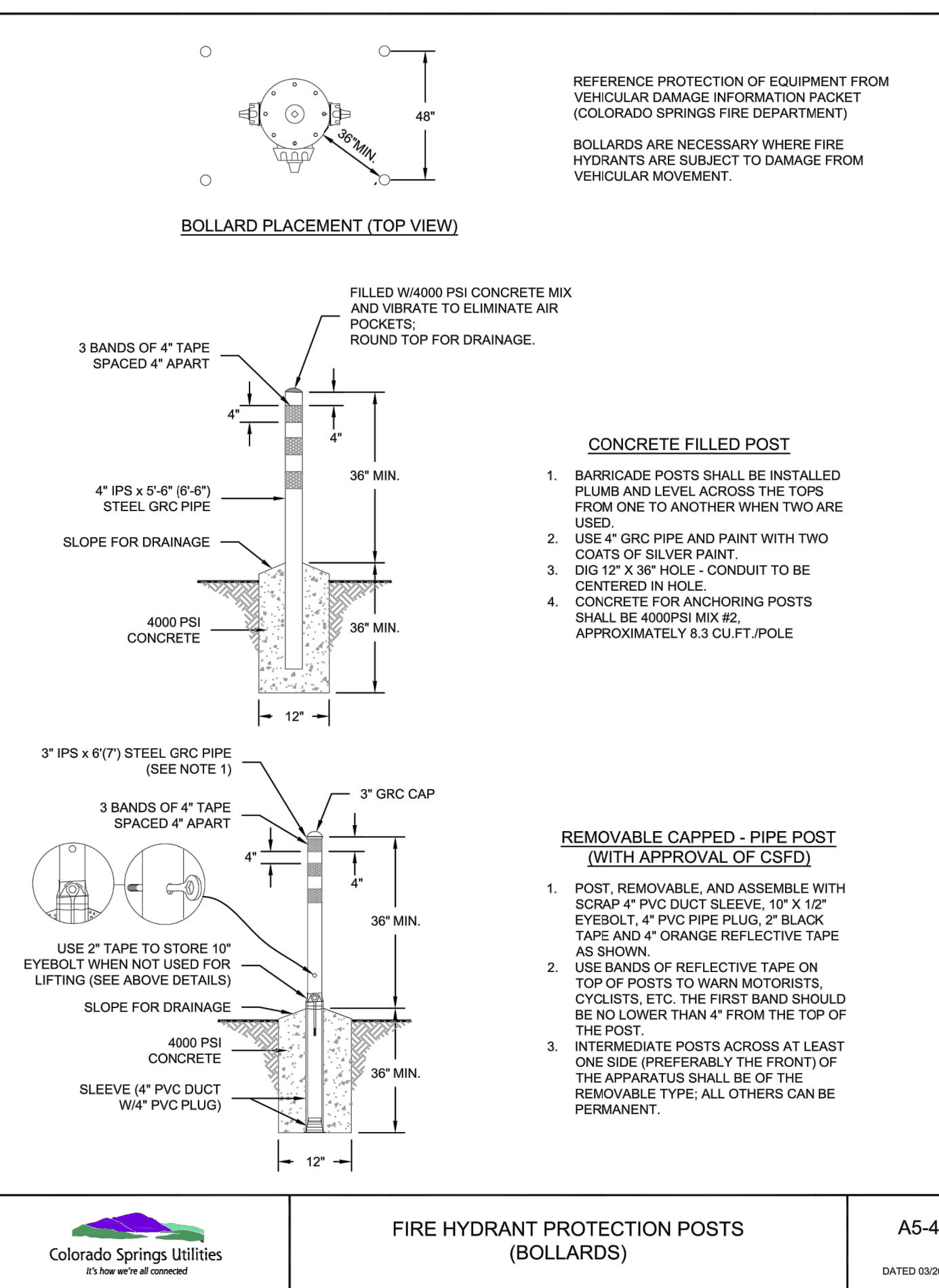
POND F OUTLET STRUCTURE DETAILS

SHEET 36 OF 39

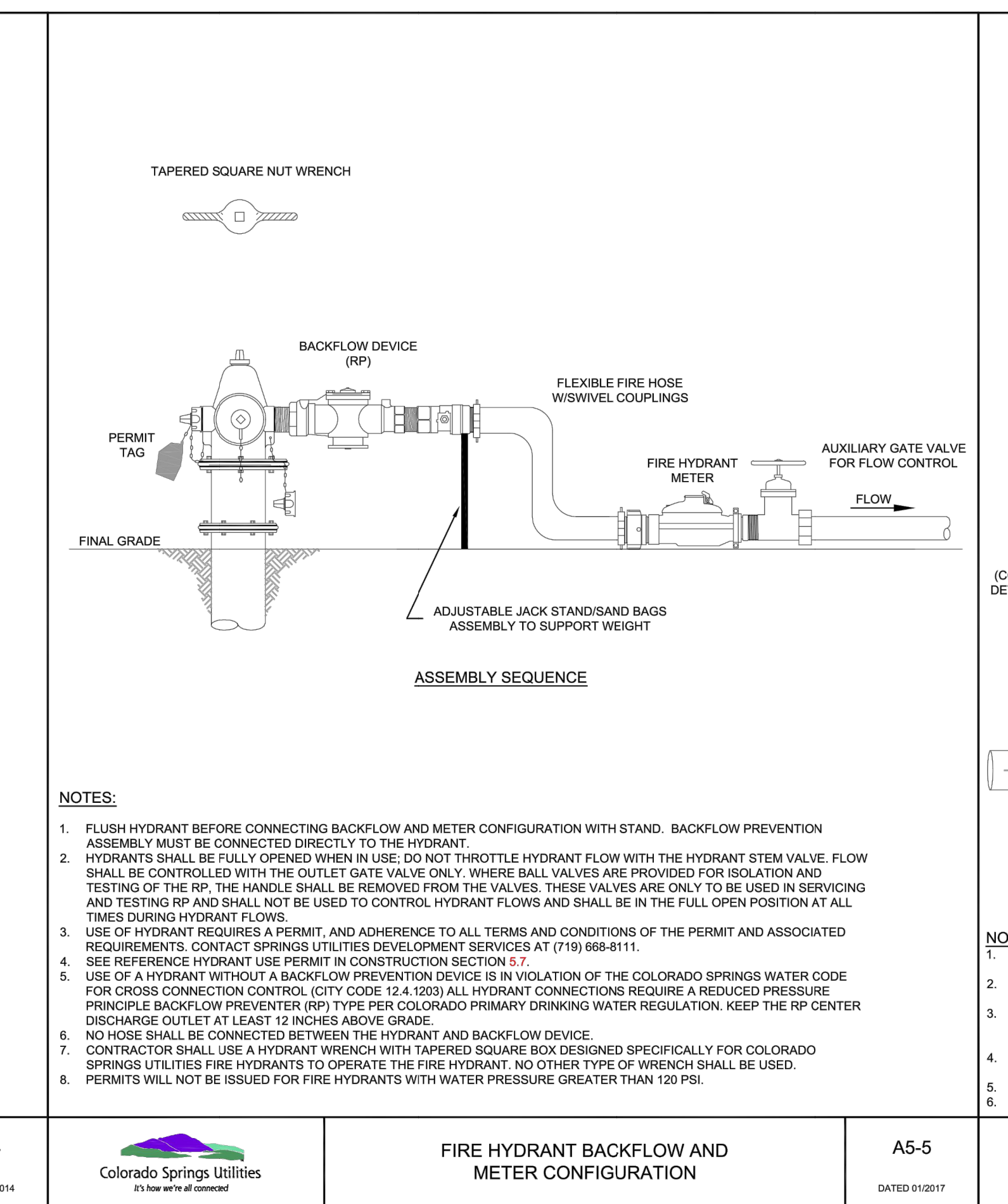
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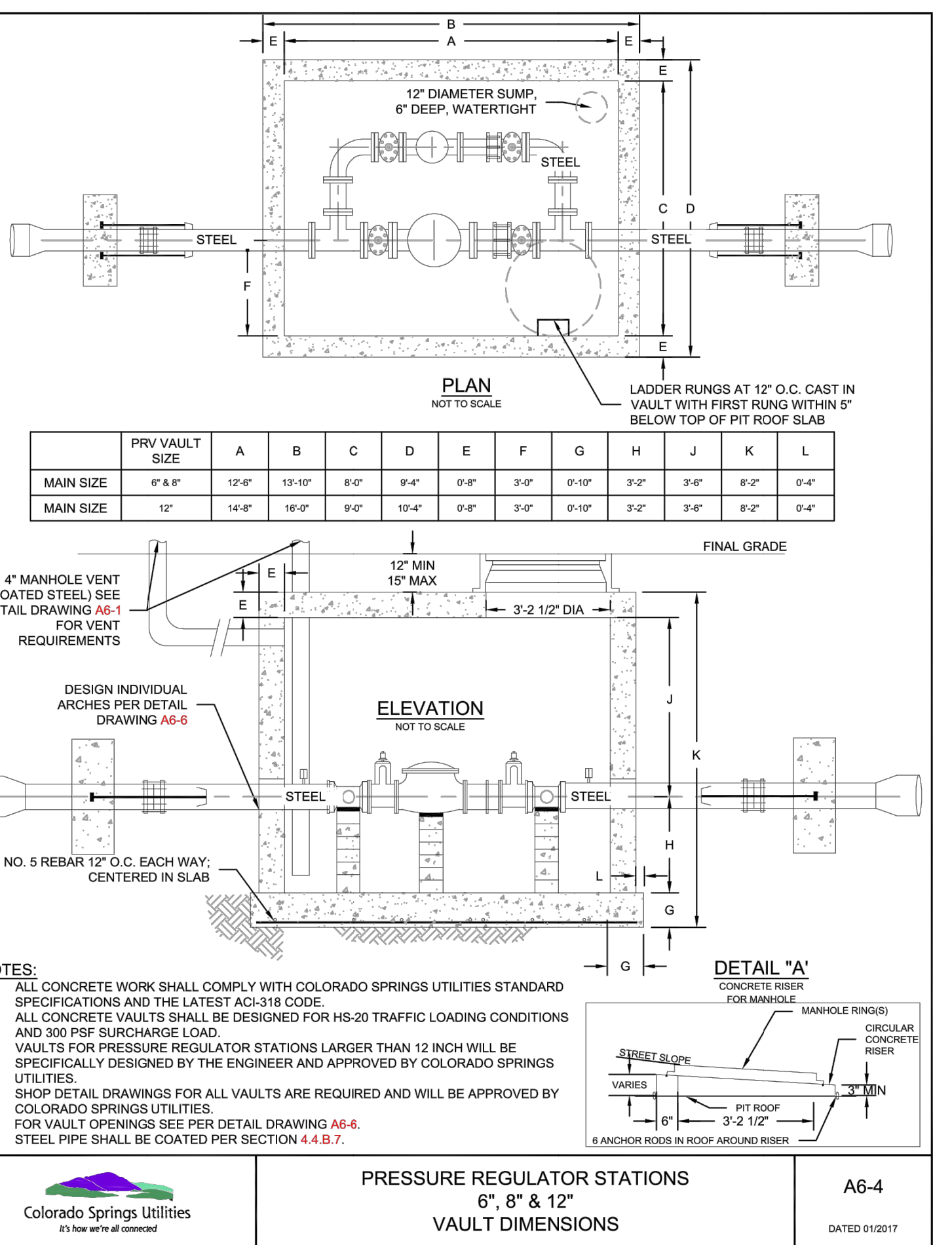
FIRE HYDRANT INSTALLATION
 A5-3
 DATED 03/2014



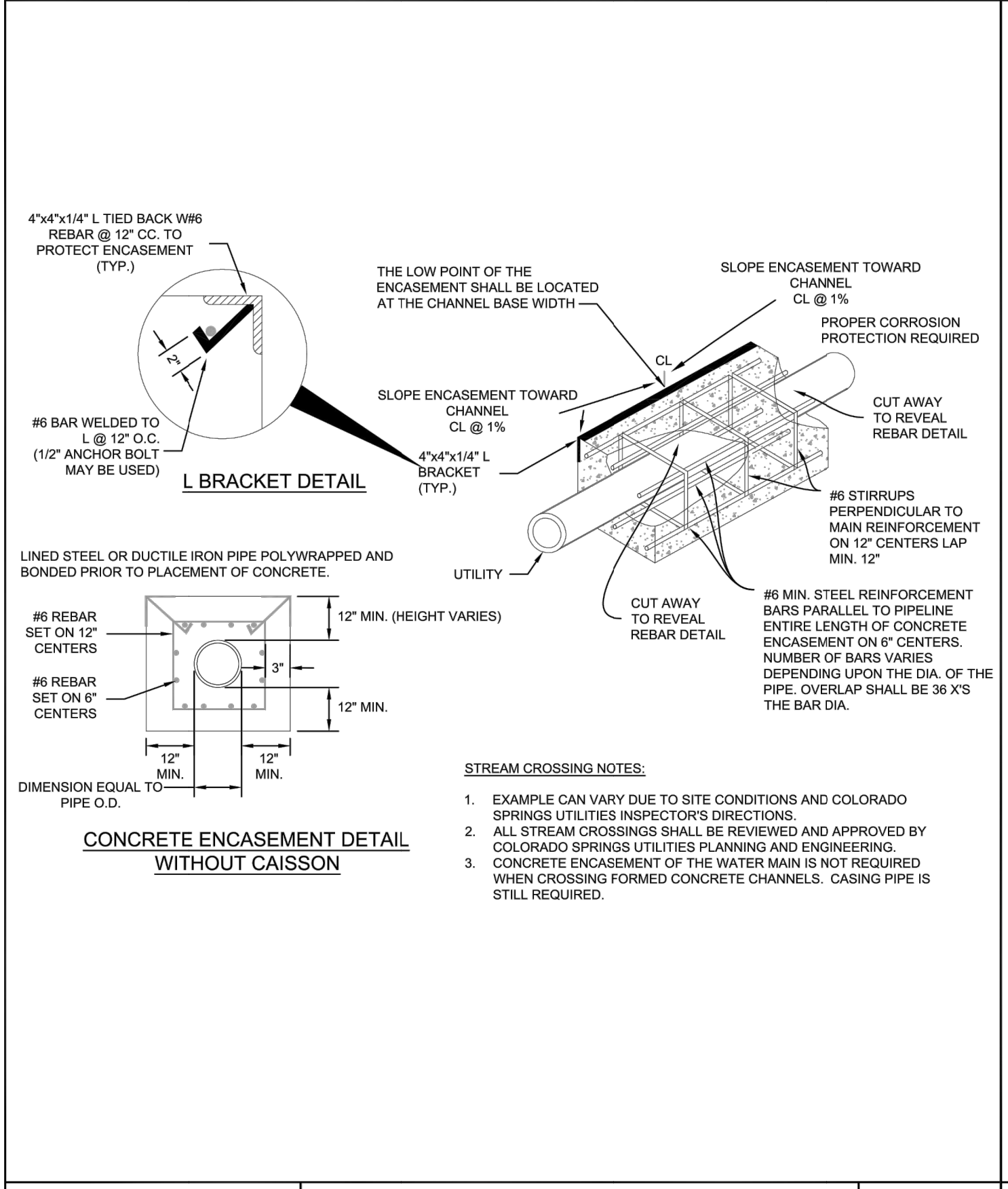
FIRE HYDRANT PROTECTION POSTS (BOLLARDS)
 A5-4
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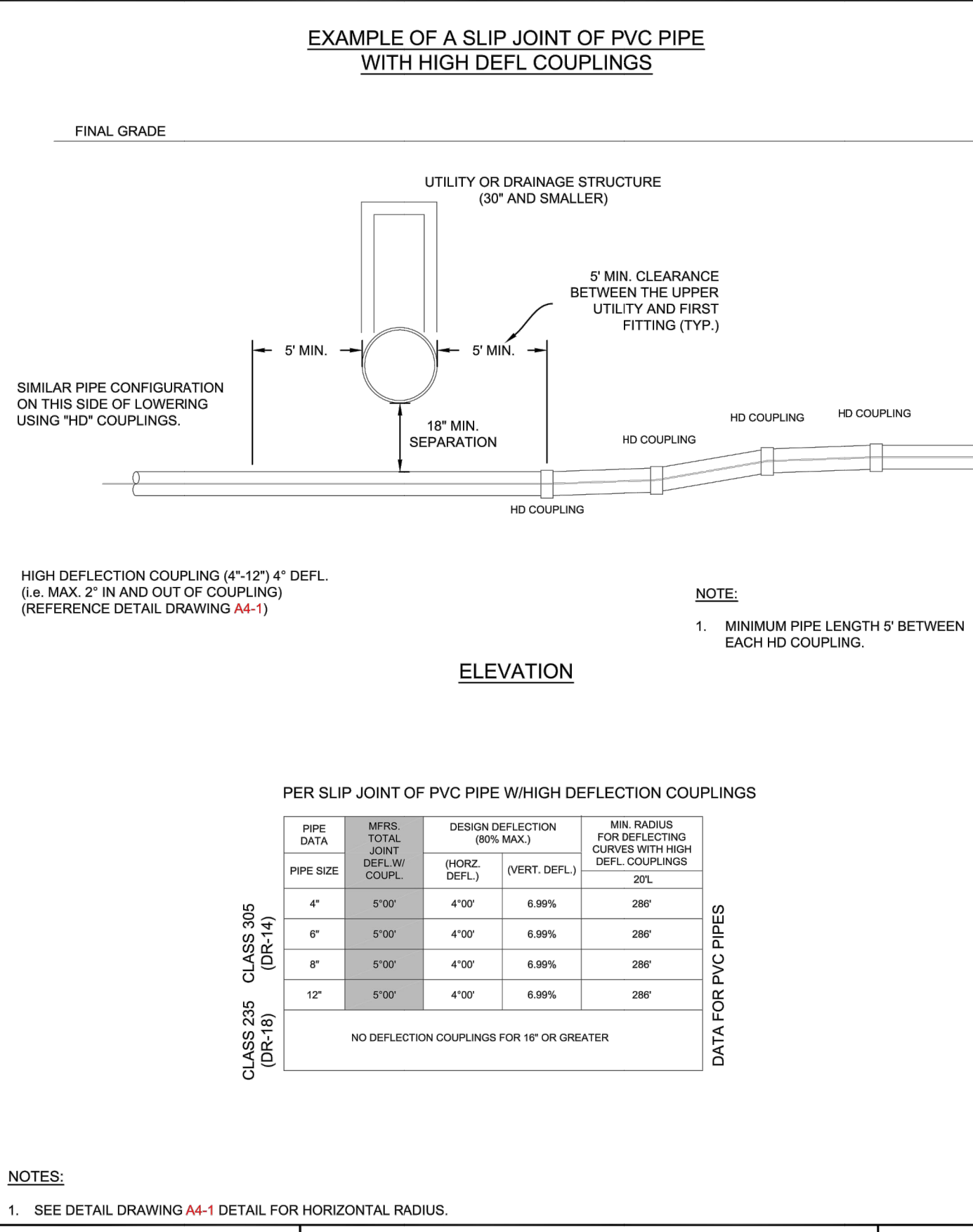
FIRE HYDRANT BACKFLOW AND METER CONFIGURATION
 A5-5
 DATED 01/2017



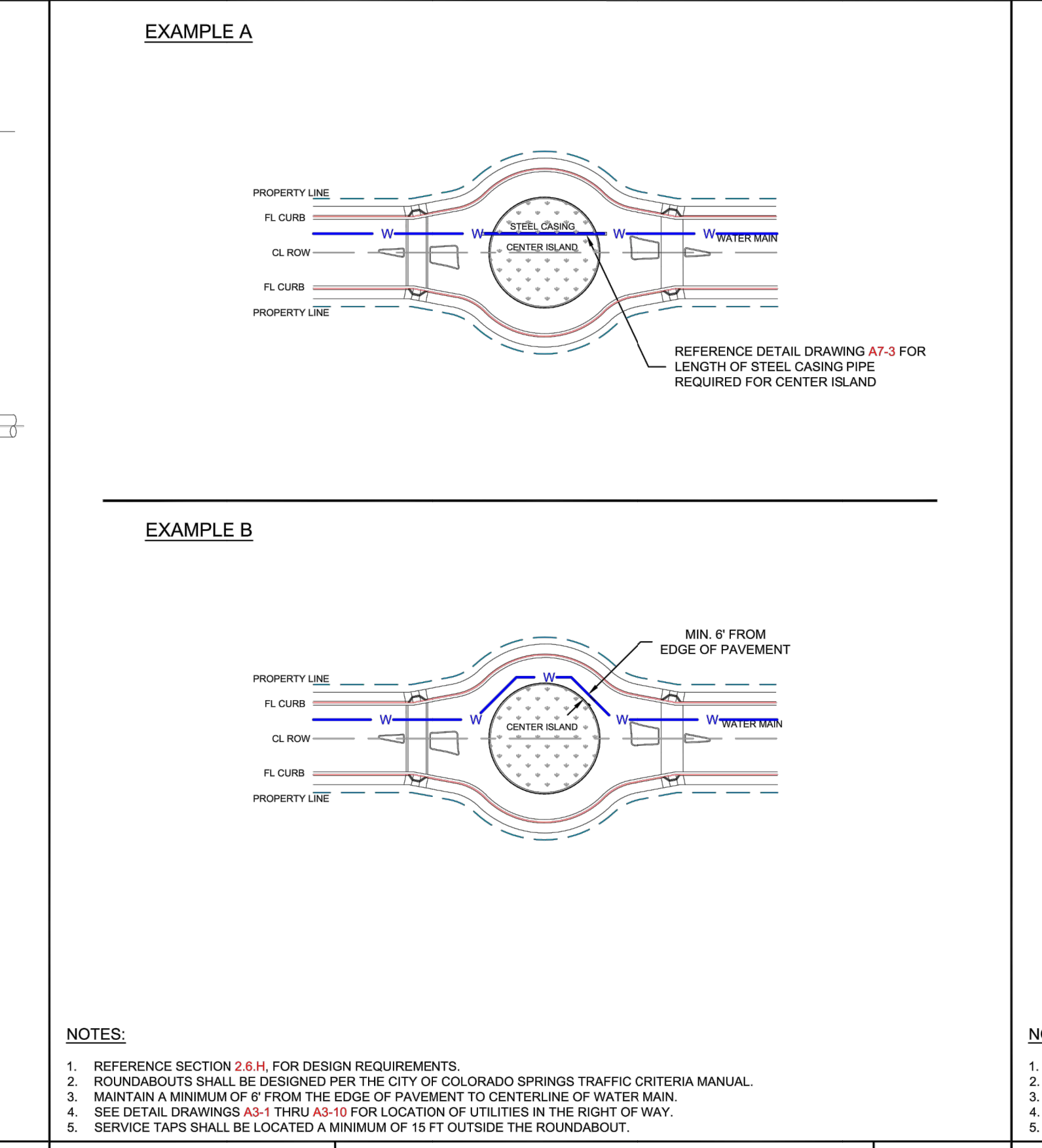
PRESSURE REGULATOR STATIONS 6", 8" & 12" VAULT DIMENSIONS
 A6-4
 DATED 01/2017



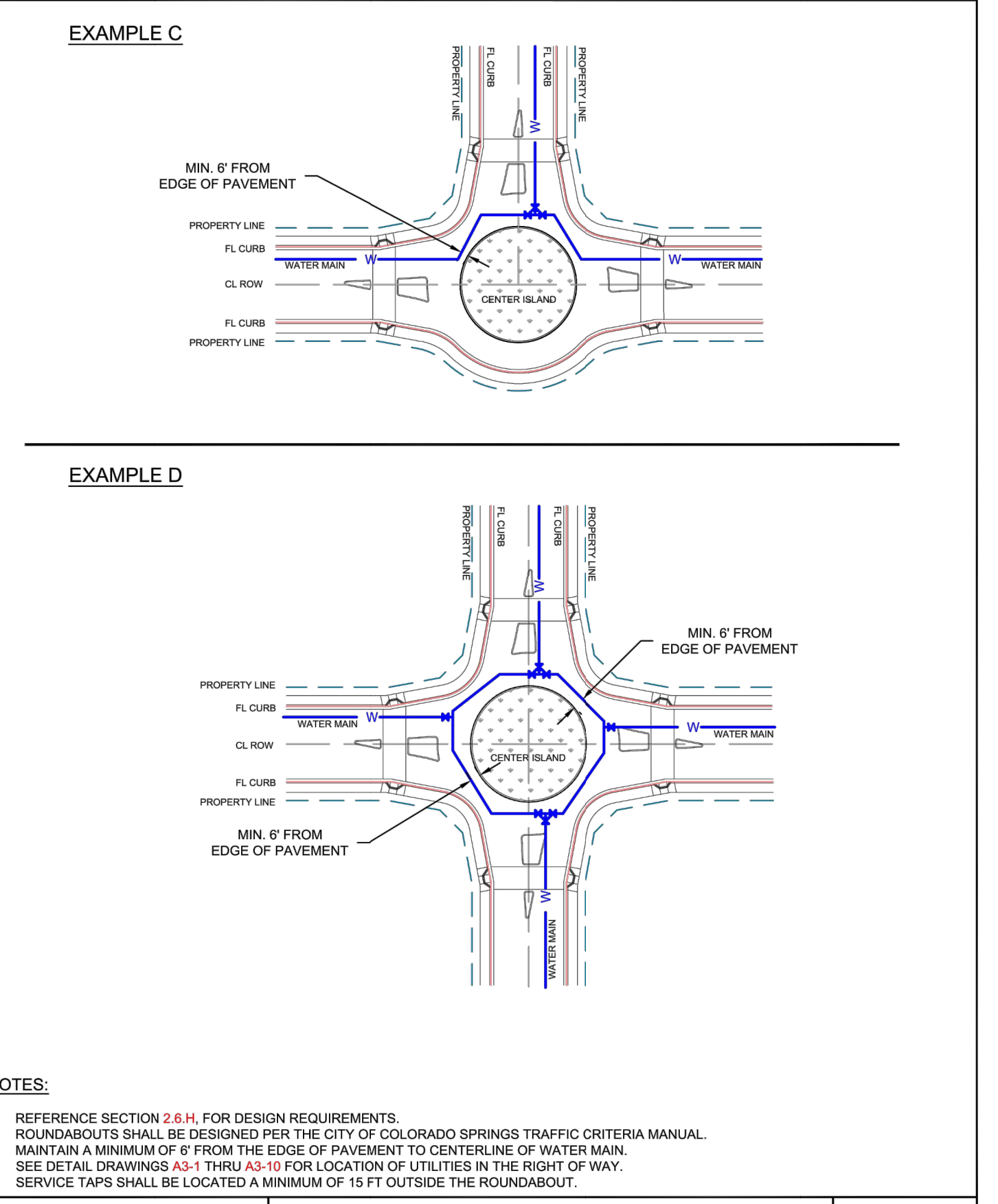
PIPE ENCASEMENT DETAIL
 A7-8
 DATED 01/2017



LOWERING WITH HIGH DEFLECTION COUPLINGS
 A7-9
 DATED 03/2014



TYPICAL ROUNDABOUT DETAIL
 A7-10
 DATED 03/2014



TYPICAL ROUNDABOUT DETAIL
 A7-11
 DATED 03/2014

Colorado Springs Utilities logo and company information.

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

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 BRADY WILLIAMS

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

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	6/4/21	MMC	MMC	

SADDLEHORN RANCH - FILING 2 DETAILS

SHEET 37 OF 39
 JOB NO. 25142.04

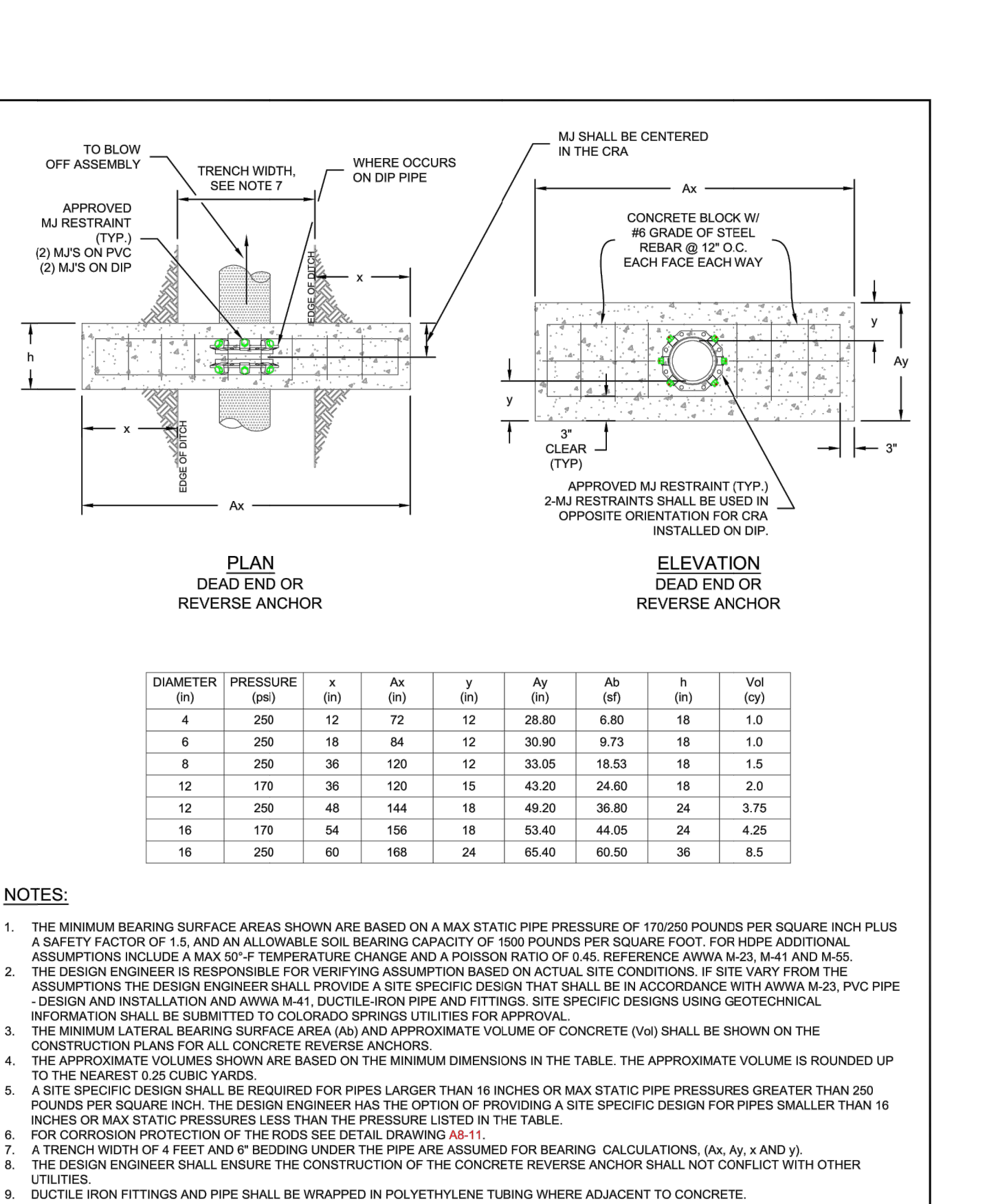
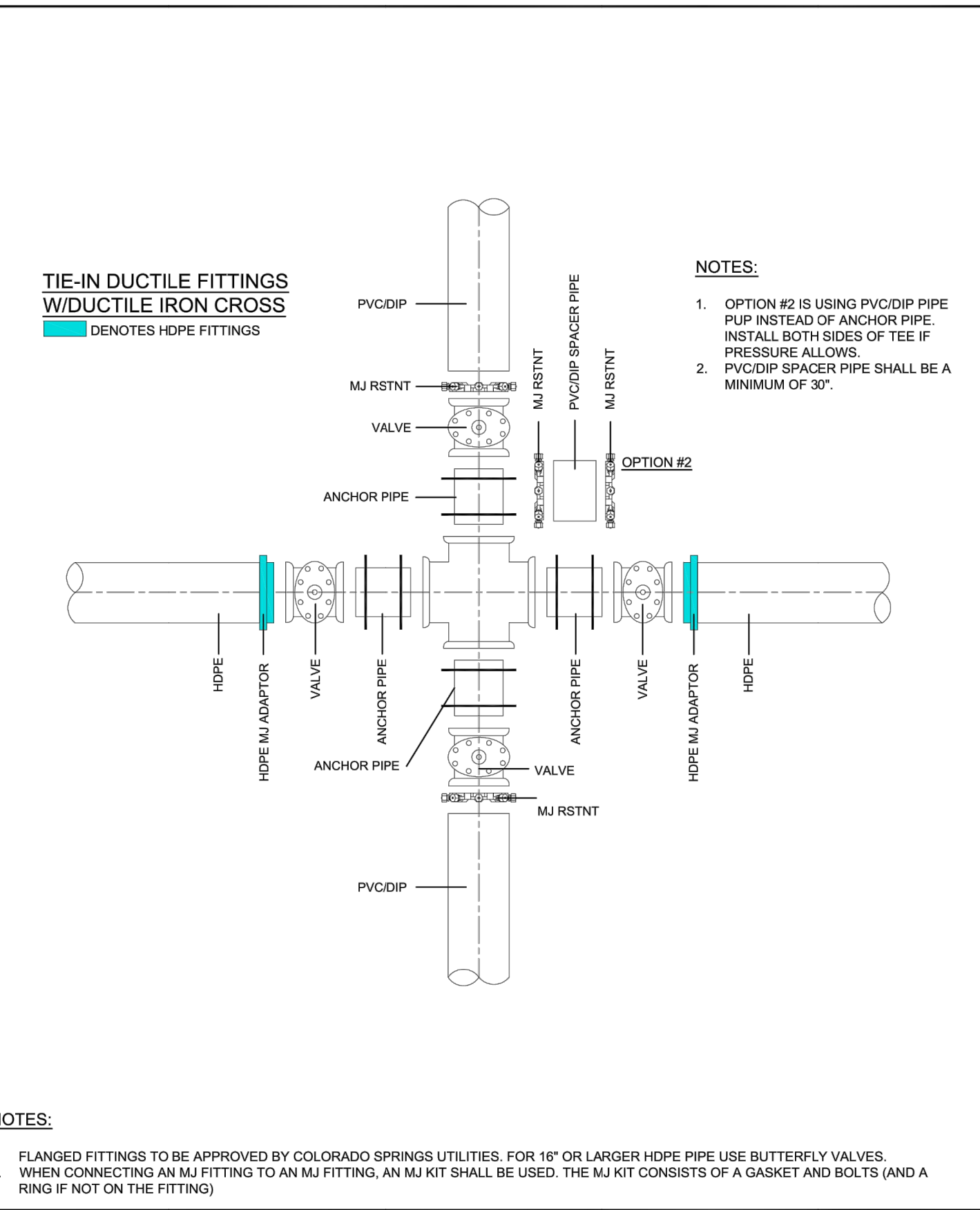
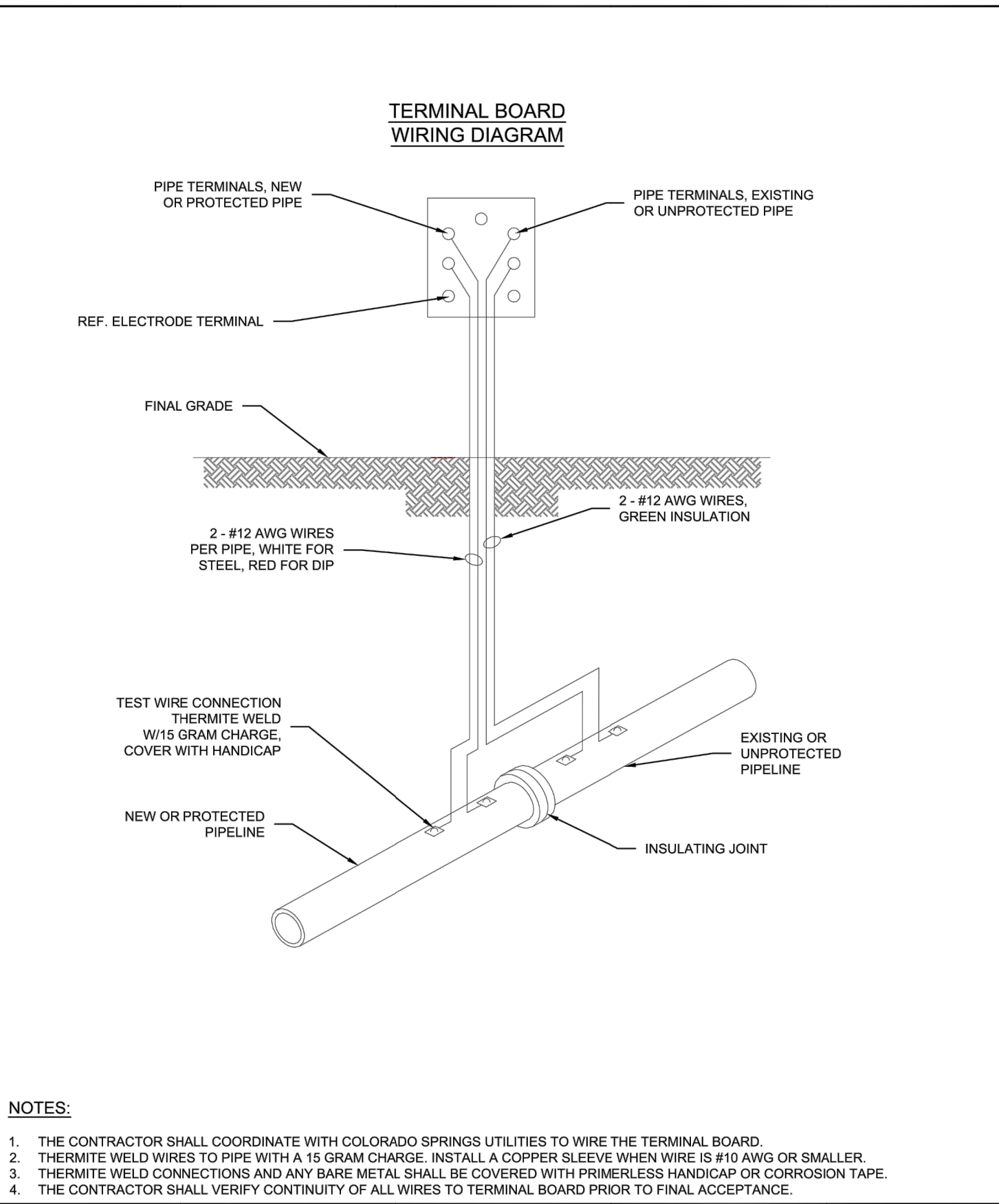
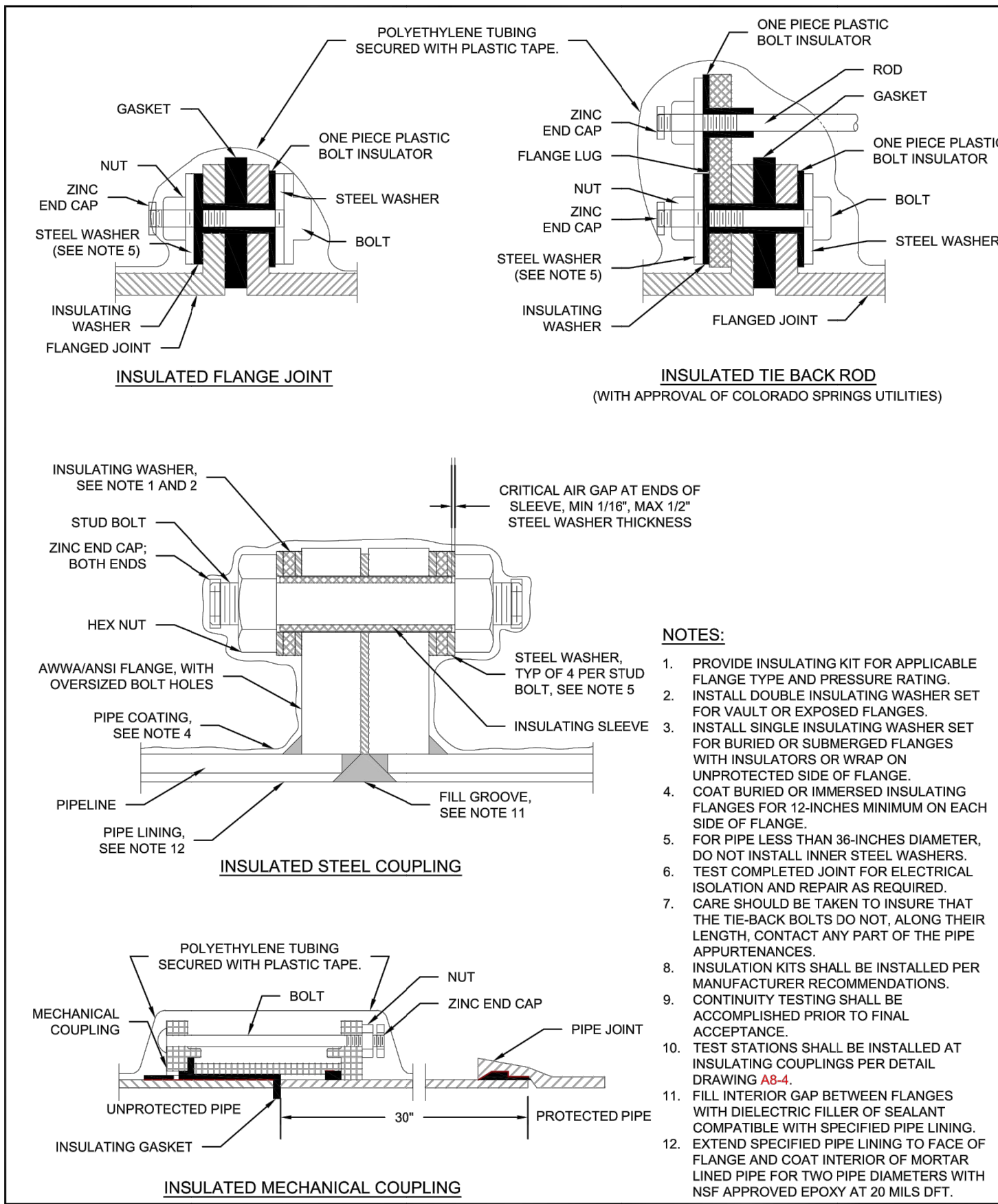


ENGINEER'S STATEMENT

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



Colorado Springs Utilities It's how we're all connected	INSULATOR INSTALLATION A8-3 DATED 03/2014	Colorado Springs Utilities It's how we're all connected	INSTALLATION OF CATHODIC PROTECTION TEST STATION AT AN INSULATING JOINT A8-4 DATED 03/2014	Colorado Springs Utilities It's how we're all connected	DUCTILE IRON MAIN CROSS CONNECTION TO PVC/DIP USING HDPE FITTINGS AND/OR DUCTILE FITTINGS A10-5 DATED 06/2015	Colorado Springs Utilities It's how we're all connected	CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS A4-8 DATED 06/2015
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CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

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

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

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

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



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, 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

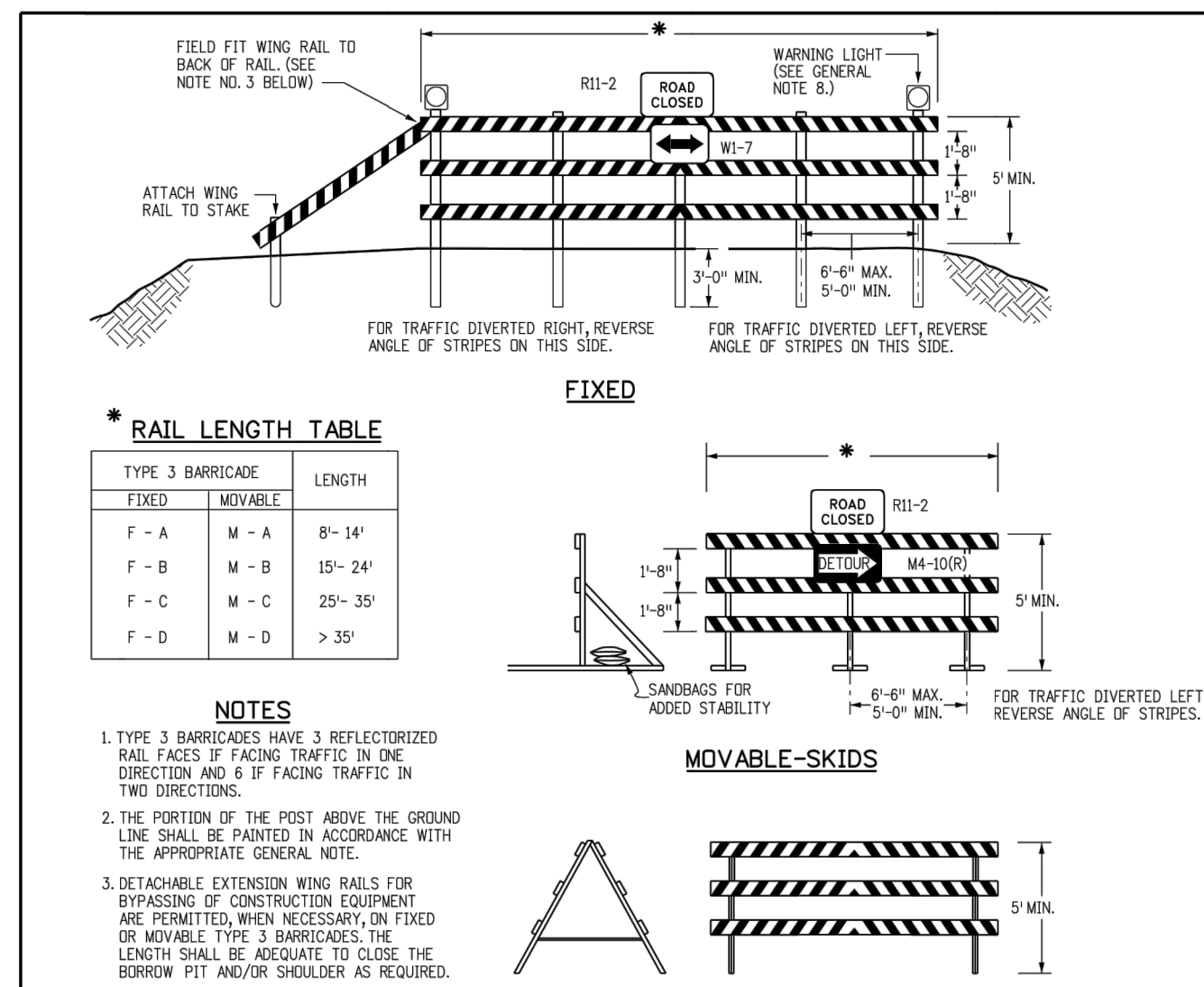
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

SADDLEHORN RANCH - FILING 2
DETAILS

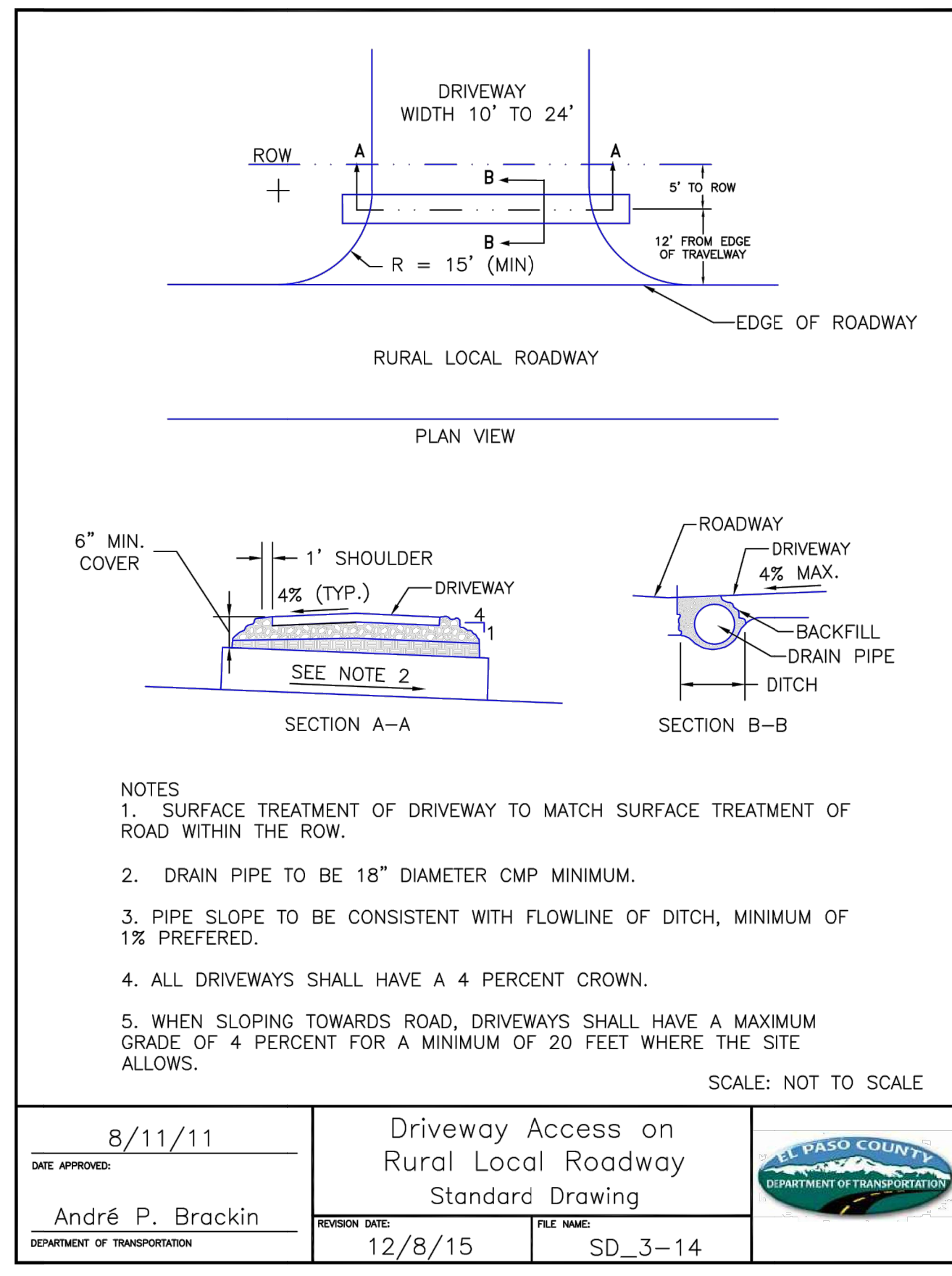
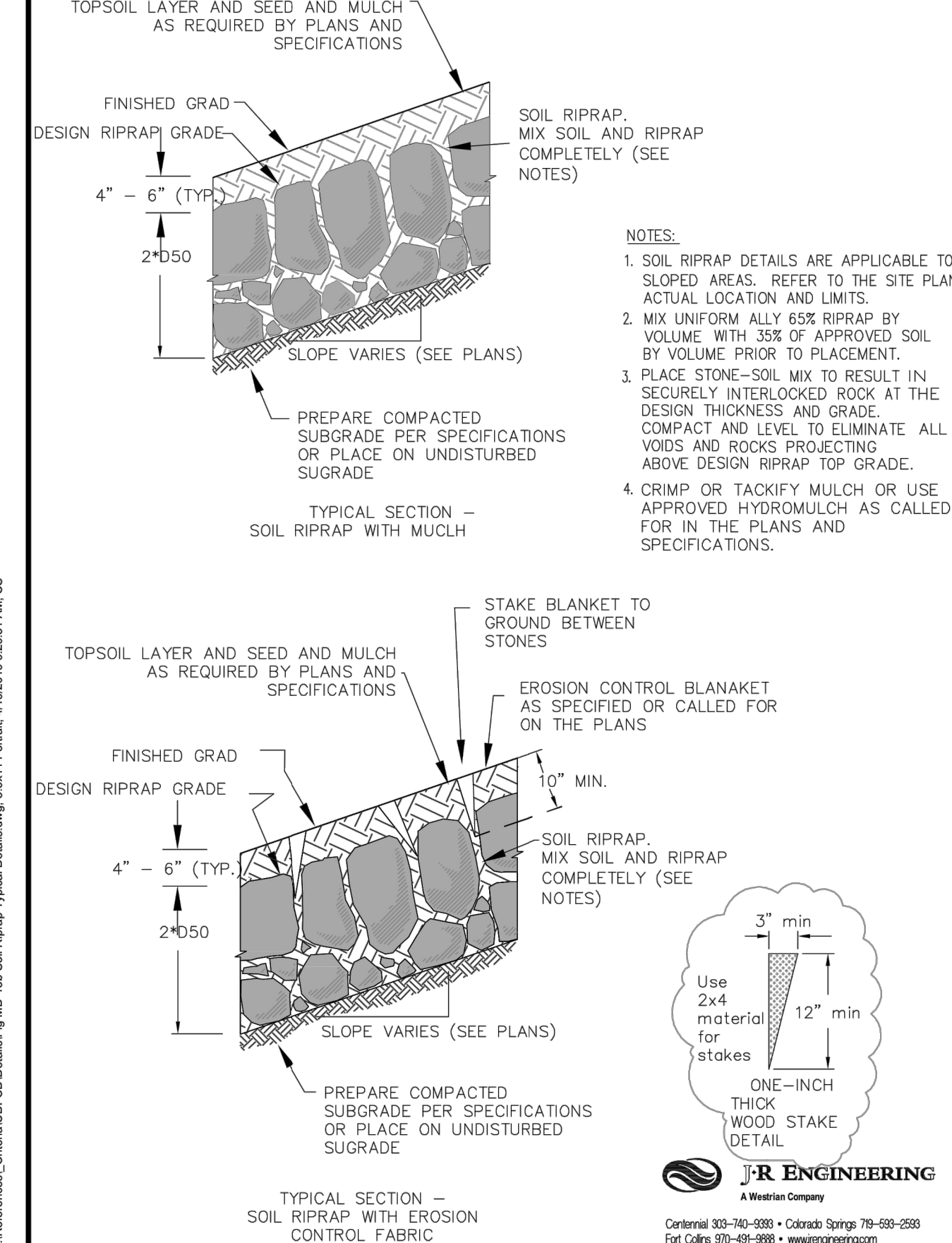
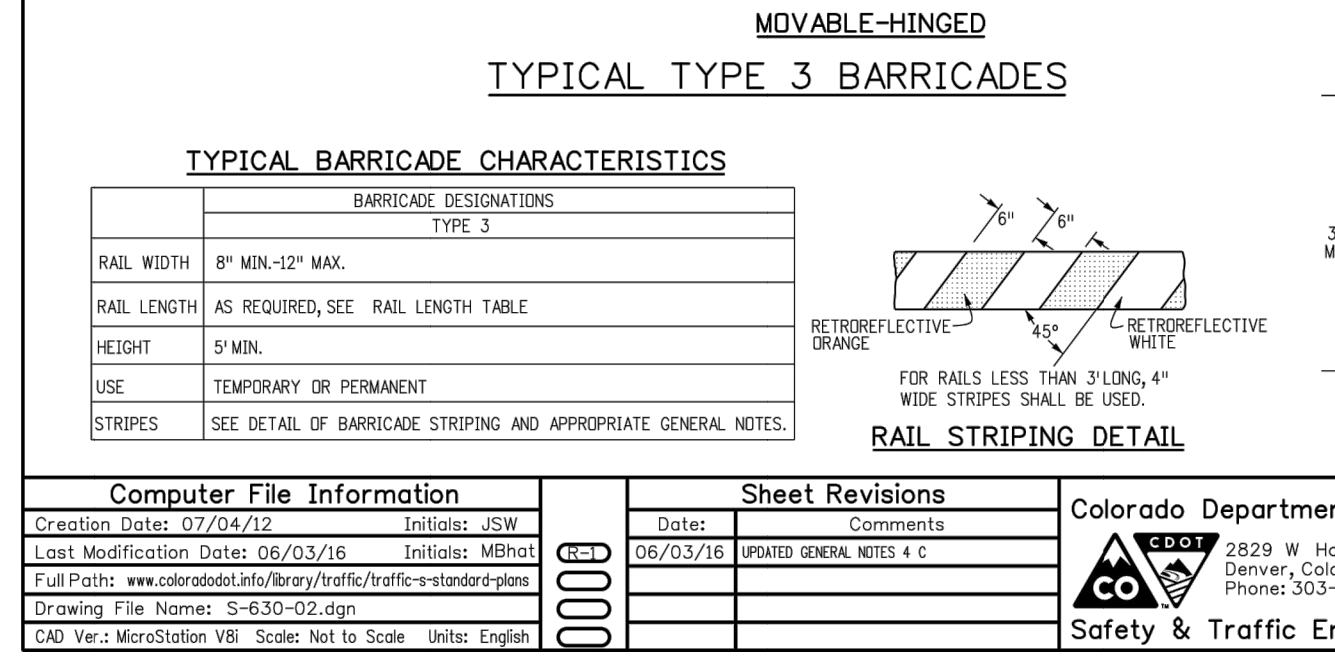
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DESIGNED BY MMC
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SHEET 38 OF 39
JOB NO. 25142.04



GENERAL NOTES

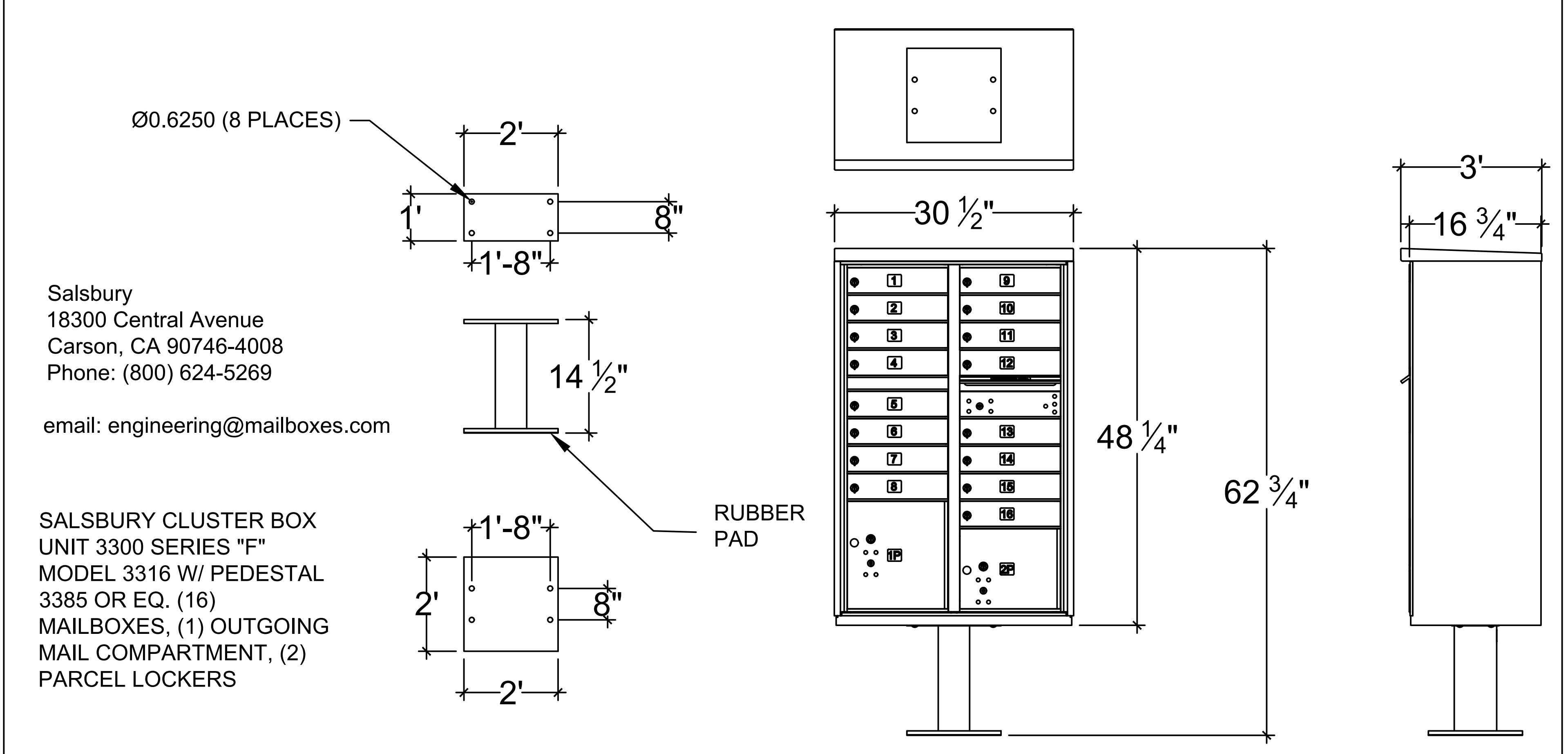
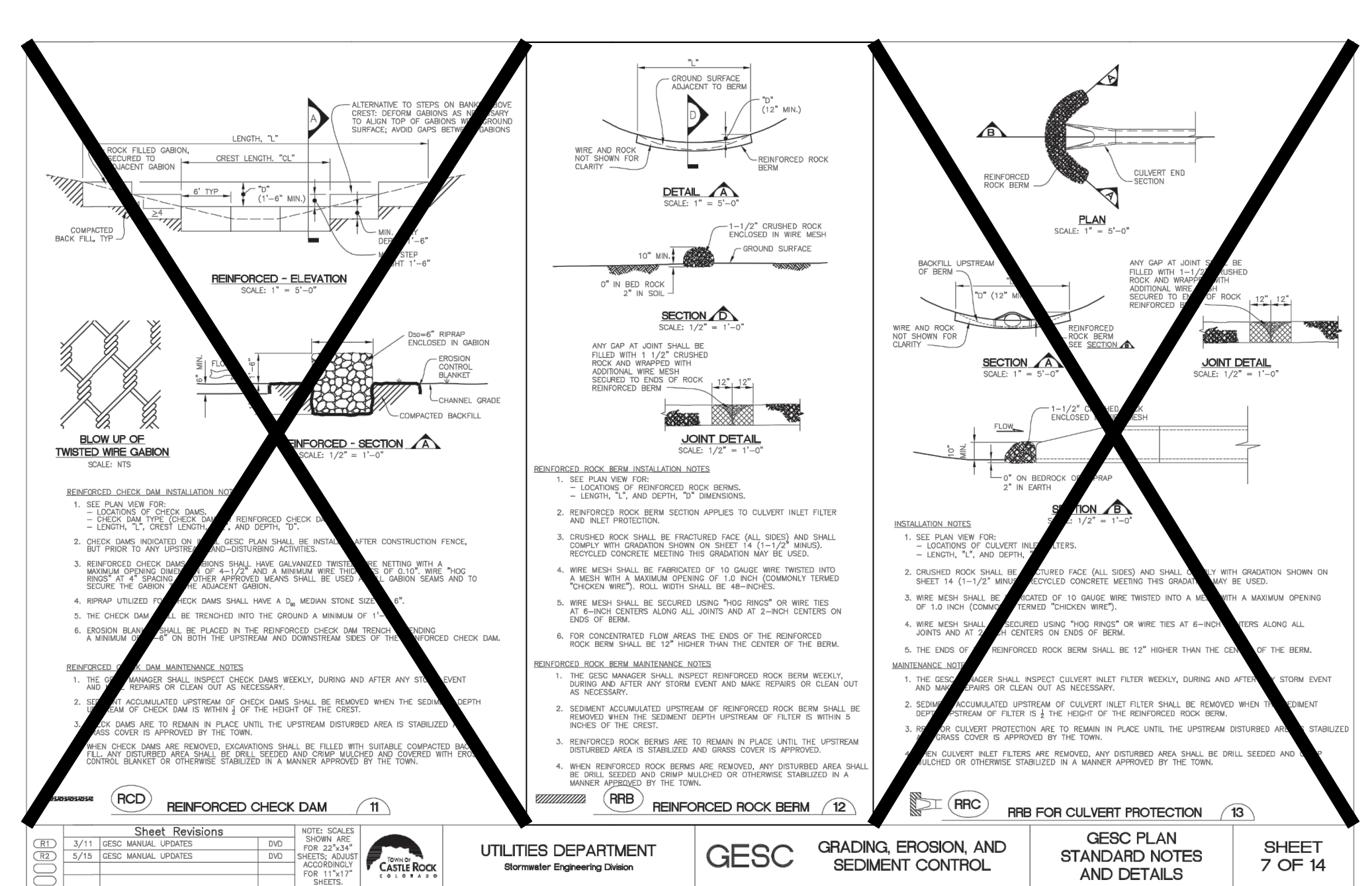
- THE VARIOUS TYPES, COMMENTS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT 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 "Y" 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 DRIVES 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 M-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.



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

PREPARED FOR
ROI PROPERTY GROUP, LLC
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 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. 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
SADDLEHORN RANCH - FILING 2									
DETAILS									
SHEET 39 OF 39									
JOB NO. 25142.04									