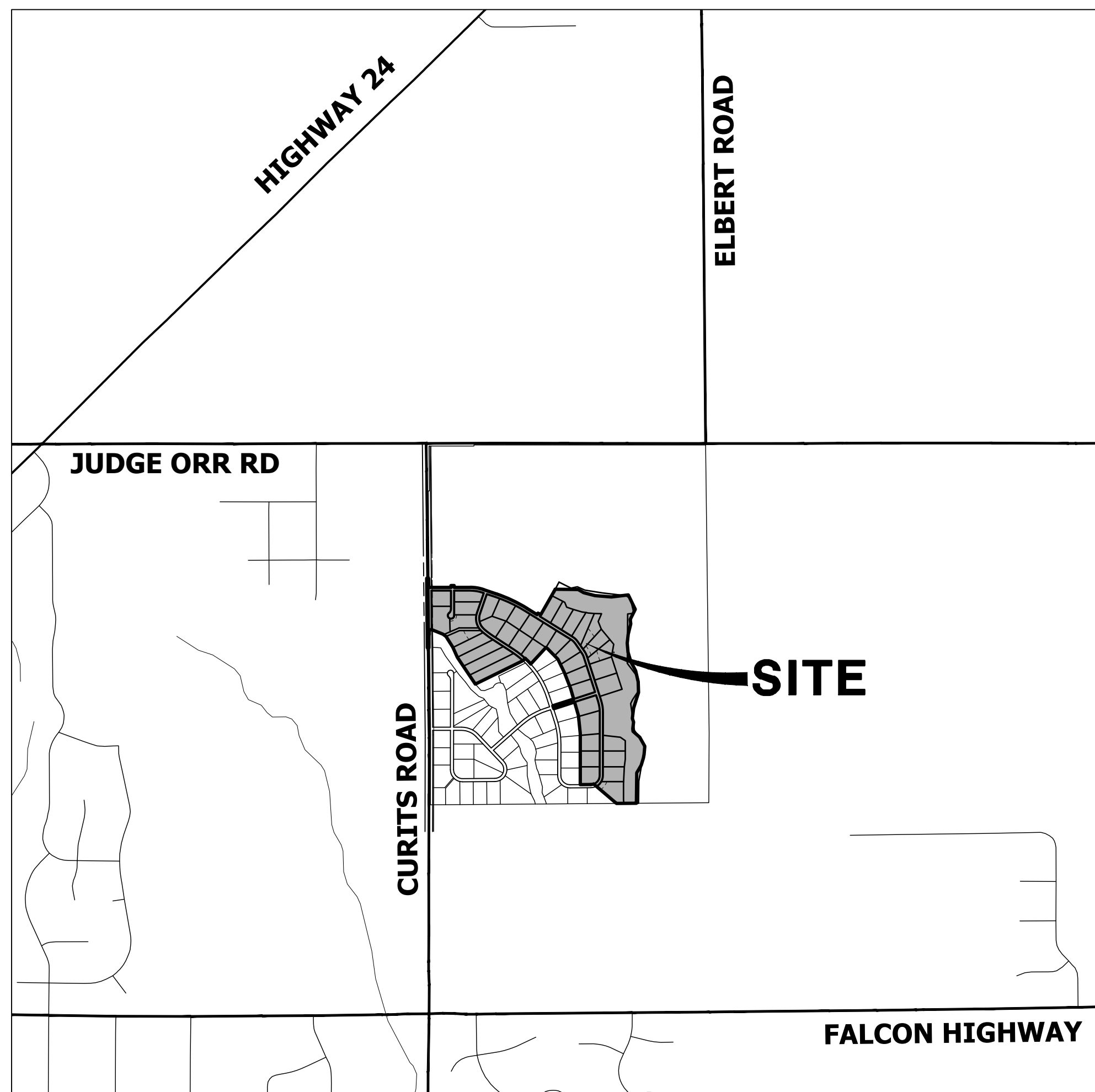


SADDLEHORN RANCH - FILING 2

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

ABBREVIATIONS

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



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

1	- COVER SHEET
2	- NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5	- HORIZONTAL CONTROL PLAN
6	- DEMOLITION PLAN
7-8	- CURTIS ROAD PLANS
9-18	- STREET IMPROVEMENT PLAN AND PROFILE
19-21	- SIGNAGE PLAN
22	- OVERALL UTILITY & SERVICE PLAN
23-31	- WATER DISTRIBUTION PLAN
32	- OVERALL FIRE HYDRANT PLAN
33-34	- STORM SEWER PLAN AND PROFILE
35-36	- POND F GRADING PLAN
37	- POND F OUTLET STRUCTURE DETAILS
38-40	- DETAILS

CONTACTS:

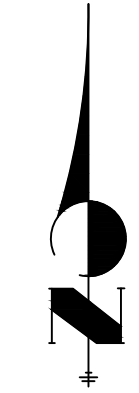
OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~541-393-9043
DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6254
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
DISTRICT	SADDLEHORN RANCH METRO DISTRICT

BENCHMARK:

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

BASIS OF BEARINGS:

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



EL PASO COUNTY STATEMENT

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

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

IN ACCORDANCE WITH 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 _____

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 Western Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=2000'		6/17/21	
			H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY
			N/A		MMC	MMC

SADDLEHORN RANCH -
FILING 2
COVER SHEET

SHEET 1 OF 40

JOB NO. 25142.04



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 FLOODPLAIN DEVELOPMENT 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.

SOIL RIPRAP NOTES:

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

VOID-FILLED RIPRAP PLACEMENT AND GRADATION NOTES:

- WHERE "VOID-FILLED RIPRAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIPRAP SHALL BE MIXED WITH THE MATERIALS AND ASSOCIATED PROPORTIONS LISTED IN TABLE 1 OR TABLE 2 TO FILL THE VOIDS OF THE RIPRAP.
- THE MIX PROPORTIONS PROVIDED IN TABLE 1 AND TABLE 2 ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT BY THE ENGINEER.
- THE RIPRAP AND VOID-FILLED MATERIALS SHALL BE STOCKPILED SEPARATELY AND THOROUGHLY MIXED PRIOR TO PLACEMENT AND SHALL BE INSTALLED AND COMPACTED SO THAT A DENSE, INTERLOCKED LAYER OF RIPRAP AND VOID-FILL MATERIAL IS PROVIDED WITH RIPRAP VOIDS COMPLETELY FILLED. THE LOOSE MATERIAL SHALL BE PLACED IN A SINGLE LIFT OF SUFFICIENT HEIGHT SUCH THAT FINAL GRADE WILL BE ACHIEVED UPON COMPACTED. IF THE COMPACTED MATERIAL IS BELOW FINAL GRADE, PLACEMENT OF ONLY THE SMALLER VOID-FILL MATERIALS TO ACHIEVE FINAL GRADE IS NOT PERMITTED. IN SUCH CASES IT IS NECESSARY TO ADD MORE STANDARD SIZED VOID-FILLED RIPRAP AND REMIX THE ENTIRE THICKNESS OF ROCK TO ACHIEVE THE DESIGN SECTION. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF THE VOID-FILL MATERIALS. THE DENSITY AND INTERLOCKING NATURE OF RIPRAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIPRAP WAS PLACED WITHOUT FILLING THE VOIDS.
- COMPACTION OF THE VOID-FILLED RIPRAP SHALL BE PERFORMED BY WHEEL ROLLING WITH HEAVY RUBBER-TIRED EQUIPMENT (E.G. FRONT END LOADER). THE MOISTURE CONTENT OF THE MIXTURE SHALL BE AT OPTIMUM CONDITIONS PRIOR TO COMPACTION AND WATER SHALL BE ADDED, AS NECESSARY, AT THE DIRECTION OF THE ENGINEER.
- WHERE INDICATED ON THE DRAWINGS, A SURFACE LAYER OF MOIST TOPSOIL SHALL BE PLACED OVER THE VOID-FILLED RIPRAP. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL VOID-FILLED RIPRAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

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

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

SADDLEHORN RANCH -
FILING 2
NOTES

SHEET 2 OF 40

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. THESE DESIGNS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

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

SADDLEHORN RANCH - FILING 2

LEGEND

SHEET 3 OF 40

JOB NO. 25142.04



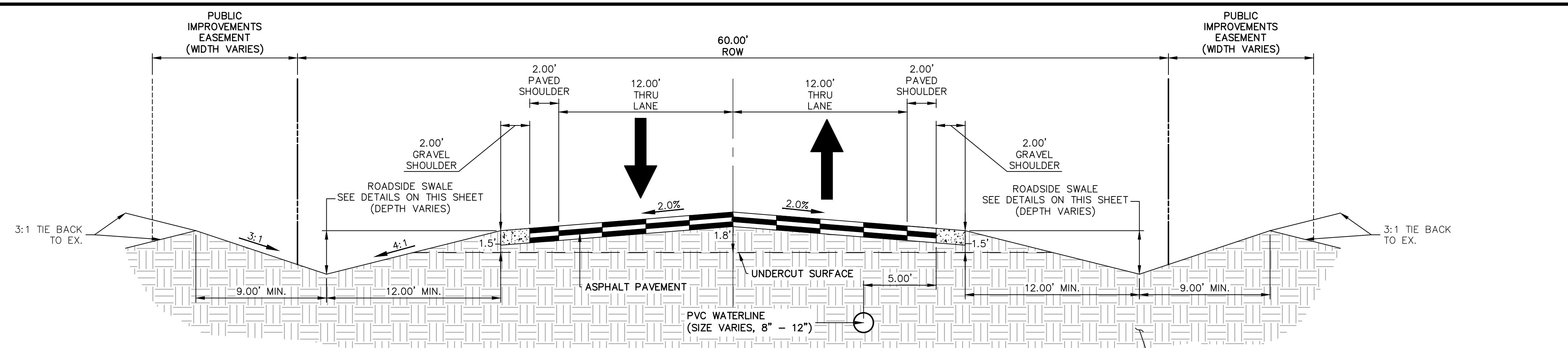
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

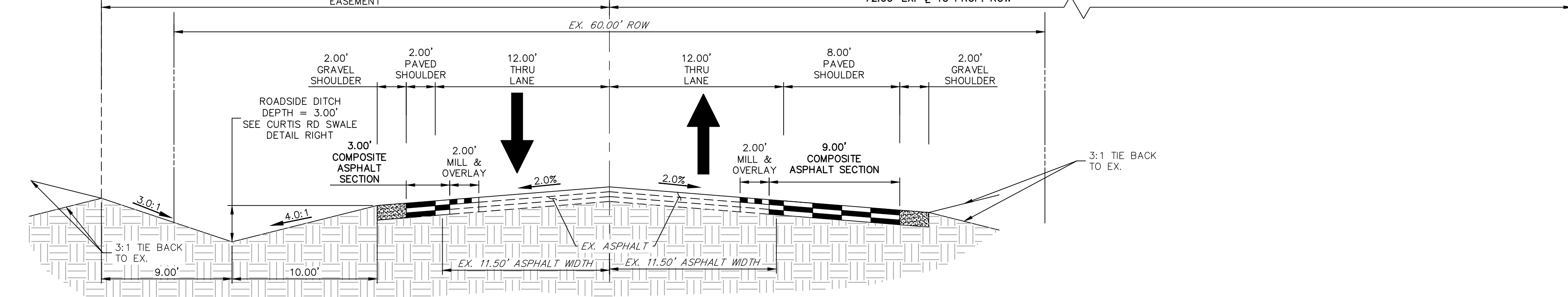
Adjust text?



NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLANS. ASPHALT AND BASE COURSE SHALL NOT BE CONSTRUCTED WITH THIS PREDEVELOPMENT GRADING. Not applicable with these CDs adjust overlapping text

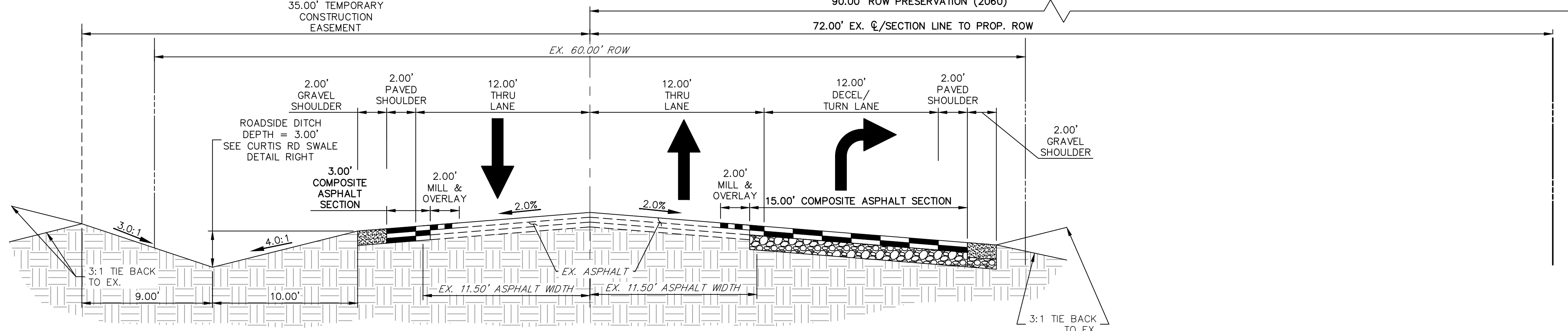
TYPICAL RURAL LOCAL

POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH, ROW PRESERVATION (2060)
SCALE: 1" = 5'



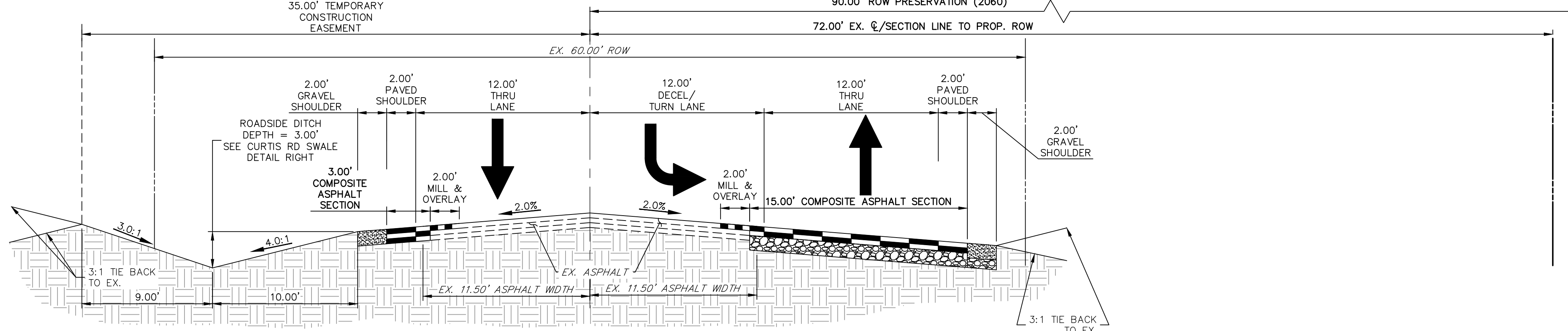
CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL - INTERIM FUTURE

STA: 30+81.09-36+99.71 & 48+96.29-49+32.21
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5' (LOOKING NORTH)



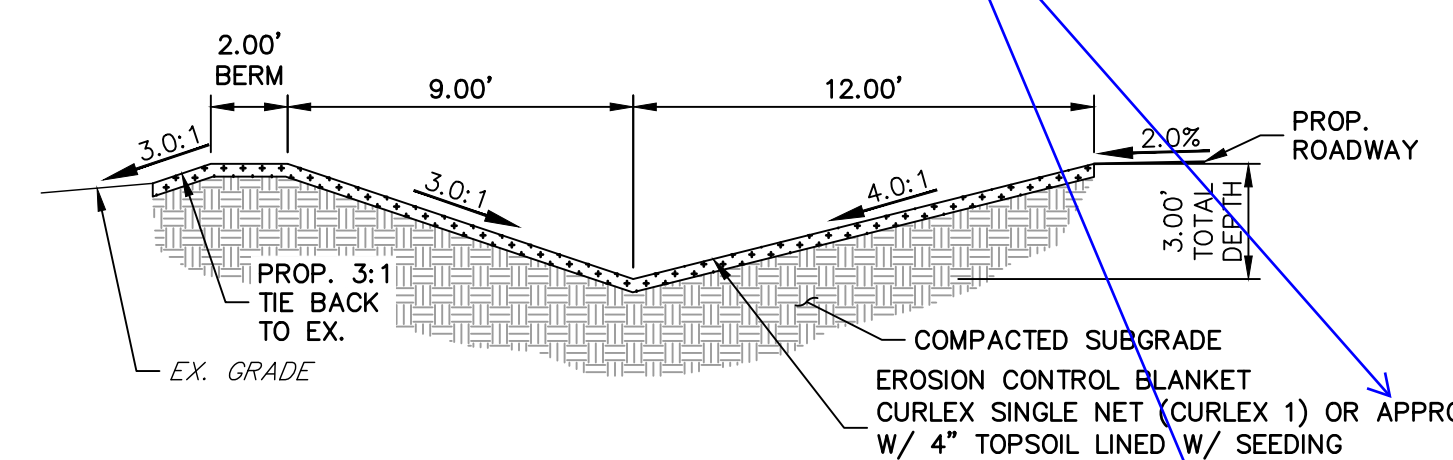
CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL

STA: 36+99.71-41+81.03
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5' (LOOKING NORTH)



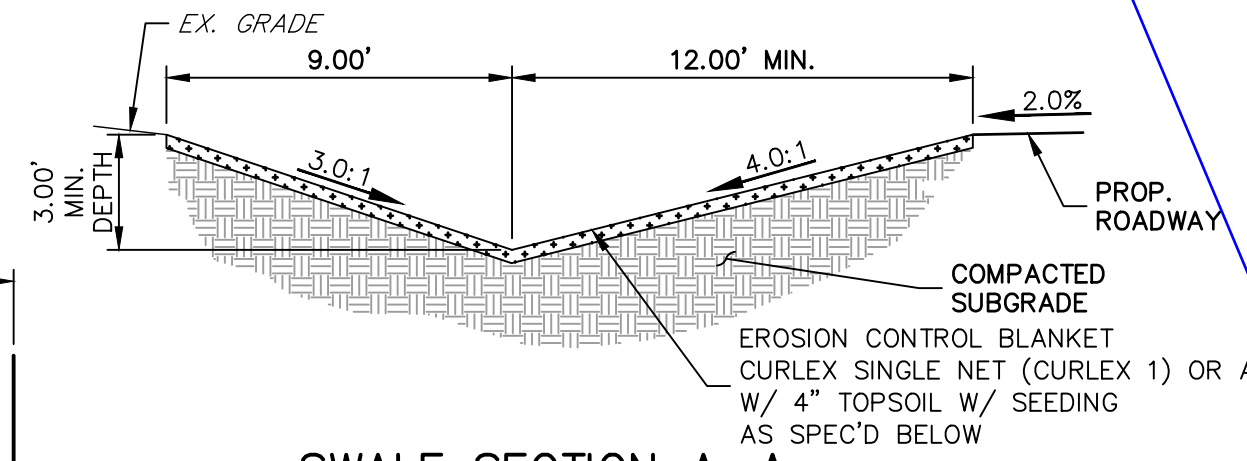
CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL

STA: 41+81.03-48+96.29
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5' (LOOKING NORTH)



SWALE SECTION B-B

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



SWALE SECTION A-A

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

ROADSIDE SWALE NOTES

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

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

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

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A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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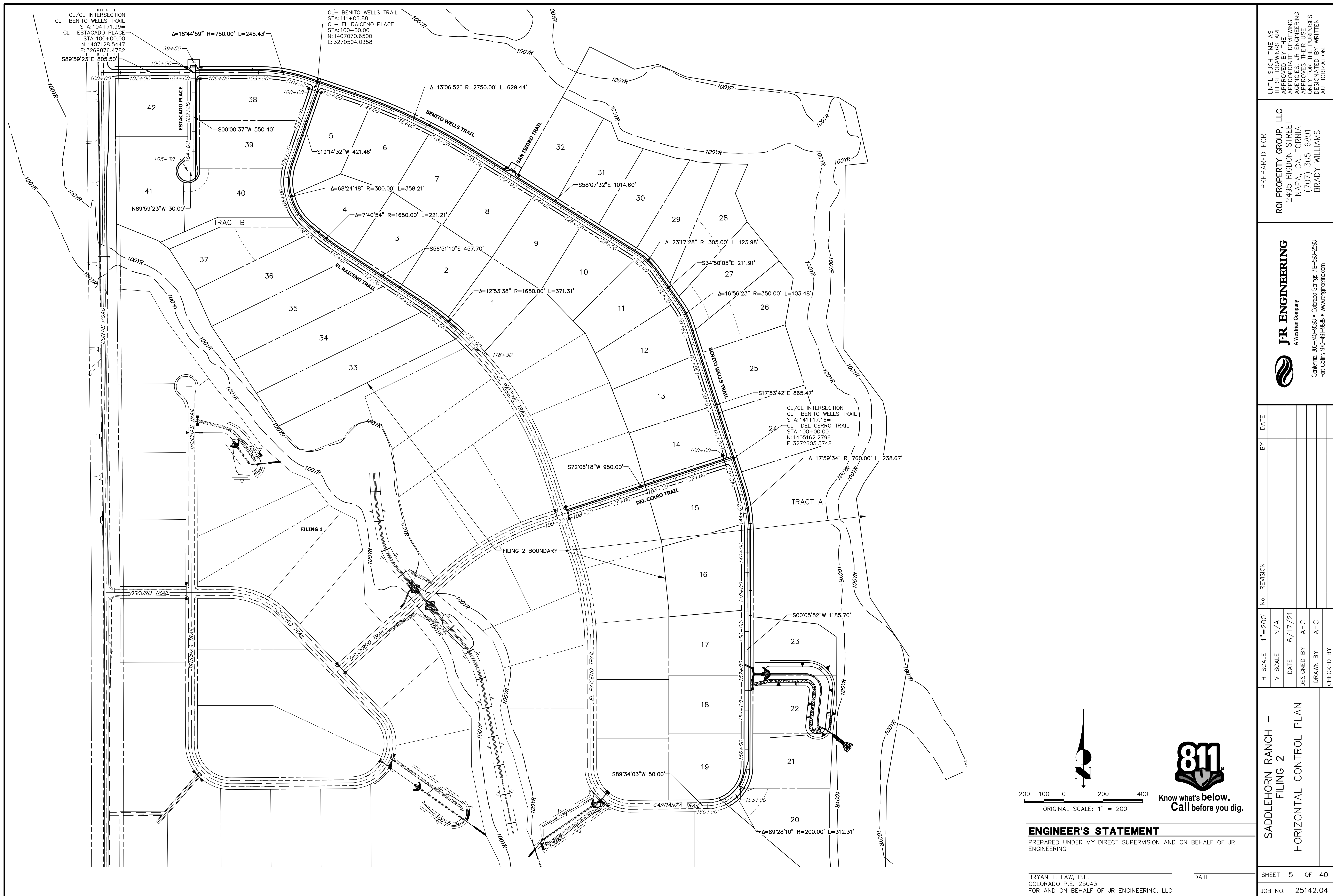
BY	DATE	No.	REVISION	1" = 5'	1" = 5'
				H-SCALE	V-SCALE
				N/A	6/17/21
				DESIGNED BY	MMC
				DRAWN BY	MMC
				CHECKED BY	

SADDLEHORN RANCH - FILING 2		TYPICAL SECTIONS	
SHEET	4	OF	40
JOB NO.	25142.04		



ENGINEER'S STATEMENT

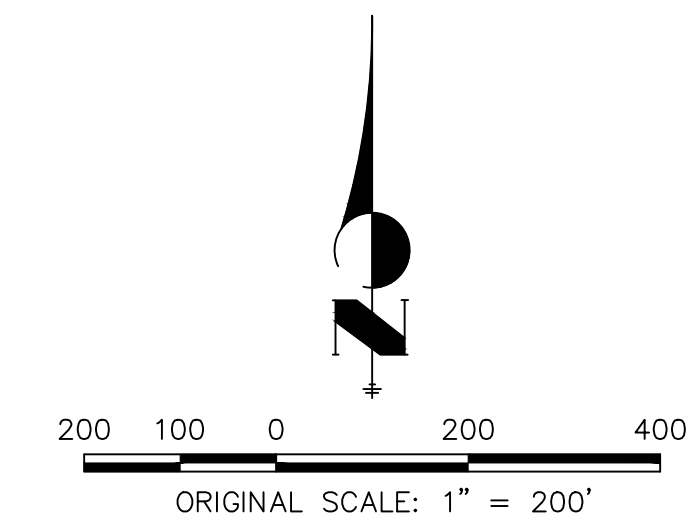
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE



CL/CL INTERSECTION
 CL - BENITO WELLS TRAIL
 STA: 104+71.99=
 CL - ESTACADO PLACE
 STA: 100+00.00
 N: 1407128.8447
 E: 3269876.4782

CL - BENITO WELLS TRAIL
 STA: 111+06.88=
 CL - EL RAICENO PLACE
 STA: 100+00.00
 N: 1407070.6500
 E: 3270504.0358

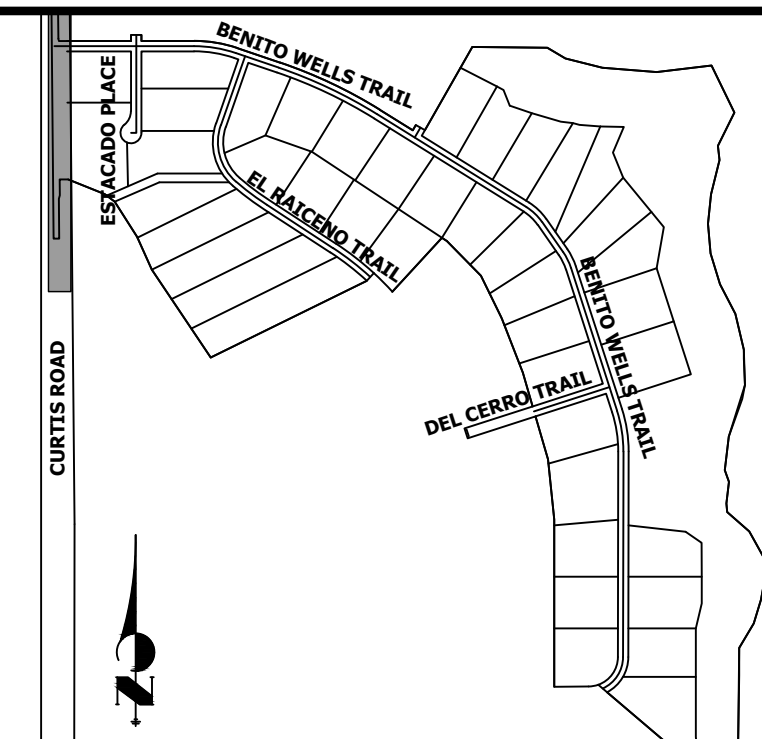
CL/CL INTERSECTION
 CL - BENITO WELLS TRAIL
 STA: 141+17.16=
 CL - DEL CERRO TRAIL
 STA: 100+00.00
 N: 1405162.2796
 E: 3272605.3748



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No. REVISION	
H-SCALE 1"=200'	N/A
V-SCALE	6/17/21
DATE	DESIGNED BY AHC
DESIGNED BY	AHC
DRAWN BY	CHECKED BY
SADDLEHORN RANCH - FILING 2 HORIZONTAL CONTROL PLAN	
SHEET 5	OF 40
JOB NO.	25142.04





KEY MAP
N.T.S.

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BRADY WILLIAMS

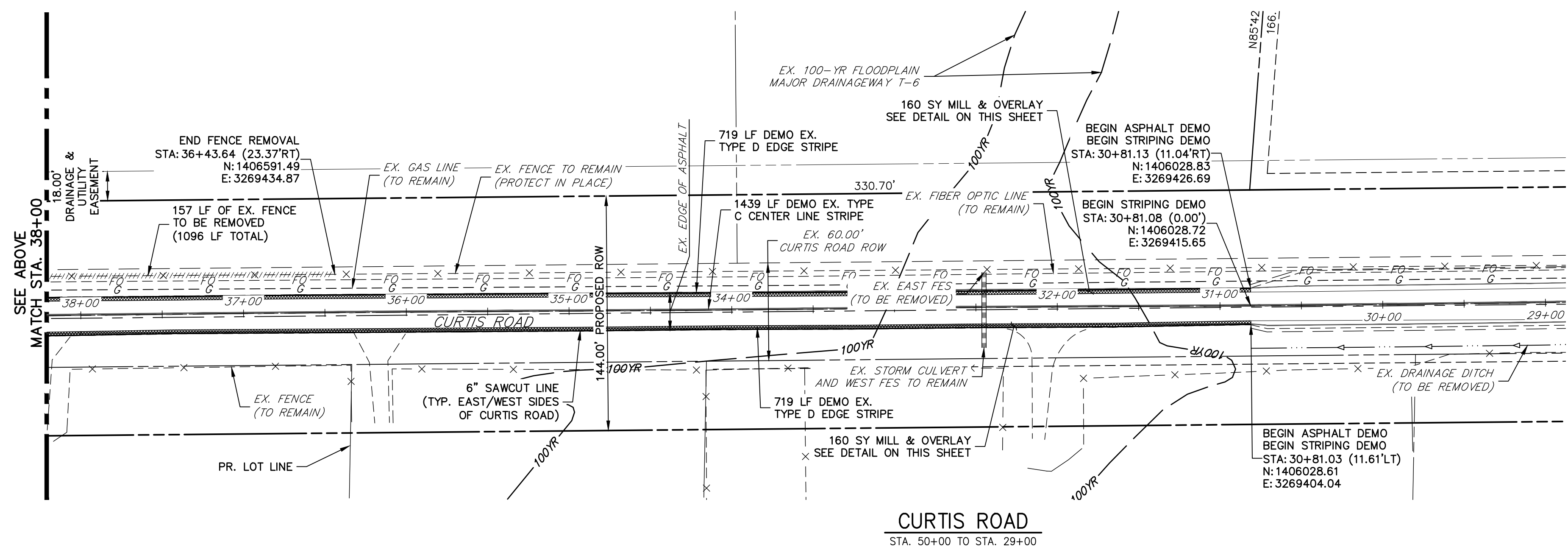
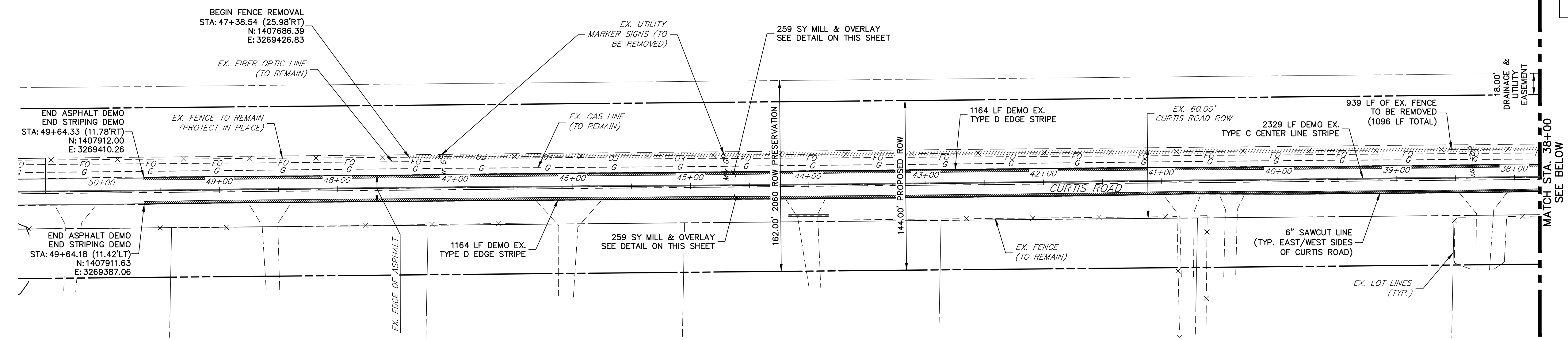
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No.	REVISION	BY	DATE

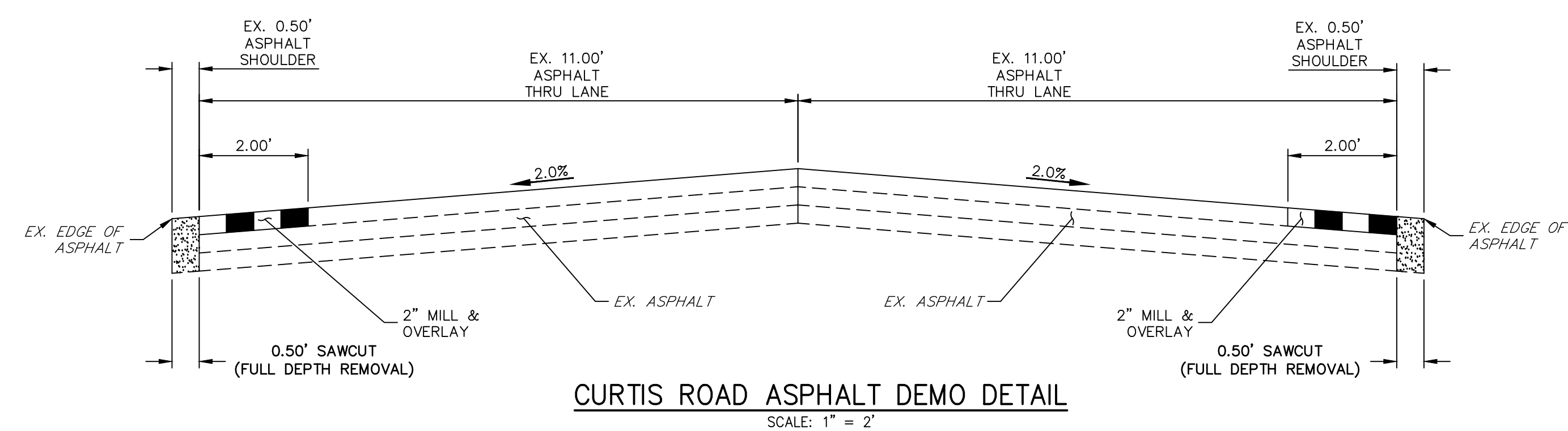
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=2'	6/17/21	ANI	RWK	

SADDLEHORN RANCH - FILING 2
CURTIS ROAD - DEMOLITION PLAN

SHEET 6 OF 40
JOB NO. 25142.04



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

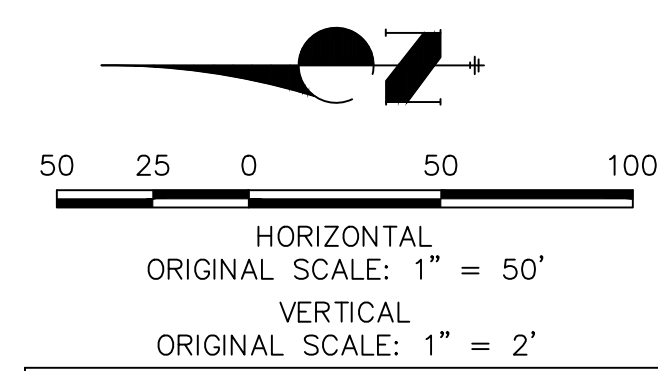


CURTIS ROAD ASPHALT DEMO DETAIL
SCALE: 1" = 2'

DEMOLITION LEGEND

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

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

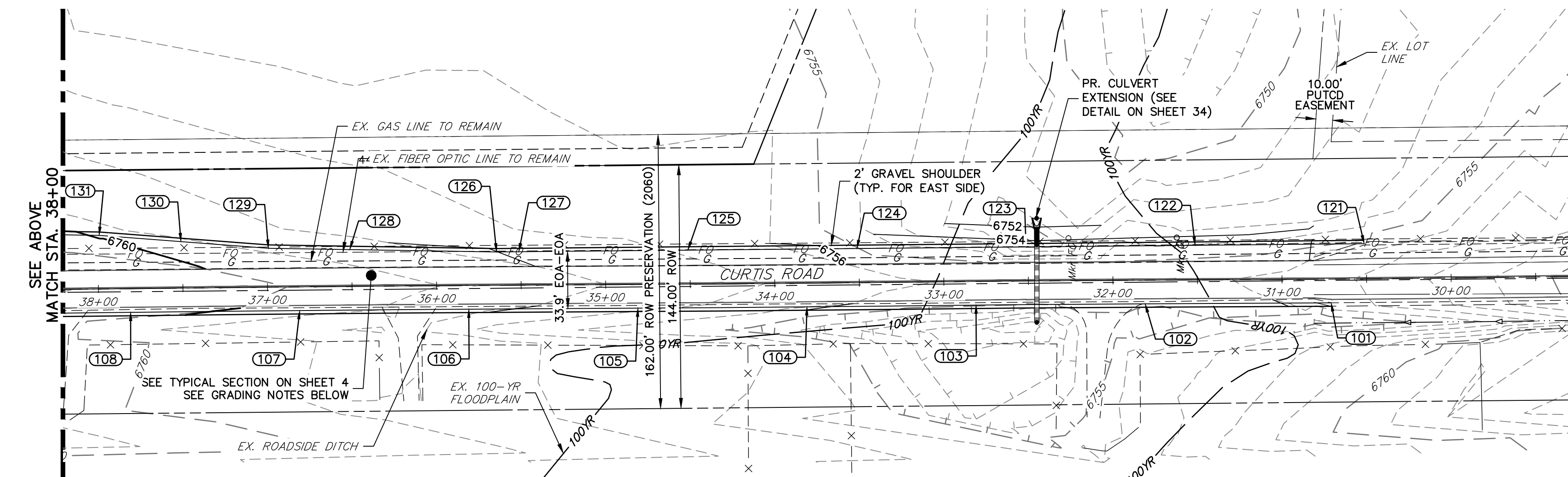
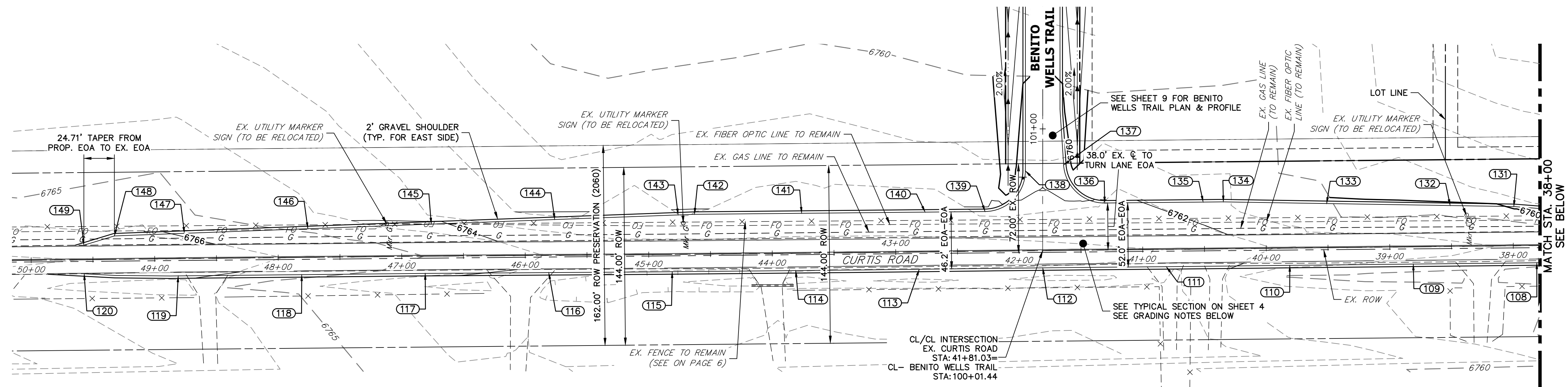


811
Know what's below.
Call before you dig.

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 _____

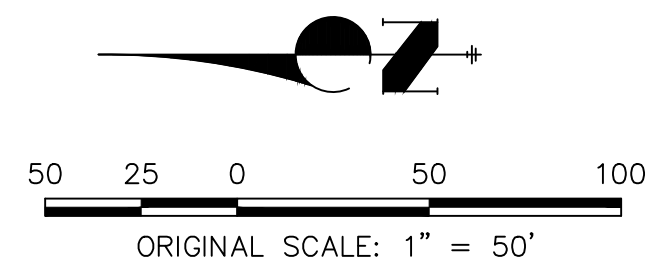


CURTIS ROAD
STA. 50+00 TO STA. 30+00

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+51.25	19.74' (R)	EX. CURTIS ROAD	1406499.01	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.

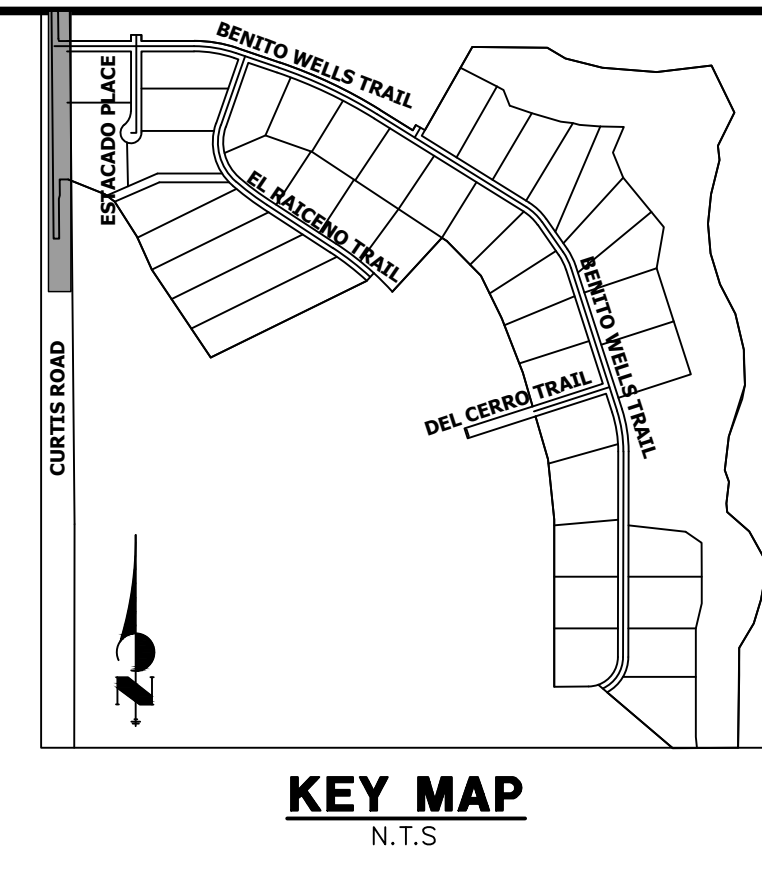
ENGINEER'S STATEMENT

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

DATE _____

SADDLEHORN RANCH -
 FILING 2
 CURTIS ROAD - GRADING
 PLAN

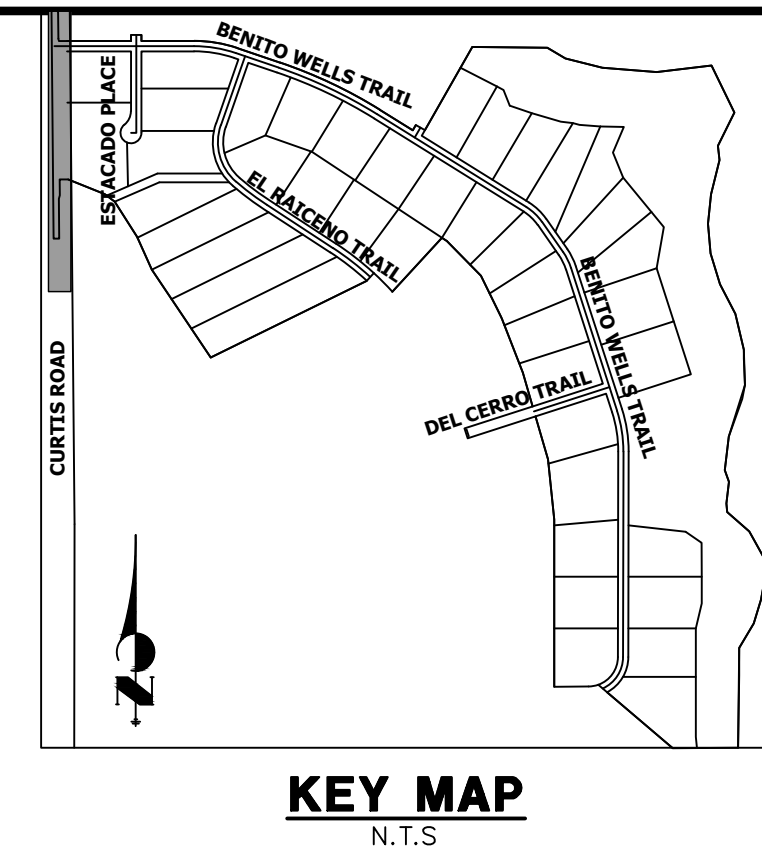
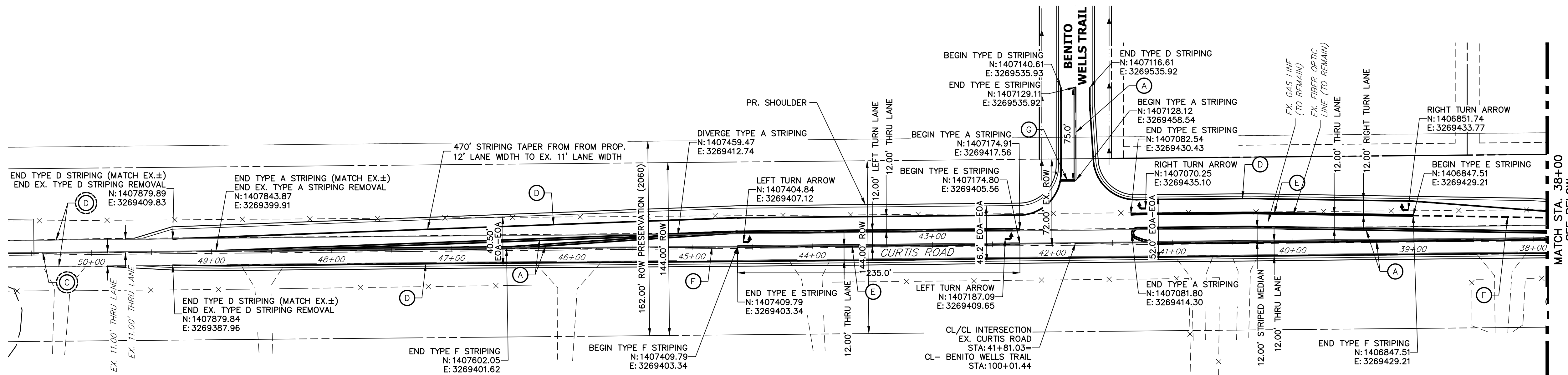
SHEET 7 OF 40
 JOB NO. 25142.04



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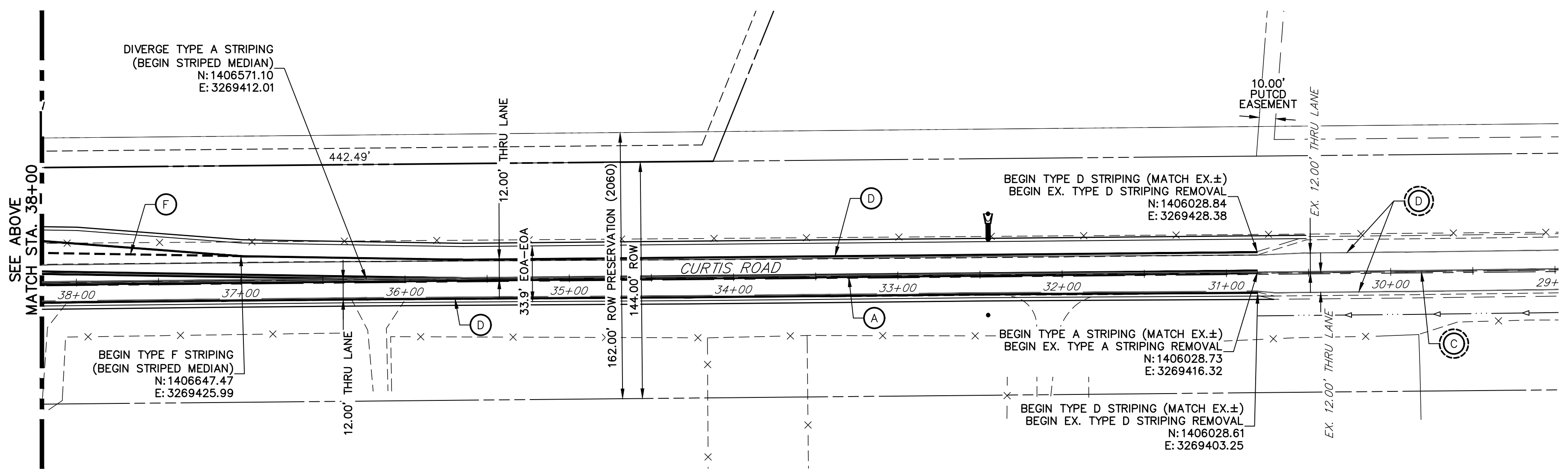
PREPARED FOR
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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS



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

SIGNING AND STRIPING NOTES

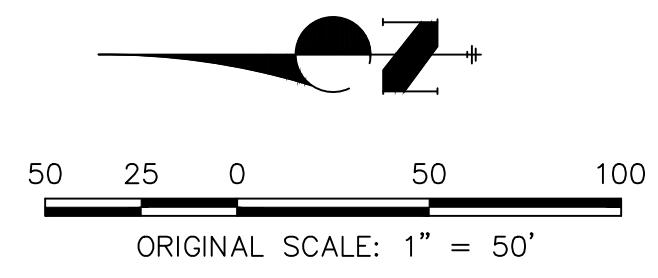
- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY 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



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

ENGINEER'S STATEMENT

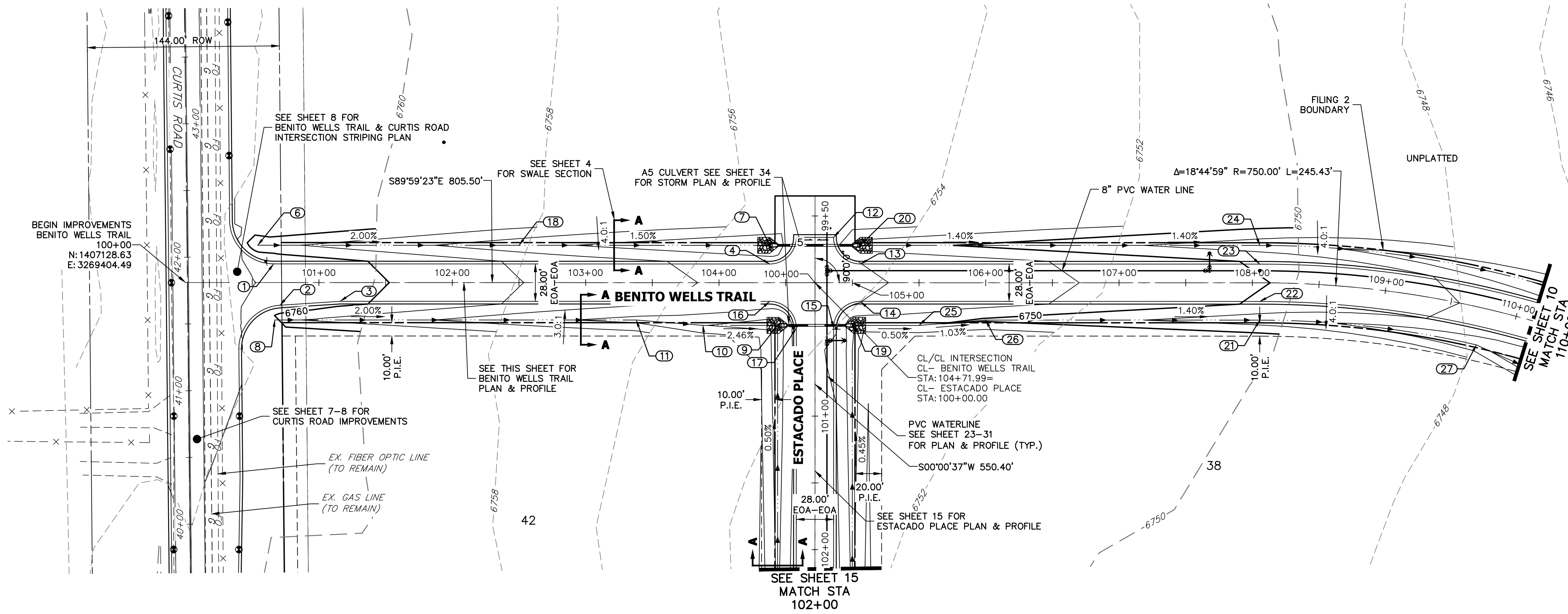
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

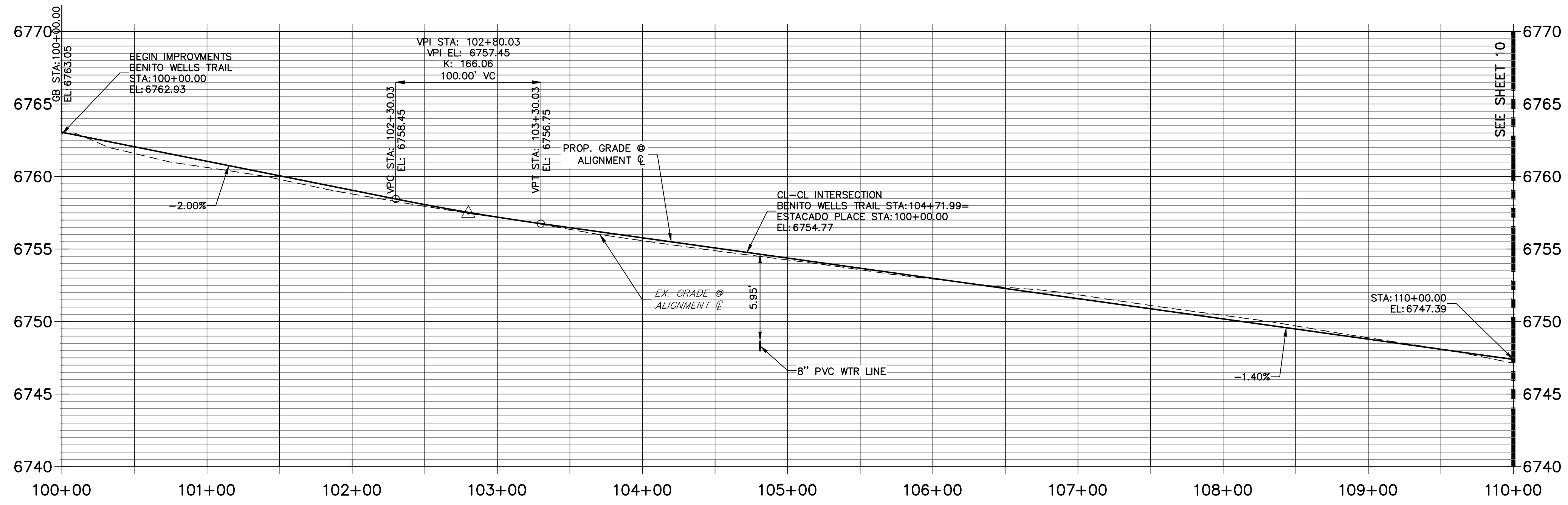
SADDLEHORN RANCH - FILING 2
 CURTIS ROAD - STRIPING PLAN

SHEET 8 OF 40
 JOB NO. 25142.04



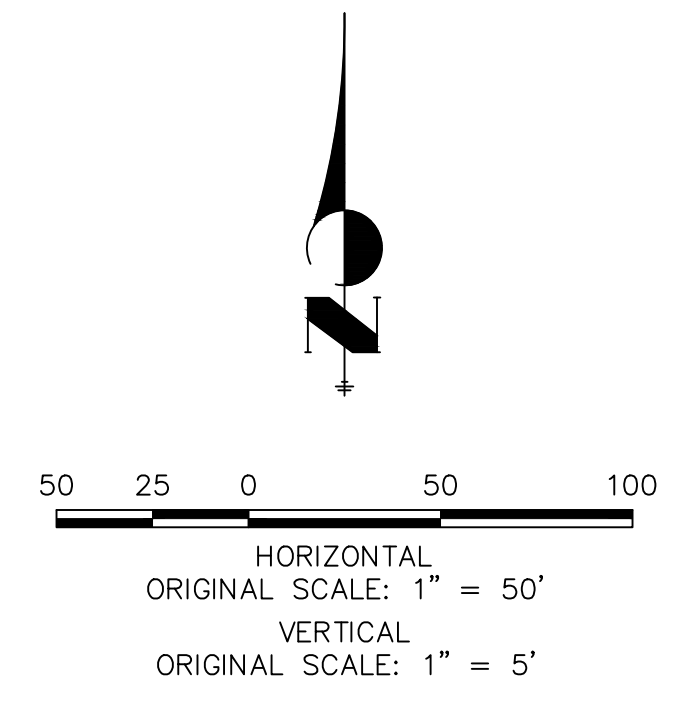
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	100+66.05	14.00' (L)	CL- BENITO WELLS TRAIL	6761.46	PCR
2	100+70.82	16.96' (R)	CL- BENITO WELLS TRAIL	6761.32	PCR
3	101+15.92	14.00' (R)	CL- BENITO WELLS TRAIL	6760.46	PI
4	104+37.99	14.00' (L)	CL- BENITO WELLS TRAIL	6754.97	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**



STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

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

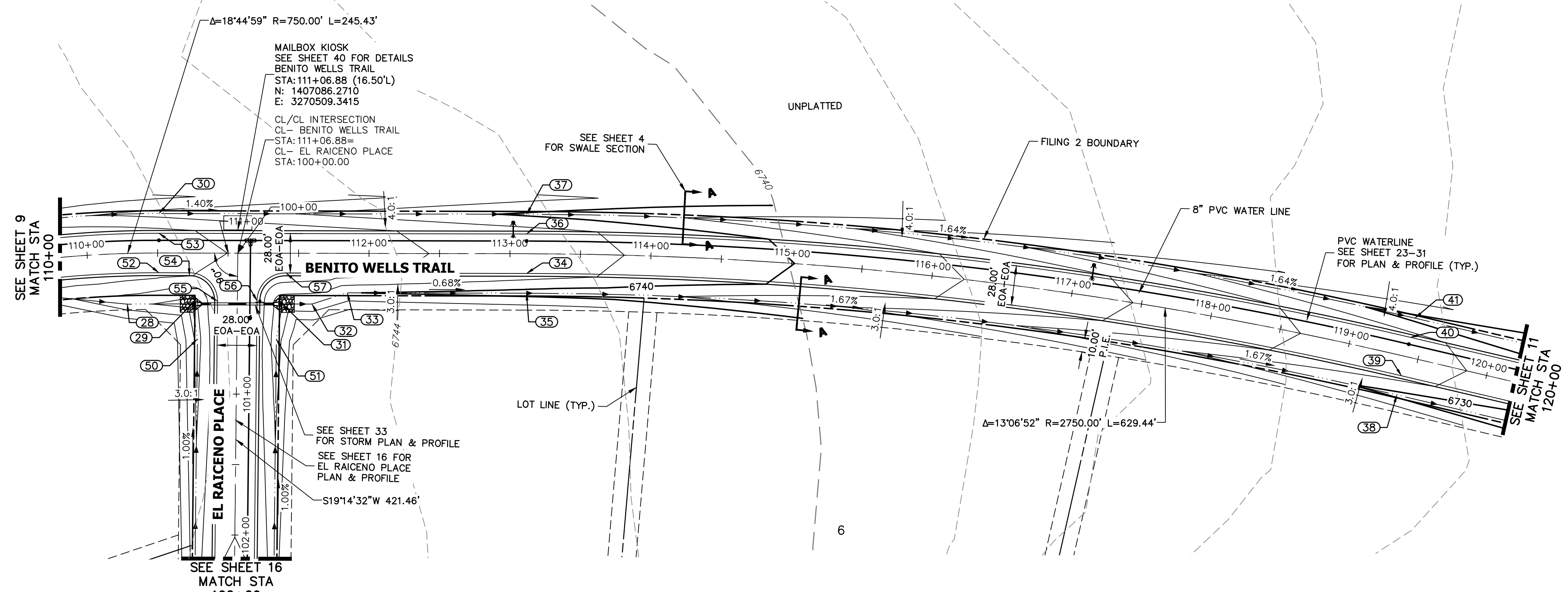
UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

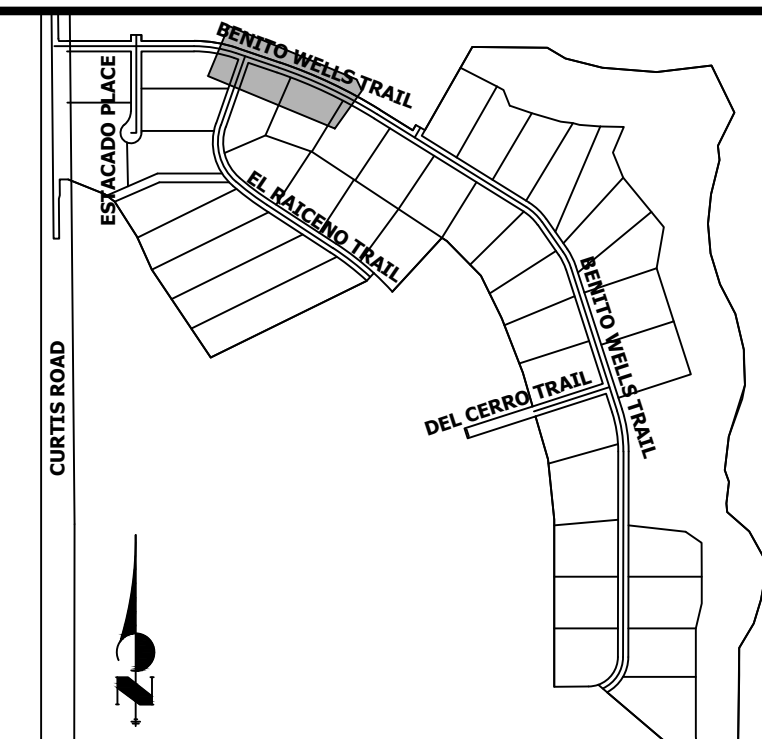
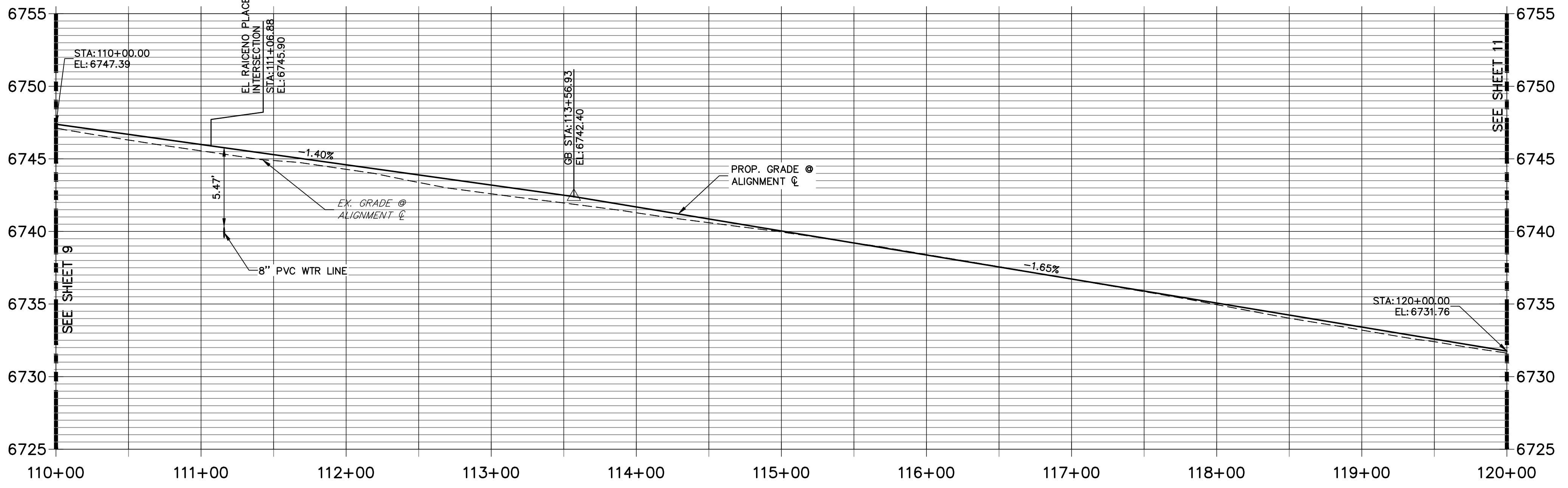
BY	DATE	
	REVISION	
H-SCALE	1"=50'	
V-SCALE	1"=5'	
DATE	6/17/21	
DESIGNED BY	MMC	
DRAWN BY	MMC	
CHECKED BY		

SADDLEHORN RANCH - FILING 2
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 9 OF 40
 JOB NO. 25142.04



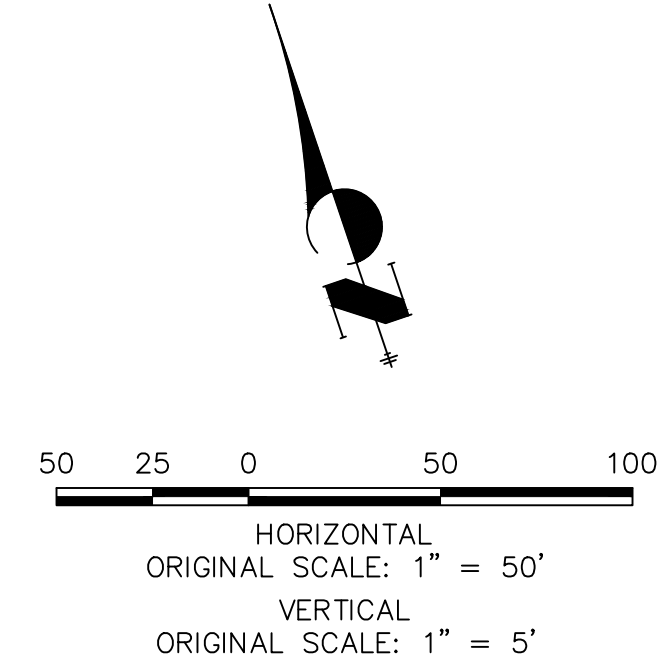
CL- BENITO WELLS TRAIL PROFILE (2)
STA 110+00.00 TO 120+00.00



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

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

DATE _____

UNPLATTED

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

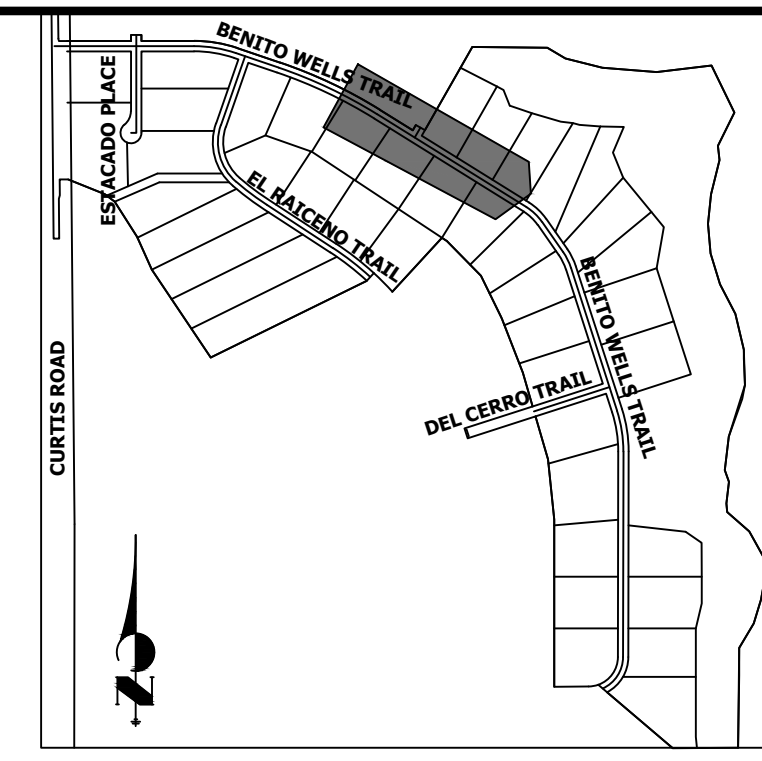
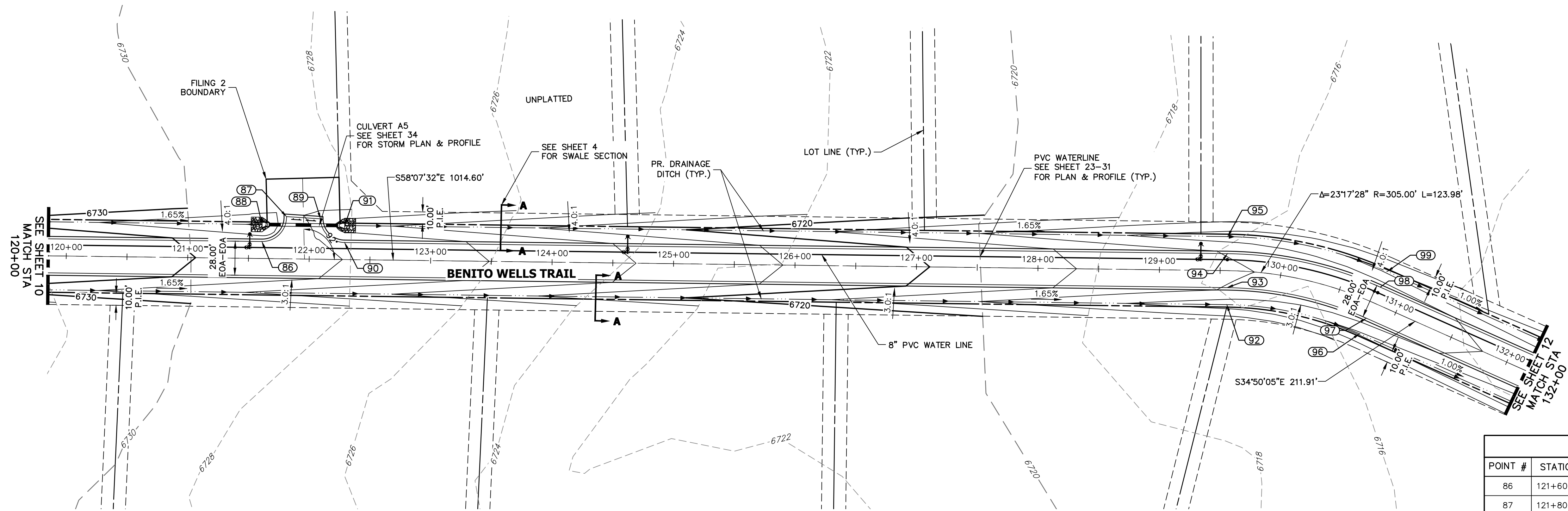
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

SADDLEHORN RANCH -
FILING 2
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 10 OF 40
 JOB NO. 25142.04



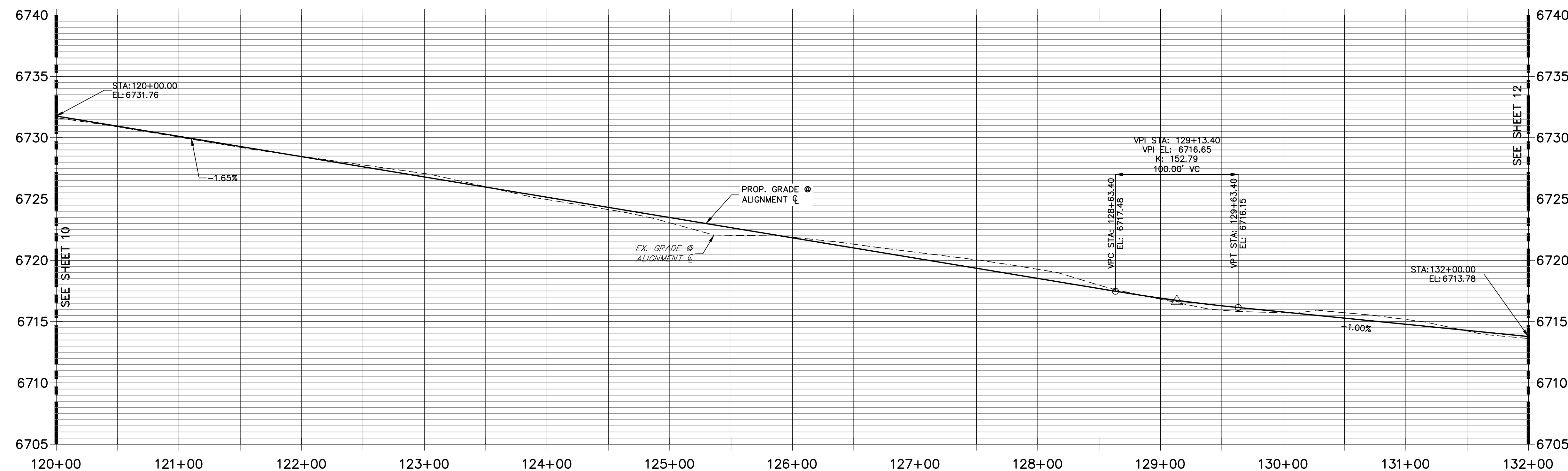
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'

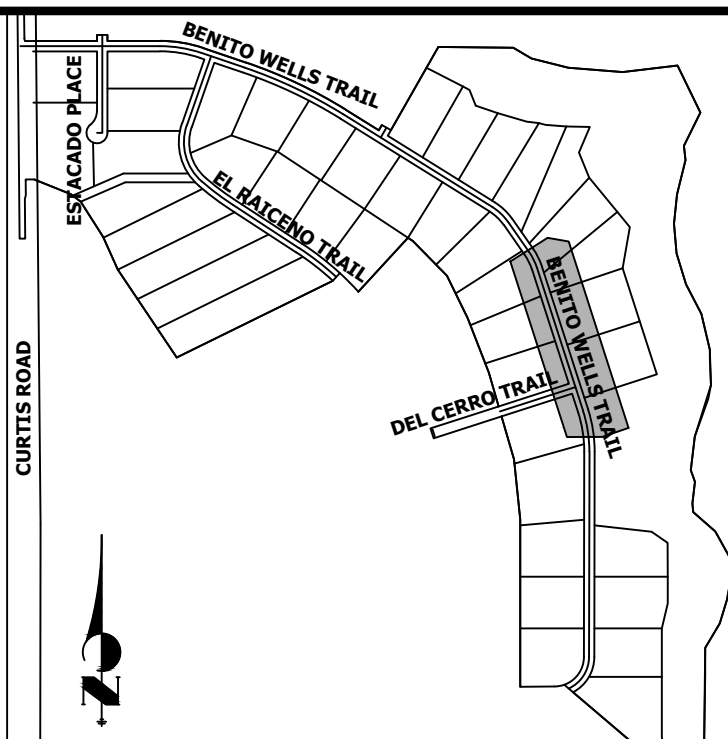
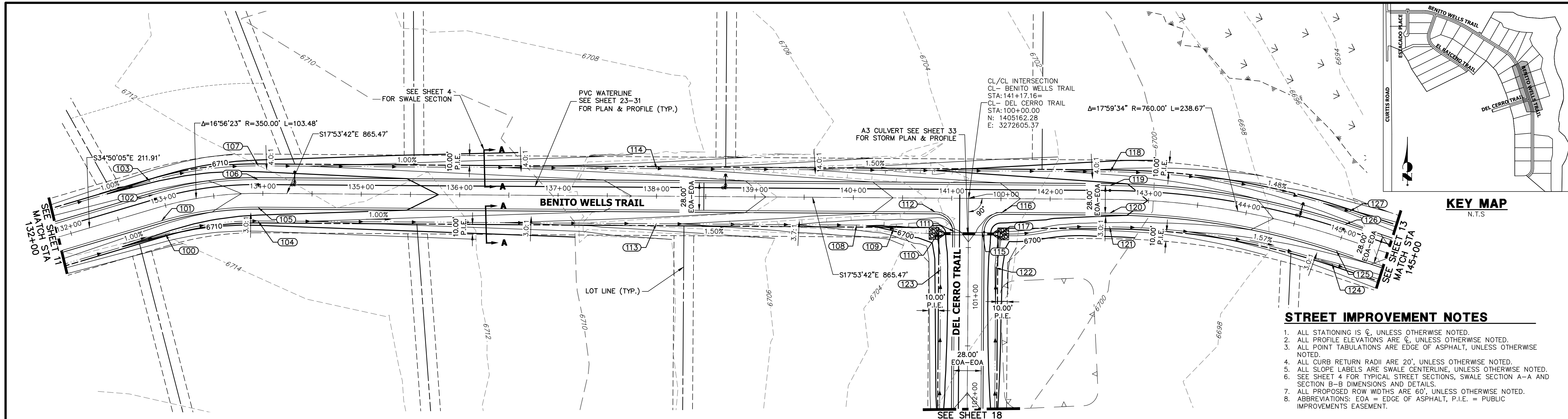
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

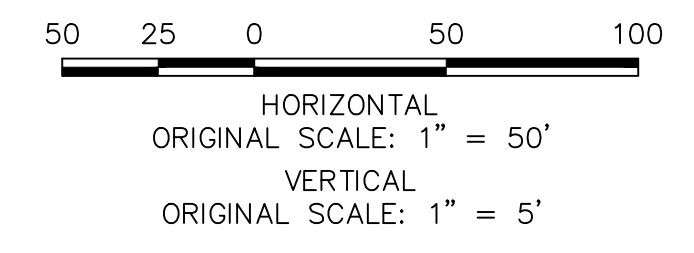
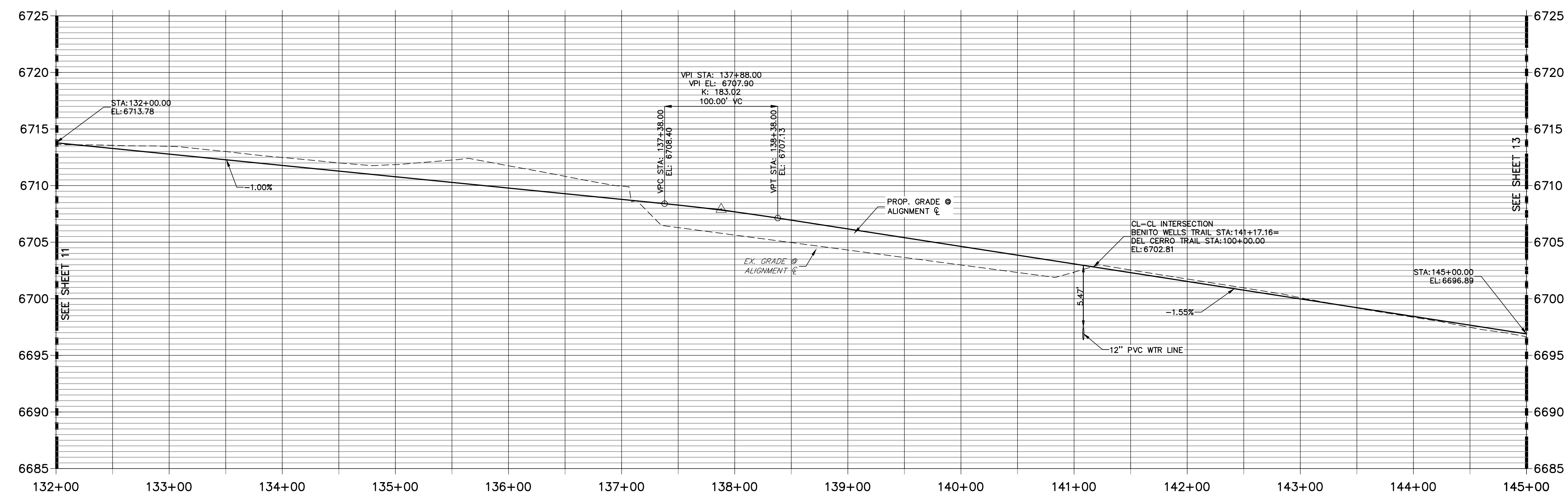
No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	DATE	MM/C			

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 11 OF 40
 JOB NO. 25142.04



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



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

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
108	140+03.42	28.00' (R)	CL- BENITO WELLS TRAIL	6700.34	SWALE GB
109	140+41.06	31.57' (R)	CL- BENITO WELLS TRAIL	6699.28	SWALE GB
110	140+86.35	36.06' (R)	CL- BENITO WELLS TRAIL	6697.95	END SWALE
111	141+03.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PCR
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

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
116	141+51.16	14.00' (R)	CL- BENITO WELLS TRAIL	6702.01	PCR
117	141+49.66	36.00' (R)	CL- BENITO WELLS TRAIL	6697.50	BEGIN SWALE
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
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 BRADY WILLIAMS

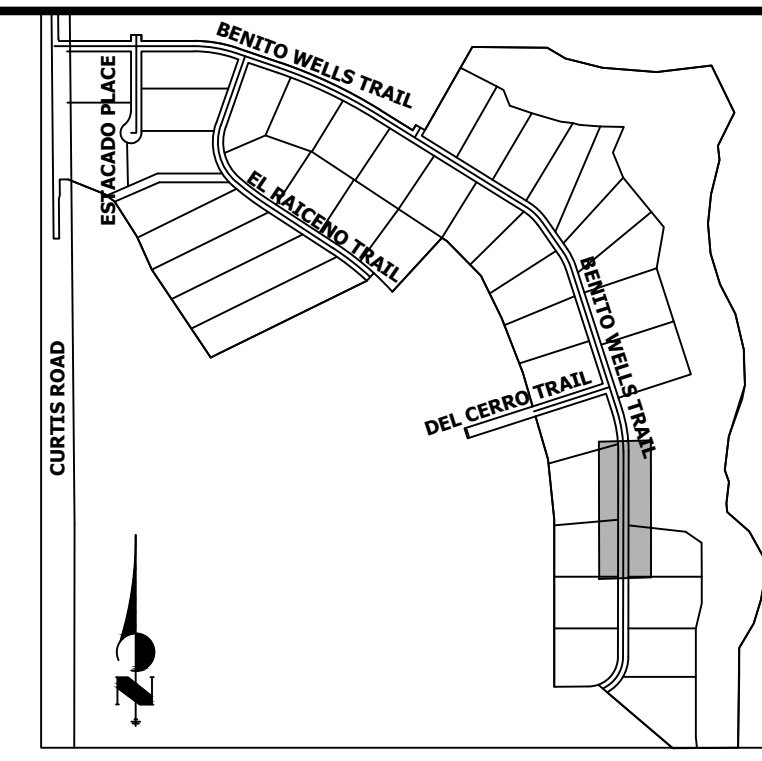
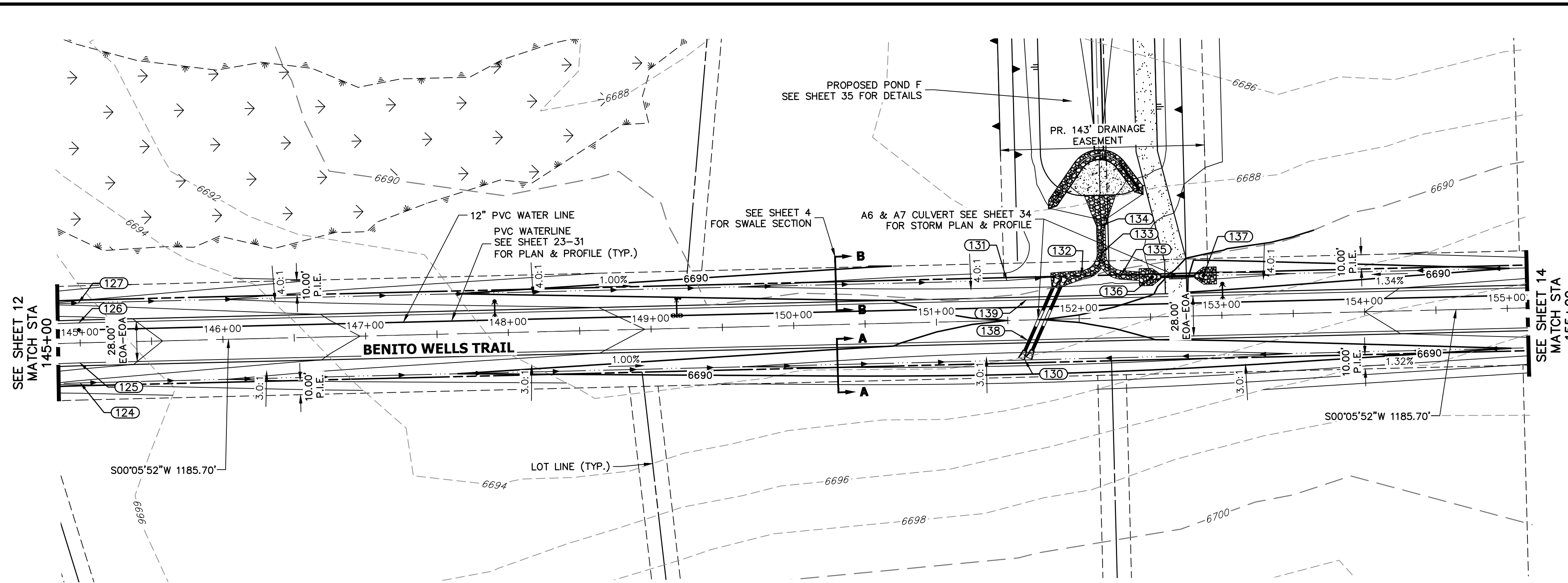
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

SADDLEHORN RANCH - FILING 2
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 12 OF 40
 JOB NO. 25142.04



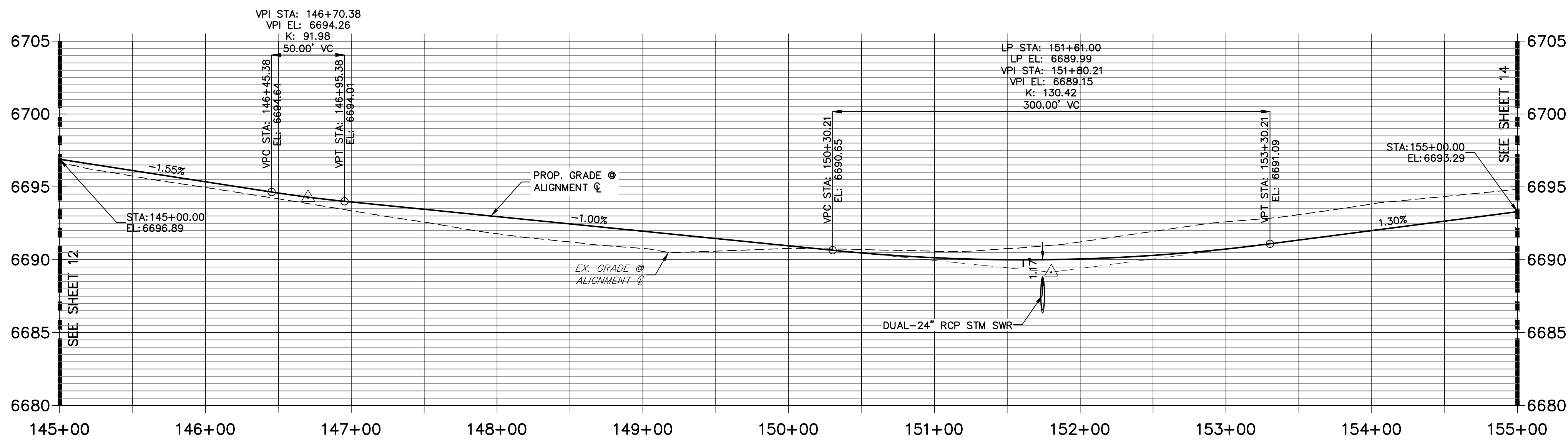
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

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

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



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

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

HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'

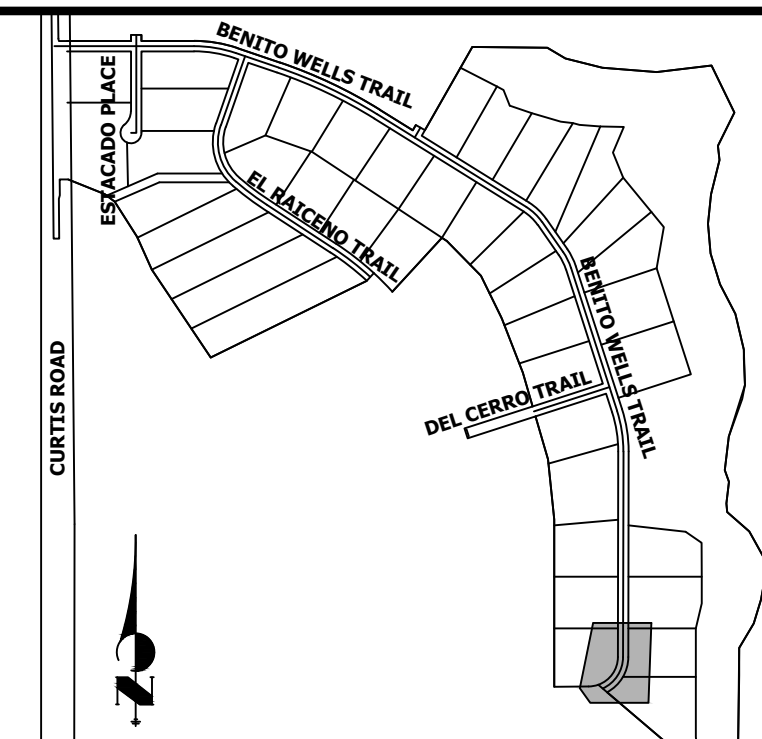
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

SADDLEHORN RANCH - FILING 2
 STREET IMPROVEMENT PLAN AND PROFILE

SHEET 13 OF 40
 JOB NO. 25142.04

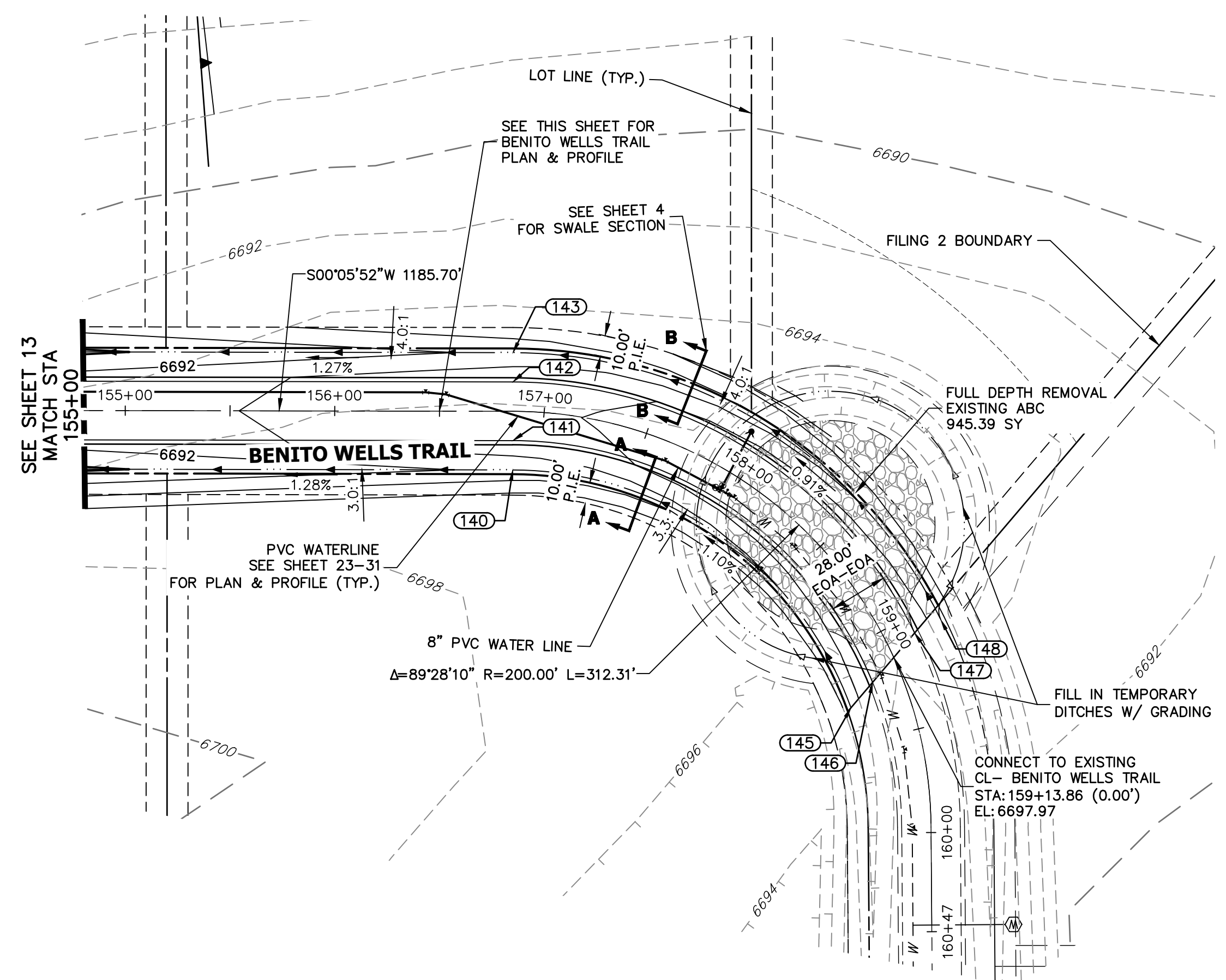


KEY MAP
N.T.S.

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

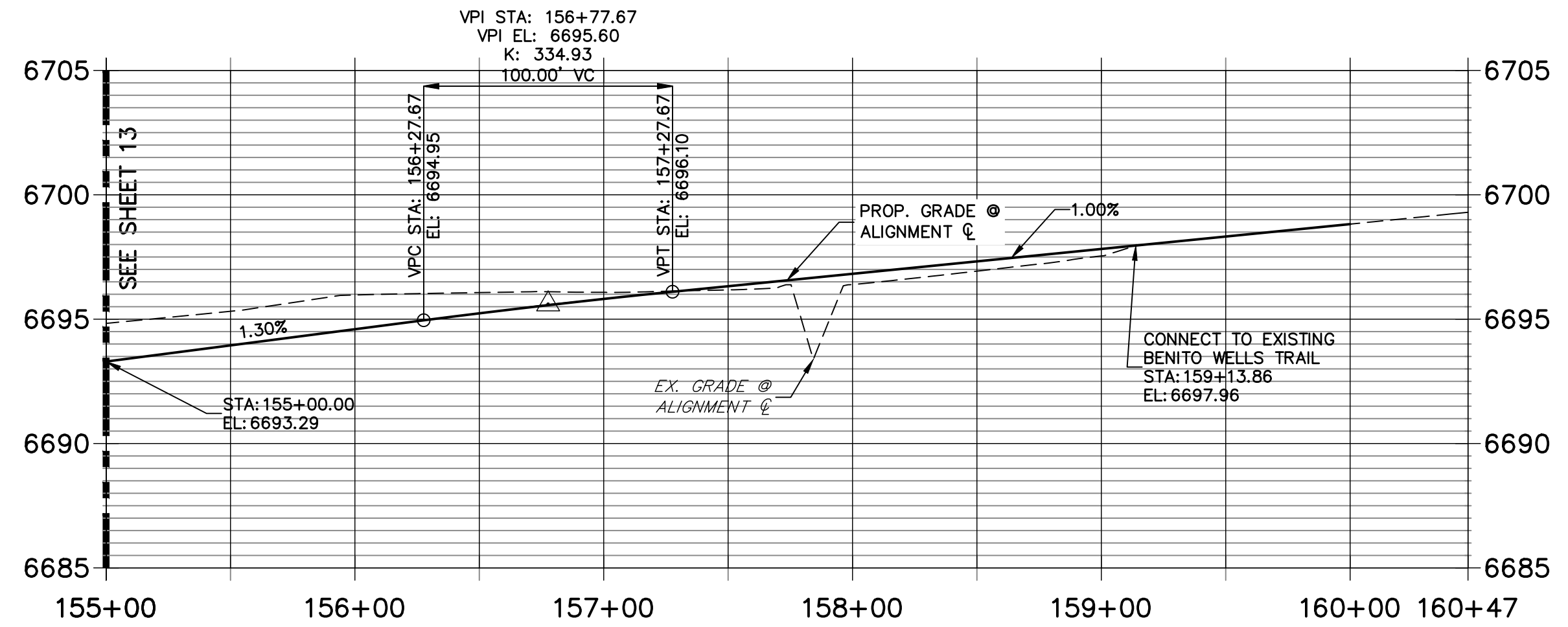
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2583
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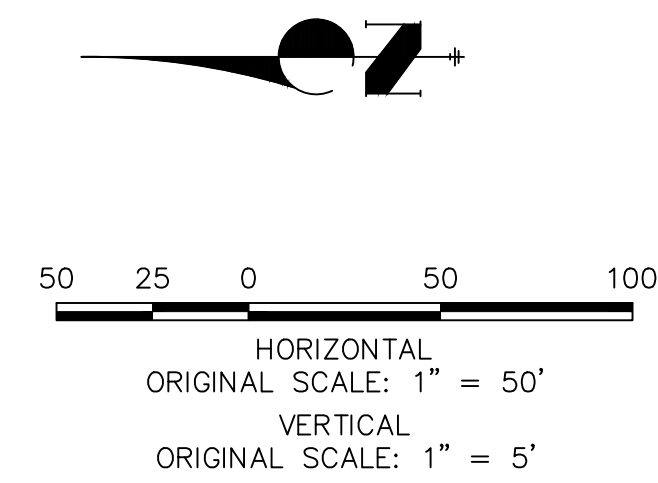


POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
140	156+85.05	28.00' (R)	CL- BENITO WELLS TRAIL	6692.33	SWALE GB
141	156+85.05	14.00' (R)	CL- BENITO WELLS TRAIL	6695.37	PT
142	156+85.05	14.00' (L)	CL- BENITO WELLS TRAIL	6695.37	PT
143	156+85.05	28.00' (L)	CL- BENITO WELLS 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

CL- BENITO WELLS TRAIL PROFILE (6)
STA 155+00.00 TO 160+47.36



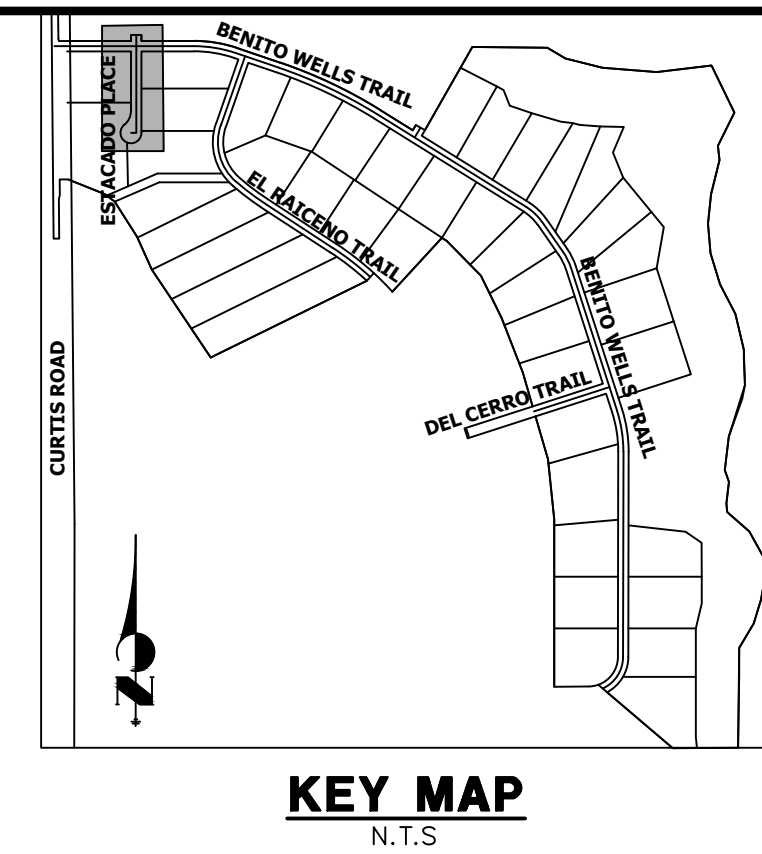
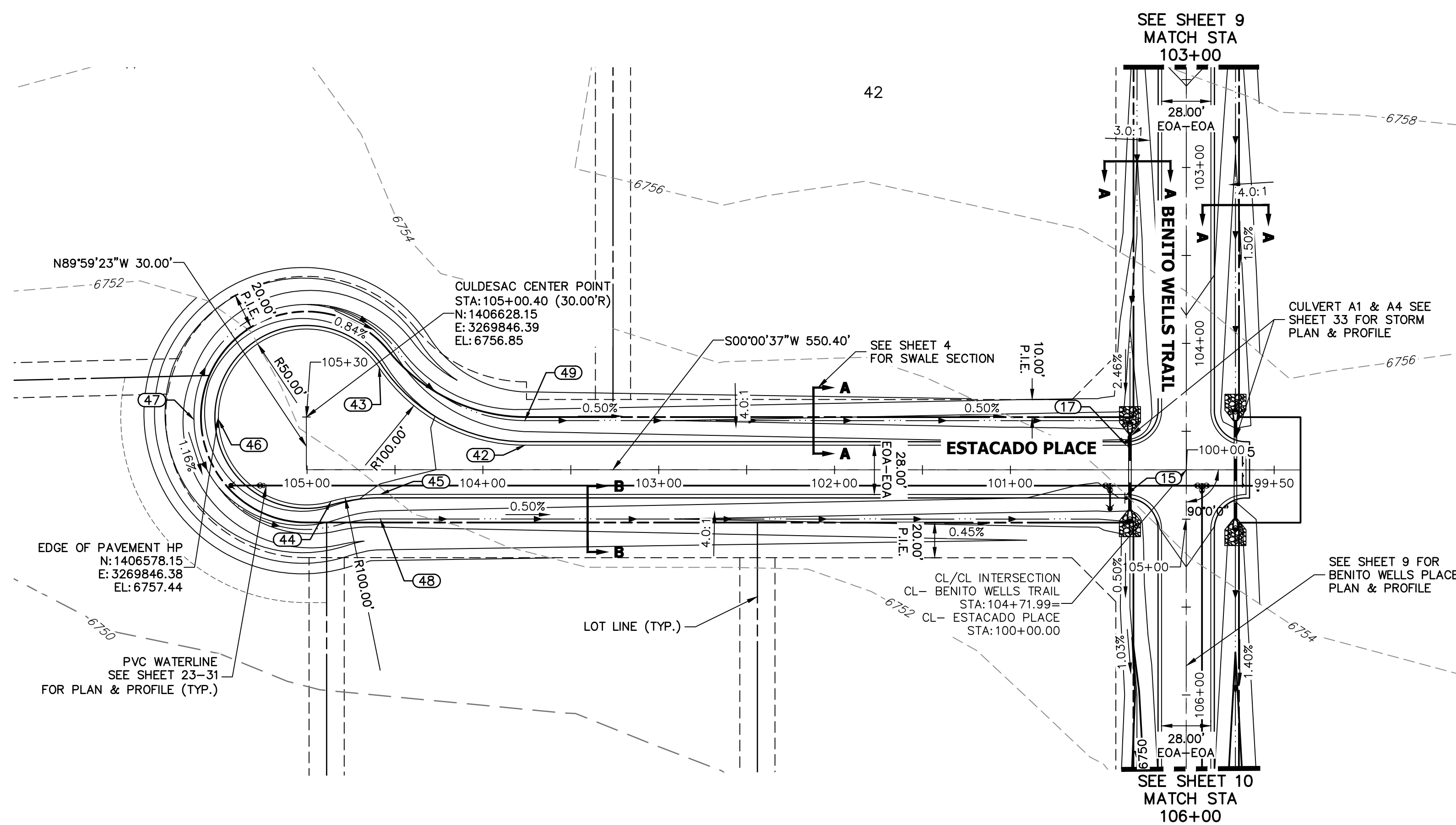
- STREET IMPROVEMENT NOTES**
1. ALL STATIONING IS \pm , UNLESS OTHERWISE NOTED.
 2. ALL PROFILE ELEVATIONS ARE \pm , UNLESS OTHERWISE NOTED.
 3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
 4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
 5. ALL SLOPE LABELS ARE SWALE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



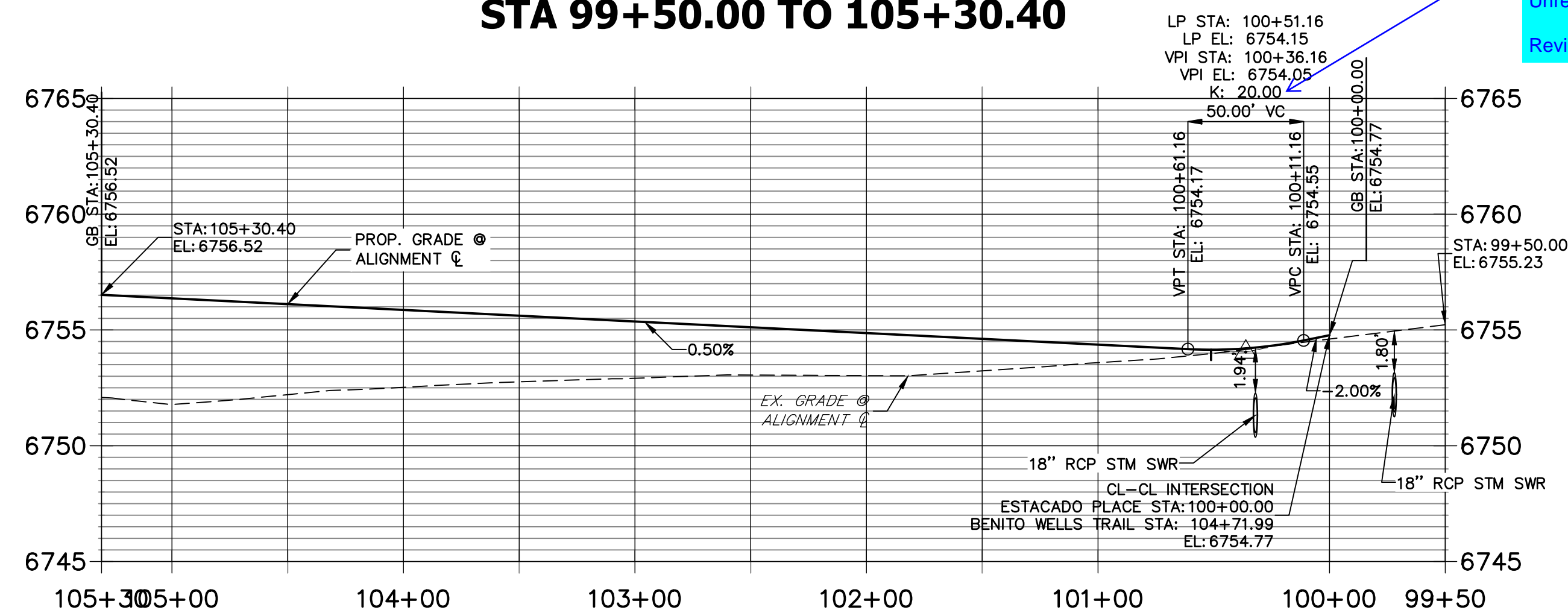
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 2									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 14 OF 40									
JOB NO. 25142.04									



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



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

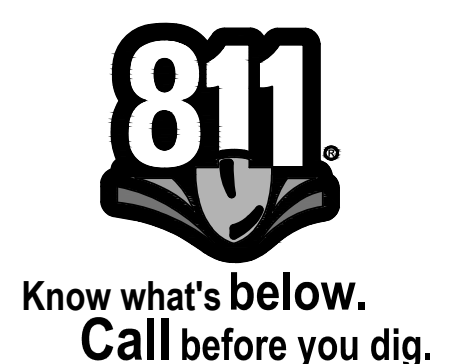
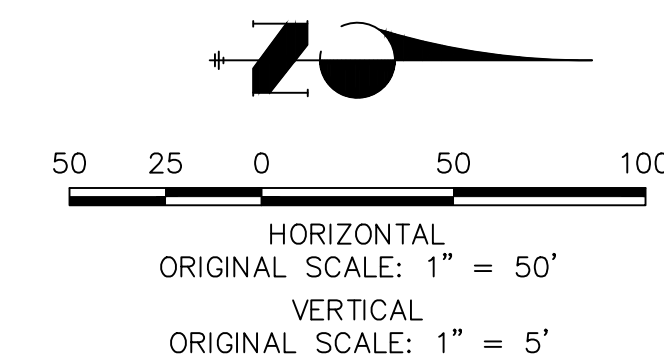
Review 2:
Unresolved

Review 3: unresolved

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

STREET IMPROVEMENT NOTES

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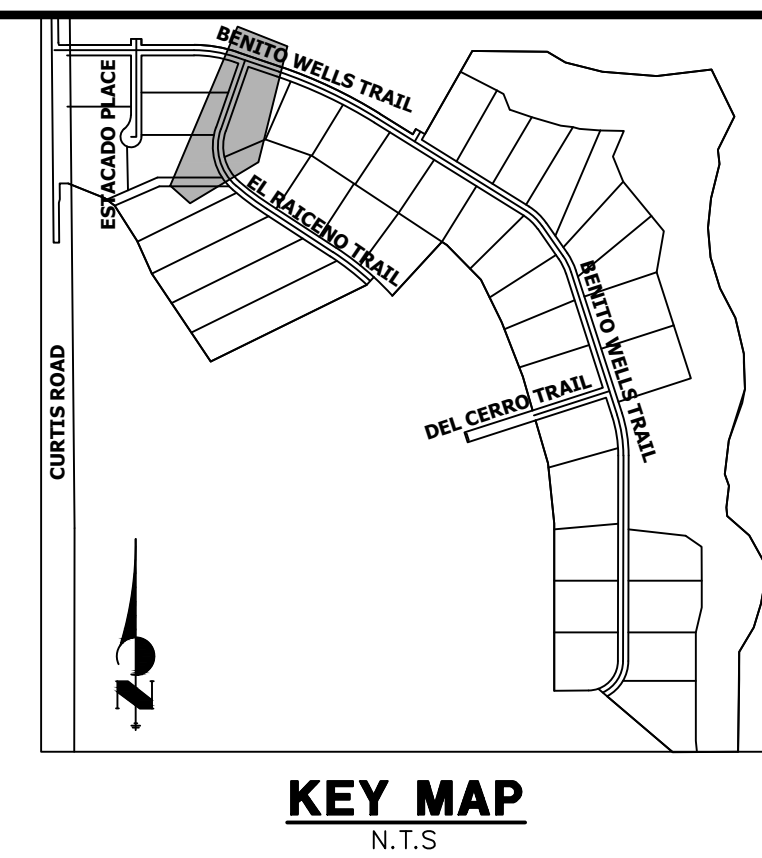
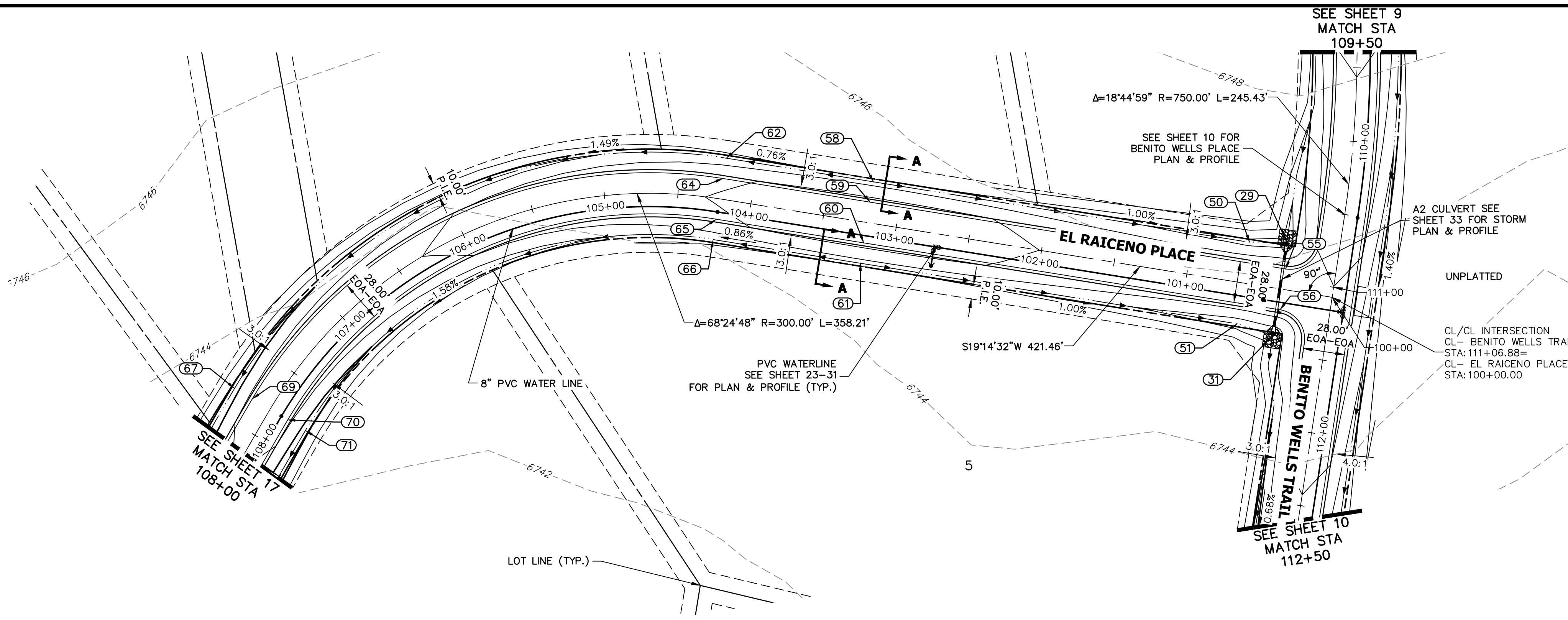
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	6/17/21	MMC	MMC	

SADDLEHORN RANCH -
FILING 2
STREET IMPROVEMENT PLAN
AND PROFILE



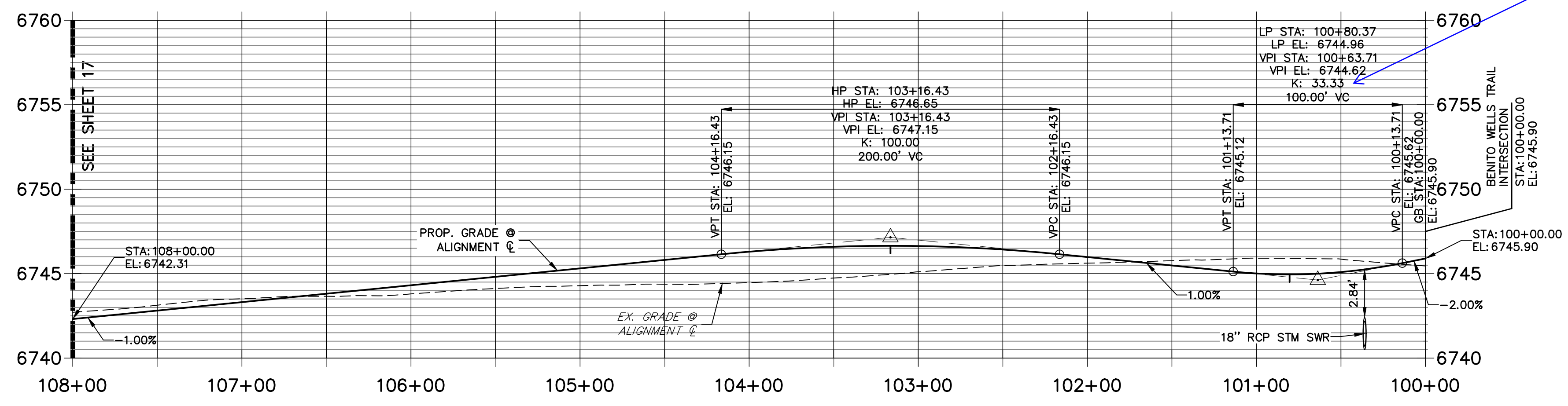
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POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
29	110+74.57	36.03' (R)	CL- BENITO WELLS TRAIL	6741.02	END SWALE
31	111+38.58	36.00' (R)	CL- BENITO WELLS TRAIL	6740.39	BEGIN SWALE
50	100+61.24	28.00' (R)	CL- EL RAICENO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

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



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

Review 2:
 Unresolved

Review 3:
 Unresolved

STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

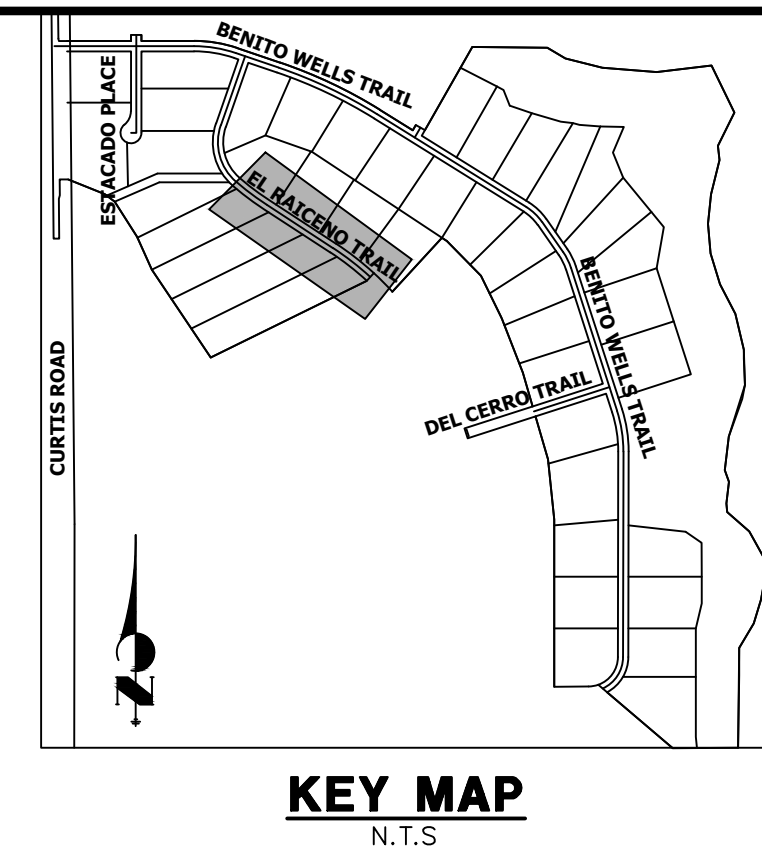
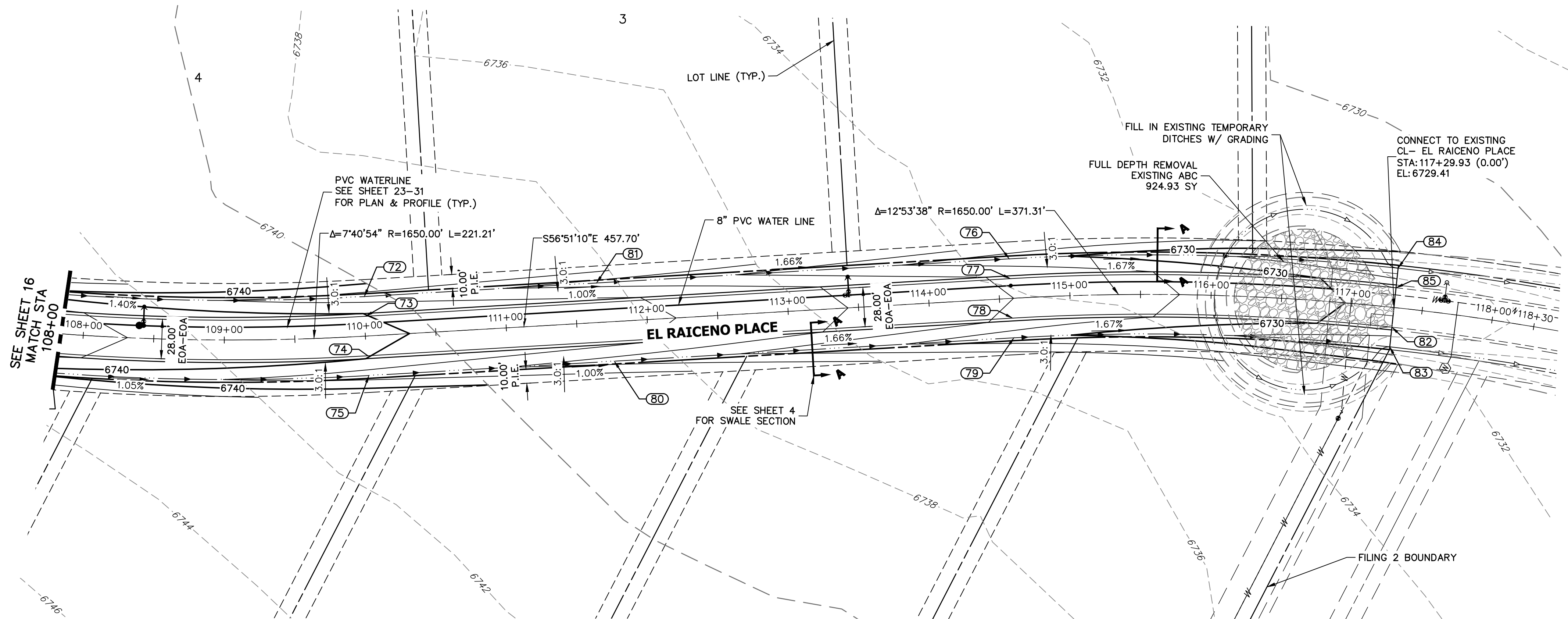
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE						
	DATE						
No. REVISION	DATE						
	DATE						
H-SCALE	1"=50'						
V-SCALE	1"=5'						
DATE	6/17/21						
DESIGNED BY	MMC						
DRAWN BY	MMC						
CHECKED BY							

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 16 OF 40
 JOB NO. 25142.04

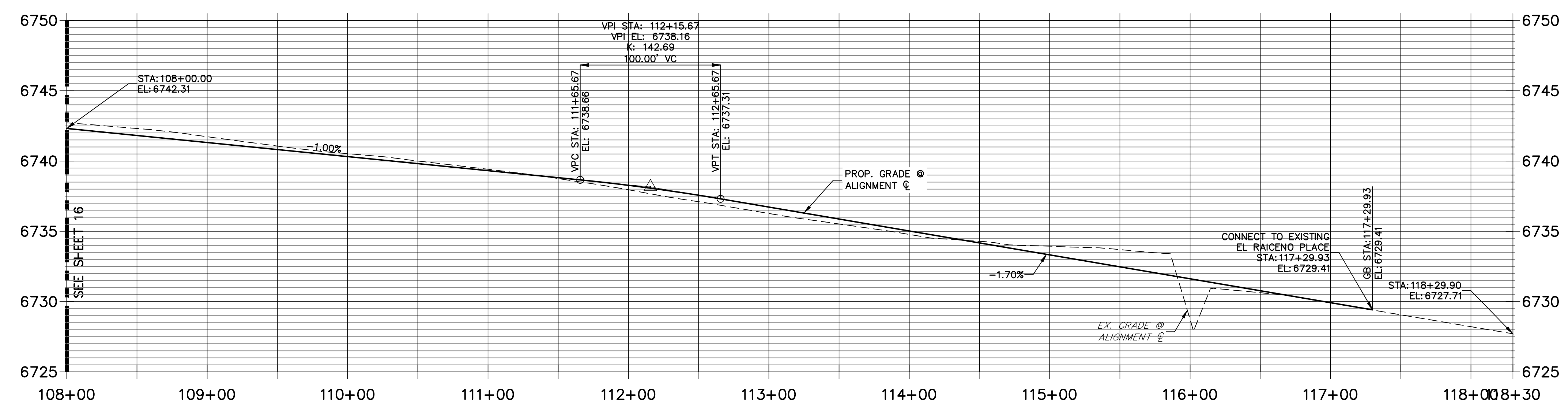


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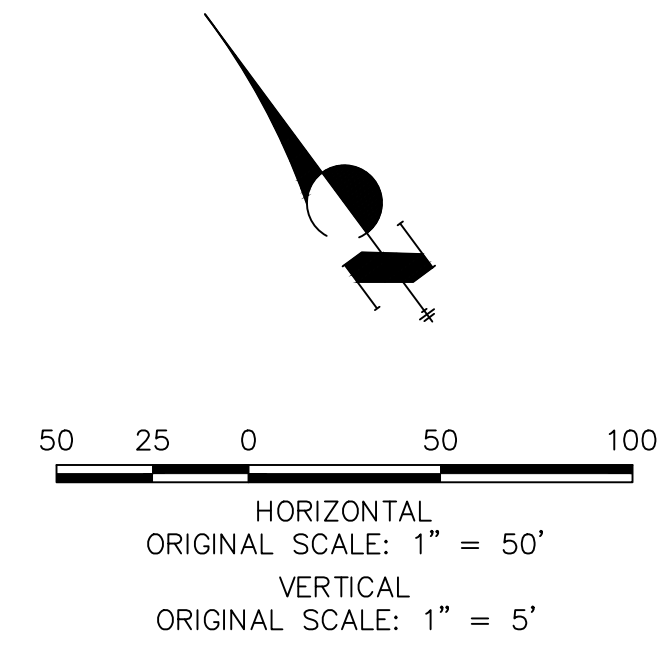
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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**



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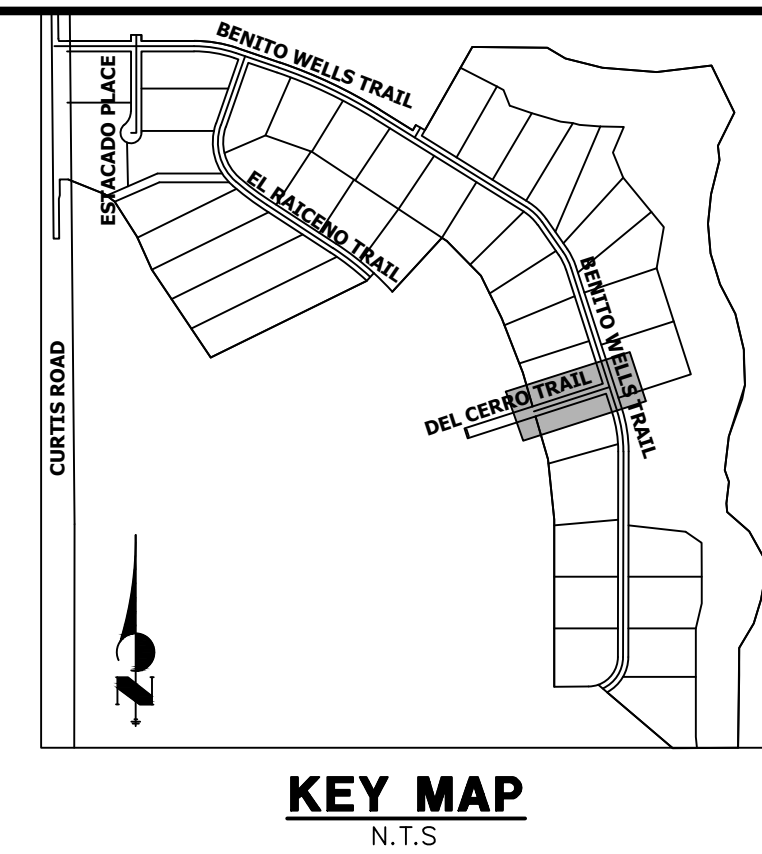
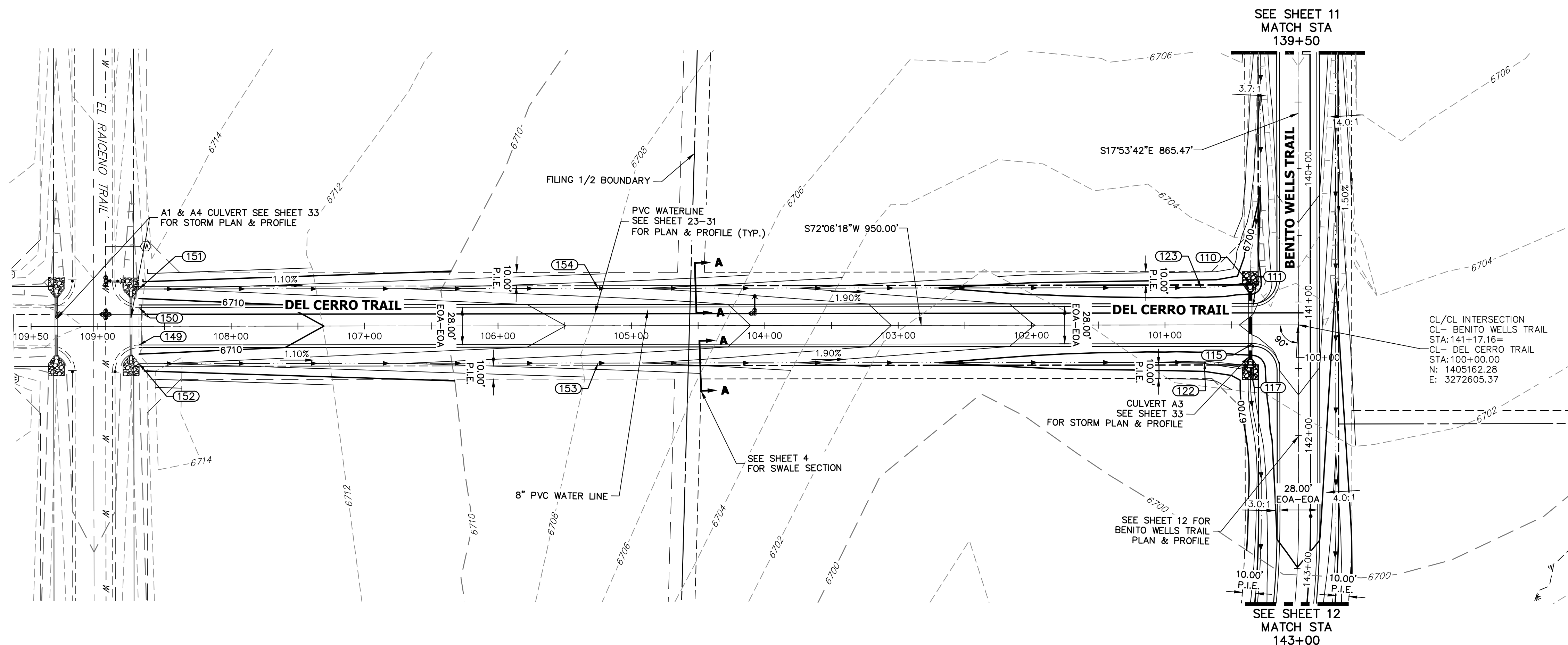
ENGINEER'S STATEMENT
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BRYAN T. LAW, P.E. _____ DATE _____
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				1"=50'	1"=5'					

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 17 OF 40
 JOB NO. 25142.04



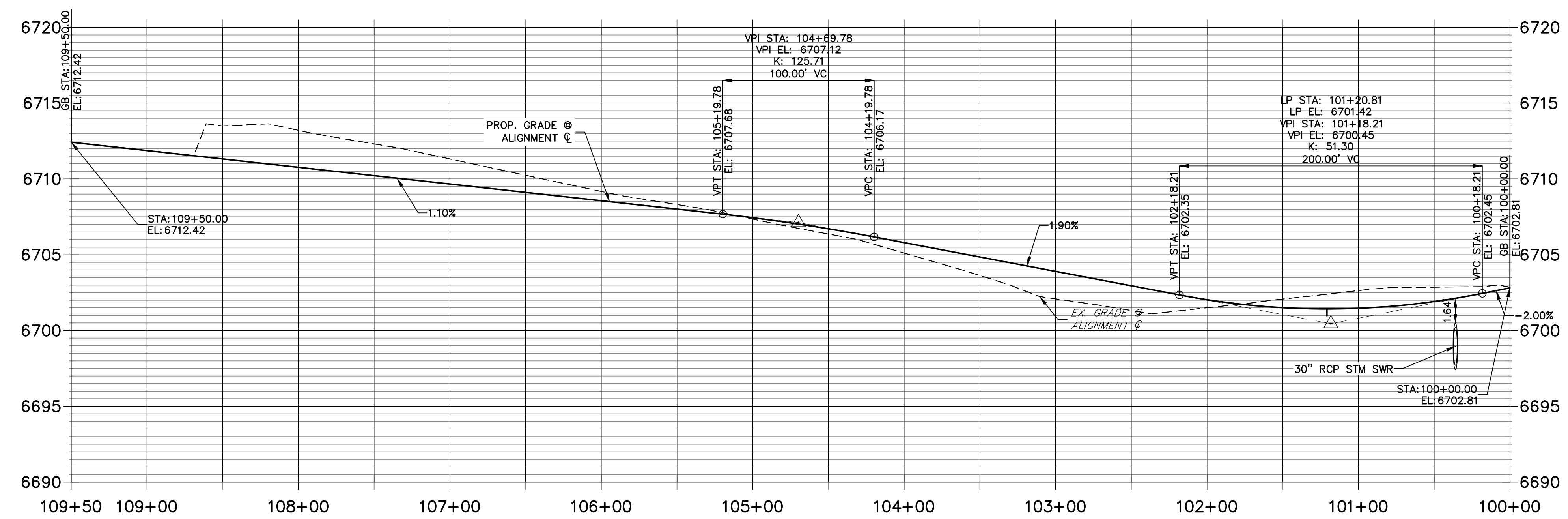
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POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
110	140+86.35	36.06' (R)	CL- BENITO WELLS TRAIL	6697.95	END SWALE
111	141+03.16	34.00' (R)	CL- BENITO WELLS TRAIL	6701.88	PCR
115	141+31.16	34.00' (R)	CL- BENITO WELLS TRAIL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

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



STREET IMPROVEMENT NOTES

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

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

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

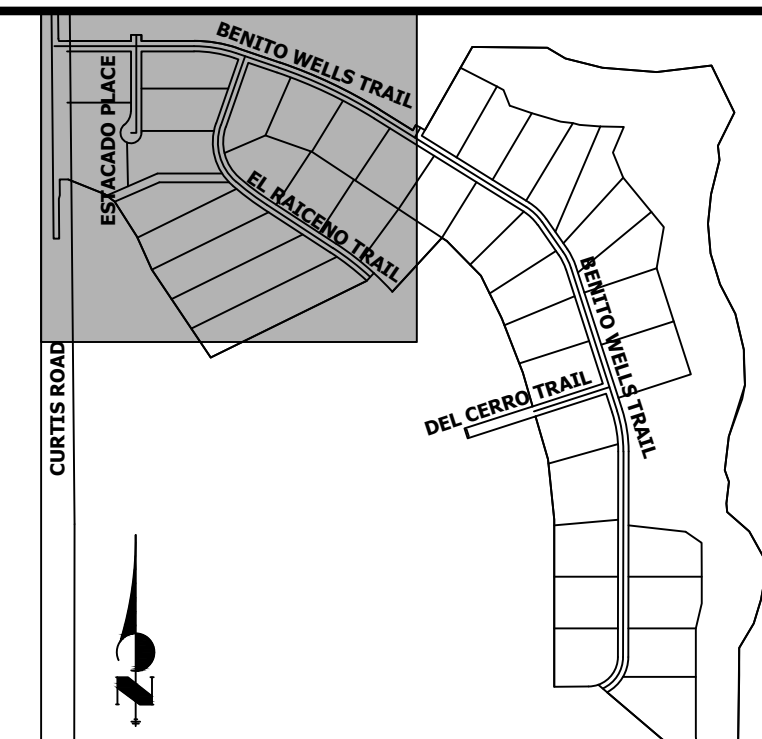
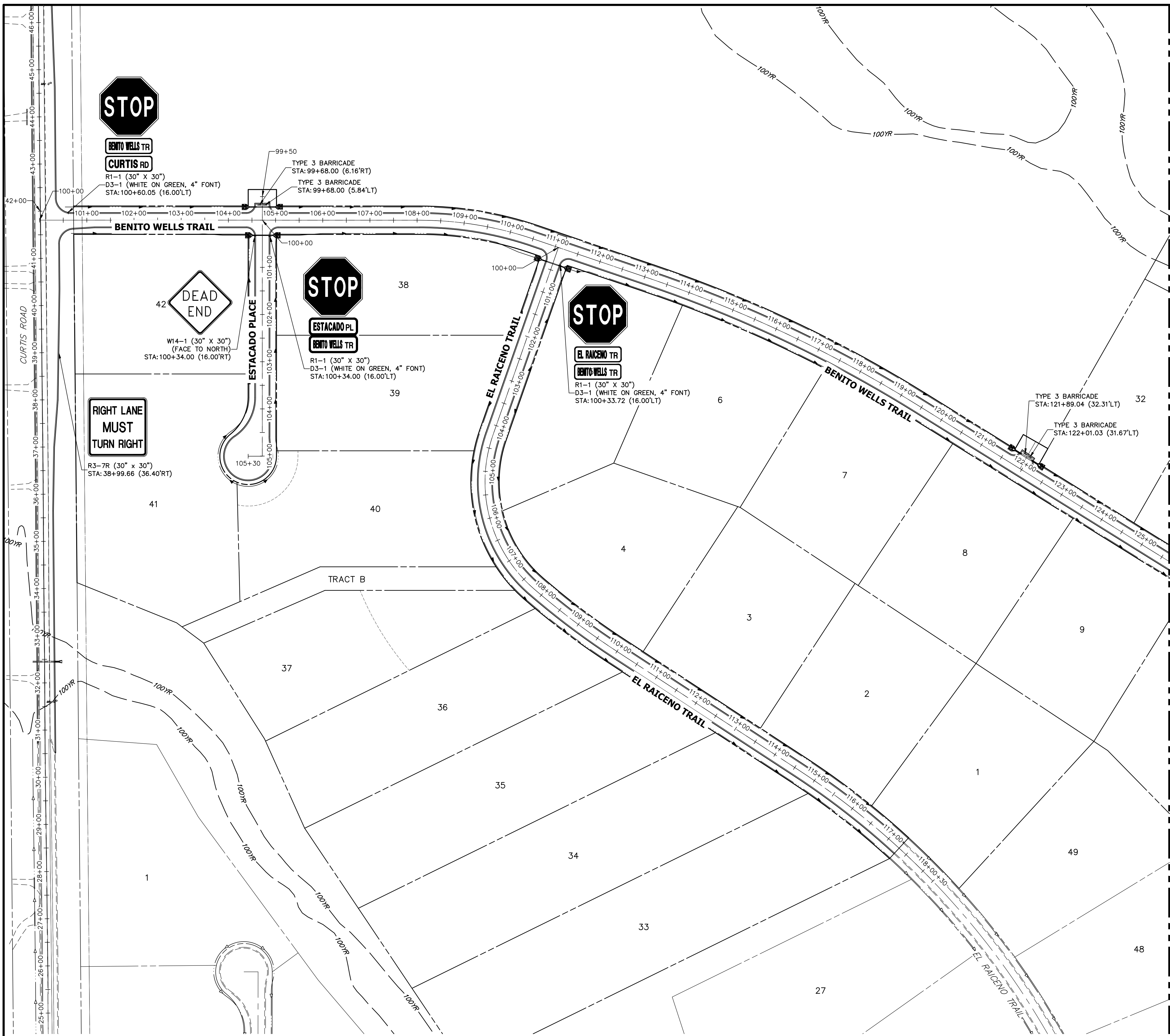
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	6/17/21	MMC	MMC	


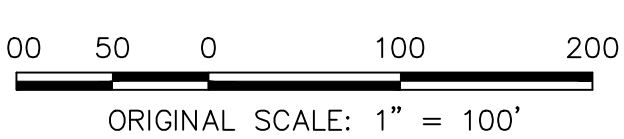

SADDLEHORN RANCH -
 FILING 2
 STREET IMPROVEMENT PLAN
 AND PROFILE

SHEET 18 OF 40
 JOB NO. 25142.04



KEY MAP
N.T.S.

SEE SHEET 20




 ORIGINAL SCALE: 1" = 100'

Know what's below.
Call before you dig.

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

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

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

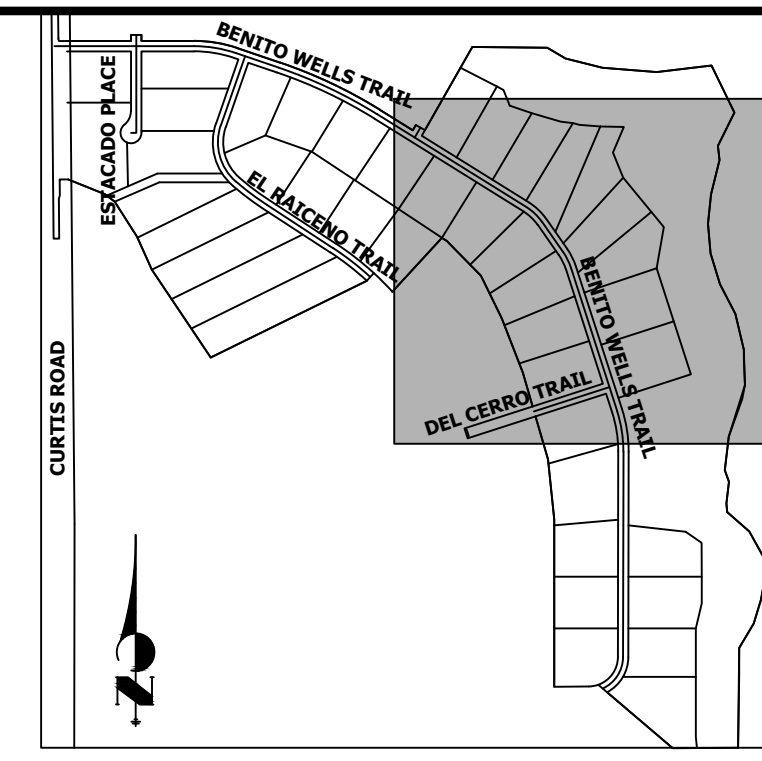
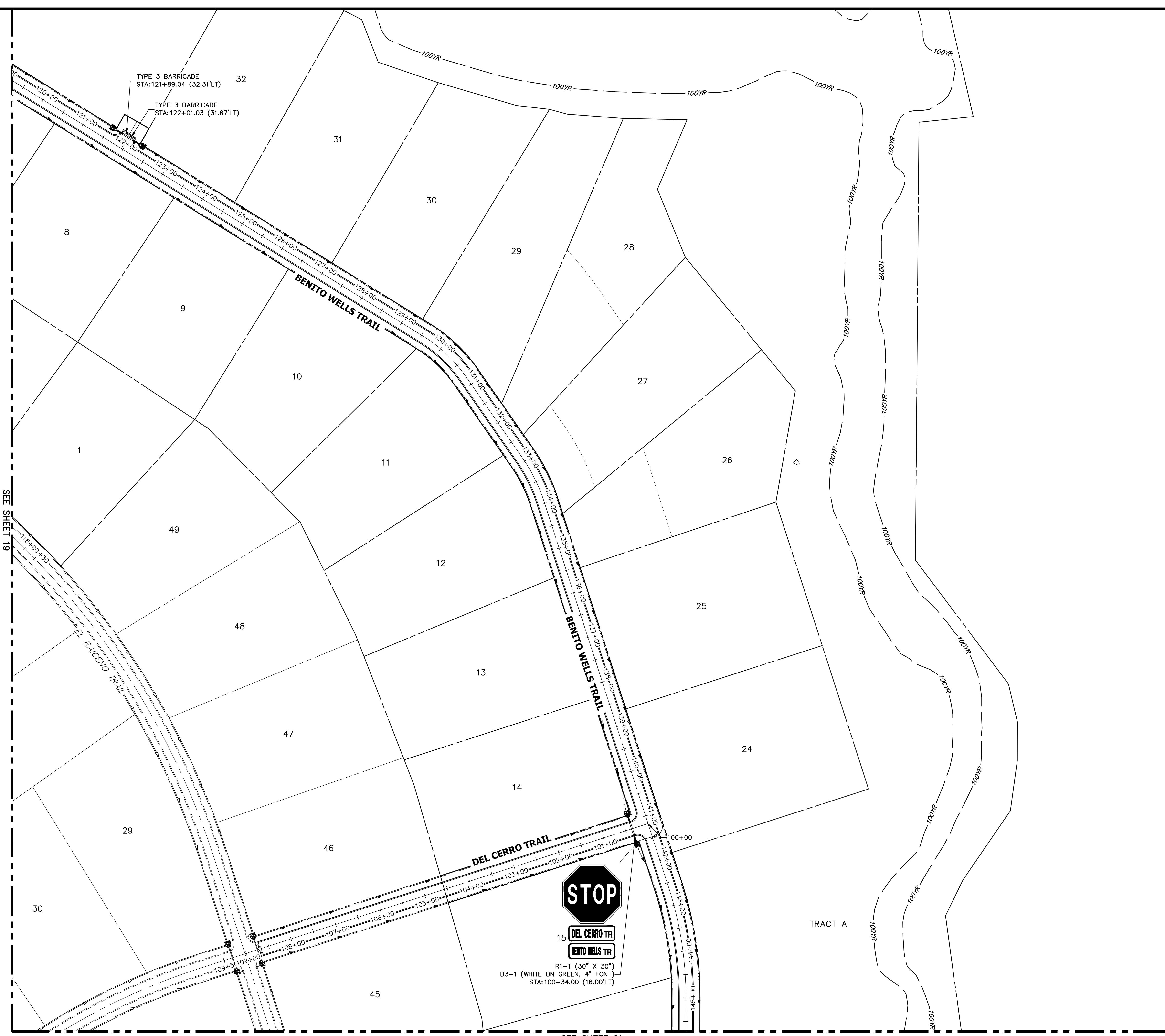
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company

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

No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=100'	N/A	6/17/21	MMC	MMC	

SADDLEHORN RANCH - FILING 2
SIGNAGE PLAN

SHEET 19 OF 40
 JOB NO. 25142.04



SEE SHEET 19

SEE SHEET 21

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

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

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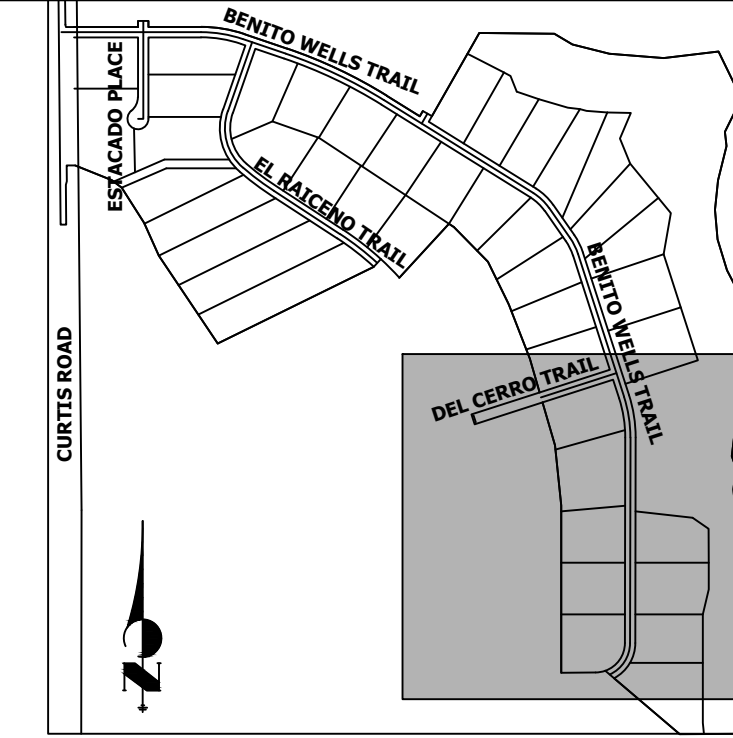
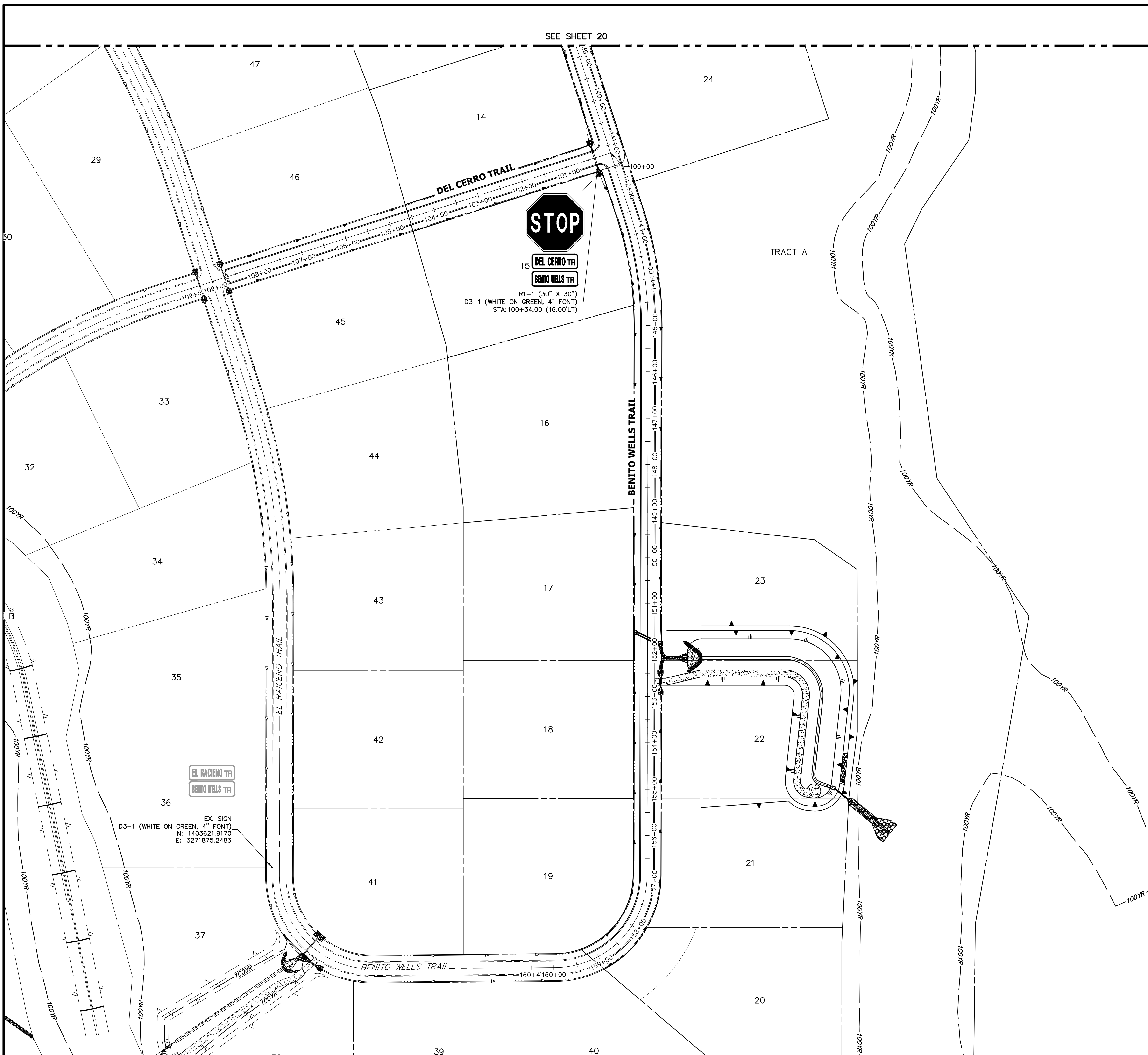
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIDGON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

SADDLEHORN RANCH –
FILING 2
SIGNAGE PLAN

SHEET 20 OF 40
JOB NO. 25142.04



KEY MAP
N.T.S.

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

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

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

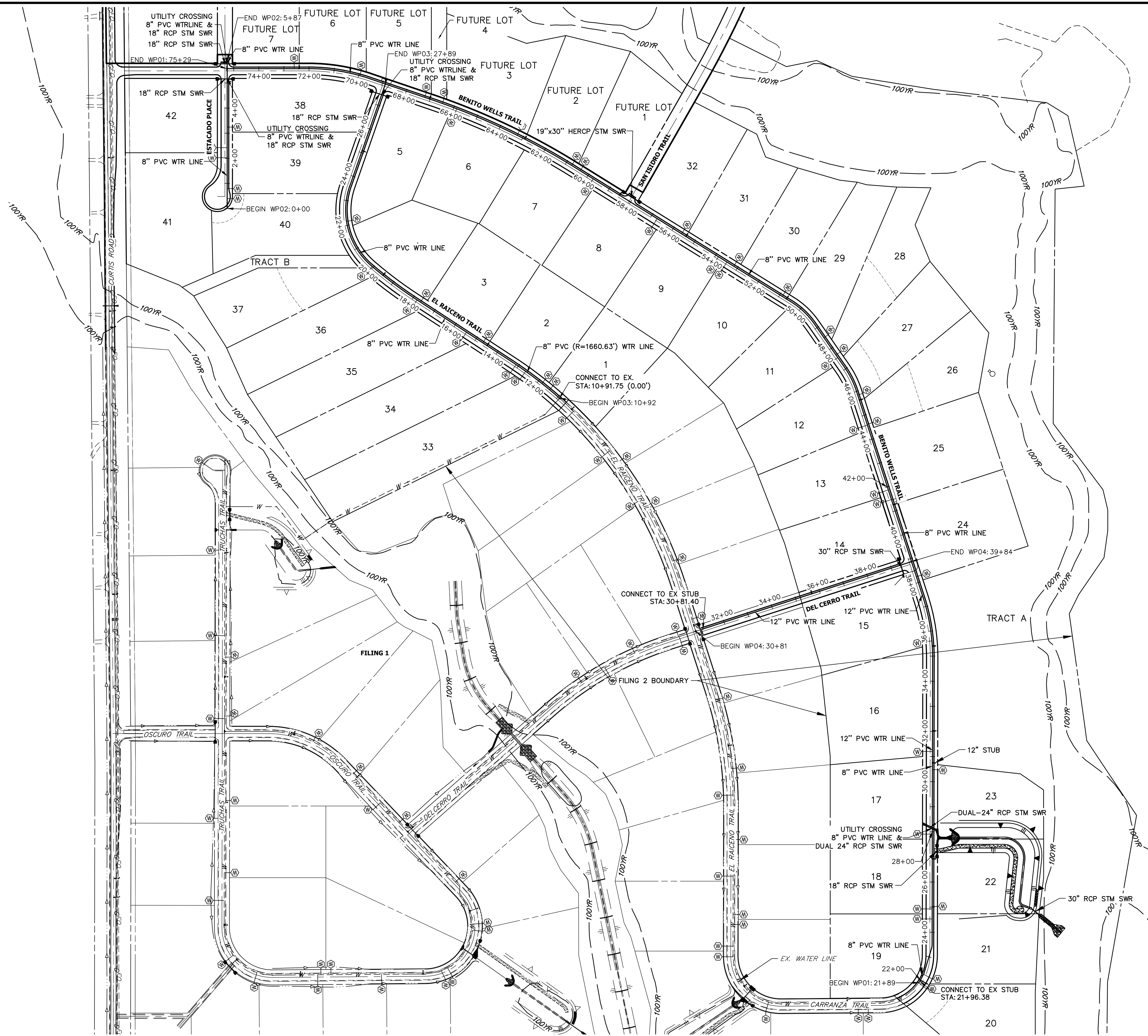
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BY	DATE	No.	REVISION

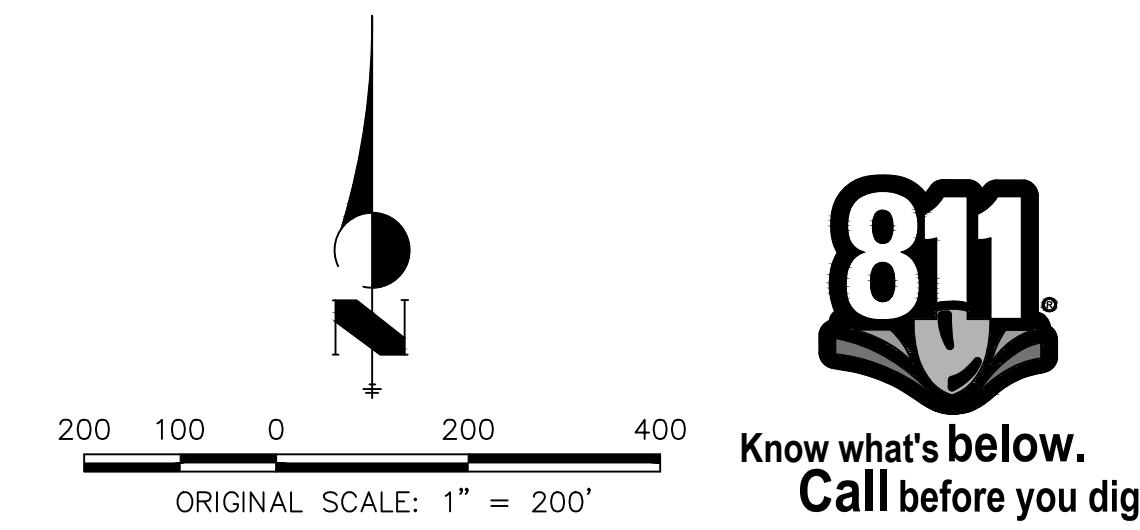
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 V-SCALE: N/A
 DATE: 6/17/21
 DESIGNED BY: MMC
 DRAWN BY: MMC
 CHECKED BY: MMC

SADDLEHORN RANCH – FILING 2
 SIGNAGE PLAN

SHEET 21 OF 40
 JOB NO. 25142.04



WATER SERVICE TABLE		
ID NO.	PIPE & STATION	PIPE ALIGNMENT
FUTURE LOT 1	60+35.86	WP01
FUTURE LOT 2	60+76.16	WP01
FUTURE LOT 3	63+24.37	WP01
FUTURE LOT 4	66+48.55	WP01
FUTURE LOT 5	67+22.98	WP01
FUTURE LOT 6	69+95.36	WP01
FUTURE LOT 7	72+59.21	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	25+02.94	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	3+24.45	WP02
LOT 39	0+79.47	WP02
LOT 40	0+39.47	WP02
LOT 41	2+02.33	WP02
LOT 42	2+42.33	WP02



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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ROI PROPERTY GROUP, LLC
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 (707) 365-6891
 BRADY WILLIAMS

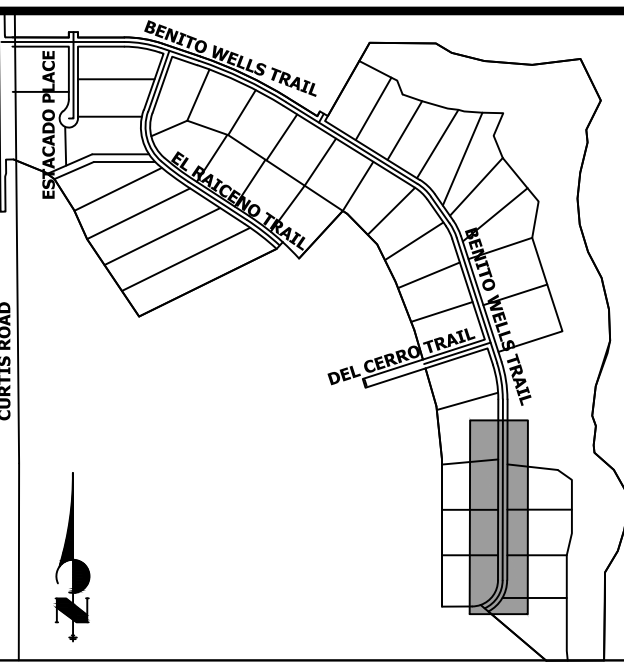
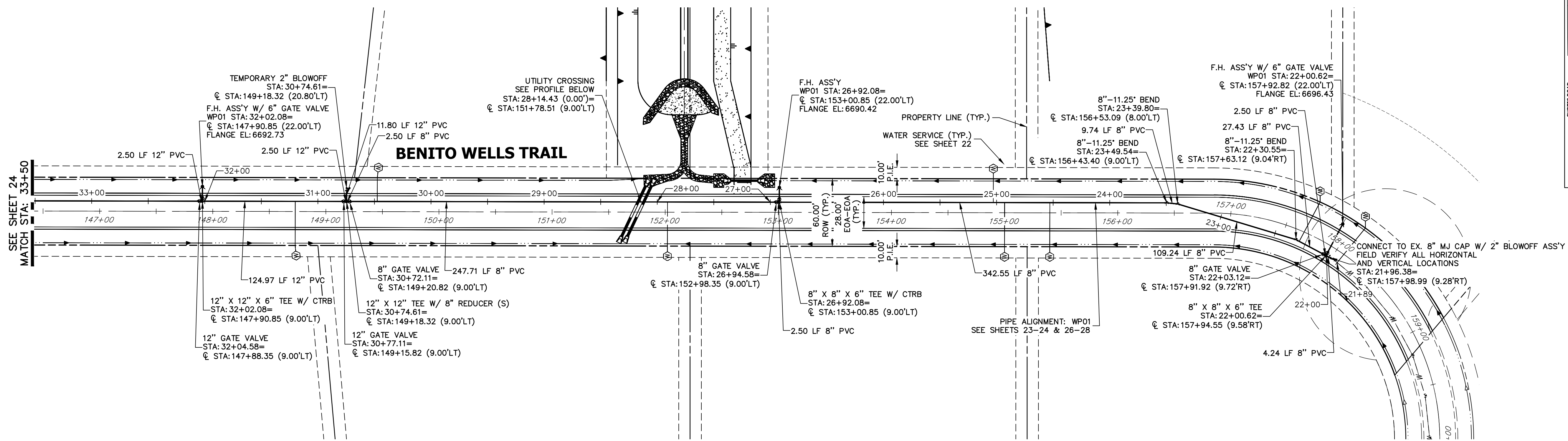
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 A Western Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

1"=200'
 H-SCALE N/A
 V-SCALE N/A
 DATE 6/17/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

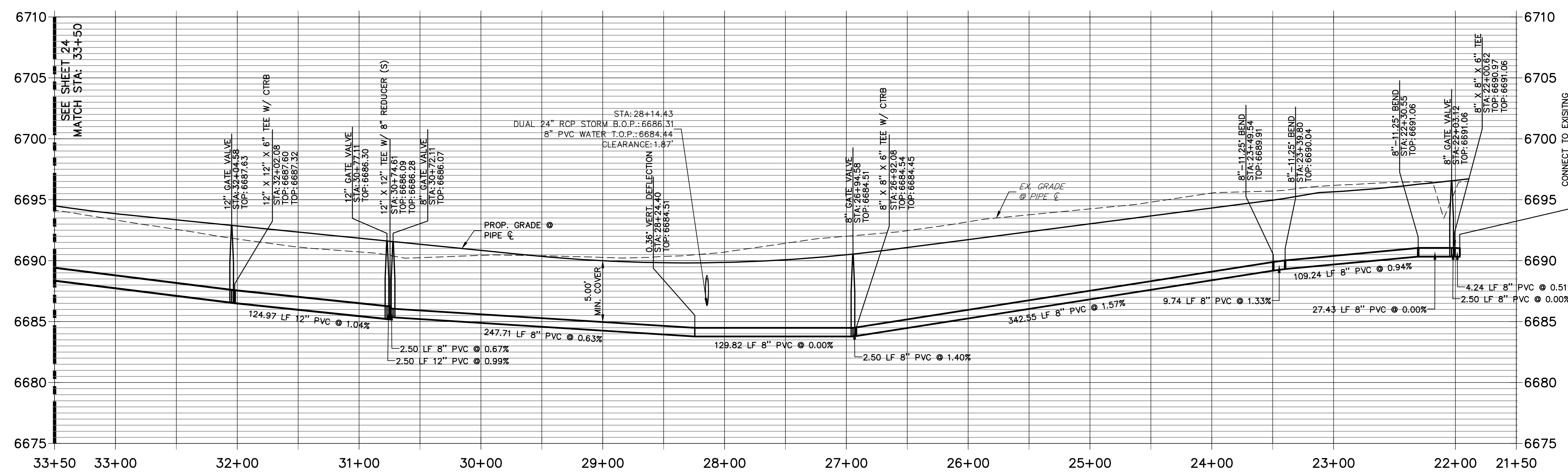
SADDEHORH RANCH - FILING 2
 OVERALL UTILITY & SERVICE PLAN

SHEET 22 OF 40
 JOB NO. 25142.04



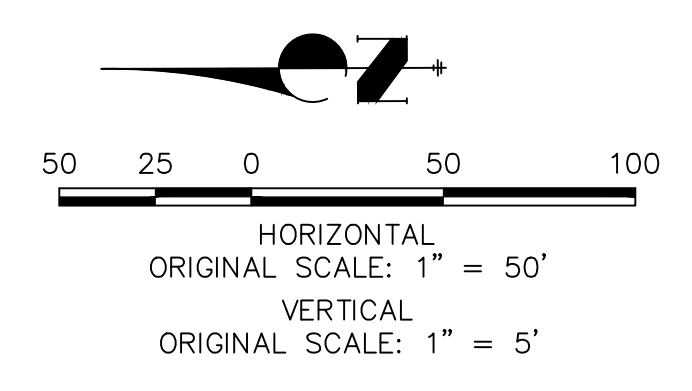
KEY MAP
N.T.S.

WP01 PROFILE
STA 21+50.00 TO 33+50.00



NOTES

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

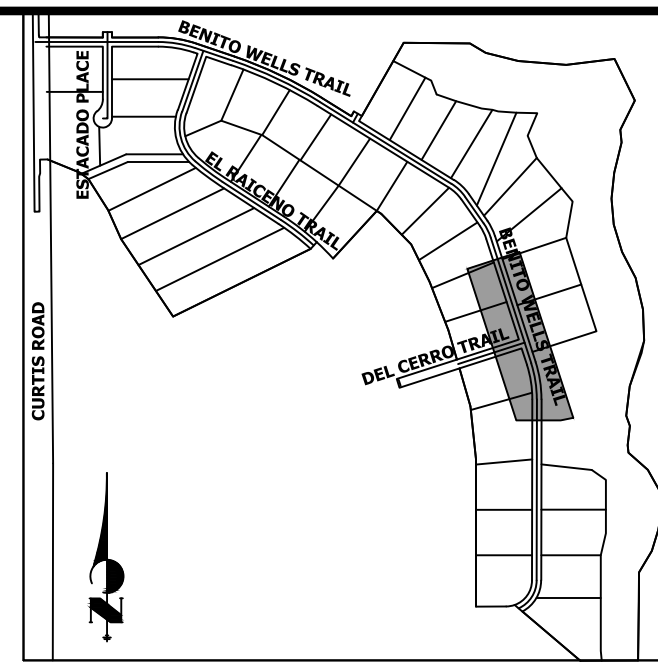
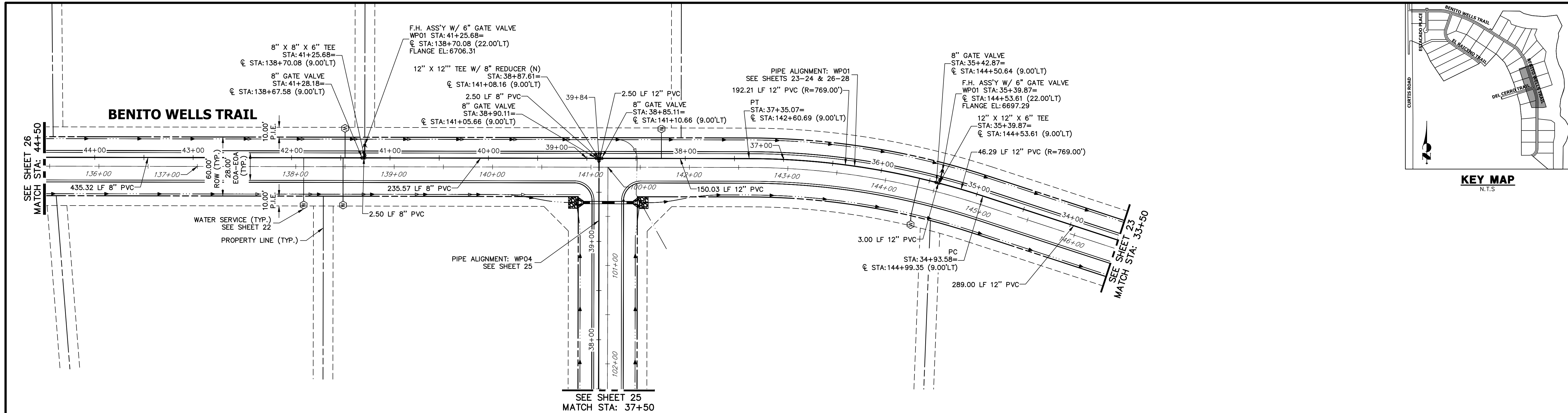
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

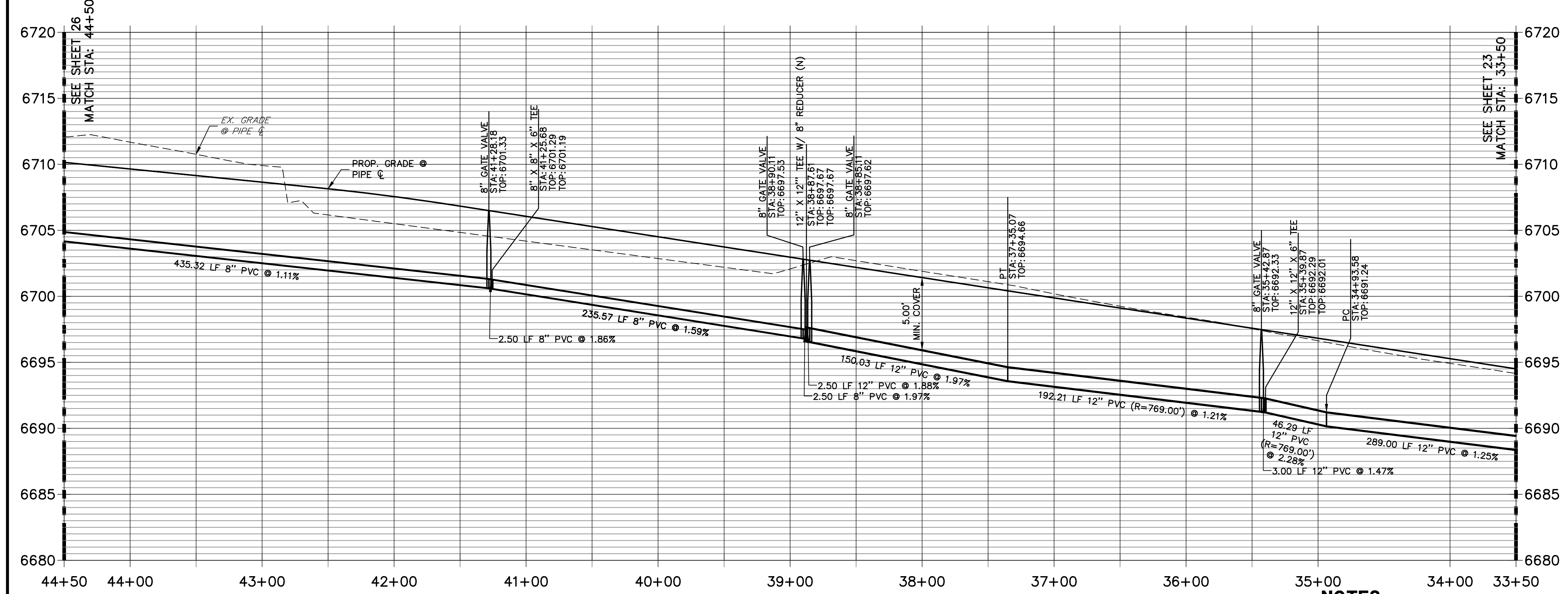
SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

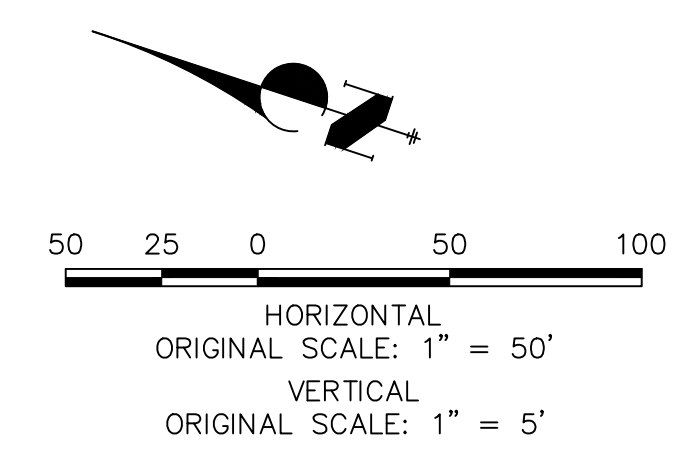
SHEET 23 OF 40
 JOB NO. 25142.04



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



- 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

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

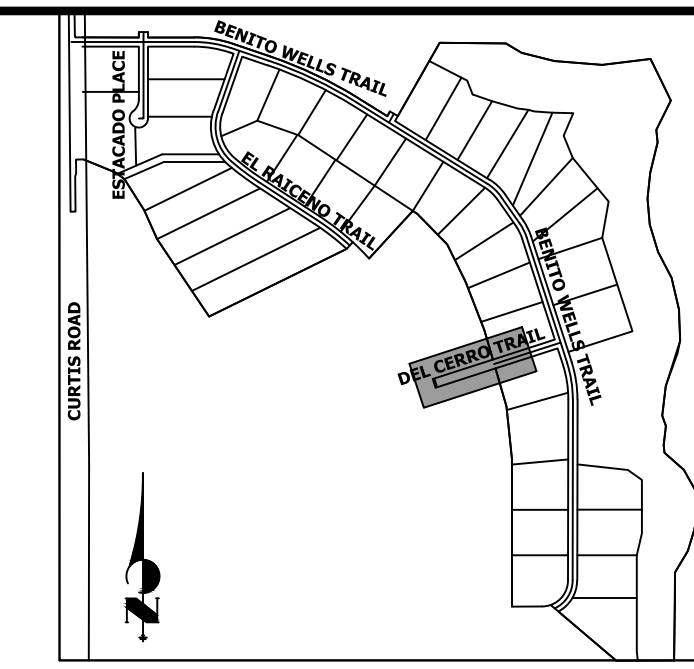
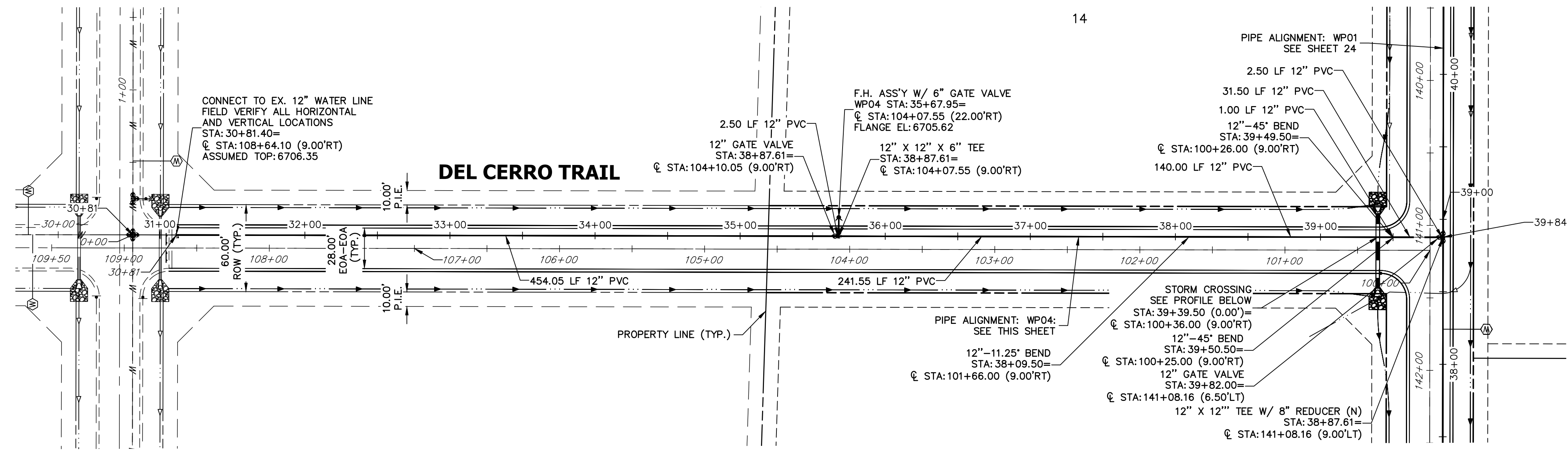
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No.	REVISION	BY	DATE

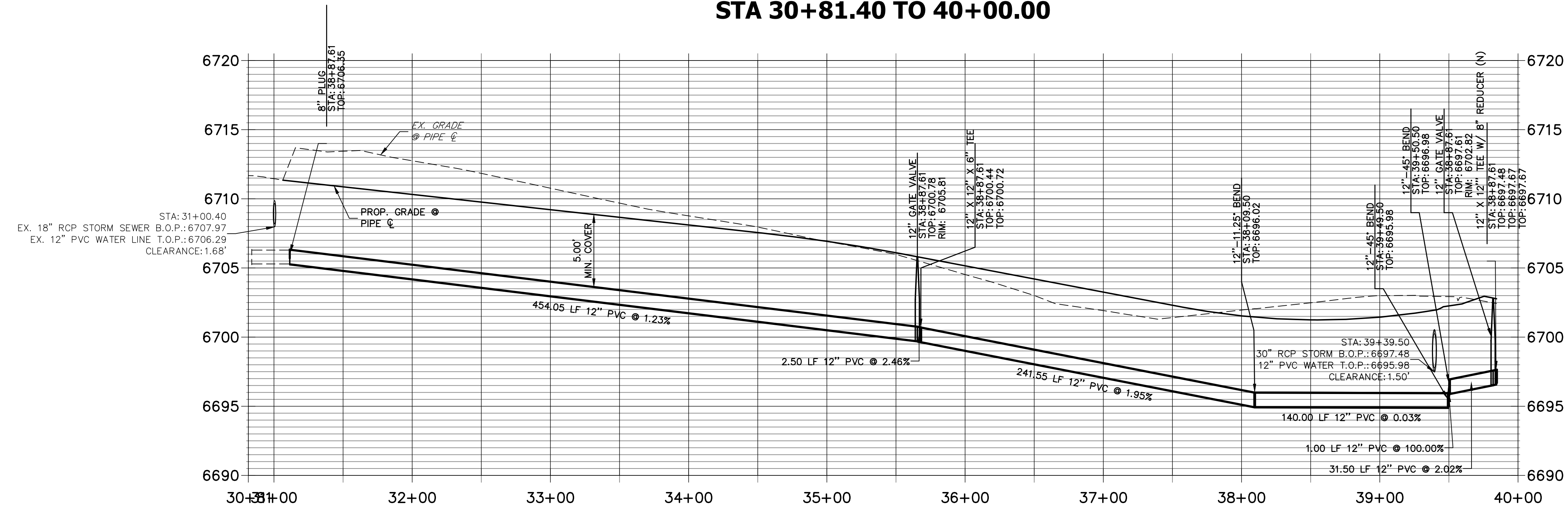
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

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

SHEET 24 OF 40
 JOB NO. 25142.04

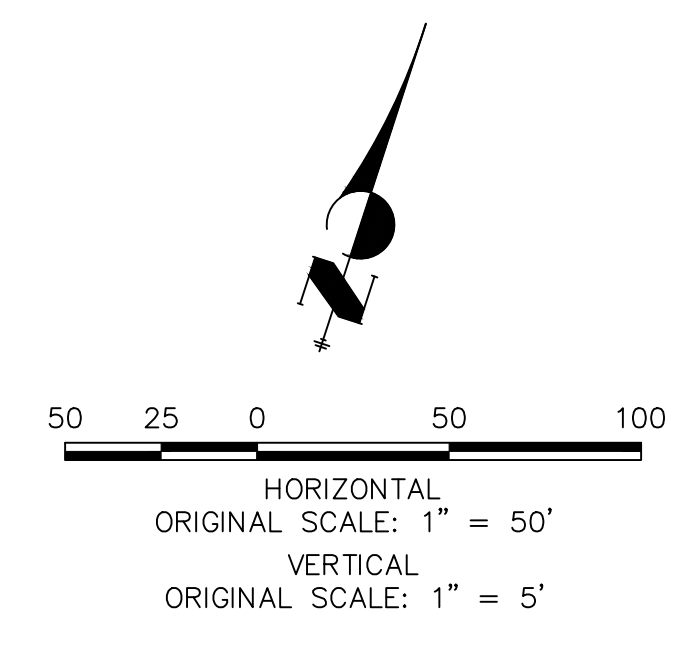


**WP04 PROFILE (1)
STA 30+81.40 TO 40+00.00**



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

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

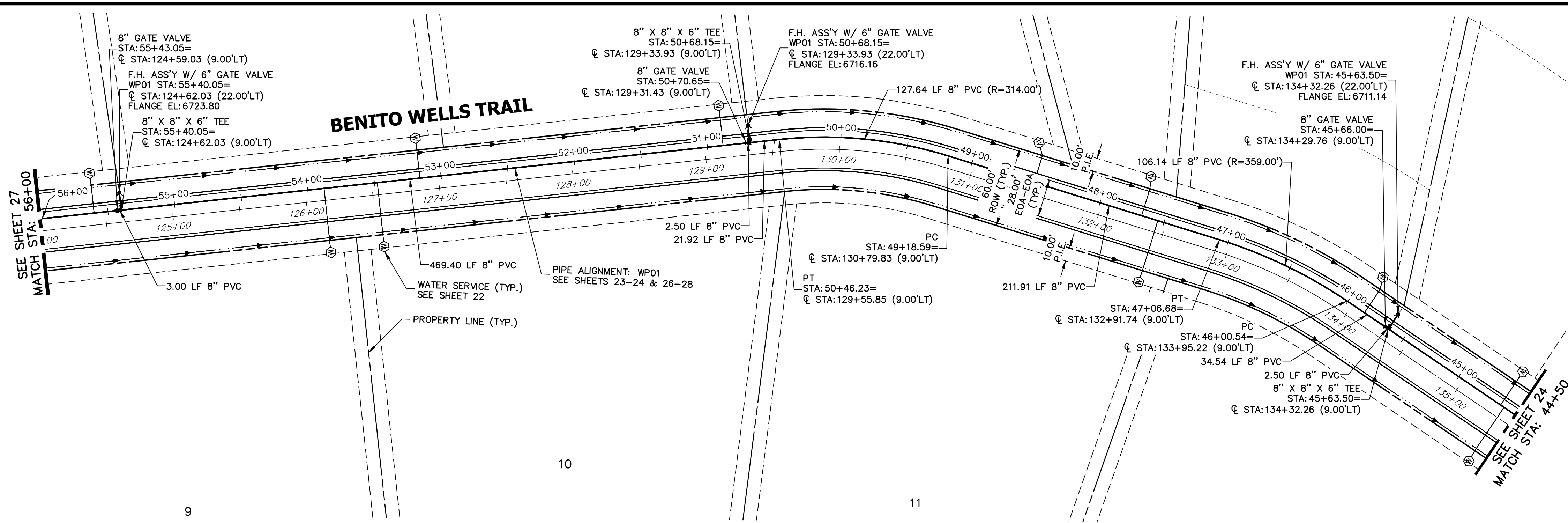
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

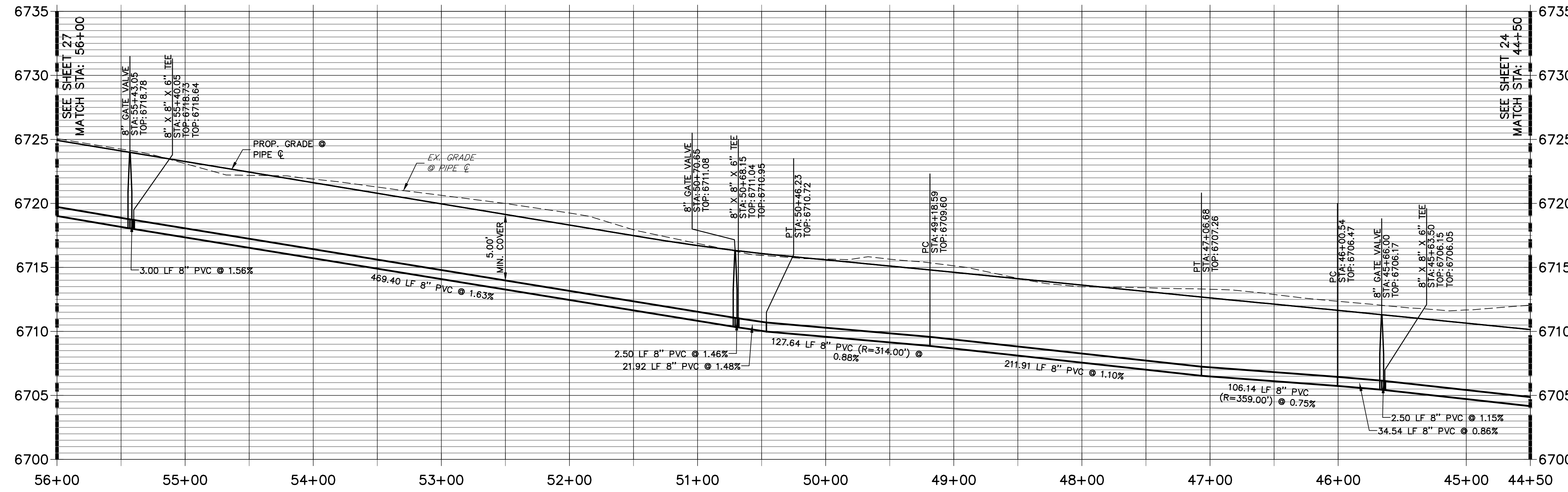
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	6/17/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

SHEET 25 OF 40
 JOB NO. 25142.04

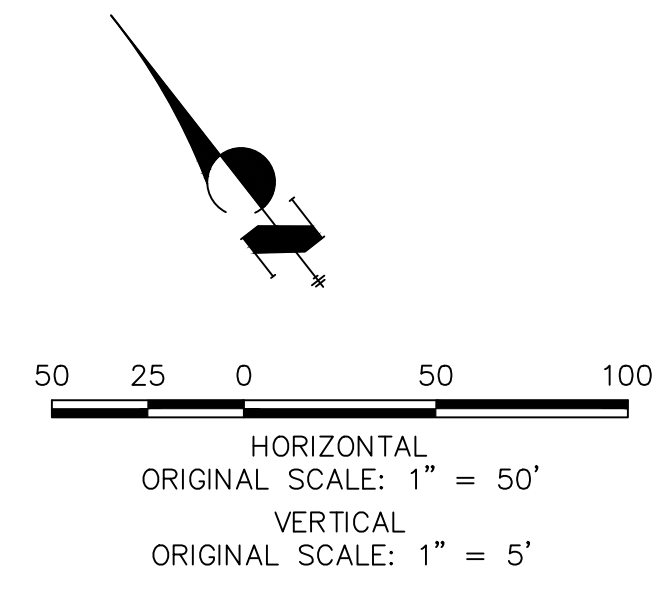


**WP01 PROFILE (2)
STA 44+50.00 TO 56+00.00**



NOTES

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ENGINEER'S STATEMENT

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

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

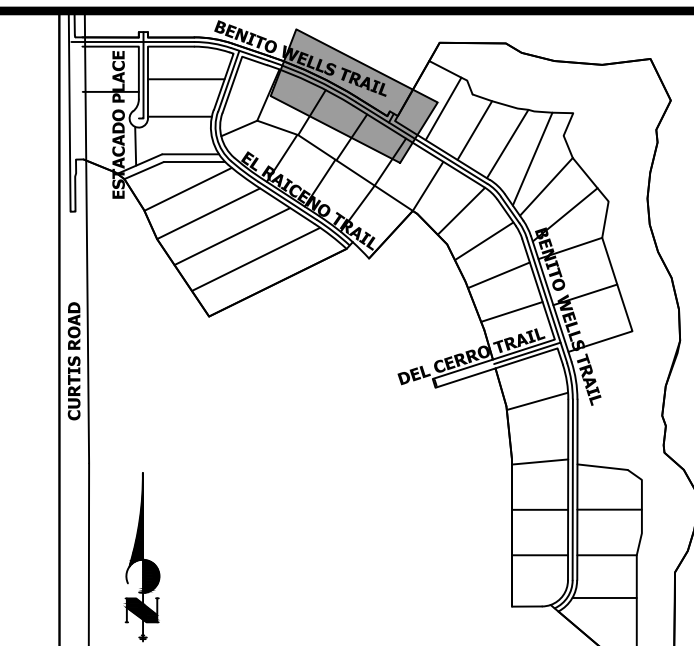
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NO.	REVISION	BY	DATE

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

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

SHEET 26 OF 40
 JOB NO. 25142.04



KEY MAP
N.T.S.

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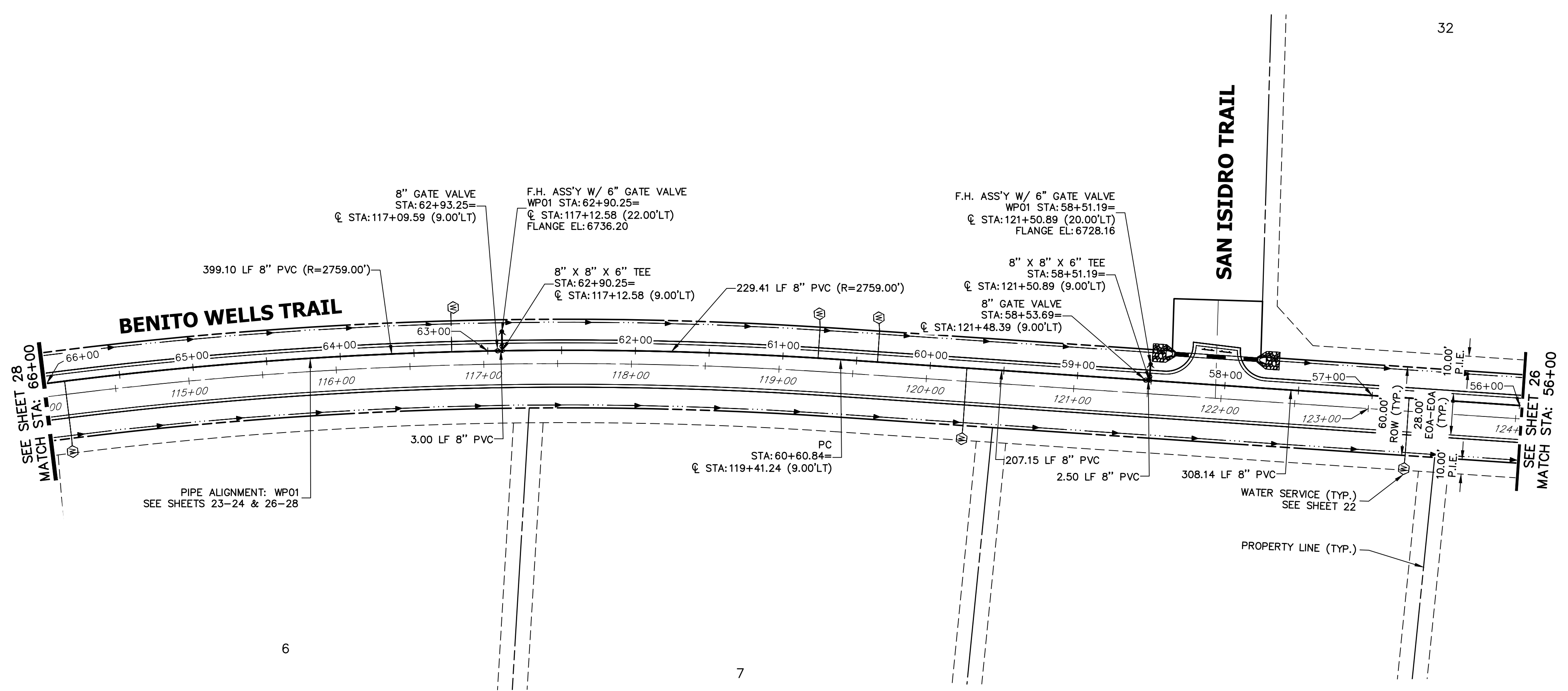
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A Western Company
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No.	REVISION	BY	DATE

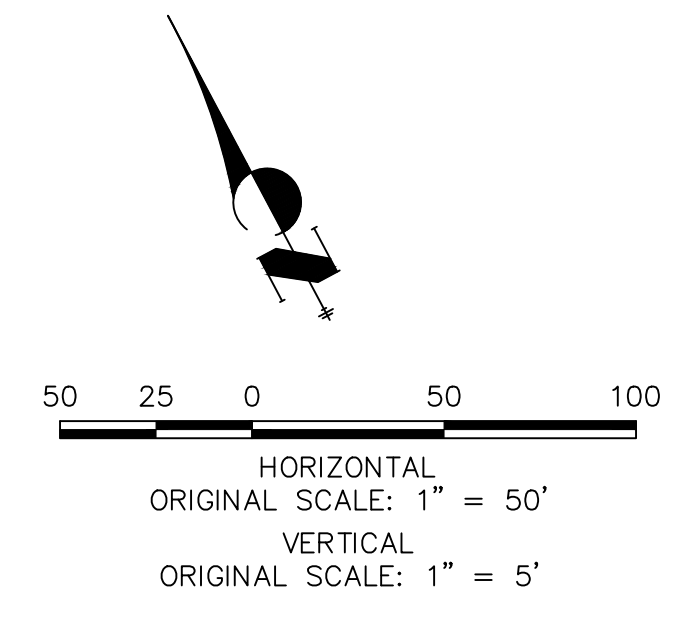
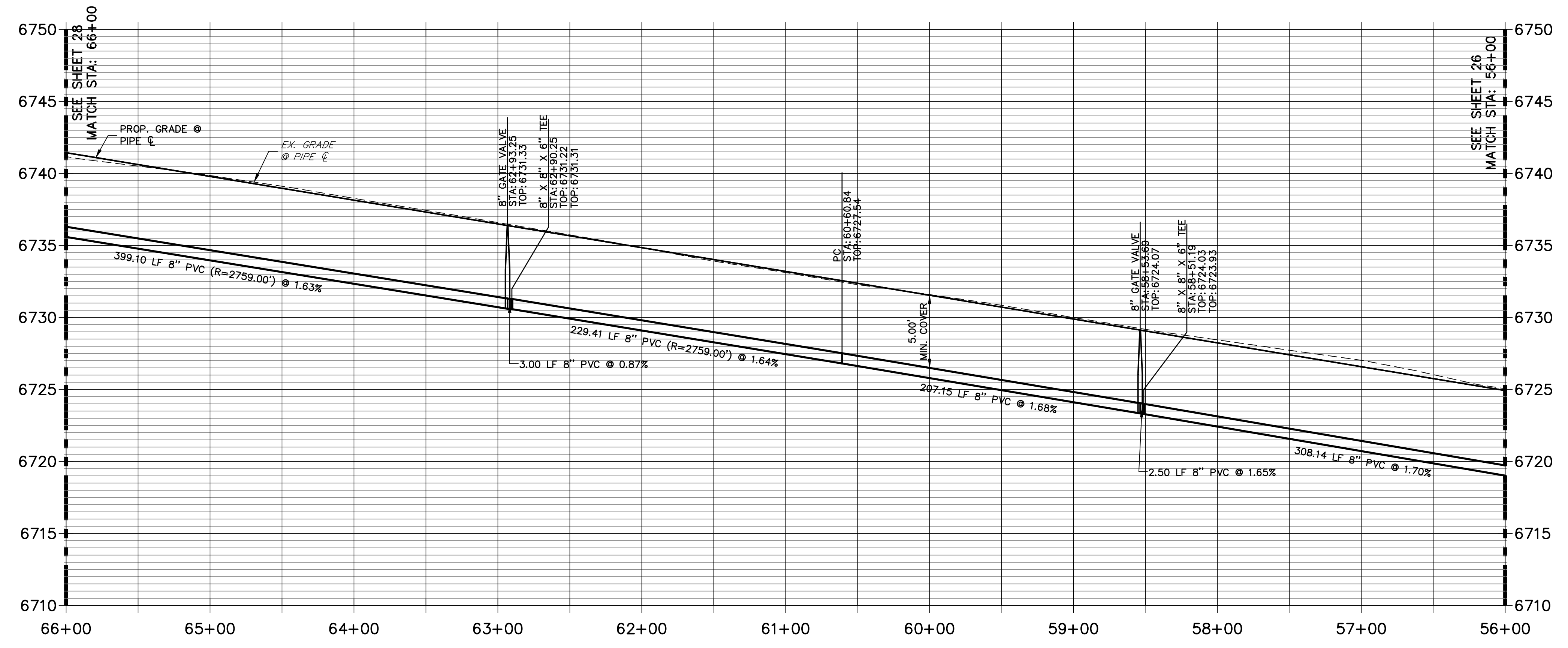
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SADDLEHORN RANCH - FILING 2
WATER DISTRIBUTION PLAN

SHEET 27 OF 40
JOB NO. 25142.04



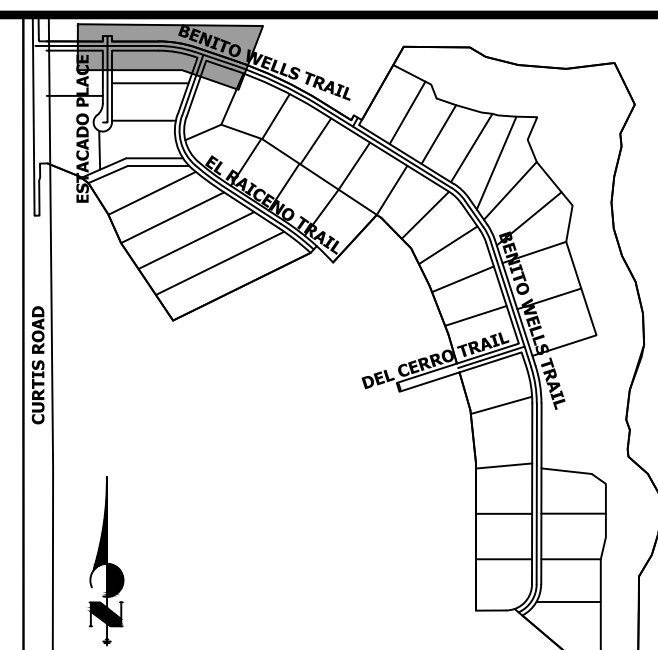
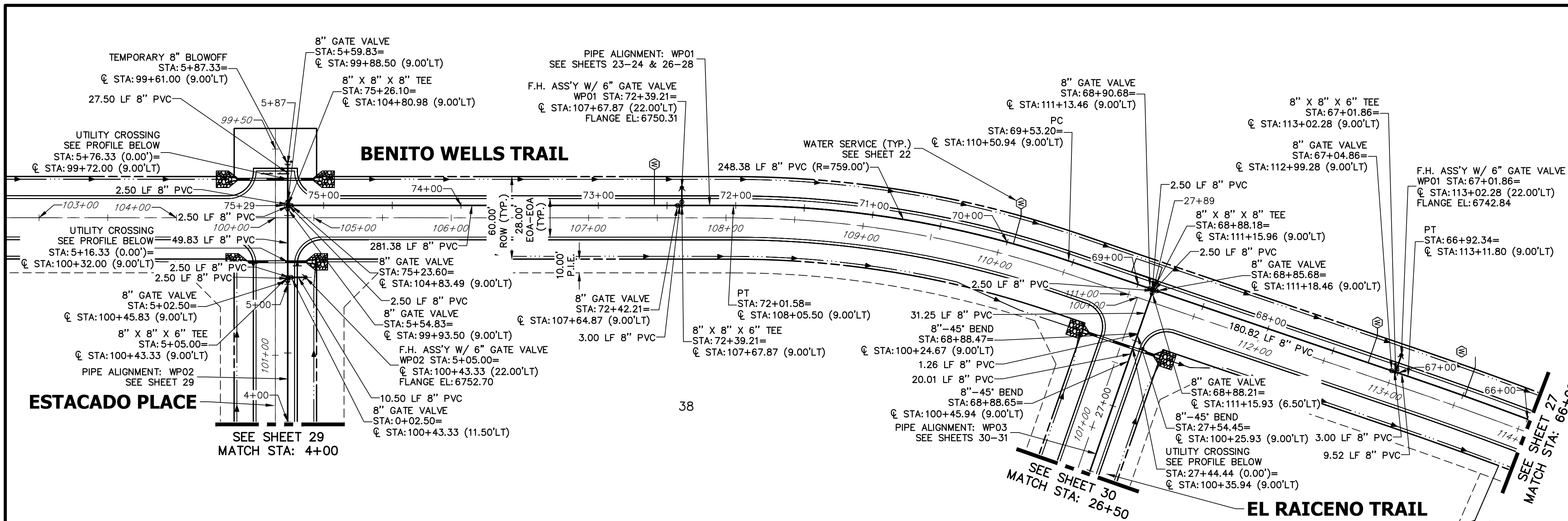
WP01 PROFILE (3)
STA 56+00.00 TO 66+00.00



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

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

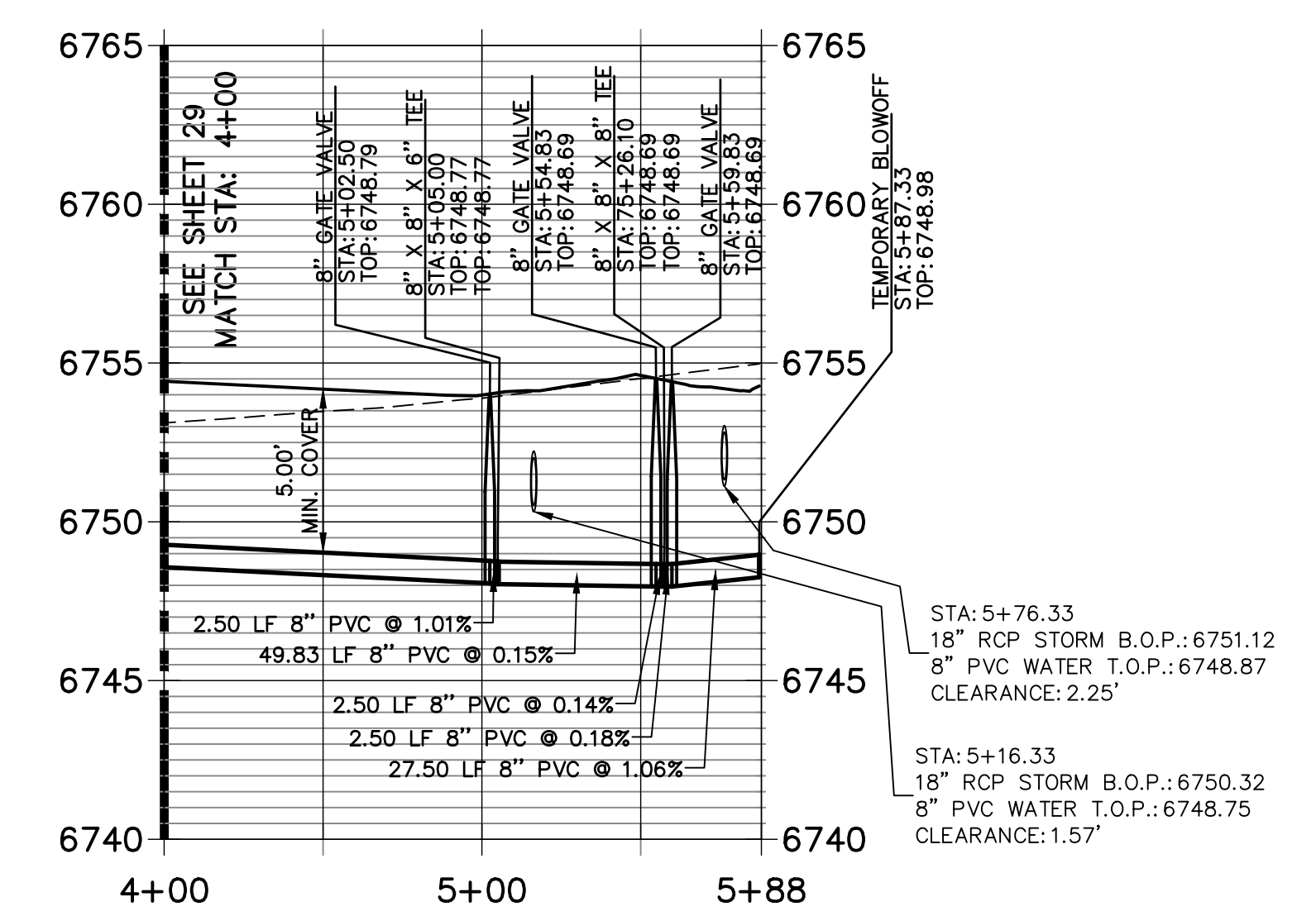


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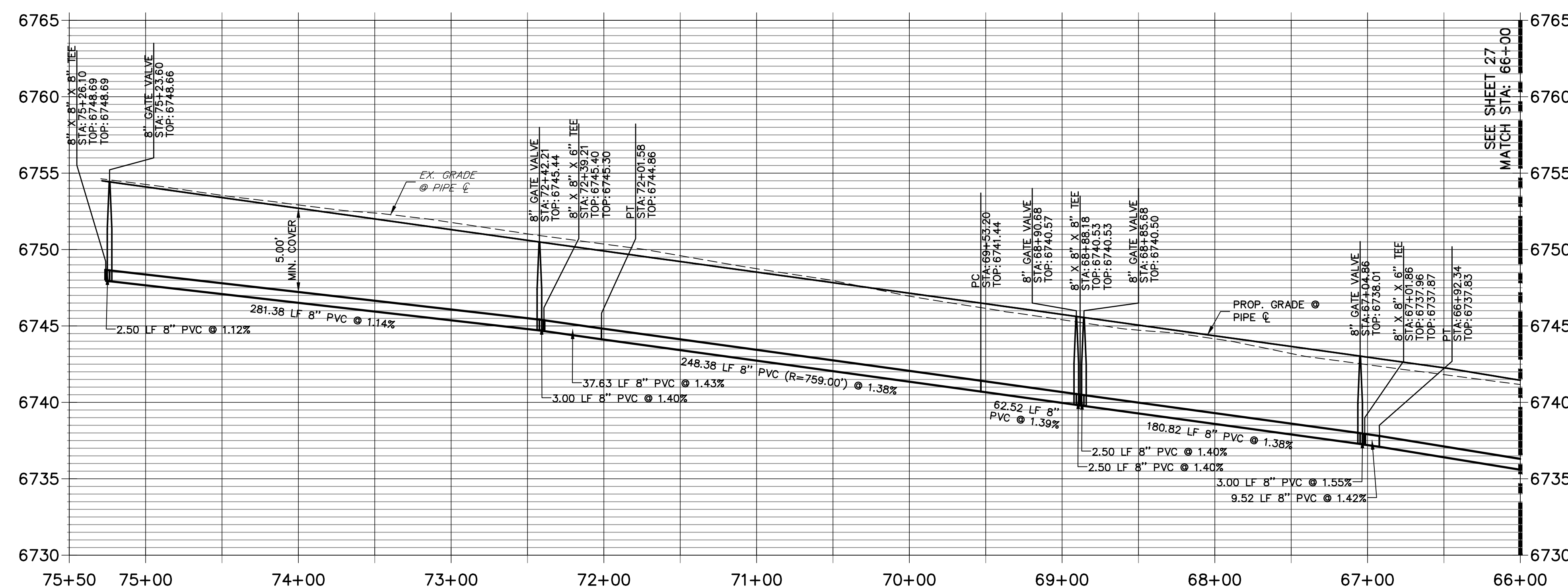
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westhorn Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

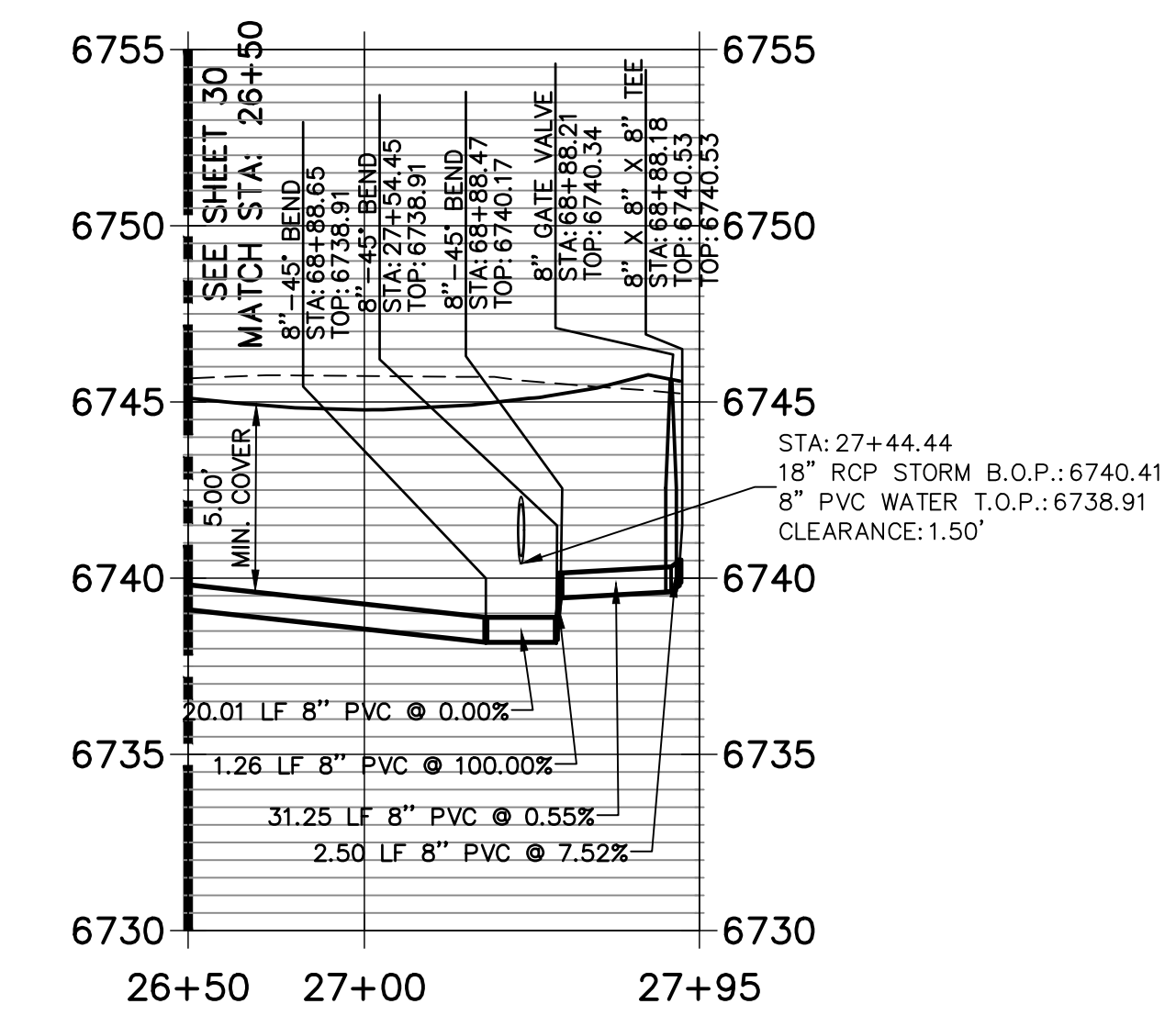
WP02 PROFILE
 STA 4+00.00 TO 5+88.00



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

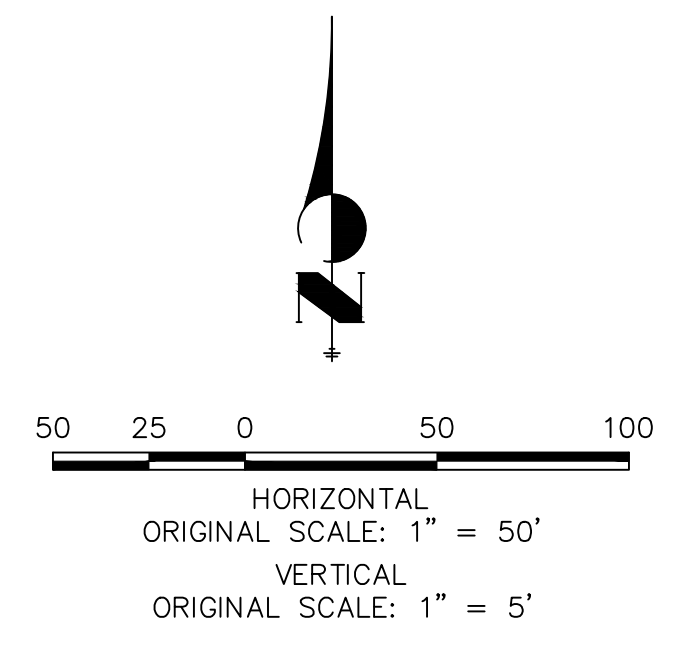


WP03 PROFILE
 STA 26+50.00 TO 27+95.00



NOTES

- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

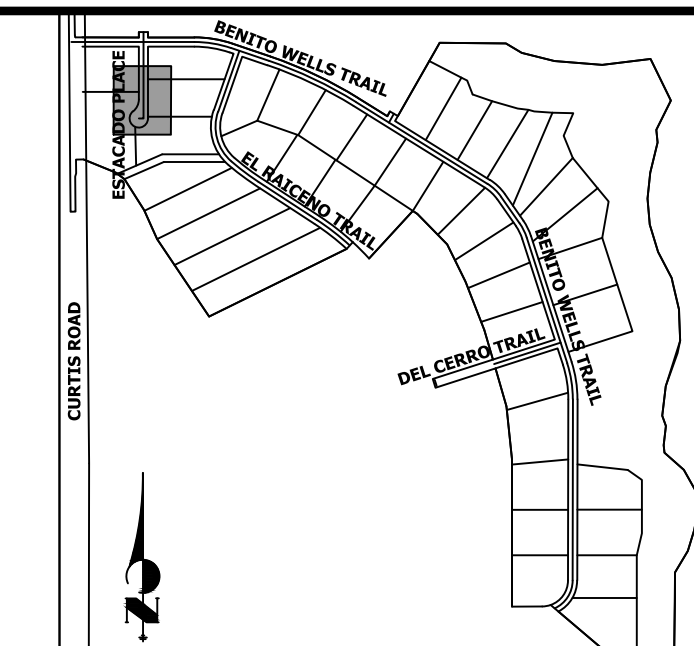
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

NO.	REVISION	BY	DATE

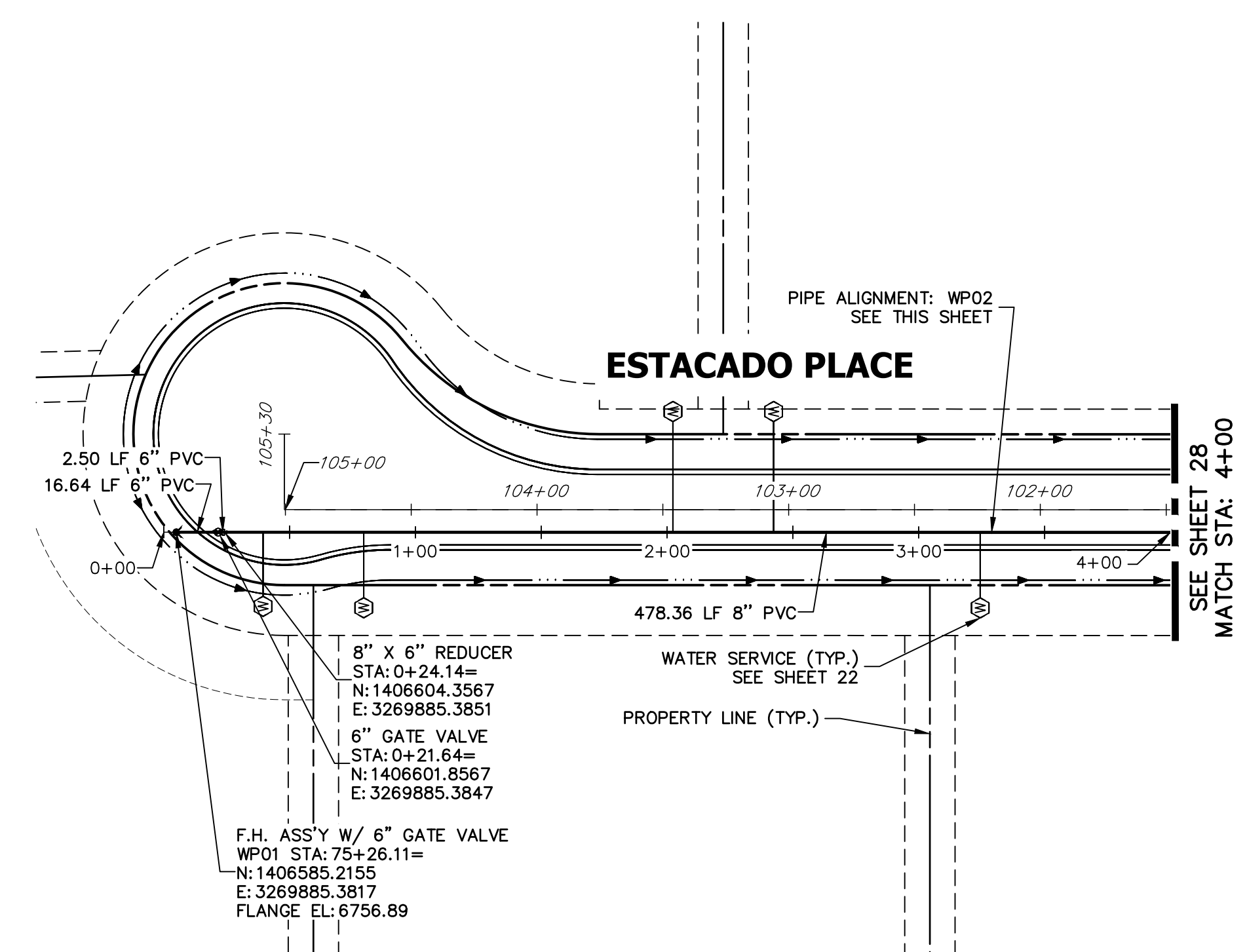
SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 6/17/21
 DESIGNED BY AHC
 DRAWN BY AHC
 CHECKED BY

SHEET 28 OF 40
 JOB NO. 25142.04



KEY MAP
N.T.S.



8" X 6" REDUCER
STA: 0+24.14=
N: 1406604.3567
E: 3269885.3851

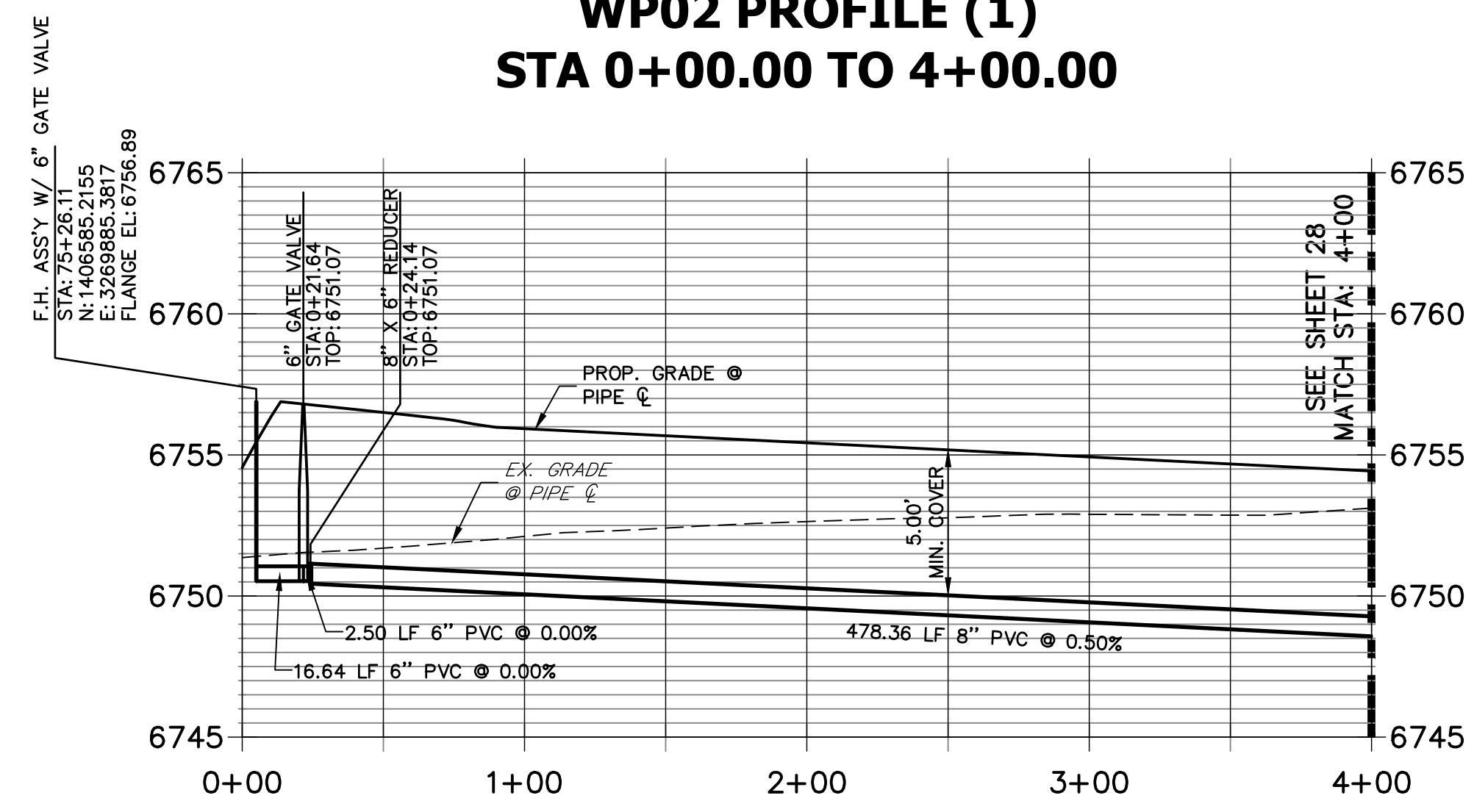
6" GATE VALVE
STA: 0+21.64=
N: 1406601.8567
E: 3269885.3847

F.H. ASS'Y W/ 6" GATE VALVE
WP01 STA: 75+26.11=
N: 1406585.2155
E: 3269885.3817
FLANGE EL: 6756.89

WATER SERVICE (TYP.)
SEE SHEET 22

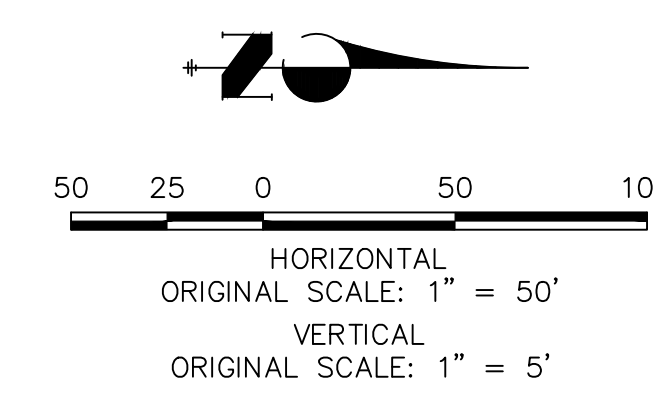
PROPERTY LINE (TYP.)

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



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

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No.	REVISION	BY	DATE

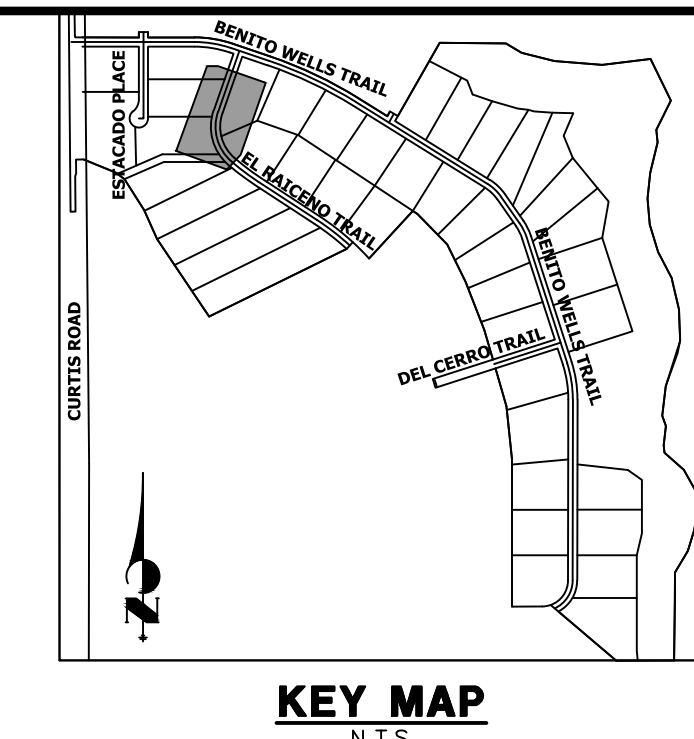
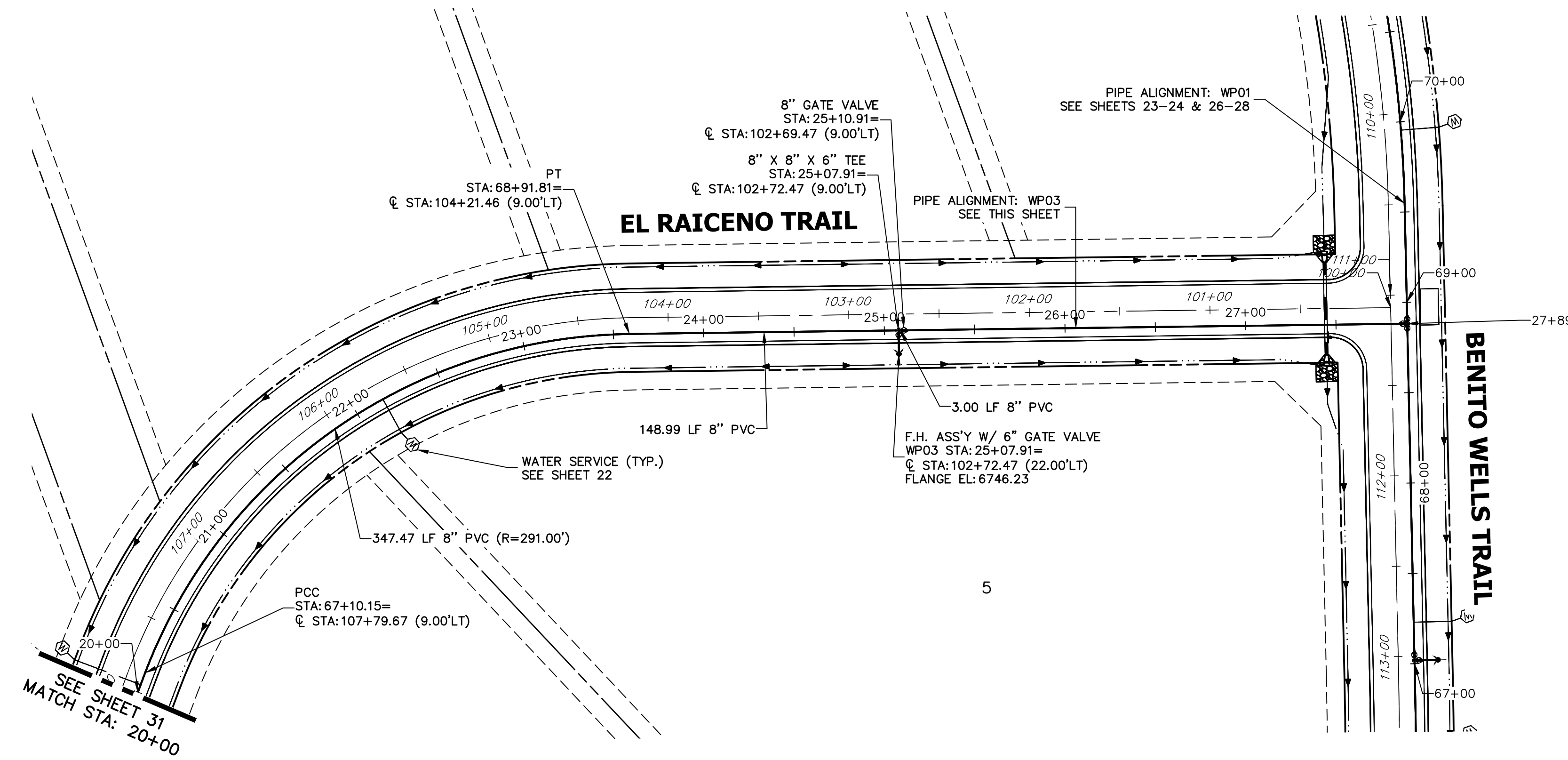
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SADDLEHORN RANCH - FILING 2

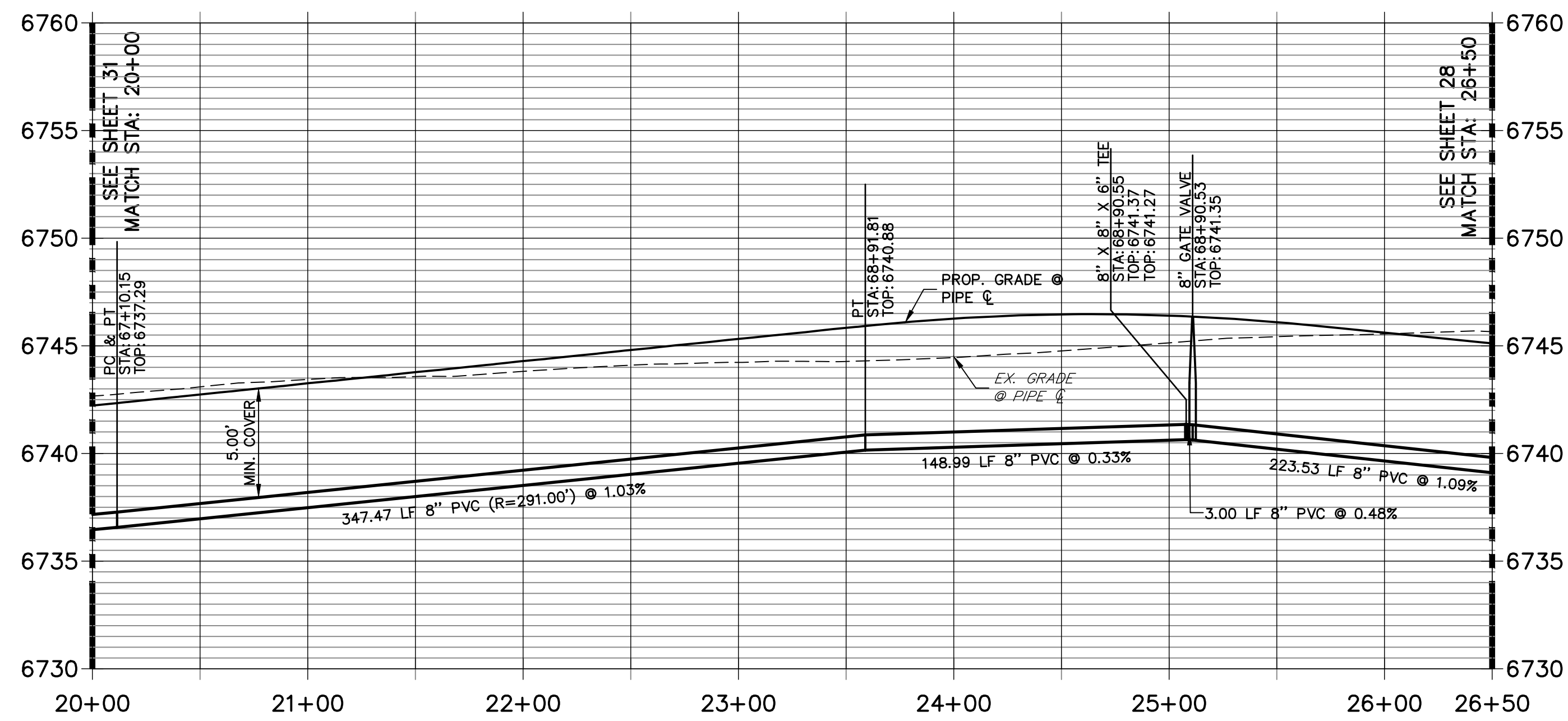
WATER DISTRIBUTION PLAN

SHEET 29 OF 40

JOB NO. 25142.04

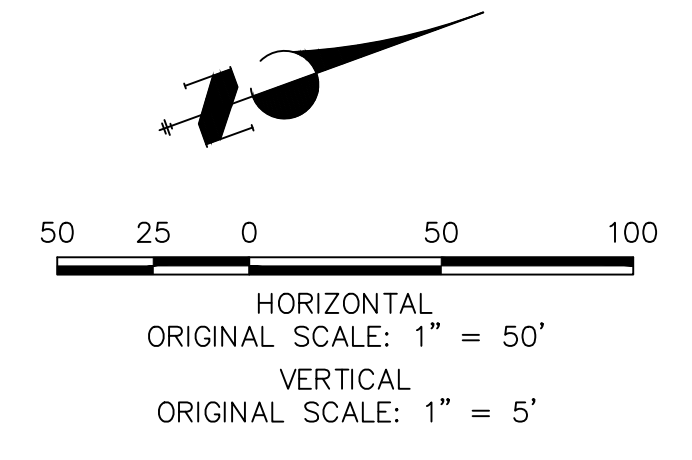


**WP03 PROFILE (1)
STA 20+00.00 TO 26+50.00**



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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

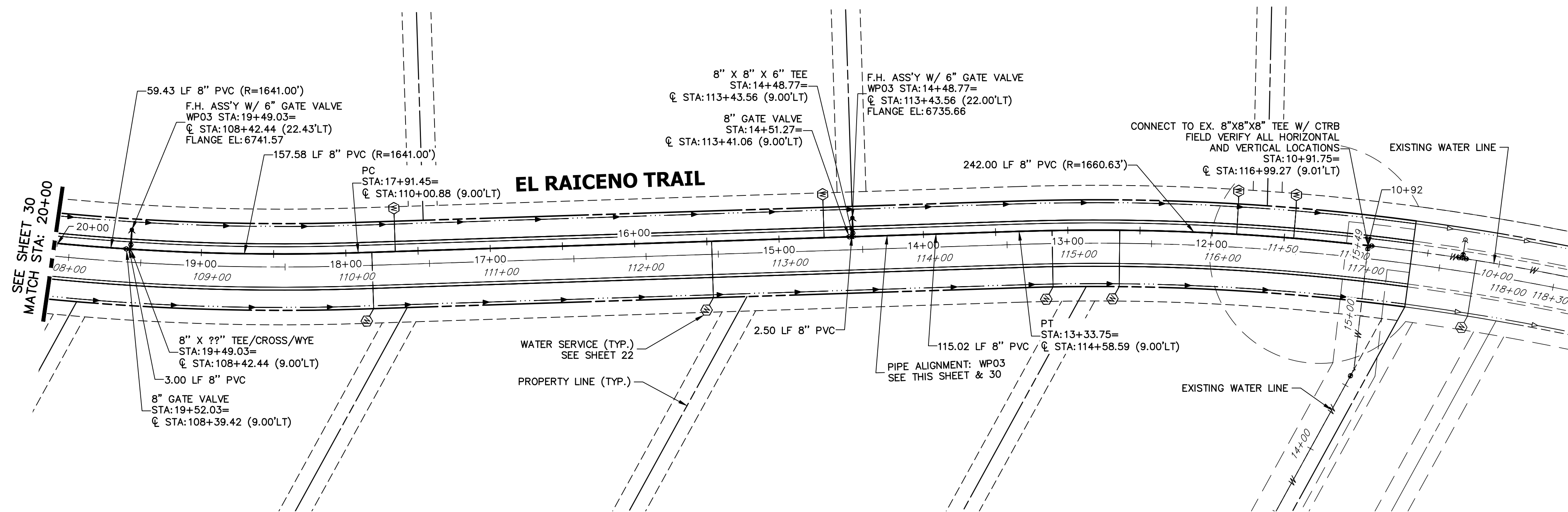
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BY	DATE	REVISION

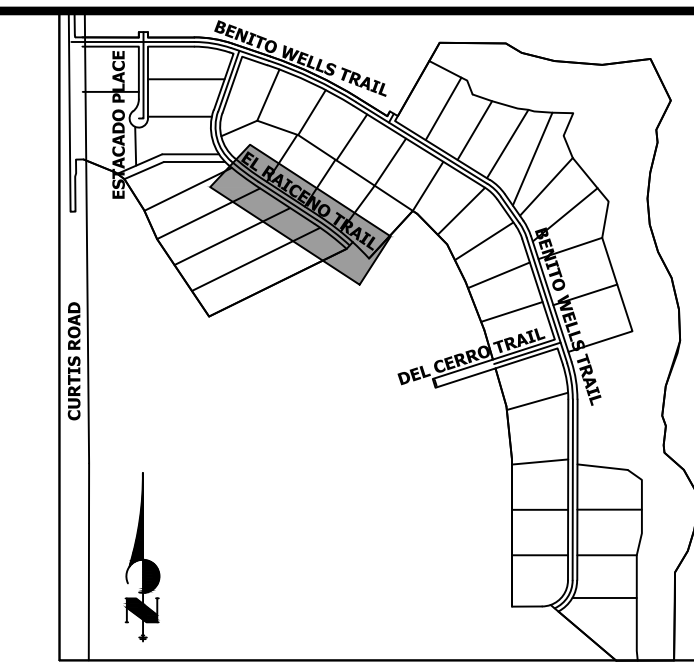
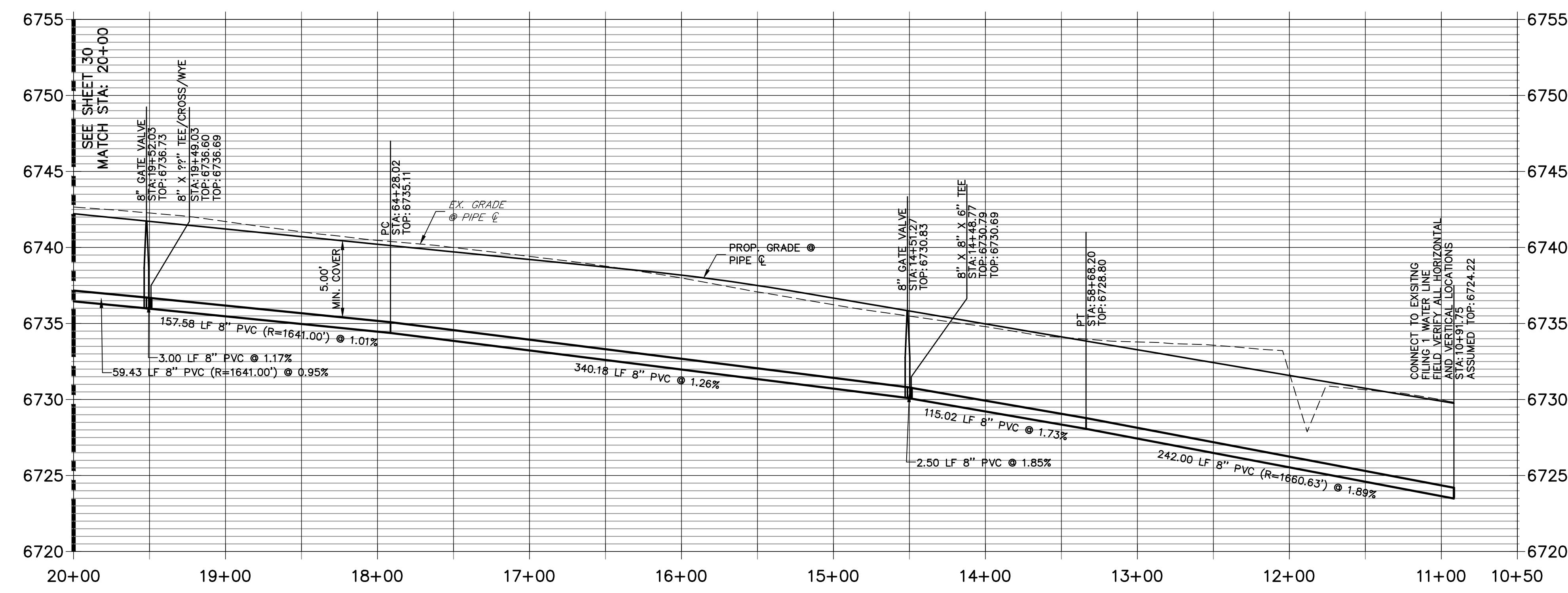
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 6/17/21
DESIGNED BY AHC
DRAWN BY AHC
CHECKED BY

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

SHEET 30 OF 40
JOB NO. 25142.04



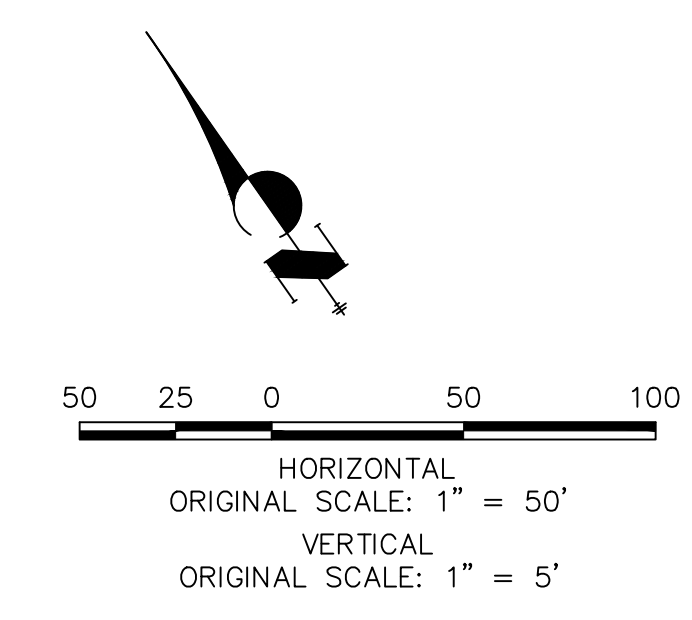
**WP03 PROFILE(2)
STA 10+50.00 TO 20+00.00**



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

NOTES

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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

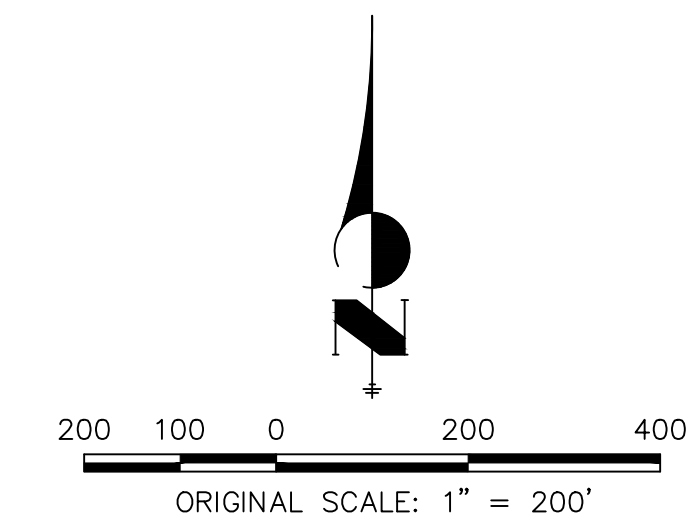
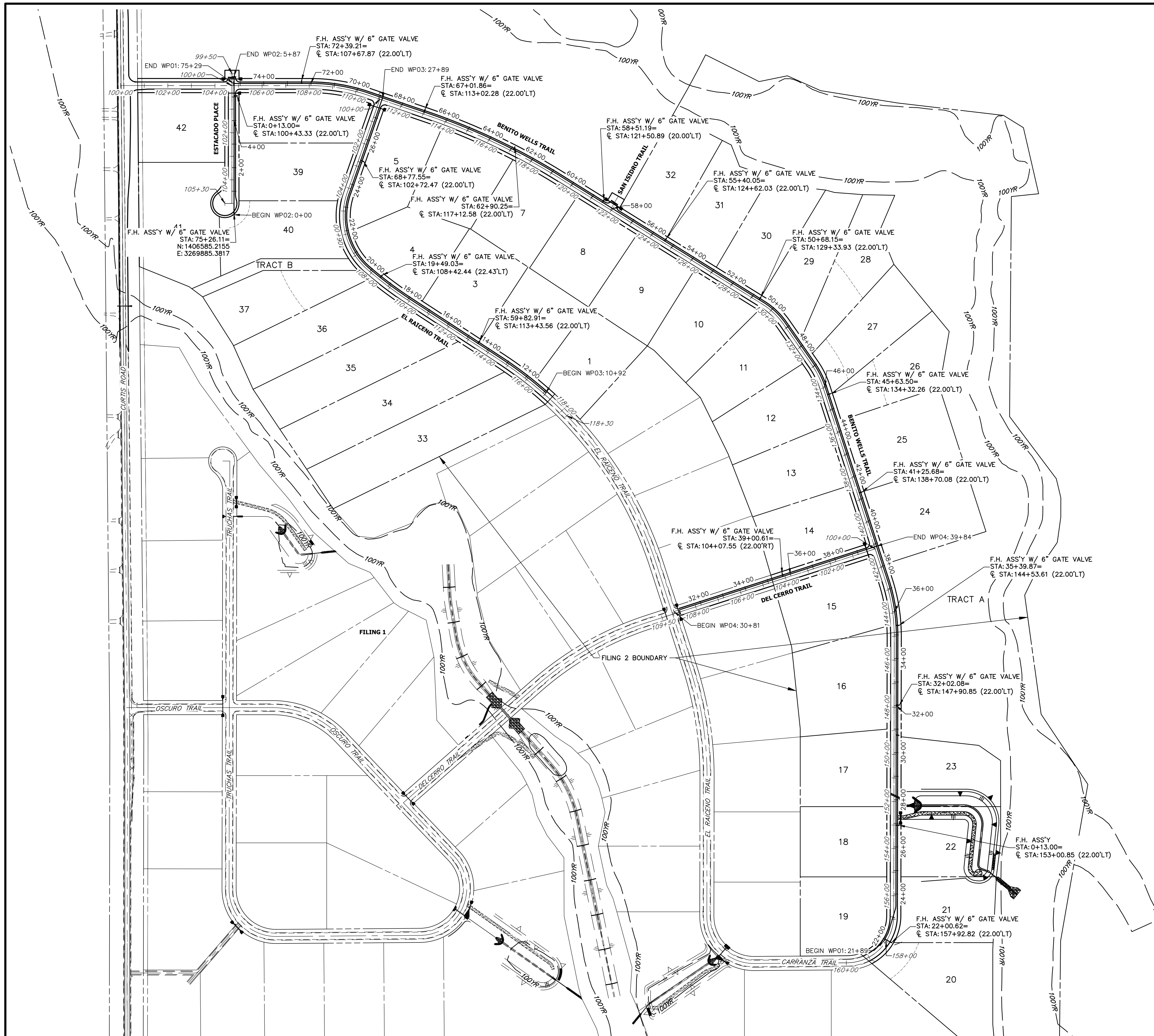
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

SADDLEHORN RANCH -
 FILING 2
 WATER DISTRIBUTION PLAN
 SHEET 31 OF 40
 JOB NO. 25142.04




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

BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
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 2495 RIGDON STREET
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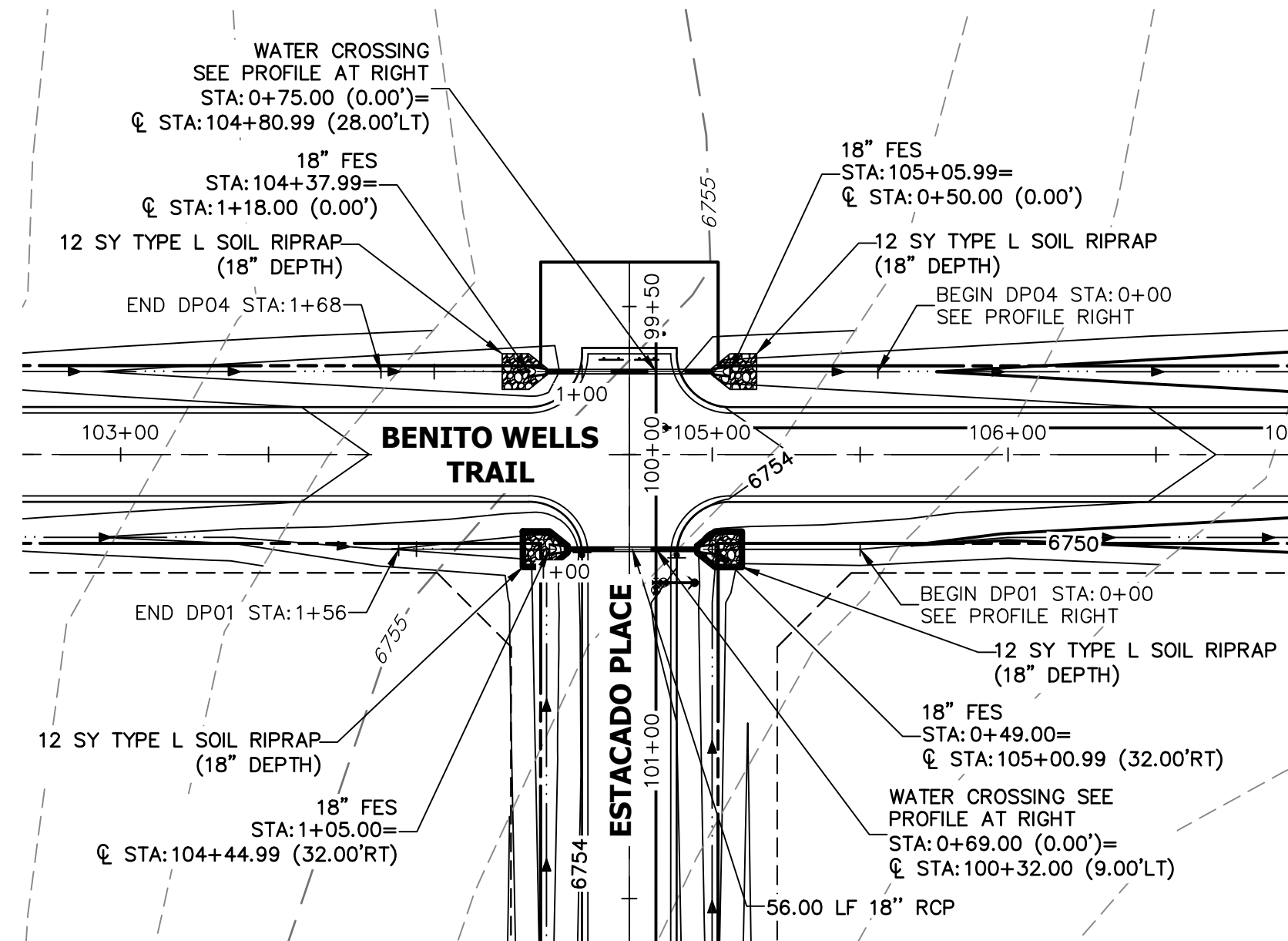
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No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	6/17/21
DESIGNED BY	AHC
DRAWN BY	AHC
CHECKED BY	

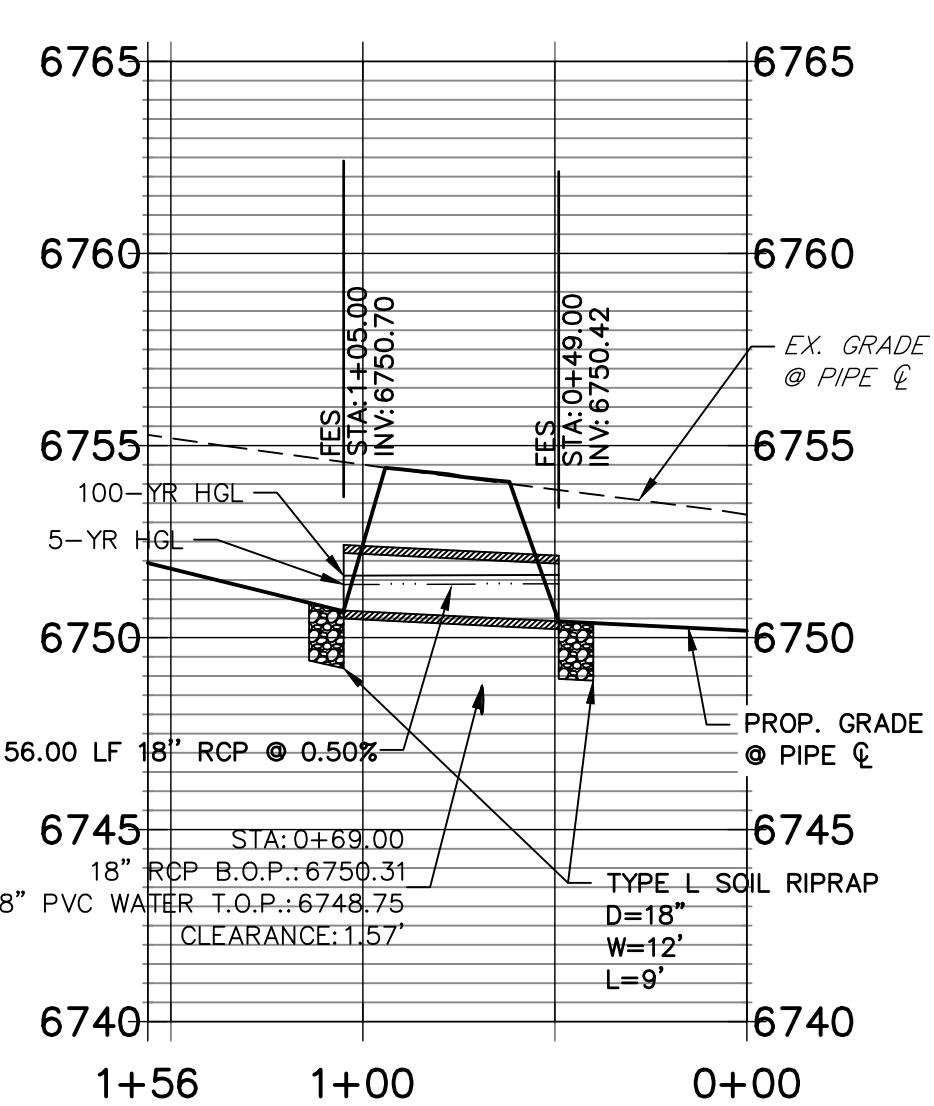
SADDLEHORN RANCH - FILING 2
OVERALL FIRE HYDRANT PLAN

SHEET 32 OF 40
 JOB NO. 25142.04



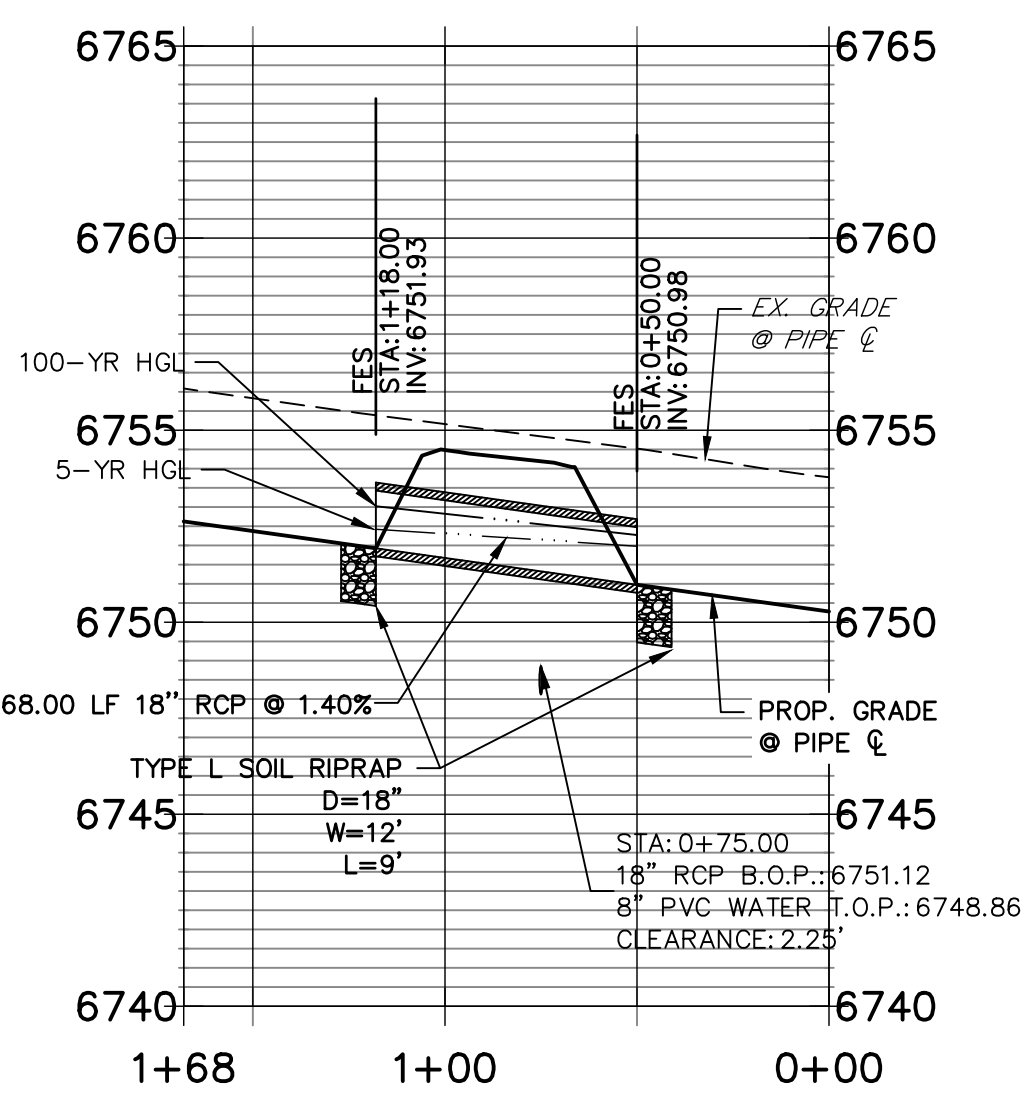
A1+A4 CULVERT - PLAN

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

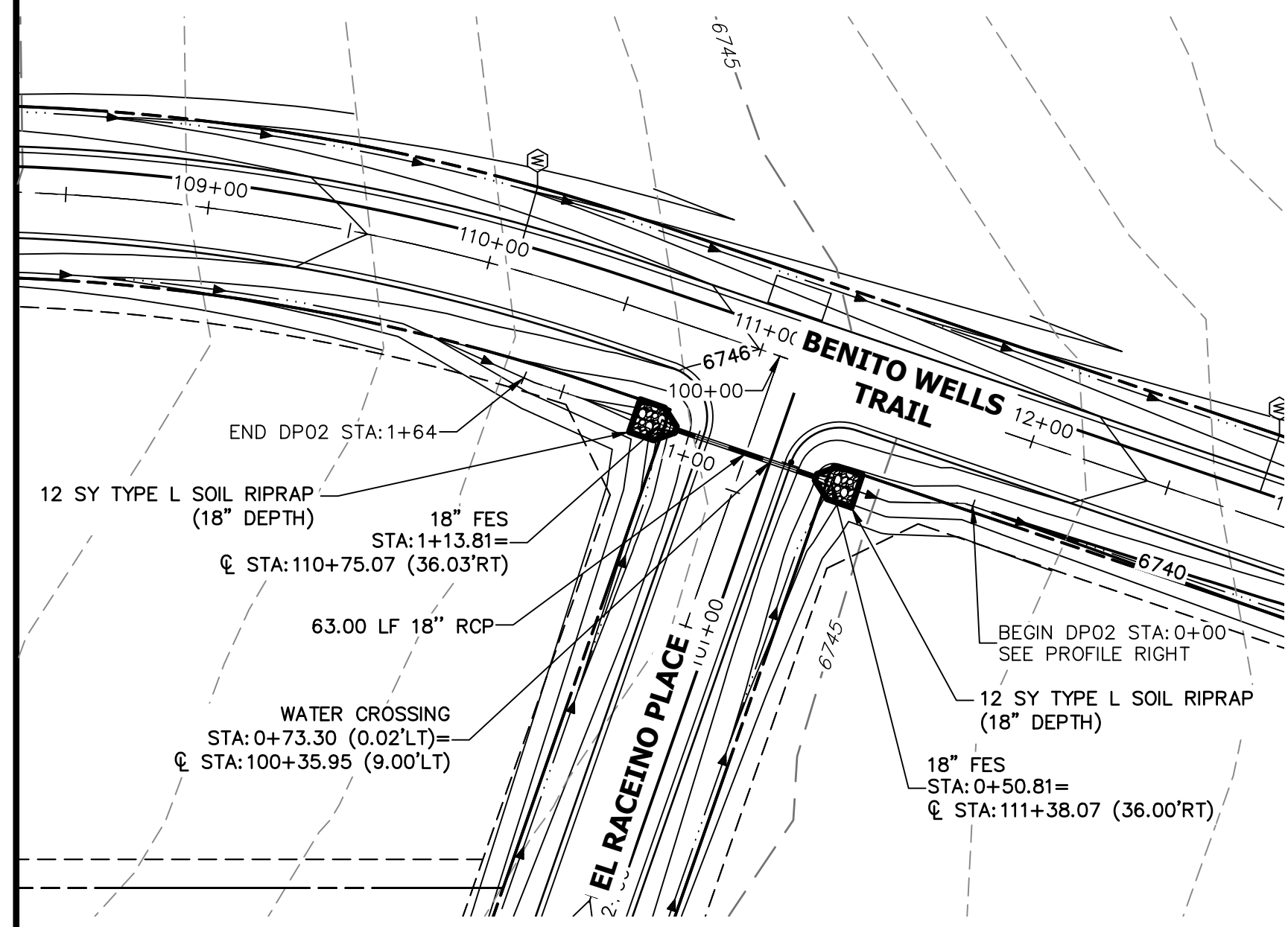


A1 CULVERT - PROFILE

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

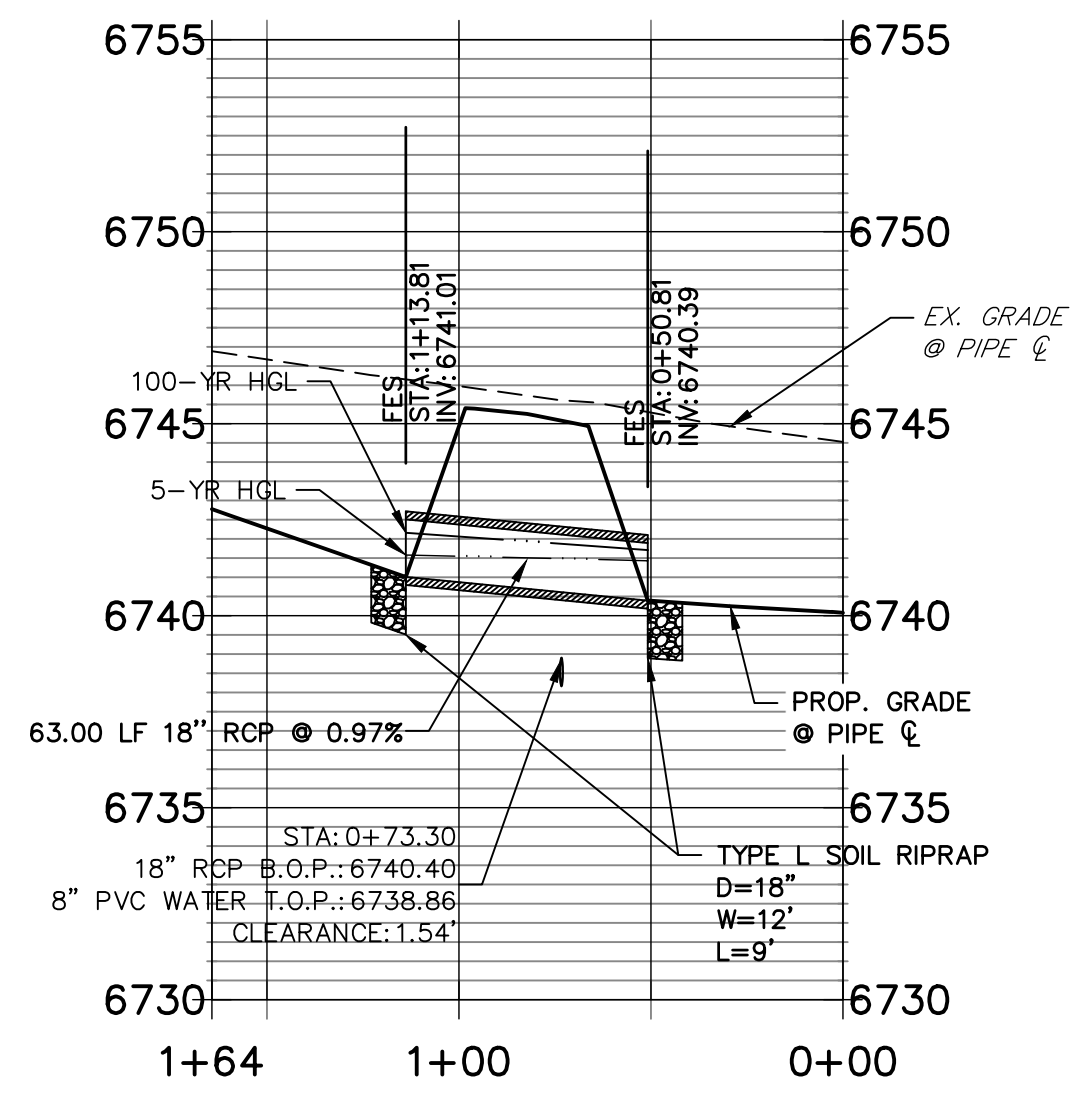


A4 CULVERT - PROFILE



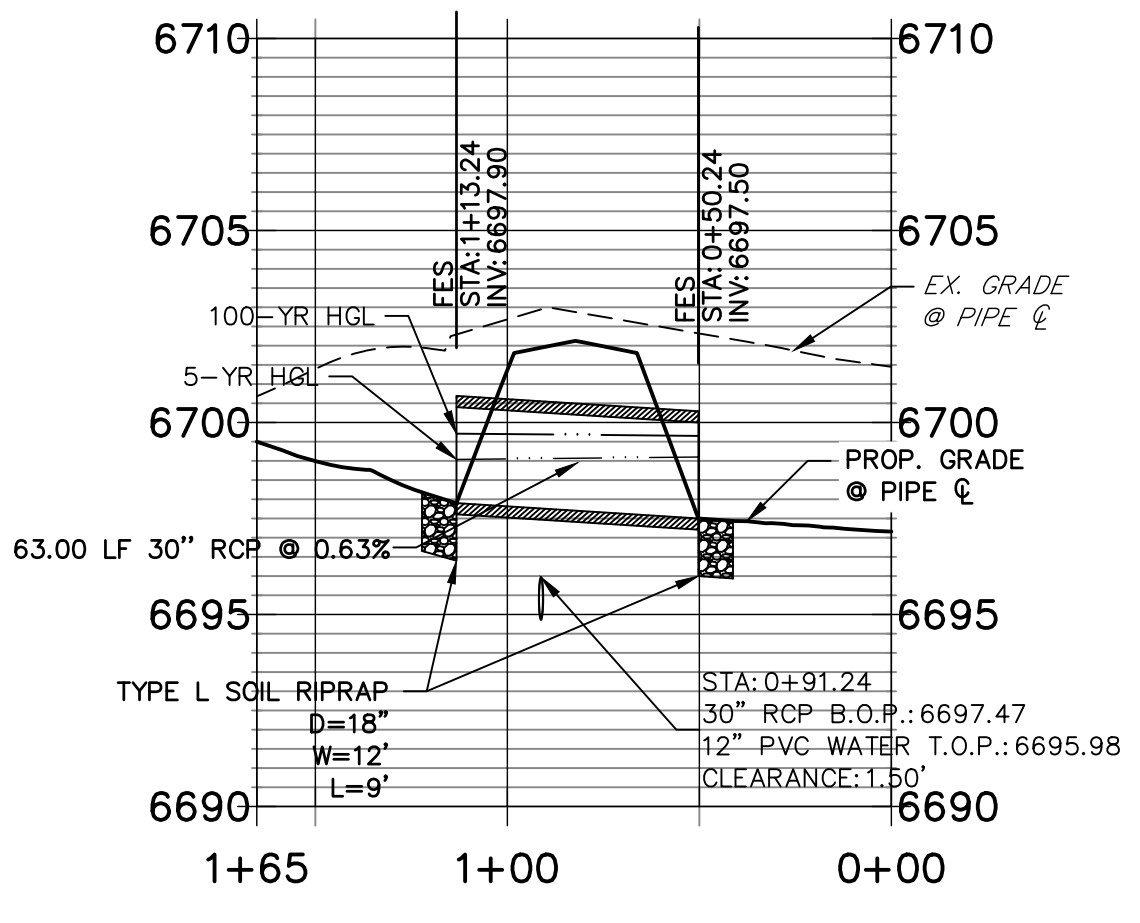
A2 CULVERT - PLAN

**DP02 PROFILE
STA 0+00.00 TO 1+64.31**

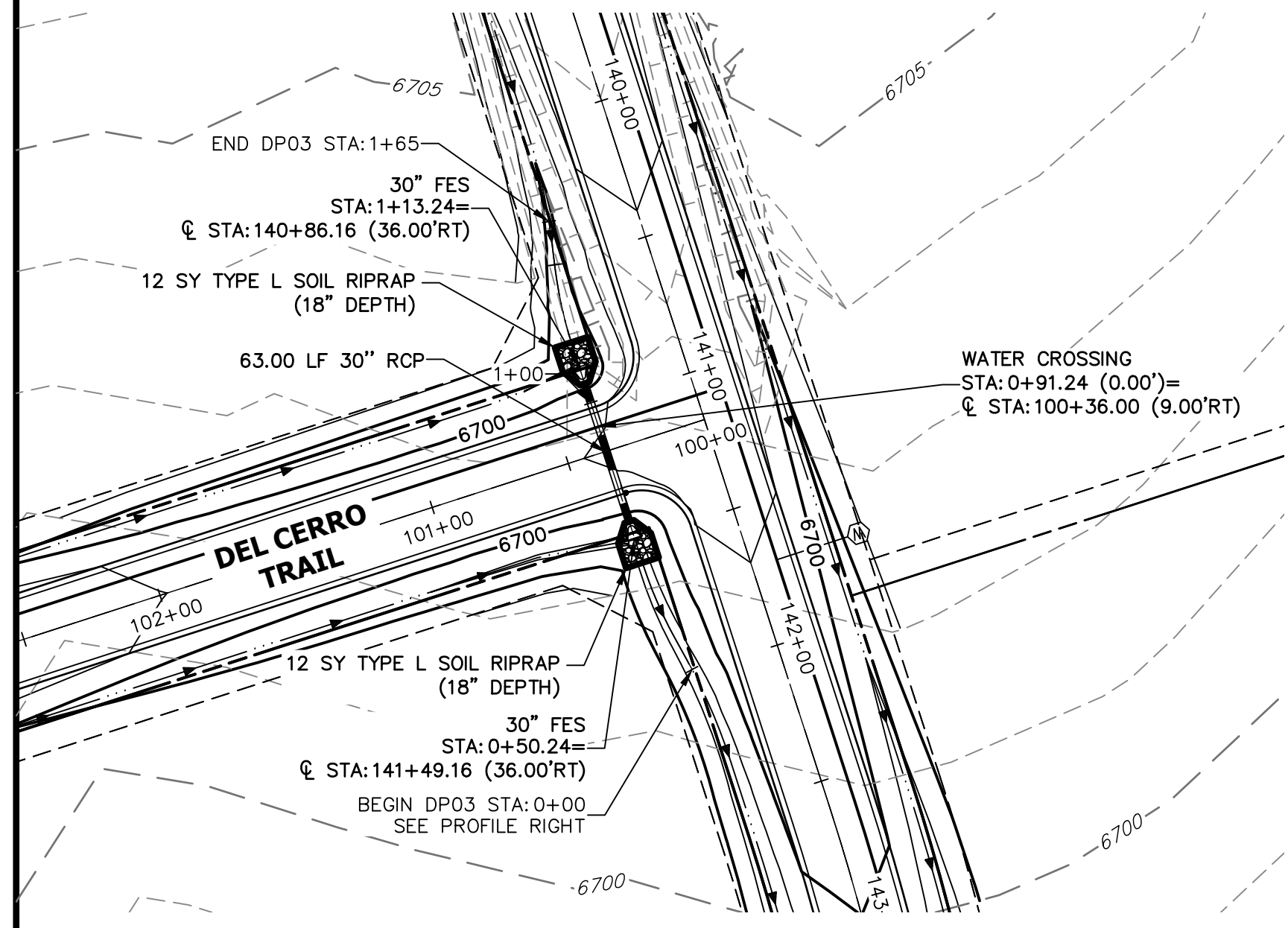


A2 CULVERT - PROFILE

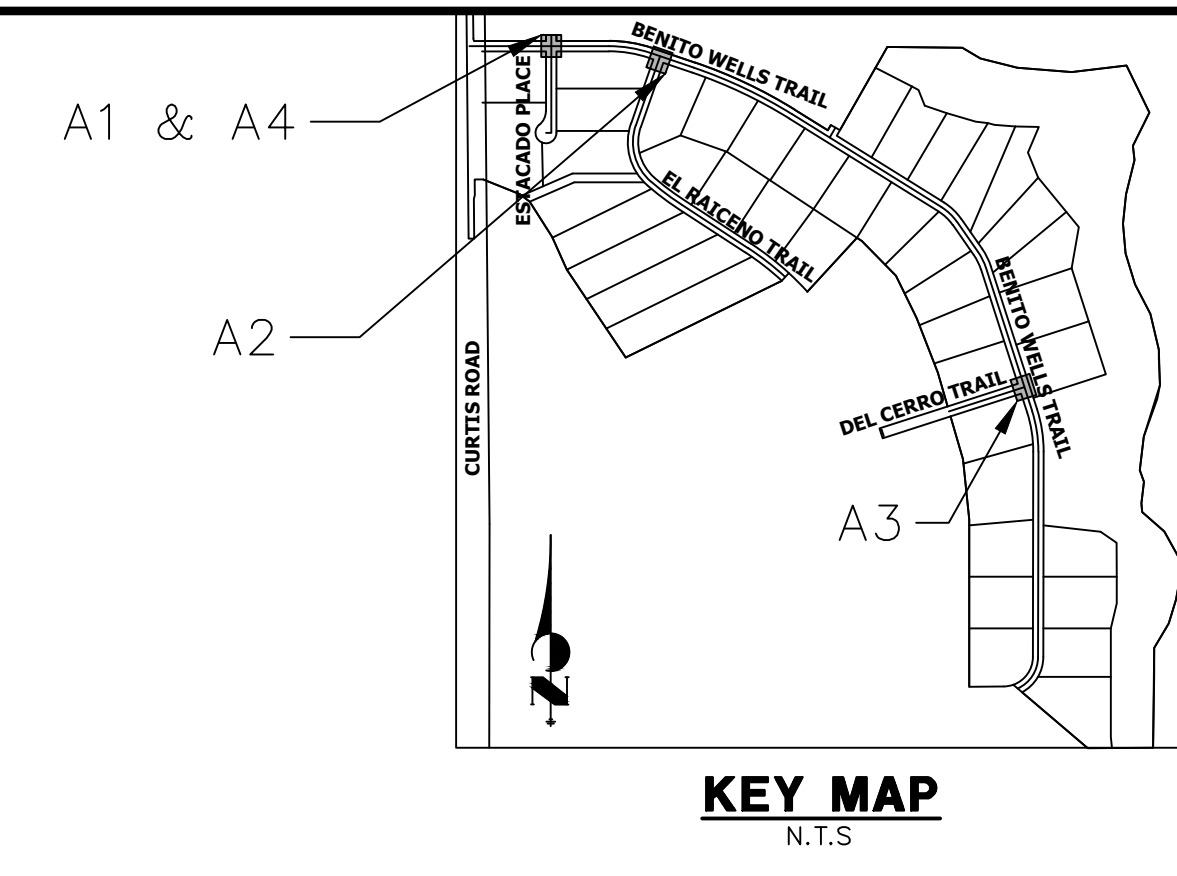
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STA 0+00.00 TO 1+65.22**



A3 CULVERT - PROFILE



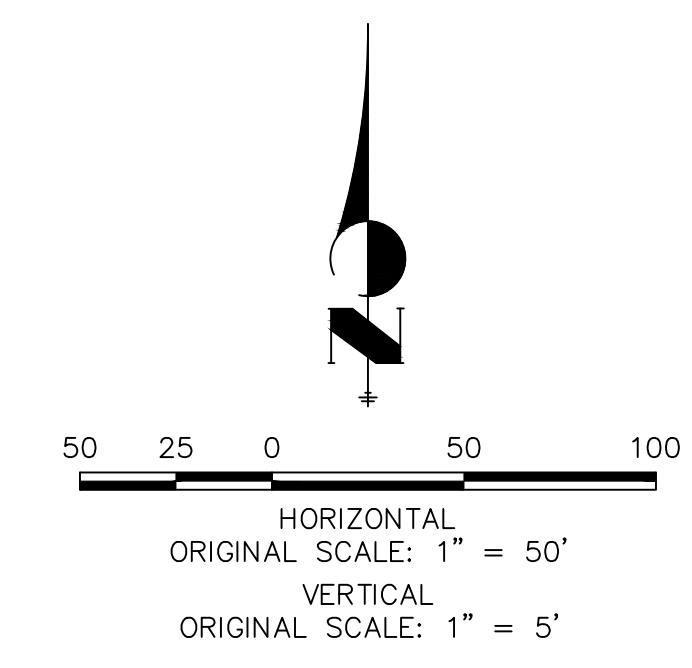
A3 CULVERT - PLAN



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

STORM SEWER NOTES

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



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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
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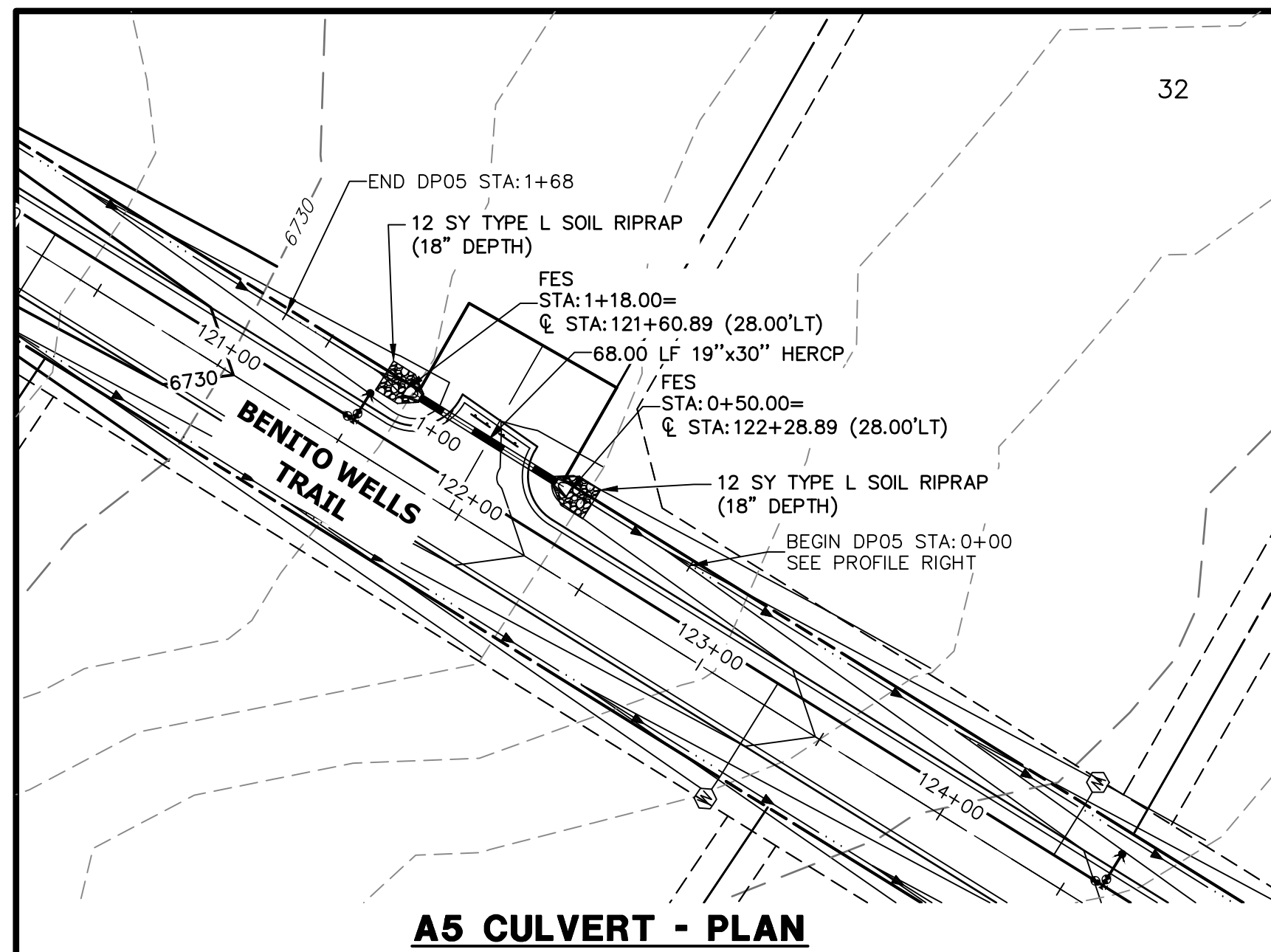
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BRADY WILLIAMS

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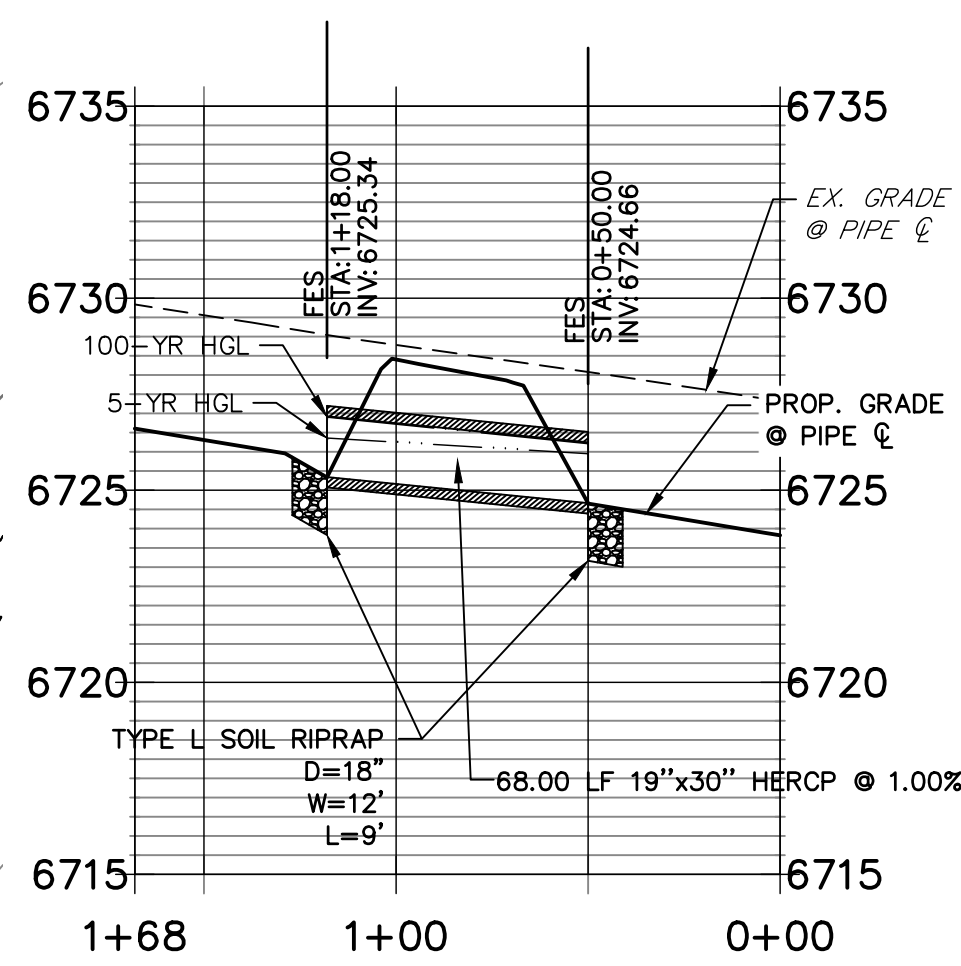
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1"=50'	1"=5'	6/17/21	MMC	MMC	

SADDLEHORN RANCH -
FILING 2
STORM SEWER PLAN AND
PROFILE

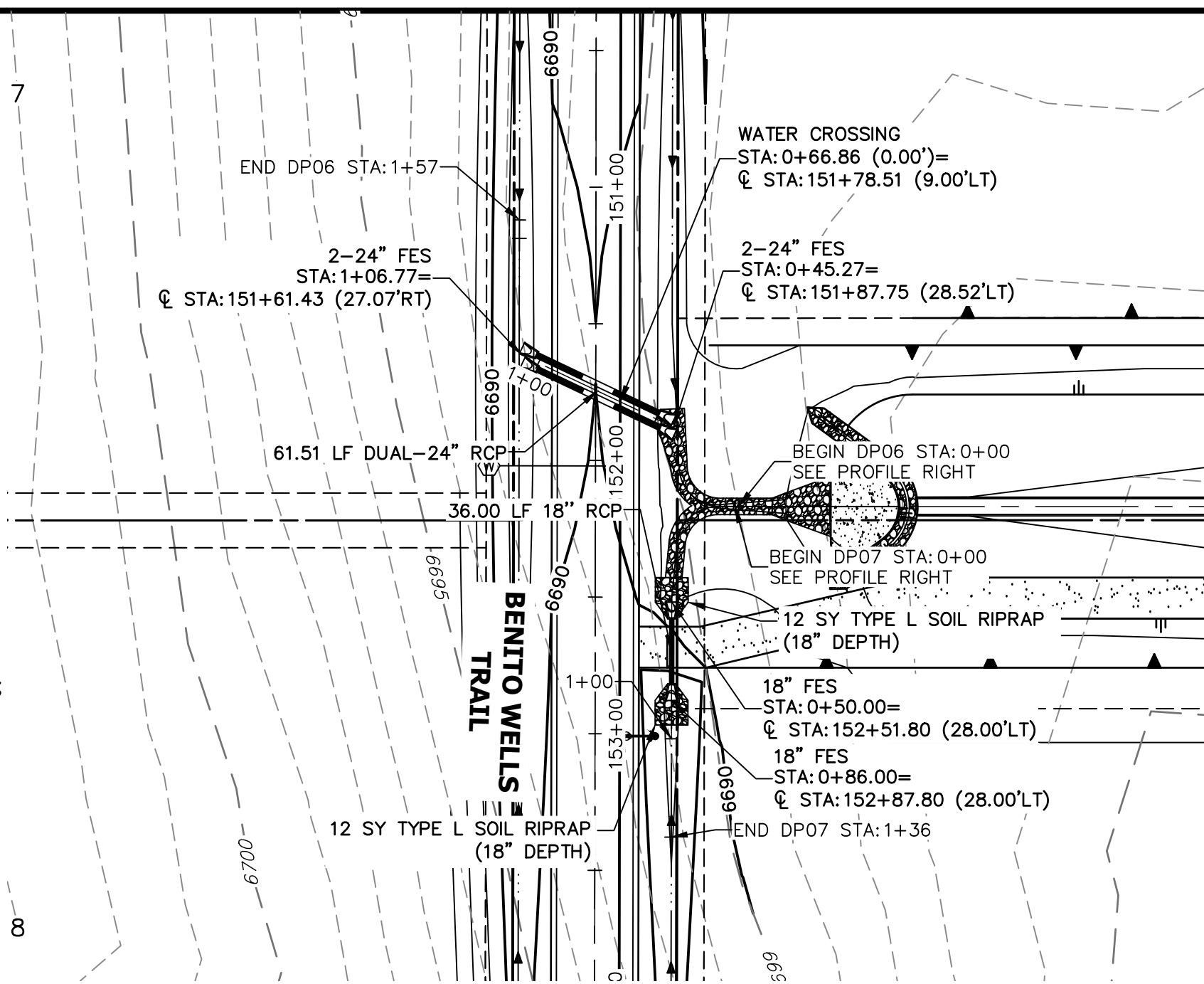


A5 CULVERT - PLAN

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

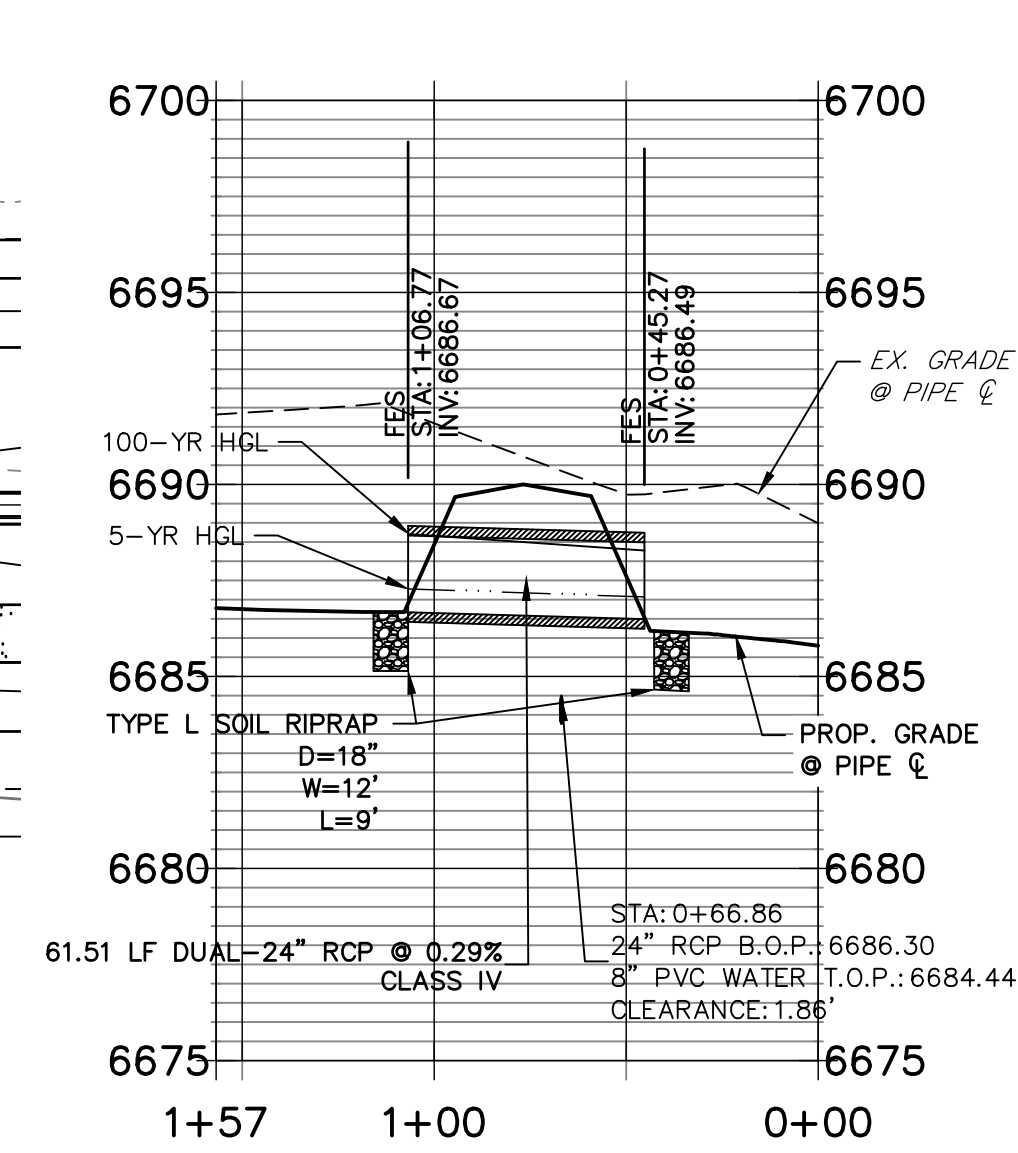


A5 CULVERT - PROFILE

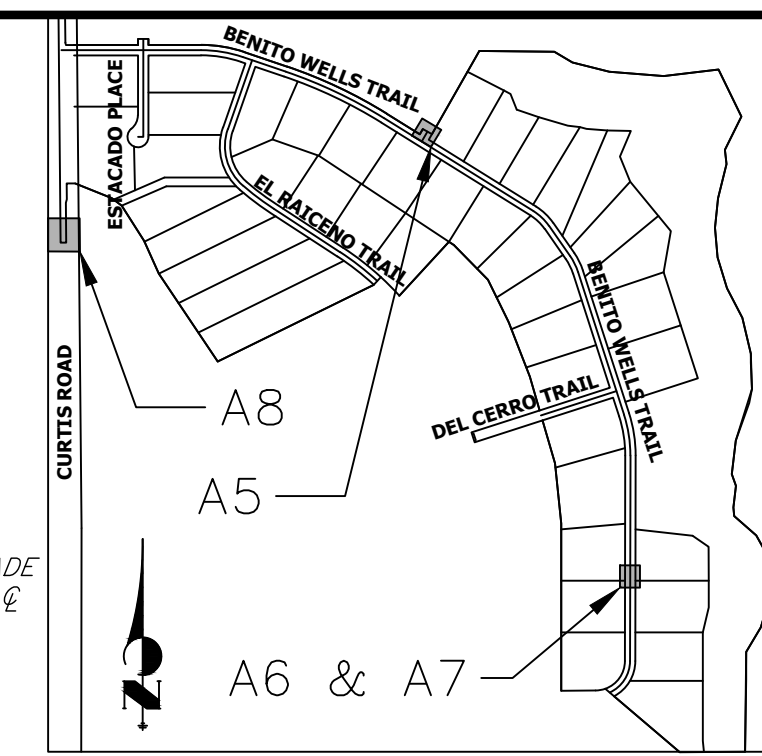


A6 & A7 CULVERT - PLAN

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

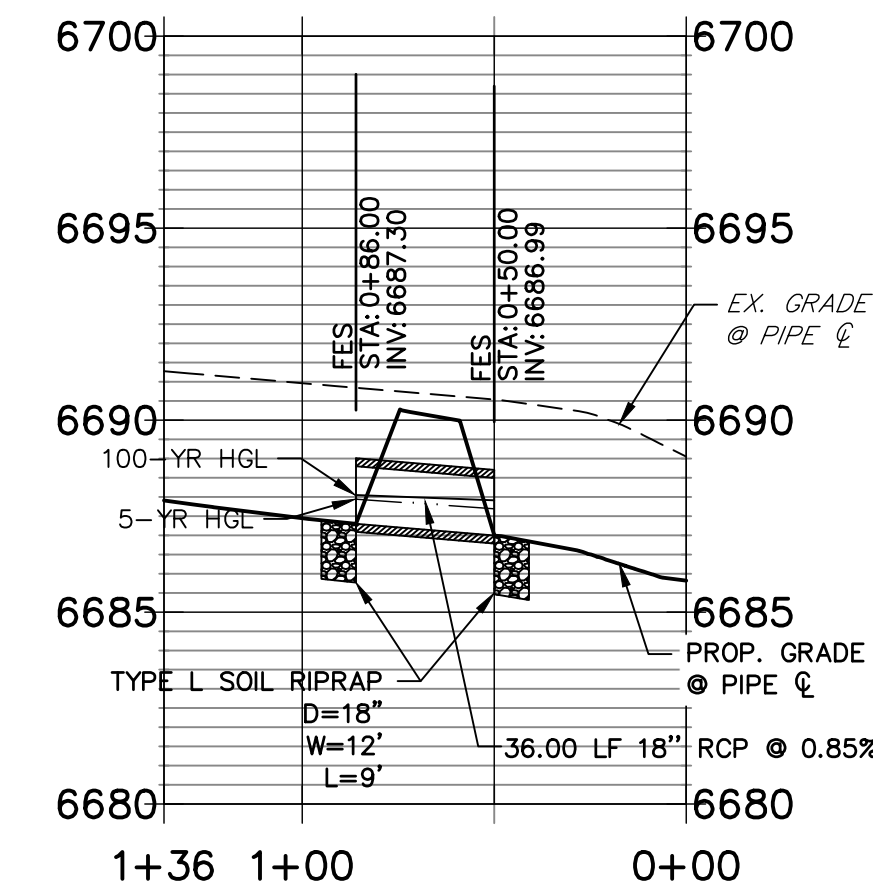


A6 CULVERT - PROFILE



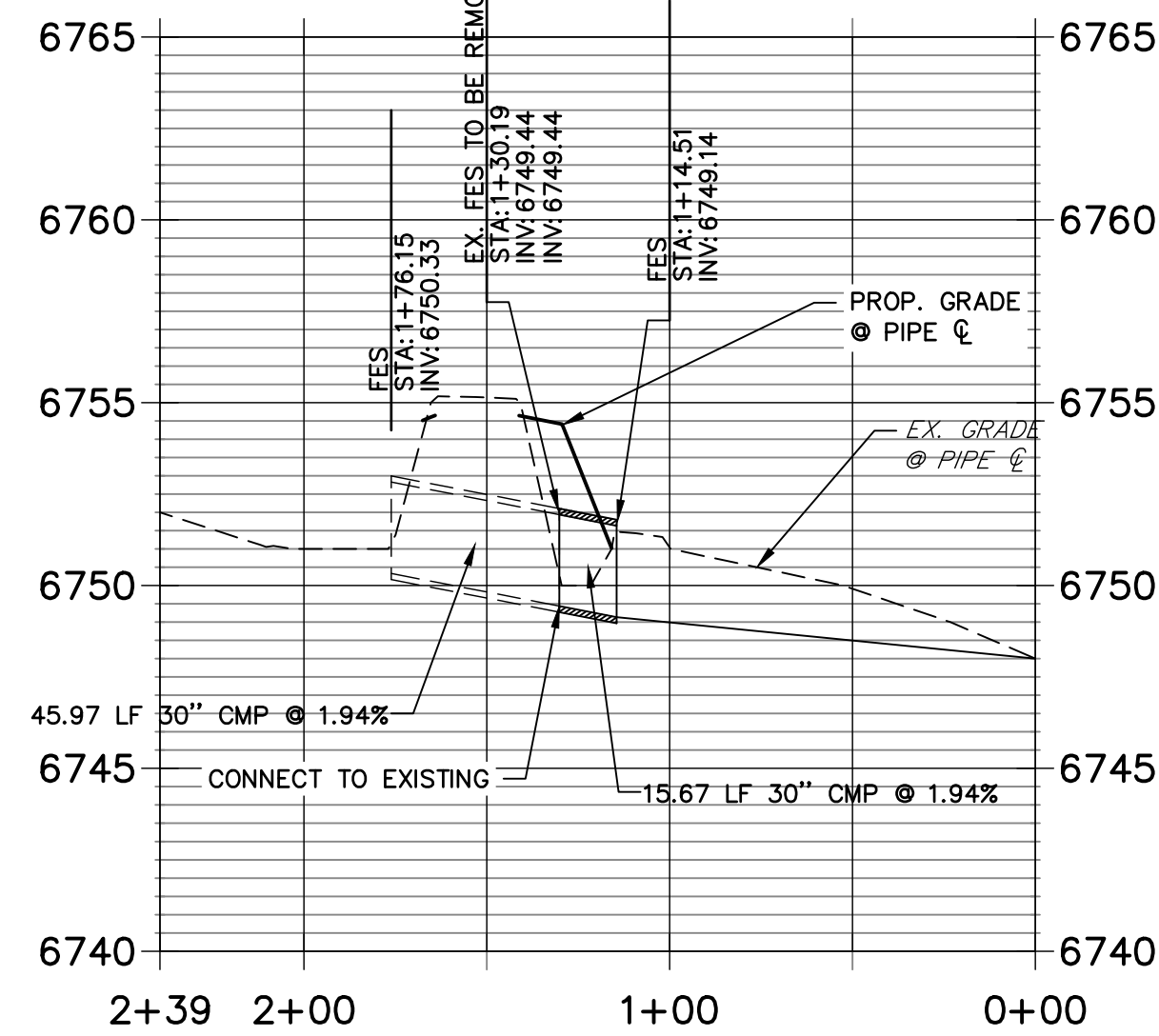
**KEY MAP
N.T.S.**

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

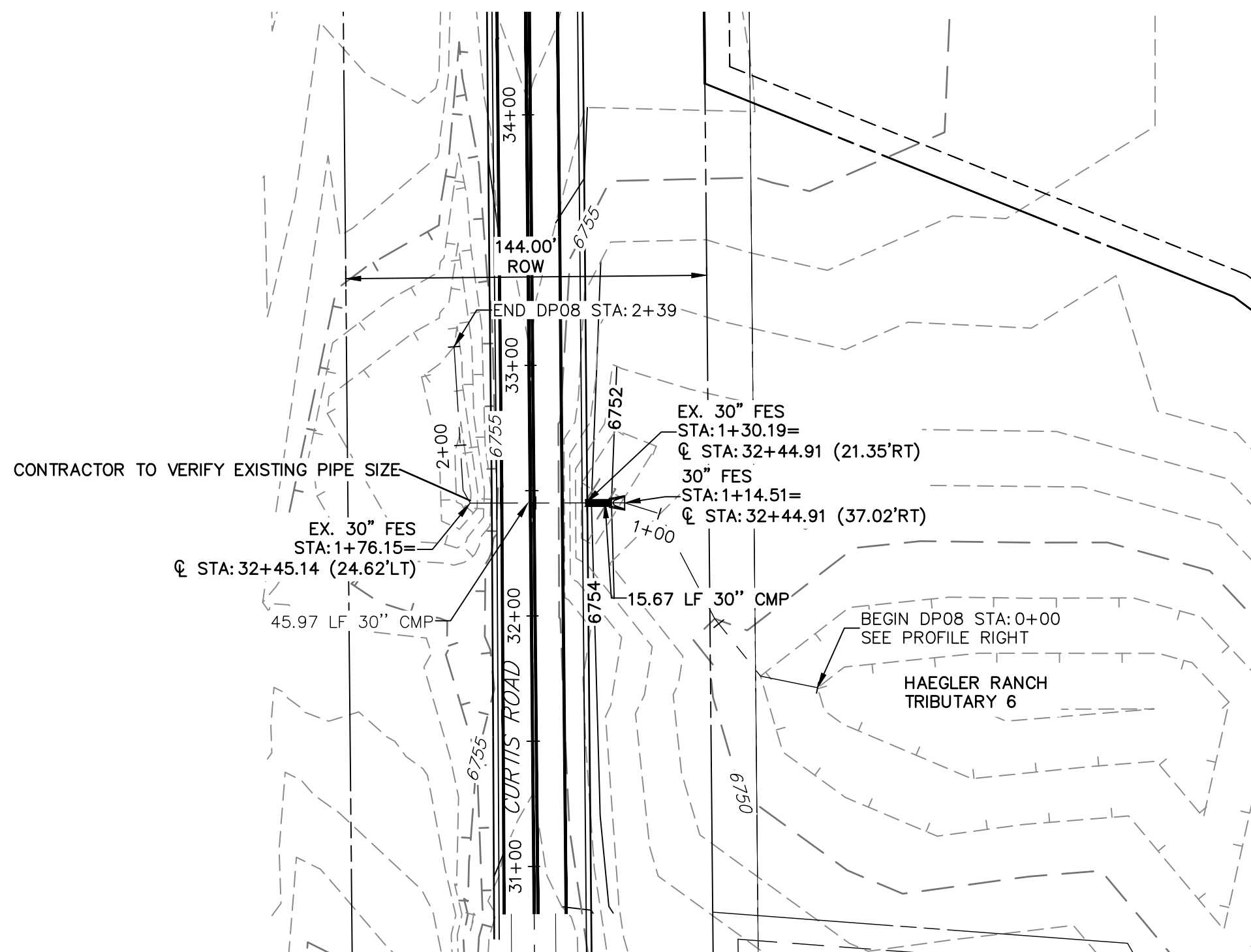


A7 CULVERT - PROFILE

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



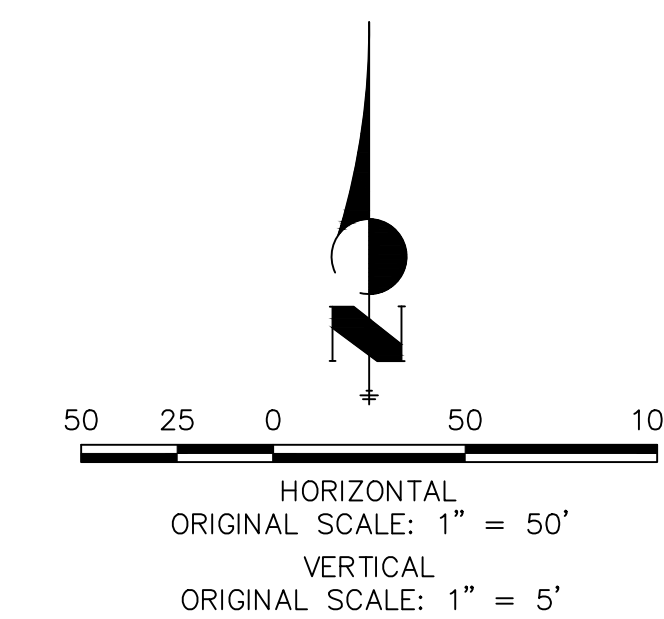
A8 CULVERT - PROFILE



A8 CULVERT - PLAN

STORM SEWER NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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

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

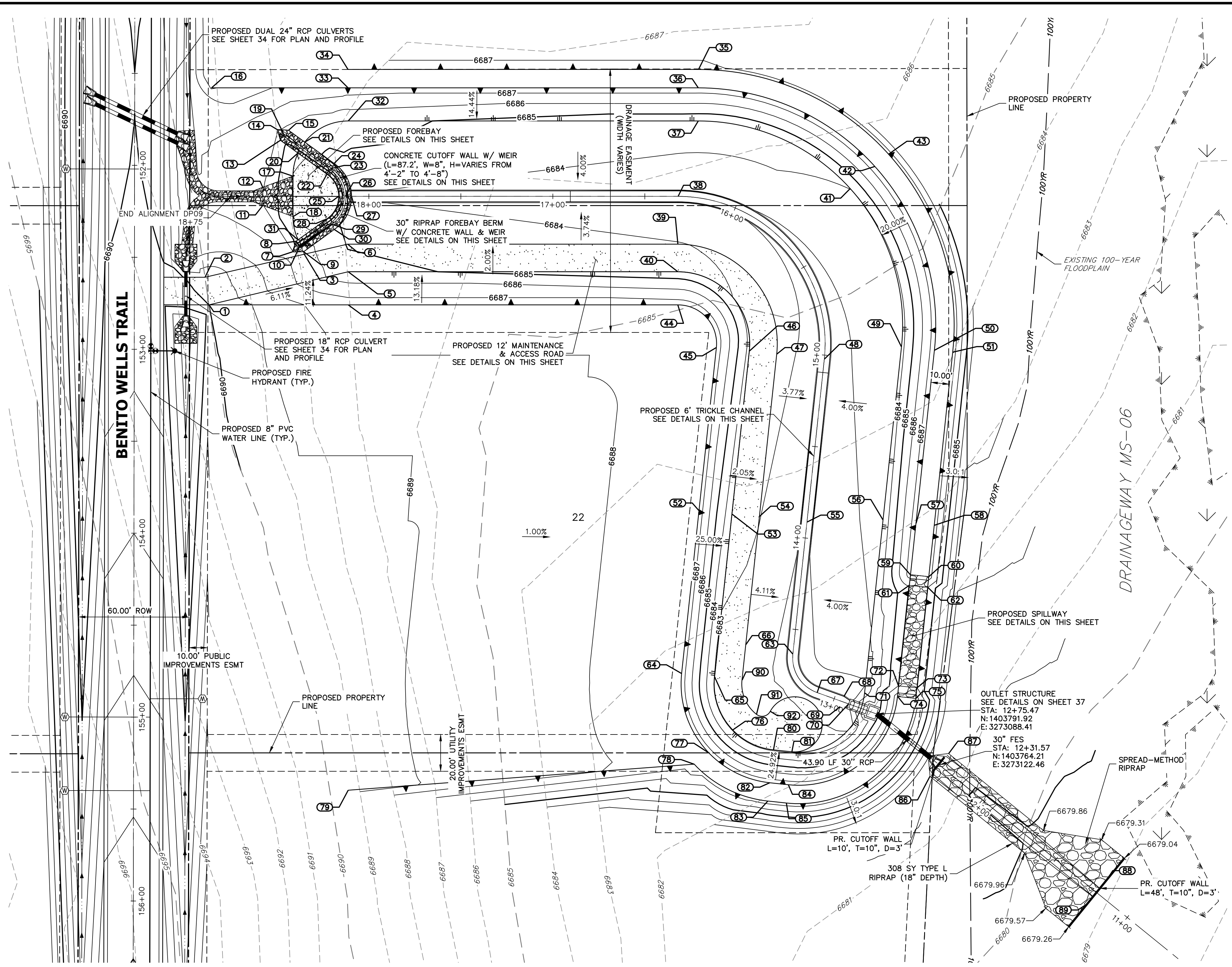
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	6/17/21	MMC	MMC	

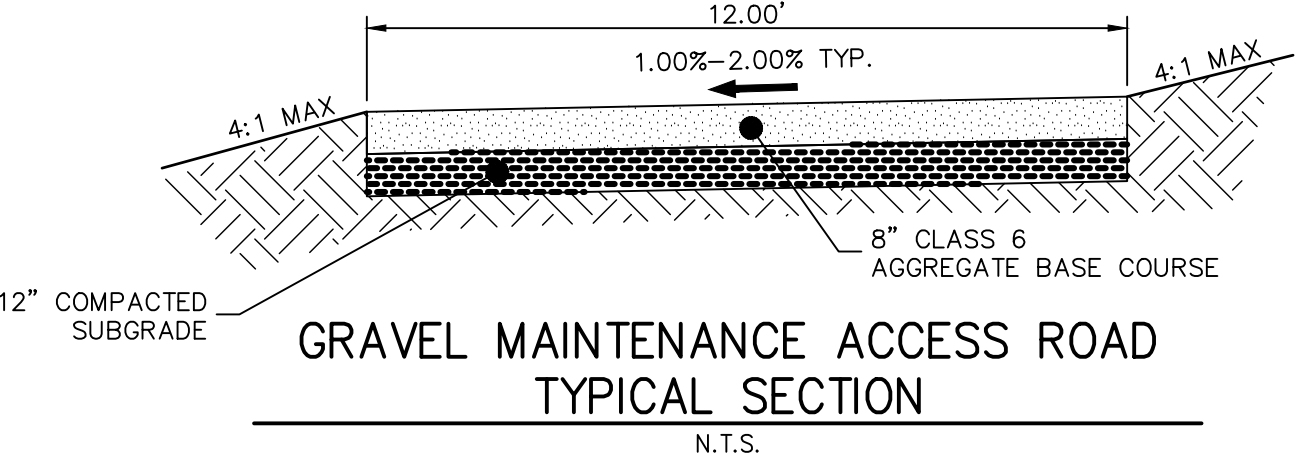
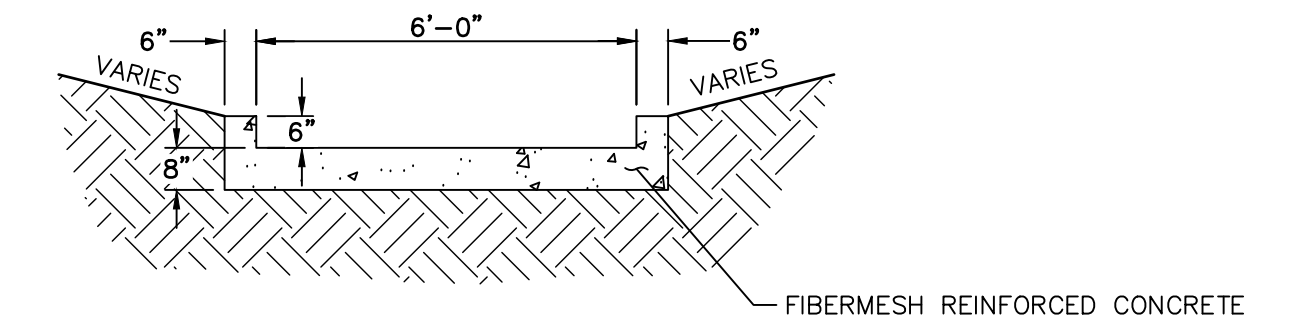
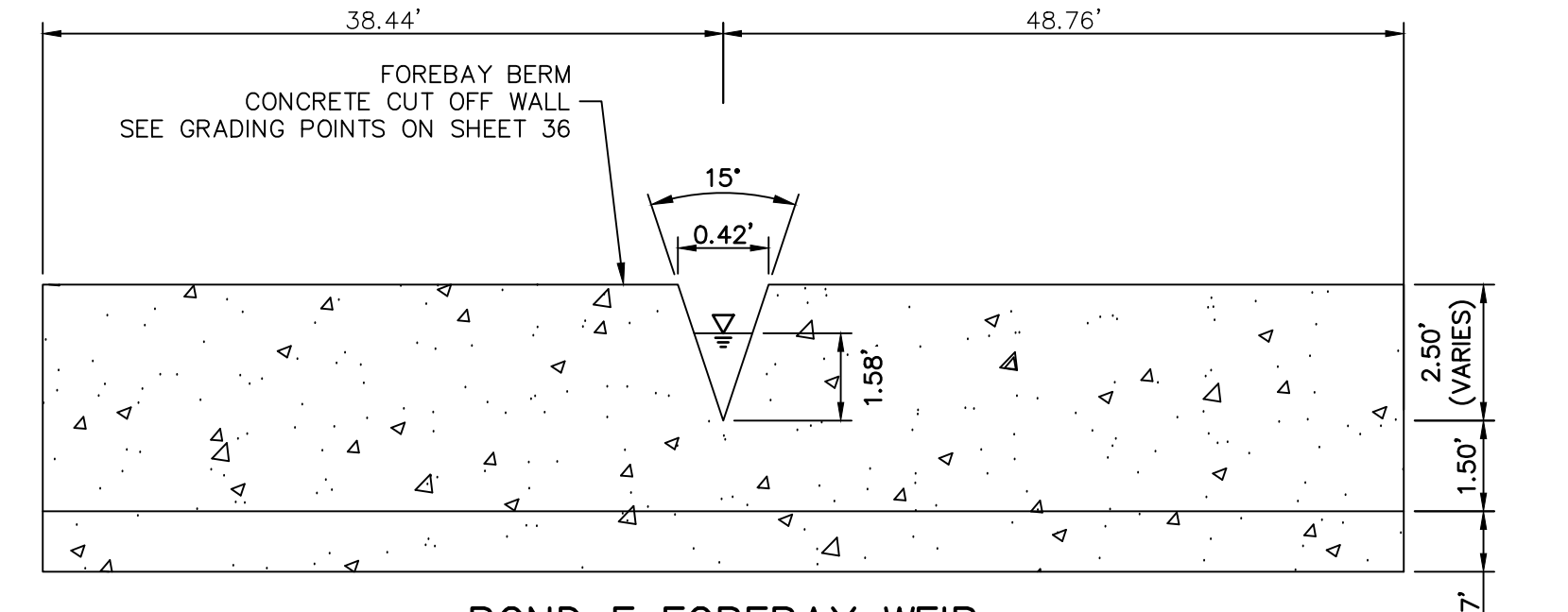
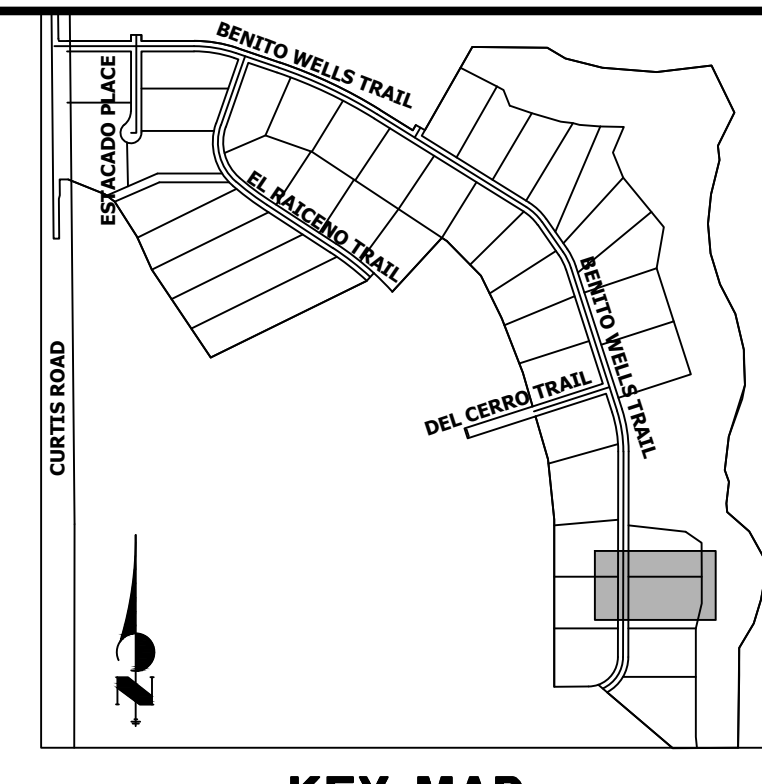
SADDLEHORN RANCH -
FILING 2
STORM SEWER PLAN AND
PROFILE

SHEET 34 OF 40
JOB NO. 25142.04

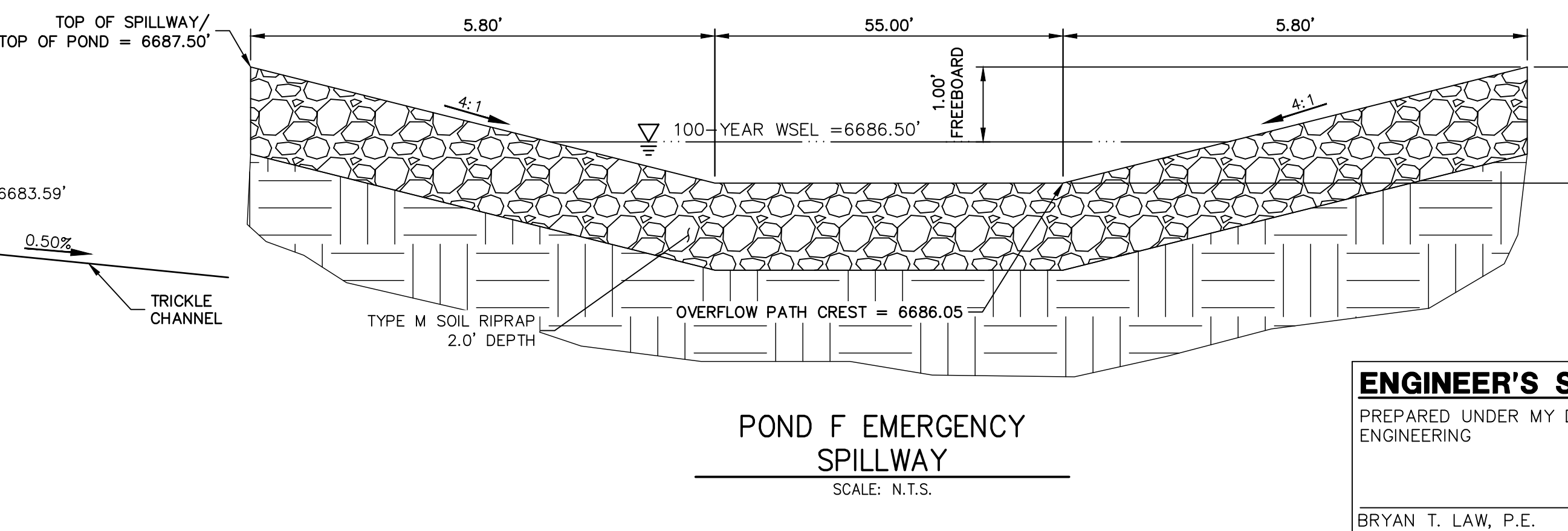
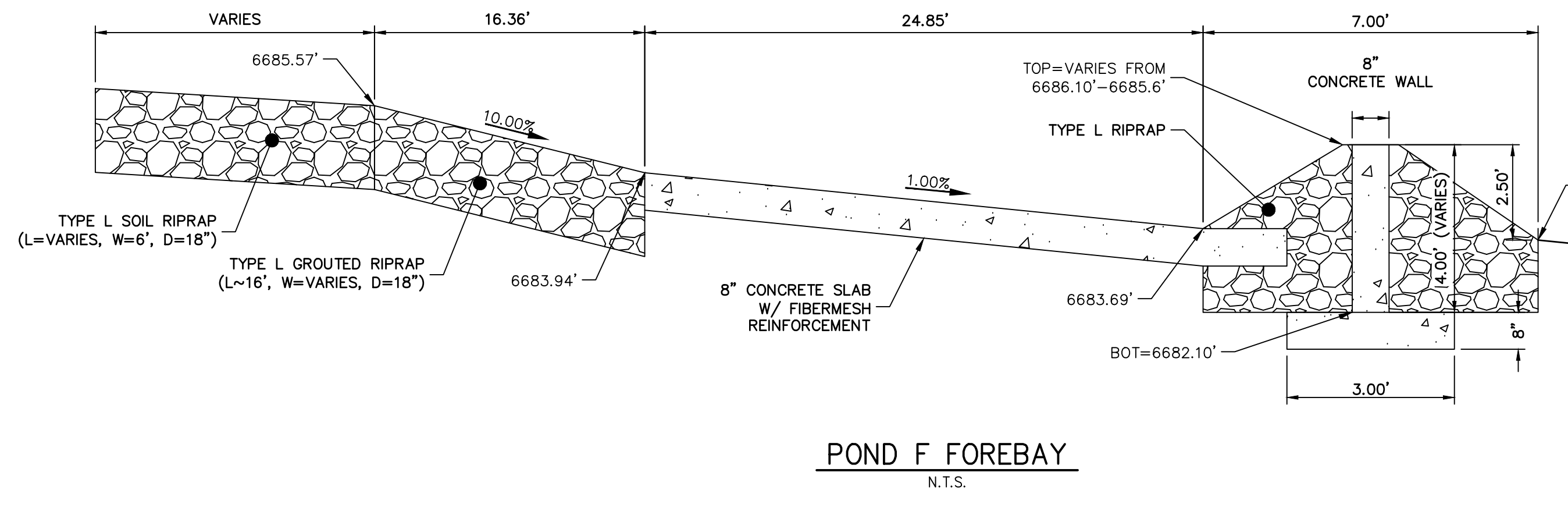
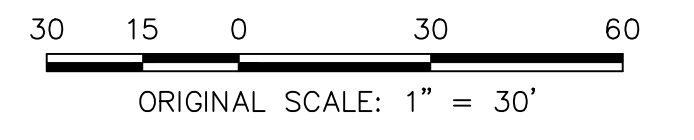


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	24 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

*D₅₀ = MEAN ROCK SIZE



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



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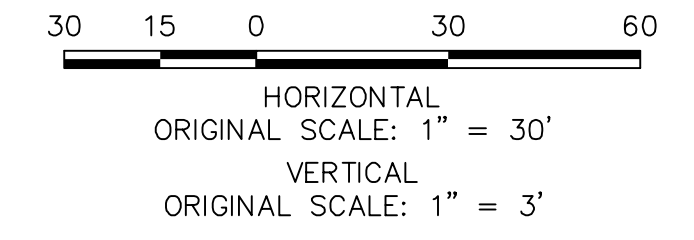
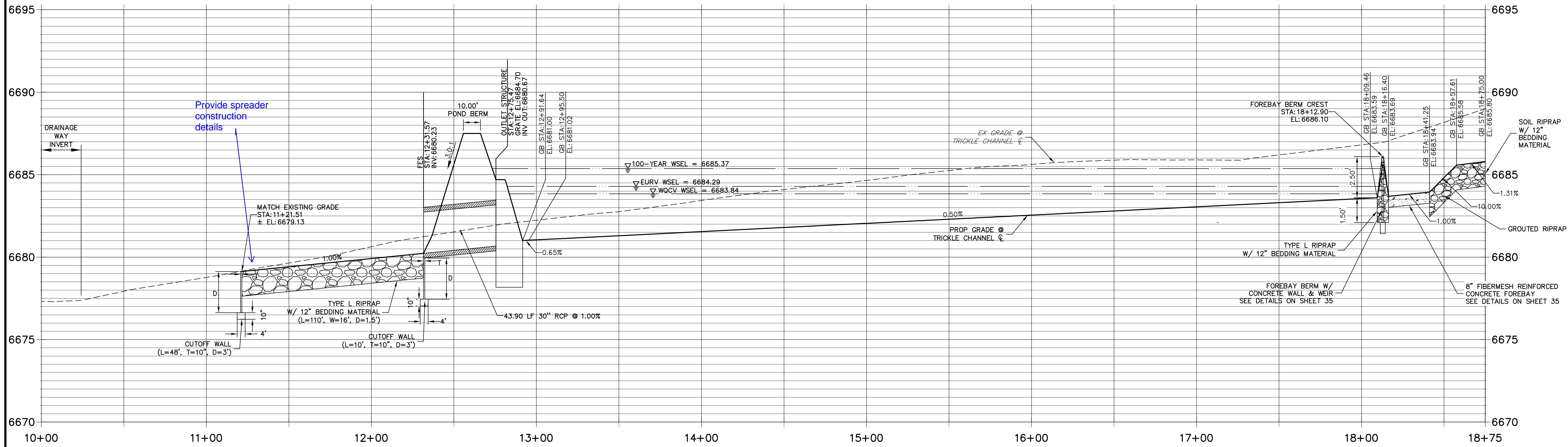
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westhorn Company
Central 303-740-9888 • Colorado Springs 719-583-2593
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No.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 2
POND F GRADING PLAN

DP09 PROFILE
STA 10+00.00 TO 18+75.00



ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD/TOP	N: 1404014.35 E: 3272725.47	6690.00
2	ACCESS ROAD	N: 1404029.36 E: 3272723.28	6689.74
3	ACCESS ROAD	N: 1404041.88 E: 3272777.25	6686.36
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: 1404047.35 E: 3272800.81	6684.94
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	5901.89
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
19	START CONCRETE WALL/TOP OF BERM	N: 1404106.68 E: 3272766.39	6686.07

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
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	6685.78
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: 1404073.35 E: 3272799.50	6685.60
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	6685.82
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
37	TOP	N: 1404114.35 E: 3272991.53	6684.30
38	TRICKLE CHANNEL INV	N: 1404073.35 E: 3272980.41	6682.71

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
39	ACCESS ROAD	N: 1404047.35 E: 3272980.41	6684.05
40	TOE	N: 1404032.35 E: 3272980.41	6684.35
41	TOE	N: 1404077.57 E: 3273074.07	6684.00
42	TOP	N: 1404089.60 E: 3273087.46	6687.50
43	TOP	N: 1404096.29 E: 3273094.89	6687.48
44	TOP	N: 1404014.35 E: 3272980.41	6687.50
45	TOP	N: 1403991.13 E: 3273001.29	6687.50
46	TOE	N: 1403989.22 E: 3273019.19	6683.68
47	ACCESS TRAIL	N: 1403987.63 E: 3273034.10	6683.38
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: 1403989.89 E: 3273119.80	6687.50
51	TOP	N: 1403988.63 E: 3273129.75	6687.50
52	TOP	N: 1403902.53 E: 3272991.85	6687.50
53	TOE	N: 1403900.62 E: 3273009.75	6683.25
54	ACCESS TRAIL	N: 1403899.35 E: 3273024.70	6683.03
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

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
58	TOP	N: 1403894.50 E: 3273119.72	6687.50
59	SPILLWAY TOP	N: 1403867.65 E: 3273106.80	6687.50
60	SPILLWAY TOP	N: 1403866.59 E: 3273116.74	6687.50
61	SPILLWAY CREST	N: 1403861.88 E: 3273106.19	6686.05
62	SPILLWAY CREST	N: 1403860.82 E: 3273116.13	6686.05
63	TRICKLE CHANNEL INV	N: 1403824.51 E: 3273042.87	6681.23
64	TOP	N: 1403813.93 E: 3272982.41	6687.50
65	TOE	N: 1403812.02 E: 3273000.31	6682.96
66	ACCESS TRAIL	N: 1403829.69 E: 3273017.27	6682.75
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: 3273129.75	6681.00
71	TOE	N: 1403803.33 E: 3273091.84	6682.57
72	SPILLWAY CREST	N: 1403800.62 E: 3273109.36	6686.05
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

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
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
90	FES	N: 1403810.43 E: 3273015.22	6682.66
91	FES	N: 1403791.74 E: 3273023.06	6682.60
92	FES	N: 1403793.31 E: 3273030.58	6682.58



ENGINEER'S STATEMENT
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BRYAN T. LAW, P.E.
COLORADO P.E. 25043
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2495 RIGDON STREET
NAPA, CALIFORNIA
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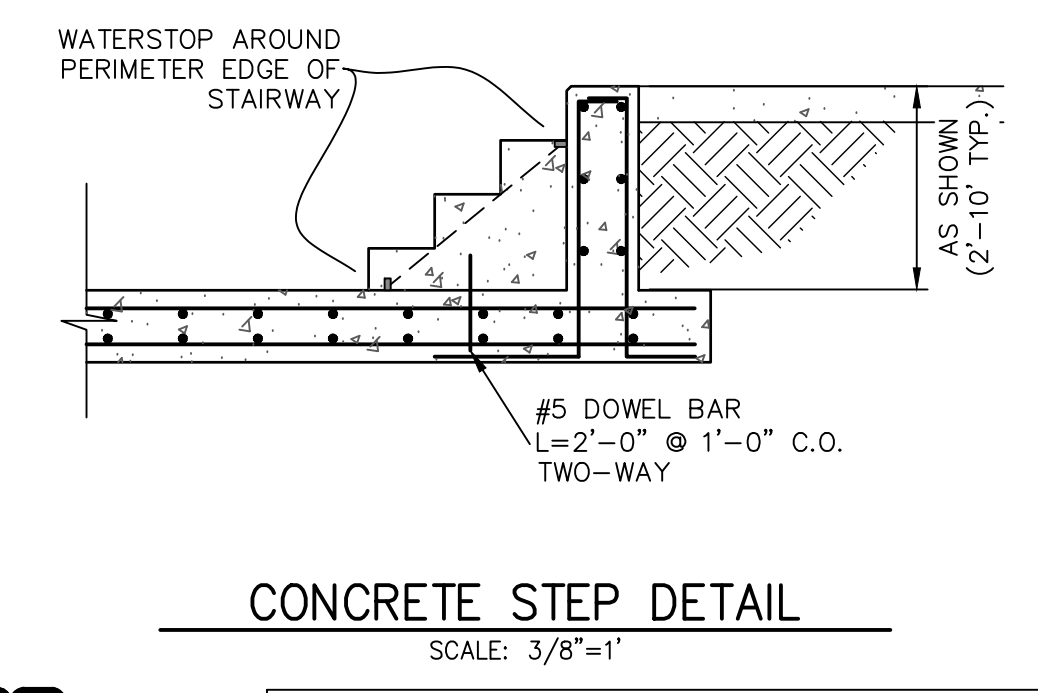
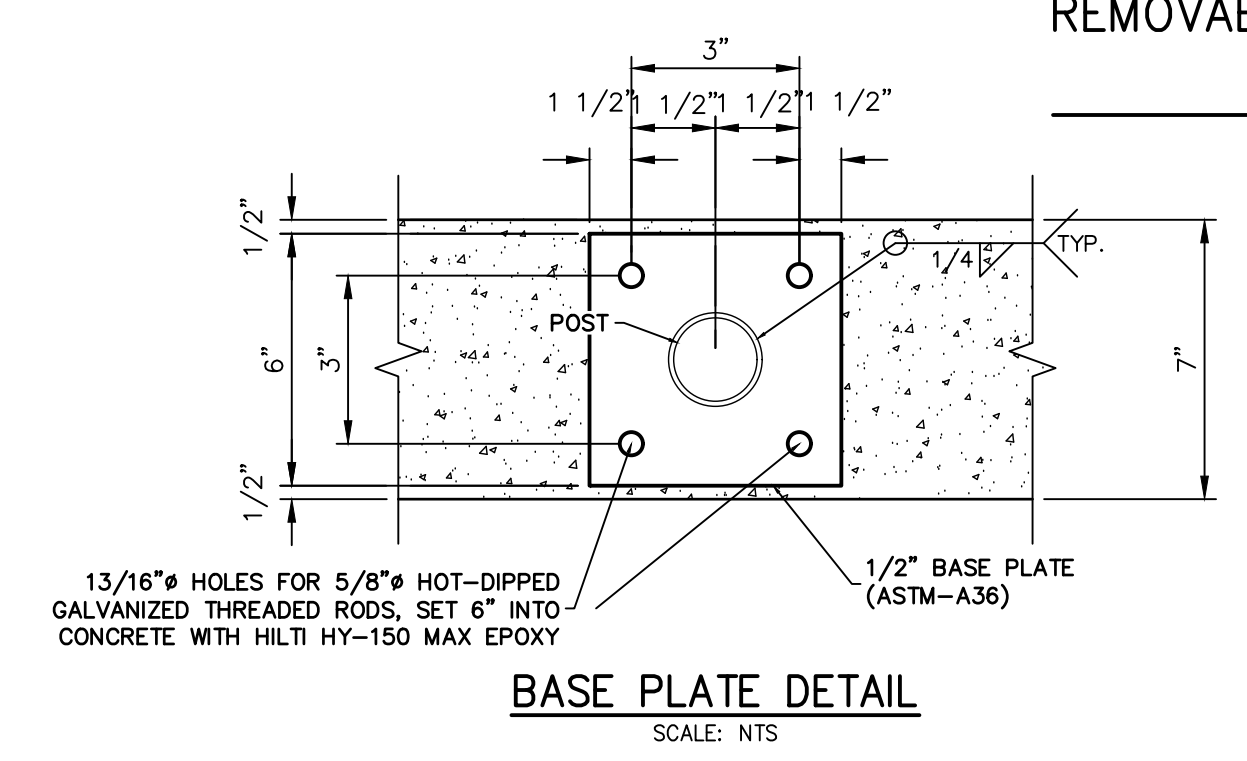
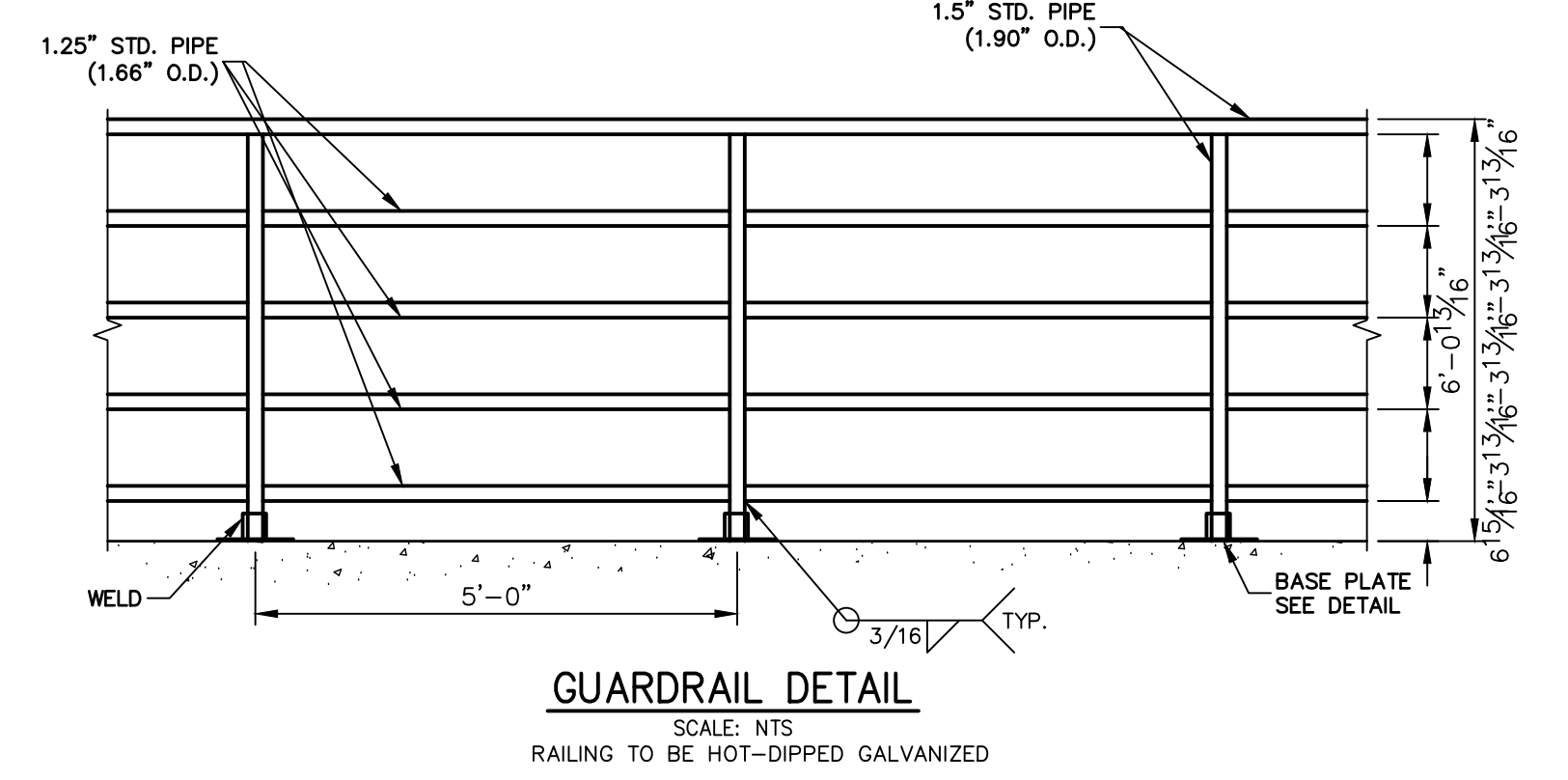
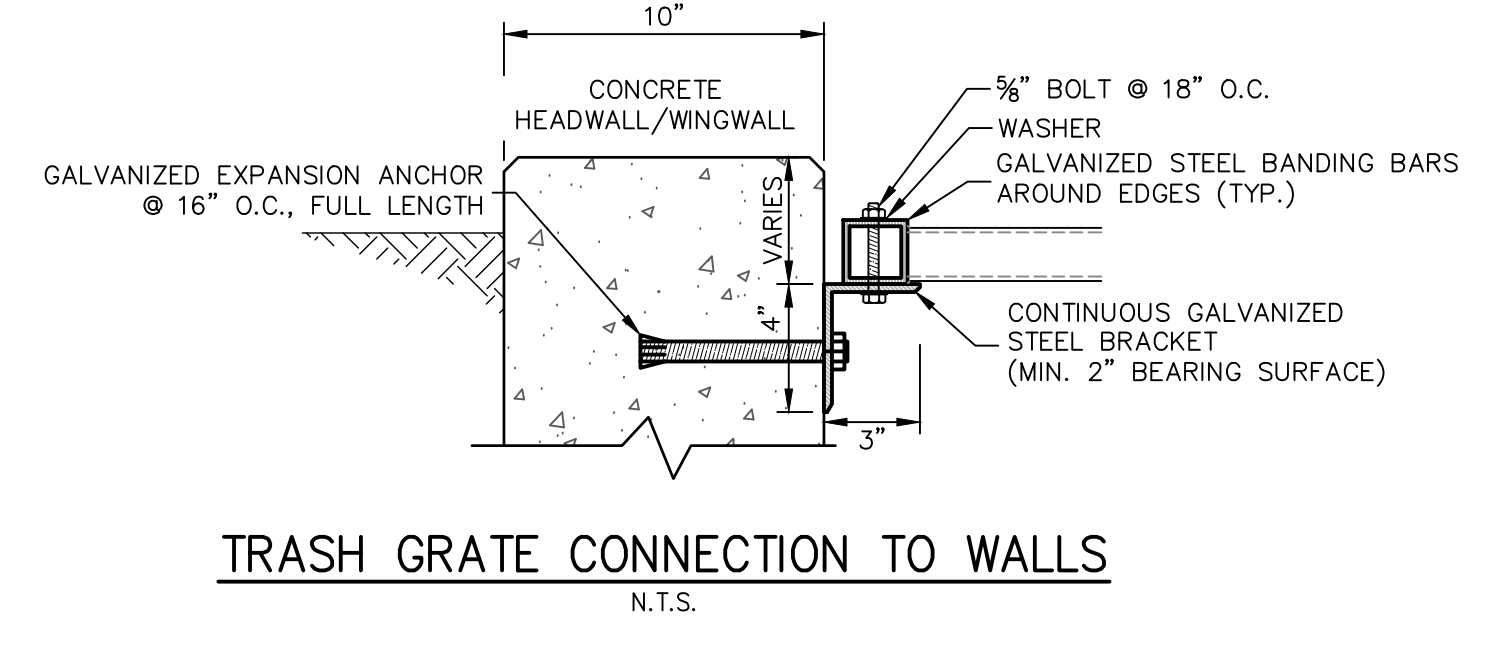
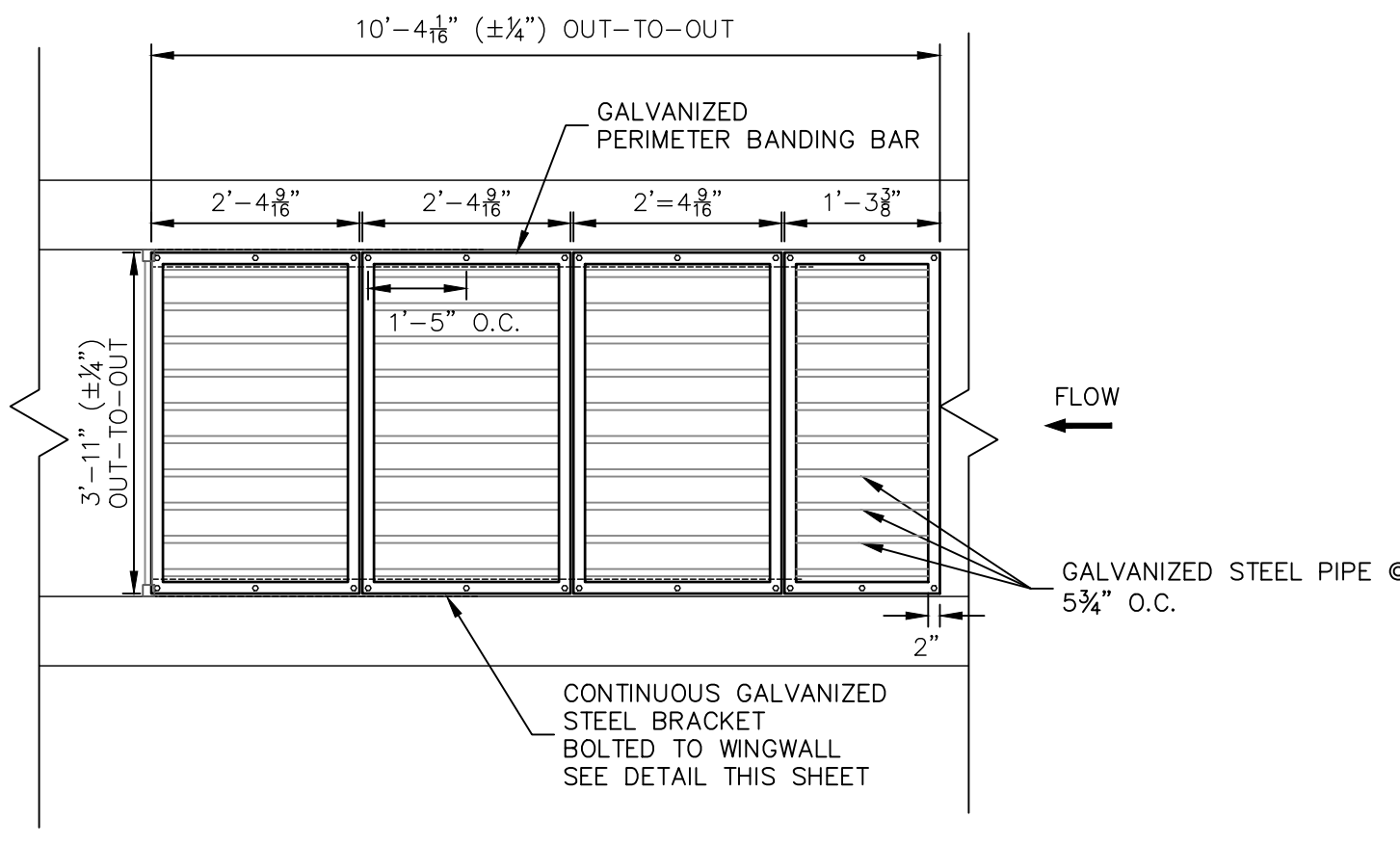
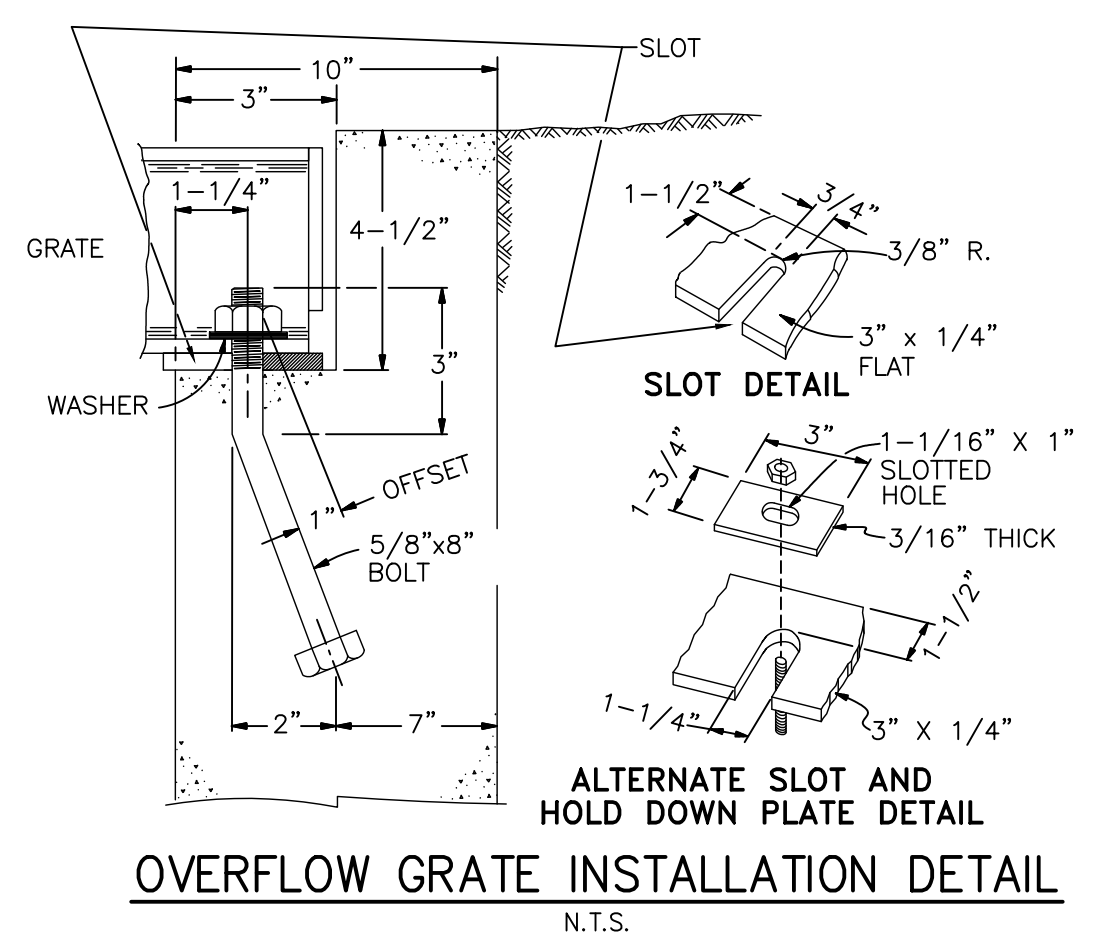
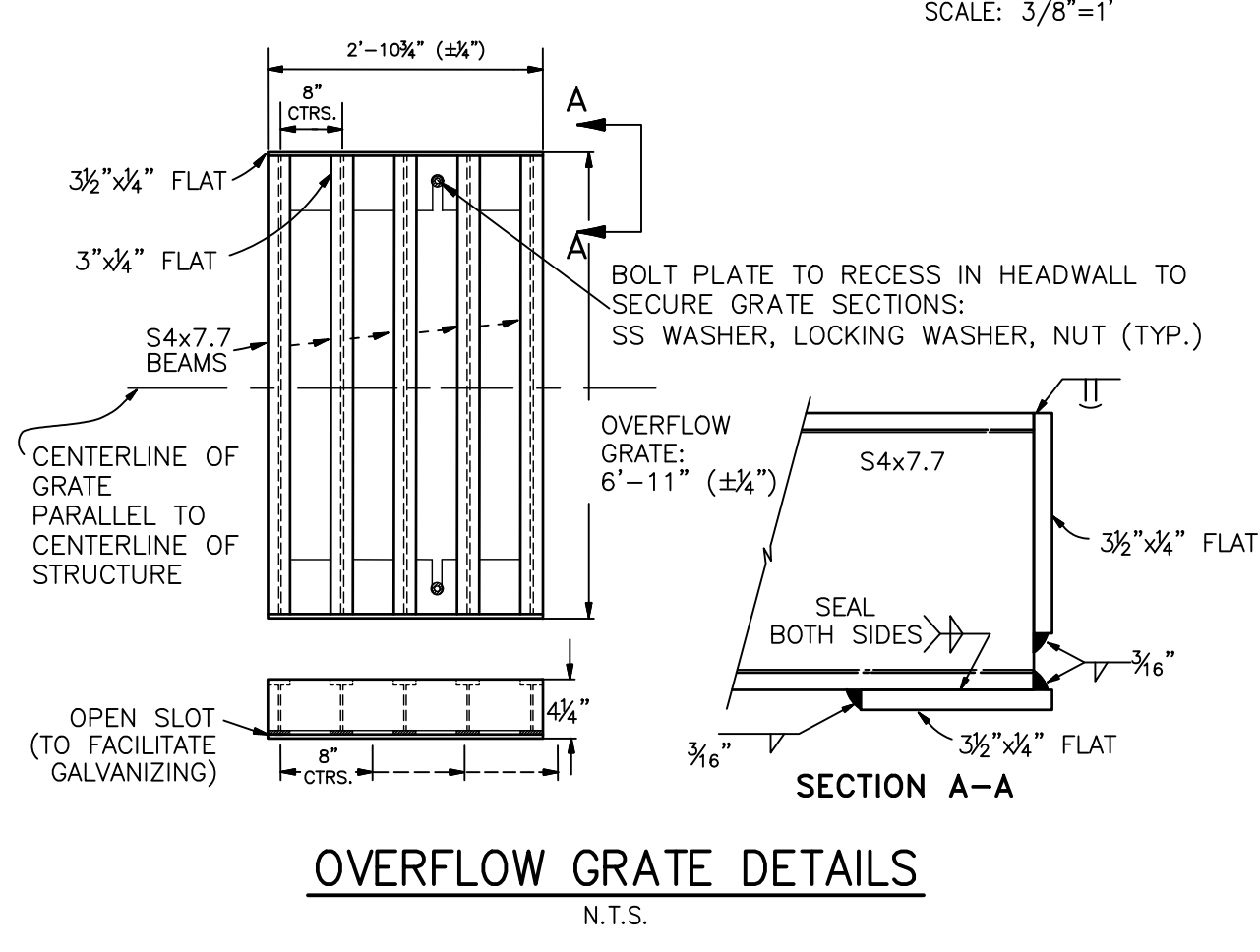
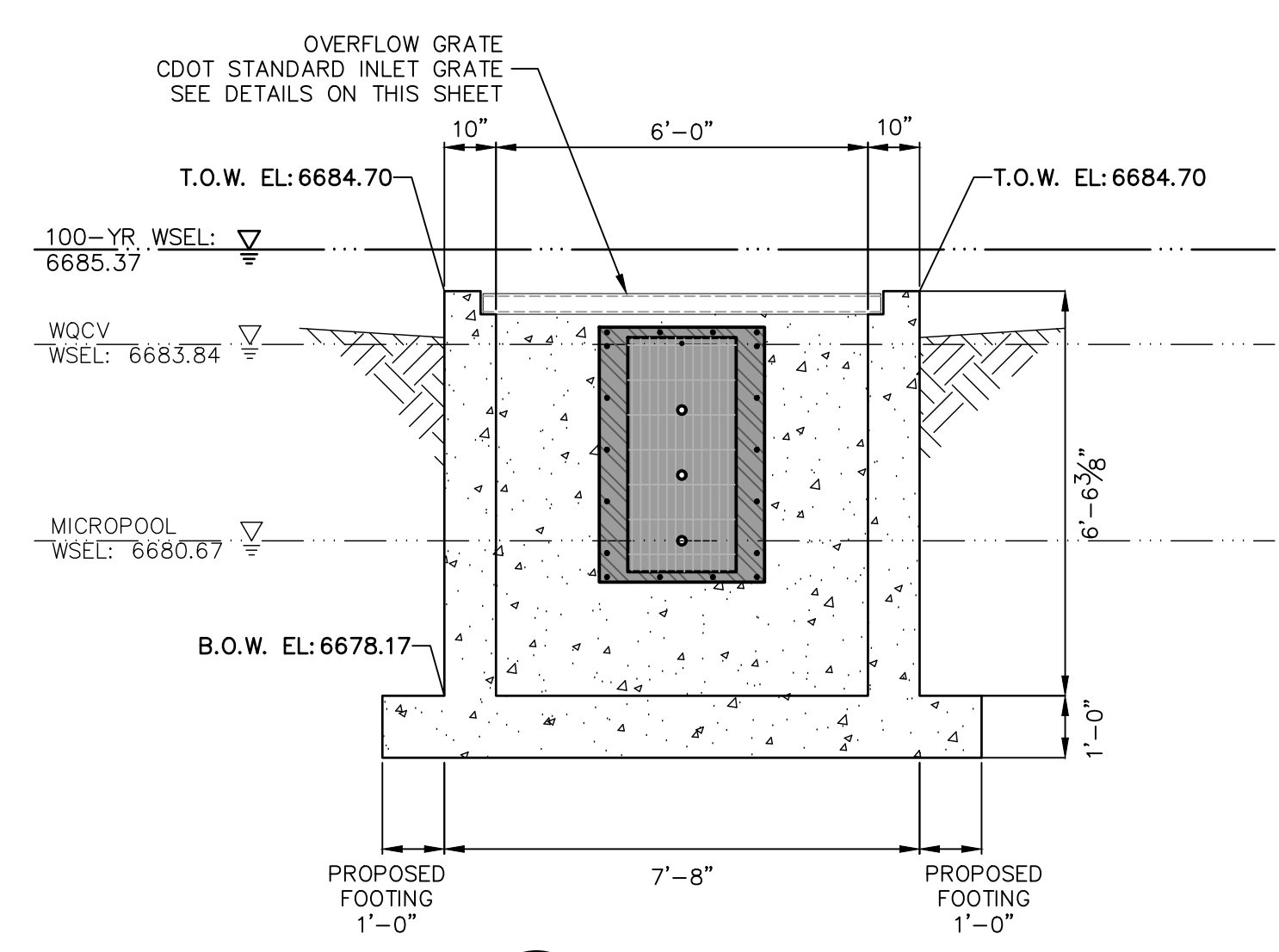
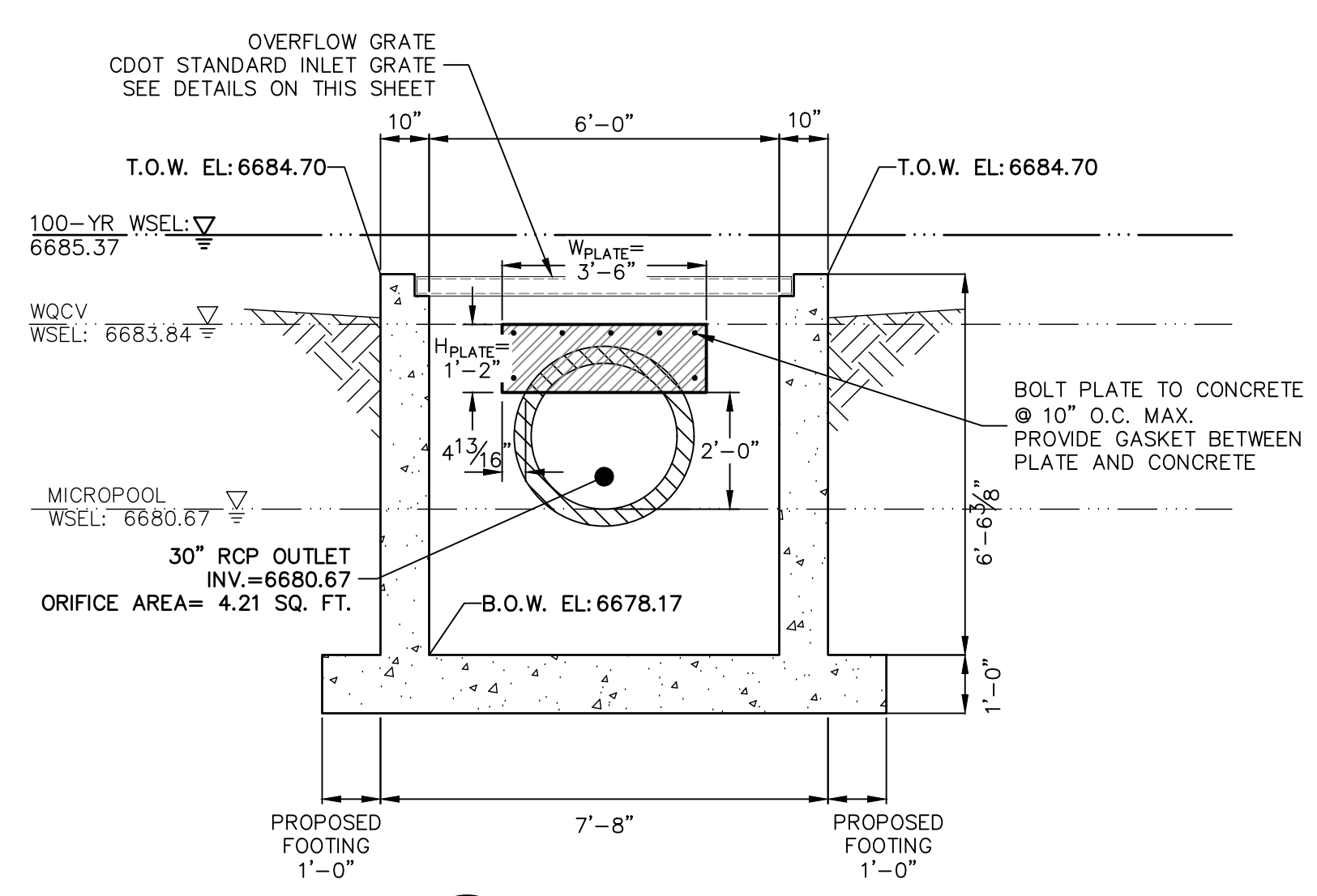
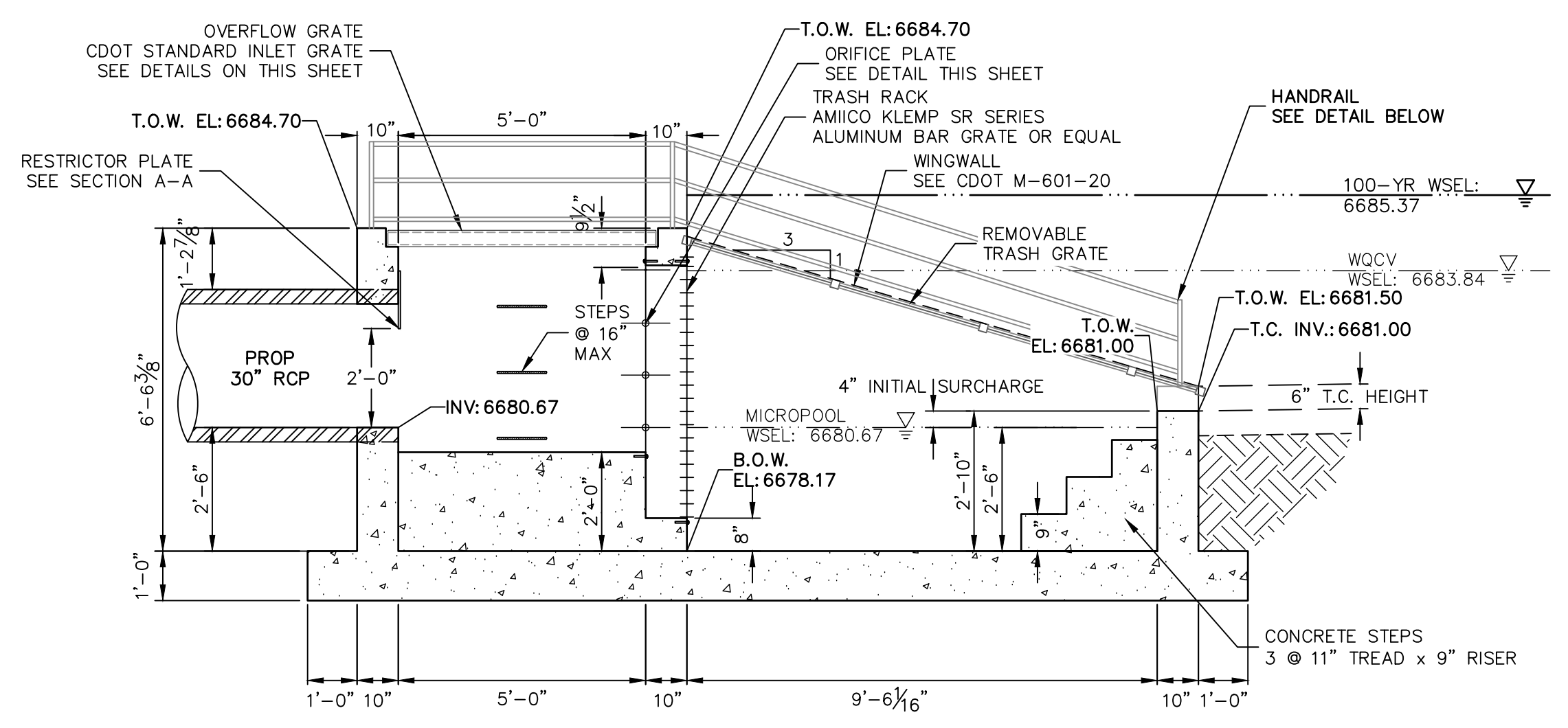
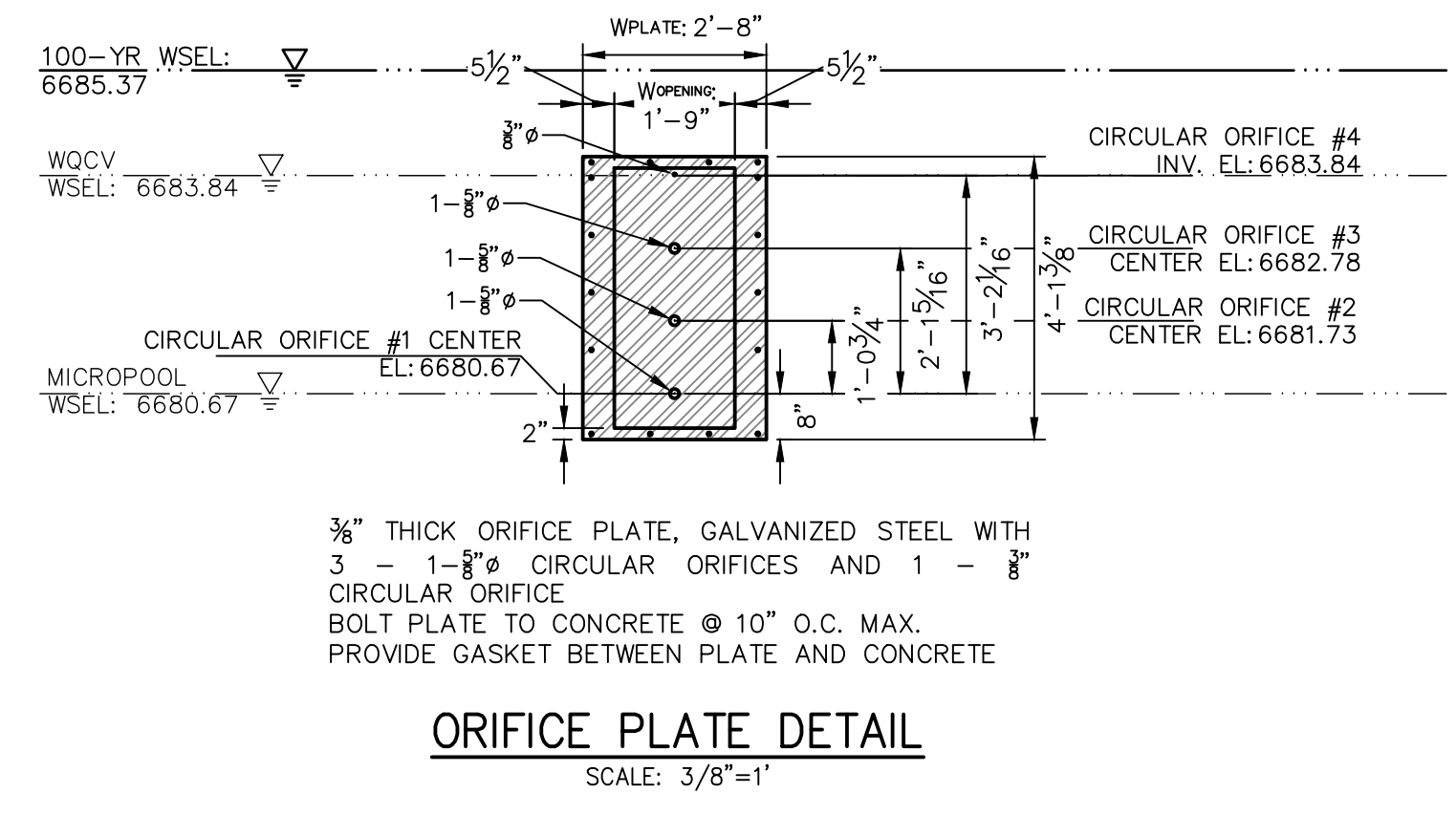
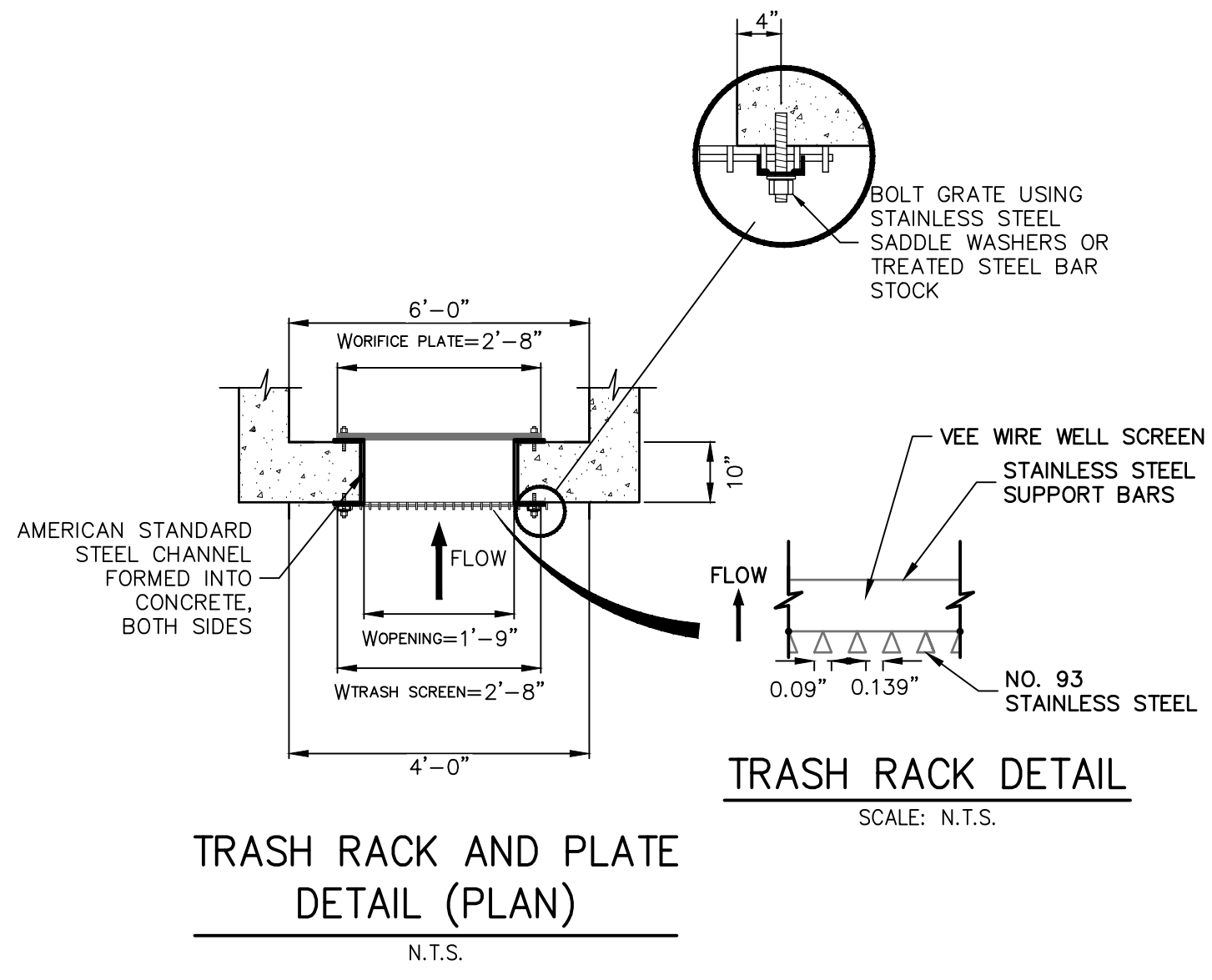
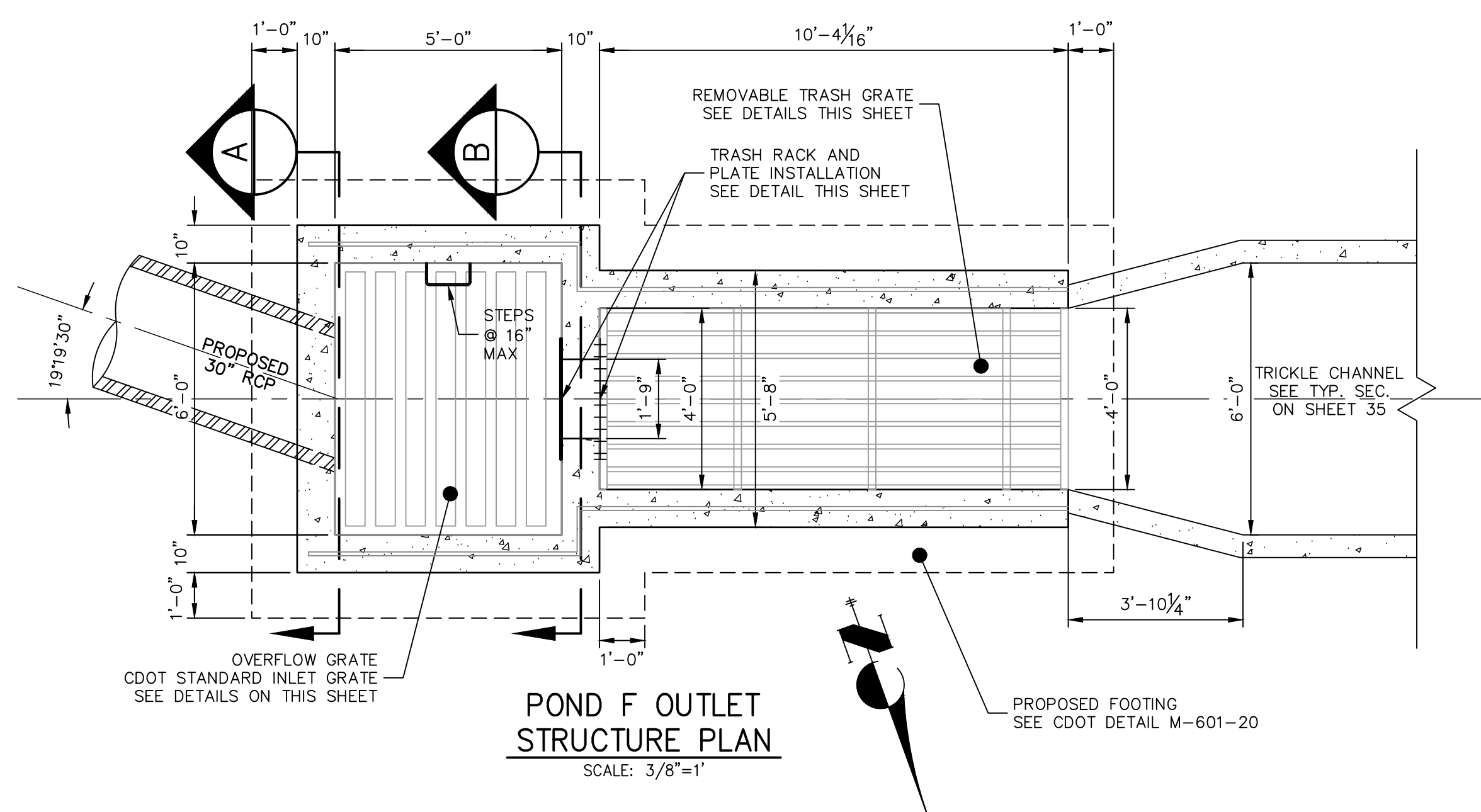
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE				

H-Scale 1"=30'
V-Scale 1"=3'
DATE 6/17/21
DESIGNED BY AAM
DRAWN BY AAM
CHECKED BY

SADDLEHORN RANCH - FILING 2
POND F GRADING PLAN

SHEET 36 OF 40
JOB NO. 25142.04



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

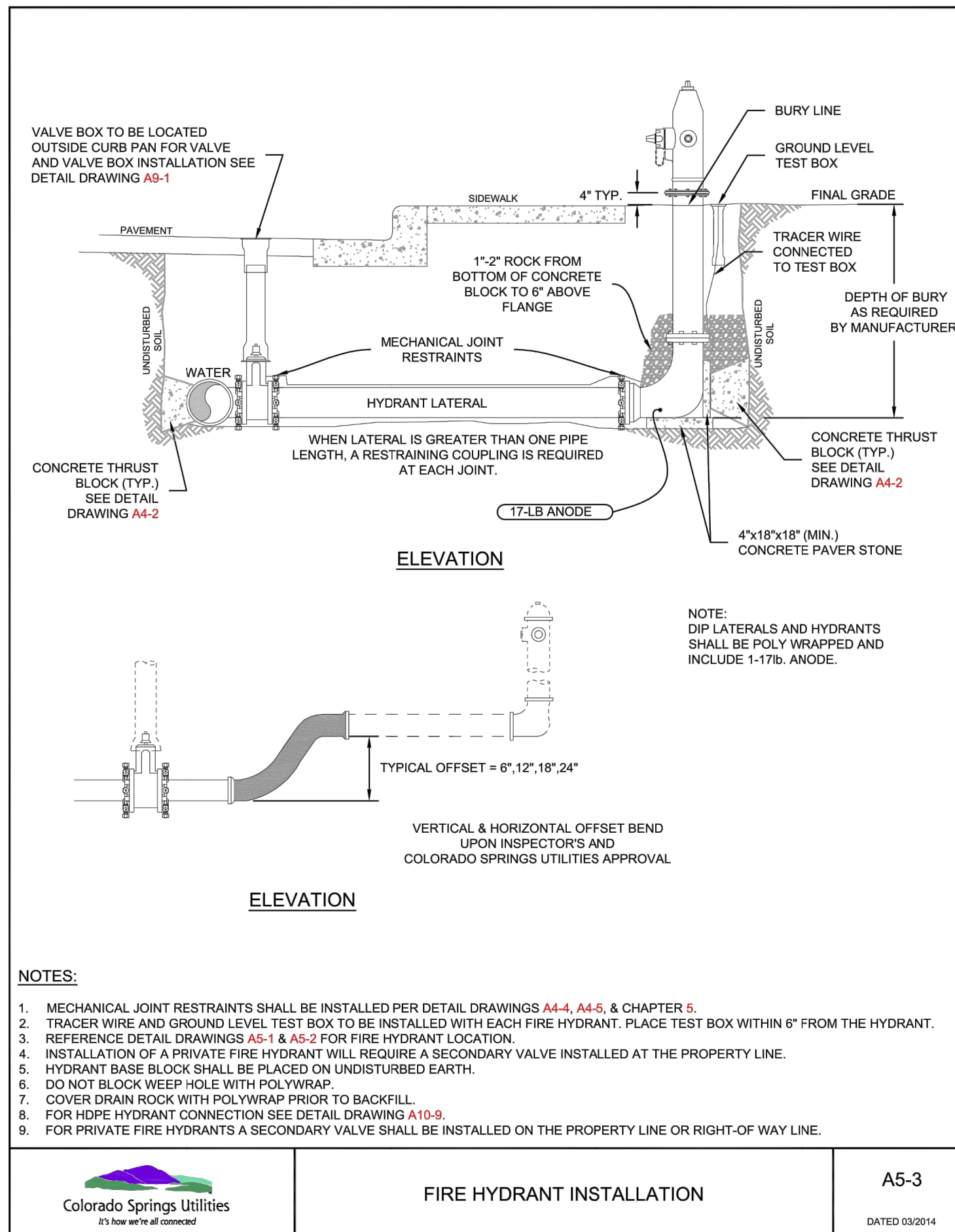
BY	DATE	REVISION

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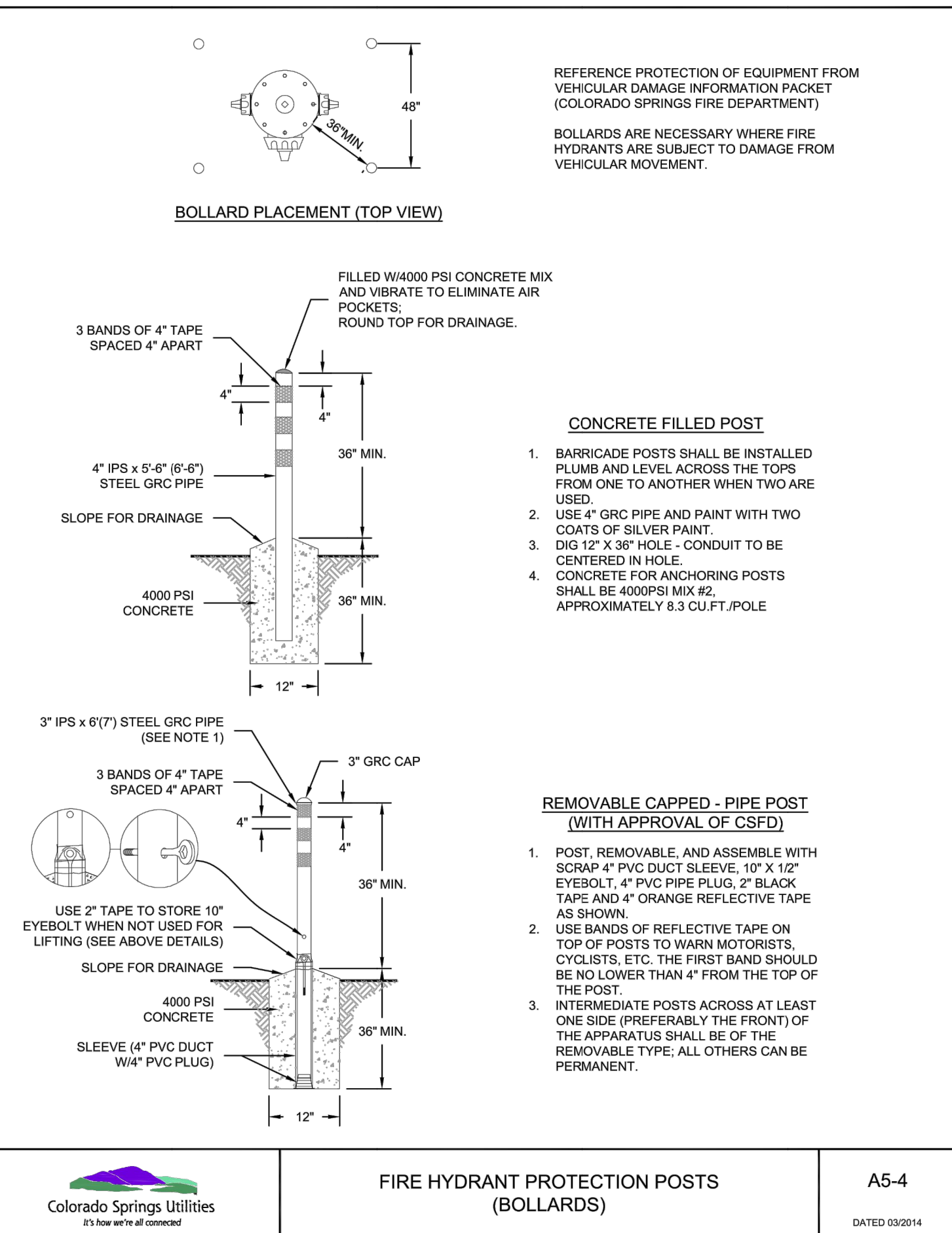
SADDLEHORN RANCH - FILING 2

POND F OUTLET STRUCTURE DETAILS

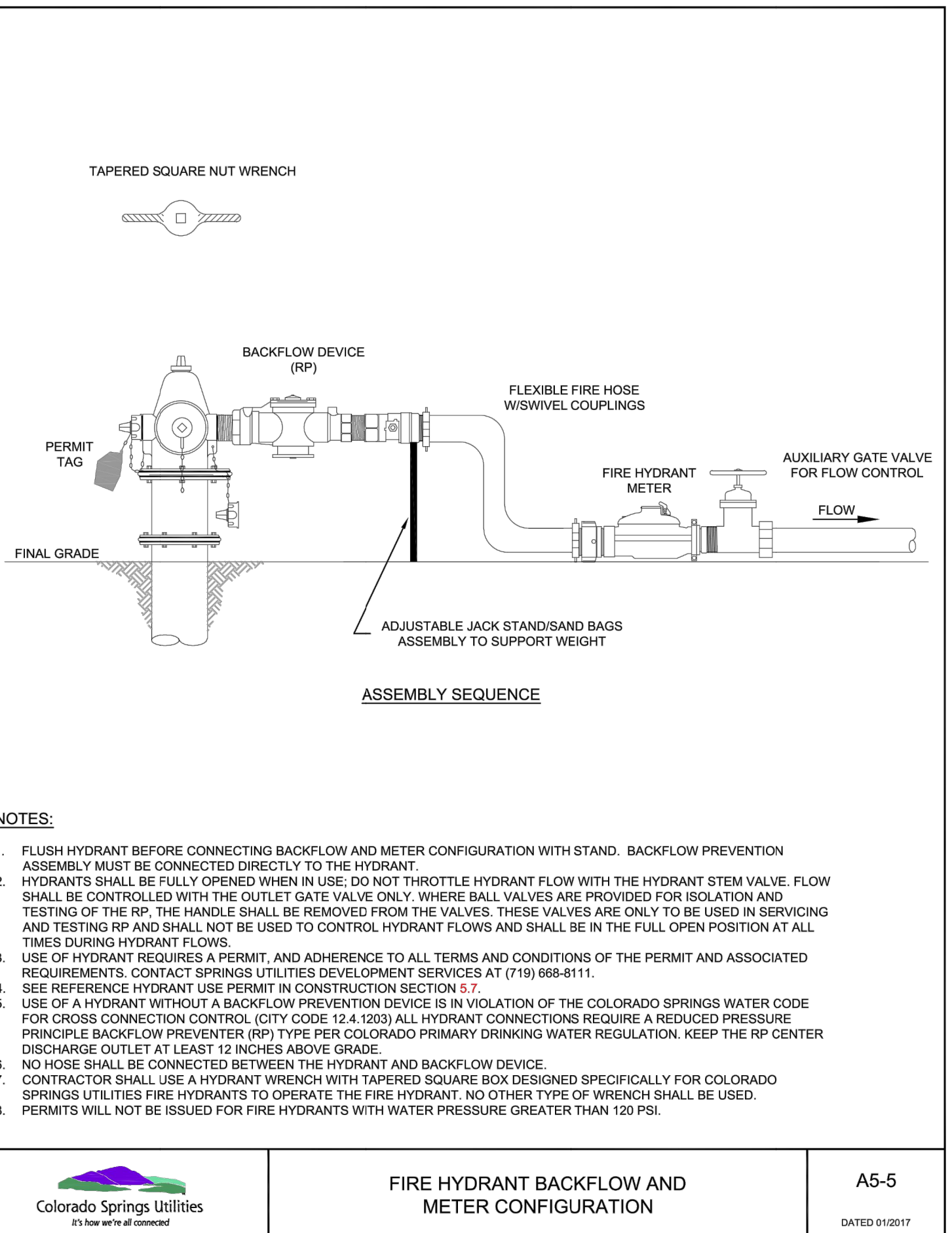
SHEET 37 OF 40
 JOB NO. 25142.04



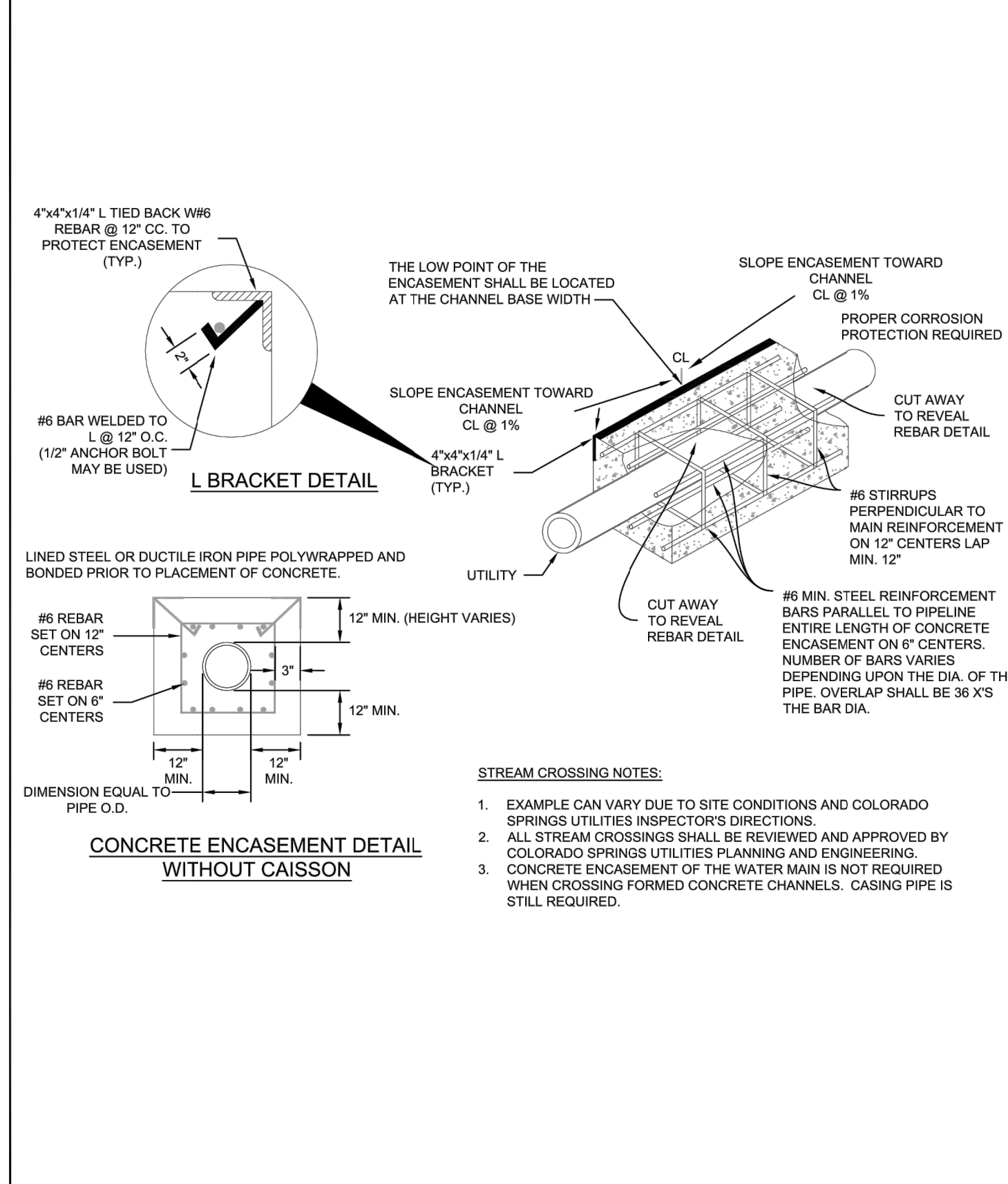
Colorado Springs Utilities FIRE HYDRANT INSTALLATION A5-3 DATED 03/2014



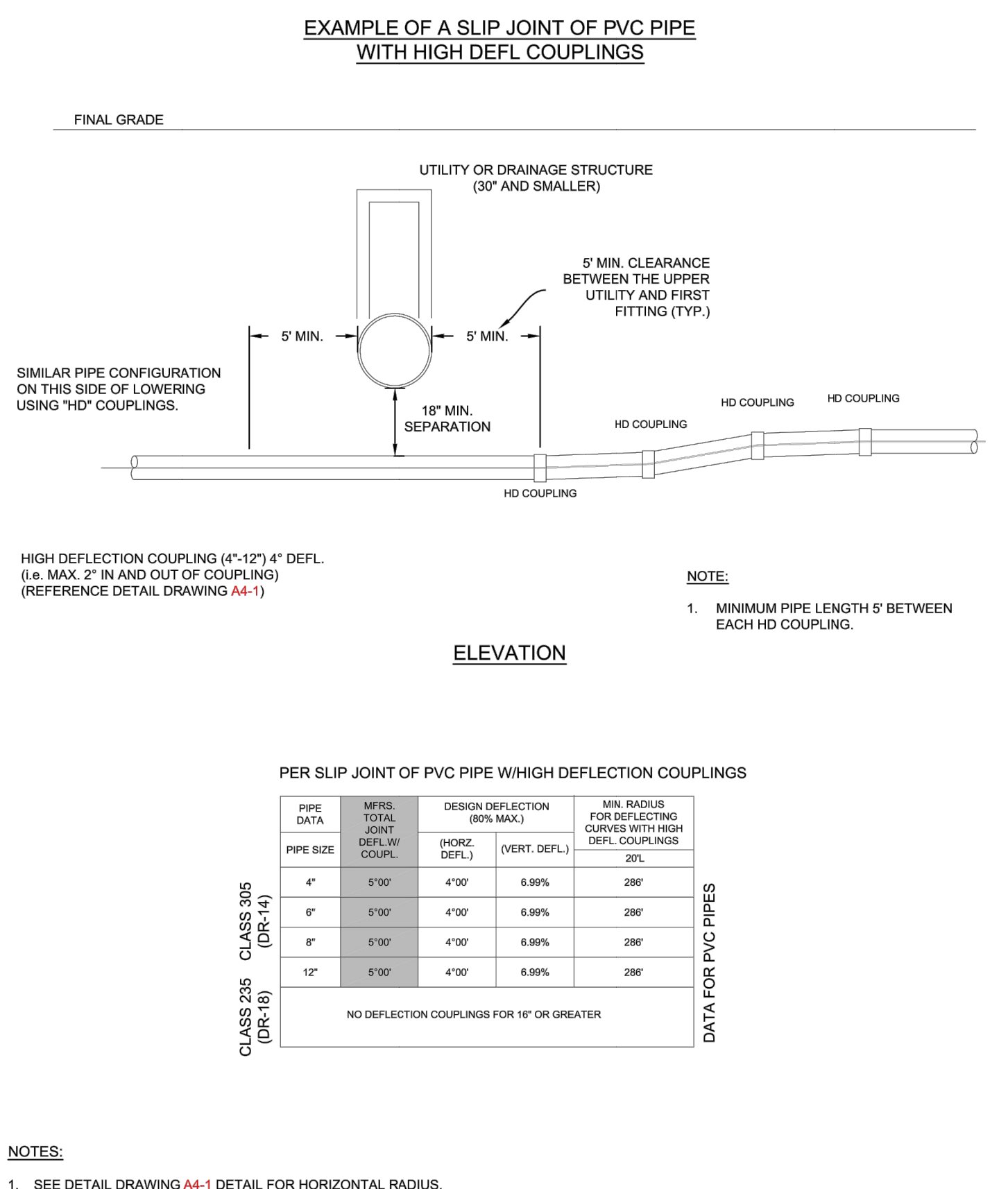
Colorado Springs Utilities FIRE HYDRANT PROTECTION POSTS (BOLLARDS) A5-4 DATED 03/2014



Colorado Springs Utilities FIRE HYDRANT BACKFLOW AND METER CONFIGURATION A5-5 DATED 01/2017



Colorado Springs Utilities PIPE ENCASEMENT DETAIL A7-8 DATED 01/2017



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

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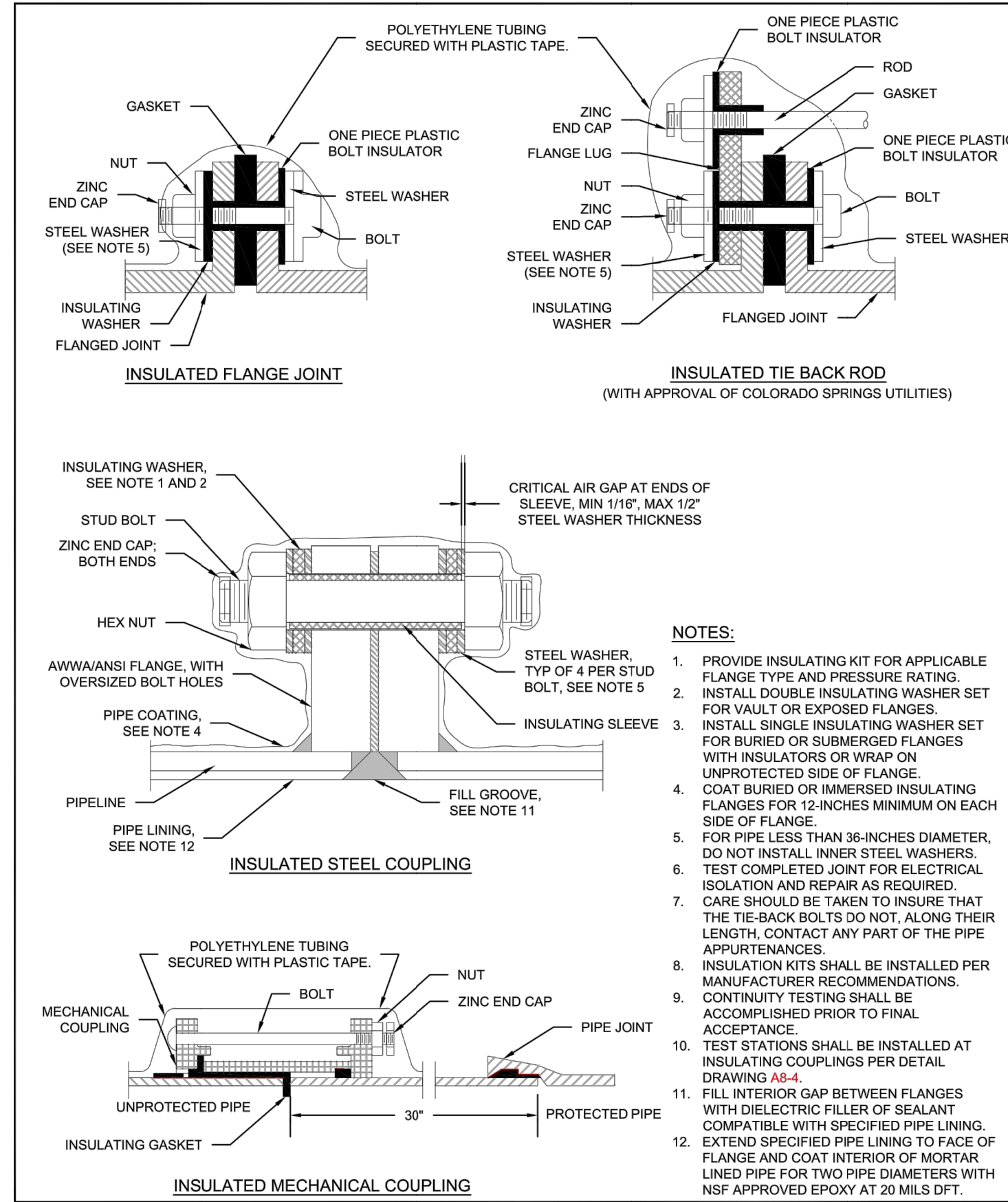
J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE
 No. REVISION
 H-SCALE N/A
 V-SCALE N/A
 DATE 6/17/21
 DESIGNED BY MMC
 DRAWN BY MMC
 CHECKED BY

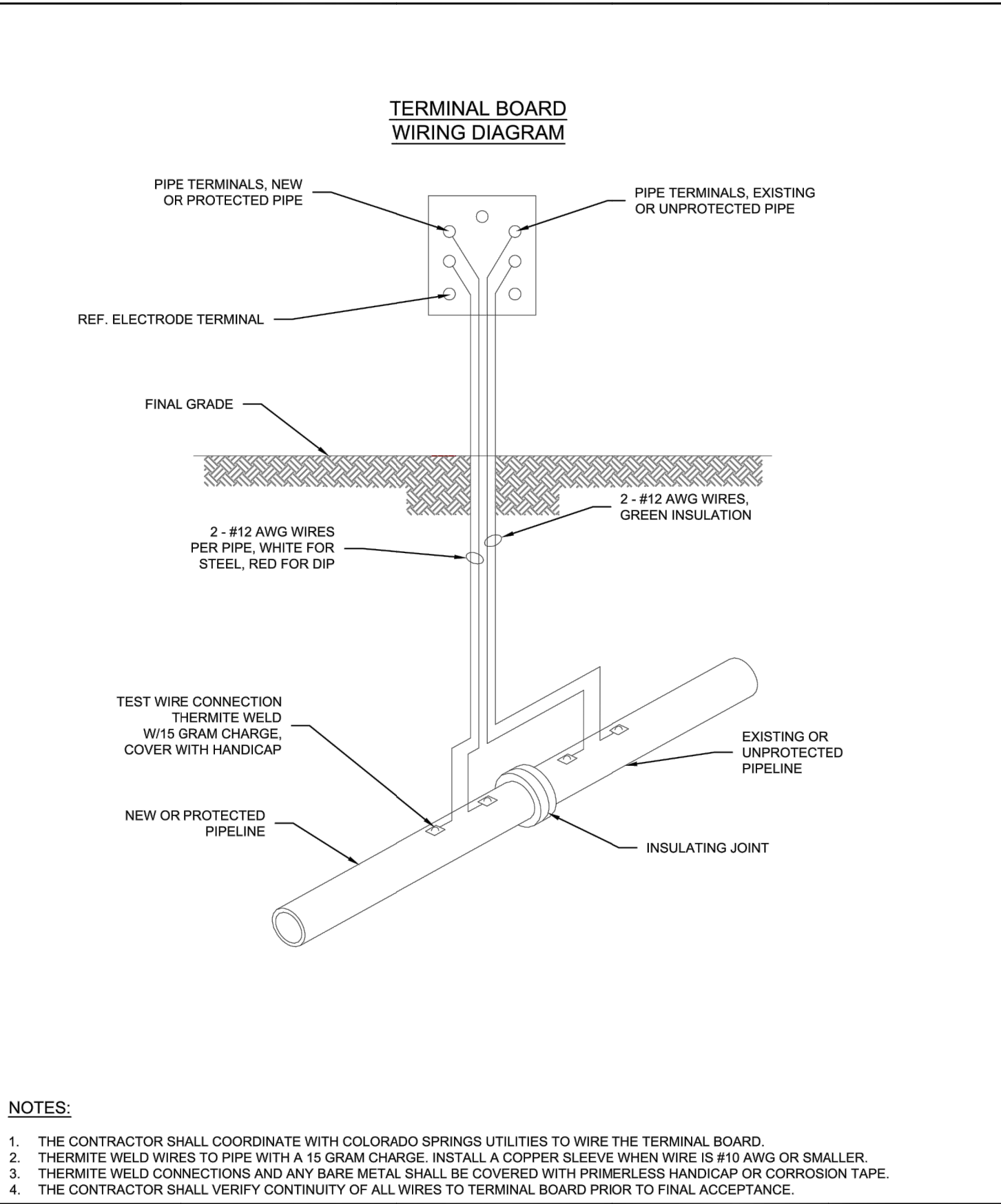
SADDLEHORN RANCH - FILING 2
 DETAILS
 SHEET 38 OF 40
 JOB NO. 25142.04



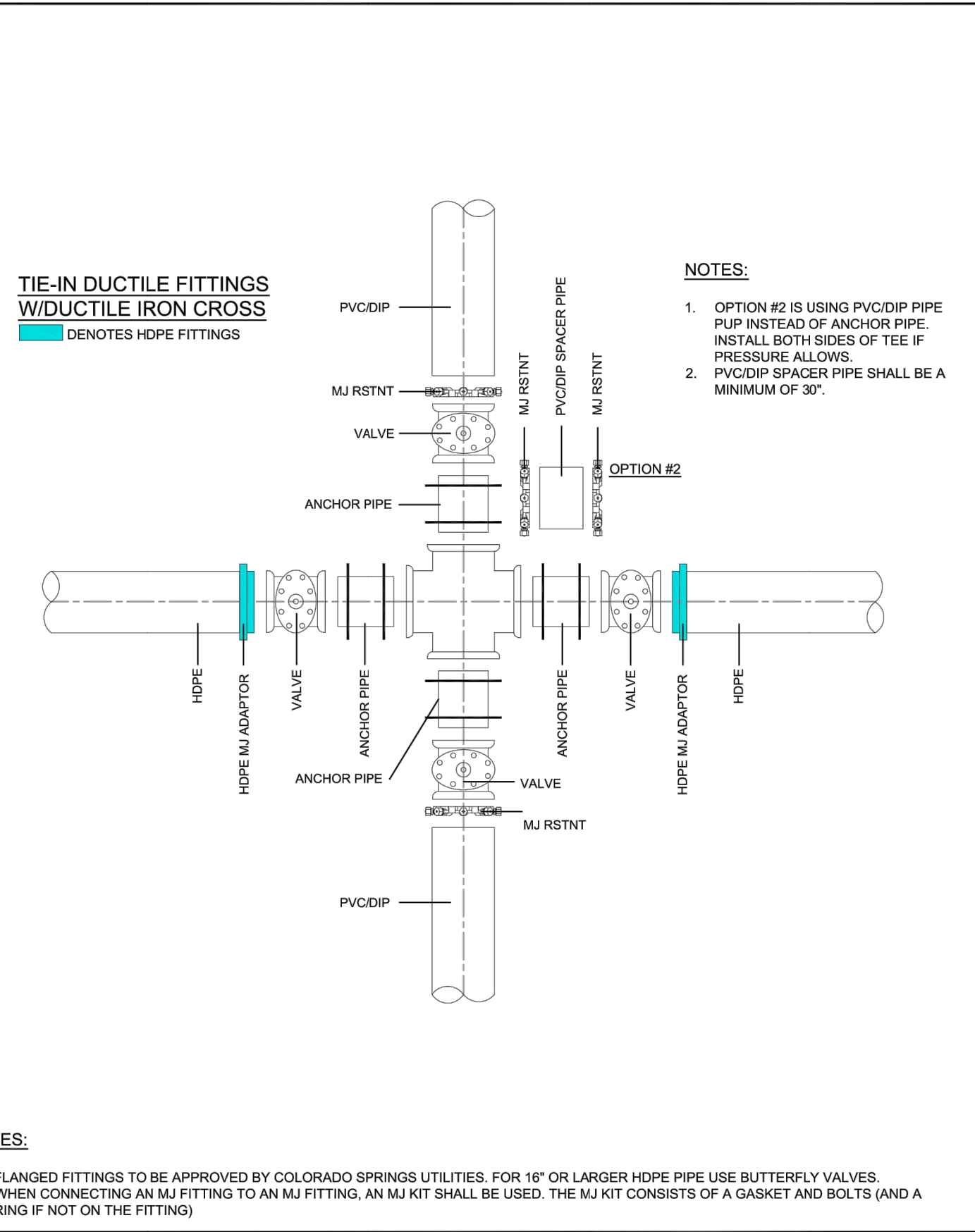
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 BRYAN T. LAW, P.E. DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



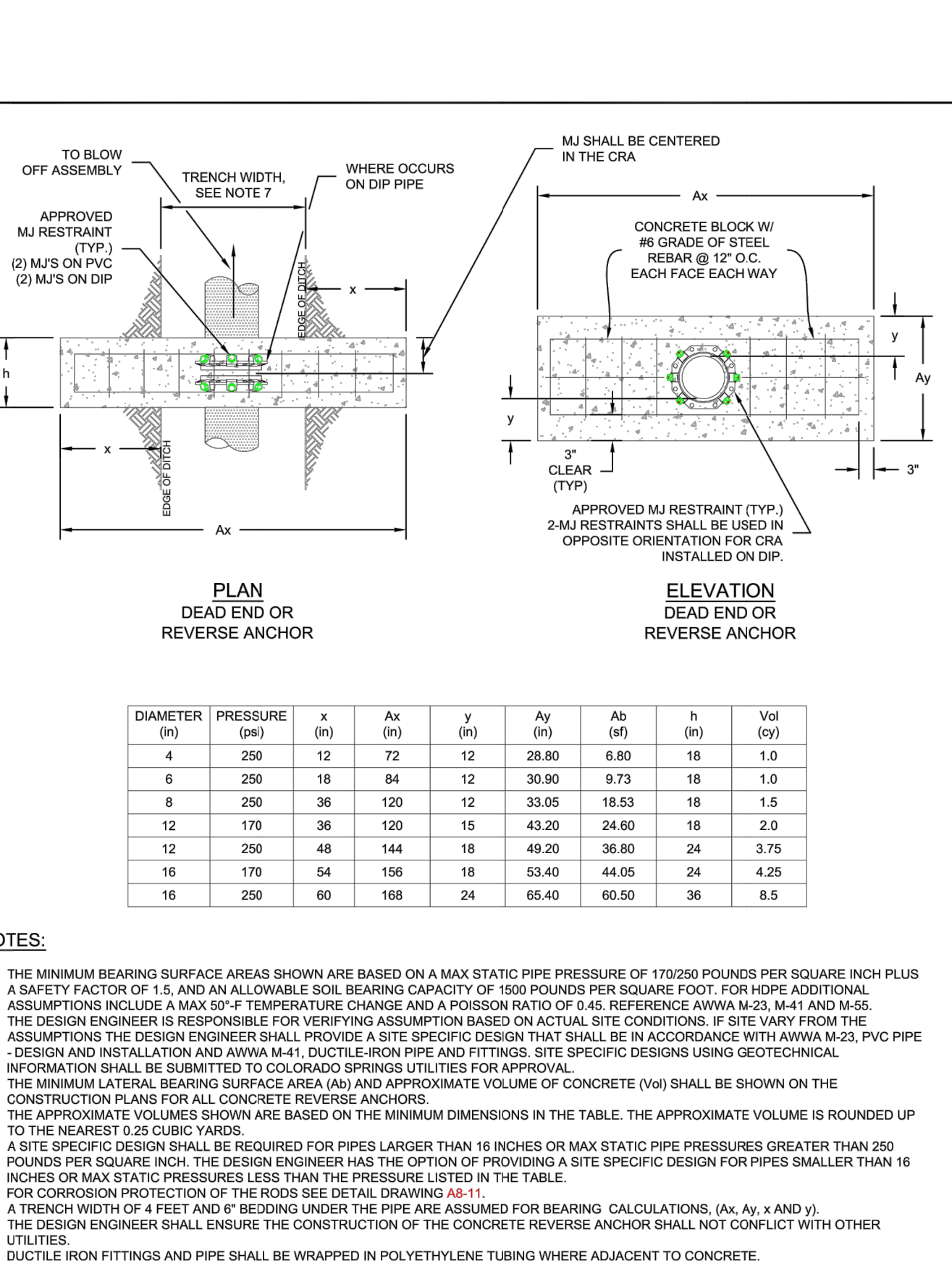
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATINGS.
 2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
 3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
 4. COAT BURIED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



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



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



INSULATOR INSTALLATION
A8-3
DATED 03/2014



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



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



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

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

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

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.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.



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

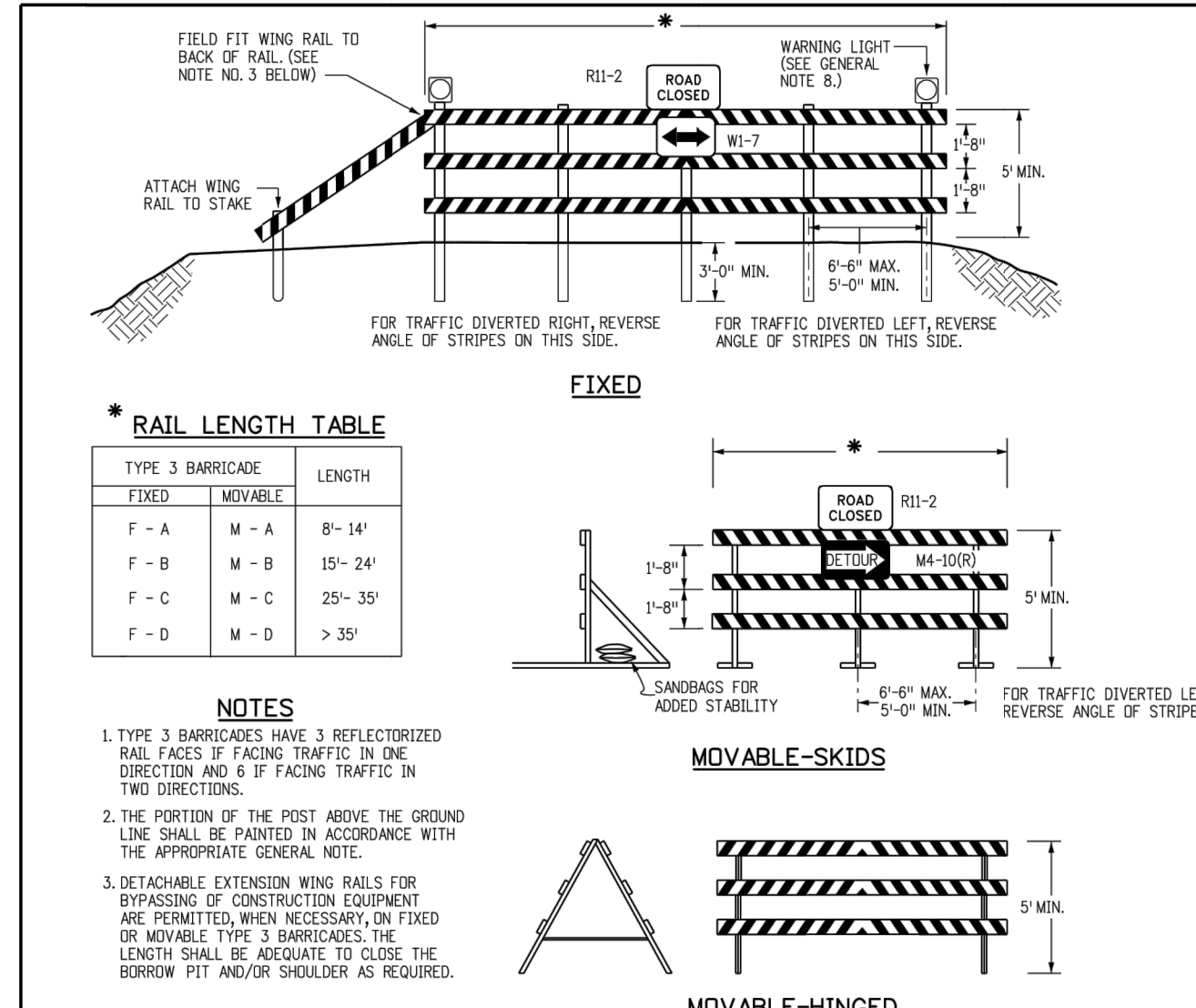
DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	6/17/21	MMC	MMC	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 2 DETAILS														
SHEET 39 OF 40														
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

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



*** RAIL LENGTH TABLE**

TYPE 3 BARRICADE	FIXED	MOVABLE	LENGTH
F - A	M - A	B - 14'	
F - B	M - B	15' - 24'	
F - C	M - C	25' - 35'	
F - D	M - D	> 35'	

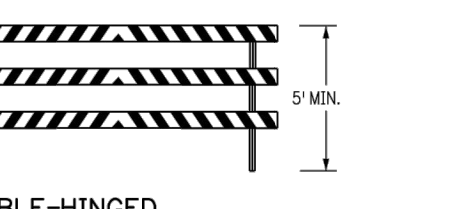
NOTES

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

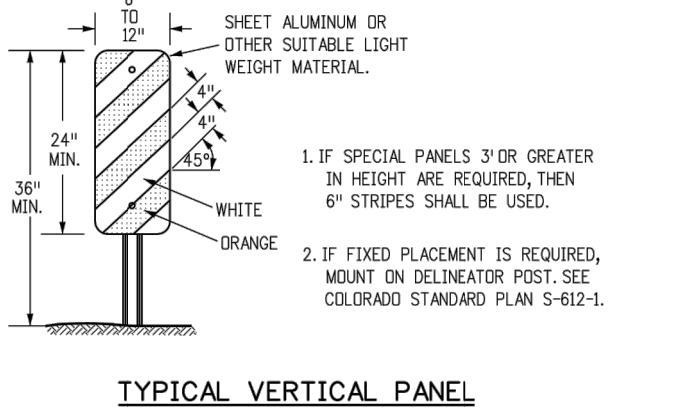
TYPICAL TYPE 3 BARRICADES

TYPICAL BARRICADE CHARACTERISTICS

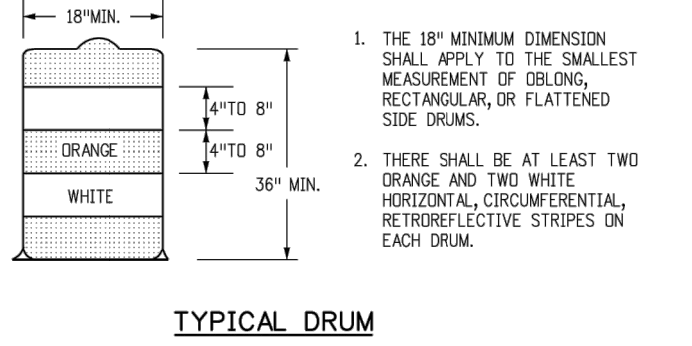
BARRICADE DESIGNATIONS	
TYPE 3	
RAIL WIDTH	8" MIN-12" MAX.
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE
HEIGHT	5' MIN.
USE	TEMPORARY OR PERMANENT
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.



MOVABLE-HINGED



TYPICAL VERTICAL PANEL

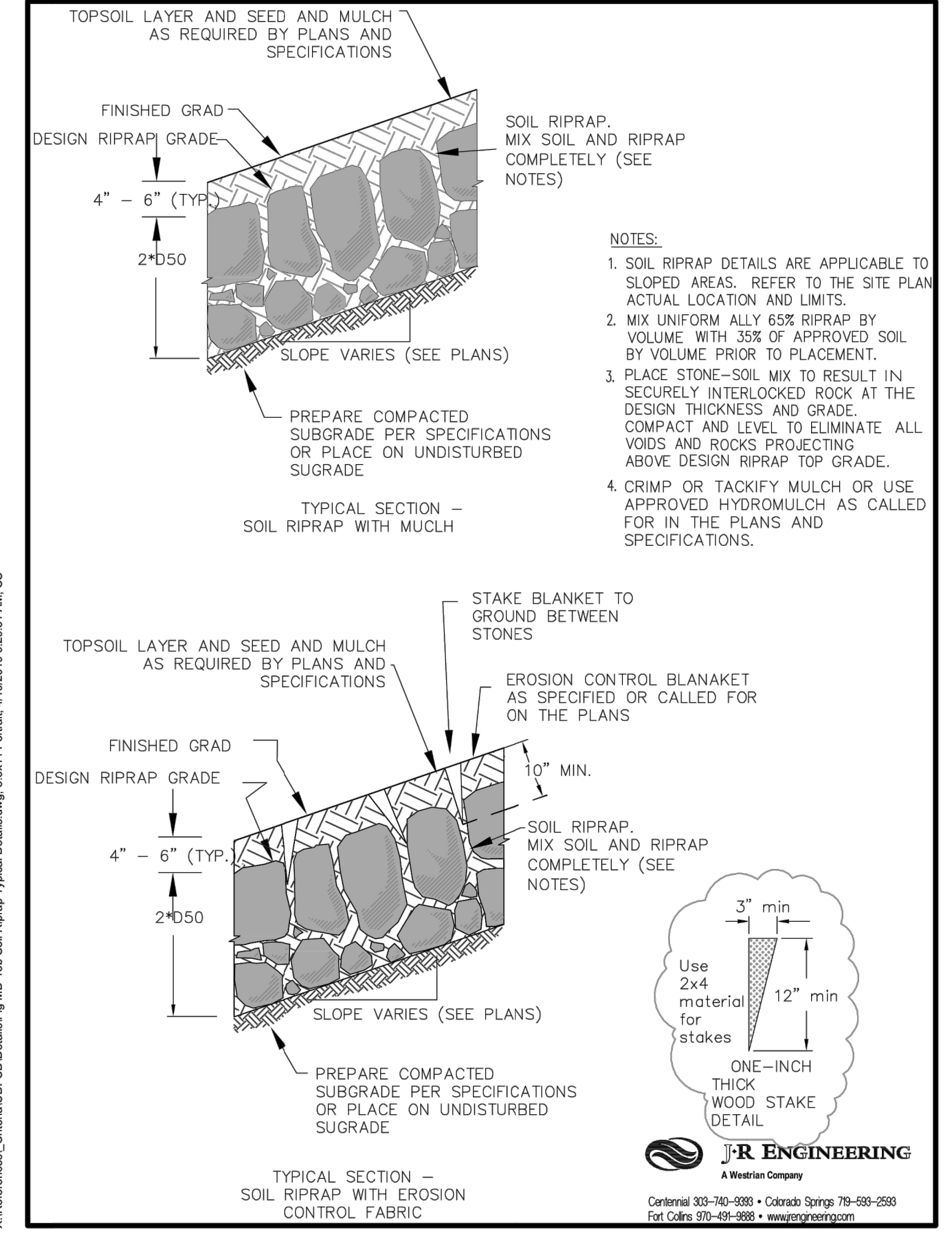


TYPICAL DRUM

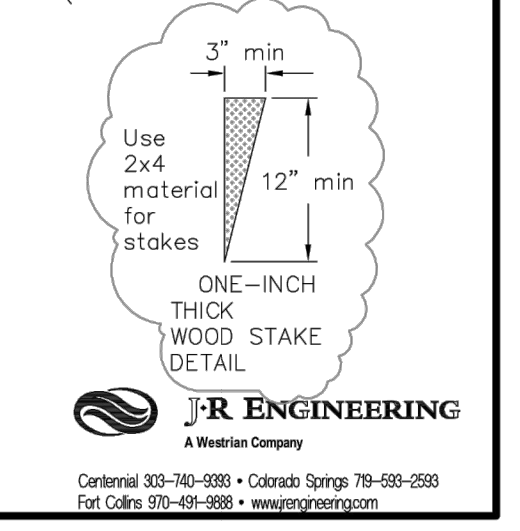
GENERAL NOTES

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

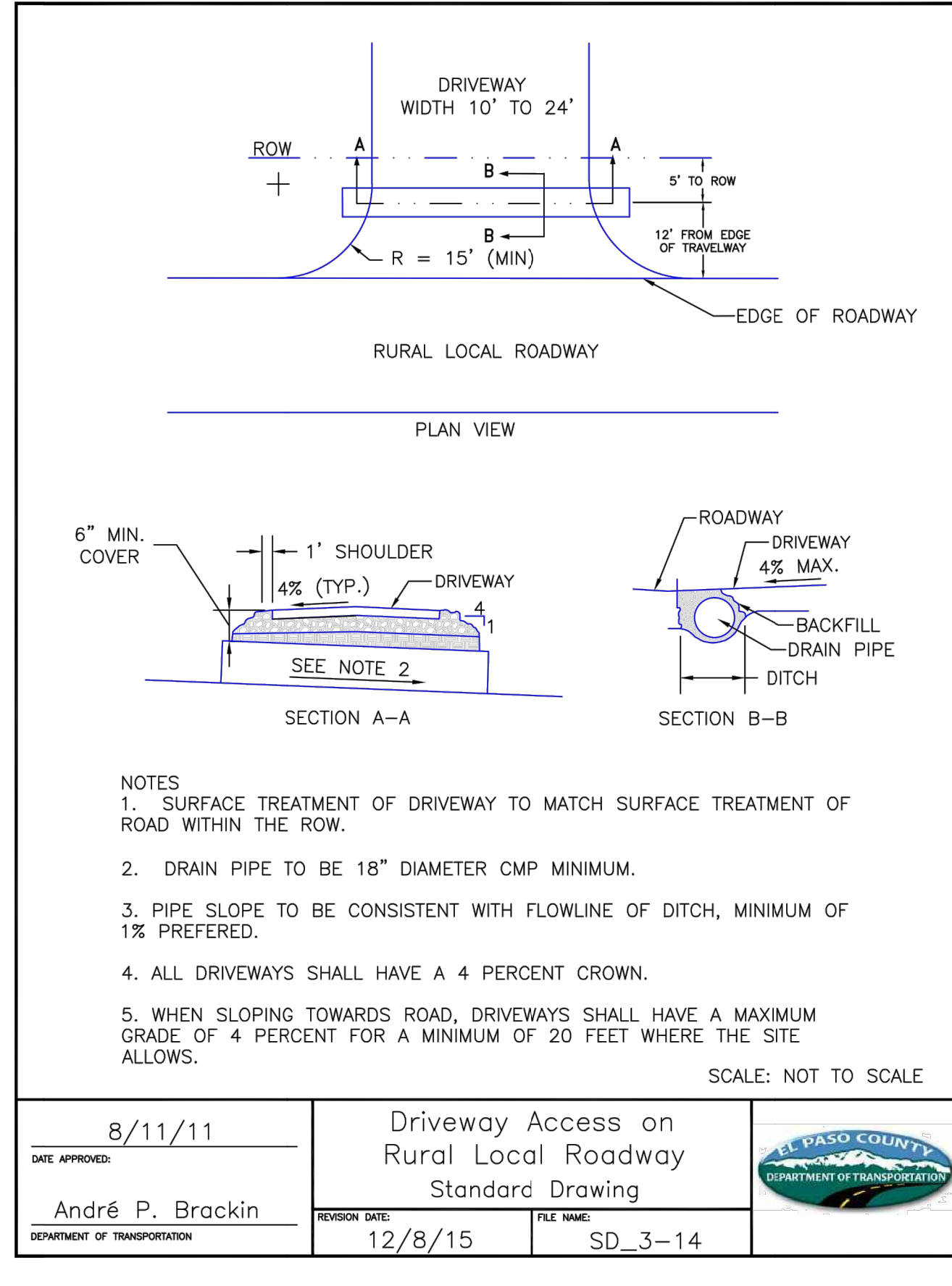
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- NOTES:**
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
 - MIX UNIFORM ALY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
 - PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
 - CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.



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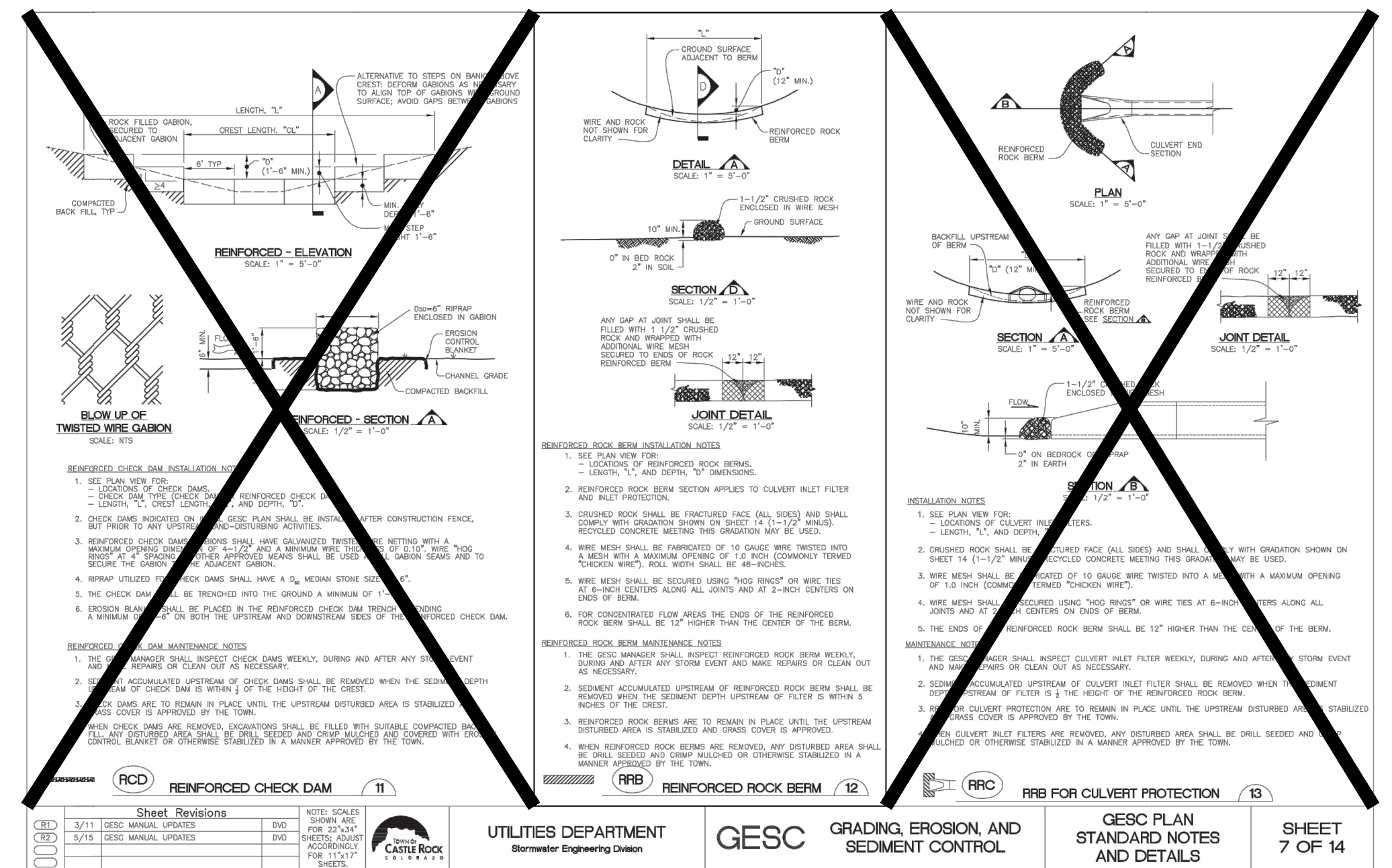
- NOTES**
- SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
 - DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
 - PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
 - ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
 - WHEN SLOPING TOWARDS ROAD, DRIVEWAYS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

DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_3-14
APPROVED BY: André P. Brackin	REVISION BY:	SCALE: NOT TO SCALE
<p>Driveway Access on Rural Local Roadway Standard Drawing</p>		

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

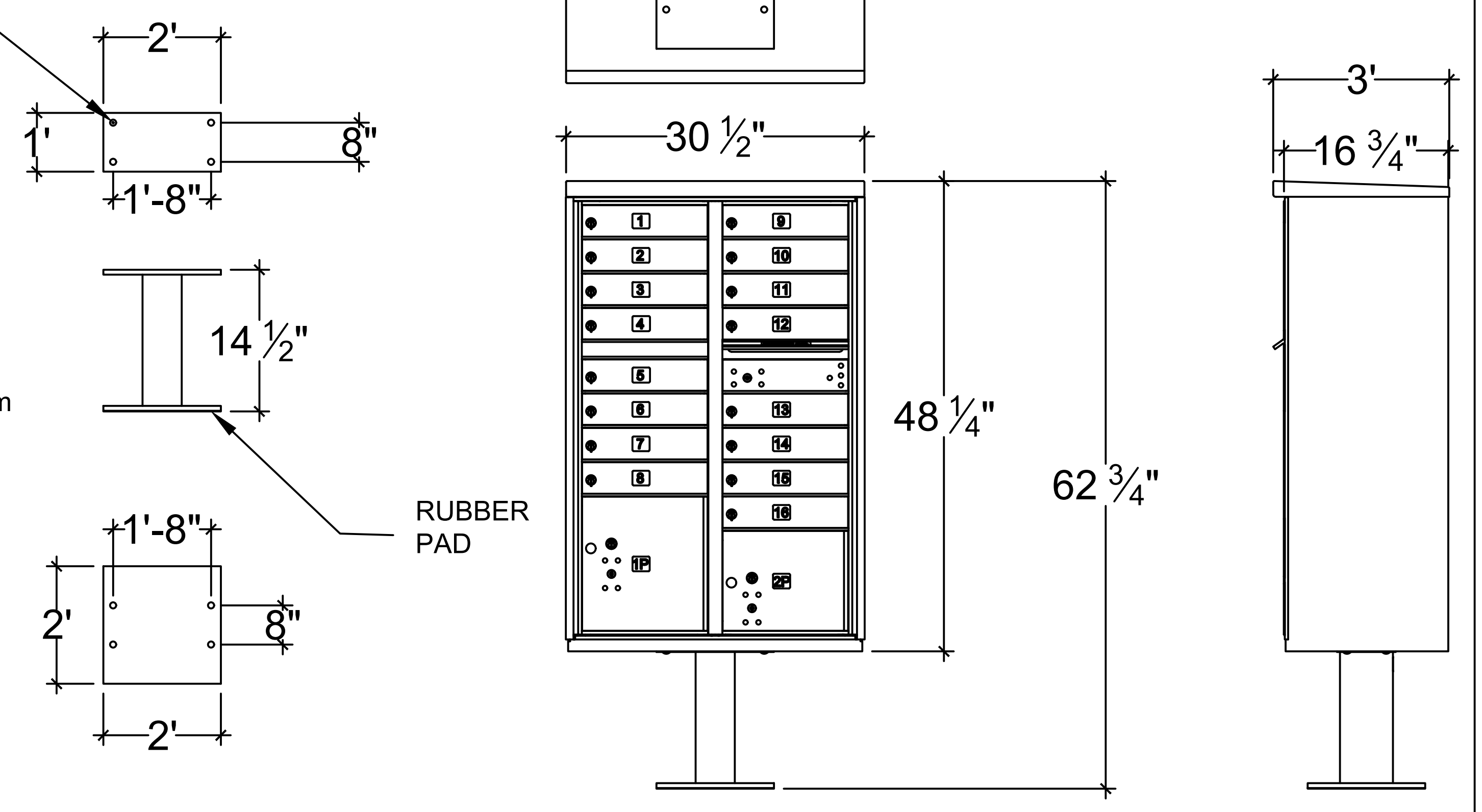
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Carson, CA 90746-4008
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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									
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