

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# SADDLEHORN RANCH - FILING 4

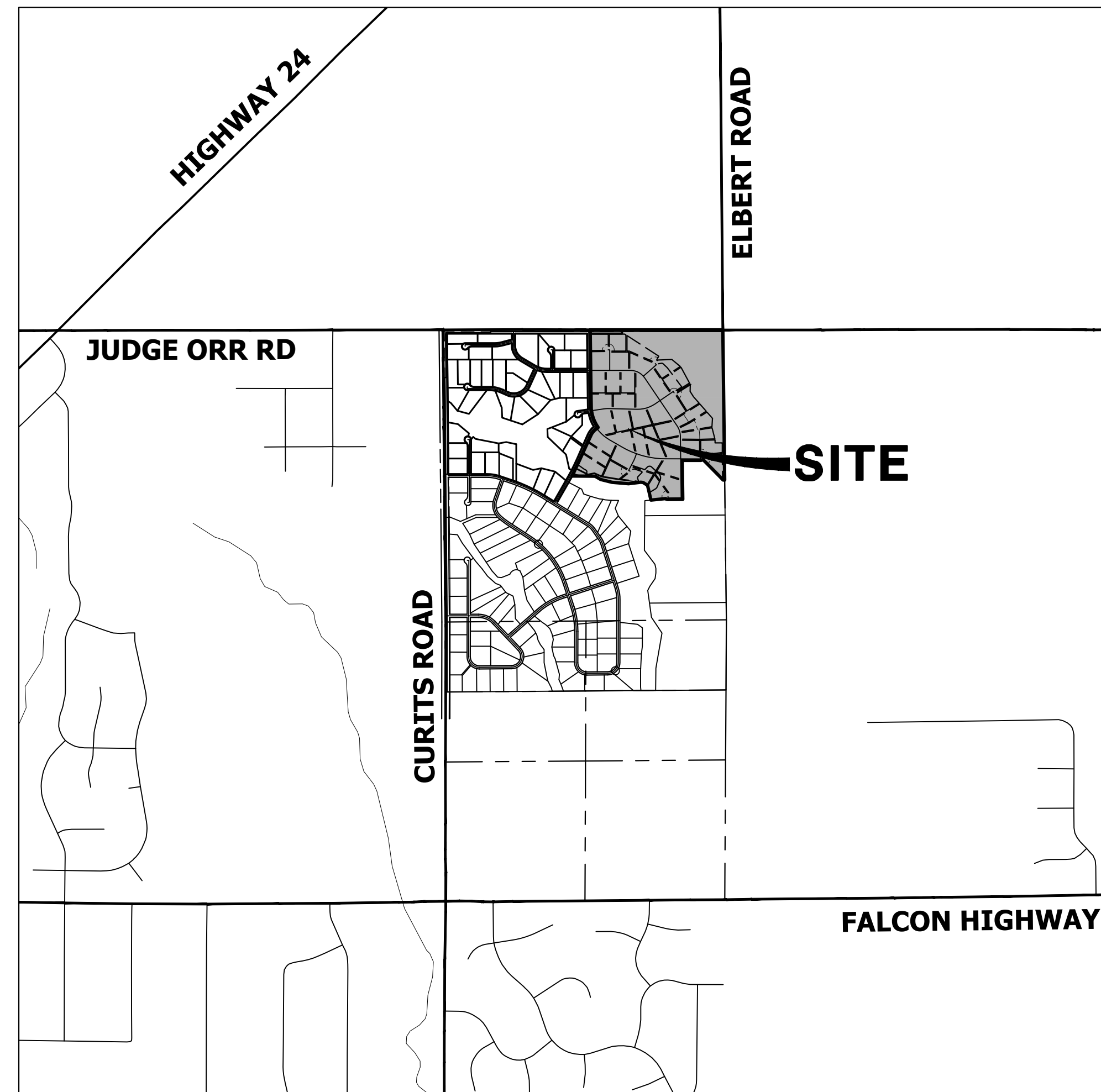
## LOCATED IN SECTION 3

### TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

## CONSTRUCTION DOCUMENTS

### ABBREVIATIONS

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



### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

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41-43	- DETAILS

### CONTACTS:

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

### BENCHMARK:

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

### BASIS OF BEARINGS:

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



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

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

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No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
				1"=2000'	N/A	5/1/23	LOGO	LOGO					

### EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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

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

### OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK \_\_\_\_\_ DATE \_\_\_\_\_

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

### DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

PCD File No.: SF236



Know what's below.  
Call before you dig.

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

SADDLEHORN RANCH - FILING 4  
COVER SHEET  
SHEET 1 OF 43  
JOB NO. 21542.06

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

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

**SOIL RIPRAP NOTES:**

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

**SIGNING AND STRIPING NOTES**

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

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

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

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	N/A	5/1/23	LOGO	LOGO	No.	REVISION	BY	DATE

SADDLEHORN RANCH -  
 FILING 4  
 GENERAL NOTES



Know what's below.  
 Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

SHEET 2 OF 43

JOB NO. 21542.06

**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
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	⊖	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▒	▒
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr San <sup>o</sup>	
SERVICE MARKER	△	●
CLEAN-OUT	○	●
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
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	⊕	●
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	●
METER	⊙	●
VALVE	⊕	●
PLUG	⊕	●
TEE	⊕	●
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊕	●
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	●
ELECTRICAL PEDESTAL	⊕	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊕	●
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊕	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊕	●
GUY ANCHOR	⊕	●
GUY POLE	⊕	●
<b>MISC. UTILITIES</b>		
VENT PIPE	VP	●
TEST HOLE DESIGNATOR	THA	●

**MONUMENTATION LEGEND**

ALUMINUM CAP - FOUND	● <sub>AC</sub>
BRASS CAP - FOUND	● <sub>BC</sub>
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	● <sub>NAIL &amp; WASHER</sub>
PANEL - FOUND	⊕
PK NAIL - FOUND	● <sub>PK NAIL</sub>
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. 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 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				5/1/23	LOGO	LOGO	

SADDLEHORN RANCH -  
FILING 4  
LEGEND



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

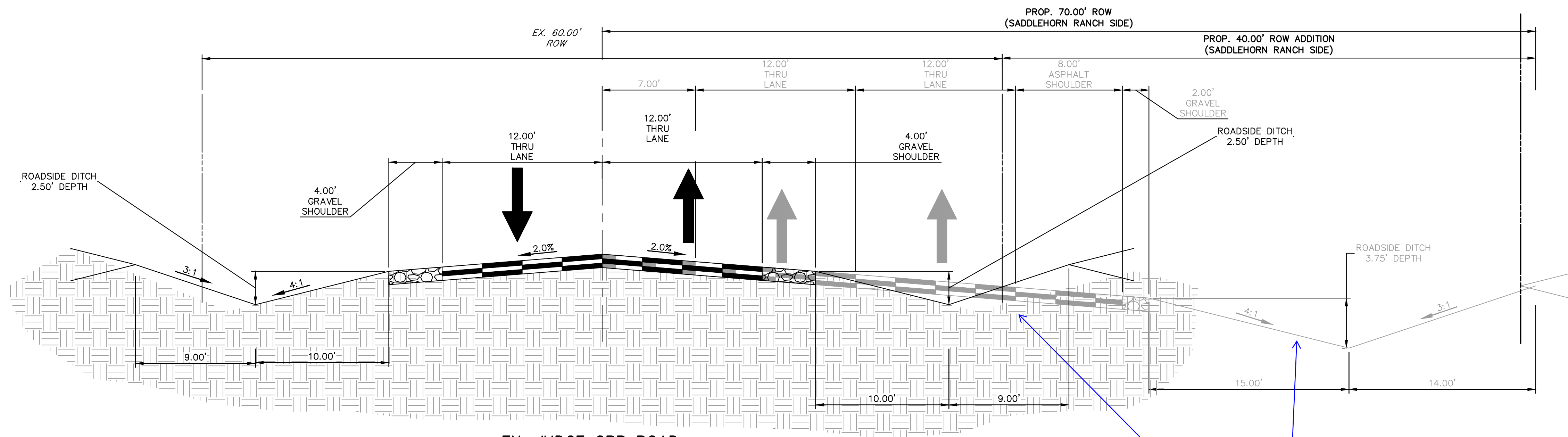
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

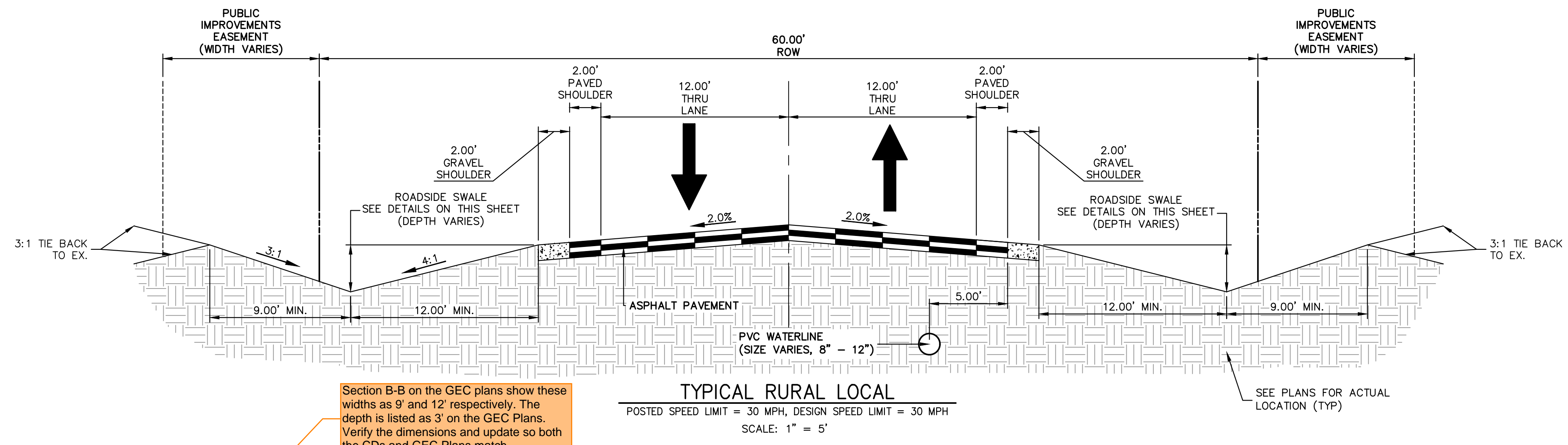
SHEET 3 OF 43

JOB NO. 21542.06



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

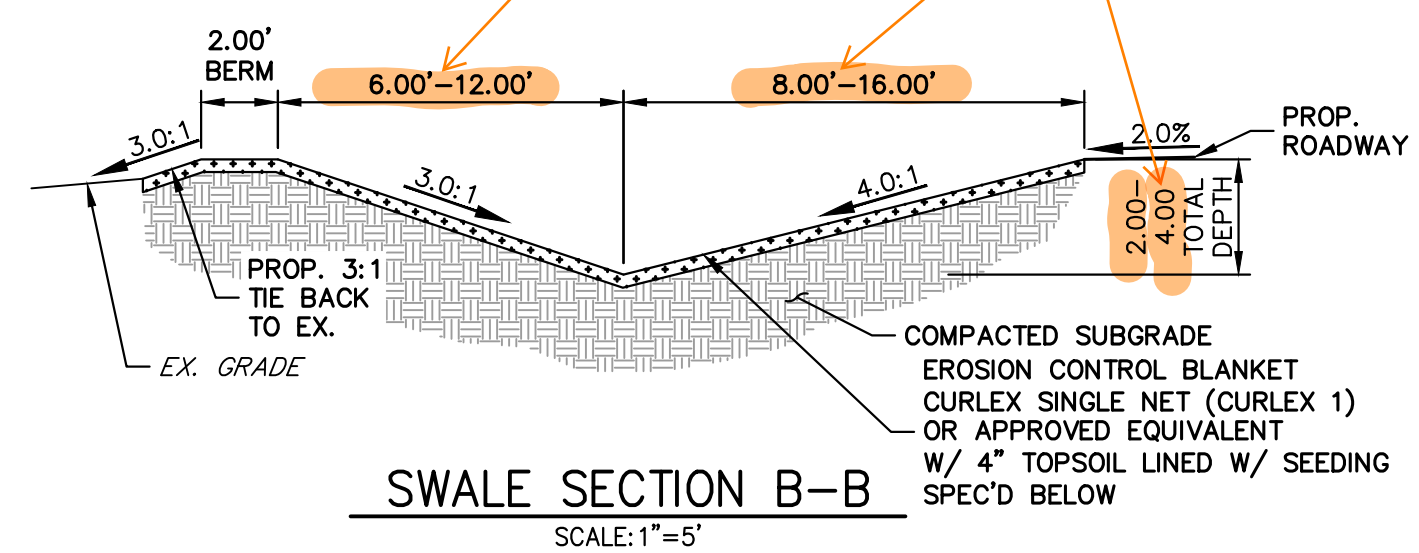
Show proposed improvements in black (see Filing 3 CDs)



**TYPICAL RURAL LOCAL**  
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH  
 SCALE: 1" = 5'

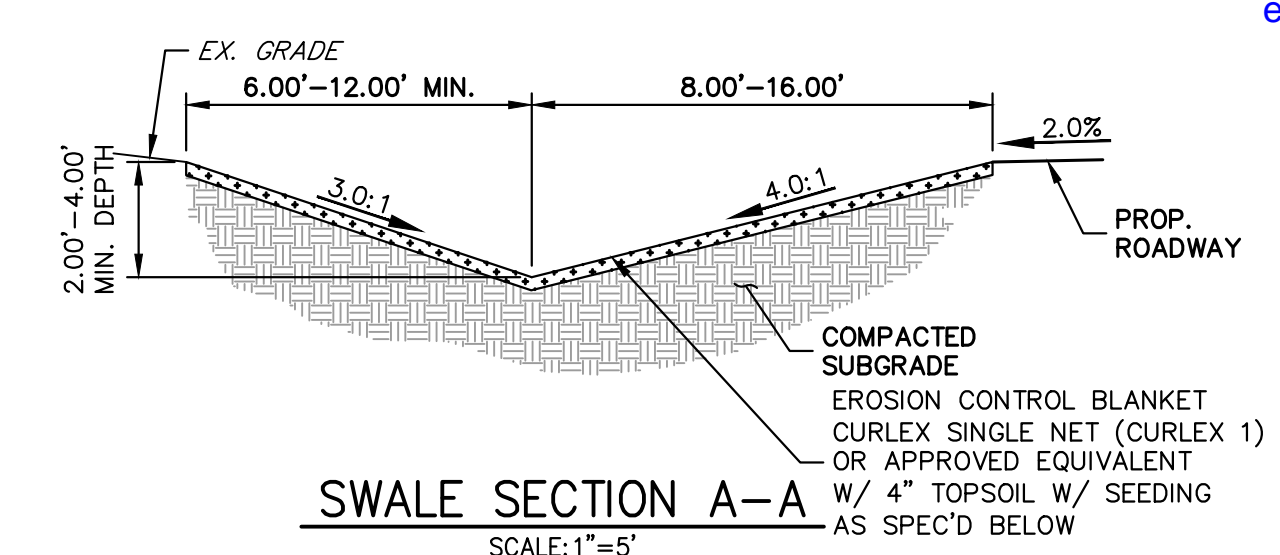
Add note that the pavement design report will need to address mitigation for groundwater and expansive soils.

Section B-B on the GEC plans show these widths as 9' and 12' respectively. The depth is listed as 3' on the GEC Plans. Verify the dimensions and update so both the CDs and GEC Plans match.



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

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



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

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

**ROADSIDE SWALE NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

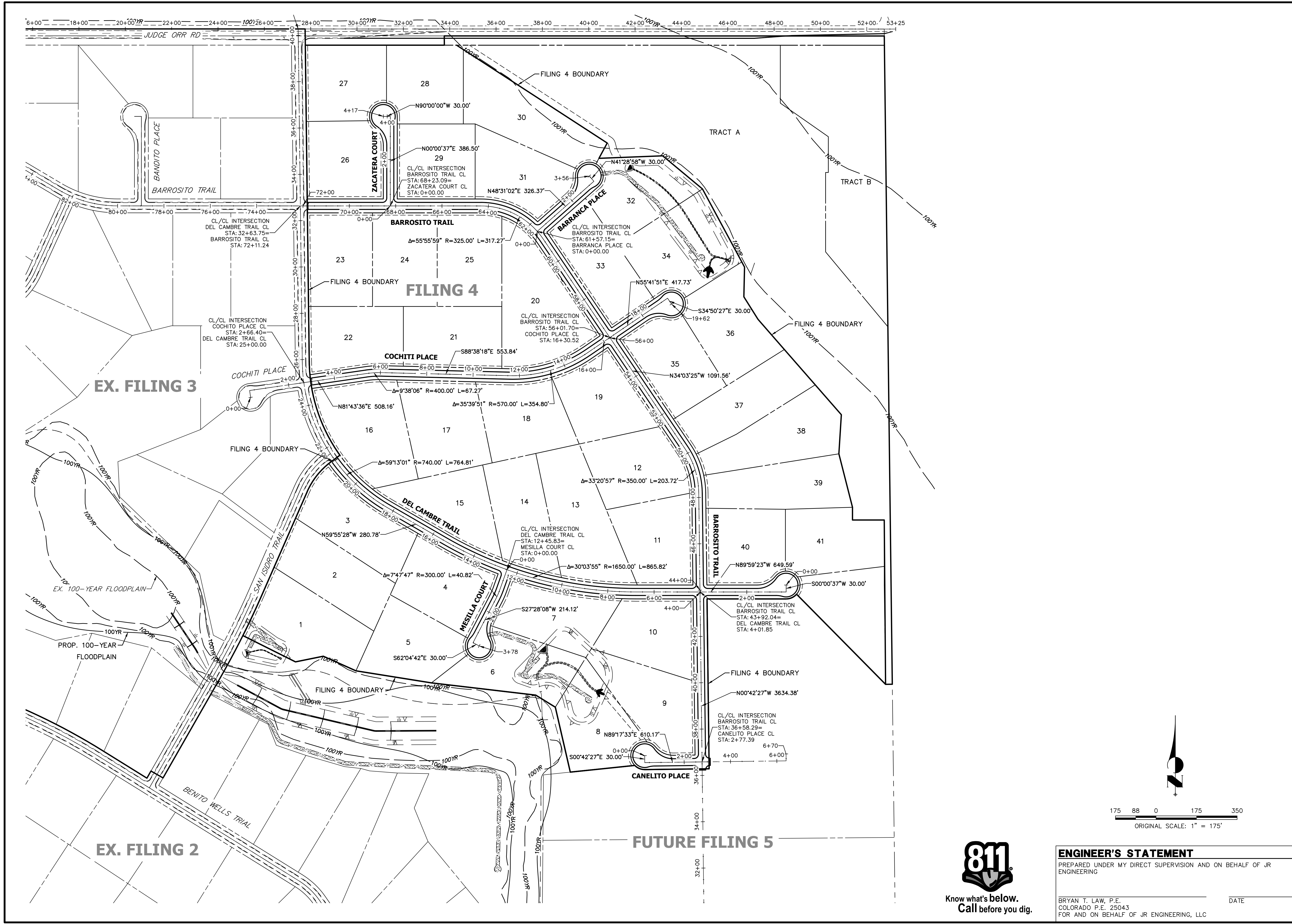
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	1"=5'	5/1/23	LOG	LOG	

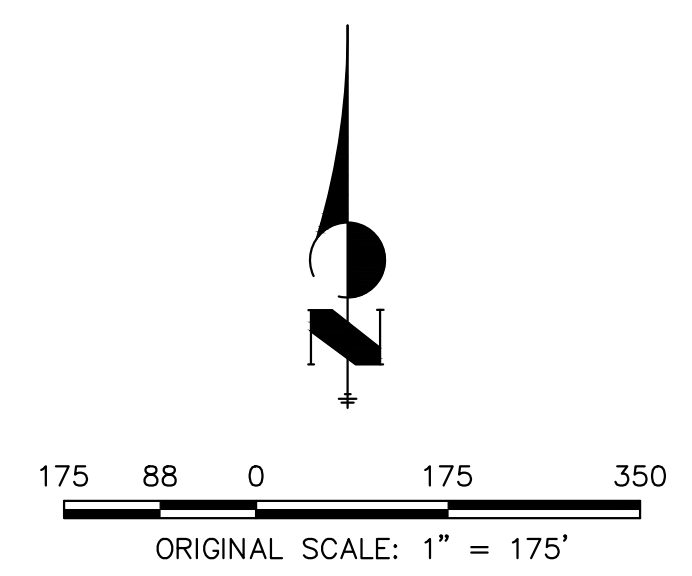
**SADDLEHORN RANCH - FILING 4**  
**TYPICAL SECTIONS**




EX. FILING 3

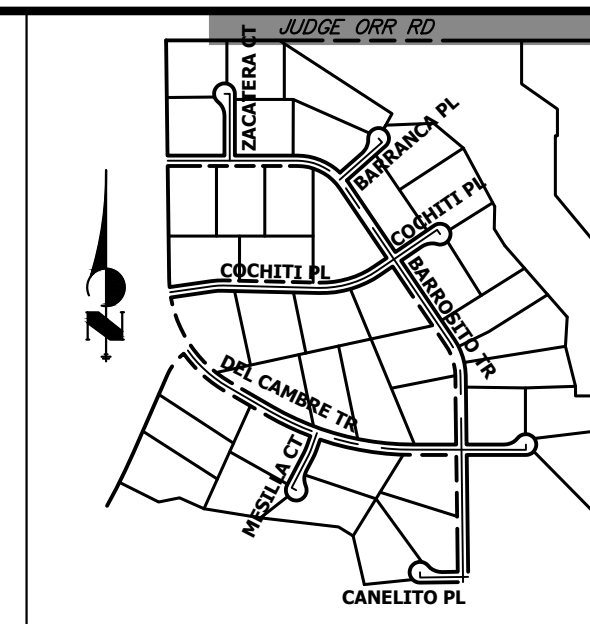
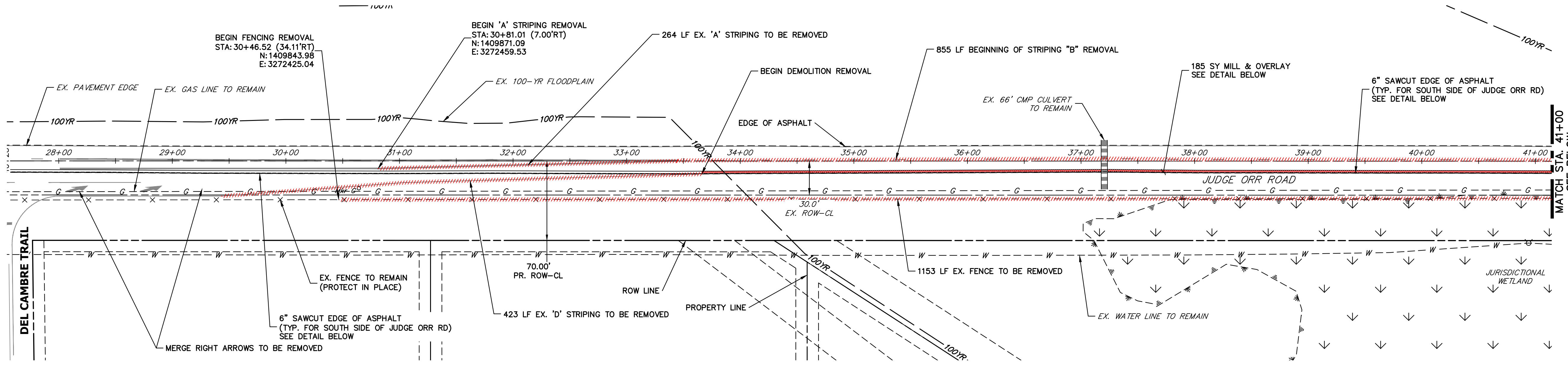
EX. FILING 2

FUTURE FILING 5

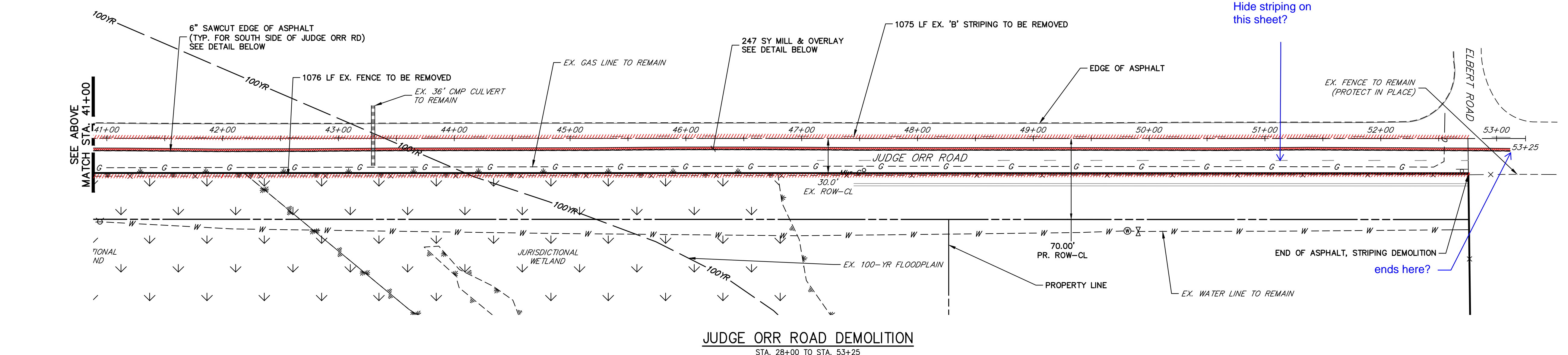


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.E. 25043  
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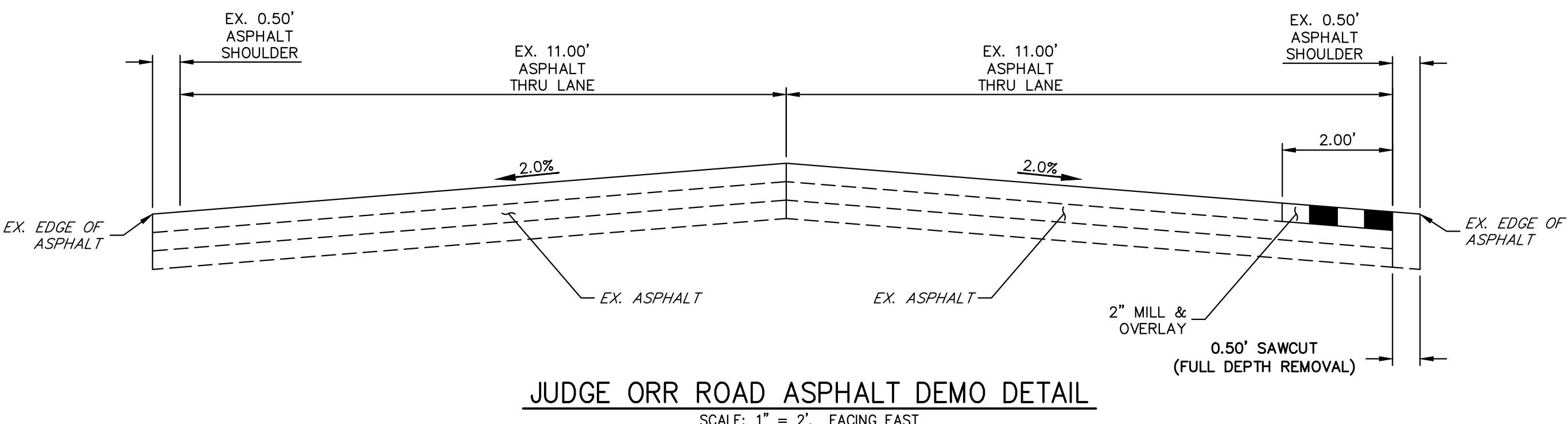
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 <b>J.R. ENGINEERING</b> A Westhorn 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"=175'
V-SCALE	N/A
DATE	5/1/23
DESIGNED BY	LGO
DRAWN BY	LGO
CHECKED BY	
SADDEHORN RANCH - FILING 4	
HORIZONTAL CONTROL PLAN	
SHEET	5 OF 43
JOB NO.	21542.06



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



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



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

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

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

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

Know what's below.  
Call before you dig.

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

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

DATE \_\_\_\_\_

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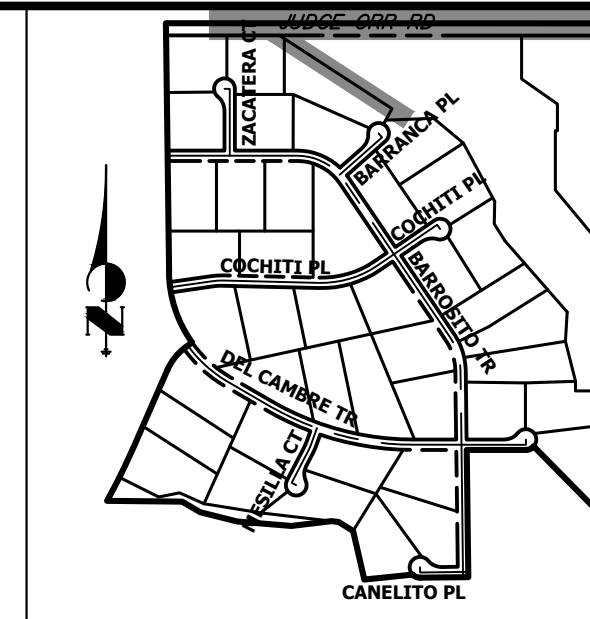
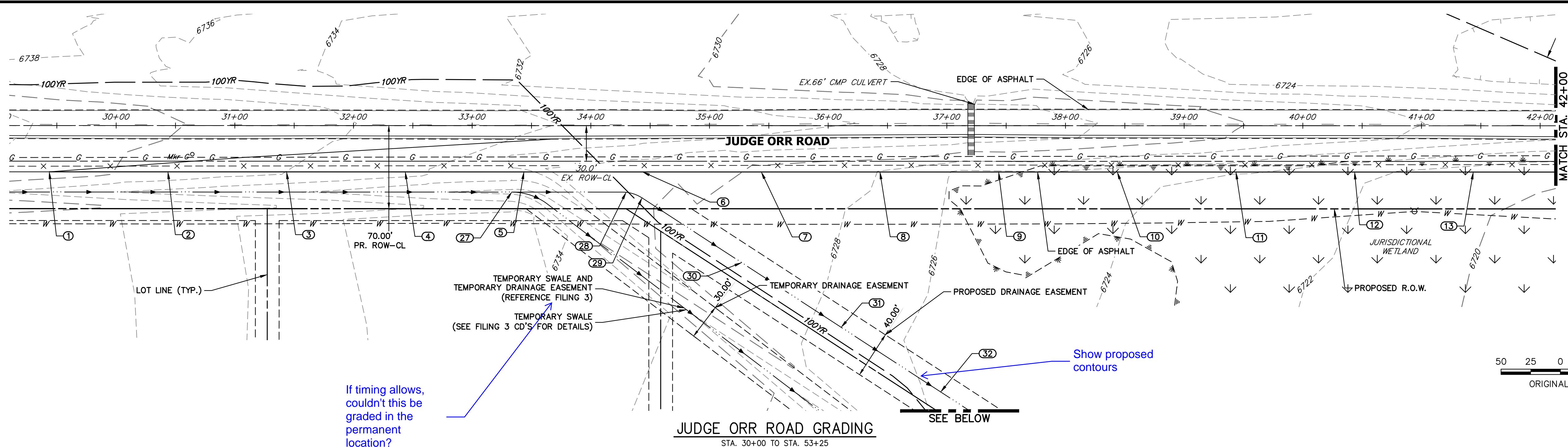
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIDGON STREET  
NAPA, CALIFORNIA  
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NO.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 4  
JUDGE ORR RD DEMOLITION PLAN

SHEET 6 OF 43  
JOB NO. 21542.06



KEY MAP  
N.T.S.



Know what's below.  
Call before you dig.

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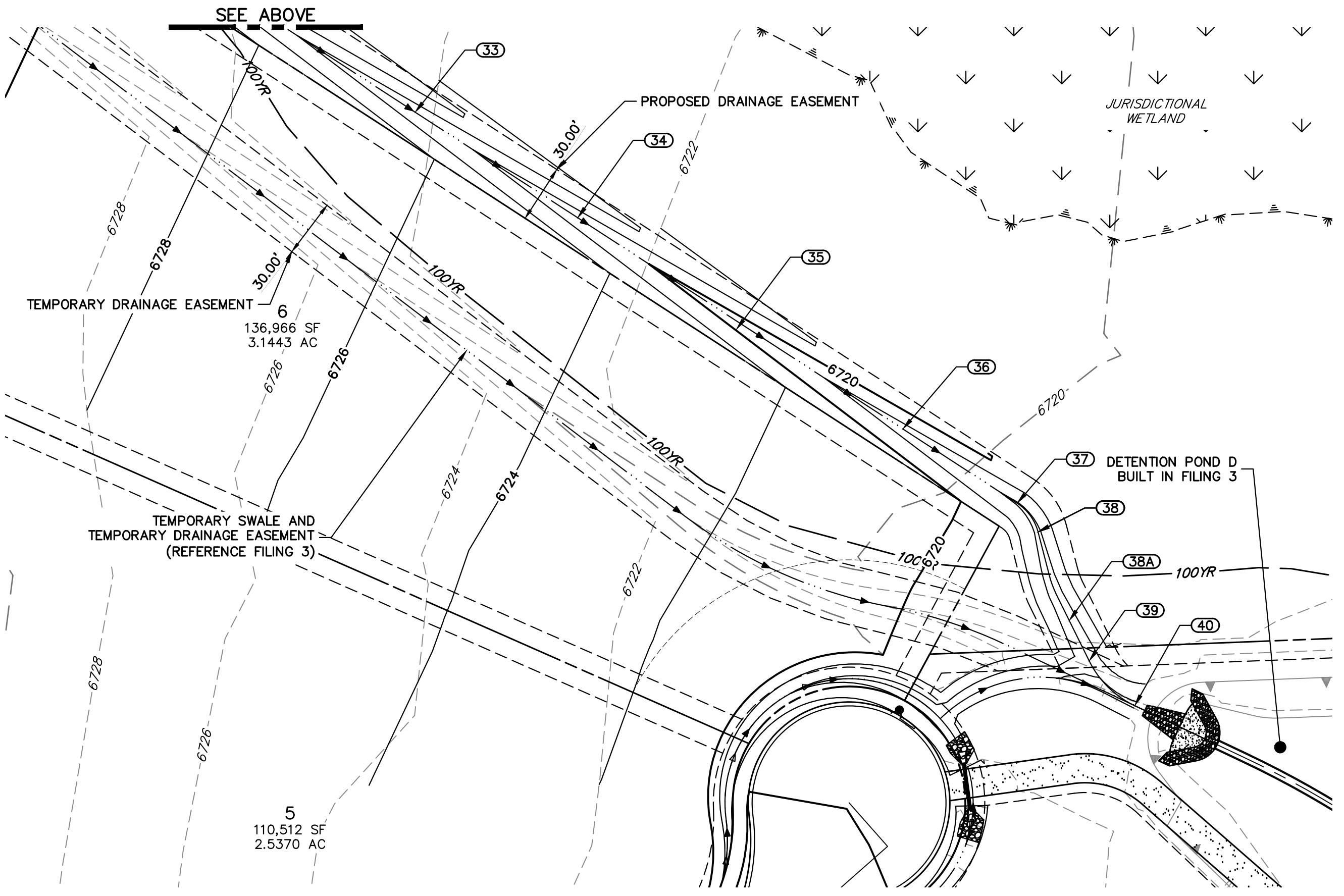
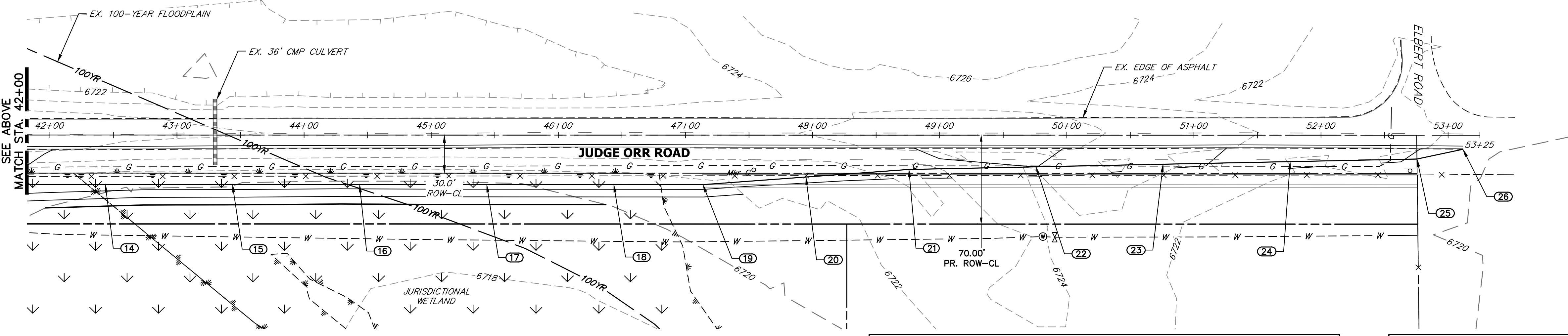
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If timing allows, couldn't this be graded in the permanent location?

Show proposed contours

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



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

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
22	49+75.82	24.92' (RT)	EX. JUDGE ORR CL	6726.00		EOA
23	50+75.80	22.85' (RT)	EX. JUDGE ORR CL	6724.59		EOA
24	51+75.78	20.78' (RT)	EX. JUDGE ORR CL	6723.13		EOA
25	52+75.56	18.71' (RT)	EX. JUDGE ORR CL	6721.87		EOA PI
26	53+11.66	11.03' (RT)	EX. JUDGE ORR CL	6721.23		MATCH EX ASPH
27	33+33.37	56.00' (RT)	EX. JUDGE ORR CL	6731.41		MATCH EX. SWALE FL
28	34+29.70	56.20' (RT)	EX. JUDGE ORR CL	6730.32	±	SWALE FL PC
29	34+43.13	60.84' (RT)	EX. JUDGE ORR CL	6730.06	±	SWALE FL PT
30	35+27.12	115.38' (RT)	EX. JUDGE ORR CL	6728.21		SWALE FL
31	36+10.99	169.84' (RT)	EX. JUDGE ORR CL	6726.36		SWALE FL
32	36+94.86	224.31' (RT)	EX. JUDGE ORR CL	6724.51		SWALE FL
33	37+78.73	278.77' (RT)	EX. JUDGE ORR CL	6722.66		SWALE FL
34	38+62.60	333.23' (RT)	EX. JUDGE ORR CL	6720.81		SWALE FL
35	39+44.42	390.84' (RT)	EX. JUDGE ORR CL	6719.89		SWALE FL
36	40+30.33	442.16' (RT)	EX. JUDGE ORR CL	6717.11		SWALE FL
37	40+89.31	480.38' (RT)	EX. JUDGE ORR CL	6715.83		SWALE FL PC
38A	41+16.17	540.96' (RT)	EX. JUDGE ORR CL	6714.20		SWALE FL PC
38	41+00.04	495.24' (RT)	EX. JUDGE ORR CL	6715.53		SWALE FL PT
39	41+26.44	561.77' (RT)	EX. JUDGE ORR CL	6714.20		SWALE FL PC
40	41+49.90	584.85' (RT)	EX. JUDGE ORR CL	6713.57		SWALE FL PT

**STREET IMPROVEMENT NOTES**

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

**ENGINEER'S STATEMENT**

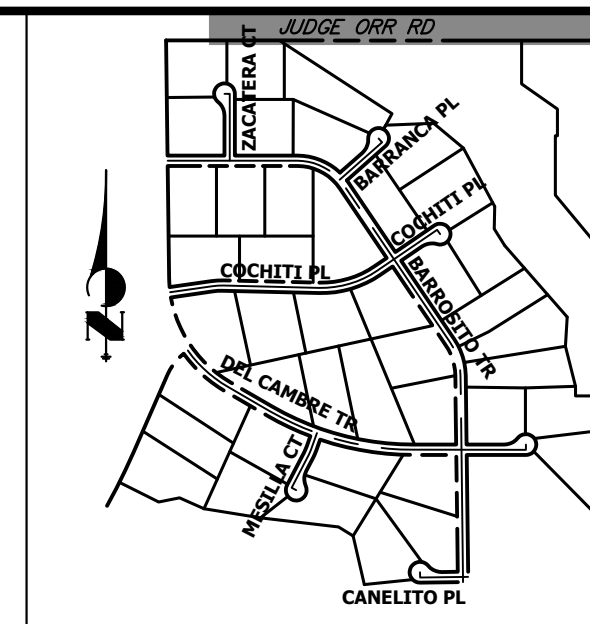
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E. DATE \_\_\_\_\_  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY		DATE	REVISION

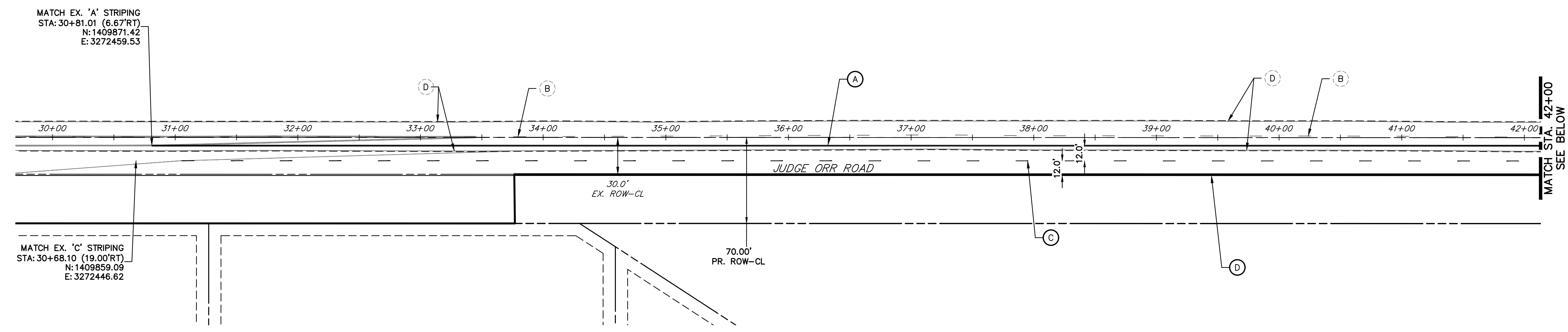
SADDLEHORN RANCH -  
FILING 4  
JUDGE ORR RD GRADING  
PLAN  
DESIGNED BY LGO  
DRAWN BY LGO  
CHECKED BY

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

SHEET 7 OF 43  
JOB NO. 21542.06



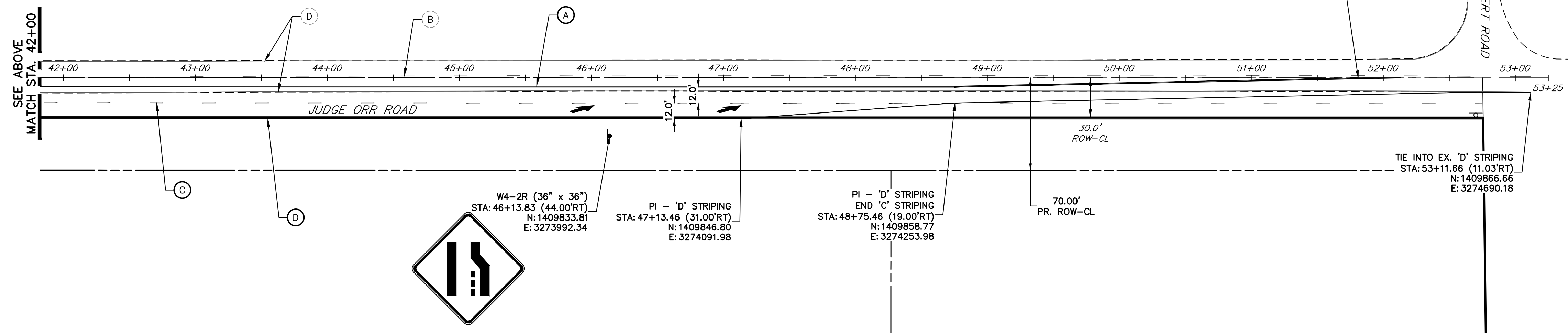
**KEY MAP**  
N.T.S.



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

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

MATCH STA. 42+00  
SEE BELOW



TIE INTO EX. 'A' STRIPING  
STA: 51+81.04 (0.33'RT)  
N: 1409877.38  
E: 3274559.56

TIE INTO EX. 'D' STRIPING  
STA: 53+11.66 (11.03'RT)  
N: 1409866.66  
E: 3274690.18

W4-2R (36" x 36")  
STA: 46+13.83 (44.00'RT)  
N: 1409853.81  
E: 3273992.34

PI - 'D' STRIPING  
STA: 47+13.46 (31.00'RT)  
N: 1409846.80  
E: 3274091.98

PI - 'D' STRIPING  
END 'C' STRIPING  
STA: 48+75.46 (19.00'RT)  
N: 1409858.77  
E: 3274253.98

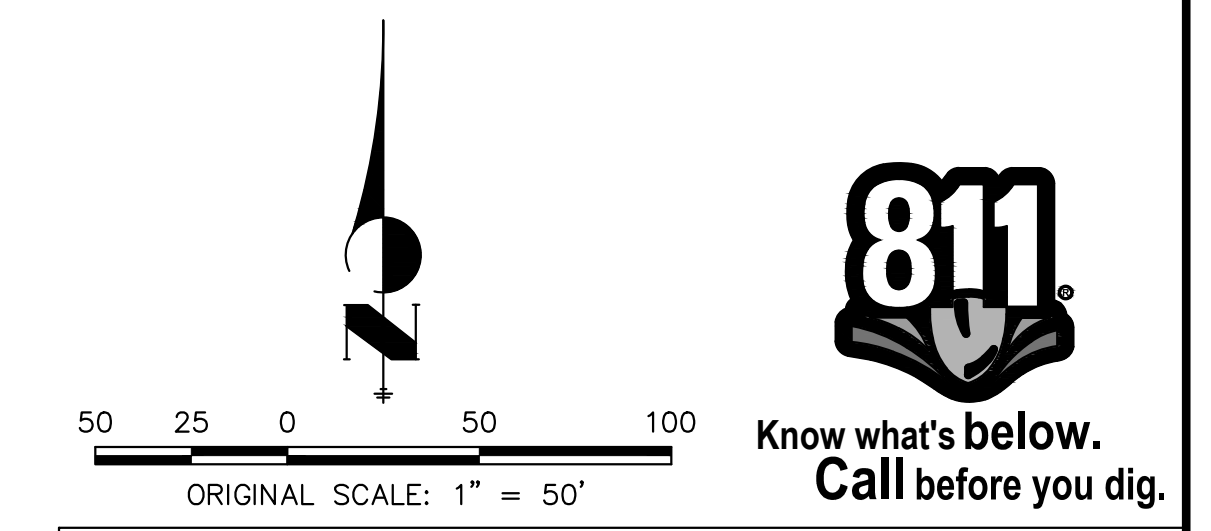
**JUDGE ORR ROAD STRIPING**  
STA. 30+00 TO STA. 53+25

**SIGNING AND STRIPING NOTES**

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

**LEGEND**

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



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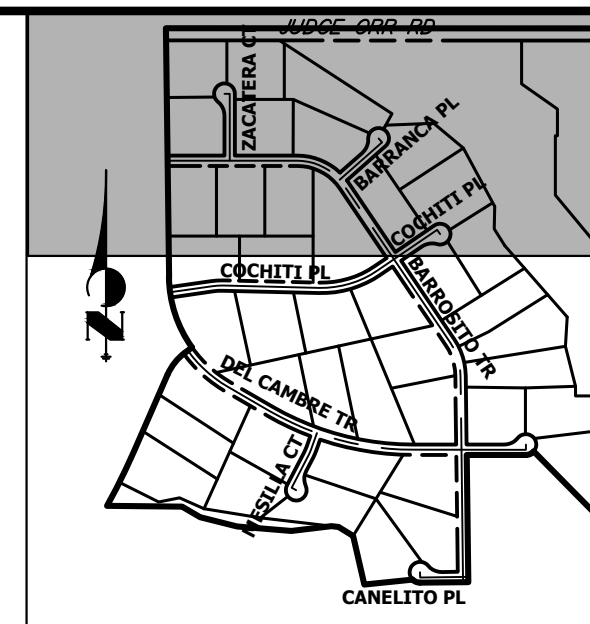
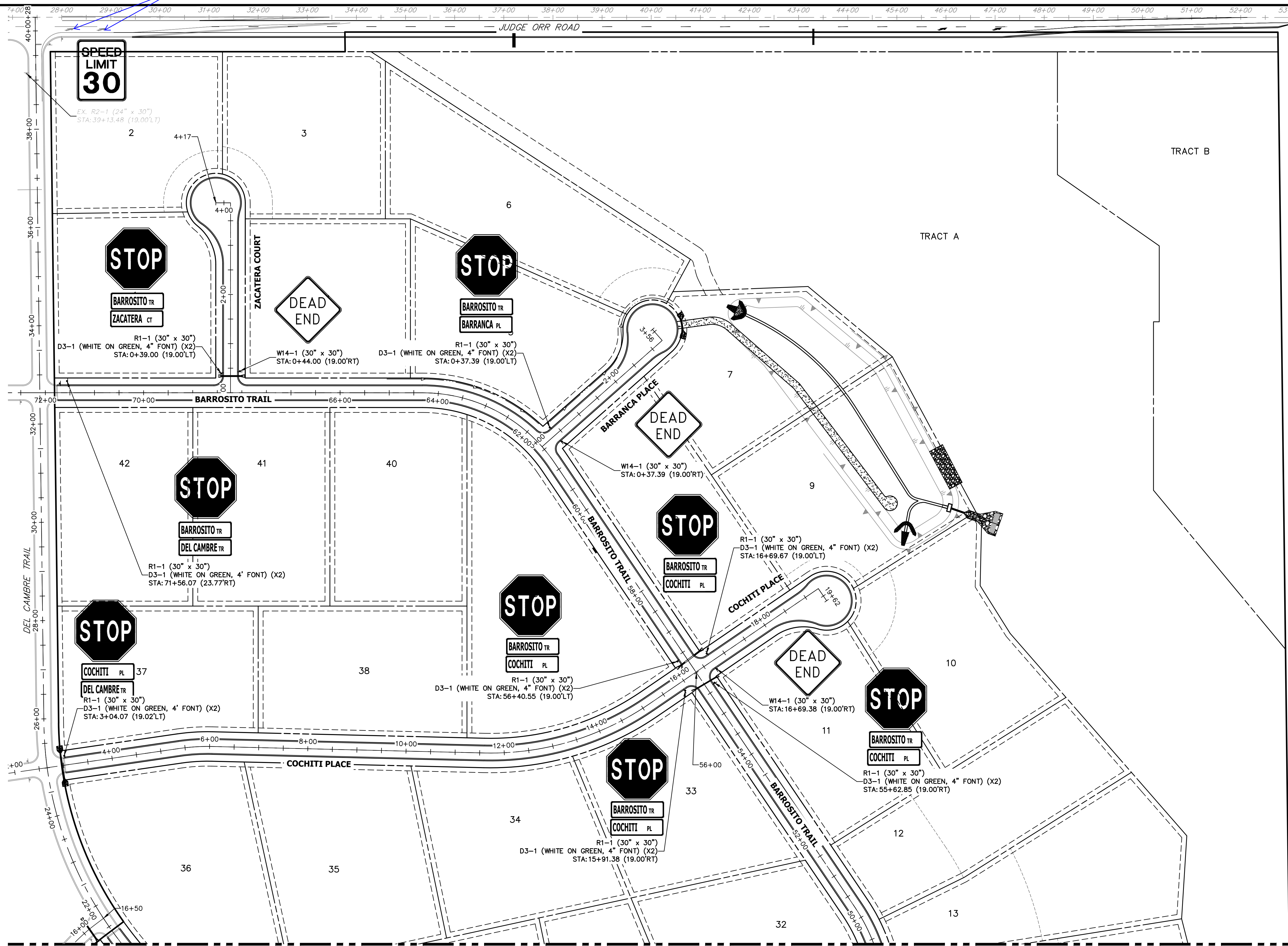
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SADDLEHORN RANCH -  
 FILING 4  
 JUDGE ORR RD SIGNAGE &  
 STRIPING PLAN

SHEET 8 OF 43  
 JOB NO. 21542.06



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KEY MAP  
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NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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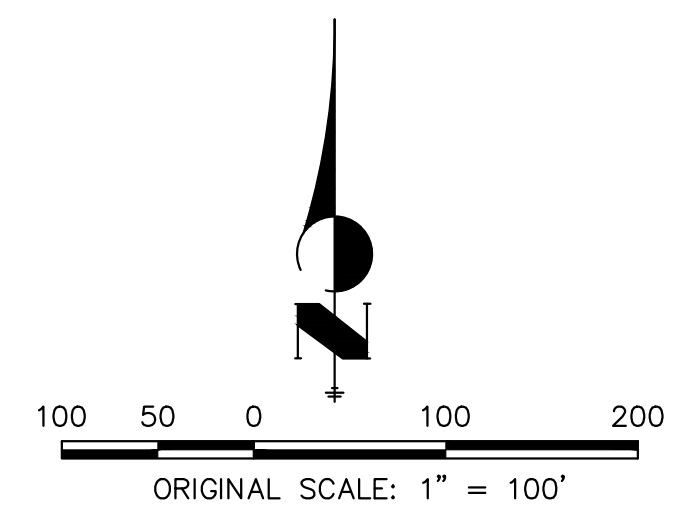
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SADDLEHORN RANCH -  
FILING 4  
SIGNAGE PLAN

SEE SHEET 10

Please also show mail cluster box locations on these sheets



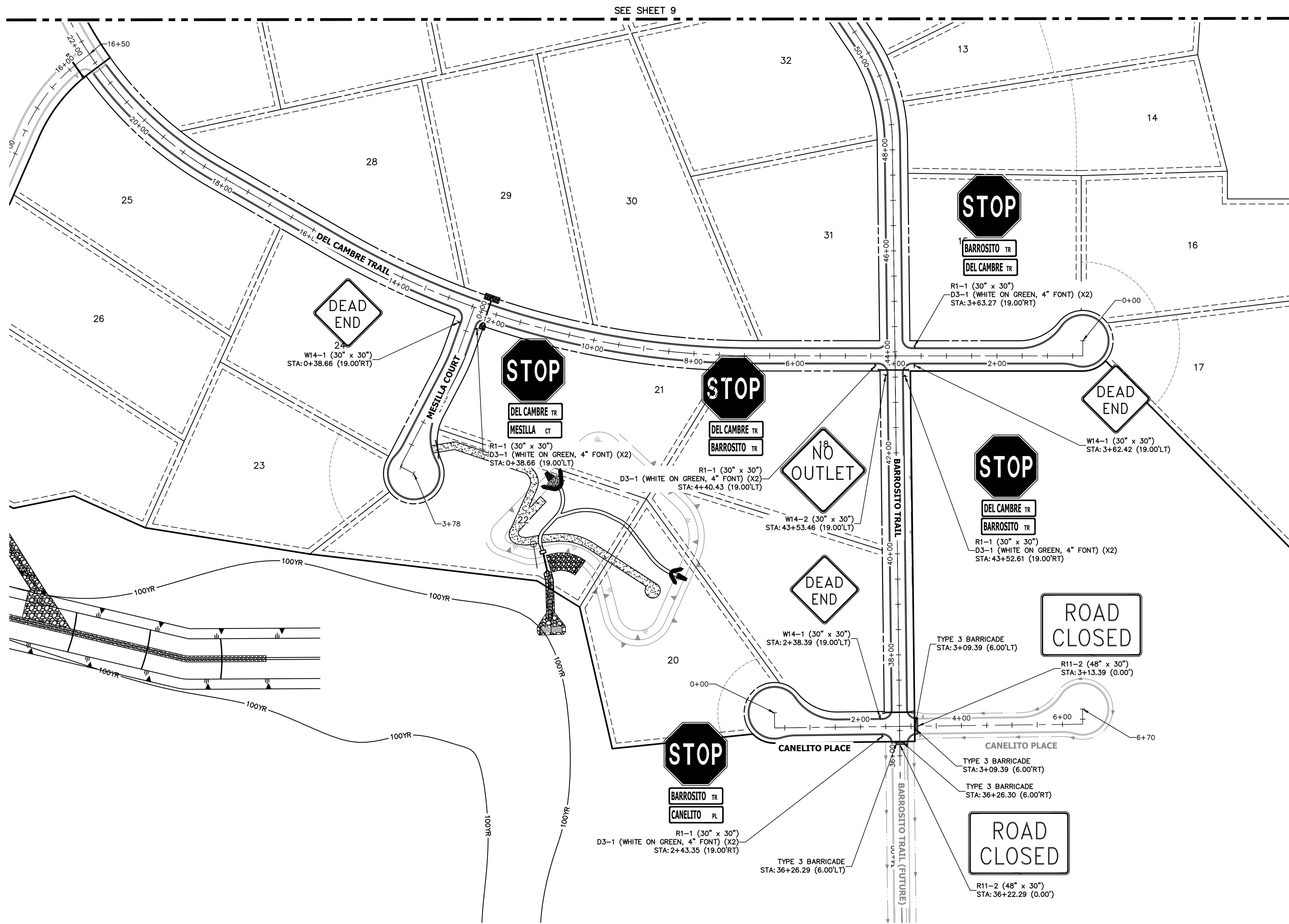
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

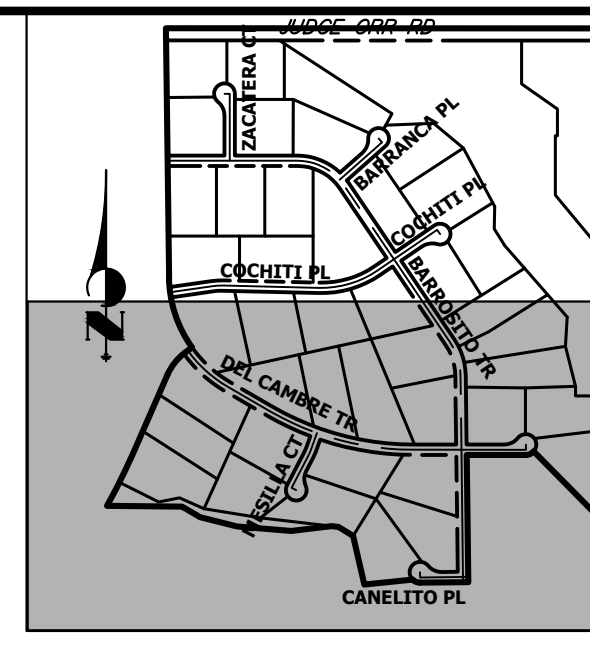
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE \_\_\_\_\_



SEE SHEET 9



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

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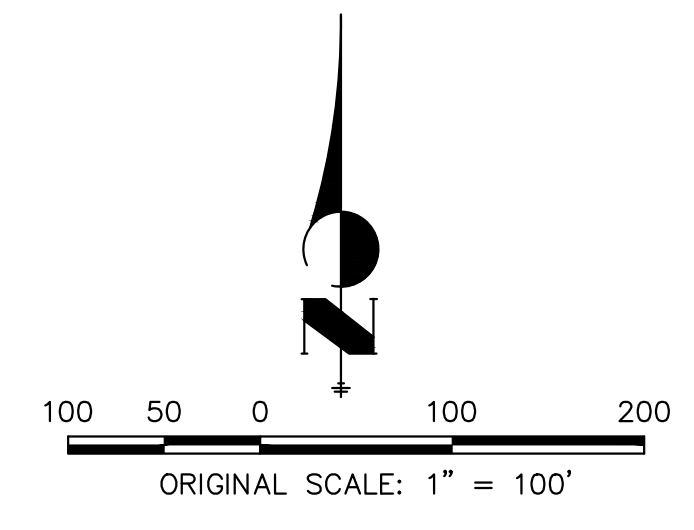
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**SADDLEHORN RANCH - FILING 4**  
**SIGNAGE PLAN**

SHEET 10 OF 43  
JOB NO. 21542.06



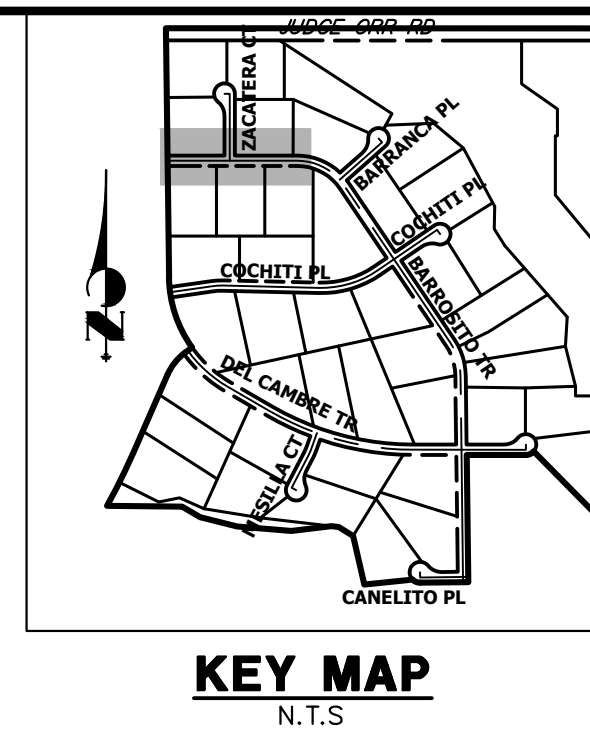
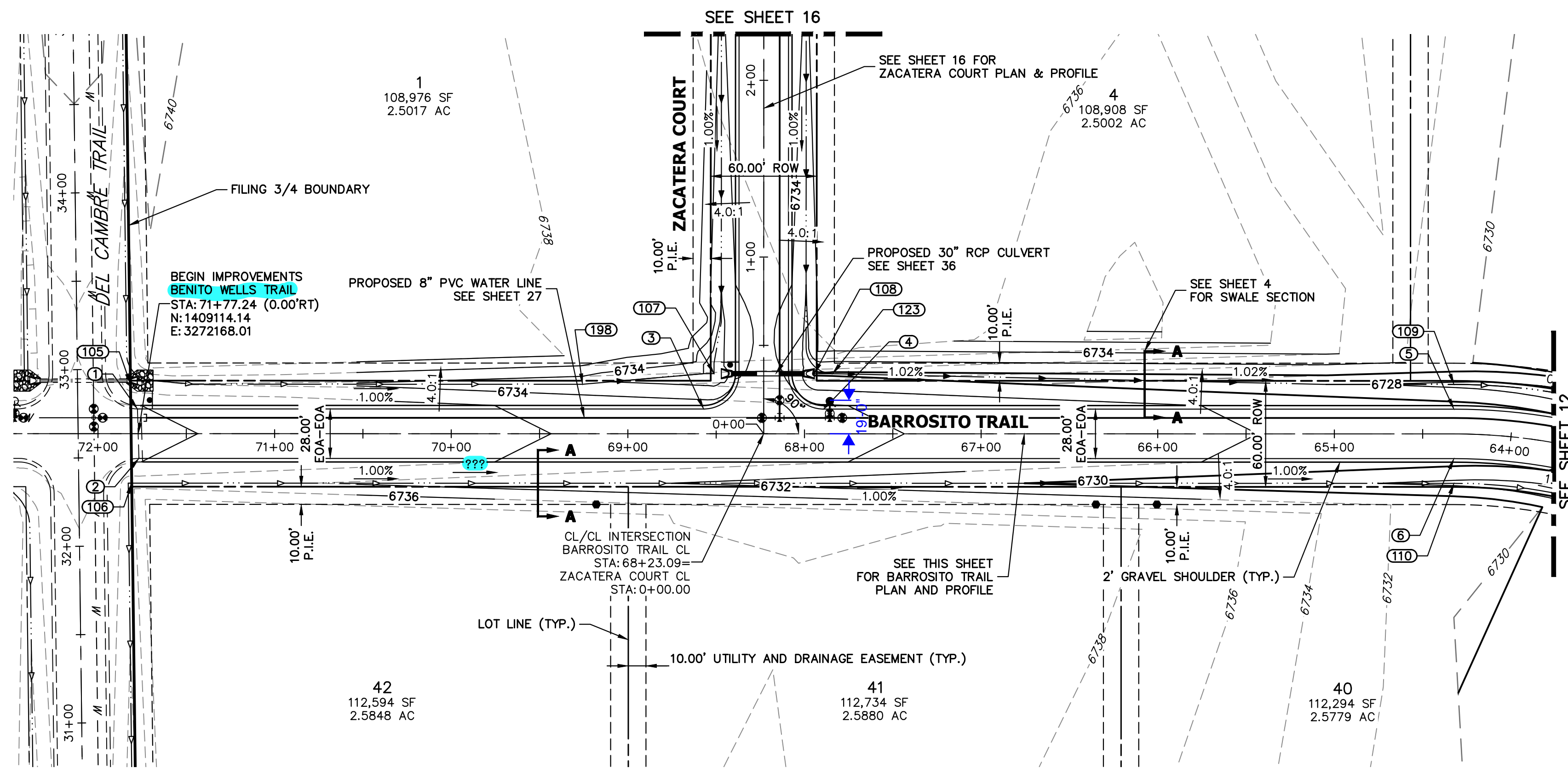
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE \_\_\_\_\_

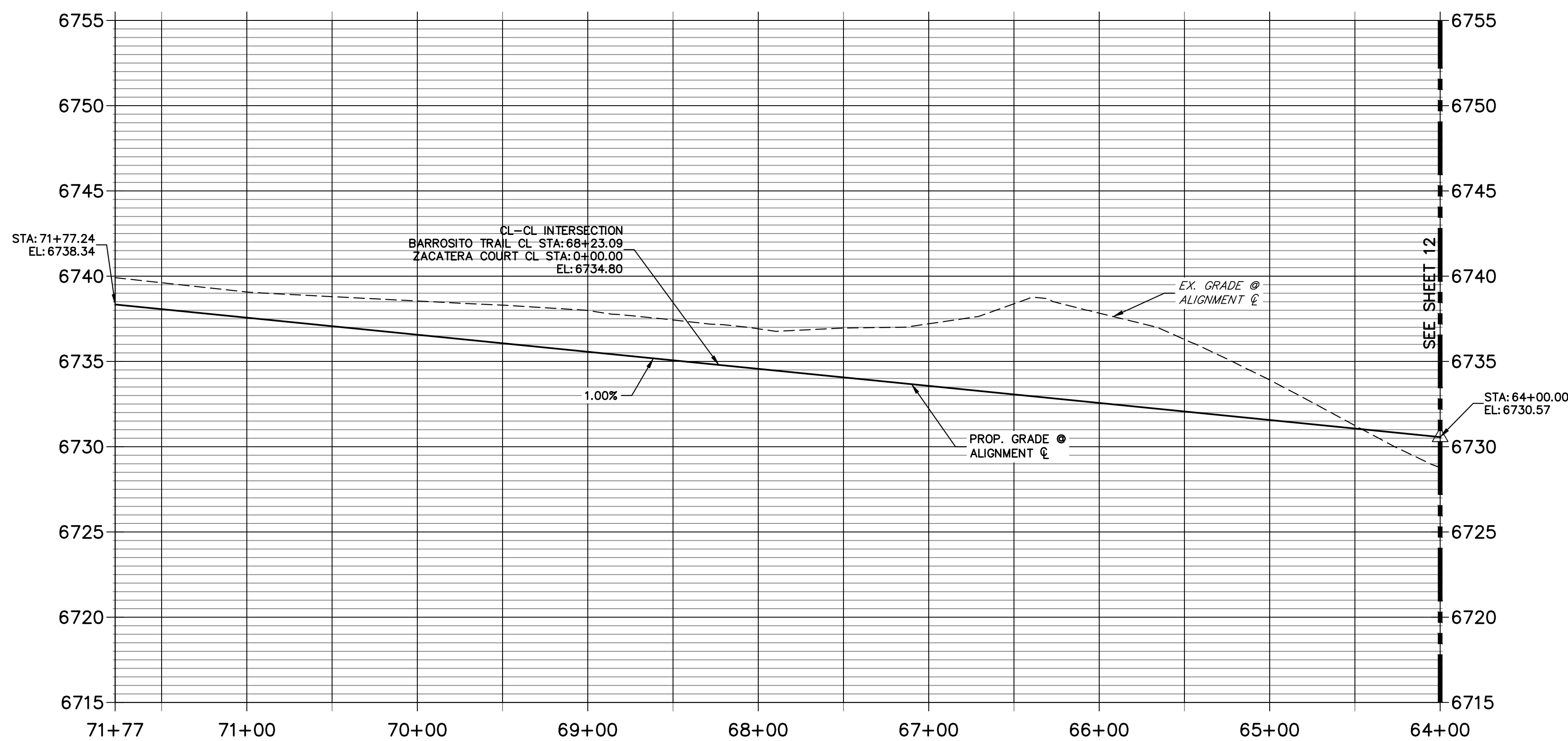


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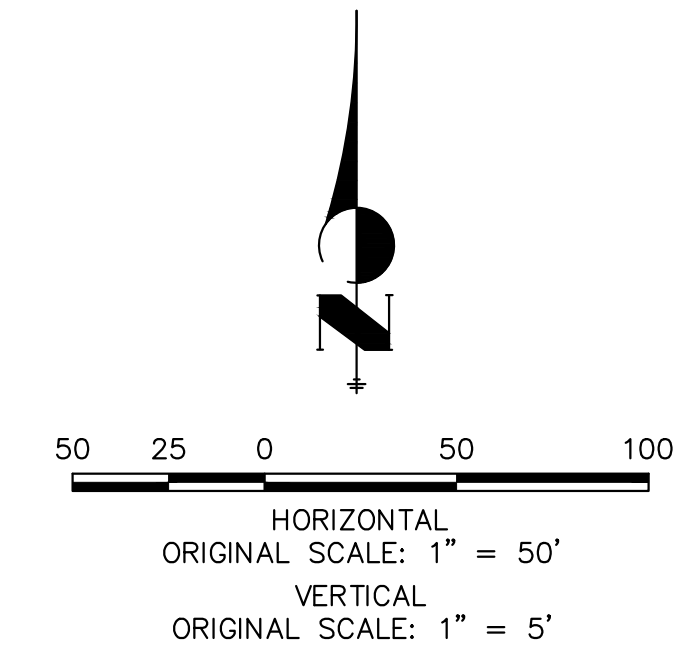
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	71+77.67	14.00' (RT)	BARROSITO TRAIL CL	6738.06	PT
2	71+76.81	14.00' (LT)	BARROSITO TRAIL CL	6738.05	PT
3	68+57.09	14.00' (RT)	BARROSITO TRAIL CL	6734.86	PCR
4	67+89.09	14.00' (RT)	BARROSITO TRAIL CL	6734.18	PCR
5	64+32.30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

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



**STREET IMPROVEMENT NOTES**

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



**ENGINEER'S STATEMENT**

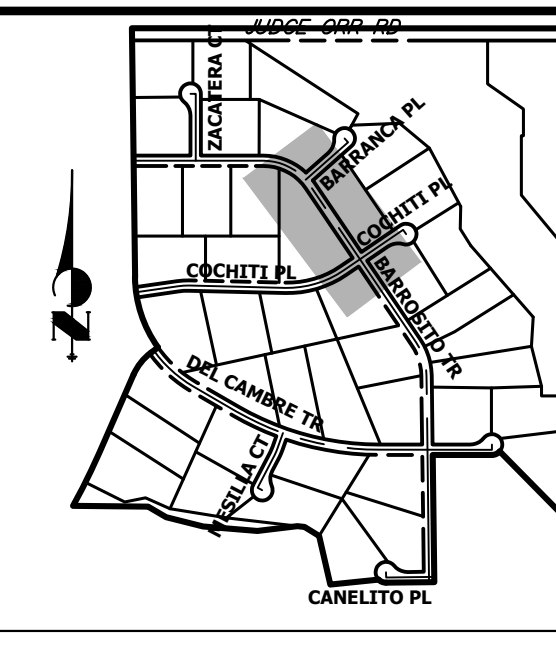
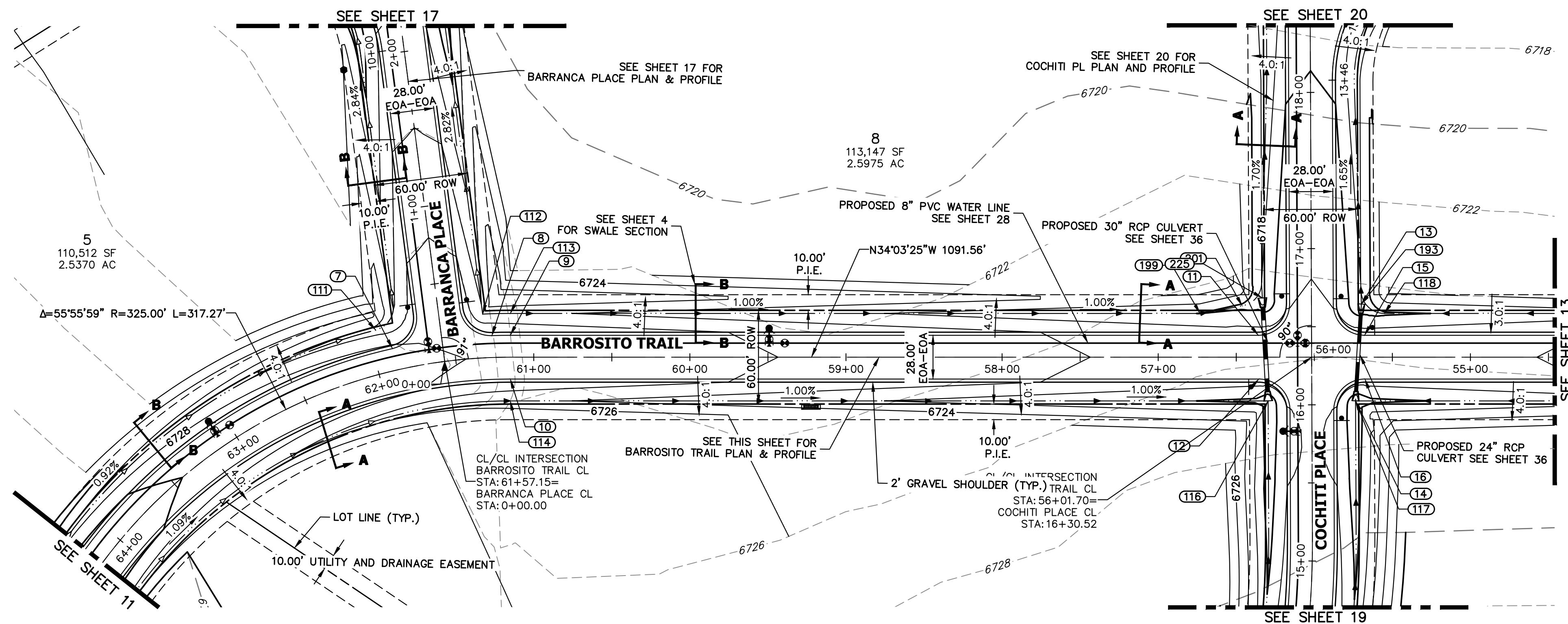
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

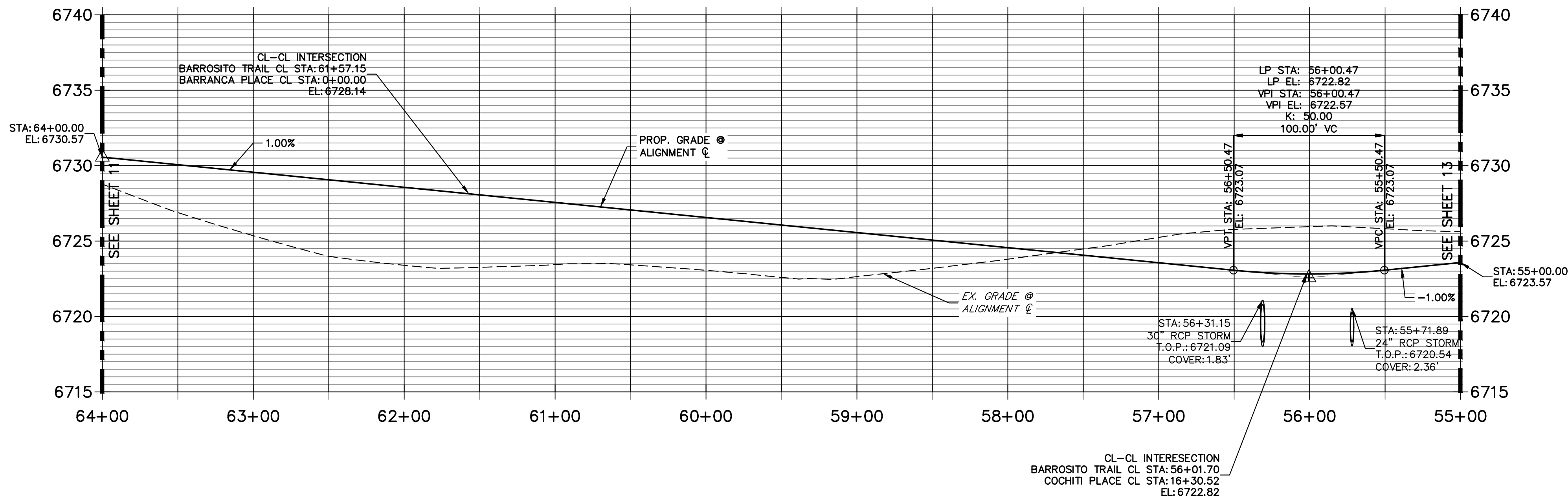
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SADDLEHORN RANCH -  
 FILING 4  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

SHEET 11 OF 43  
 JOB NO. 21542.06

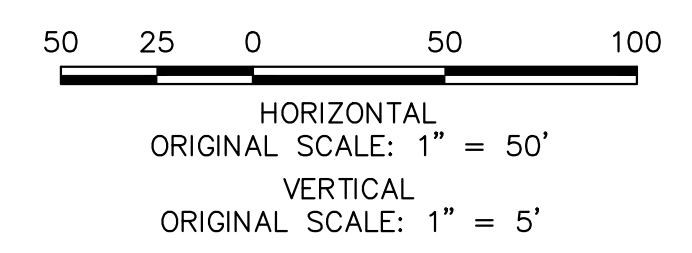


**BARROSITO TRAIL CL PROFILE (2)  
STA 55+00.00 TO 64+00.00**



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

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



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

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

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

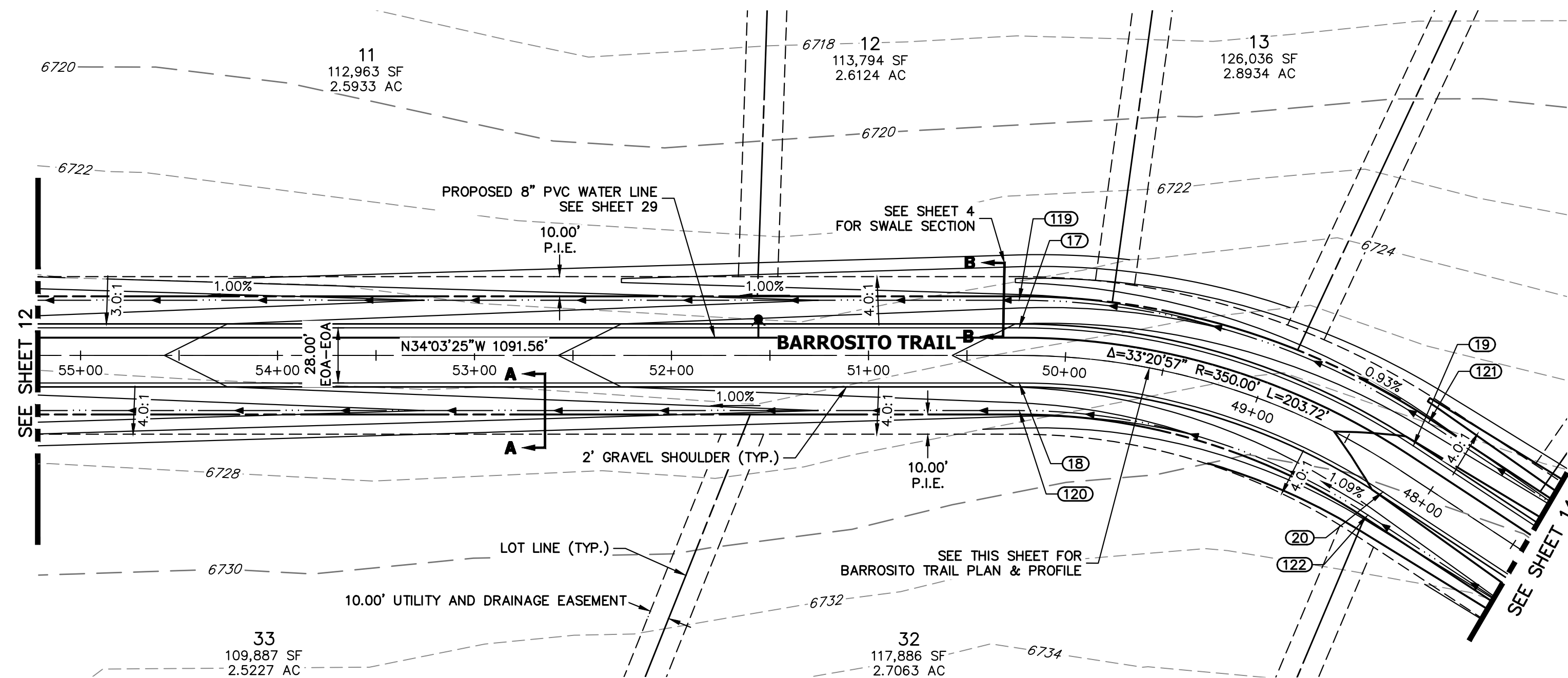
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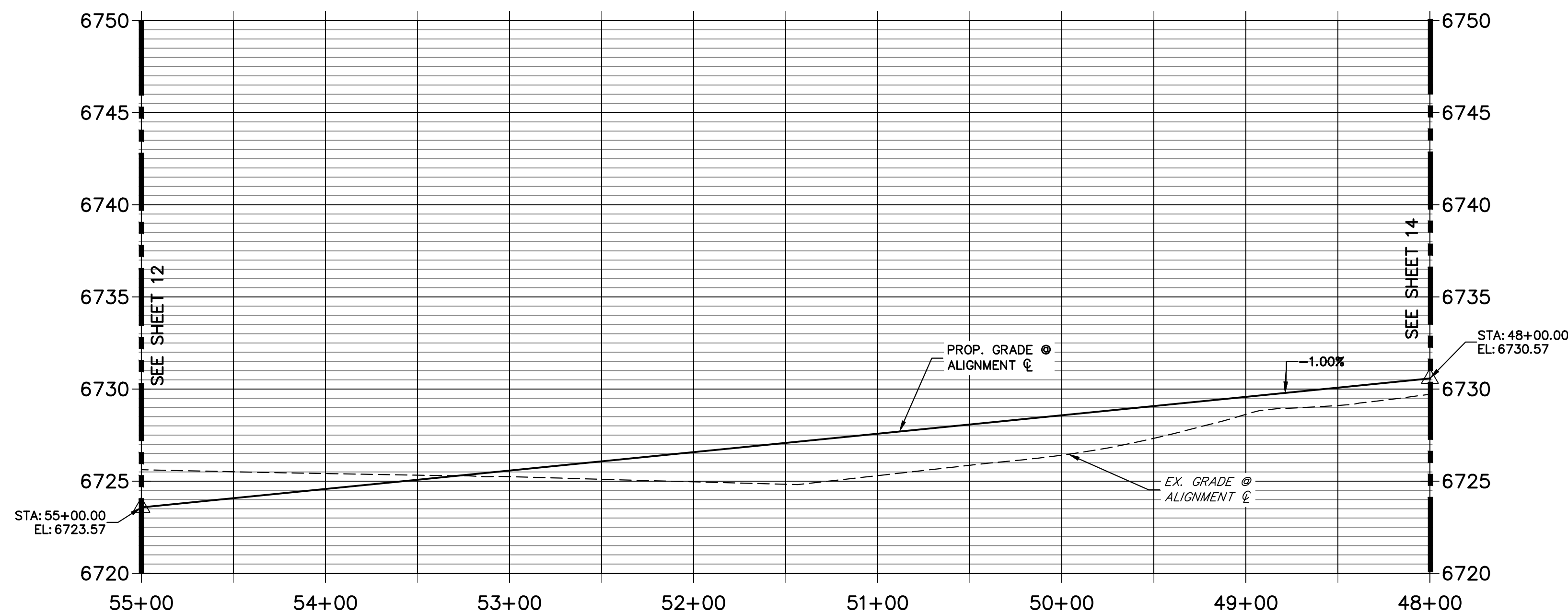
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 V-SCALE 1"=5'  
 DATE 5/1/23  
 DESIGNED BY LOO  
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 CHECKED BY

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

SHEET 12 OF 43  
 JOB NO. 21542.06

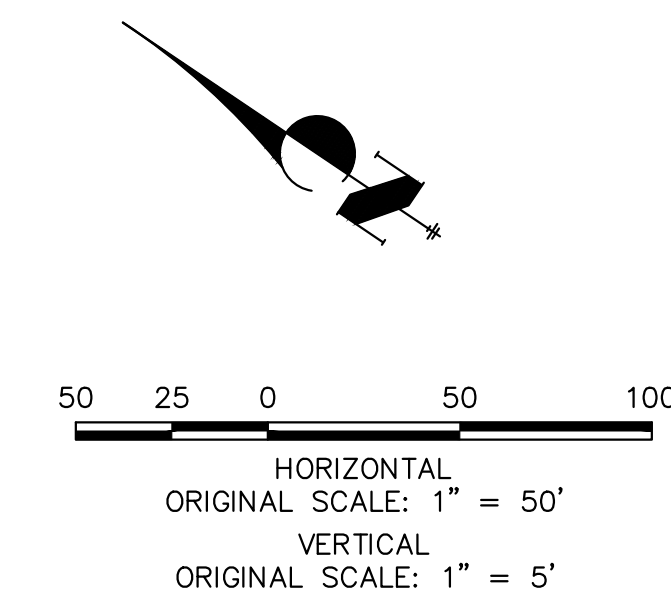


**BARROSITO TRAIL CL PROFILE (3)  
STA 48+00.00 TO 55+00.00**



**STREET IMPROVEMENT NOTES**

1. ALL STATIONING IS  $\text{C}$ , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE  $\text{C}$ , UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
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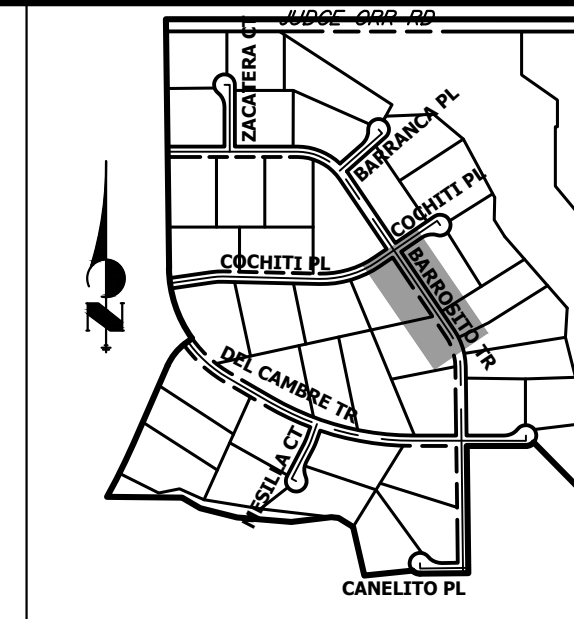
**ENGINEER'S STATEMENT**

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

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



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

**J.R. ENGINEERING**  
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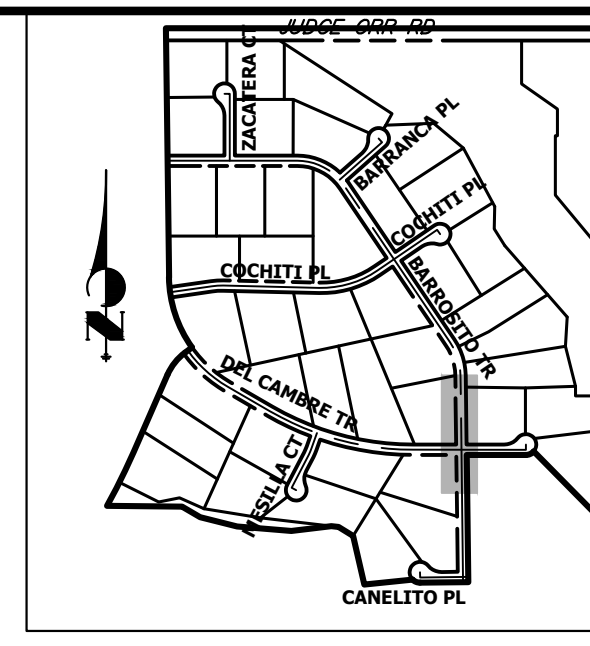
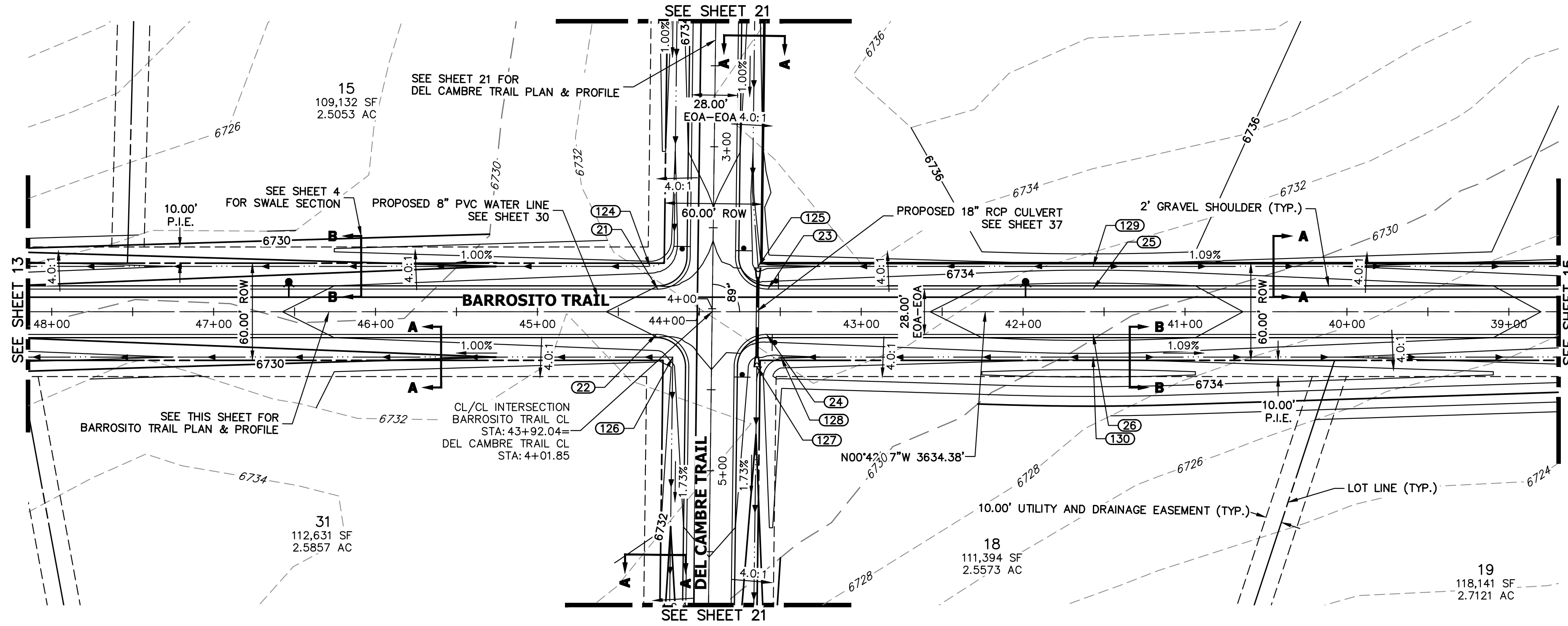
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1"=50'	1"=5'	5/1/23	LOG	LOG	

SADDLEHORN RANCH -  
FILING 4

**STREET IMPROVEMENT PLAN  
AND PROFILE**

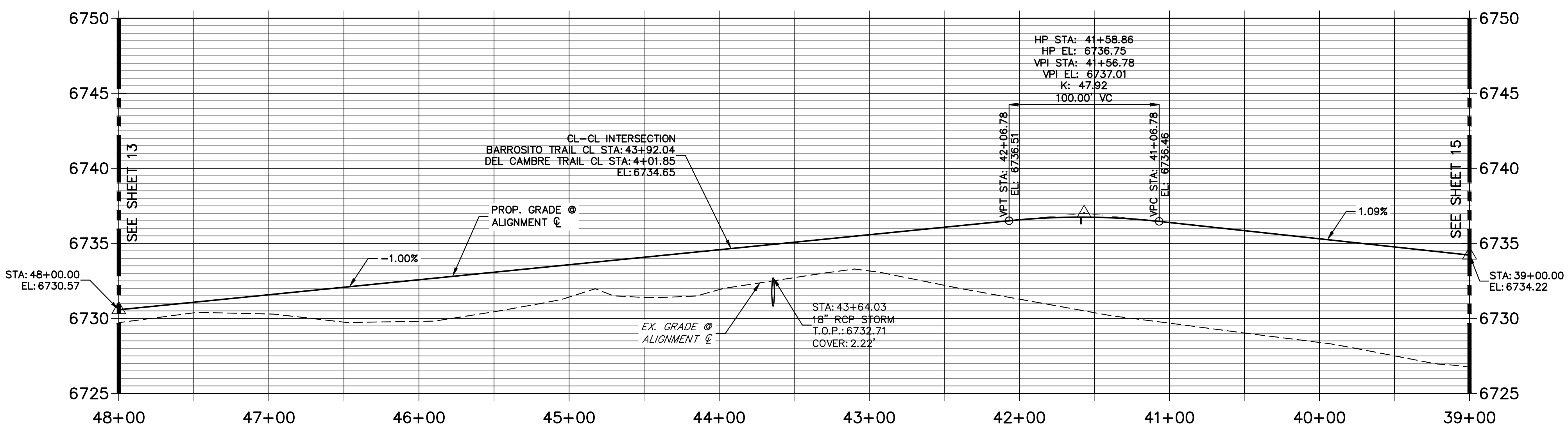
SHEET 13 OF 43

JOB NO. 21542.06



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

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

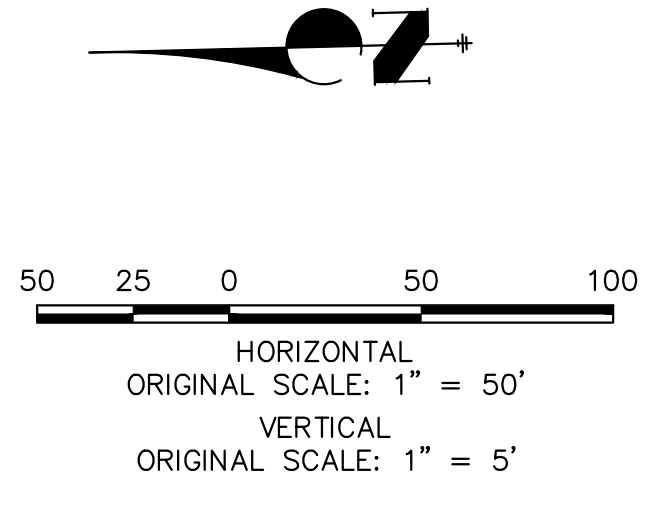


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21	44+25.62	14.00' (RT)	BARROSITO TRAIL CL	6734.04	PCR
22	44+26.47	14.00' (LT)	BARROSITO TRAIL CL	6734.03	PCR
23	43+57.61	14.00' (RT)	BARROSITO TRAIL CL	6734.72	PCR
24	43+58.46	14.00' (LT)	BARROSITO TRAIL CL	6734.71	PCR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

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

**STREET IMPROVEMENT NOTES**

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Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

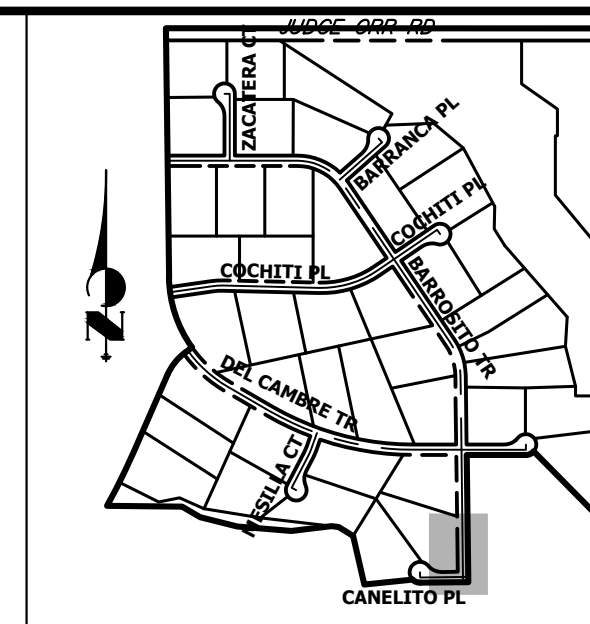
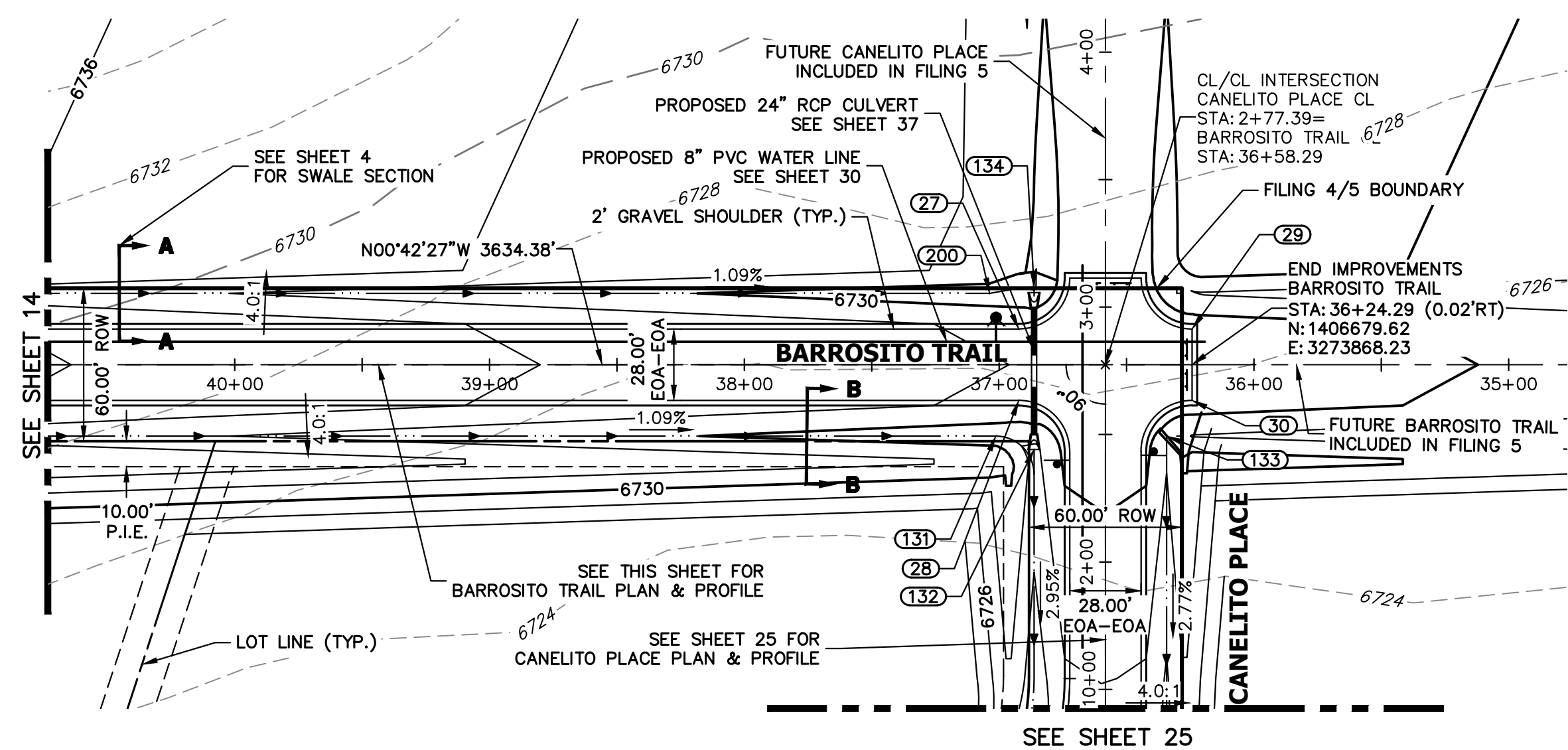
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BY	DATE	REVISION

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

SADDLEHORN RANCH -  
 FILING 4  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

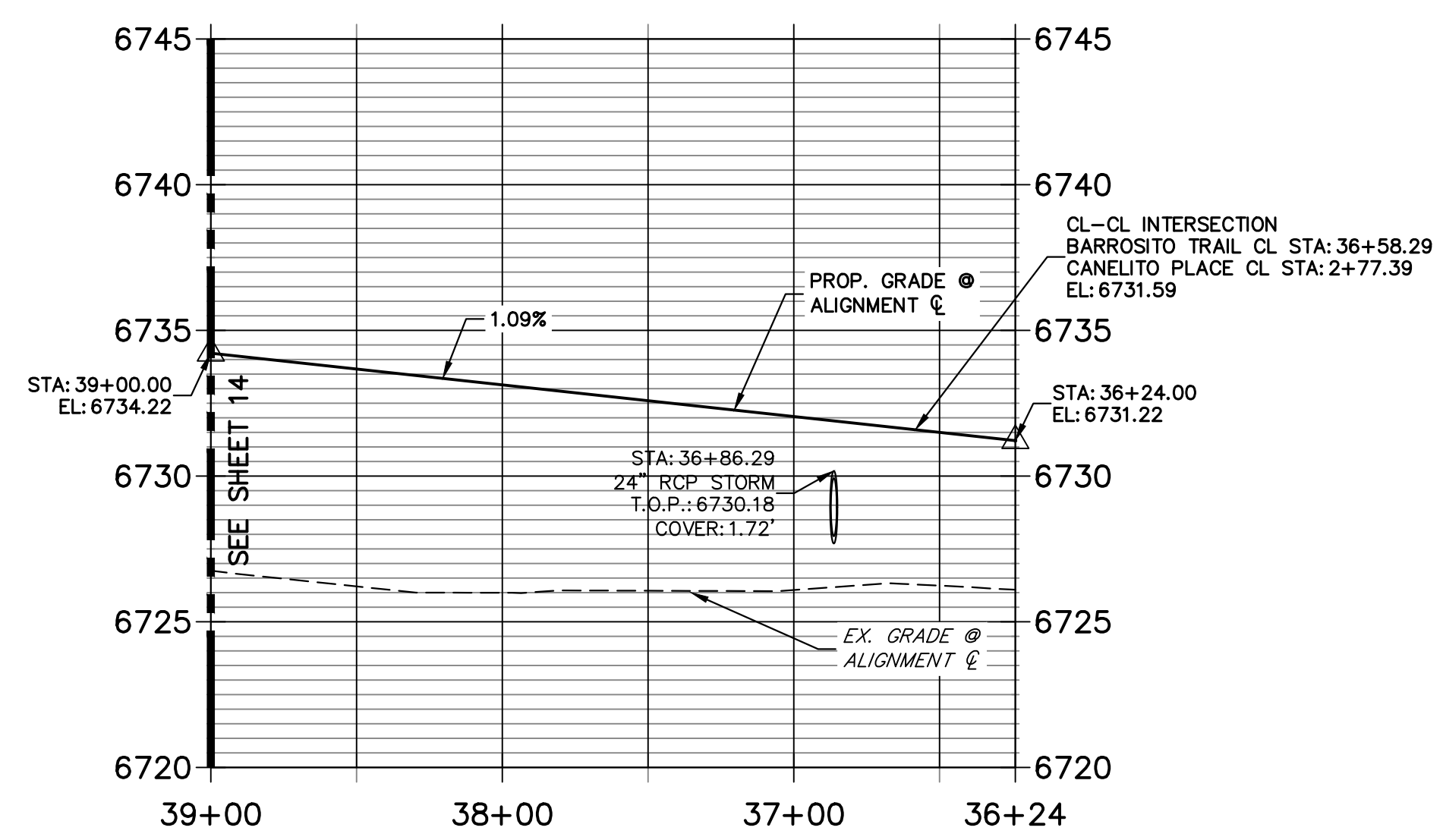
SHEET 14 OF 43  
 JOB NO. 21542.06



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

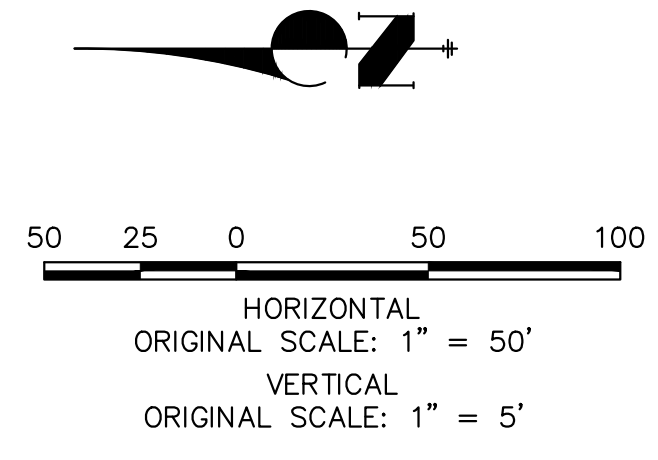
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
27	36+92.29	14.00' (RT)	BARROSITO TRAIL CL	6731.68	PCR
28	36+92.29	14.00' (LT)	BARROSITO TRAIL CL	6731.68	PCR
29	36+24.29	14.00' (RT)	BARROSITO TRAIL CL	6730.94	PCR
30	36+24.29	14.00' (LT)	BARROSITO TRAIL CL	6730.94	PCR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

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



**STREET IMPROVEMENT NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

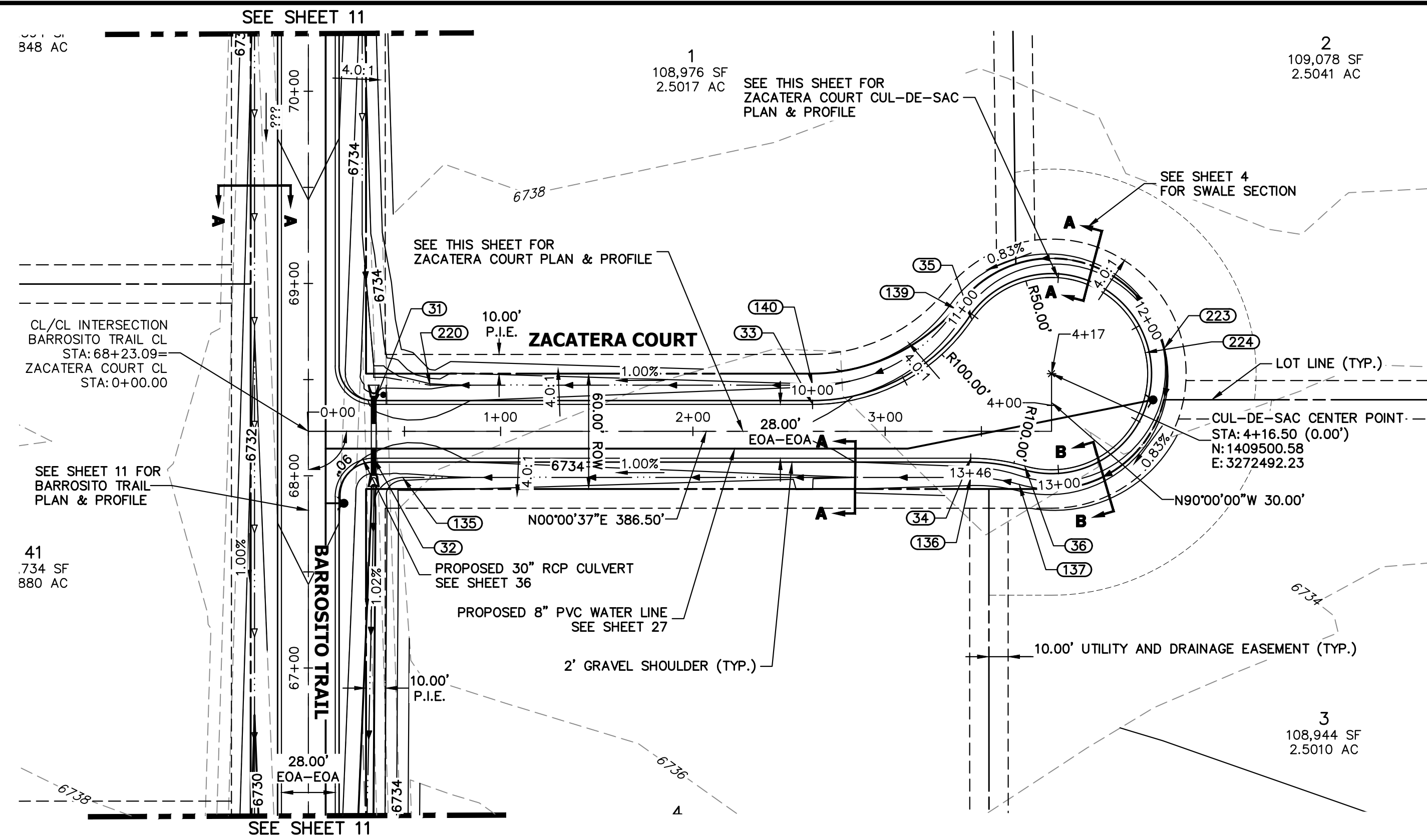
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

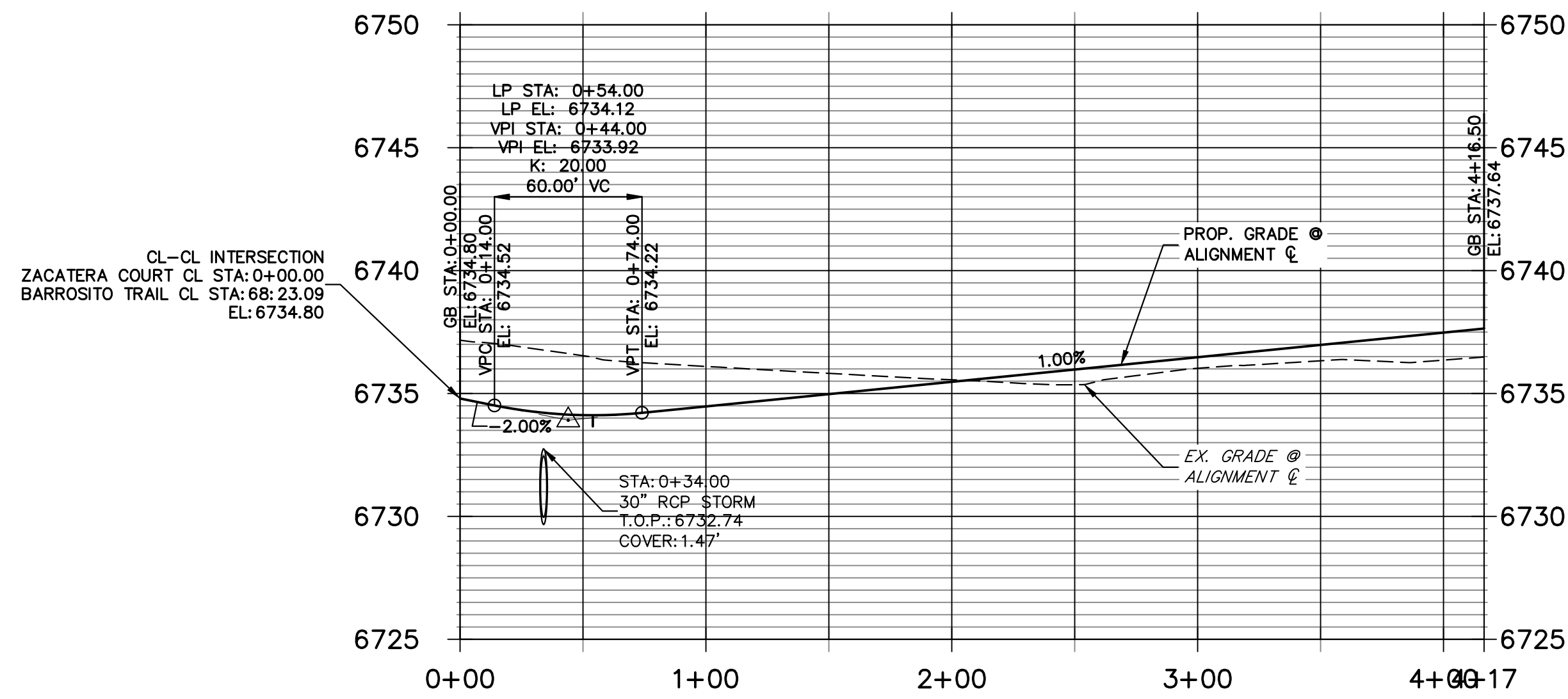
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1"=50'	1"=5'	5/1/23	LOGO	LOGO	

SADDLEHORN RANCH -  
 FILING 4  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

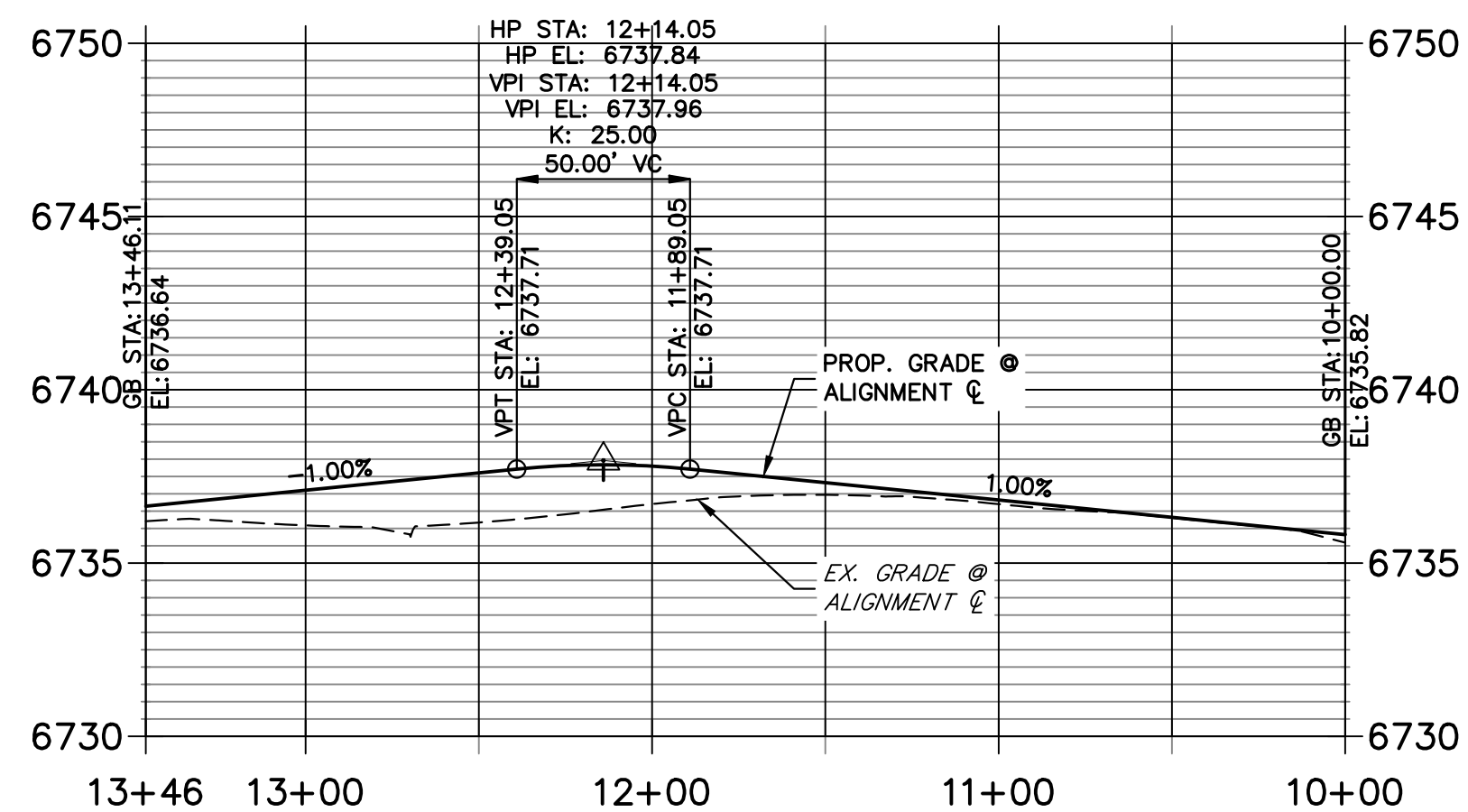
SHEET 15 OF 43  
 JOB NO. 21542.06



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



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



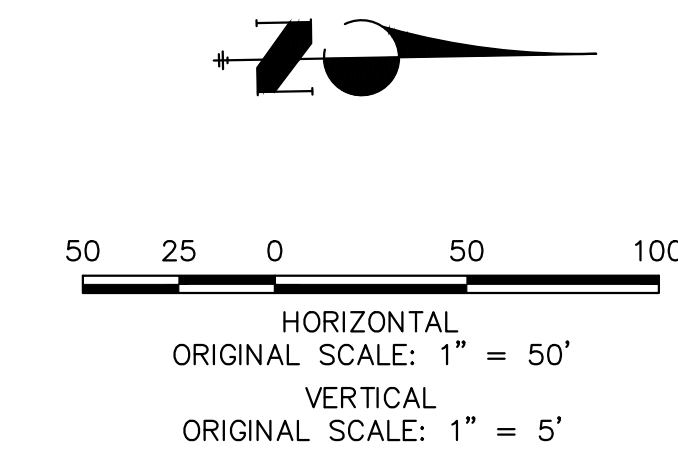
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
31	0+34.00	14.00' (LT)	ZACATERA COURT CL	6733.95	PCR
32	0+34.00	14.00' (RT)	ZACATERA COURT CL	6733.94	PCR
33	2+62.22	14.00' (LT)	ZACATERA COURT CL	6735.82	PC
34	3+44.50	14.00' (RT)	ZACATERA COURT CL	6736.64	PC
35	3+45.07	58.00' (LT)	ZACATERA COURT CL	6736.80	PRC
36	3+72.50	18.00' (RT)	ZACATERA COURT CL	6736.92	PRC
135	0+49.06	24.00' (RT)	ZACATERA COURT CL	6731.43	SWALE GB
136	3+44.50	24.00' (RT)	ZACATERA COURT CL	6734.60	SWALE GB
137	3+69.70	27.60' (RT)	ZACATERA COURT CL	6734.88	SWALE GB
139	3+36.79	63.60' (LT)	ZACATERA COURT CL	6734.76	SWALE GB
140	2+62.22	24.00' (LT)	ZACATERA COURT CL	6733.78	SWALE GB
220	0+63.31	24.00' (LT)	ZACATERA COURT CL	6731.44	SWALE PT/GB

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

**STREET IMPROVEMENT NOTES**

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
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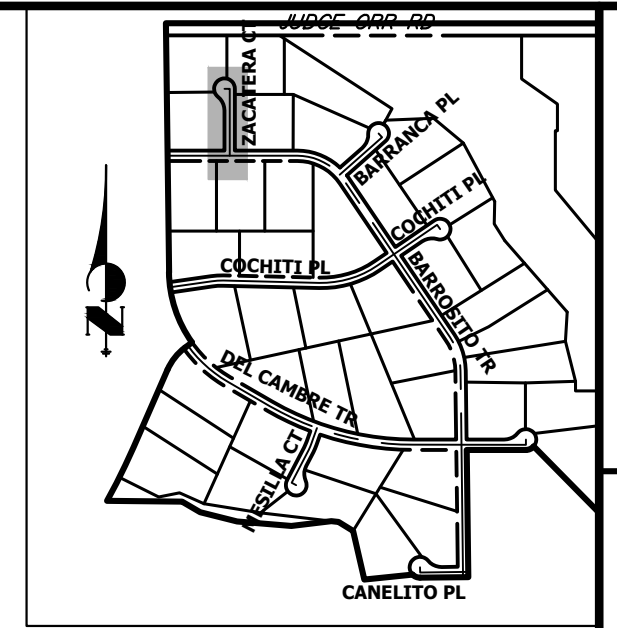


**811**  
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



**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

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

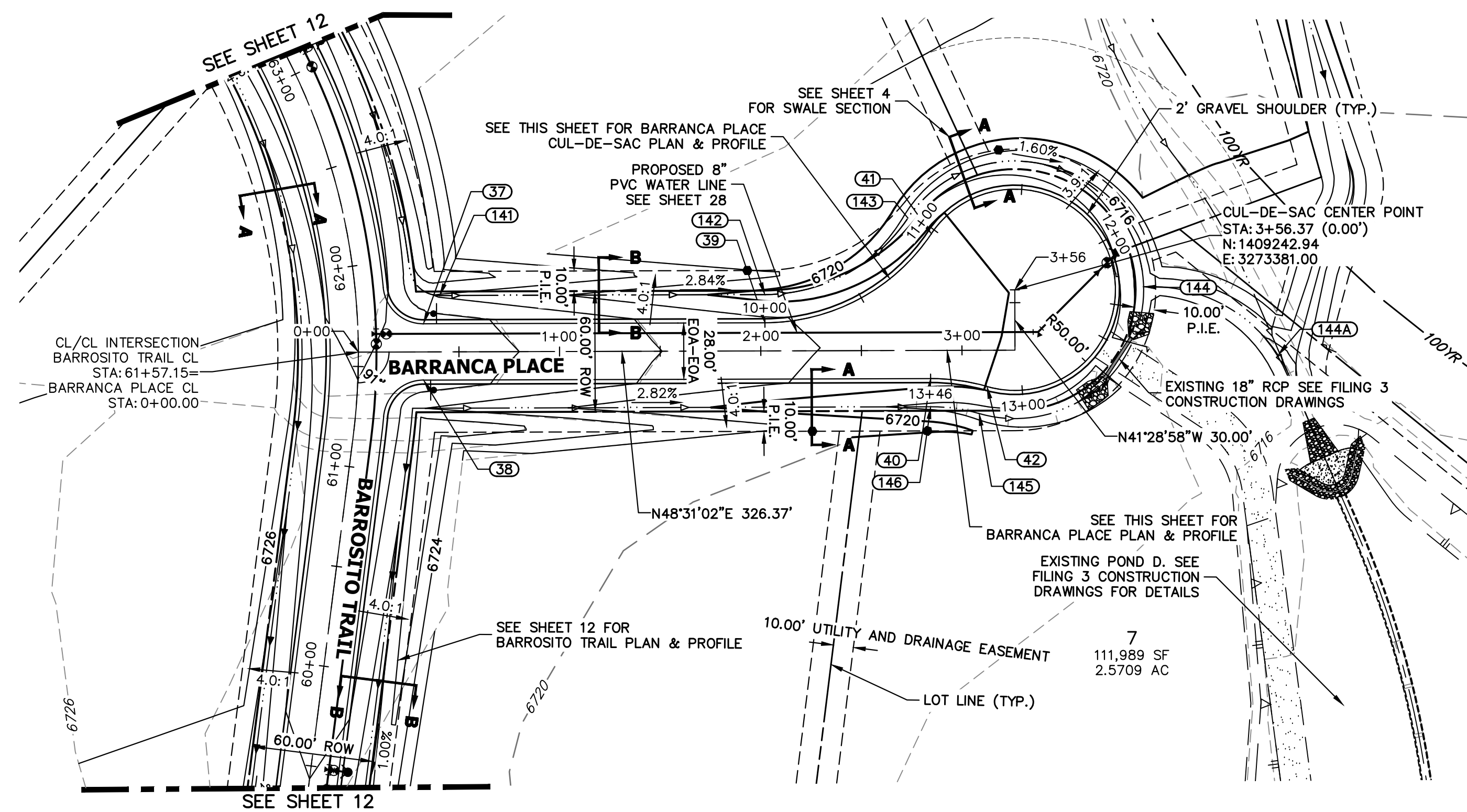
No.	REVISION	BY	DATE

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

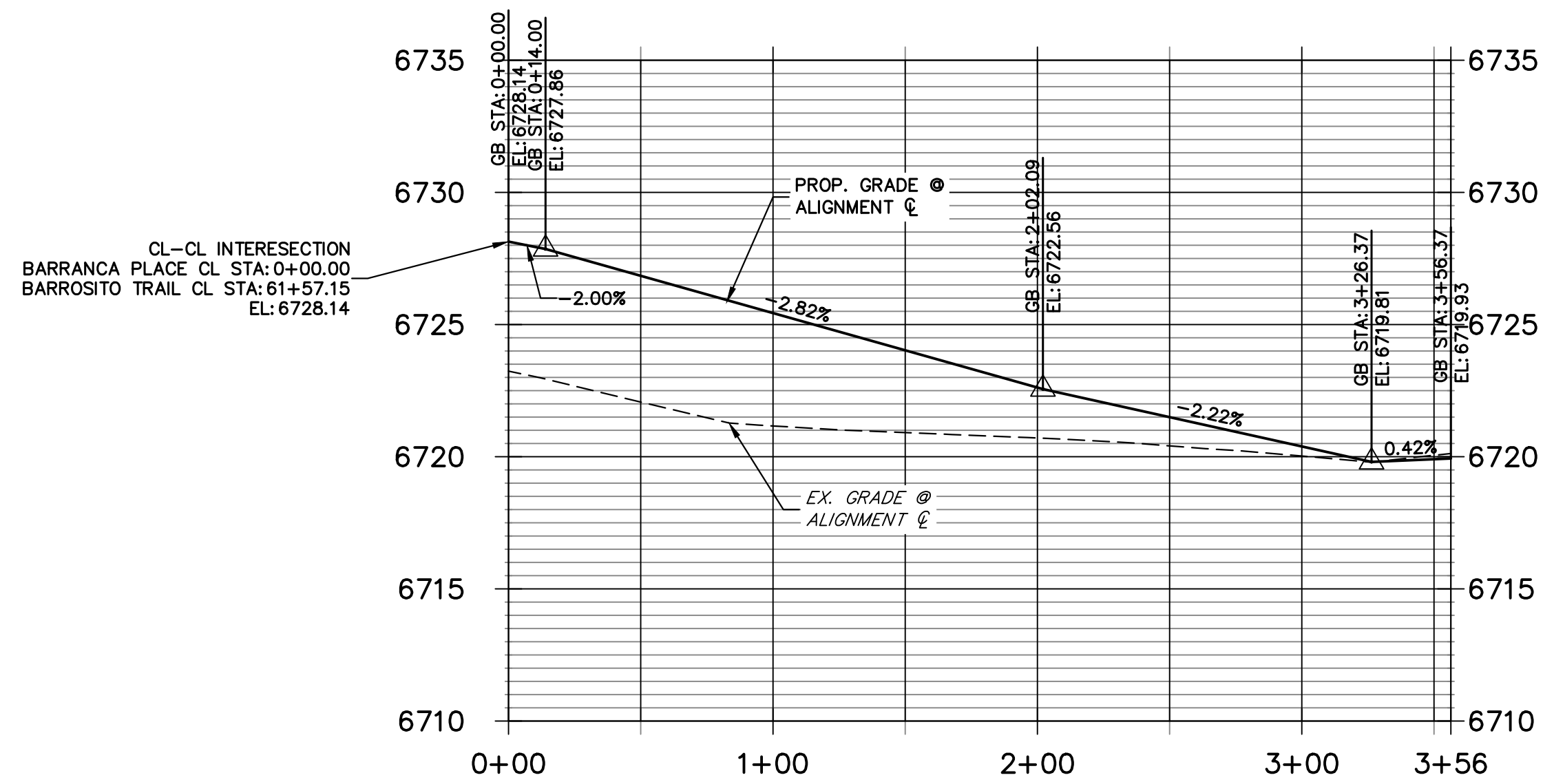
SADDLEHORN RANCH -  
FILING 4  
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 16 OF 43  
JOB NO. 21542.06

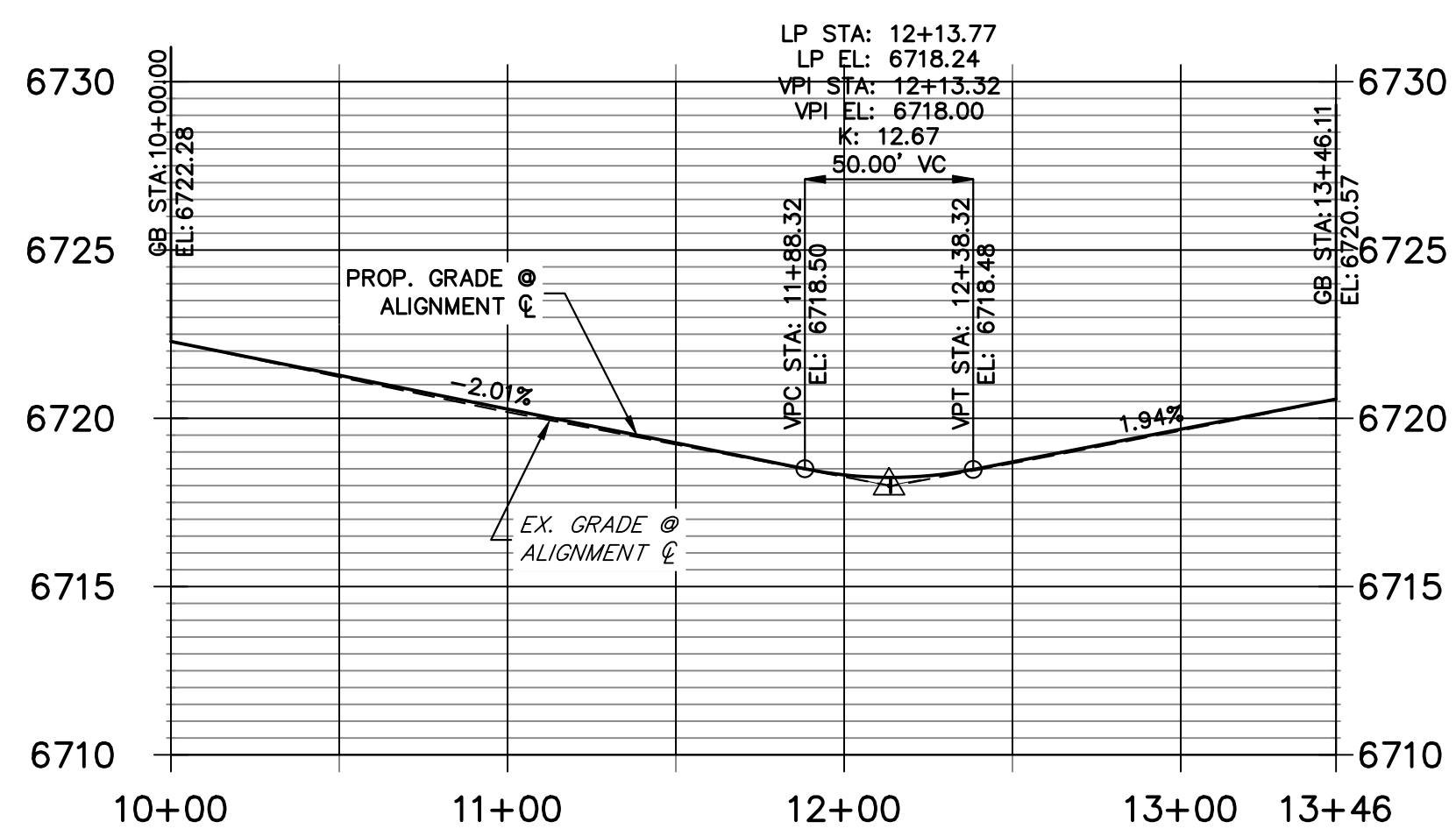




**BARRANCA PLACE CL PROFILE  
STA 0+00.00 TO 3+56.37**



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



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

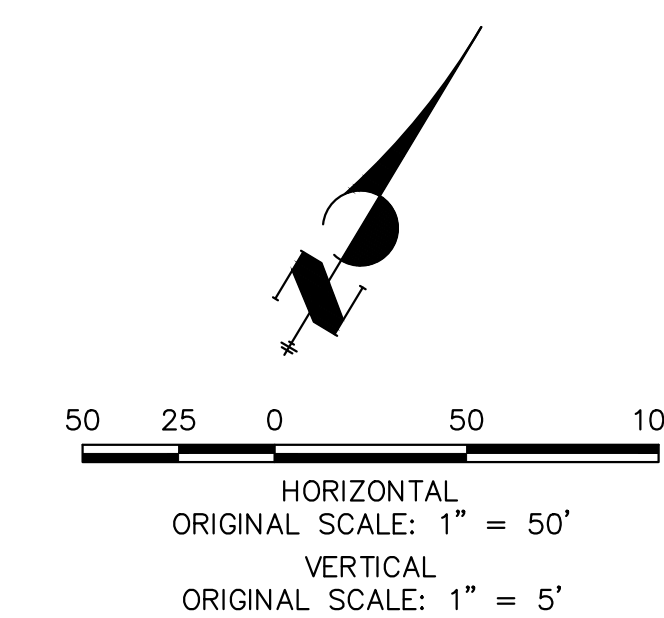
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
37	0+32.39	14.00' (LT)	BARRANCA PLACE CL	6726.97	PCR
38	0+32.39	14.00' (RT)	BARRANCA PLACE CL	6726.97	PCR
39	2+02.09	14.00' (LT)	BARRANCA PLACE CL	6722.28	PC
40	2+84.37	14.00' (RT)	BARRANCA PLACE CL	6720.57	PC
41	2+84.94	58.00' (LT)	BARRANCA PLACE CL	6720.23	PRC
42	3+12.37	18.00' (RT)	BARRANCA PLACE CL	6719.98	PRC
141	0+40.48	28.00' (LT)	BARRANCA PLACE CL	6723.79	SWALE GB
142	2+02.09	28.00' (LT)	BARRANCA PLACE CL	6719.19	SWALE GB
143	2+73.34	65.84' (LT)	BARRANCA PLACE CL	6717.24	SWALE GB
145	3+08.45	31.44' (RT)	BARRANCA PLACE CL	6716.98	SWALE GB
146	2+84.37	28.00' (RT)	BARRANCA PLACE CL	6717.55	SWALE GB

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

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Call before you dig.**

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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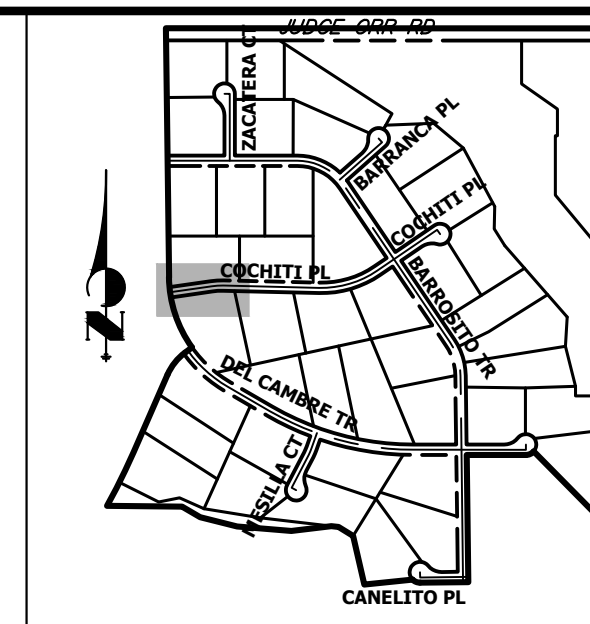
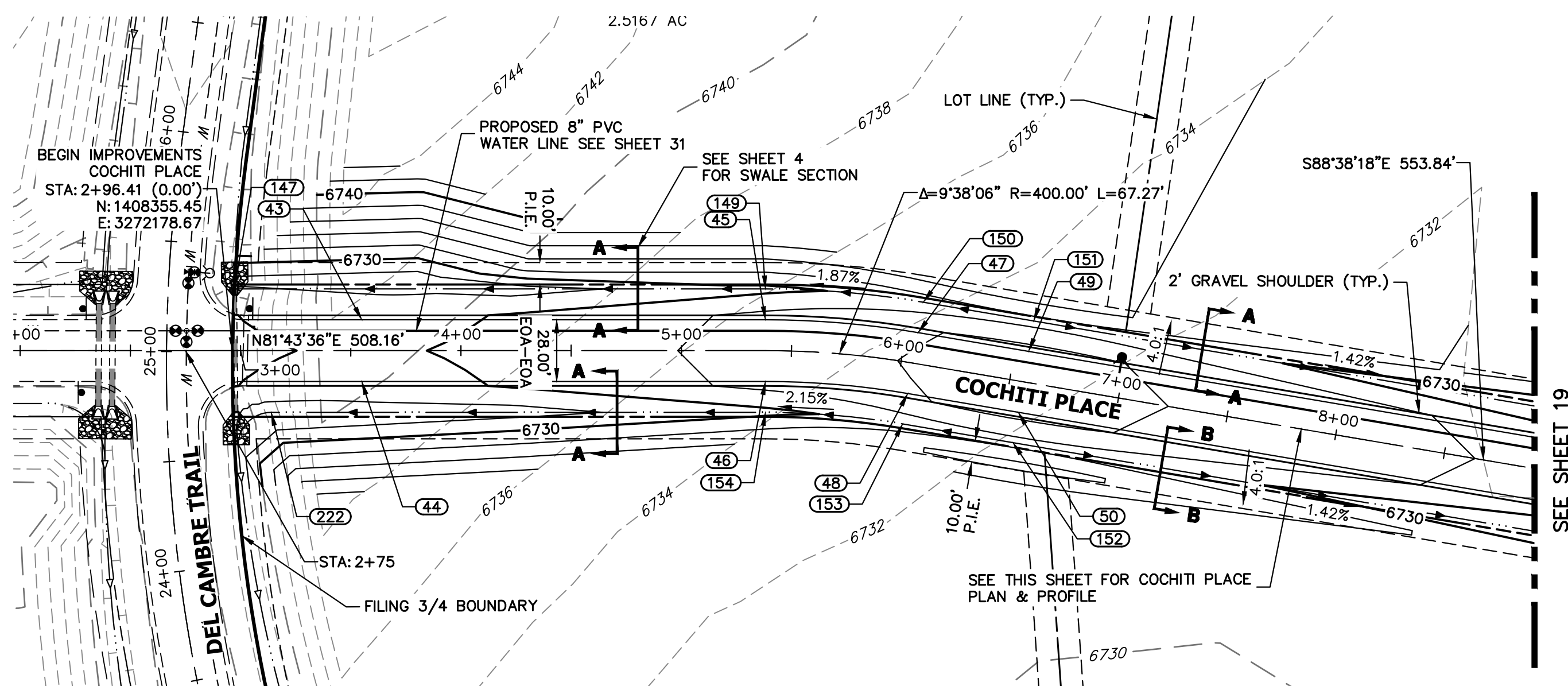
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

No.	REVISION	BY	DATE

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

SADDLEHORN RANCH -  
FILING 4  
STREET IMPROVEMENT PLAN  
AND PROFILE

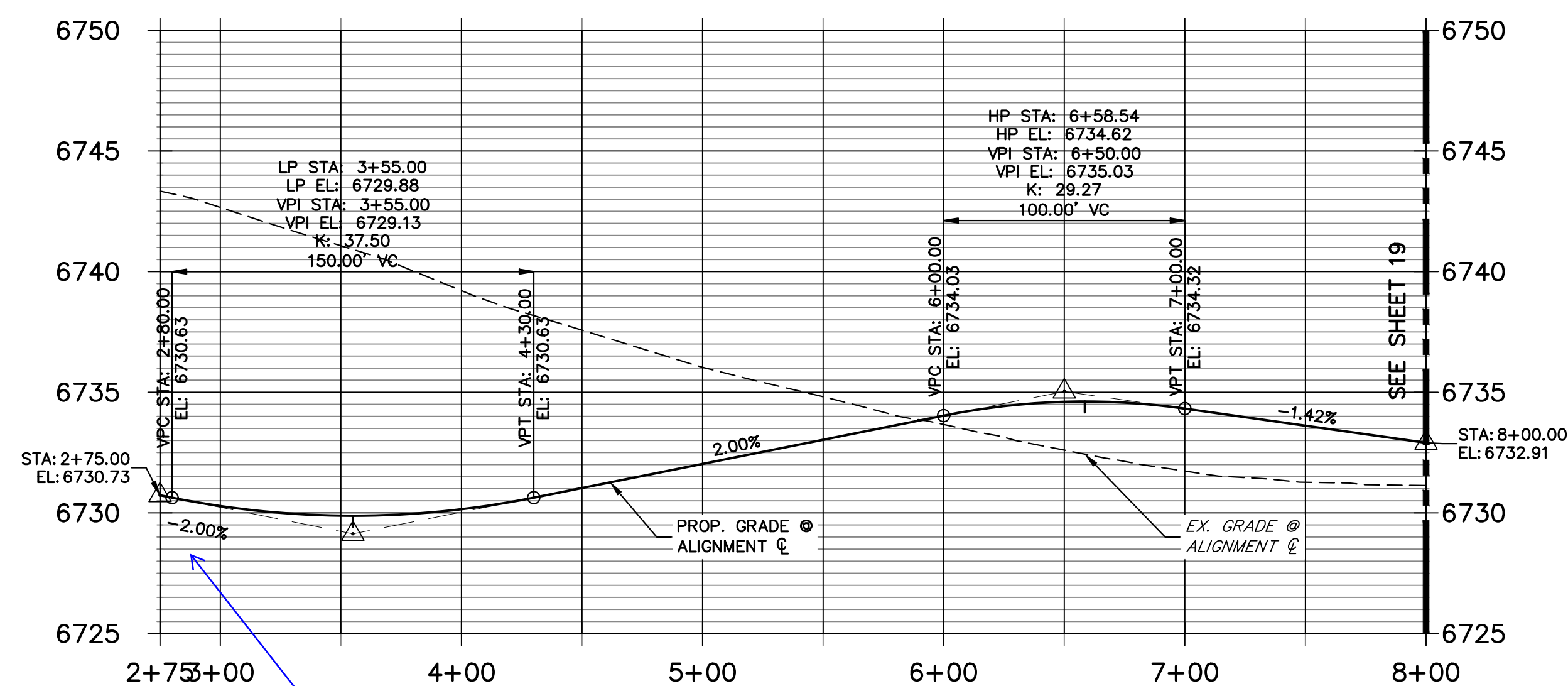


**KEY MAP**  
N.T.S.

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
43	3+55.00	14.00' (LT)	COCHITI PLACE CL	6729.60	LOW PT
44	3+55.00	14.00' (RT)	COCHITI PLACE CL	6729.60	LOW PT
45	5+38.16	14.00' (LT)	COCHITI PLACE CL	6732.52	PC
46	5+38.16	14.00' (RT)	COCHITI PLACE CL	6732.52	PC
47	6+05.43	14.00' (LT)	COCHITI PLACE CL	6733.86	PT
48	6+05.43	14.00' (RT)	COCHITI PLACE CL	6733.86	PT
147	2+97.24	28.00' (LT)	COCHITI PLACE CL	6728.23	END SWALE
149	5+38.16	28.00' (LT)	COCHITI PLACE CL	6729.48	SWALE GB
150	6+05.43	28.00' (LT)	COCHITI PLACE CL	6730.82	SWALE GB
153	6+05.43	28.00' (RT)	COCHITI PLACE CL	6730.82	SWALE GB
154	5+38.16	28.00' (RT)	COCHITI PLACE CL	6729.48	SWALE GB
222	3+13.92	28.00' (RT)	COCHITI PLACE CL	6726.80	SWALE PC/GB

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

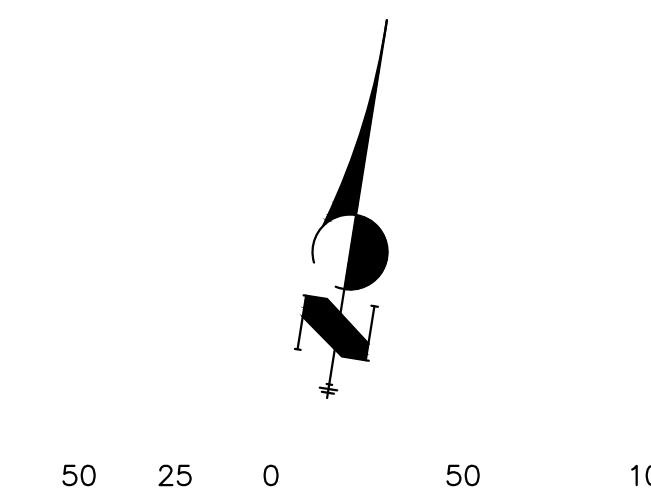
**COCHITI PLACE CL PROFILE  
STA 2+75.00 TO 8+00.00**



show crossing culverts in profiles

**STREET IMPROVEMENT NOTES**

1. ALL STATIONING IS  $\pm$ , UNLESS OTHERWISE NOTED.
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HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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

SADDLEHORN RANCH -  
FILING 4  
STREET IMPROVEMENT PLAN  
AND PROFILE

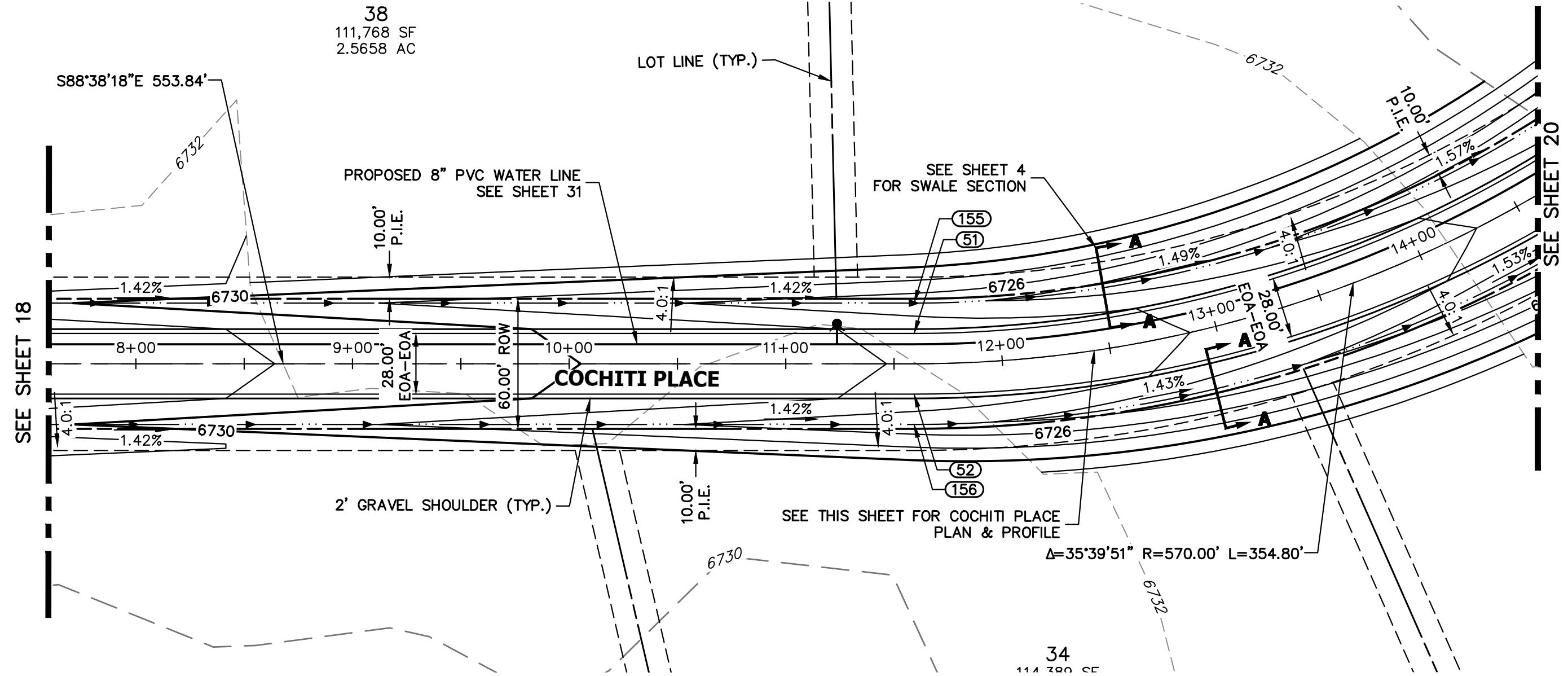
SHEET 18 OF 43

JOB NO. 21542.06

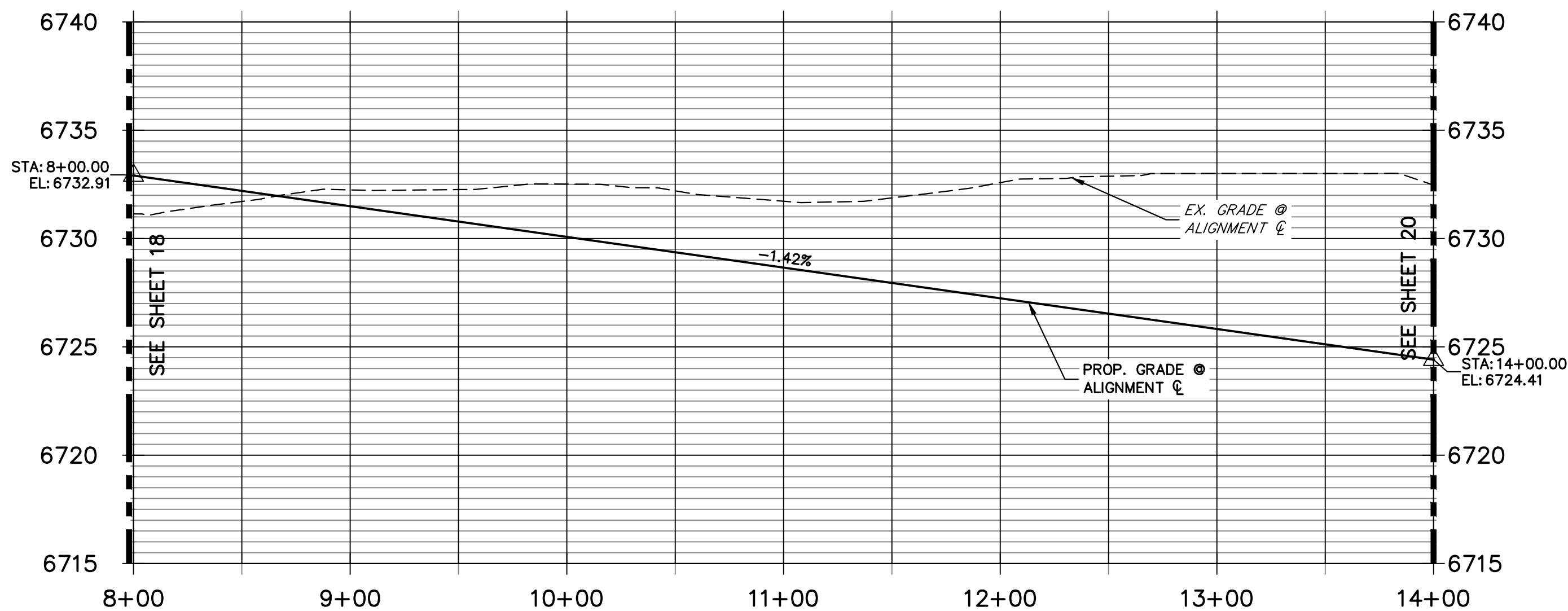
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

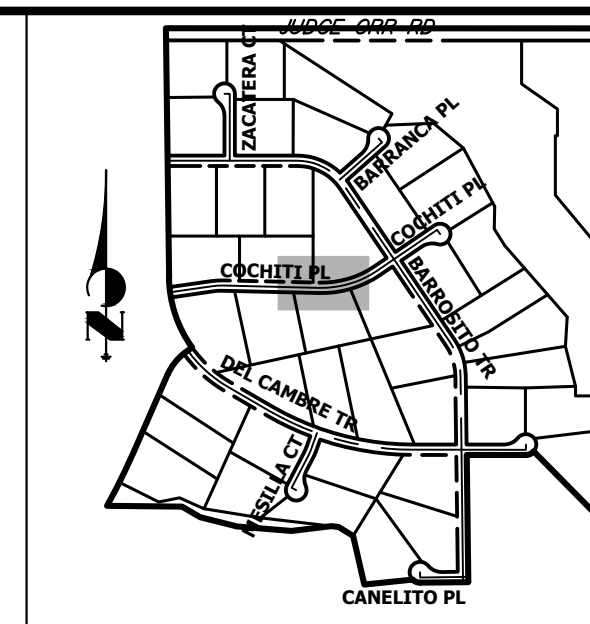
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A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com



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

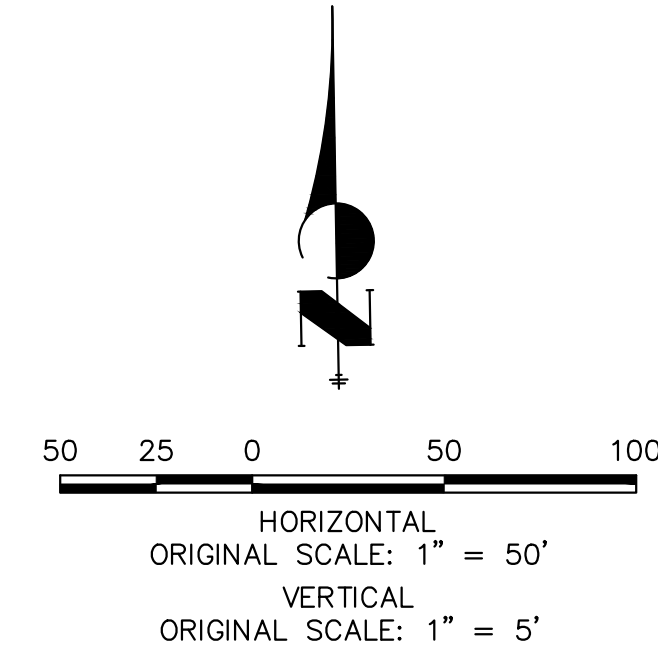


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
51	11+59.27	14.00' (LT)	COCHITI PLACE CL	6727.54	PC
52	11+59.27	14.00' (RT)	COCHITI PLACE CL	6727.54	PC
155	11+59.27	28.00' (LT)	COCHITI PLACE CL	6724.50	SWALE GB
156	11+59.27	28.00' (RT)	COCHITI PLACE CL	6724.50	SWALE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



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

- STREET IMPROVEMENT NOTES**
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
  2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

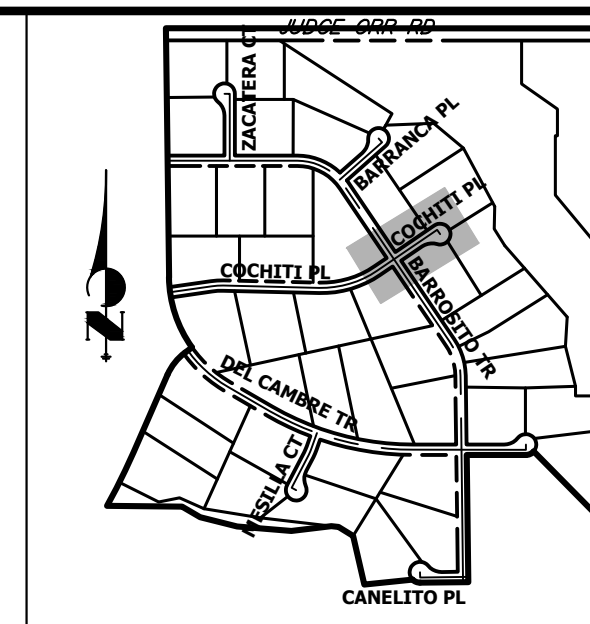
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 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

SADDLEHORN RANCH -  
 FILING 4  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

SHEET 19 OF 43  
 JOB NO. 21542.06

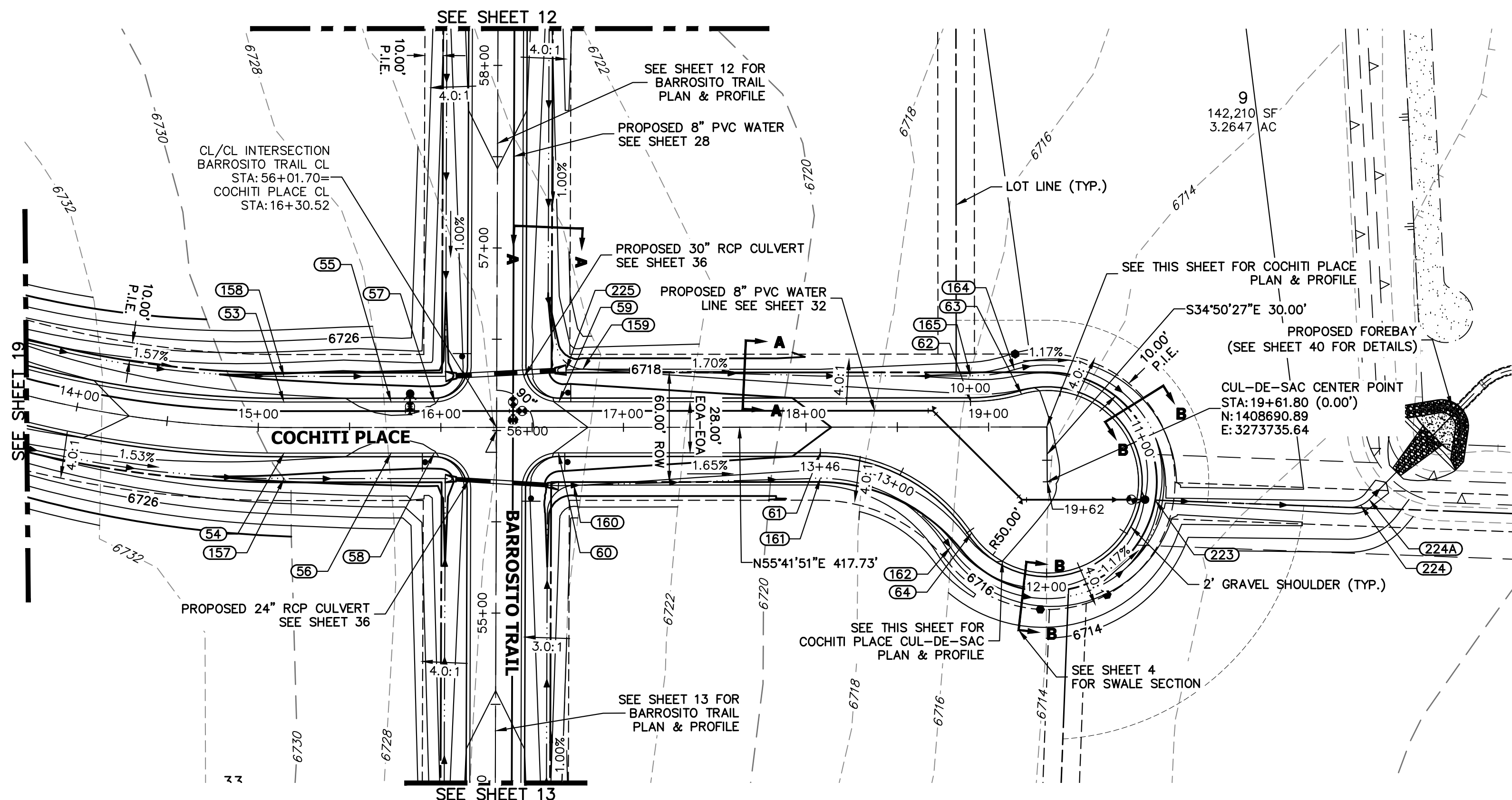


**KEY MAP**  
N.T.S.

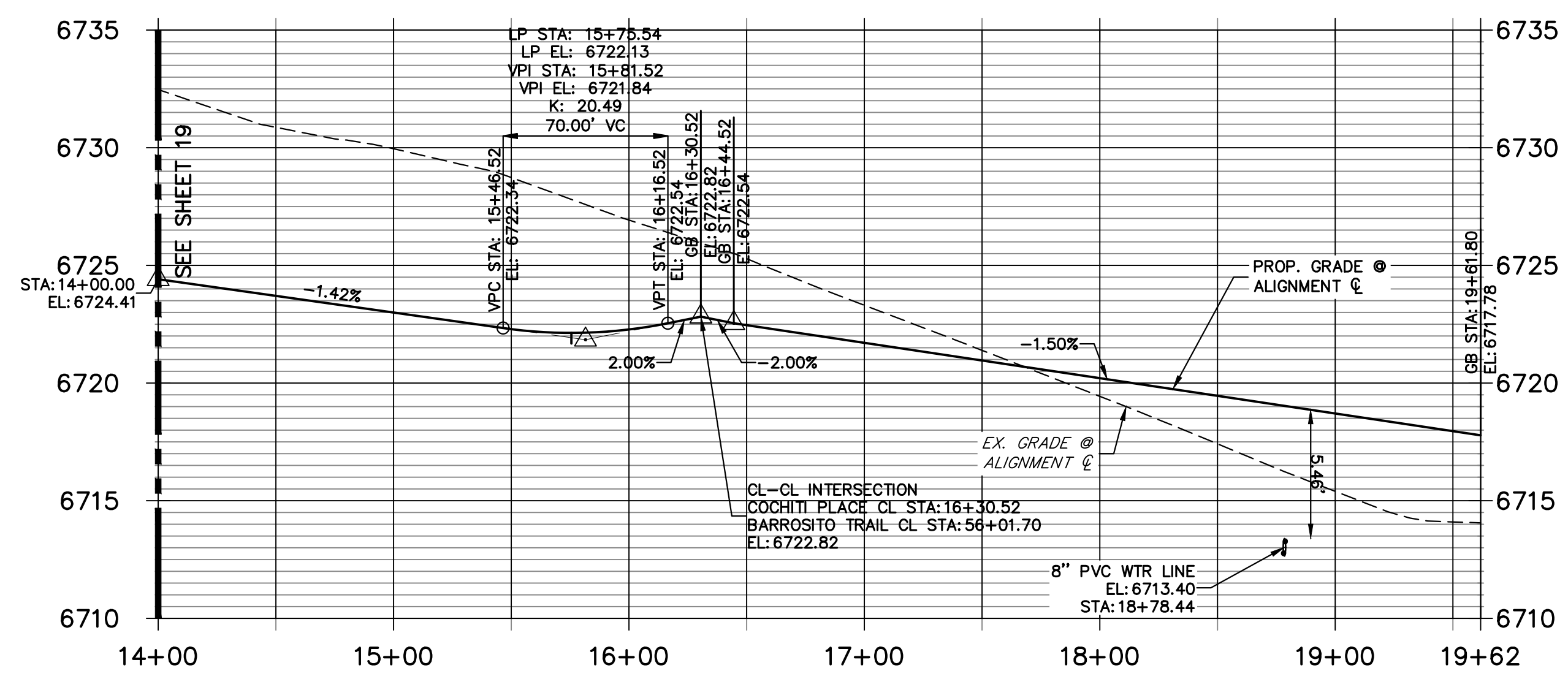
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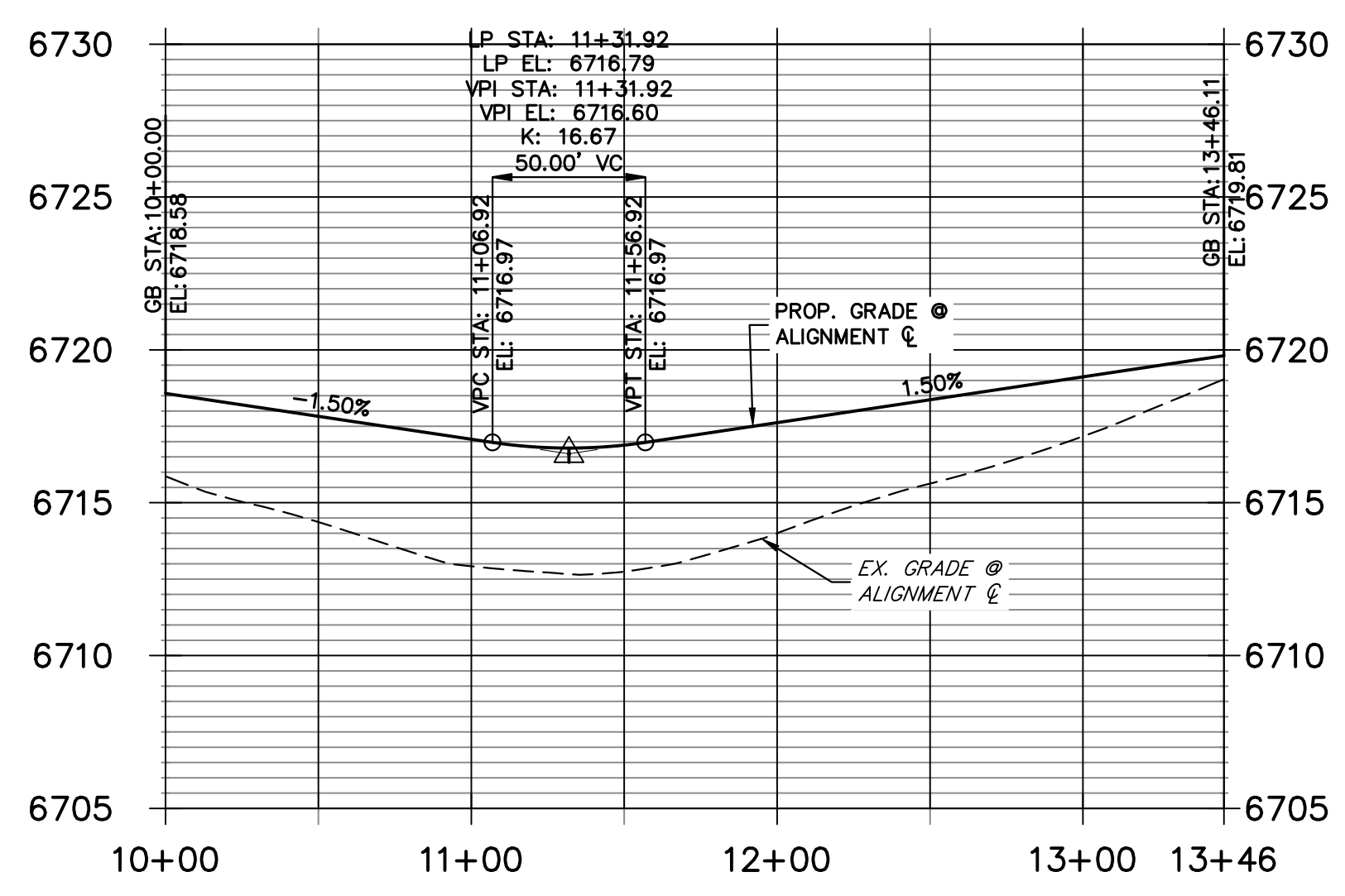
**J.R. ENGINEERING**  
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Fort Collins 970-491-9888 • www.jrengineering.com



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



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

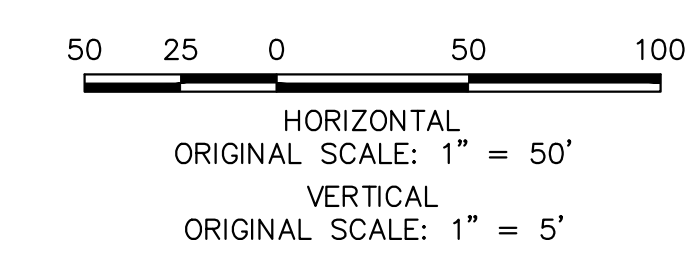


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
53	15+14.07	14.00' (LT)	COCHITI PLACE CL	6722.52	PT
54	15+14.07	14.00' (RT)	COCHITI PLACE CL	6722.52	PT
55	15+72.77	14.00' (LT)	COCHITI PLACE CL	6721.85	LOW PT
56	15+72.77	14.00' (RT)	COCHITI PLACE CL	6721.85	LOW PT
57	15+96.67	14.00' (LT)	COCHITI PLACE CL	6721.98	PCR
58	15+96.38	14.00' (RT)	COCHITI PLACE CL	6721.98	PCR
59	16+64.67	14.00' (LT)	COCHITI PLACE CL	6721.96	PCR
60	16+64.38	14.00' (RT)	COCHITI PLACE CL	6721.96	PCR
61	18+07.81	14.00' (RT)	COCHITI PLACE CL	6719.81	PC
62	18+90.08	14.00' (LT)	COCHITI PLACE CL	6718.58	PC
63	19+18.08	18.00' (LT)	COCHITI PLACE CL	6718.15	PRC
64	18+90.66	58.00' (RT)	COCHITI PLACE CL	6718.35	PRC
157	15+14.07	28.00' (RT)	COCHITI PLACE CL	6719.48	SWALE GB
158	15+14.07	28.00' (LT)	COCHITI PLACE CL	6719.48	SWALE GB
160	16+72.90	31.76' (RT)	COCHITI PLACE CL	6718.05	SWALE GB
161	18+07.81	28.00' (RT)	COCHITI PLACE CL	6716.77	SWALE GB
162	18+79.06	65.84' (RT)	COCHITI PLACE CL	6715.31	SWALE GB
164	19+14.16	31.44' (LT)	COCHITI PLACE CL	6715.11	SWALE GB
165	18+90.08	28.00' (LT)	COCHITI PLACE CL	6715.54	SWALE GB
225	16+68.56	31.40' (LT)	COCHITI PLACE CL	6718.05	BEGIN SWALE

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

**STREET IMPROVEMENT NOTES**

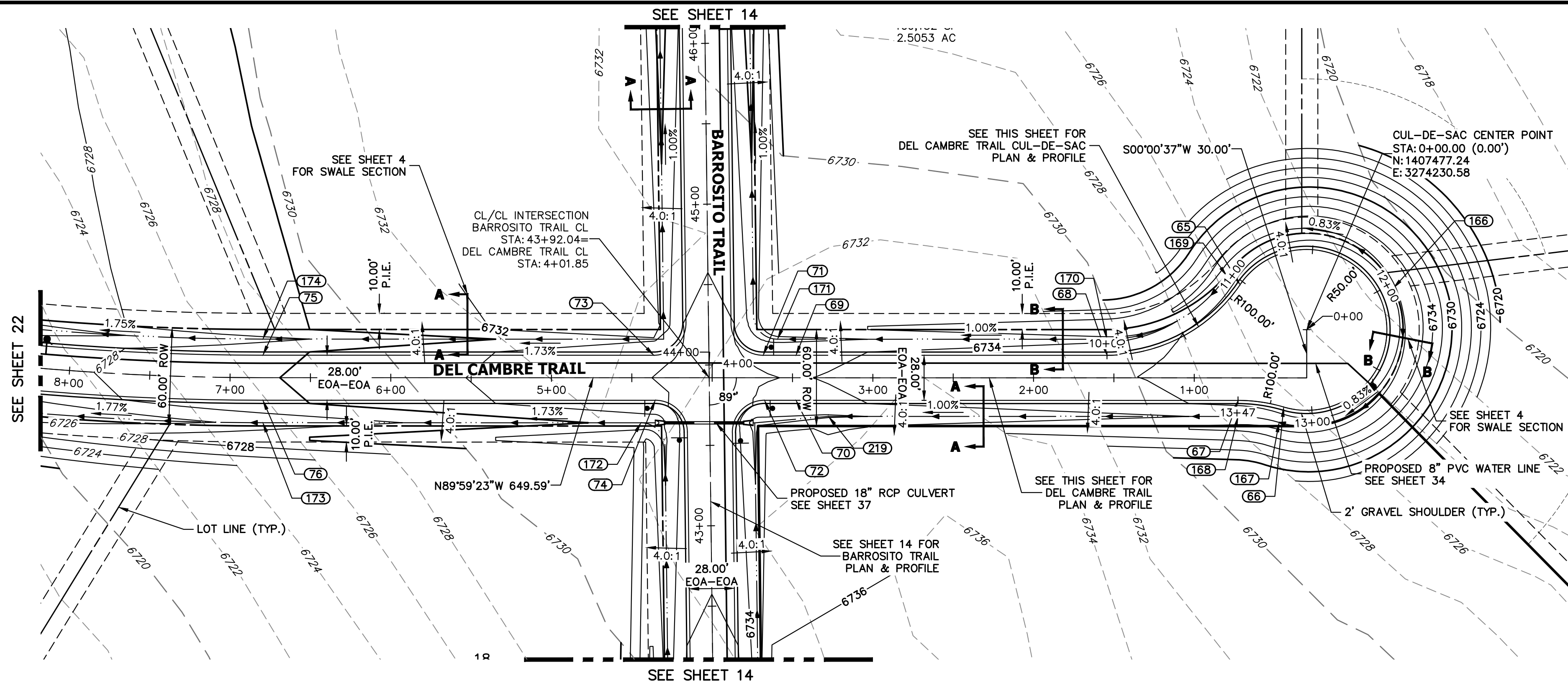
- ALL STATIONING IS  $\pm$ , UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE  $\pm$ , UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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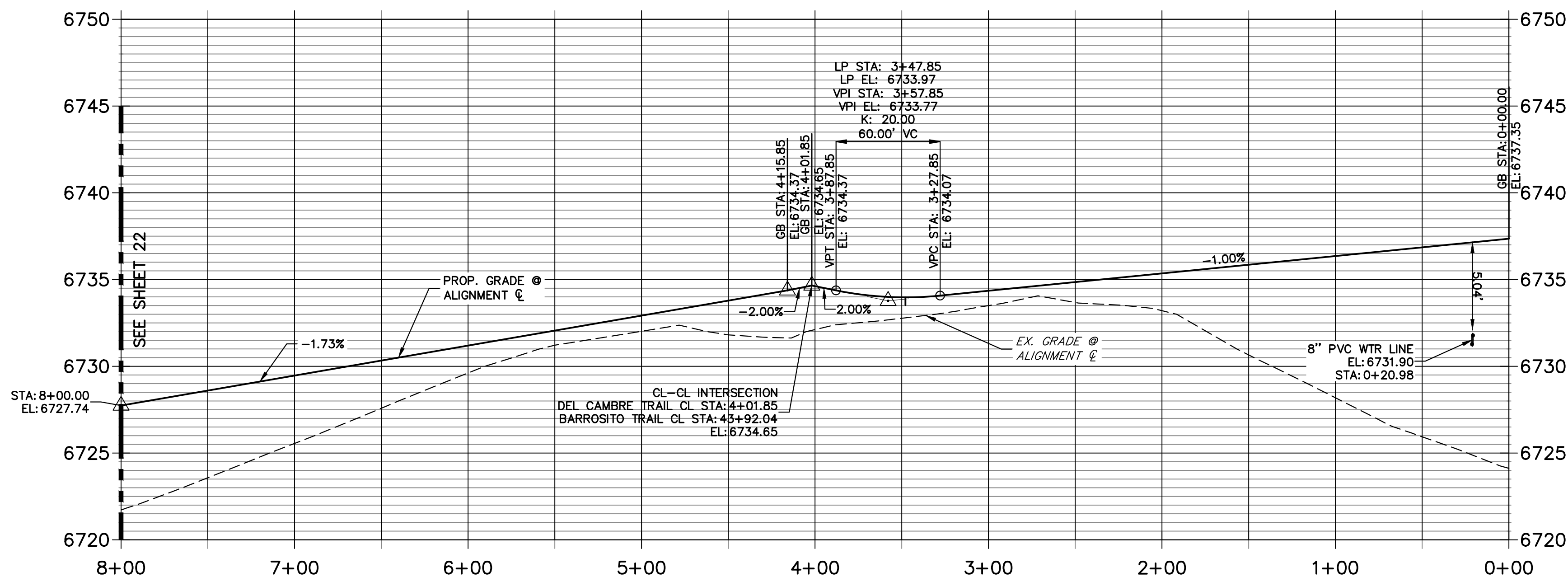
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE

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

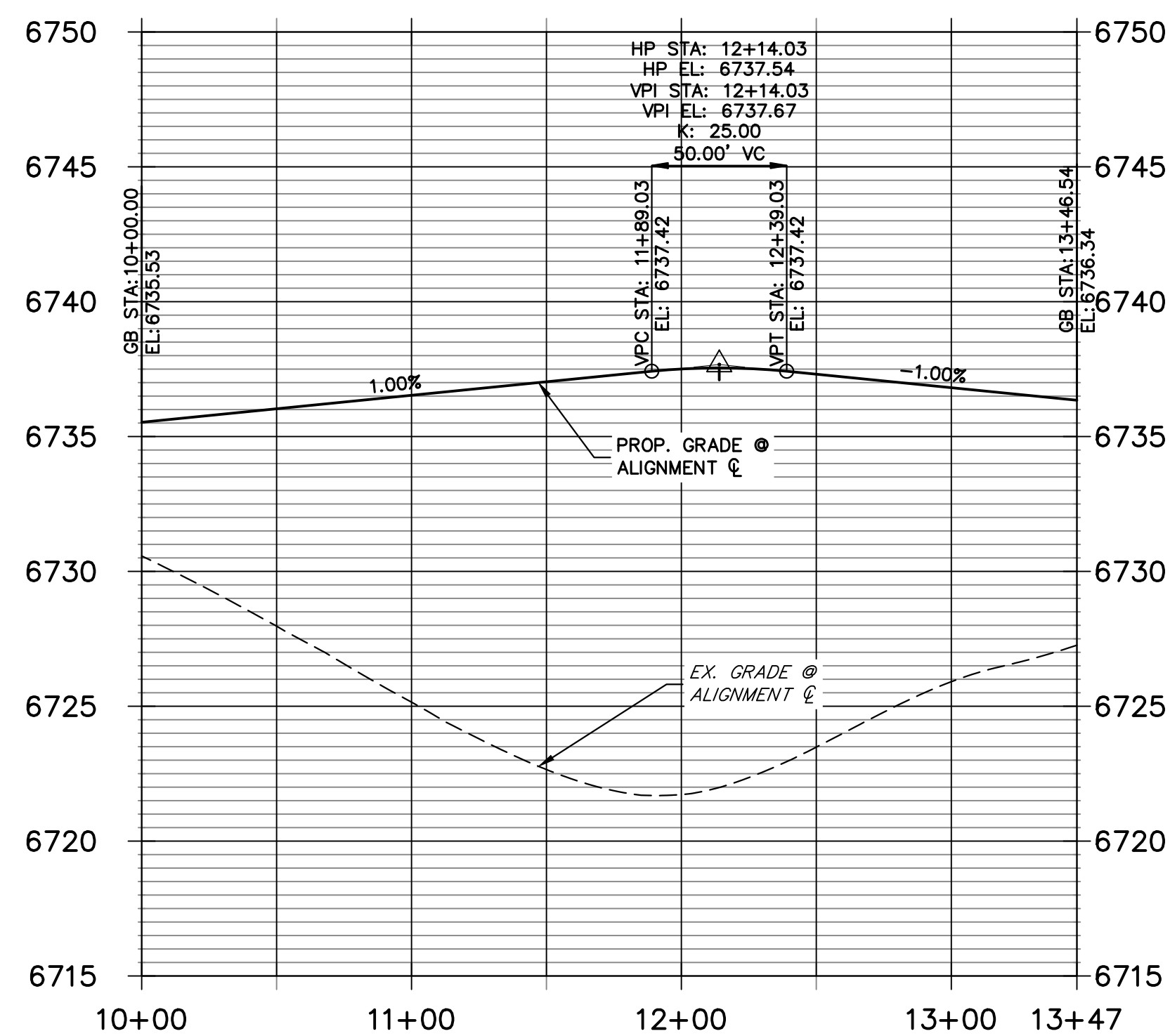
SADDLEHORN RANCH - FILING 4  
STREET IMPROVEMENT PLAN AND PROFILE  
SHEET 20 OF 43  
JOB NO. 21542.06



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

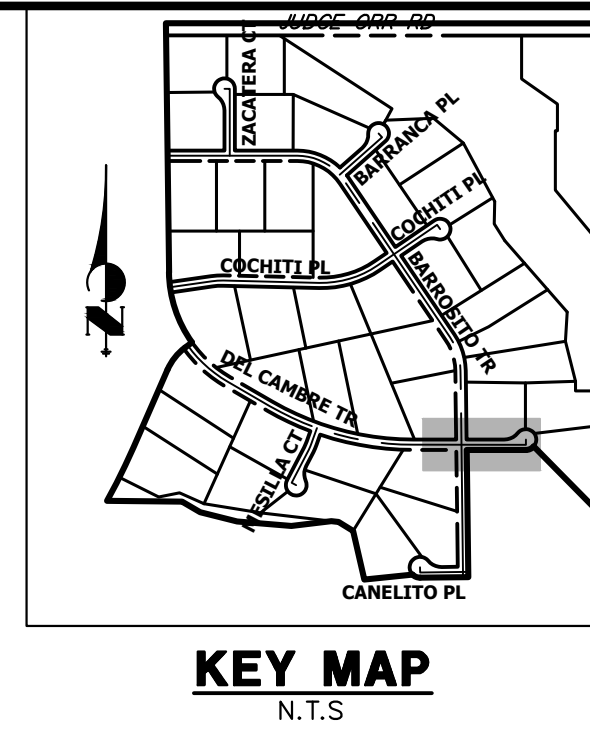


**DEL CAMBRE TRAIL CUL-DE-SAC PROFILE  
STA 10+00.00 TO 13+46.54**

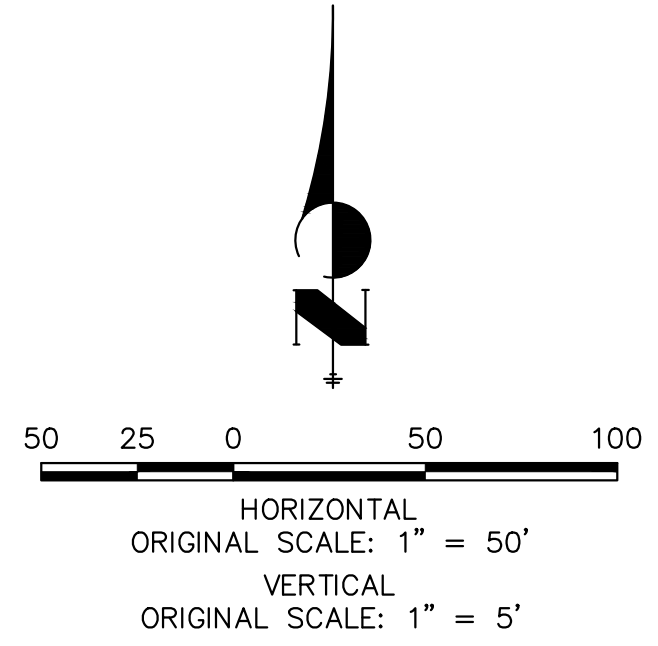


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
65	0+71.52	57.88' (RT)	DEL CAMBRE TRAIL CL	6736.50	PRC
66	0+44.35	18.12' (LT)	DEL CAMBRE TRAIL CL	6736.63	PRC
67	0+72.77	14.00' (LT)	DEL CAMBRE TRAIL CL	6736.34	PC
68	1+54.29	14.00' (RT)	DEL CAMBRE TRAIL CL	6735.53	PC
69	3+47.85	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.70	LOW PT
70	3+47.85	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.70	LOW PT
71	3+68.27	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.80	PCR
72	3+67.42	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.79	PCR
73	4+36.28	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.75	PCR
74	4+35.43	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.76	PCR
75	6+79.59	14.00' (RT)	DEL CAMBRE TRAIL CL	6729.54	PC
76	6+79.59	14.00' (LT)	DEL CAMBRE TRAIL CL	6729.54	PC
167	0+47.19	27.71' (LT)	DEL CAMBRE TRAIL CL	6734.59	SWALE GB
168	0+72.77	24.00' (LT)	DEL CAMBRE TRAIL CL	6734.30	SWALE GB
169	0+79.80	63.49' (RT)	DEL CAMBRE TRAIL CL	6734.46	SWALE GB
170	1+54.29	24.00' (RT)	DEL CAMBRE TRAIL CL	6733.49	SWALE GB
171	3+59.33	24.00' (RT)	DEL CAMBRE TRAIL CL	6731.44	SWALE GB
172	4+44.31	28.00' (LT)	DEL CAMBRE TRAIL CL	6730.57	SWALE GB
173	6+79.59	28.00' (LT)	DEL CAMBRE TRAIL CL	6726.50	SWALE GB
174	6+79.59	24.00' (RT)	DEL CAMBRE TRAIL CL	6727.50	SWALE GB
219	3+27.64	24.00' (LT)	DEL CAMBRE TRAIL CL	6731.76	SWALE PT/GB

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



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



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

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

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

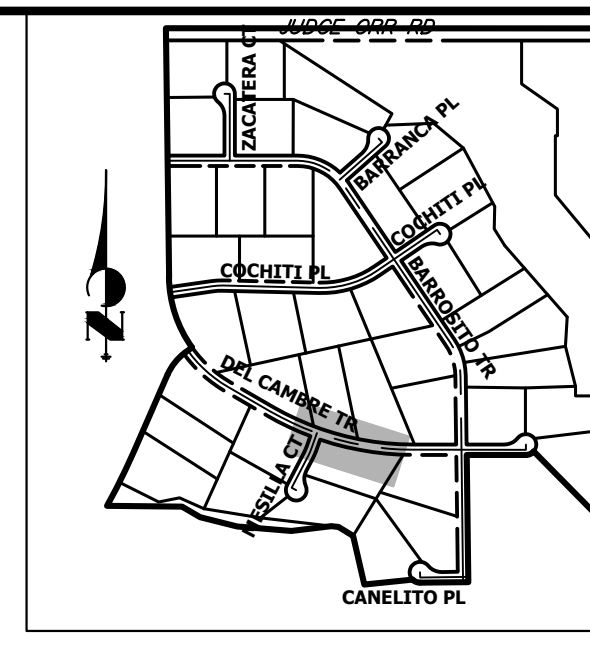
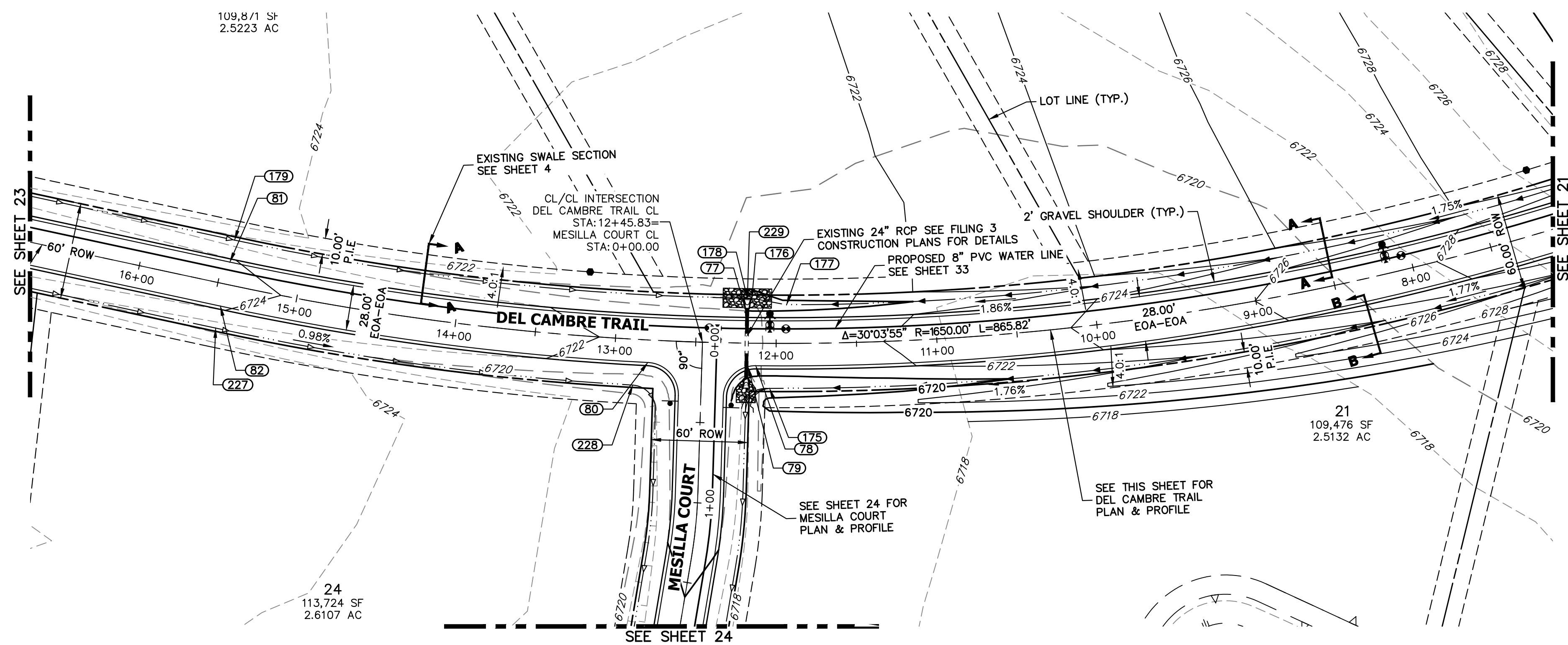
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-0888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

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

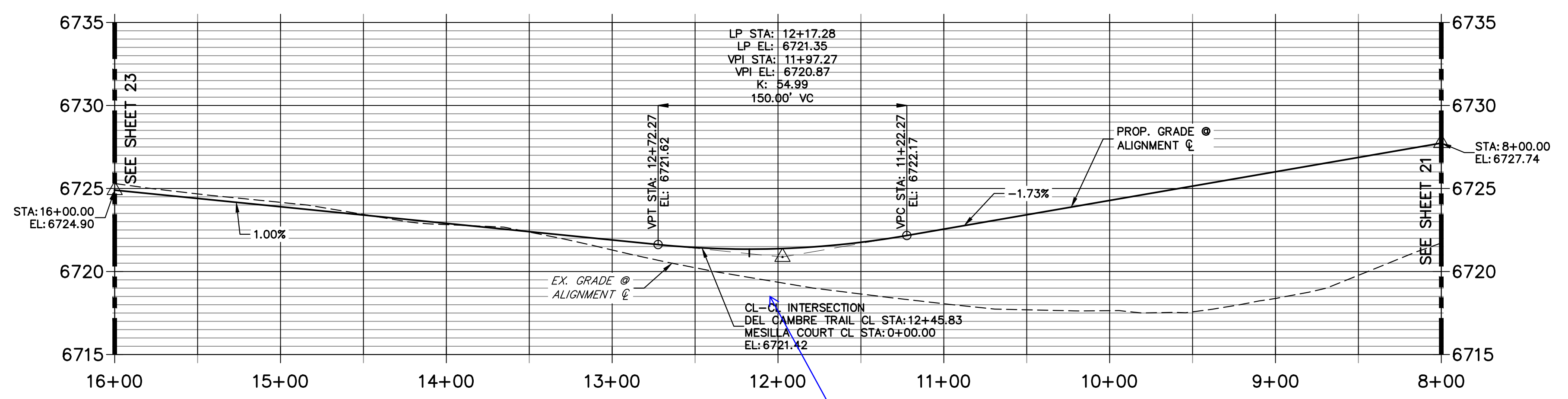
SHEET 21 OF 43  
 JOB NO. 21542.06



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

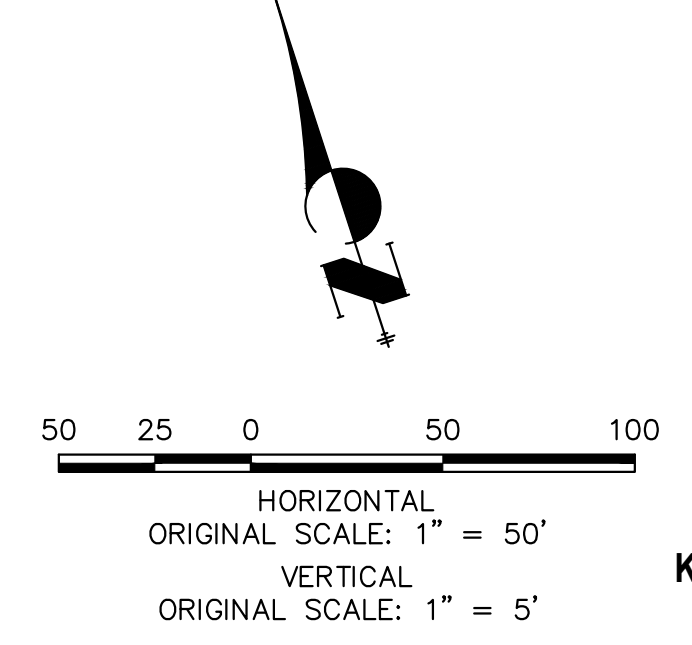
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	12+17.28	14.00' (RT)	DEL CAMBRE TRAIL CL	6721.07	LOW PT
78	12+12.51	14.00' (LT)	DEL CAMBRE TRAIL CL	6721.07	PCR
79	12+17.28	14.59' (LT)	DEL CAMBRE TRAIL CL	6721.06	LOW PT
80	12+79.15	14.00' (LT)	DEL CAMBRE TRAIL CL	6721.41	PCR
81	15+45.41	14.00' (RT)	DEL CAMBRE TRAIL CL	6724.07	PT
82	15+45.41	14.00' (LT)	DEL CAMBRE TRAIL CL	6724.07	PT
175	12+03.92	28.00' (LT)	DEL CAMBRE TRAIL CL	6718.02	SWALE GB
176	12+15.37	28.00' (RT)	DEL CAMBRE TRAIL CL	6718.31	SWALE GB
177	11+93.48	24.00' (RT)	DEL CAMBRE TRAIL CL	6719.07	SWALE GB
178	12+18.28	28.00' (RT)	DEL CAMBRE TRAIL CL	6717.69	EX. SWALE LP
179	15+45.41	28.00' (RT)	DEL CAMBRE TRAIL CL	6721.03	EX. SWALE GB
227	15+45.41	28.00' (LT)	DEL CAMBRE TRAIL CL	6721.03	EX. SWALE PC/GB
228	12+87.71	28.53' (LT)	DEL CAMBRE TRAIL CL	6718.21	EX. SWALE PC/GB
229	12+18.28	28.00' (RT)	DEL CAMBRE TRAIL CL	6718.03	END EX. SWALE

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



**STREET IMPROVEMENT NOTES**

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**ENGINEER'S STATEMENT**

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

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

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

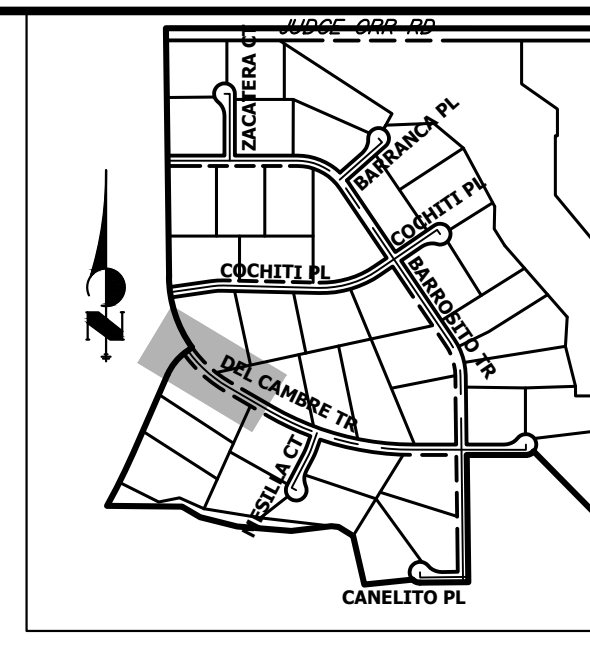
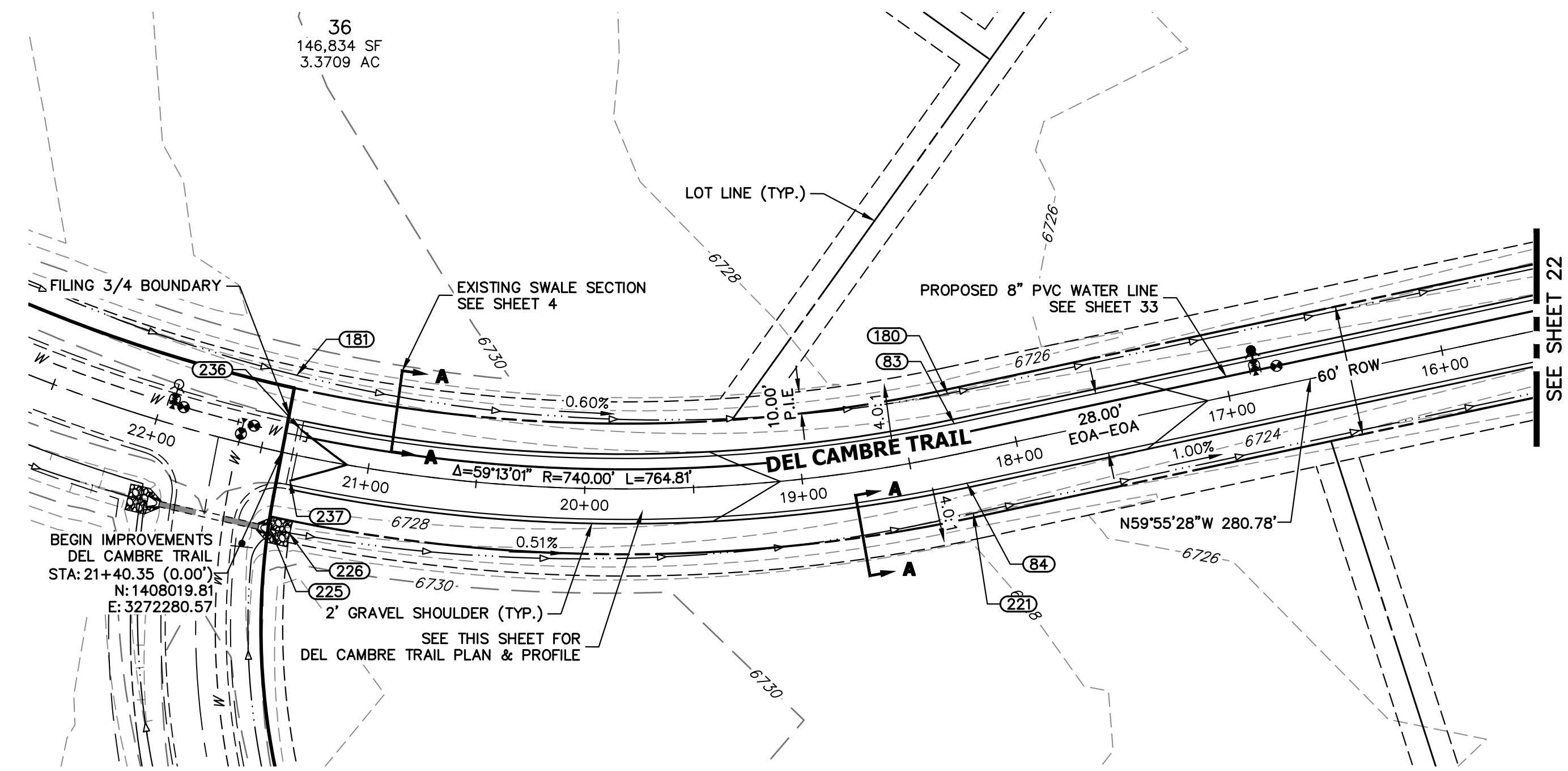
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

SADDLEHORN RANCH - FILING 4  
 STREET IMPROVEMENT PLAN AND PROFILE

SHEET 22 OF 43  
 JOB NO. 21542.06

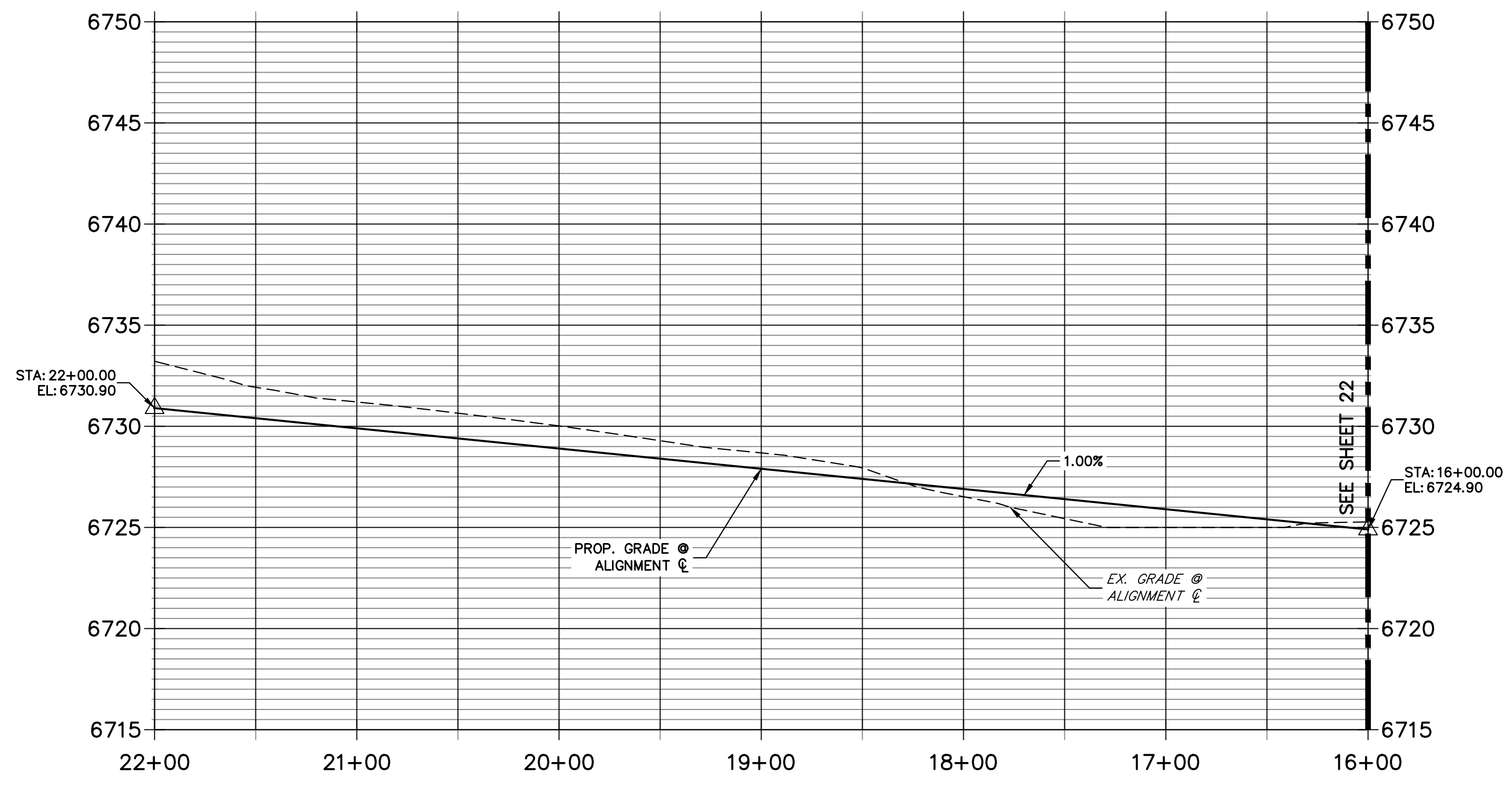


**KEY MAP**  
N.T.S.

**POINT TABULATION**

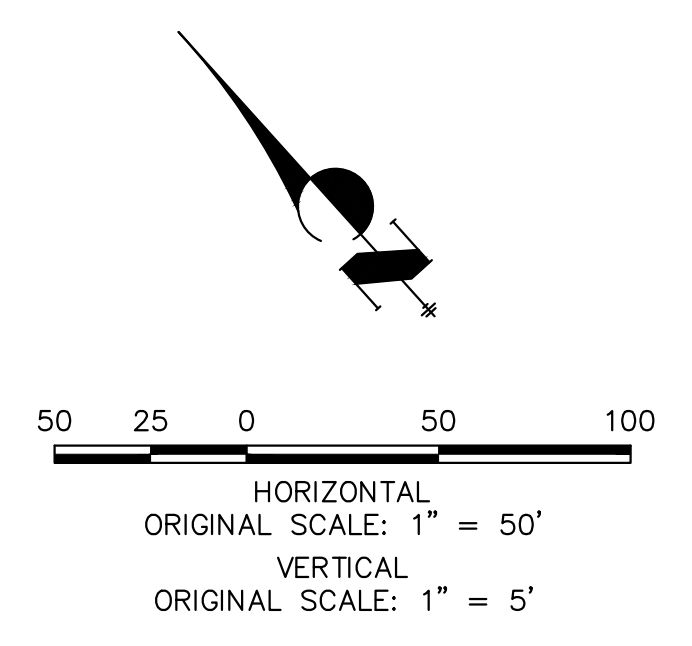
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
83	18+26.19	14.00' (RT)	DEL CAMBRE TRAIL CL	6726.88	PC
84	18+26.19	14.00' (LT)	DEL CAMBRE TRAIL CL	6726.88	PC
180	18+26.19	28.00' (RT)	DEL CAMBRE TRAIL CL	6723.84	EX. SWALE GB
181	21+41.26	35.95' (RT)	DEL CAMBRE TRAIL CL	6725.51	BEGIN EX. SWALE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

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



**STREET IMPROVEMENT NOTES**

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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

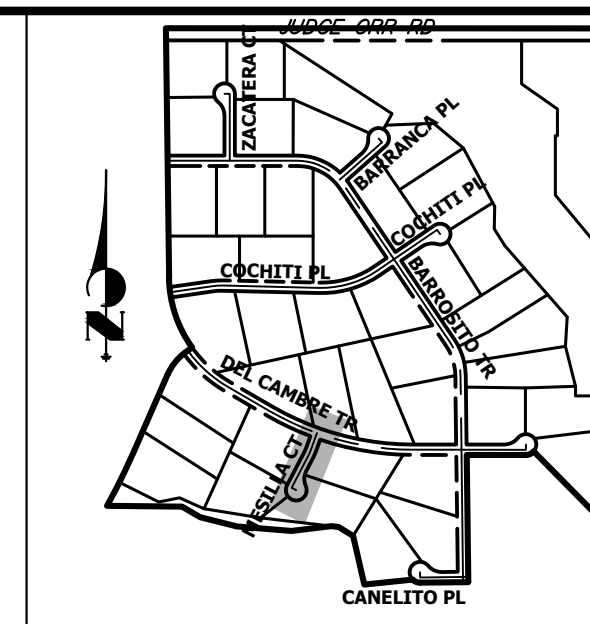
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.  
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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



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

SADDLEHORN RANCH -  
FILING 4  
STREET IMPROVEMENT PLAN  
AND PROFILE



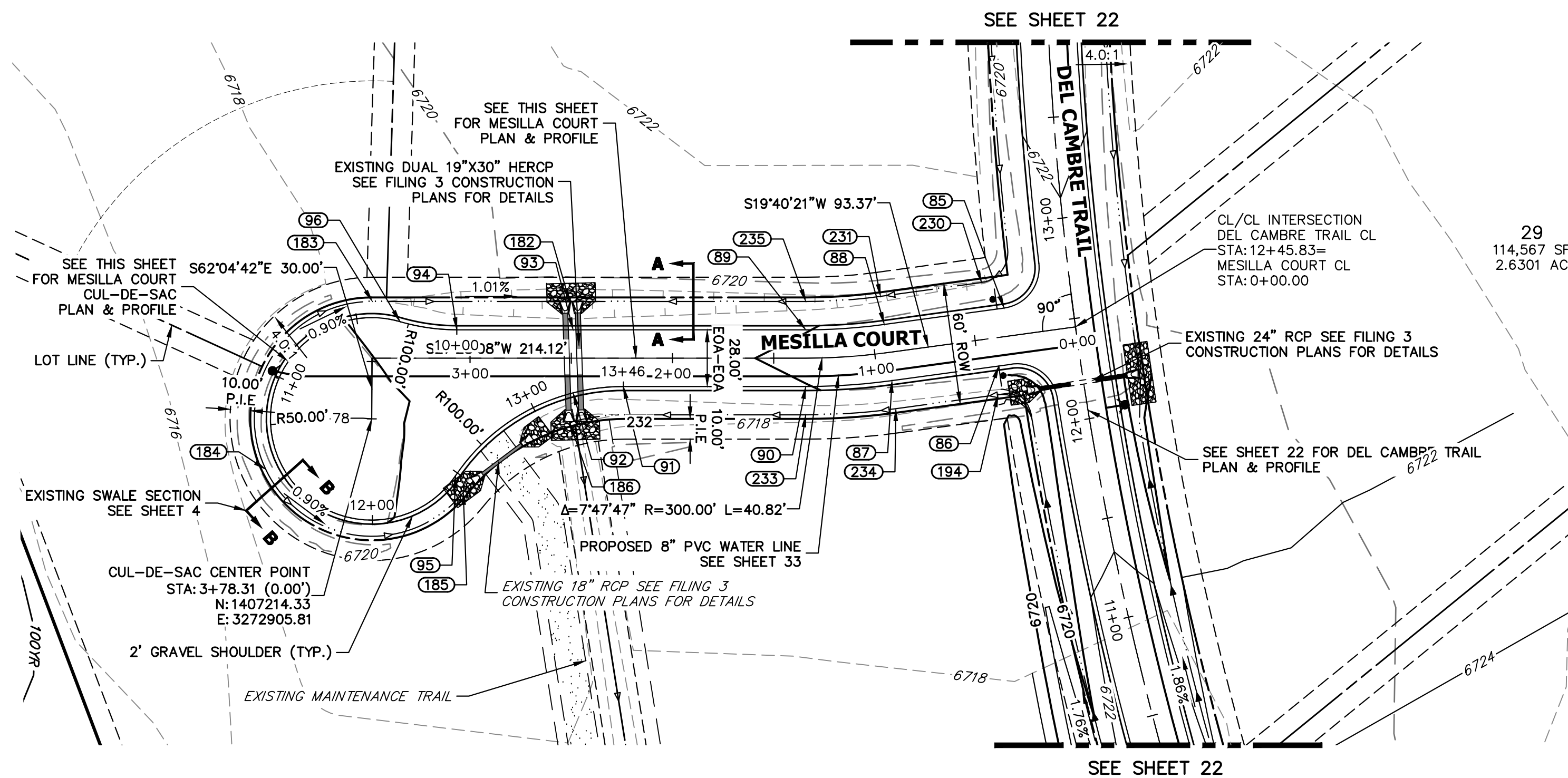
**KEY MAP**  
N.T.S.

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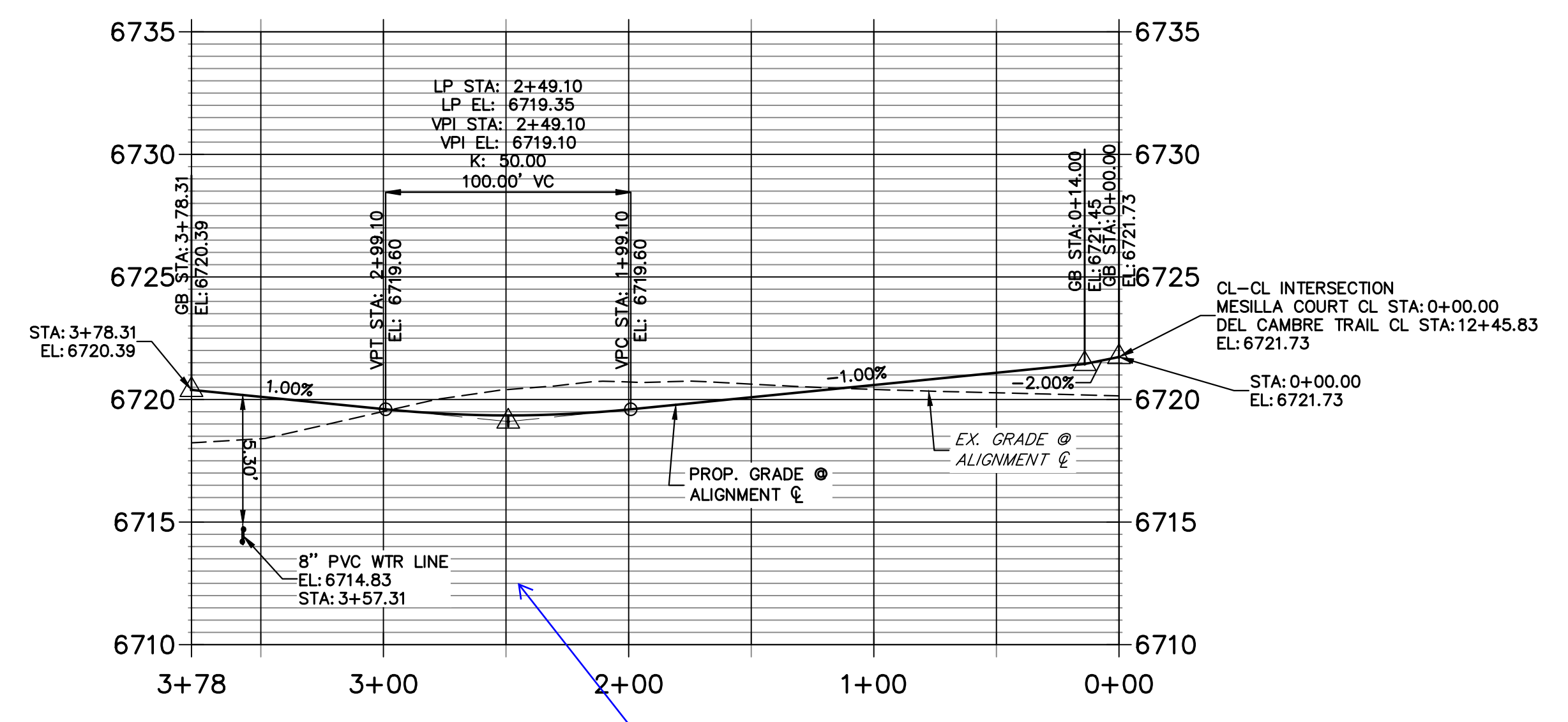
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NAPA, CALIFORNIA  
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BRADY WILLIAMS

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



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



show crossing culverts in profiles

Verify that groundwater will not be exposed and drained through this culvert.

**POINT TABULATION**

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
85	0+33.66	14.00' (RT)	MESILLA COURT CL	6720.98	PCR
86	0+40.16	14.00' (LT)	MESILLA COURT CL	6720.91	PCR
87	0+93.37	14.00' (LT)	MESILLA COURT CL	6720.38	PC
88	0+93.37	14.00' (RT)	MESILLA COURT CL	6720.38	PC
89	1+34.19	14.00' (RT)	MESILLA COURT CL	6719.97	PT
90	1+34.19	14.00' (LT)	MESILLA COURT CL	6719.97	PT
91	2+24.27	14.00' (LT)	MESILLA COURT CL	6719.13	PC
92	2+49.10	17.15' (LT)	MESILLA COURT CL	6718.90	LOW PT
93	2+49.10	14.00' (RT)	MESILLA COURT CL	6718.88	LOW PT
94	3+06.54	14.00' (RT)	MESILLA COURT CL	6719.45	PC
95	3+07.12	58.00' (LT)	MESILLA COURT CL	6719.61	PRC
96	3+34.55	18.00' (RT)	MESILLA COURT CL	6719.73	PRC
182	2+50.85	28.00' (RT)	MESILLA COURT CL	6715.84	EX. SWALE LP
183	3+48.22	28.00' (RT)	MESILLA COURT CL	6718.33	EX. SWALE GB
185	3+03.33	66.32' (LT)	MESILLA COURT CL	6718.11	EX. SWALE GB
186	2+50.85	31.75' (LT)	MESILLA COURT CL	6715.45	EX. SWALE GB
194	0+42.45	28.00' (LT)	MESILLA COURT CL	6717.25	EX. SWALE GB
230	0+42.99	28.00' (RT)	MESILLA COURT CL	6717.84	EX. SWALE PT/GB
231	0+93.37	28.00' (RT)	MESILLA COURT CL	6717.34	EX. SWALE PC/GB
232	2+23.38	28.00' (LT)	MESILLA COURT CL	6716.10	EX. SWALE PC/GB

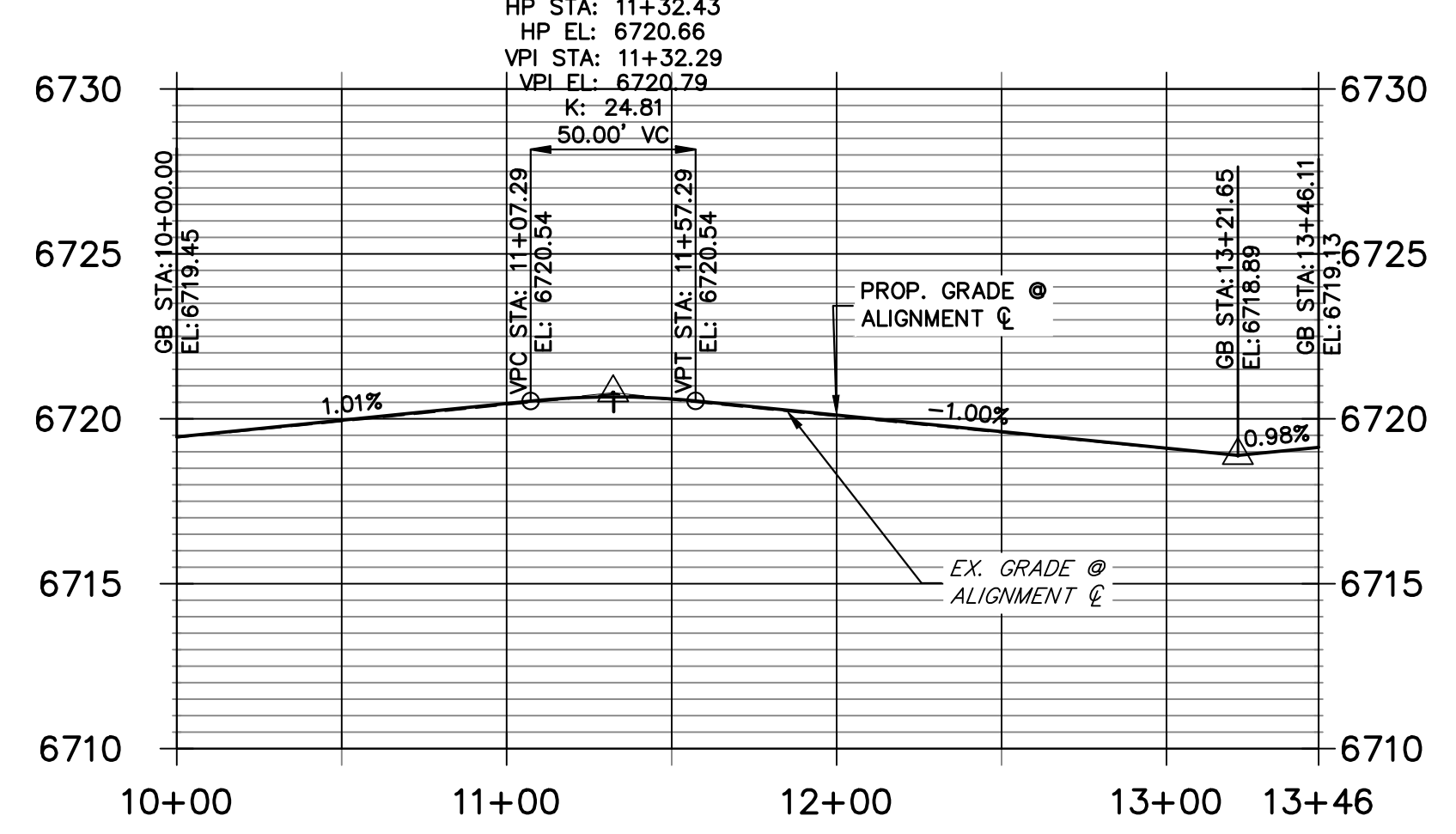
**POINT TABULATION**

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

**POINT TABULATION**

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

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



**STREET IMPROVEMENT NOTES**

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- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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50 25 0 50 100

HORIZONTAL  
ORIGINAL SCALE: 1" = 50'

VERTICAL  
ORIGINAL SCALE: 1" = 5'



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

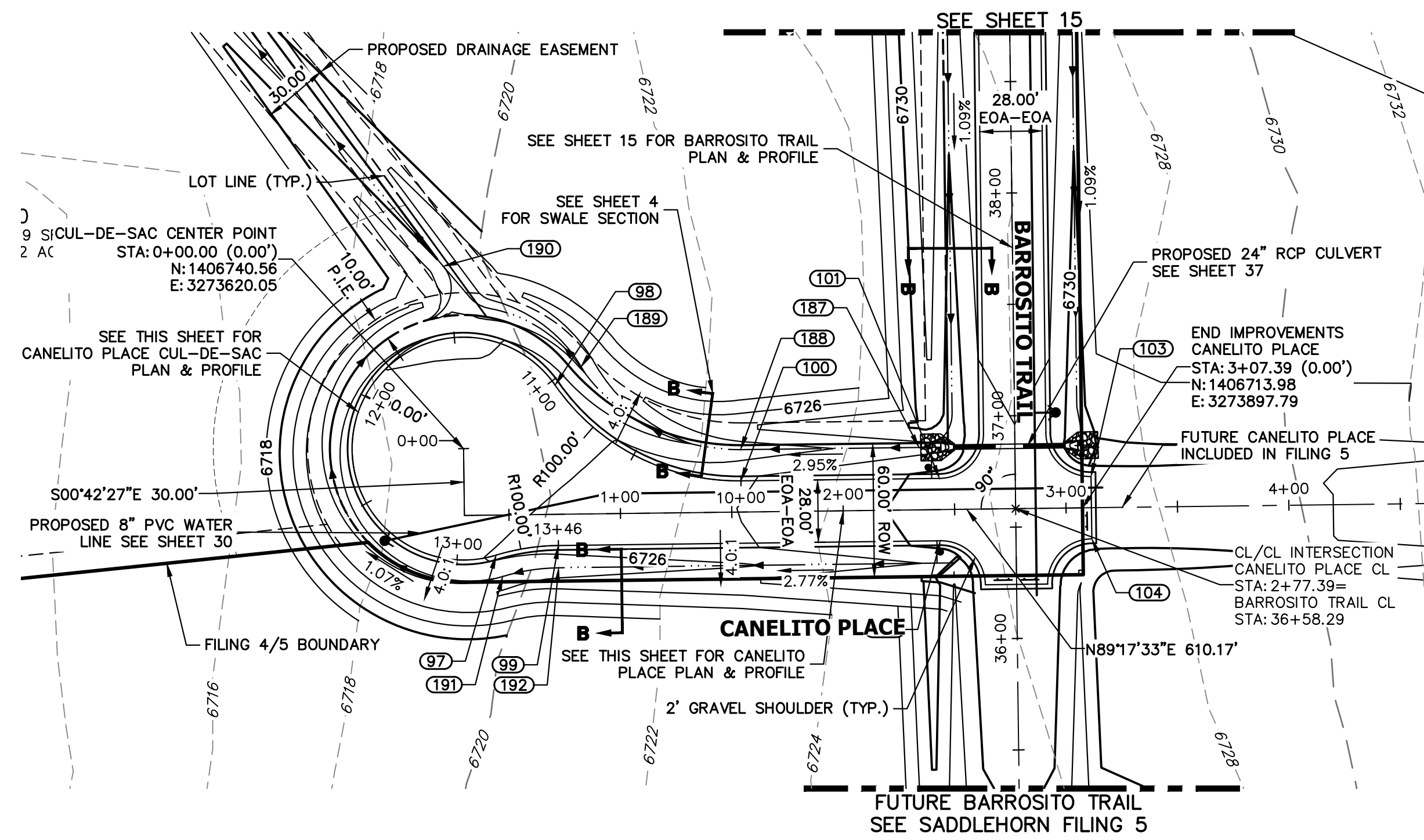
BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

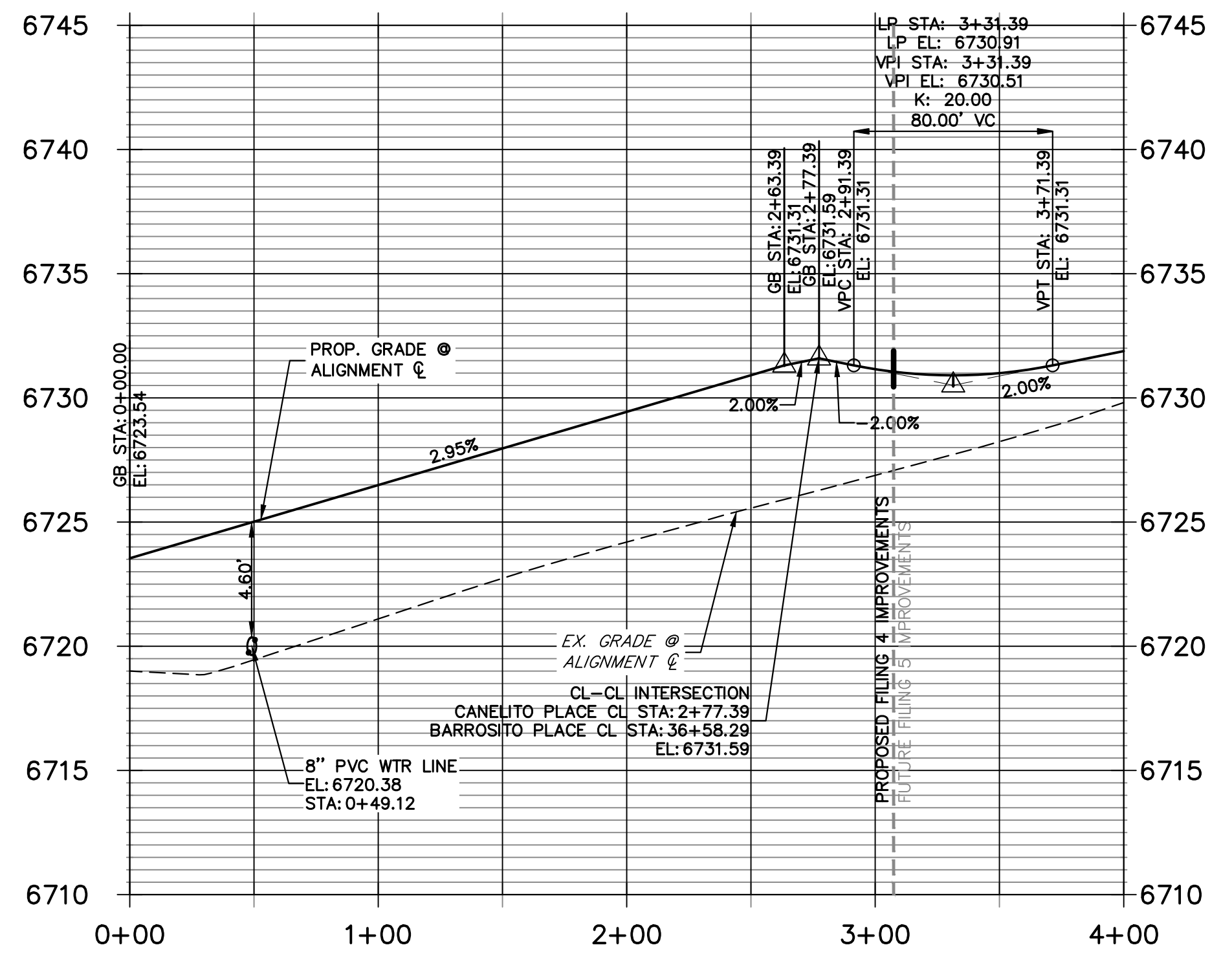
SADDLEHORN RANCH - FILING 4  
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 24 OF 43  
JOB NO. 21542.06

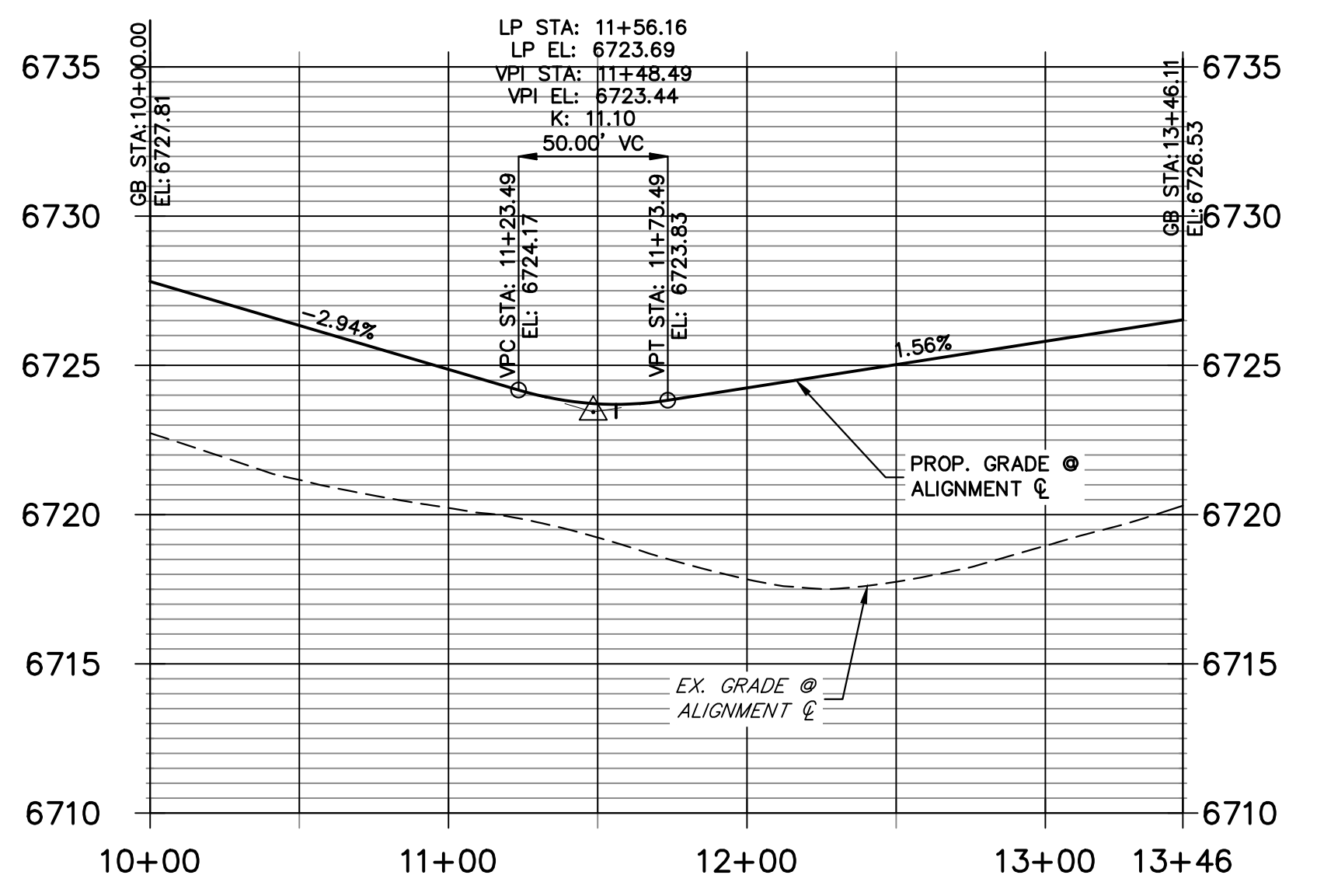




**CANELITO PLACE CL PROFILE  
STA 0+00.00 TO 4+00.00**



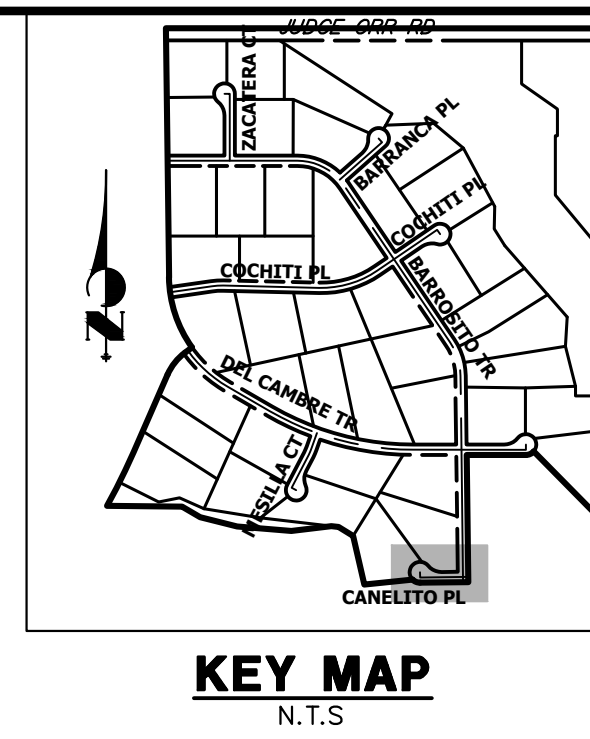
**CANELITO PLACE CUL-DE-SAC PROFILE  
STA 10+00.00 TO 13+46.11**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
97	0+44.00	18.00' (RT)	CANELITO PLACE CL	6726.08	PRC
98	0+71.42	58.00' (LT)	CANELITO PLACE CL	6724.93	PRC
99	0+72.00	14.00' (RT)	CANELITO PLACE CL	6726.53	PC
100	1+54.27	14.00' (LT)	CANELITO PLACE CL	6727.81	PC
101	2+43.39	14.00' (LT)	CANELITO PLACE CL	6730.44	PCR
102	2+43.39	14.00' (RT)	CANELITO PLACE CL	6730.44	PCR
103	3+11.39	14.00' (LT)	CANELITO PLACE CL	6730.73	PCR
104	3+11.39	14.00' (RT)	CANELITO PLACE CL	6730.73	PCR
187	2+34.39	28.00' (LT)	CANELITO PLACE CL	6727.13	SWALE GB
188	1+54.27	28.00' (LT)	CANELITO PLACE CL	6724.77	SWALE GB
189	0+83.02	65.84' (LT)	CANELITO PLACE CL	6721.89	SWALE GB
191	0+46.80	27.60' (RT)	CANELITO PLACE CL	6724.04	SWALE GB
192	0+72.00	24.00' (RT)	CANELITO PLACE CL	6724.49	SWALE GB

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



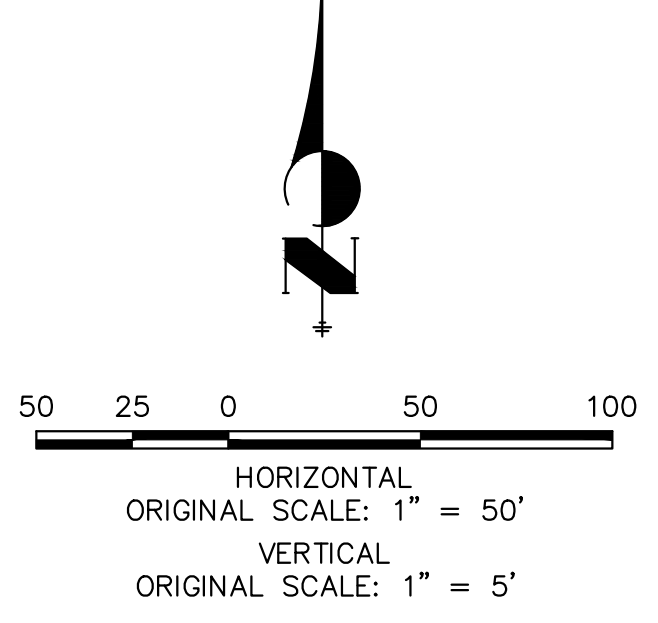
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NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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BY	DATE	NO.	REVISION

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

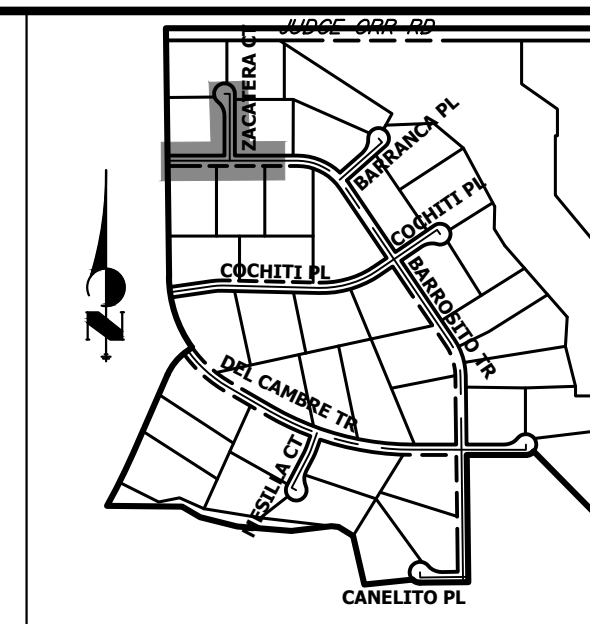


**811**  
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E. COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH - FILING 4  
STREET IMPROVEMENT PLAN AND PROFILE  
SHEET 25 OF 43  
JOB NO. 21542.06





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

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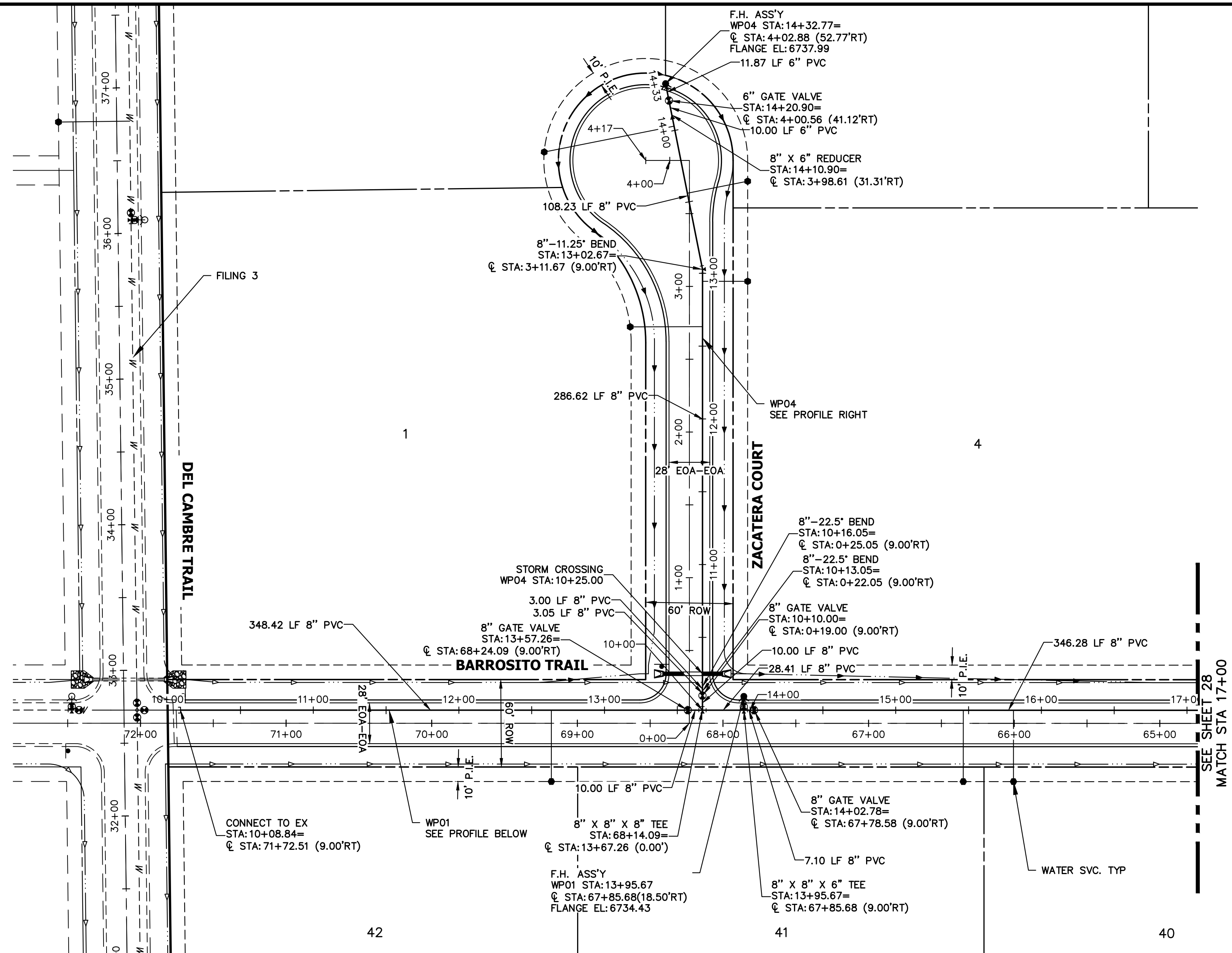
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2495 RIDGON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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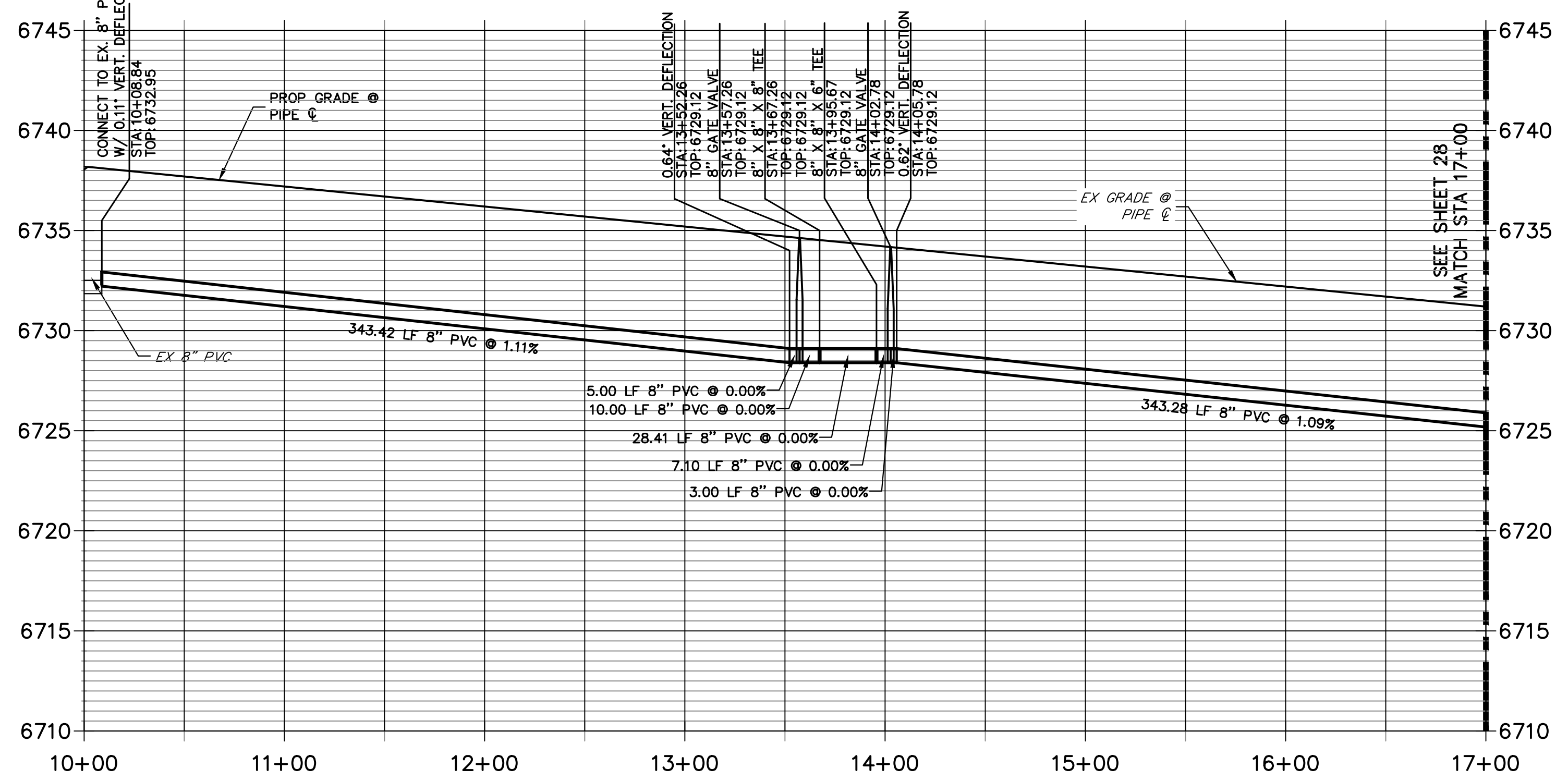
NO.	REVISION	BY	DATE

SADDLEHORN RANCH -  
FILING 4  
WATER DISTRIBUTION PLAN

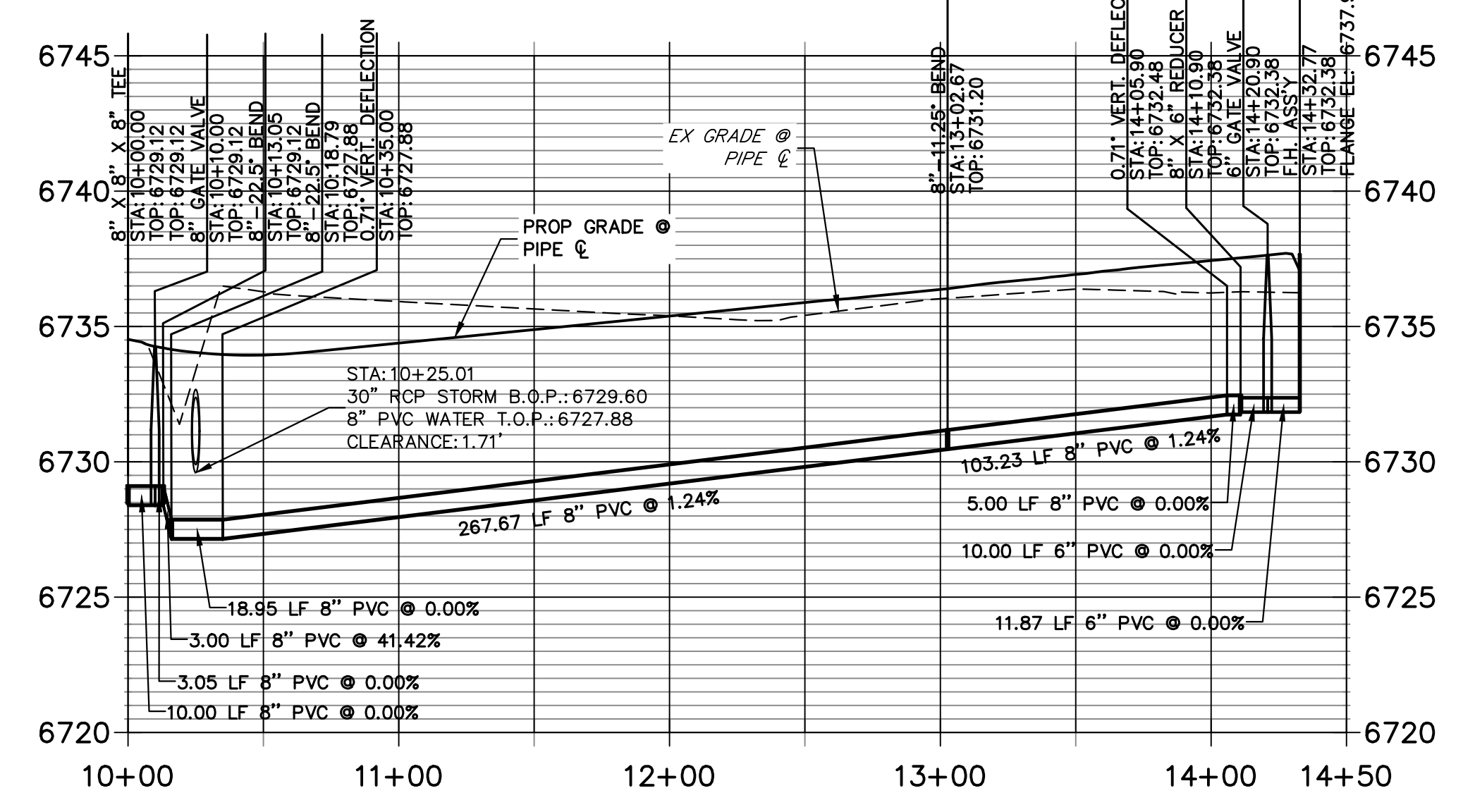
SHEET 27 OF 43  
JOB NO. 21542.06



**WP01 PROFILE**  
STA 10+00.00 TO 17+00.00



**WP04 PROFILE**  
STA 10+00.00 TO 14+50.00



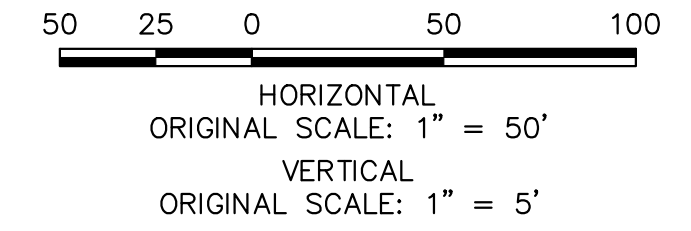
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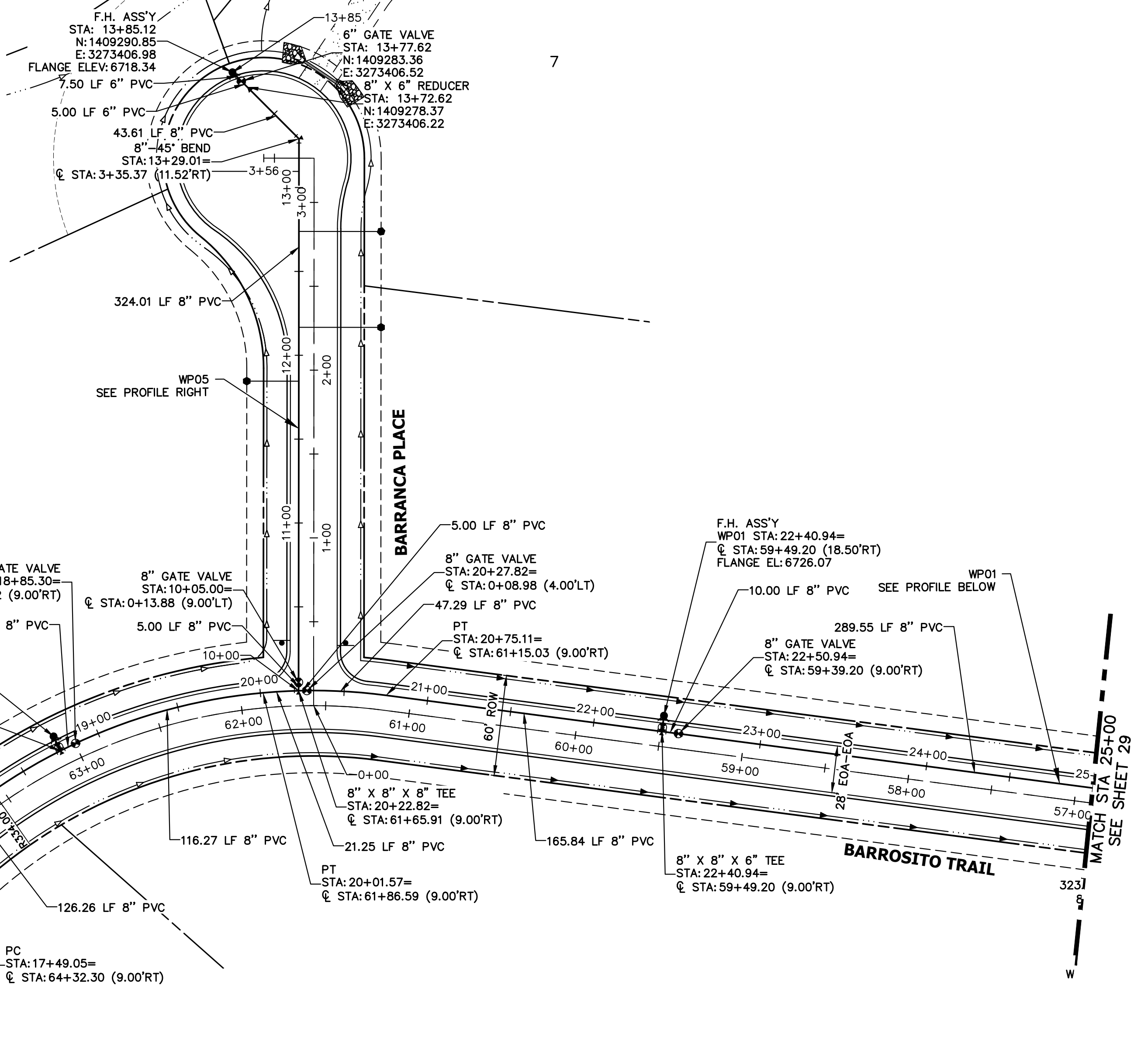
**ENGINEER'S STATEMENT**  
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BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

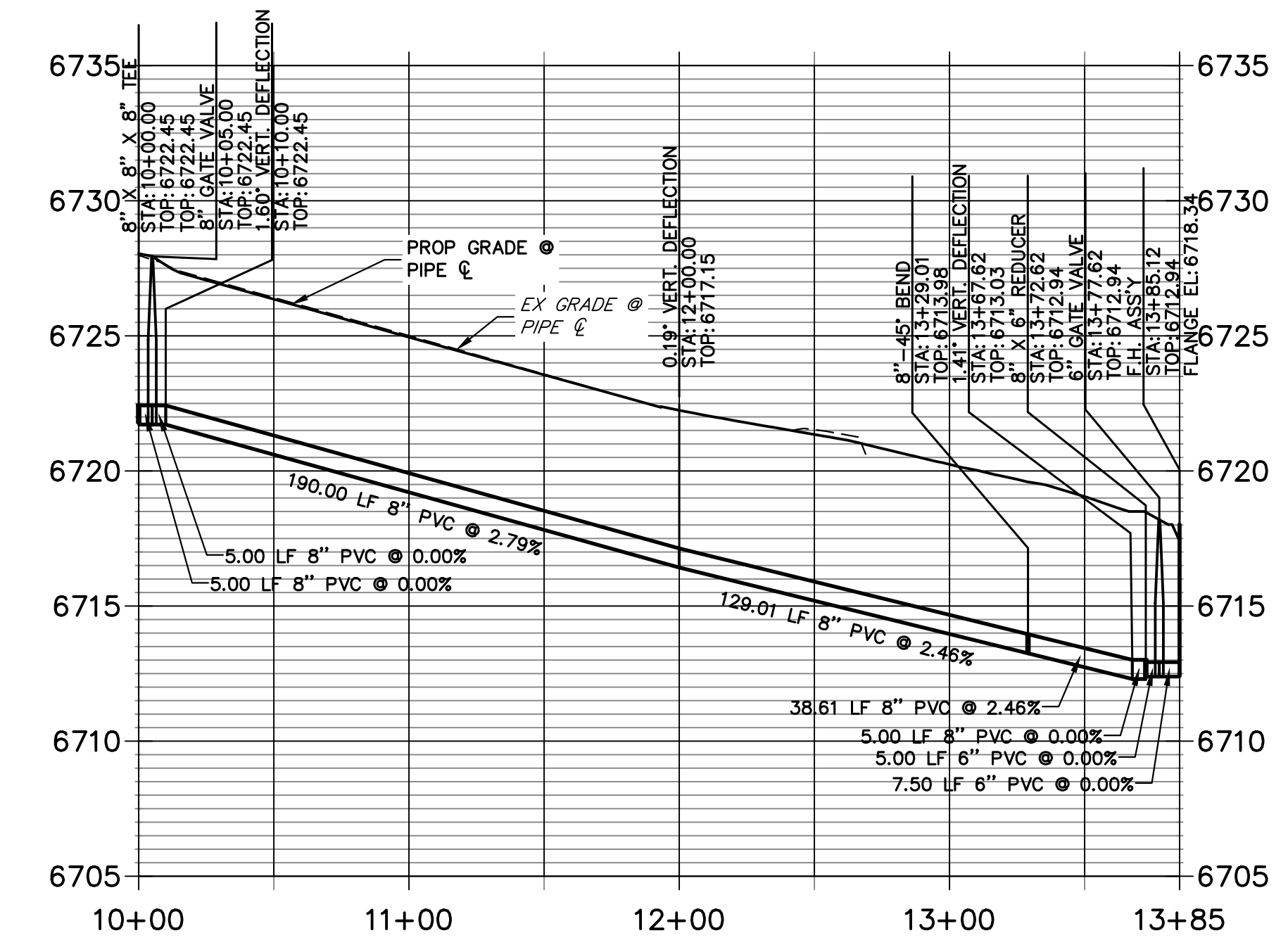


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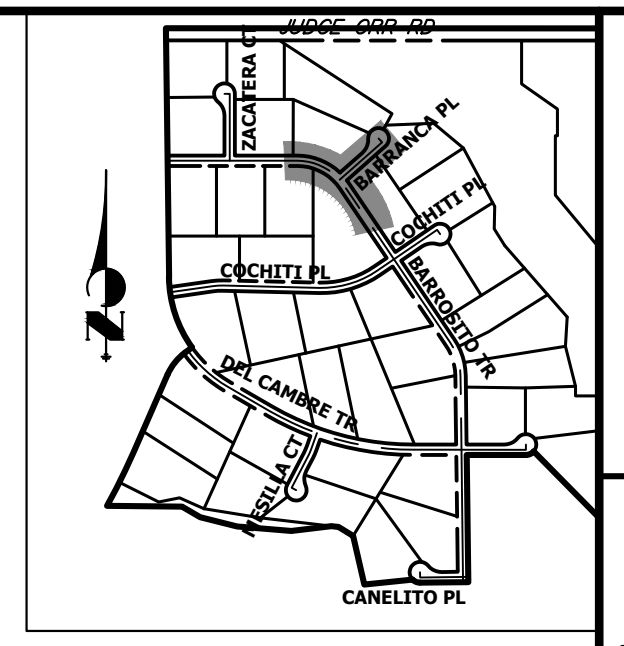
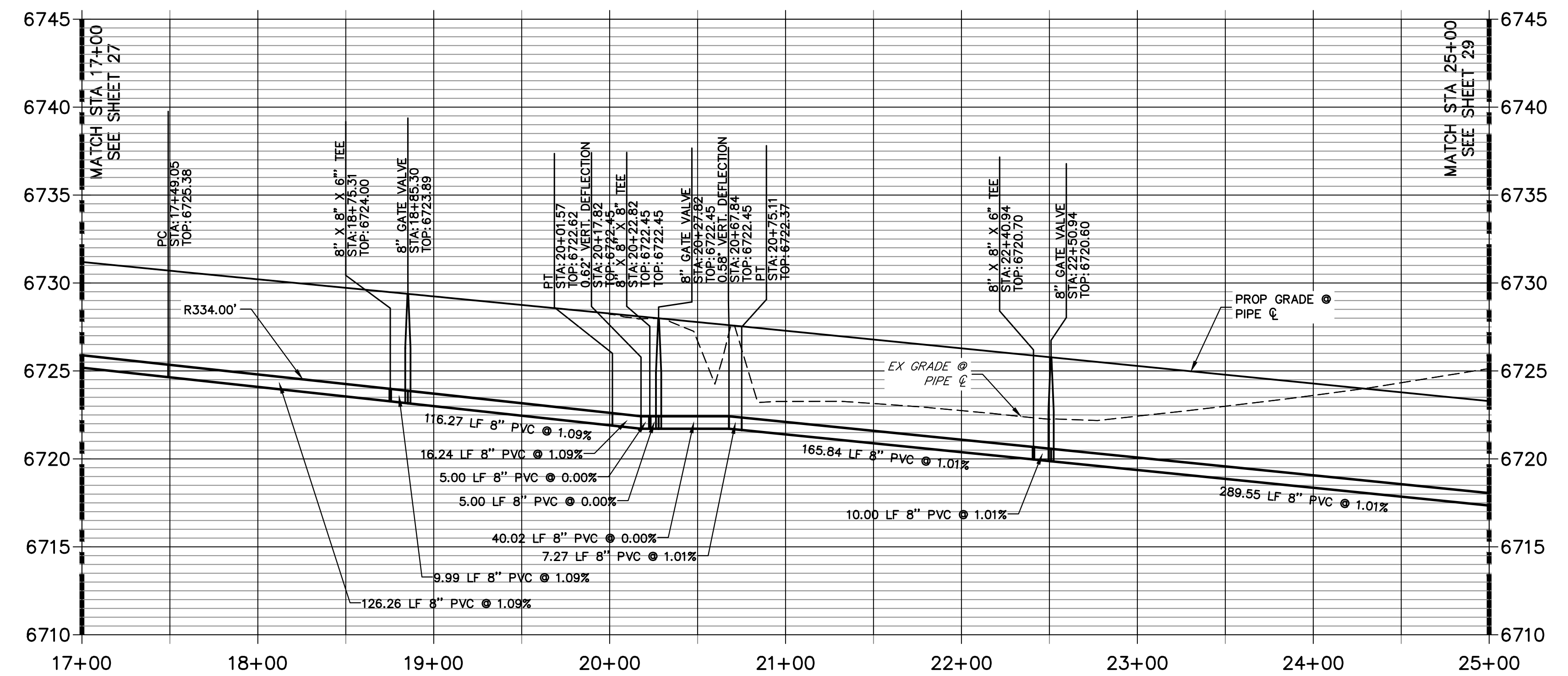




**WP05 PROFILE  
STA 10+00.00 TO 13+85.12**



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



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NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

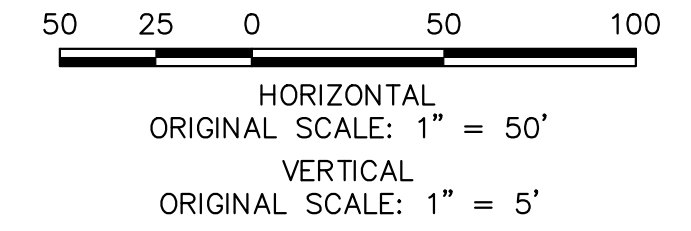
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BY	DATE	No.	REVISION

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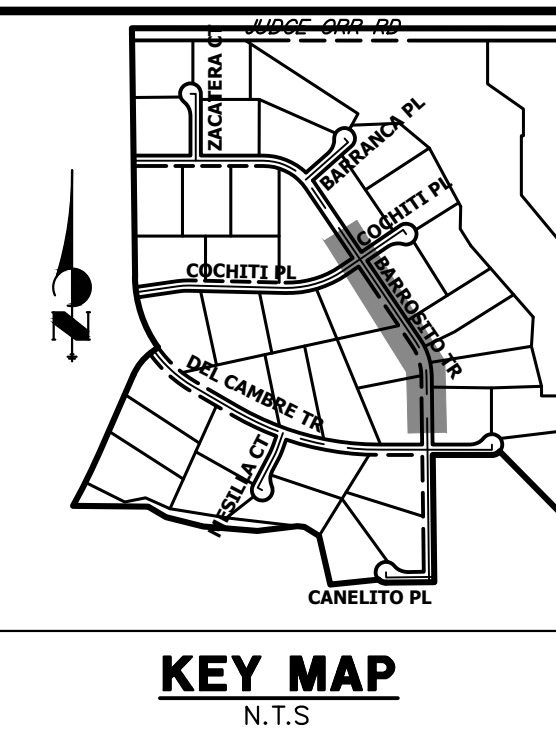
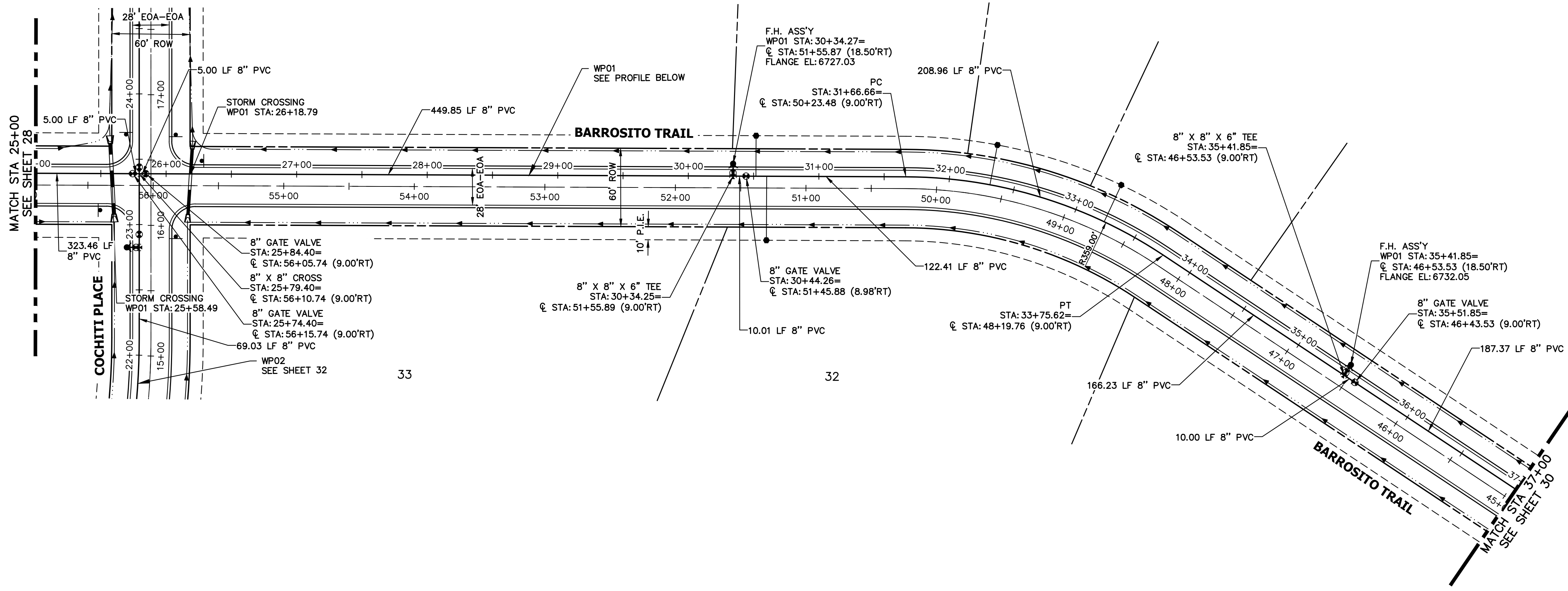
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SADDLEHORN RANCH -  
FILING 4  
WATER DISTRIBUTION PLAN

SHEET 28 OF 43  
JOB NO. 21542.06

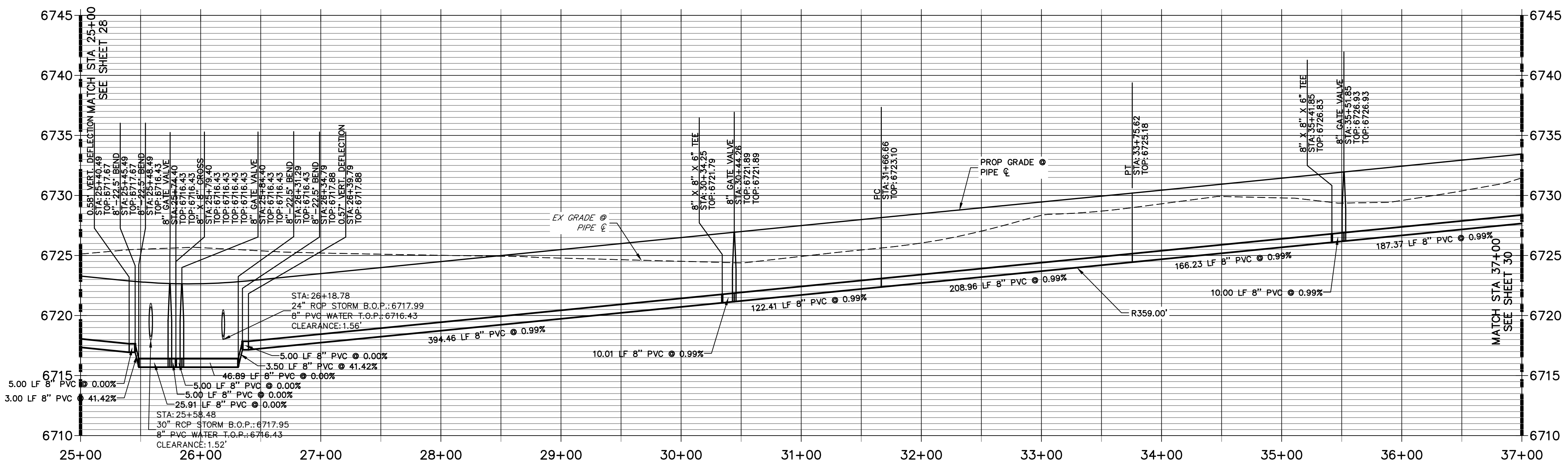


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 (707) 365-6891  
 BRADY WILLIAMS

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



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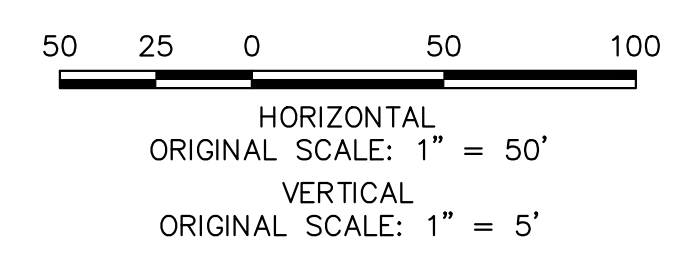
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 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

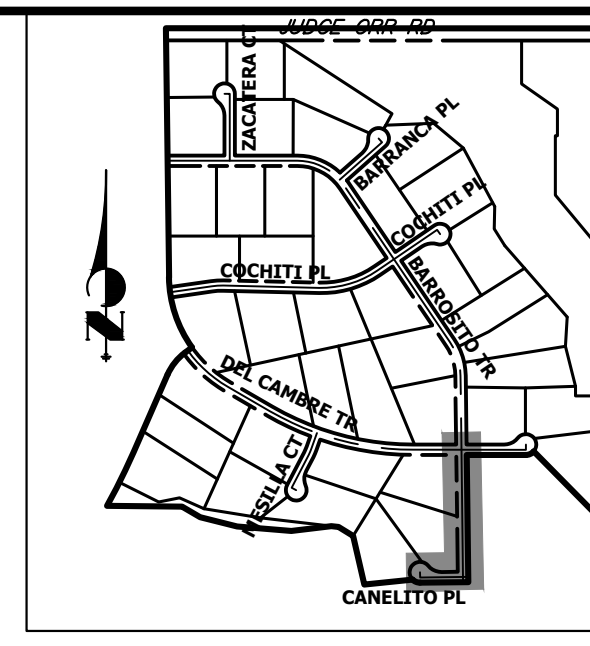
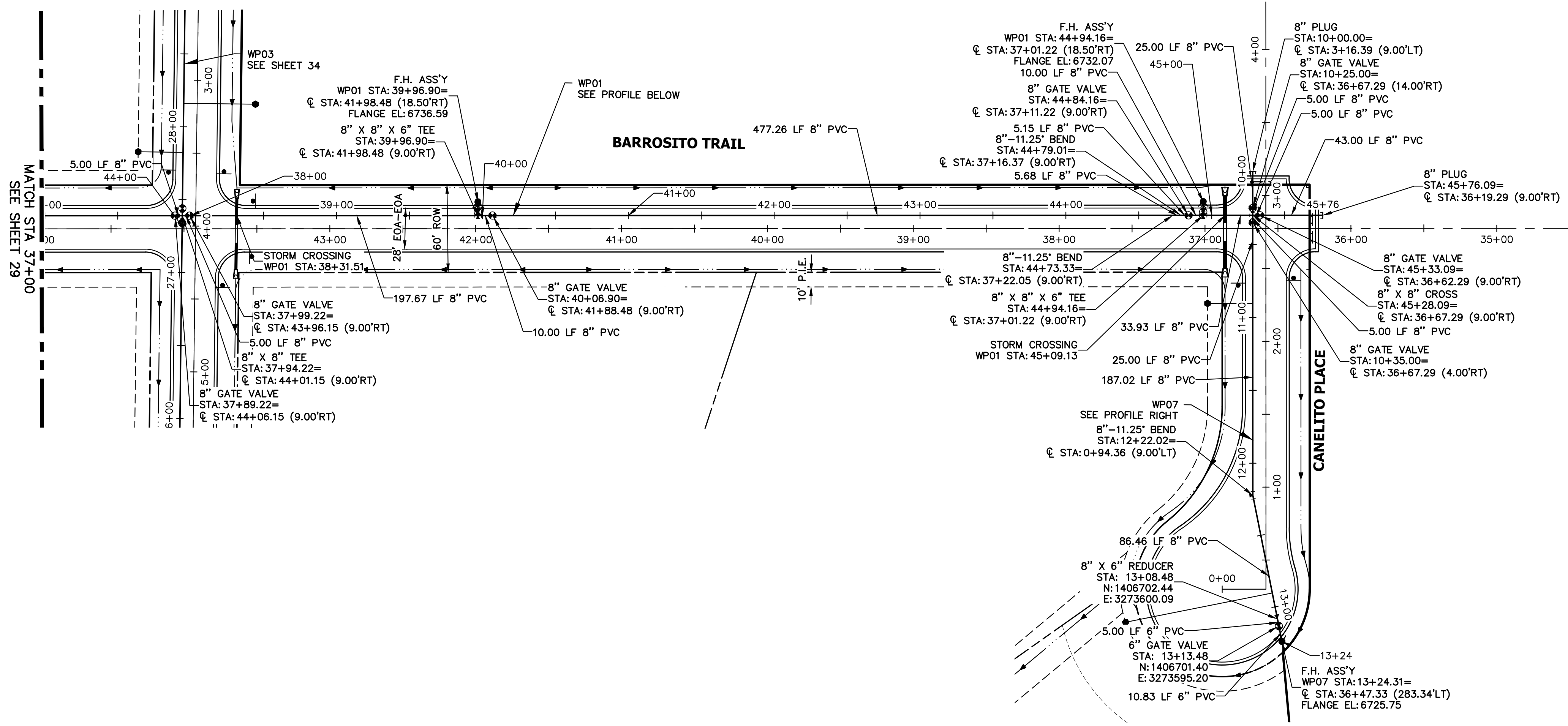
BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
 FILING 4  
 WATER DISTRIBUTION PLAN

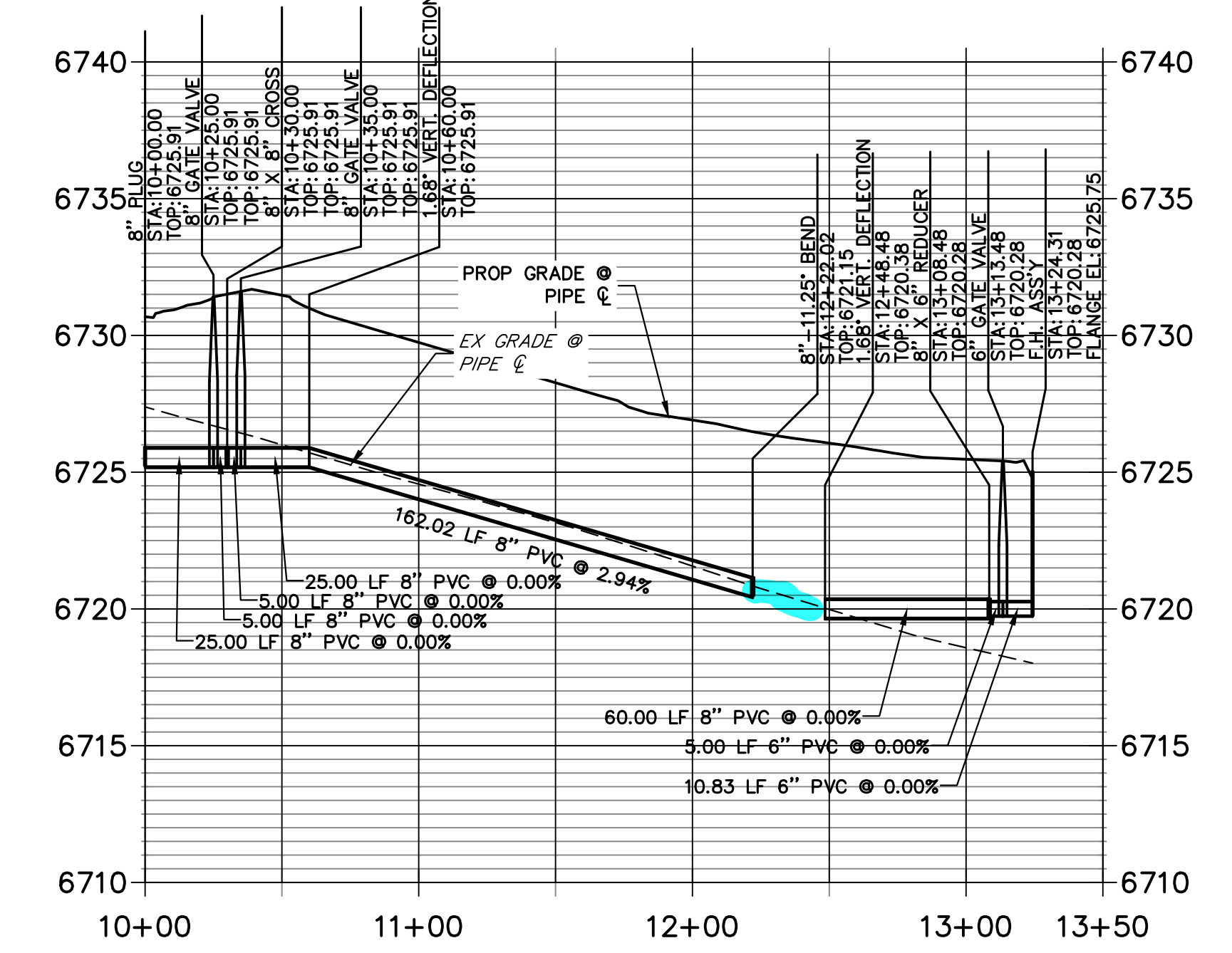
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SHEET 29 OF 43  
 JOB NO. 21542.06

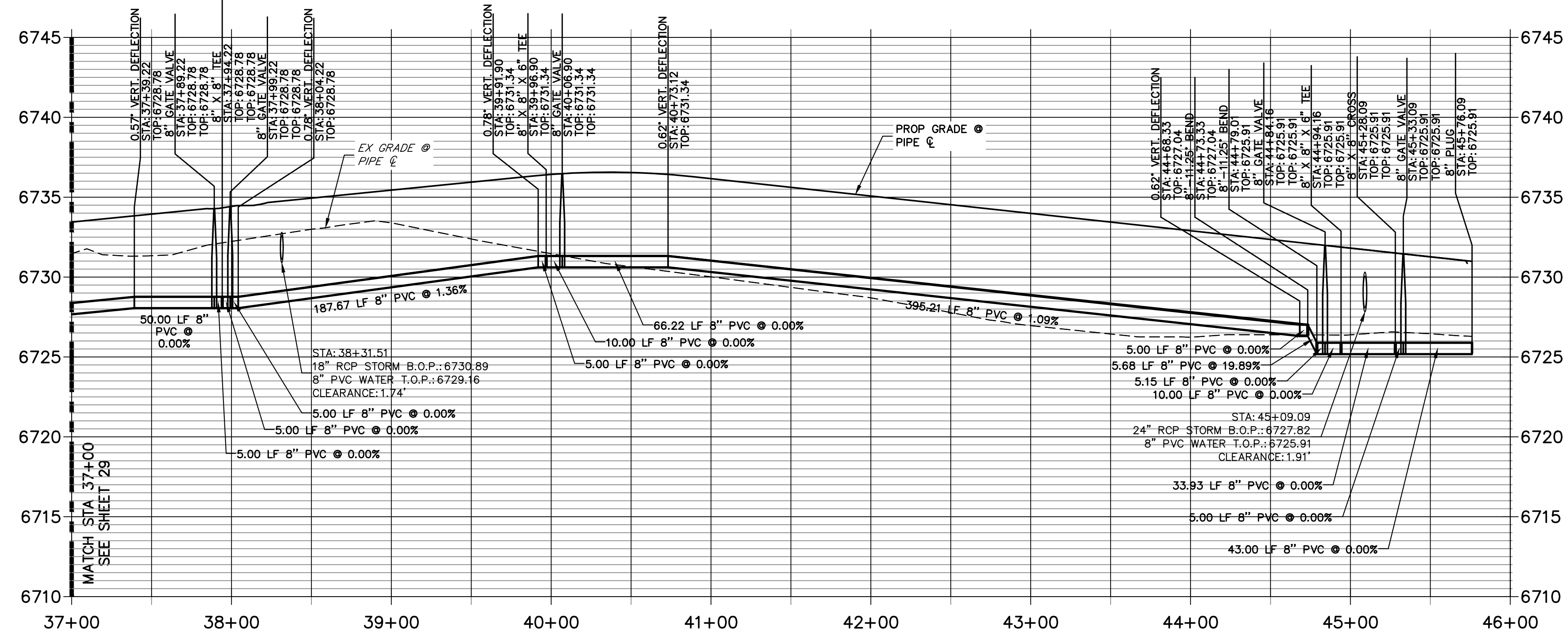




**WP07 PROFILE  
STA 10+00.00 TO 13+50.00**



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



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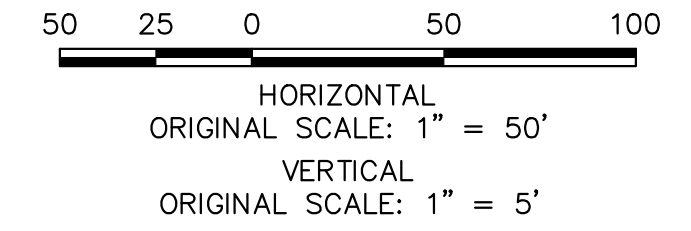
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BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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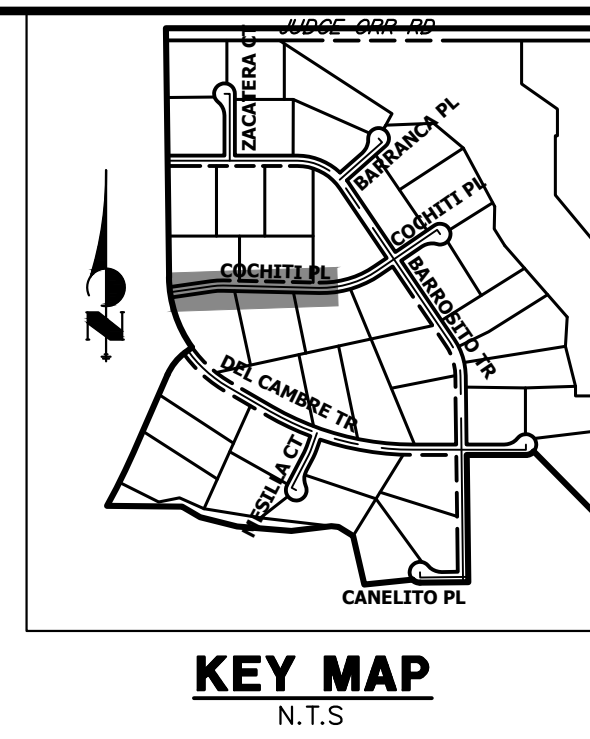
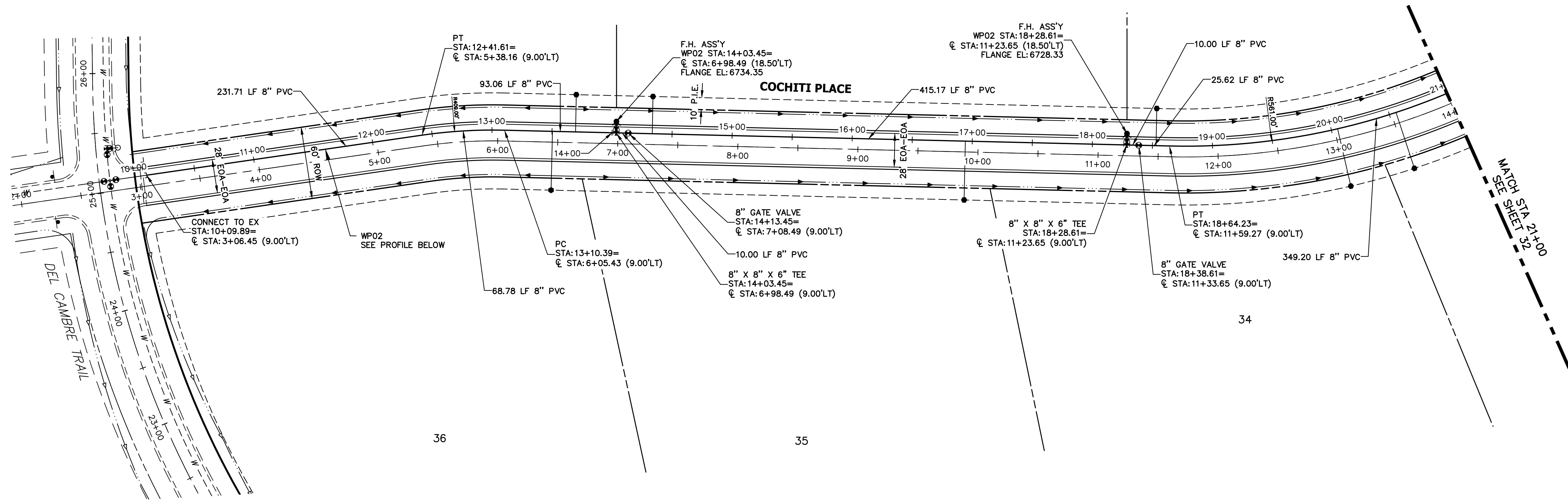
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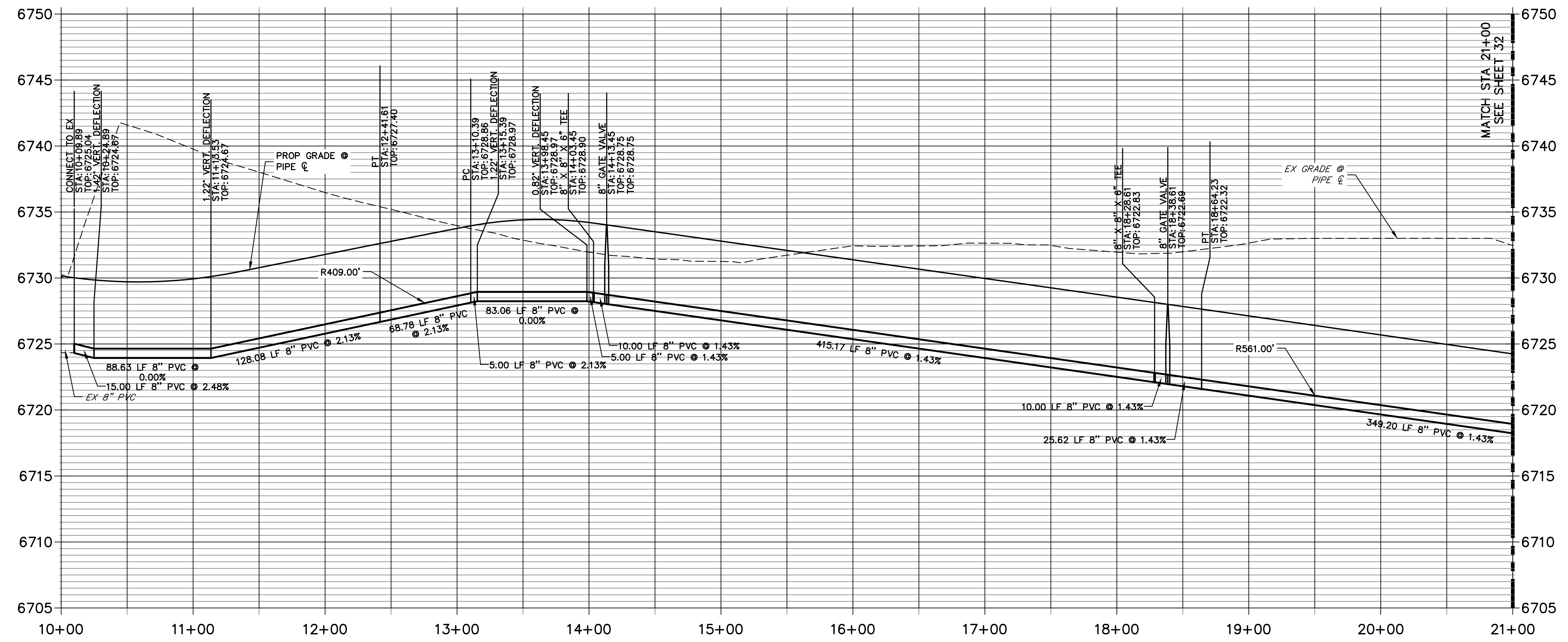
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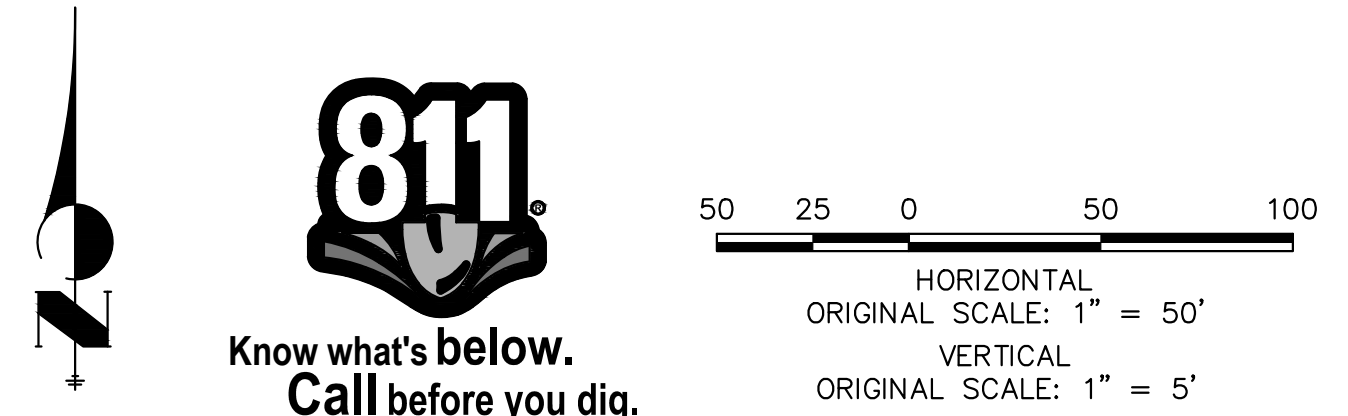


**WP02 PROFILE  
STA 10+00.00 TO 21+00.00**



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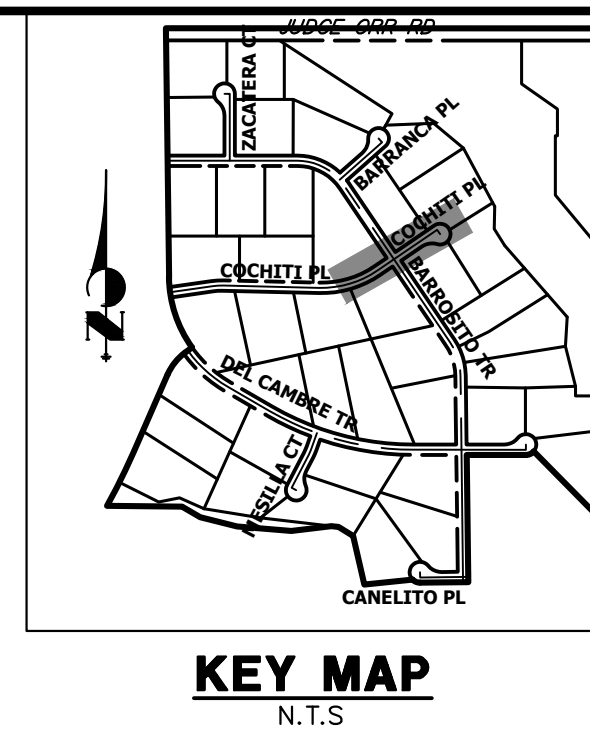
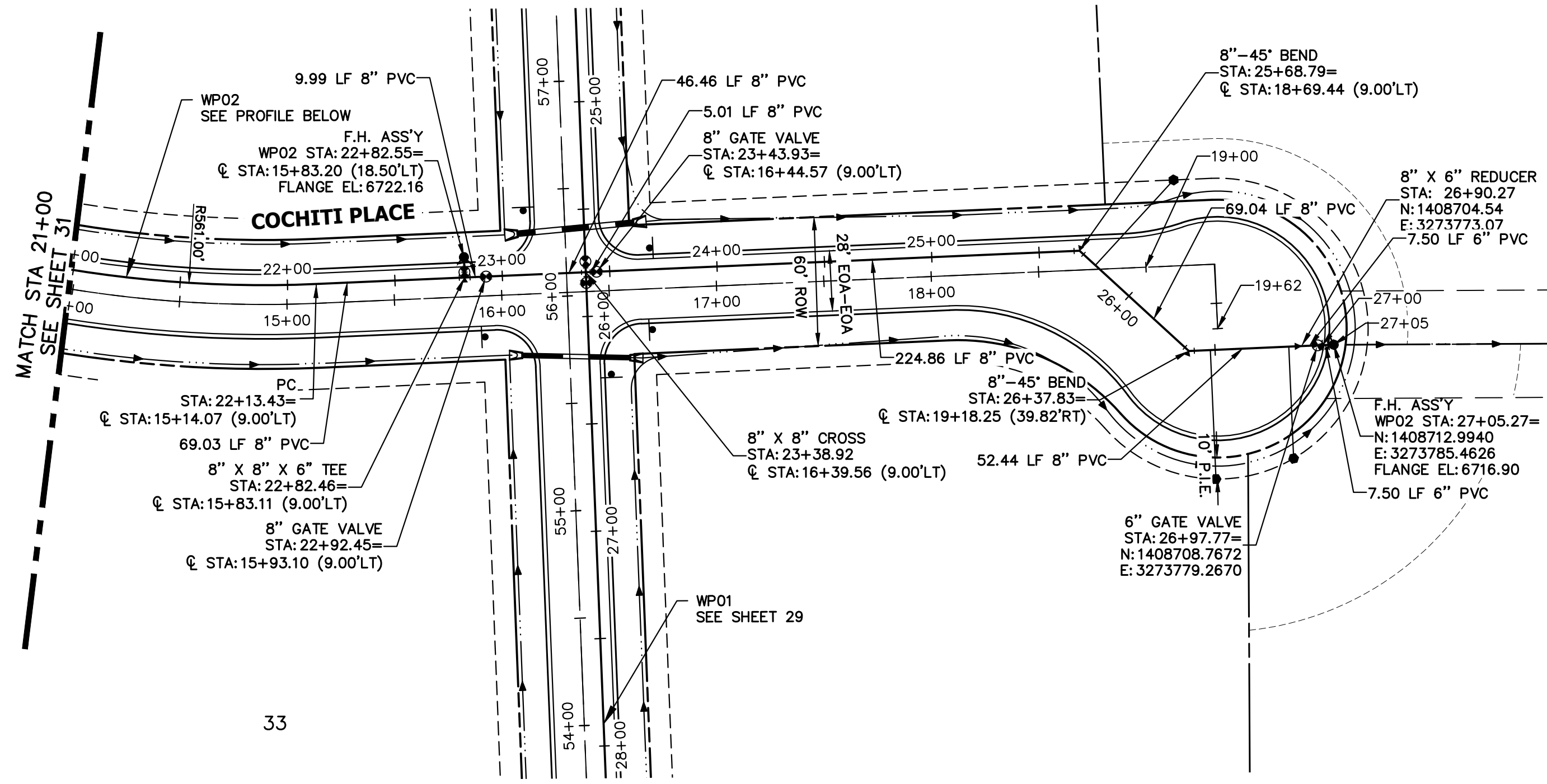
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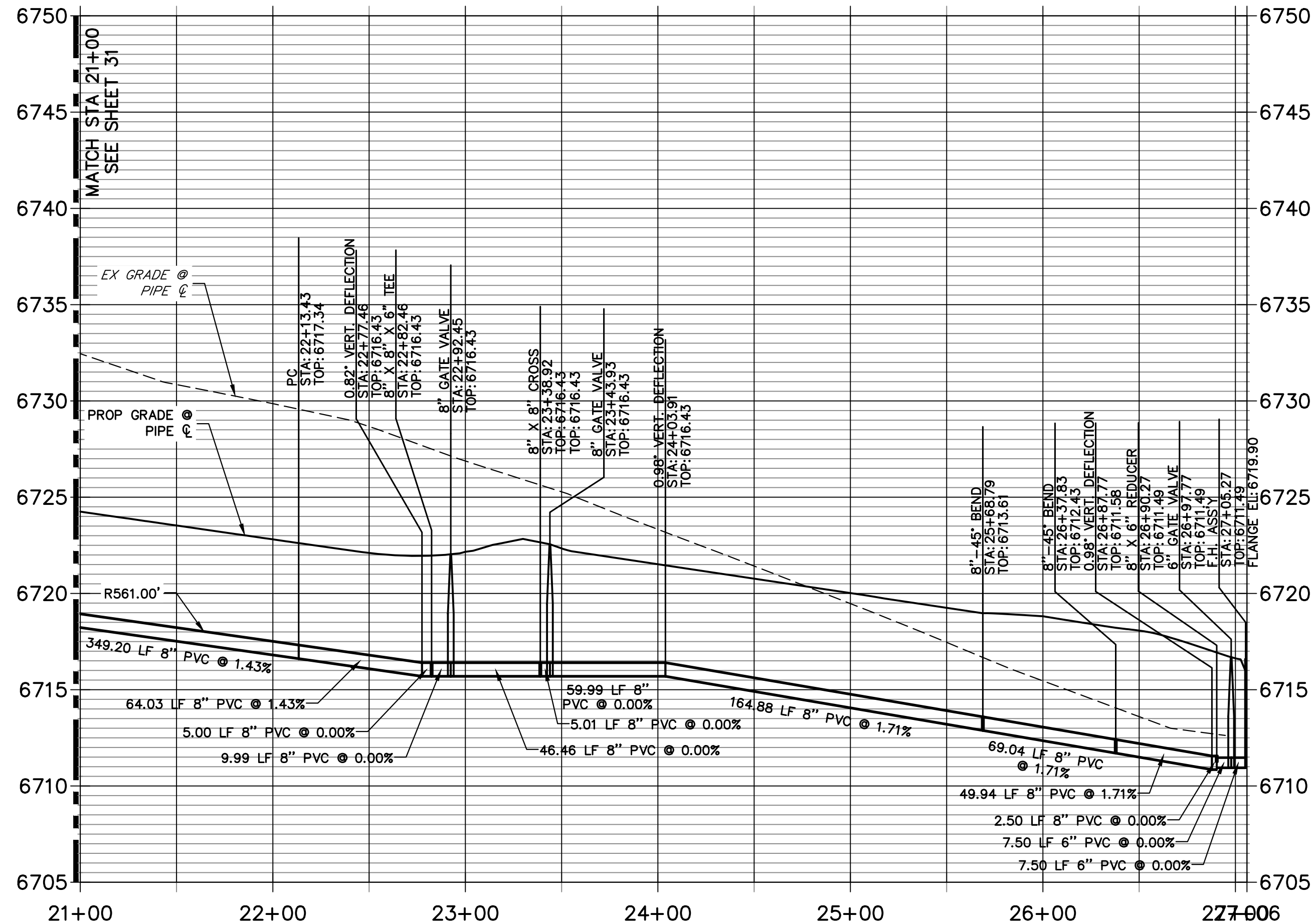
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 V-SCALE 1"=5'  
 DATE 5/1/23  
 DESIGNED BY LGO  
 DRAWN BY LGO  
 CHECKED BY

**SADDLEHORN RANCH -  
 FILING 4  
 WATER DISTRIBUTION PLAN**

SHEET 31 OF 43  
 JOB NO. 21542.06



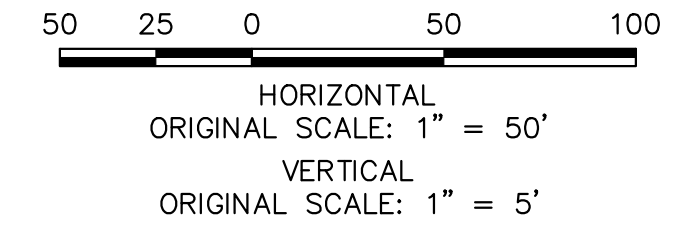
**WP02 PROFILE (CONT)  
STA 21+00.00 TO 27+06.00**



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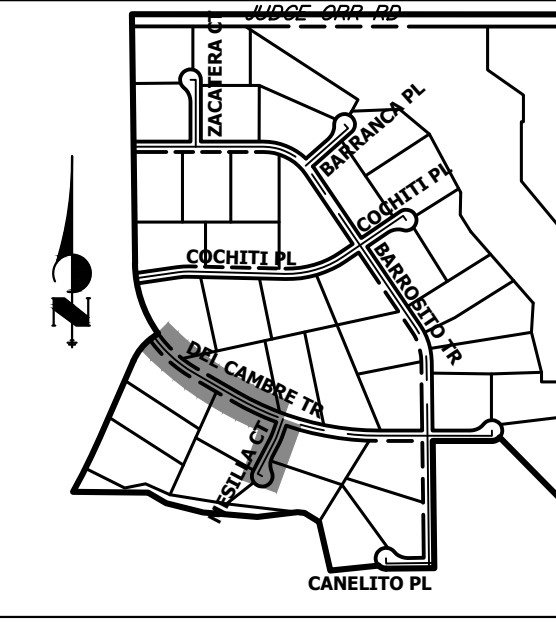
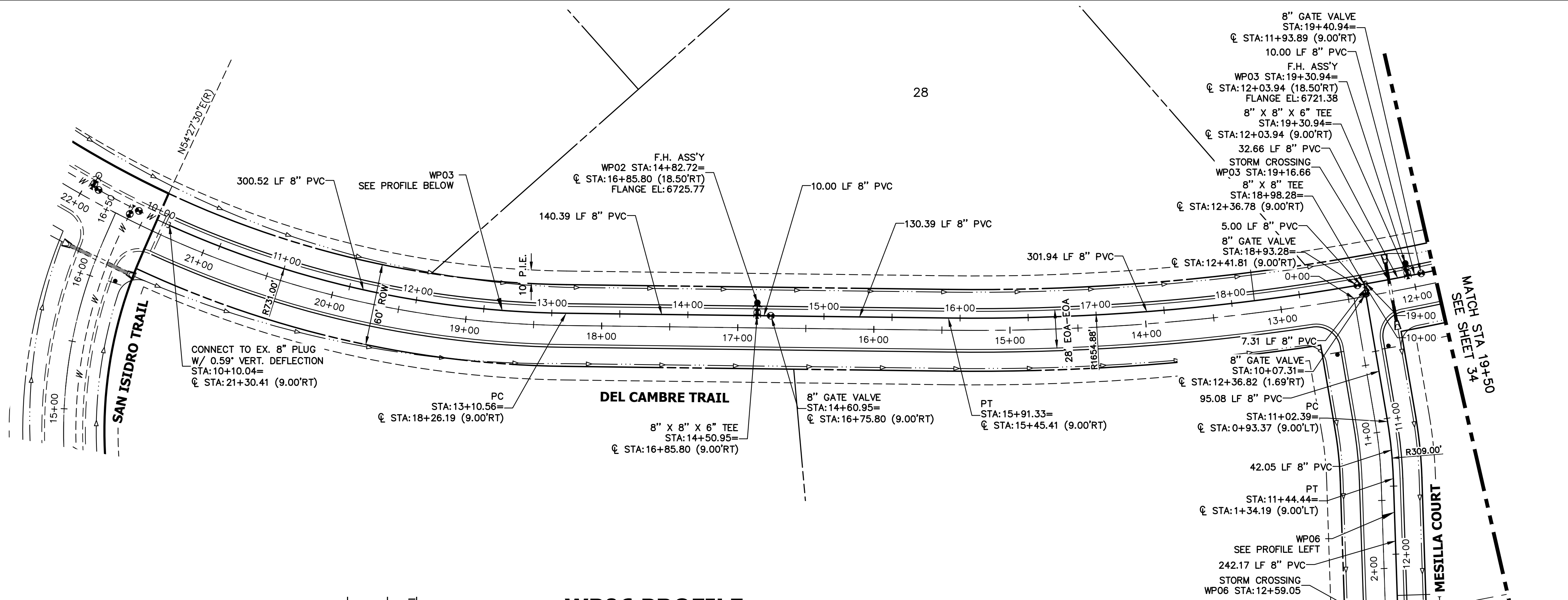
No.	REVISION	BY	DATE

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

**SADDLEHORN RANCH -  
FILING 4  
WATER DISTRIBUTION PLAN**

SHEET 32 OF 43  
JOB NO. 21542.06

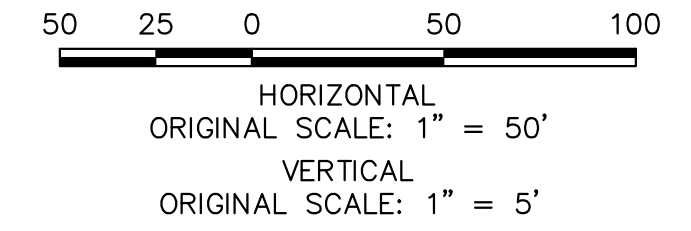
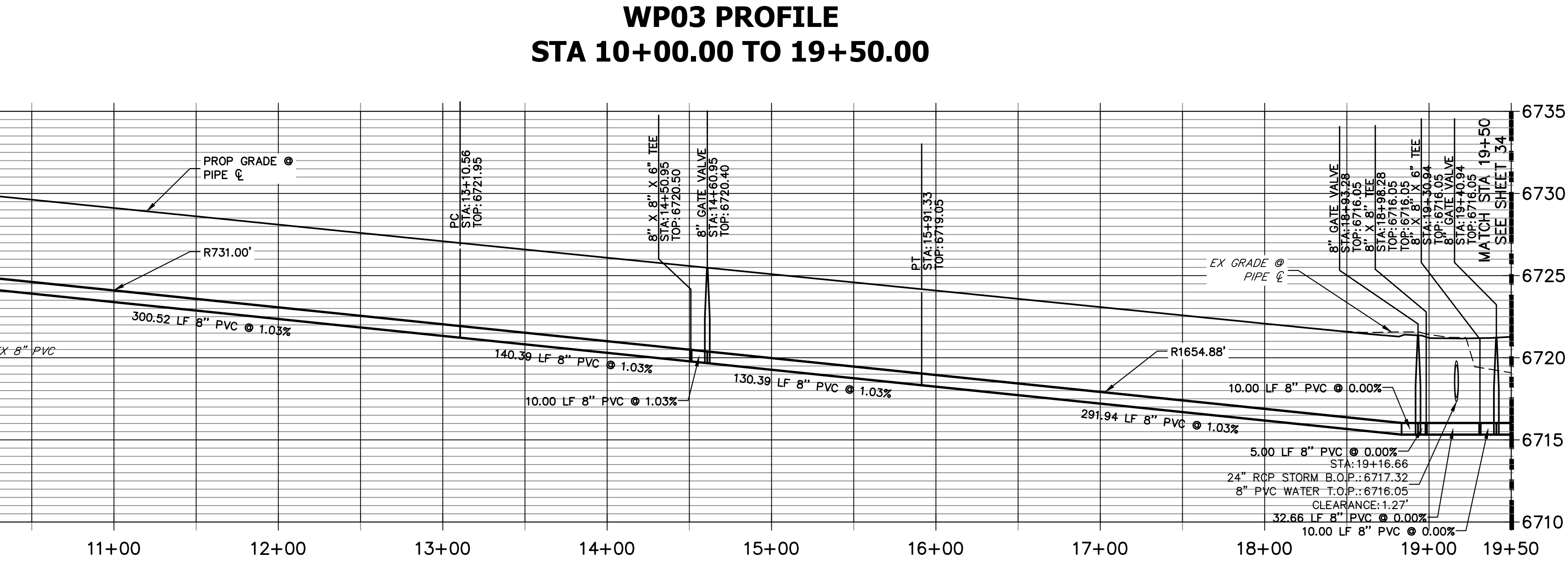
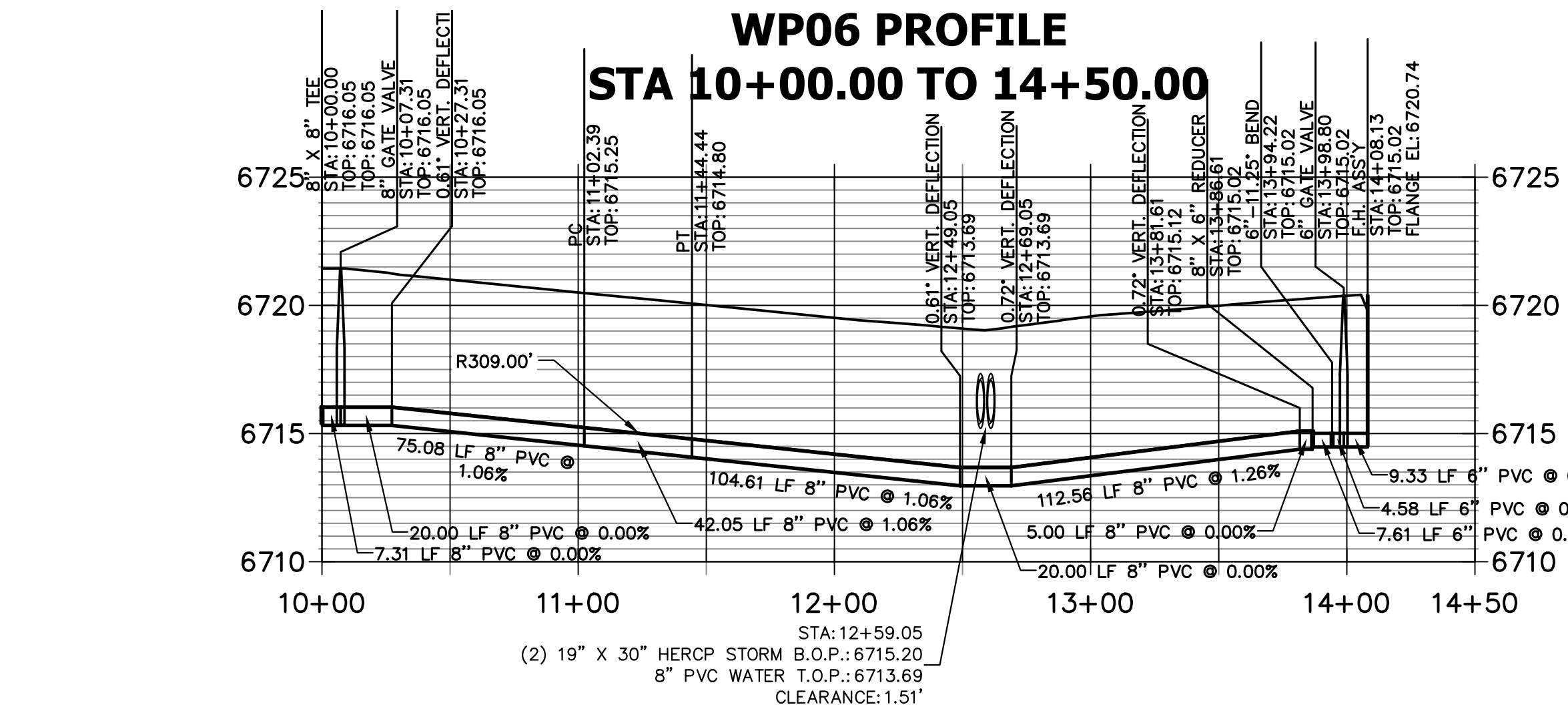




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- #### NOTES
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
  2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL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

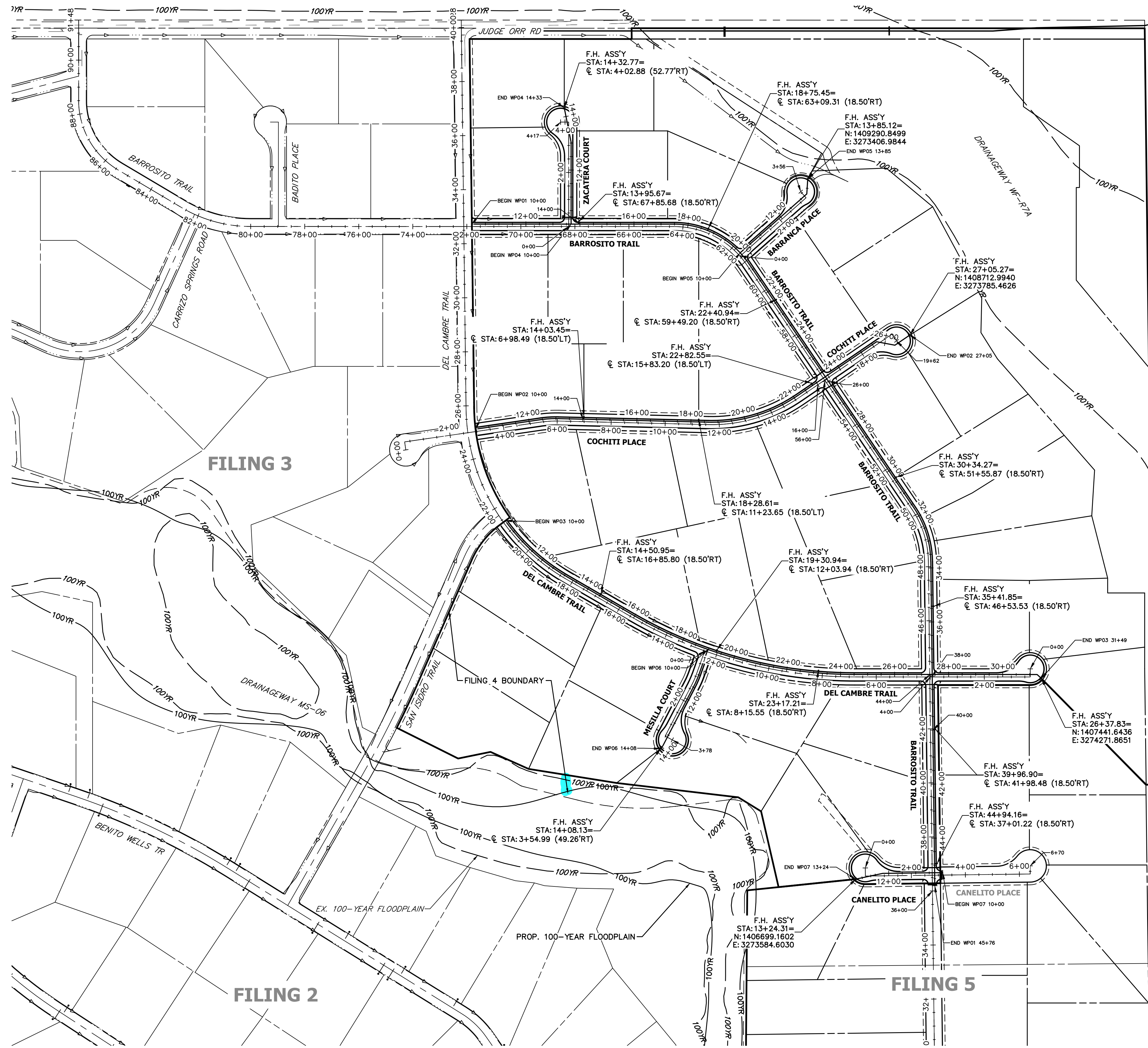
#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

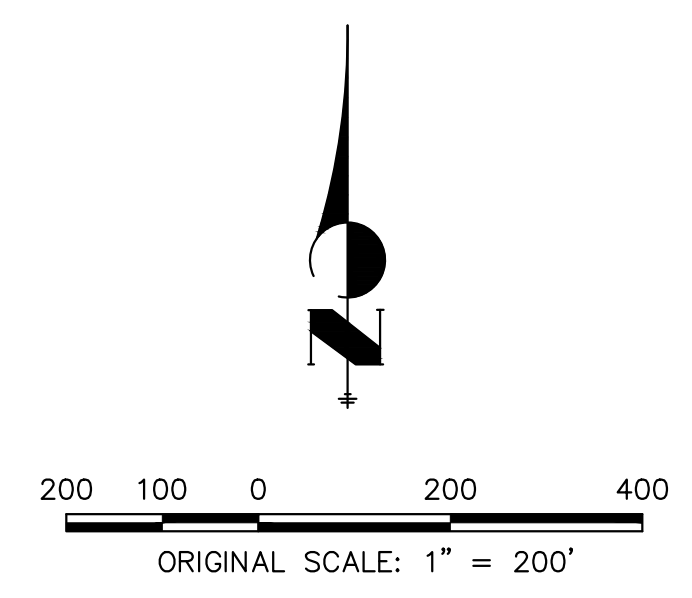
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						NO.	DATE
1"=50'	1"=5'	5/1/23	LOG	LOG			





Show no build easement lines.

Provide a detail plan and cross-section showing typical hydrant location outside of clear zone (19'-22' from road centerline).



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
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SADDLEHORN RANCH -  
 FILING 4  
 OVERALL FIRE HYDRANT  
 PLAN

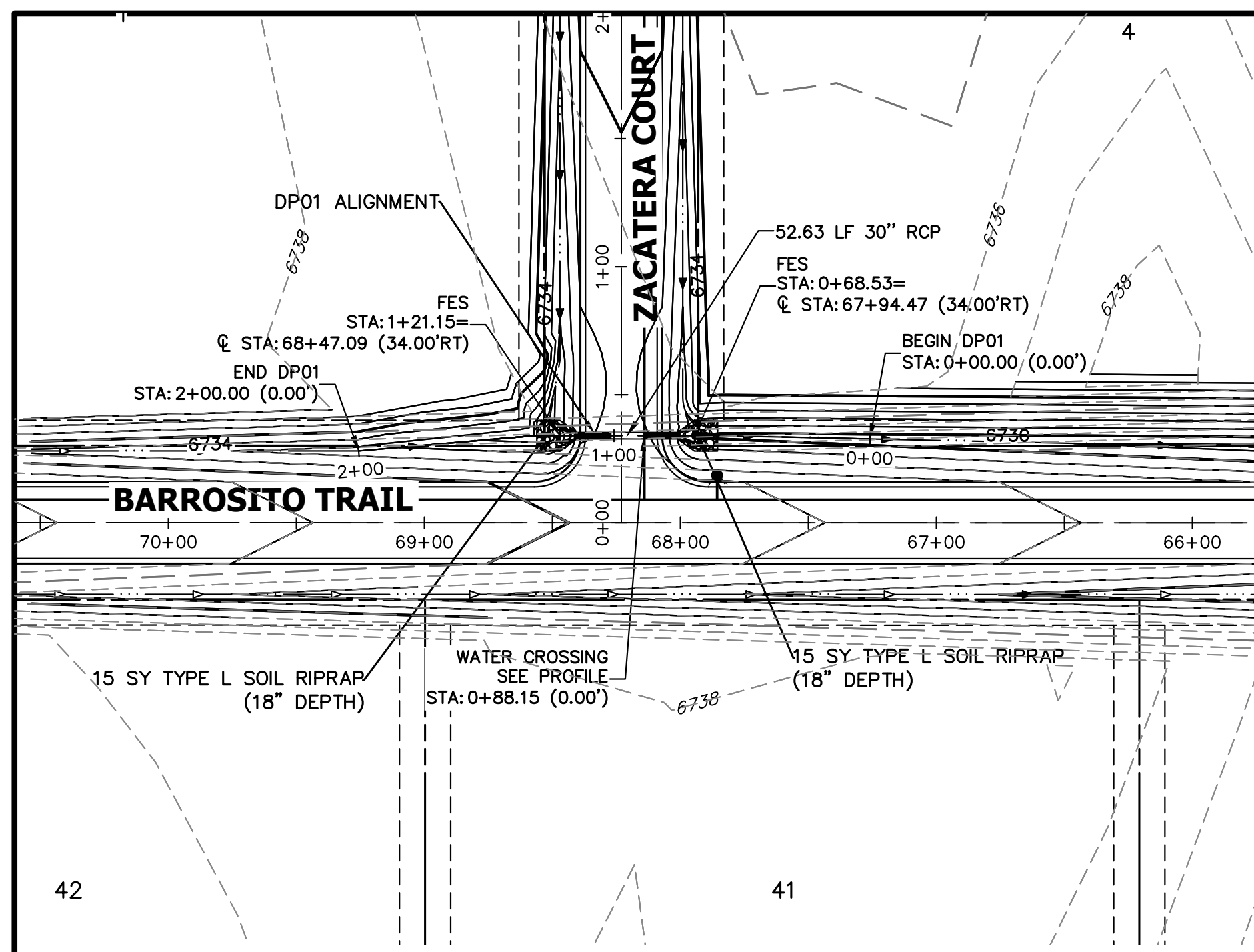
SHEET 35 OF 43  
 JOB NO. 21542.06

No.	REVISION	BY	DATE

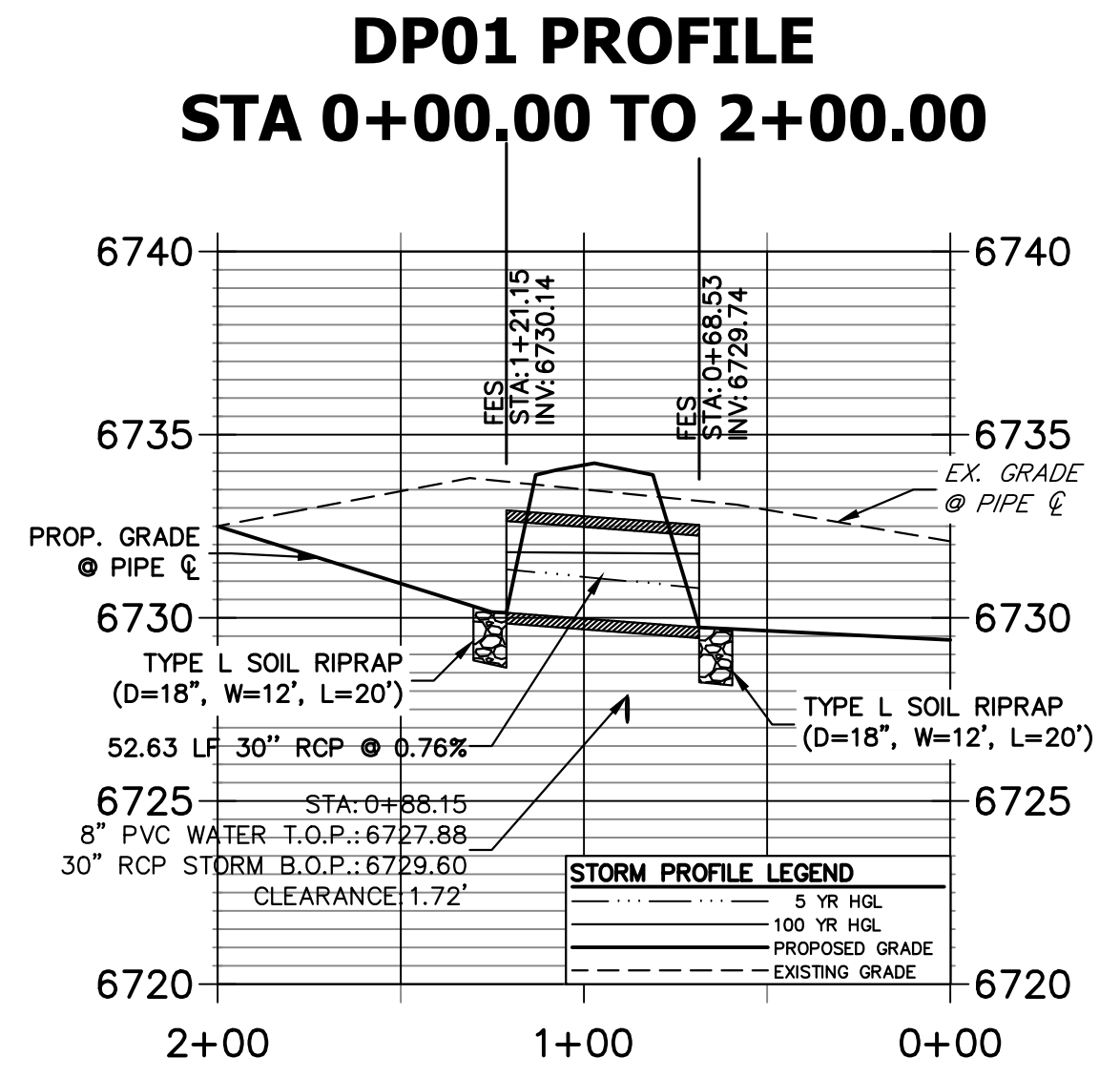
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

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

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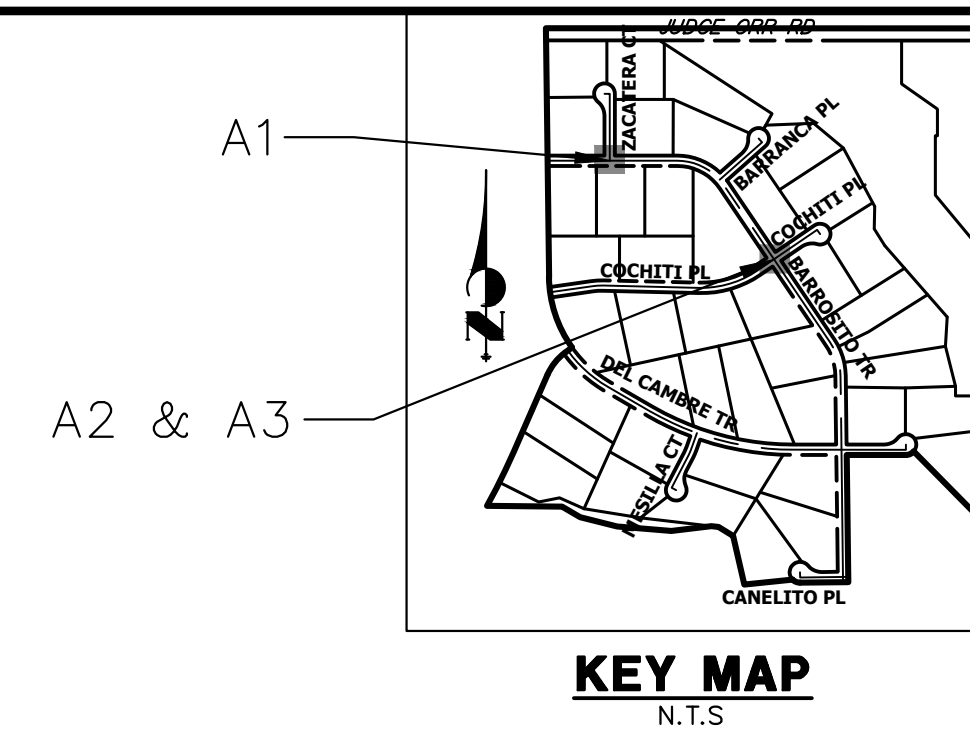


**A1 CULVERT - PLAN**



**A1 CULVERT - PROFILE**

Verify that calculations for all culverts are in the drainage report

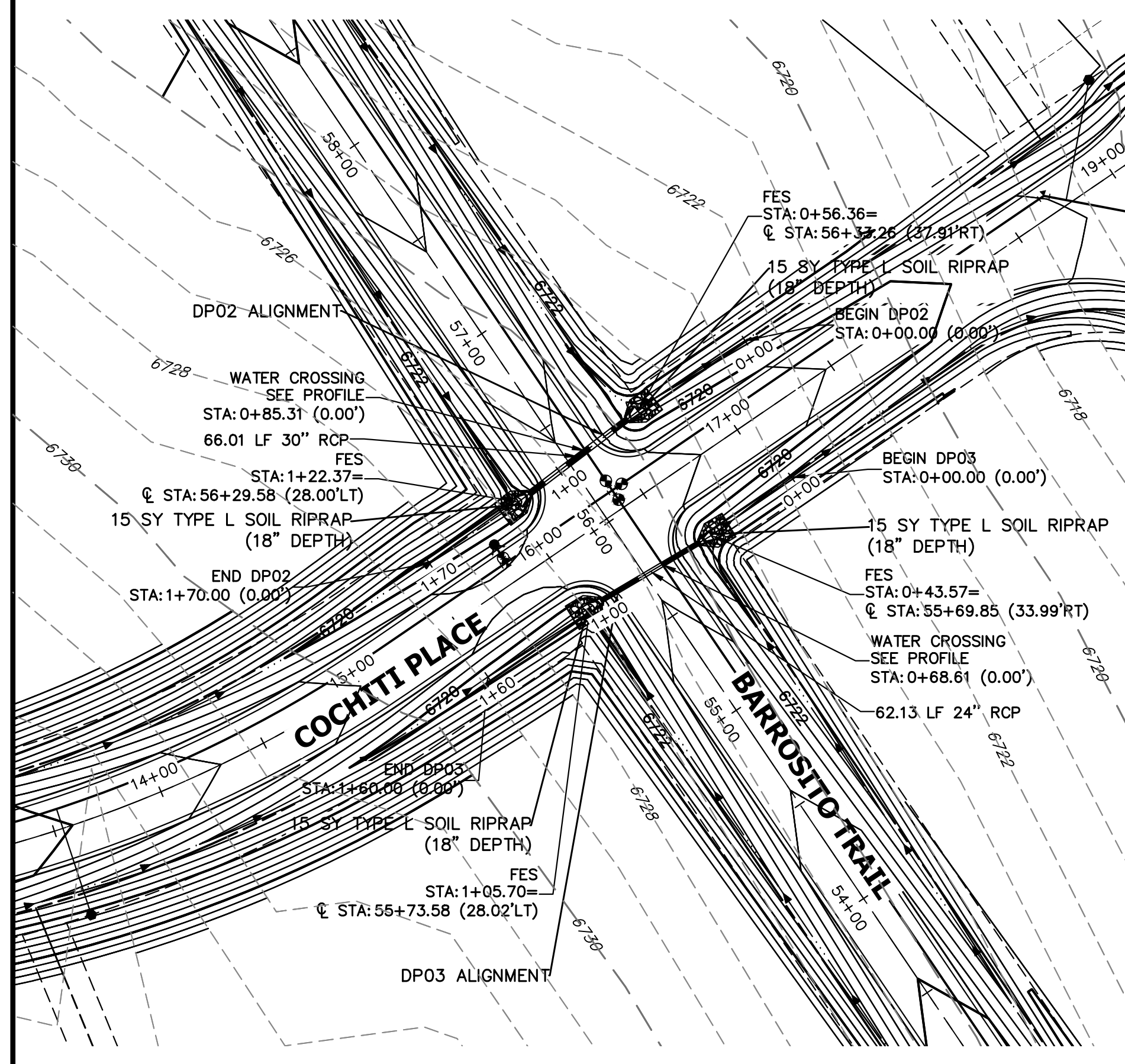


**KEY MAP**  
N.T.S.

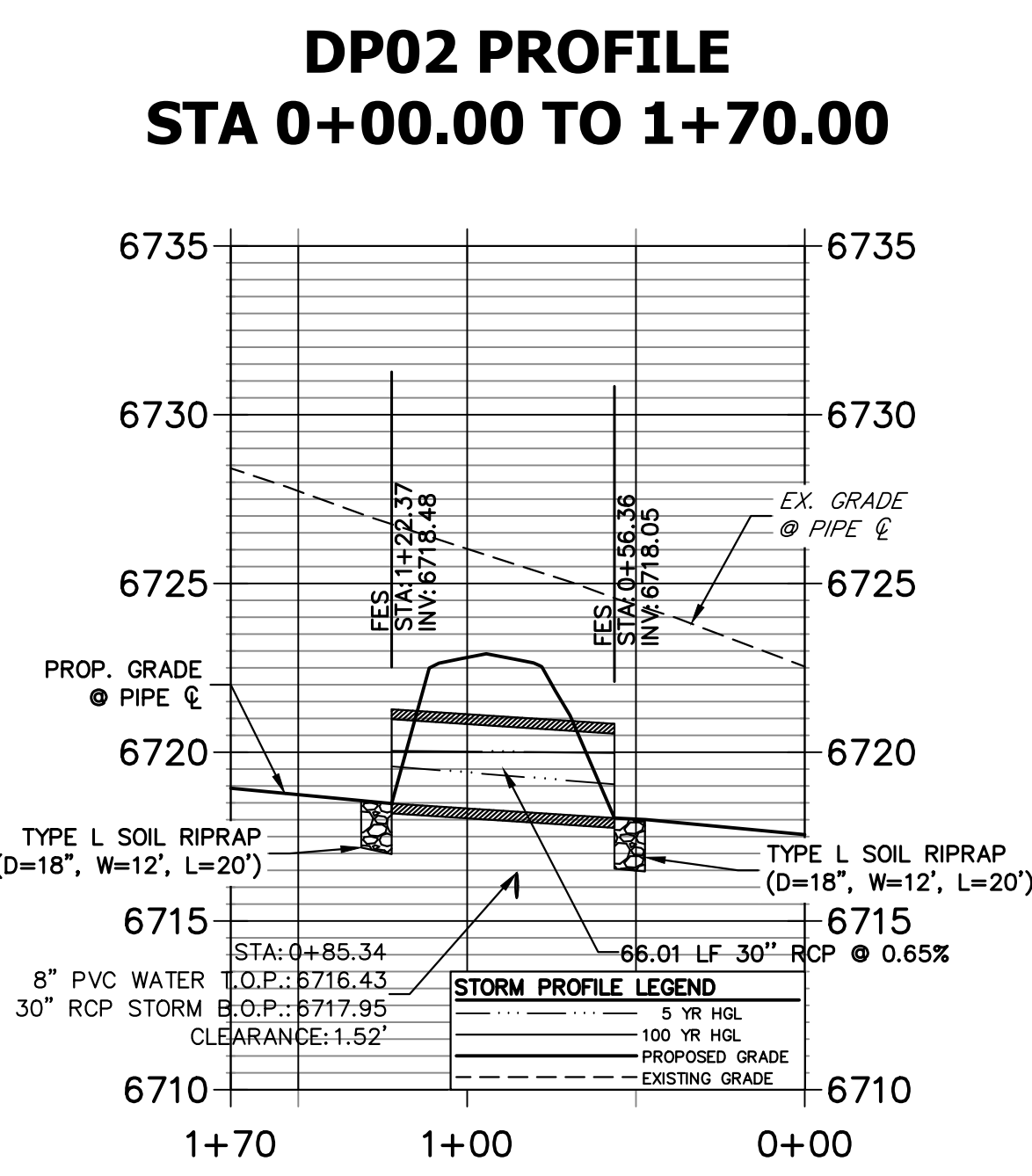
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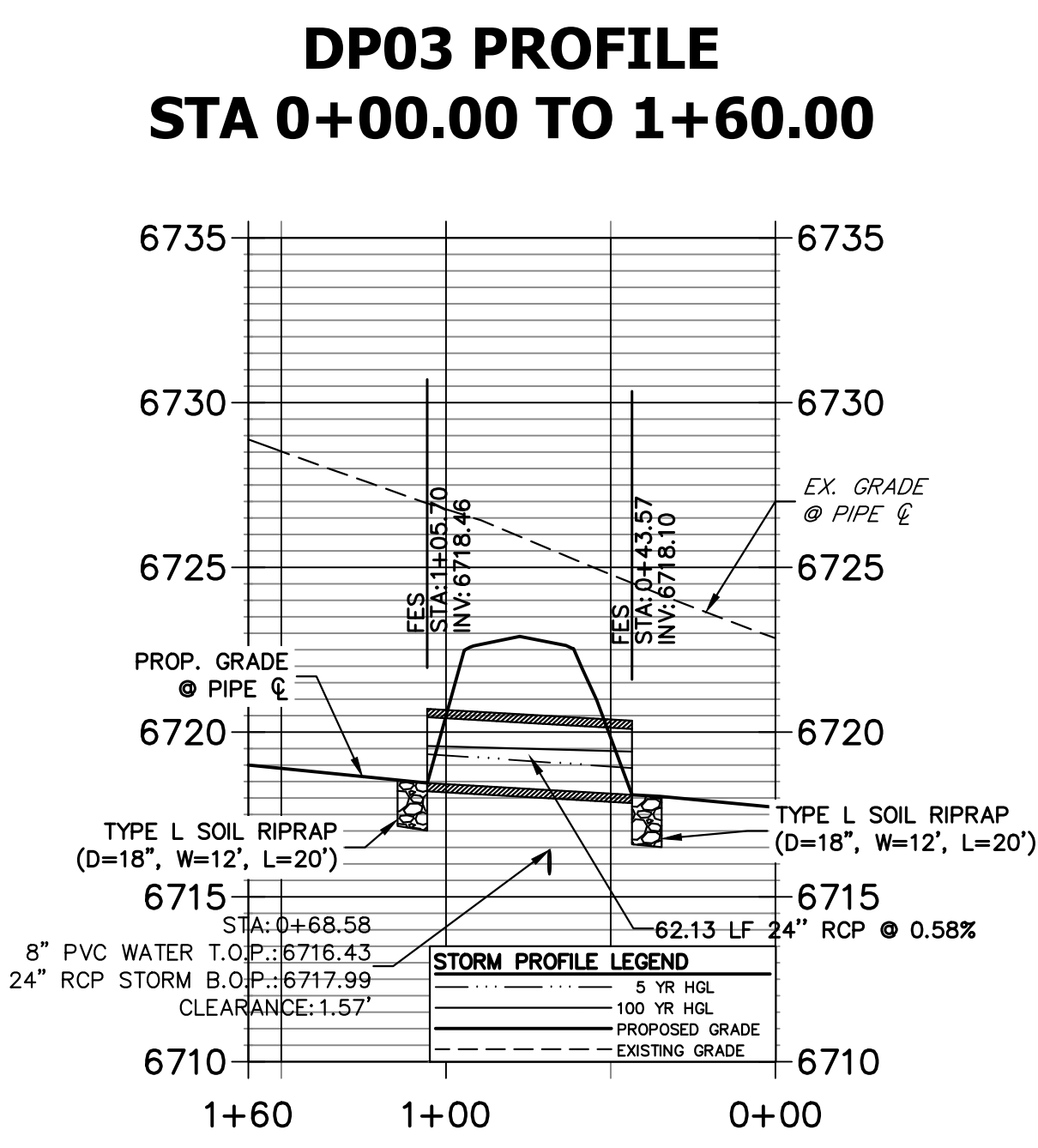
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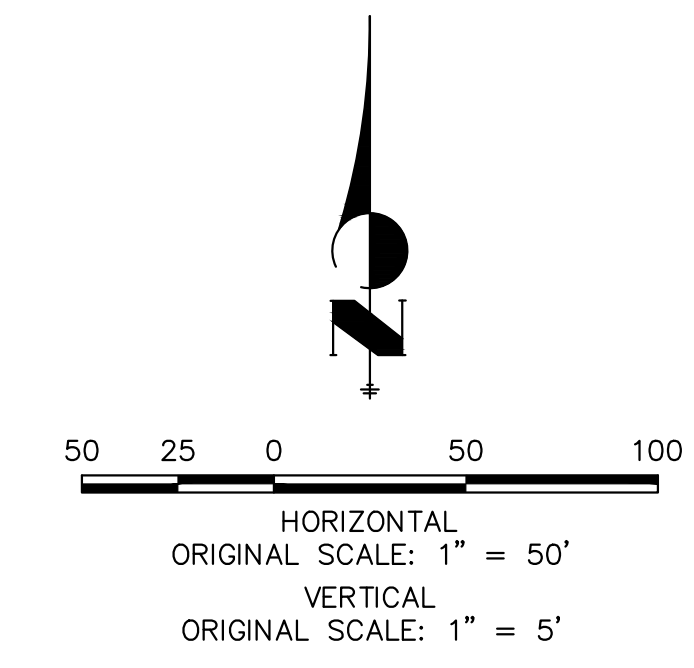
**A2 & A3 CULVERT - PLAN**



**A2 CULVERT - PROFILE**



**A3 CULVERT - PROFILE**



**STORM SEWER NOTES**

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



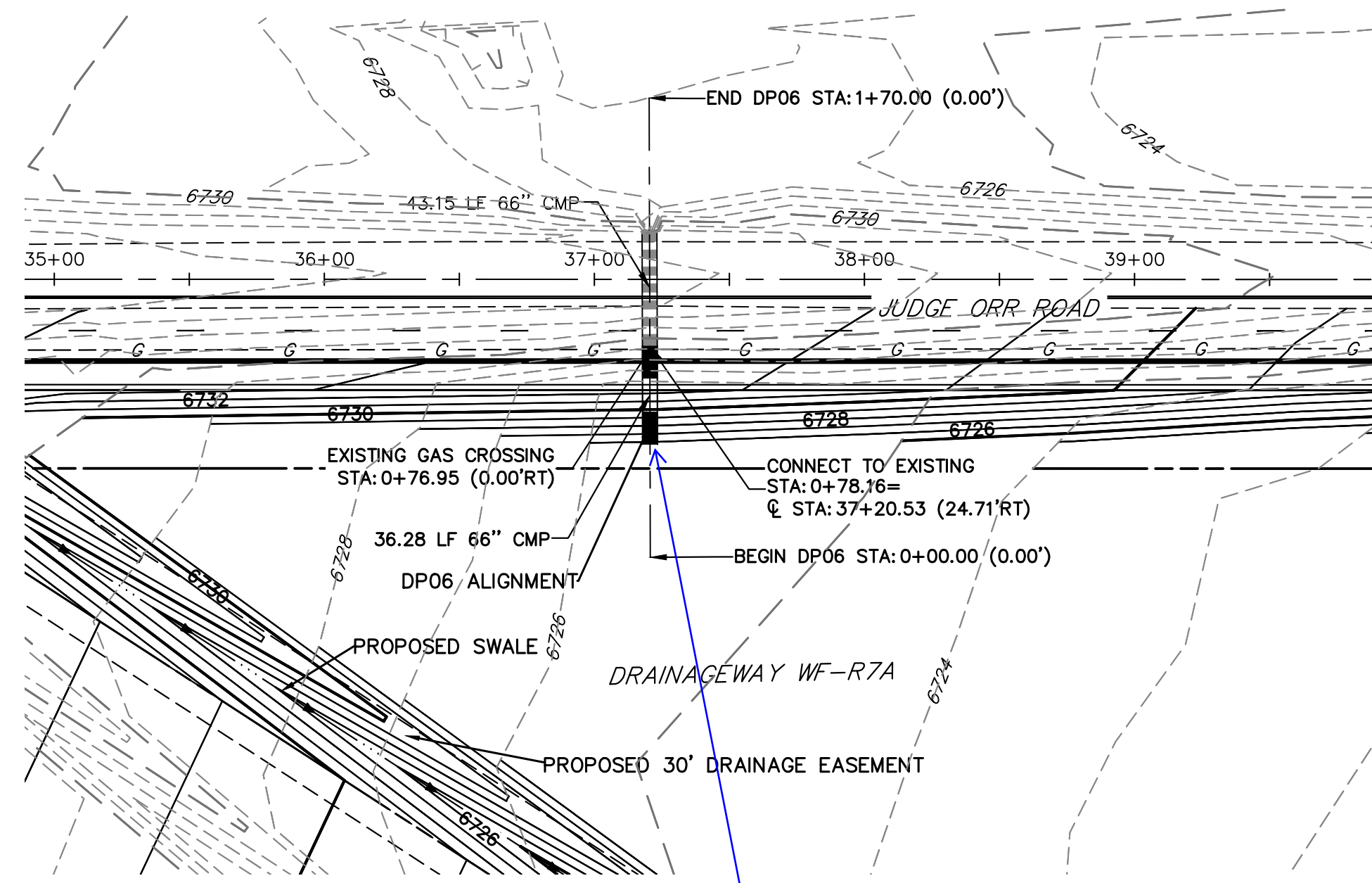
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

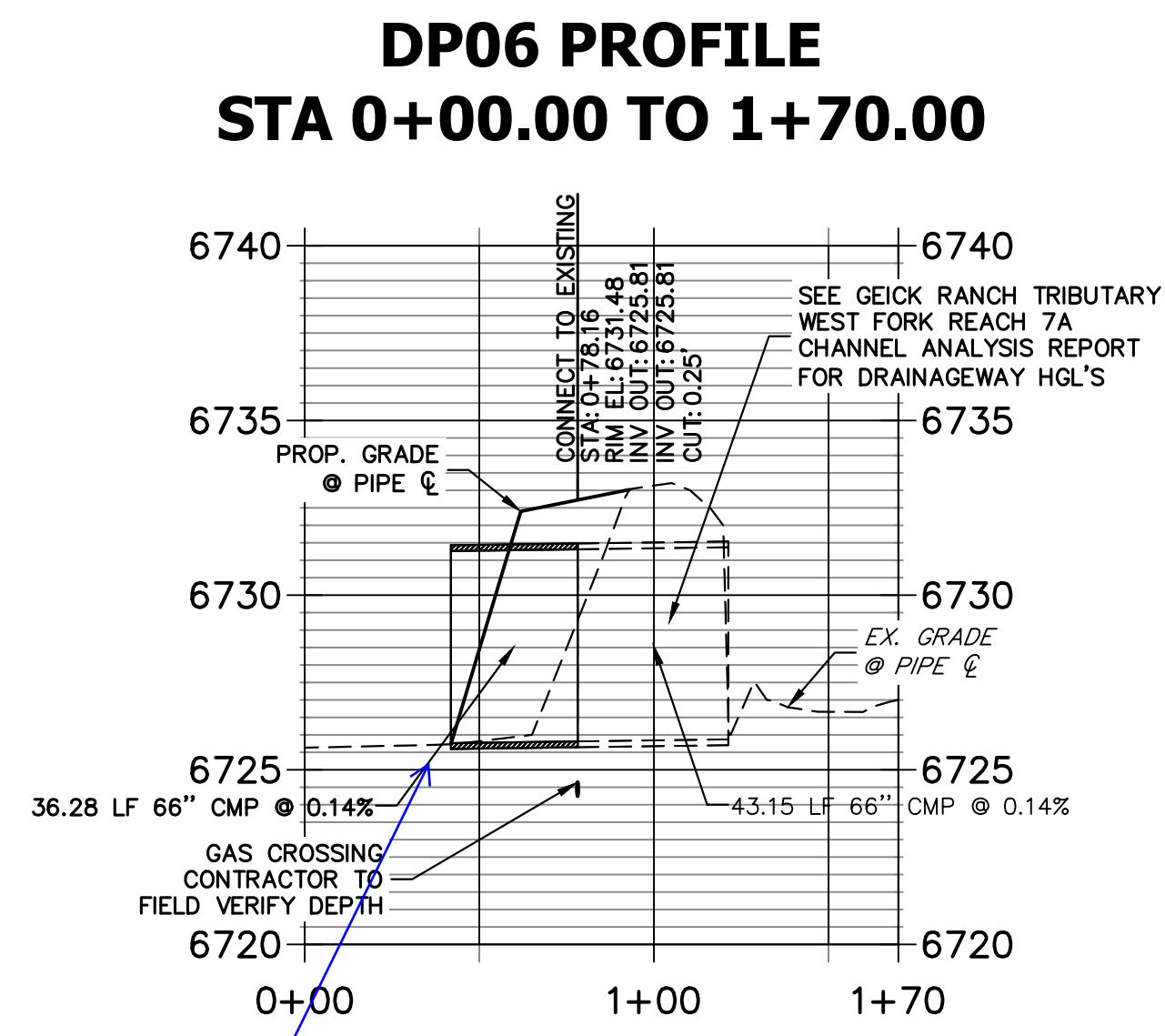
BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 4									
STORM SEWER PLAN AND PROFILE									
SHEET 36 OF 43									
JOB NO. 21542.06									

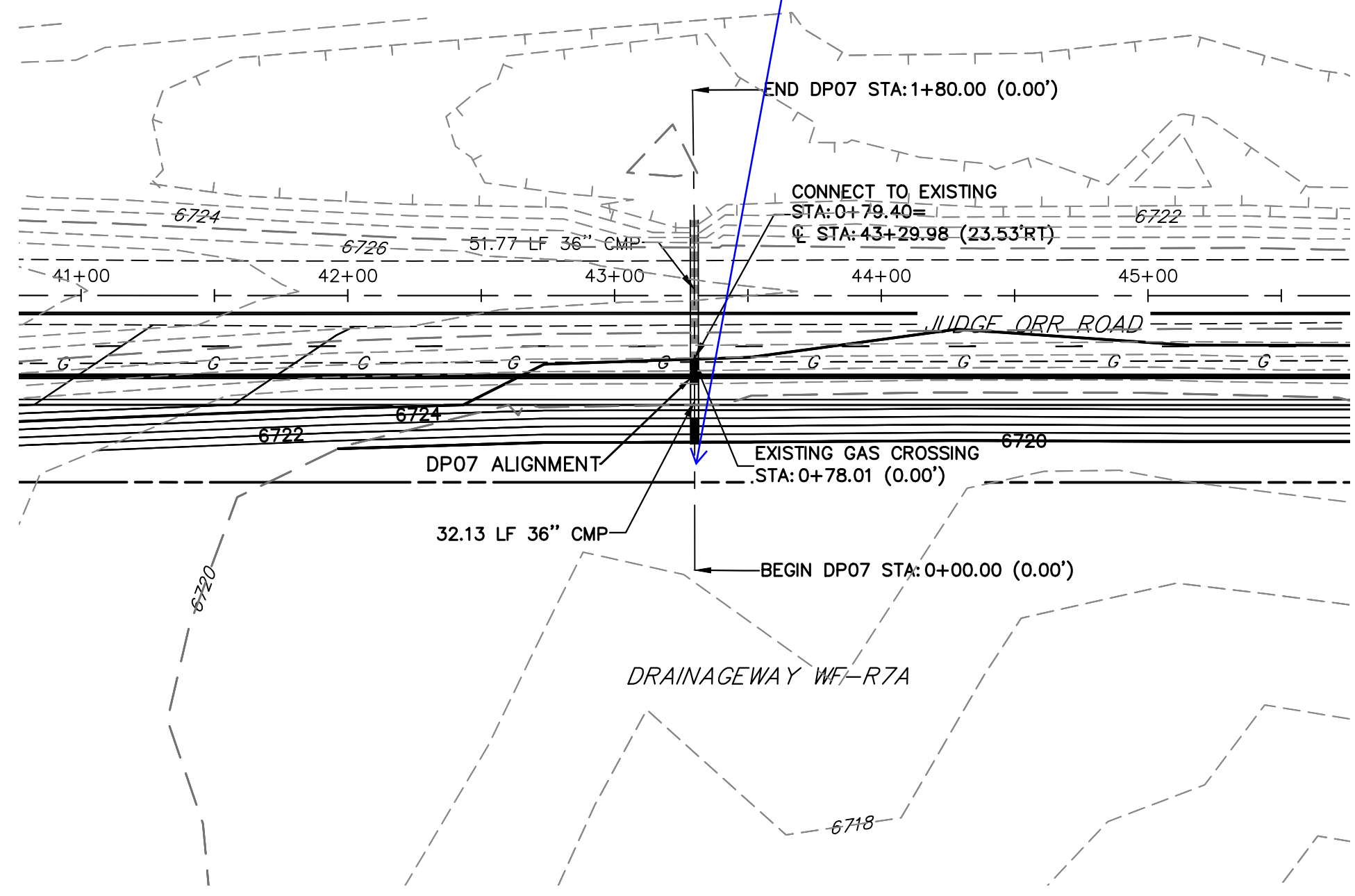




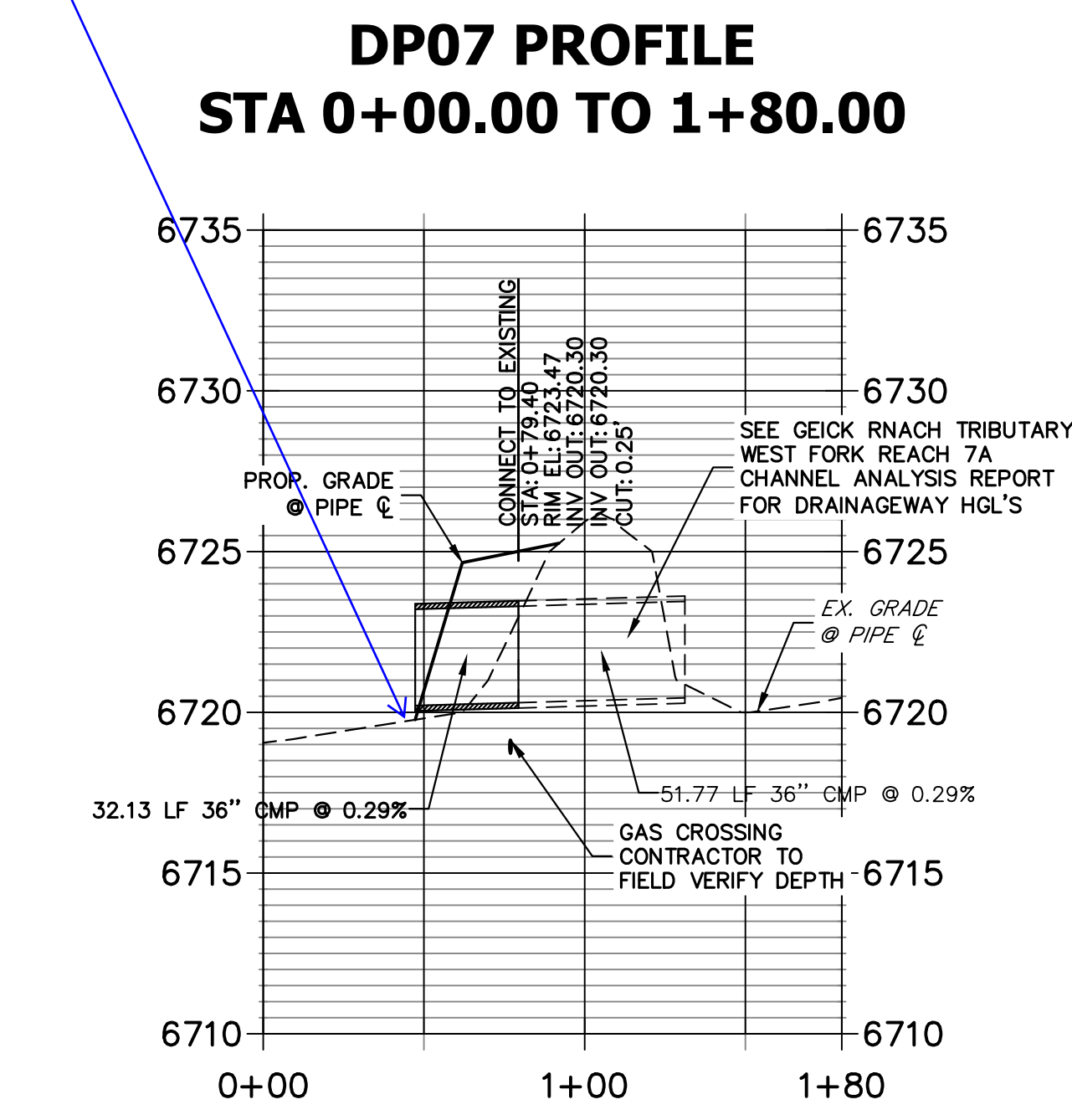
**A6 CULVERT - PLAN**



**A6 CULVERT - PROFILE**



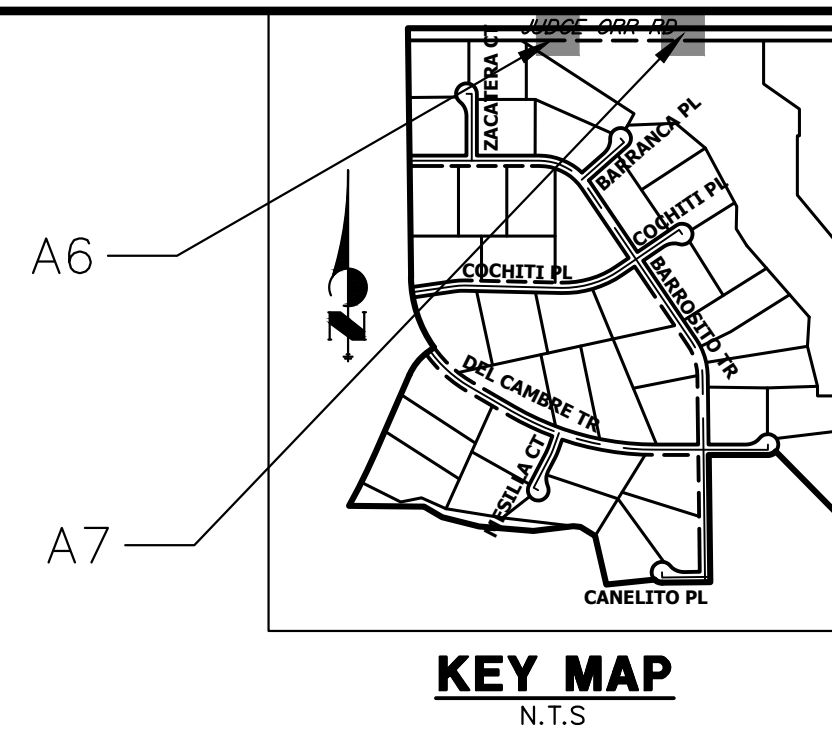
**A7 CULVERT - PLAN**



**A7 CULVERT - PROFILE**

show profile tie-in,  
outlet protection  
and provide  
calculations in  
FDR

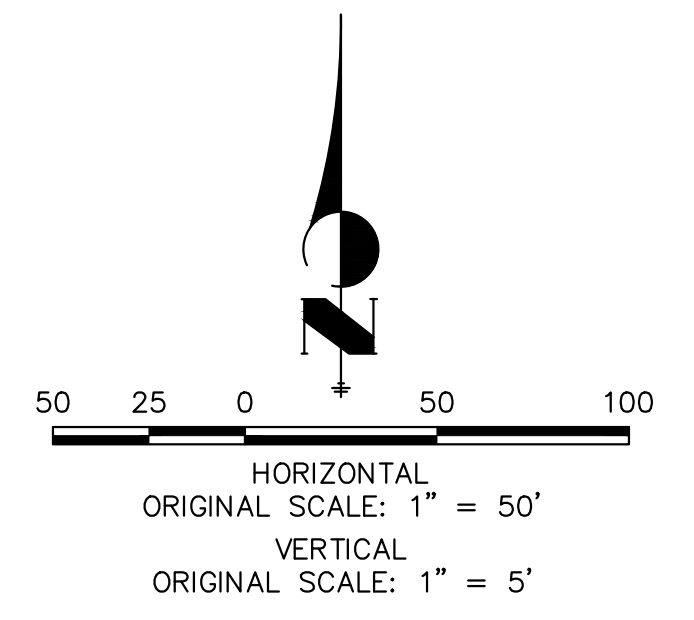
show outlet  
protection



**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.
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6. ALL FES STRUCTURES SHOULD HAVE A TOE WALL.



**ENGINEER'S STATEMENT**

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BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 25043  
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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
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NO.	REVISION	BY	DATE

SADDLEHORN RANCH -  
FILING 4  
STORM SEWER PLAN AND  
PROFILE

DESIGNED BY LGO  
DRAWN BY LGO  
CHECKED BY

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

DATE 5/1/23

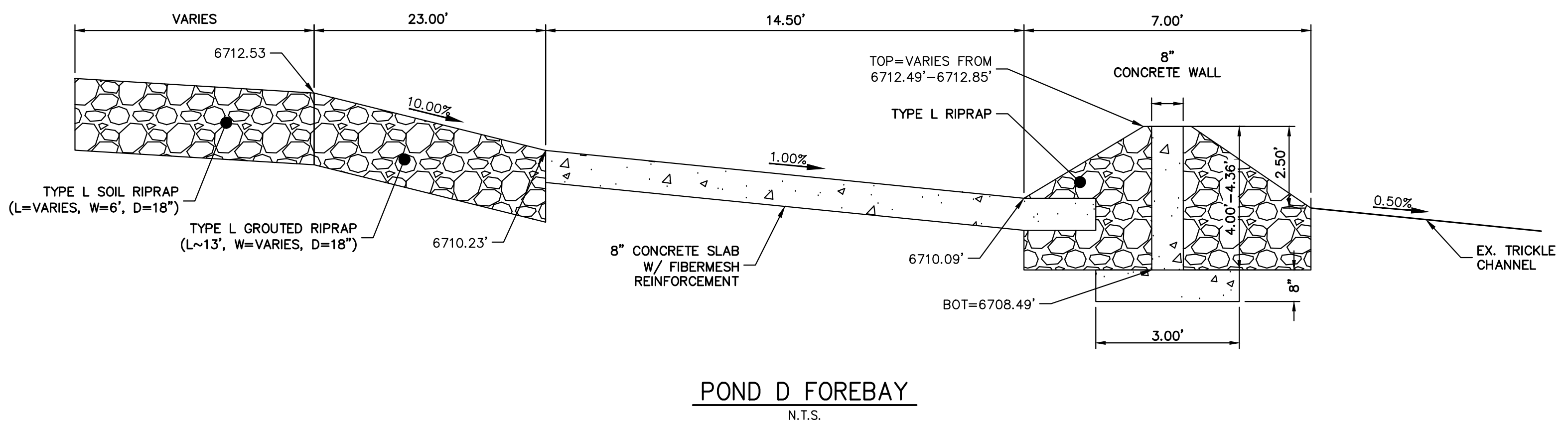
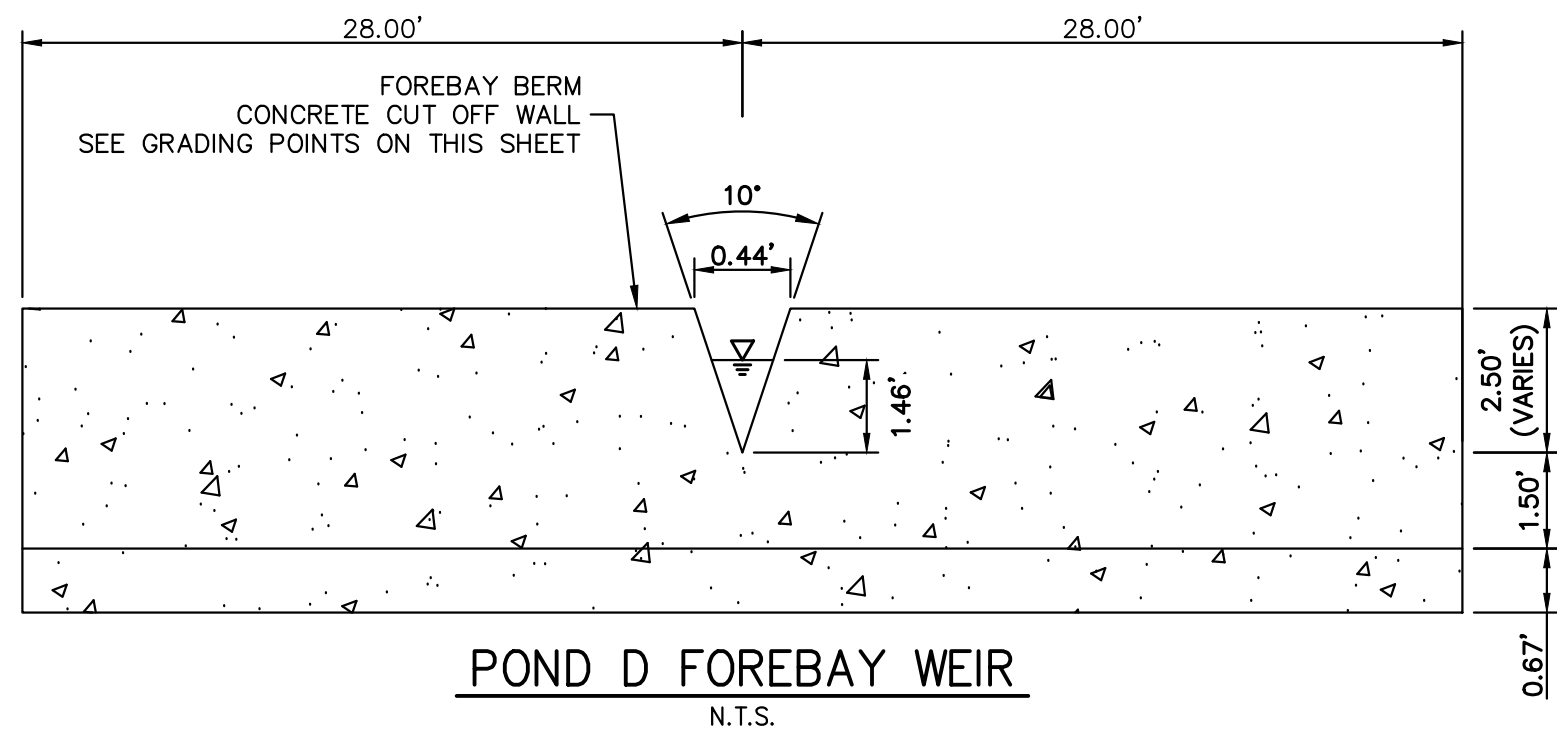
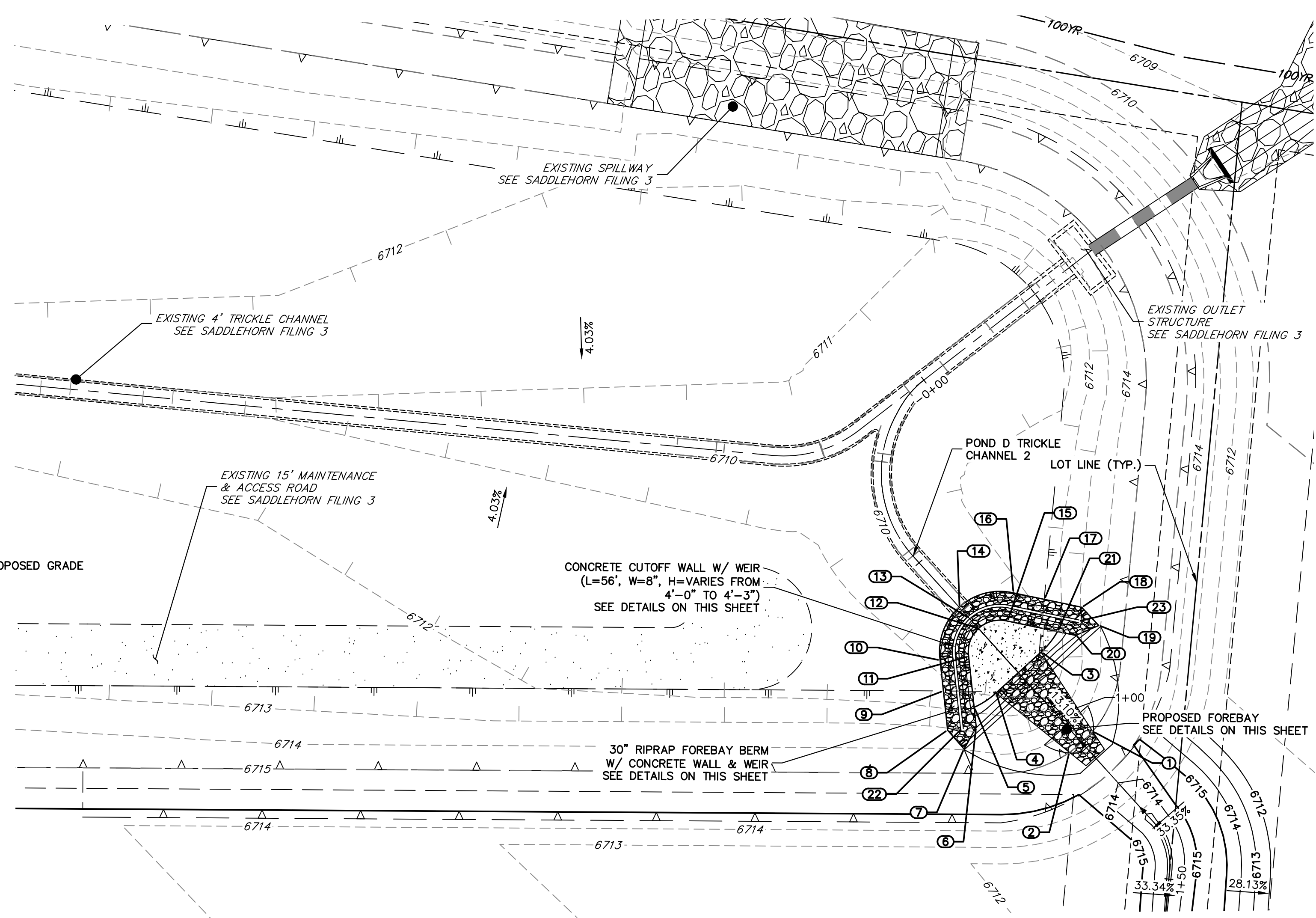
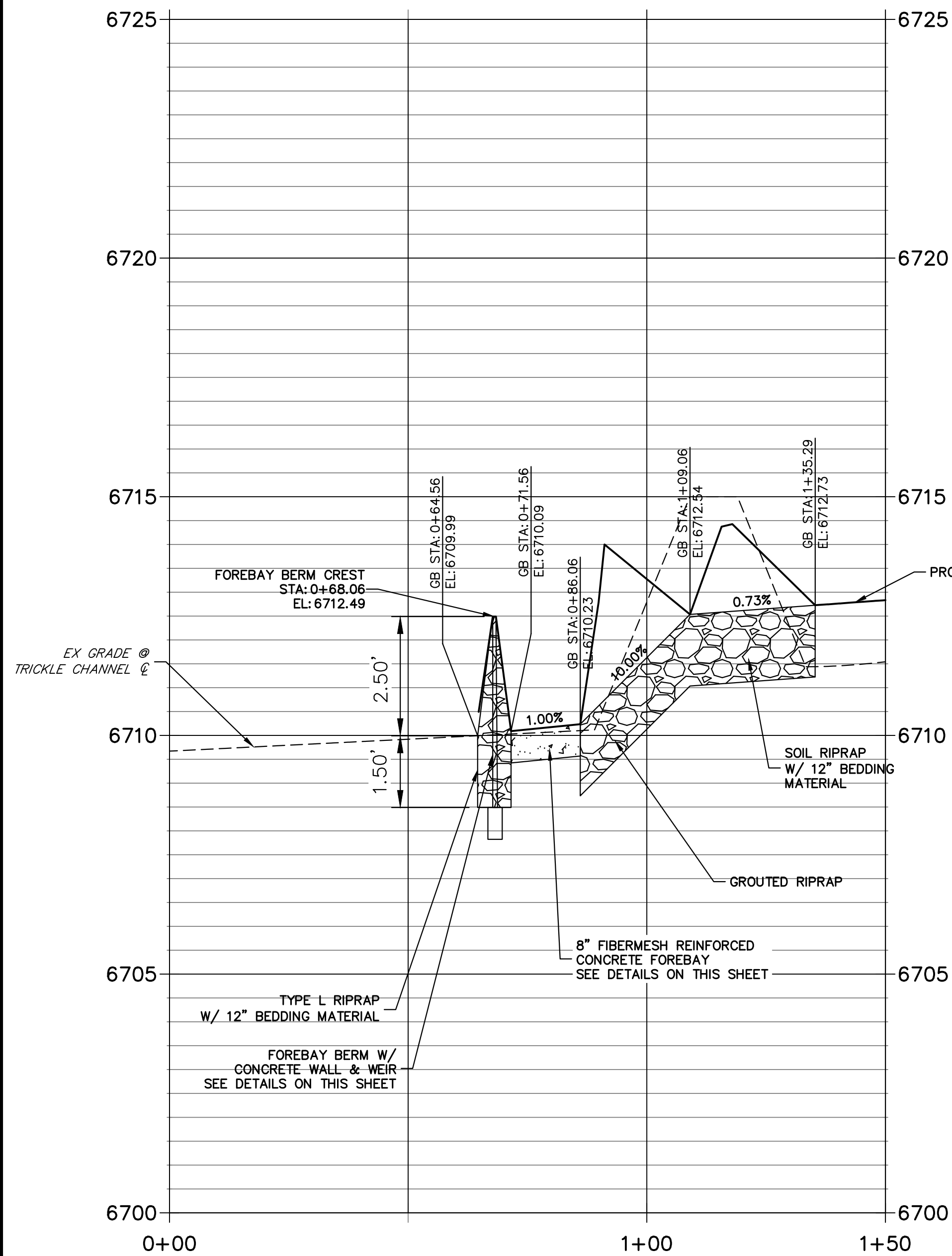
SHEET 38 OF 43

JOB NO. 21542.06





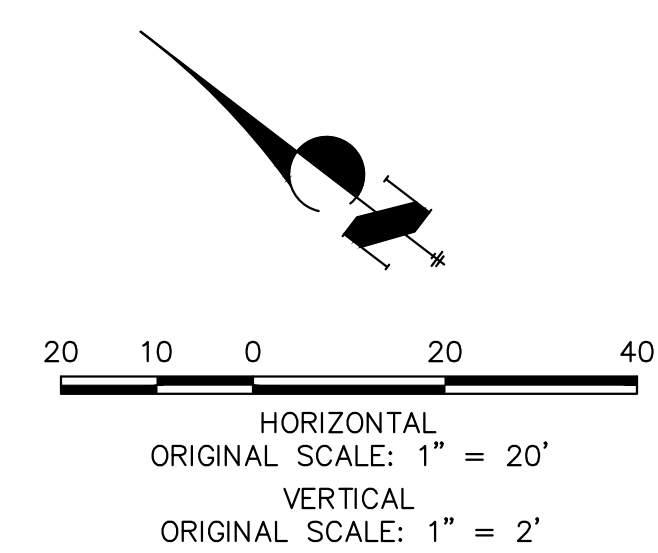
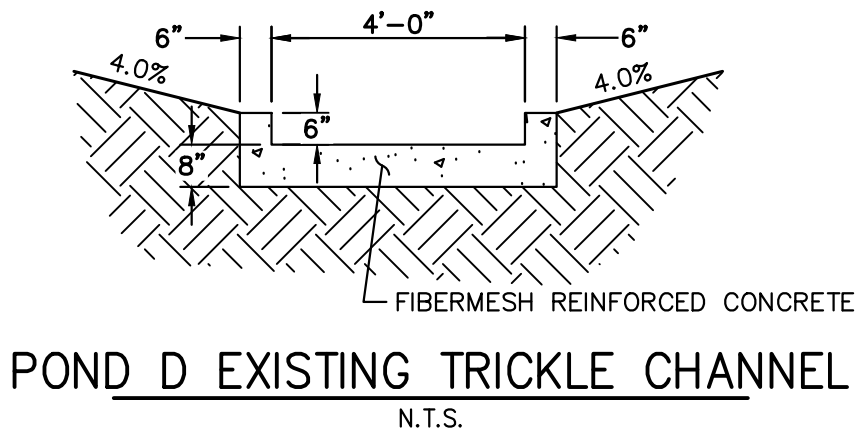
**FOREBAY PROFILE  
STA 0+00.00 TO 1+50.00**



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

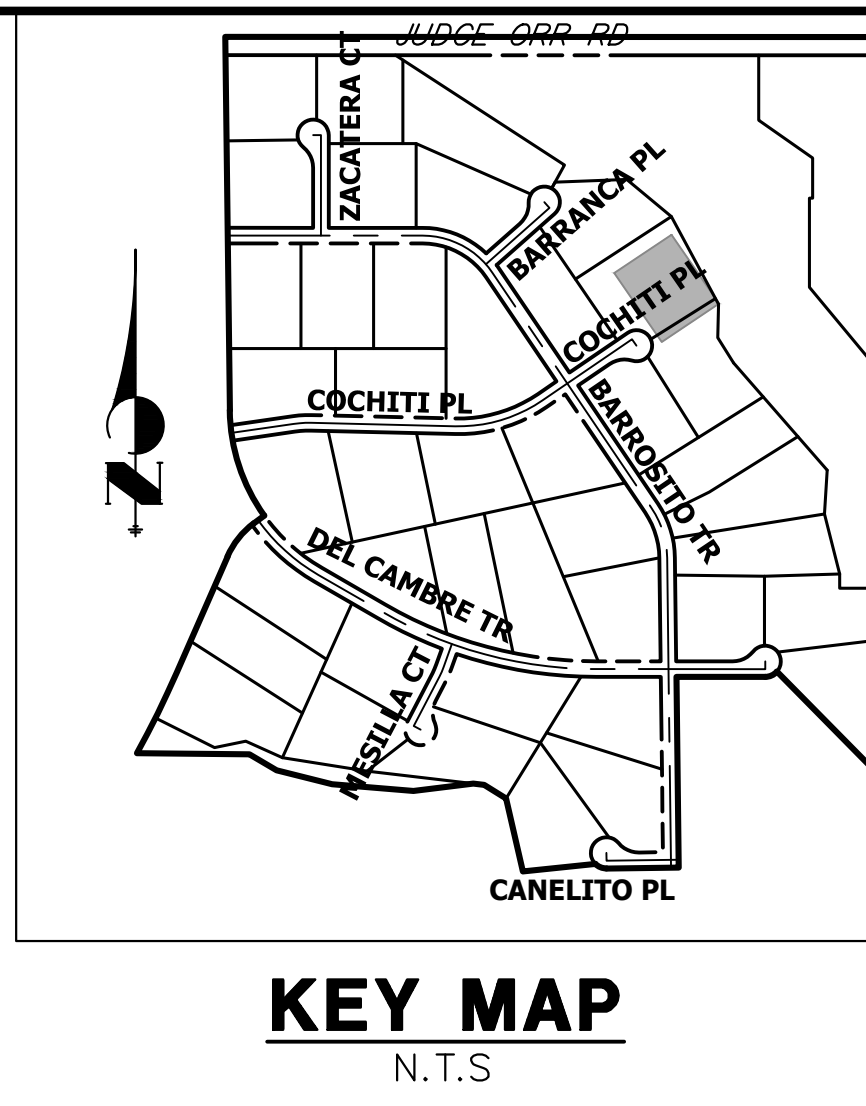
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D <sub>50</sub> (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 -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

\*D<sub>50</sub> = MEAN ROCK SIZE



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

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



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

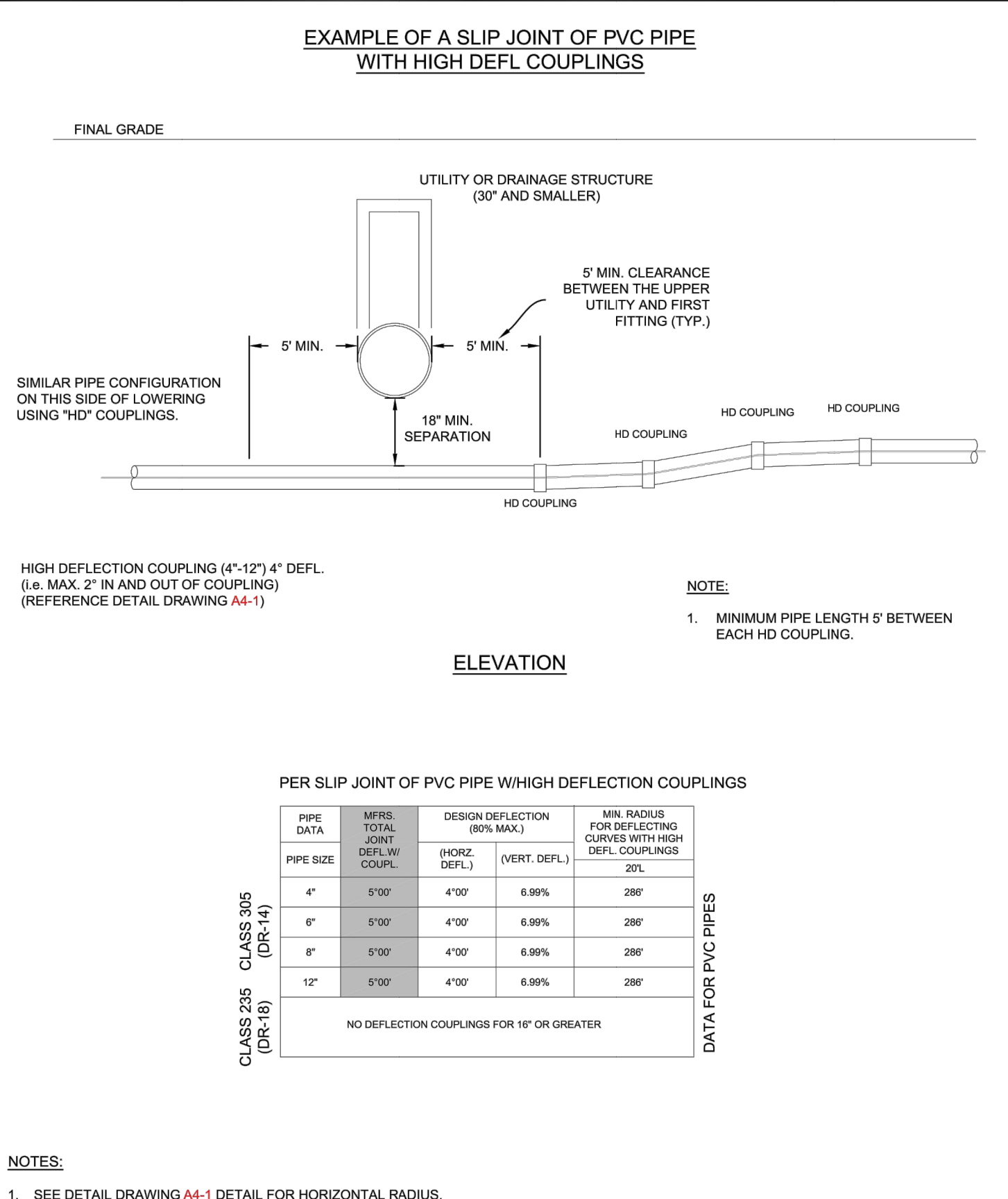
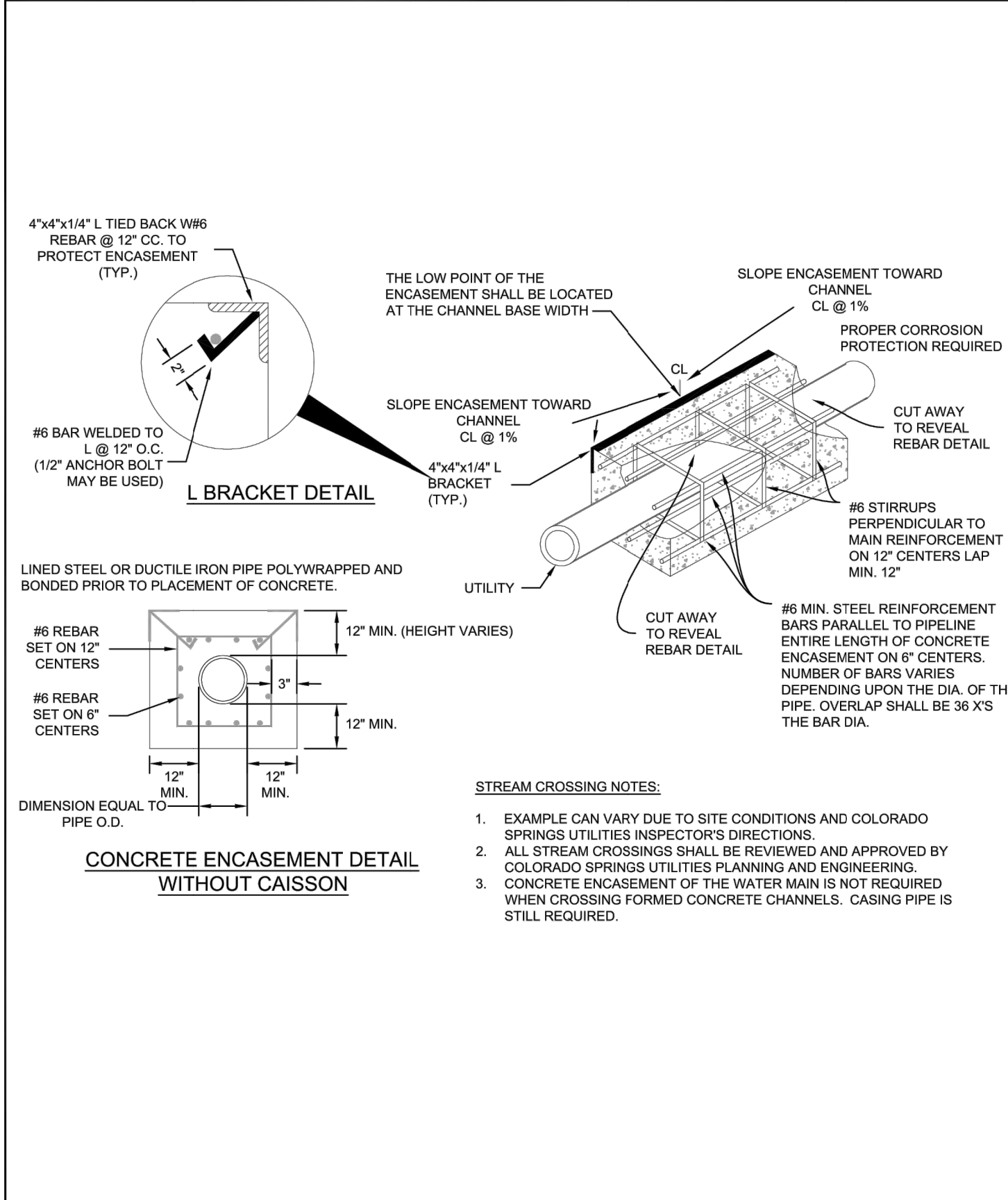
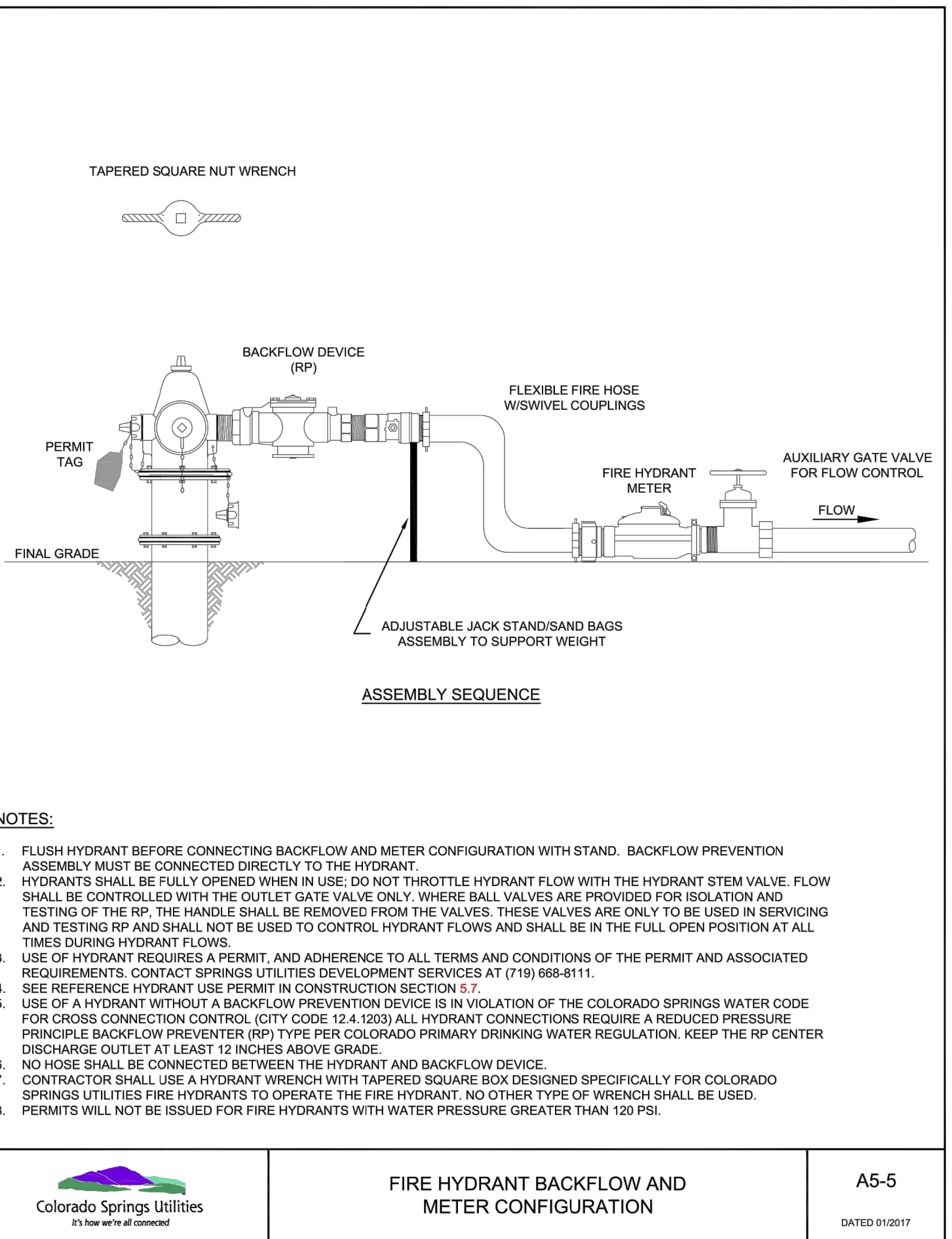
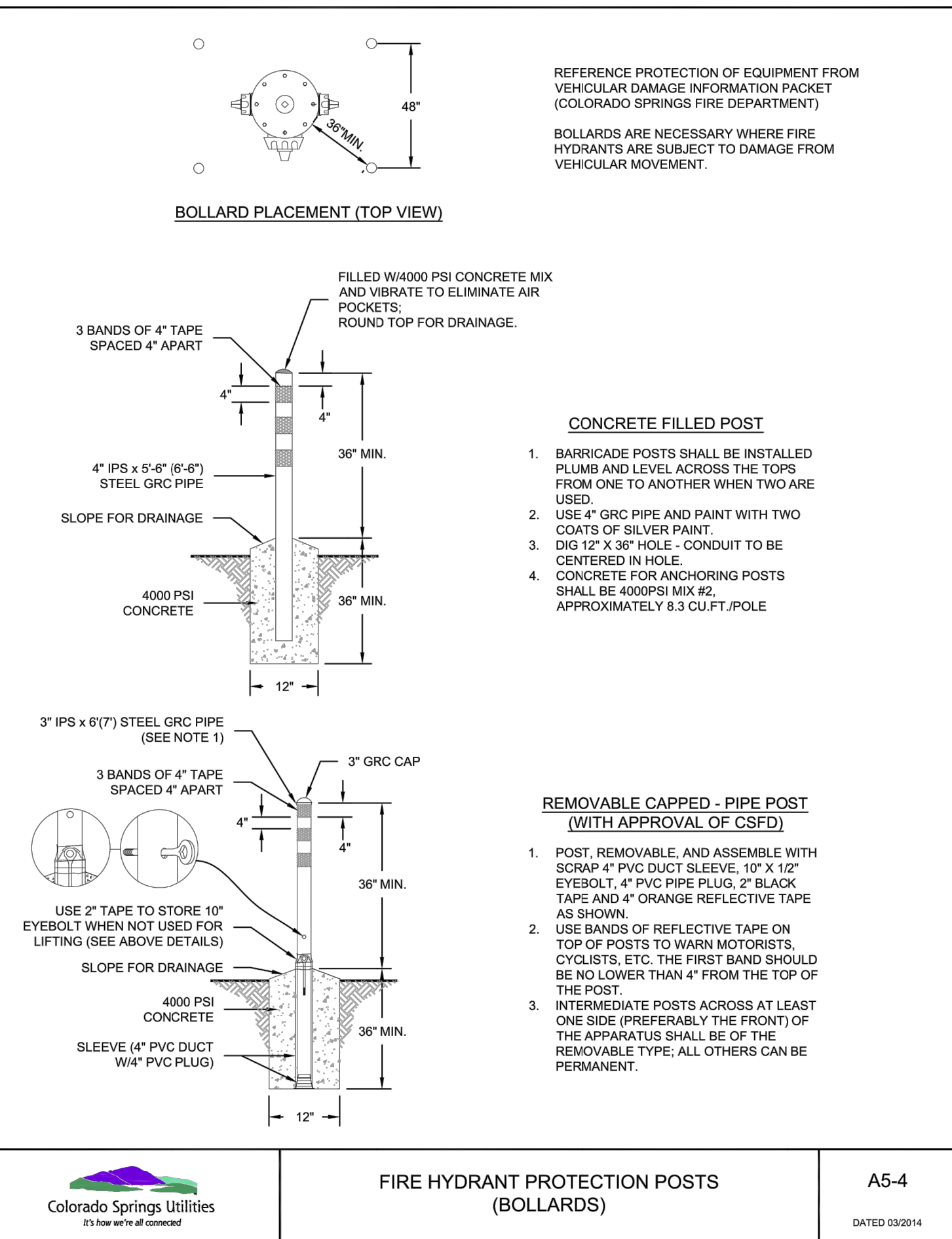
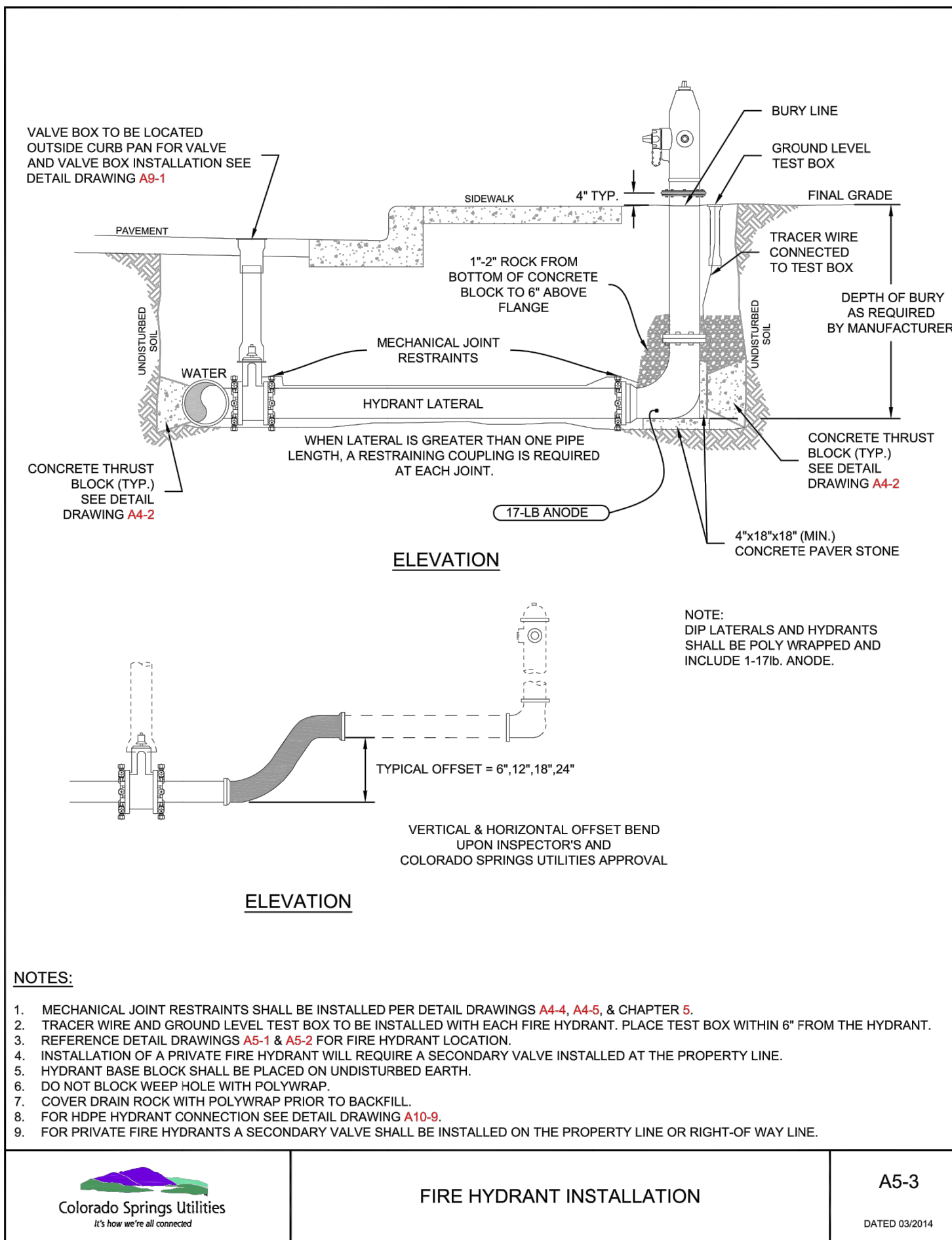
**J.R. ENGINEERING**  
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						No.	DATE
1"=20'	1"=2'	5/1/23	LOG	LOG			

SADDLEHORN RANCH - FILING 4  
**FOREBAY DETAILS**

SHEET 40 OF 43  
JOB NO. 21542.06





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

**PIPE ENCASEMENT DETAIL**

A7-8  
DATED 01/2017

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

**LOWERING WITH HIGH DEFLECTION COUPLINGS**

A7-9  
DATED 03/2014

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

**SADDLEHORN RANCH - FILING 4 DETAILS**

SHEET 41 OF 43  
JOB NO. 21542.06



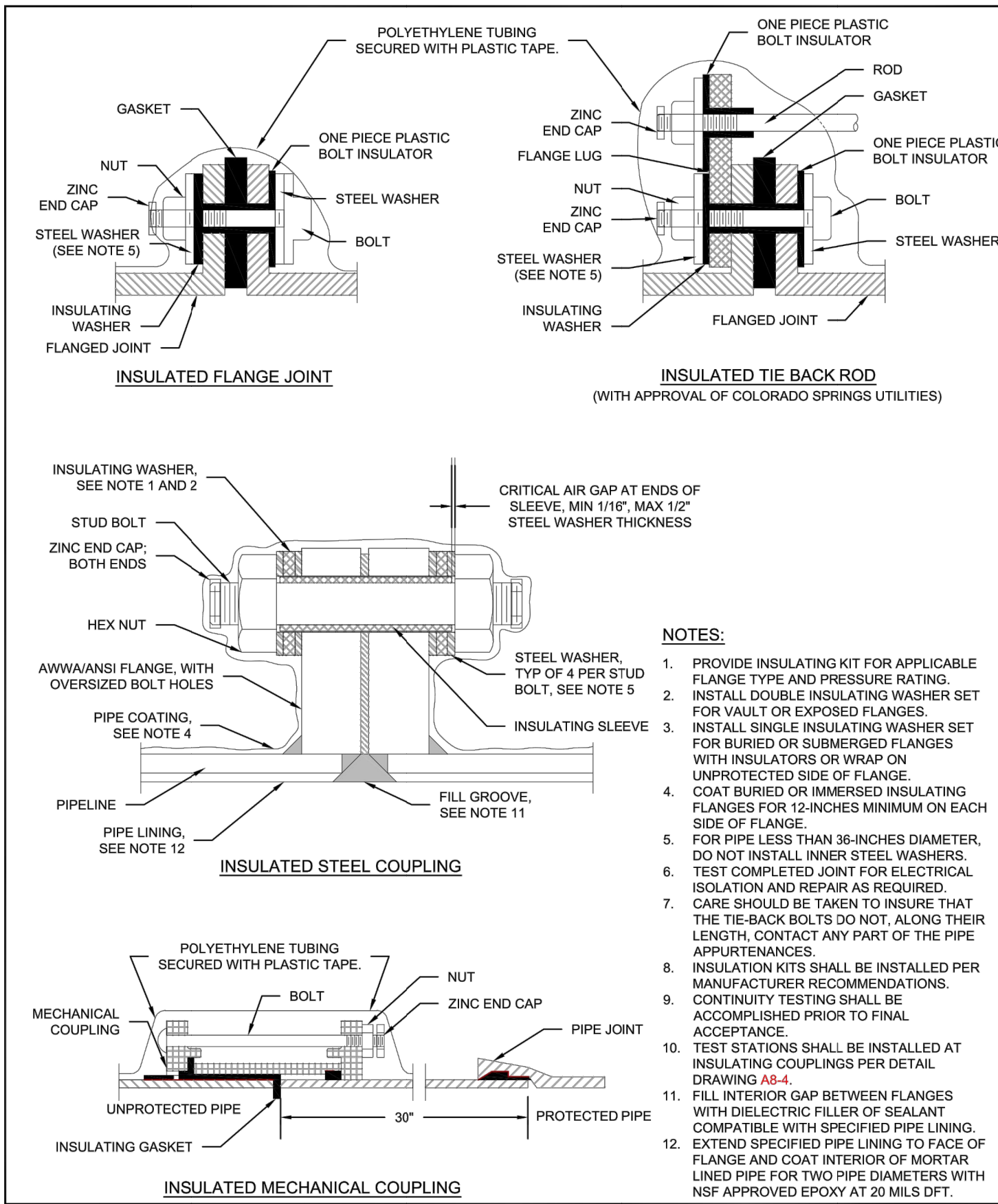
**ENGINEER'S STATEMENT**

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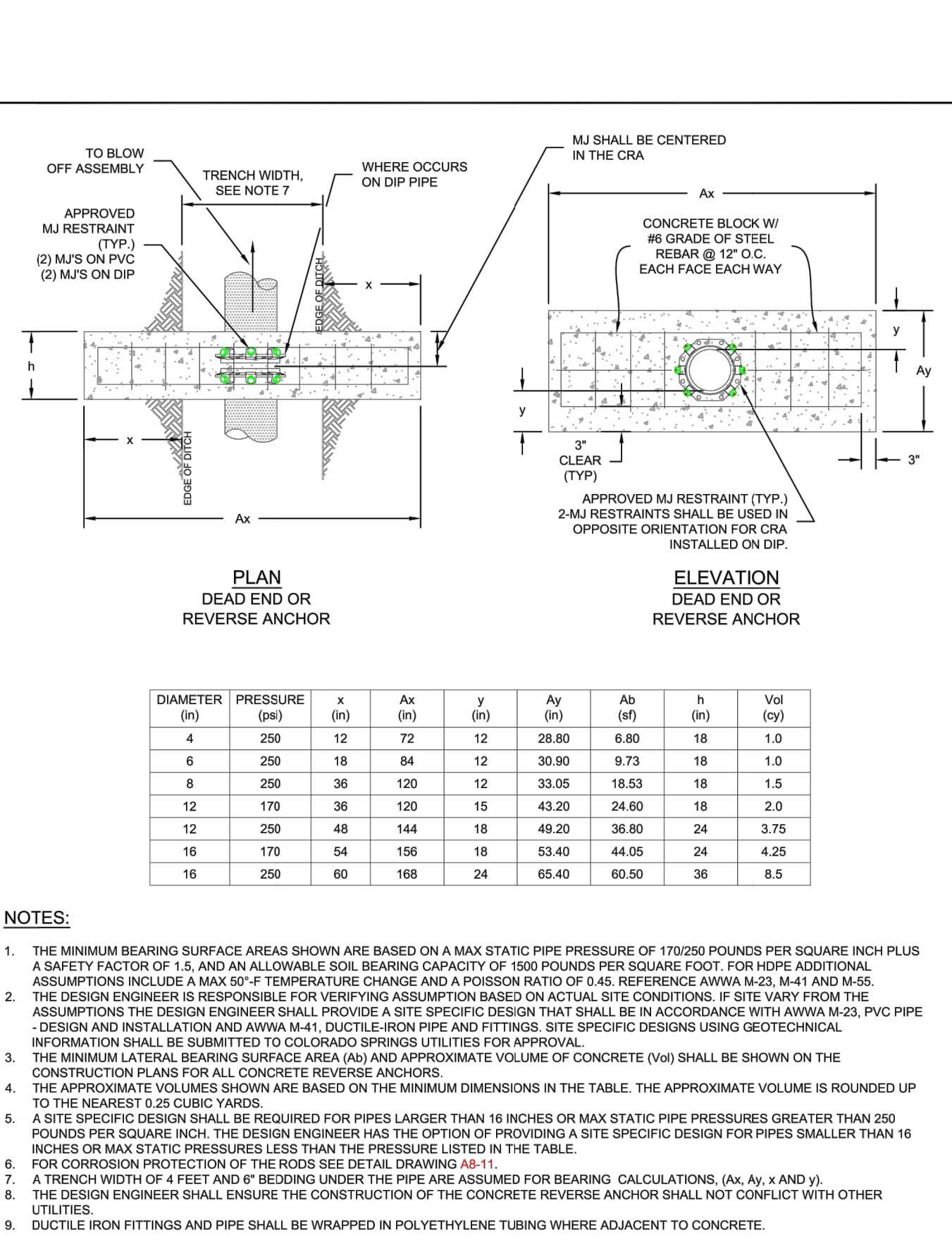
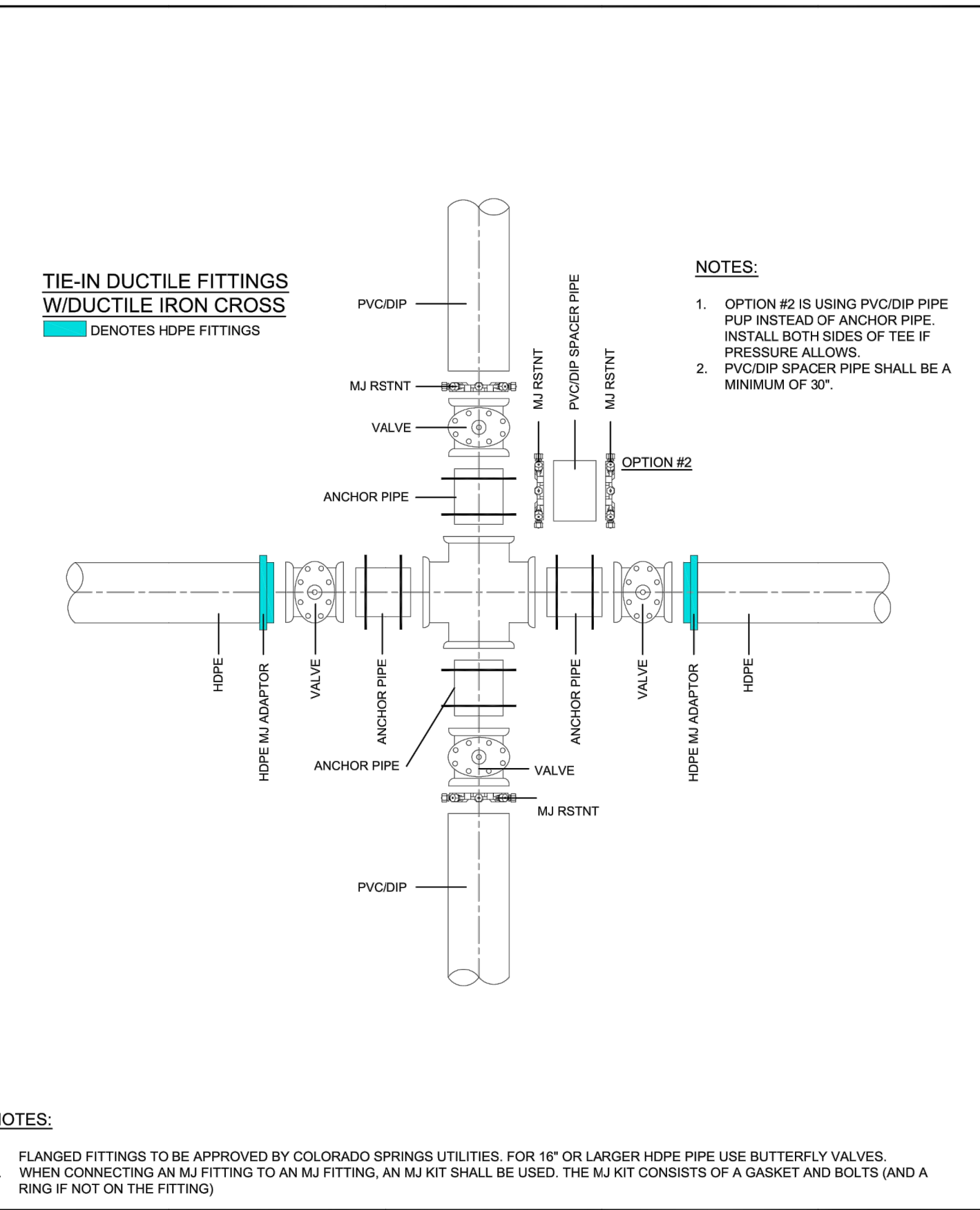
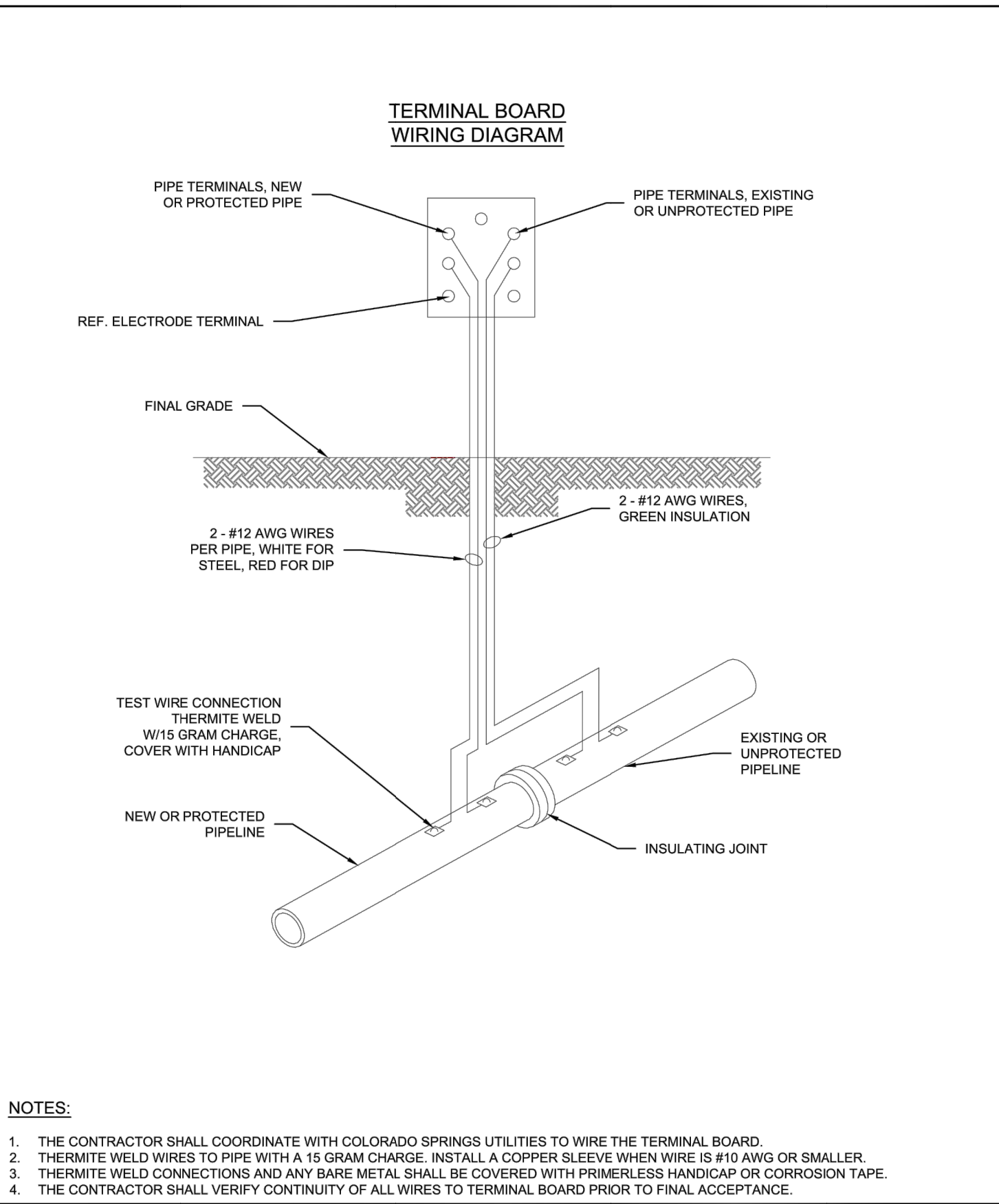
*Bryan T. Law*  
25043  
PROFESSIONAL ENGINEER

1/20/23  
DATE

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



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



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

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

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

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

**CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS**

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

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

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.5, FOR 9 FEET ON EITHER SIDE OF THE CROSSING, WITH LIMITS EXTENDING TO 6 INCHES AND ABOVE THE PIPE.
- THE WATER MAIN IS CONSTRUCTED OF HDPE OR WELDED STEEL AND THERE ARE NO MECHANICAL FITTINGS WITHIN 9 FEET ON EITHER SIDE OF THE CROSSING.

WHEREVER MINIMUM SEPARATION CANNOT BE MET, FLOW FILL, PER SECTION 4.4.5, SHALL BE USED TO ACHIEVE ACCEPTABLE COMPACTION BETWEEN THE UPPER AND LOWER UTILITY, SEE DETAIL DRAWING A7-6.

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



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

25043  
1/20/23  
DATE

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

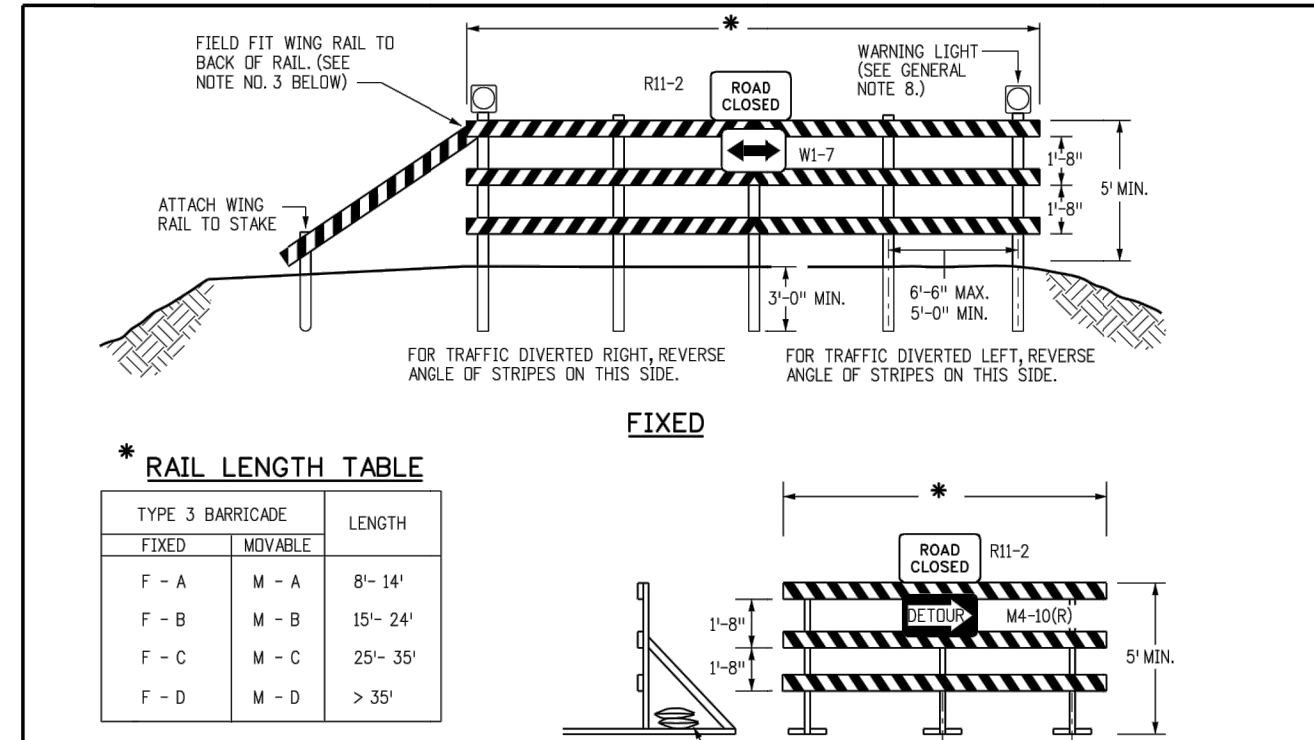
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BY	DATE	REVISION	No.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			2/14/22	LOGO	LOGO	

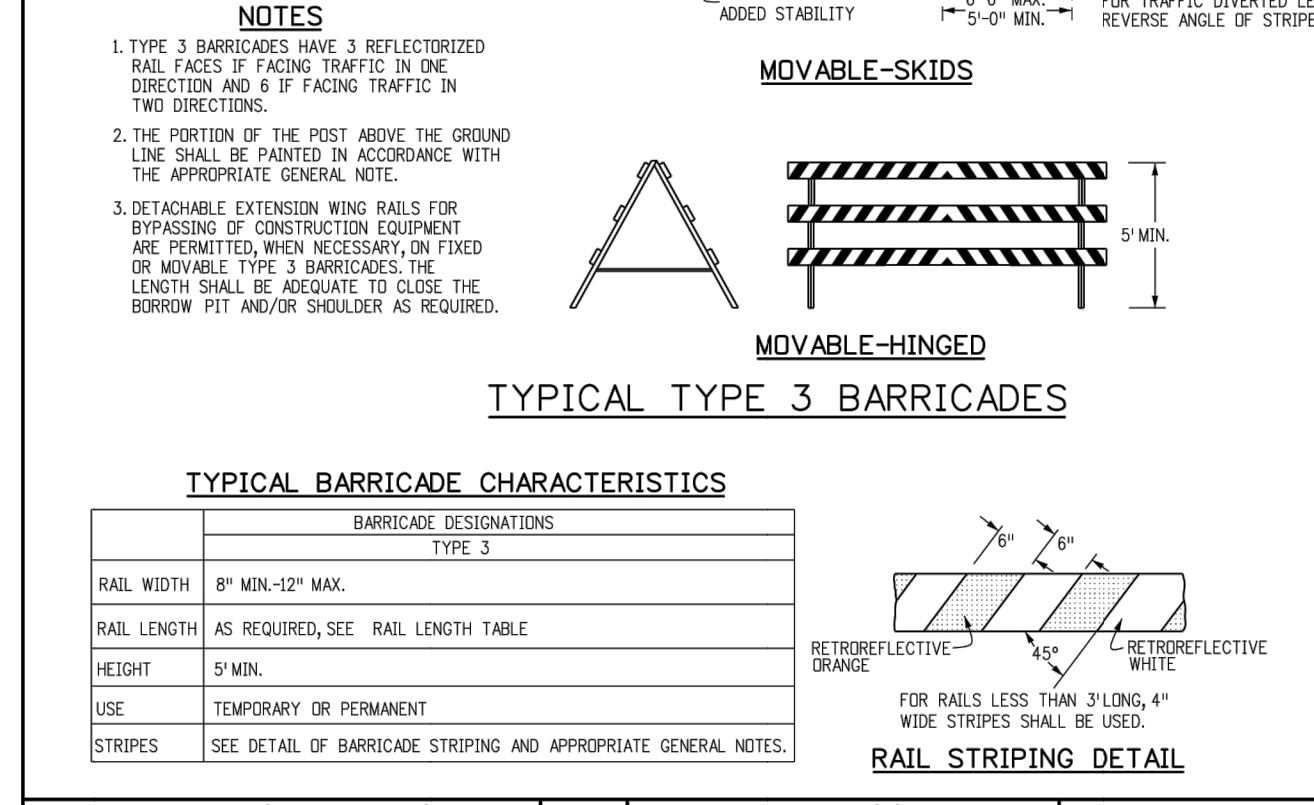
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DETAILS

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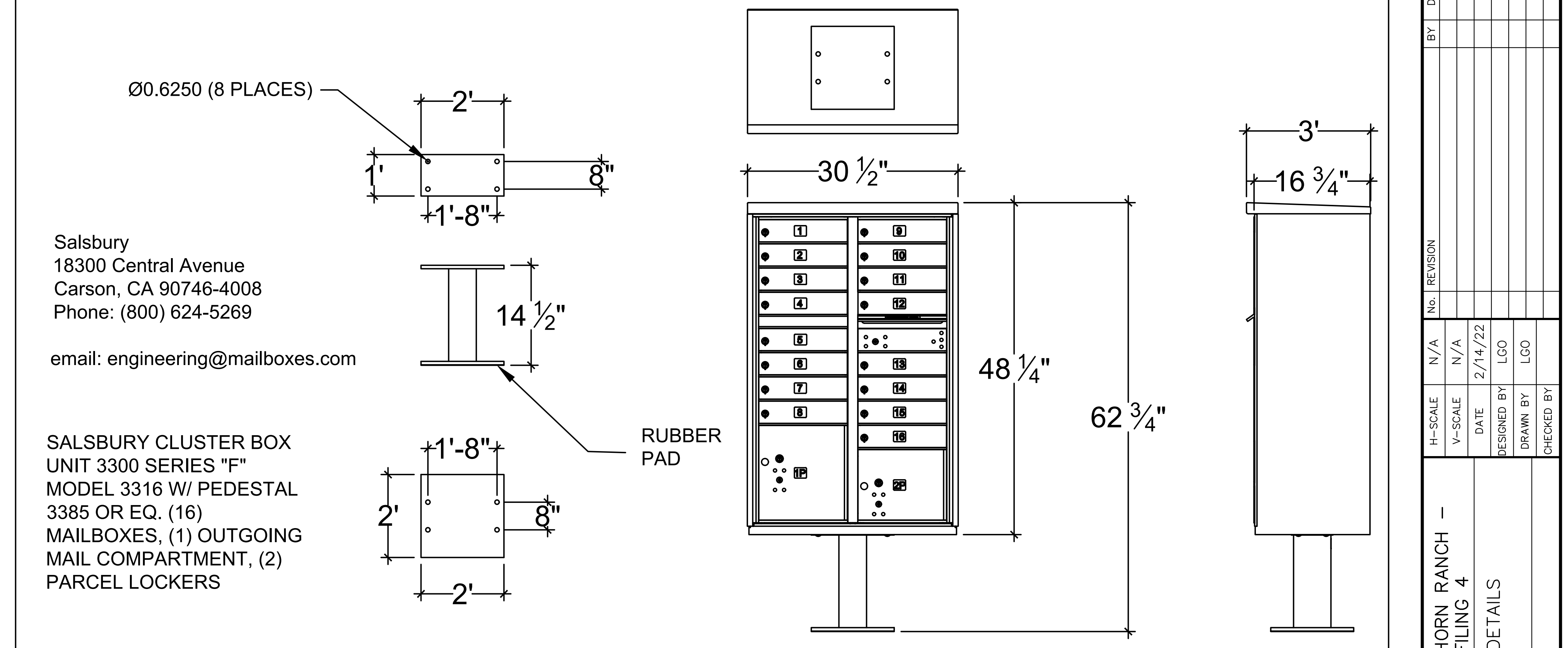
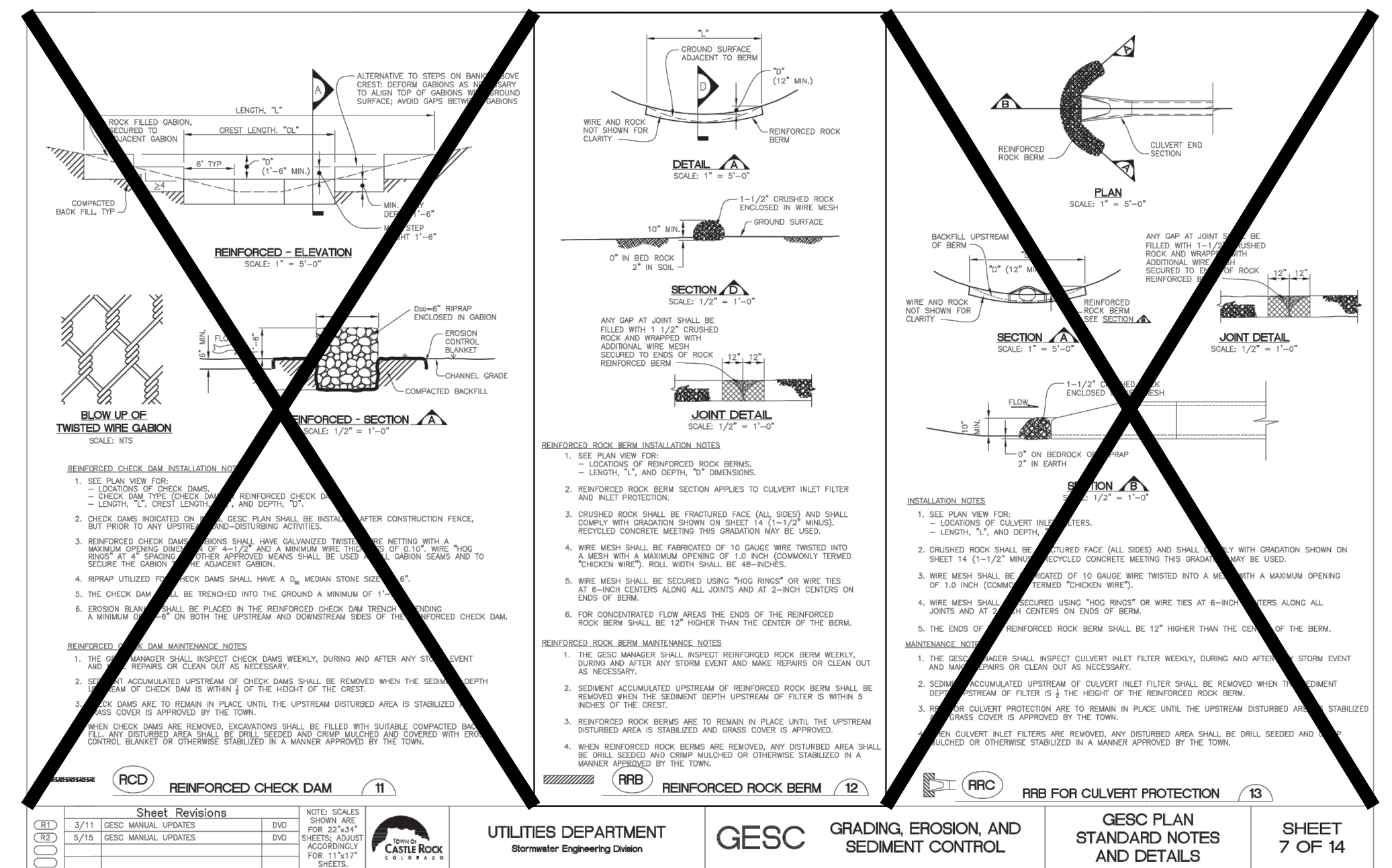
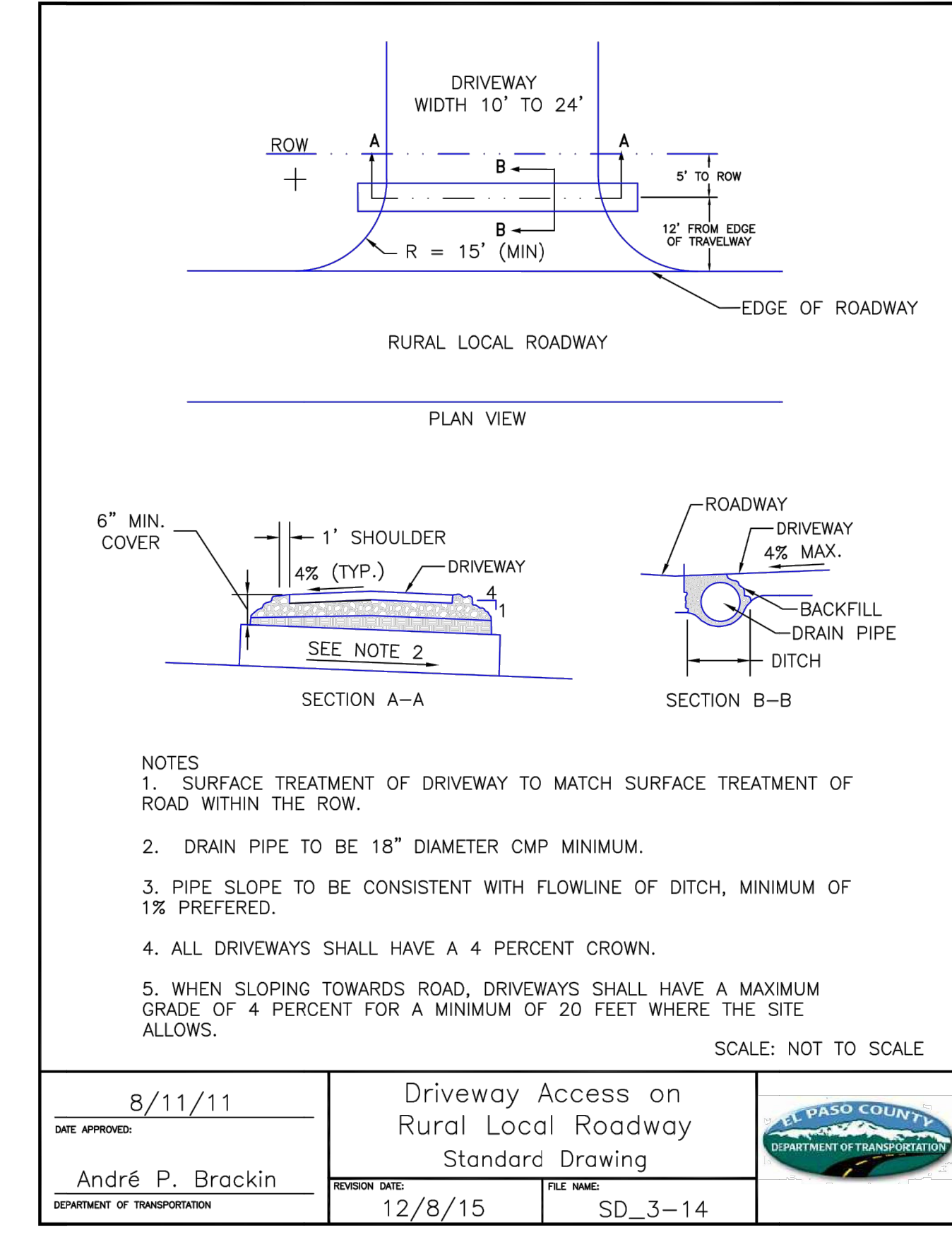
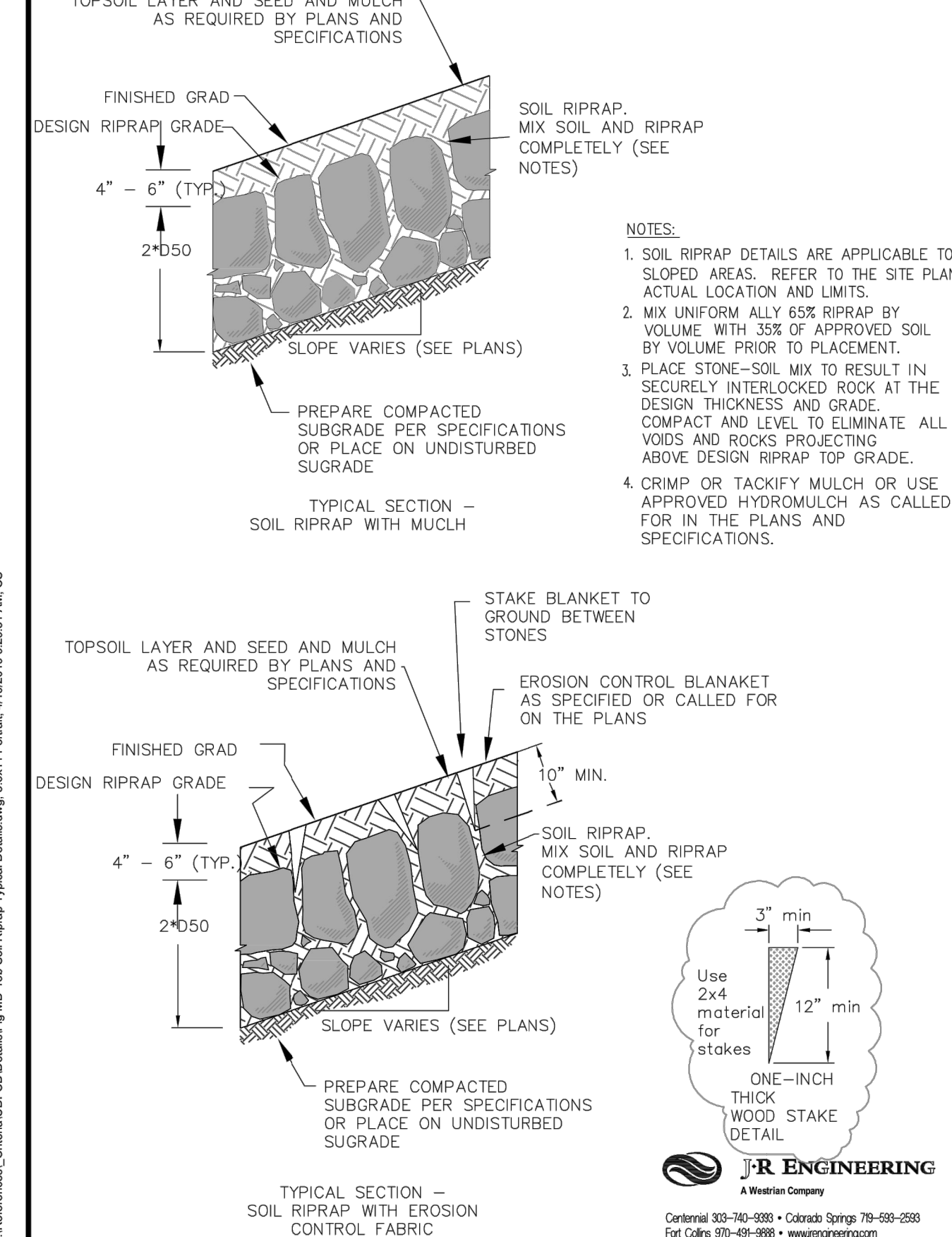


**GENERAL NOTES**

- THE VARIOUS TYPES, COMMENTS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
  - A. AS SPECIFIED OR DETAILED IN THE PLANS.
  - B. AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
  - C. 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:
  - A. THE APPLICABLE SECTION 508 OF THE STANDARD SPECIFICATIONS.
  - B. ALL SIGNS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
  - C. THE BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING THE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH "EXTERIOR WHITE PAINT."
  - D. ALUMINUM OR GALVANIZED STEEL SIGNS, BRACES AND POSTS SHALL NOT BE PAINTED.
- ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
  - A. THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
  - B. 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.
  - C. 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.
  - D. ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D6989:
    - 1. ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
    - 2. 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:
  - A. SIGNS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDRAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
  - B. 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:
  - A. USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SLOWLY AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
  - B. THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
  - A. PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-609-54.
  - B. BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
  - C. CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
- 20" SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) &amp; VERTICAL PANELS</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/04/12 Last Modification Date: 06/03/16 Full Path: \\www.colorado.gov\Info\Traffic\Traffic-Standard-Drawings\Drawing File Names: S-630-02.dwg CAD Ver: MicroStation VBI Scale: Not to Scale Units: English	Date: 06/03/16 Revised General Notes 4 & c	2825 W. Howard Place Denver, Colorado 80204 Phone: 303-757-9543 FAX: 303-757-9219	Issued By: Safety & Traffic Engineering Branch July 4, 2012	S-630-2
<b>Safety &amp; Traffic Engineering KCM</b>			<b>Sheet No. 1 of 1</b>	



<b>UTILITIES DEPARTMENT</b> Boulder Engineering Division	<b>GESC</b>	<b>GRADING, EROSION, AND SEDIMENT CONTROL</b>	<b>GESC PLAN STANDARD NOTES AND DETAILS</b>	<b>SHEET 7 OF 14</b>
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*[Signature]*

25043

1/20/23  
DATE

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

SADDLEHORN RANCH - FILING 4  
DESIGNED BY  
DRAWN BY  
CHECKED BY

SHEET 43 OF 43  
JOB NO. 21542.06

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

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