

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

SADDLEHORN RANCH - FILING 4

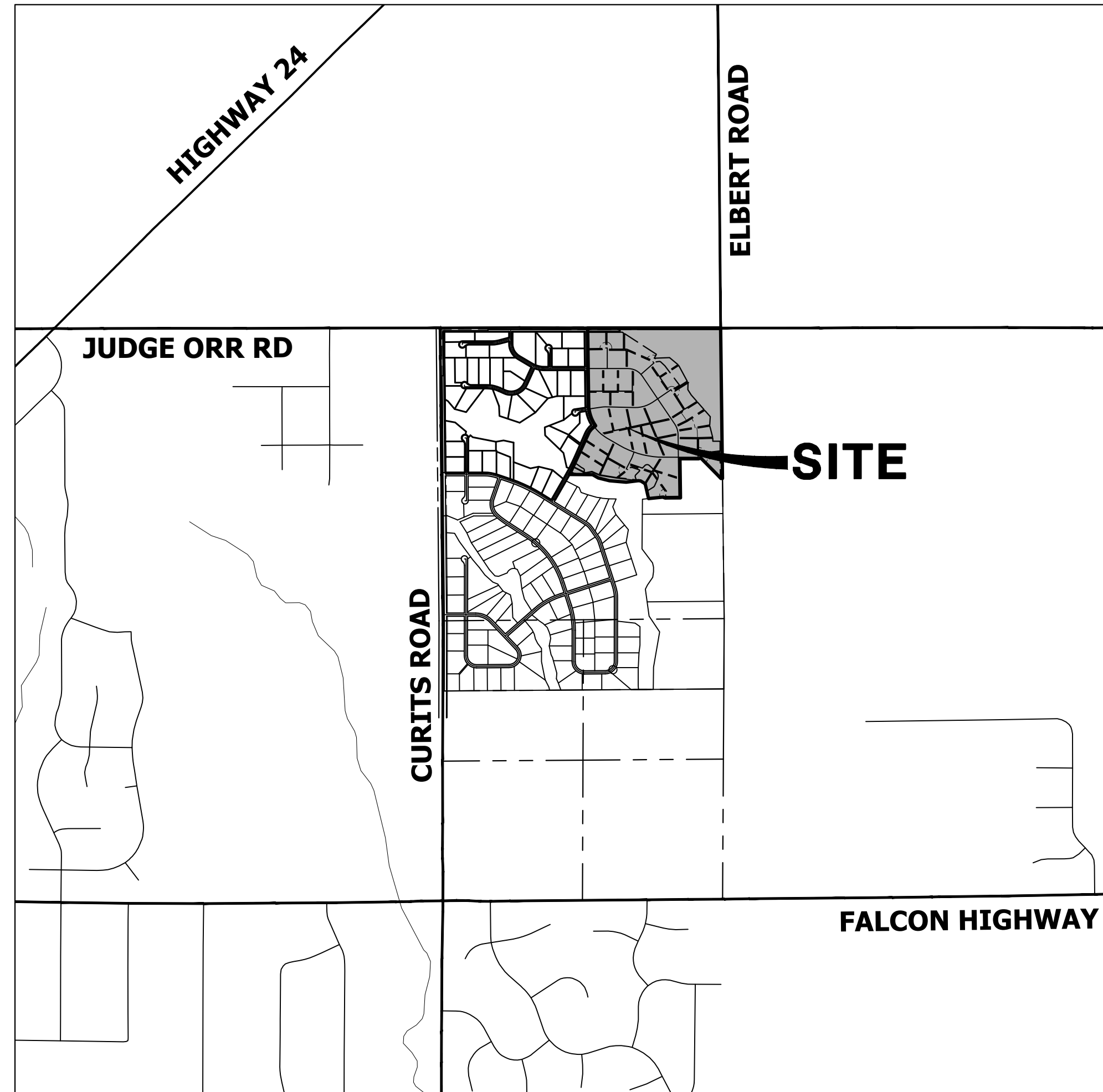
LOCATED IN SECTION 3

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
DIA DIAMETER	RD ROAD
DIP DUCTILE IRON PIPE	ROW RIGHT OF WAY
DR DRIVE	RT RIGHT
DRC DESIGN REVIEW COMMITTEE	S SOUTH
DU DWELLING UNITS	STE STEEL
DY DAY	SAN SANITARY SEWER
E EAST	SF SQUARE FOOT
EAL EACH	ST STREET
EGL ENERGY GRADE LINE	STA STATION
EL ELEVATION	STM STORM SEWER
ELEC ELECTRIC	SY SQUARE YARD
EOA EDGE OF ASPHALT	SY-IN SQUARE YARD INCH
EPC EL PASO COUNTY	TB THRUST BLOCK
ERCP ELLIPTICAL RCP	TBC TOP BACK OF CURB
ESMT EASEMENT	TBW TOP BACK OF WALK
EST ESTIMATE	TEL TELEPHONE
EX EXISTING	TN TON
FDP FINAL DEVELOPMENT PLAN	TOA TOP OF ASPHALT
FDR FINAL DRAINAGE REPORT	TOB TOP OF BOX
FES FLARED END SECTION	TOC TOP OF CURB OR CONCRETE
FF FINISHED FLOOR ELEVATION	TOF TOP OF FOUNDATION
FG FINISHED GRADE	TOP TOP OF PIPE
FH FIRE HYDRANT	TW TOP OF WALL
FL FLOWLINE	TYP TYPICAL
FIL FILING	UDFGD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
FO FIBER OPTIC CABLE	UE UTILITY EASEMENT
GB GRADE BREAK	U&DE UTILITY & DRAINAGE EASEMENT
GE GAS EASEMENT	UGE UNDERGROUND ELECTRIC
GIS GEOGRAPHIC INFORMATION SYSTEM	VCP VITRIFIED CLAY PIPE
GL GAS LINE	VPC VERTICAL POINT OF CURVATURE
GPS GLOBAL POSITIONING SYSTEM	VPI VERTICAL POINT OF INTERSECTION
GV GATE VALVE	VPT VERTICAL POINT OF TANGENCY
HBP HOT BITUMINOUS PAVEMENT	VTC VEHICLE TRACKING CONTROL
HC HANDICAP	W WEST
HDC HIGH DEFLECTION COUPLING	WL WATER LINE
HDPE HIGH DENSITY POLYETHYLENE	WM WATER MAIN
HGL HYDRAULIC GRADE LINE	WRD WATER RESOURCES DEPARTMENT
HMA HOT MIX ASPHALT	WS WATER SURFACE
HOA HOME OWNERS ASSOCIATION	WSE WATER SURFACE ELEVATION
HP HIGH POINT	WTR WATER
HR HOUR	YR YEAR
I INLET	
IE IRRIGATION EASEMENT	



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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7	- JUDGE ORR RD GRADING PLAN
8	- JUDGE ORR RD SIGNAGE & STRIPING PLAN
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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
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

BY	DATE	REVISION	1"=2000'		DESIGNED BY		DRAWN BY		CHECKED BY	
			H-SCALE	V-SCALE	N/A	DATE	LOGO	LOGO	LOGO	LOGO
						5/1/23				

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 # added

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

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
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	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. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

MONUMENTATION LEGEND

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

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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



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

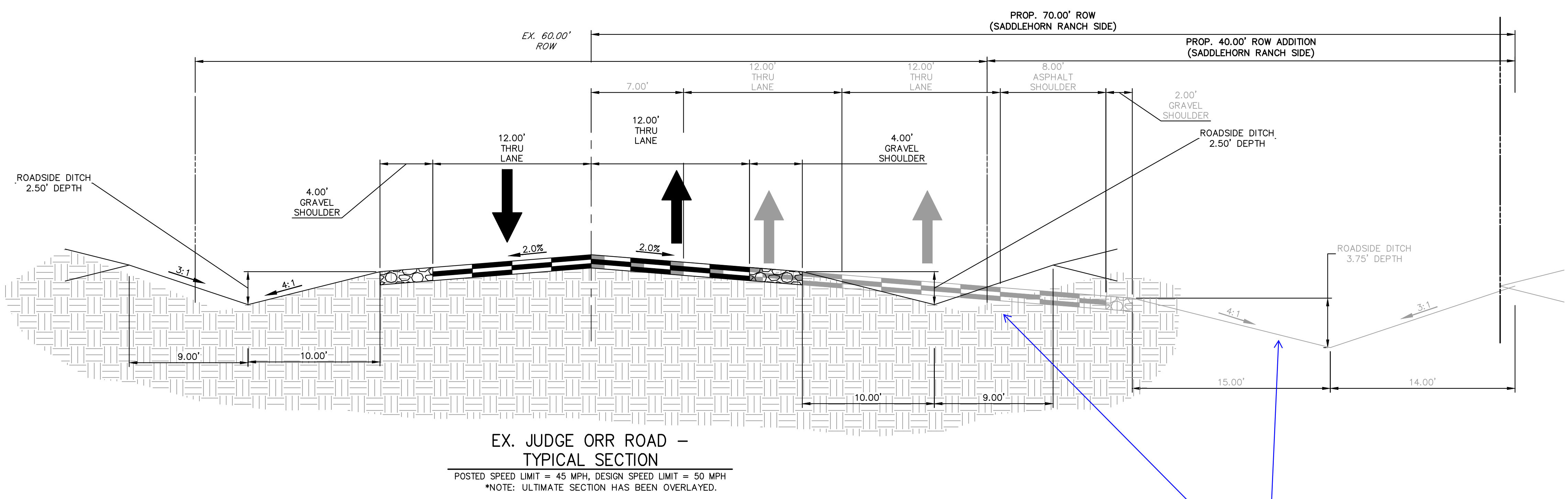
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

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

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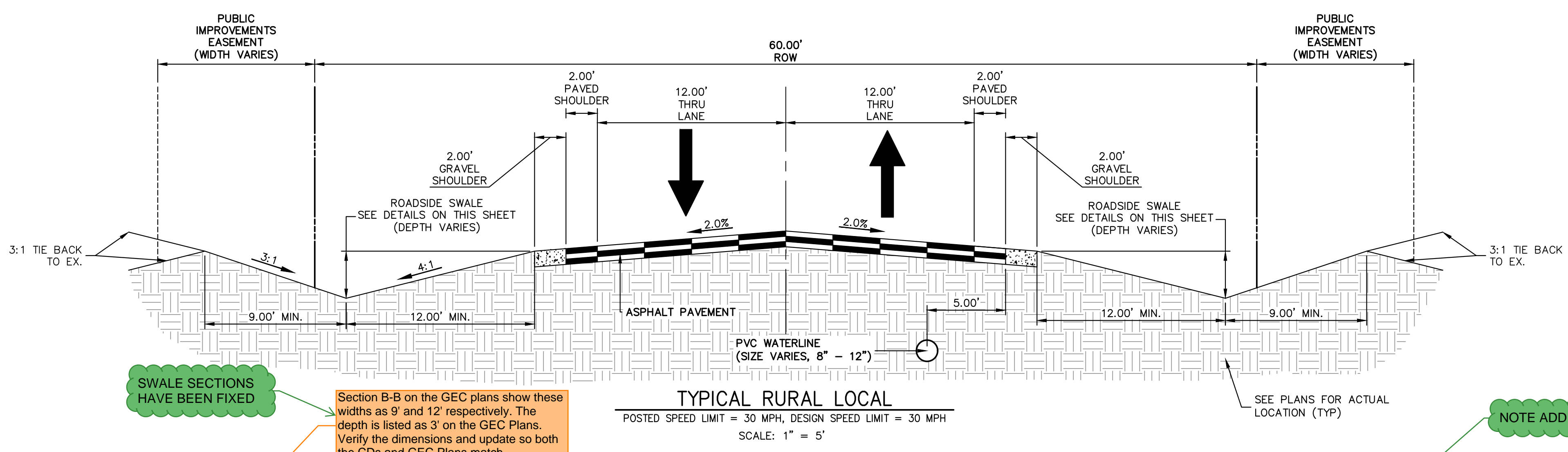
EX. JUDGE ORR ROAD - TYPICAL SECTION
 POSTED SPEED LIMIT = 45 MPH, DESIGN SPEED LIMIT = 50 MPH
 *NOTE: ULTIMATE SECTION HAS BEEN OVERLAYED.

Show proposed improvements in black (see Filing 3 CDs)

TYPICAL SECTION UPDATED

NOTE ADDED

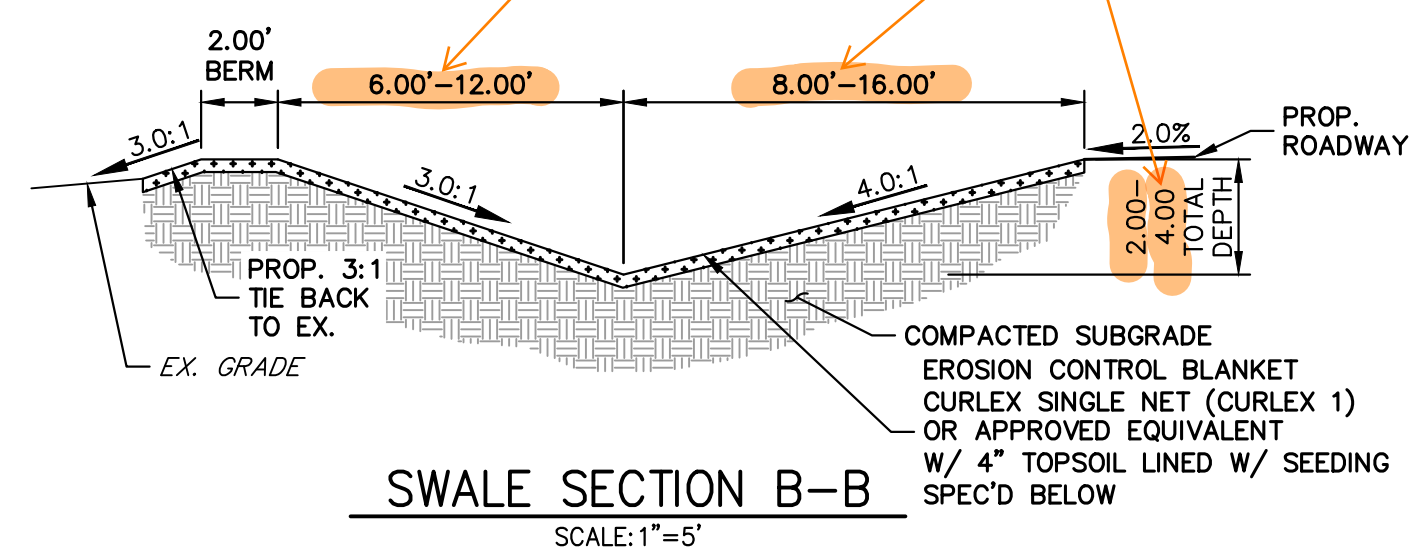
Add note that the pavement design report will need to address mitigation for groundwater and expansive soils.



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

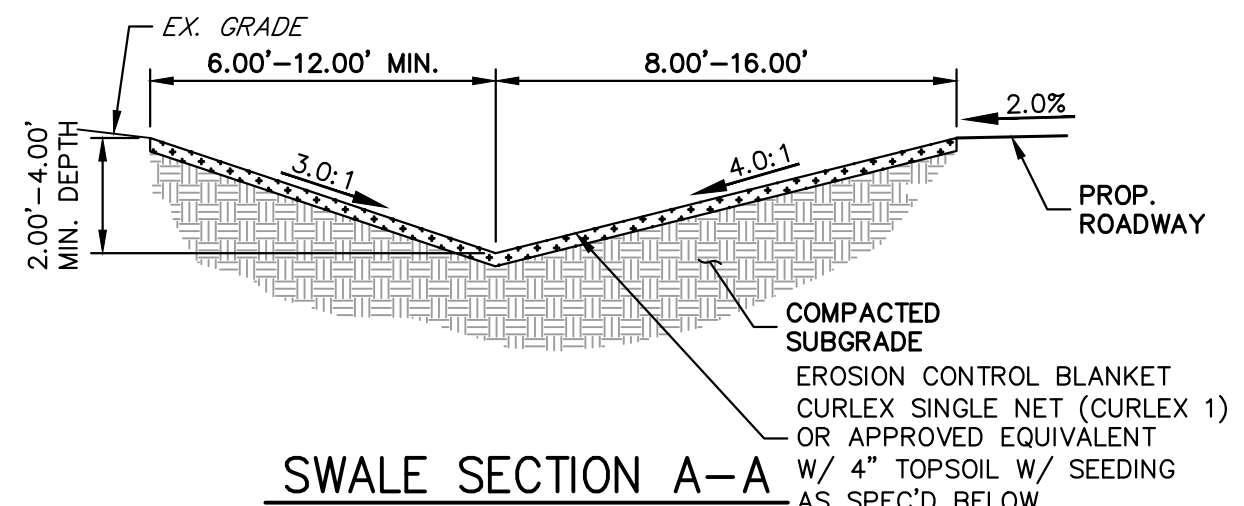
SWALE SECTIONS HAVE BEEN FIXED

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

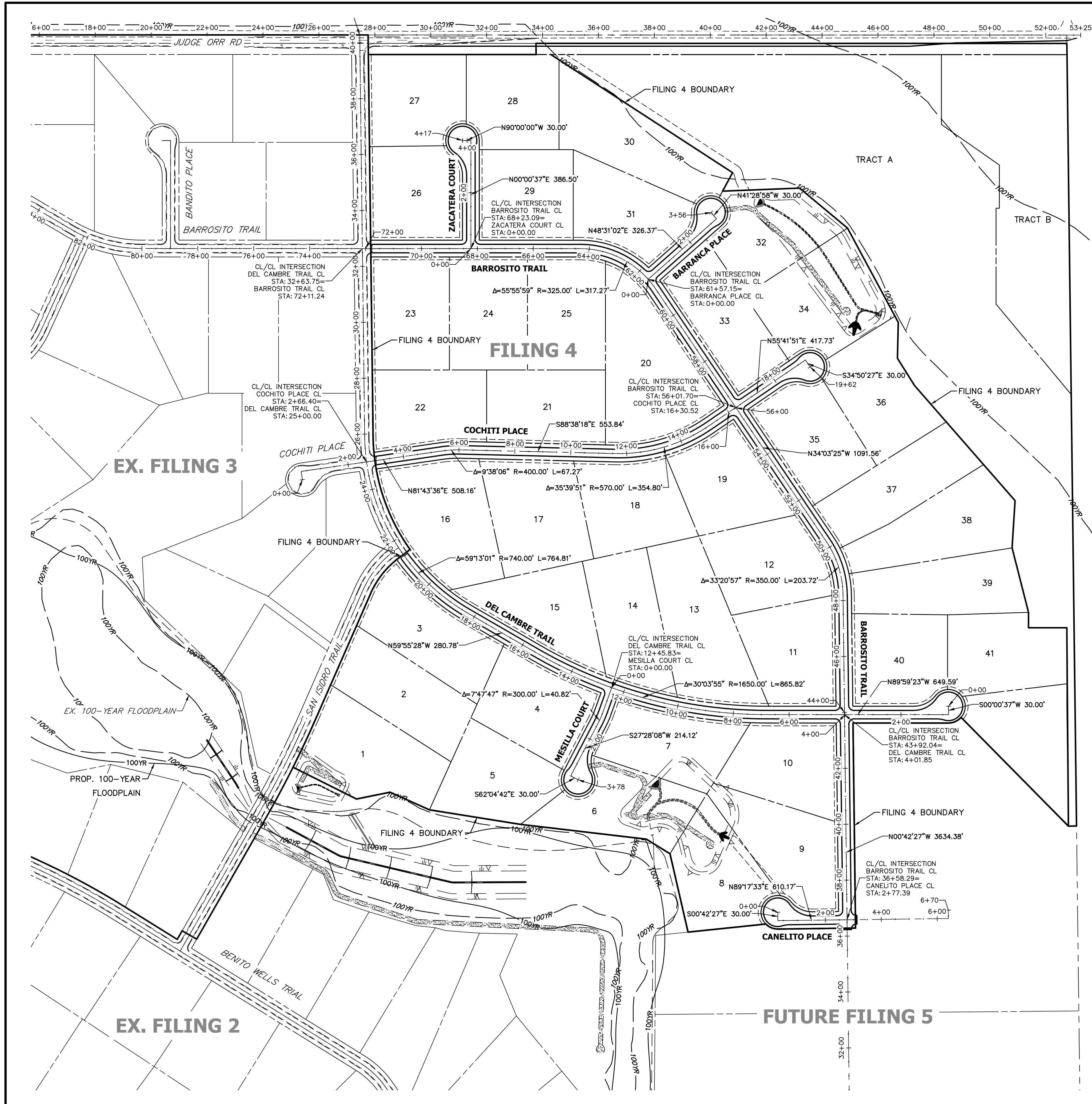
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	REVISION

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

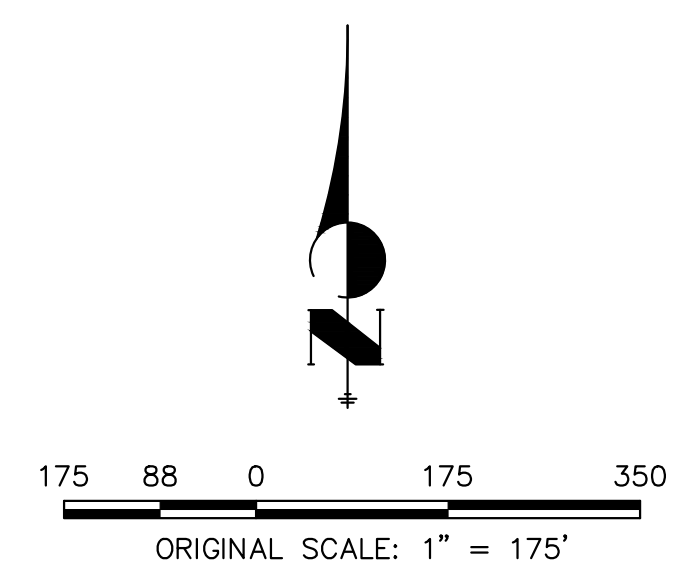
SADDLEHORN RANCH - FILING 4
 TYPICAL SECTIONS
 SHEET 4 OF 43
 JOB NO. 21542.06



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

DATE _____

SADDLEHORN RANCH -
 FILING 4
 HORIZONTAL CONTROL PLAN

SHEET 5 OF 43
 JOB NO. 21542.06

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=175'	N/A	5/1/23	LGO	LGO	

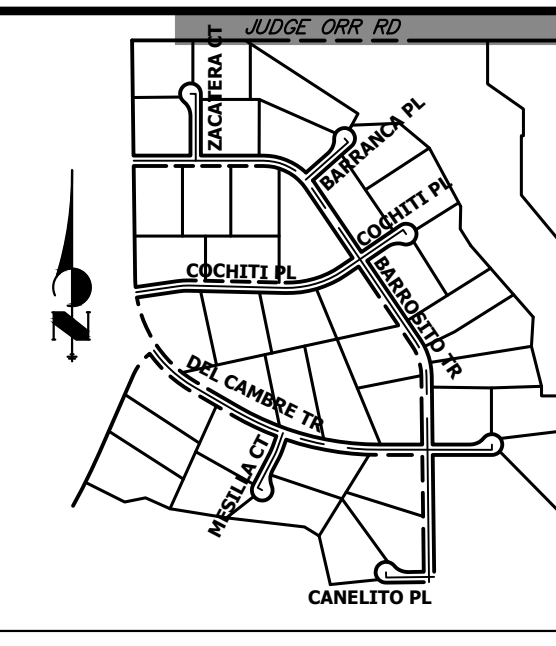
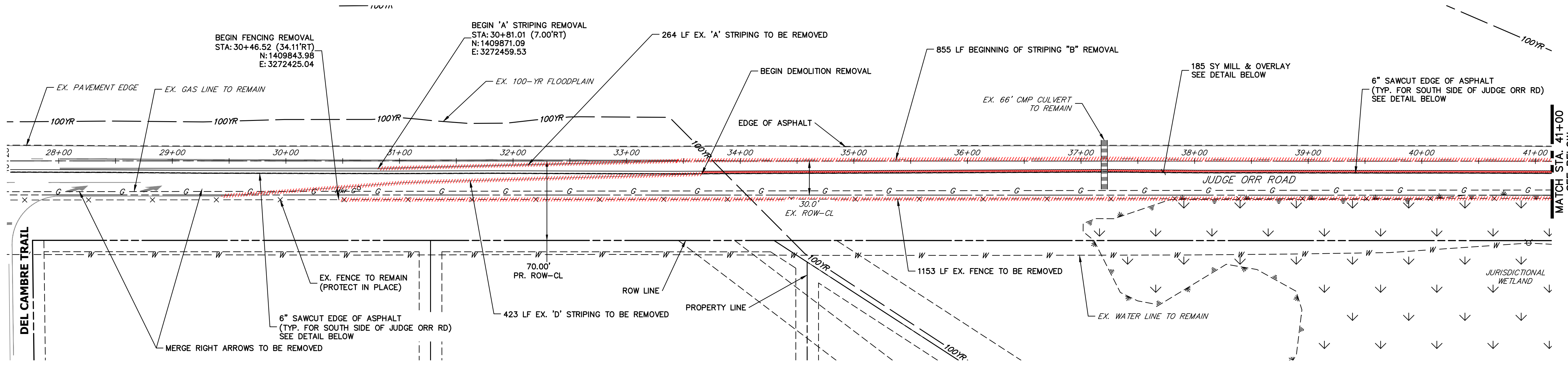
No.	REVISION	BY	DATE

J.R. ENGINEERING
 A Westhorn 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

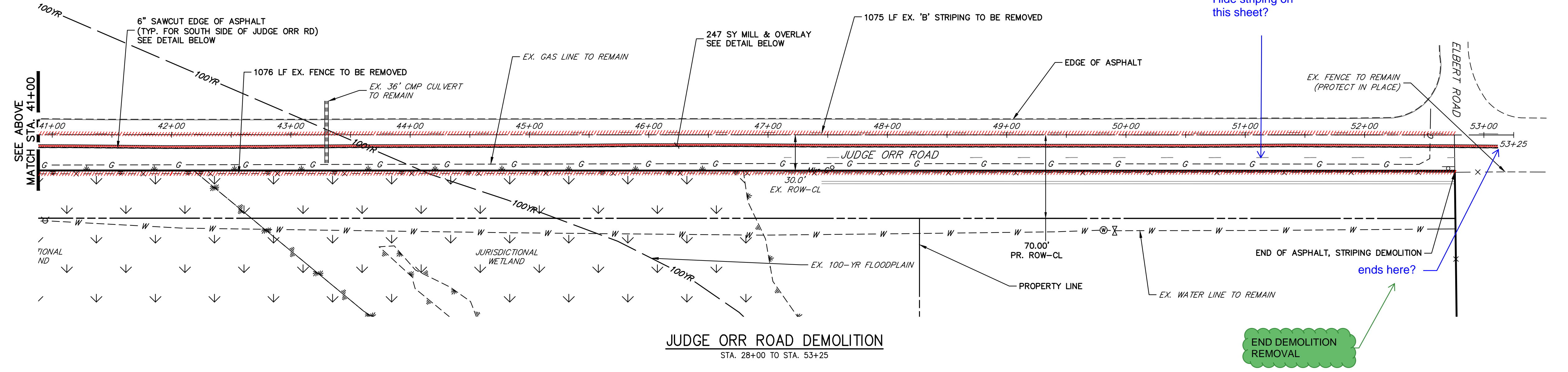
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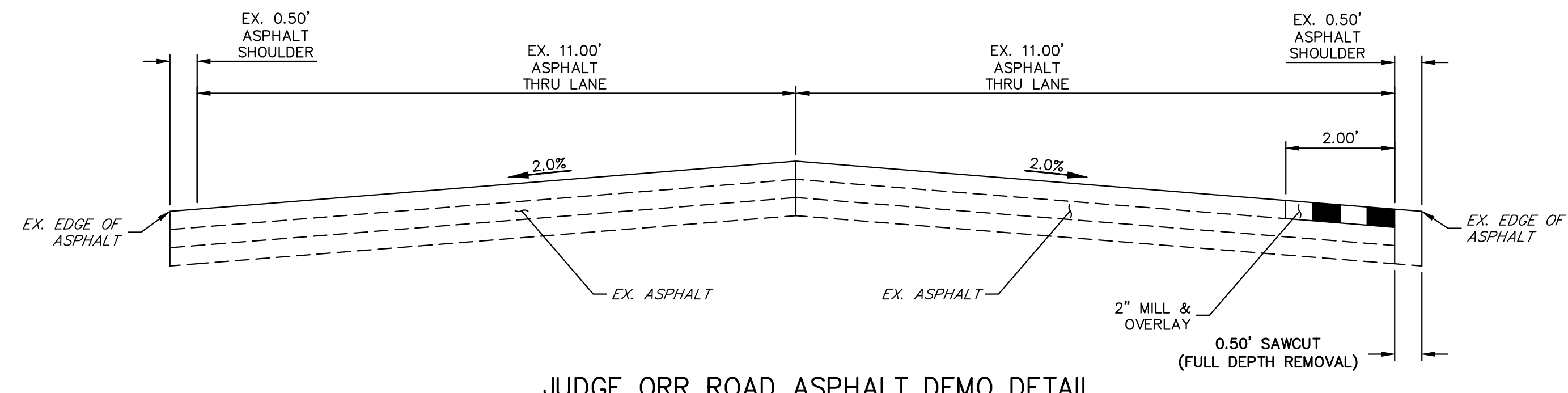
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JUDGE ORR ROAD DEMOLITION
 STA. 28+00 TO STA. 53+25



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

DEMOLITION LEGEND

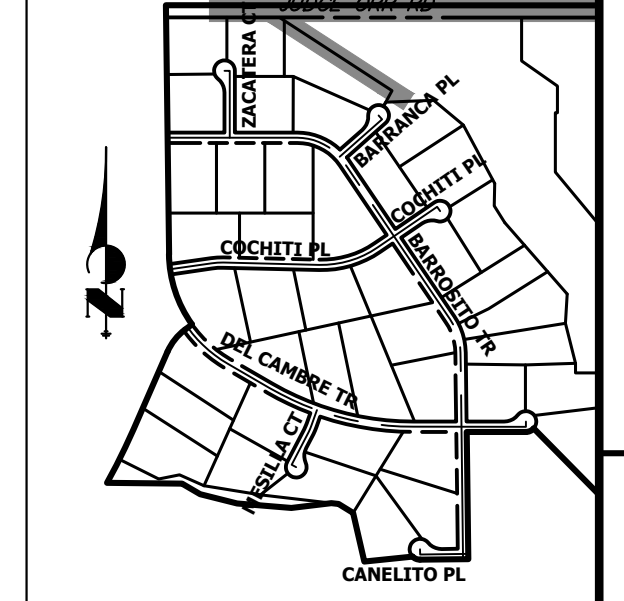
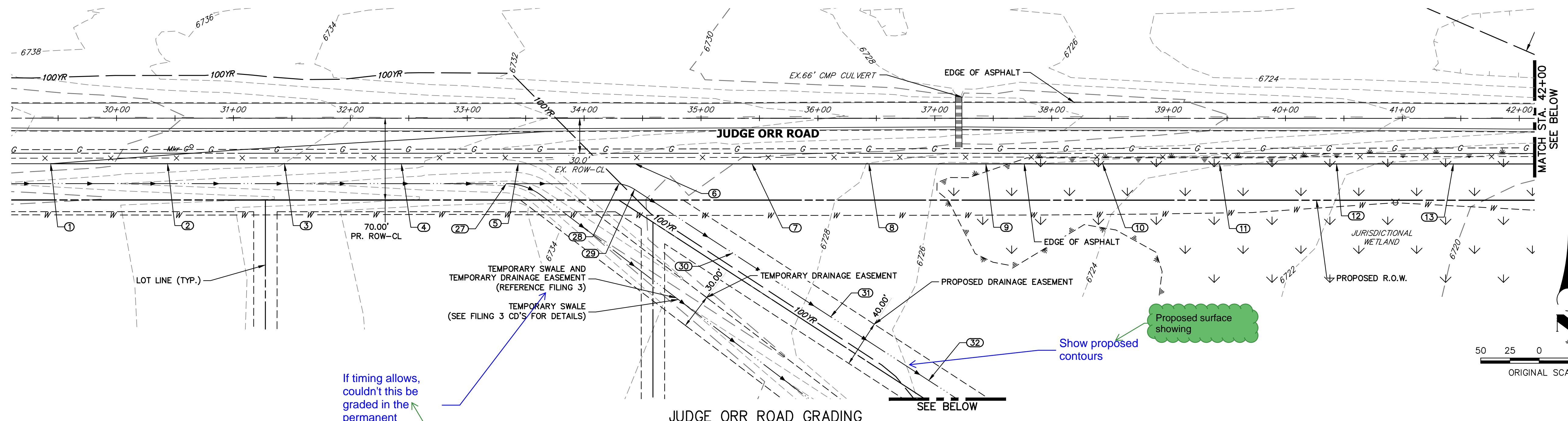
	2" MILL & OVERLAY
	6" SAWCUT & DEMOLITION
	STRIPING REMOVAL
	FENCE REMOVAL

- DEMOLITION NOTES**
1. ALL EXISTING 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.

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

NO.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 4
 JUDGE ORR RD DEMOLITION
 PLAN
 SHEET 6 OF 43
 JOB NO. 21542.06



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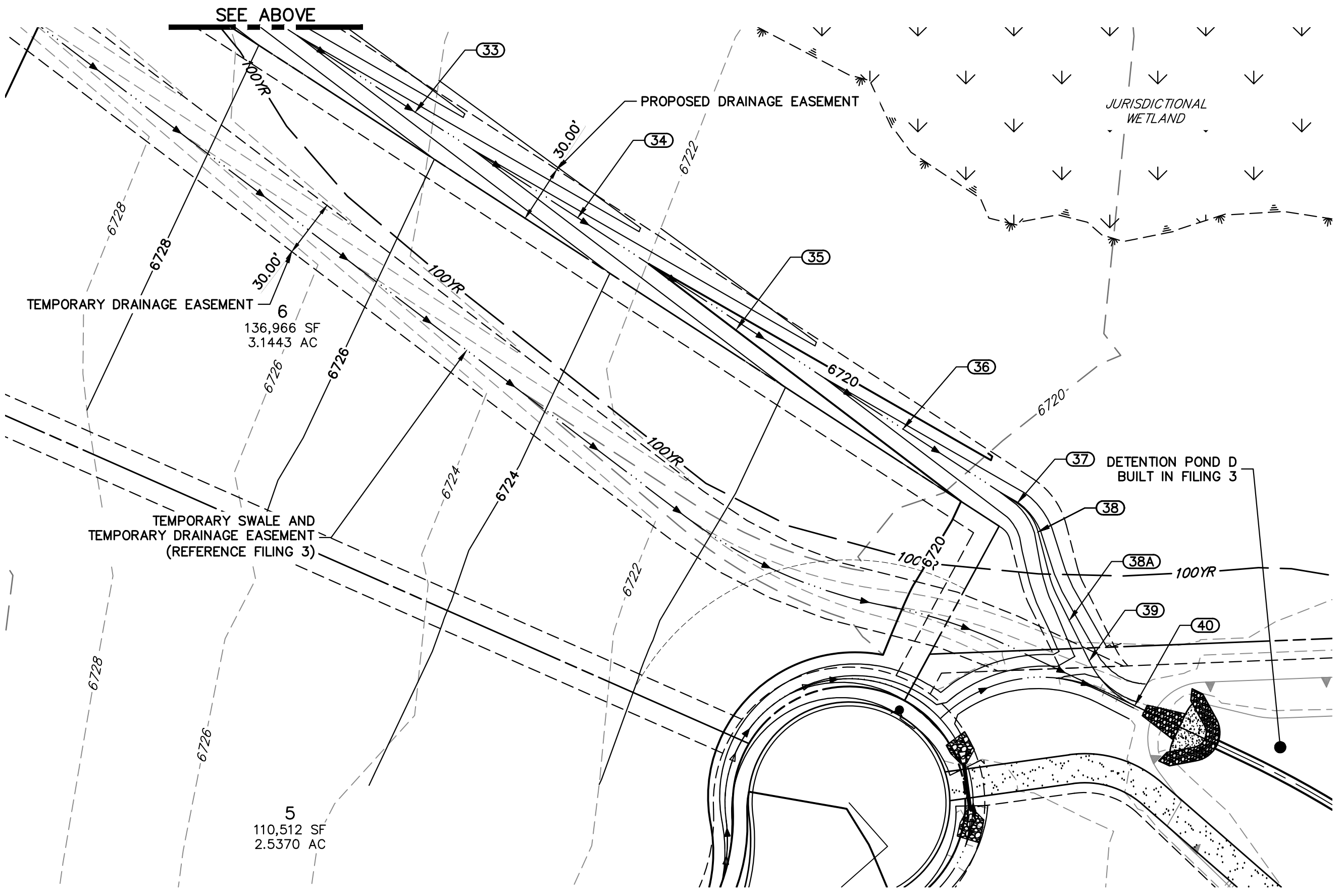
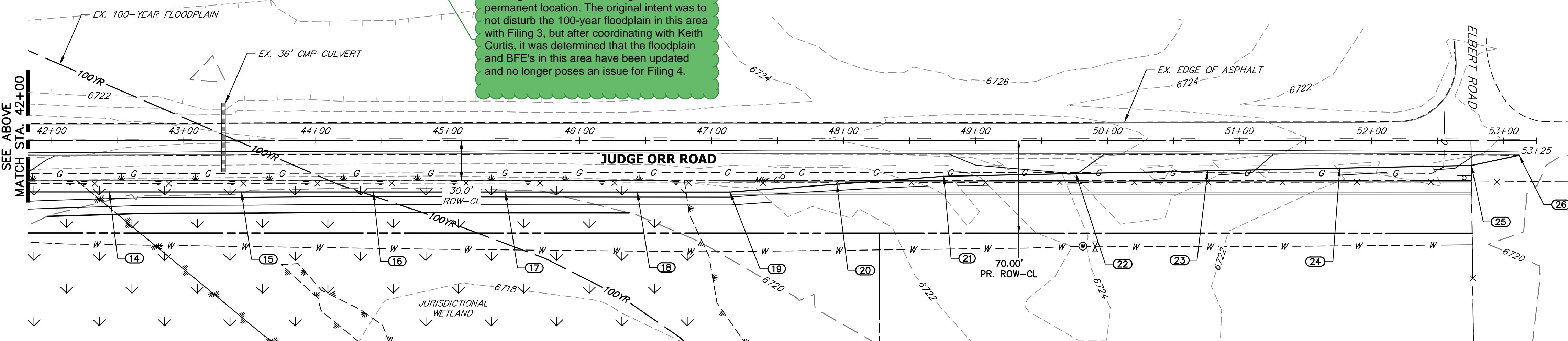


Know what's below.
Call before you dig.

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

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

If timing allows, this could be graded to the permanent location. The original intent was to not disturb the 100-year floodplain in this area with Filing 3, but after coordinating with Keith Curtis, it was determined that the floodplain and BFE's in this area have been updated and no longer poses an issue for Filing 4.



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

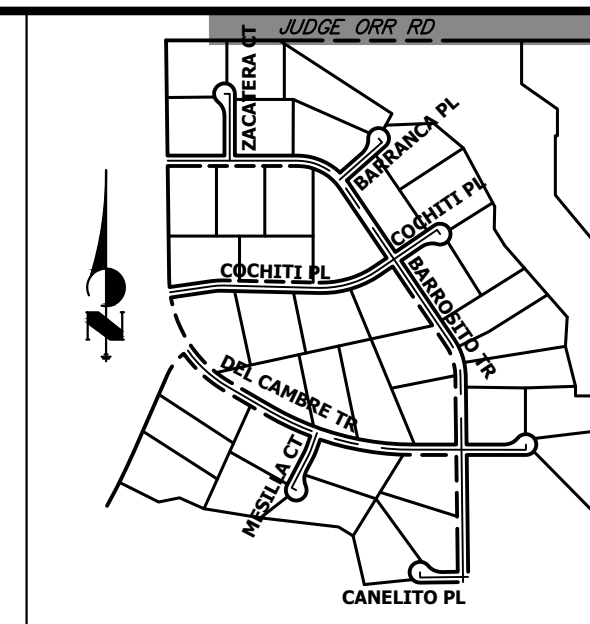
STREET IMPROVEMENT NOTES

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

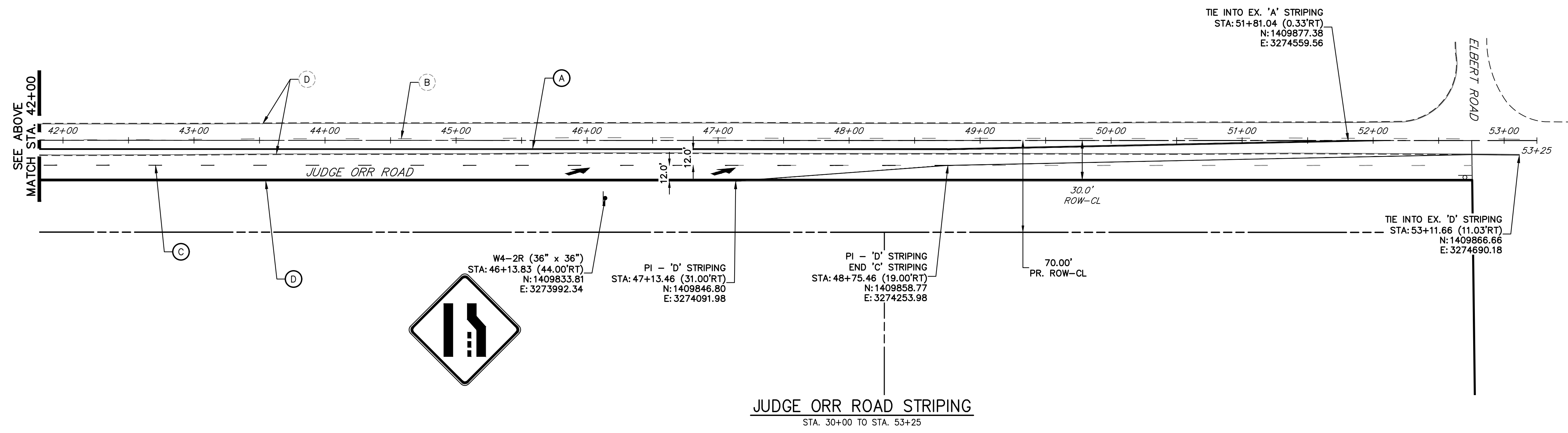
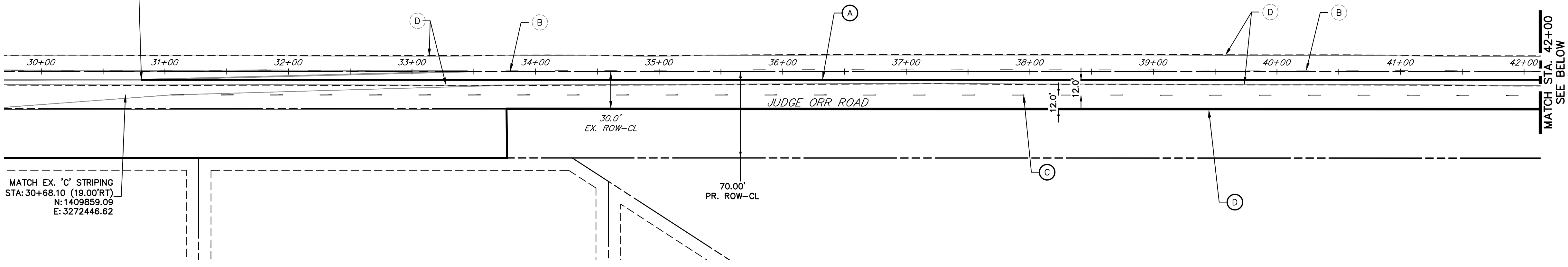
BY	DATE			
	REVISION			
H-SCALE	1"=50'			
	V-SCALE	N/A		
DESIGNED BY	DATE	5/1/23	LOGO	LOGO
	DRAWN BY		LOGO	LOGO
CHECKED BY				
SADDLEHORN RANCH - FILING 4				
JUDGE ORR RD GRADING PLAN				
SHEET		7 OF 43		
JOB NO.		21542.06		



KEY MAP
N.T.S.

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

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



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
- CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- EDGE LINE - 4" WIDE, SOLID WHITE
- CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4' GAP, WHITE
- STOP BAR - 2' SOLID WHITE

ORIGINAL SCALE: 1" = 50'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

PREPARED FOR
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NAPA, CALIFORNIA
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BRADY WILLIAMS

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No.	REVISION	BY	DATE

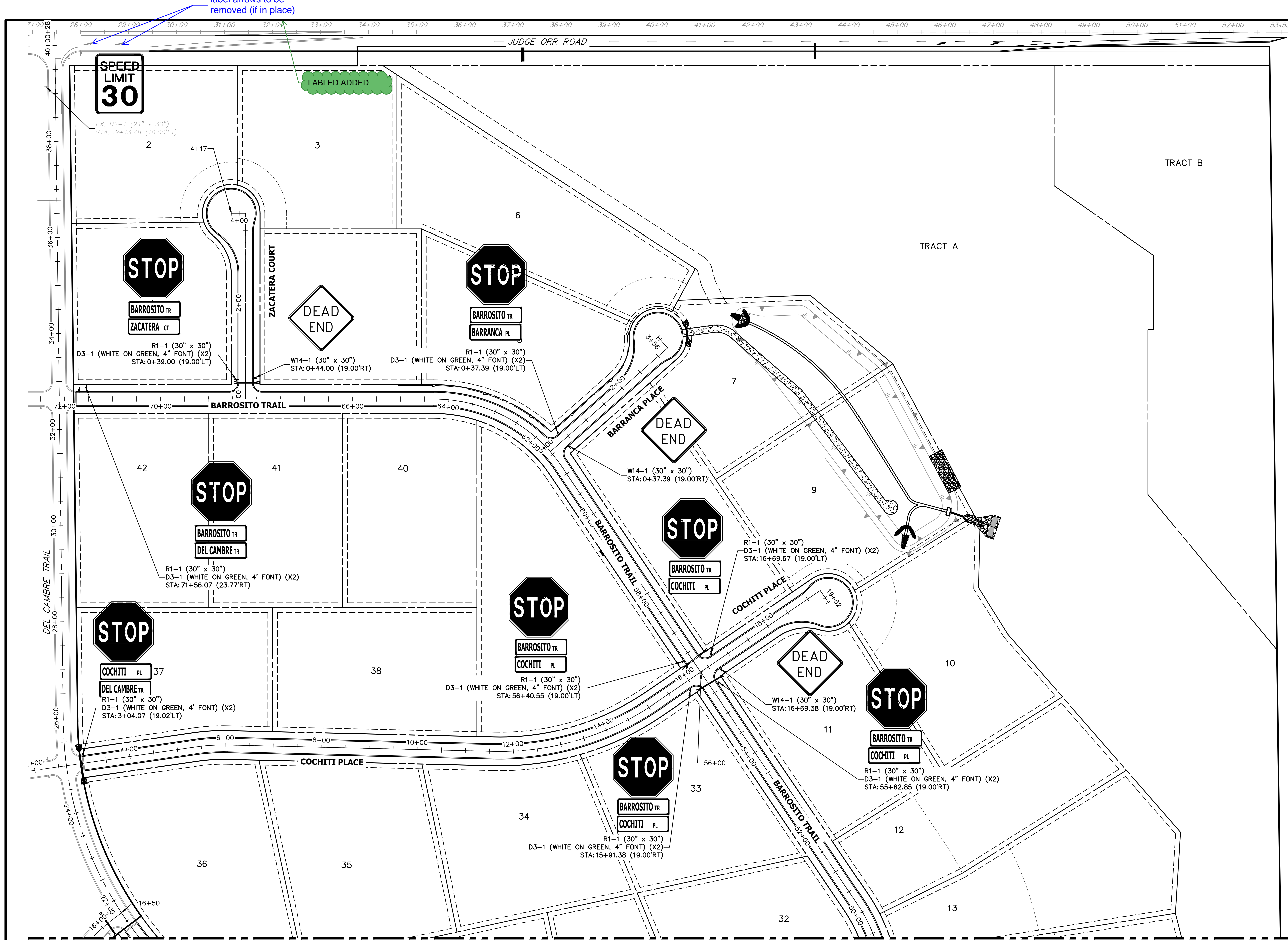
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1"=50'	N/A	5/1/23	LOG	LOG	

SADDLEHORN RANCH - FILING 4

JUDGE ORR RD SIGNAGE & STRIPING PLAN

SHEET **8** OF **43**

JOB NO. 21542.06

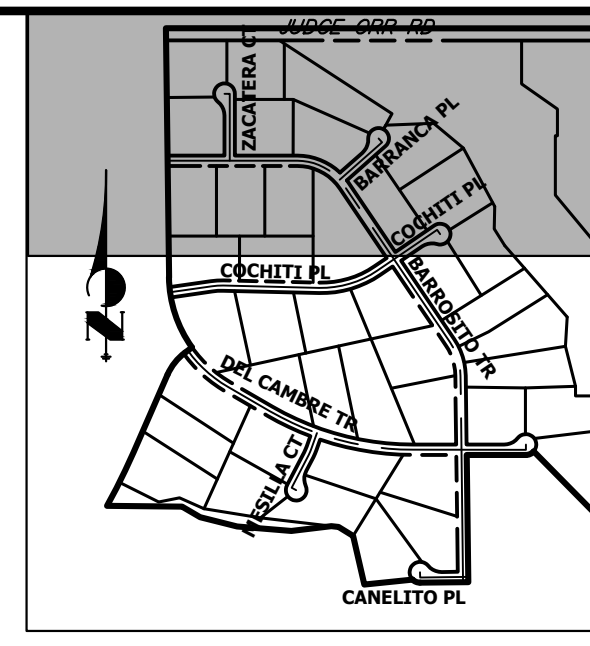


label arrows to be removed (if in place)

LABELLED ADDED

Please also show mail cluster box locations on these sheets

MAIL KIOSK ADDED



KEY MAP
N.T.S.

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NAPA, CALIFORNIA
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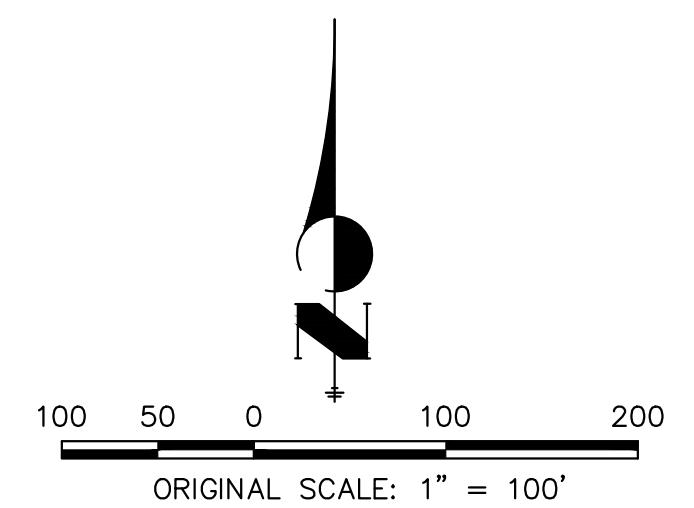
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	5/1/23	LOG	LOG	

SADDLEHORN RANCH -
FILING 4
SIGNAGE PLAN

SEE SHEET 10

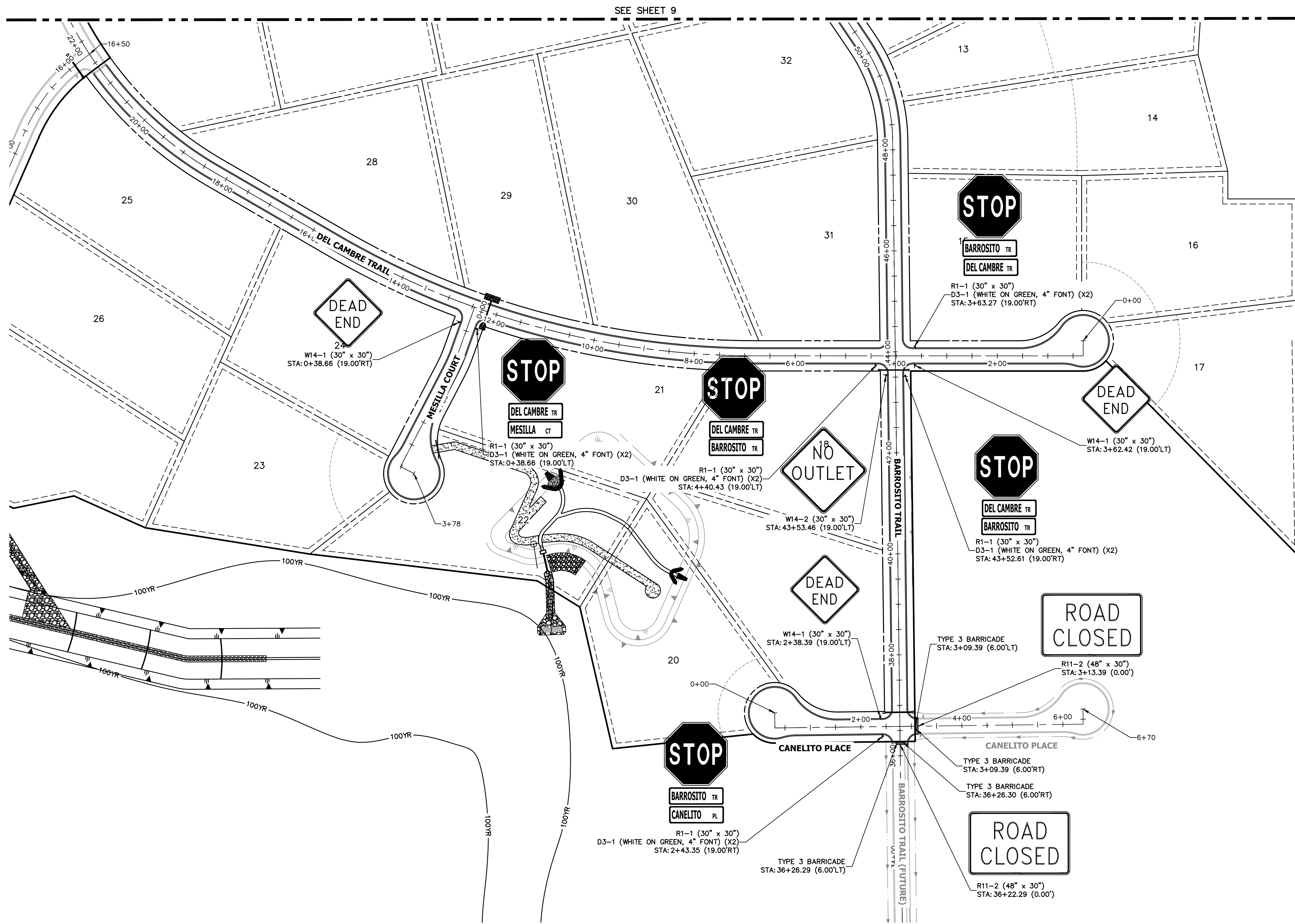


Know what's below.
Call before you dig.

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



SEE SHEET 9



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

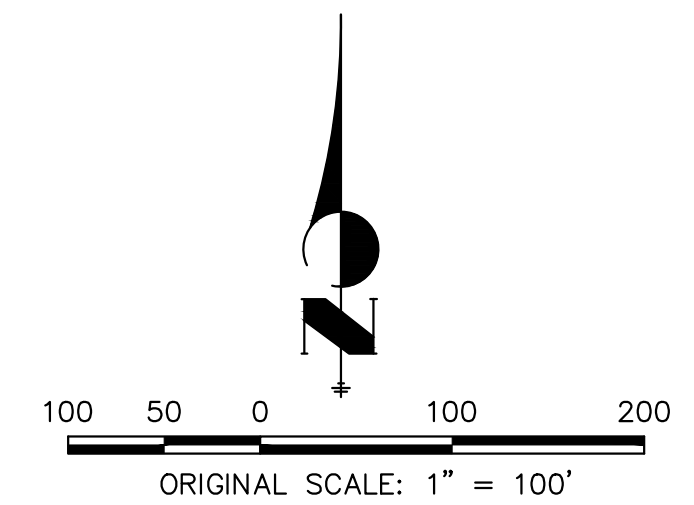
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No. REVISION	
						1"=100'	N/A
		5/1/23	LOG	LOG			

SADDLEHORN RANCH - FILING 4
SIGNAGE PLAN

SHEET 10 OF 43
JOB NO. 21542.06



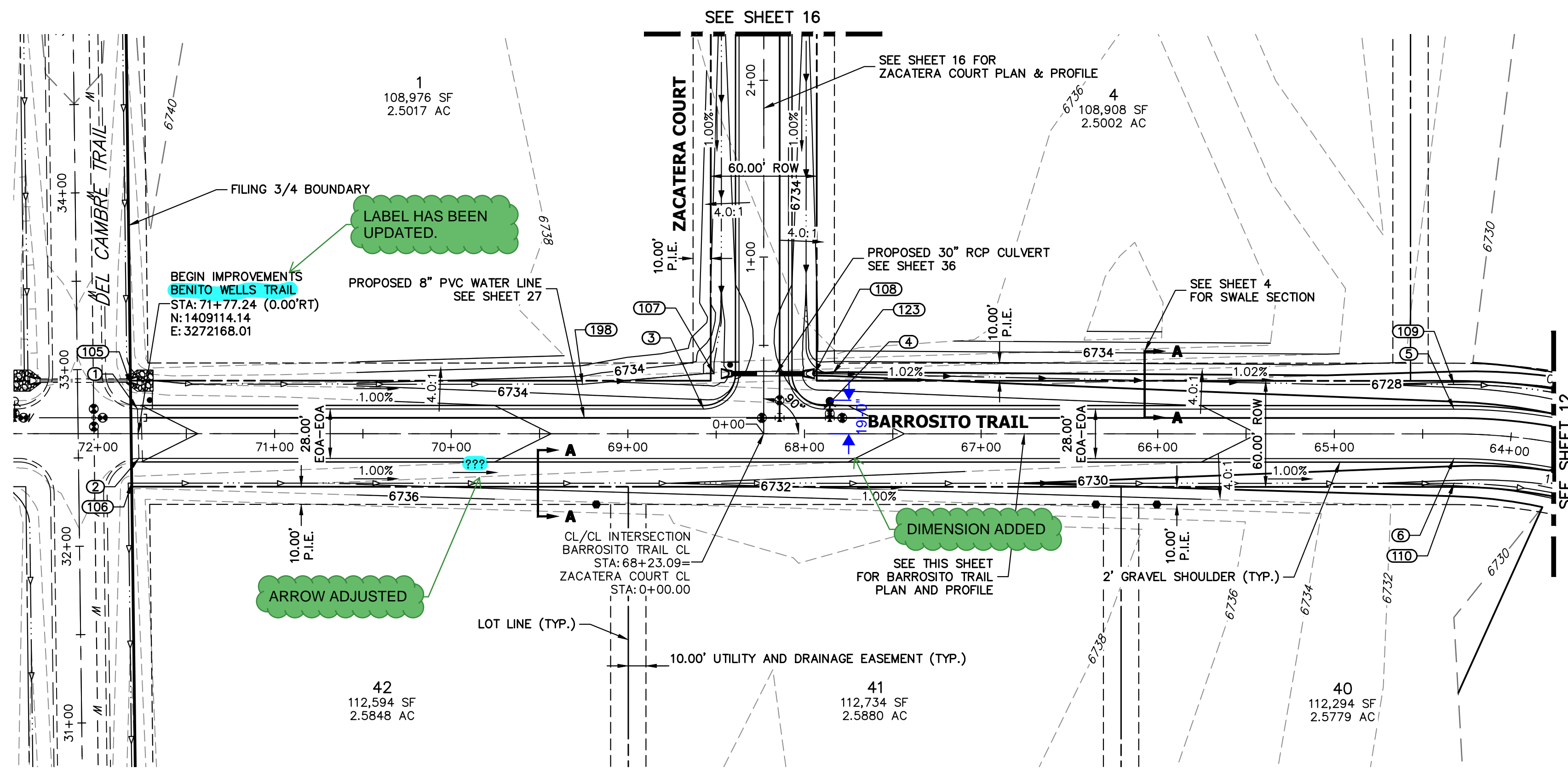
Know what's below.
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ENGINEER'S STATEMENT

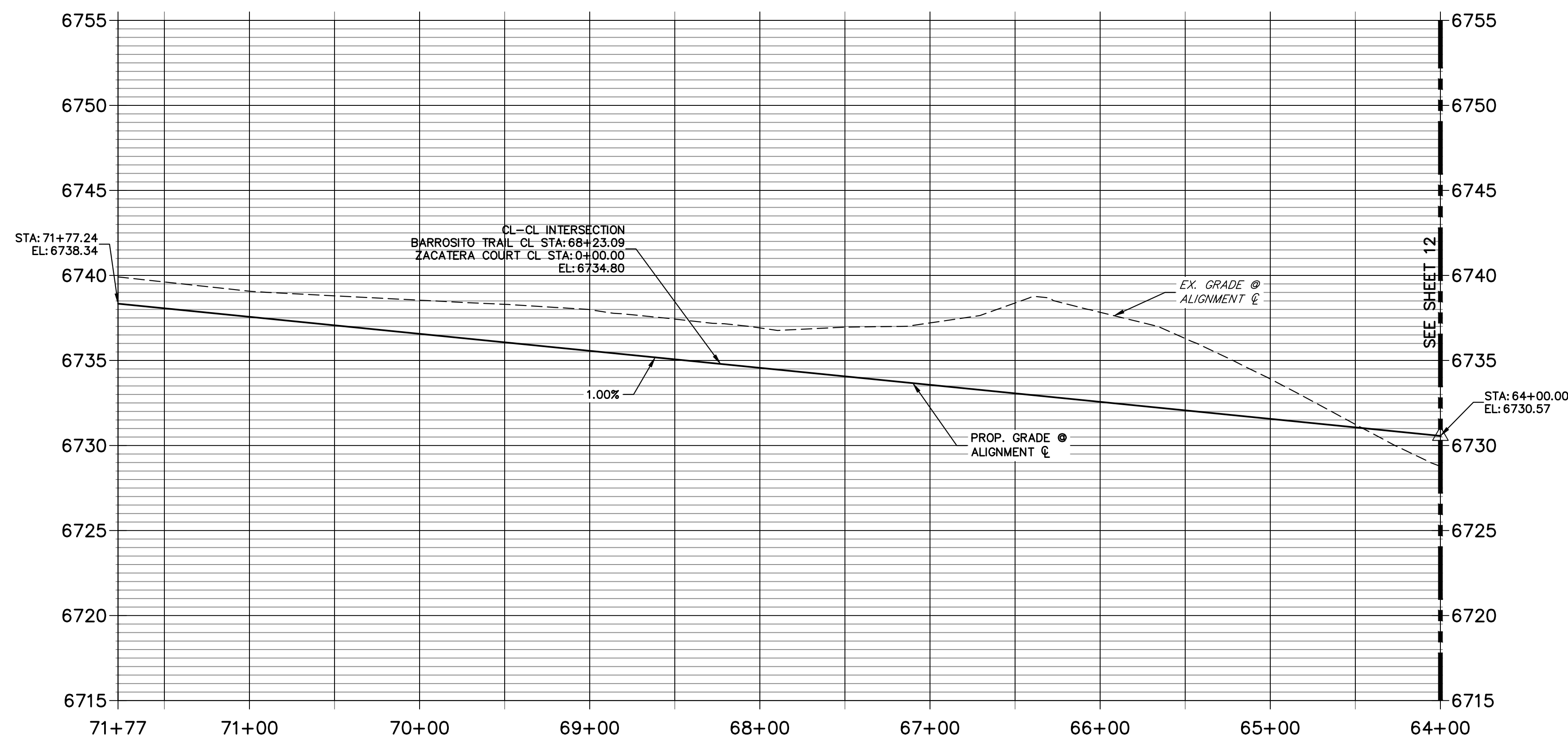
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE _____



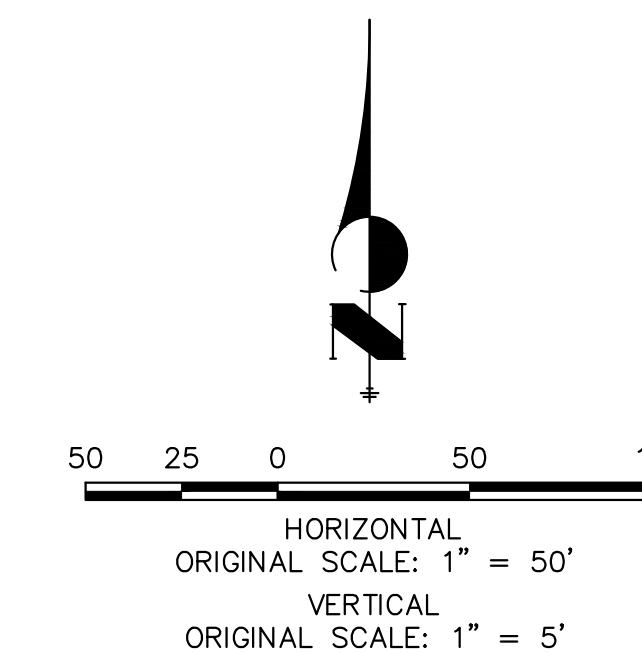
**BARROSITO TRAIL CL PROFILE
STA 64+00.00 TO 71+77.24**



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

STREET IMPROVEMENT NOTES

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- 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.
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- ALL PROPOSED ROW WIDTHS ARE 60', 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



KEY MAP
N.T.S.

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

J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2583
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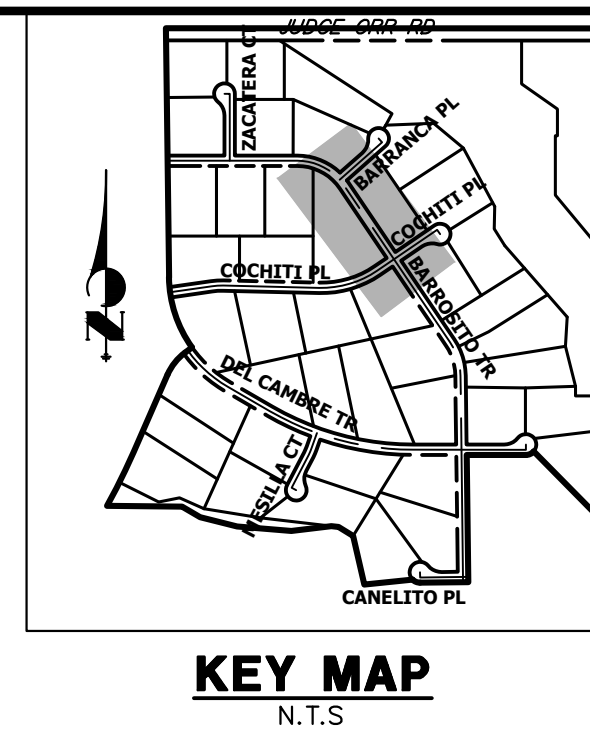
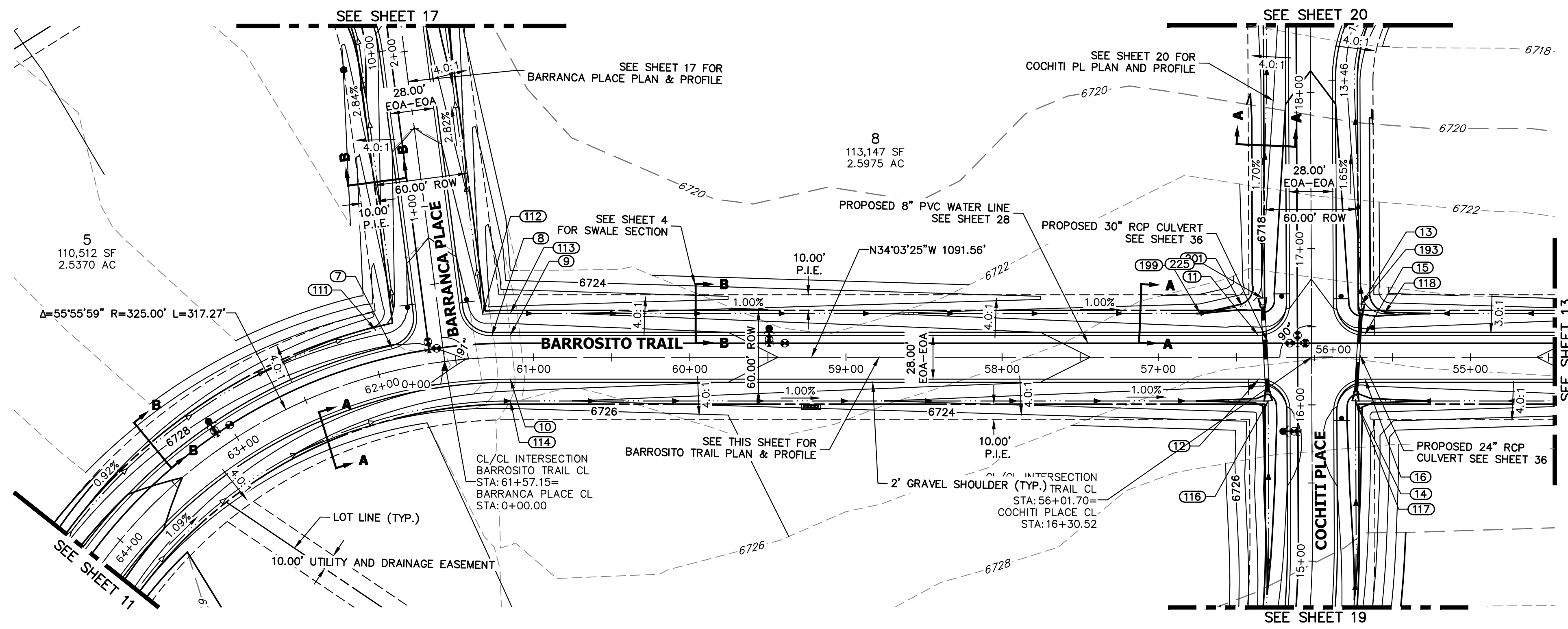
No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1"=5'	1"=5'				
								5/1/23	LOGO	LOGO	

SADDLEHORN RANCH -
FILING 4
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 11 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.



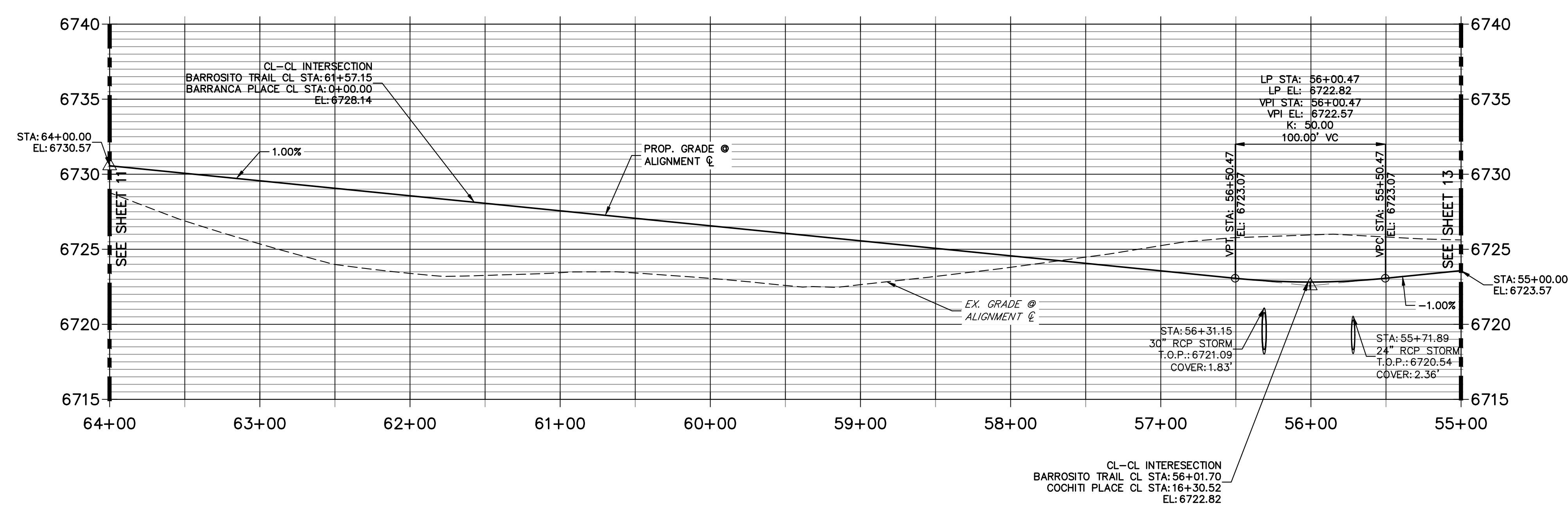
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PREPARED FOR
 ROJ PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

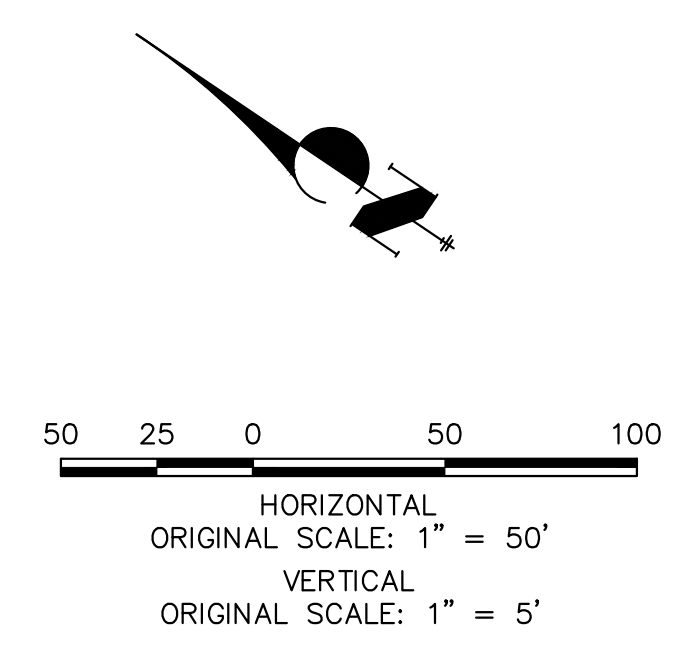
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 Fort Collins 970-491-9888 • www.jrengineering.com

POINT TABULATION					
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

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



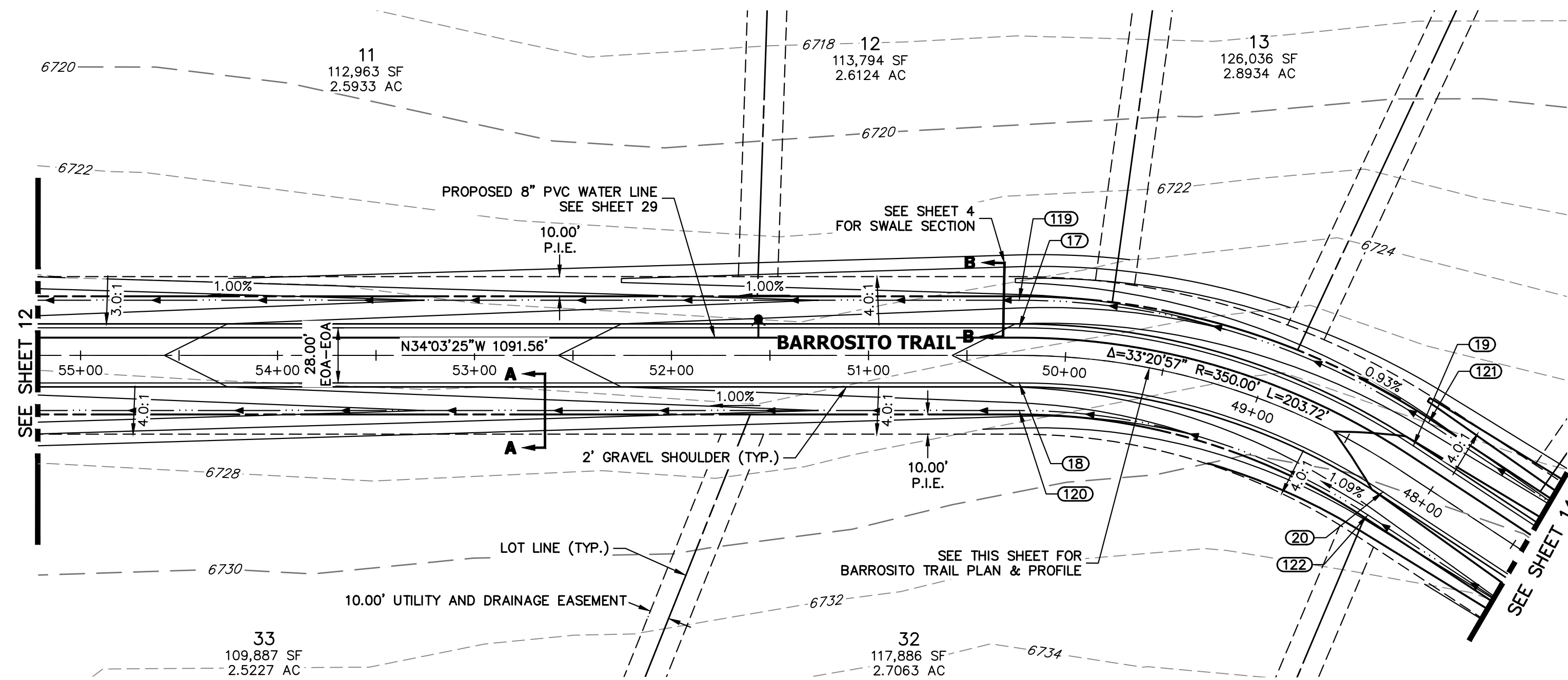
- STREET IMPROVEMENT NOTES**
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
 - ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
 - ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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 - ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
 - SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
 - ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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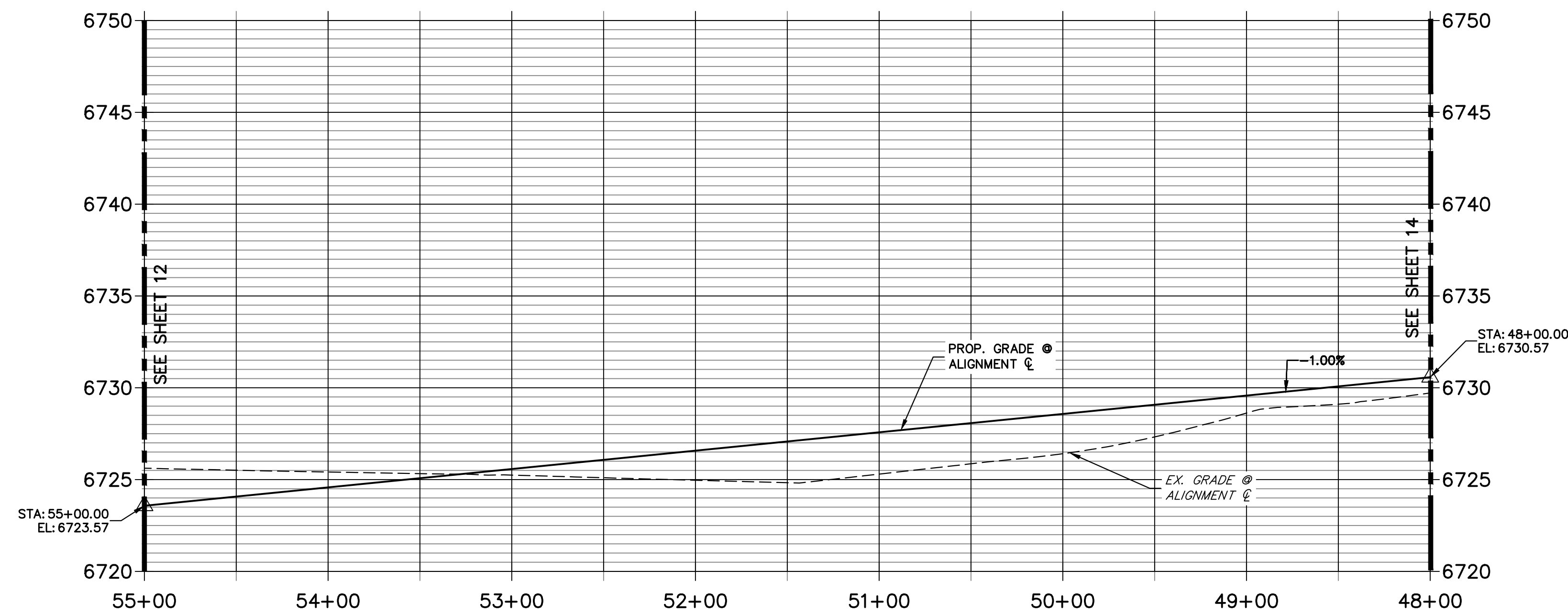
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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			
SADDLEHORN RANCH - FILING 4							
STREET IMPROVEMENT PLAN AND PROFILE							
SHEET 12 OF 43							
JOB NO. 21542.06							



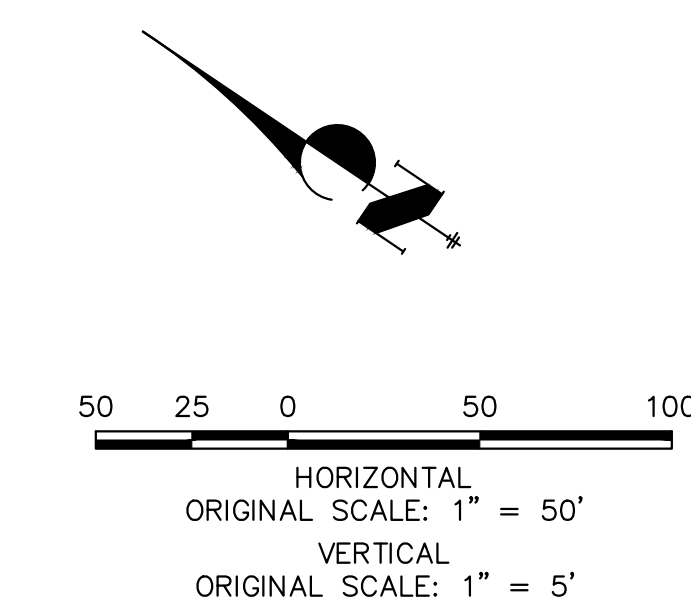
**BARROSITO TRAIL CL PROFILE (3)
STA 48+00.00 TO 55+00.00**



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

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS ϕ , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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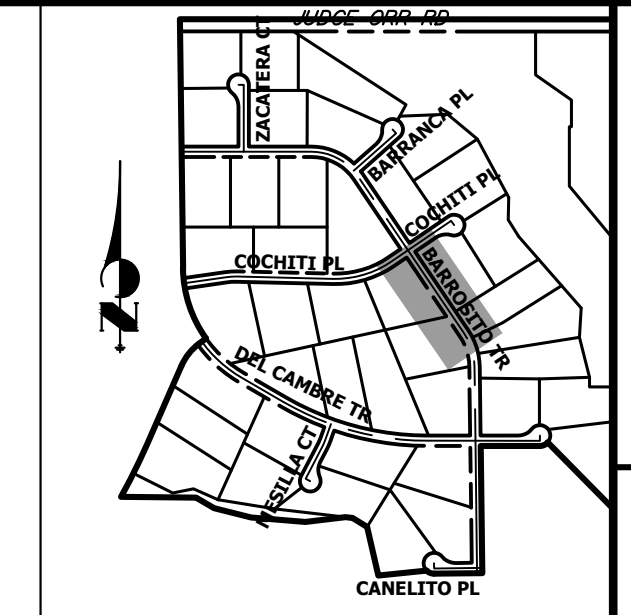
Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



KEY MAP
N.T.S.

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

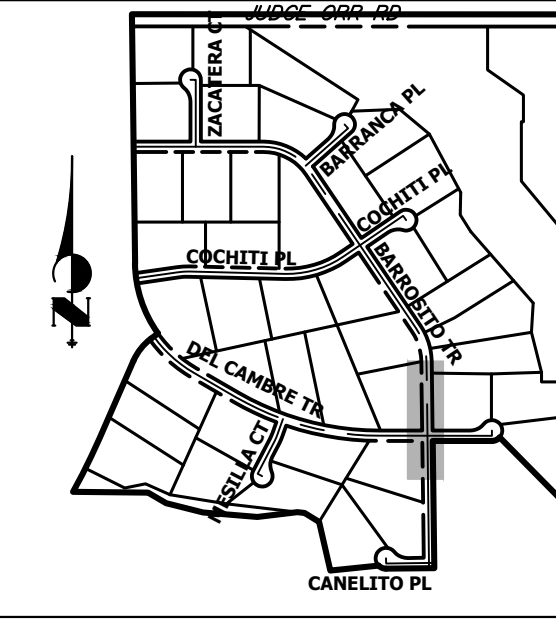
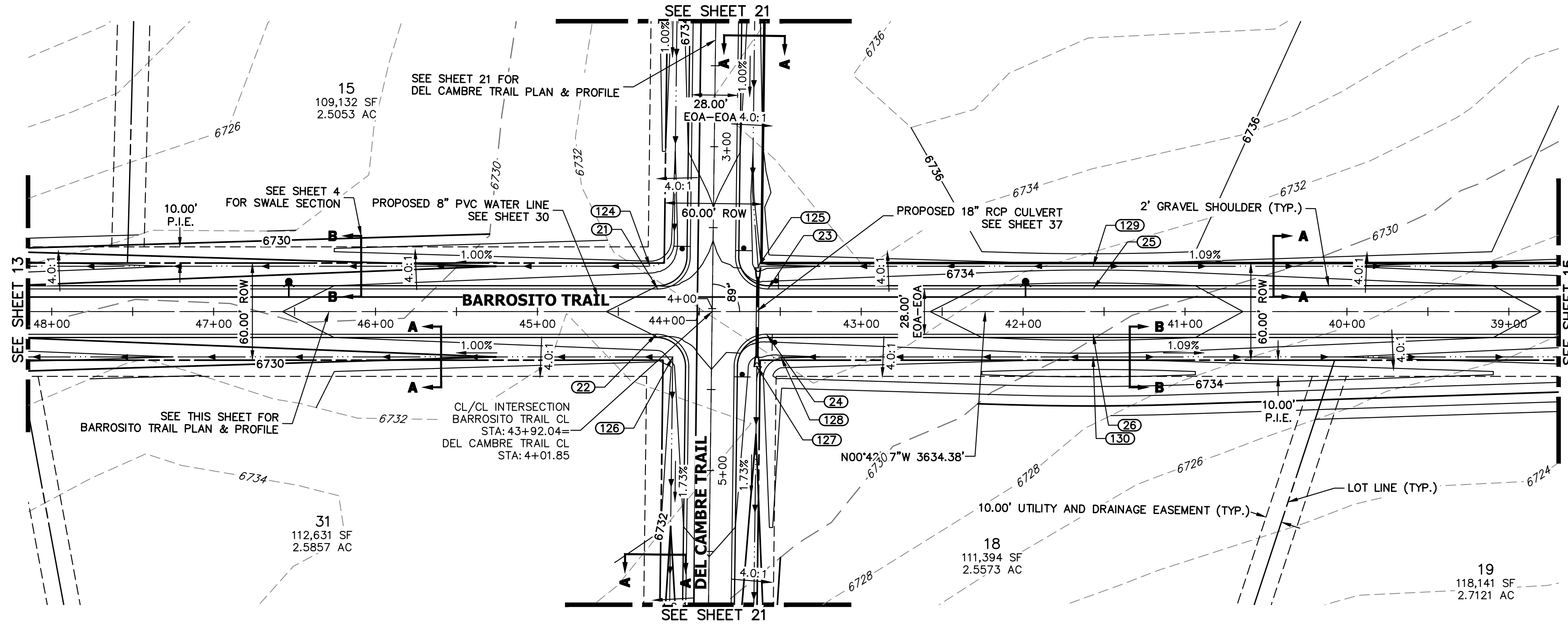
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

No.	REVISION	BY	DATE					
				1"=50'	1"=5'	DATE	LOGO	LOGO

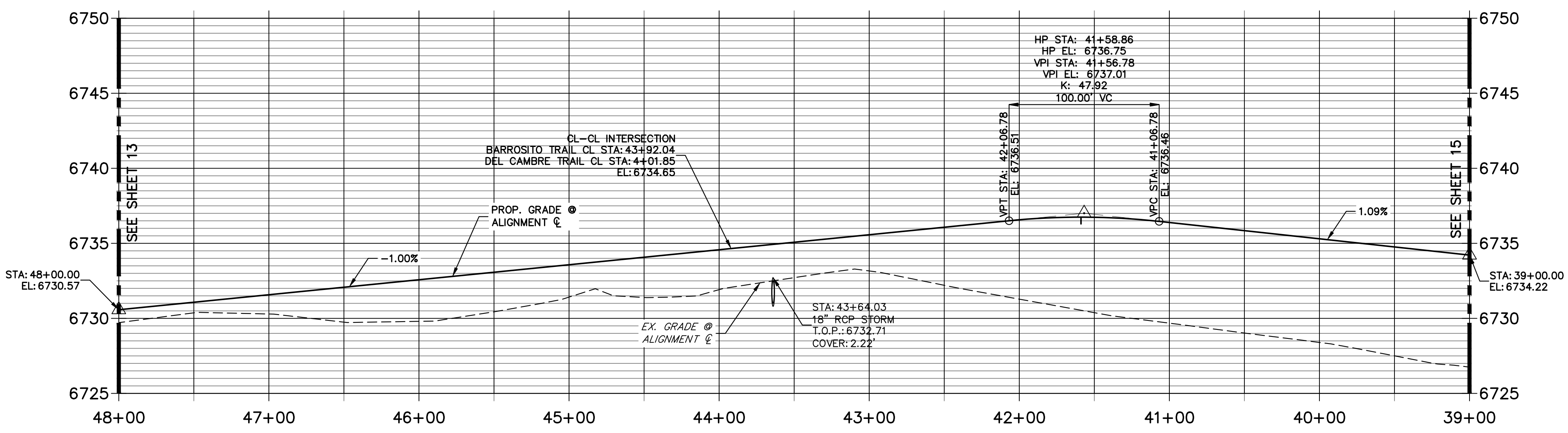
SADDLEHORN RANCH -
FILING 4
STREET IMPROVEMENT PLAN
AND PROFILE

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**

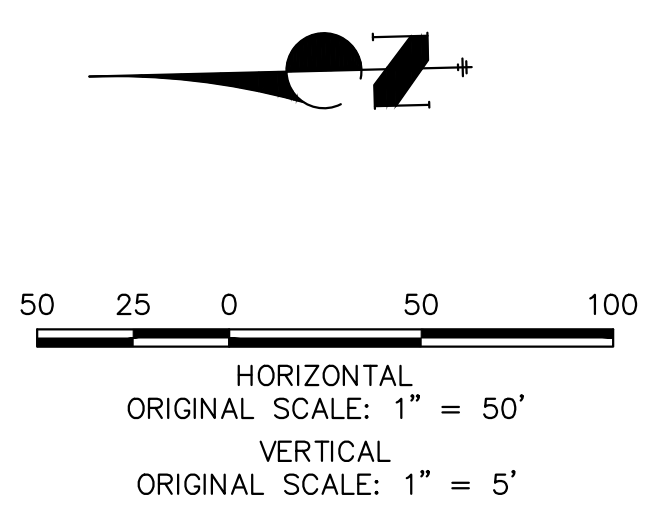


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21	44+25.62	14.00' (RT)	BARROSITO TRAIL CL	6734.04	PCR
22	44+26.47	14.00' (LT)	BARROSITO TRAIL CL	6734.03	PCR
23	43+57.61	14.00' (RT)	BARROSITO TRAIL CL	6734.72	PCR
24	43+58.46	14.00' (LT)	BARROSITO TRAIL CL	6734.71	PCR
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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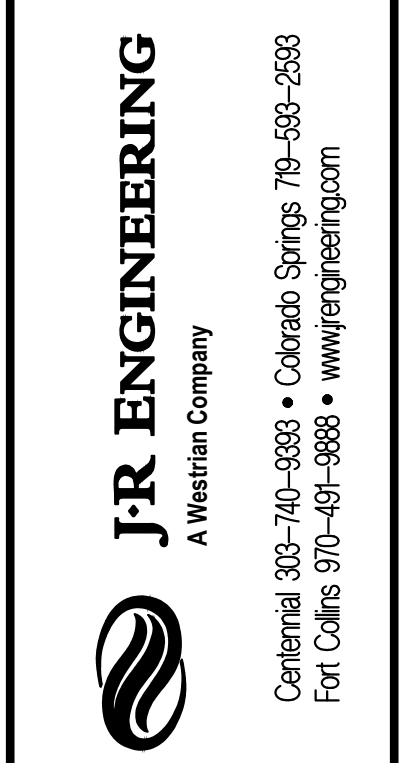


ENGINEER'S STATEMENT

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

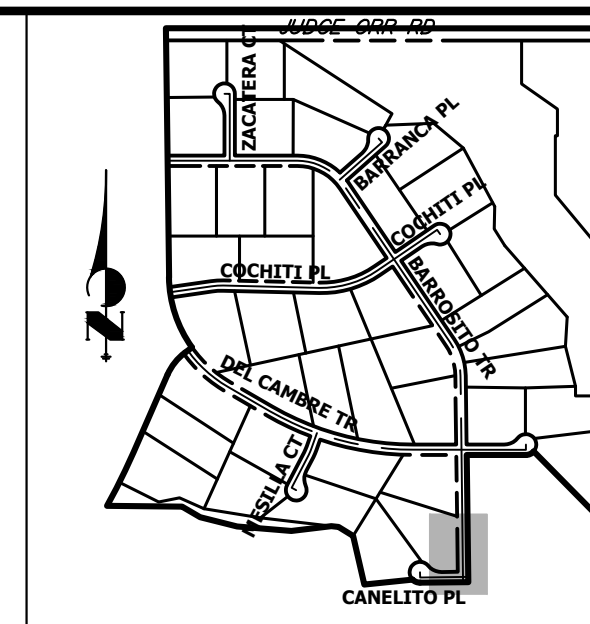
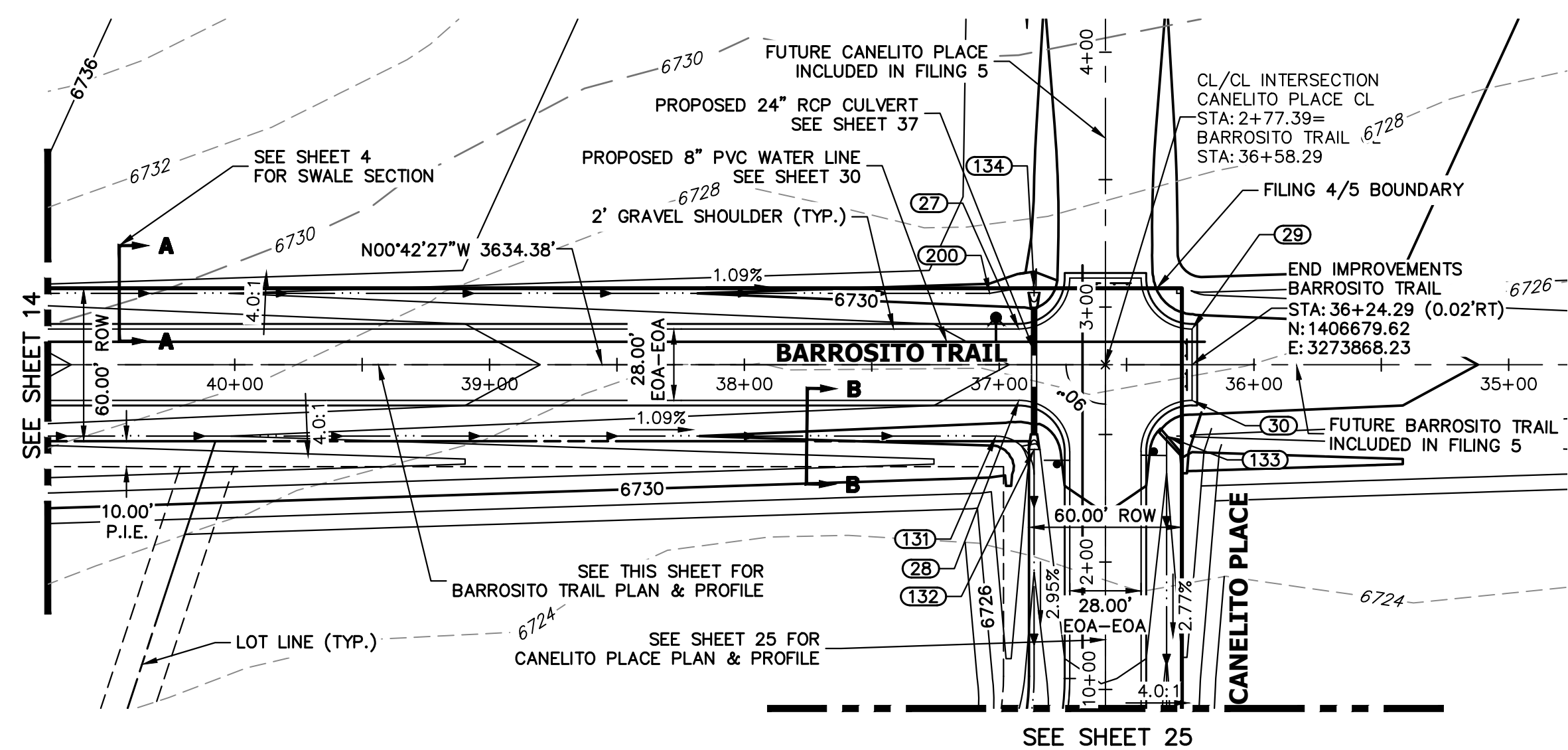
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 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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 A Westhorn Company
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BY	DATE	No.	REVISION

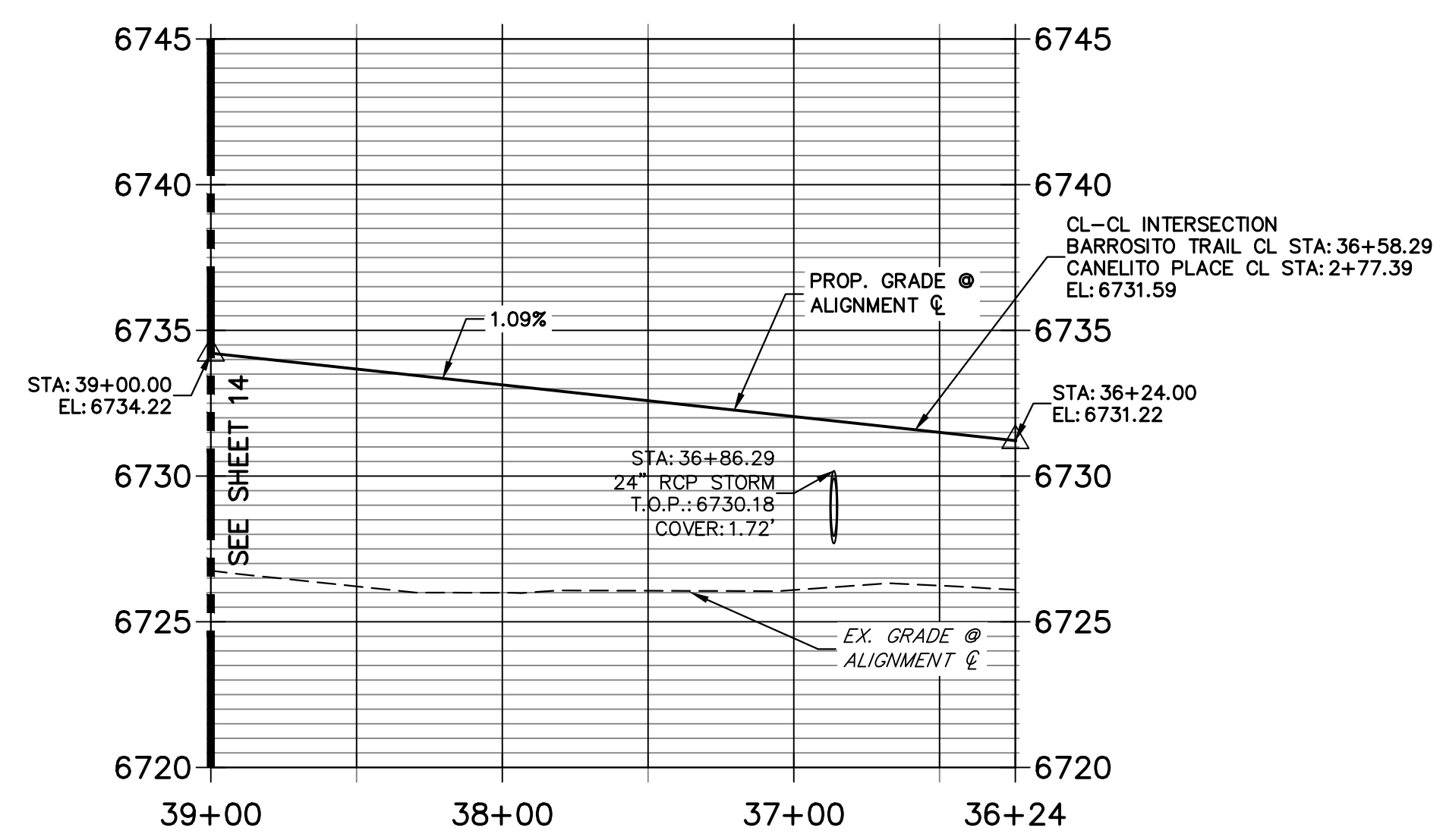
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/1/23	LOGO	LOGO	



KEY MAP
N.T.S.

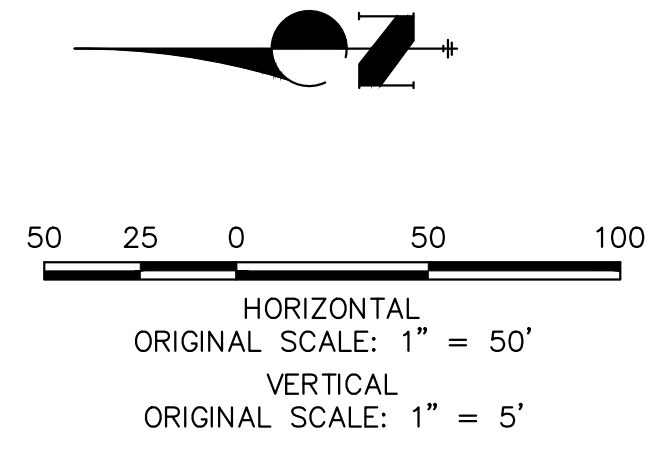
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
27	36+92.29	14.00' (RT)	BARROSITO TRAIL CL	6731.68	PCR
28	36+92.29	14.00' (LT)	BARROSITO TRAIL CL	6731.68	PCR
29	36+24.29	14.00' (RT)	BARROSITO TRAIL CL	6730.94	PCR
30	36+24.29	14.00' (LT)	BARROSITO TRAIL CL	6730.94	PCR
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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

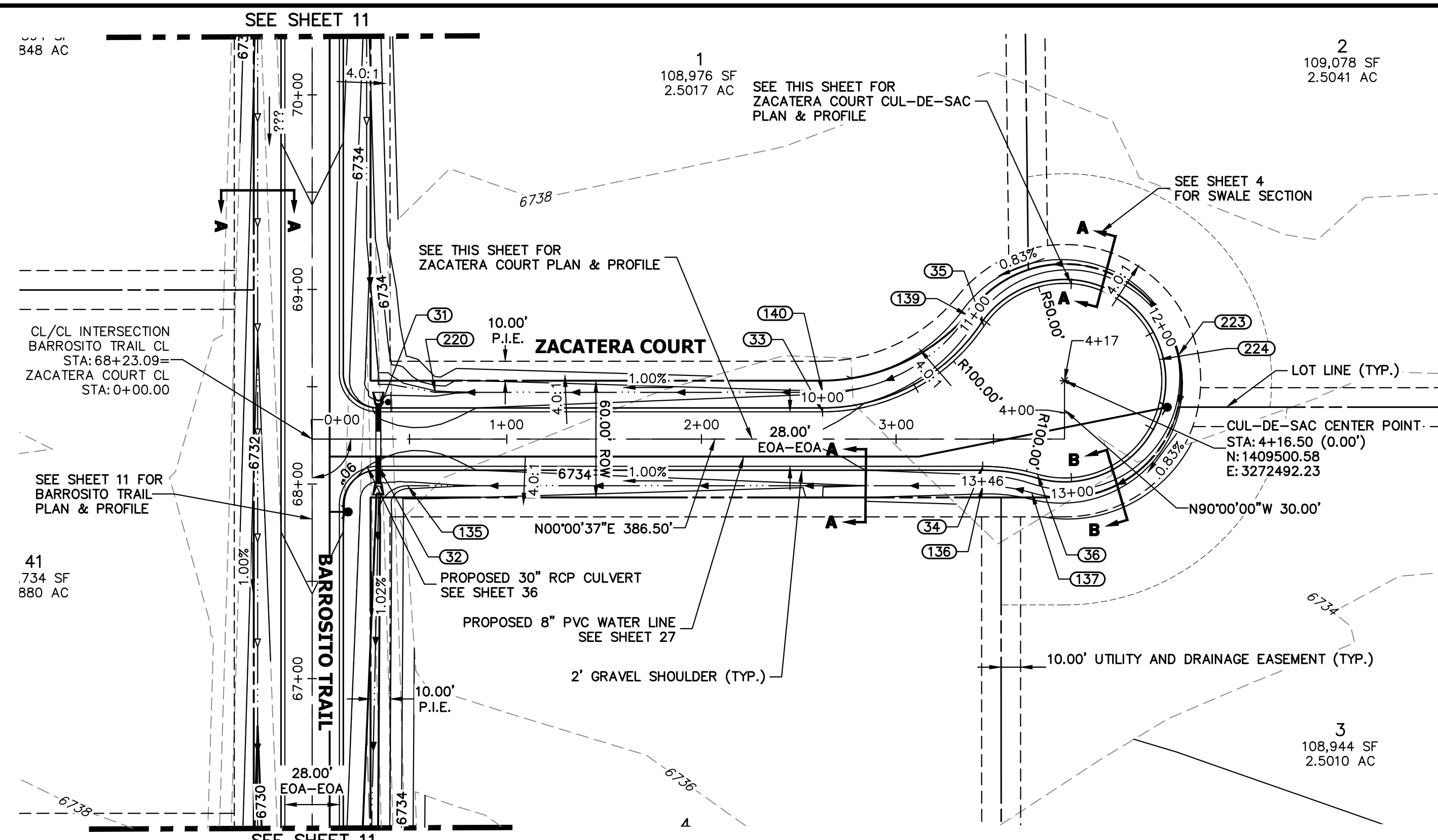
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BY	DATE	No.	REVISION

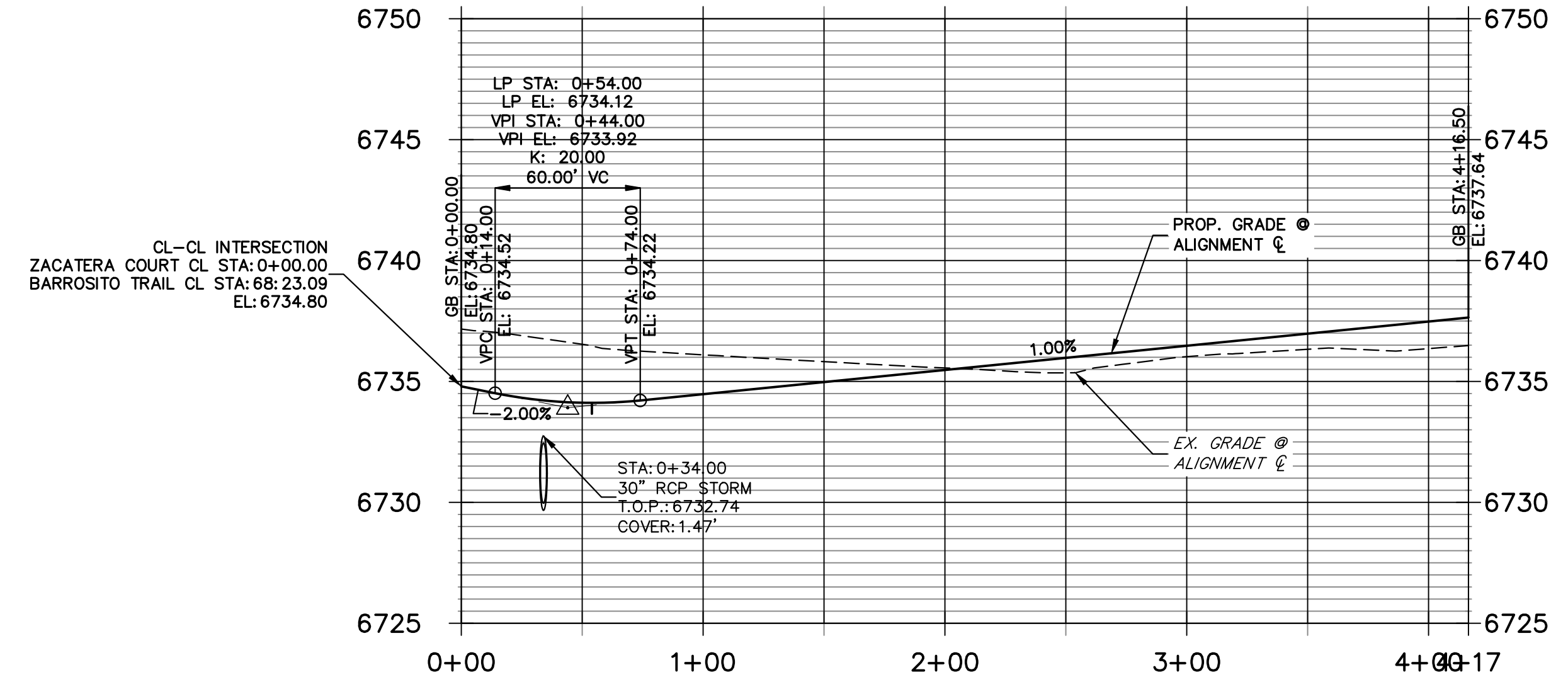
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/1/23	LOGO	LOGO	

SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

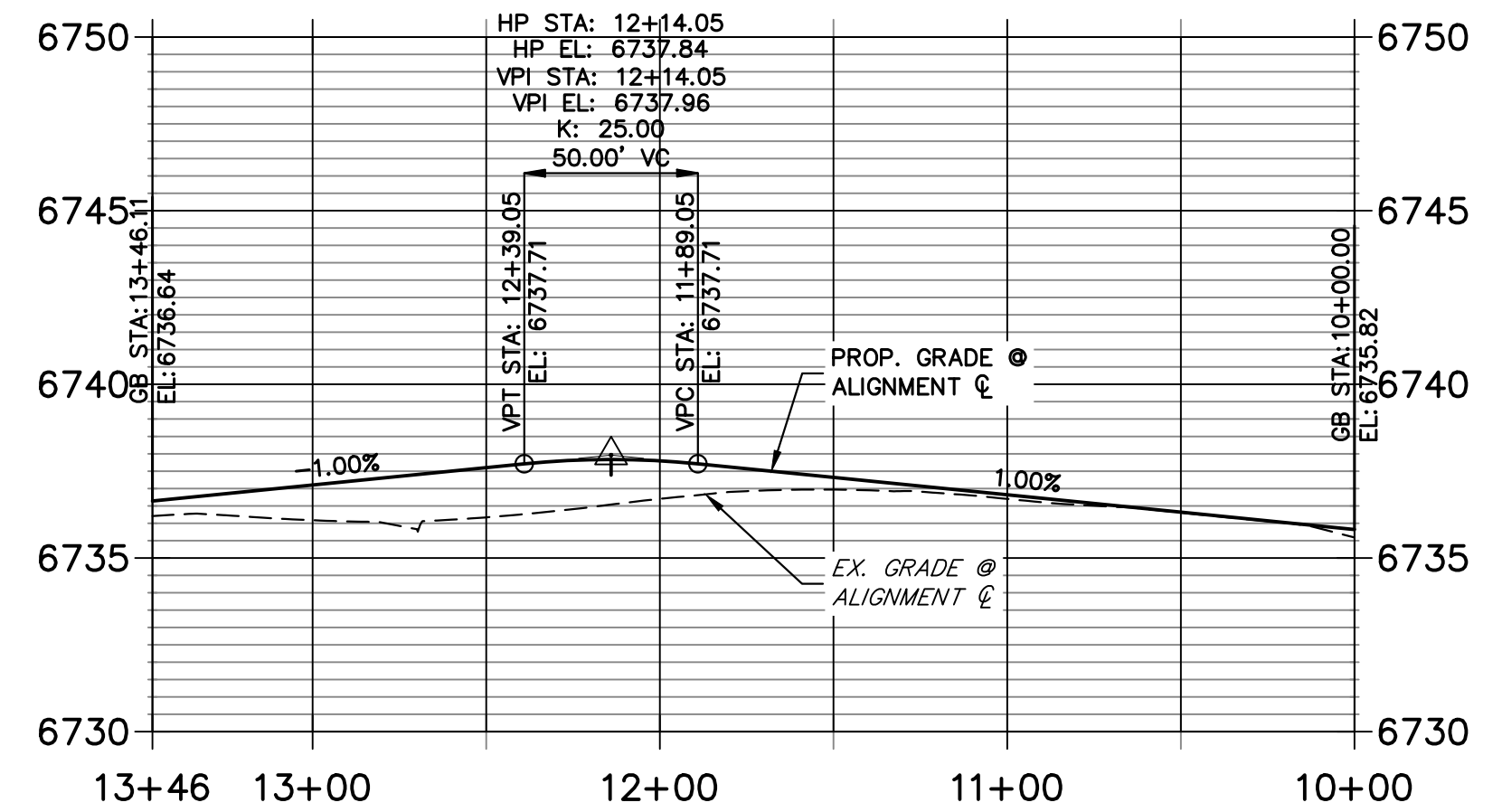
SHEET 15 OF 43
 JOB NO. 21542.06



**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**



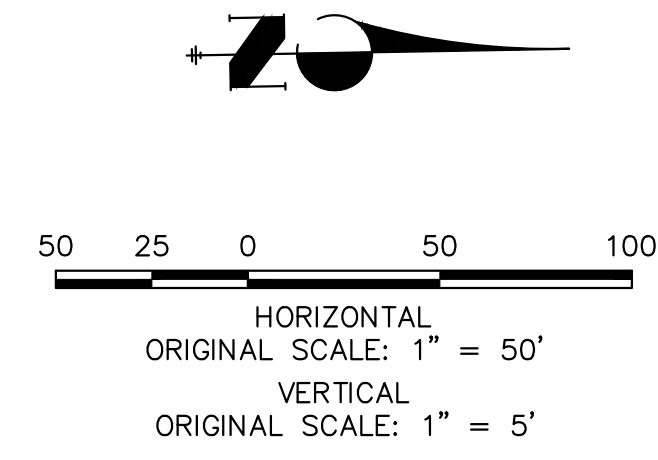
**KEY MAP
N.T.S.**

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.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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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

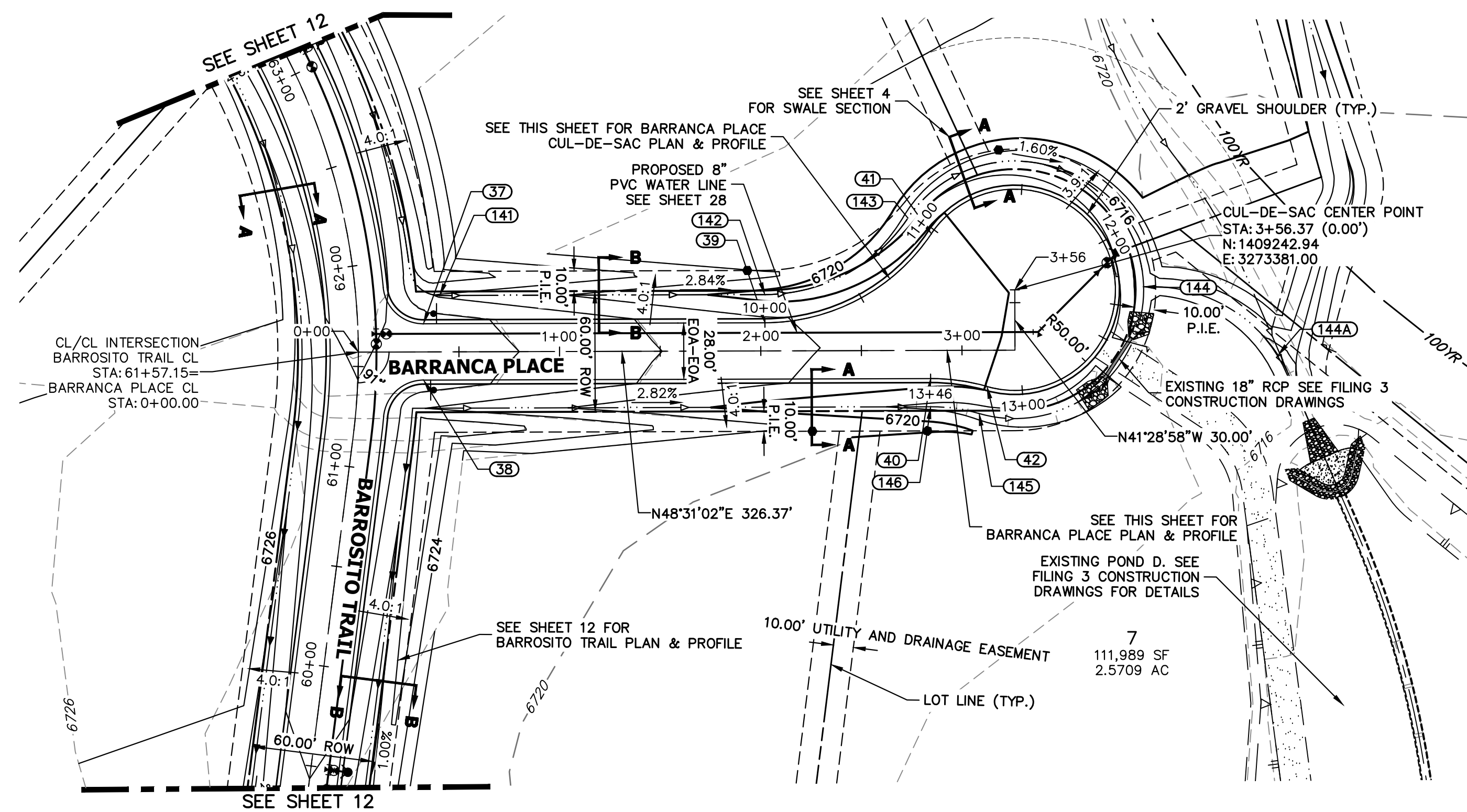
J.R. ENGINEERING
 A Westhorn Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

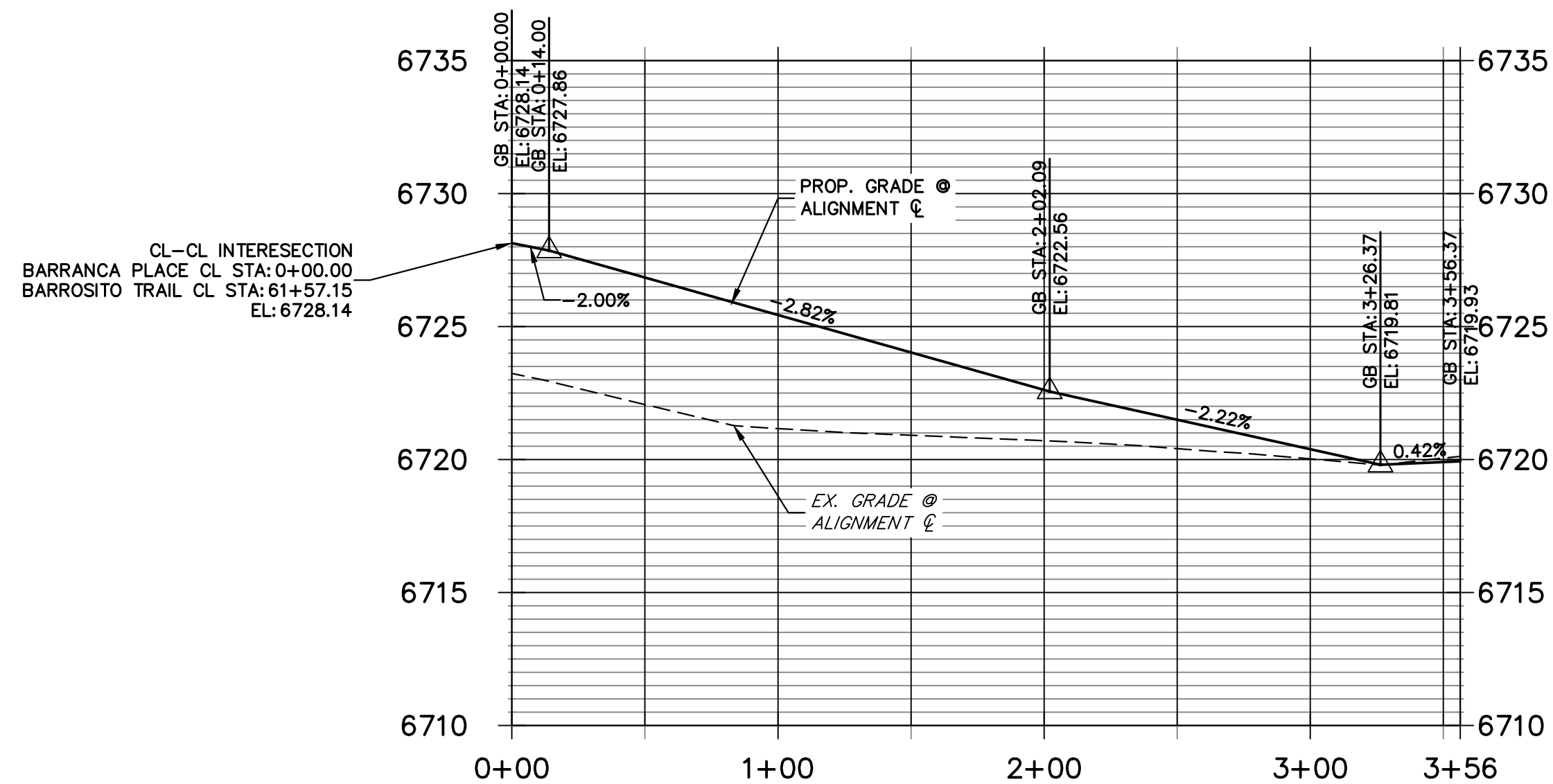
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 V-SCALE 1"=5'
 DATE 5/1/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

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

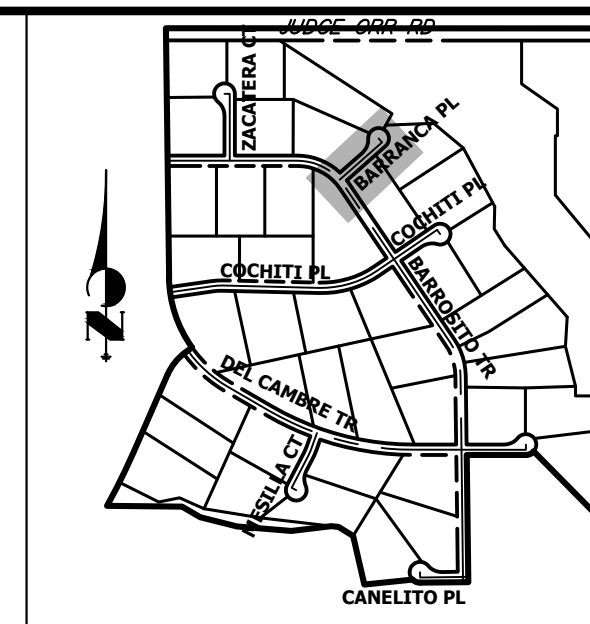
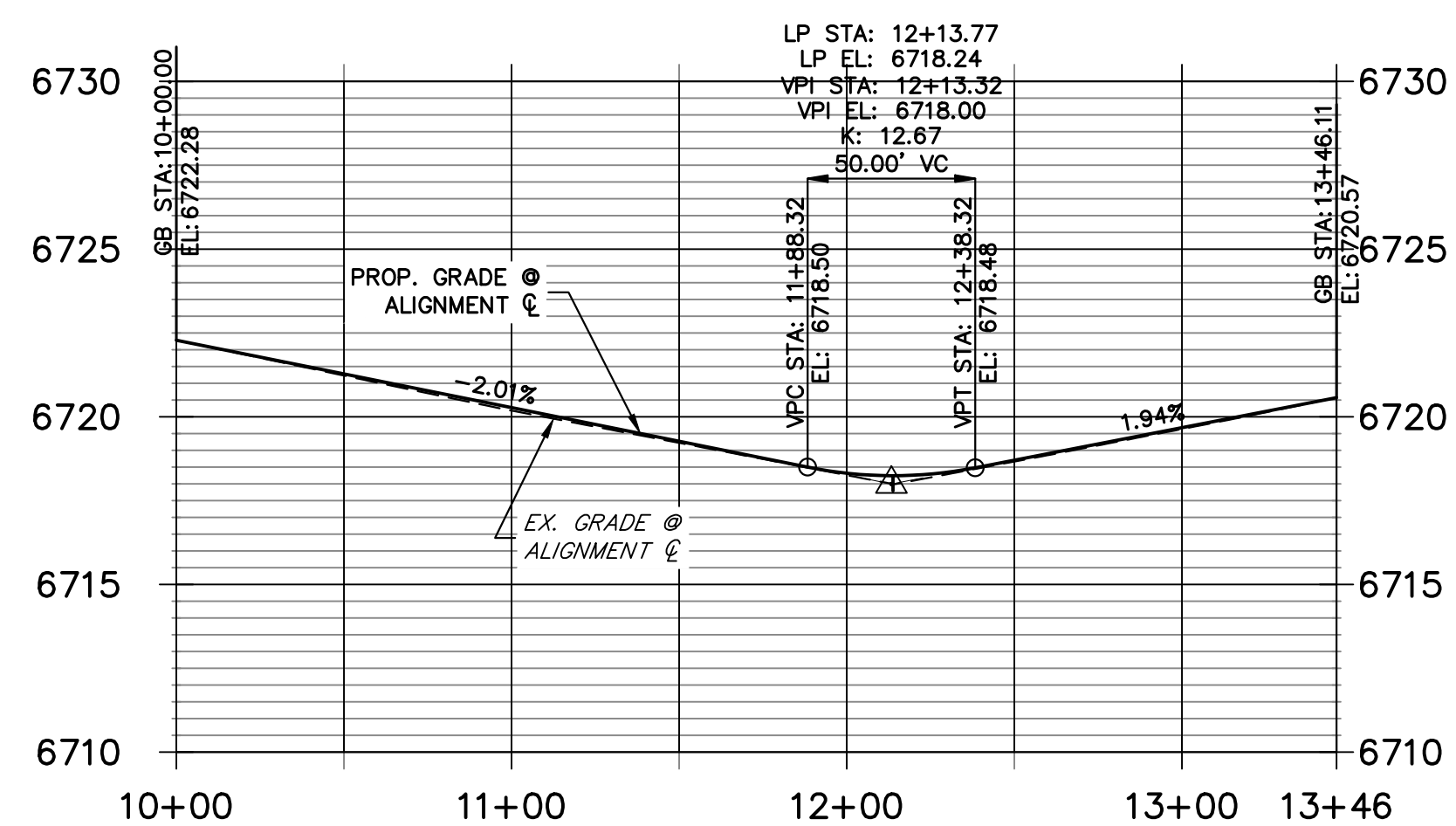
SHEET 16 OF 43
 JOB NO. 21542.06



**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**



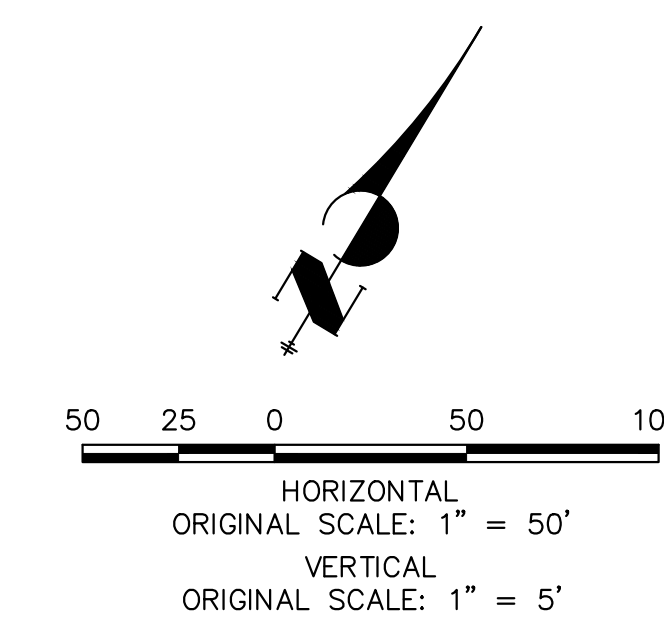
**KEY MAP
N.T.S.**

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

STREET IMPROVEMENT NOTES

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5. ALL SLOPE LABELS ARE SWALE CENTERLINE, 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

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

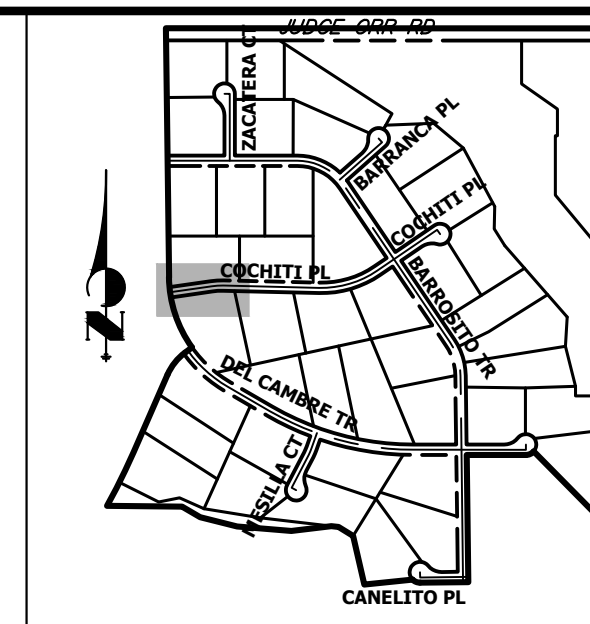
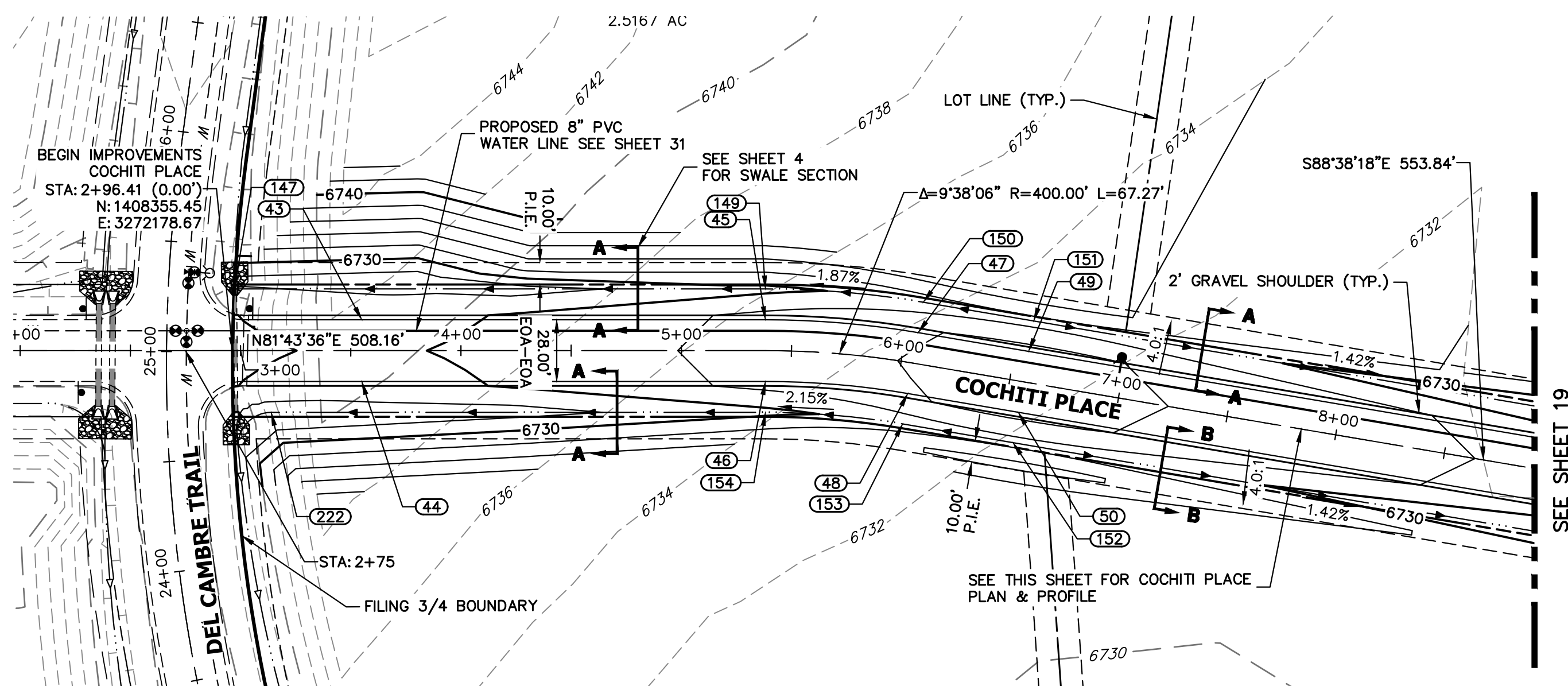
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

SHEET 17 OF 43
JOB NO. 21542.06

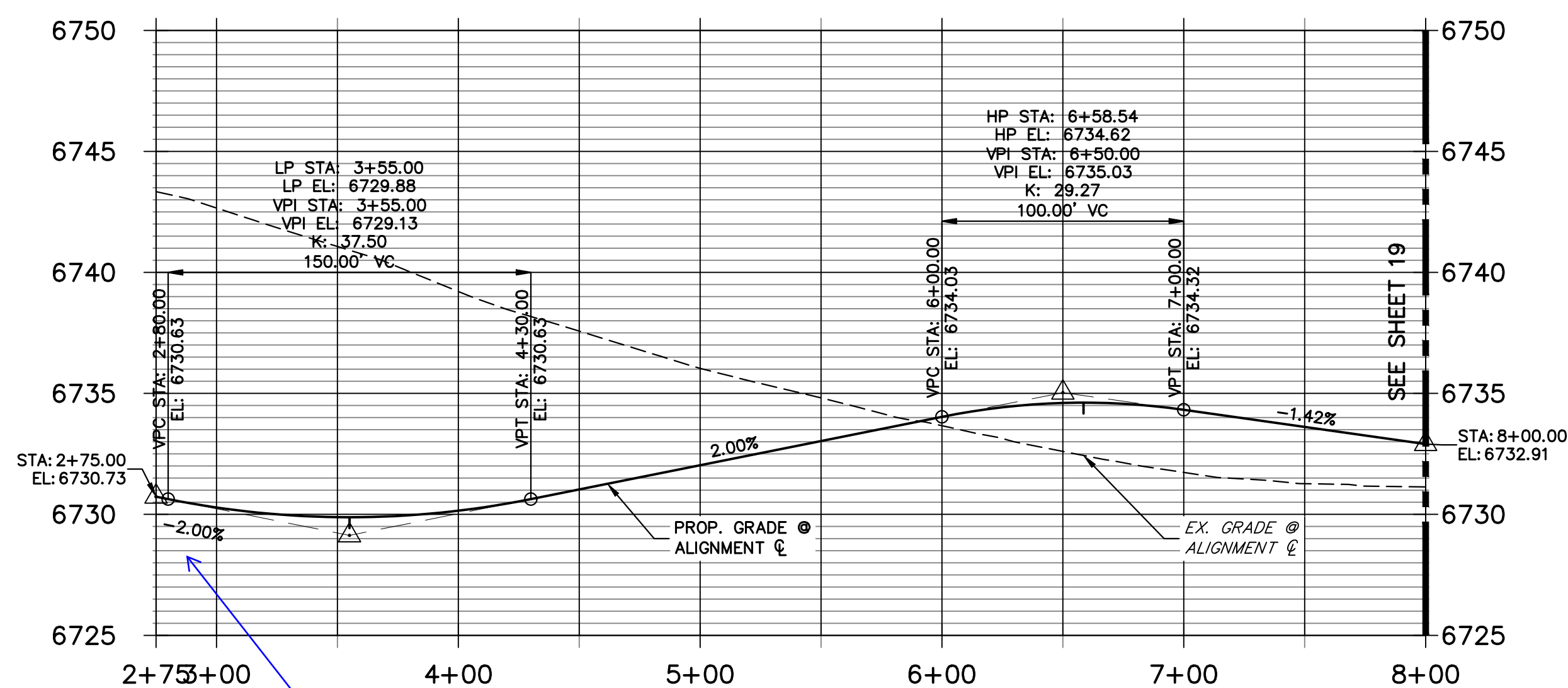


KEY MAP
N.T.S.

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**

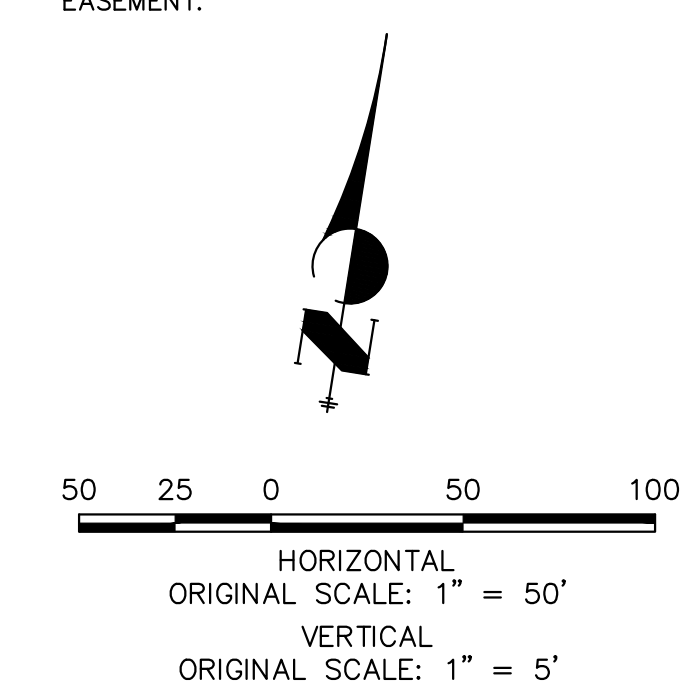


show crossing culverts in profiles

PIPE CROSSING SHOWN

STREET IMPROVEMENT NOTES

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

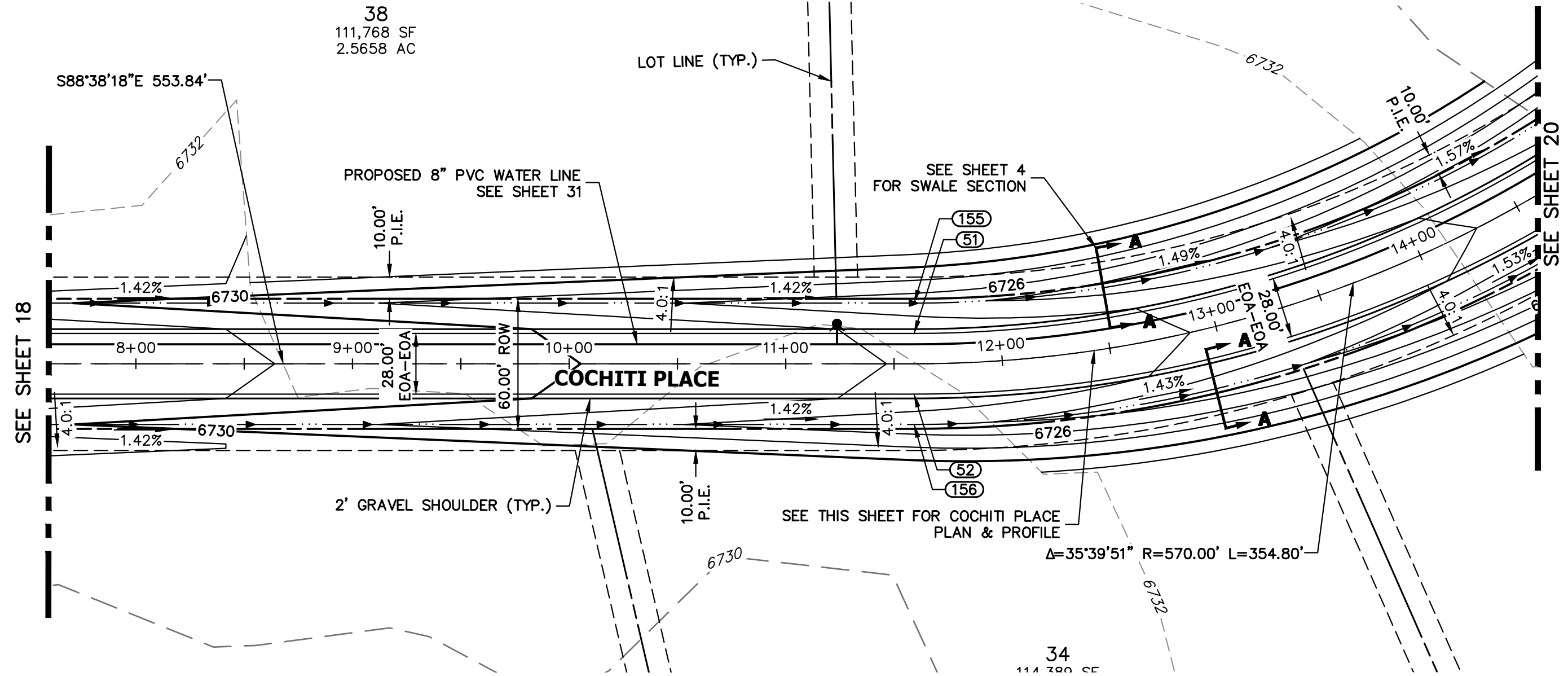
SHEET 18 OF 43

JOB NO. 21542.06

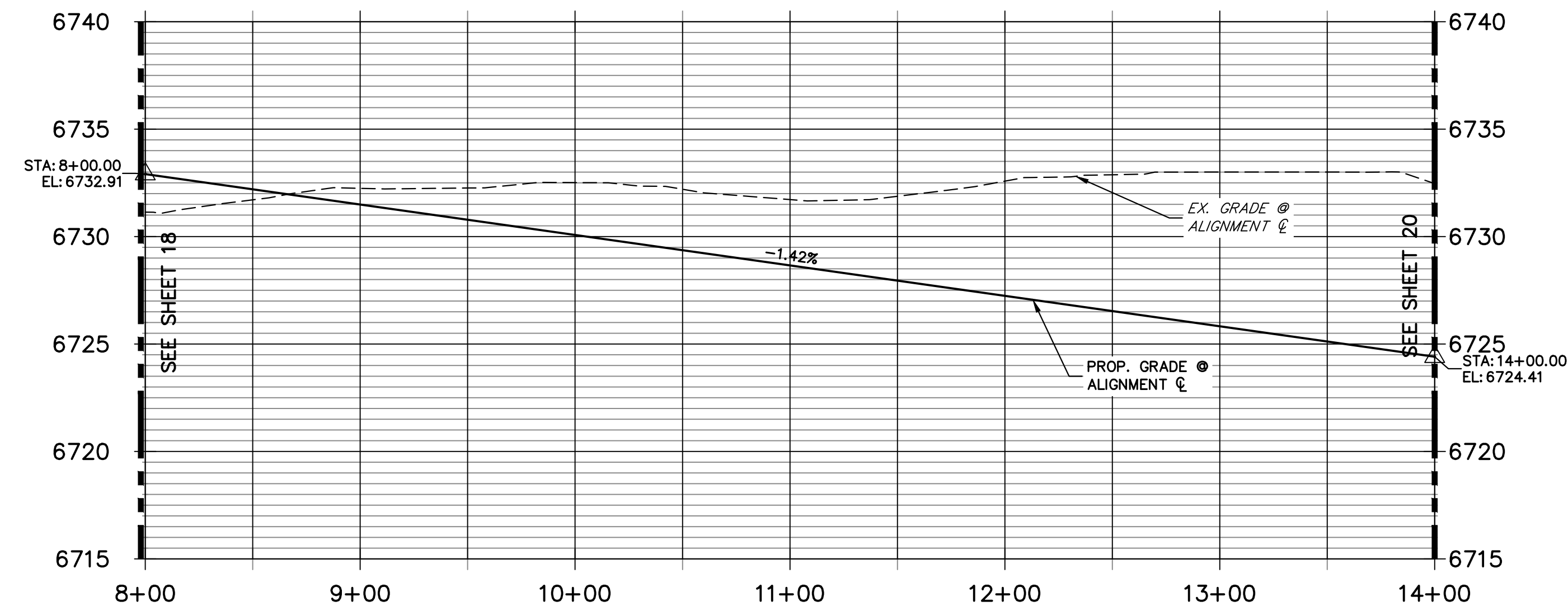
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

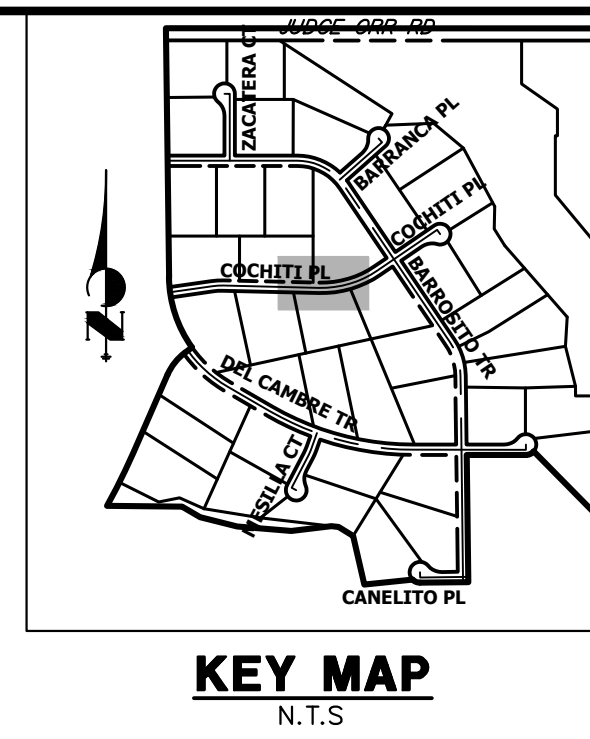
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Fort Collins 970-491-9888 • www.jrengineering.com



**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

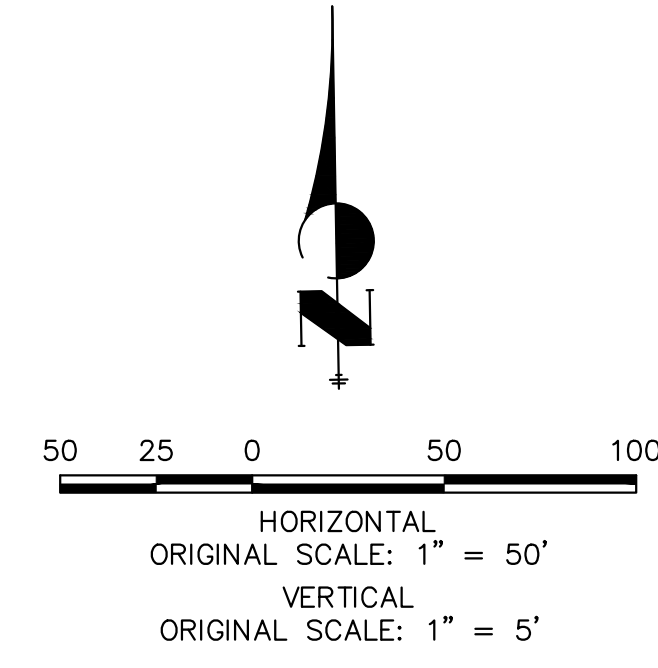


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 BRADY WILLIAMS

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 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

- STREET IMPROVEMENT NOTES**
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
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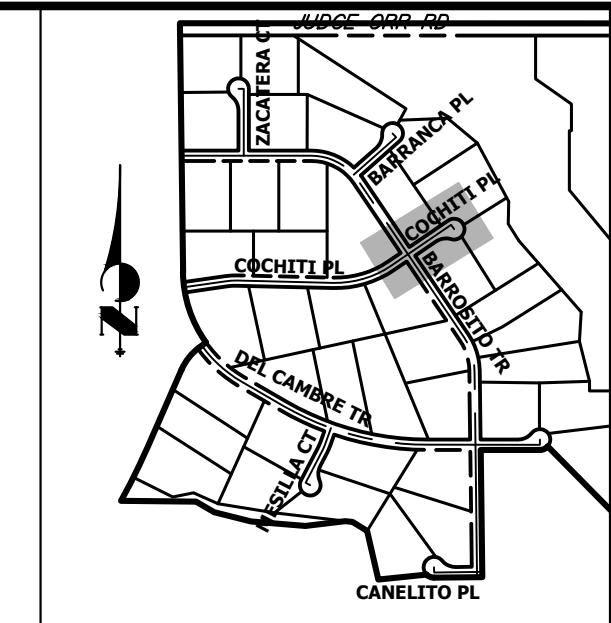
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

SADDLEHORN RANCH - FILING 4
 STREET IMPROVEMENT PLAN AND PROFILE

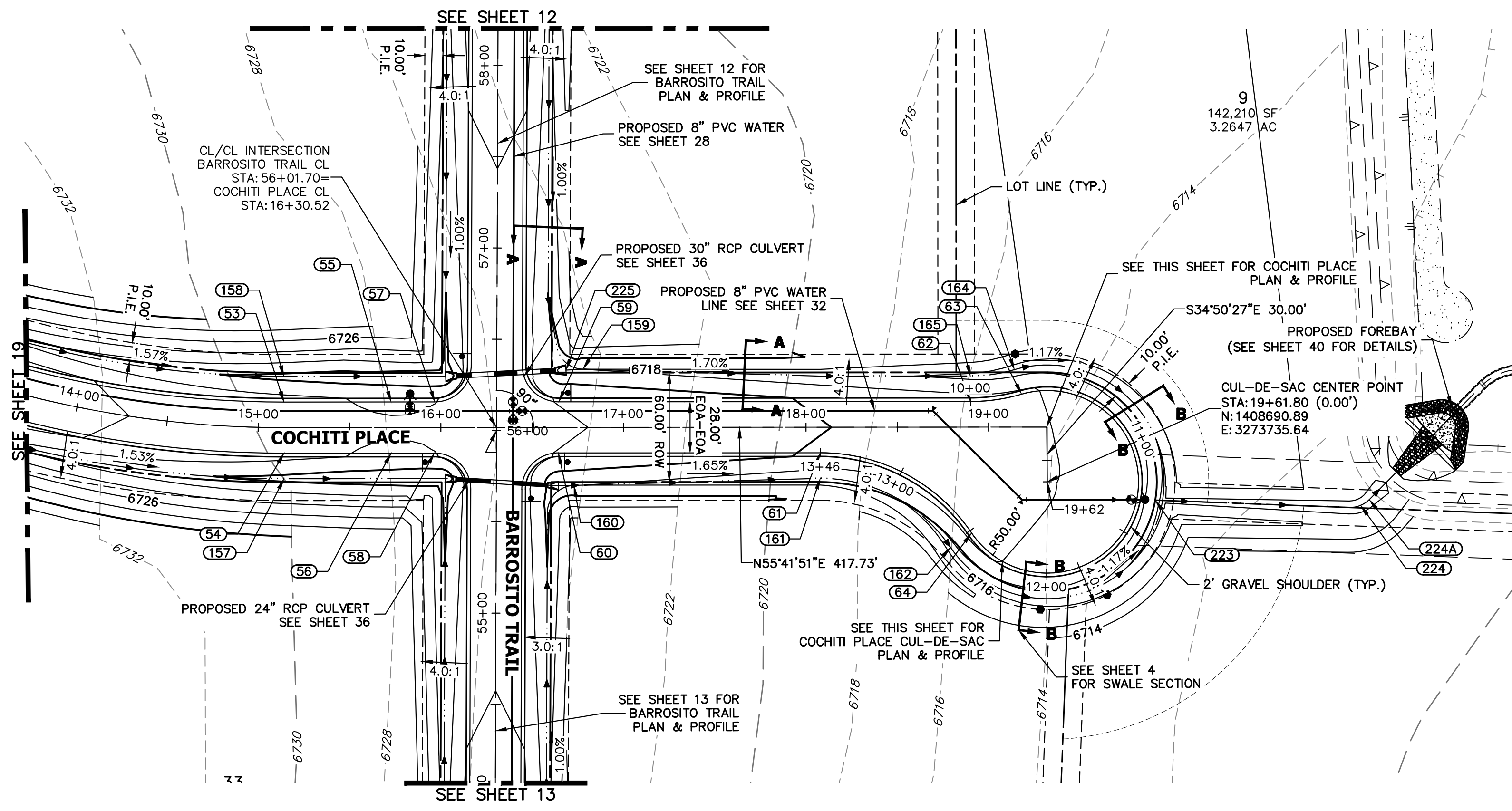
SHEET 19 OF 43
 JOB NO. 21542.06



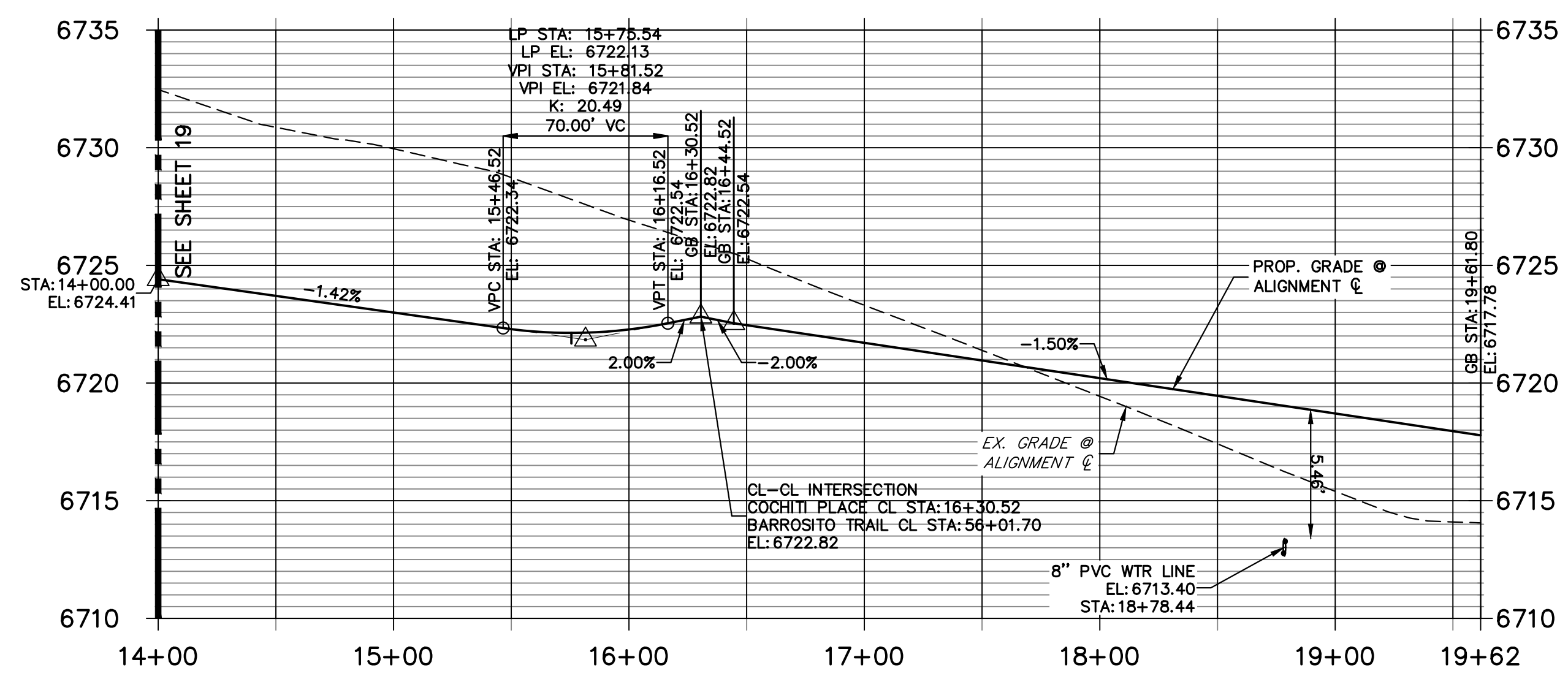
KEY MAP
N.T.S.

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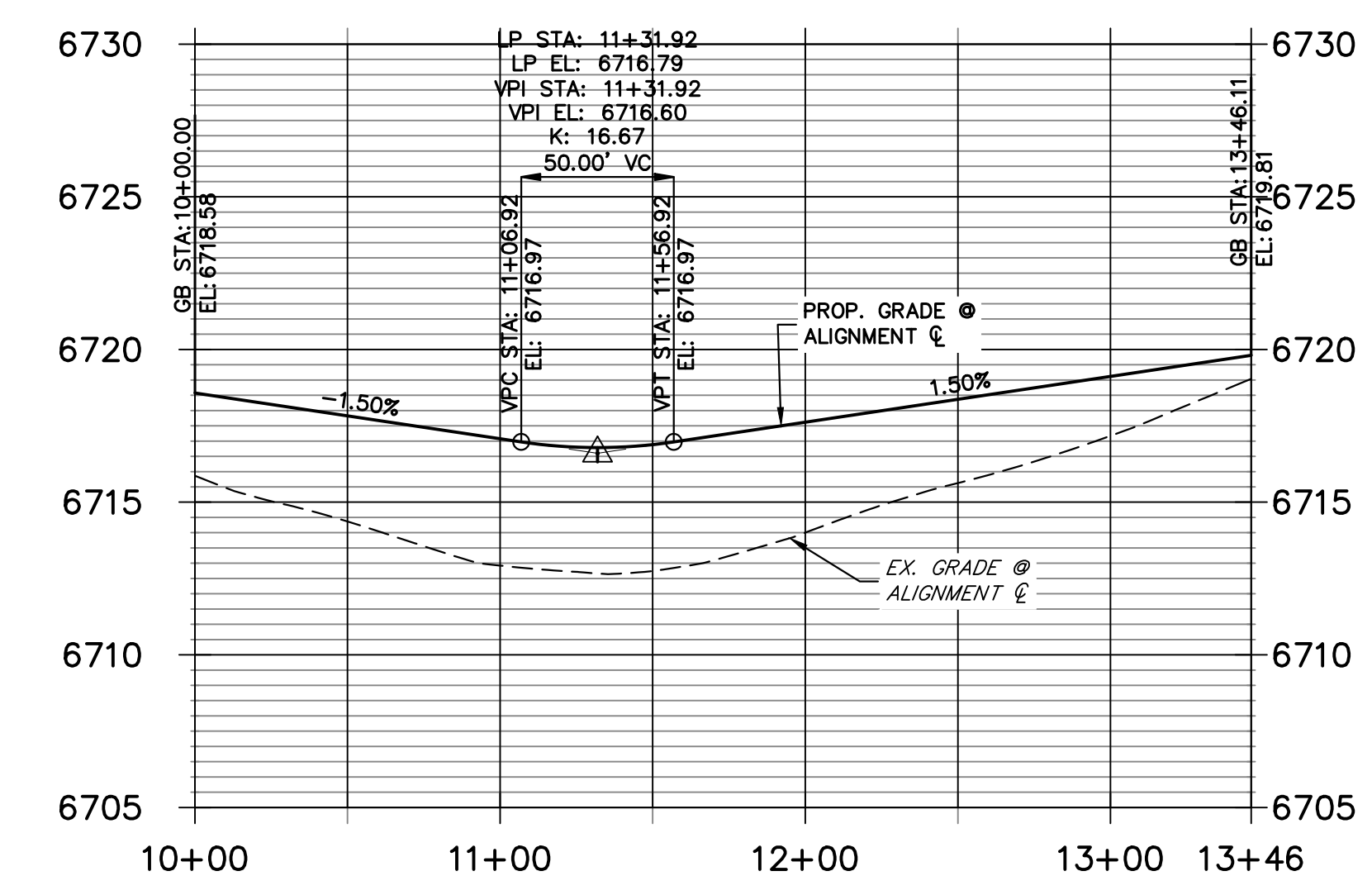
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS



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

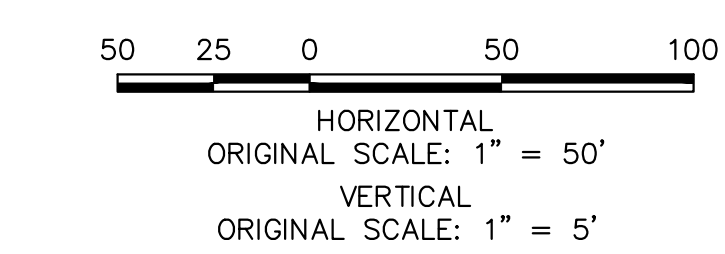
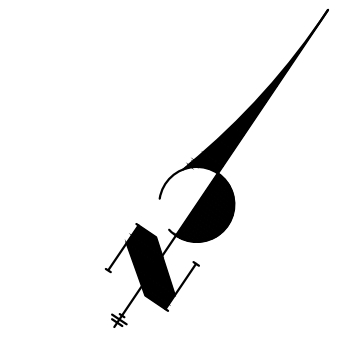


POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
53	15+14.07	14.00' (LT)	COCHITI PLACE CL	6722.52	PT
54	15+14.07	14.00' (RT)	COCHITI PLACE CL	6722.52	PT
55	15+72.77	14.00' (LT)	COCHITI PLACE CL	6721.85	LOW PT
56	15+72.77	14.00' (RT)	COCHITI PLACE CL	6721.85	LOW PT
57	15+96.67	14.00' (LT)	COCHITI 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 NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
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

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ENGINEER'S STATEMENT

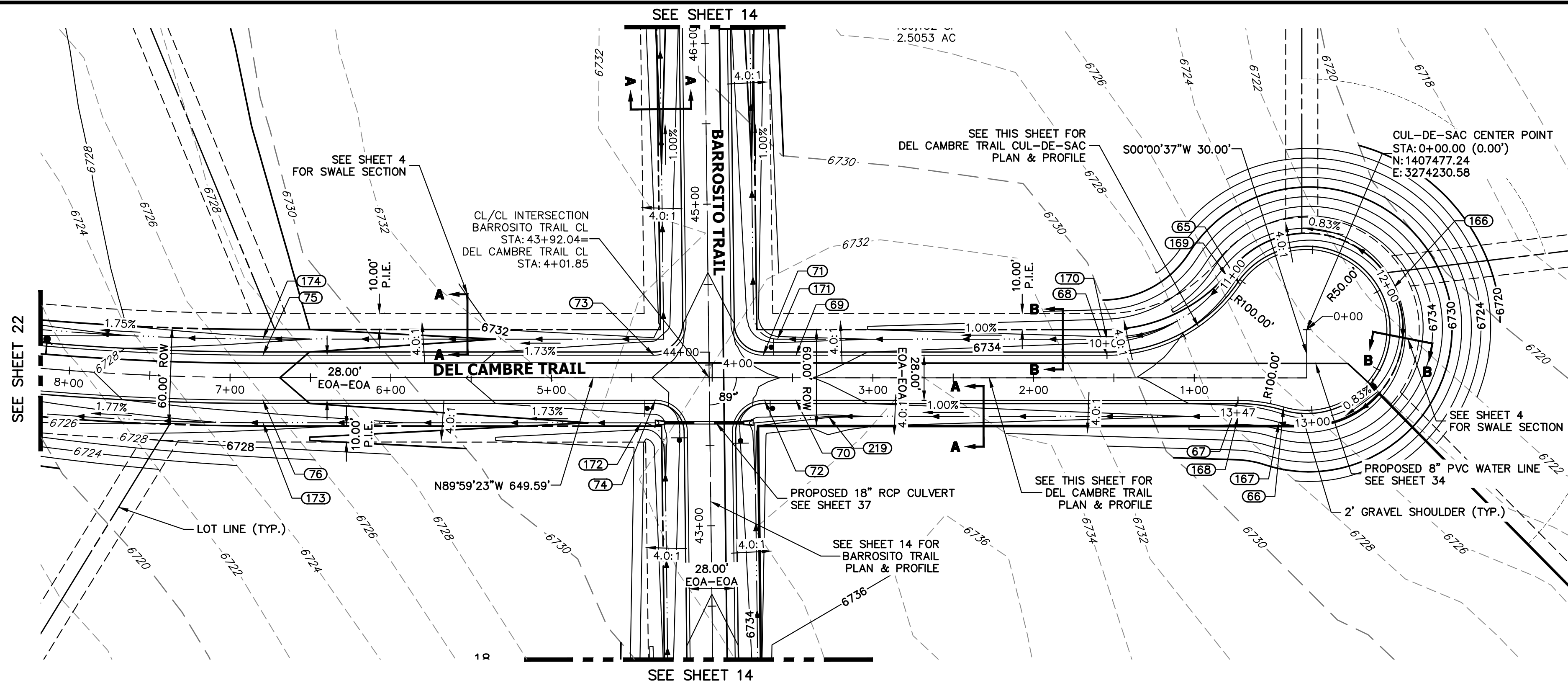
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

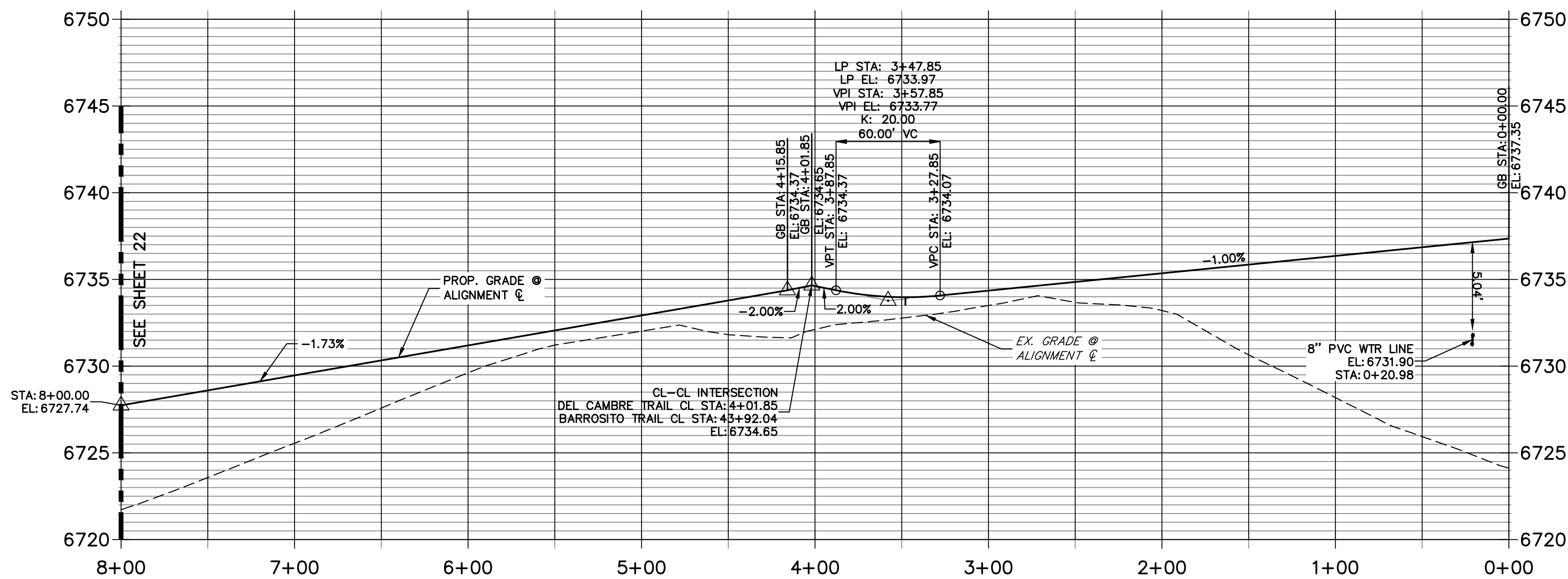
BY DATE			REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
No.									
				1"=50'	1"=5'	5/1/23	LOGO	LOGO	

SADDLEHORN RANCH - FILING 4
STREET IMPROVEMENT PLAN AND PROFILE

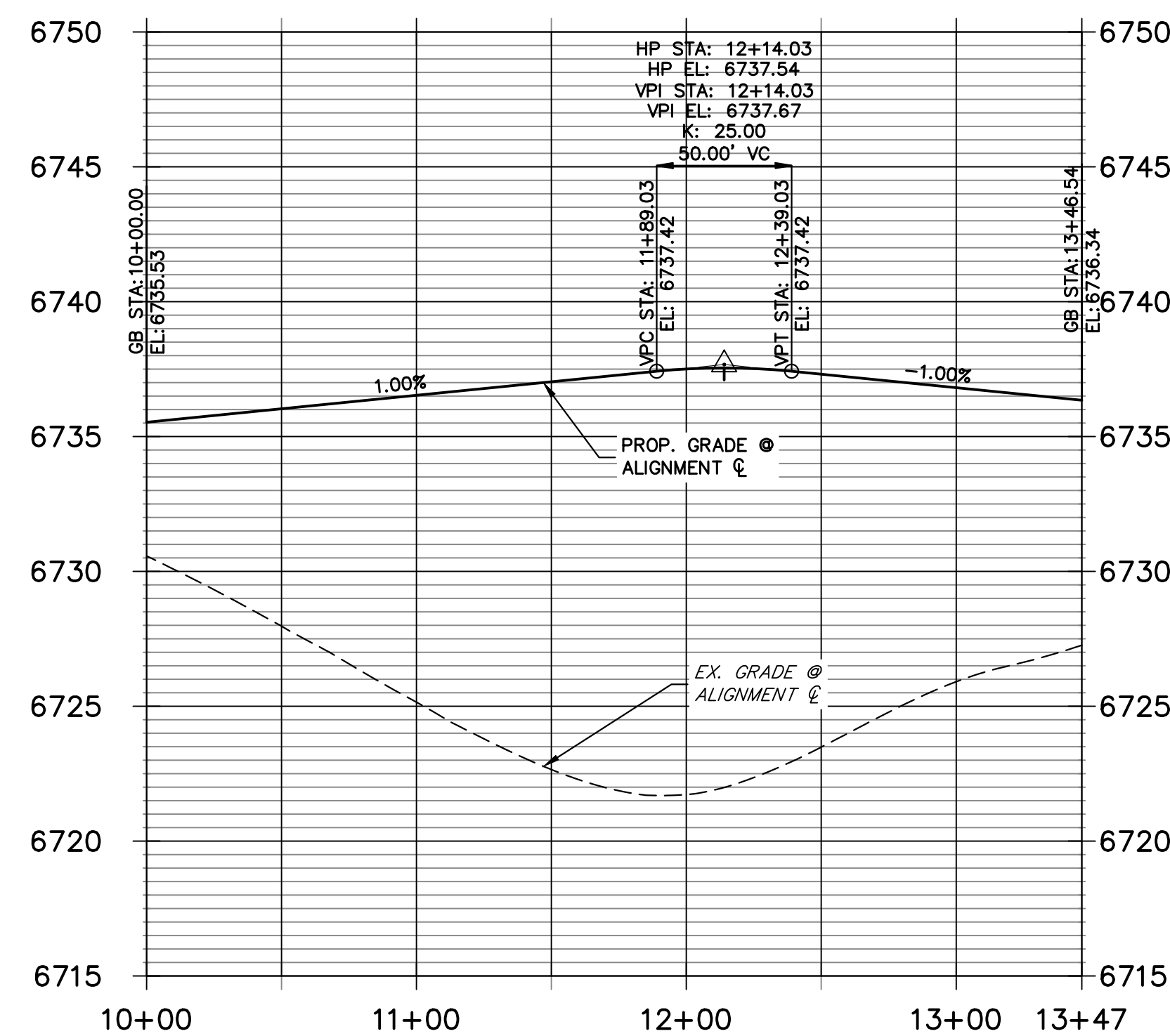
SHEET 20 OF 43
JOB NO. 21542.06



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

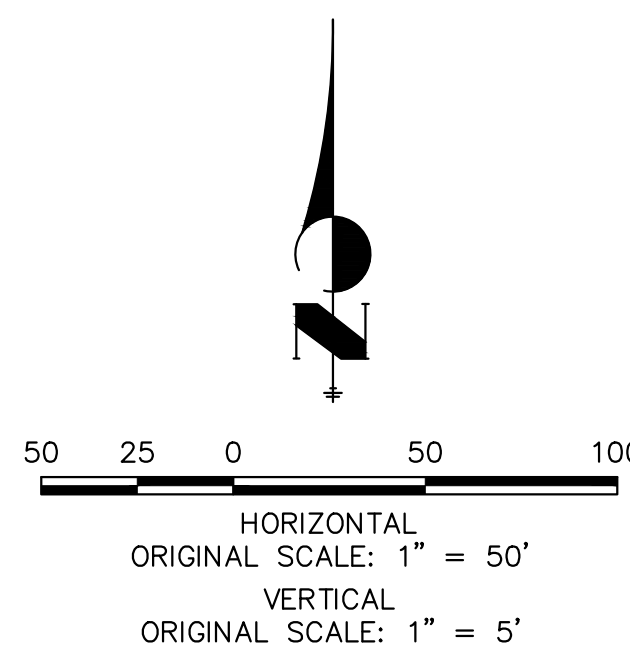


**DEL CAMBRE TRAIL CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.54**



STREET IMPROVEMENT NOTES

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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
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



KEY MAP
N.T.S.

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

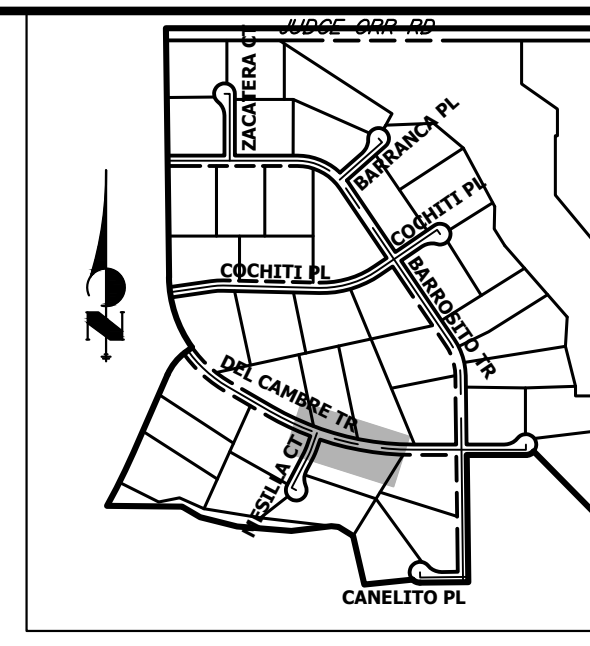
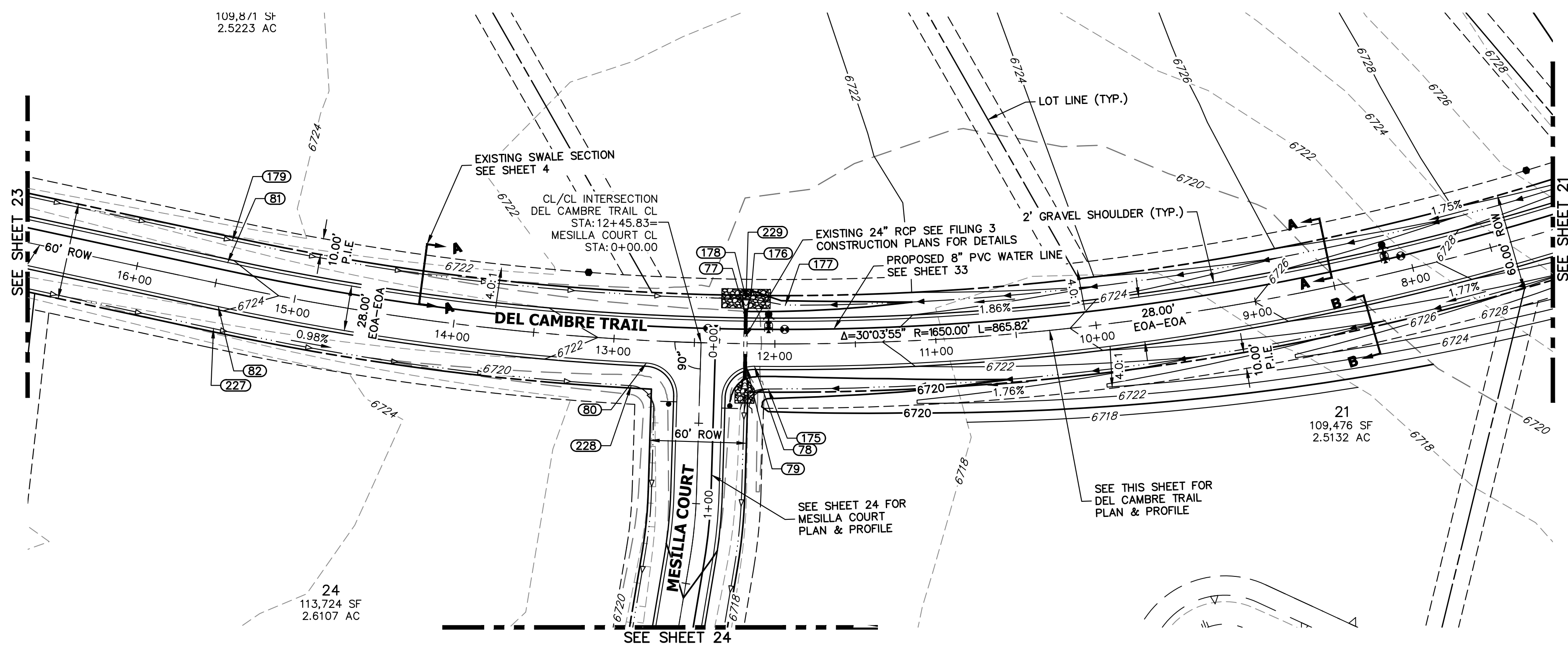
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 300-740-0888 • Colorado Springs 719-588-2583
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

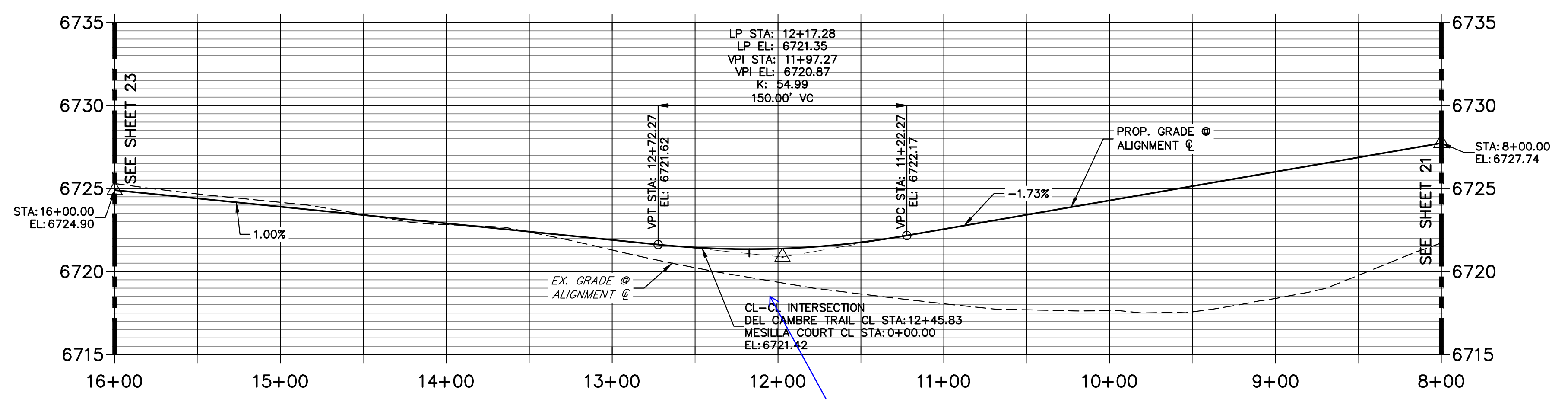
SHEET 21 OF 43
JOB NO. 21542.06



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

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.

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE _____

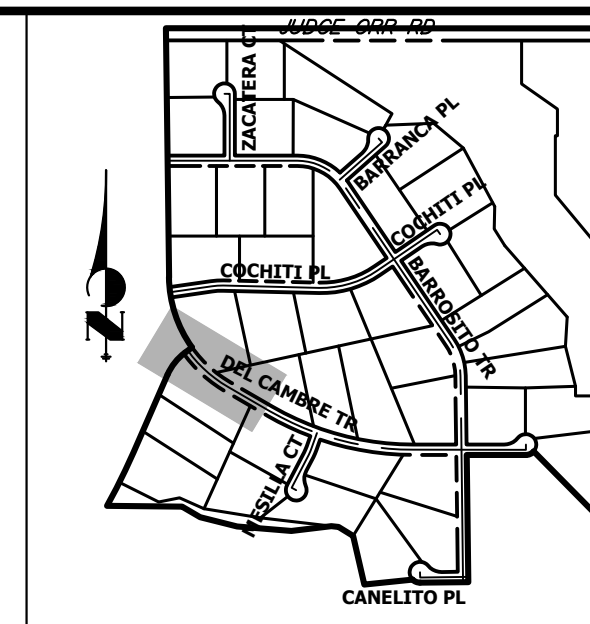
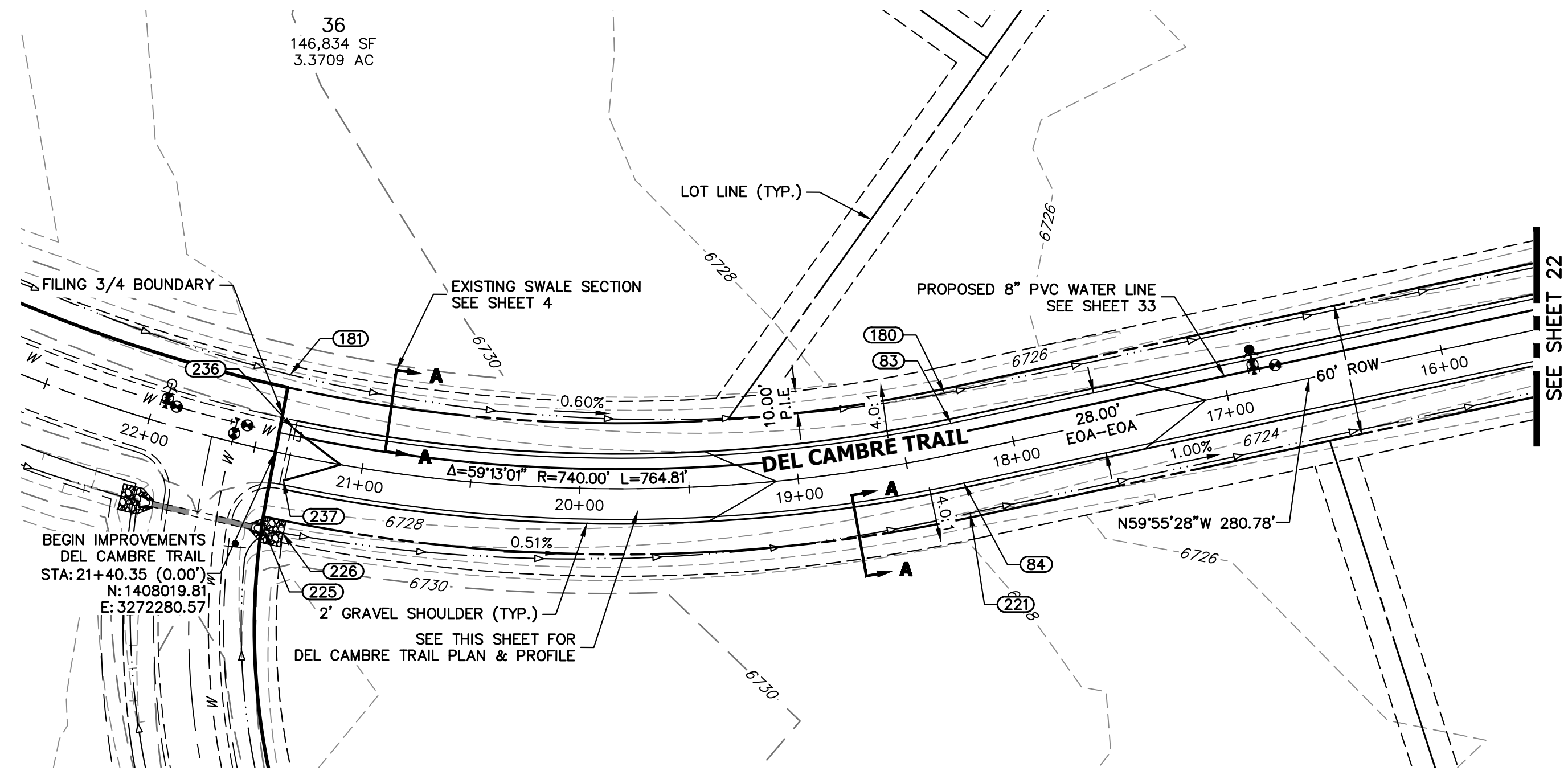
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAP A, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westhorn Company

Centennial 303-740-9888 • Colorado Springs 719-583-2593
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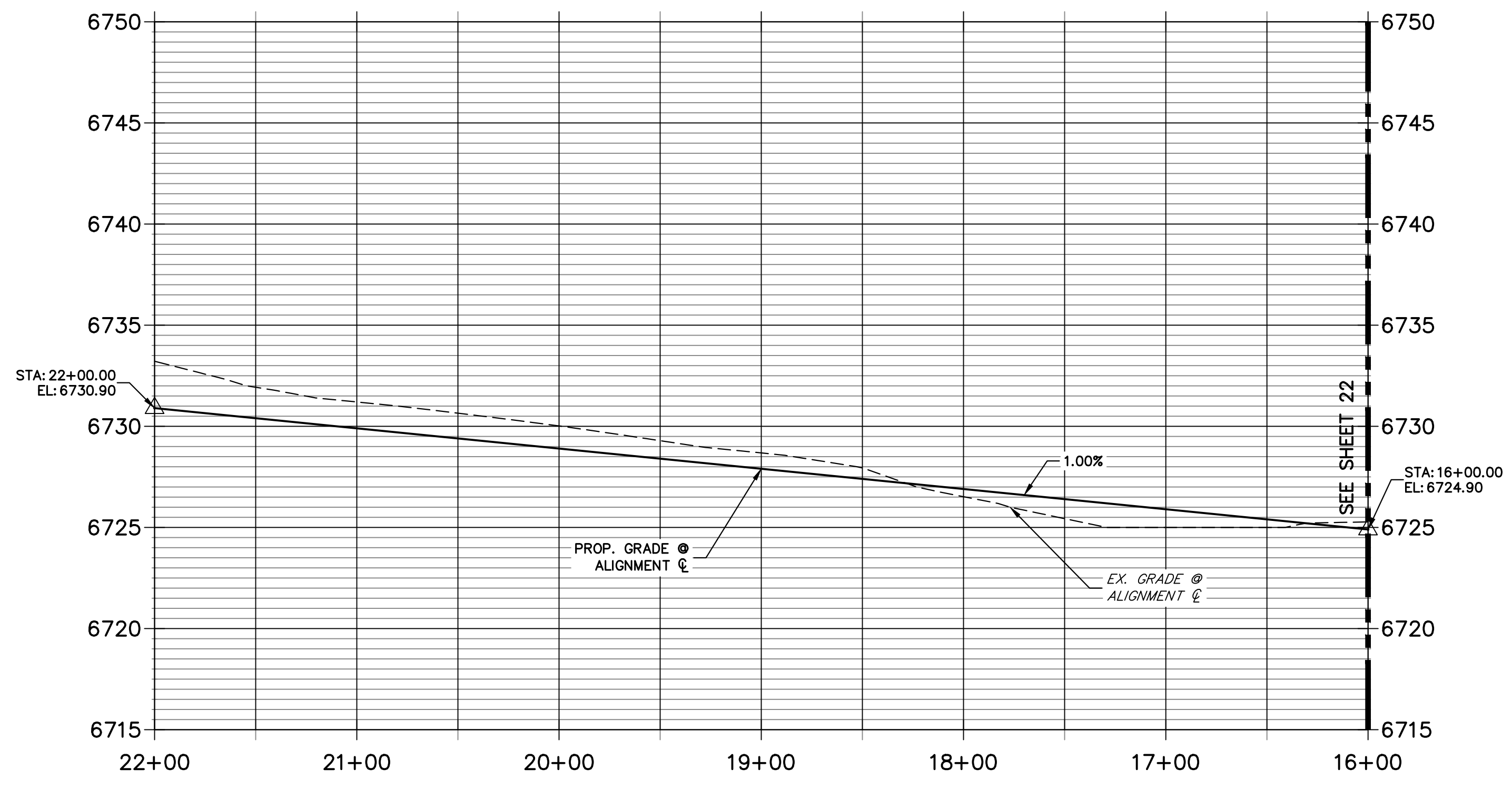
No.	REVISION	BY	DATE



KEY MAP
N.T.S.

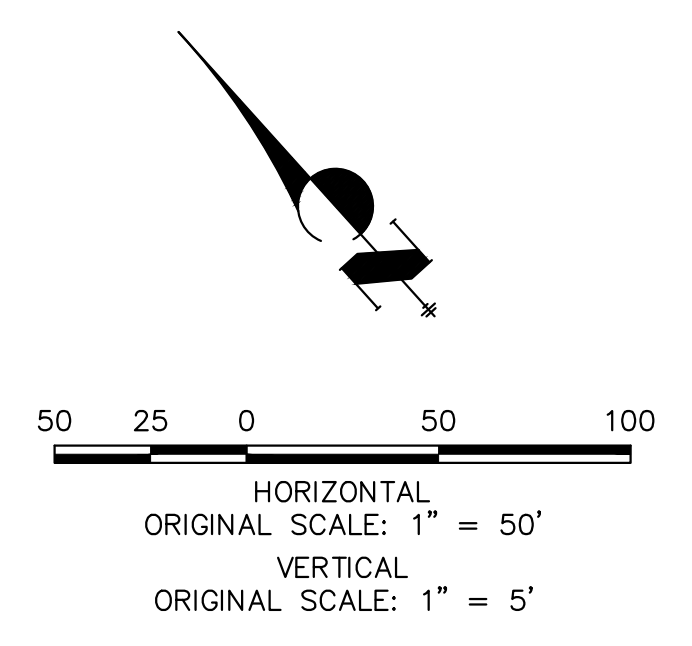
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
83	18+26.19	14.00' (RT)	DEL CAMBRE TRAIL CL	6726.88	PC
84	18+26.19	14.00' (LT)	DEL CAMBRE TRAIL CL	6726.88	PC
180	18+26.19	28.00' (RT)	DEL CAMBRE TRAIL CL	6723.84	EX. SWALE GB
181	21+41.26	35.95' (RT)	DEL CAMBRE TRAIL CL	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

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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

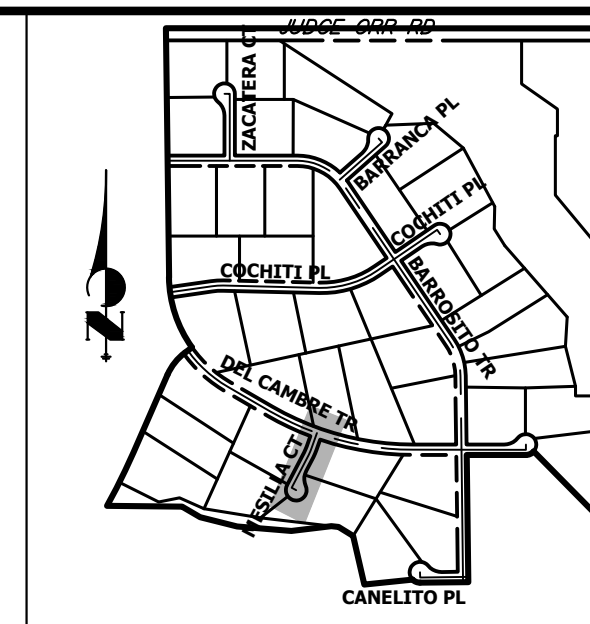
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BY	DATE	REVISION

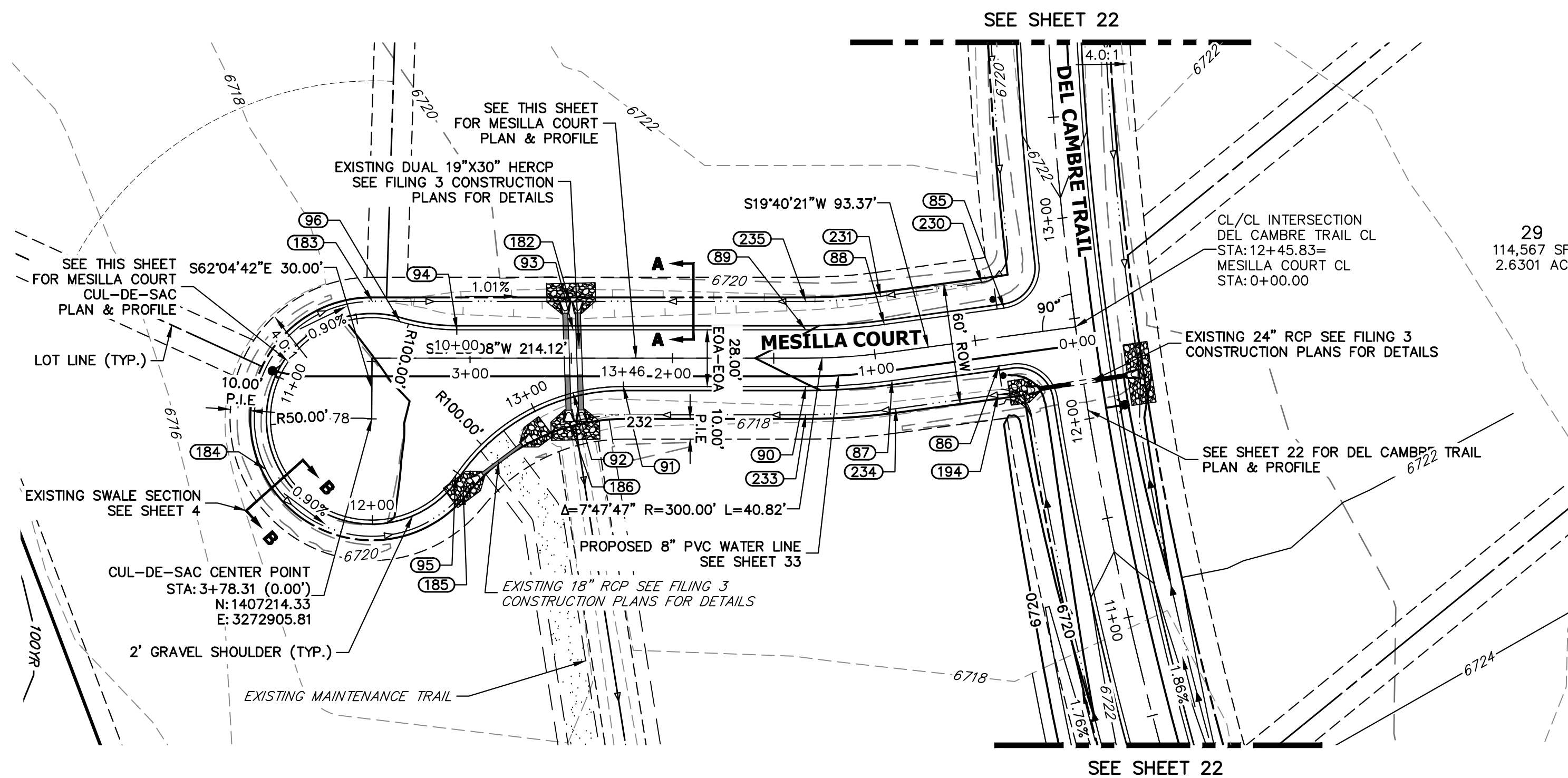
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 V-SCALE 1"=5'
 DATE 5/1/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

SADDLEHORN RANCH -
 FILING 4
 STREET IMPROVEMENT PLAN
 AND PROFILE

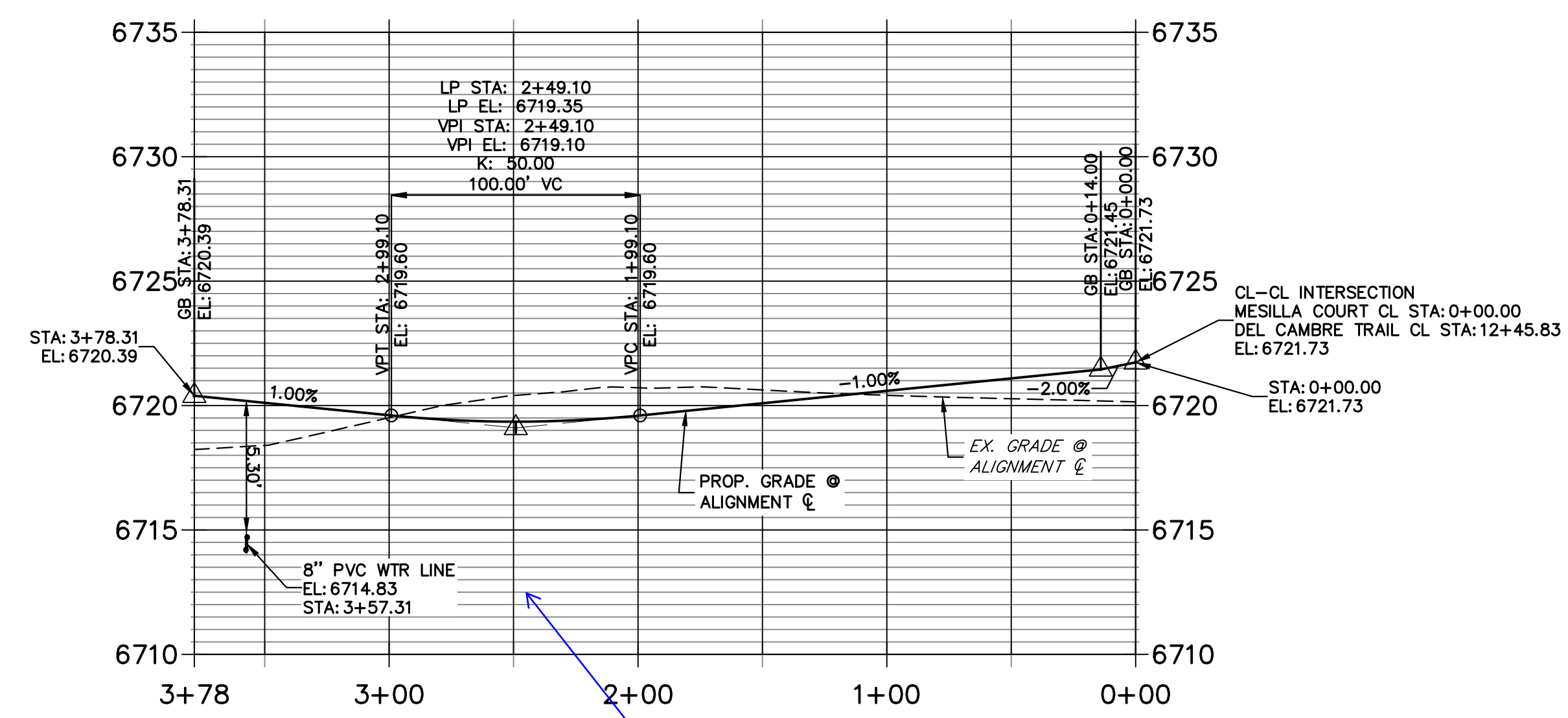
SHEET 23 OF 43
 JOB NO. 21542.06



KEY MAP
N.T.S.



**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.

PIPE CROSSING SHOWN

GROUNDWATER DEPTHS HAVE BEEN VERIFIED AT CULVERT CROSSINGS AND WILL NOT IMPACT ROADSIDE SWALES.

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

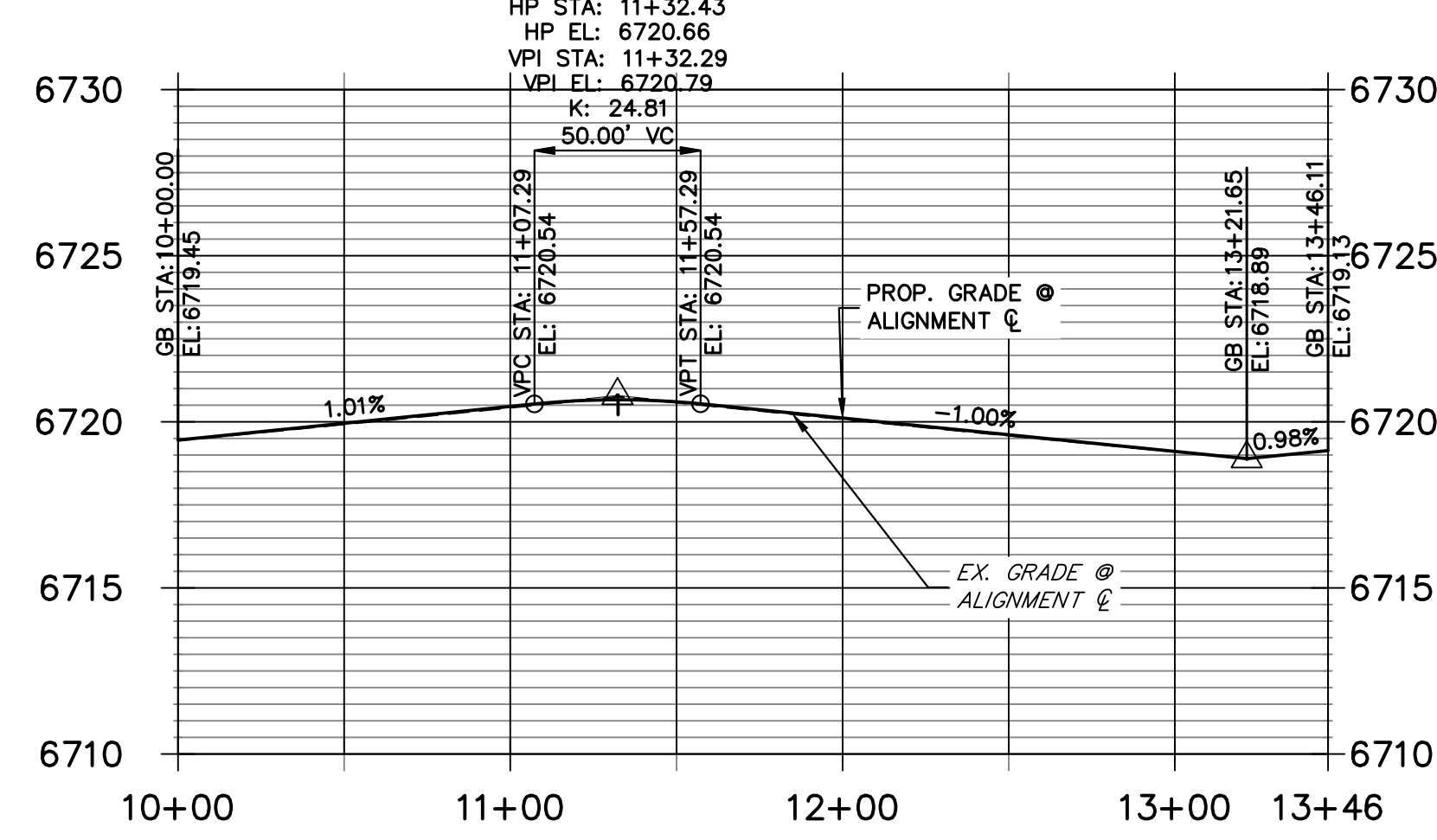
POINT TABULATION

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

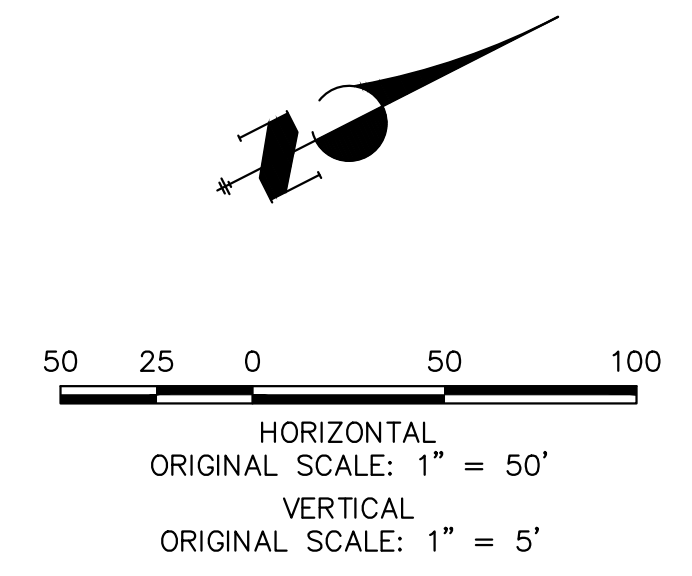
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
184	1407156.37	3272903.76	6719.18		EX. SWALE HP

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



STREET IMPROVEMENT NOTES

1. ALL STATIONING IS \mathcal{E} , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \mathcal{E} , UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
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7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
8. ABBREVIATIONS: EDA = 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
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 2495 RIGDON STREET
 NAPÁ, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

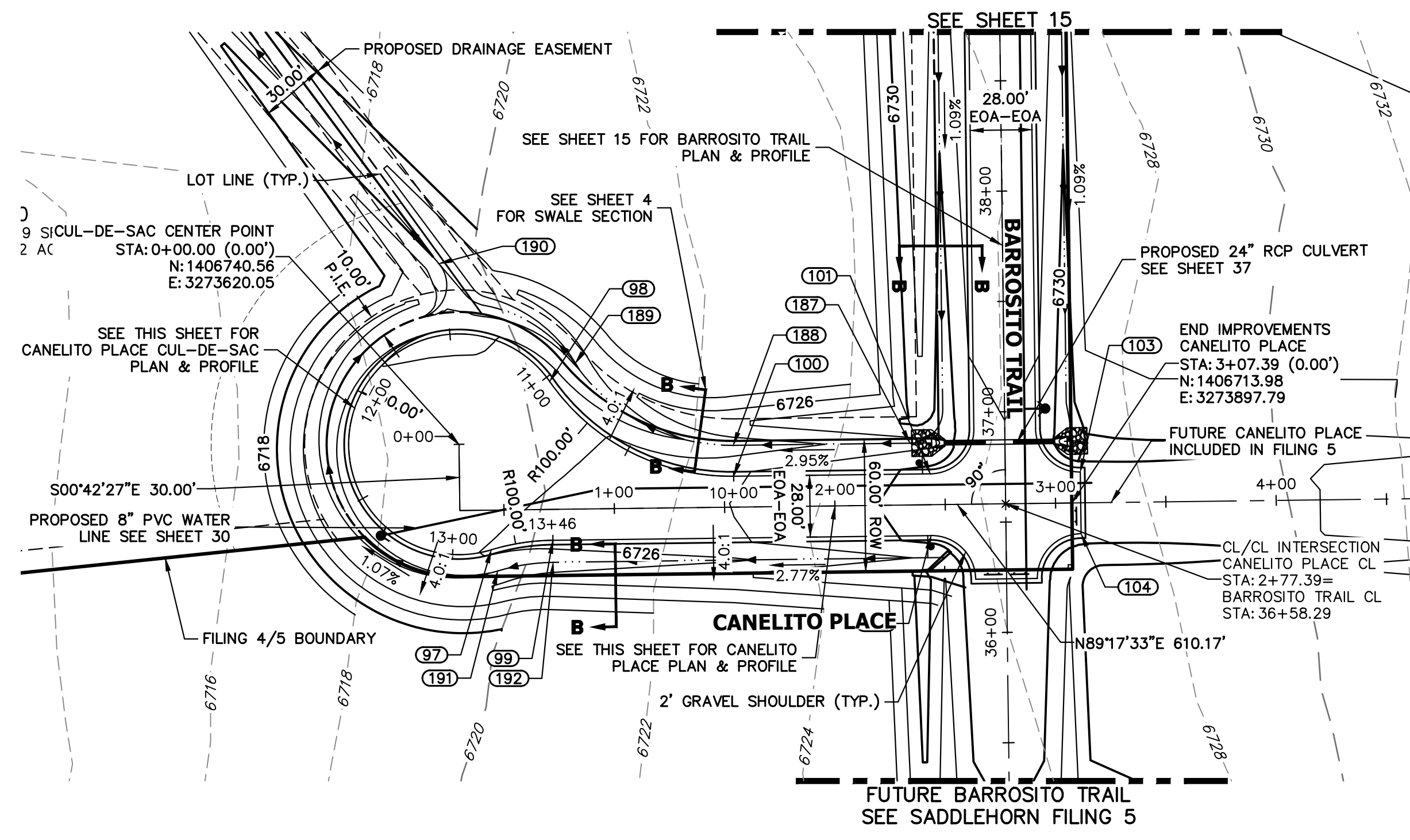
J.R. ENGINEERING
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No.	REVISION	BY	DATE

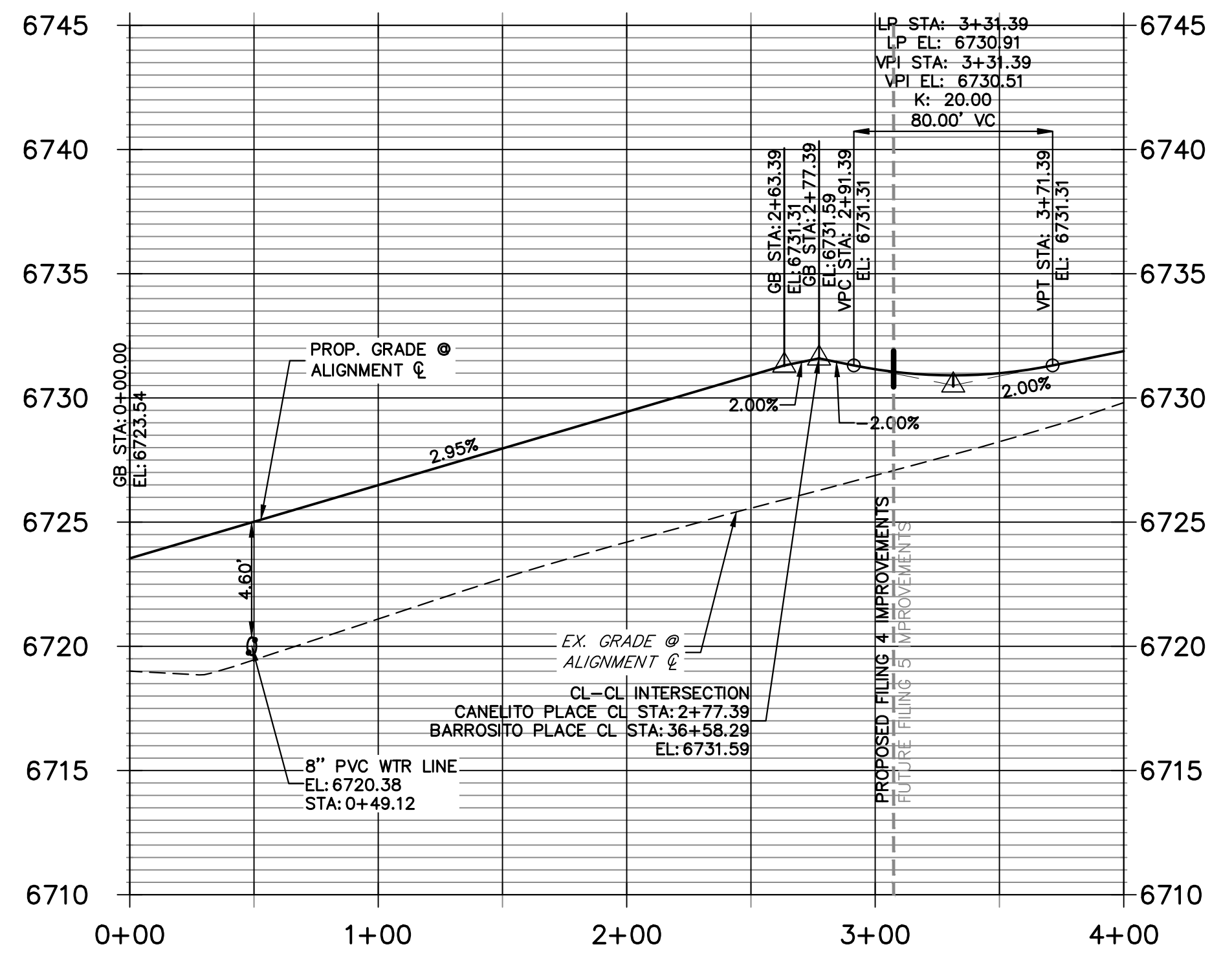
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/1/23	LOGO	LOGO	

SADDLEHORN RANCH - FILING 4
STREET IMPROVEMENT PLAN AND PROFILE

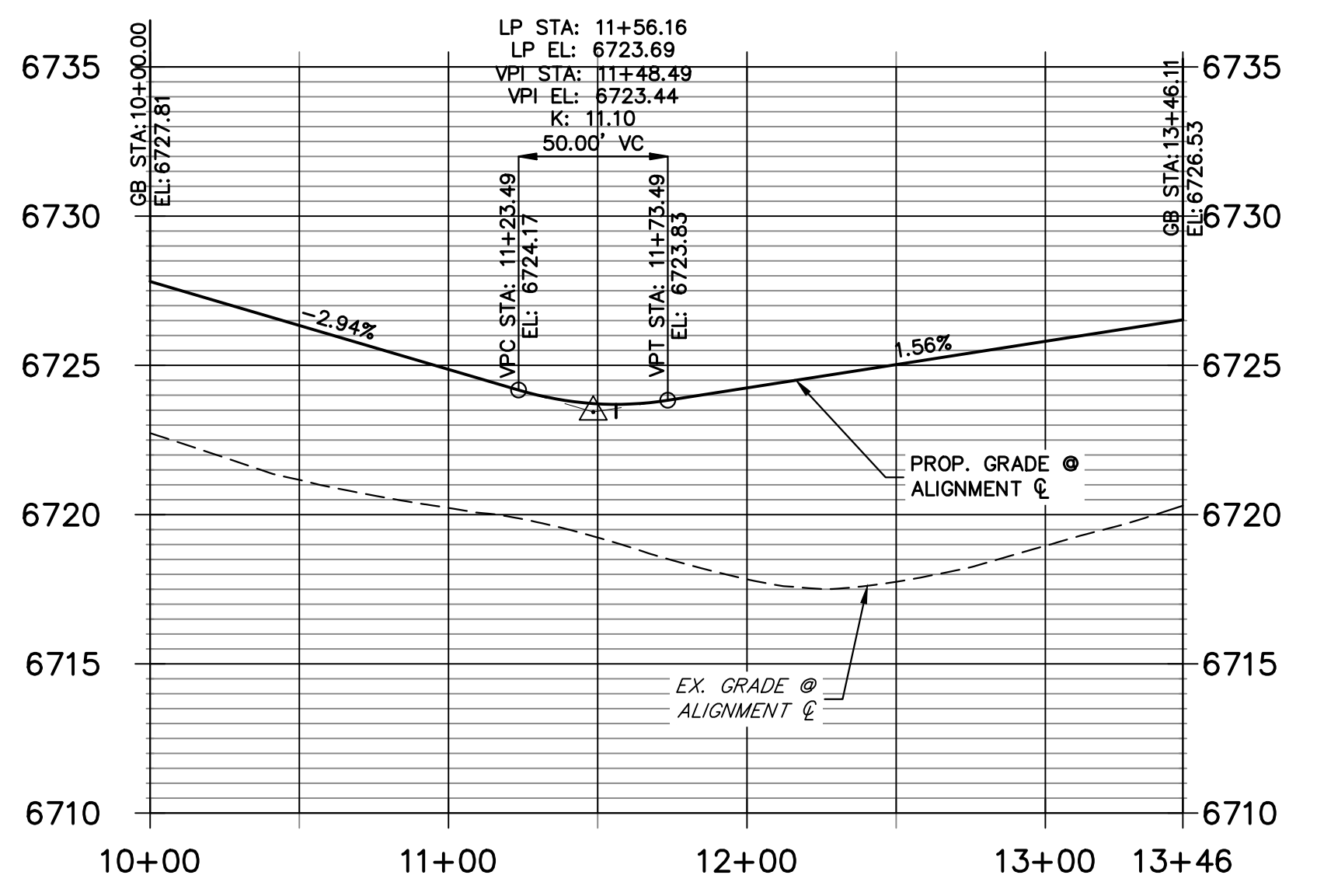
SHEET 24 OF 43
JOB NO. 21542.06



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

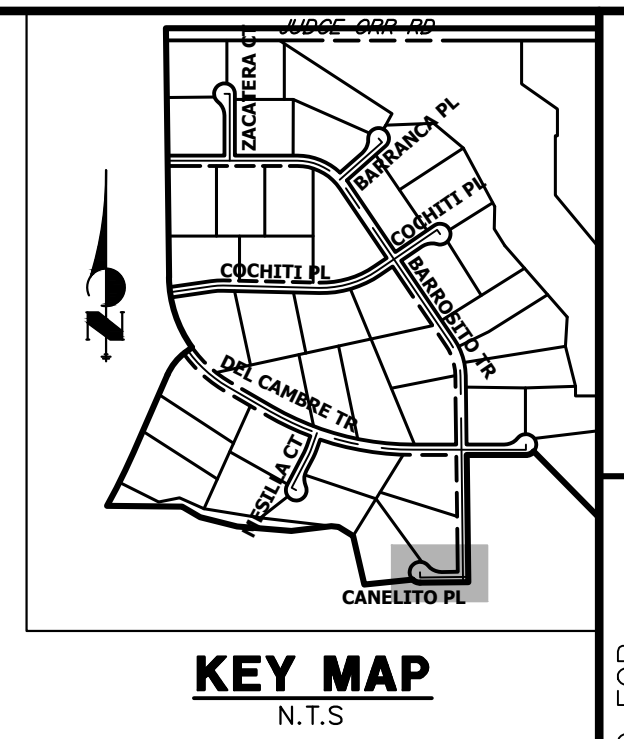


**CANELITO PLACE CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



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



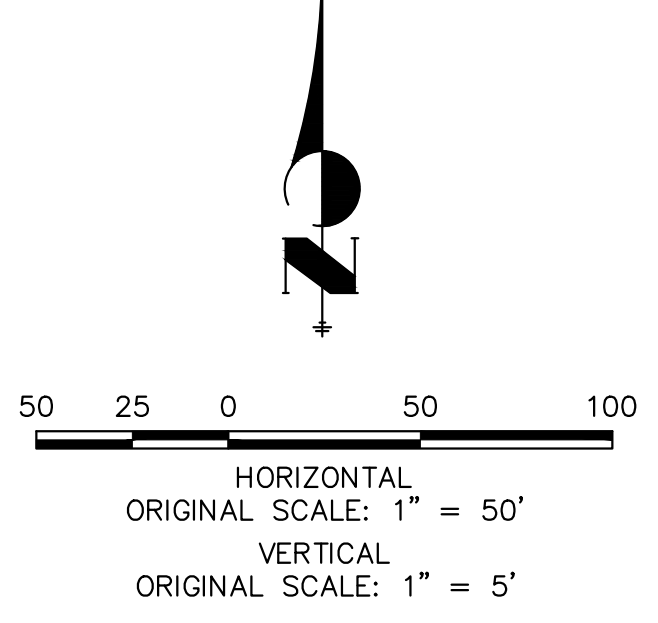
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STREET IMPROVEMENT NOTES

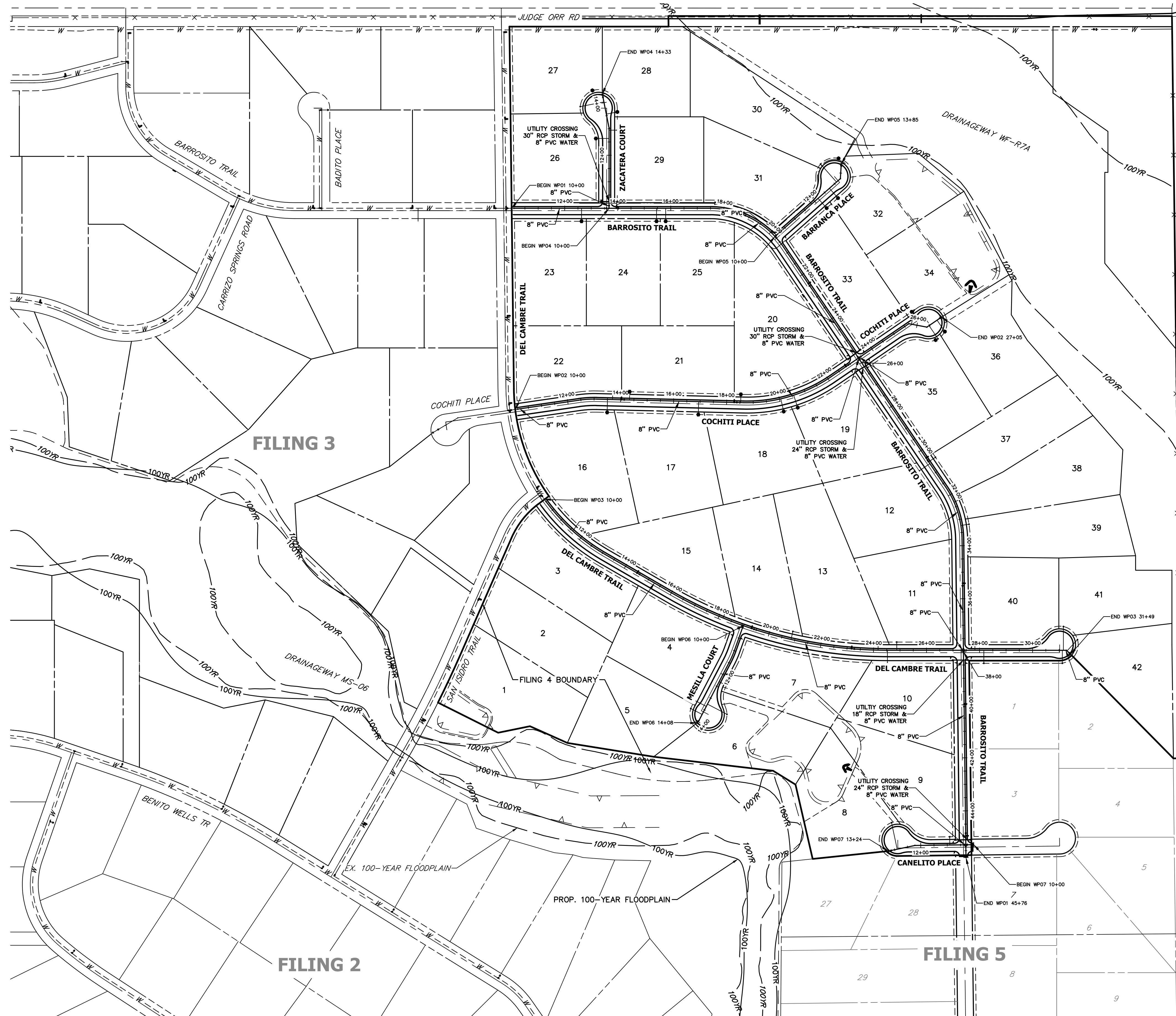
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

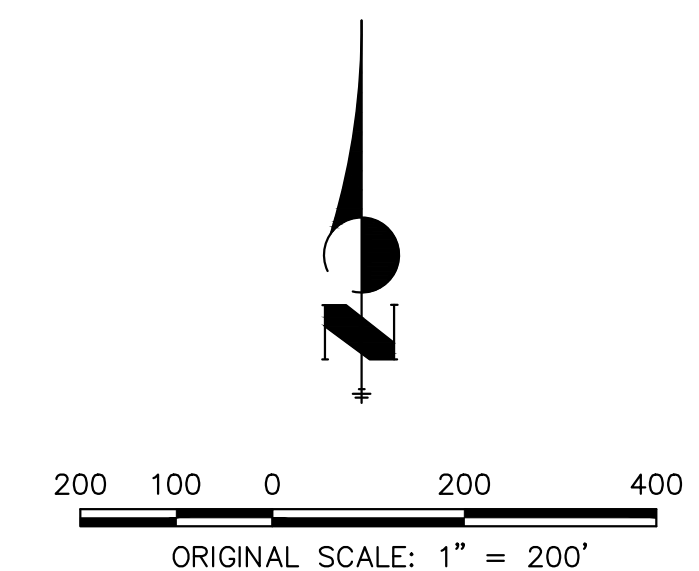
BRYAN T. LAW, P.E. _____ DATE _____
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 4									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 25 OF 43									
JOB NO. 21542.06									



ID NO.	PIPE @ STATION	PIPE ALIGNMENT
FUTURE LOT 1	28+16.11	WP03
FUTURE LOT 2	31+12.12	WP03
LOT 4	13+35.59	WP06
LOT 5	13+70.46	WP06
LOT 6	13+80.20	WP06
LOT 7	12+30.38	WP06
LOT 8	12+61.81	WP07
LOT 9	10+90.42	WP07
LOT 10	24+52.43	WP03
LOT 11	24+87.71	WP03
LOT 12	30+60.02	WP01
LOT 13	24+17.15	WP03
LOT 14	20+85.95	WP03
LOT 15	18+16.75	WP03
LOT 16	13+50.40	WP02
LOT 17	16+94.25	WP02
LOT 18	20+05.29	WP02
LOT 19	20+55.81	WP02
LOT 20	18+53.05	WP02
LOT 21	14+33.49	WP02
LOT 22	13+69.63	WP02
LOT 23	12+63.50	WP01
LOT 24	15+46.38	WP01
LOT 25	15+80.86	WP01
LOT 26	12+63.36	WP04
LOT 27	13+84.86	WP04
LOT 28	13+64.42	WP04
LOT 29	12+94.51	WP04
LOT 30	12+41.45	WP05
LOT 31	11+84.54	WP05
LOT 32	12+41.45	WP05
LOT 33	12+16.67	WP05
LOT 34	25+83.23	WP02
LOT 35	26+21.35	WP02
LOT 36	26+73.57	WP02
LOT 37	30+51.77	WP01
LOT 38	32+31.39	WP01
LOT 39	33+23.63	WP01
LOT 40	27+82.50	WP03
LOT 41	31+16.03	WP03
LOT 42	31+31.19	WP03

WATER SERVICE NOTES:
1. LOTS 1, 2, & 3 ARE BEING SERVICED BY FILING 3 IMPROVEMENTS.



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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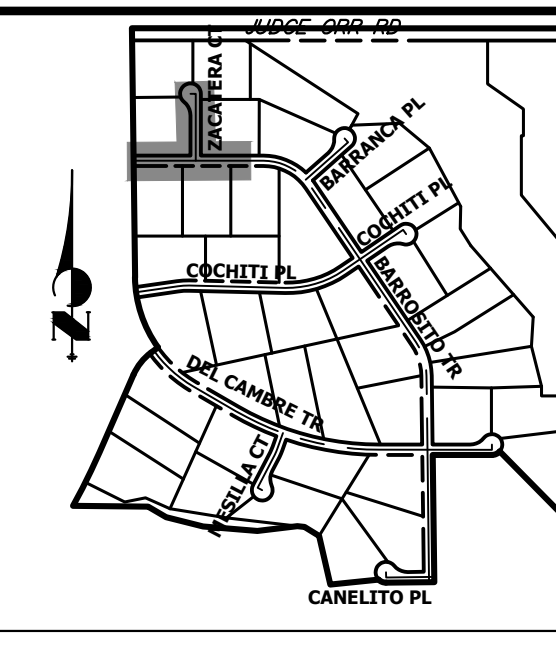
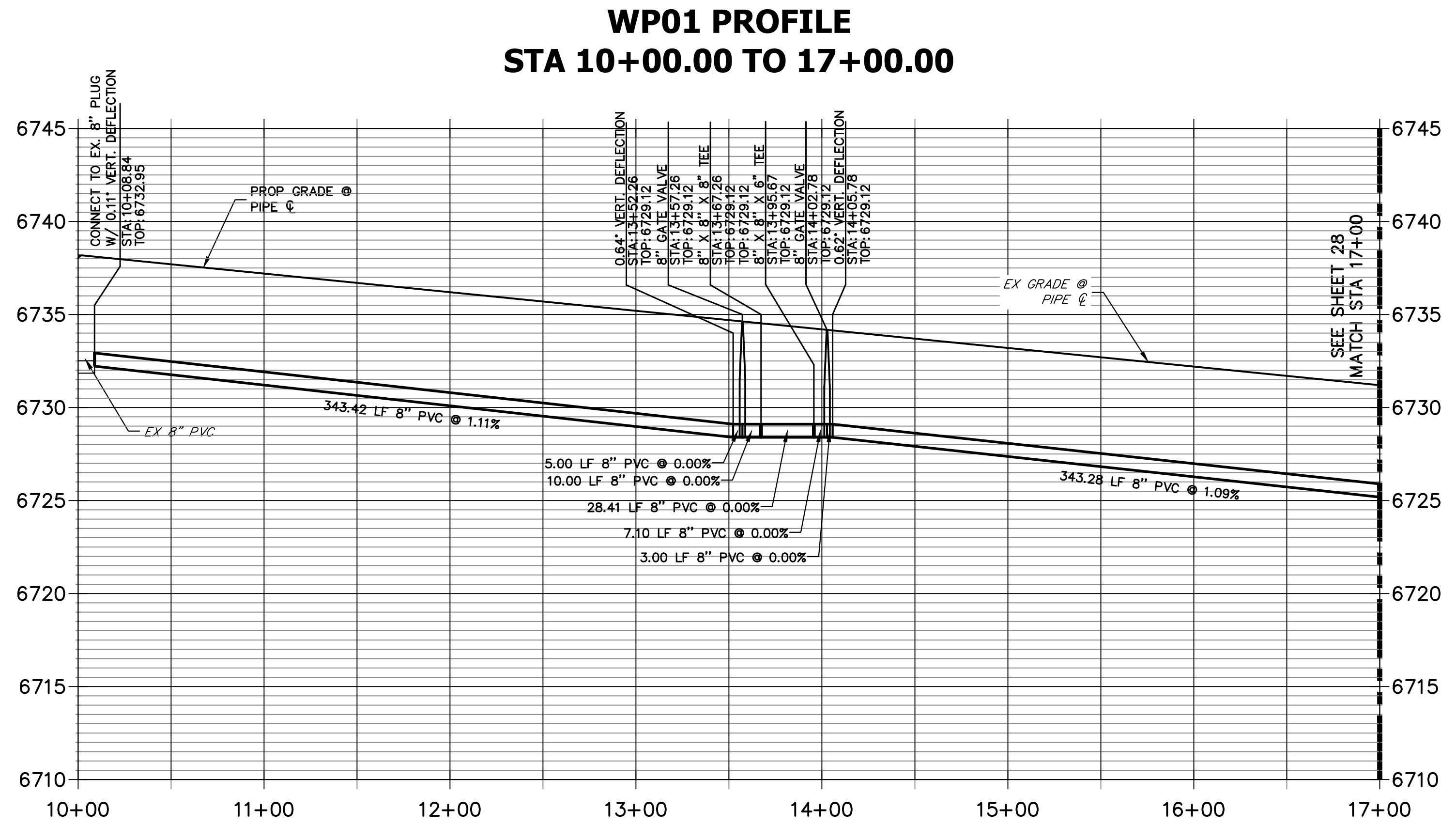
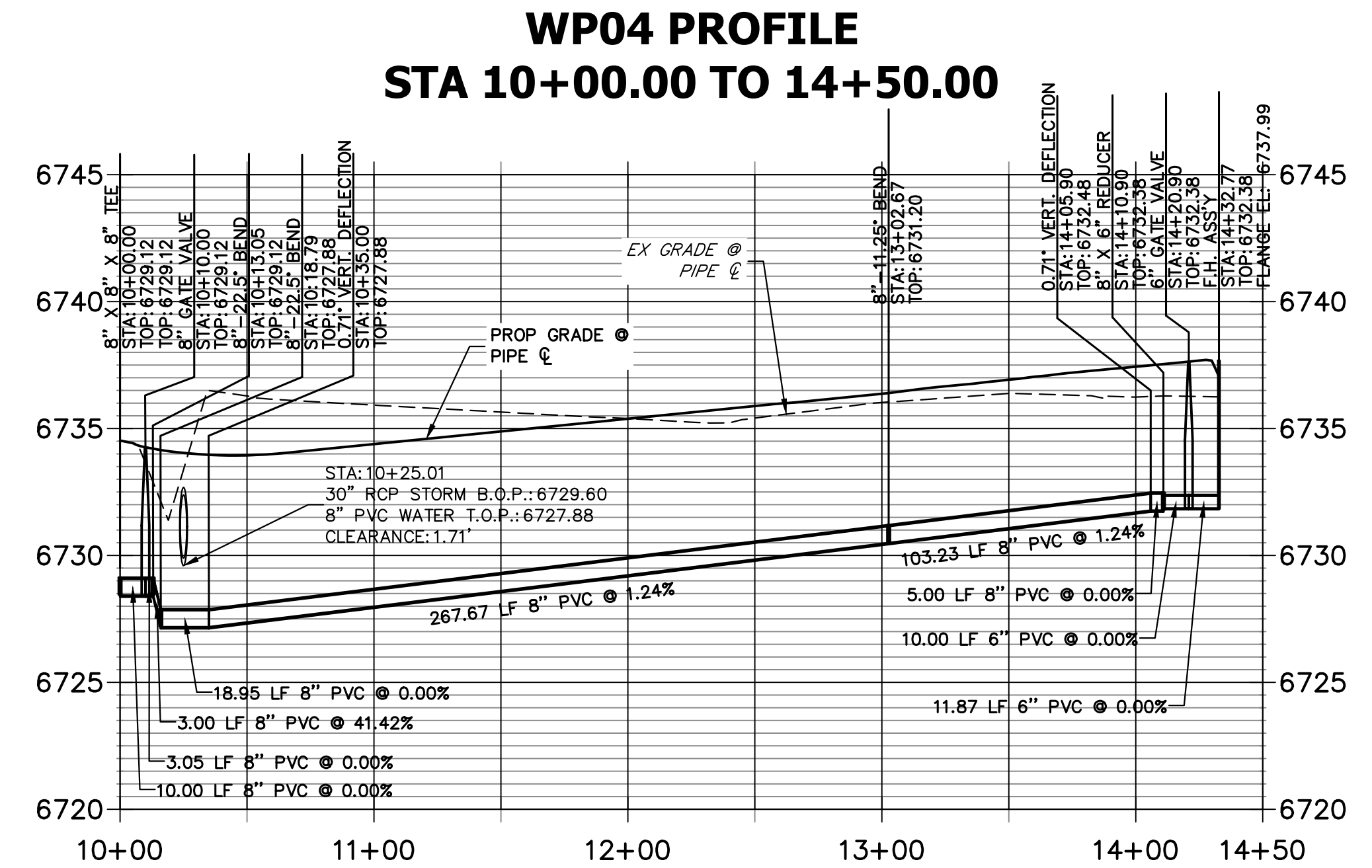
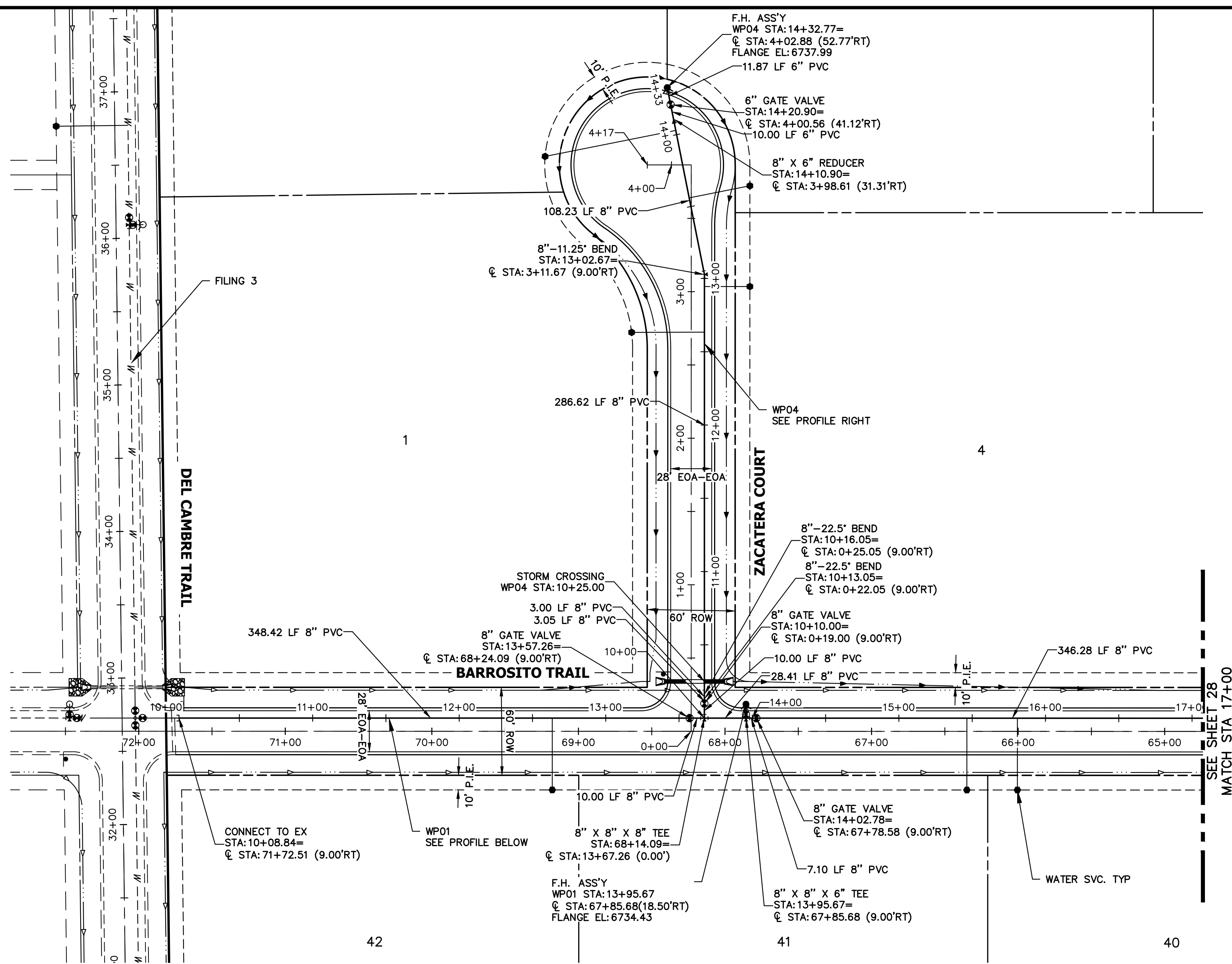
No. REVISION BY DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	5/1/23	LOG	LOG	

SADDLEHORN RANCH -
FILING 4
OVERALL UTILITY PLAN &
SERVICE PLAN

SHEET 26 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 RIDGON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company

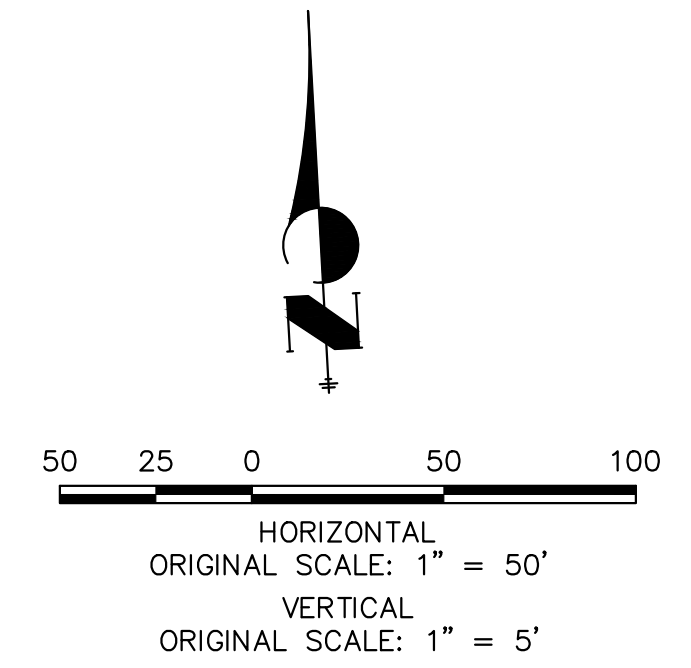
Central 300-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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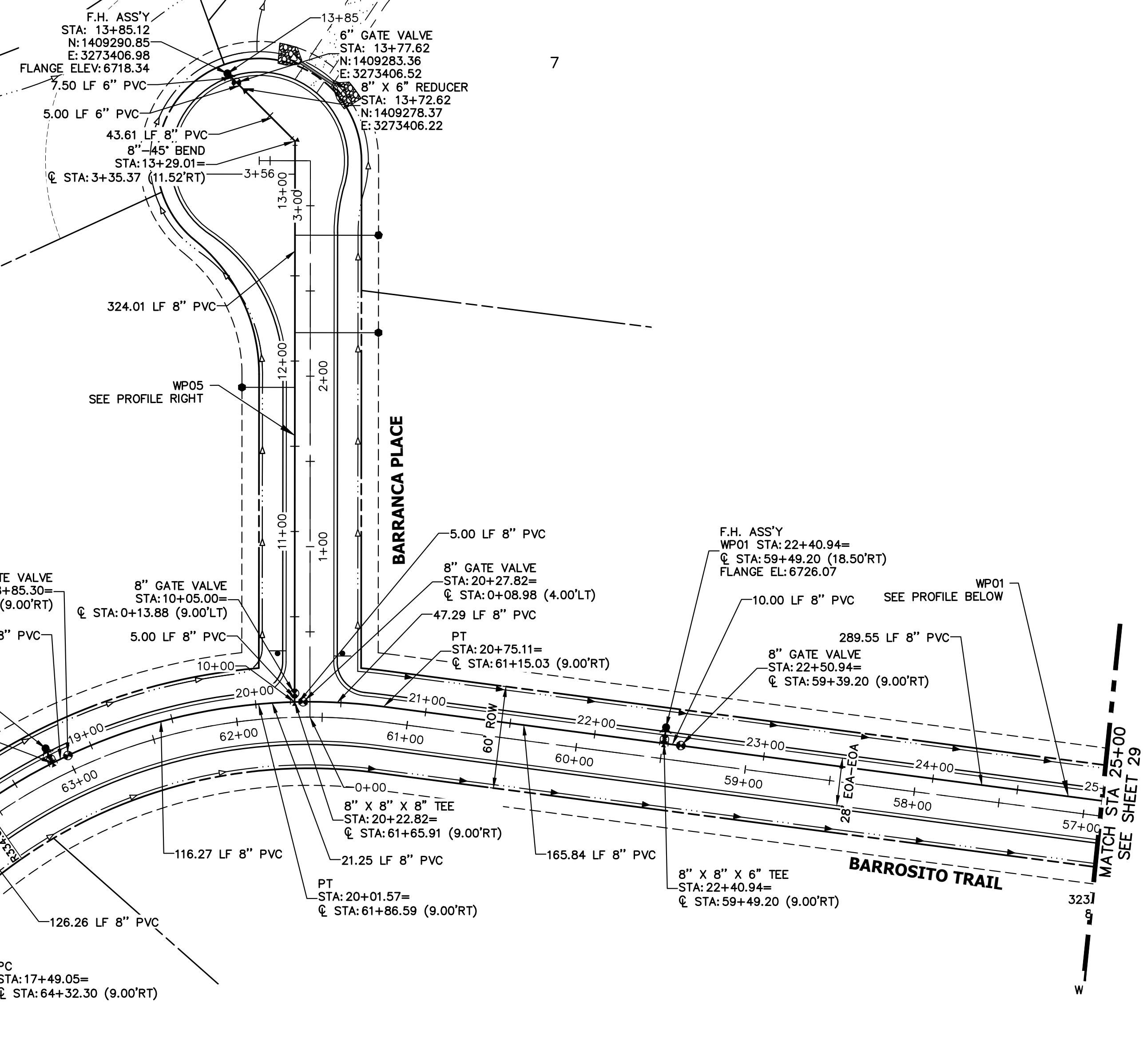
Know what's below.
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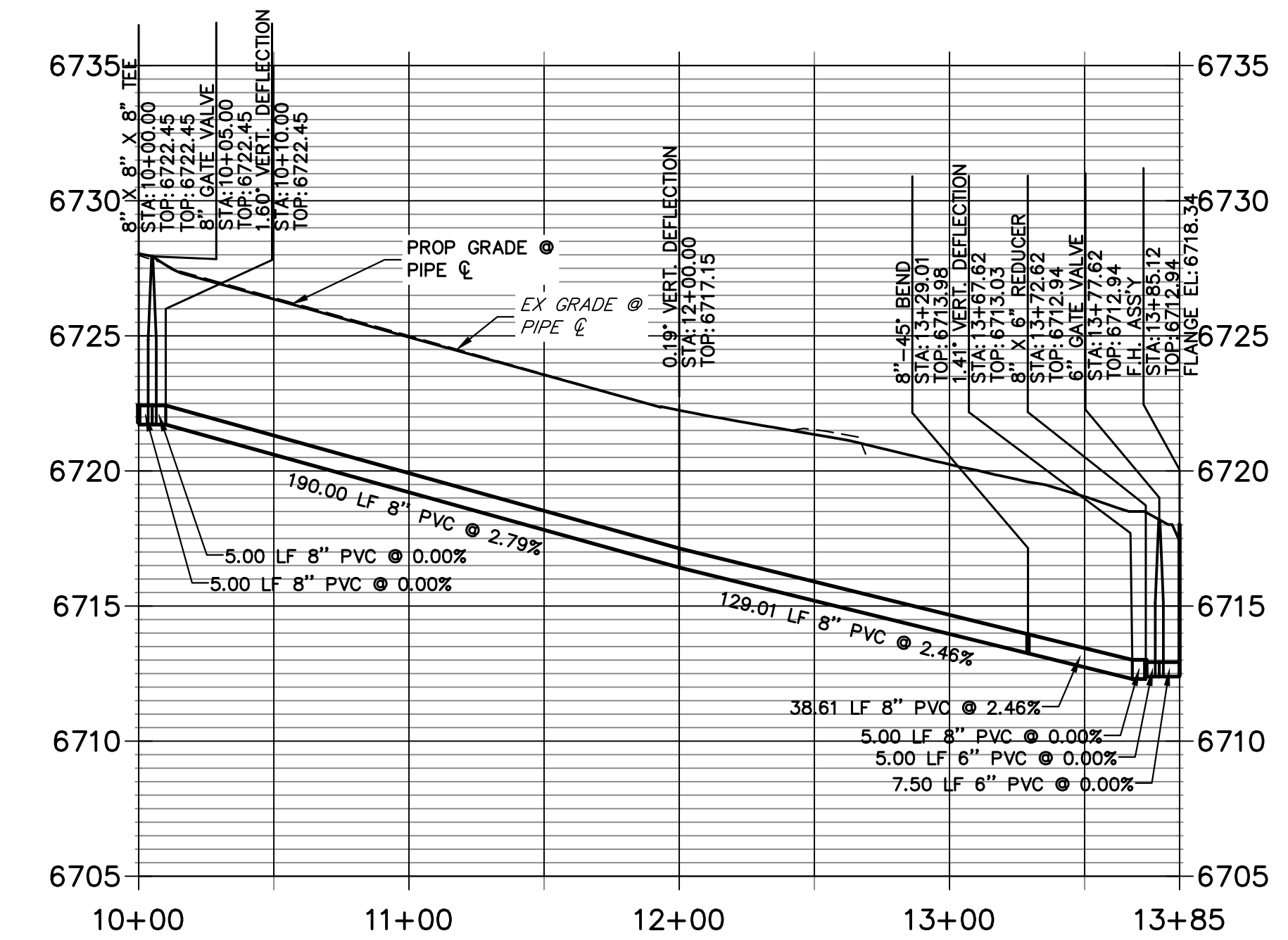
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

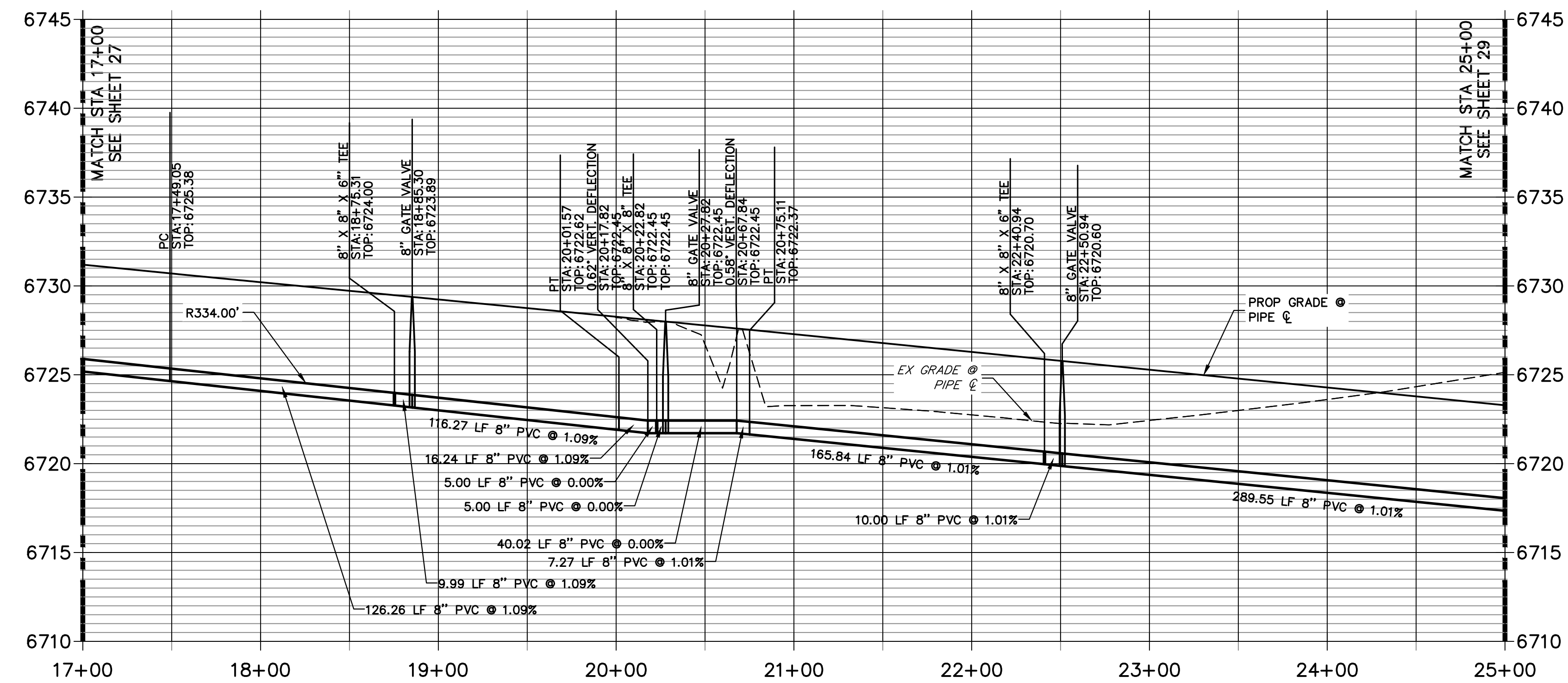
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**WP05 PROFILE
STA 10+00.00 TO 13+85.12**

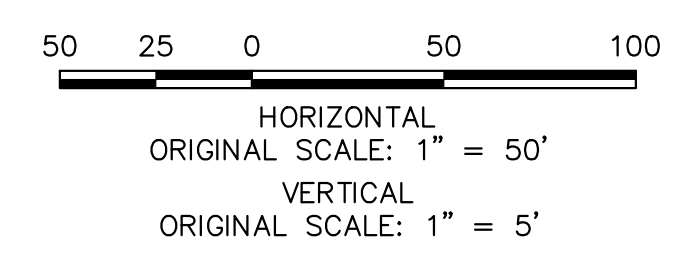


**WP01 PROFILE (CONT)
STA 17+00.00 TO 25+00.00**

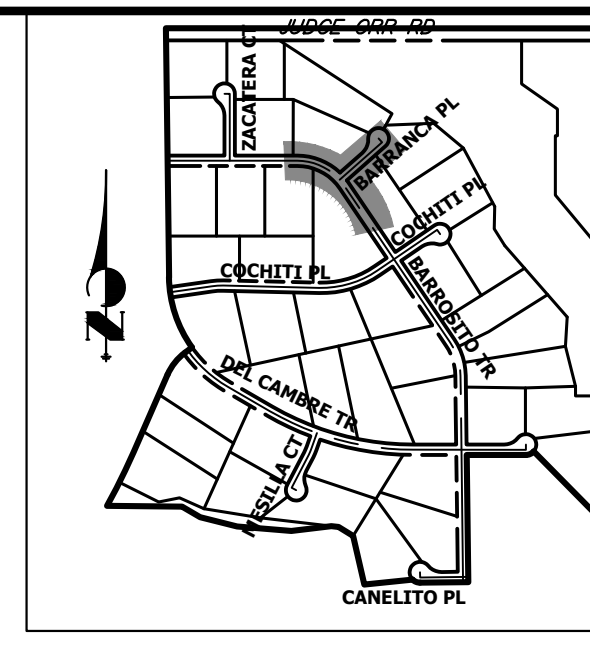


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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



811
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**KEY MAP
N.T.S.**

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

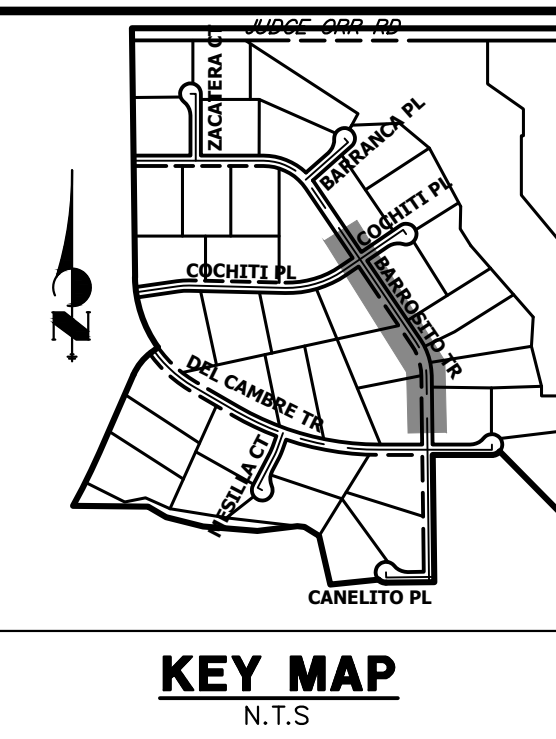
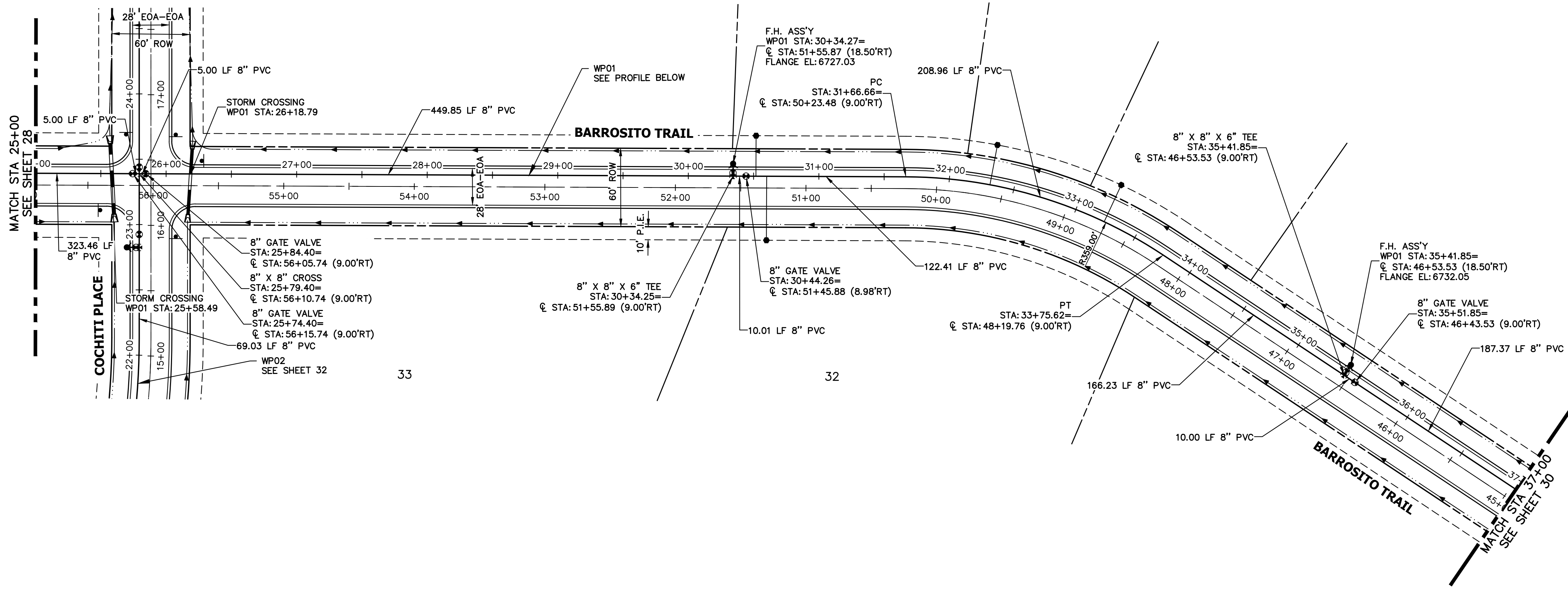
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 A Westhorn Company
 Centennial 300-740-0088 • Colorado Springs 719-588-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

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

SHEET 28 OF 43
 JOB NO. 21542.06

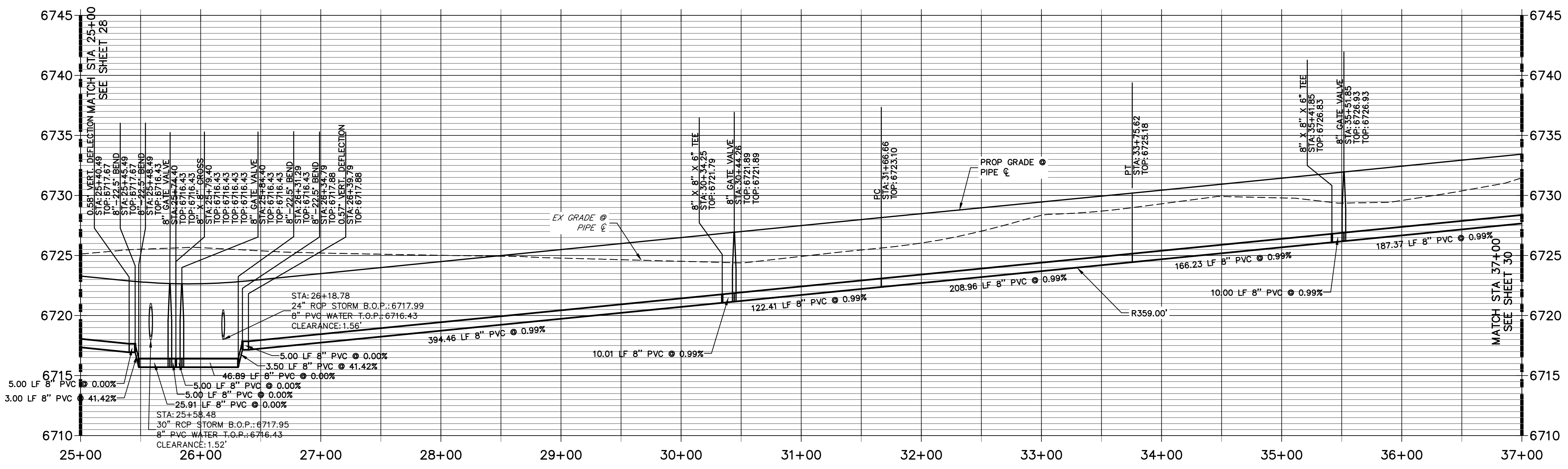


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 2495 RIDGON STREET
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 BRADY WILLIAMS

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

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



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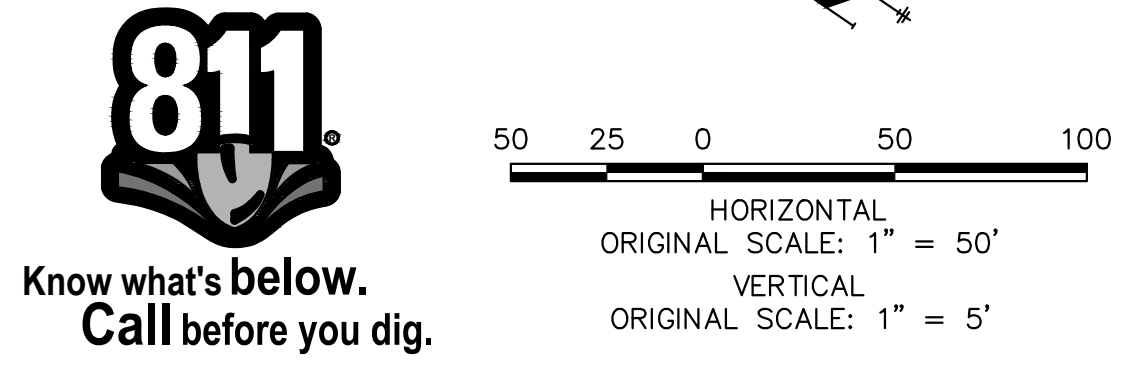
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

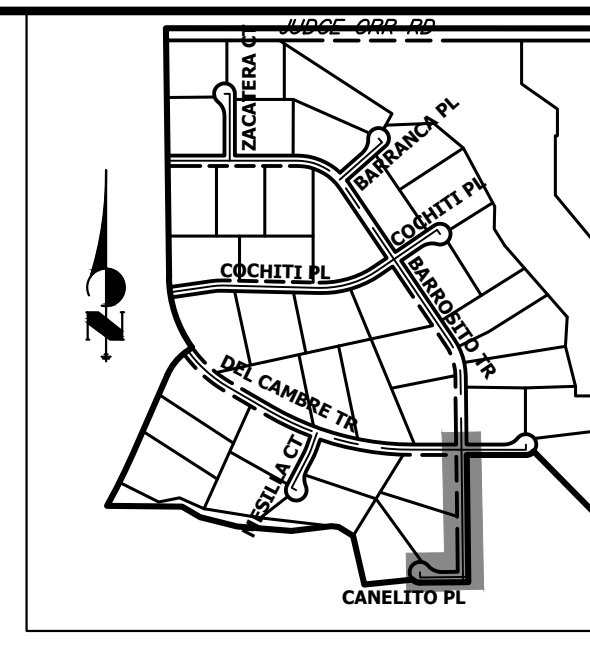
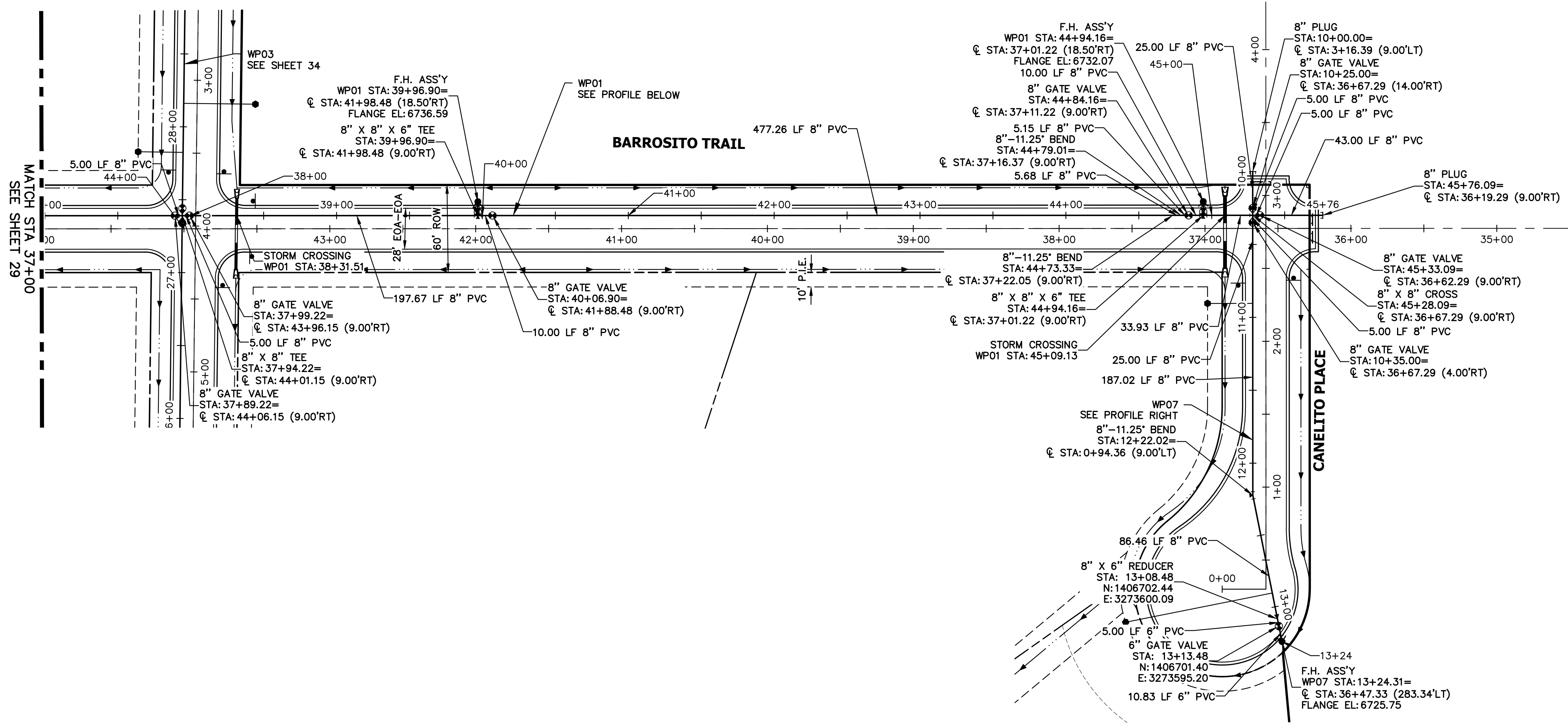
BY	DATE	No.	REVISION

SADDLEHORN RANCH -
 FILING 4
 WATER DISTRIBUTION PLAN

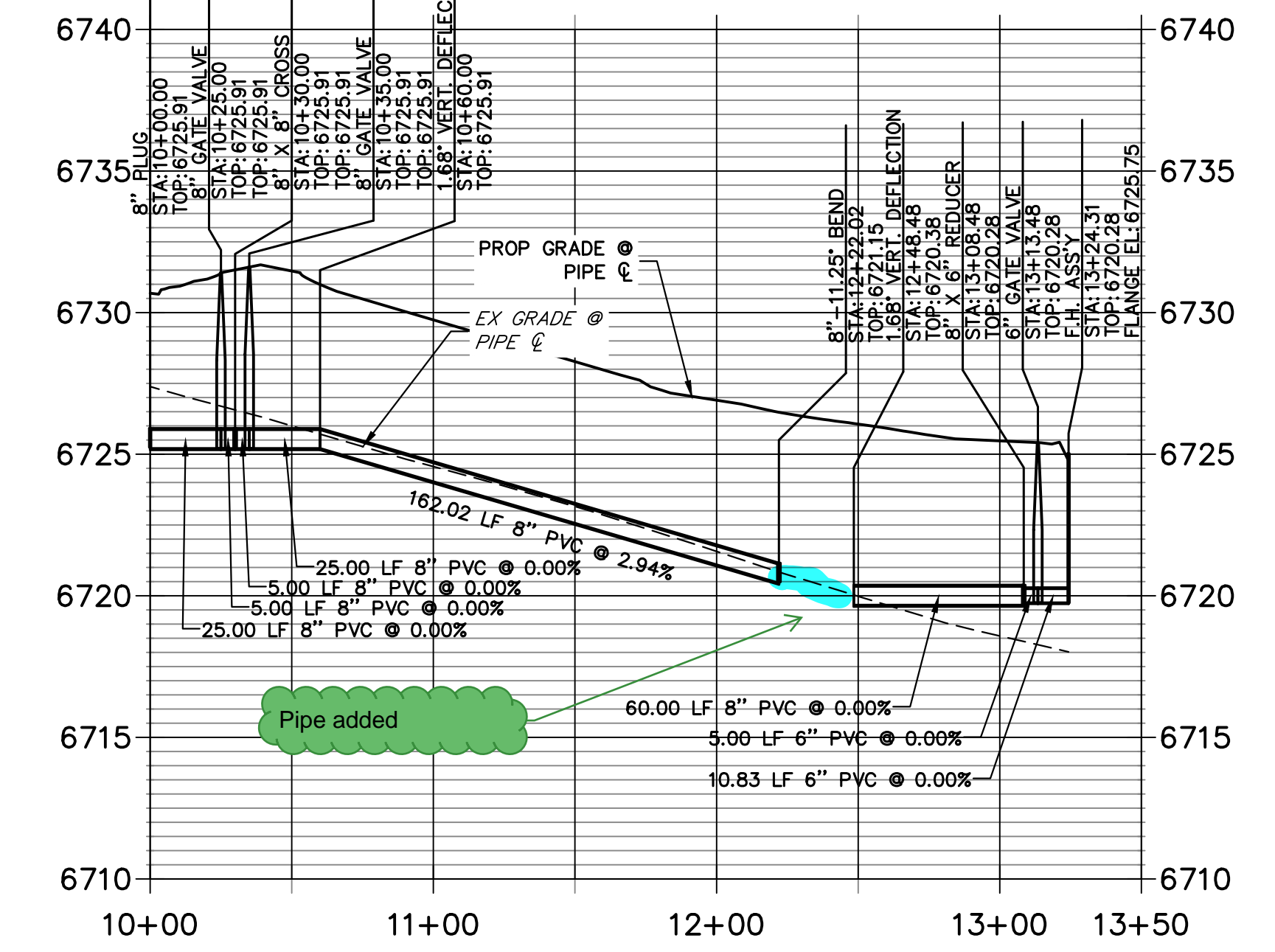
DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

SHEET 29 OF 43
 JOB NO. 21542.06

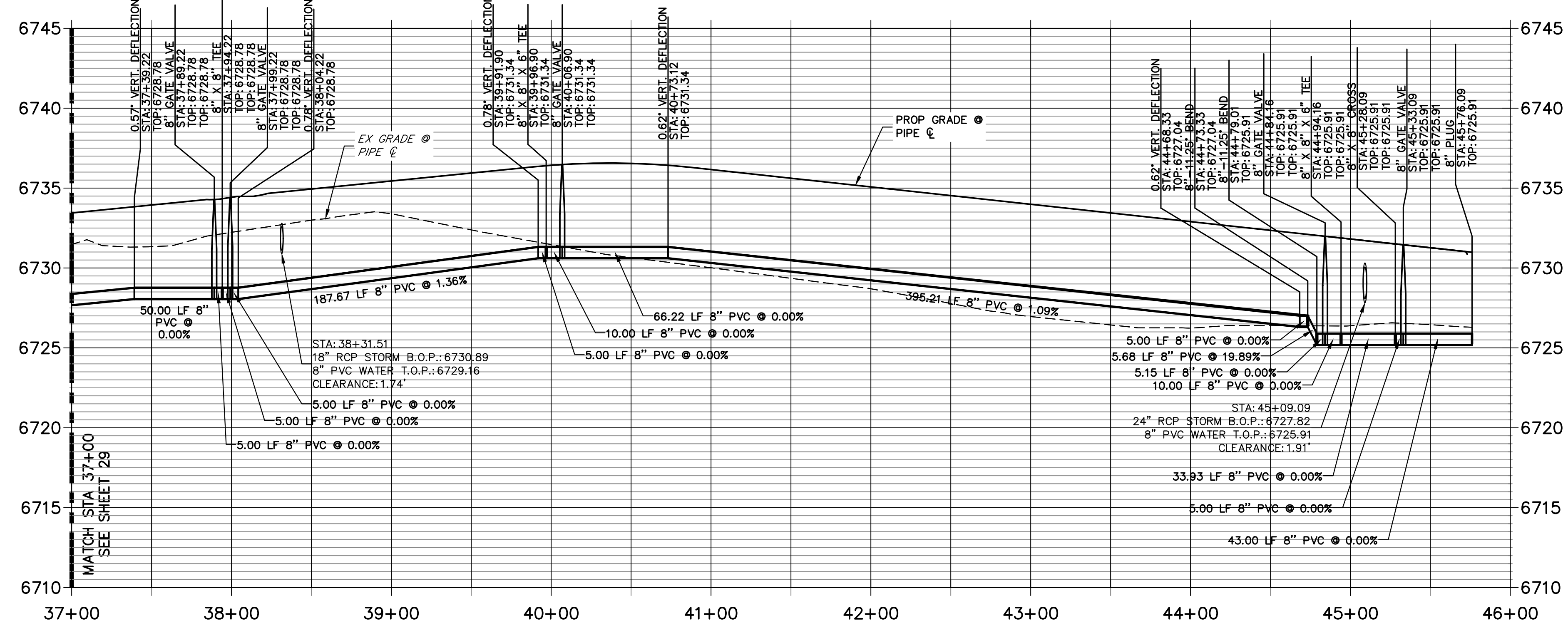




**WP07 PROFILE
STA 10+00.00 TO 13+50.00**

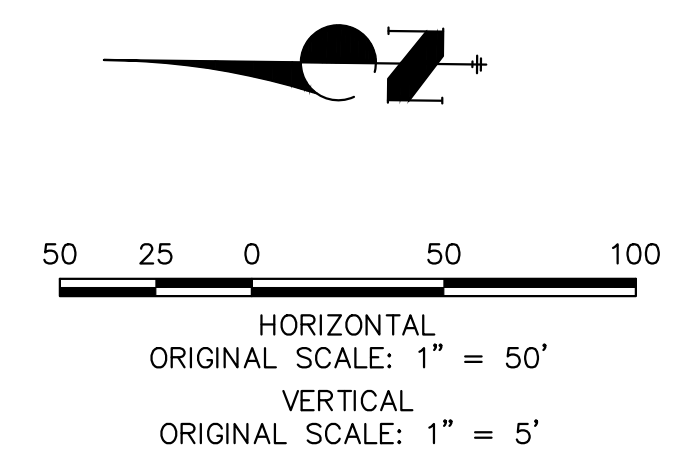


**WP01 PROFILE (CONTINUED)
STA 37+00.00 TO 46+00.00**



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



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

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

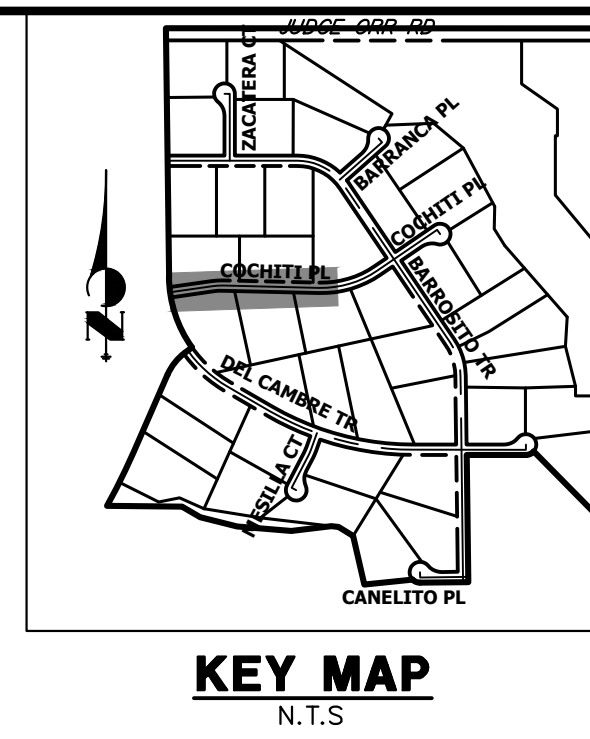
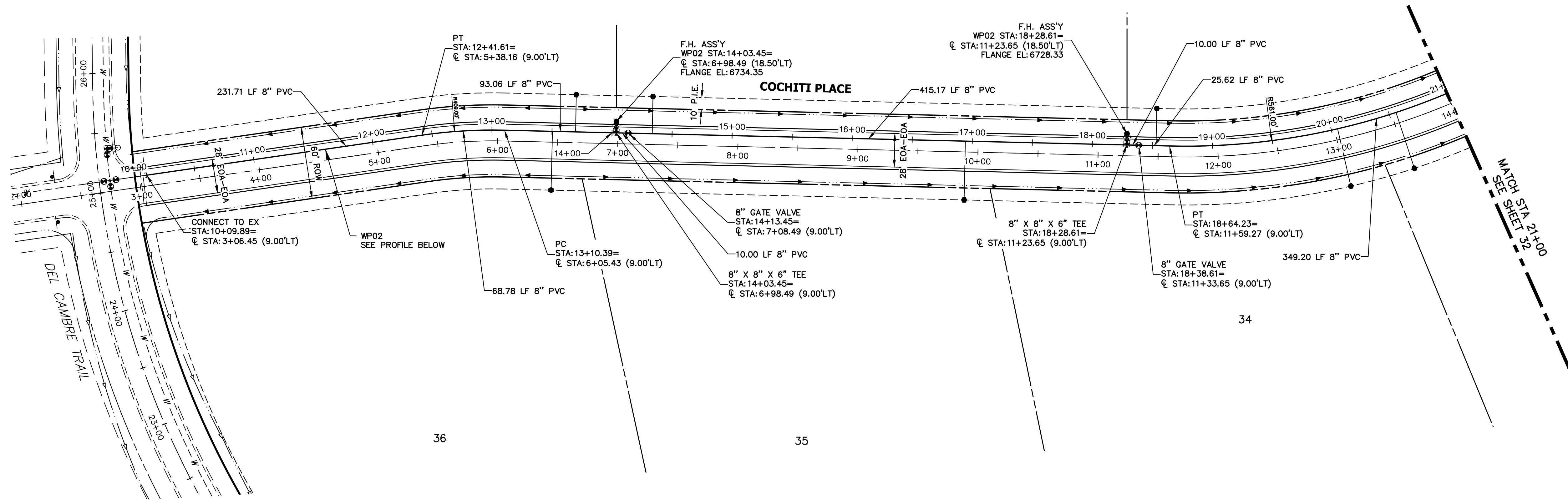
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

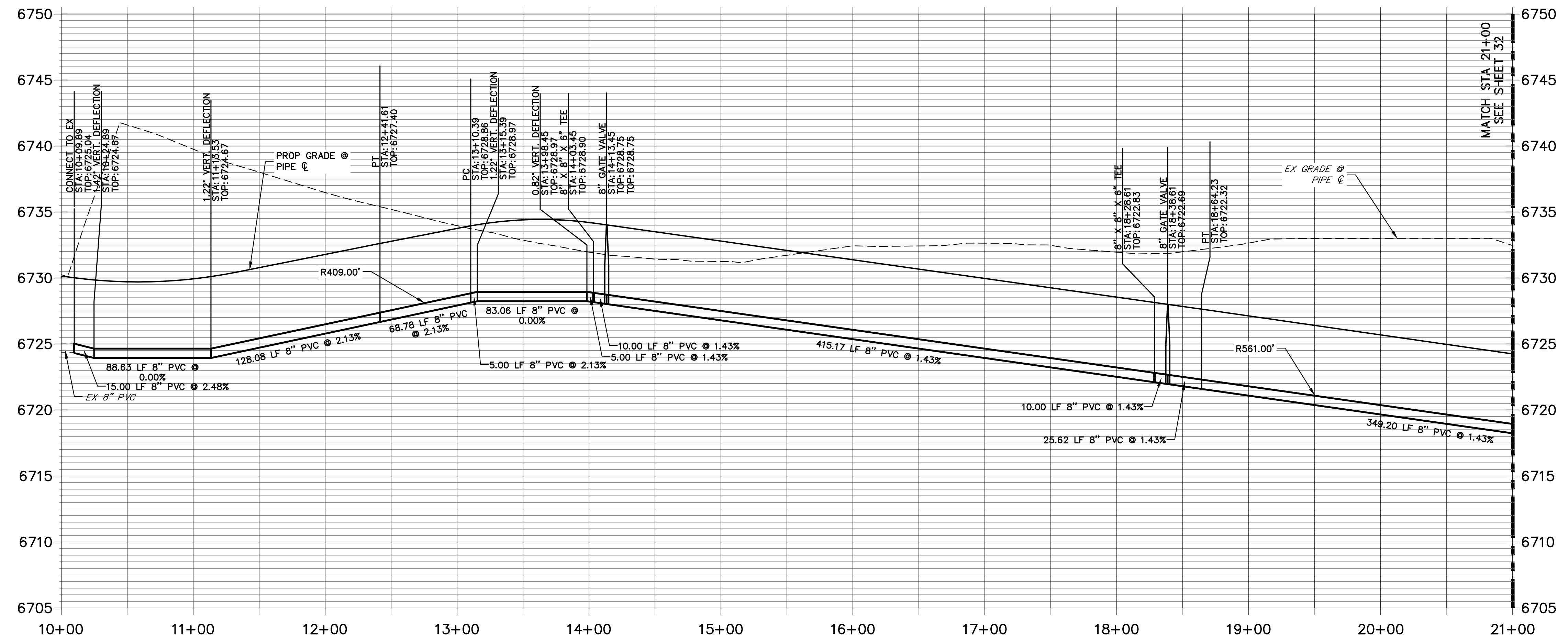
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 V-SCALE 1"=5'
 DATE 5/1/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

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

SHEET 30 OF 43
 JOB NO. 21542.06

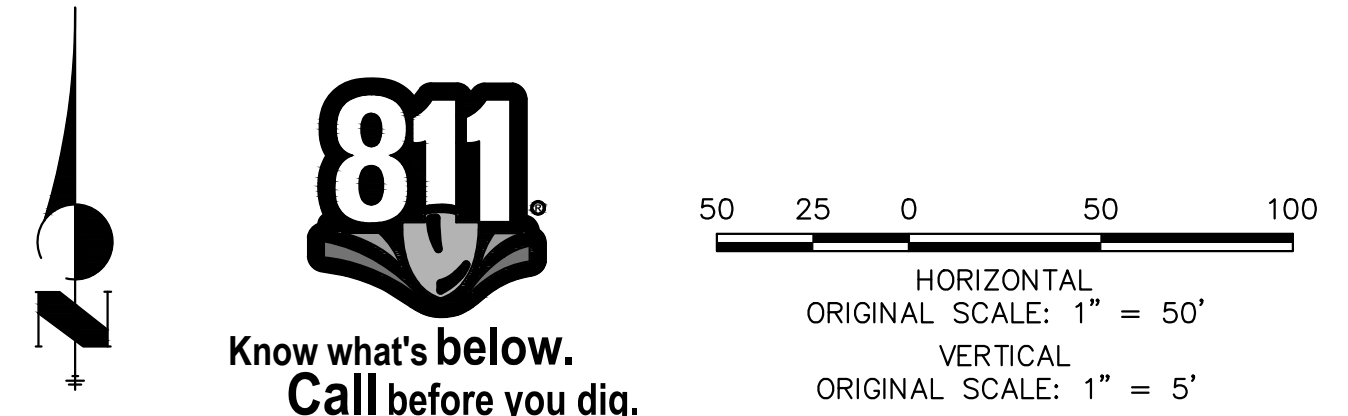


**WP02 PROFILE
STA 10+00.00 TO 21+00.00**



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



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

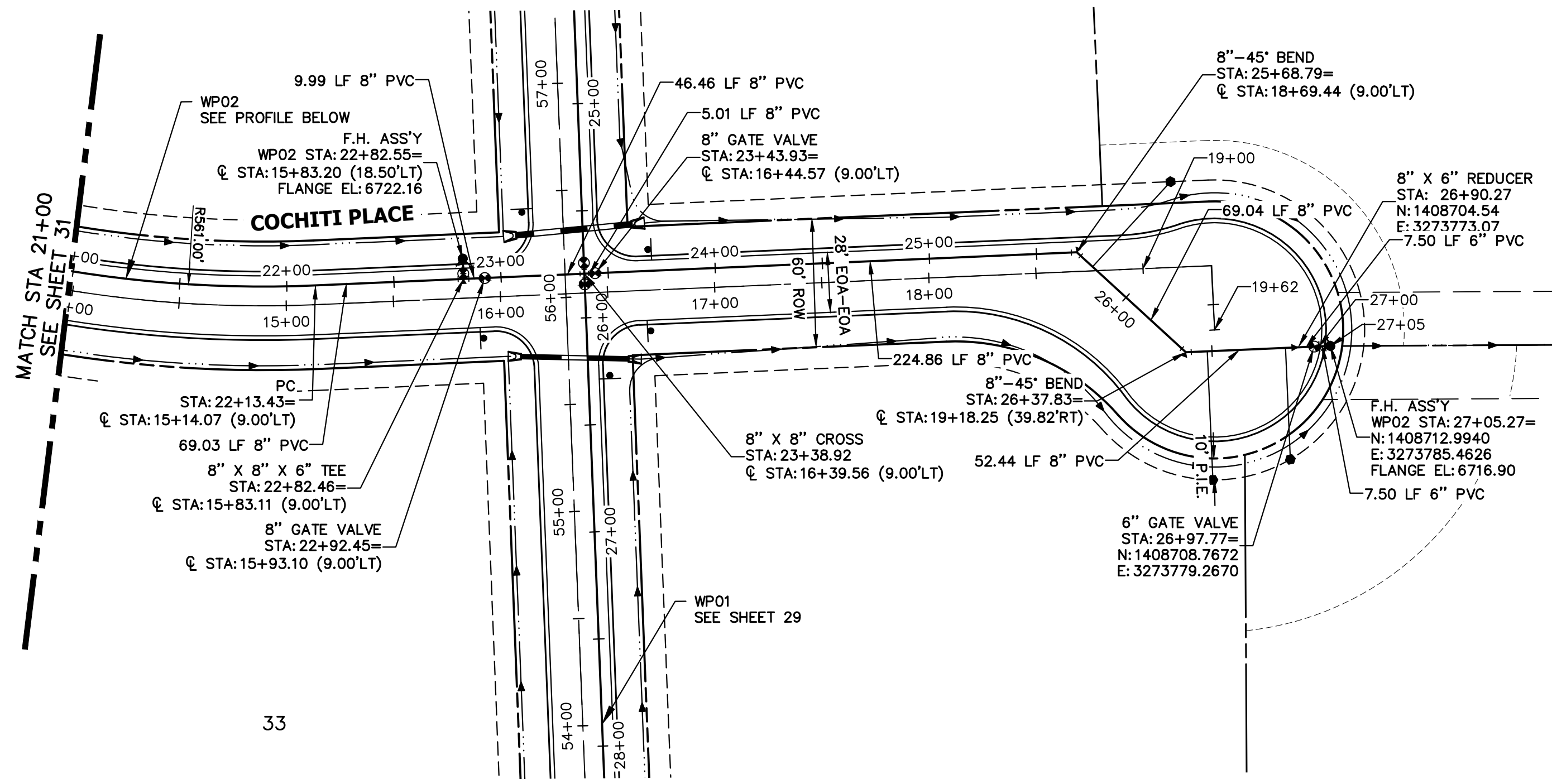
J.R. ENGINEERING
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
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BY	DATE	REVISION

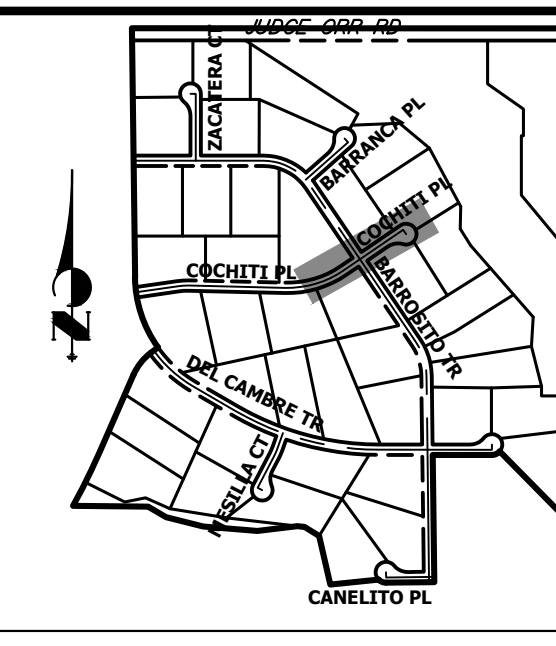
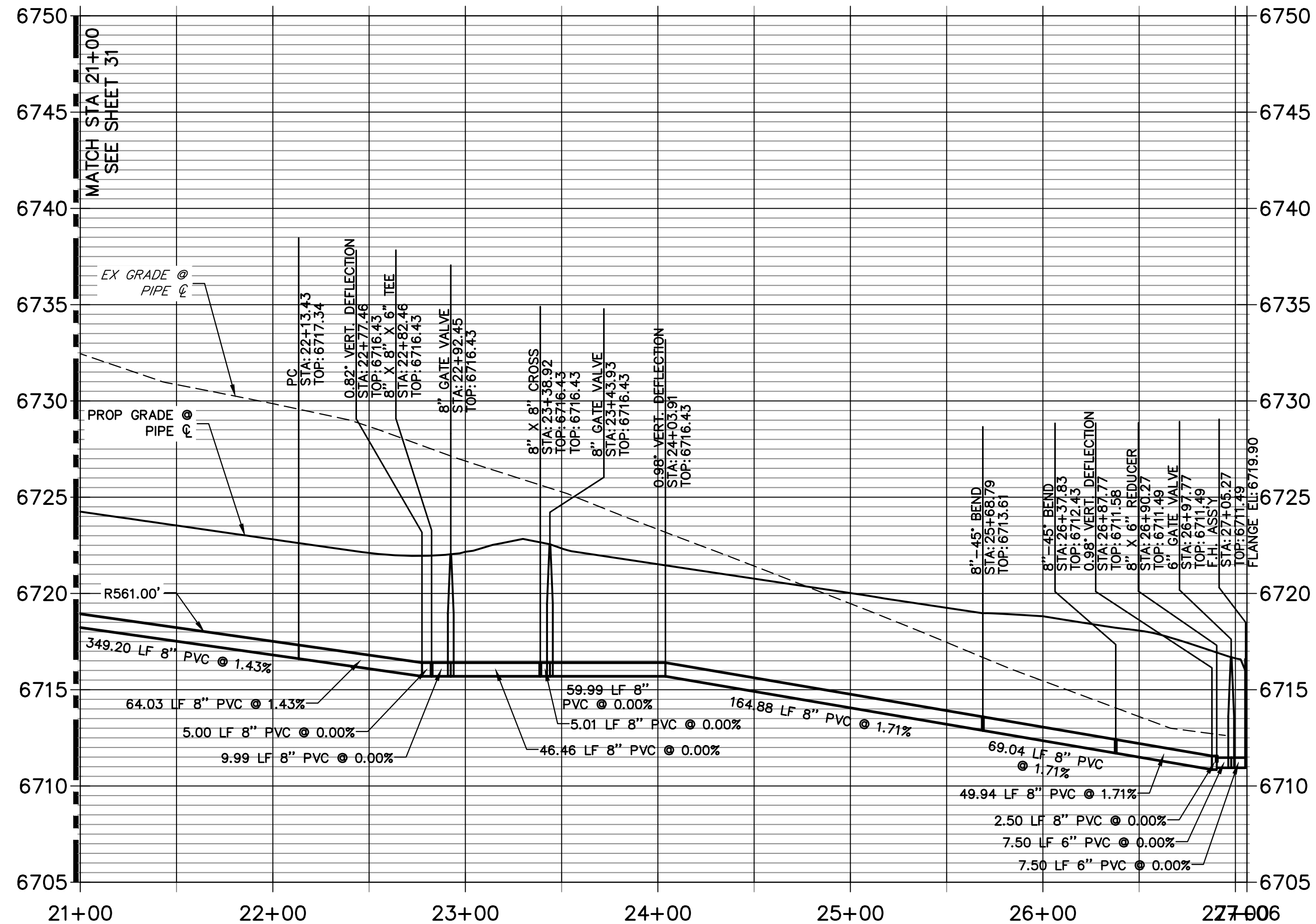
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 5/1/23
 DESIGNED BY LGO
 DRAWN BY LGO
 CHECKED BY

**SADDLEHORN RANCH -
 FILING 4
 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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 NAPÁ, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

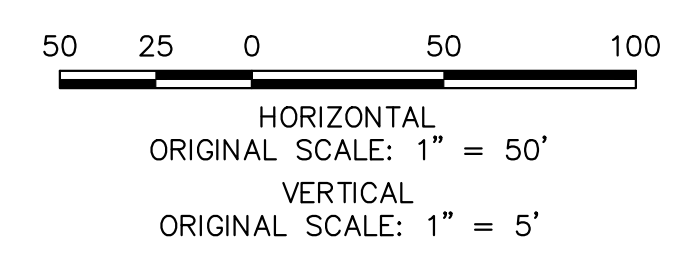
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 Centennial 300-740-0888 • Colorado Springs 719-588-2583
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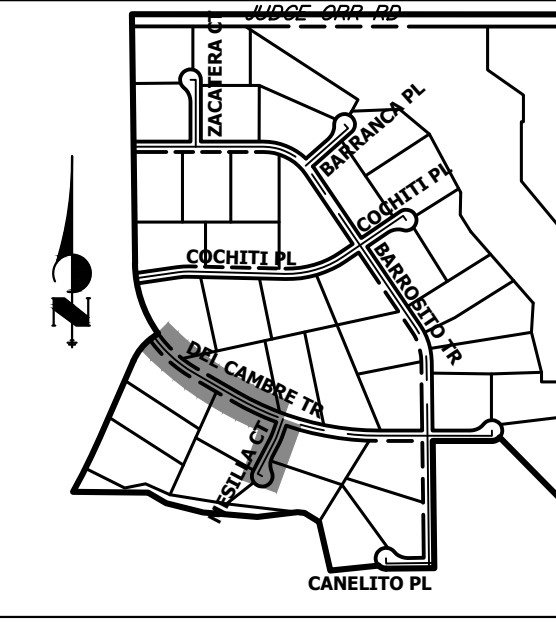
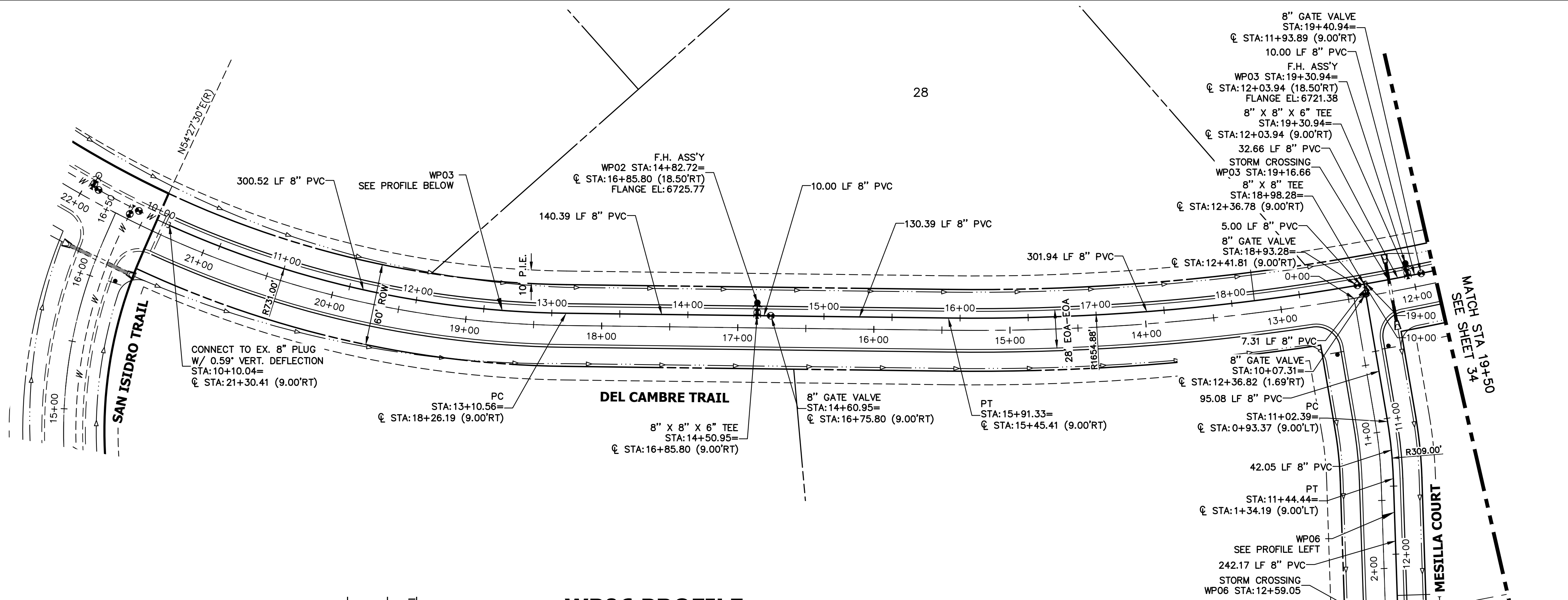
No.	REVISION	BY	DATE

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

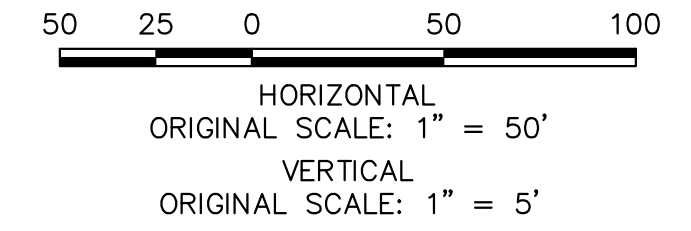
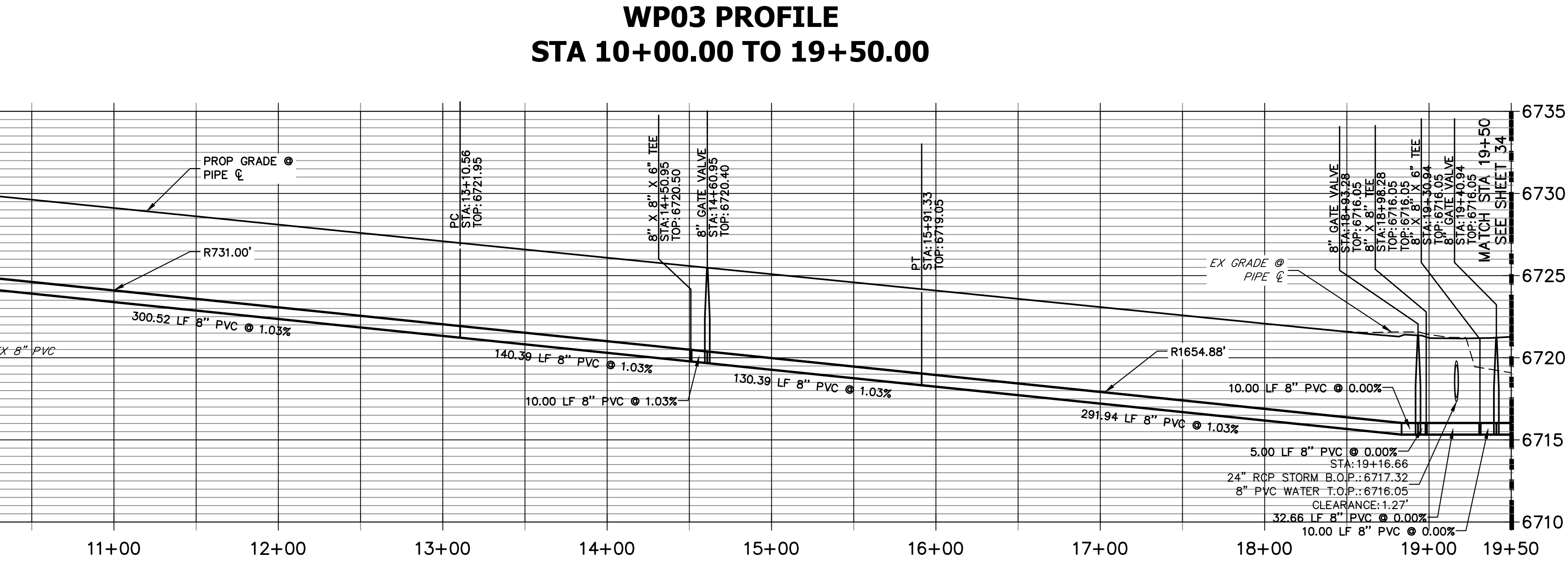
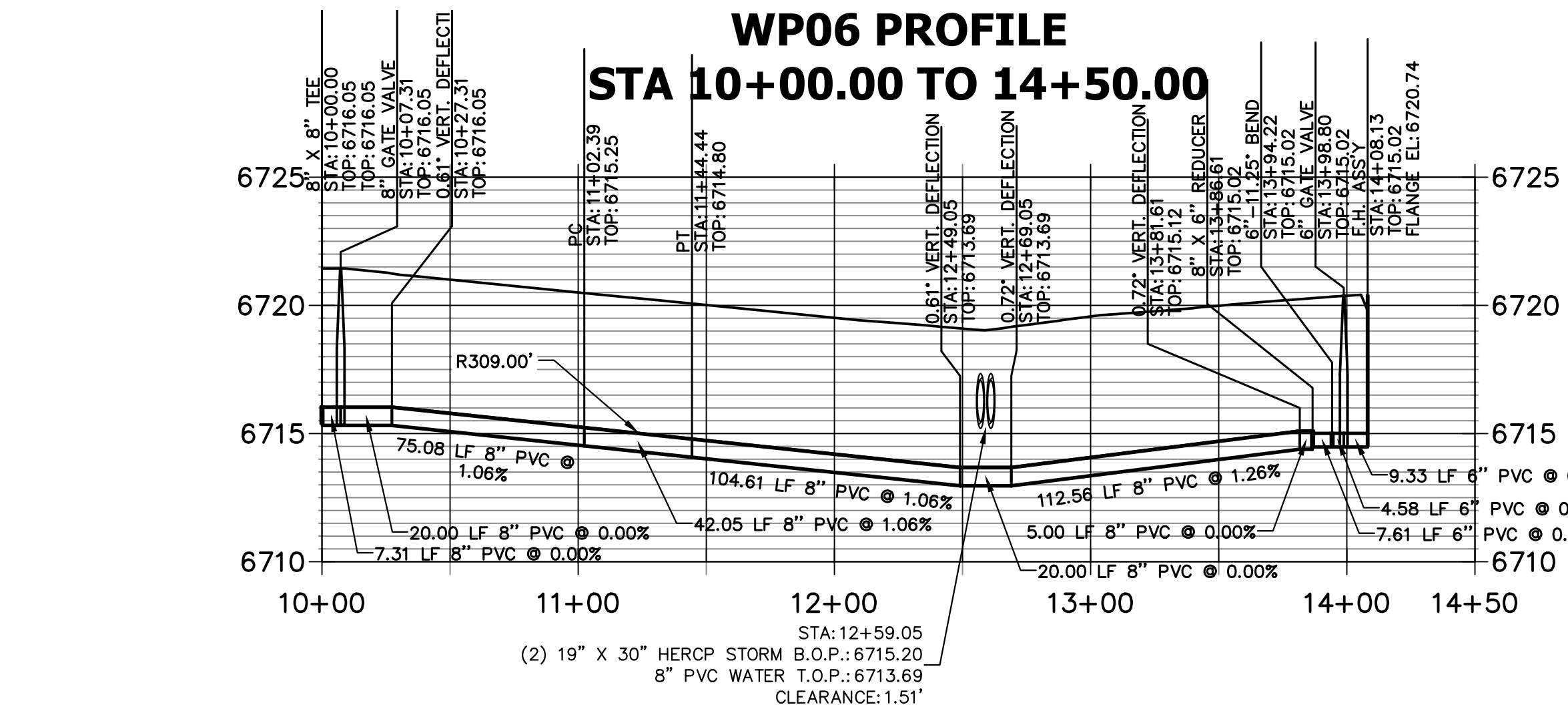




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PREPARED FOR
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 2495 RIGDON STREET
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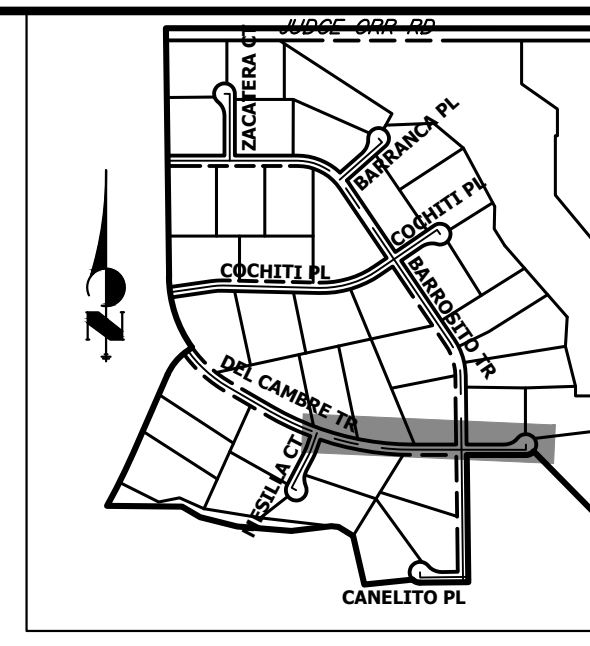
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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
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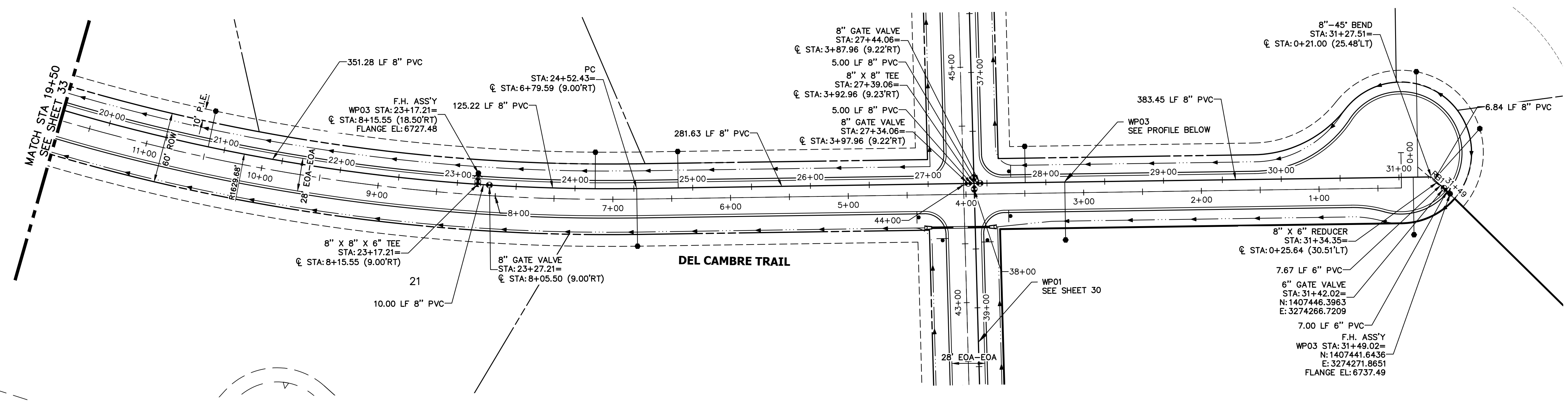
KEY MAP
N.T.S.

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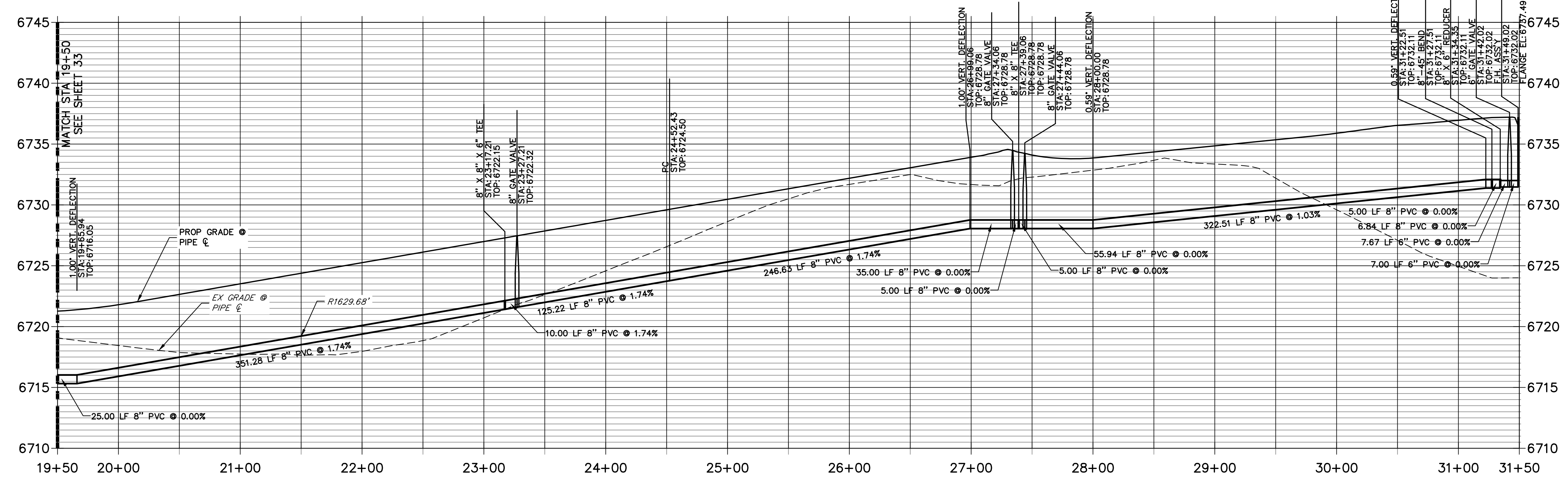
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

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



WP03 PROFILE (CONT)
STA 19+50.00 TO 31+50.00



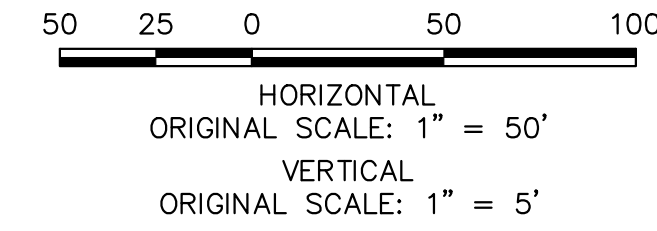
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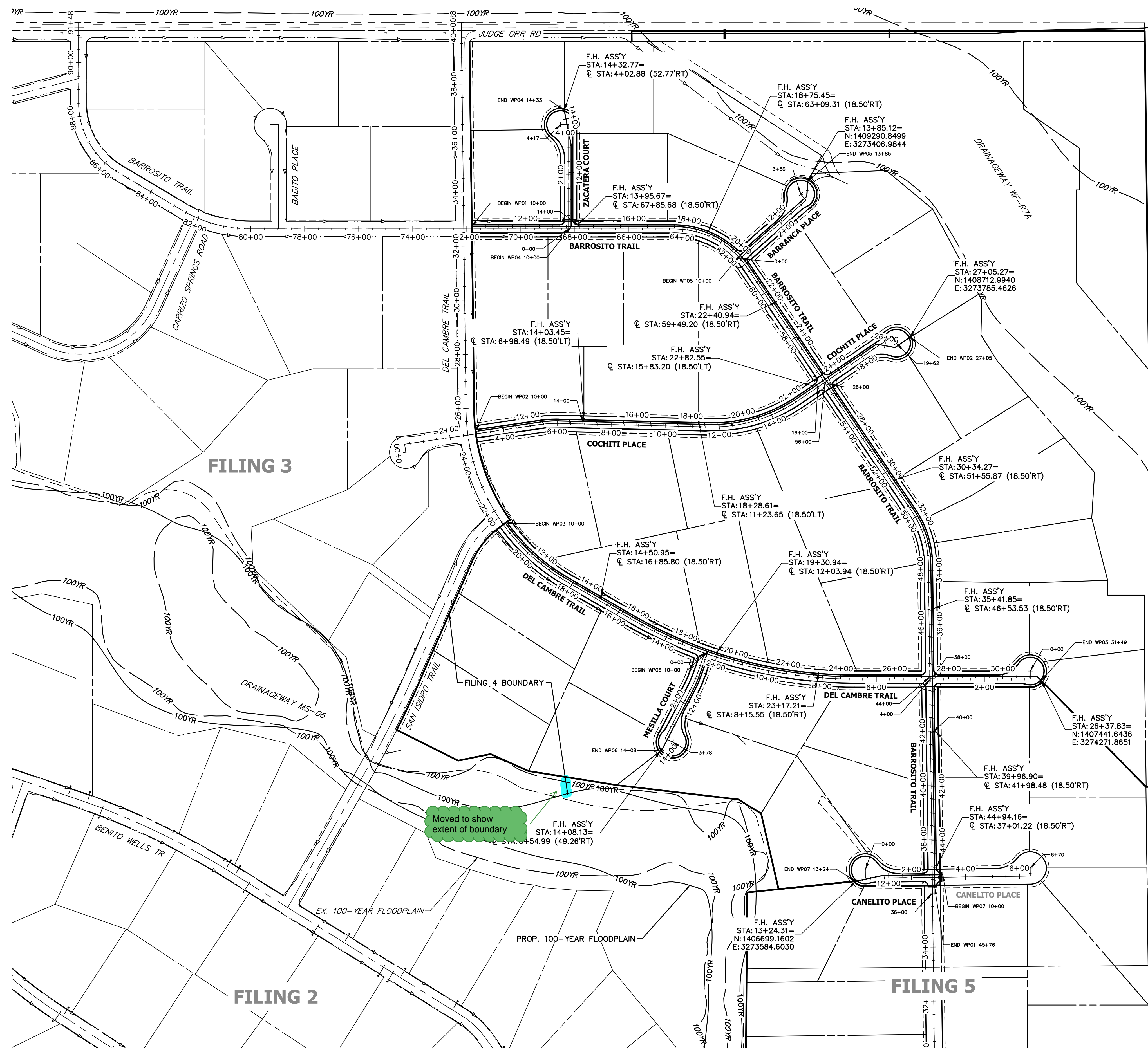
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.
- ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
- P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
- ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
- ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
- ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
- 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





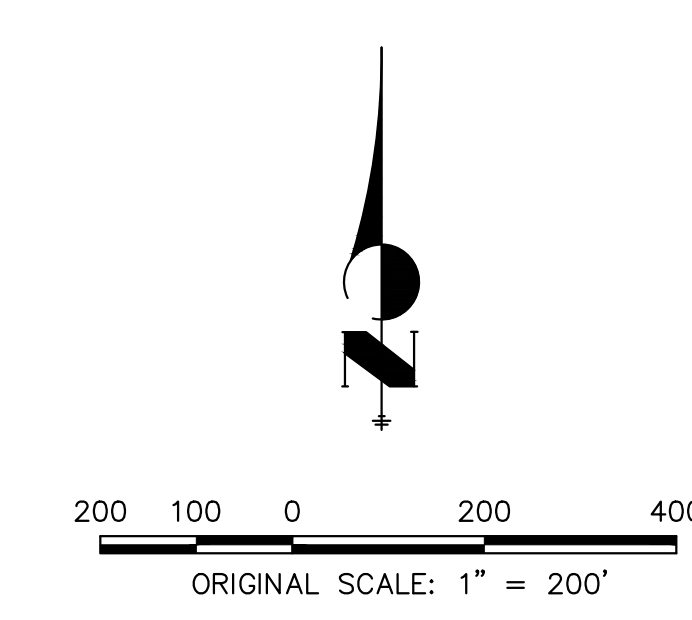
Show no build easement lines.

Easement lines showing

A SHEET HAS BEEN ADDED SHOWING THE TYPICAL HYDRANT LOCATIONS AND CLEAR ZONE.

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

Moved to show extent of boundary



Know what's below.
Call before you dig.


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

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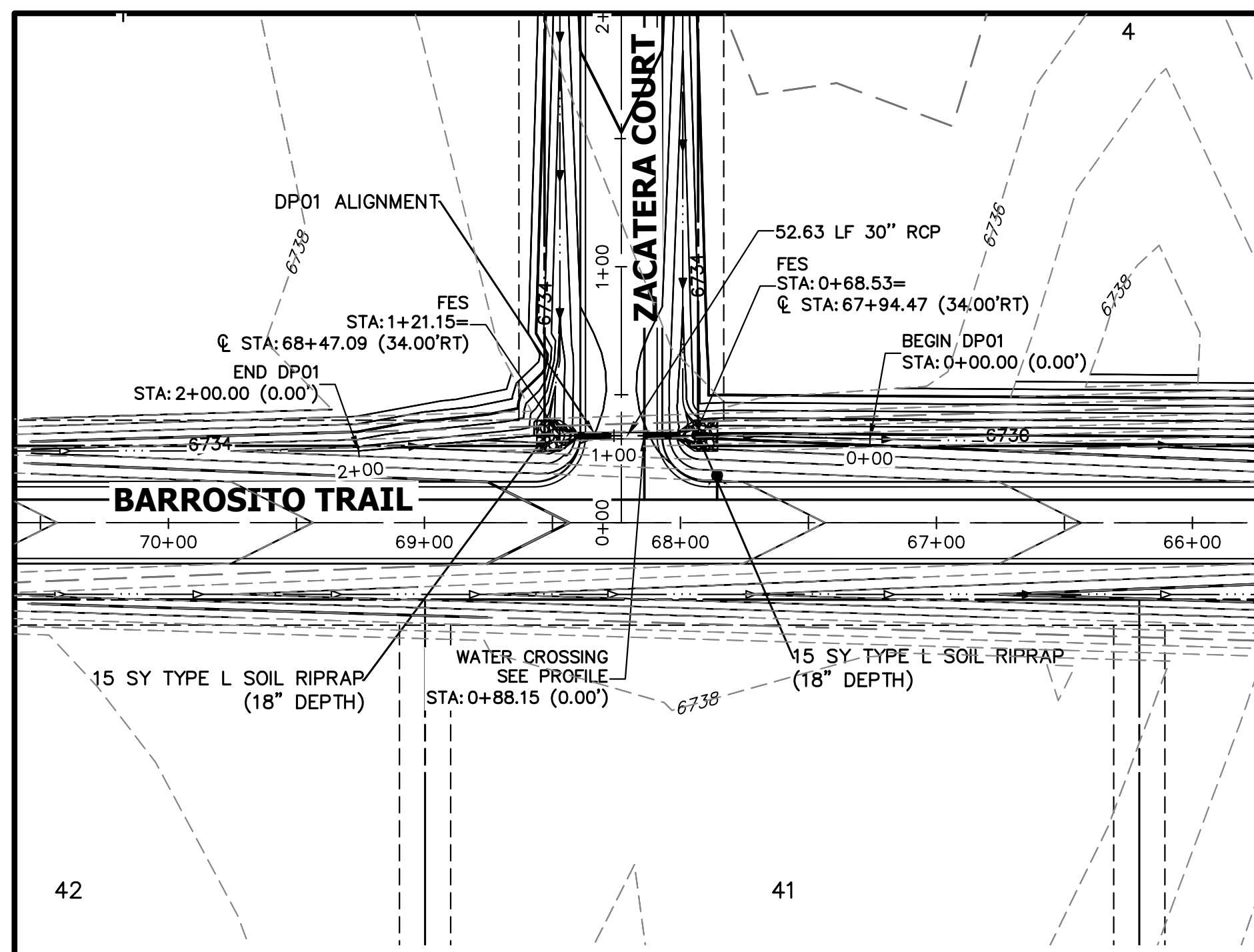
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 NAPA, CALIFORNIA
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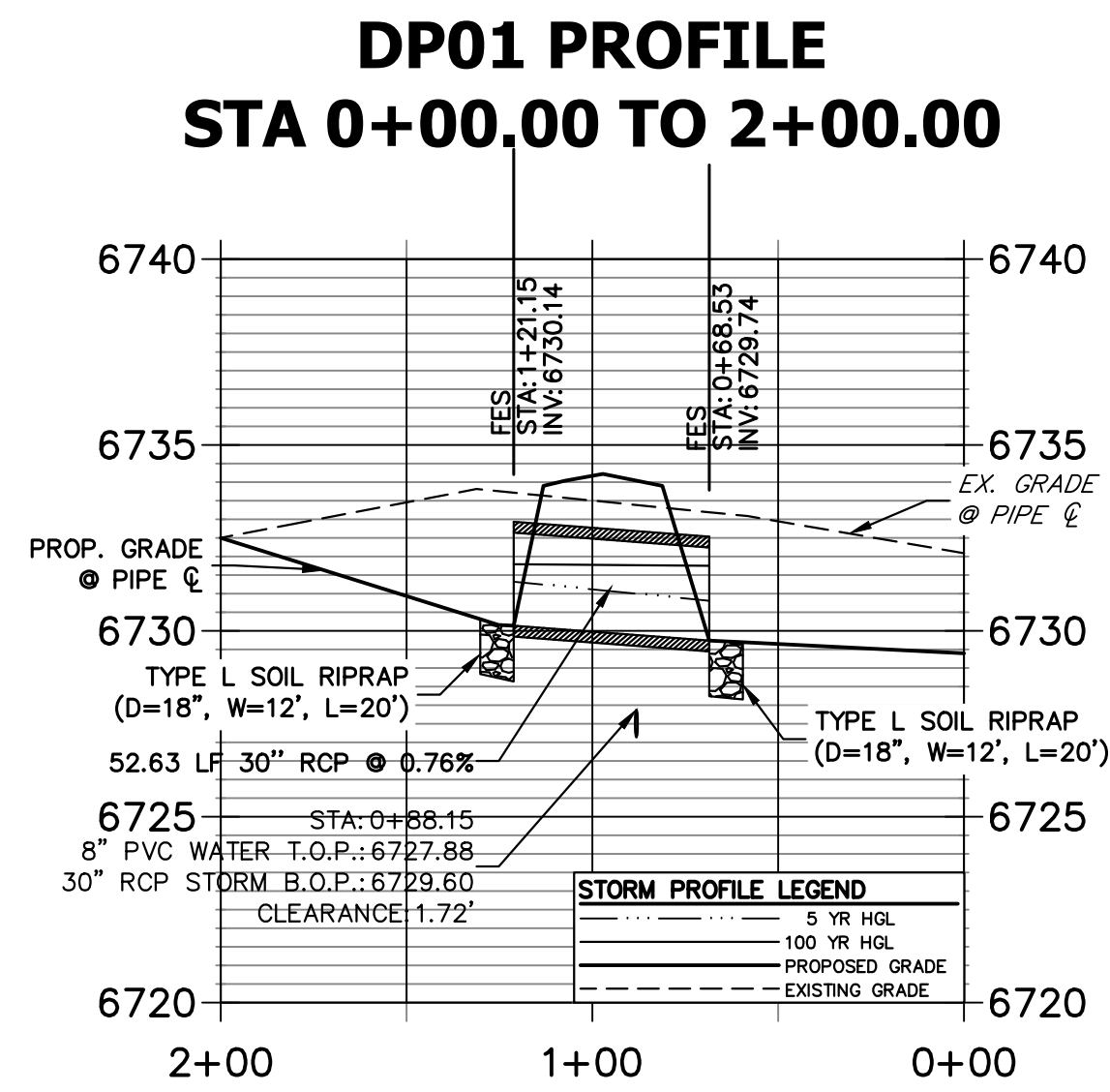
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	2/14/22	LOGO	LOGO	

SADDLEHORN RANCH -
 FILING 4
 OVERALL FIRE HYDRANT
 PLAN



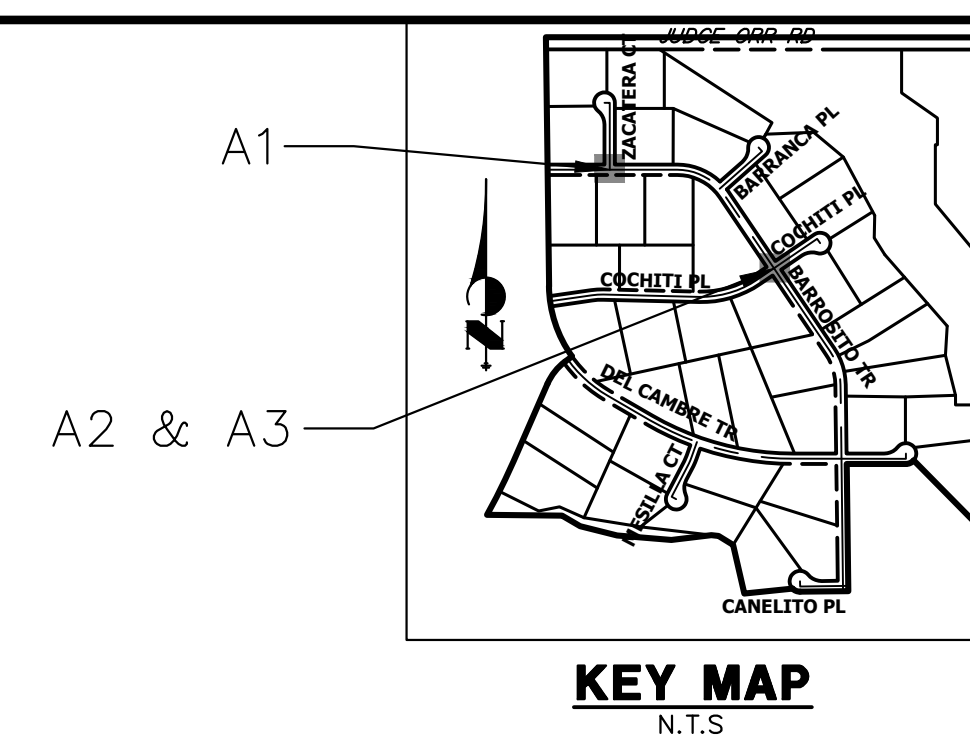
A1 CULVERT - PLAN



A1 CULVERT - PROFILE

ALL CULVERT CALCS ARE IN APPENDIX C OF THE DRAINAGE REPORT.

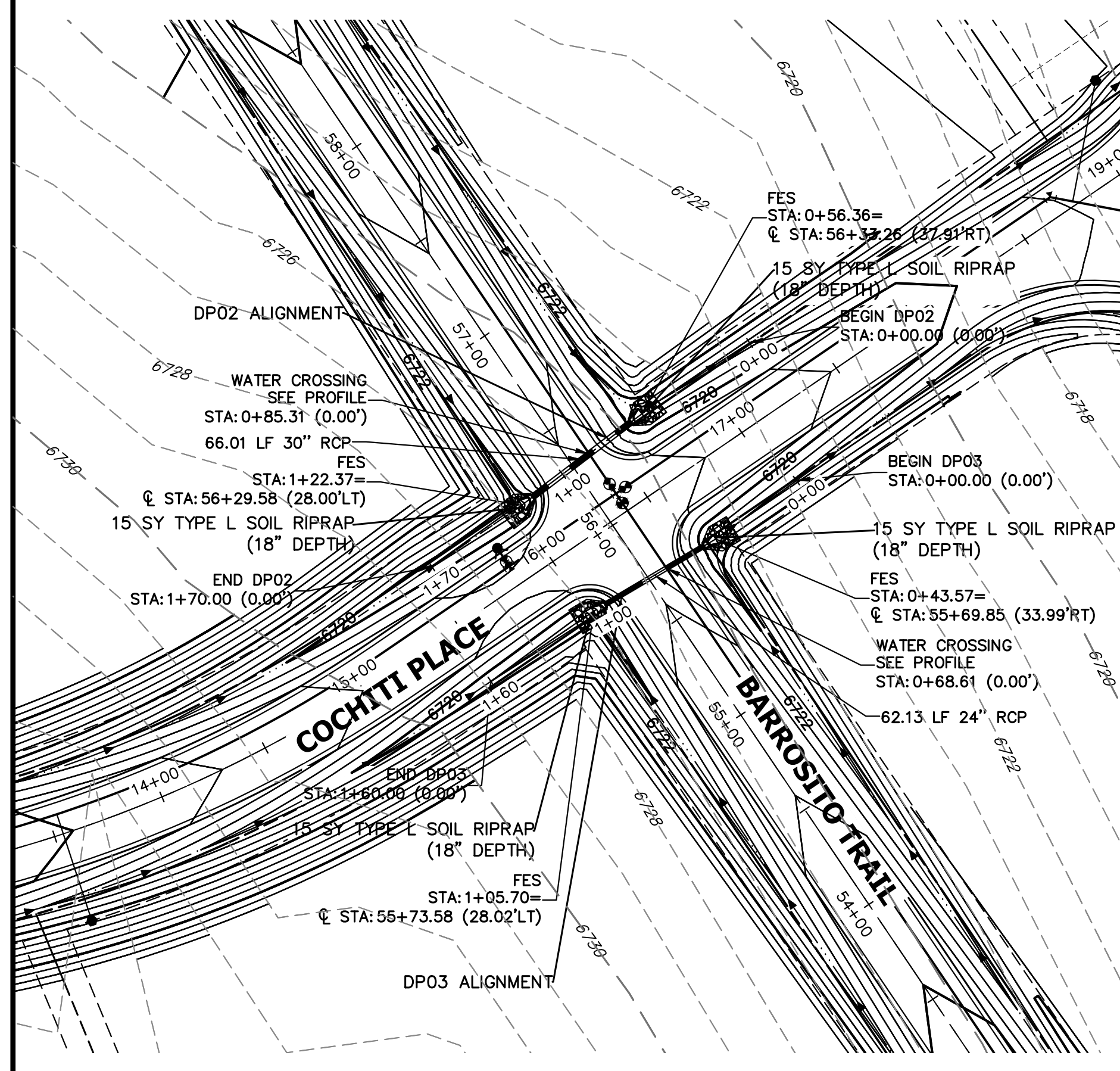
Verify that calculations for all culverts are in the drainage report



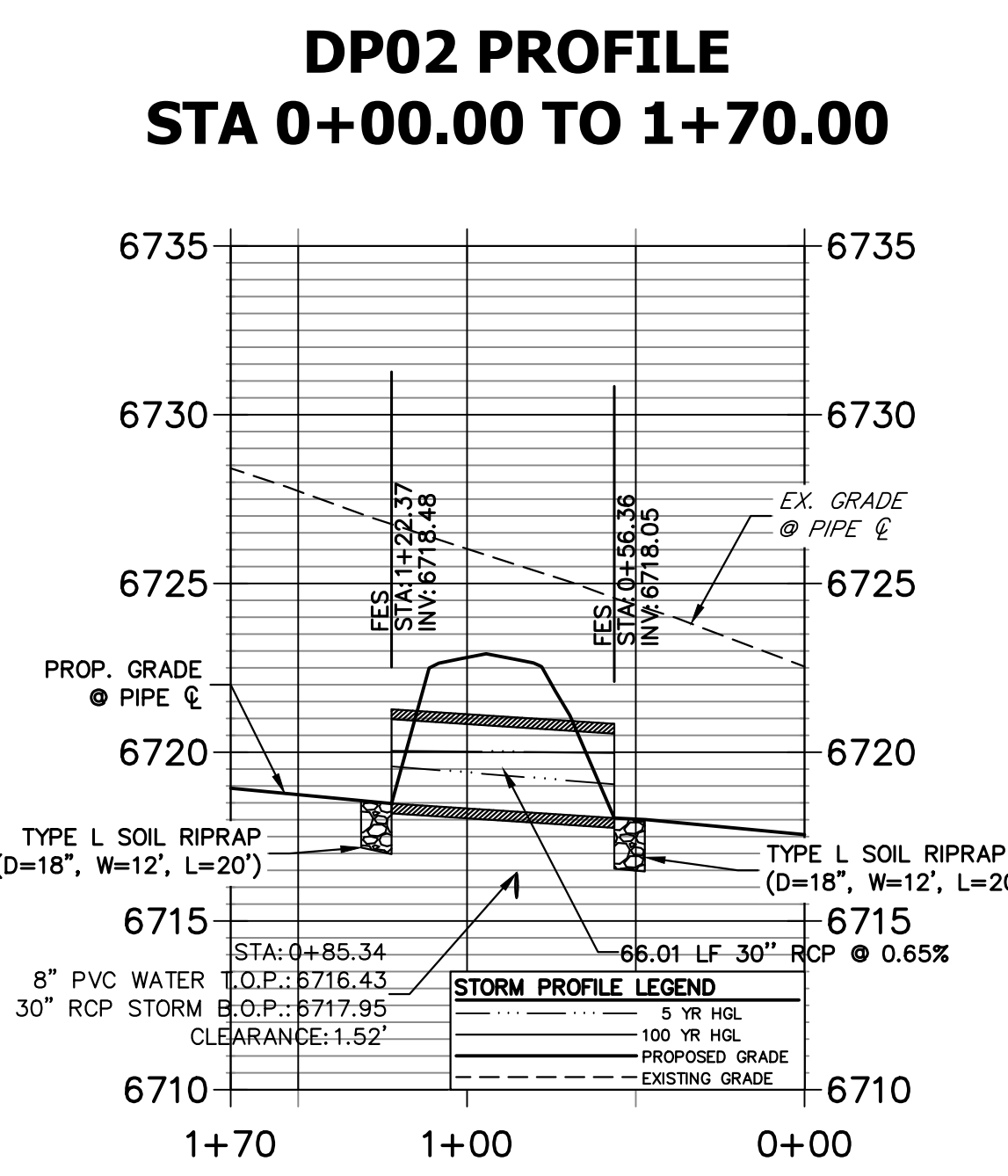
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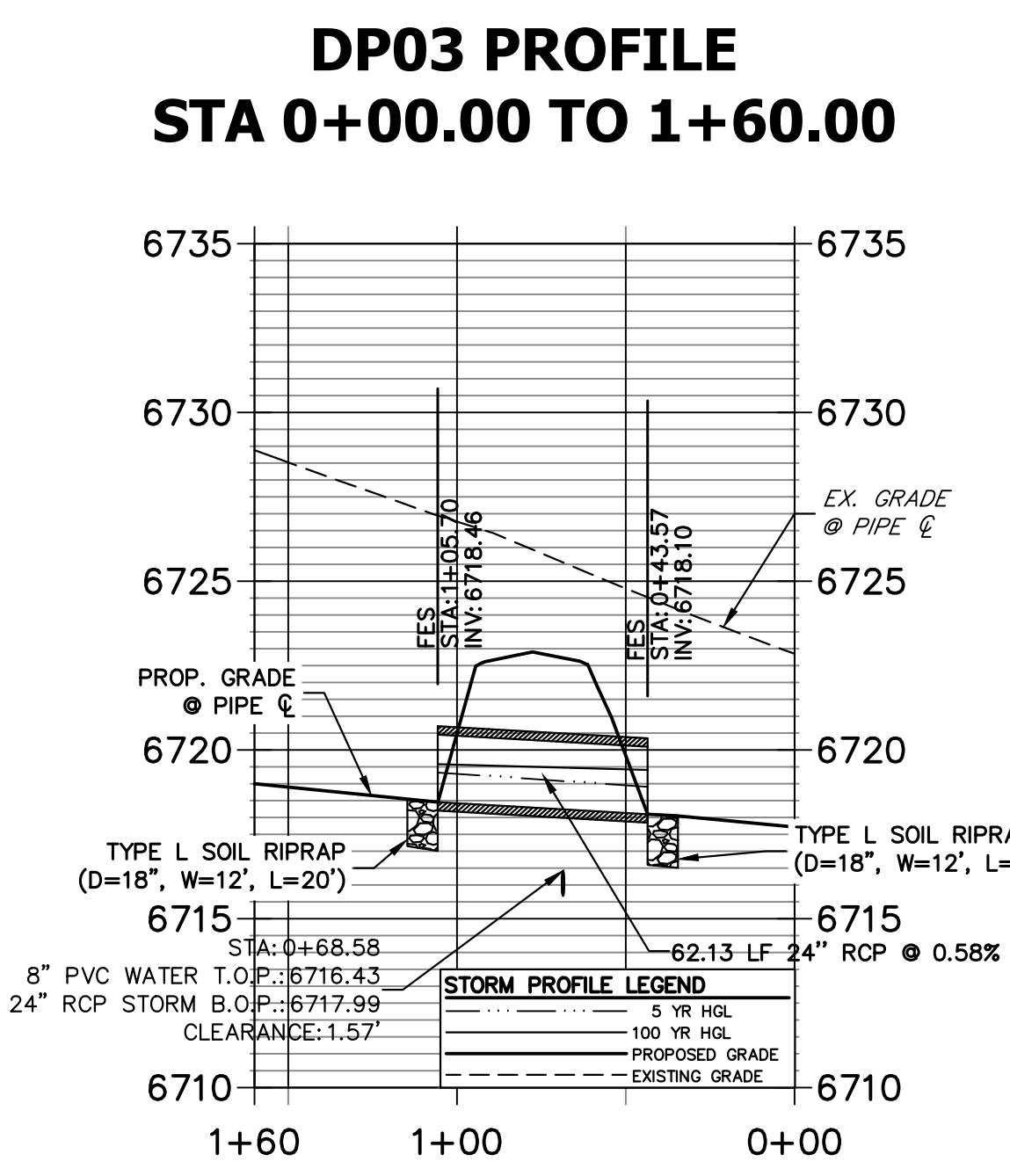
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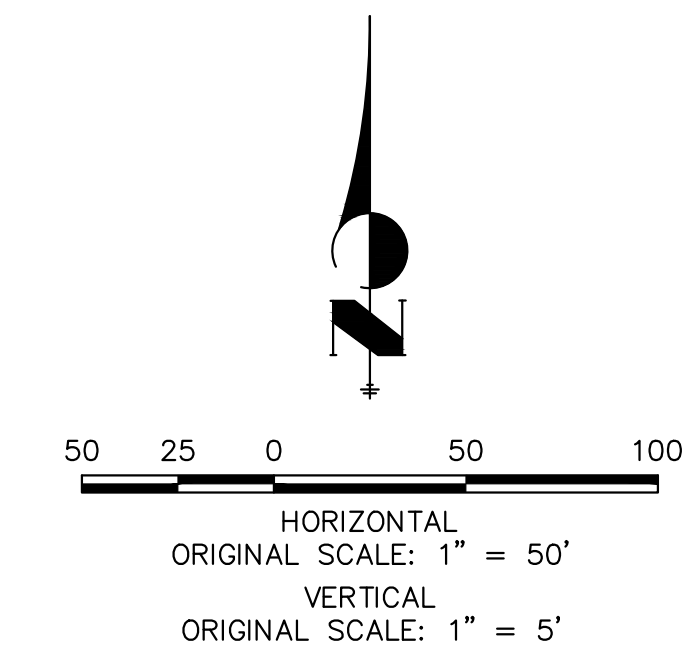
A2 & A3 CULVERT - PLAN



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.
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 - ALL FES STRUCTURES SHOULD HAVE A TOE WALL.

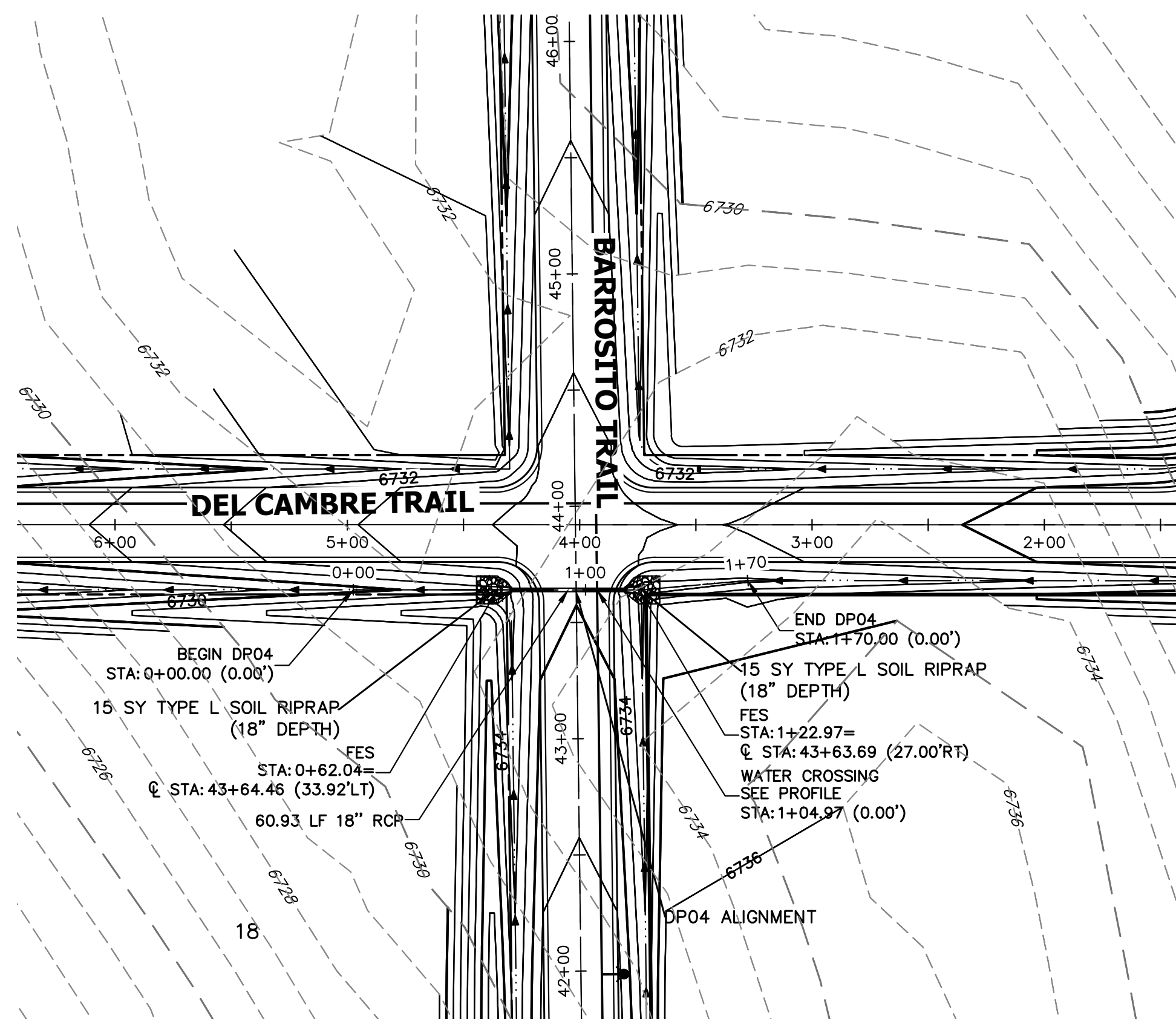


Know what's below.
 Call before you dig.

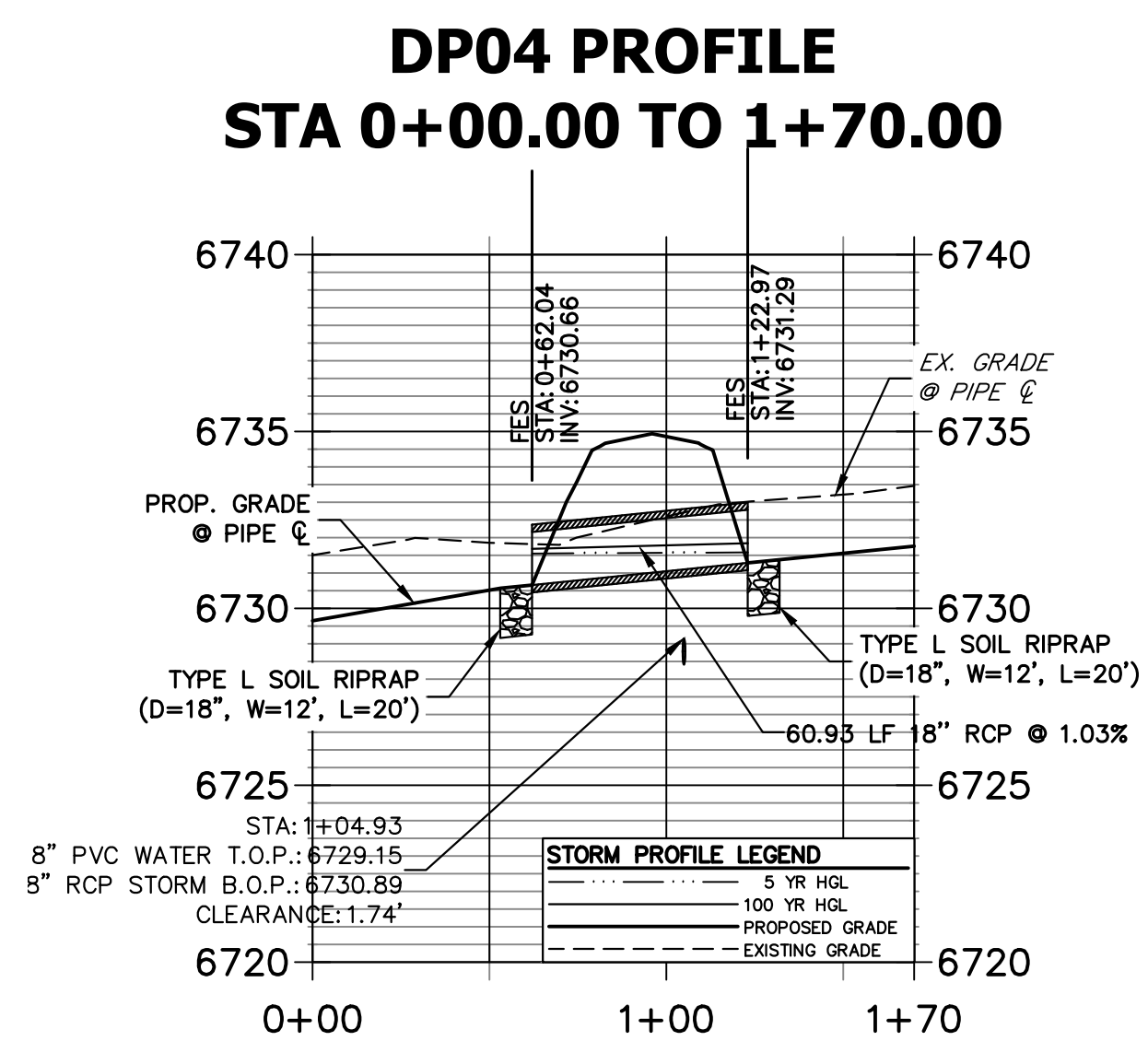
ENGINEER'S STATEMENT
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BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

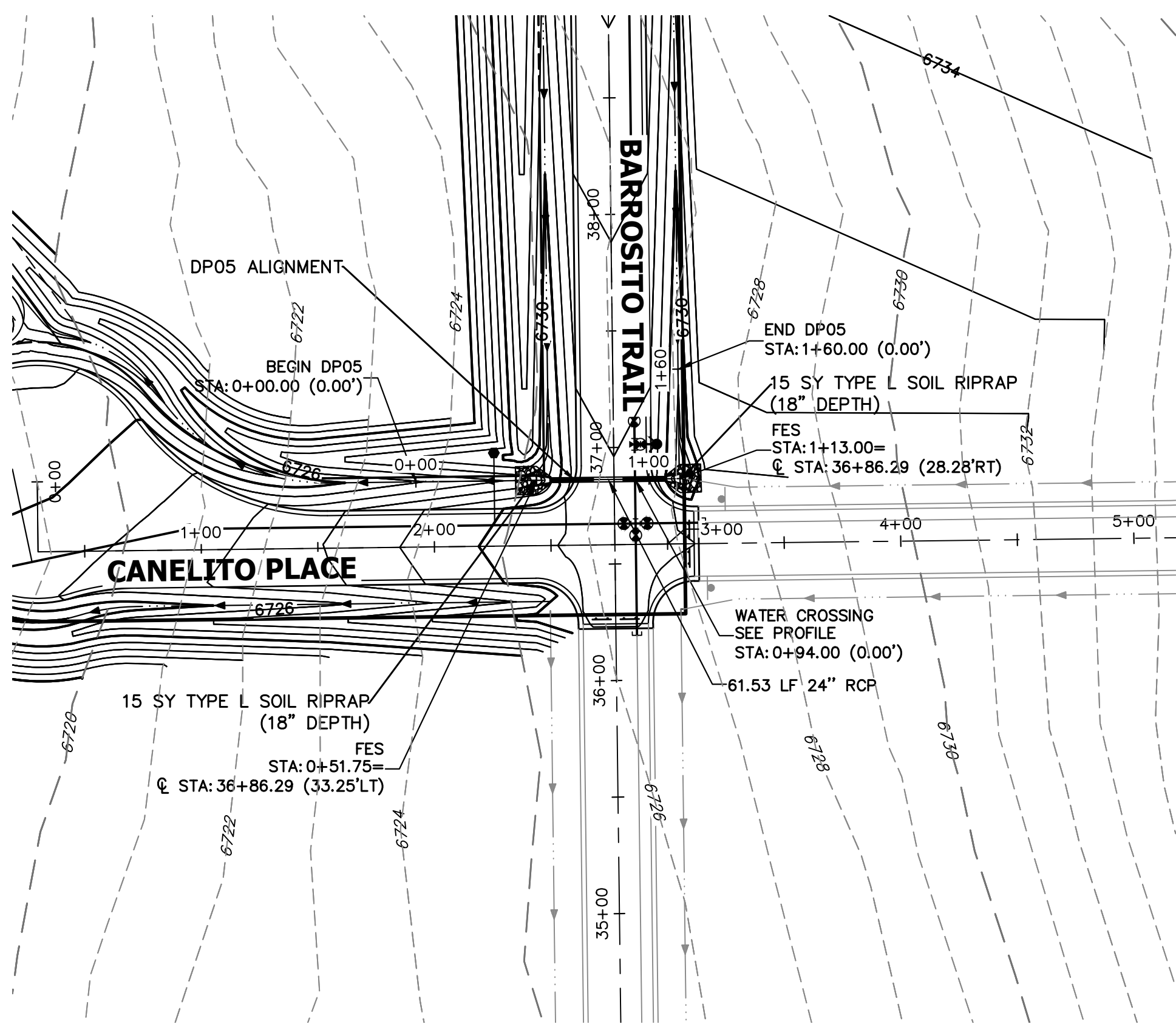
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 4									
STORM SEWER PLAN AND PROFILE									
SHEET 36 OF 43									
JOB NO. 21542.06									



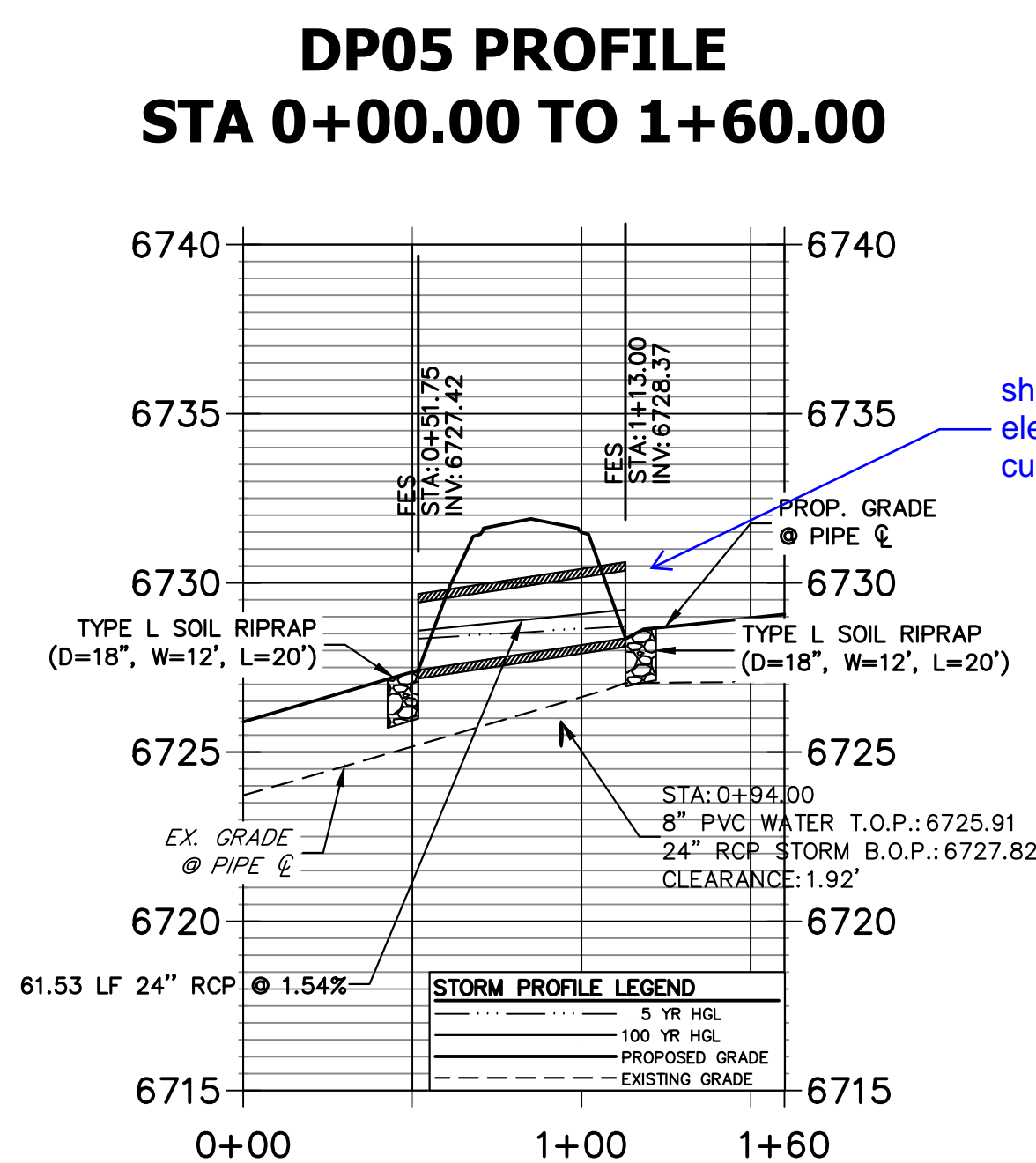
A4 CULVERT - PLAN



A4 CULVERT - PROFILE



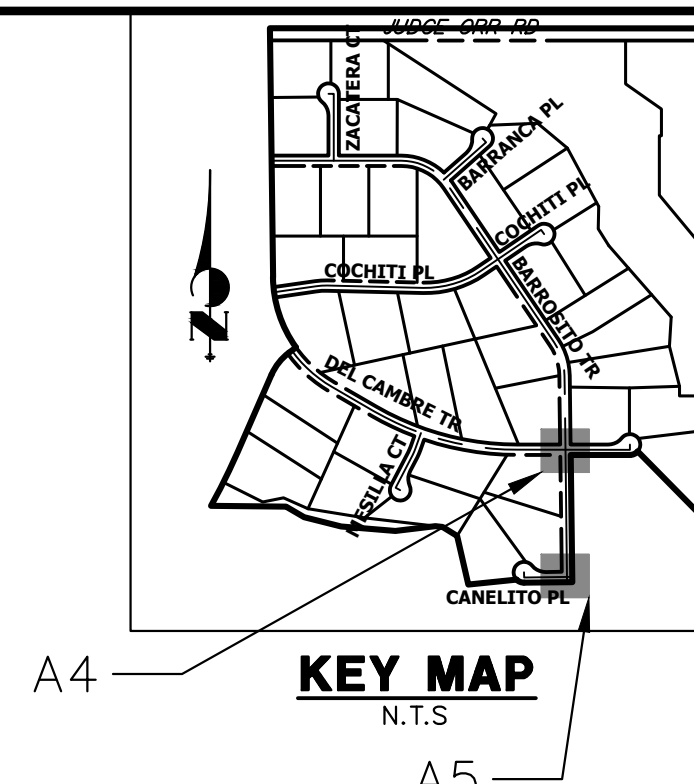
A5 CULVERT - PLAN



A5 CULVERT - PROFILE

HW ELEV LABELED

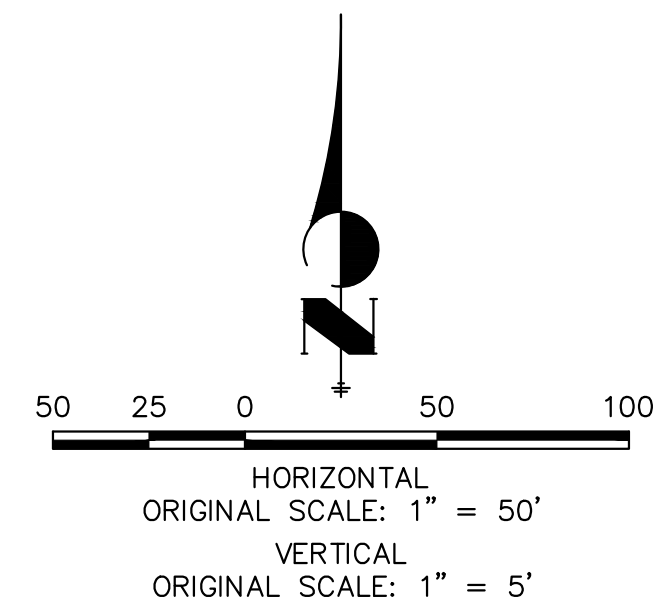
show headwater elevations at all culverts



KEY MAP
N.T.S.

STORM SEWER NOTES

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

DATE

NO.	REVISION	BY	DATE

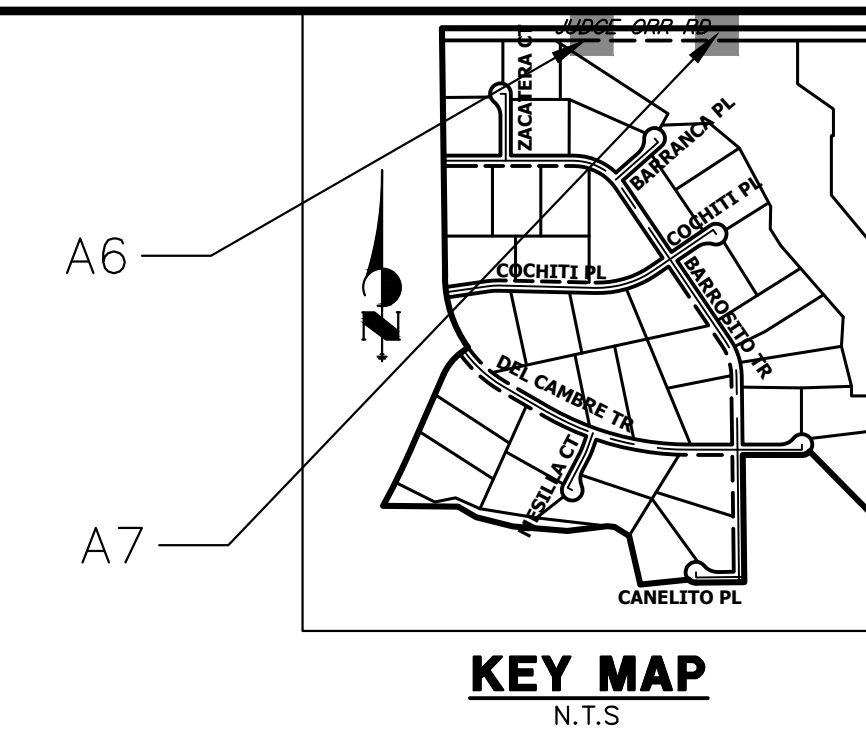
SADDLEHORN RANCH -
FILING 4
STORM SEWER PLAN AND
PROFILE

SHEET 37 OF 43
JOB NO. 21542.06

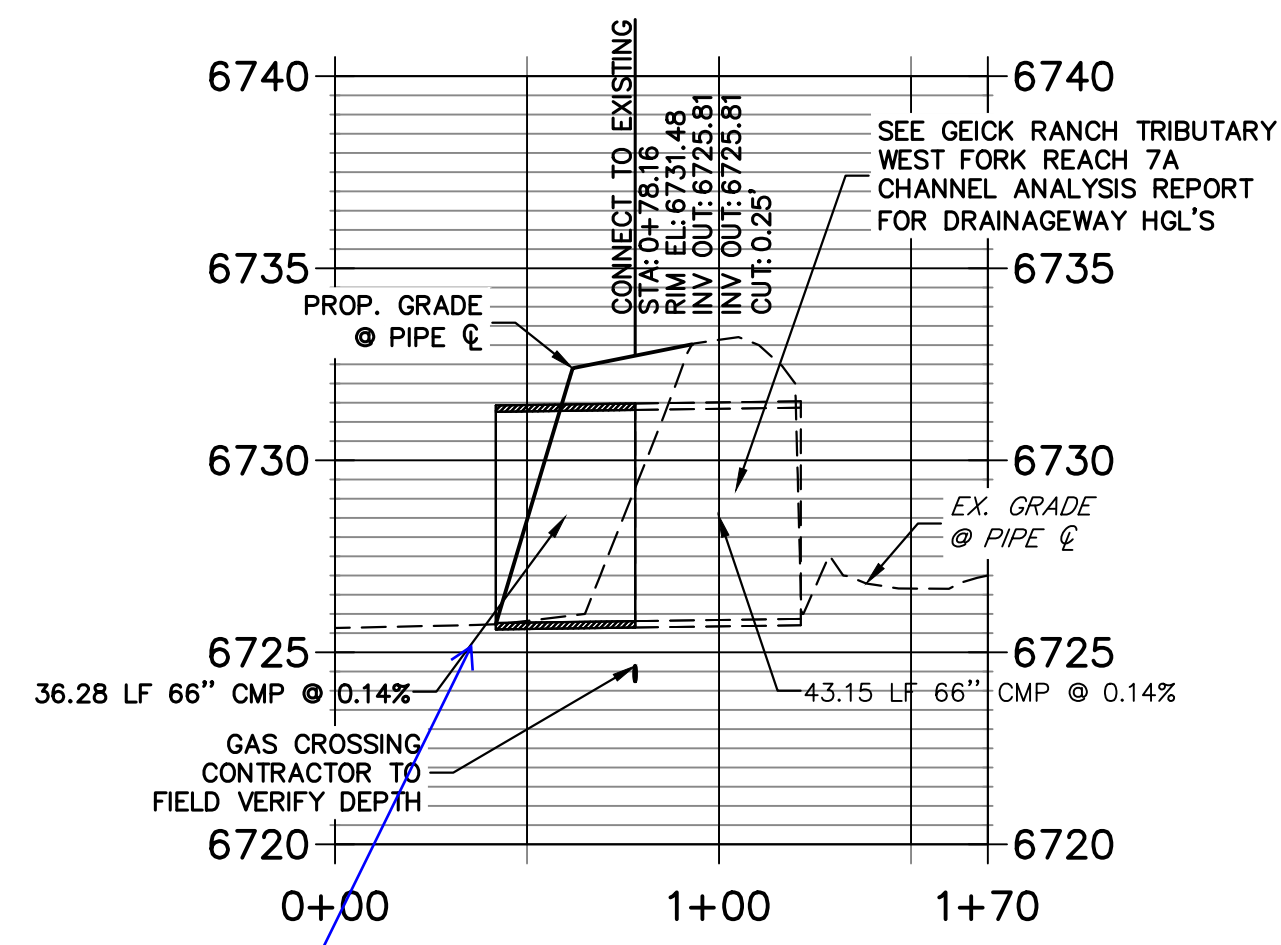
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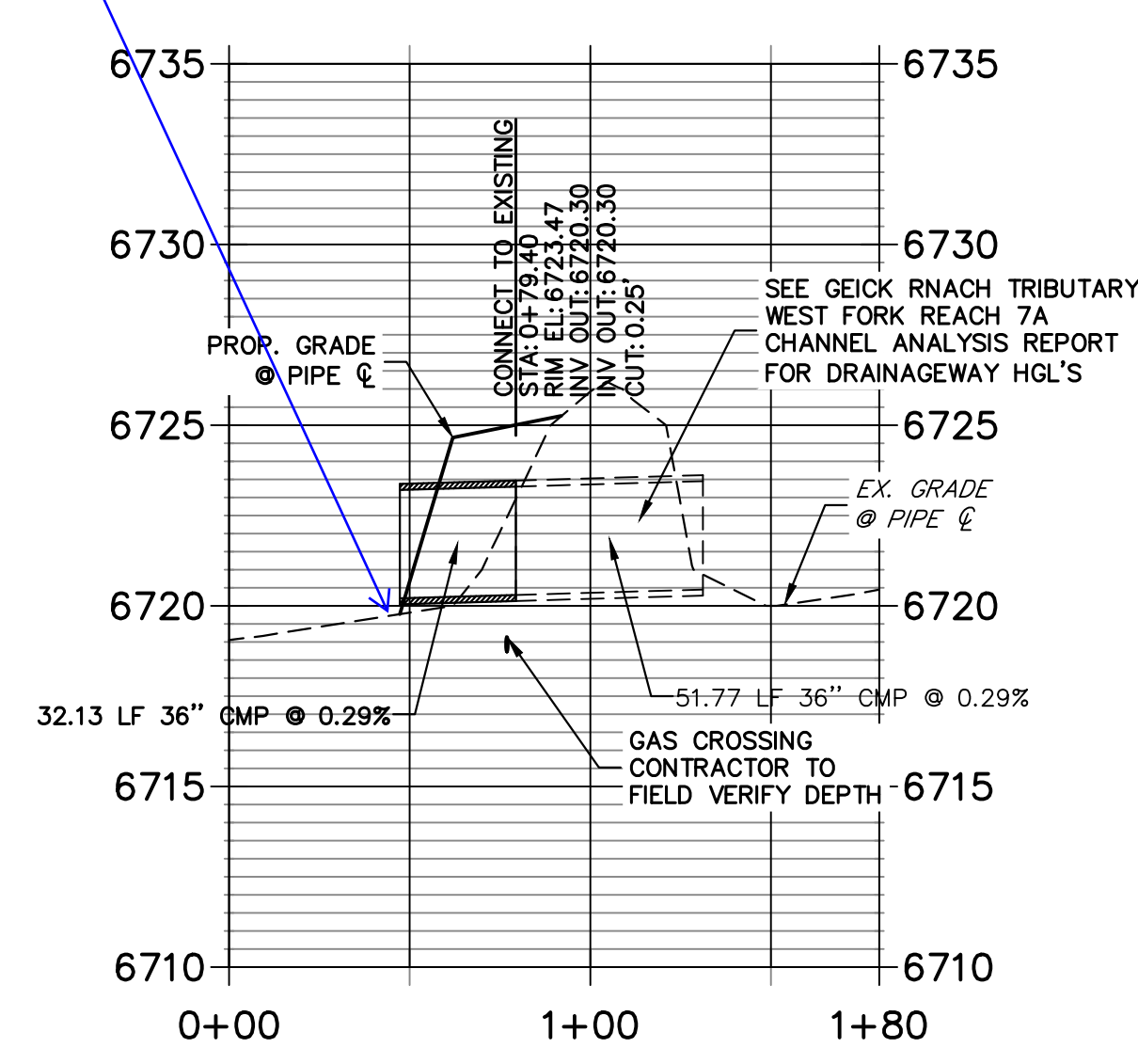


DP06 PROFILE STA 0+00.00 TO 1+70.00

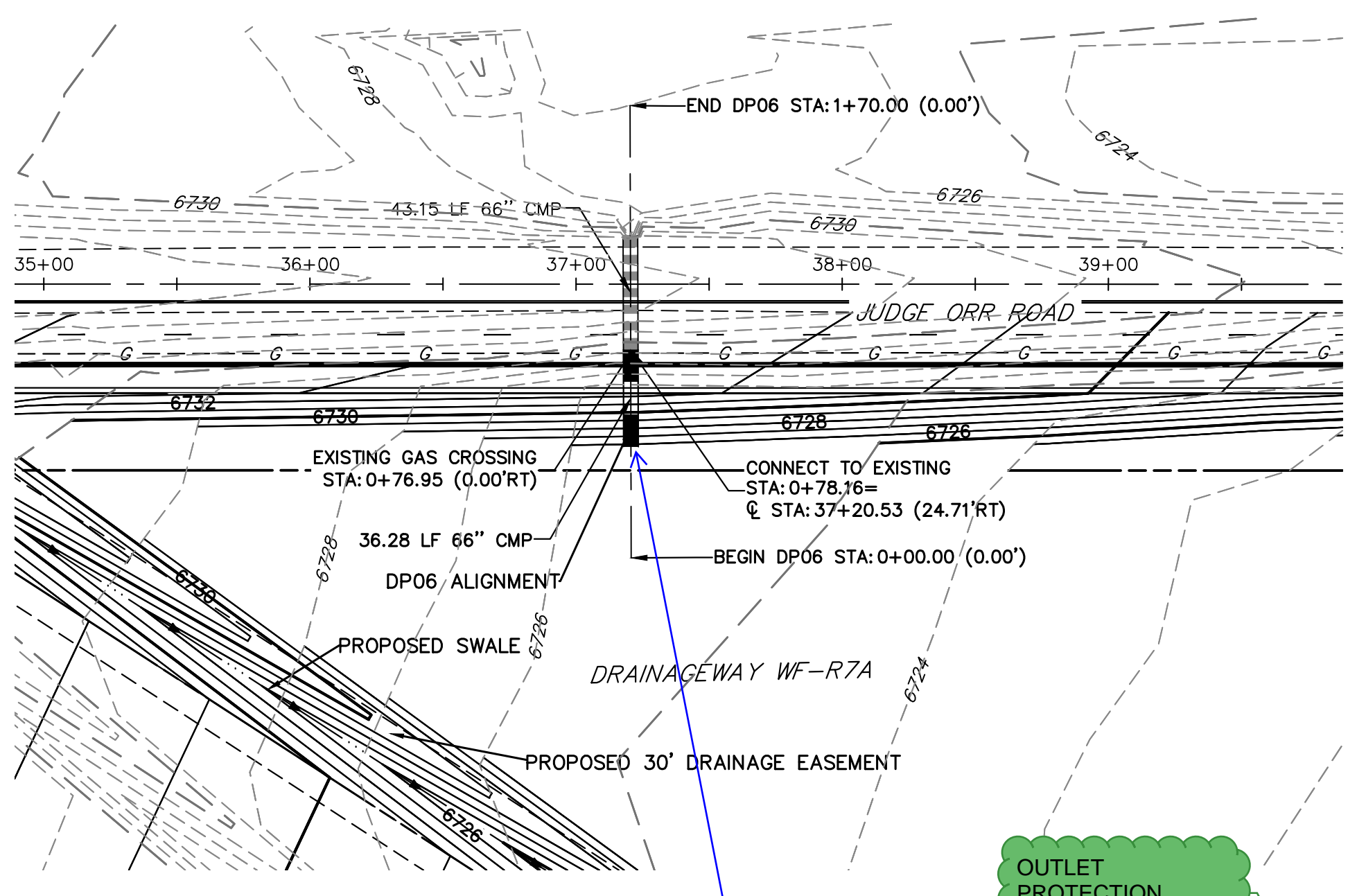


A6 CULVERT - PROFILE

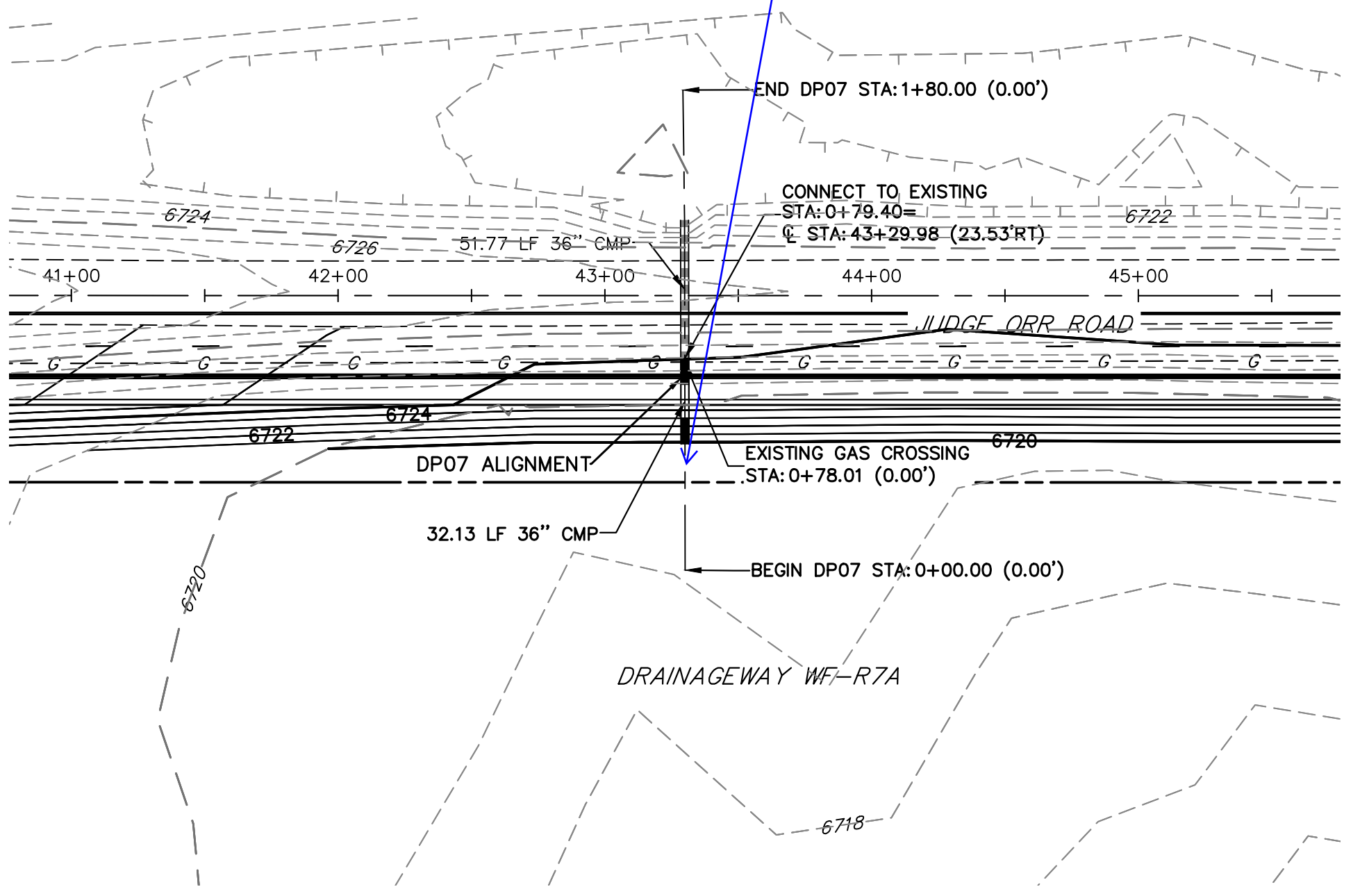
DP07 PROFILE STA 0+00.00 TO 1+80.00



A7 CULVERT - PROFILE



A6 CULVERT - PLAN



A7 CULVERT - PLAN

OUTLET PROTECTION PLACED

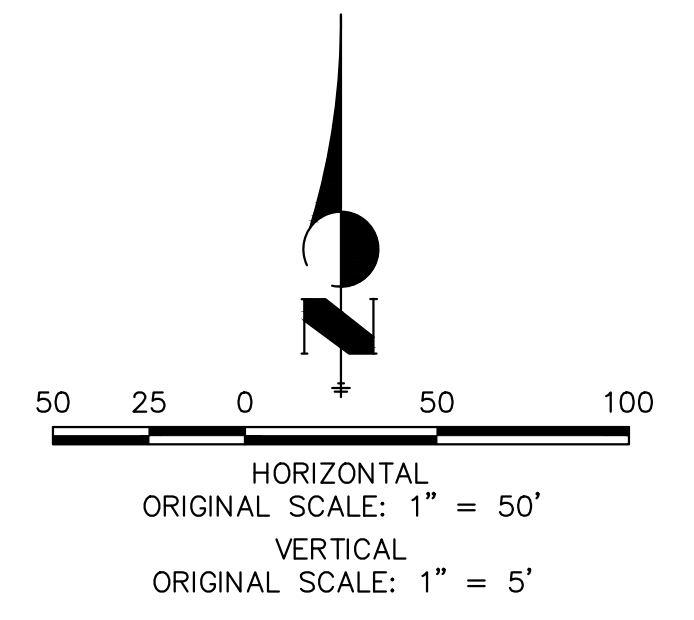
Outlet protection created

show outlet protection

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

STORM SEWER NOTES

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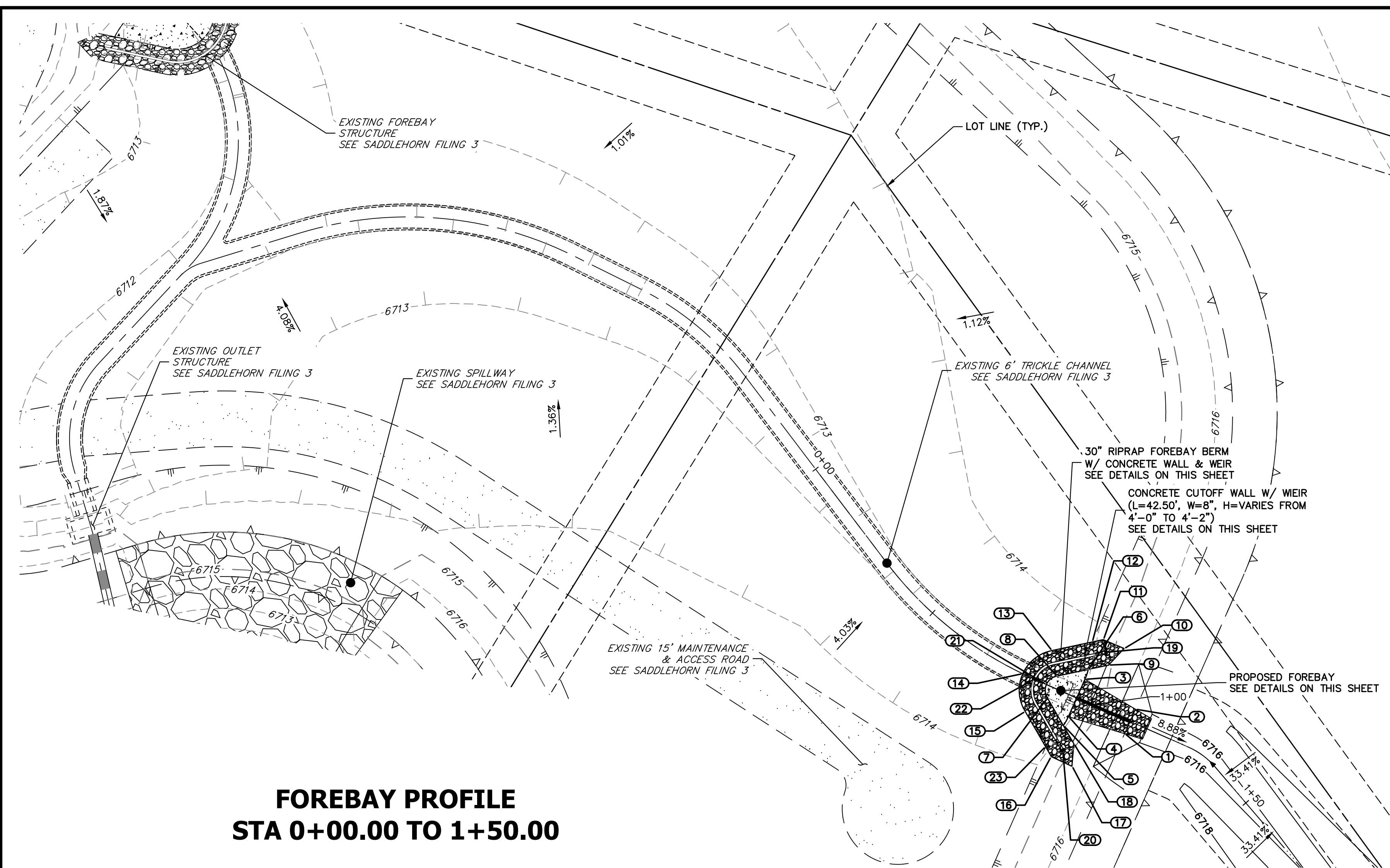
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BY	DATE	REVISION

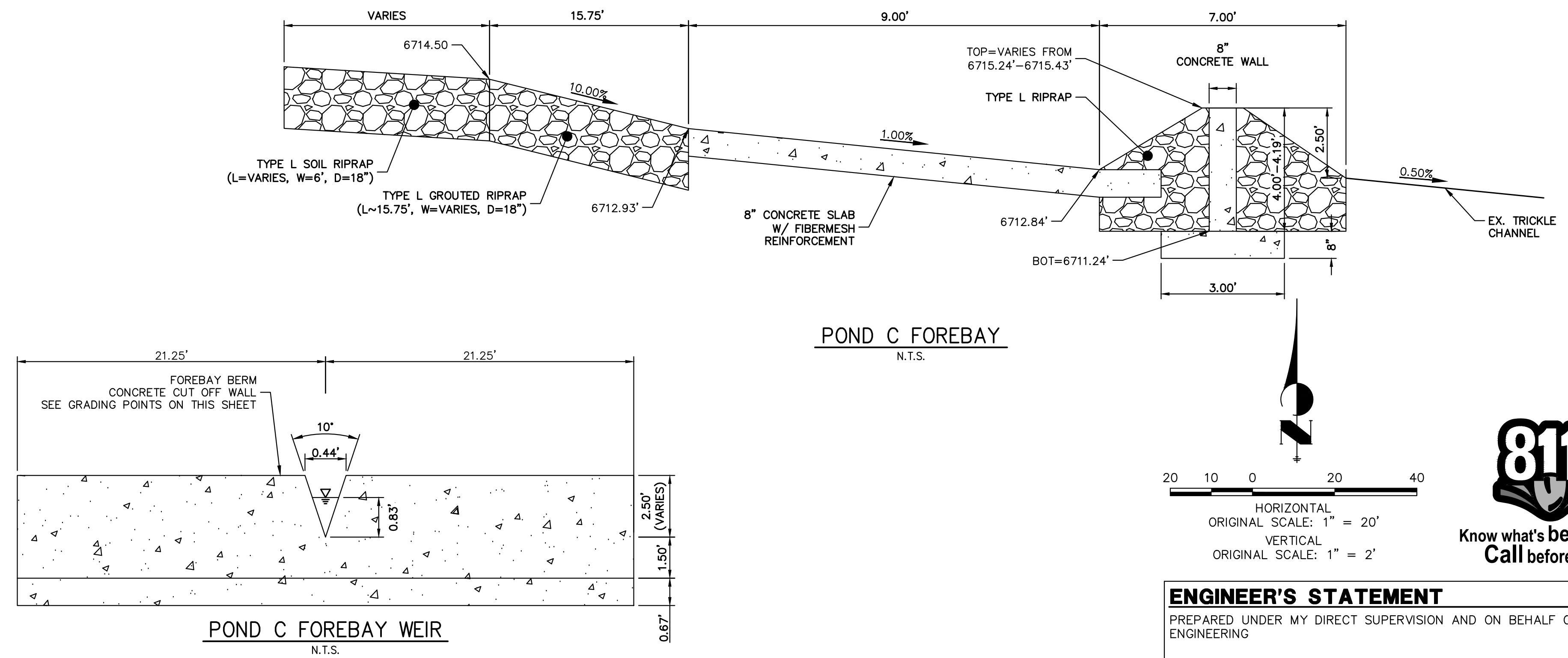
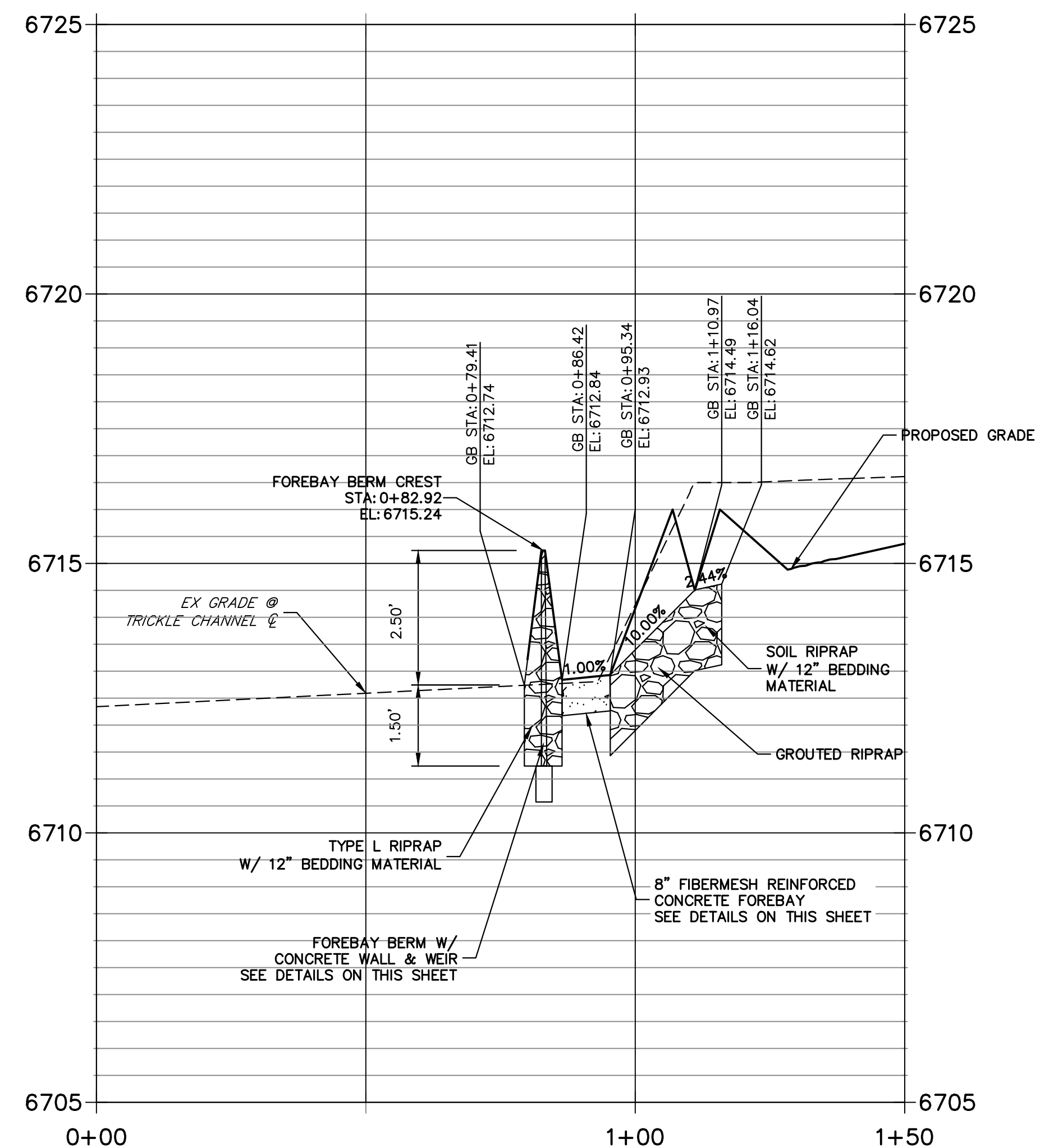
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/1/23	LOGO	LOGO	

SADDLEHORN RANCH -
 FILING 4
 STORM SEWER PLAN AND
 PROFILE

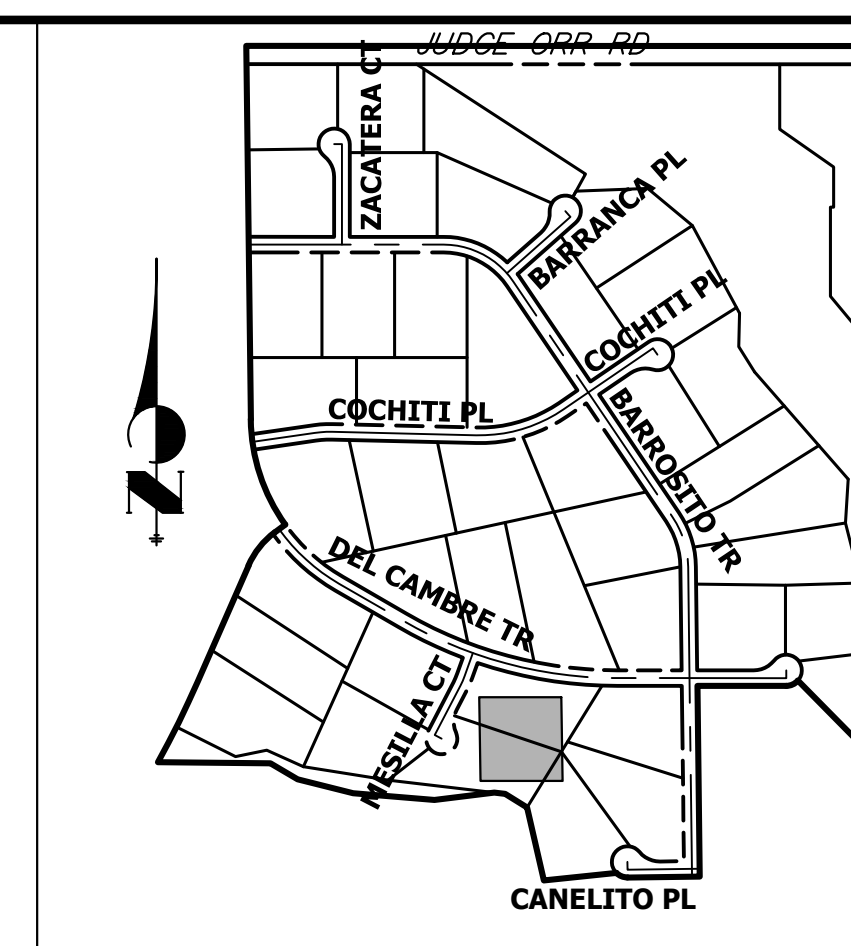
SHEET 38 OF 43
 JOB NO. 21542.06



FOREBAY PROFILE STA 0+00.00 TO 1+50.00



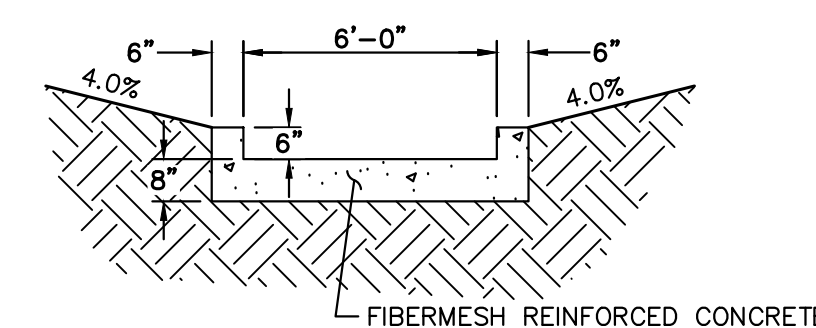
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	RIPRAP/CONCRETE	N:1407002.93 E:3273440.01	3342.79
2	RIPRAP/CONCRETE	N:1407009.52 E:3273442.93	3342.79
3	RIPRAP/CONCRETE	N:1407017.58 E:3273429.33	6712.96
4	RIPRAP/CONCRETE	N:1407007.52 E:3273424.87	6712.96
5	TOE OF BERM	N:1407005.11 E:3273423.52	6712.97
6	TOE OF BERM	N:1407020.24 E:3273430.22	6712.97
7	TOE OF BERM	N:1407012.49 E:3273419.26	6712.89
8	TOE OF BERM	N:1407018.46 E:3273421.86	6712.89
9	RIPRAP	N:1407021.41 E:3273435.71	6714.11
10	RIPRAP	N:1407025.88 E:3273439.87	6715.35
11	RIPRAP	N:1407028.26 E:3273434.24	6714.31
12	TOE OF BERM	N:1407027.62 E:3273431.27	6713.79
13	TOE OF BERM	N:1407025.33 E:3273420.51	6713.48
14	TRICKLE CHANNEL INV	N:1407019.08 E:3273412.57	6713.22
15	TOE OF BERM	N:1407008.86 E:3273413.27	6713.48
16	RIPRAP	N:1406996.73 E:3273420.28	6714.32
17	RIPRAP	N:1406994.16 E:3273425.82	6715.36
18	RIPRAP	N:1407000.24 E:3273426.34	6714.12
19	END OF CONCRETE/TOE OF BERM	N:1407024.84 E:3273434.98	6715.43
20	END OF CONCRETE/TOE OF BERM	N:1406998.49 E:3273423.31	6715.43
21	TOE OF BERM	N:1407016.17 E:3273418.94	6712.85
22	TOP OF BERM	N:1407017.63 E:3273415.76	6715.24
23	TOE OF BERM	N:1406999.38 E:3273418.75	6713.79



KEY MAP N.T.S.

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

*D₅₀ = MEAN ROCK SIZE.



POND C TRICKLE CHANNEL N.T.S.

POND C FOREBAY N.T.S.

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

20 10 0 20 40

HORIZONTAL ORIGINAL SCALE: 1" = 20'

VERTICAL ORIGINAL SCALE: 1" = 2'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043

DATE _____

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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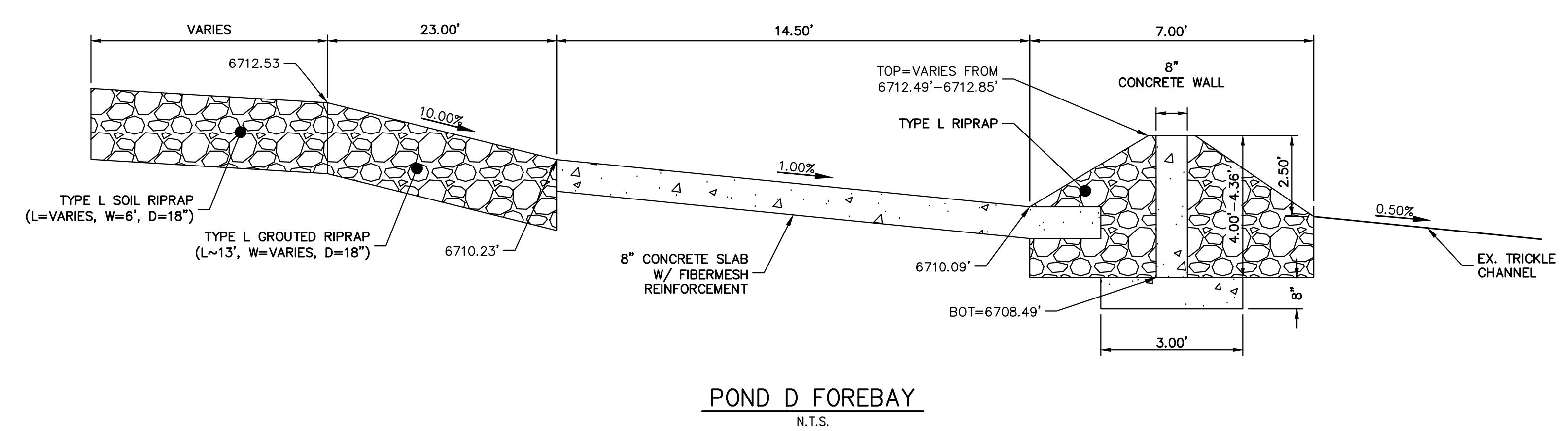
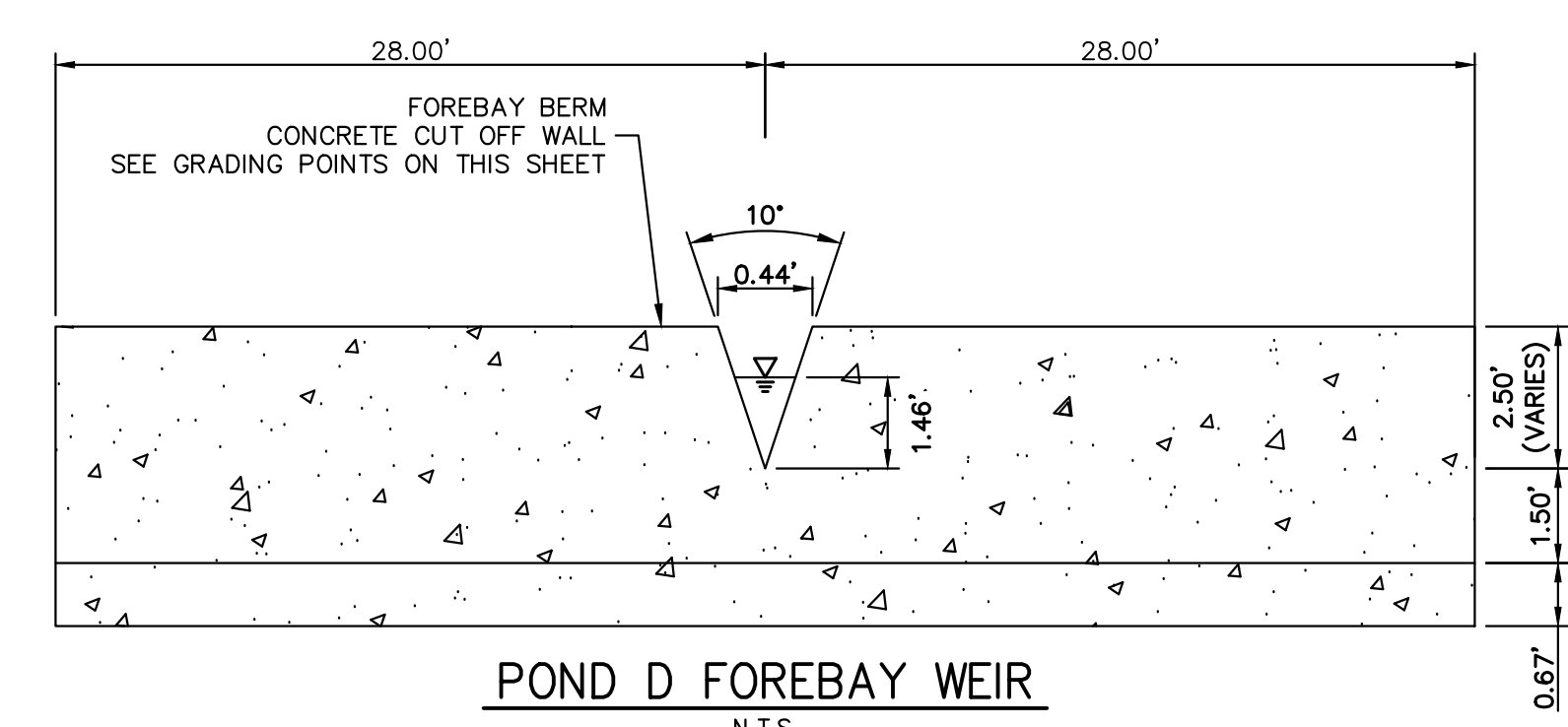
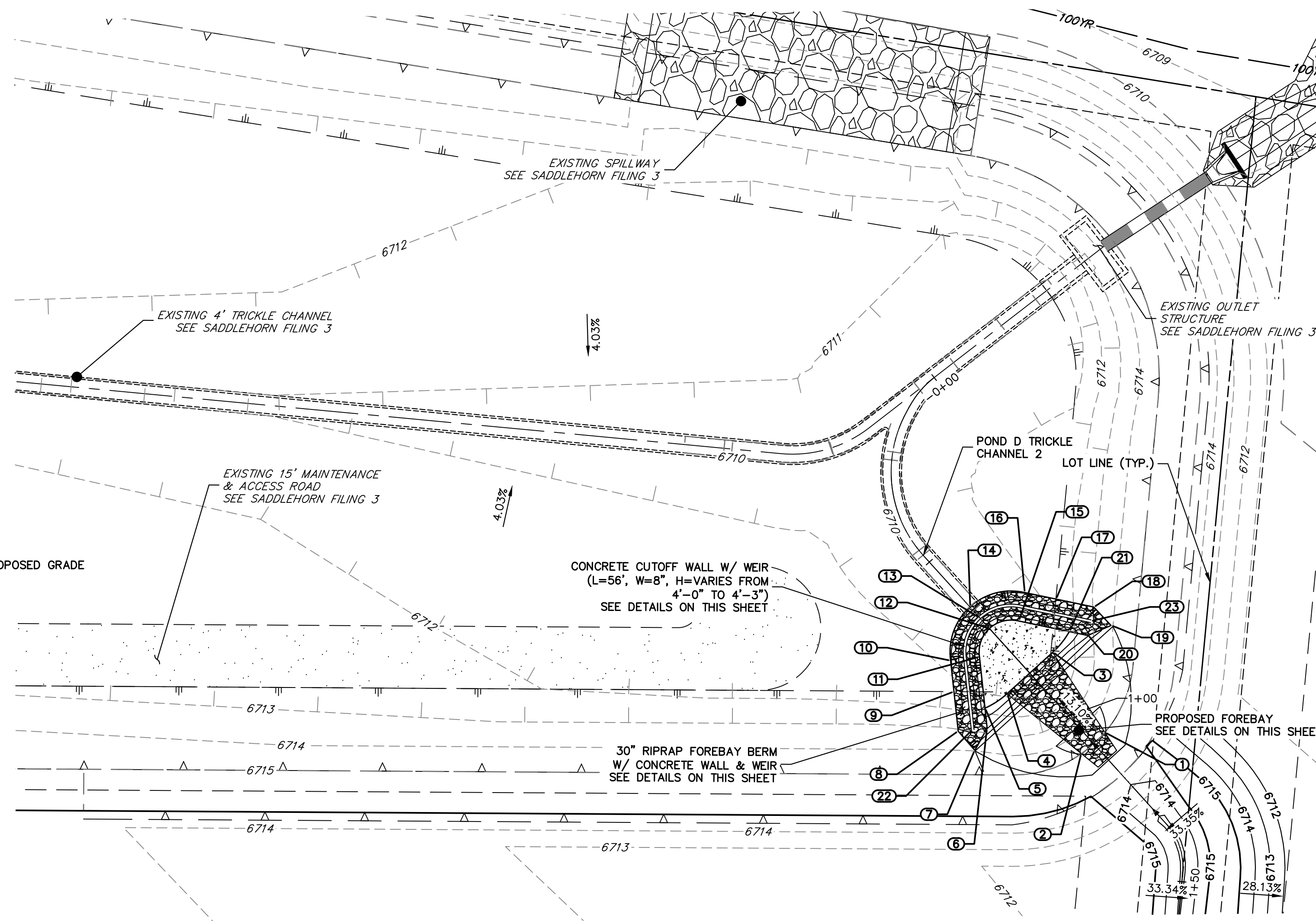
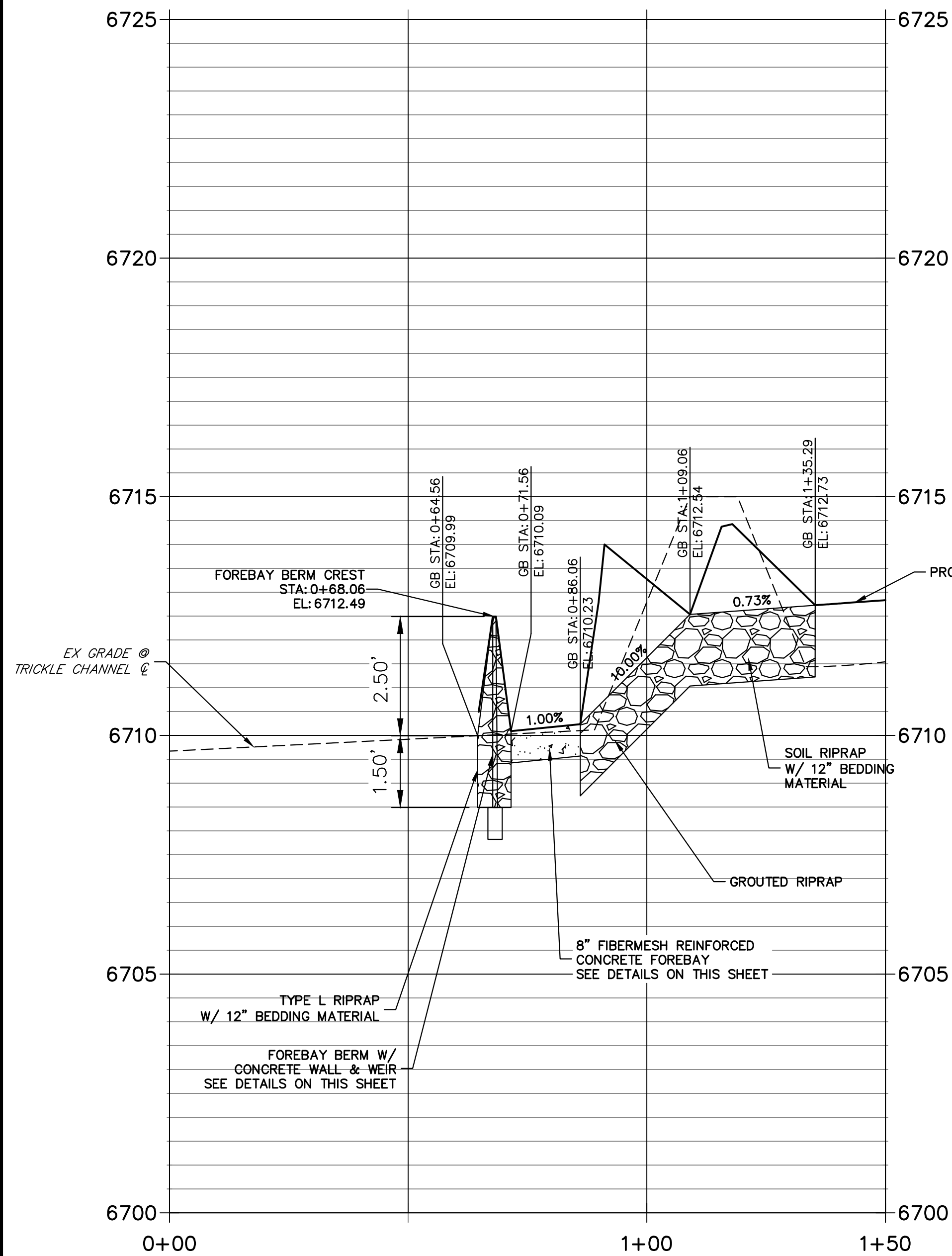
H-SCALE 1"=20'
V-SCALE 1"=2'
DATE 5/1/23
DESIGNED BY LGO
DRAWN BY LGO
CHECKED BY

**SADDLEHORN RANCH -
FILING 4**

FOREBAY DETAILS

SHEET 39 OF 43
JOB NO. 21542.06

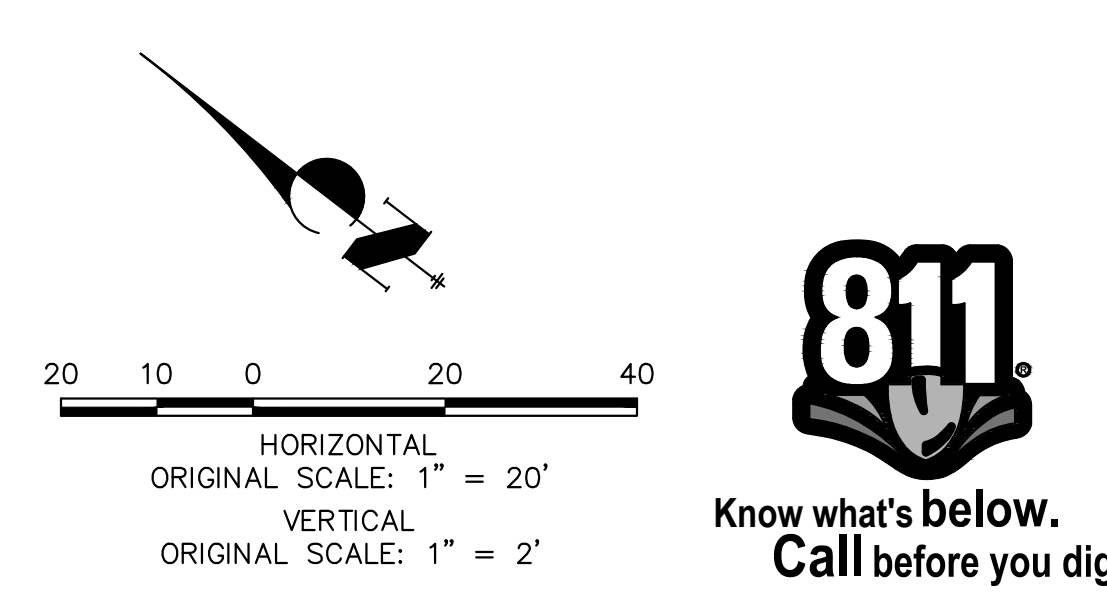
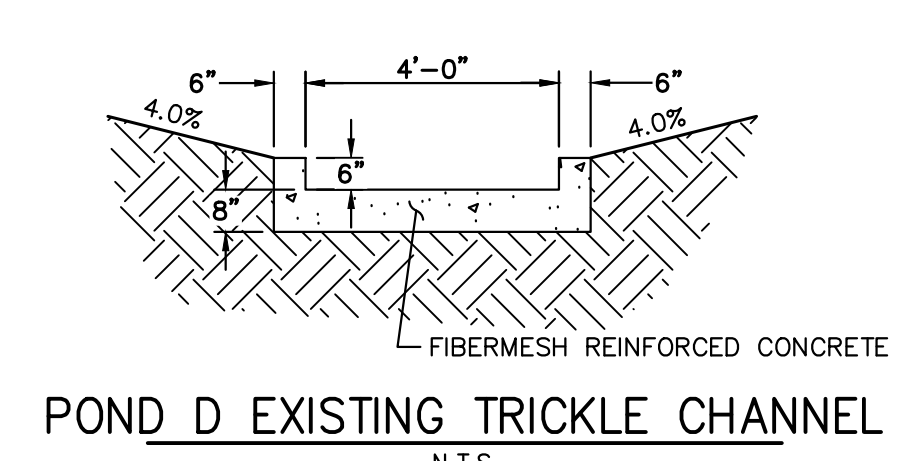
**FOREBAY PROFILE
STA 0+00.00 TO 1+50.00**



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

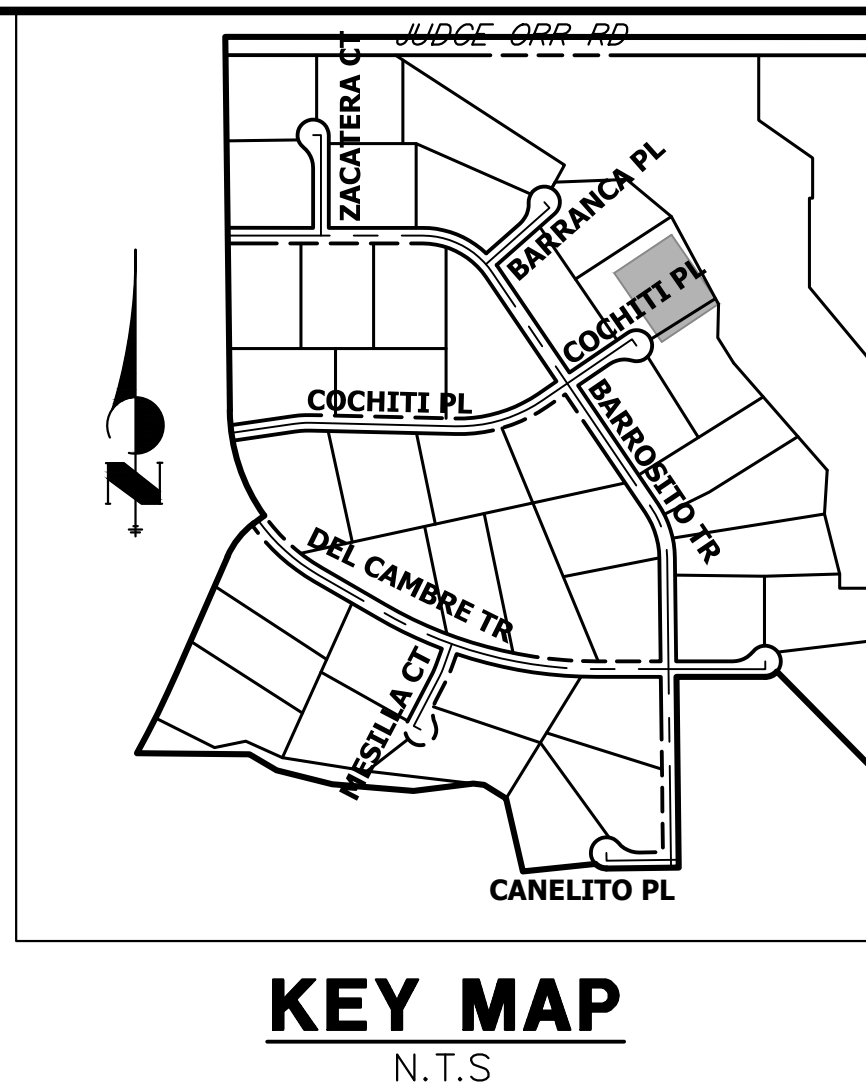
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

*D₅₀ = 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



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

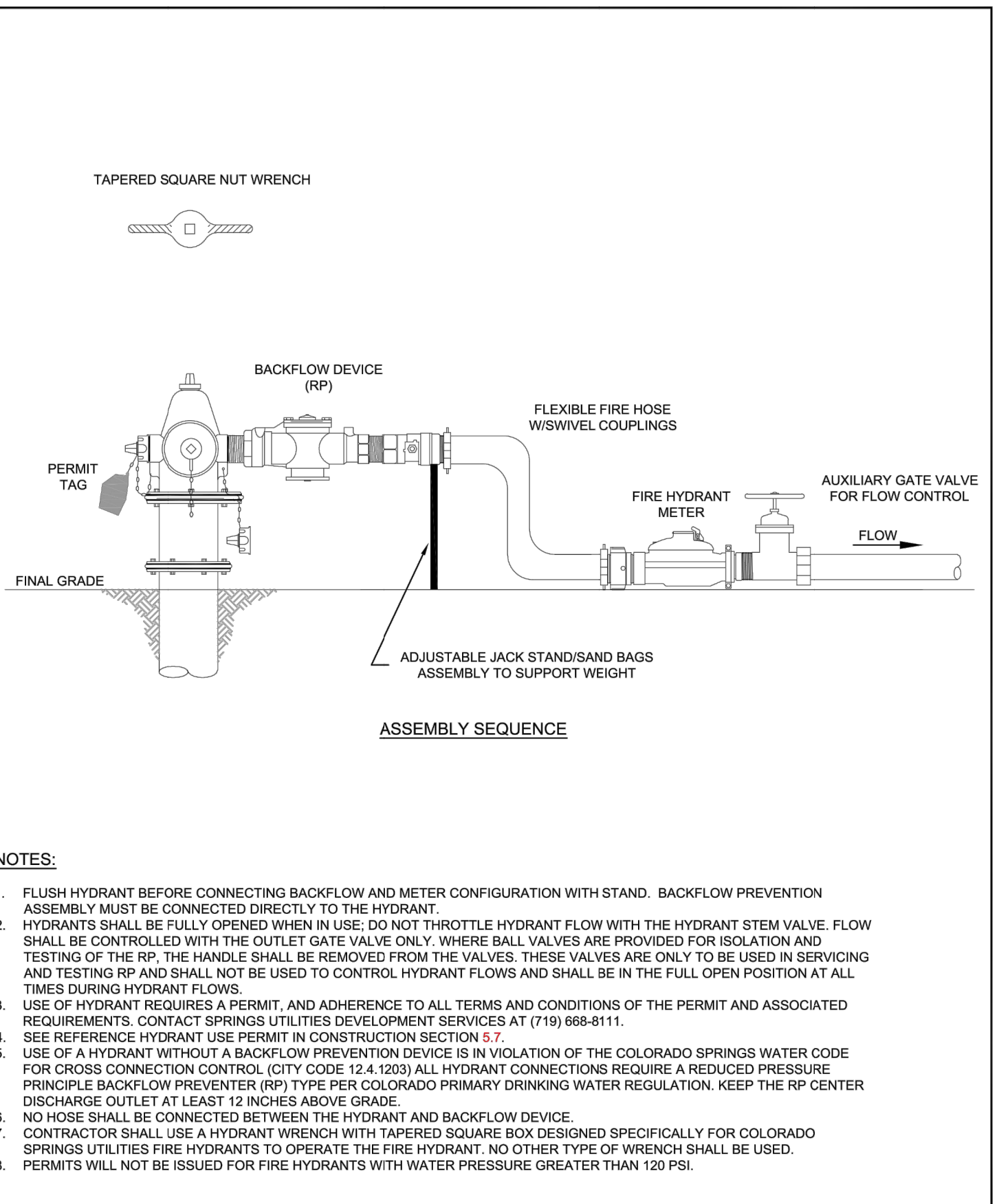
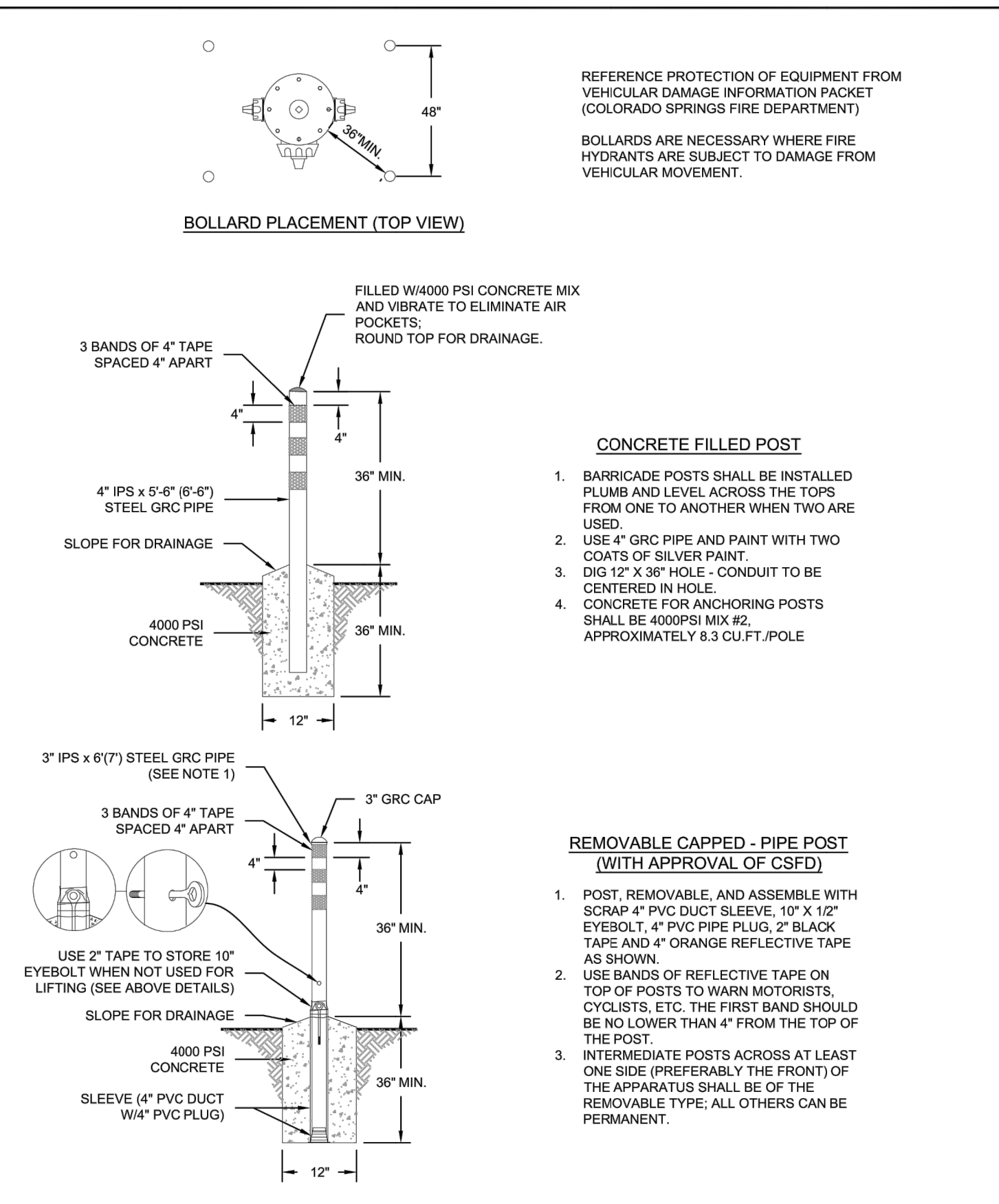
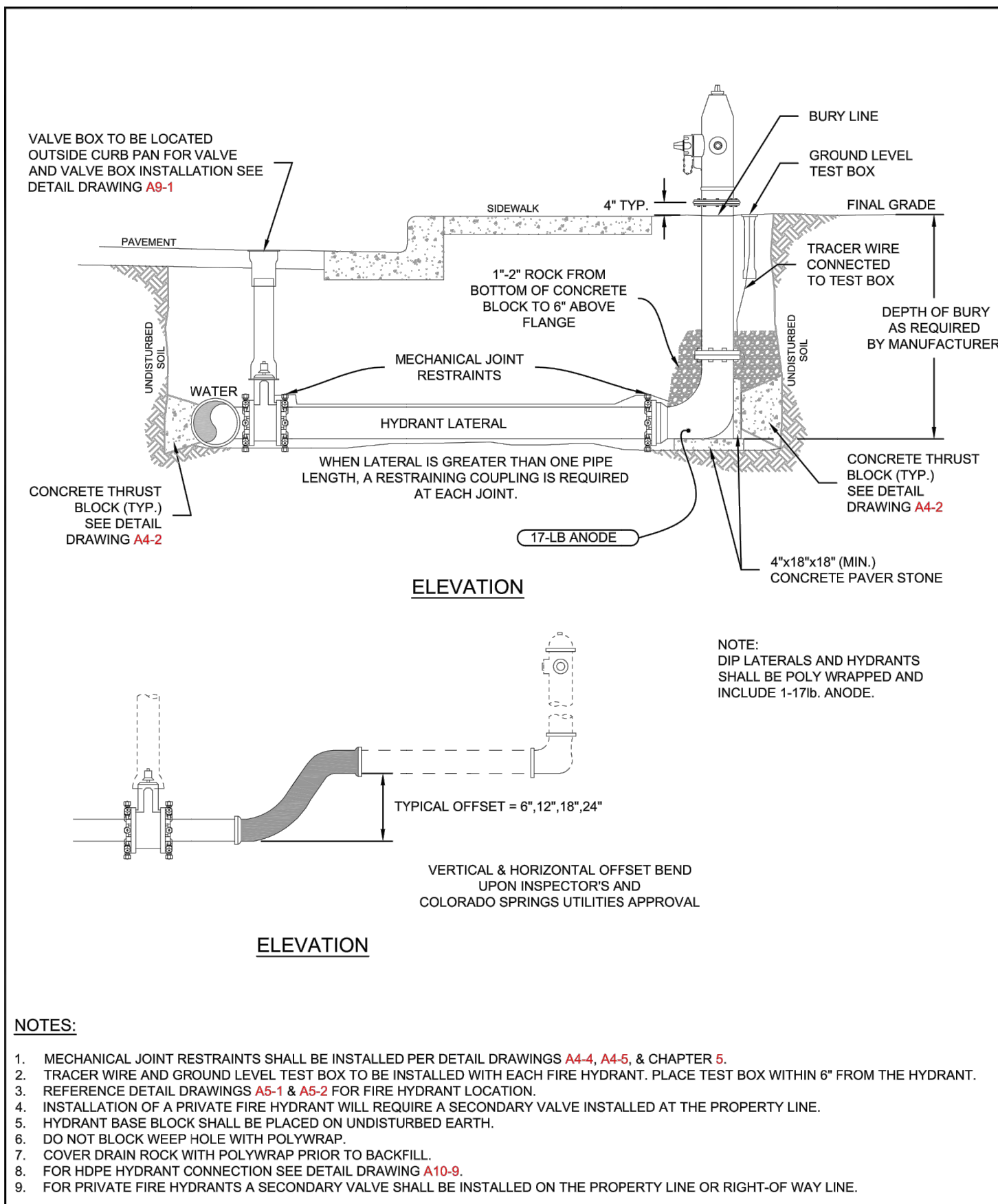
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

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						No.	DATE
1"=20'	1"=2'	5/1/23	LOGO	LOGO			

SADDLEHORN RANCH - FILING 4
FOREBAY DETAILS

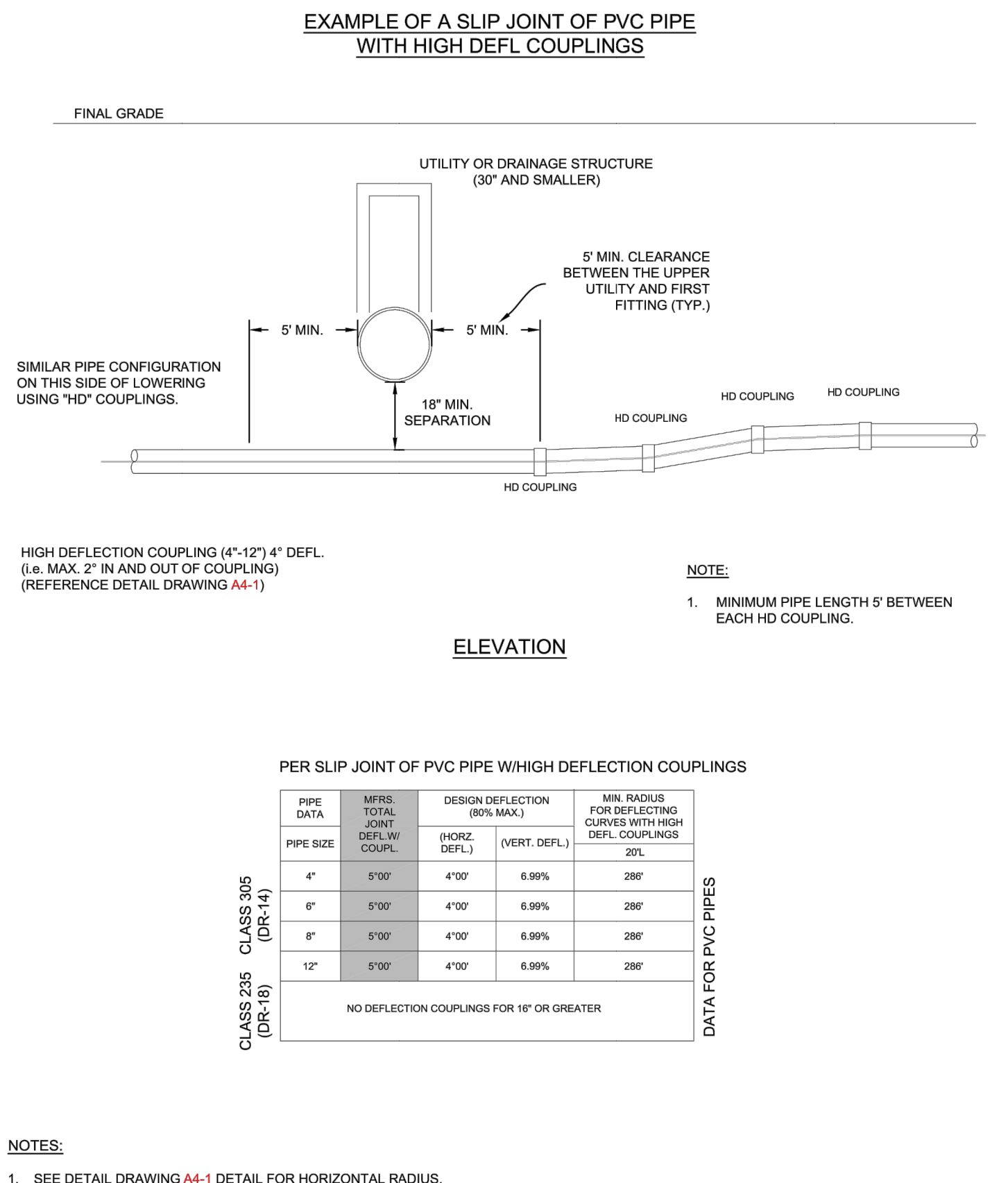
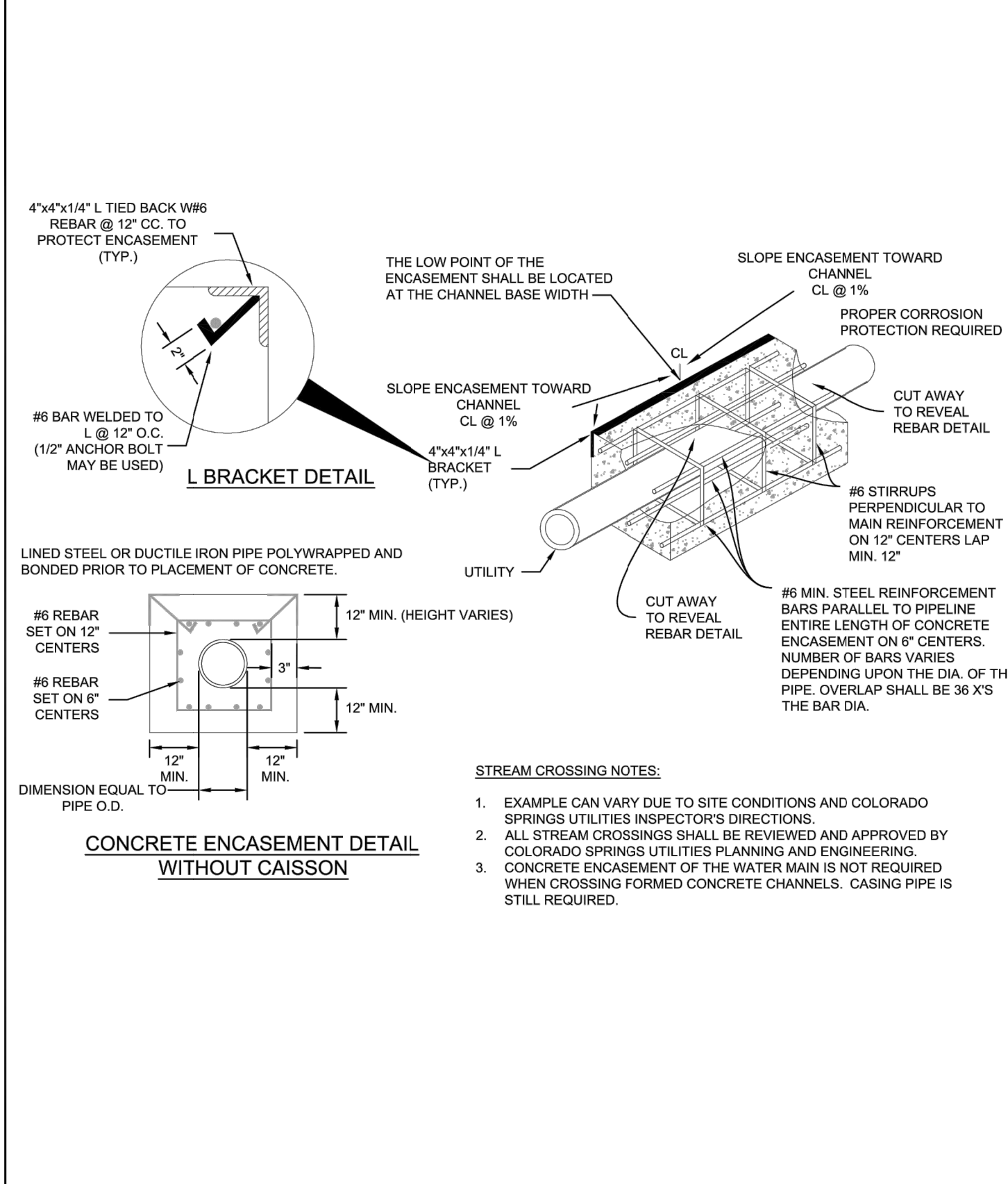
SHEET 40 OF 43
JOB NO. 21542.06



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

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

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



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

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

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2495 RIGDON STREET
NAPA, CALIFORNIA
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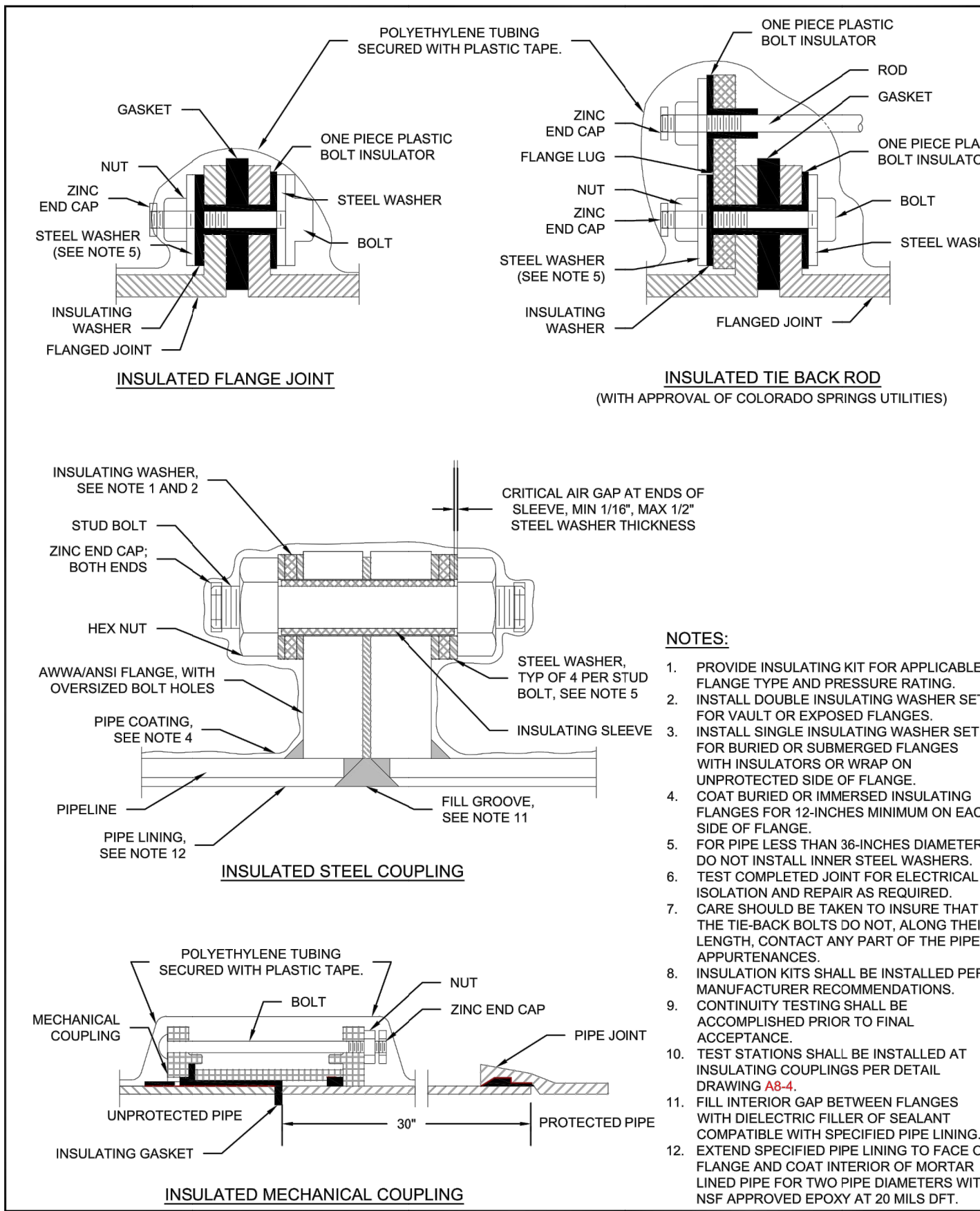
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

SADDLEHORN RANCH - FILING 4 DETAILS
SHEET 41 OF 43
JOB NO. 21542.06

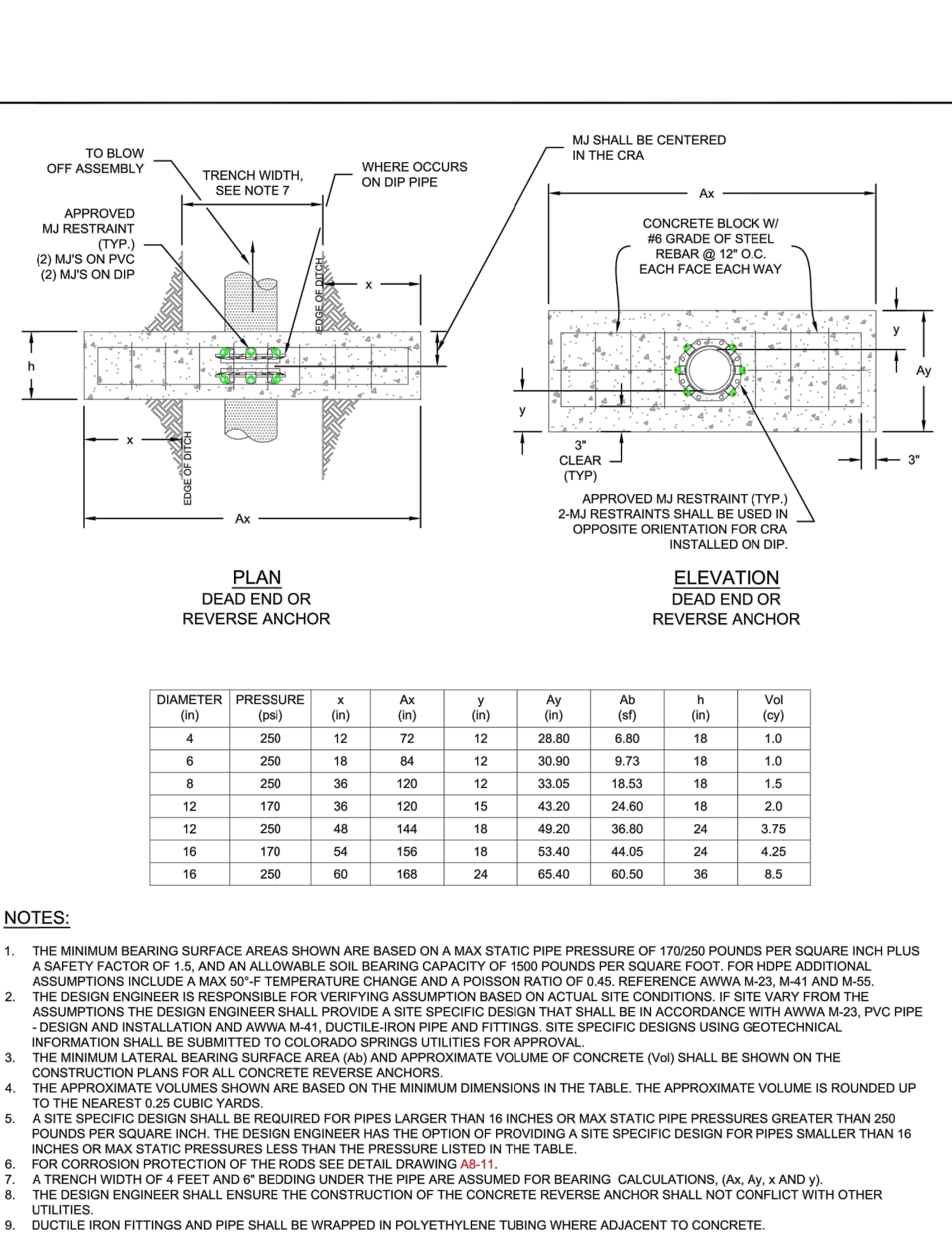
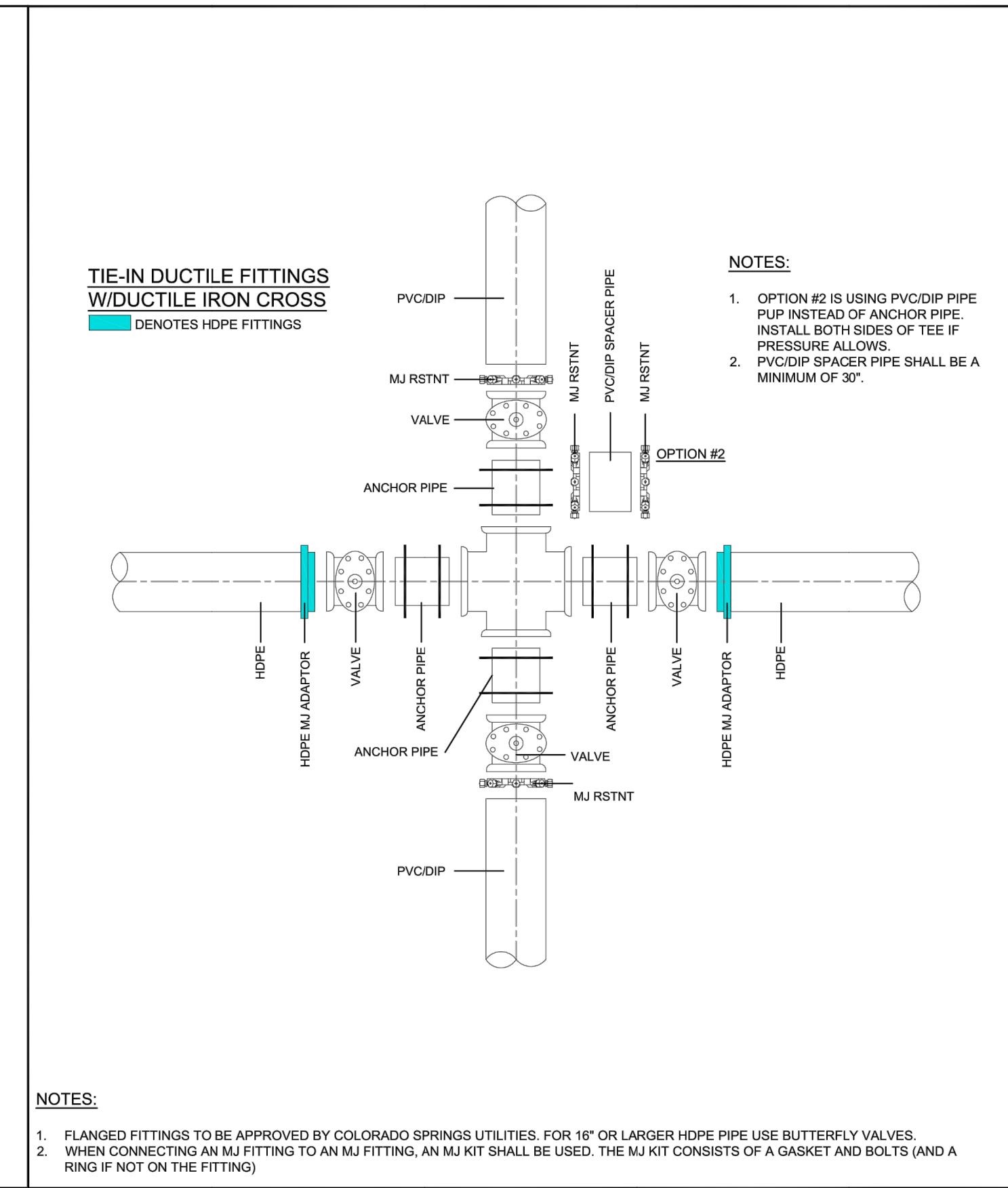
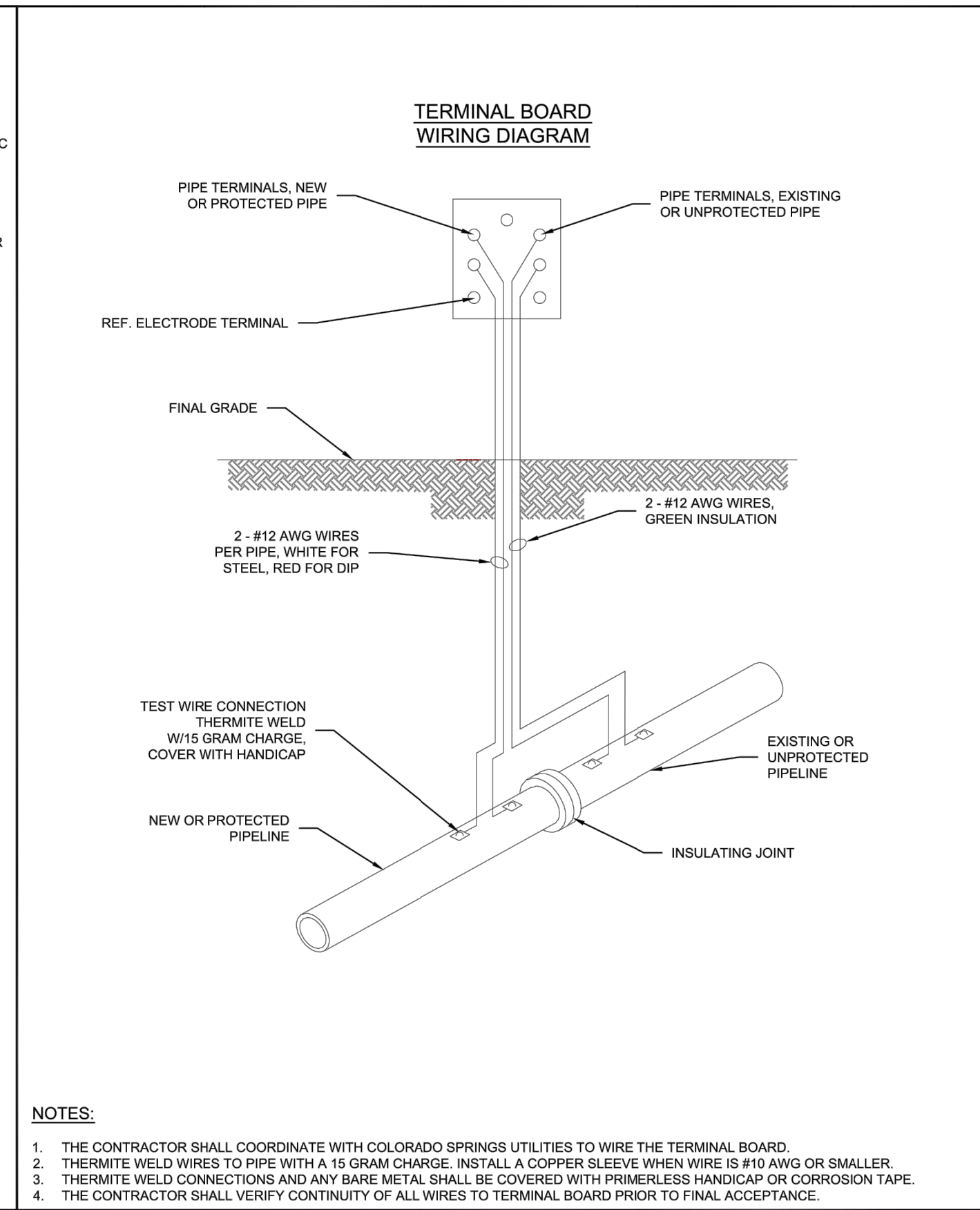


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1/20/23
DATE



- 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.



INSULATOR INSTALLATION
A8-3
DATED 03/2014



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



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



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

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

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

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

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

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



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

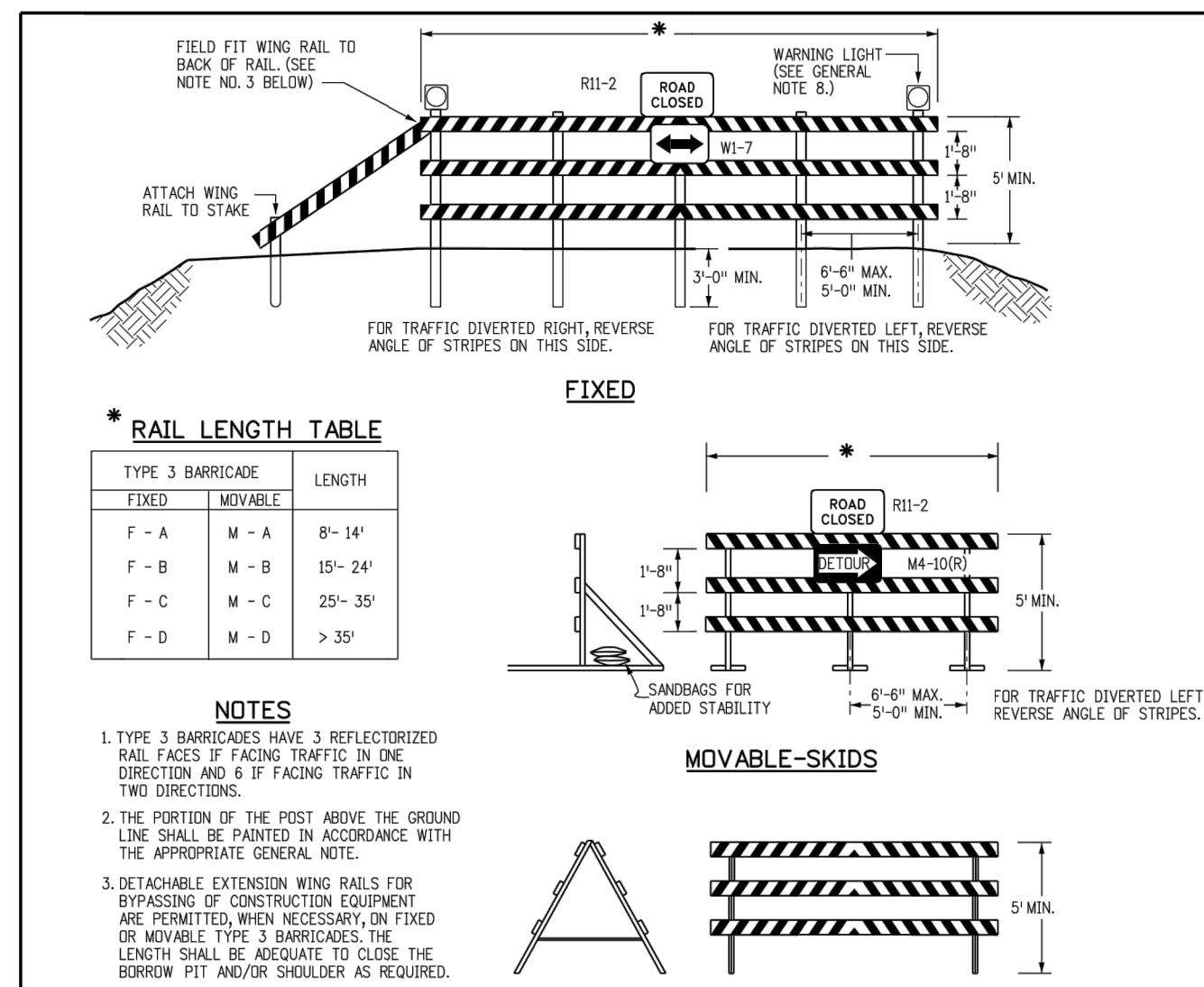
1/20/23
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ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DESIGNED BY	LOGO	DRAWN BY	LOGO	CHECKED BY
				DATE	2/14/22	LOGO	LOGO					
SADDLEHORN RANCH - FILING 4 DETAILS												
SHEET 42 OF 43												
JOB NO. 21542.06												



*** RAIL LENGTH TABLE**

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

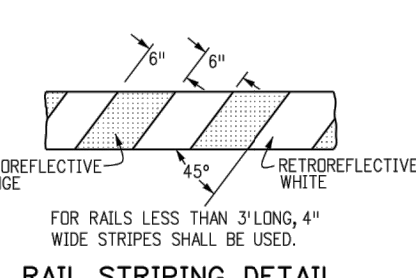
NOTES

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

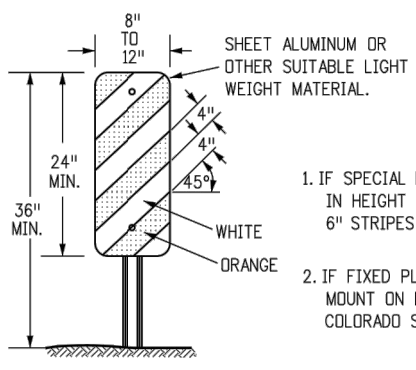
TYPICAL TYPE 3 BARRICADES

TYPICAL BARRICADE CHARACTERISTICS

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

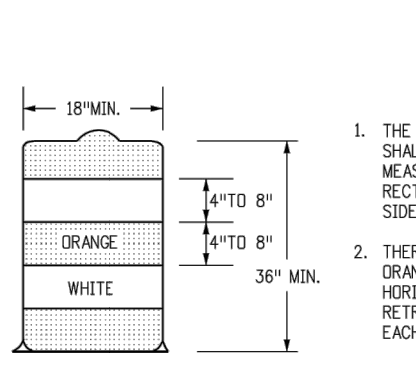


TYPICAL VERTICAL PANEL



- IF SPECIAL PANELS 3' OR GREATER IN HEIGHT ARE REQUIRED, THEN 6" STRIPES SHALL BE USED.
- IF 3" FIXED PLACEMENT IS REQUIRED, MOUNT ON DELINEATOR POST. SEE COLORADO STANDARD PLAN S-612-L.

TYPICAL DRUM

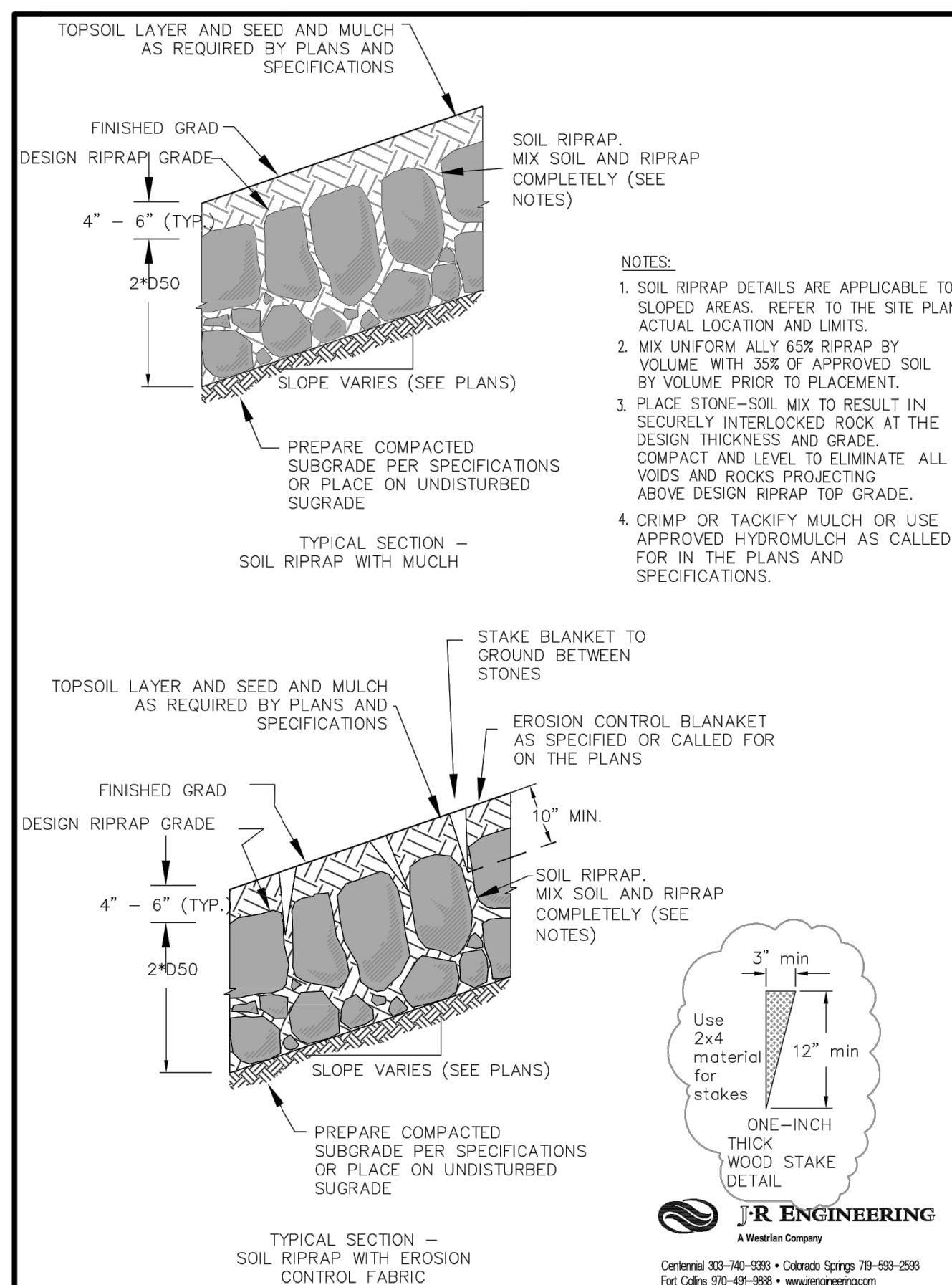


- THE 18" MINIMUM DIMENSION SHALL APPLY TO THE SMALLEST MEASUREMENT OF BEING, RECTANGULAR OR FLATTENED SIDE DRUMS.
- THERE SHALL BE AT LEAST TWO ORANGE AND TWO WHITE HORIZONTAL, CIRCUMFERENTIAL, RETROREFLECTIVE STRIPES ON EACH DRUM.

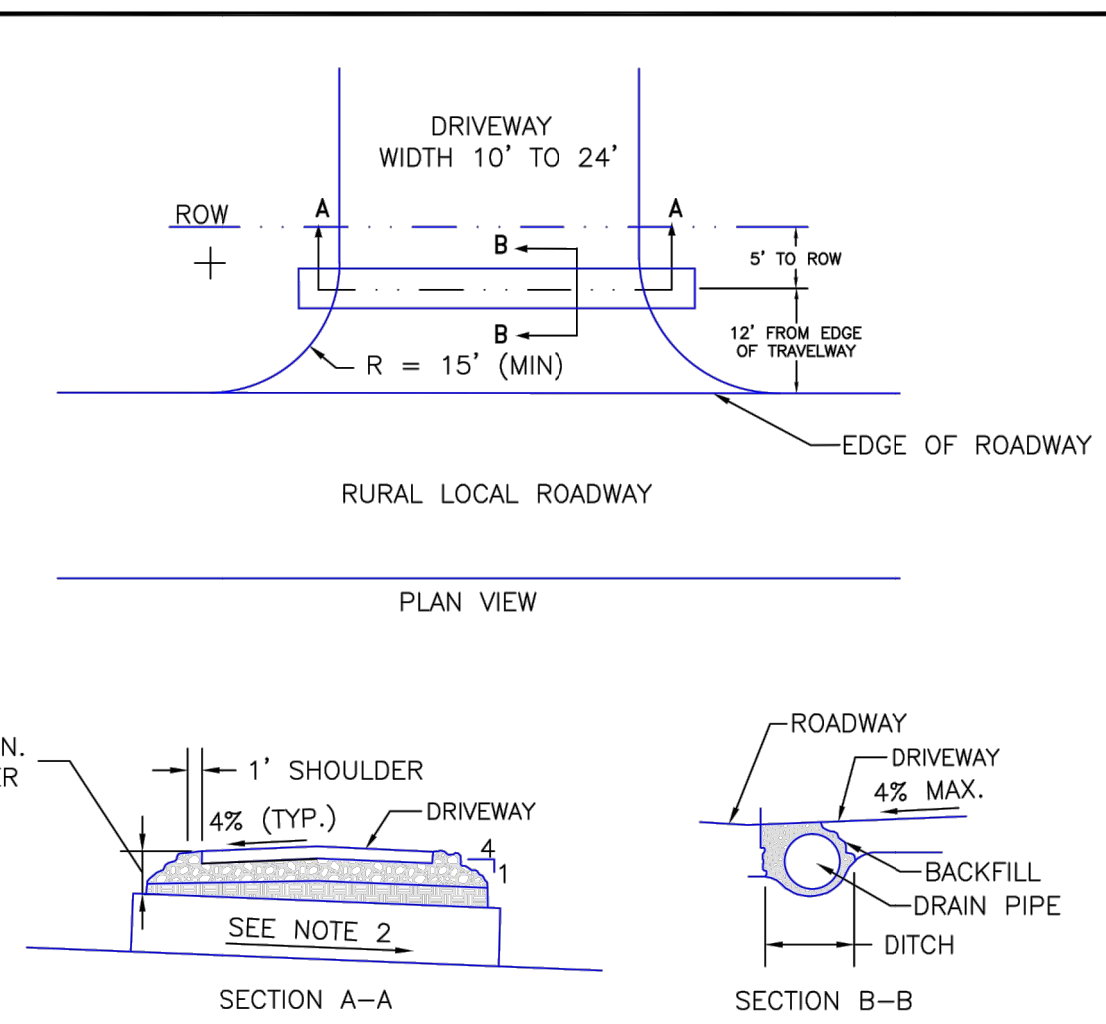
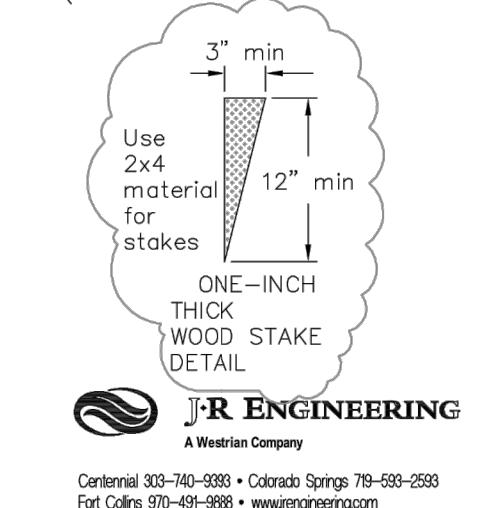
GENERAL NOTES

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

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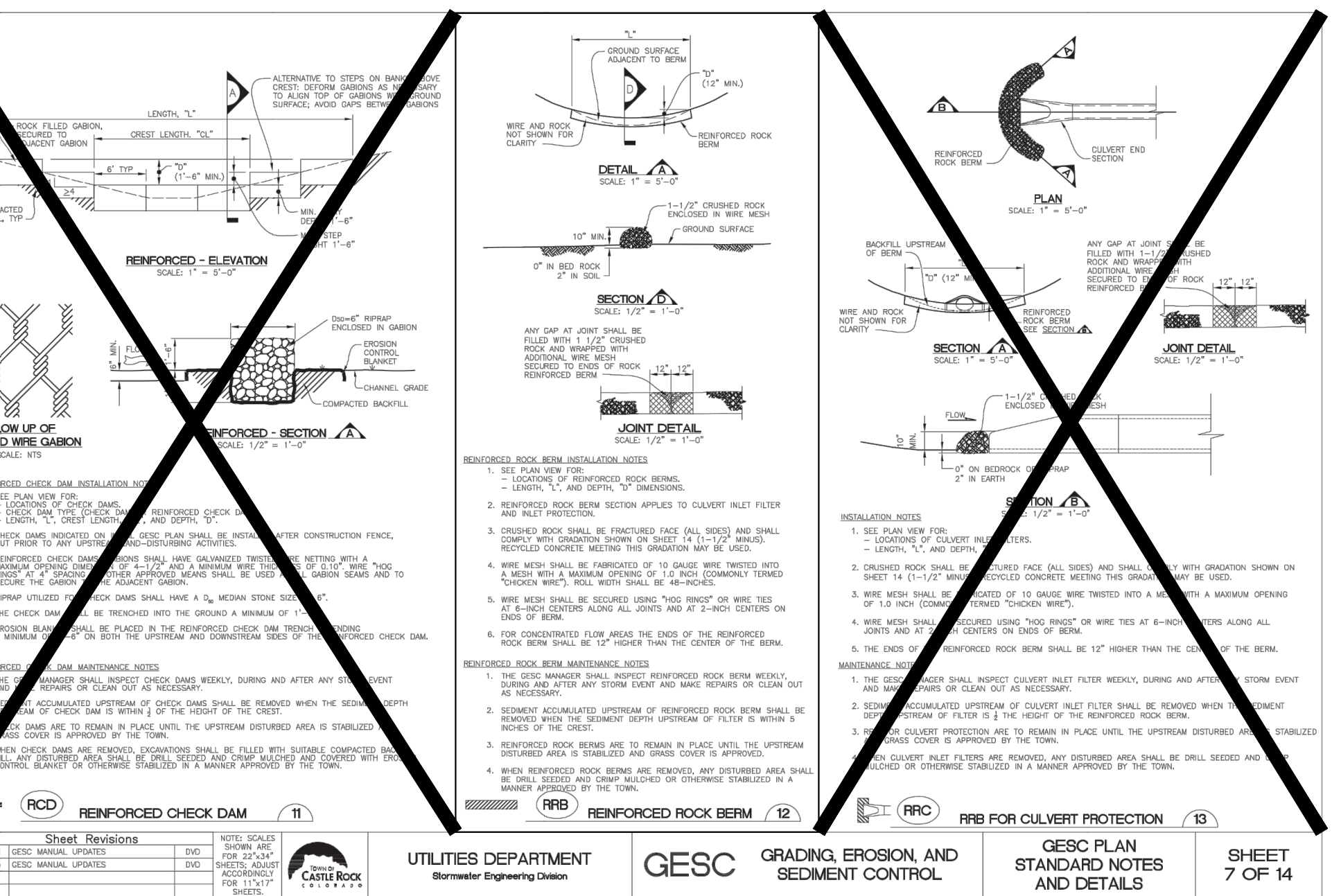


- NOTES:**
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
 - MIX UNIFORM ALY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
 - PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND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

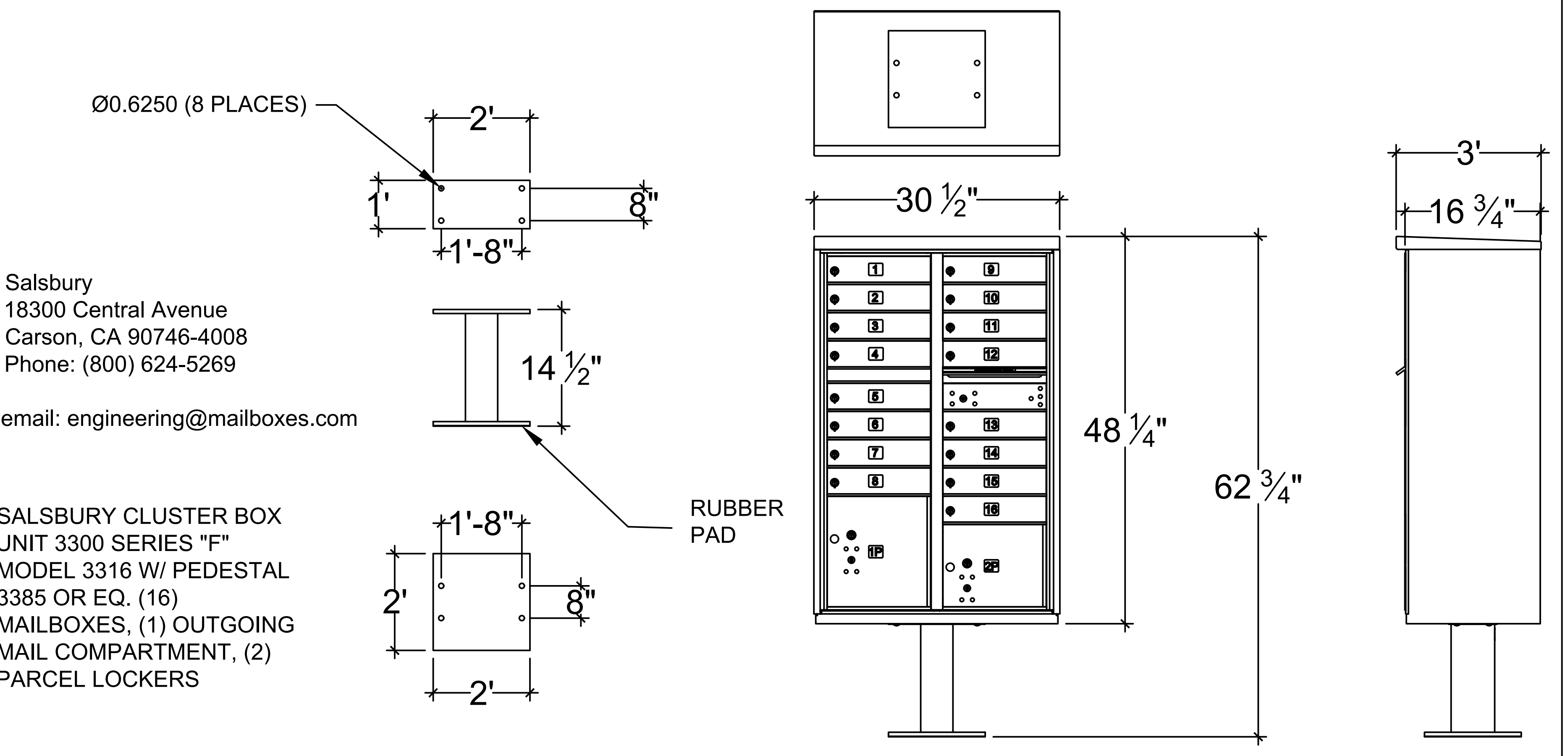


- NOTES**
- SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
 - DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
 - PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
 - ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
 - WHEN SLOPING TOWARDS ROAD, DRIVEWAYS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

DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_3-14
APPROVED BY: André P. Brackin	REVISION: 12/8/15	SCALE: NOT TO SCALE



REINFORCED CHECK DAM	REINFORCED ROCK BEAM	REINFORCED ROCK BEAM INSTALLATION
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Salsbury
18300 Central Avenue
Carson, CA 90746-4008
Phone: (800) 624-5269

email: engineering@mailboxes.com

SALSURY CLUSTER BOX
UNIT 3300 SERIES "F"
MODEL 3316 W/ PEDESTAL
3385 OR EQ. (16)
MAILBOXES, (1) OUTGOING
MAIL COMPARTMENT, (2)
PARCEL LOCKERS

REVISIONS	DATE	BY	DESCRIPTION
1/11	06/03/16	Initials: MJB	Issue for construction
2/15	06/03/16	Initials: MJB	Issue for construction

UTILITIES DEPARTMENT	GESC	GRADING, EROSION, AND SEDIMENT CONTROL	GESC PLAN STANDARD NOTES AND DETAILS	SHEET 7 OF 14
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SHEET 43 OF 43									
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