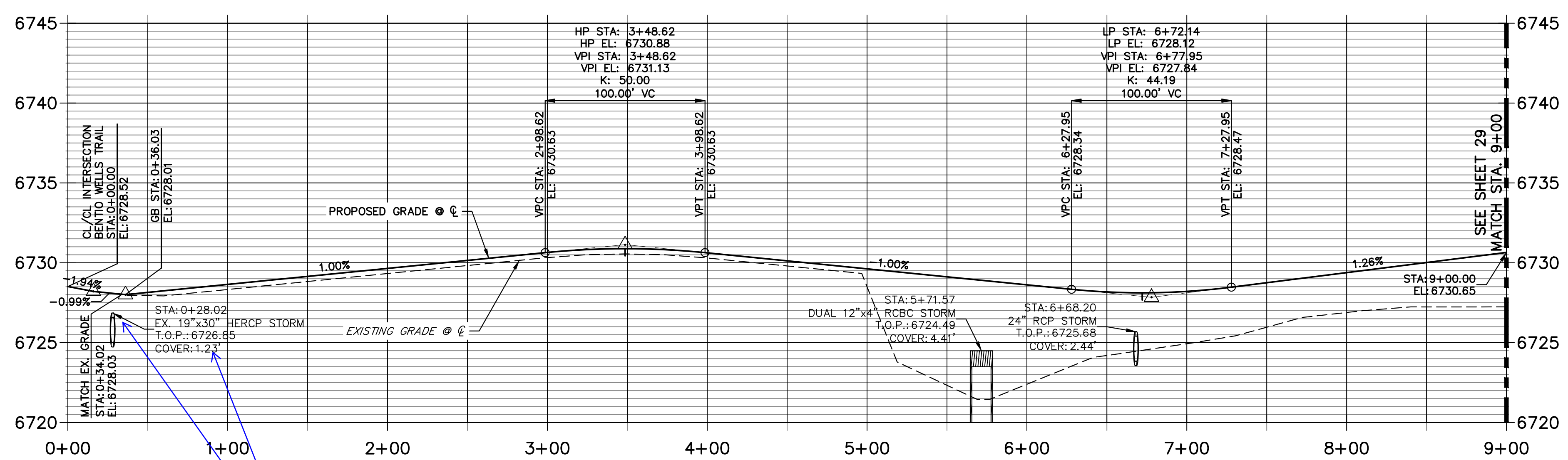


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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

**SAN ISIDRO TRAIL CL PROFILE
 STA 0+00.00 TO 9+00.00**



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
250	0+26.23	48.07' (RT)	SAN ISIDRO TRAIL CL	6724.42		END SWALE
251	0+29.37	36.22' (LT)	SAN ISIDRO TRAIL CL	6725.45		BEGIN SWALE
252	0+32.76	14.00' (RT)	SAN ISIDRO TRAIL CL	6727.76		MATCH EX ASPH
253	0+35.29	14.00' (LT)	SAN ISIDRO TRAIL CL	6728.28		MATCH EX ASPH
254	0+35.78	35.99' (LT)	SAN ISIDRO TRAIL CL	6725.53		SWALE PI/GB
255	0+51.21	24.00' (RT)	SAN ISIDRO TRAIL CL	6725.84		SWALE PT/GB
256	1+03.76	24.00' (LT)	SAN ISIDRO TRAIL CL	6726.37		SWALE PI/GB
257	1+35.31	14.00' (LT)	SAN ISIDRO TRAIL CL	6728.72		GB
258	3+48.62	24.00' (LT)	SAN ISIDRO TRAIL CL	6728.56		END SWALE
259	3+48.62	24.00' (RT)	SAN ISIDRO TRAIL CL	6728.56		END SWALE
260	3+48.62	14.00' (LT)	SAN ISIDRO TRAIL CL	6730.60		HIGH PT
261	3+48.62	14.00' (RT)	SAN ISIDRO TRAIL CL	6730.60		HIGH PT
262	4+81.44	16.00' (LT)	SAN ISIDRO TRAIL CL	6729.49		BEGIN DWY CUT
263	4+81.44	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.49		BEGIN DWY CUT
264	4+89.19	63.13' (RT)	SAN ISIDRO TRAIL CL	6725.32		PI
265	4+92.04	180.22' (RT)	SAN ISIDRO TRAIL CL	6723.98		END MAINTENANCE ROAD
266	4+96.64	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.33		END DWY CUT
267	4+98.08	16.00' (LT)	SAN ISIDRO TRAIL CL	6729.32		END DWY CUT
268	5+02.90	82.37' (LT)	SAN ISIDRO TRAIL CL	6724.69		PI
269	5+04.16	61.73' (RT)	SAN ISIDRO TRAIL CL	6725.02		PI
270	5+07.04	179.86' (RT)	SAN ISIDRO TRAIL CL	6723.68		END MAINTENANCE ROAD
271	5+15.74	74.61' (LT)	SAN ISIDRO TRAIL CL	6724.42		PI
272	5+52.17	164.42' (LT)	SAN ISIDRO TRAIL CL	6725.33		PI
273	5+65.60	157.47' (LT)	SAN ISIDRO TRAIL CL	6725.03		PI
274	5+76.13	211.25' (LT)	SAN ISIDRO TRAIL CL	6726.09		END MAINTENANCE ROAD
275	5+90.28	204.45' (LT)	SAN ISIDRO TRAIL CL	6725.80		END MAINTENANCE ROAD
276	6+67.92	24.00' (RT)	SAN ISIDRO TRAIL CL	6723.79		LOW PT
277	6+68.26	24.00' (LT)	SAN ISIDRO TRAIL CL	6723.95		LOW PT
278	6+72.14	14.00' (LT)	SAN ISIDRO TRAIL CL	6727.84		LOW PT
279	6+72.14	14.00' (RT)	SAN ISIDRO TRAIL CL	6727.84		LOW PT
280	6+85.87	48.88' (RT)	SAN ISIDRO TRAIL CL	6723.54		PT
281	6+96.51	25.82' (LT)	SAN ISIDRO TRAIL CL	6725.00		SWALE GB
282	6+96.64	24.96' (RT)	SAN ISIDRO TRAIL CL	6725.64		PC
283	7+22.13	24.92' (RT)	SAN ISIDRO TRAIL CL	6725.82		SWALE GB
284	8+15.33	24.80' (RT)	SAN ISIDRO TRAIL CL	6726.29		END SWALE
285	8+27.11	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.12		BEGIN DWY CUT
286	8+42.05	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.27		END DWY CUT
287	8+50.87	24.80' (RT)	SAN ISIDRO TRAIL CL	6726.65		BEGIN SWALE

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY		DATE
						NO.	REVISION	
1"=50'	1"=5'	2/1/24						

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

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

STREET IMPROVEMENT NOTES

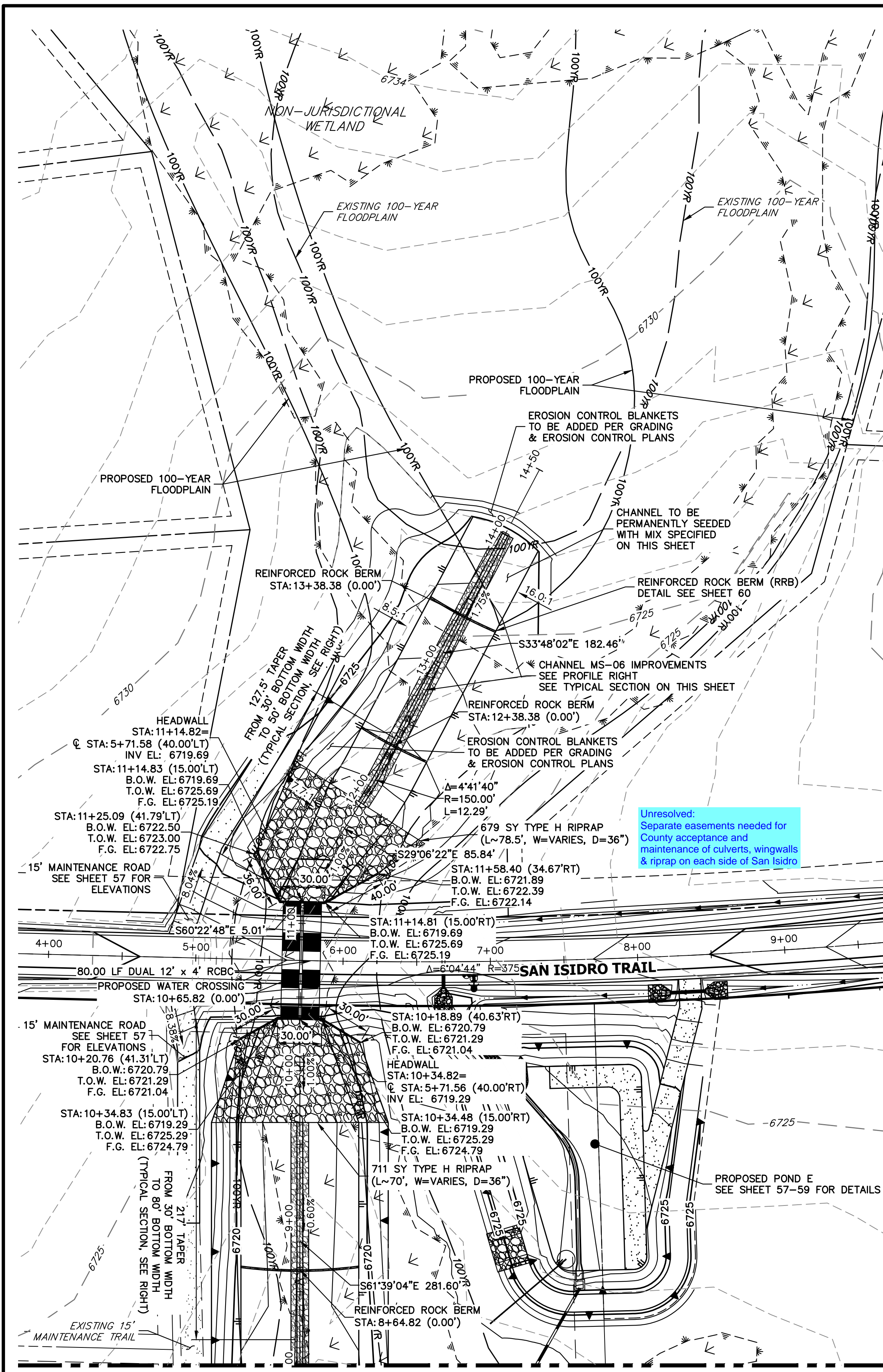
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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

ENGINEER'S STATEMENT

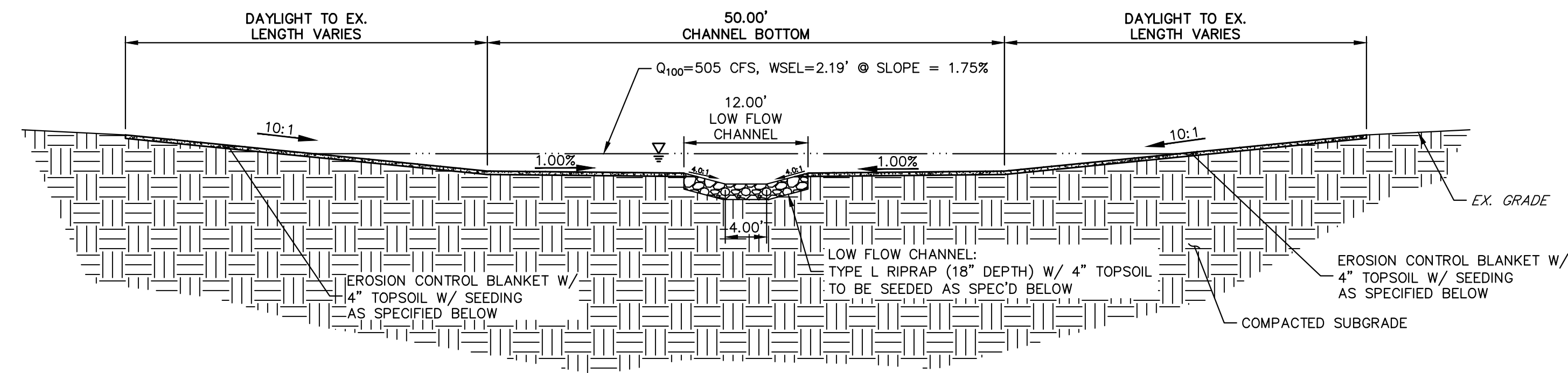
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

2/1/24
 DATE



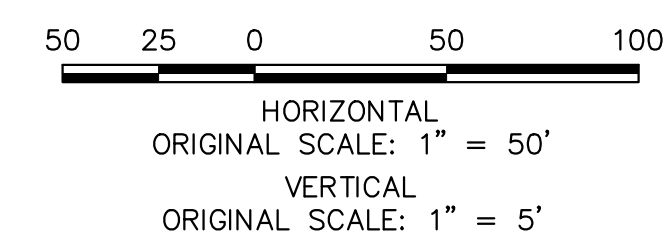
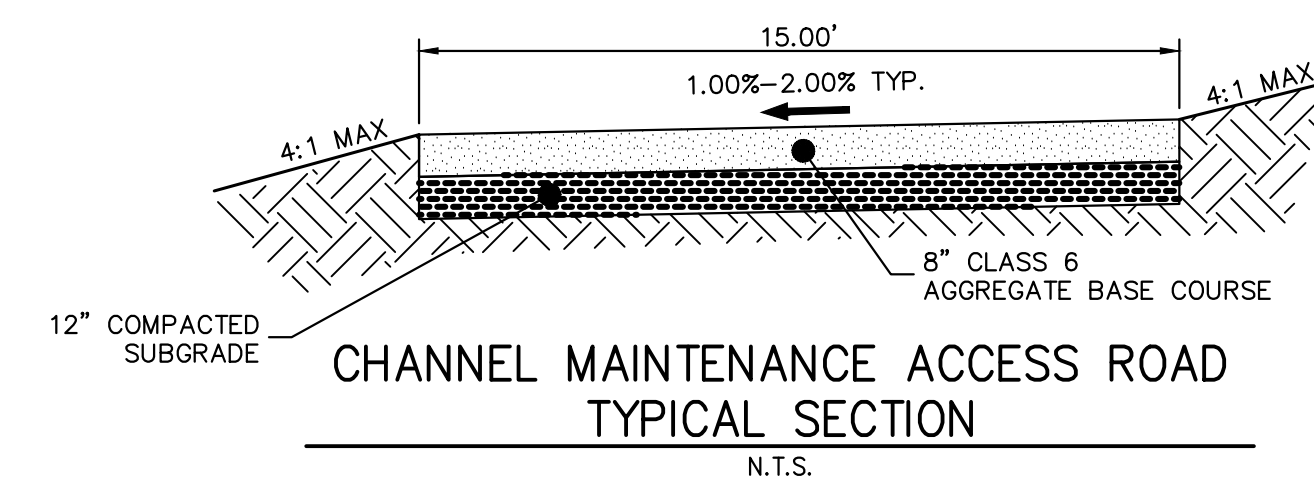
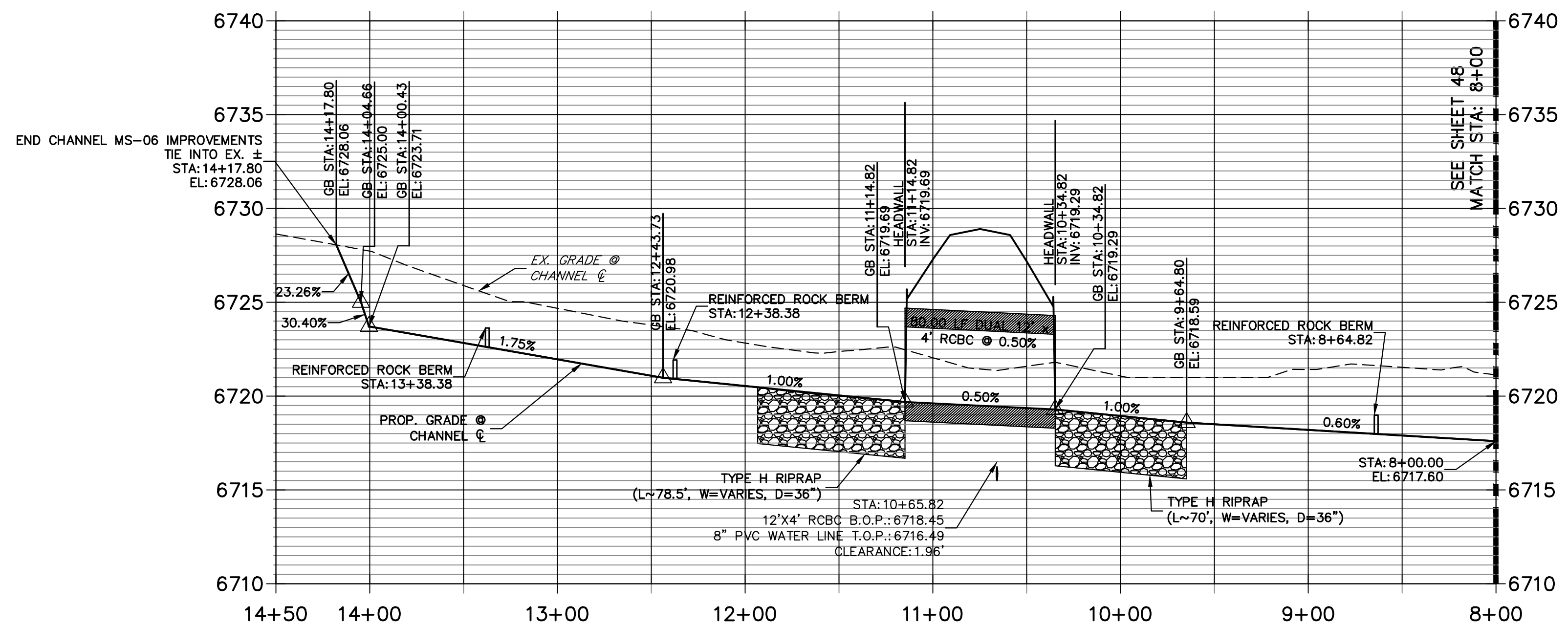
SEE SHEET 48



MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

SCALE: 1"=10'
 TYPICAL SECTION FOR CHANNEL WEST OF SAN ISIDRO TRAIL
 CHANNEL SEED MIX: EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 - IDAHO FESCUE
 - SANDBERG BLUEGRASS
 - ROCKY MOUNTAIN FESCUE
 - BIG BLUEGRASS

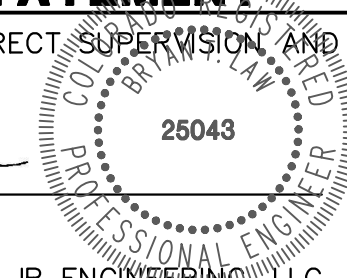
**MS-06 PROFILE (1)
 STA 8+00.00 TO 14+50.00**



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

2/1/24
 DATE



KEY MAP
 1" = 1200'

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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	2/1/24	AAM	AAM	

SADDLEHORN RANCH - FILING 3
 CHANNEL IMPROVEMENT PLANS

SHEET 47 OF 63
 JOB NO. 25142.05