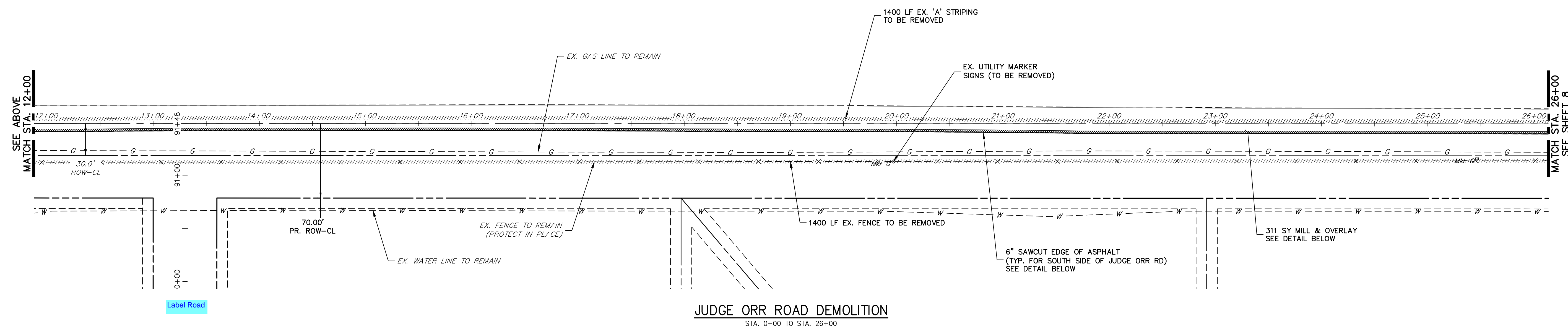


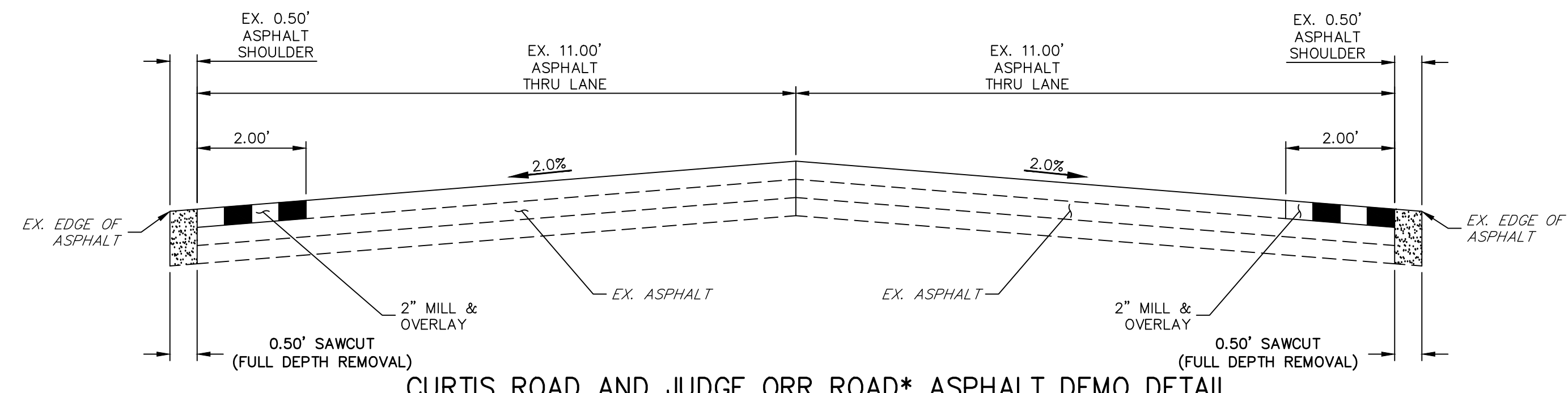
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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



JUDGE ORR ROAD DEMOLITION
 STA. 0+00 TO STA. 26+00



DEMOLITION LEGEND

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

- DEMOLITION NOTES**
1. ALL EXISTING \mathcal{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 CURTIS ROAD IMPROVEMENTS. SEE CURTIS ROAD STRIPING PLAN FOR PROPOSED STRIPING.

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

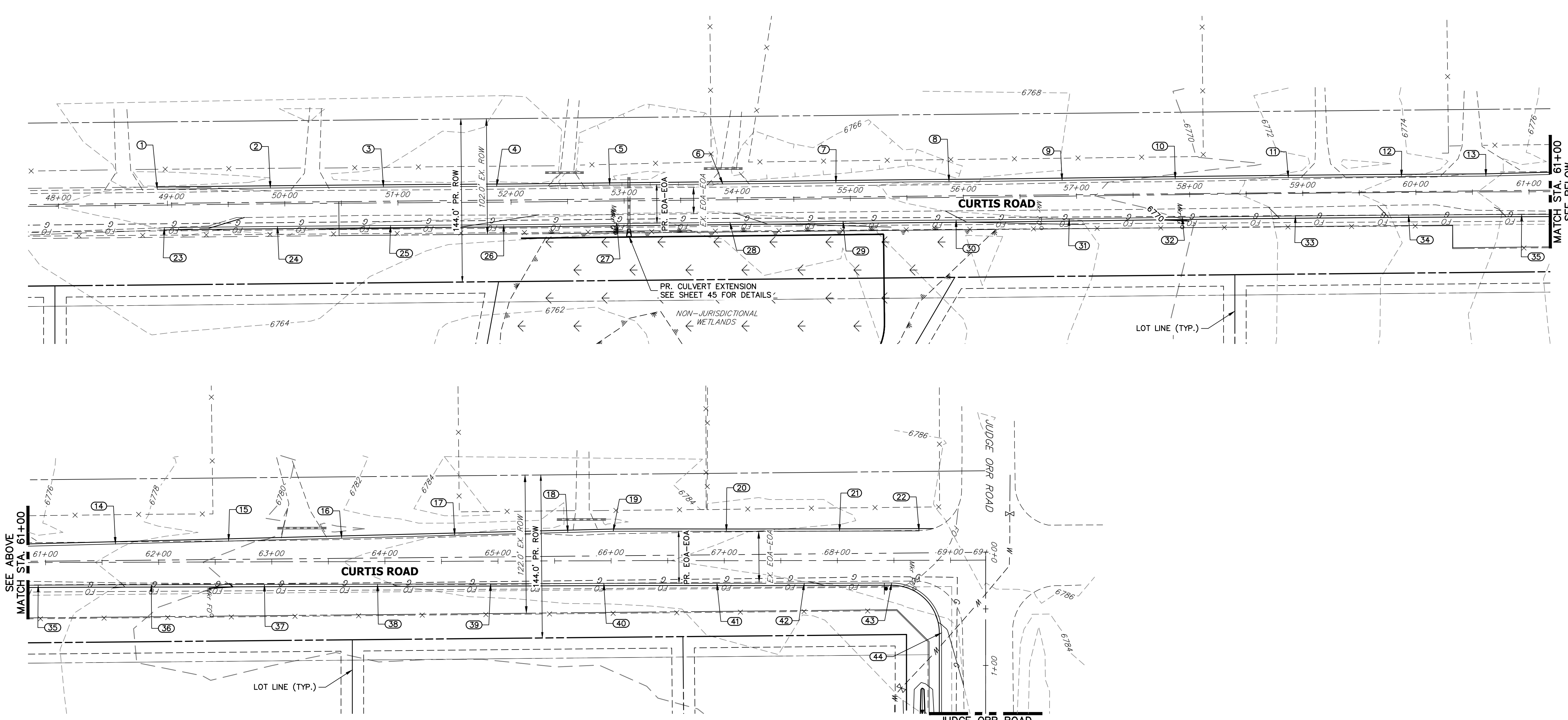
50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'

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

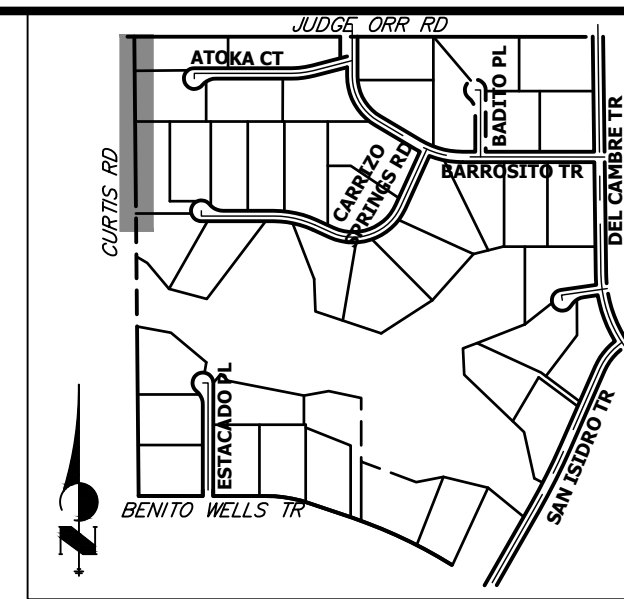
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				H-SCALE	V-SCALE	DATE
				N/A	1/2/22	RWK
						RWK

SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 DEMOLITION PLAN

SHEET 7 OF 60
 JOB NO. 21542.05




CURTIS ROAD GRADING
STA. 48+00 TO STA. 69+31



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NAPA, CALIFORNIA
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BRADY WILLIAMS

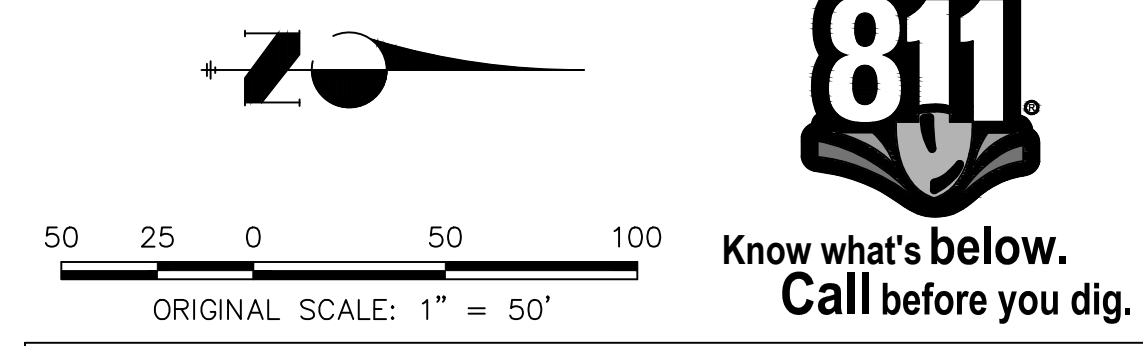
J.R. ENGINEERING
A Westman Company

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

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	48+87.43	14.00' (LT)	EX. CURTIS ROAD	6766.18	±	MATCH EX ASPH
2	49+87.40	14.00' (LT)	EX. CURTIS ROAD	6766.44		EOA
3	50+87.37	14.00' (LT)	EX. CURTIS ROAD	6766.55		EOA
4	51+87.36	14.00' (LT)	EX. CURTIS ROAD	6766.19		EOA
5	52+87.42	14.00' (LT)	EX. CURTIS ROAD	6765.59		EOA
6	53+87.41	14.00' (LT)	EX. CURTIS ROAD	6766.00		EOA
7	54+87.43	14.00' (LT)	EX. CURTIS ROAD	6767.18		EOA
8	55+87.38	14.00' (LT)	EX. CURTIS ROAD	6767.46		EOA
9	56+87.45	14.00' (LT)	EX. CURTIS ROAD	6769.09		EOA
10	57+87.45	14.00' (LT)	EX. CURTIS ROAD	6770.61		EOA
11	58+87.40	14.00' (LT)	EX. CURTIS ROAD	6772.20		EOA
12	59+87.36	14.00' (LT)	EX. CURTIS ROAD	6774.00		EOA
13	60+61.95	14.04' (LT)	EX. CURTIS ROAD	6775.80		EOA PI
14	61+61.88	16.17' (LT)	EX. CURTIS ROAD	6777.69		EOA
15	62+61.88	18.46' (LT)	EX. CURTIS ROAD	6779.29		EOA
16	63+61.83	20.72' (LT)	EX. CURTIS ROAD	6781.05		EOA
17	64+61.84	22.95' (LT)	EX. CURTIS ROAD	6782.03		EOA
18	65+61.81	25.11' (LT)	EX. CURTIS ROAD	6783.00		EOA
19	66+01.93	26.00' (LT)	EX. CURTIS ROAD	6783.01		EOA PI
20	67+01.83	26.00' (LT)	EX. CURTIS ROAD	6783.54		EOA
21	68+01.93	26.00' (LT)	EX. CURTIS ROAD	6784.18		EOA
22	68+72.31	26.00' (LT)	EX. CURTIS ROAD	6785.63	±	MATCH EX ASPH
23	48+93.29	20.00' (RT)	EX. CURTIS ROAD	6766.04	±	MATCH EX ASPH
24	49+93.33	20.00' (RT)	EX. CURTIS ROAD	6766.44		EOA
25	50+93.37	20.00' (RT)	EX. CURTIS ROAD	6766.22		EOA

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
26	51+93.40	20.00' (RT)	EX. CURTIS ROAD	6765.92		EOA
27	52+93.30	20.00' (RT)	EX. CURTIS ROAD	6765.63		EOA
28	53+93.32	20.00' (RT)	EX. CURTIS ROAD	6765.81		EOA
29	54+93.29	20.00' (RT)	EX. CURTIS ROAD	6766.70		EOA
30	55+93.36	20.00' (RT)	EX. CURTIS ROAD	6767.94		EOA
31	56+93.26	20.00' (RT)	EX. CURTIS ROAD	6769.00		EOA
32	57+93.26	20.00' (RT)	EX. CURTIS ROAD	6770.37		EOA
33	58+93.34	20.00' (RT)	EX. CURTIS ROAD	6772.33		EOA
34	59+93.39	20.00' (RT)	EX. CURTIS ROAD	6774.39		EOA
35	60+93.43	20.00' (RT)	EX. CURTIS ROAD	6776.32		EOA
36	61+93.49	20.00' (RT)	EX. CURTIS ROAD	6778.54		EOA
37	62+93.45	20.00' (RT)	EX. CURTIS ROAD	6780.56		EOA
38	63+93.45	20.00' (RT)	EX. CURTIS ROAD	6781.89		EOA
39	64+93.45	20.00' (RT)	EX. CURTIS ROAD	6782.54		EOA
40	65+93.46	20.00' (RT)	EX. CURTIS ROAD	6783.01		EOA
41	66+93.54	20.00' (RT)	EX. CURTIS ROAD	6783.52		EOA
42	67+70.73	19.92' (RT)	EX. CURTIS ROAD	6783.95		EOA
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
44	68+91.92	64.14' (RT)	EX. CURTIS ROAD	6783.88		PCR

STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

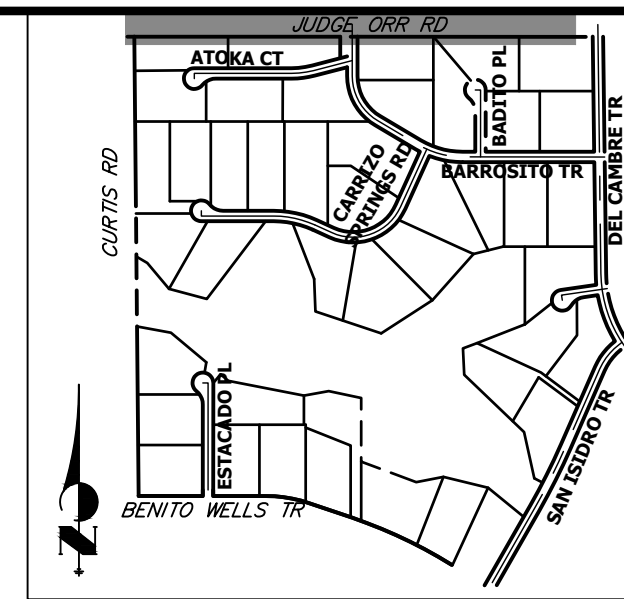
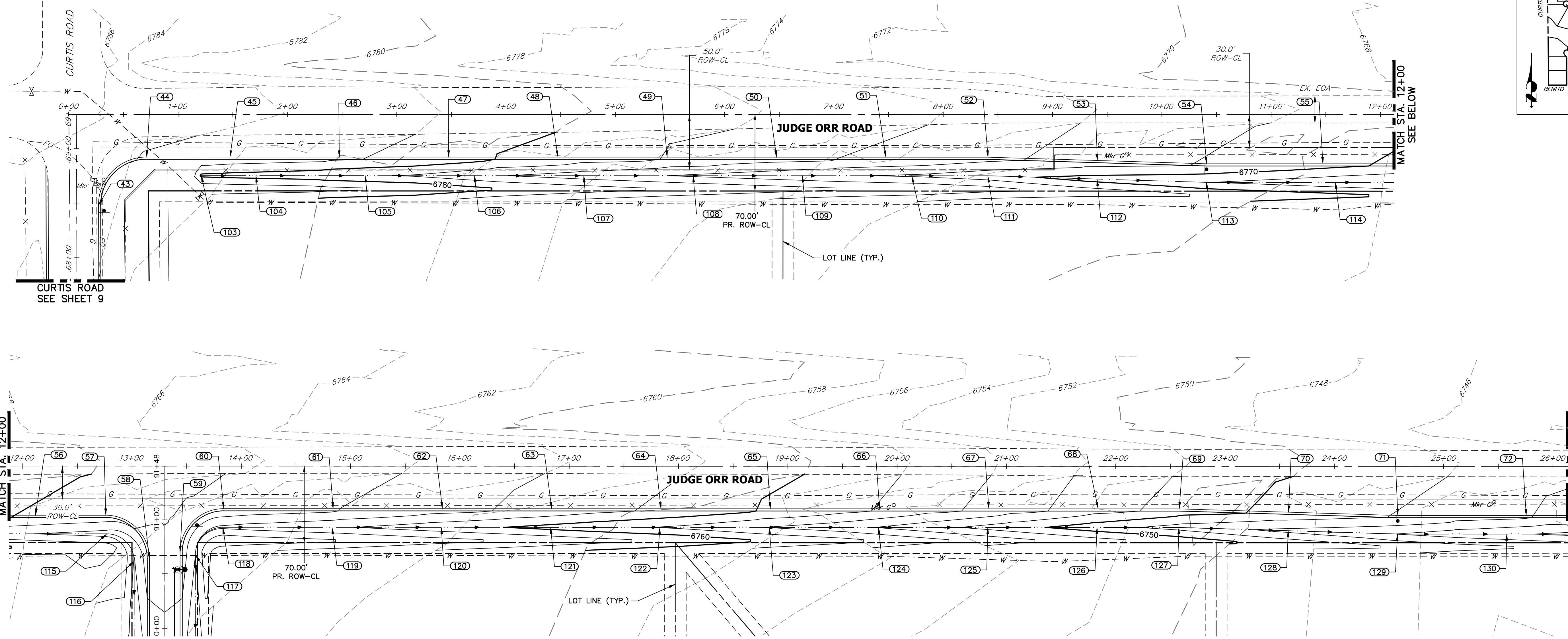
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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SADDLEHORN RANCH - FILING 3

CURTIS RD & JUDGE ORR RD GRADING PLAN

SHEET 9 OF 60

JOB NO. 21542.05



KEY MAP
N.T.S.

JUDGE ORR ROAD GRADING
STA. 0+00 TO STA. 26+00

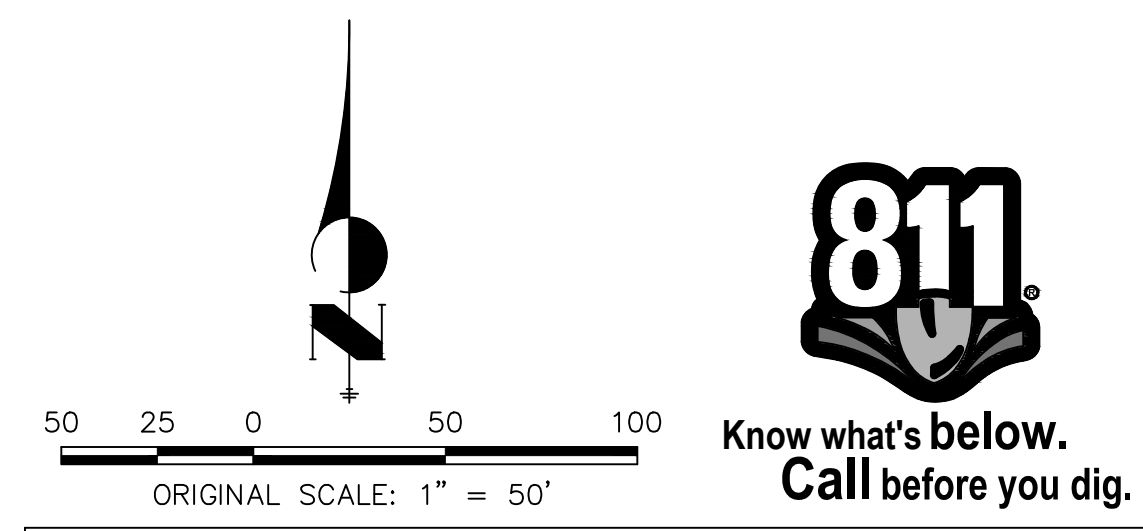
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
43	0+27.19	83.14' (RT)	EX. JUDGE ORR CL	6784.76		PCR
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
45	1+47.47	39.00' (RT)	EX. JUDGE ORR CL	6783.15		EOA
46	2+47.47	39.00' (RT)	EX. JUDGE ORR CL	6782.24		EOA
47	3+47.47	39.00' (RT)	EX. JUDGE ORR CL	6781.08		EOA
48	4+47.47	39.00' (RT)	EX. JUDGE ORR CL	6779.48		EOA
49	5+47.47	39.00' (RT)	EX. JUDGE ORR CL	6777.85		EOA
50	6+47.47	39.00' (RT)	EX. JUDGE ORR CL	6776.75		EOA
51	7+47.47	39.00' (RT)	EX. JUDGE ORR CL	6775.70		EOA
52	8+41.00	39.00' (RT)	EX. JUDGE ORR CL	6774.56		EOA PI
53	9+41.00	42.00' (RT)	EX. JUDGE ORR CL	6772.94		EOA
54	10+41.00	45.00' (RT)	EX. JUDGE ORR CL	6771.85		EOA PI
55	11+47.38	45.00' (RT)	EX. JUDGE ORR CL	6770.57		EOA
56	12+11.69	45.00' (RT)	EX. JUDGE ORR CL	6769.78		EOA
57	12+76.00	45.00' (RT)	EX. JUDGE ORR CL	6769.04		PCR
58	13+16.00	85.00' (RT)	EX. JUDGE ORR CL	6766.96		PCR
59	13+44.00	79.00' (RT)	EX. JUDGE ORR CL	6767.10		PCR
60	13+84.00	39.00' (RT)	EX. JUDGE ORR CL	6767.35		PCR
61	14+84.00	39.00' (RT)	EX. JUDGE ORR CL	6766.23		EOA
62	15+84.00	39.00' (RT)	EX. JUDGE ORR CL	6764.60		EOA

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
63	16+84.00	39.00' (RT)	EX. JUDGE ORR CL	6763.24		EOA
64	17+84.00	39.00' (RT)	EX. JUDGE ORR CL	6761.68		EOA
65	18+84.00	39.00' (RT)	EX. JUDGE ORR CL	6759.73		EOA
66	19+84.00	39.00' (RT)	EX. JUDGE ORR CL	6757.86		EOA
67	20+84.00	39.00' (RT)	EX. JUDGE ORR CL	6755.43		EOA
68	21+84.00	39.00' (RT)	EX. JUDGE ORR CL	6752.62		EOA
69	22+58.12	39.00' (RT)	EX. JUDGE ORR CL	6751.14		EOA PI
70	23+58.12	42.00' (RT)	EX. JUDGE ORR CL	6749.37		EOA
71	24+58.12	45.00' (RT)	EX. JUDGE ORR CL	6747.90		EOA PI
72	25+75.62	45.00' (RT)	EX. JUDGE ORR CL	6746.20		EOA
103	1+21.19	56.00' (RT)	EX. JUDGE ORR CL	6779.61		BEGIN SWALE
104	1+71.19	56.00' (RT)	EX. JUDGE ORR CL	6779.20		SWALE
105	2+71.19	56.00' (RT)	EX. JUDGE ORR CL	6778.23		SWALE
106	3+71.19	56.00' (RT)	EX. JUDGE ORR CL	6776.60		SWALE
107	4+71.19	56.00' (RT)	EX. JUDGE ORR CL	6774.97		SWALE
108	5+71.19	56.00' (RT)	EX. JUDGE ORR CL	6773.73		SWALE
109	6+71.19	56.00' (RT)	EX. JUDGE ORR CL	6772.60		SWALE
110	7+71.19	56.00' (RT)	EX. JUDGE ORR CL	6771.73		SWALE
111	8+40.78	56.00' (RT)	EX. JUDGE ORR CL	6770.75		SWALE PI
112	9+40.76	59.00' (RT)	EX. JUDGE ORR CL	6769.14		SWALE

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
113	10+40.75	62.00' (RT)	EX. JUDGE ORR CL	6768.06		SWALE PI
114	11+58.87	62.00' (RT)	EX. JUDGE ORR CL	6766.61		SWALE
115	12+77.00	62.00' (RT)	EX. JUDGE ORR CL	6765.16		SWALE PC
116	13+02.00	87.00' (RT)	EX. JUDGE ORR CL	6763.85		SWALE PT
117	13+58.00	81.22' (RT)	EX. JUDGE ORR CL	6764.00		SWALE PC
118	13+83.00	56.00' (RT)	EX. JUDGE ORR CL	6763.61		SWALE PT
119	14+83.00	56.00' (RT)	EX. JUDGE ORR CL	6762.29		SWALE
120	15+83.00	56.00' (RT)	EX. JUDGE ORR CL	6760.77		SWALE
121	16+83.00	56.00' (RT)	EX. JUDGE ORR CL	6759.35		SWALE
122	17+83.00	56.00' (RT)	EX. JUDGE ORR CL	6757.89		SWALE
123	18+83.00	56.00' (RT)	EX. JUDGE ORR CL	6755.91		SWALE
124	19+83.00	56.00' (RT)	EX. JUDGE ORR CL	6753.90		SWALE
125	20+83.00	56.00' (RT)	EX. JUDGE ORR CL	6751.35		SWALE
126	21+83.00	56.00' (RT)	EX. JUDGE ORR CL	6748.81		SWALE
127	22+57.86	56.00' (RT)	EX. JUDGE ORR CL	6747.23		SWALE PI
128	23+57.86	59.00' (RT)	EX. JUDGE ORR CL	6745.48		SWALE
129	24+57.86	62.00' (RT)	EX. JUDGE ORR CL	6743.96		SWALE PI
130	25+57.87	61.90' (RT)	EX. JUDGE ORR CL	6742.36		SWALE

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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BY DATE

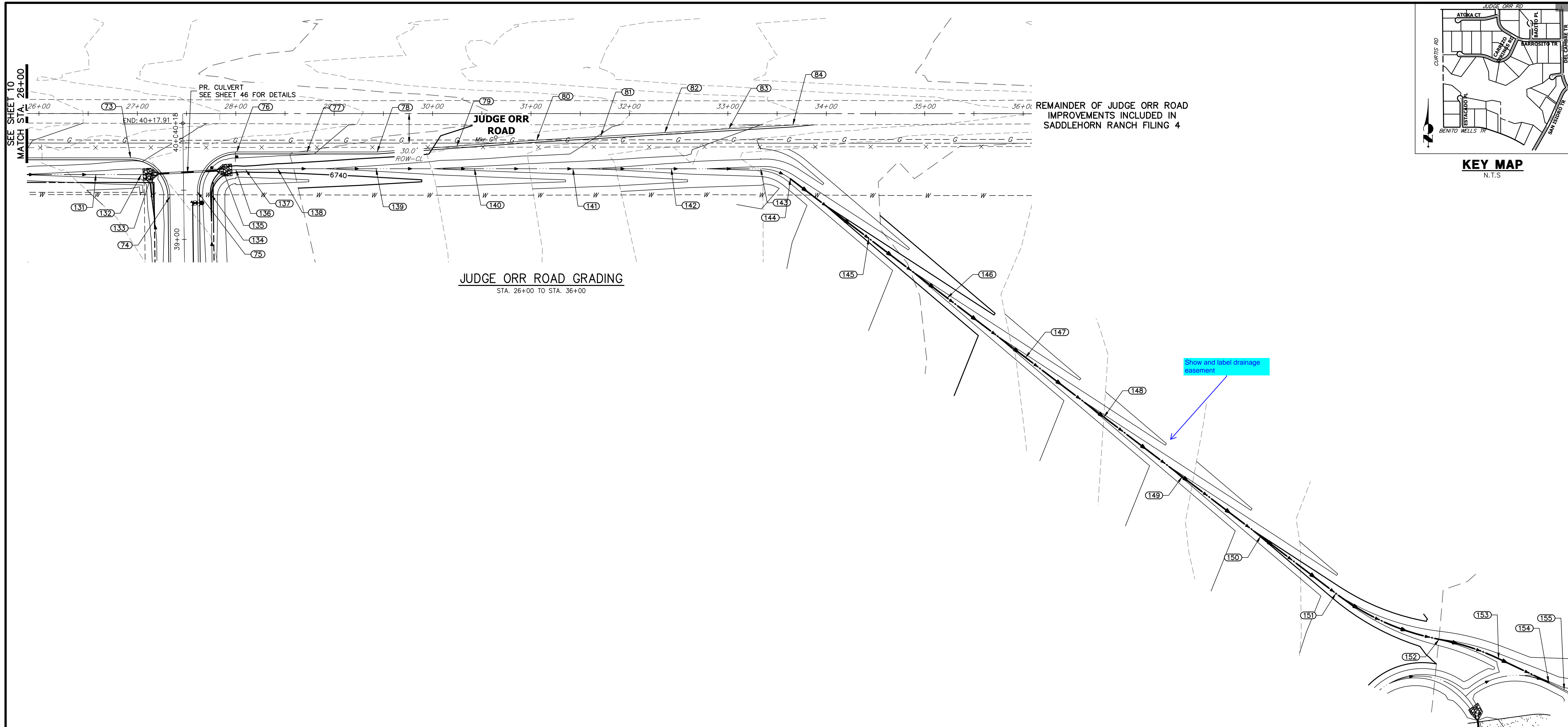
No.	REVISION

H-SCALE 1"=50'
 V-SCALE N/A
 DATE 1/2/22
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

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

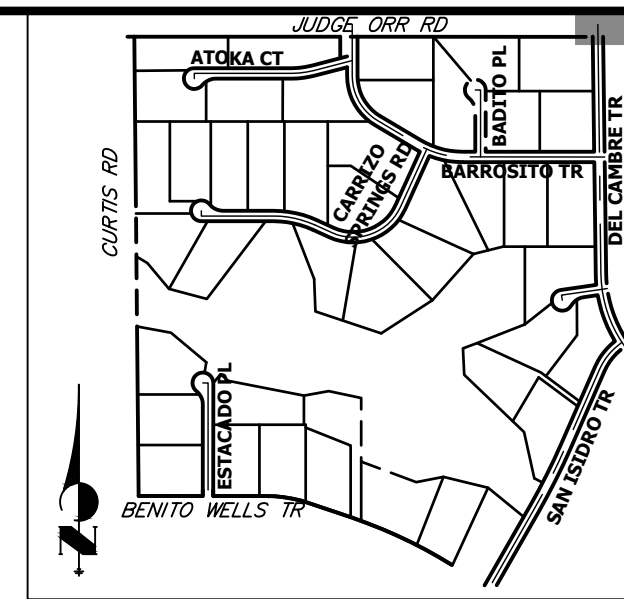
SADDLEHORN RANCH - FILING 3
CURTIS RD & JUDGE ORR RD GRADING PLAN

SHEET 10 OF 60
 JOB NO. 21542.05



JUDGE ORR ROAD GRADING
STA. 26+00 TO STA. 36+00

REMAINDER OF JUDGE ORR ROAD IMPROVEMENTS INCLUDED IN SADDLEHORN RANCH FILING 4



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
73	26+93.12	45.00' (RT)	EX. JUDGE ORR CL	6744.31		PCR
74	27+33.12	84.50' (RT)	EX. JUDGE ORR CL	6742.89		PCR
75	27+61.06	79.50' (RT)	EX. JUDGE ORR CL	6742.90		PCR
76	28+01.05	39.00' (RT)	EX. JUDGE ORR CL	6743.04		PCR
77	28+72.35	39.00' (RT)	EX. JUDGE ORR CL	6742.17		EOA
78	29+43.65	39.00' (RT)	EX. JUDGE ORR CL	6741.01		EOA PI
79	30+24.71	33.00' (RT)	EX. JUDGE ORR CL	6739.68		EOA
80	31+05.76	26.99' (RT)	EX. JUDGE ORR CL	6738.70		EOA PI
81	31+70.85	23.11' (RT)	EX. JUDGE ORR CL	6737.95		EOA
82	32+35.93	19.23' (RT)	EX. JUDGE ORR CL	6737.16		EOA
83	33+01.02	15.35' (RT)	EX. JUDGE ORR CL	6736.15		EOA
84	33+66.10	11.47' (RT)	EX. JUDGE ORR CL	6735.45	±	MATCH EX ASPH
131	26+57.87	61.97' (RT)	EX. JUDGE ORR CL	6741.01		SWALE
132	27+04.02	62.00' (RT)	EX. JUDGE ORR CL	6740.48		SWALE PI
133	27+14.84	61.43' (RT)	EX. JUDGE ORR CL	6739.56		SWALE
134	27+75.09	82.31' (RT)	EX. JUDGE ORR CL	6739.84		SWALE PC
135	27+87.12	57.65' (RT)	EX. JUDGE ORR CL	6739.05		SWALE
136	28+00.09	57.00' (RT)	EX. JUDGE ORR CL	6738.99		SWALE PT
137	28+10.09	57.00' (RT)	EX. JUDGE ORR CL	6739.13		SWALE PI
138	28+42.56	56.00' (RT)	EX. JUDGE ORR CL	6738.73		SWALE PI

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
139	29+42.56	56.00' (RT)	EX. JUDGE ORR CL	6737.14		SWALE
140	30+42.56	56.00' (RT)	EX. JUDGE ORR CL	6735.42		SWALE
141	31+42.56	56.00' (RT)	EX. JUDGE ORR CL	6734.16		SWALE
142	32+42.56	56.00' (RT)	EX. JUDGE ORR CL	6732.56		SWALE
143	33+33.37	56.00' (RT)	EX. JUDGE ORR CL	6731.41		SWALE PC
144	33+63.61	66.18' (RT)	EX. JUDGE ORR CL	6730.79		SWALE PC
145	34+43.24	126.66' (RT)	EX. JUDGE ORR CL	6728.96		SWALE
146	35+22.88	187.14' (RT)	EX. JUDGE ORR CL	6727.13		SWALE
147	36+02.52	247.62' (RT)	EX. JUDGE ORR CL	6725.30		SWALE
148	36+82.16	308.10' (RT)	EX. JUDGE ORR CL	6723.47		SWALE
149	37+61.80	368.58' (RT)	EX. JUDGE ORR CL	6721.64		SWALE
150	38+41.43	429.06' (RT)	EX. JUDGE ORR CL	6719.81		SWALE
151	39+17.86	487.10' (RT)	EX. JUDGE ORR CL	6718.06		SWALE PC
152	40+22.72	533.67' (RT)	EX. JUDGE ORR CL	6715.94		SWALE PRC
153	40+83.23	553.33' (RT)	EX. JUDGE ORR CL	6714.77		SWALE PT
154	41+34.15	577.40' (RT)	EX. JUDGE ORR CL	6713.74		SWALE

STREET IMPROVEMENT NOTES

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50 25 0 50 100
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 _____
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BRADY WILLIAMS

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

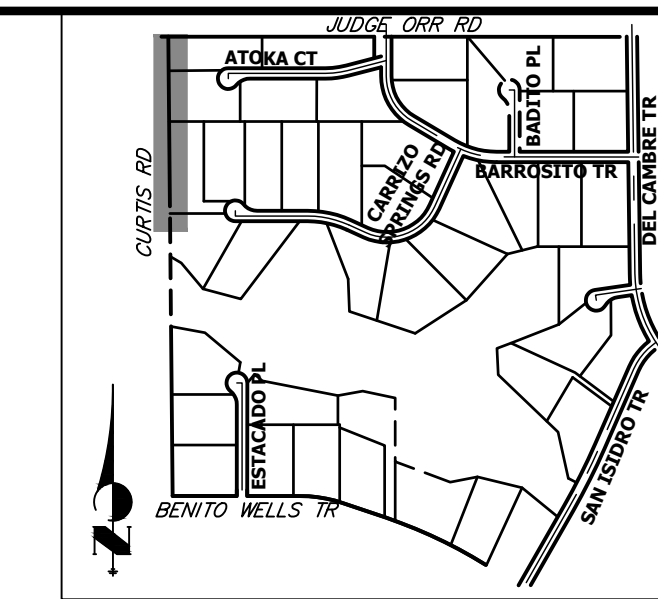
BY DATE

No.	REVISION	DATE

H-SCALE 1"=50'
V-SCALE N/A
DATE 1/2/22
DESIGNED BY RWK
DRAWN BY RWK
CHECKED BY

SADDLEHORN RANCH - FILING 3
CURTIS RD & JUDGE ORR RD GRADING PLAN

SHEET 11 OF 60
JOB NO. 21542.05



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

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

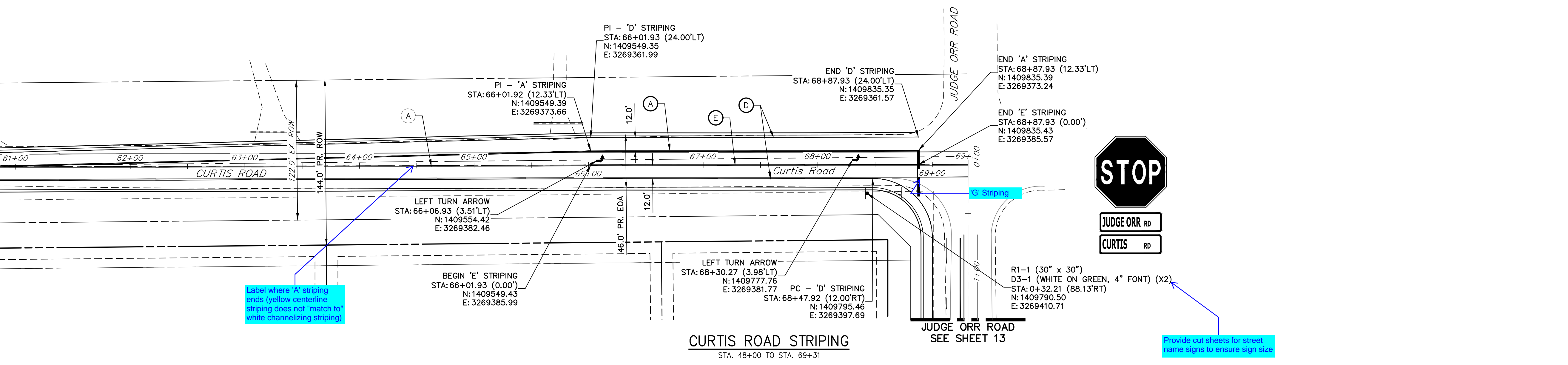
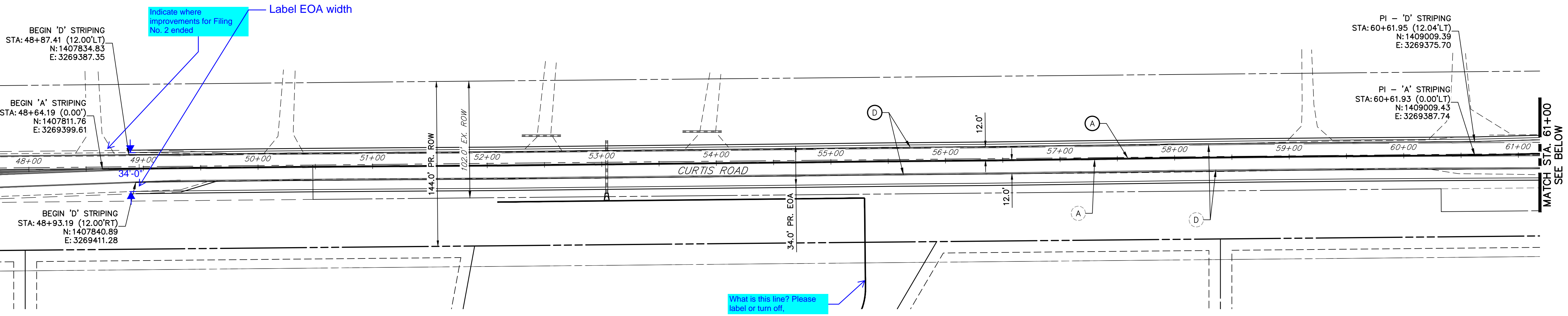
J.R. ENGINEERING
 A Western Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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1"=50'	N/A	1/2/22	RWK	RWK	

SADDLEHORN RANCH - FILING 3
CURTIS RD & JUDGE ORR RD SIGNAGE & STRIPING PLAN

SHEET 12 OF 60
 JOB NO. 21542.05



SIGNING AND STRIPING NOTES

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

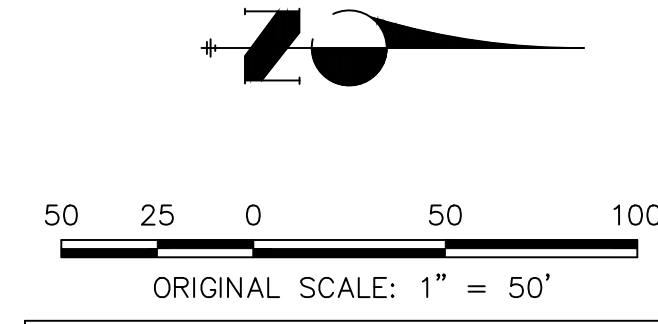
LEGEND

- PROPOSED SIGN
- - - EXISTING SIGN
- XX PROPOSED STRIPE
- XX EXISTING STRIPE
- (A) CENTER LINE - 6" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 6" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 6" WIDE, SOLID WHITE
- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

-Reference CDOT dtl S-627-1 for striping information and notes, specifically for detail & placement of turn arrows.
 -Reference CDOT dtl S-614-1 for placement of ground signs

Lane lines are typically 4" wide

Provide cut sheets for street name signs to ensure sign size

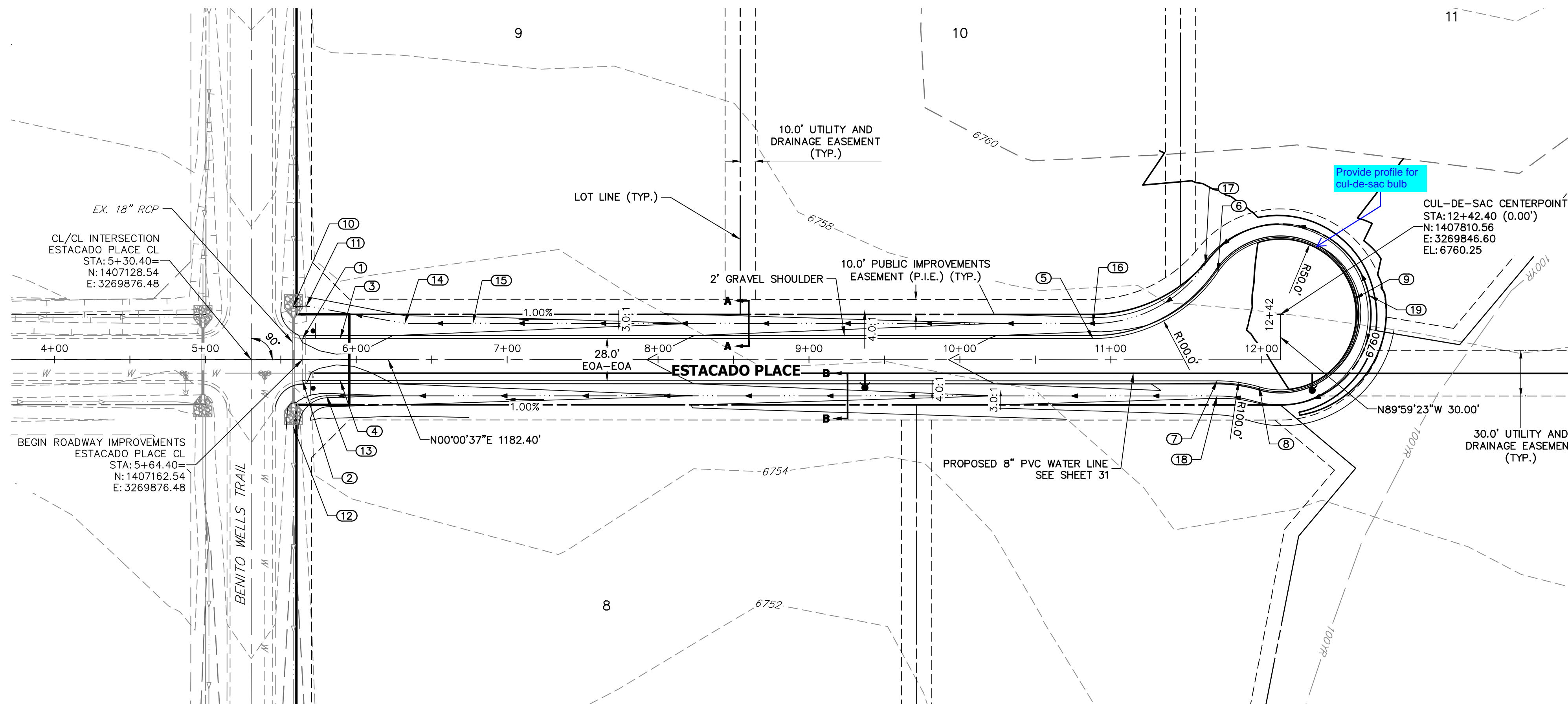


ENGINEER'S STATEMENT

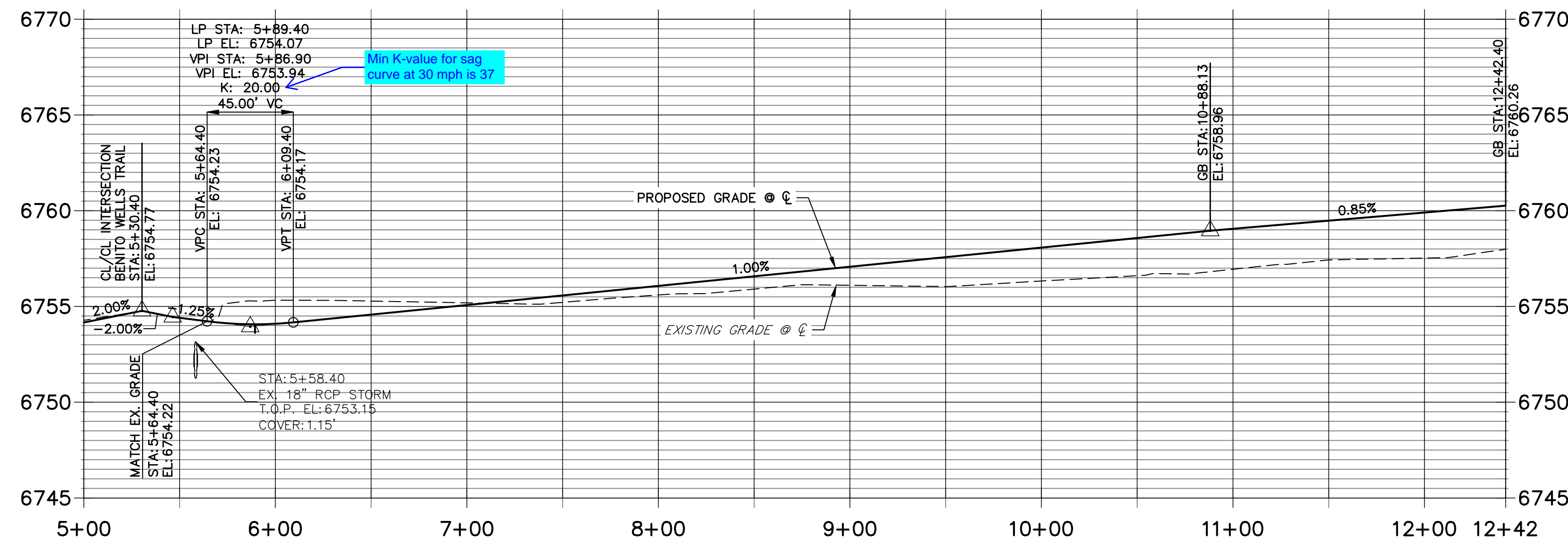
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



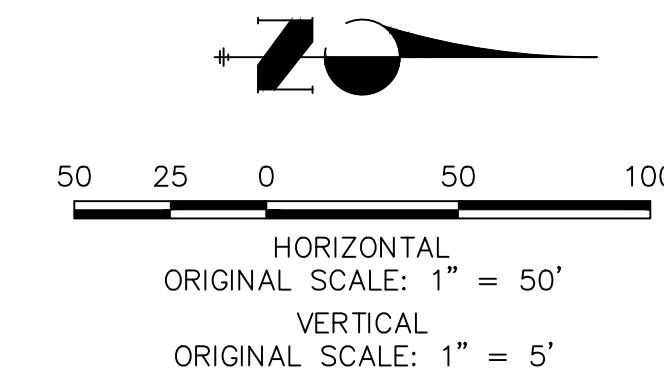


**ESTACADO PLACE CL PROFILE
STA 5+00.00 TO 12+42.40**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	5+64.40	14.00' (LT)	ESTACADO PLACE CL	6753.95		MATCH EX ASPH
2	5+64.40	14.00' (RT)	ESTACADO PLACE CL	6754.08		MATCH EX ASPH
3	5+89.40	14.00' (LT)	ESTACADO PLACE CL	6753.79		LOW PT
4	5+89.40	14.00' (RT)	ESTACADO PLACE CL	6753.79		LOW PT
5	10+88.13	14.00' (LT)	ESTACADO PLACE CL	6758.69		PC
6	11+70.98	58.00' (LT)	ESTACADO PLACE CL	6759.65		PRC
7	11+70.40	14.00' (RT)	ESTACADO PLACE CL	6759.52		PC
8	11+98.40	18.00' (RT)	ESTACADO PLACE CL	6759.79		PRC
10	5+58.40	35.51' (LT)	ESTACADO PLACE CL	6751.95		TIE INTO EX. SWALE
11	5+66.90	35.51' (LT)	ESTACADO PLACE CL	6751.99		SWALE PI
12	5+58.40	44.89' (RT)	ESTACADO PLACE CL	6750.83		TIE INTO EX. SWALE
13	5+80.37	24.00' (RT)	ESTACADO PLACE CL	6751.58		SWALE PC
14	6+32.16	24.00' (LT)	ESTACADO PLACE CL	6752.32		SWALE PI
15	6+77.29	24.00' (LT)	ESTACADO PLACE CL	6752.54		SWALE GB
16	10+88.13	24.00' (LT)	ESTACADO PLACE CL	6756.65		SWALE PC/GB
17	11+62.69	63.60' (LT)	ESTACADO PLACE CL	6757.61		SWALE PRC/GB
18	11+70.40	24.00' (RT)	ESTACADO PLACE CL	6757.48		SWALE PC/GB

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
9	1407859.48	3269836.29	6760.87	HIGH PT
19	1407869.21	3269833.97	6758.83	SWALE HIGH PT



STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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

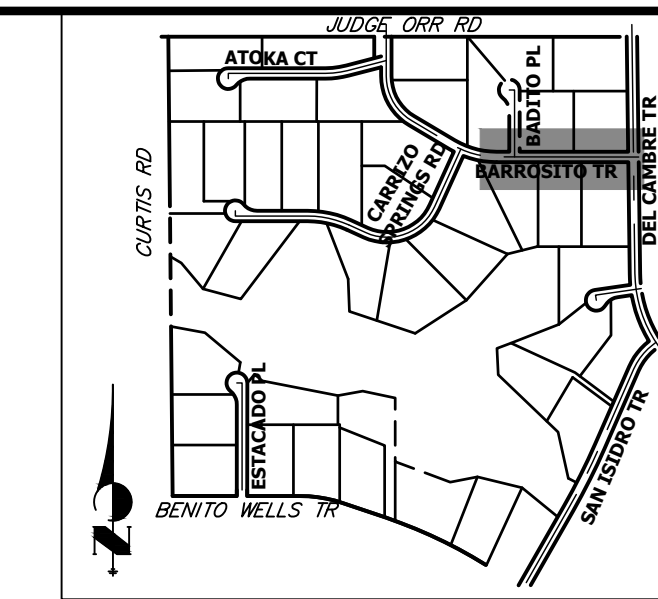
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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'	1/2/22	RWK	RWK			

SADDLEHORN RANCH -
FILING 3
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 15 OF 60
JOB NO. 21542.05

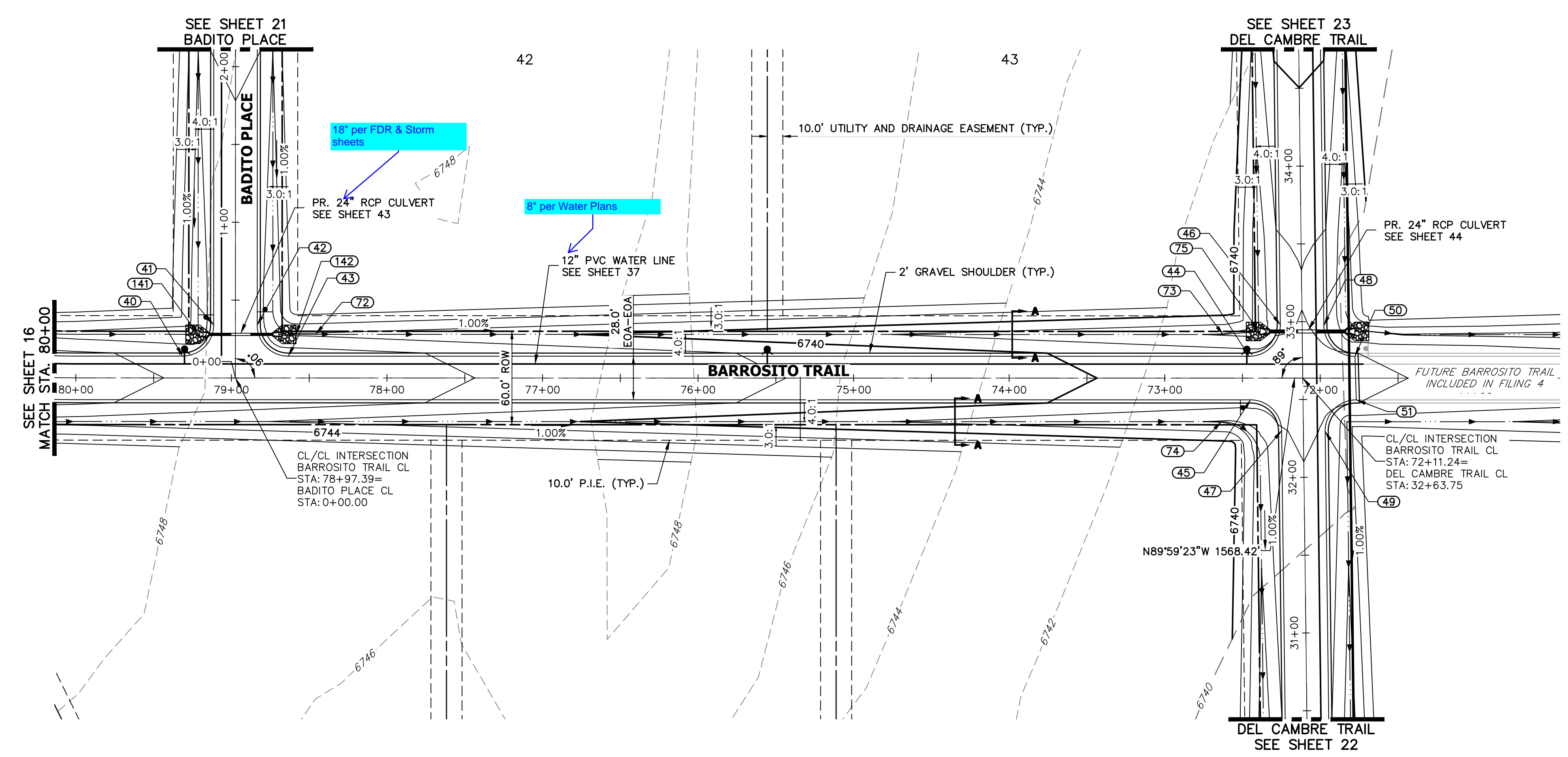


KEY MAP
N.T.S

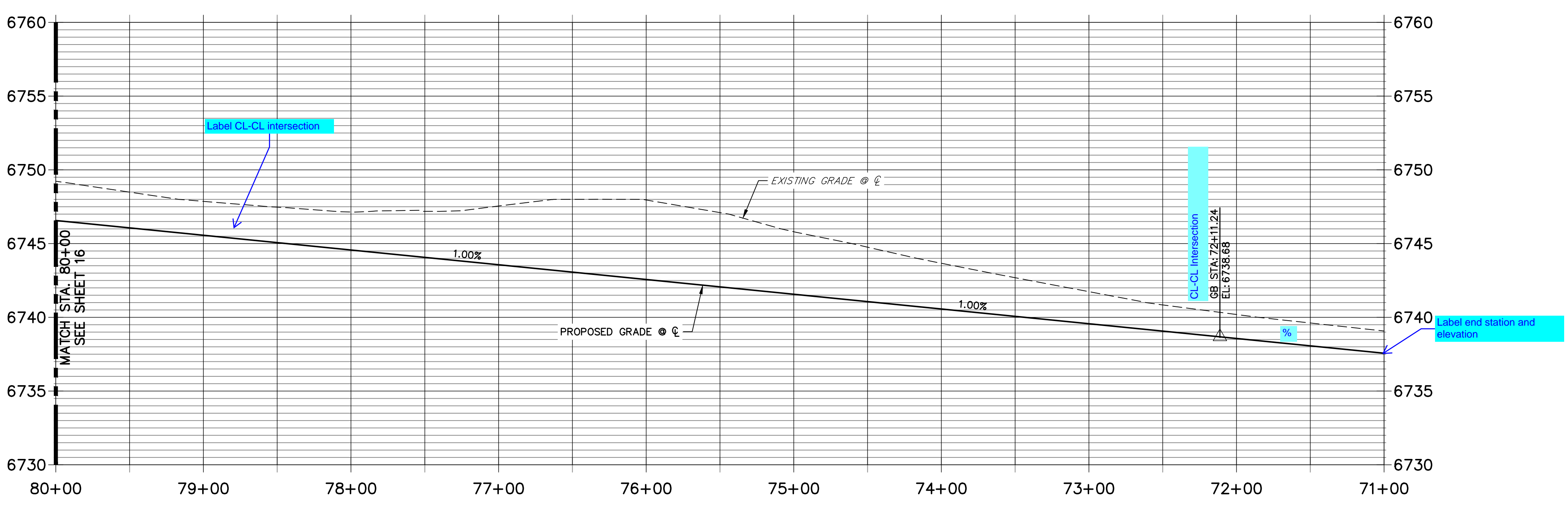
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BARROSITO TRAIL CL PROFILE (2)
STA 71+00.00 TO 80+00.00



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
40	79+31.39	14.00' (RT)	BARROSITO TRAIL CL	6745.60		PCR
41	79+11.39	34.00' (RT)	BARROSITO TRAIL CL	6744.69		PCR
42	78+83.39	34.00' (RT)	BARROSITO TRAIL CL	6744.68		PCR
43	78+63.39	14.00' (RT)	BARROSITO TRAIL CL	6744.92		PCR
44	72+45.67	14.00' (RT)	BARROSITO TRAIL CL	6738.74		PCR
45	72+44.82	14.00' (LT)	BARROSITO TRAIL CL	6738.73		PCR
46	72+25.67	34.25' (RT)	BARROSITO TRAIL CL	6737.80		PCR
47	72+24.82	33.75' (LT)	BARROSITO TRAIL CL	6737.92		PCR
48	71+97.67	33.75' (RT)	BARROSITO TRAIL CL	6737.81		PCR
49	71+96.81	34.25' (LT)	BARROSITO TRAIL CL	6737.91		PCR
50	71+77.67	14.00' (RT)	BARROSITO TRAIL CL	6738.06		PCR
51	71+76.81	14.00' (LT)	BARROSITO TRAIL CL	6738.05		PCR
72	78+45.80	28.00' (RT)	BARROSITO TRAIL CL	6741.70		SWALE GB
73	72+62.48	28.00' (RT)	BARROSITO TRAIL CL	6735.87		SWALE PI/GB
75	72+39.62	30.00' (RT)	BARROSITO TRAIL CL	6734.67		END SWALE
141	79+21.39	28.00' (RT)	BARROSITO TRAIL CL	6742.17		END SWALE
142	78+58.41	28.00' (RT)	BARROSITO TRAIL CL	6741.77		BEGIN SWALE

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

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

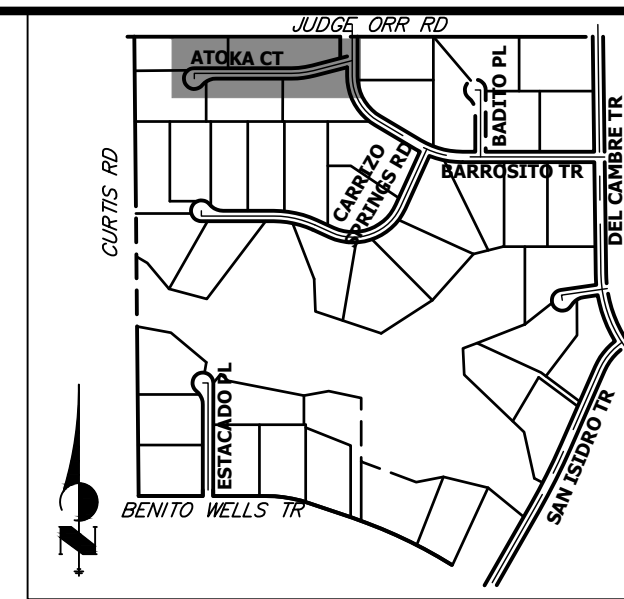
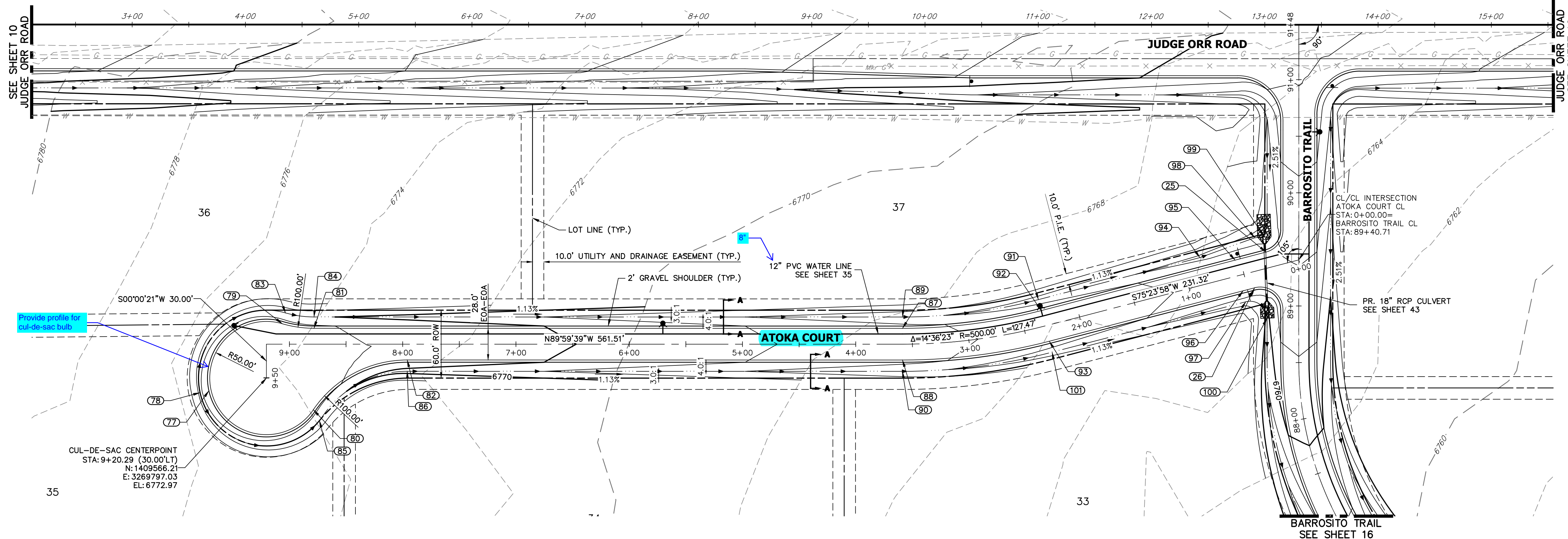
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ENGINEER'S STATEMENT

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

BY DATE
 No. REVISION
 H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/22
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY
SADDLEHORN RANCH - FILING 3
STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 17 OF 60
 JOB NO. 21542.05



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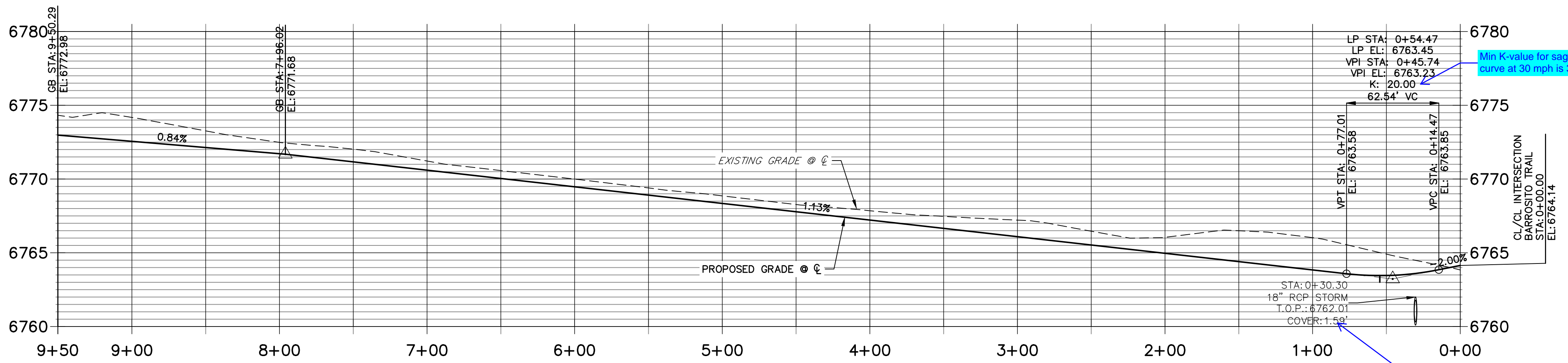
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H-SCALE 1"=50'
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 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

See E911 comments

**ATOKA COURT CL PROFILE
 STA 0+00.00 TO 9+50.29**



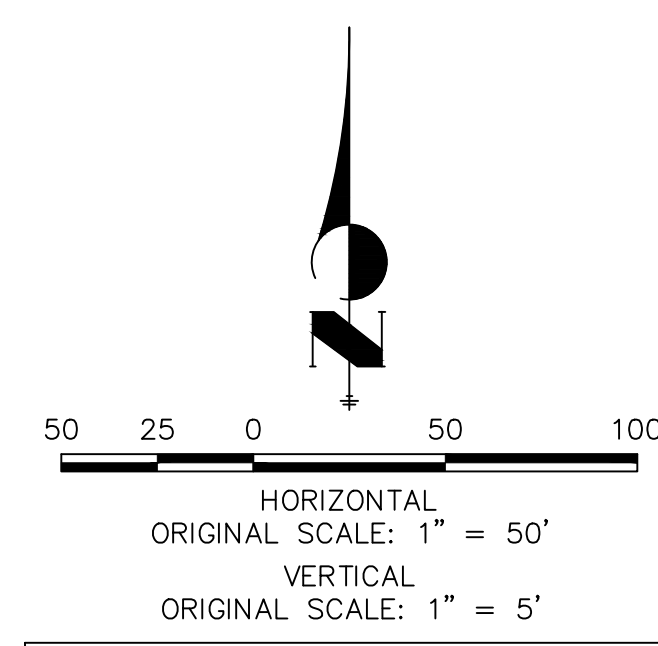
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
25	0+26.27	14.00' (RT)	ATOKA COURT CL	6763.38		PCR
26	0+44.00	14.00' (LT)	ATOKA COURT CL	6763.20		PCR
79	9+06.29	18.00' (RT)	ATOKA COURT CL	6772.51		PRC
80	8+78.87	58.00' (LT)	ATOKA COURT CL	6772.38		PRC
81	8+78.29	14.00' (RT)	ATOKA COURT CL	6772.22		PT
82	7+96.02	14.00' (LT)	ATOKA COURT CL	6771.40		PT
83	9+03.49	27.60' (RT)	ATOKA COURT CL	6770.47		SWALE PC/GB
84	8+78.29	24.00' (RT)	ATOKA COURT CL	6770.18		SWALE PT/GB
85	8+73.52	67.58' (LT)	ATOKA COURT CL	6770.40		SWALE PC/GB
86	7+96.02	24.00' (LT)	ATOKA COURT CL	6769.36		SWALE PT/GB
87	3+58.78	14.00' (RT)	ATOKA COURT CL	6766.47		PC
88	3+58.78	14.00' (LT)	ATOKA COURT CL	6766.47		PC
89	3+58.78	24.00' (RT)	ATOKA COURT CL	6764.43		SWALE PC/GB
90	3+58.78	24.00' (LT)	ATOKA COURT CL	6764.43		SWALE PC/GB
91	2+31.32	24.00' (RT)	ATOKA COURT CL	6763.00		SWALE GB

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
92	2+31.32	14.00' (RT)	ATOKA COURT CL	6765.04		PT
93	2+31.32	14.00' (LT)	ATOKA COURT CL	6765.04		PT
94	0+84.00	24.00' (RT)	ATOKA COURT CL	6761.34		SWALE GB
95	0+54.47	14.00' (RT)	ATOKA COURT CL	6763.17		LOW PT
96	0+54.47	14.00' (LT)	ATOKA COURT CL	6763.13		LOW PT
97	0+54.60	24.00' (LT)	ATOKA COURT CL	6761.13		SWALE PC/GB
98	0+32.61	28.74' (RT)	ATOKA COURT CL	6760.82		SWALE GB
99	0+24.28	27.26' (RT)	ATOKA COURT CL	6760.74		END SWALE
100	0+40.09	42.78' (LT)	ATOKA COURT CL	6759.53		END SWALE
101	2+31.32	24.00' (LT)	ATOKA COURT CL	6763.00		SWALE PT/GB

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
77	1409555.06	3269746.24	6773.50		HIGH PT
78	1409553.35	3269738.43	6771.50		SWALE HIGH PT

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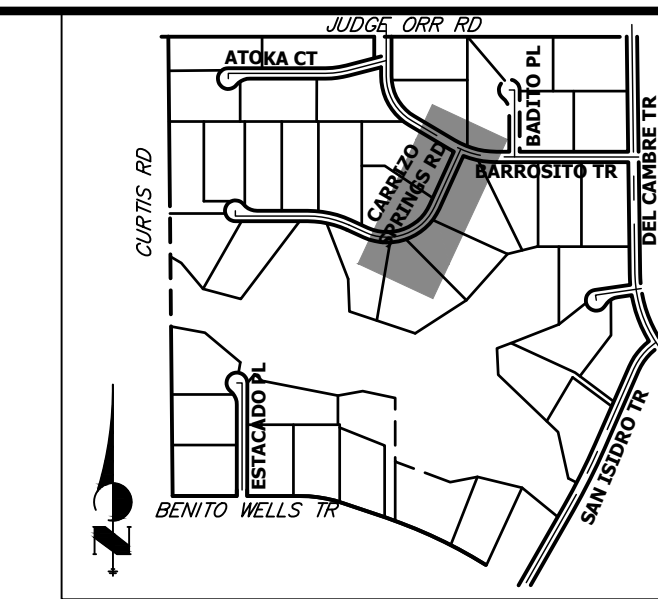
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

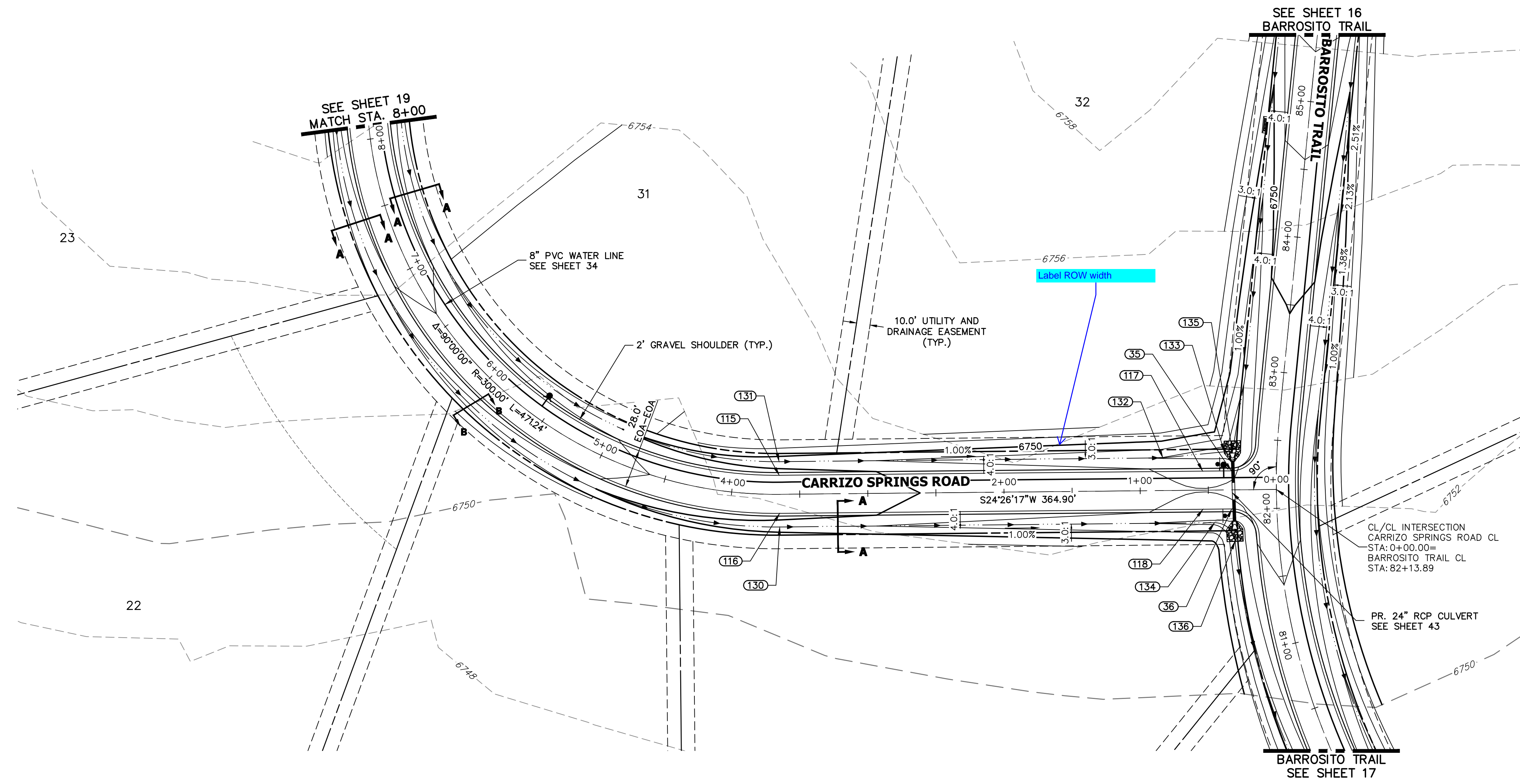
BRYAN T. LAW, P.E. DATE

COLORADO P.E. 25043

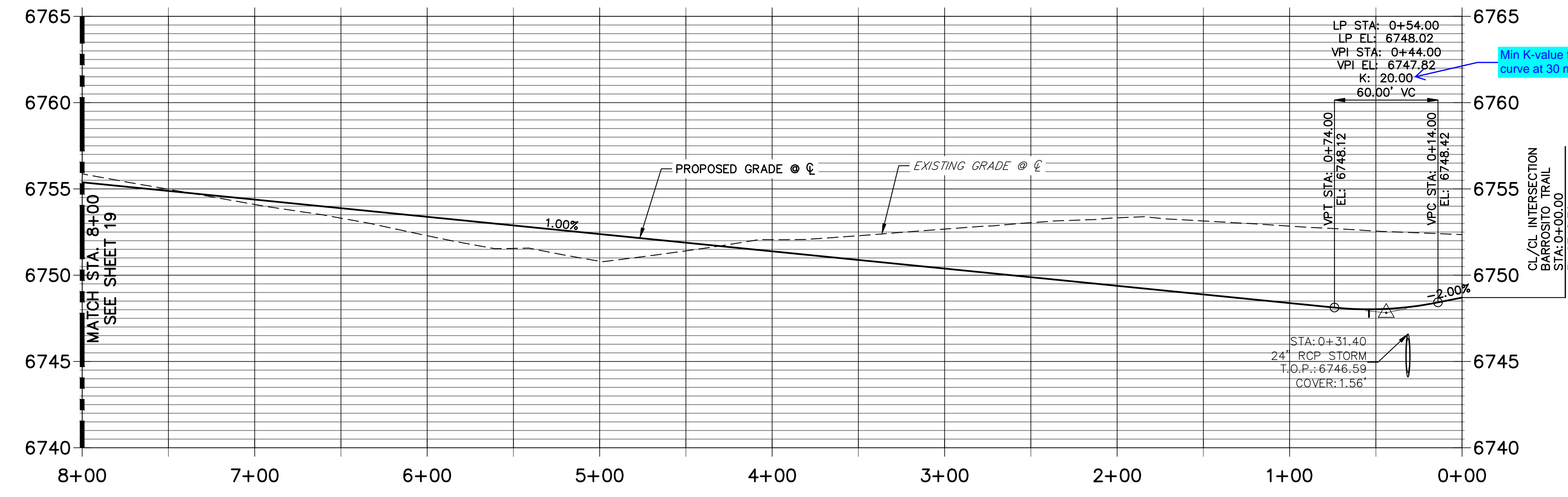
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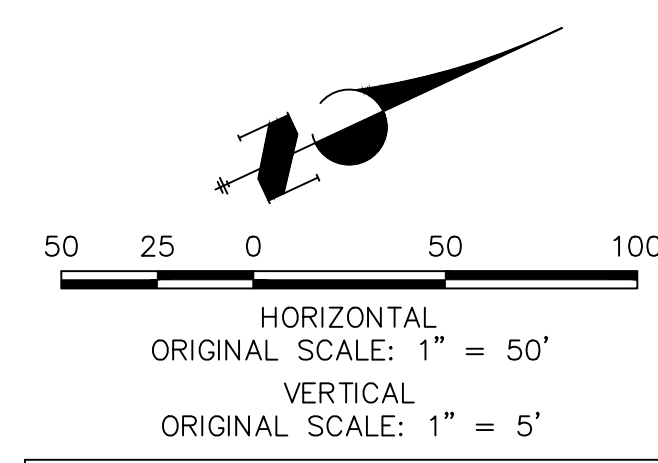
KEY MAP
N.T.S.



CARRIZO SPRINGS ROAD CL PROFILE (2)
STA 0+00.00 TO 8+00.00



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
35	0+32.92	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6747.86		PCR
36	0+32.92	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6747.86		PCR
117	0+54.00	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6747.75		LOW PT
118	0+54.00	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6747.75		LOW PT
130	3+64.90	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6748.71		SWALE PC/GB
131	3+64.90	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6748.71		SWALE PC/GB
132	0+83.09	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6745.89		SWALE PI/GB
133	0+37.97	28.06' (RT)	CARRIZO SPRINGS ROAD CL	6744.76		SWALE GB
134	0+45.62	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6745.52		SWALE PC/GB
135	0+31.97	28.06' (RT)	CARRIZO SPRINGS ROAD CL	6744.50		END SWALE
136	0+30.68	37.62' (LT)	CARRIZO SPRINGS ROAD CL	6744.14		SWALE PT/GB



STREET IMPROVEMENT NOTES

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ENGINEER'S STATEMENT

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

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

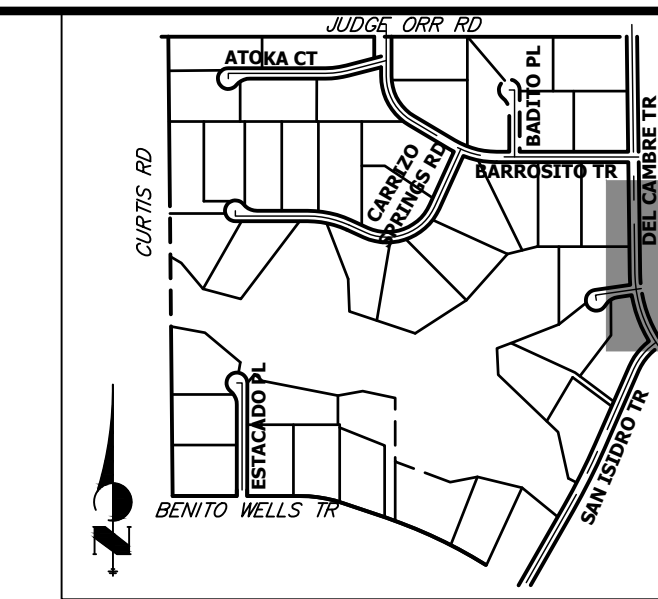
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BY	DATE	REVISION

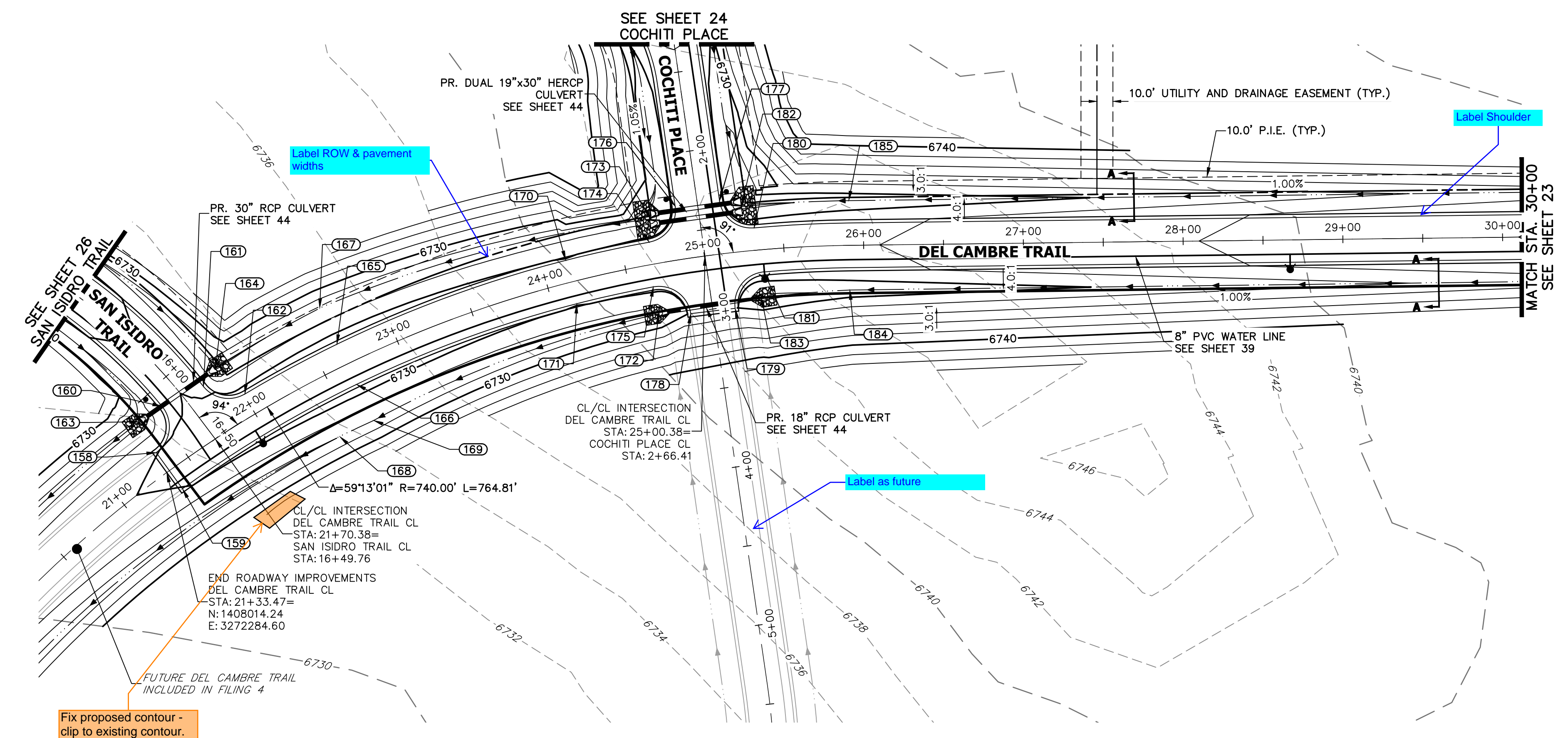
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 V-SCALE 1"=5'
 DATE 1/2/22
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

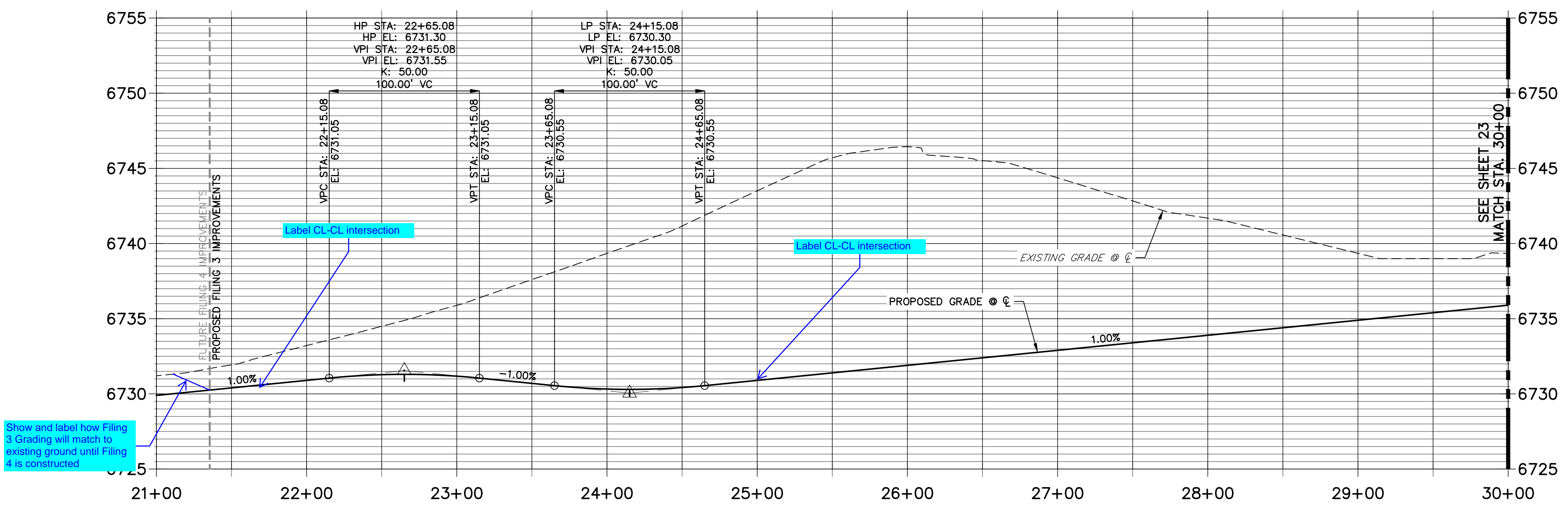
SHEET 20 OF 60
 JOB NO. 21542.05



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



**DEL CAMBRE TRAIL CL PROFILE
 STA 21+00.00 TO 30+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
158	21+35.47	14.00' (LT)	DEL CAMBRE TRAIL CL	6729.97		PCR
159	21+35.47	14.00' (RT)	DEL CAMBRE TRAIL CL	6729.97		PCR
160	21+54.52	35.46' (LT)	DEL CAMBRE TRAIL CL	6729.72		PCR
161	21+81.77	31.66' (LT)	DEL CAMBRE TRAIL CL	6729.79		PCR
162	22+00.79	14.00' (LT)	DEL CAMBRE TRAIL CL	6730.63		PCR
163	21+38.03	35.82' (LT)	DEL CAMBRE TRAIL CL	6725.52		BEGIN SWALE
164	21+93.47	37.22' (LT)	DEL CAMBRE TRAIL CL	6725.82		BEGIN SWALE
165	22+65.08	14.00' (LT)	DEL CAMBRE TRAIL CL	6731.02		HIGH PT
166	22+65.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6731.02		HIGH PT
167	22+65.27	39.00' (LT)	DEL CAMBRE TRAIL CL	6726.19		PC
168	22+40.08	38.40' (RT)	DEL CAMBRE TRAIL CL	6726.01		SWALE GB
169	22+64.87	39.00' (RT)	DEL CAMBRE TRAIL CL	6726.13		PCC
170	24+15.08	14.00' (LT)	DEL CAMBRE TRAIL CL	6730.02		LOW PT
171	24+15.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6730.02		LOW PT
172	24+65.31	31.25' (RT)	DEL CAMBRE TRAIL CL	6727.09		END SWALE
173	24+71.24	28.10' (LT)	DEL CAMBRE TRAIL CL	6727.27		END SWALE
174	24+67.56	14.00' (LT)	DEL CAMBRE TRAIL CL	6730.30		PCR
175	24+65.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6730.30		PCR
176	24+86.68	33.56' (LT)	DEL CAMBRE TRAIL CL	6730.17		PCR
177	25+13.48	33.20' (LT)	DEL CAMBRE TRAIL CL	6730.18		PCR
178	24+86.05	34.48' (RT)	DEL CAMBRE TRAIL CL	6730.03		PCR
179	25+15.43	34.88' (RT)	DEL CAMBRE TRAIL CL	6730.02		PCR
180	25+32.60	14.00' (LT)	DEL CAMBRE TRAIL CL	6730.95		PCR
181	25+36.39	14.00' (RT)	DEL CAMBRE TRAIL CL	6730.59		PCR
182	25+26.15	28.00' (LT)	DEL CAMBRE TRAIL CL	6727.58		BEGIN SWALE
183	25+33.20	30.00' (RT)	DEL CAMBRE TRAIL CL	6727.41		BEGIN SWALE
184	25+91.00	28.00' (RT)	DEL CAMBRE TRAIL CL	6728.49		SWALE PC/GB
185	25+91.00	28.00' (LT)	DEL CAMBRE TRAIL CL	6728.49		SWALE PC/GB

Show and label how Filing 3 Grading will match to existing ground until Filing 4 is constructed.

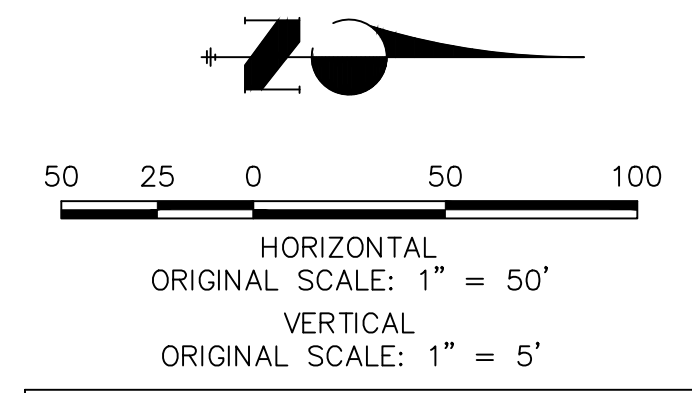
Fix proposed contour - clip to existing contour.

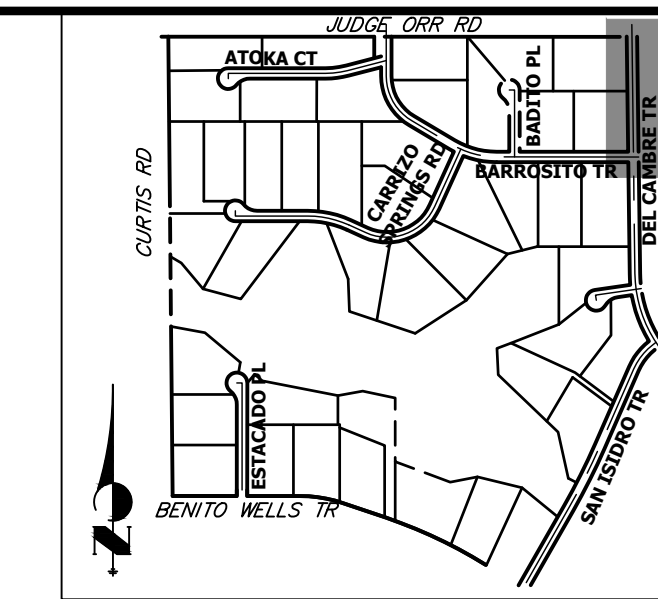
STREET IMPROVEMENT NOTES

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ENGINEER'S STATEMENT

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



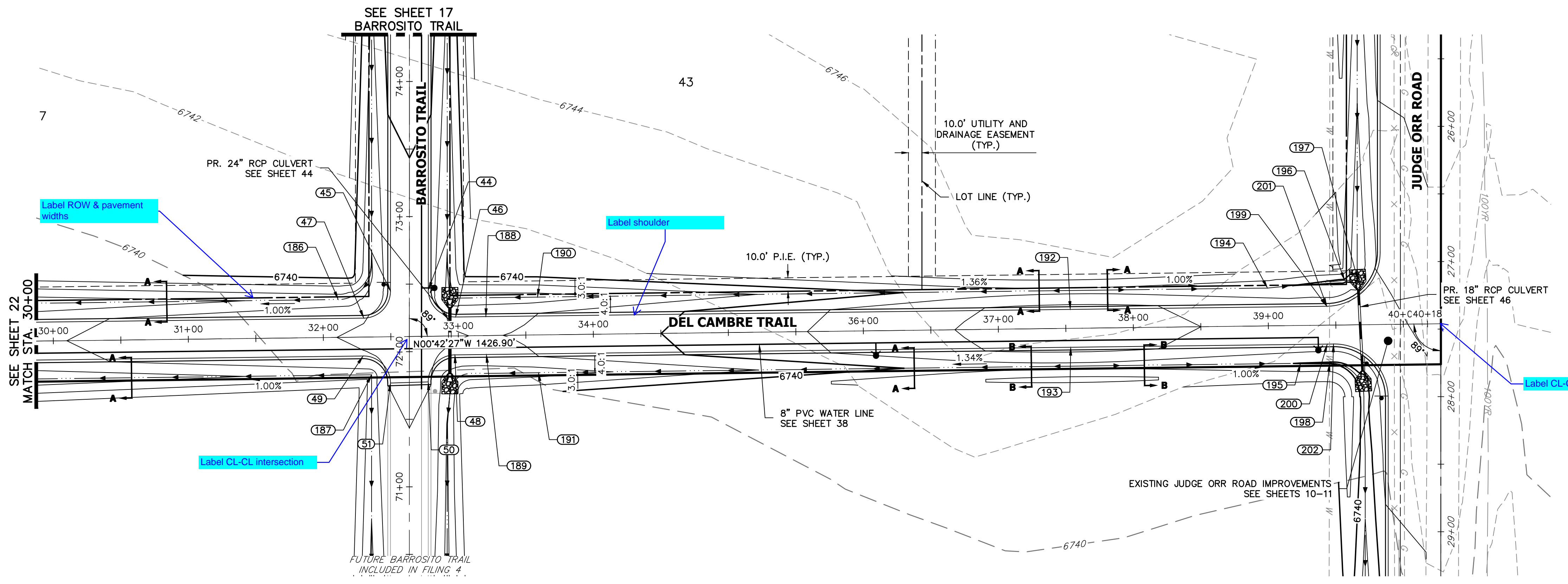


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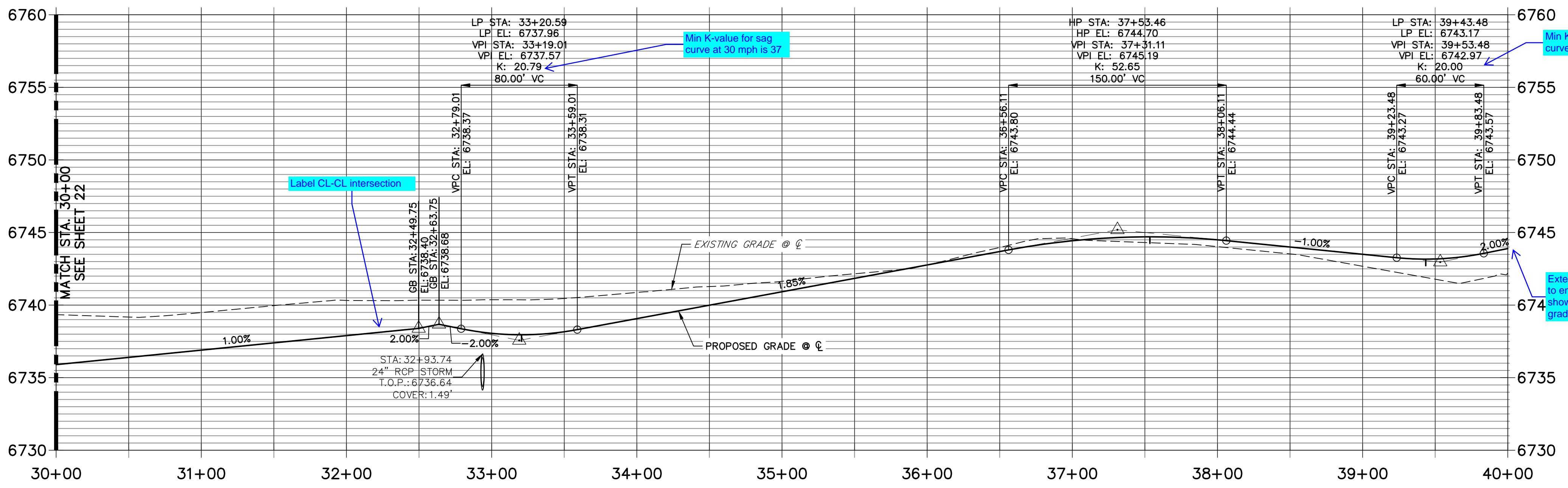
PREPARED FOR
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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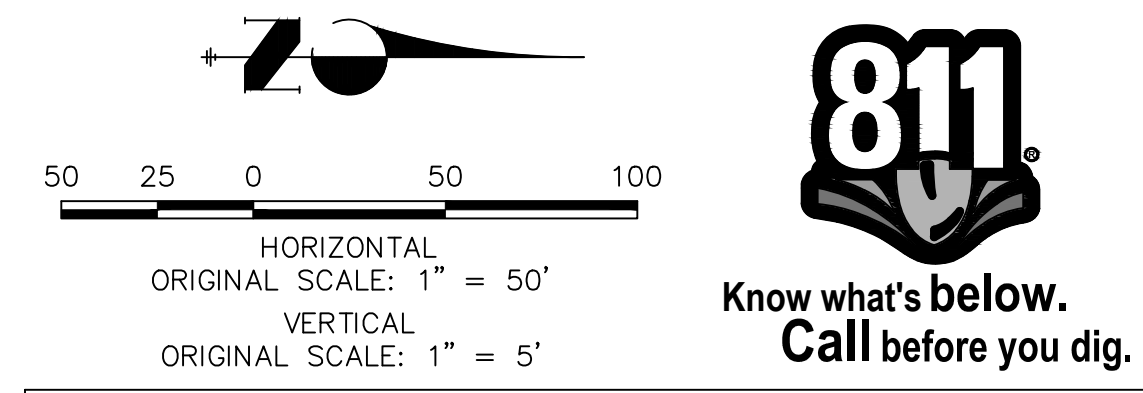
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**DEL CAMBRE TRAIL CL PROFILE (2)
 STA 30+00.00 TO 40+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
44	32+78.18	34.25' (LT)	DEL CAMBRE TRAIL CL	6738.74		PCR
45	32+50.17	33.75' (LT)	DEL CAMBRE TRAIL CL	6738.73		PCR
46	32+98.18	14.00' (LT)	DEL CAMBRE TRAIL CL	6737.80		PCR
47	32+30.17	14.00' (LT)	DEL CAMBRE TRAIL CL	6737.92		PCR
48	32+97.33	14.00' (RT)	DEL CAMBRE TRAIL CL	6737.81		PCR
49	32+29.32	14.00' (RT)	DEL CAMBRE TRAIL CL	6737.91		PCR
50	32+77.33	33.75' (RT)	DEL CAMBRE TRAIL CL	6738.06		PCR
51	32+49.32	34.25' (RT)	DEL CAMBRE TRAIL CL	6738.05		PCR
186	32+11.41	28.00' (LT)	DEL CAMBRE TRAIL CL	6734.69		SWALE PC/GB
187	32+35.40	28.00' (RT)	DEL CAMBRE TRAIL CL	6734.93		PI
188	33+20.59	14.00' (LT)	DEL CAMBRE TRAIL CL	6737.68		LOW PT
189	33+20.59	14.00' (RT)	DEL CAMBRE TRAIL CL	6737.68		LOW PT
190	33+59.01	27.98' (LT)	DEL CAMBRE TRAIL CL	6734.99		SWALE GB
192	37+53.46	14.00' (LT)	DEL CAMBRE TRAIL CL	6744.42		HIGH PT
193	37+53.46	14.00' (RT)	DEL CAMBRE TRAIL CL	6744.42		HIGH PT
194	38+99.75	28.00' (LT)	DEL CAMBRE TRAIL CL	6740.18		SWALE PI/GB
195	39+23.48	28.00' (RT)	DEL CAMBRE TRAIL CL	6739.95		SWALE GB
196	39+56.90	33.00' (LT)	DEL CAMBRE TRAIL CL	6739.61		SWALE PI/GB
197	39+66.73	33.00' (RT)	DEL CAMBRE TRAIL CL	6739.56		END SWALE
198	39+45.14	28.00' (RT)	DEL CAMBRE TRAIL CL	6739.84		SWALE PC/GB
199	39+43.48	14.00' (LT)	DEL CAMBRE TRAIL CL	6742.89		LOW PT
200	39+43.48	14.00' (RT)	DEL CAMBRE TRAIL CL	6742.89		LOW PT
201	39+43.48	14.00' (LT)	DEL CAMBRE TRAIL CL	6742.89		PCR
202	39+48.13	14.00' (RT)	DEL CAMBRE TRAIL CL	6742.90		PCR



STREET IMPROVEMENT NOTES

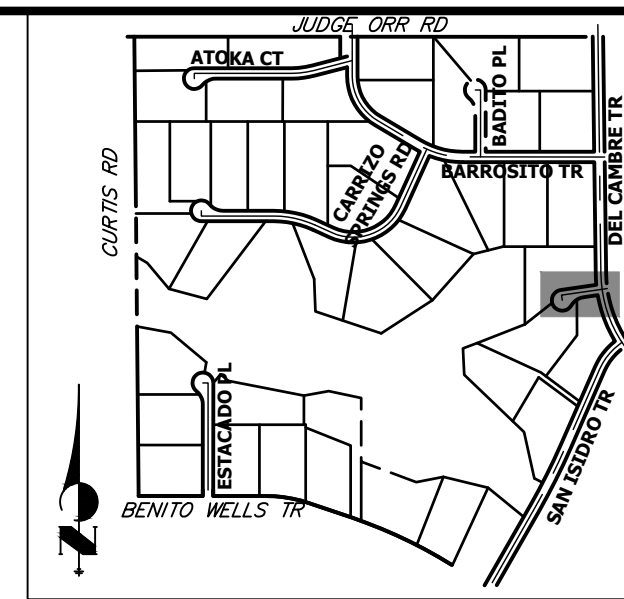
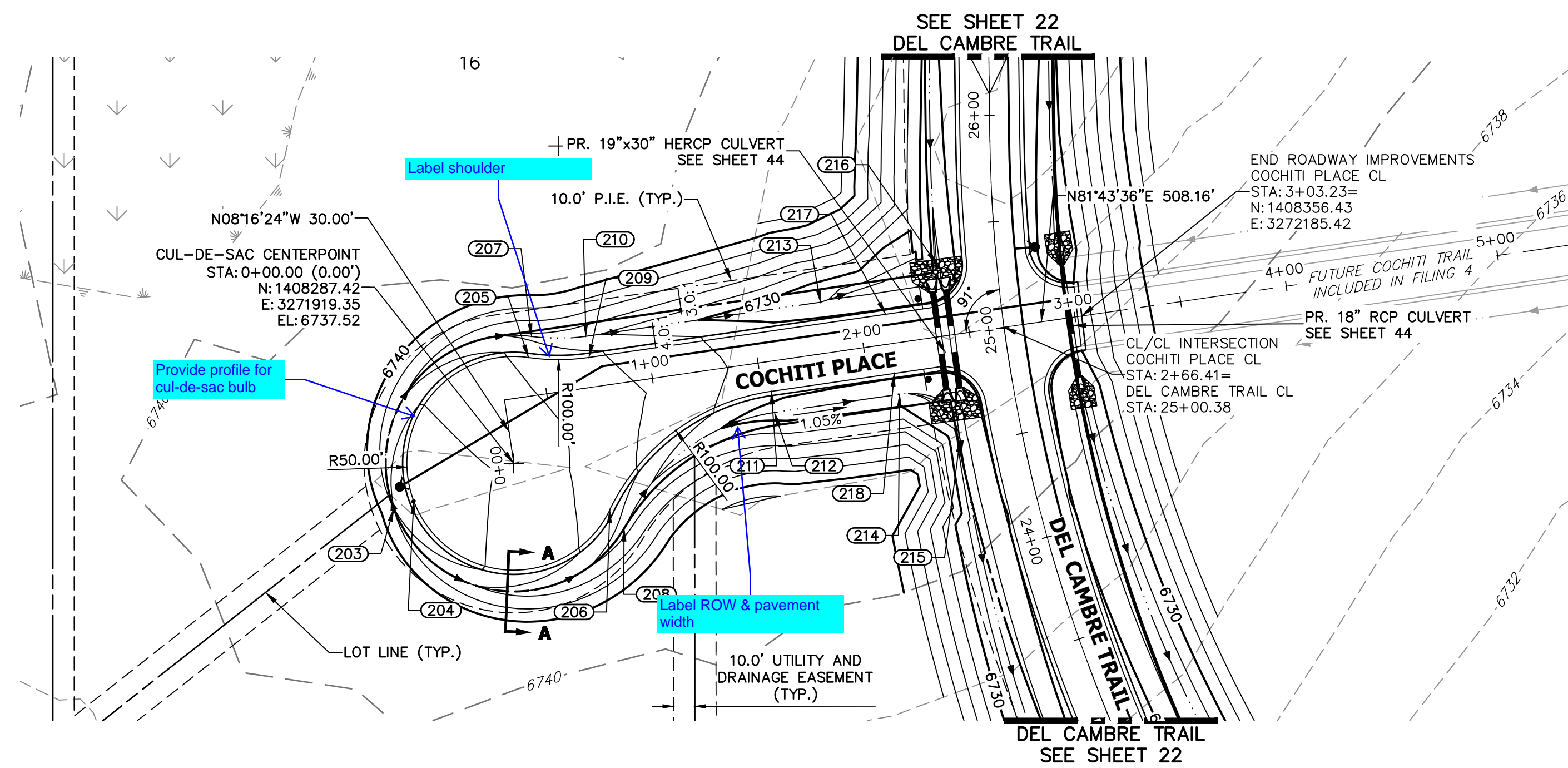
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E. _____ 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

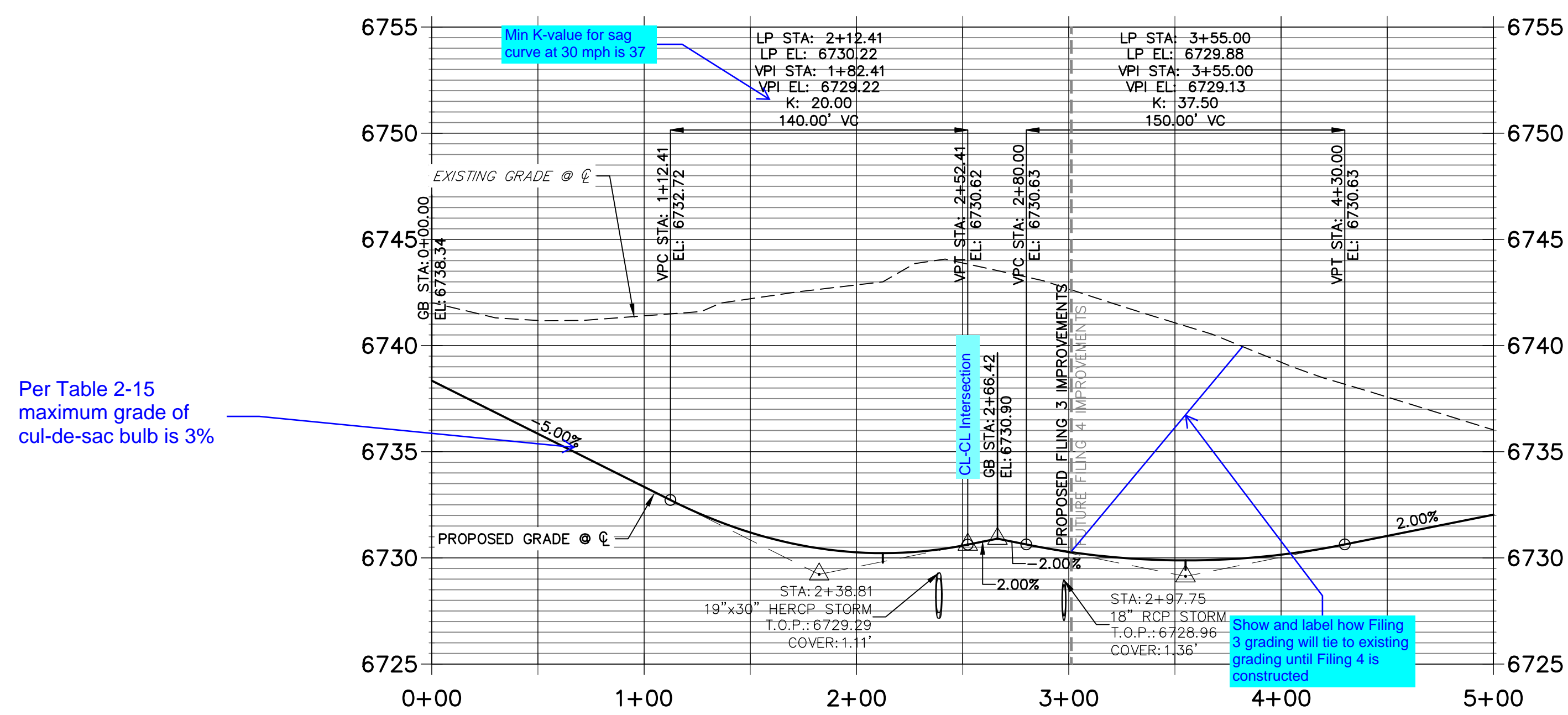


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 (707) 365-6891
 BRADY WILLIAMS

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**COCHITI PLACE CL PROFILE
 STA 0+00.00 TO 5+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
176	2+32.84	14.00' (RT)	COCHITI PLACE CL	6730.17		PCR
177	2+33.47	14.00' (LT)	COCHITI PLACE CL	6730.18		PCR
205	0+44.00	18.00' (LT)	COCHITI PLACE CL	6735.56		PRC
206	0+71.42	58.00' (RT)	COCHITI PLACE CL	6735.00		PRC
207	0+46.80	27.60' (LT)	COCHITI PLACE CL	6733.52		PRC
208	0+76.78	67.58' (RT)	COCHITI PLACE CL	6733.15		PRC
209	0+72.00	14.00' (LT)	COCHITI PLACE CL	6734.34		PT
210	0+72.00	24.00' (LT)	COCHITI PLACE CL	6732.30		PT
211	1+54.27	14.00' (RT)	COCHITI PLACE CL	6730.79		PT
212	1+54.27	24.00' (RT)	COCHITI PLACE CL	6728.75		PT
213	1+83.02	24.00' (LT)	COCHITI PLACE CL	6728.19		SWALE PI/GB
214	2+13.48	24.00' (RT)	COCHITI PLACE CL	6728.10		SWALE PC/GB
215	2+38.48	48.98' (RT)	COCHITI PLACE CL	6727.18		SWALE PT/GB
216	2+39.46	33.68' (LT)	COCHITI PLACE CL	6727.62		SWALE GB
217	2+12.41	14.00' (LT)	COCHITI PLACE CL	6730.11		LOW PT
218	2+12.41	14.00' (RT)	COCHITI PLACE CL	6730.11		LOW PT

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
203	1408266.25	3271863.21	6737.98	HIGH PT
204	1408269.78	3271872.56	6740.02	HIGH PT

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

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

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

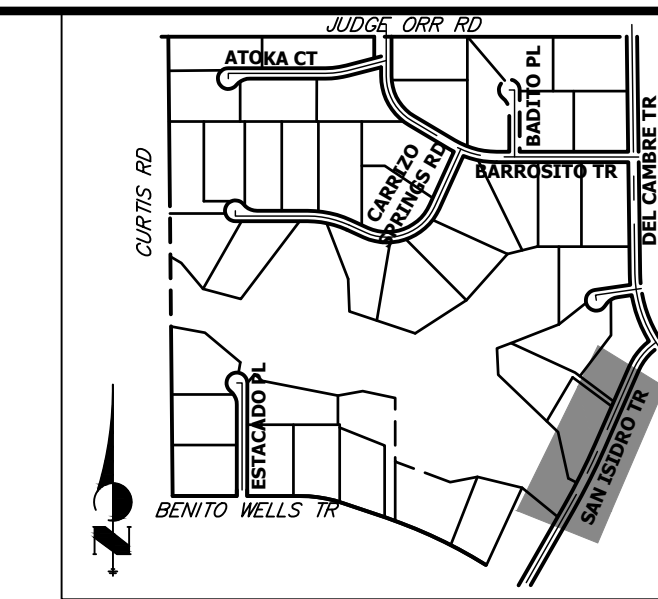
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ENGINEER'S STATEMENT

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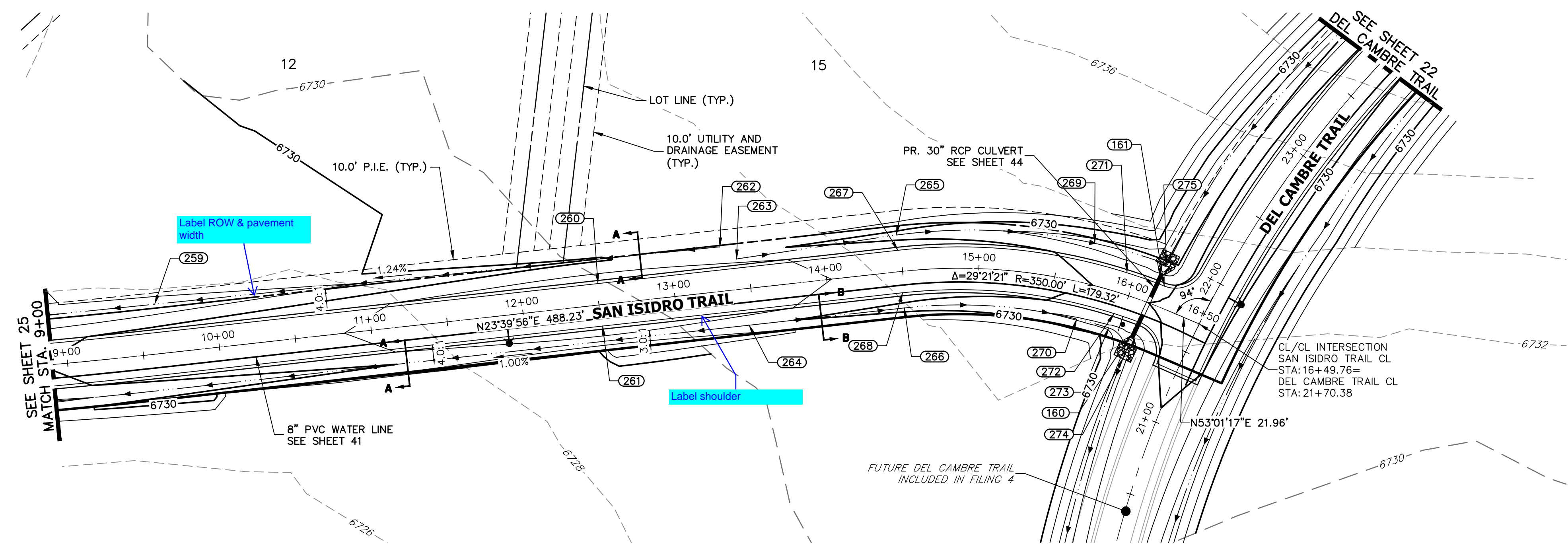
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



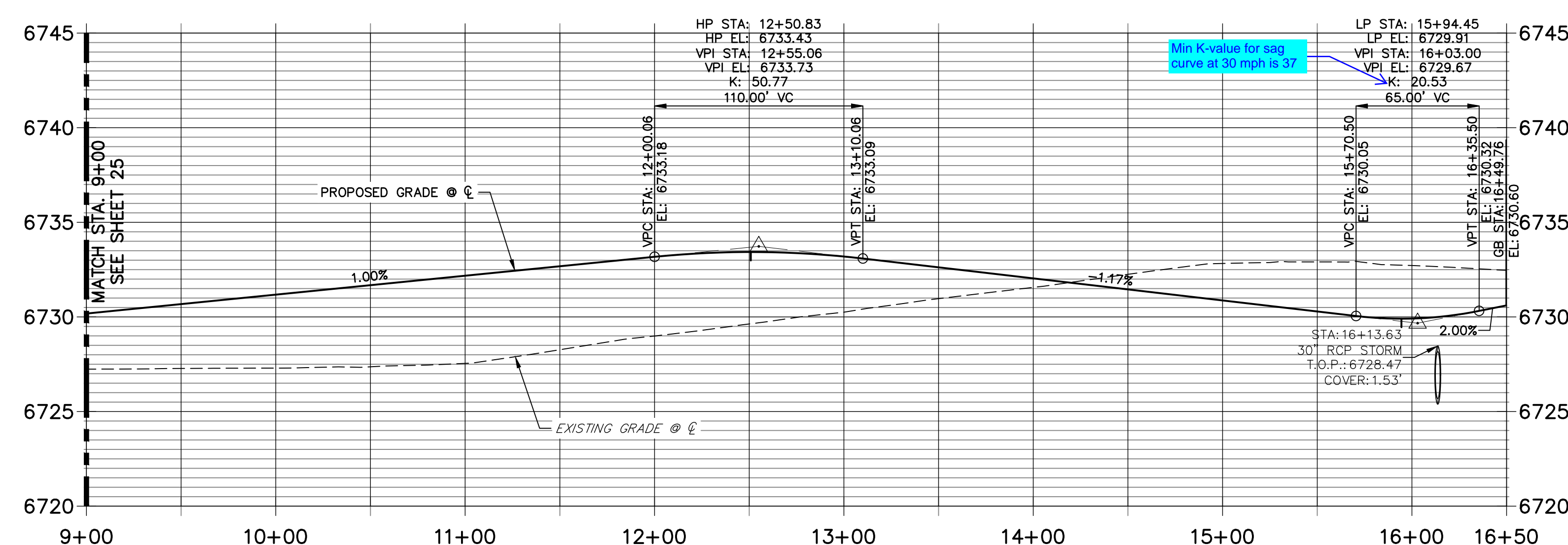
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 BRADY WILLIAMS

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**SAN ISIDRO TRAIL CL PROFILE (2)
 STA 9+00.00 TO 16+50.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
160	16+12.88	14.00' (RT)	SAN ISIDRO TRAIL CL	6729.72		PCR
161	16+19.35	14.00' (LT)	SAN ISIDRO TRAIL CL	6729.79		PCR
259	9+60.92	32.57' (LT)	SAN ISIDRO TRAIL CL	6726.31		SWALE GB
260	12+50.83	14.00' (LT)	SAN ISIDRO TRAIL CL	6733.15		HIGH PT
261	12+50.83	14.00' (RT)	SAN ISIDRO TRAIL CL	6733.15		HIGH PT
262	13+32.85	29.09' (LT)	SAN ISIDRO TRAIL CL	6731.16		END SWALE
263	13+42.85	20.00' (LT)	SAN ISIDRO TRAIL CL	6731.38		BEGIN SWALE
264	13+46.19	24.00' (RT)	SAN ISIDRO TRAIL CL	6730.34		HIGH PT
265	14+48.48	24.00' (LT)	SAN ISIDRO TRAIL CL	6729.15		SWALE PC/GB
266	14+48.48	24.00' (RT)	SAN ISIDRO TRAIL CL	6729.15		SWALE PC/GB
267	14+48.48	14.00' (LT)	SAN ISIDRO TRAIL CL	6731.19		PC
268	14+48.48	14.00' (RT)	SAN ISIDRO TRAIL CL	6731.19		PC
269	15+70.27	26.88' (LT)	SAN ISIDRO TRAIL CL	6727.01		SWALE GB
270	15+70.50	24.00' (RT)	SAN ISIDRO TRAIL CL	6727.73		SWALE GB
271	15+94.45	14.00' (LT)	SAN ISIDRO TRAIL CL	6729.63		LOW PT
272	15+94.45	14.00' (RT)	SAN ISIDRO TRAIL CL	6729.63		LOW PT
273	15+93.80	24.00' (RT)	SAN ISIDRO TRAIL CL	6727.51		SWALE PC/GB
274	16+10.68	39.88' (RT)	SAN ISIDRO TRAIL CL	6725.47		SWALE PT/GB
275	16+15.61	27.98' (LT)	SAN ISIDRO TRAIL CL	6725.82		END SWALE

811
 Know what's below.
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BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY DATE

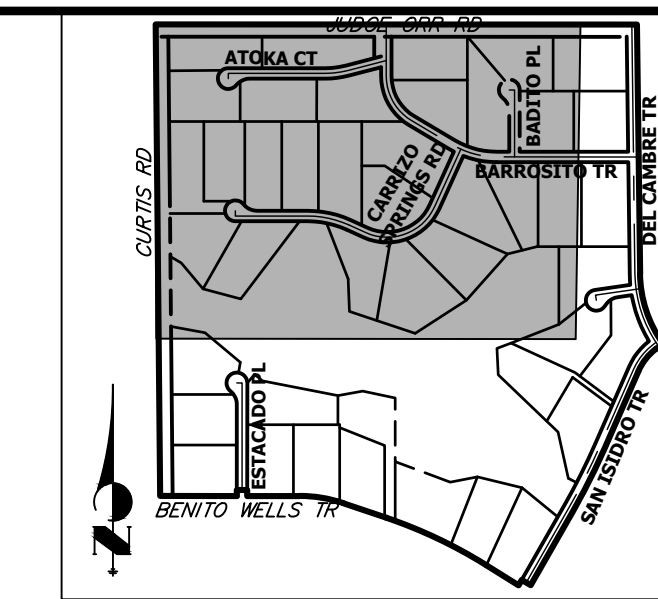
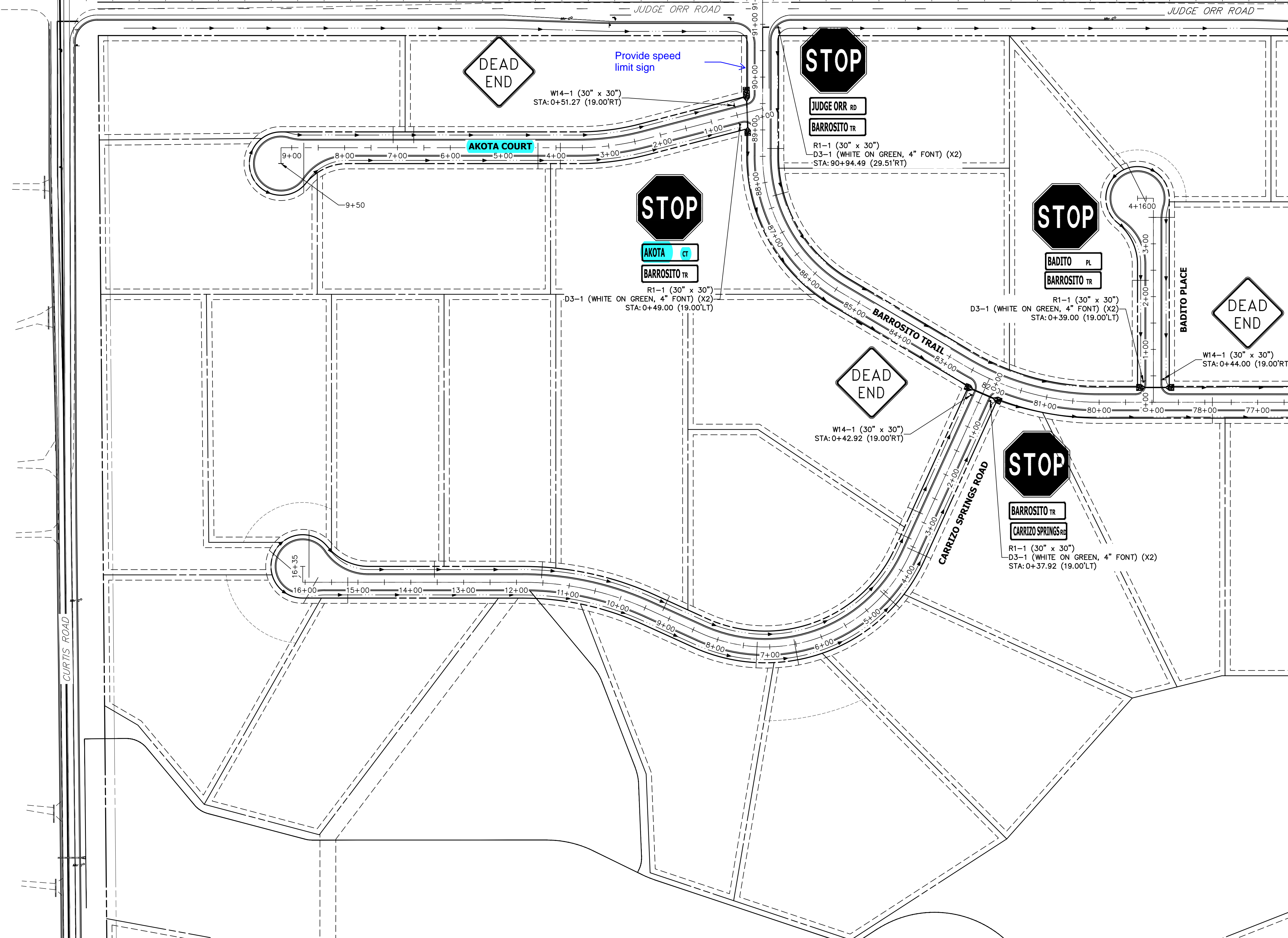
No. REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/22
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

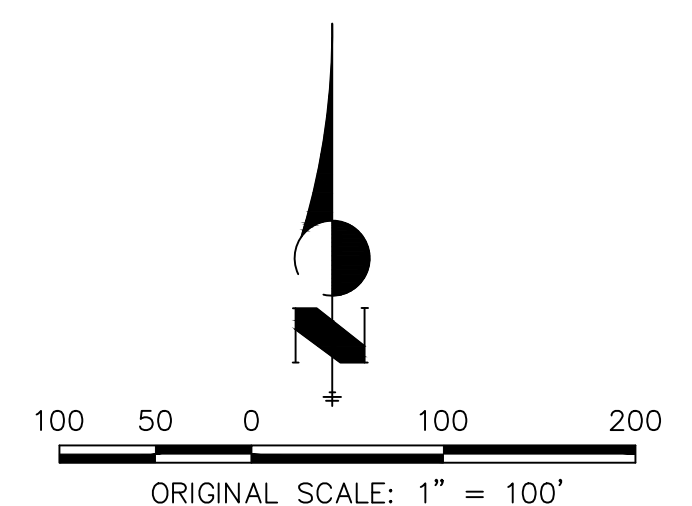
SHEET 26 OF 60
 JOB NO. 21542.05

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00



KEY MAP
N.T.S

SEE SHEET 28



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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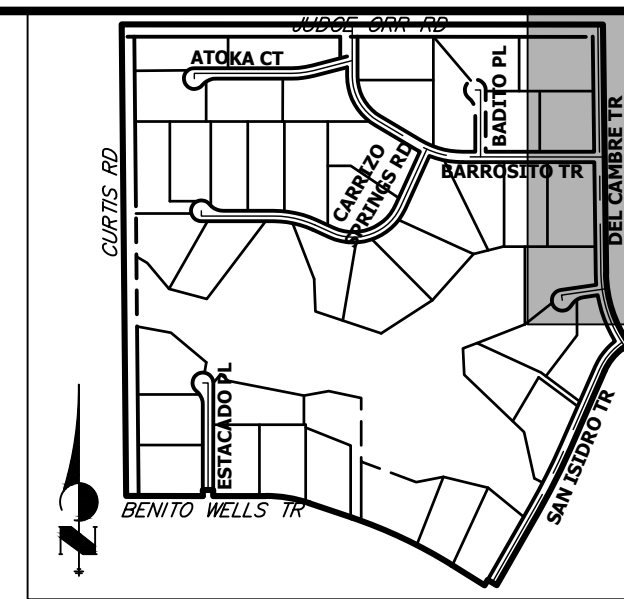
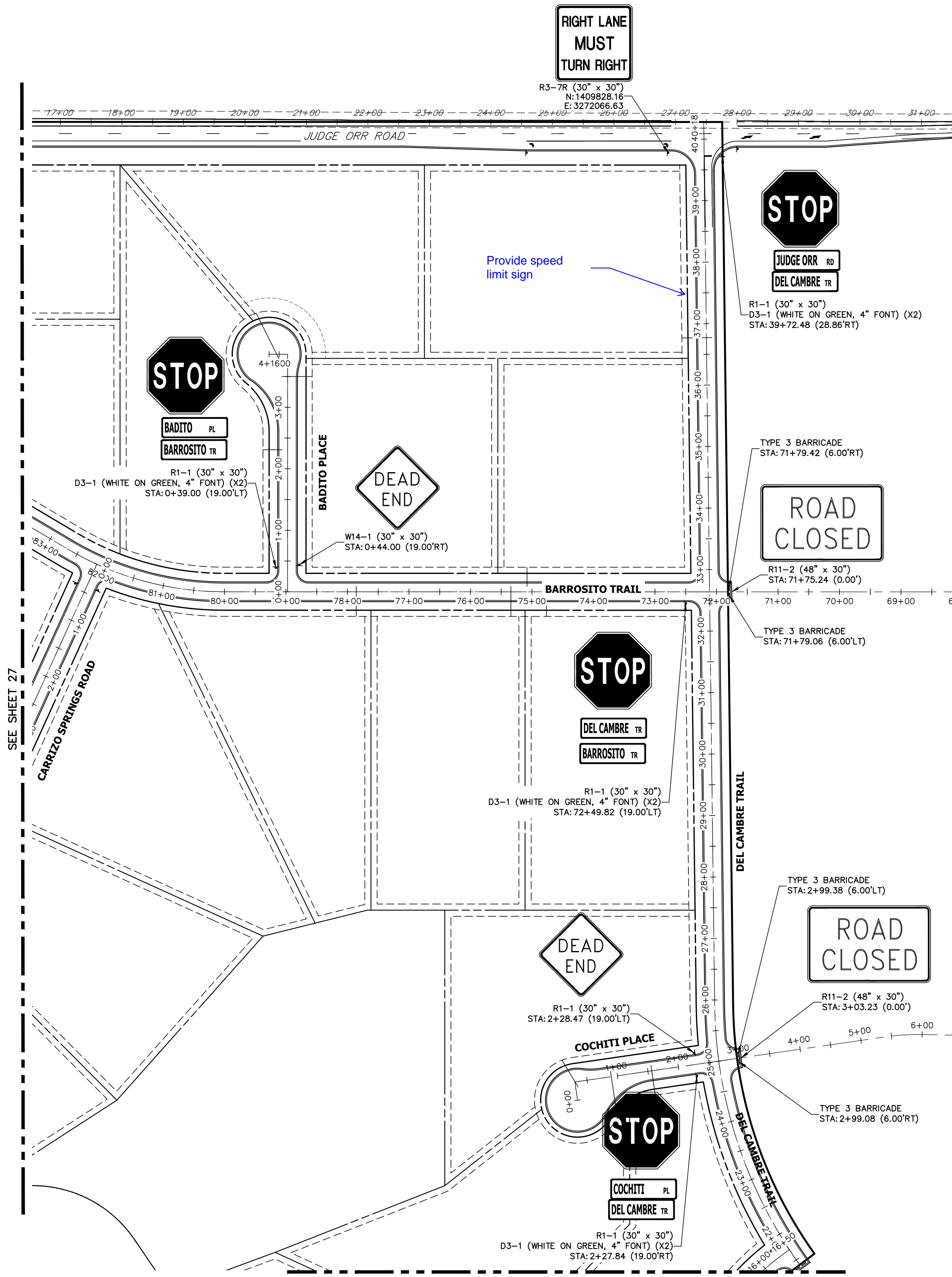
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No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	1/2/22
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	

SADDLEHORN RANCH -
FILING 3
SIGNAGE PLAN



KEY MAP
N.T.S.

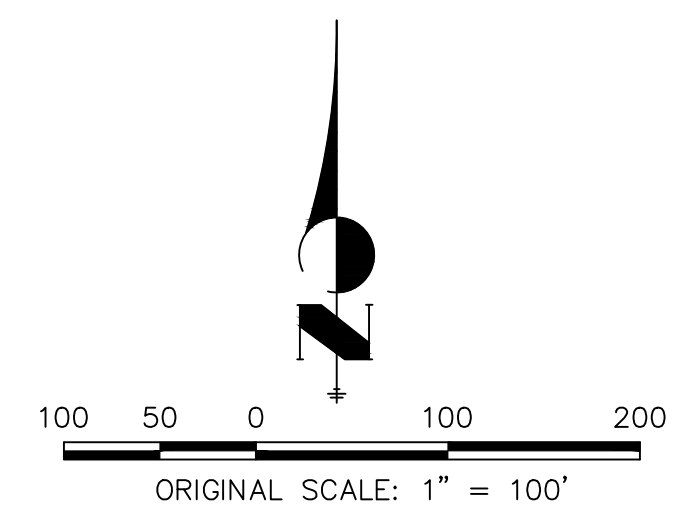
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SEE SHEET 27

SEE SHEET 29



ENGINEER'S STATEMENT

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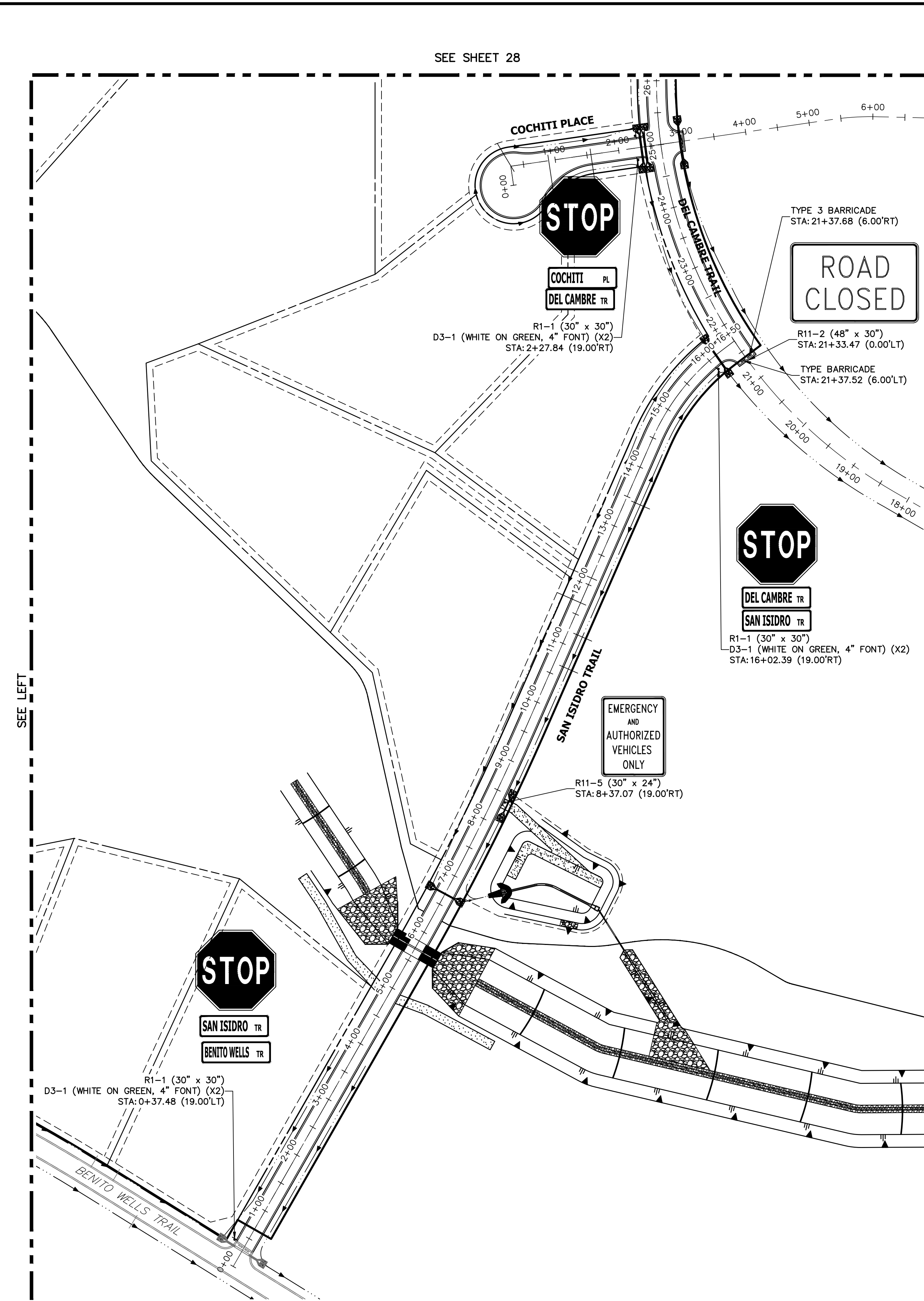
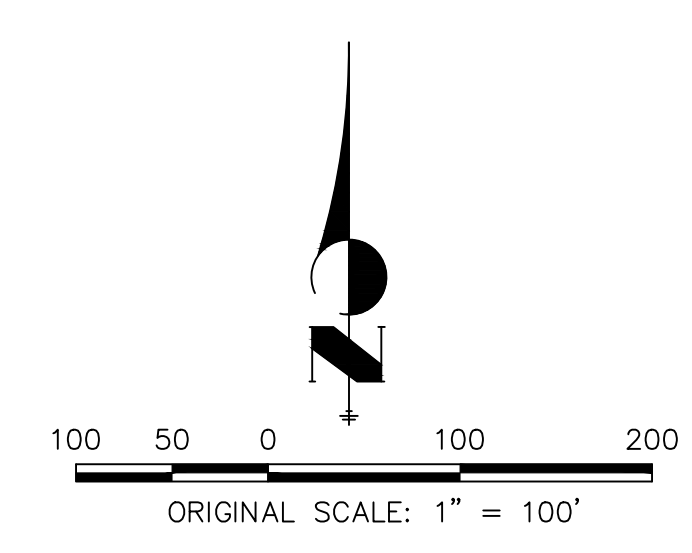
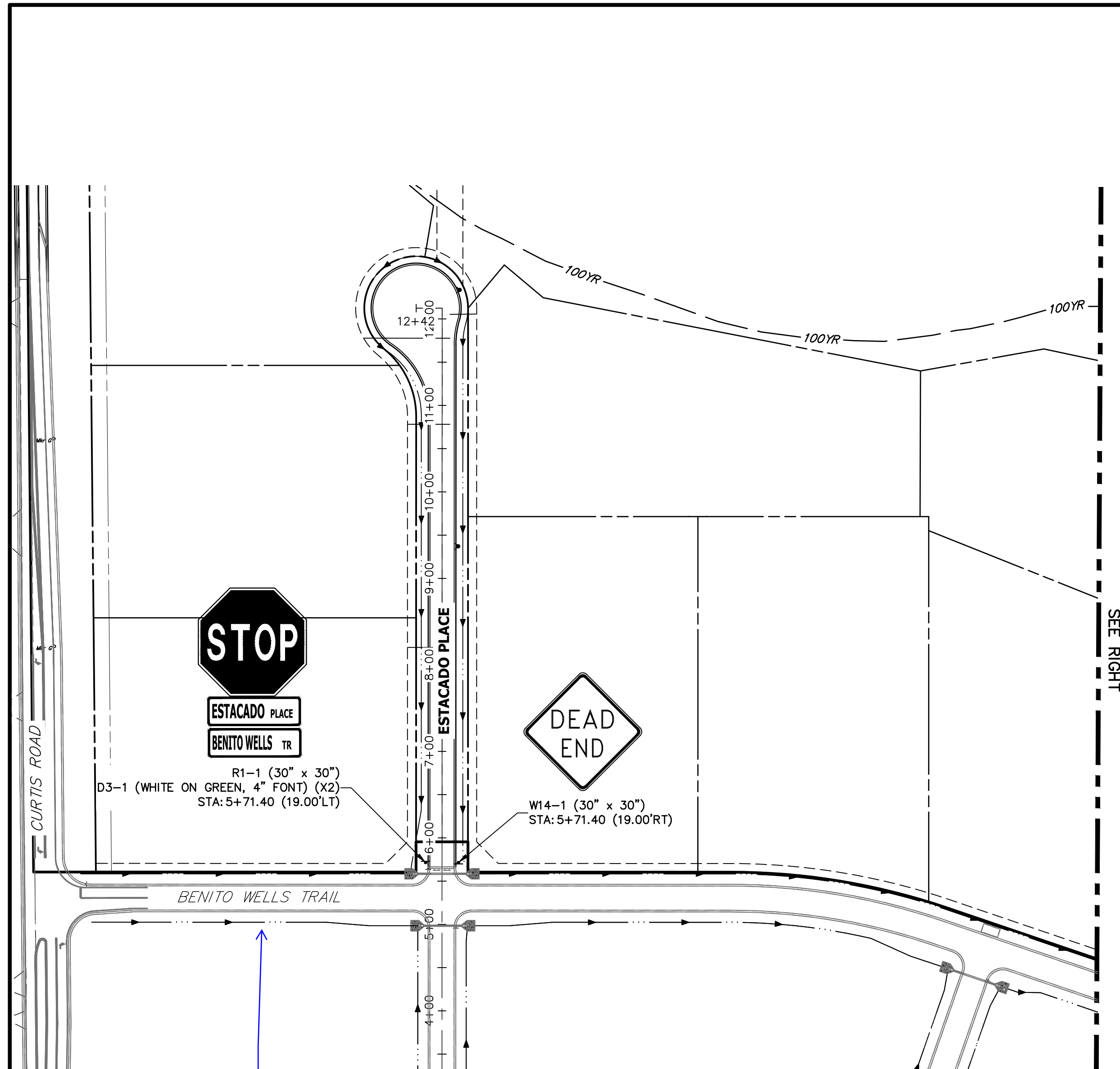
DATE

No.	REVISION	BY	DATE

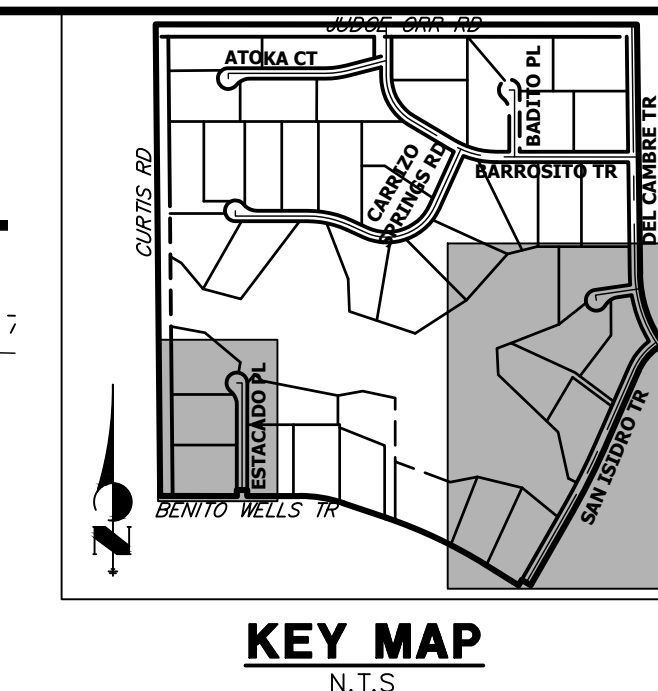
SADDLEHORN RANCH -
FILING 3
SIGNAGE PLAN

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY:

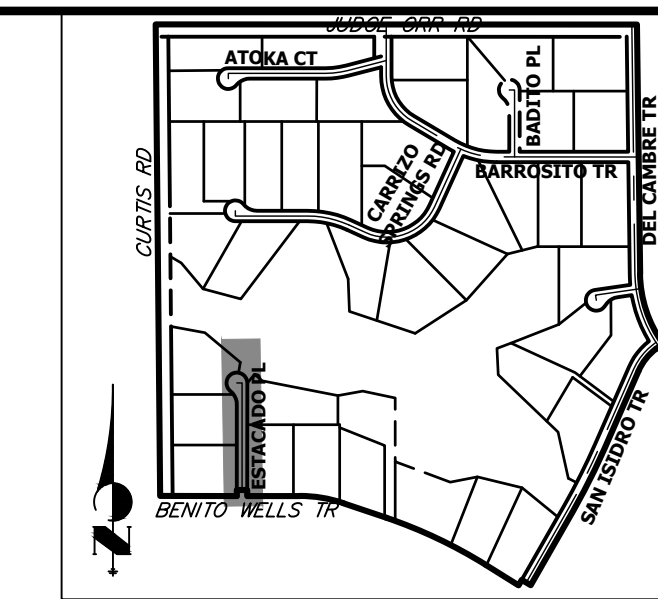
SHEET 28 OF 60
JOB NO. 21542.05



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 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=100'
V-SCALE	N/A
DATE	1/2/22
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	
SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN	
SHEET	29 OF 60
JOB NO.	21542.05



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

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

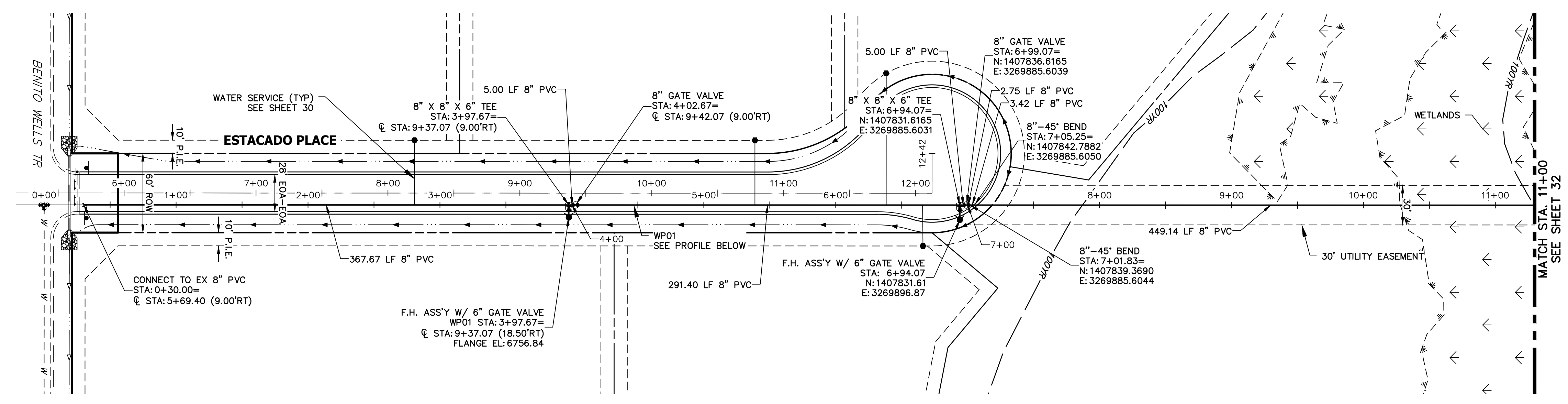
J.R. ENGINEERING
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 Centennial 300-740-9888 • Colorado Springs 719-588-2593
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BY	DATE	No.	REVISION

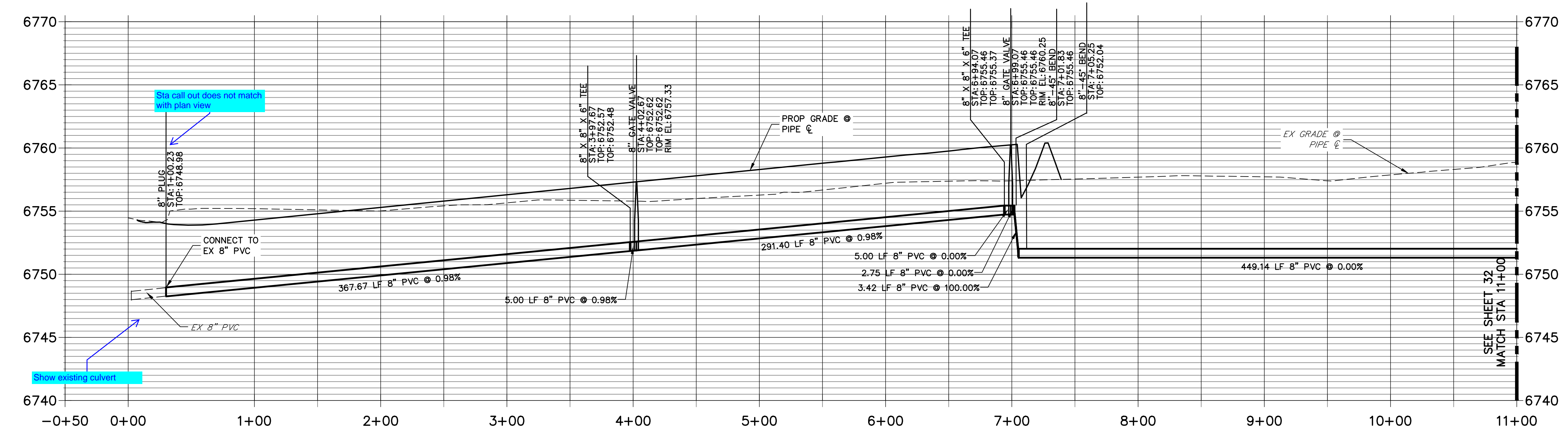
SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SHEET 31 OF 60
 JOB NO. 21542.05



**WP01 PROFILE
 STA -0+50.00 TO 11+00.00**



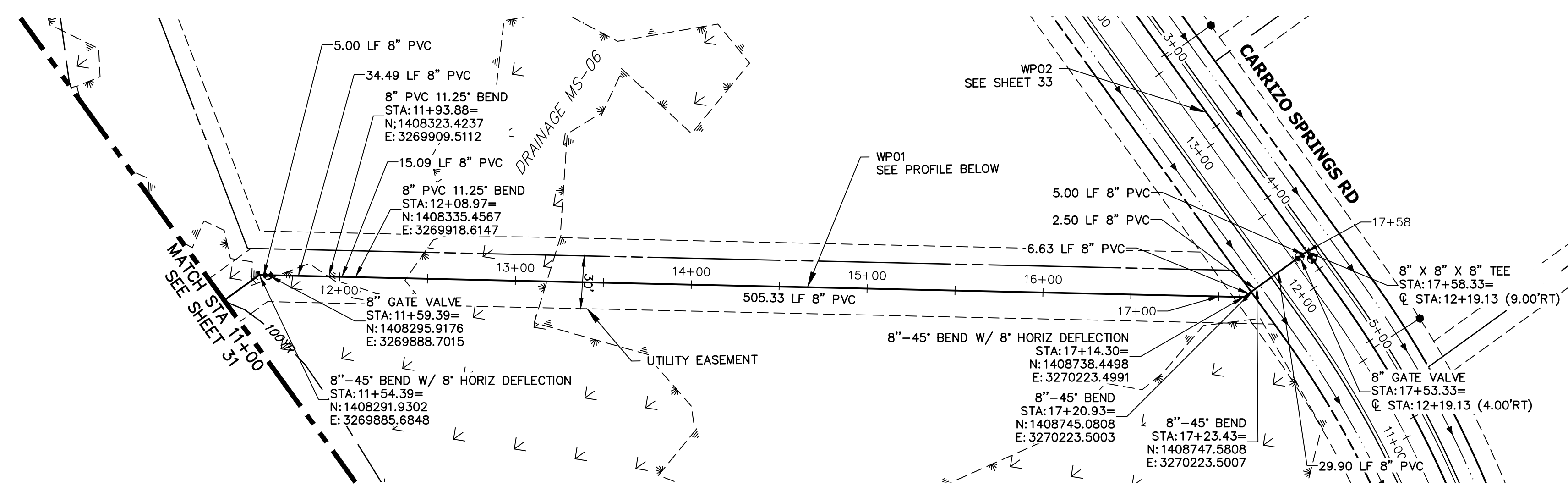
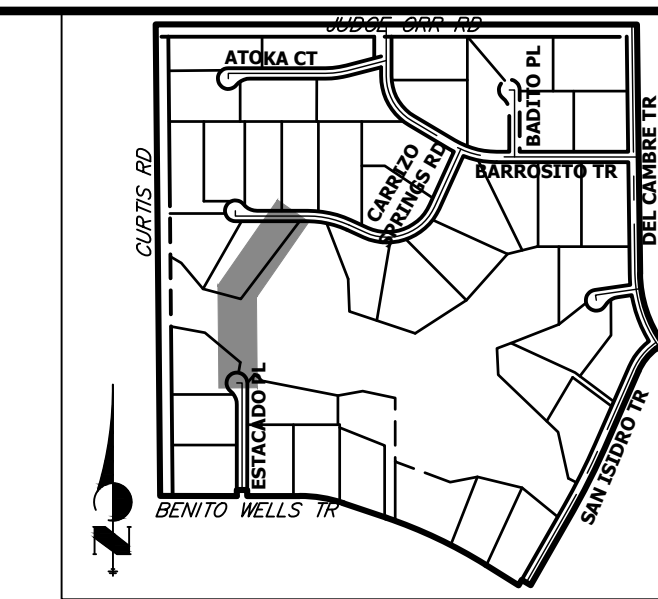
- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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 5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
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50 25 0 50 100
 HORIZONTAL
 ORIGINAL SCALE: 1" = 50'
 VERTICAL
 ORIGINAL SCALE: 1" = 5'

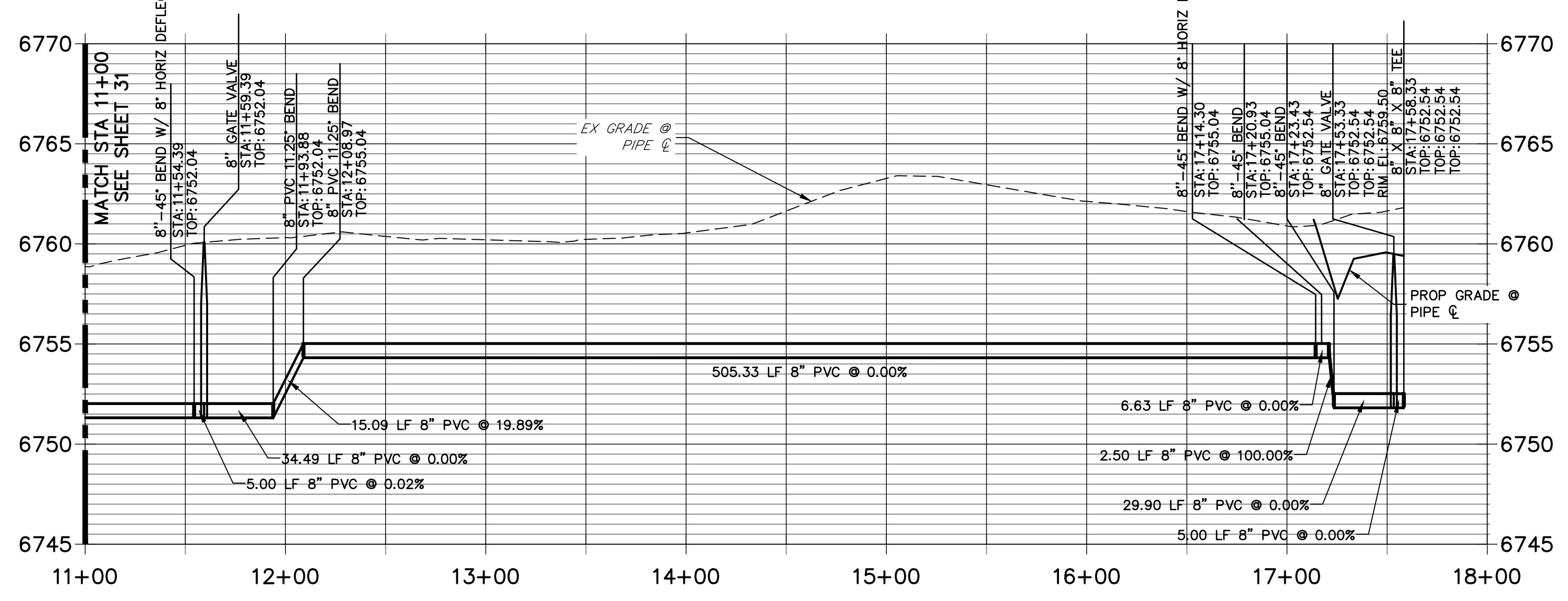
811
 Know what's below.
 Call before you dig.

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

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

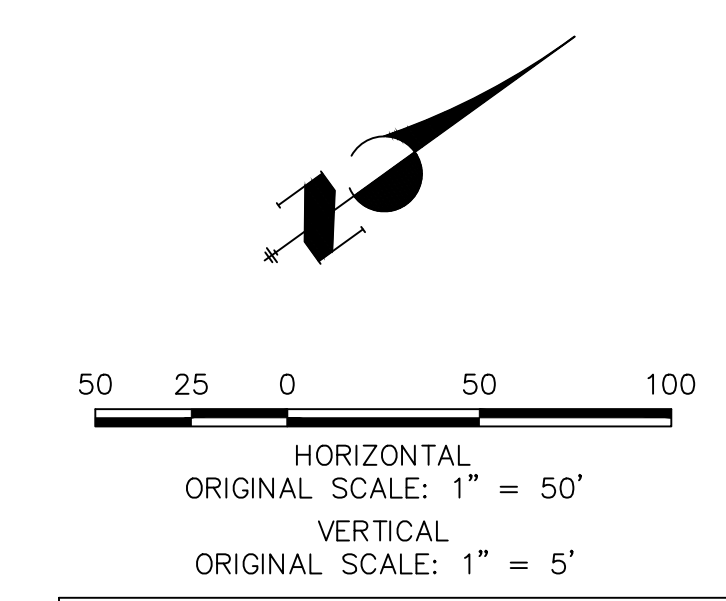


**WP01 PROFILE (2)
STA 11+00.00 TO 18+00.00**



NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

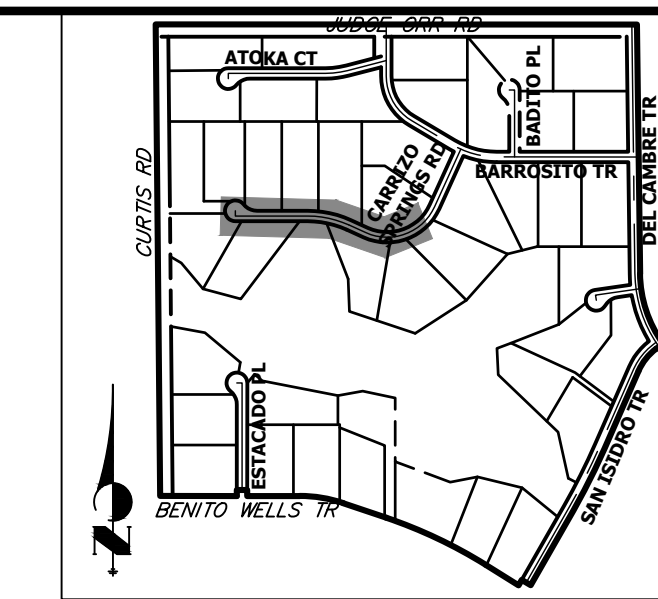
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

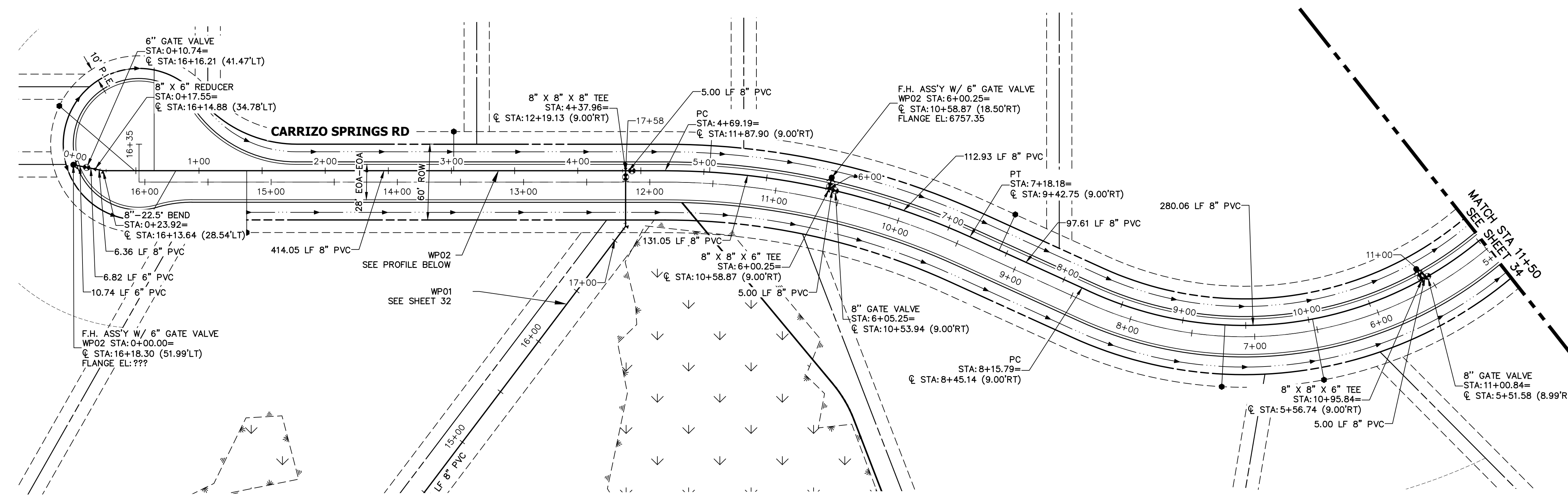
SHEET 32 OF 60
JOB NO. 21542.05



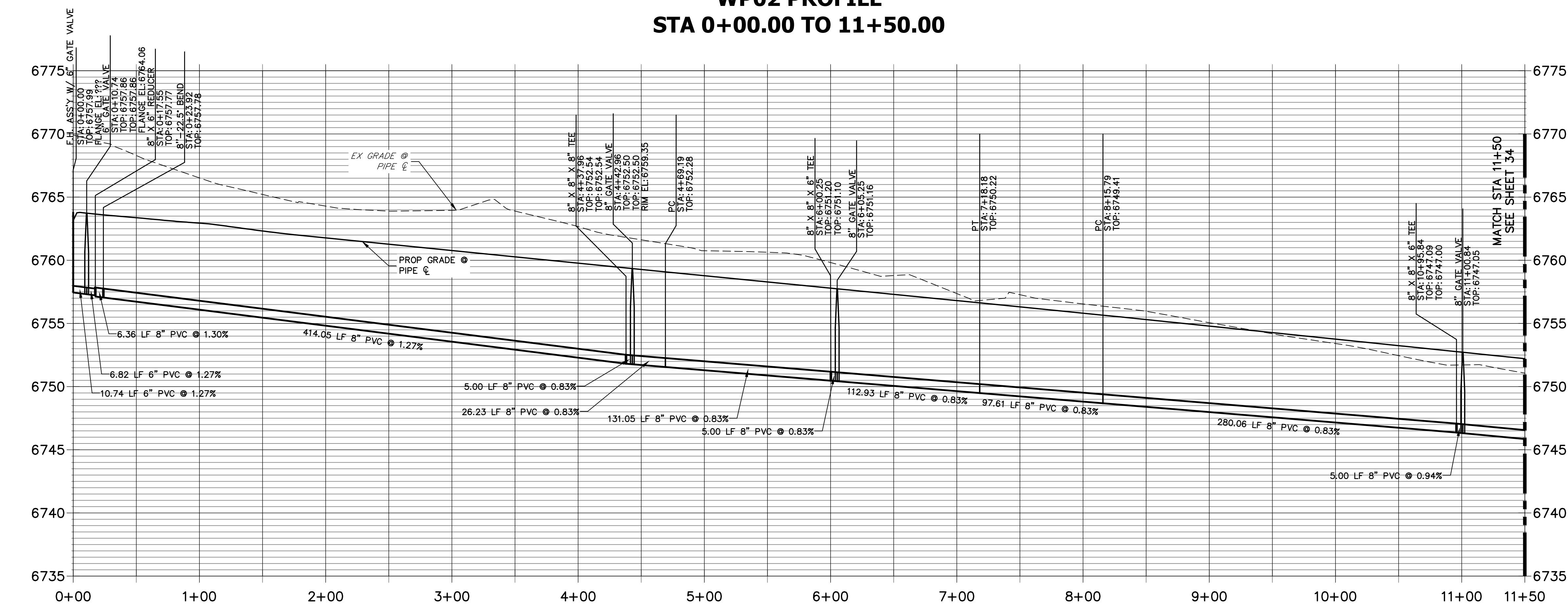
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PREPARED FOR
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

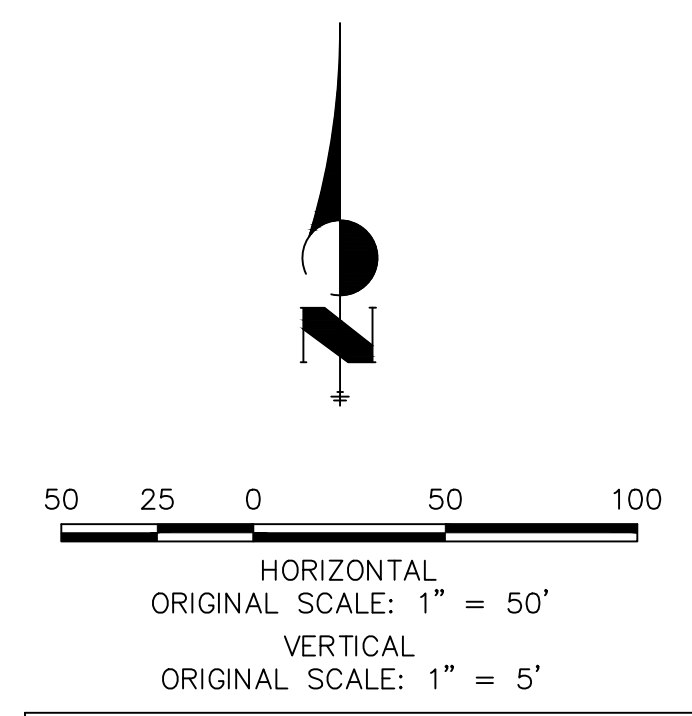
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 Fort Collins 970-491-9888 • www.jrengineering.com



**WP02 PROFILE
 STA 0+00.00 TO 11+50.00**



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

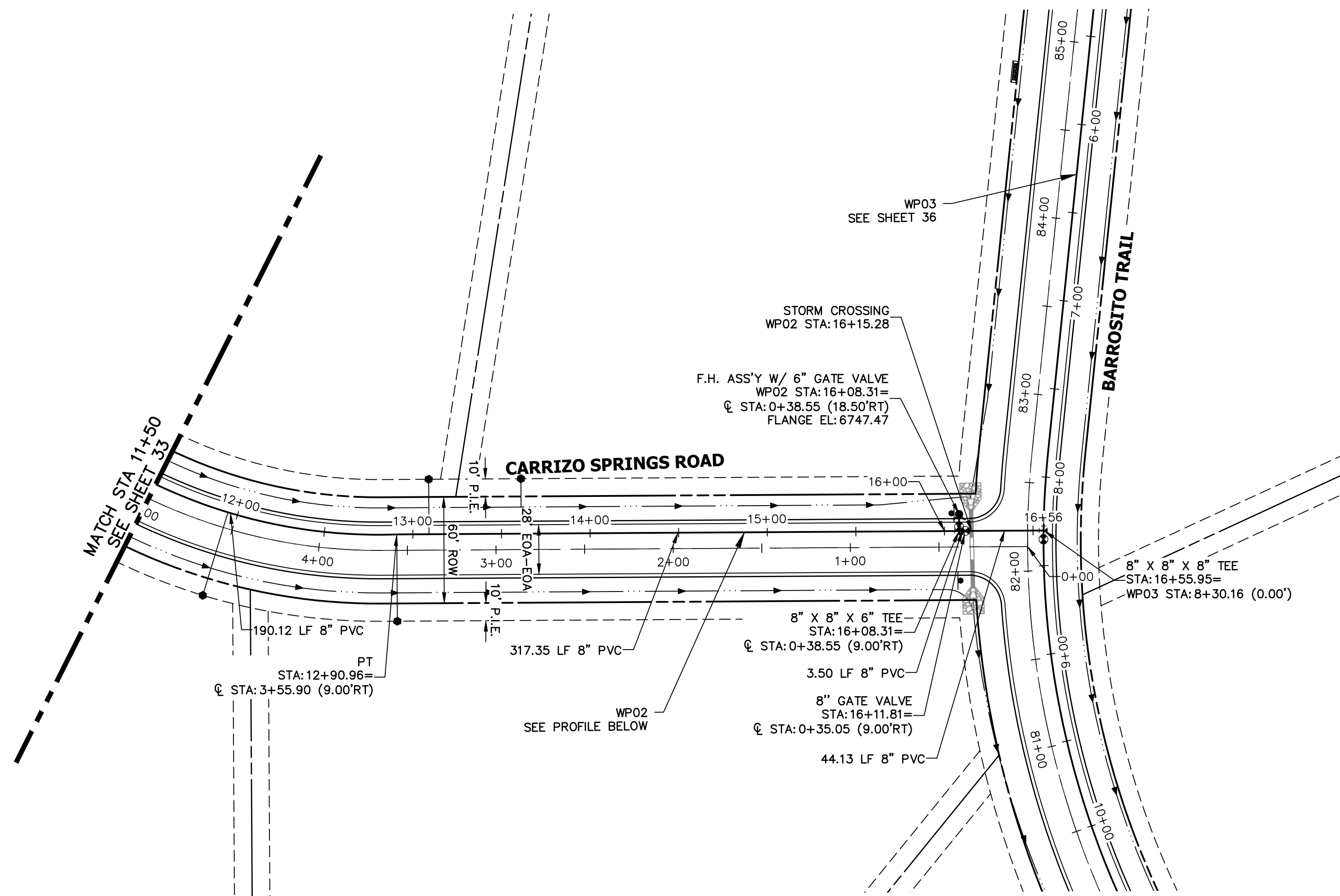
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

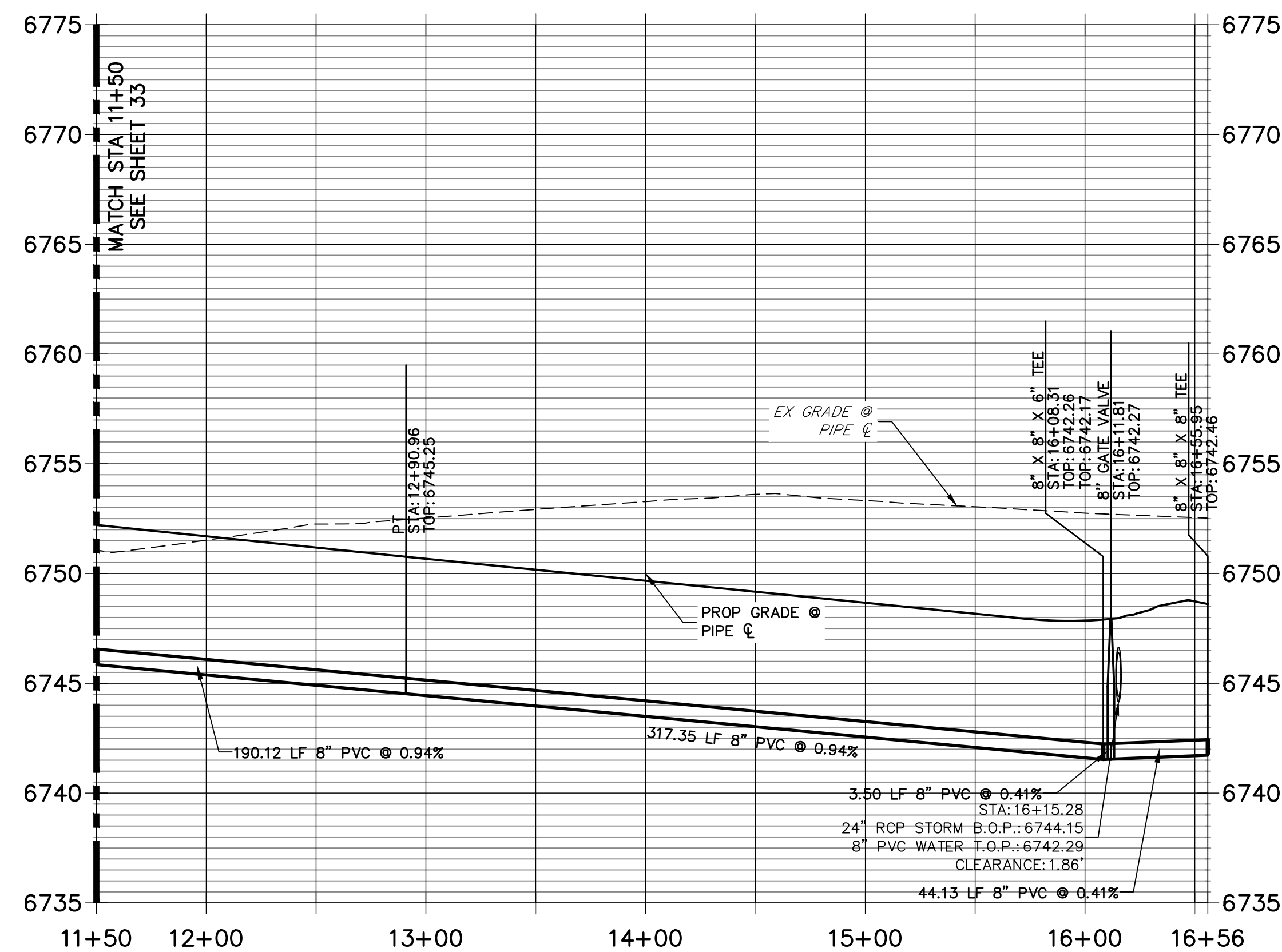
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	1/2/22	JMC	JMC	

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN



**WP02 PROFILE (2)
STA 11+50.00 TO 16+55.95**



NOTES

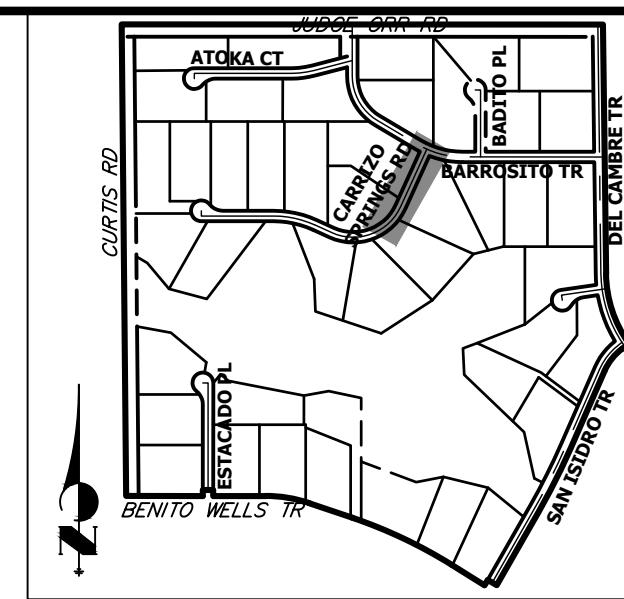
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50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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.
BRADY WILLIAMS

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

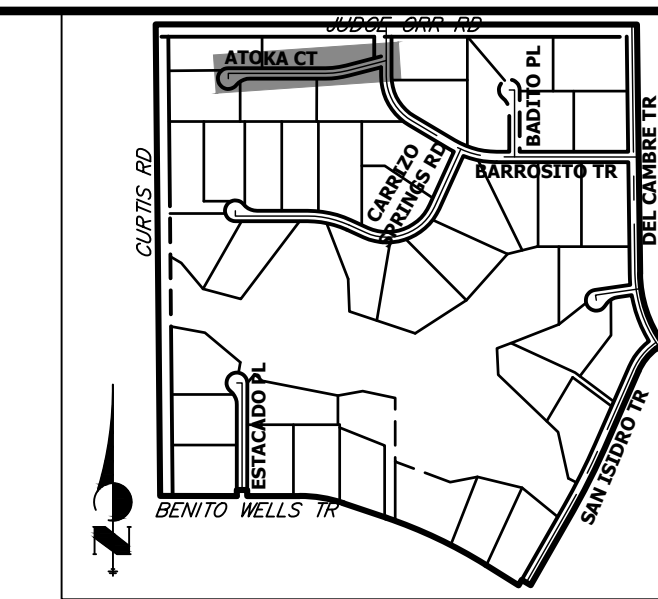
J.R. ENGINEERING
A Westhorn Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY

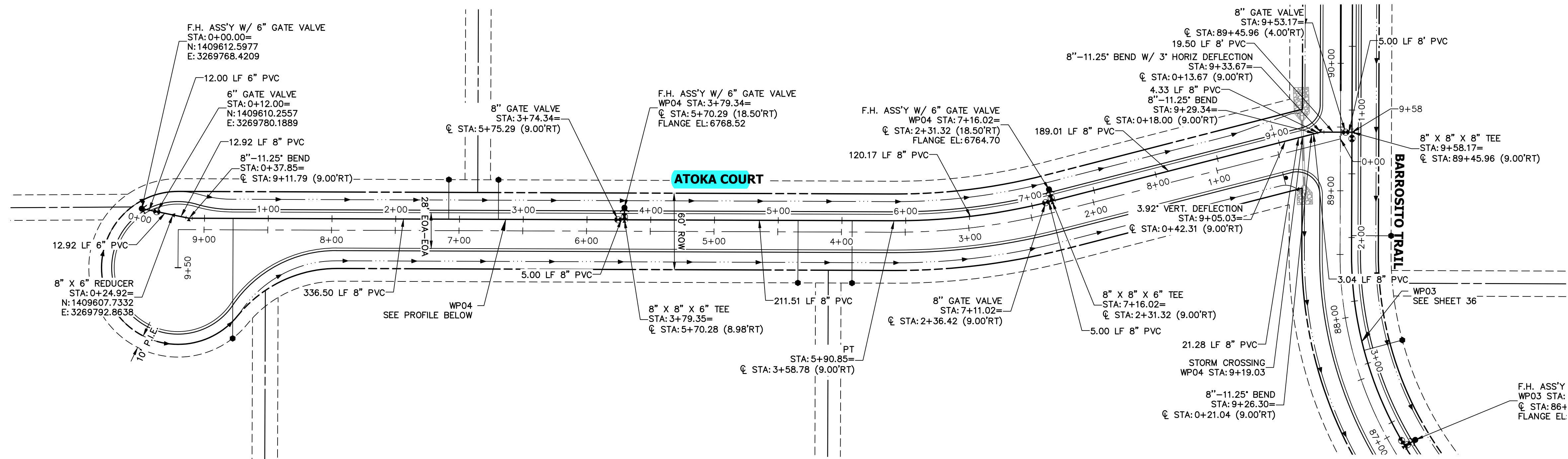
SHEET 34 OF 60
JOB NO. 21542.05



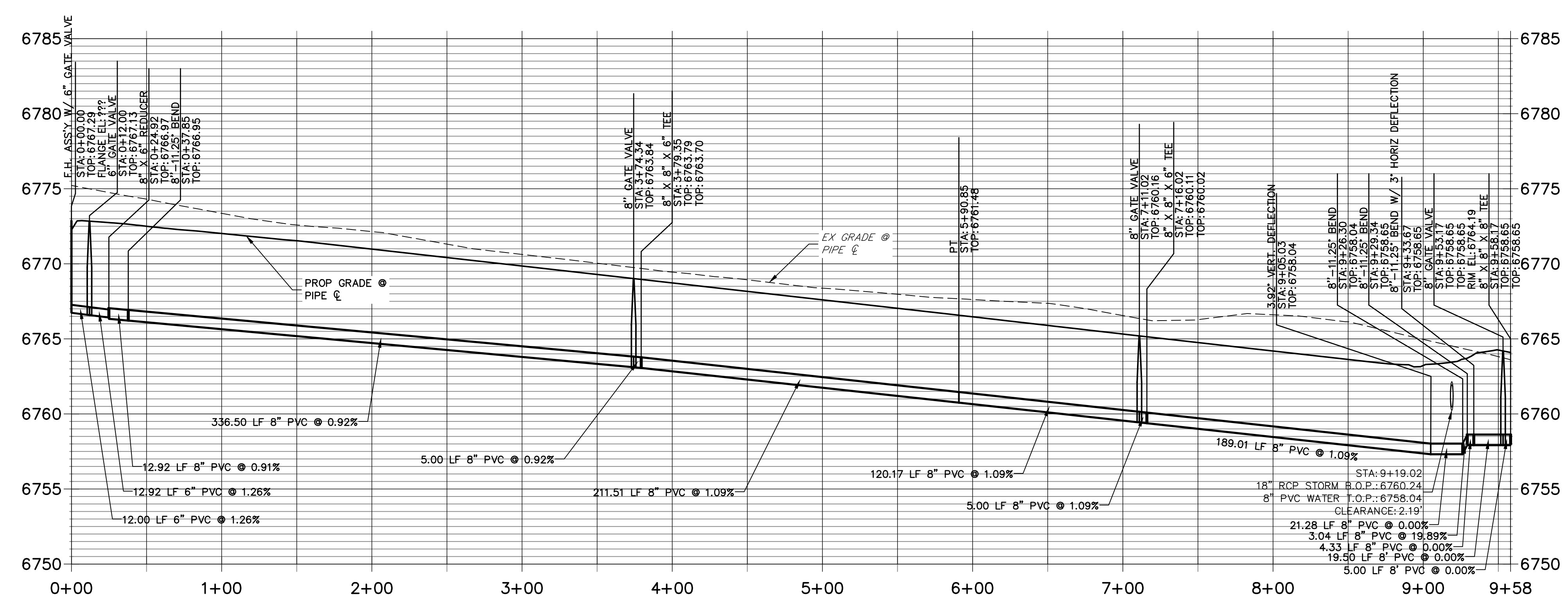
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 2495 RIDGON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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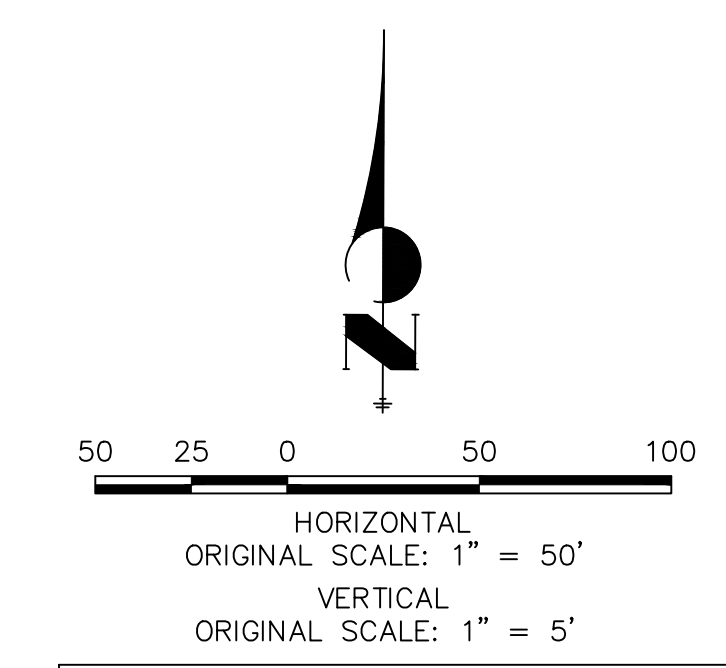


WP04 PROFILE
STA 0+00.00 TO 9+58.17



NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

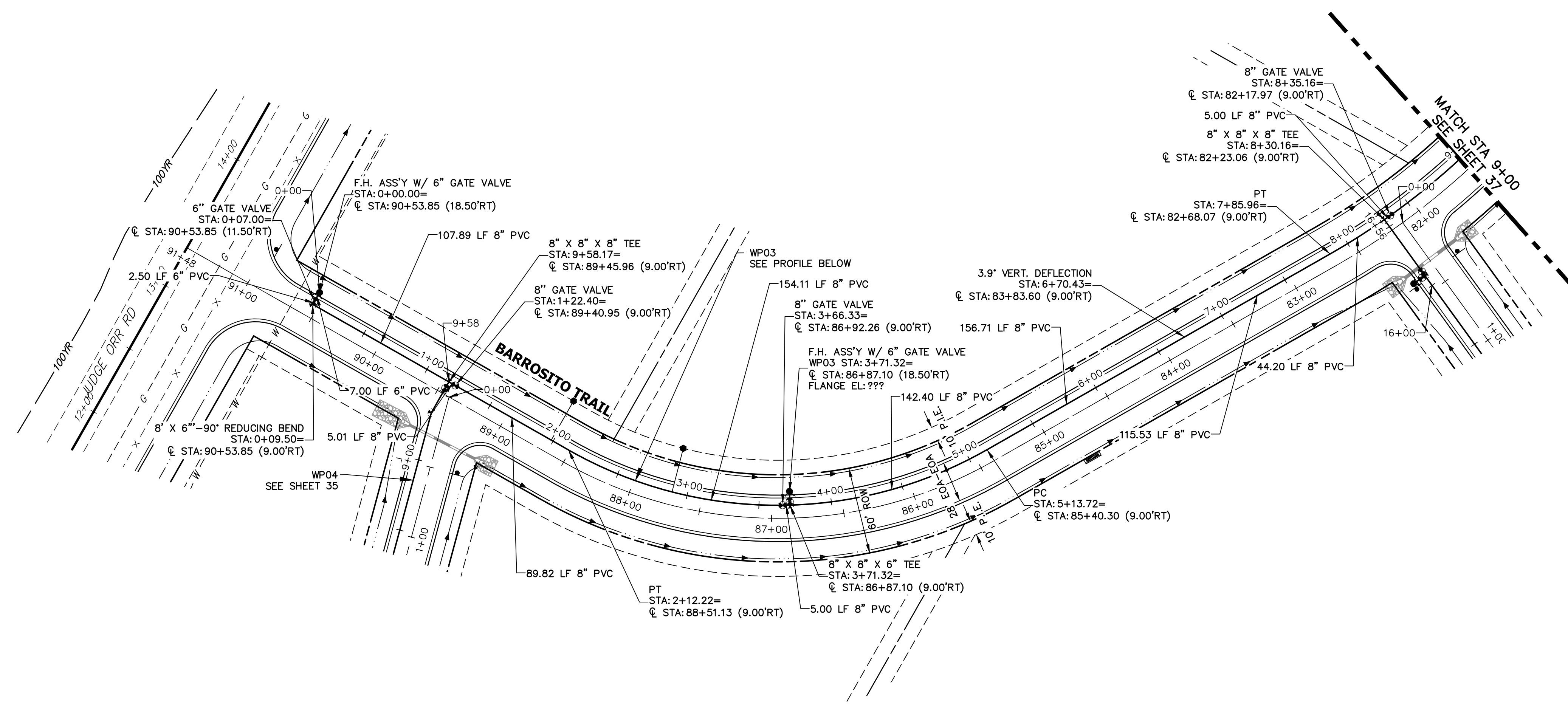
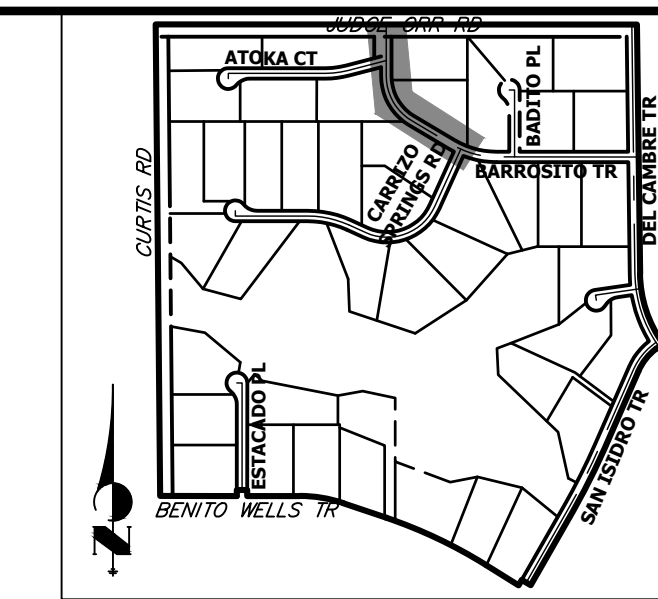
BRYAN T. LAW, P.E. _____ DATE _____
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION

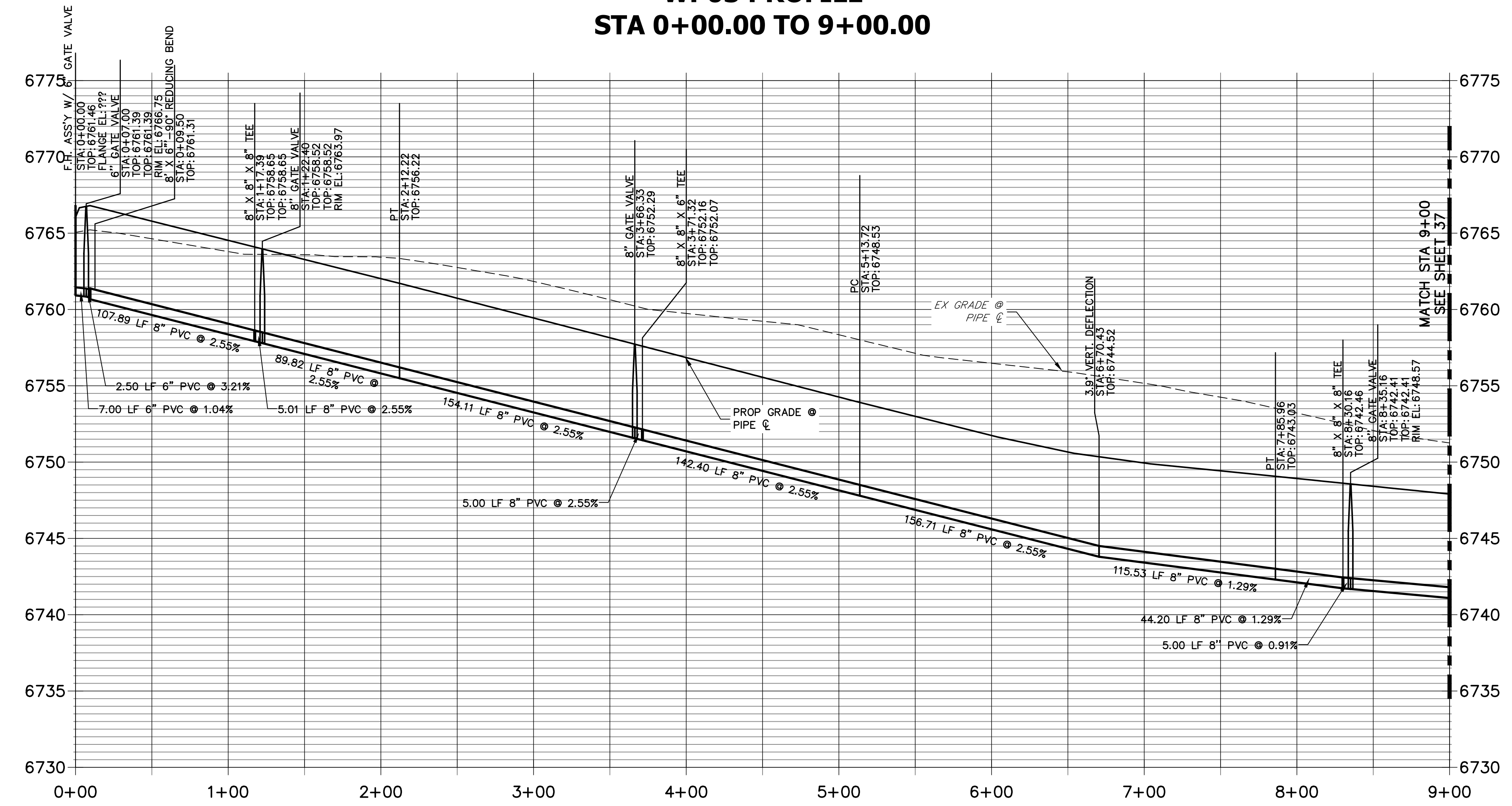
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1"=50'	1"=5'	1/2/22	JMC	JMC	

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 35 OF 60
 JOB NO. 21542.05

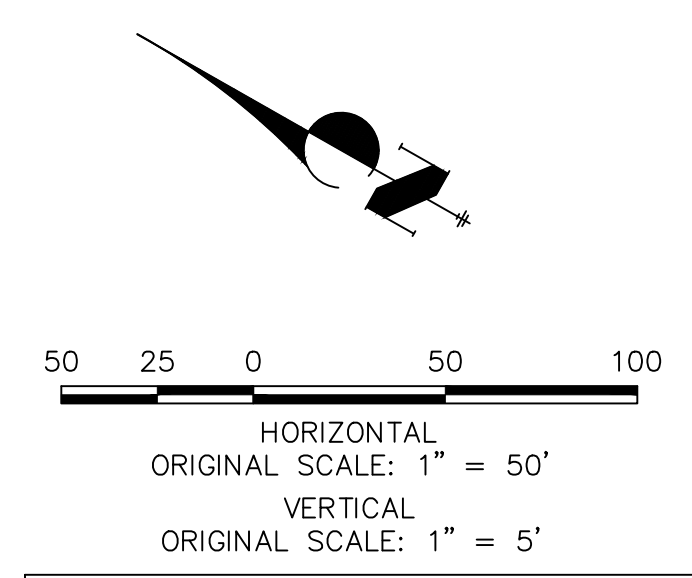


**WP03 PROFILE
STA 0+00.00 TO 9+00.00**



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

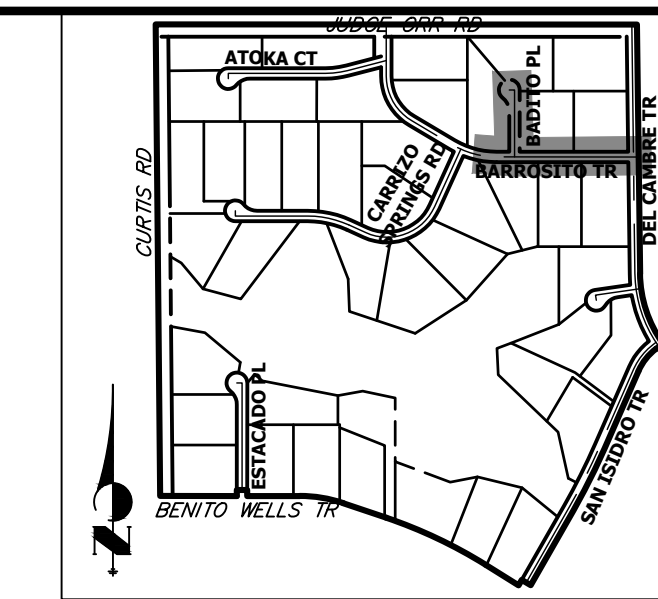
J.R. ENGINEERING
 A Westman Company

 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 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'	1/2/22	JMC	JMC	

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 36 OF 60
 JOB NO. 21542.05



KEY MAP
N.T.S.

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

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

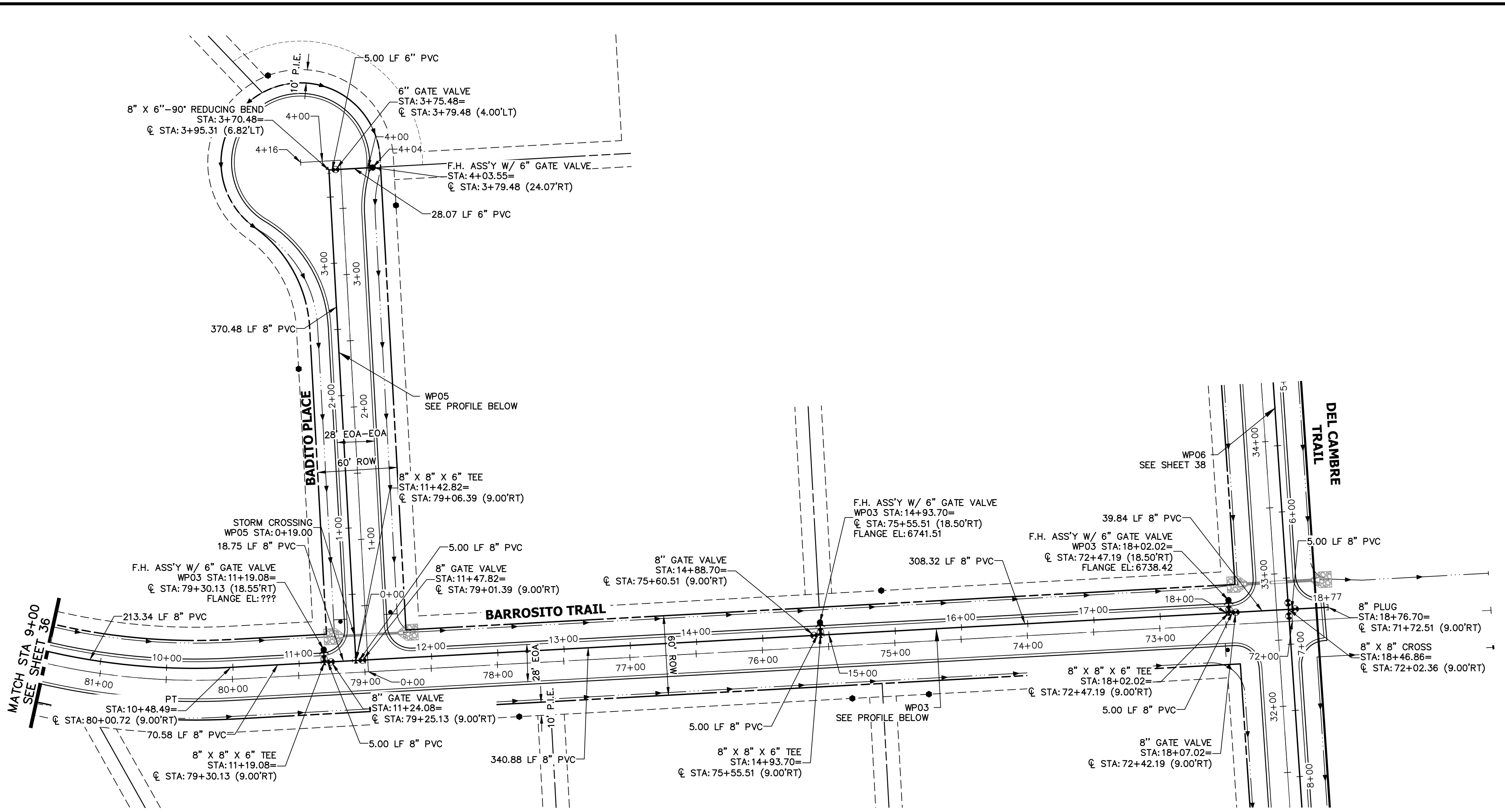
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A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

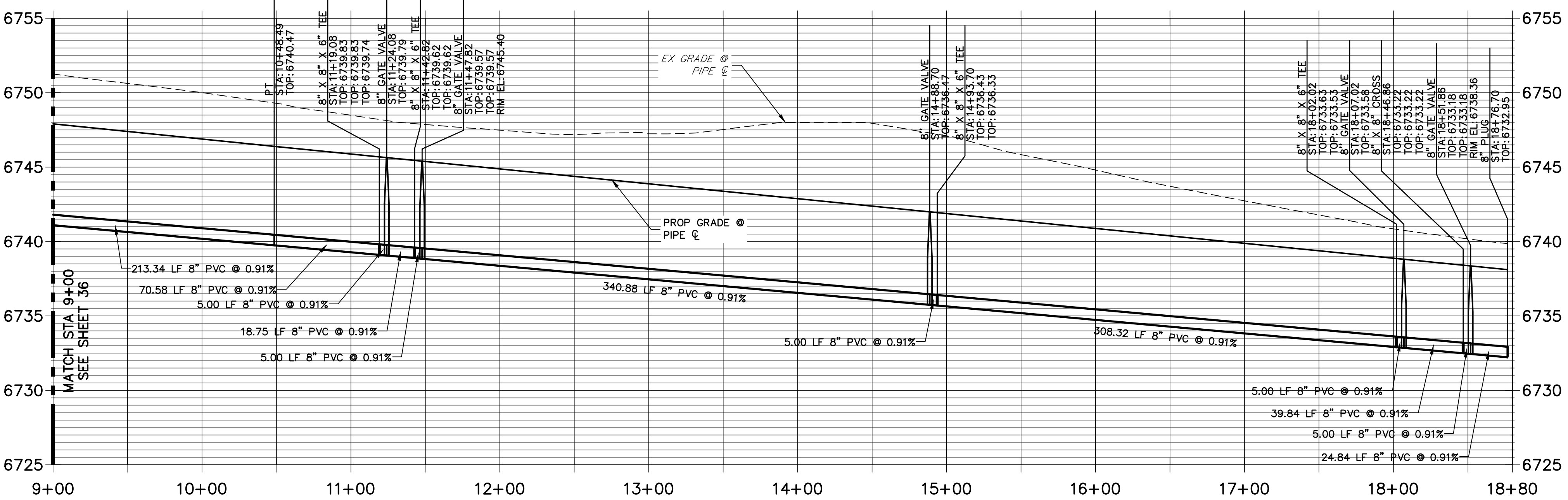
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	1/2/22
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	

SADDLEHORN RANCH
FILING 3
WATER DISTRIBUTION PLAN

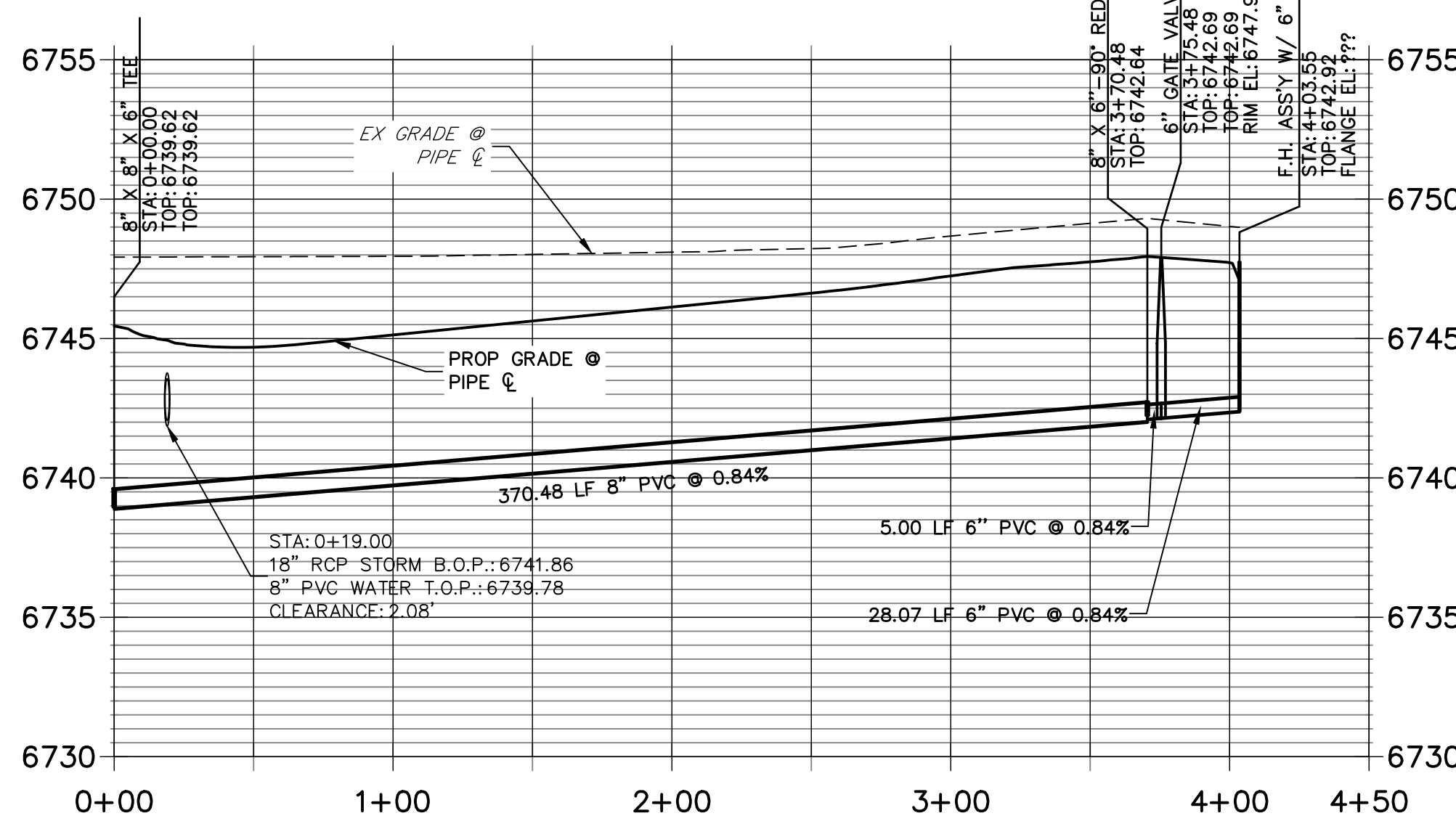
SHEET 37 OF 60
JOB NO. 21542.05



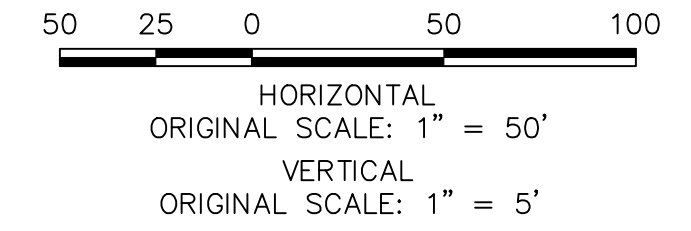
WP03 PROFILE (2)
STA 9+00.00 TO 18+79.97



WP05 PROFILE
STA 0+00.00 TO 4+50.00



Know what's below.
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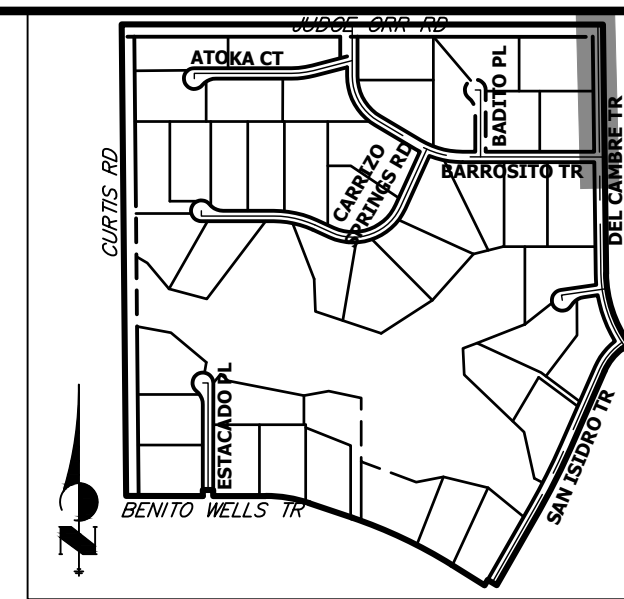
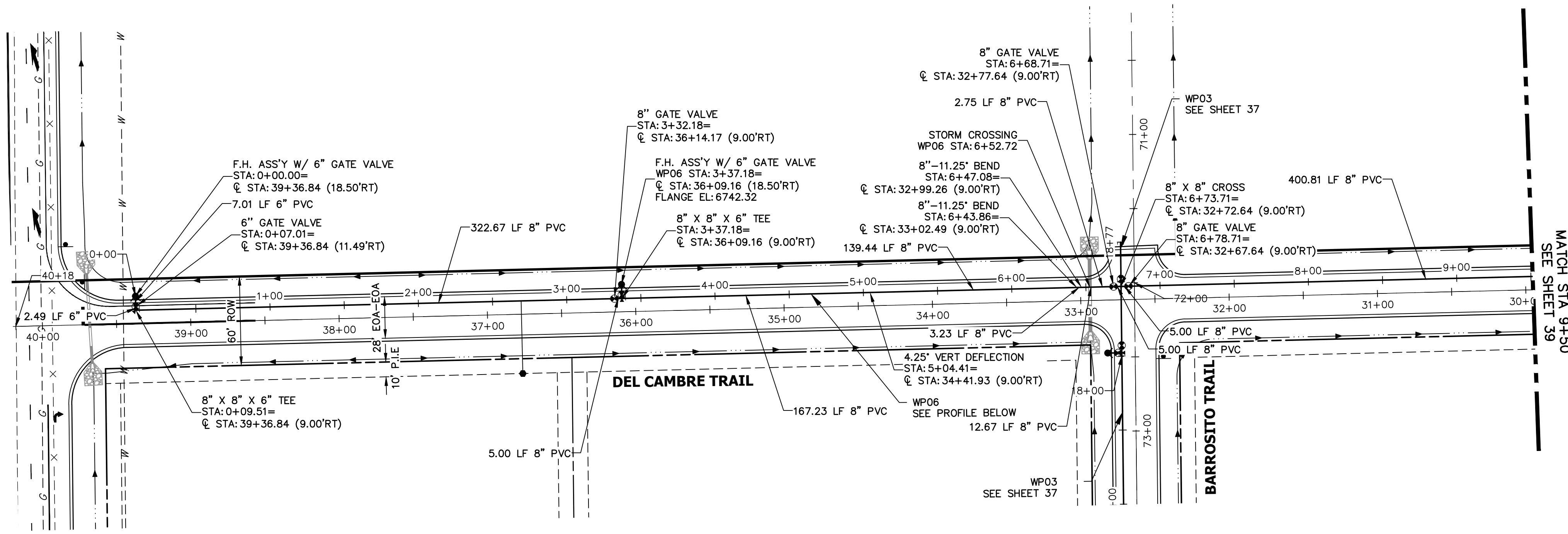


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

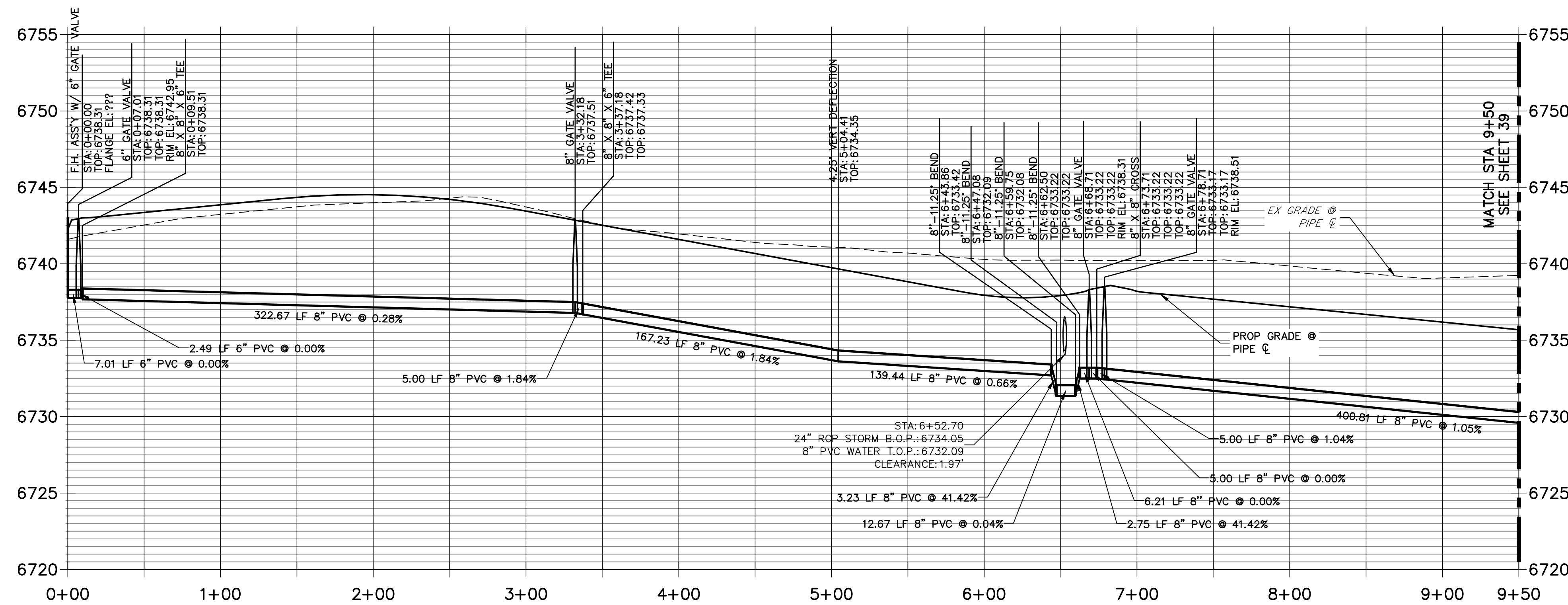
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

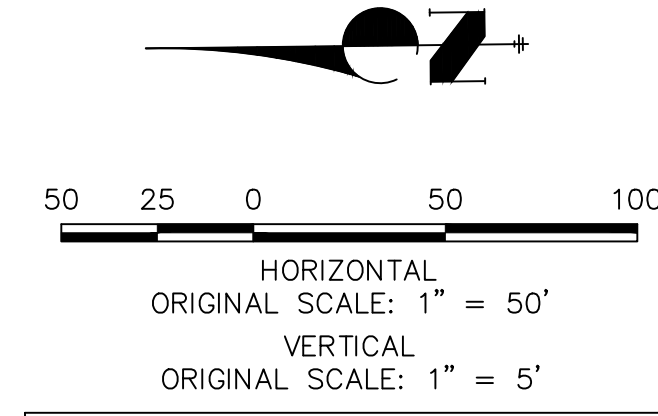


KEY MAP
N.T.S.

WP06 PROFILE
STA 0+00.00 TO 9+50.00



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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

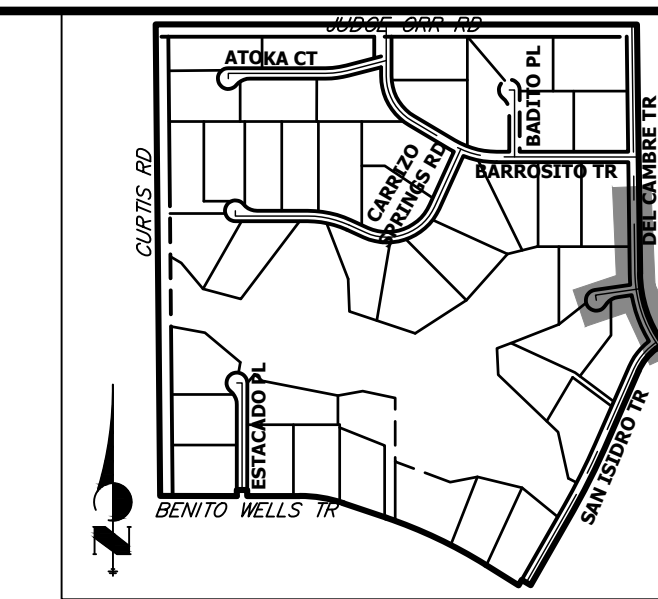
SHEET 38 OF 60
JOB NO. 21542.05

No.	REVISION	BY	DATE

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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 A Westman Company

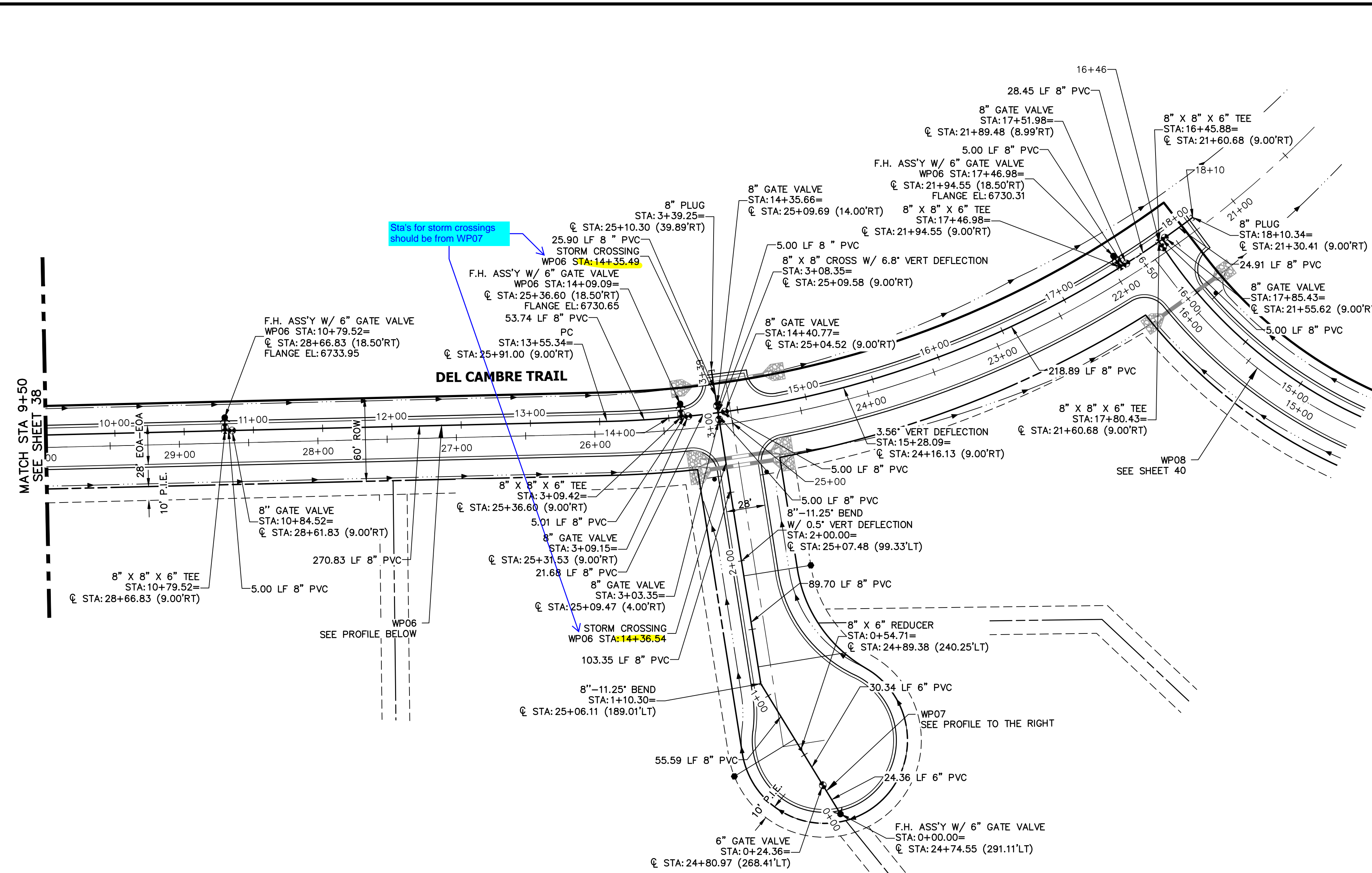
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

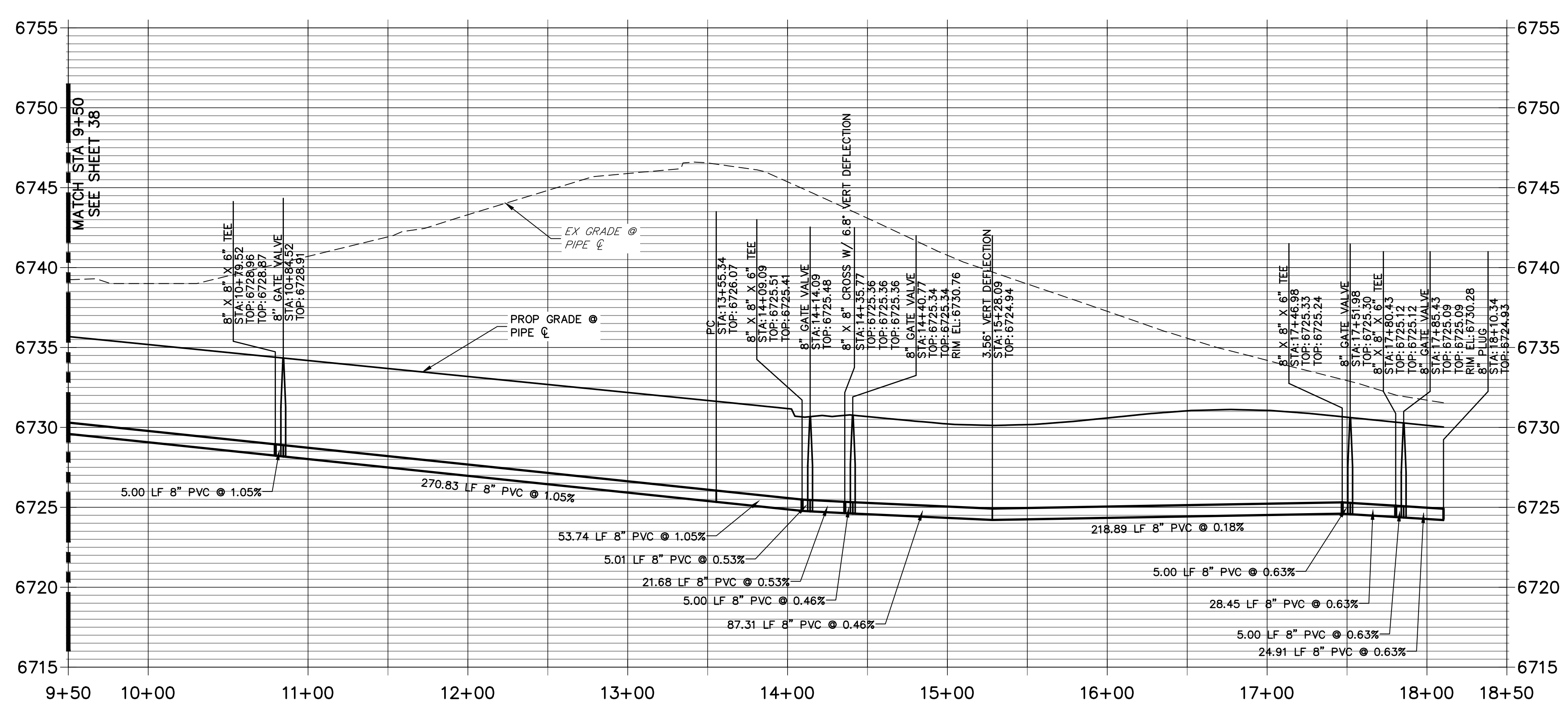
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1"=50'	1"=5'	1/2/22	JMC	JMC	

SADDLEHORN RANCH - FILING 3
WATER DISTRIBUTION PLAN

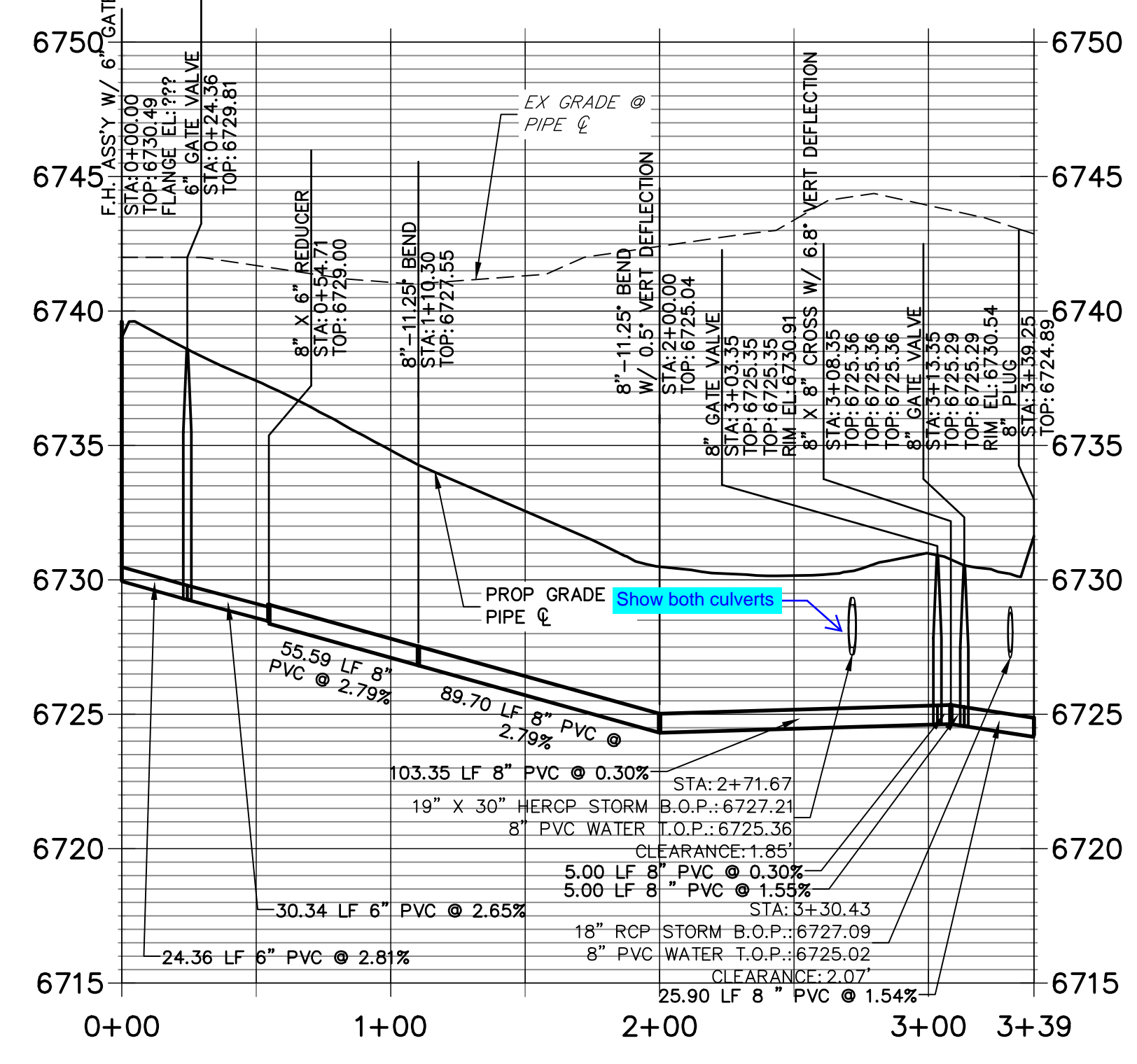
SHEET 39 OF 60
 JOB NO. 21542.05



WP06 PROFILE (2)
STA 9+50.00 TO 18+50.00

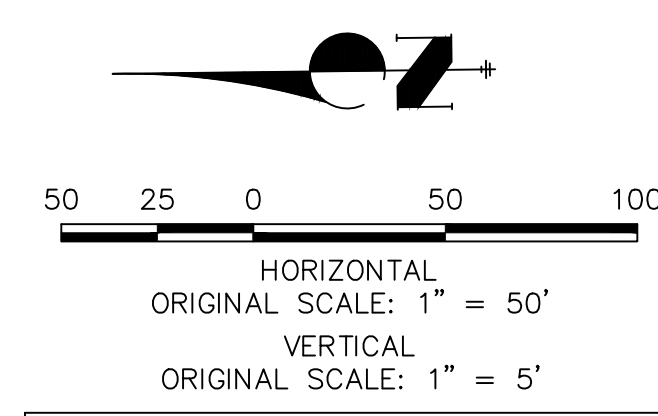


WP07 PROFILE
STA 0+00.00 TO 3+39.25



NOTES

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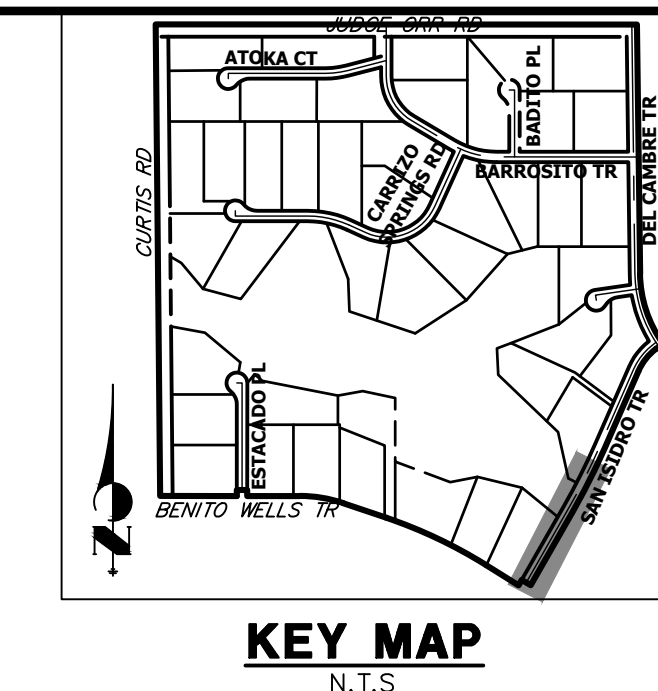
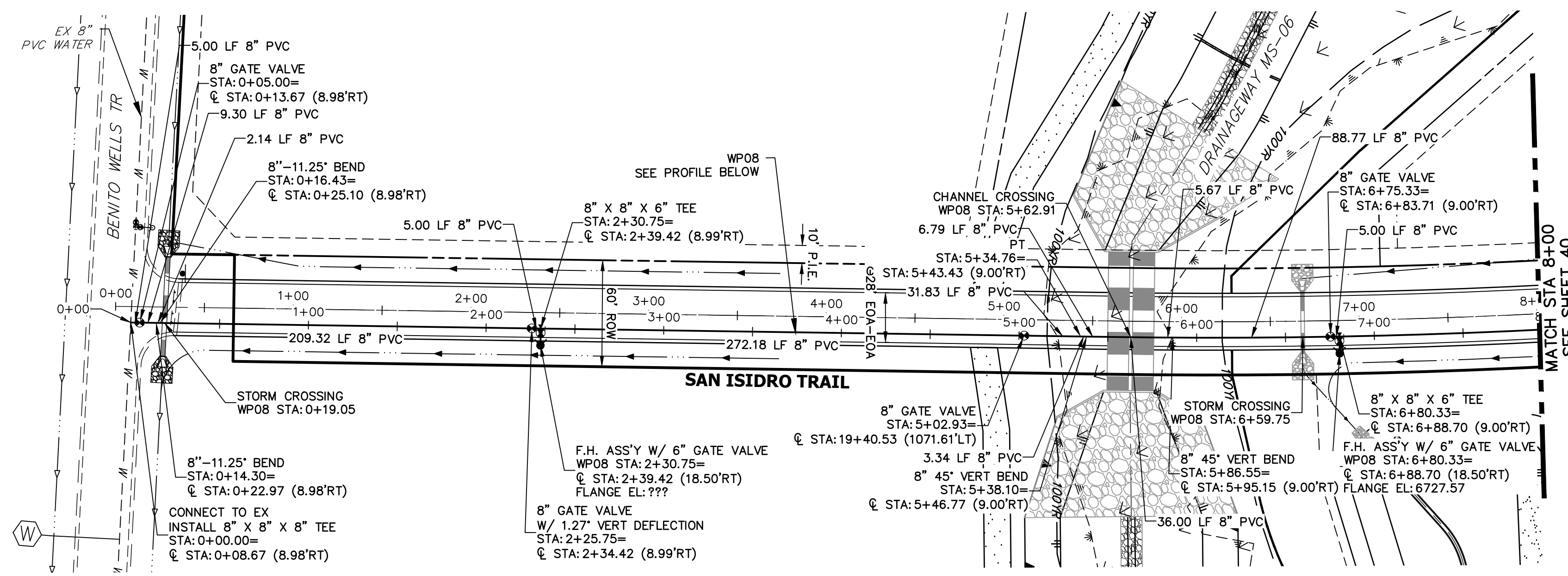


ENGINEER'S STATEMENT

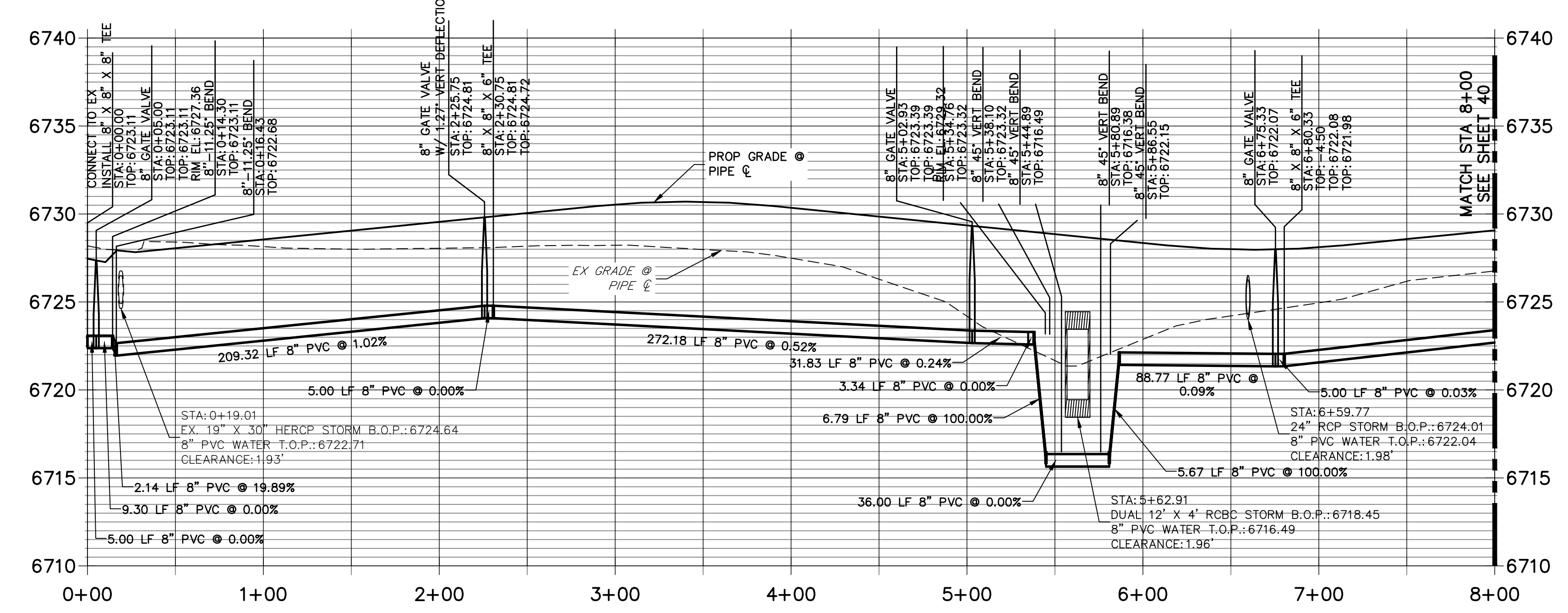
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



**WPO8 PROFILE (2)
STA 0+00.00 TO 8+00.00**



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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

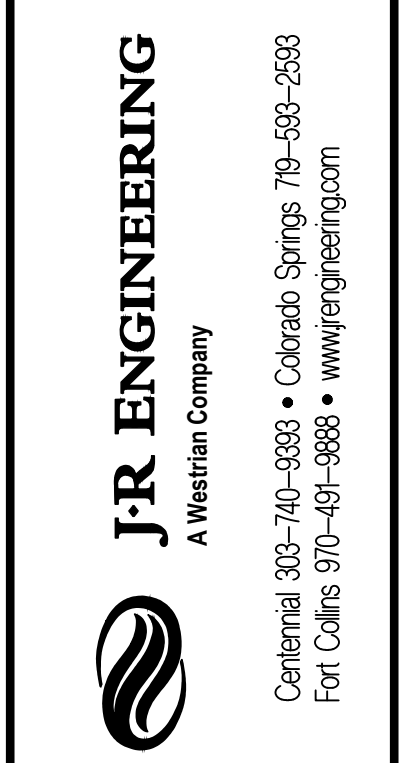
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

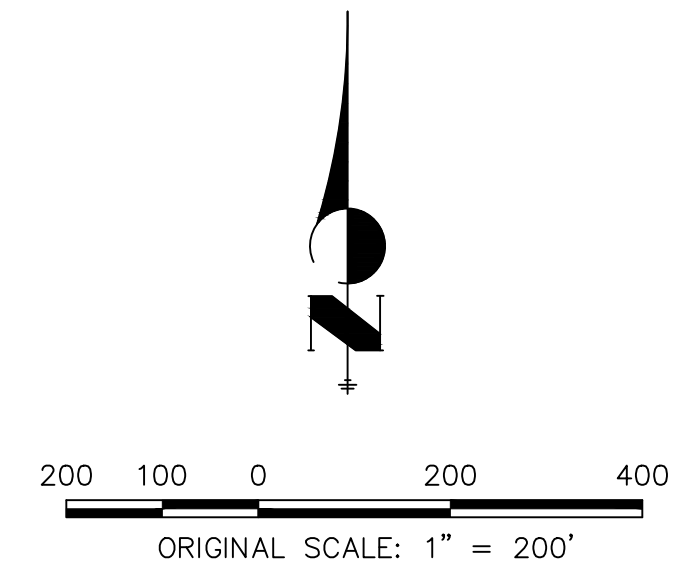
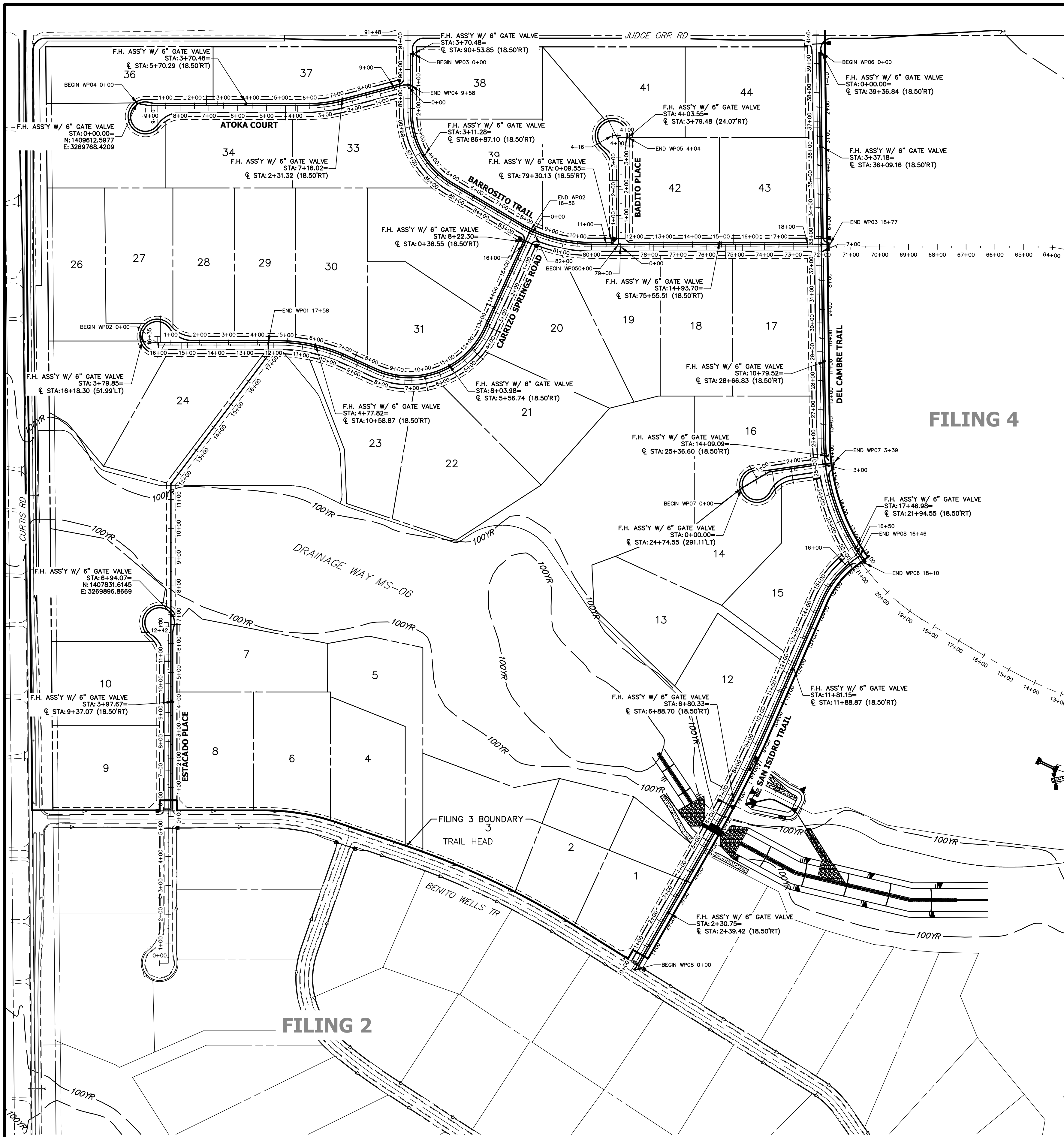


BY	DATE	No.	REVISION

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/22
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SHEET 41 OF 60
 JOB NO. 21542.05



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 3
 OVERALL FIRE HYDRANT
 PLAN


SHEET 42 OF 60

JOB NO. 21542.05

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

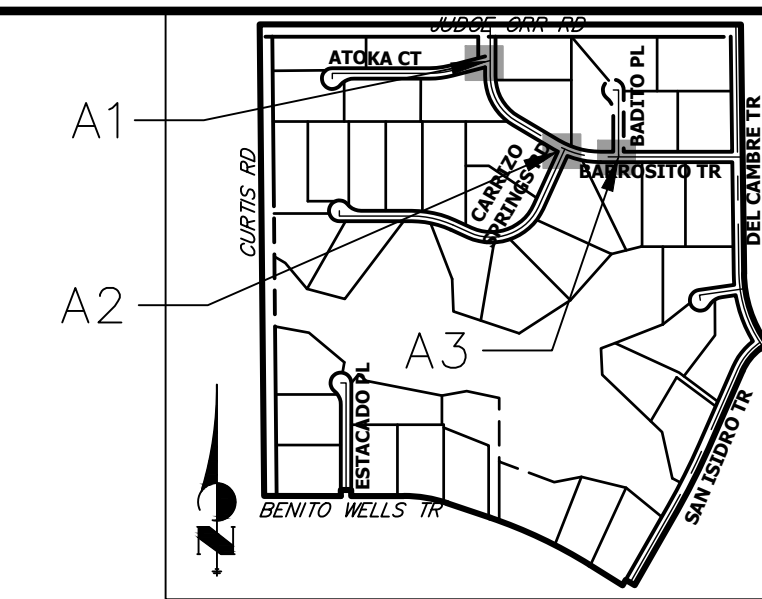
No. REVISION

BY DATE

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 A Westman Company

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 2495 RIDGON STREET
 NAPA, CALIFORNIA
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 BRADY WILLIAMS

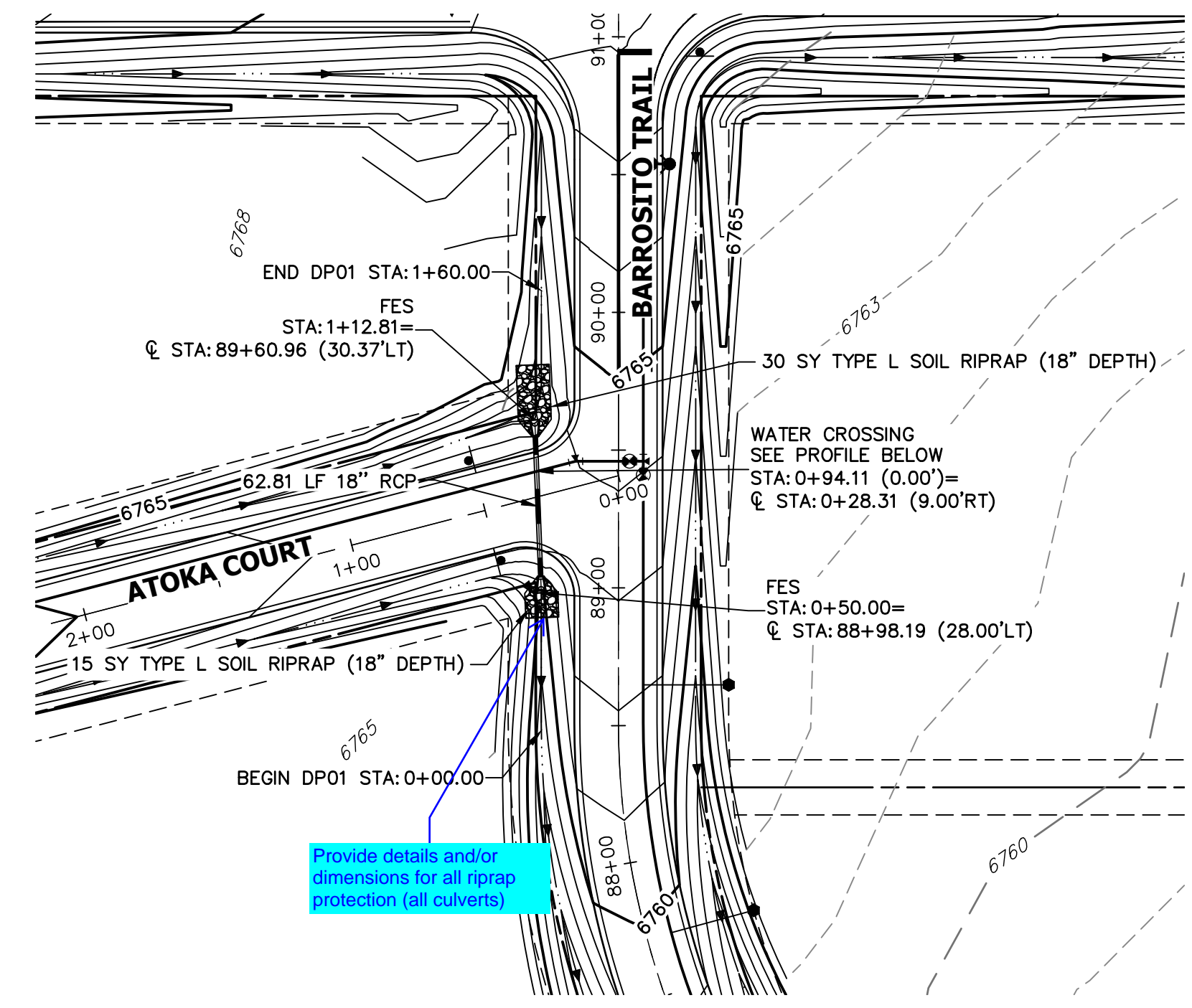
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 AGENCIES, JR ENGINEERING
 APPROVES THEIR USE FOR
 PURPOSES DESIGNATED BY WRITTEN
 AUTHORIZATION.



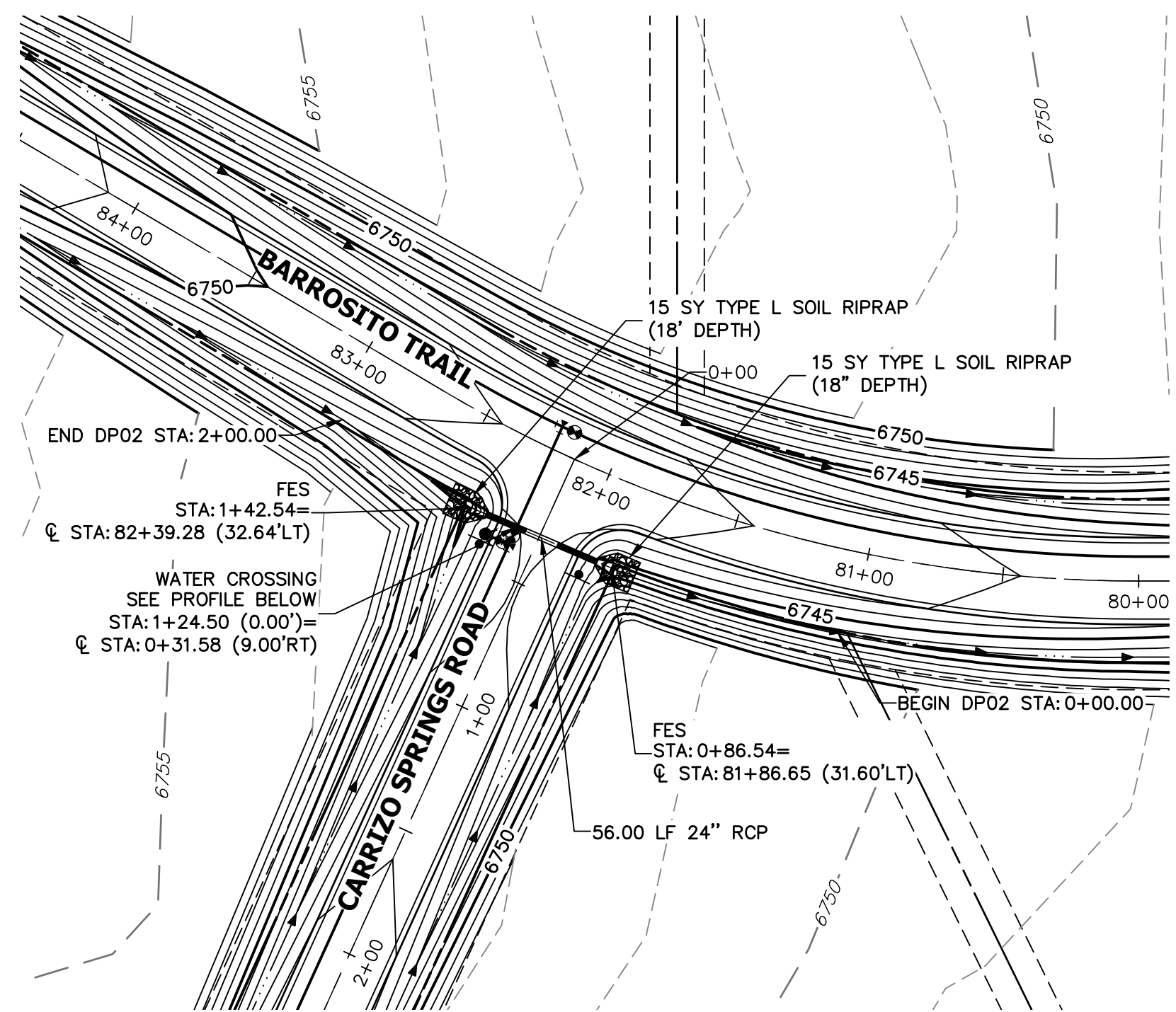
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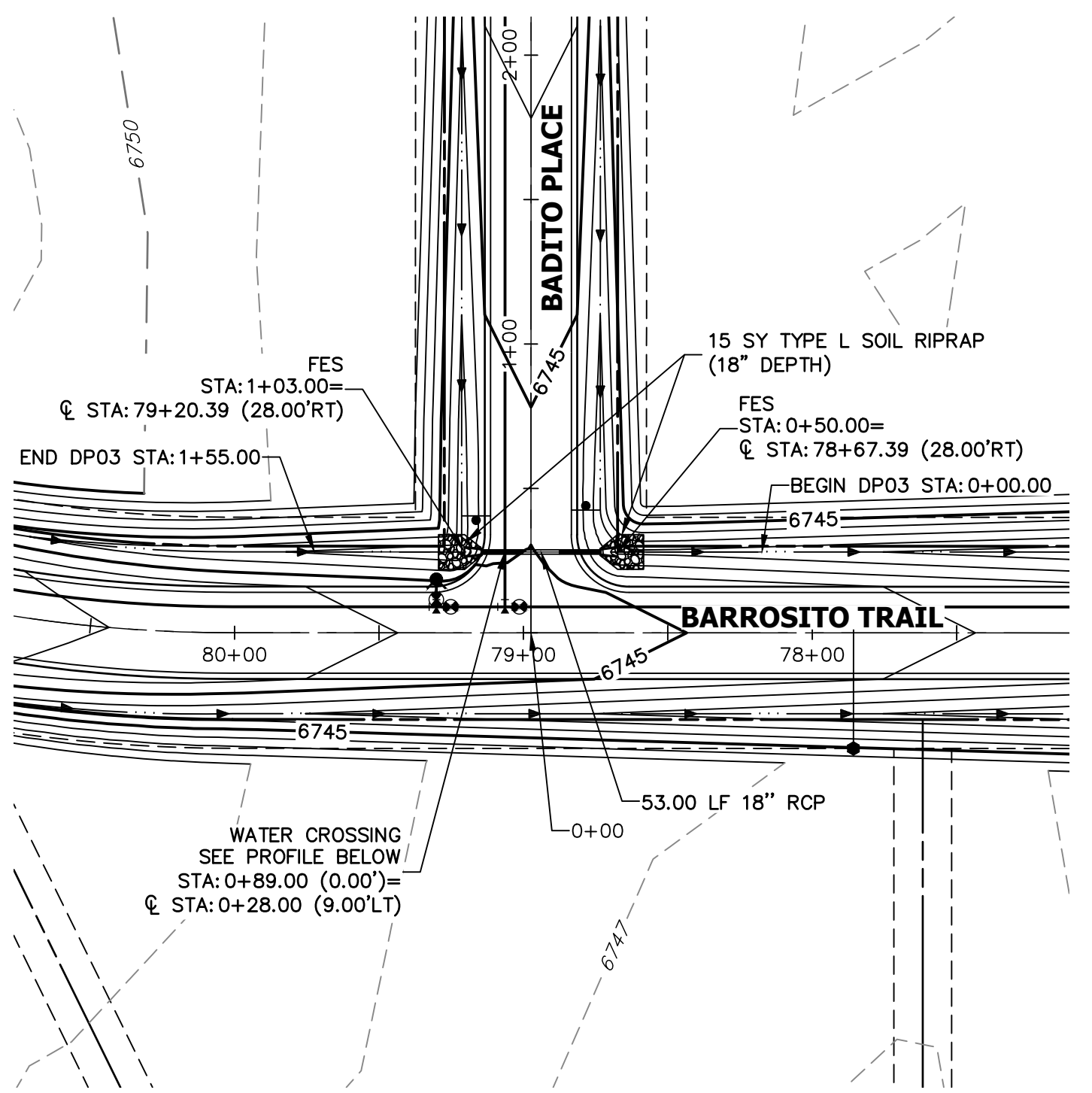
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A1 CULVERT - PLAN



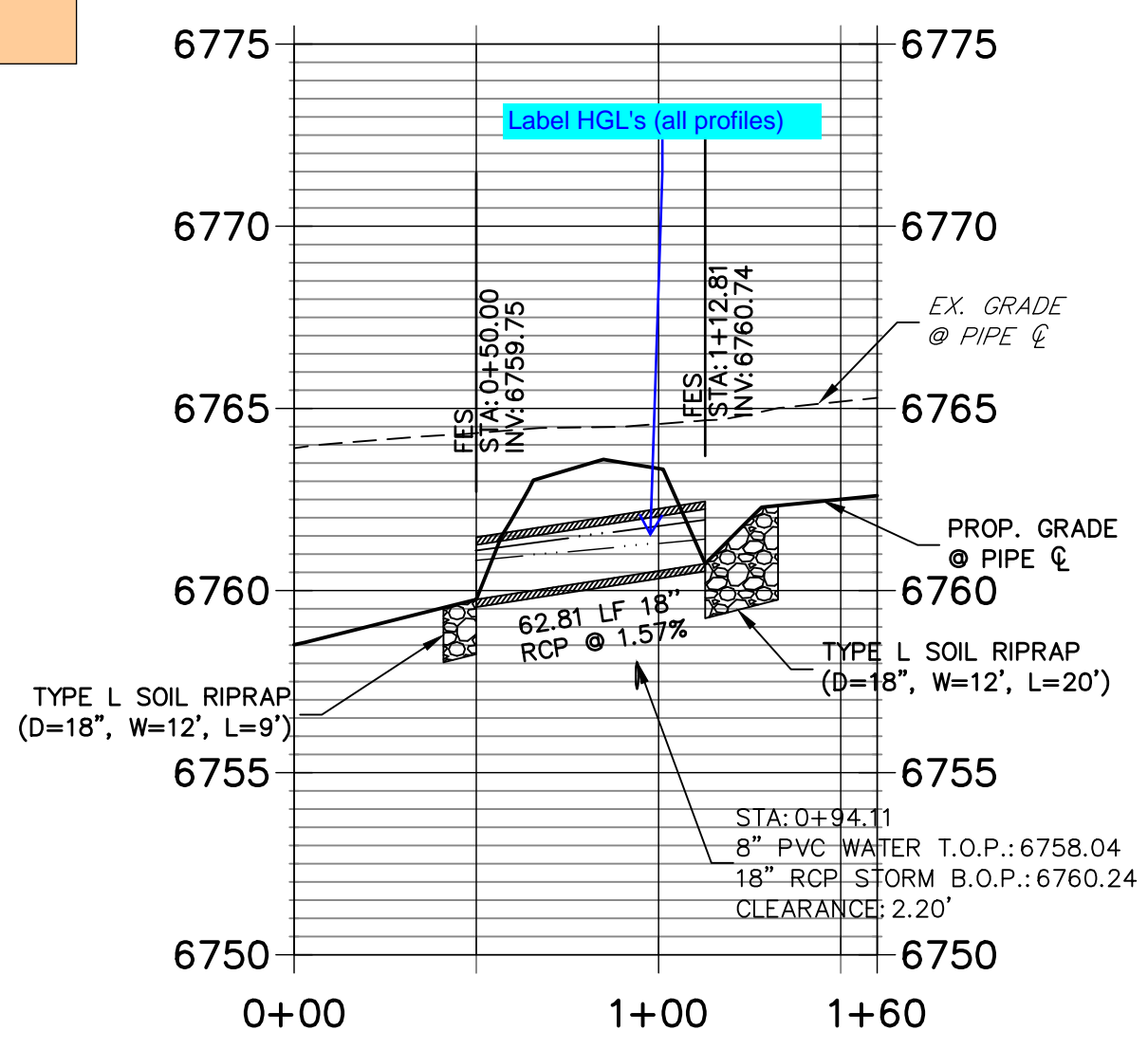
A2 CULVERT - PLAN



A3 CULVERT - PLAN

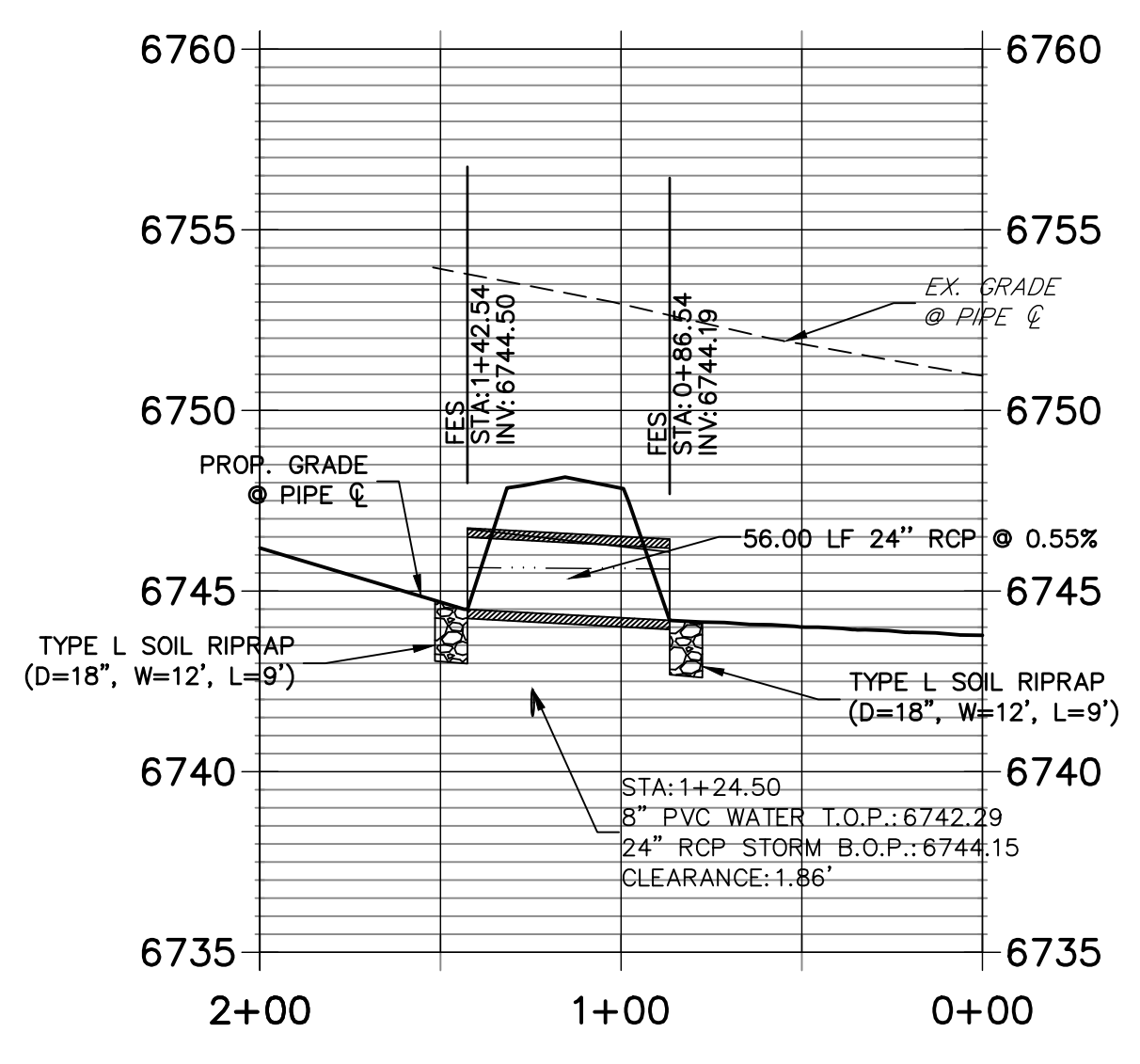
provide culvert inlet/outlet riprap calculations in drainage report

**DP01 PROFILE
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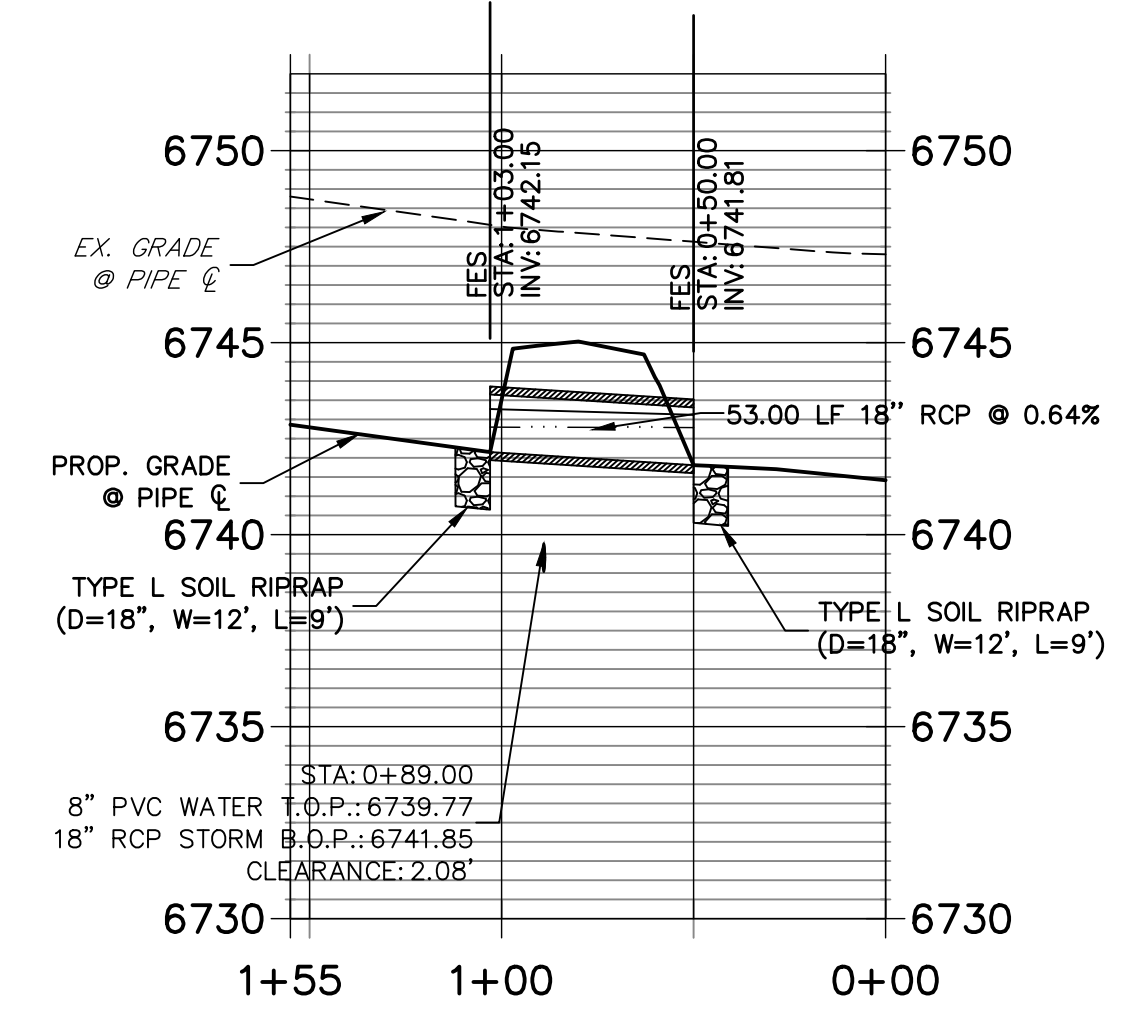
A1 CULVERT - PROFILE

**DP02 PROFILE
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A2 CULVERT - PROFILE

**DP03 PROFILE
 STA 0+00.00 TO 1+55.00**

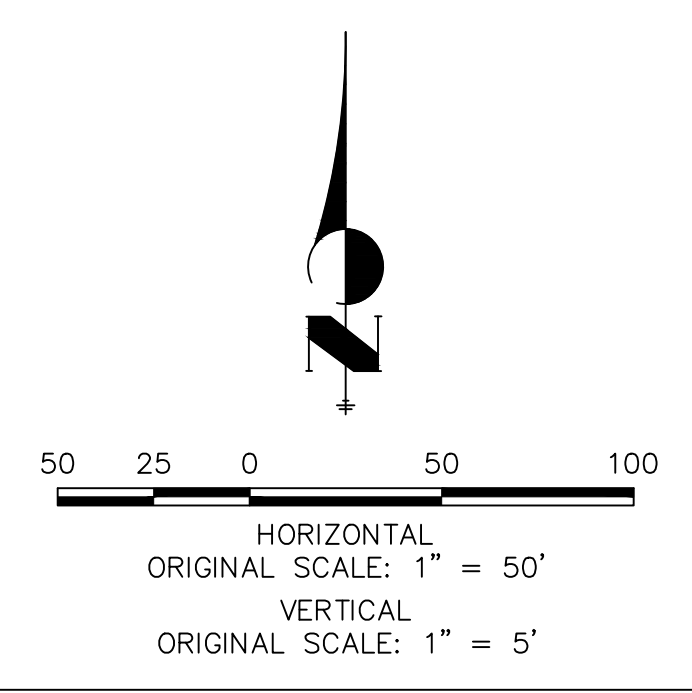


A3 CULVERT - PROFILE

Sheet 39 is a water distribution plan sheet. What is this note referencing specifically? Typical note for all storm sewer notes.

STORM SEWER NOTES

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ENGINEER'S STATEMENT

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

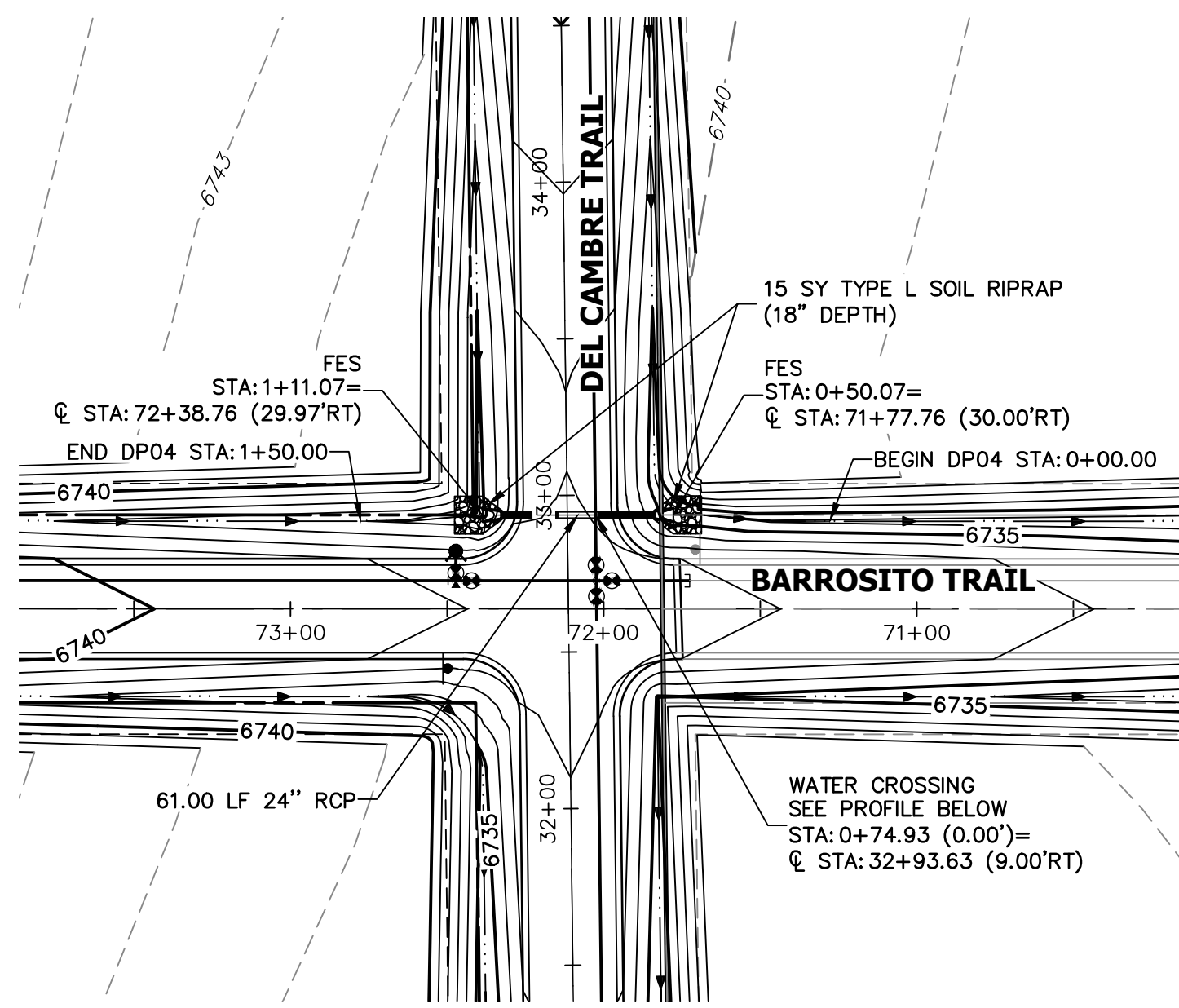
DATE

BY	DATE	No.	REVISION

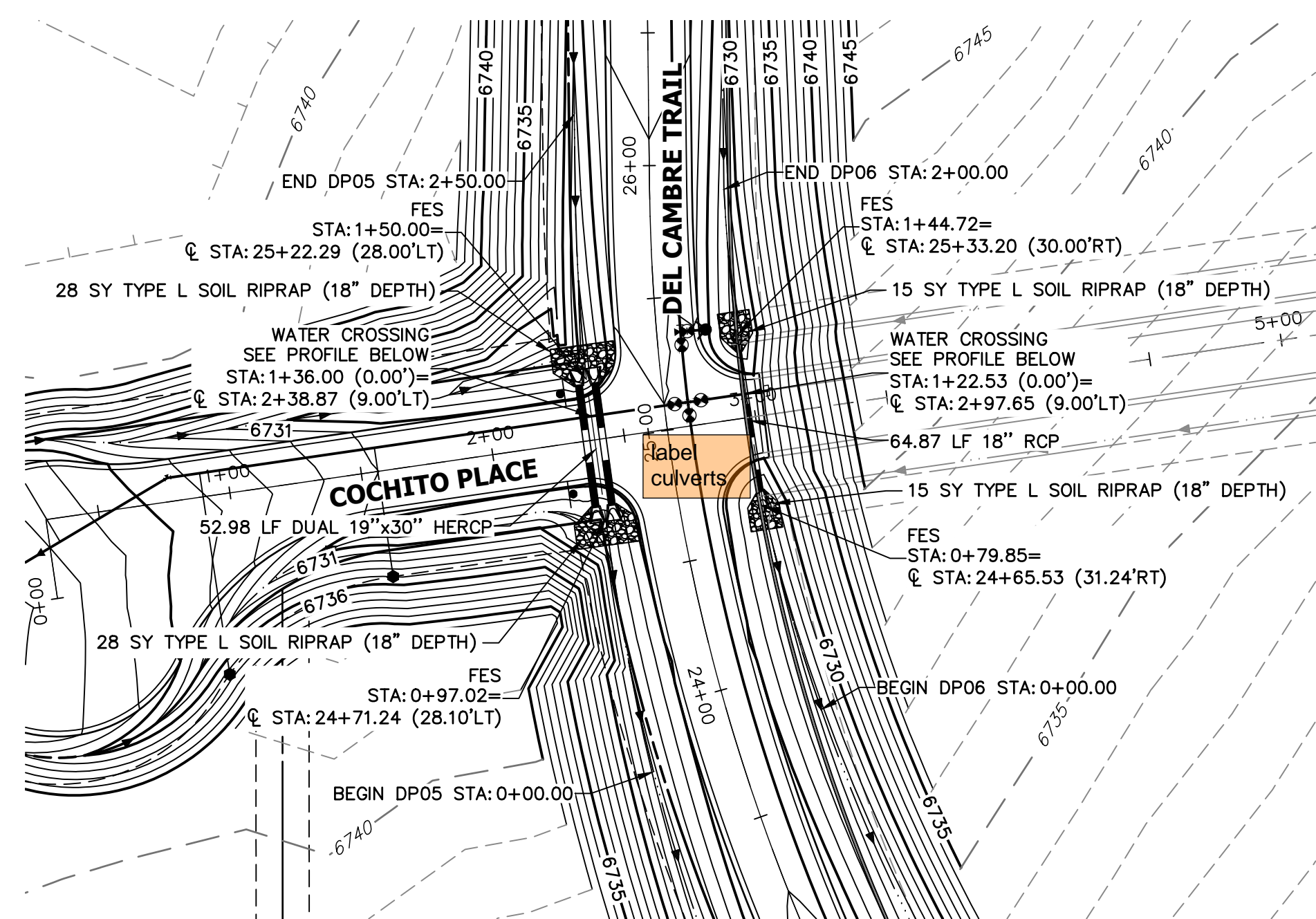
SADDLEHORN RANCH -
 FILING 3
 STORM SEWER PLAN AND
 PROFILE

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 1/2/22
 DESIGNED BY AMT
 DRAWN BY WKN
 CHECKED BY

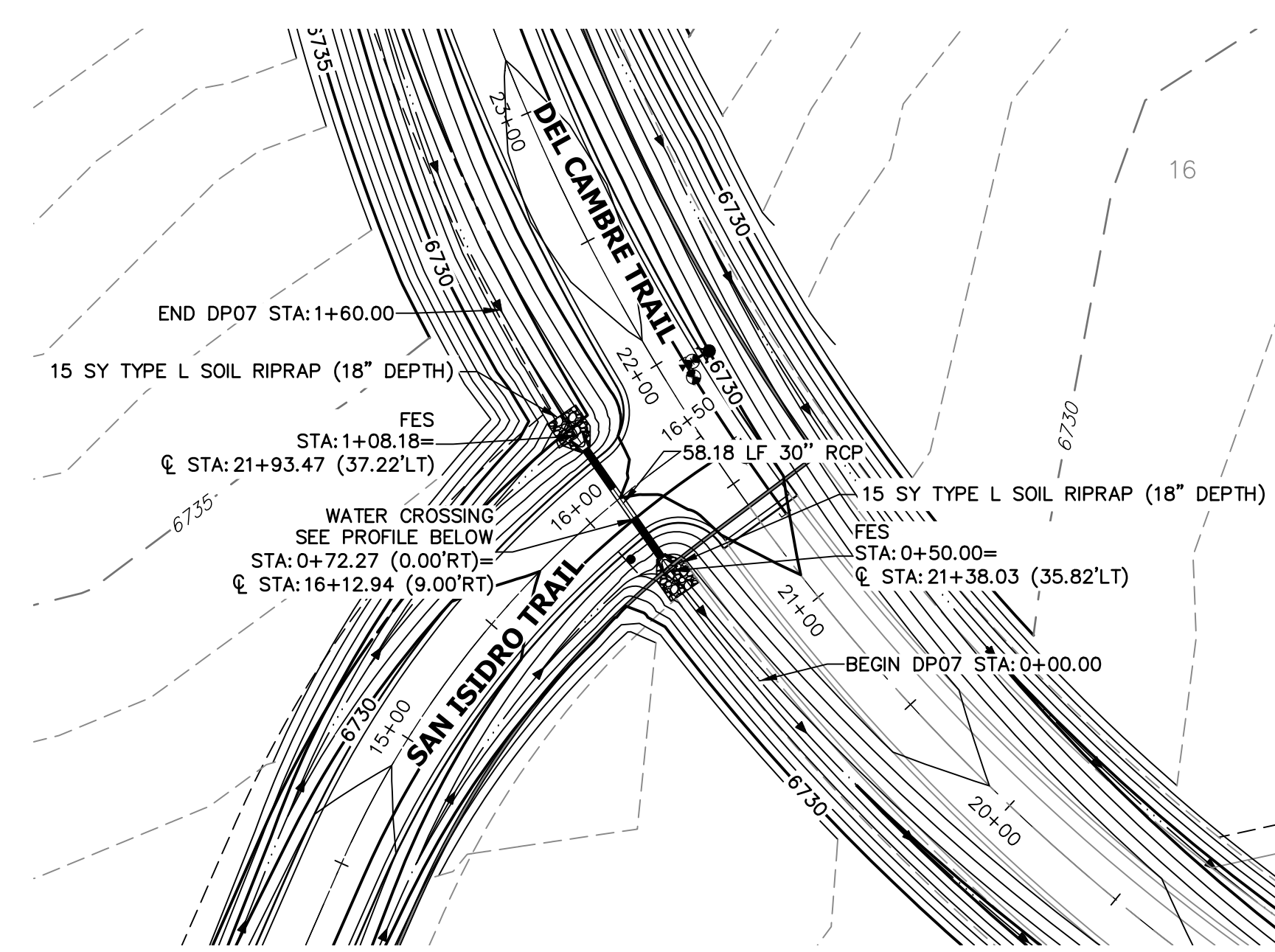
SHEET 43 OF 60
 JOB NO. 21542.05



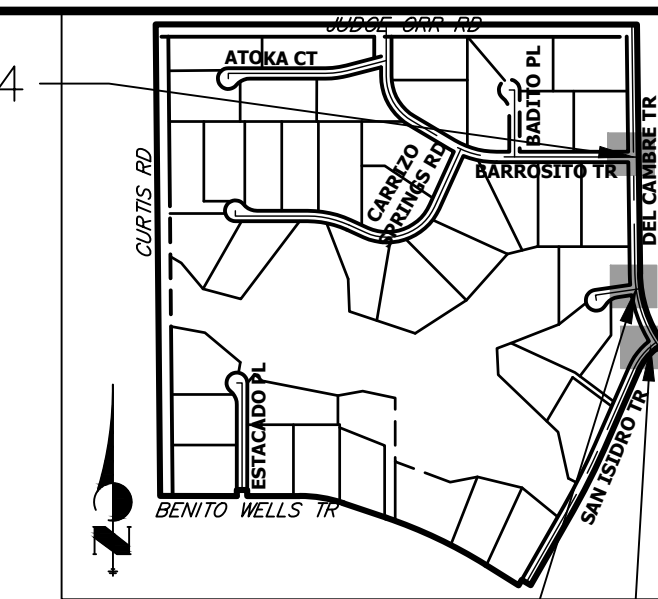
A4 CULVERT - PLAN



A5 & A6 CULVERT - PLAN

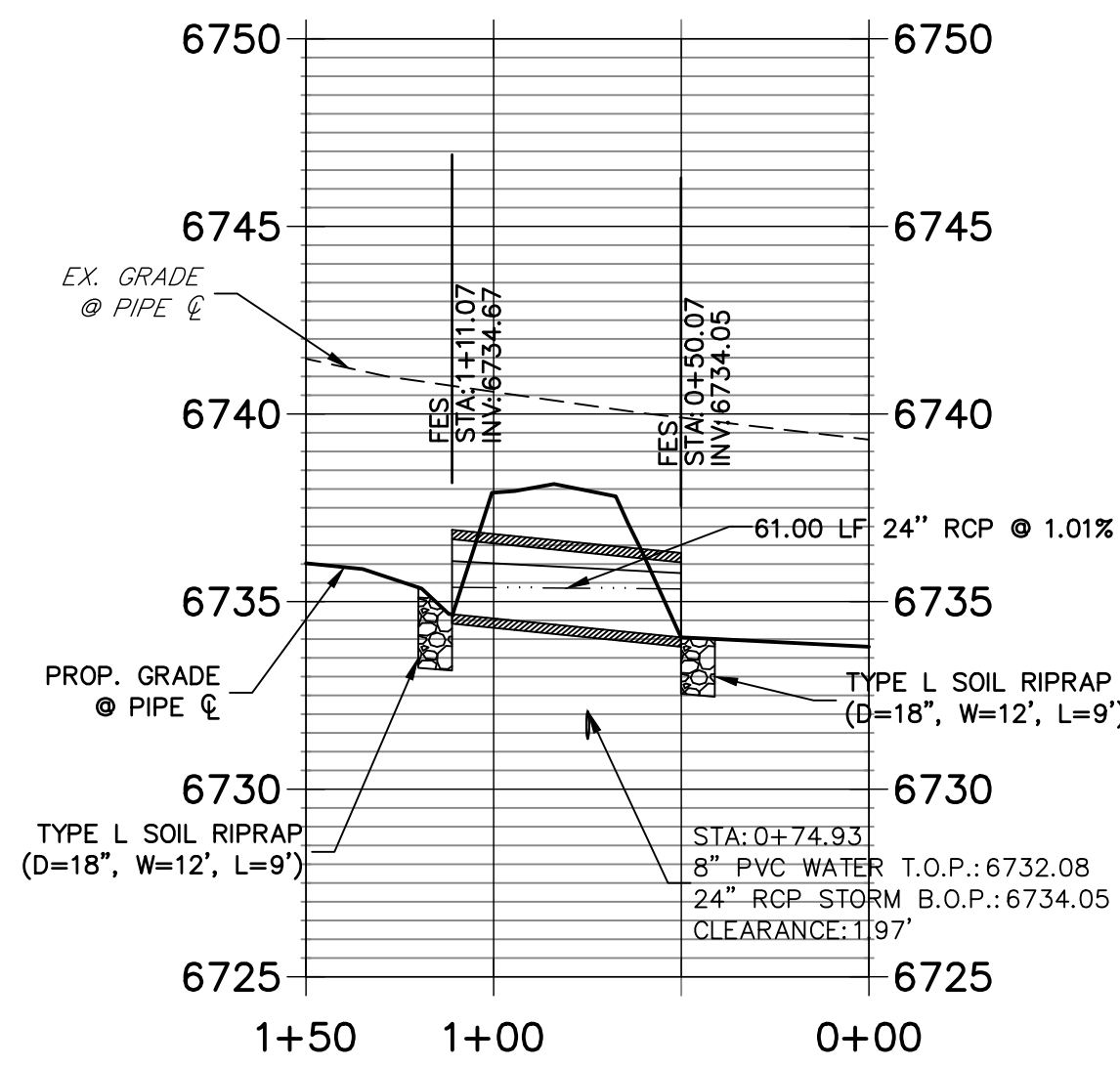


A7 CULVERT - PLAN



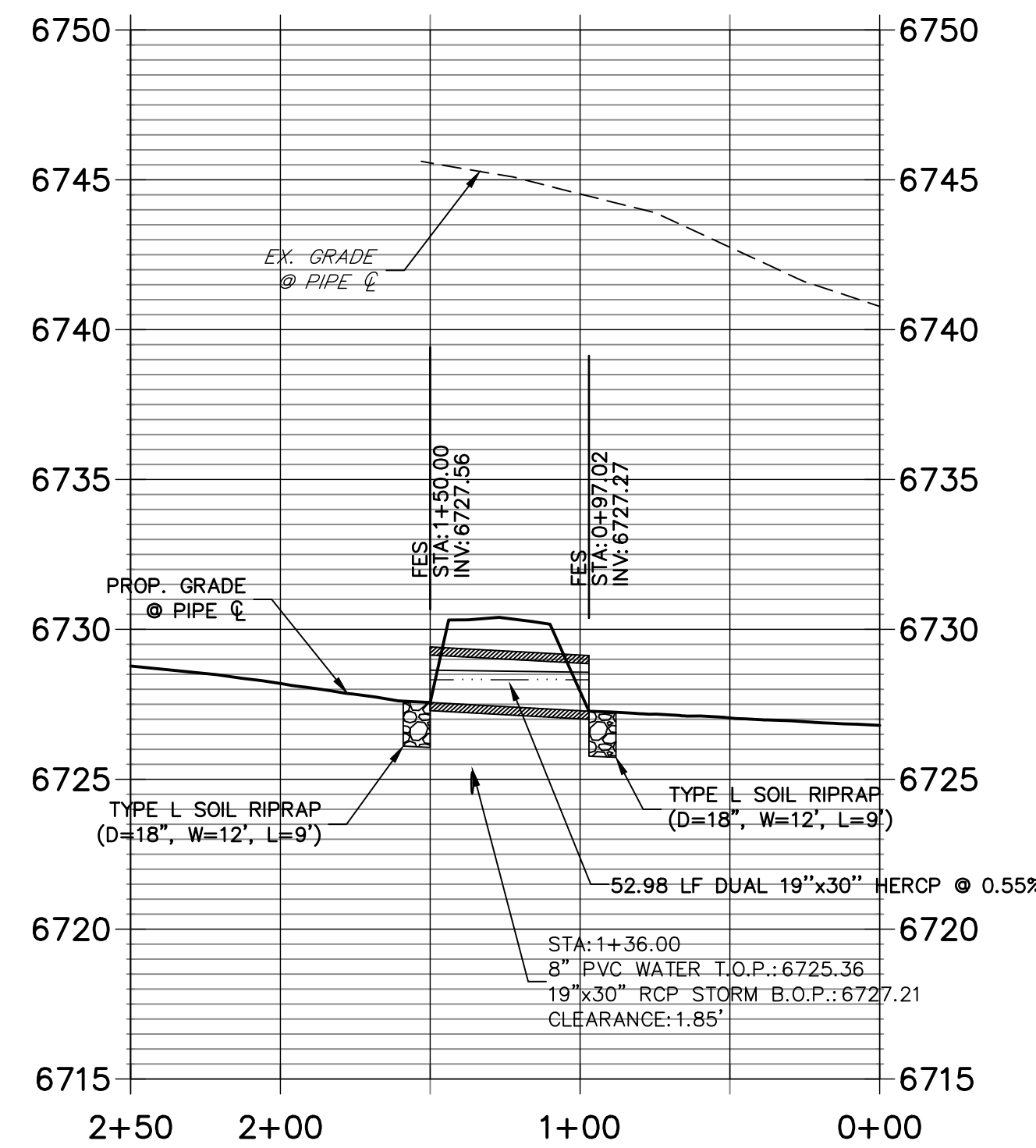
KEY MAP

**DP04 PROFILE
STA 0+00.00 TO 1+50.00**



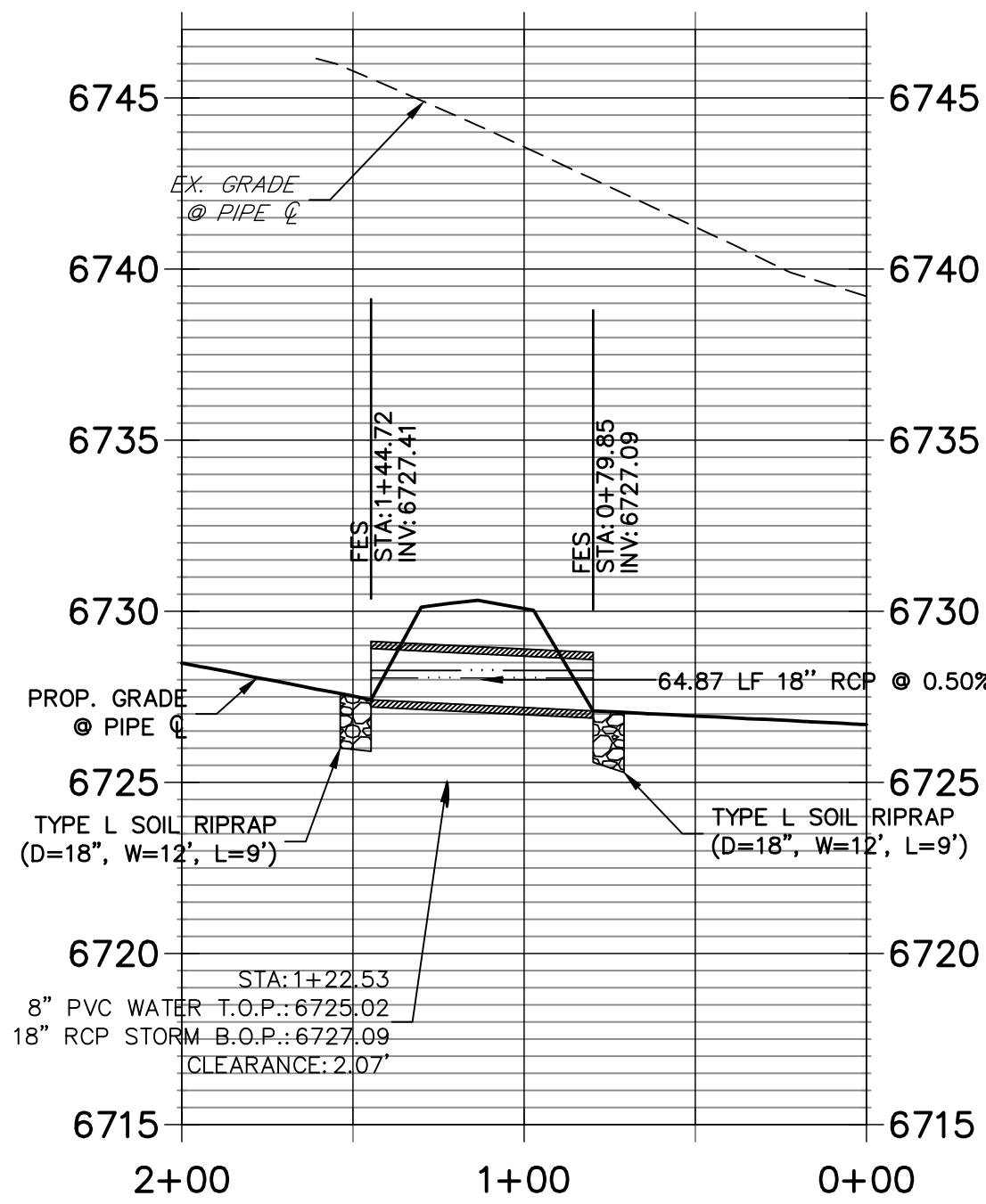
A4 CULVERT - PROFILE

**DP05 PROFILE
STA 0+00.00 TO 2+50.00**



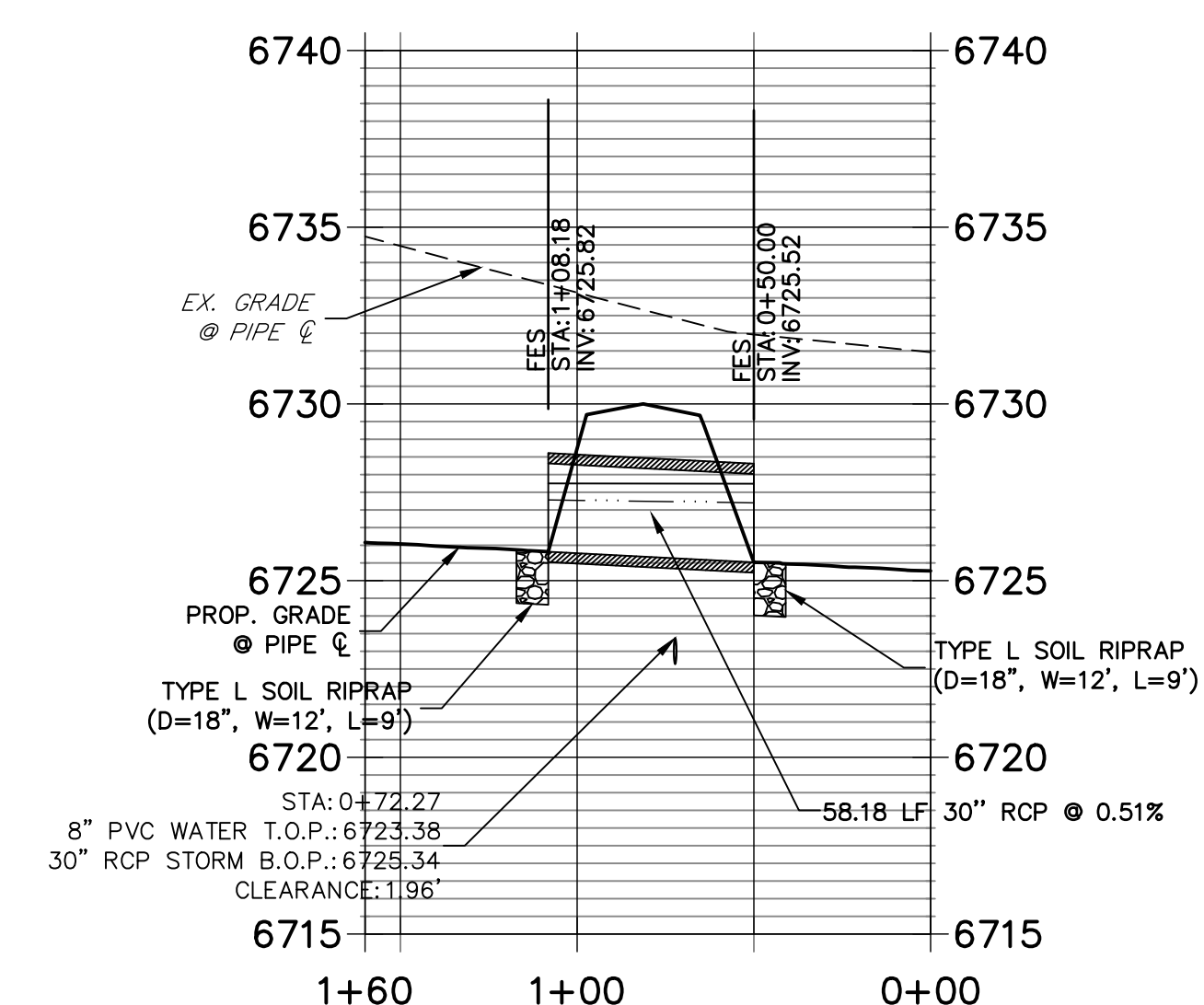
A5 CULVERT - PROFILE

**DP06 PROFILE
STA 0+00.00 TO 2+00.00**



A6 CULVERT - PROFILE

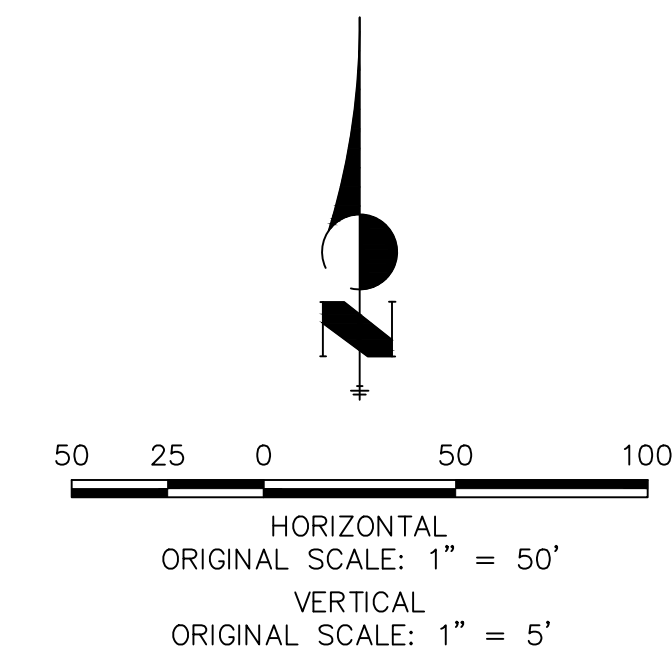
**DP07 PROFILE
STA 0+00.00 TO 1+60.00**



A7 CULVERT - PROFILE

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COLORADO P.E. 25043
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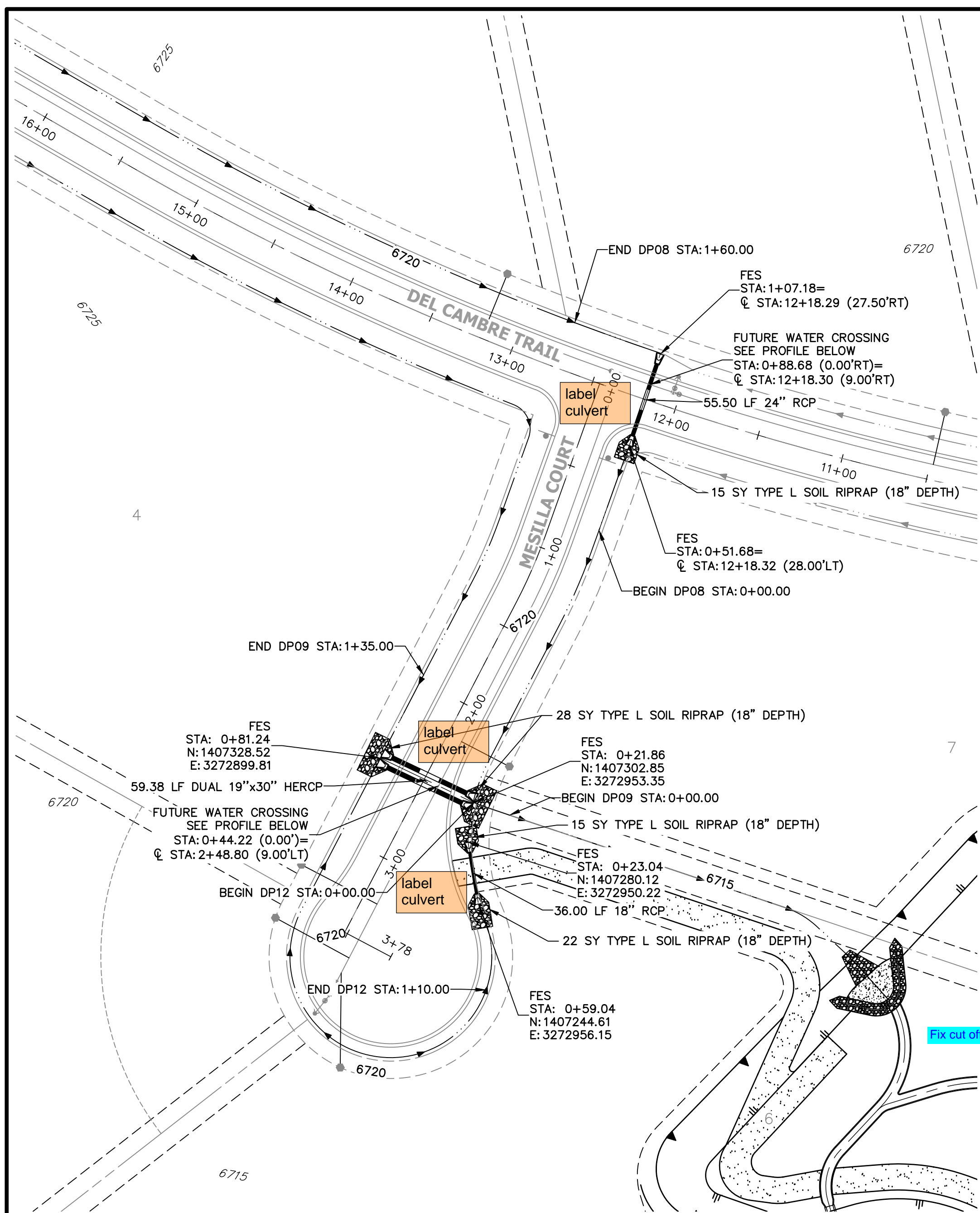
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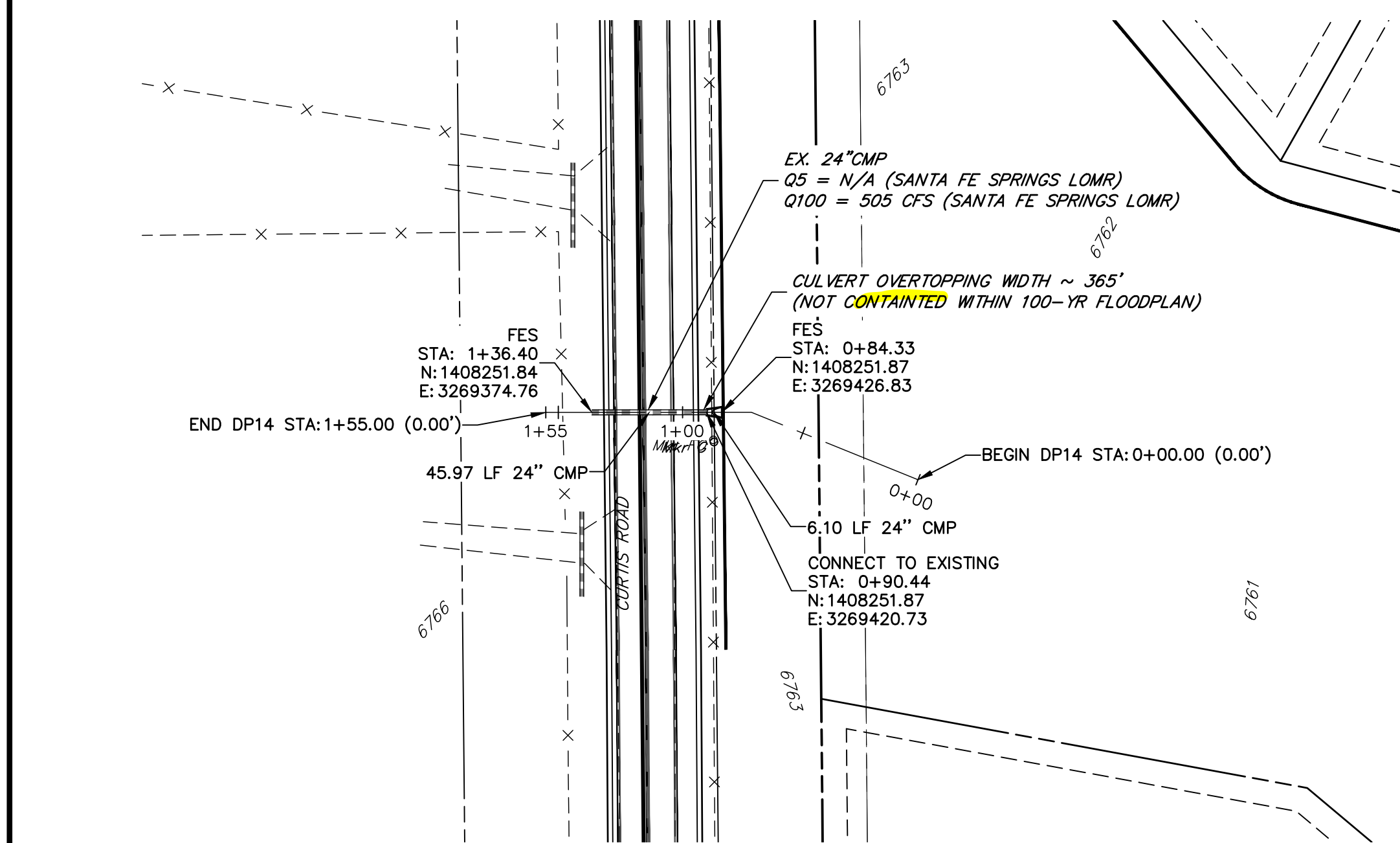
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NO.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 3
STORM SEWER PLAN AND
PROFILE

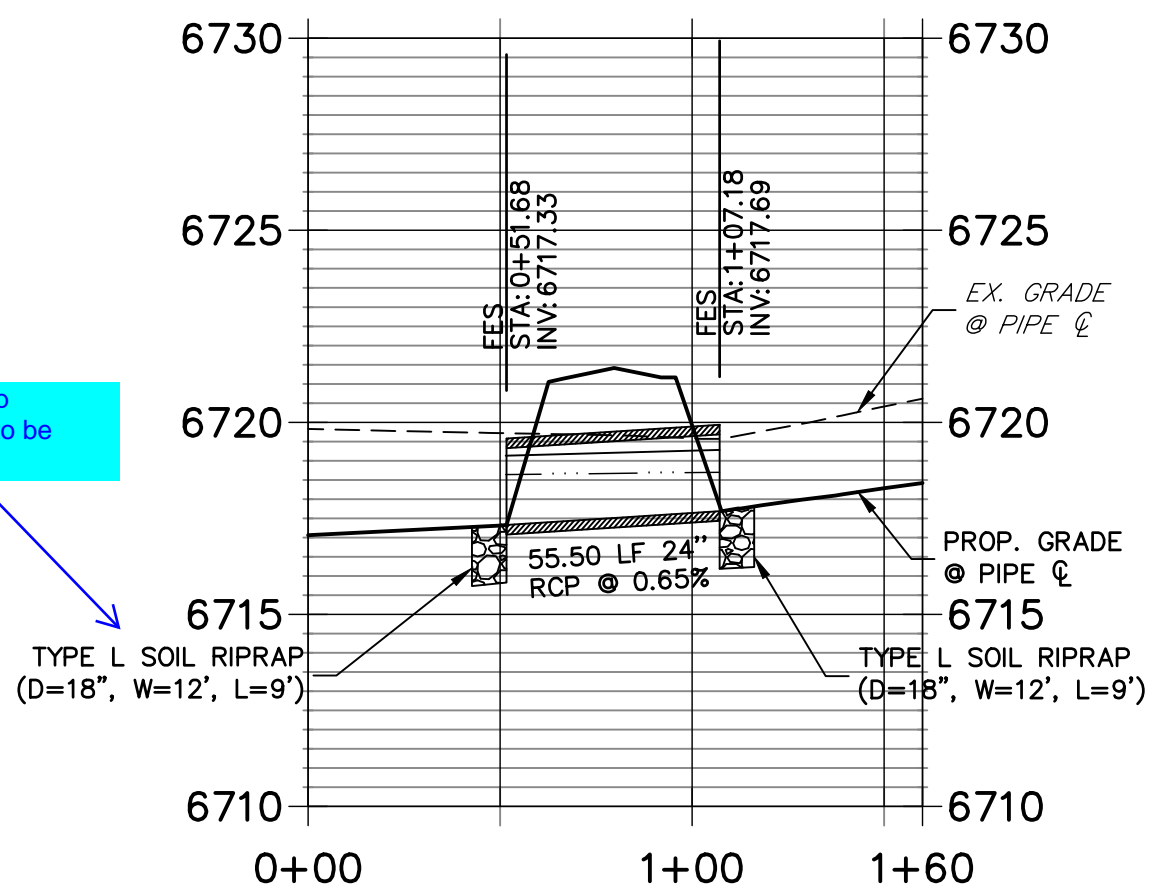


A8 + A9 + A12 CULVERT - PLAN



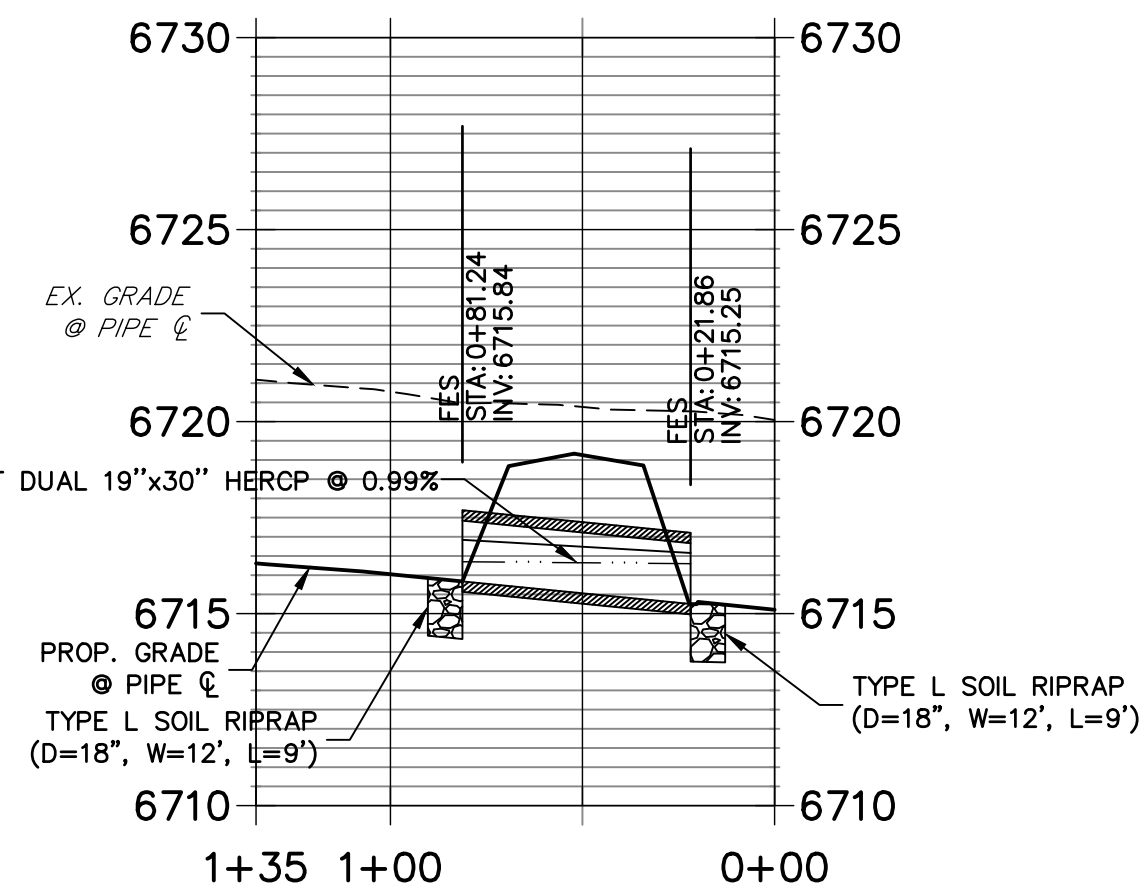
A14 CULVERT - PLAN

**DP08 PROFILE
STA 0+00.00 TO 1+60.00**



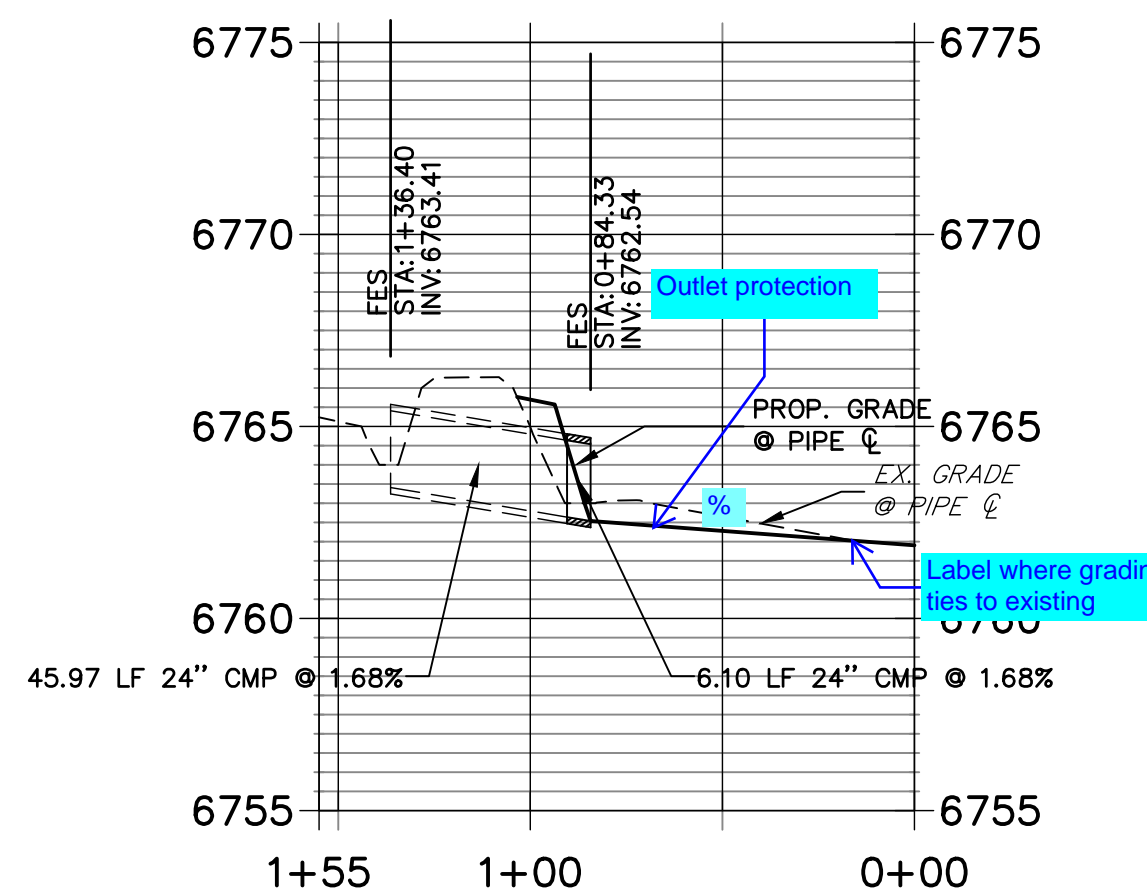
A8 CULVERT - PROFILE

**DP09 PROFILE
STA 0+00.00 TO 1+35.00**

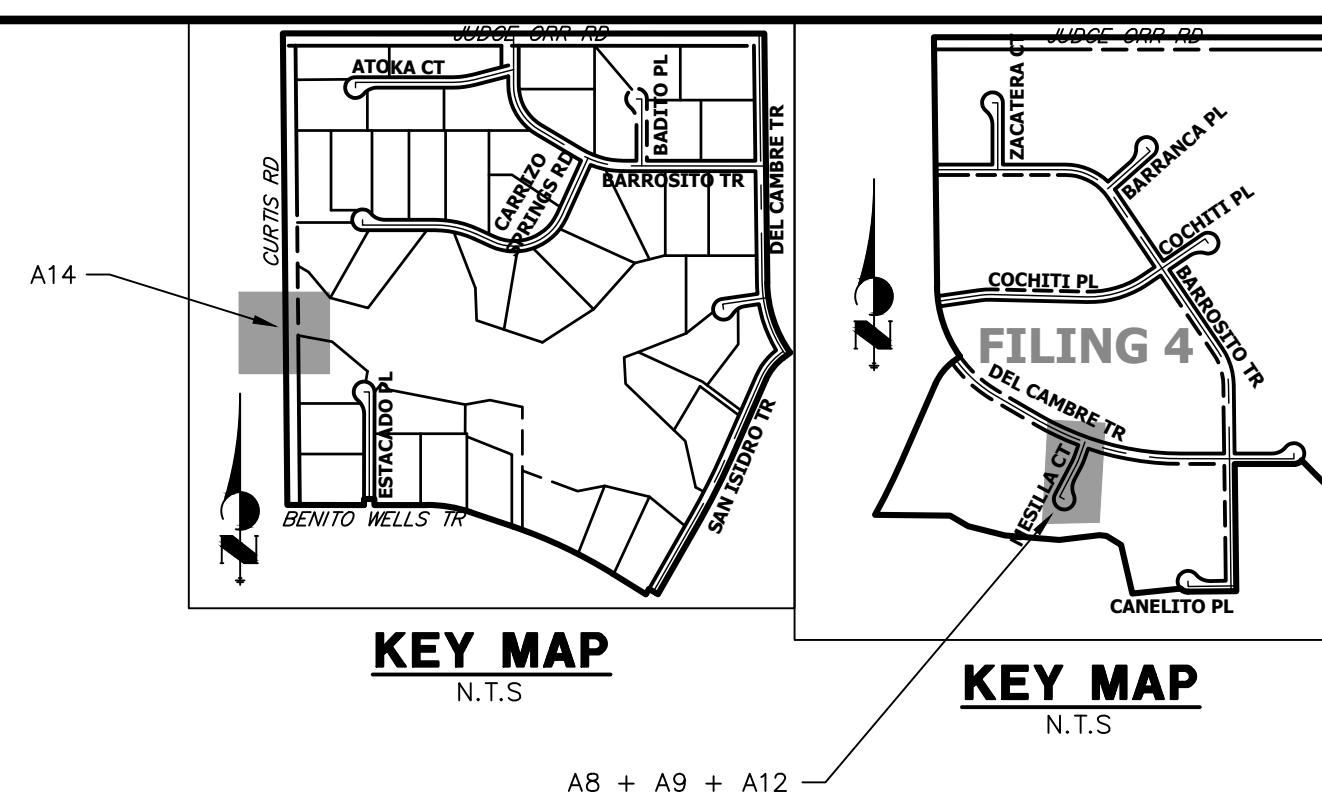


A9 CULVERT - PROFILE

**DP14 PROFILE
STA 0+00.00 TO 1+55.00**



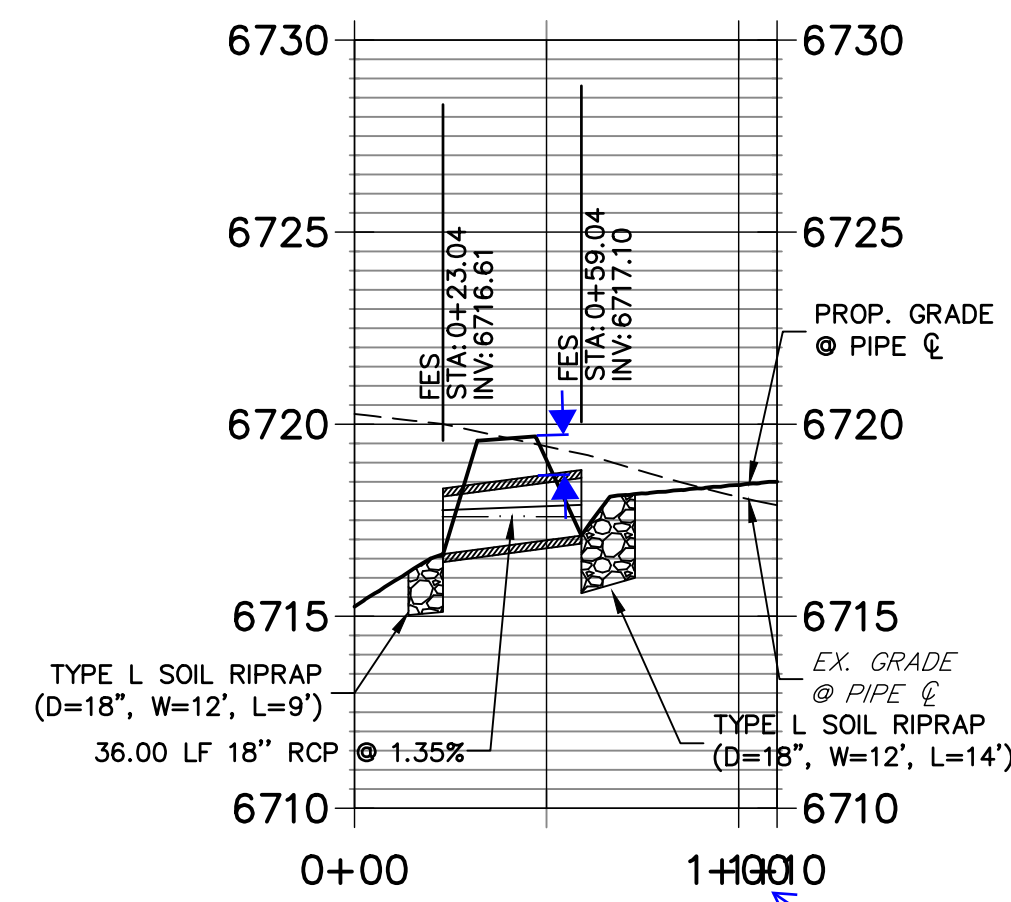
A14 CULVERT - PROFILE



KEY MAP
N.T.S.

KEY MAP
N.T.S.

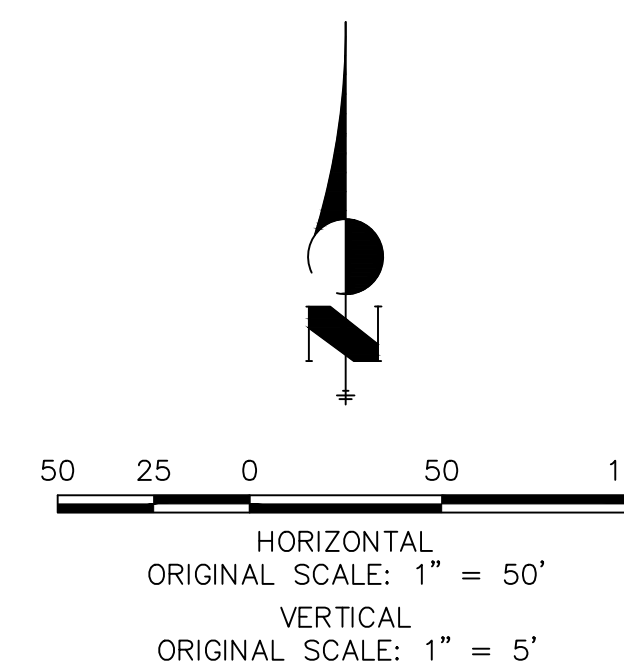
**DP12 PROFILE
STA 0+00.00 TO 1+10.00**



A12 CULVERT - PROFILE

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

DATE



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BRADY WILLIAMS

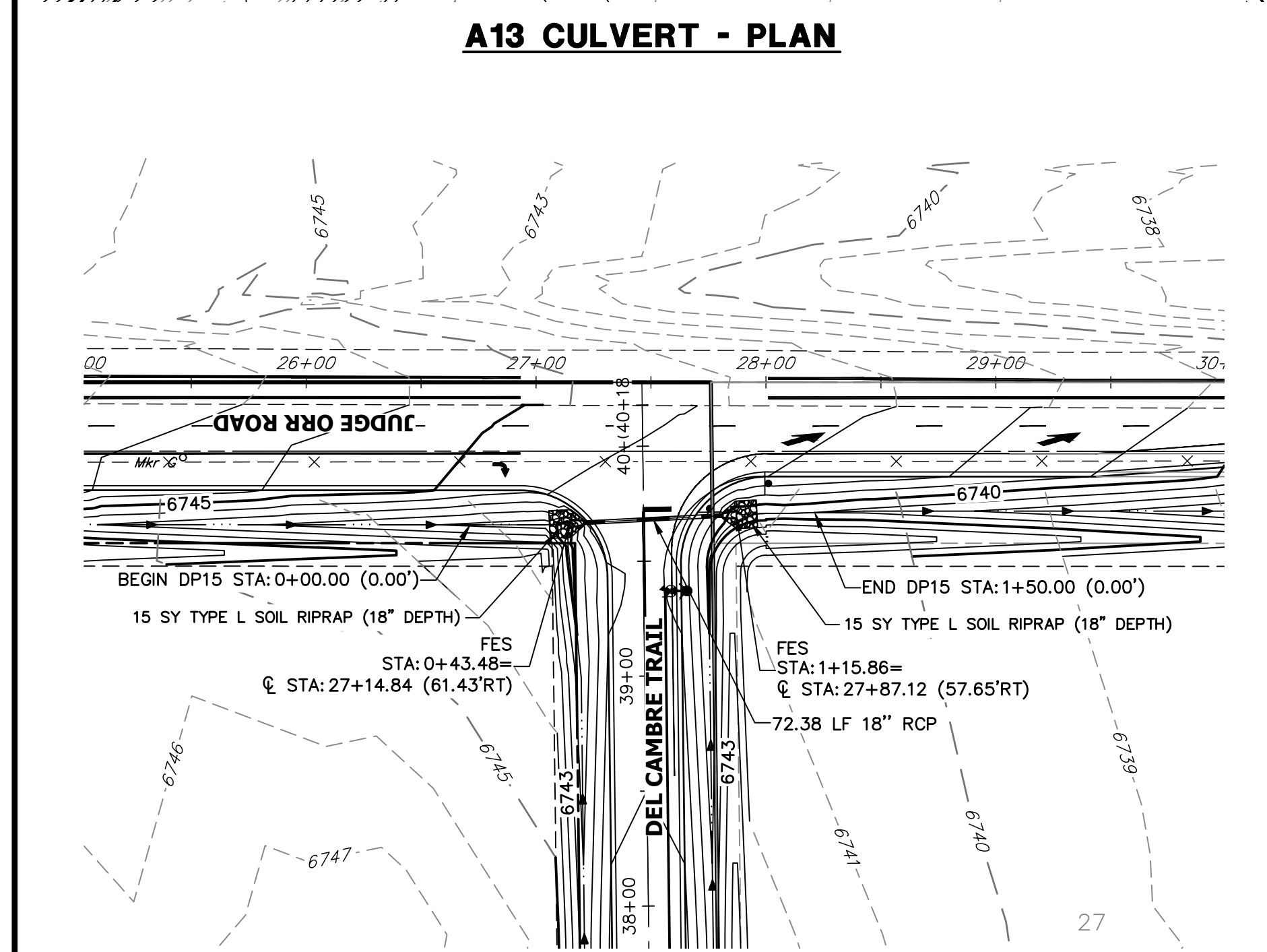
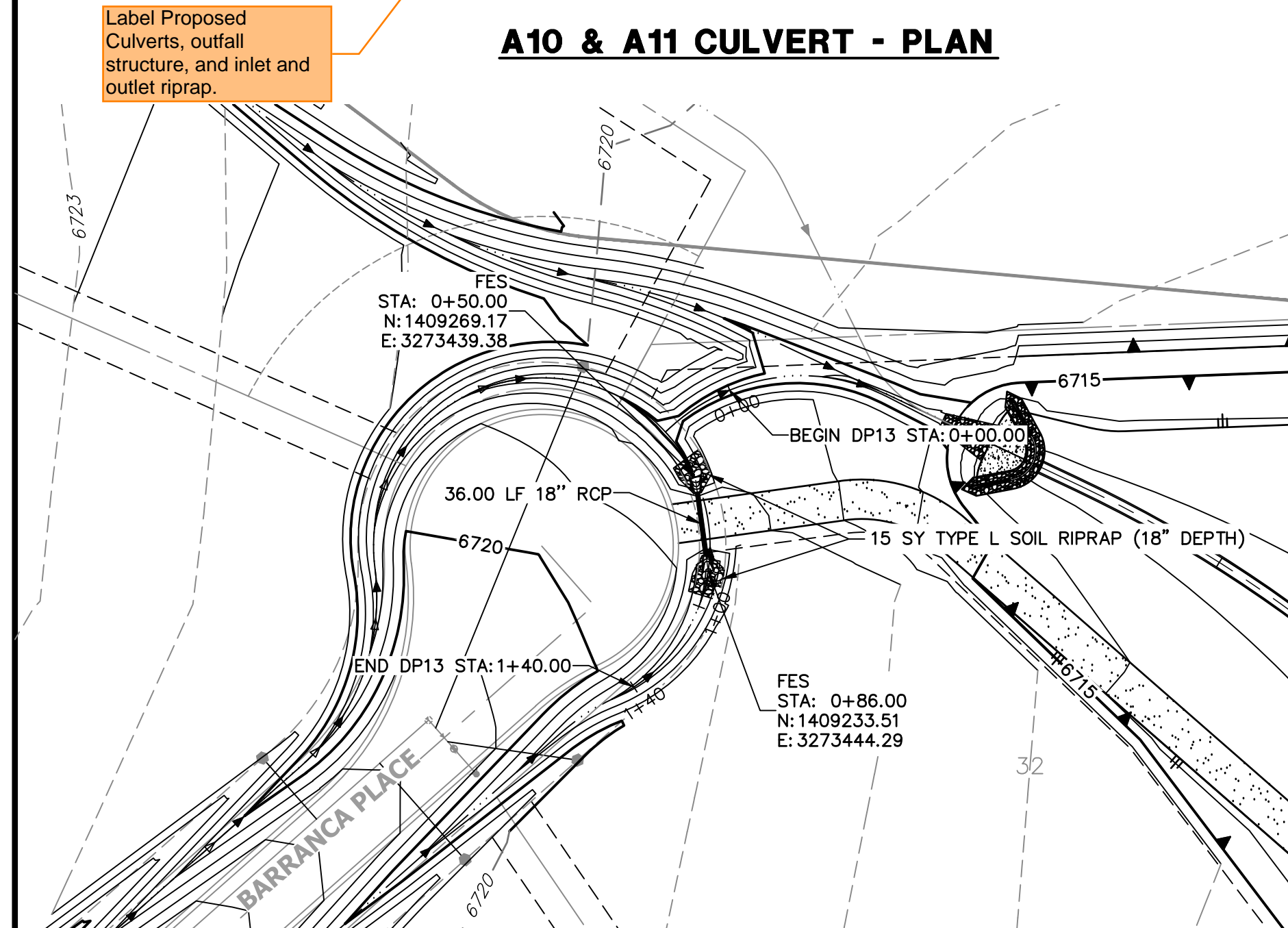
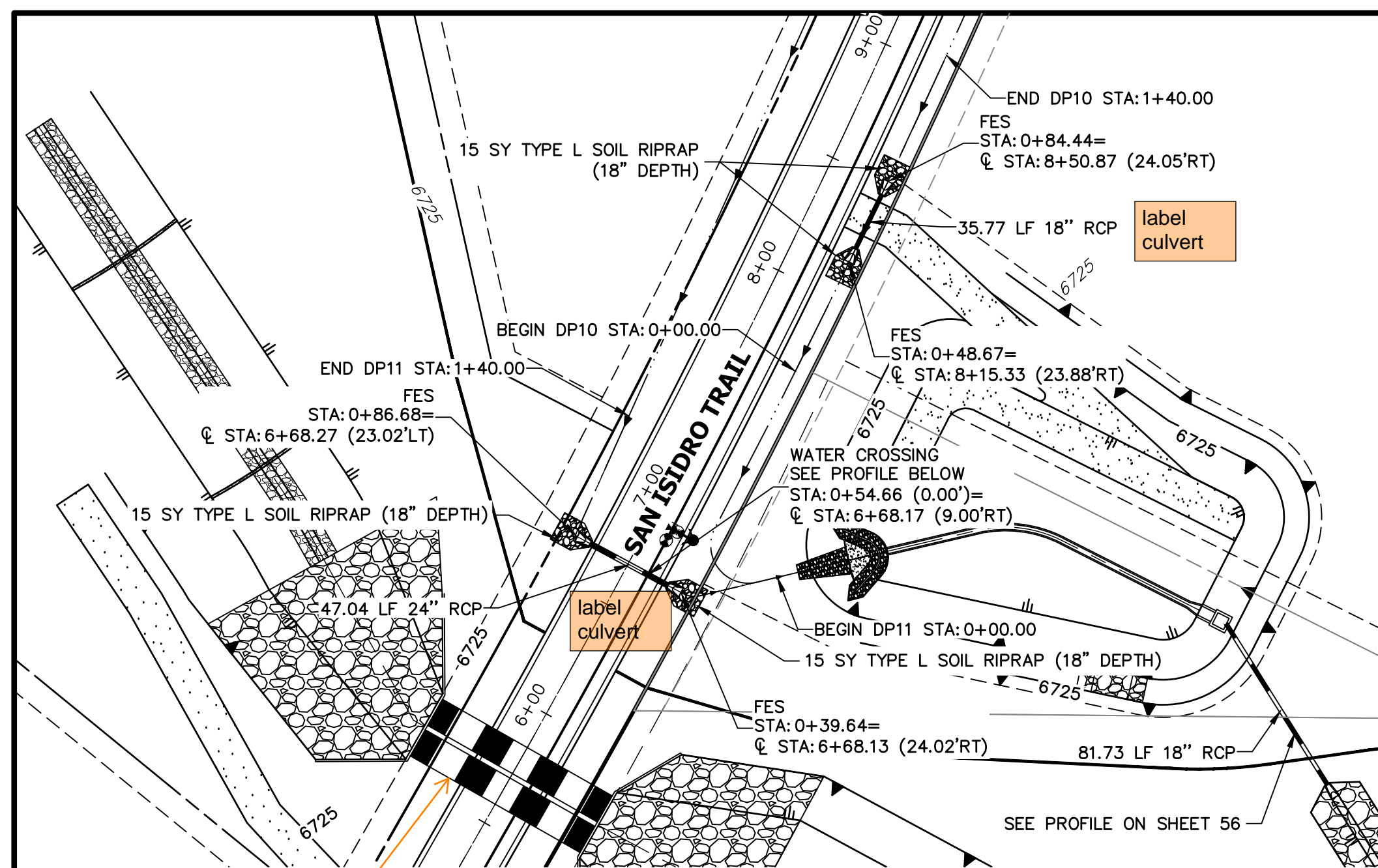
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No.	REVISION	BY	DATE

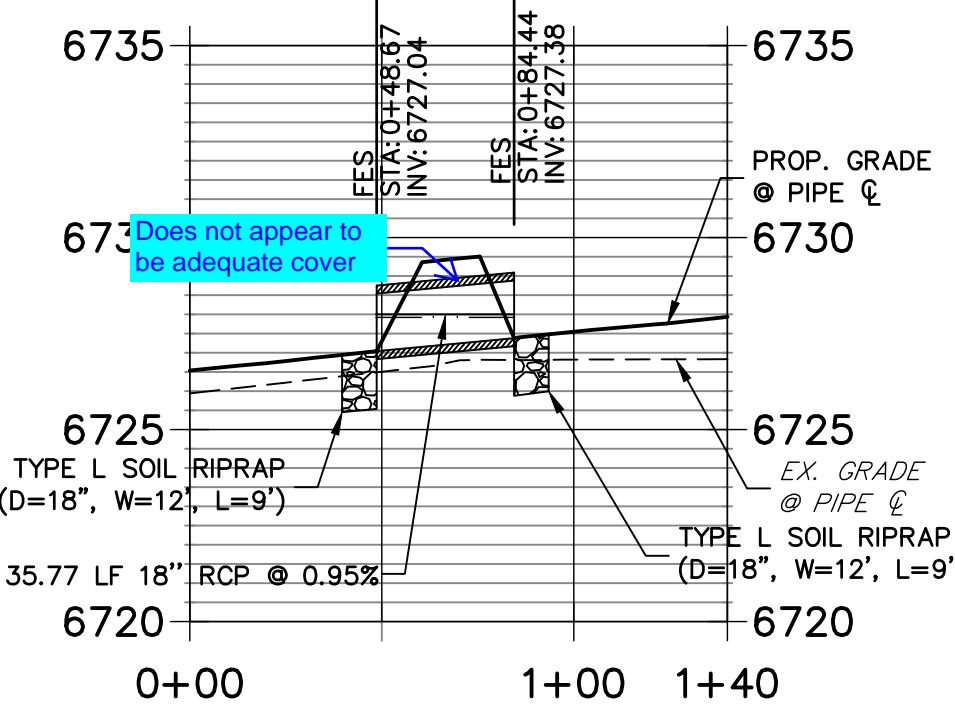
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V-SCALE 1"=5'
DATE 1/2/22
DESIGNED BY AMT
DRAWN BY WKN
CHECKED BY

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE

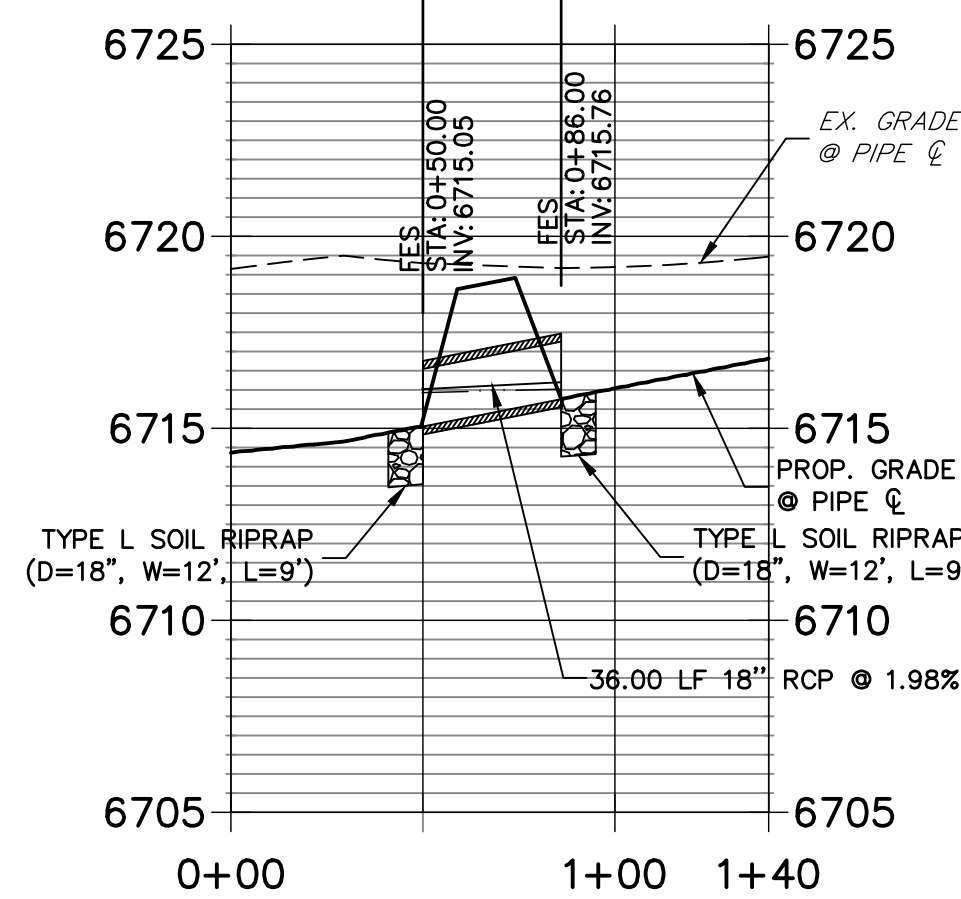
SHEET 45 OF 60
JOB NO. 21542.05



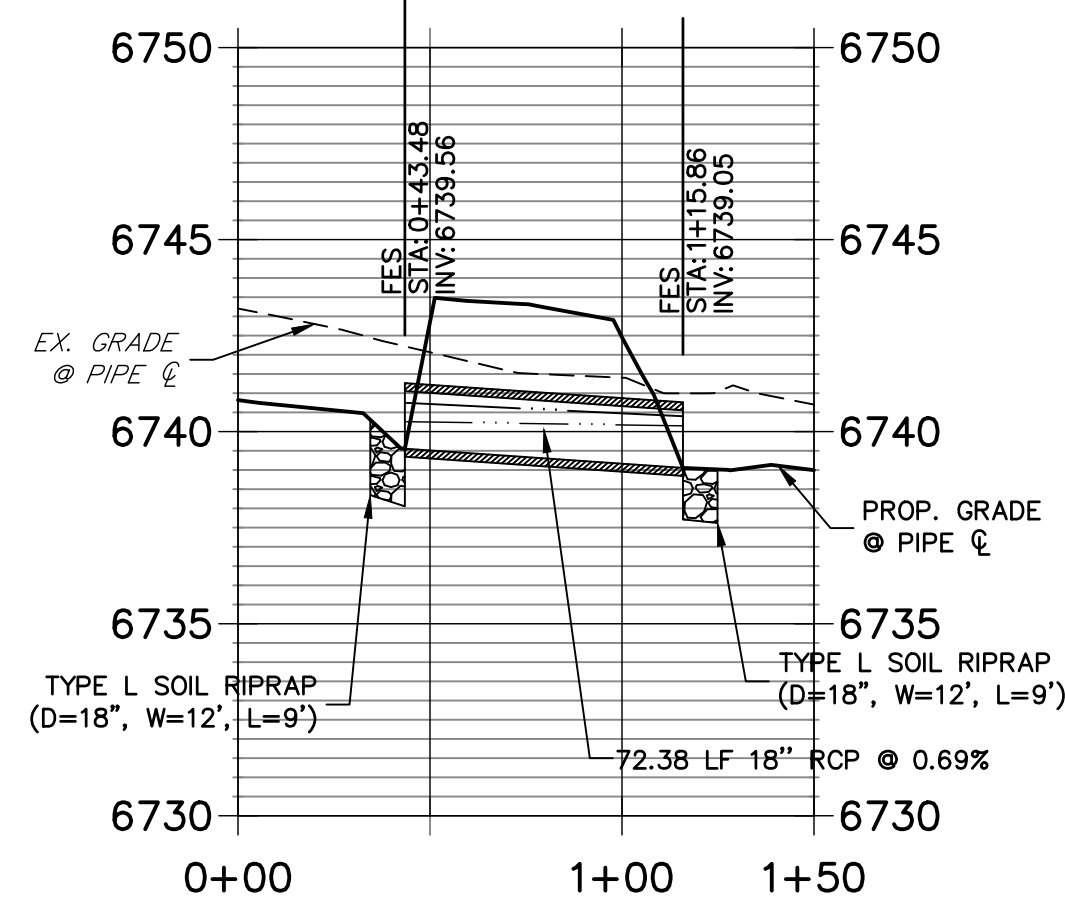
**DP10 PROFILE
STA 0+00.00 TO 1+40.00**



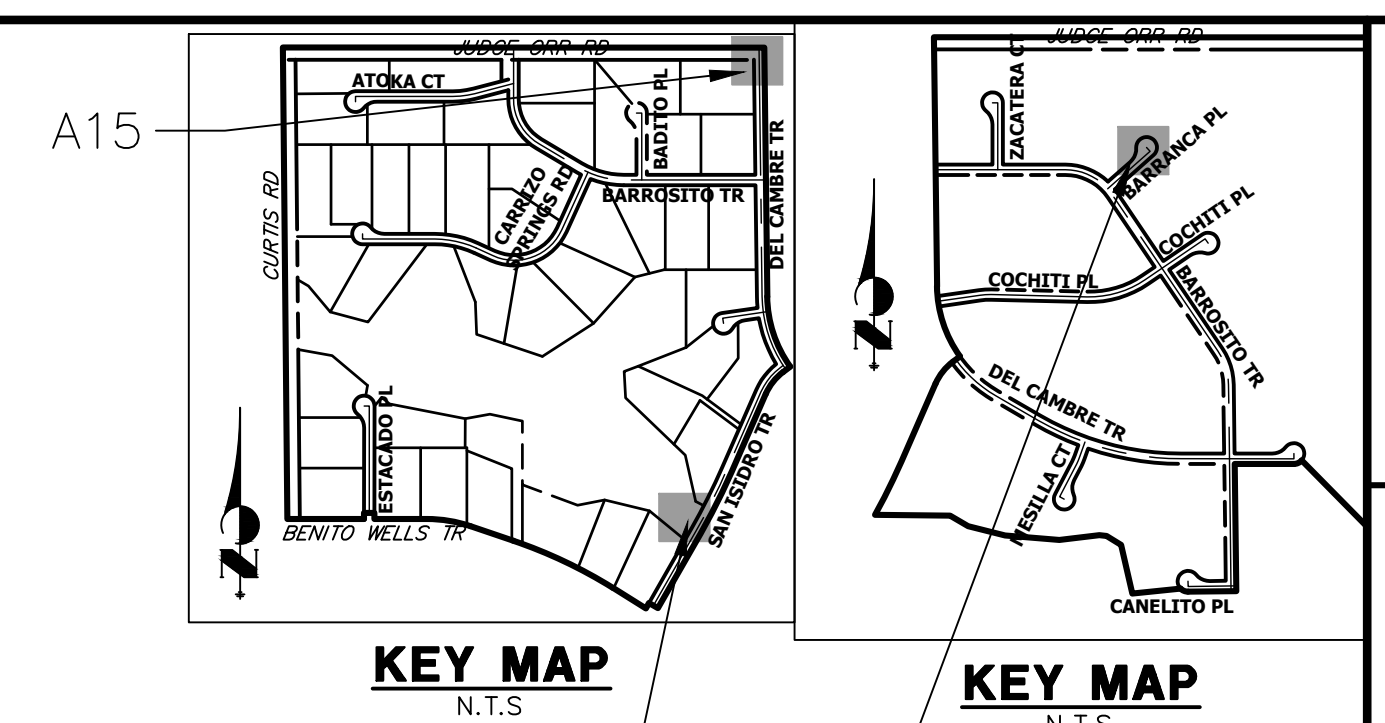
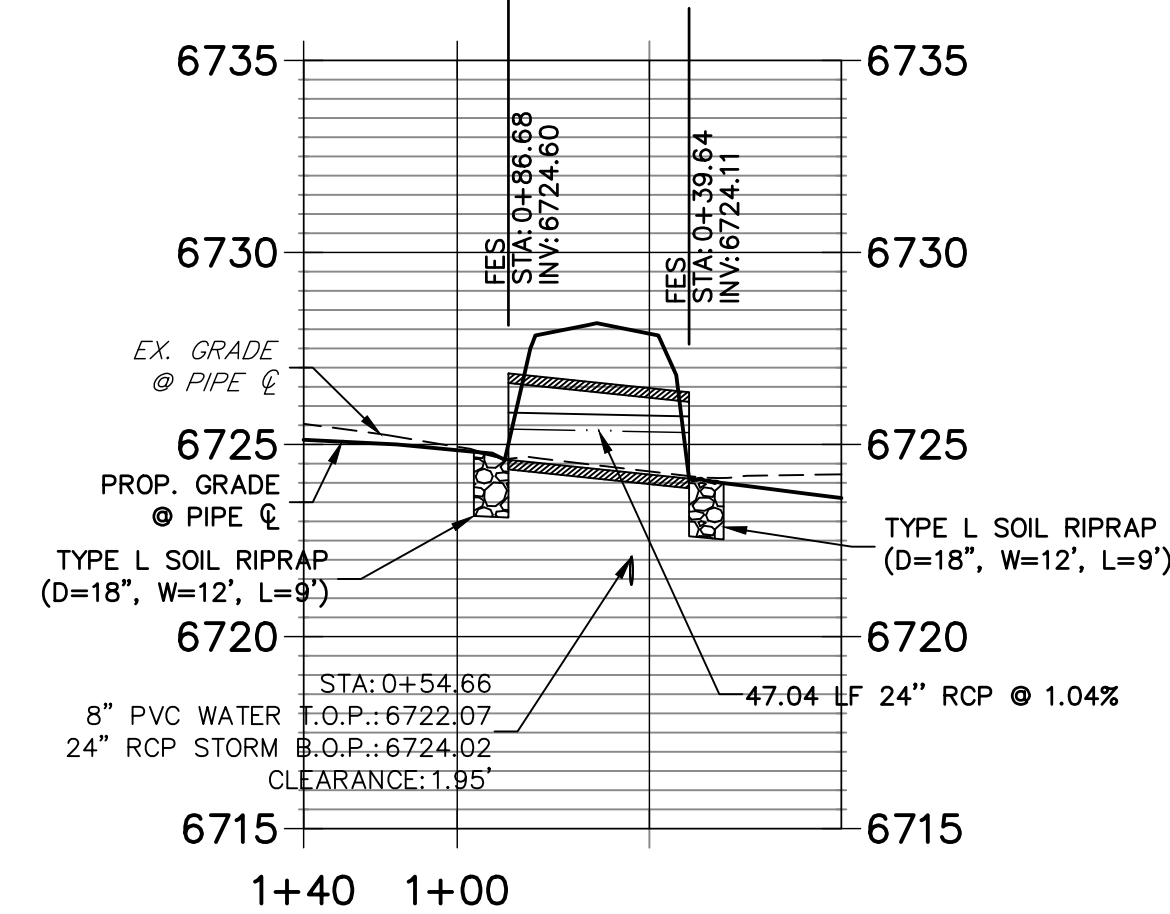
**DP13 PROFILE
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**DP15 PROFILE
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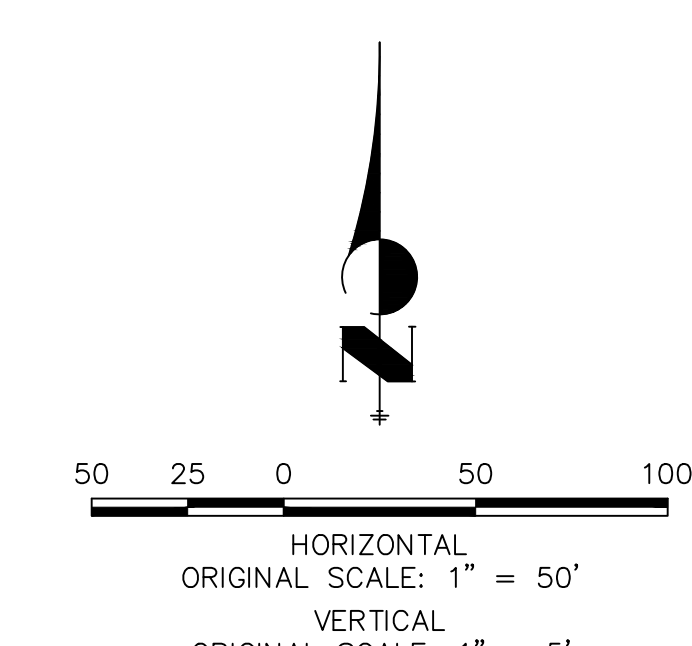


**DP11 PROFILE
STA 0+00.00 TO 1+40.00**



A10 & A11 A13

- STORM SEWER NOTES**
- SEE DETAIL SHEET 39 FOR APPLICABLE STORM SEWER DETAILS.
 - PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
 - ϕ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
 - CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS, CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
 - ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
 - ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



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, 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 719-588-2683
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No.	REVISION	BY	DATE

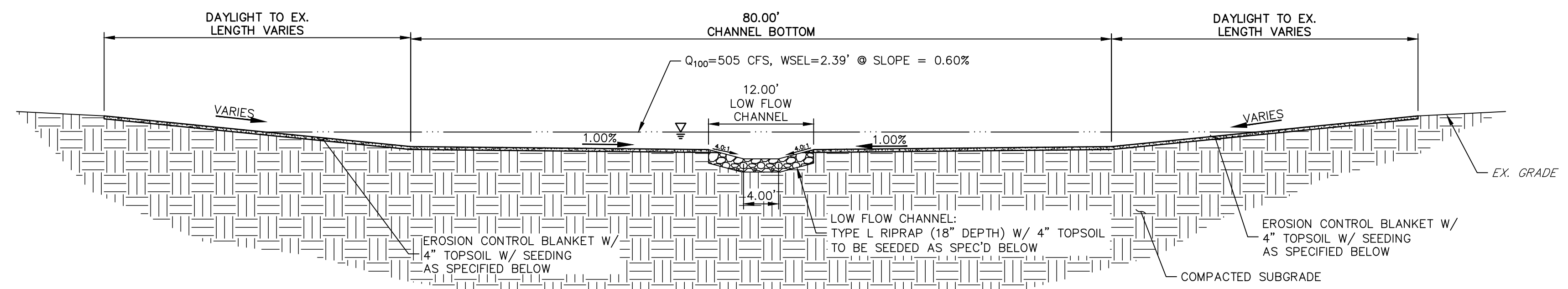
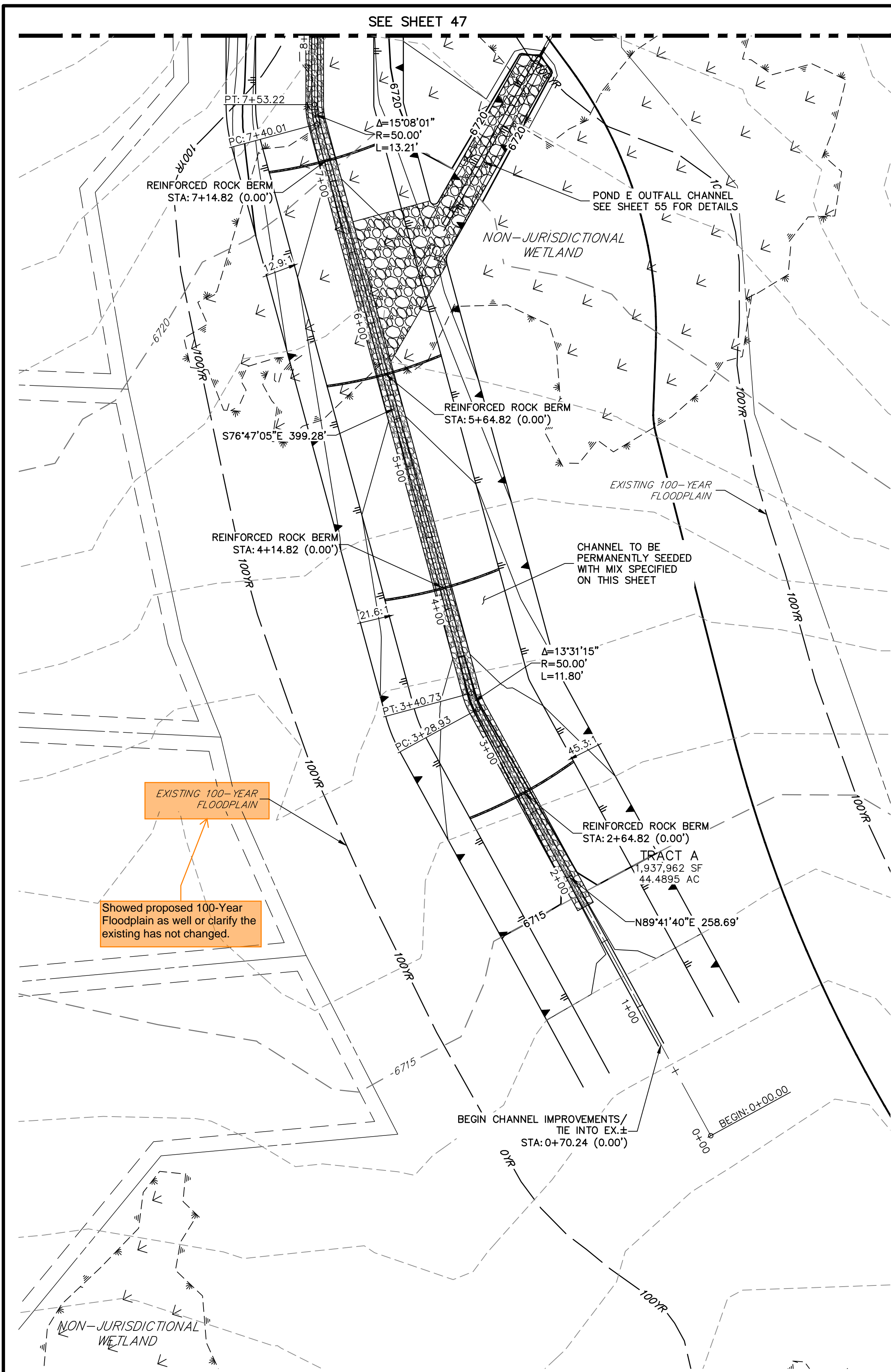
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 1/2/22
DESIGNED BY AMT
DRAWN BY WKN
CHECKED BY

SADDLEHORN RANCH - FILING 3

STORM SEWER PLAN AND PROFILE

SHEET 46 OF 60

JOB NO. 21542.05



MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

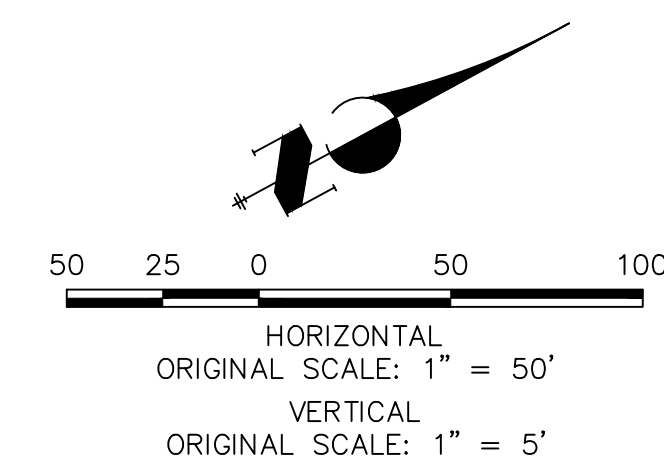
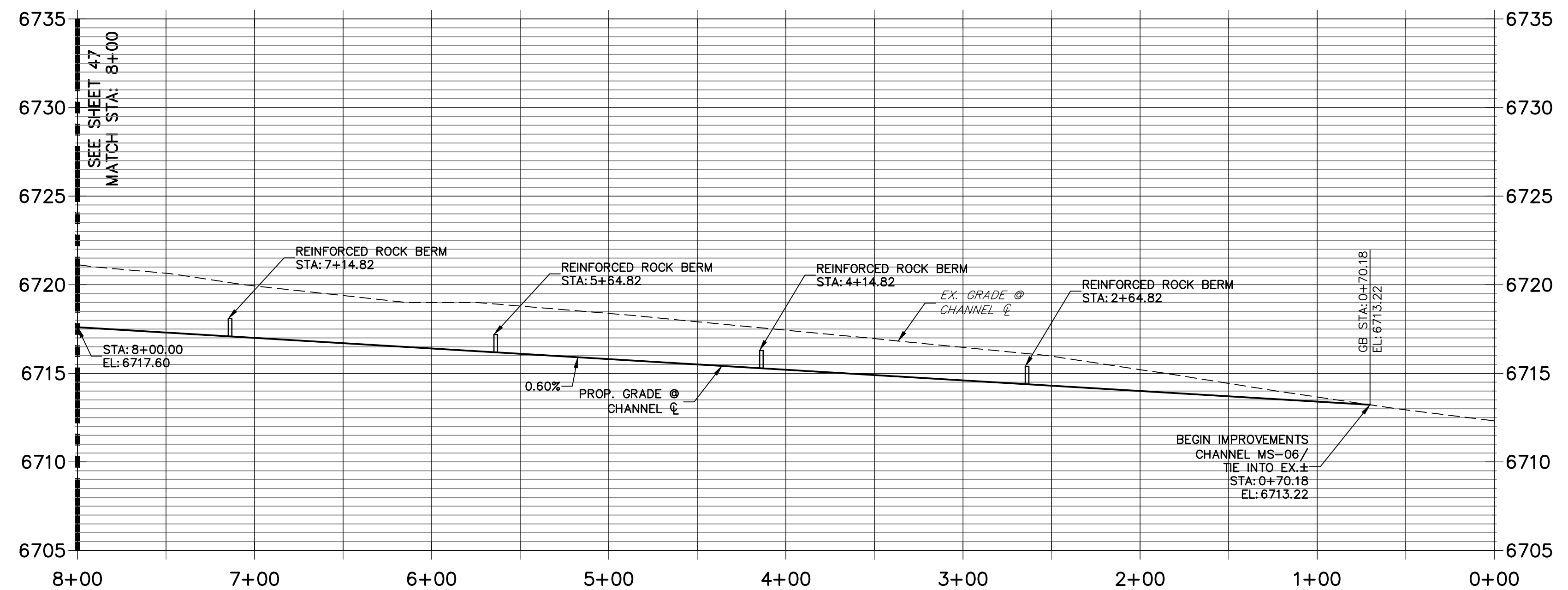
SCALE: 1"=10'

TYPICAL SECTION FOR CHANNEL EAST 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
STA 0+00.00 TO 8+00.00**



811

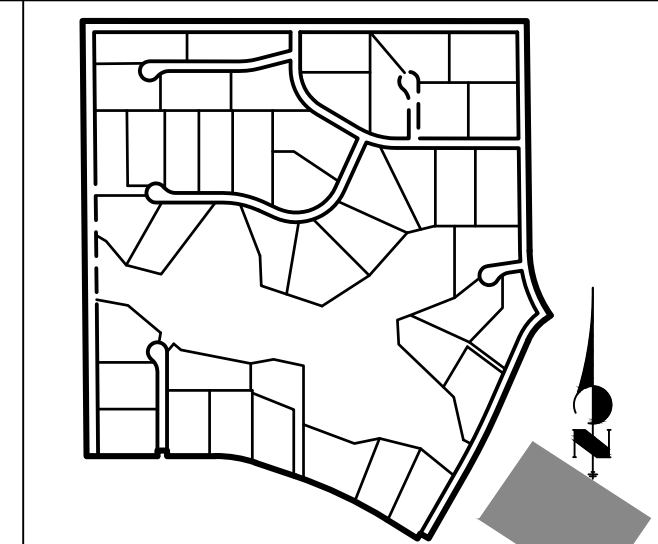
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
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

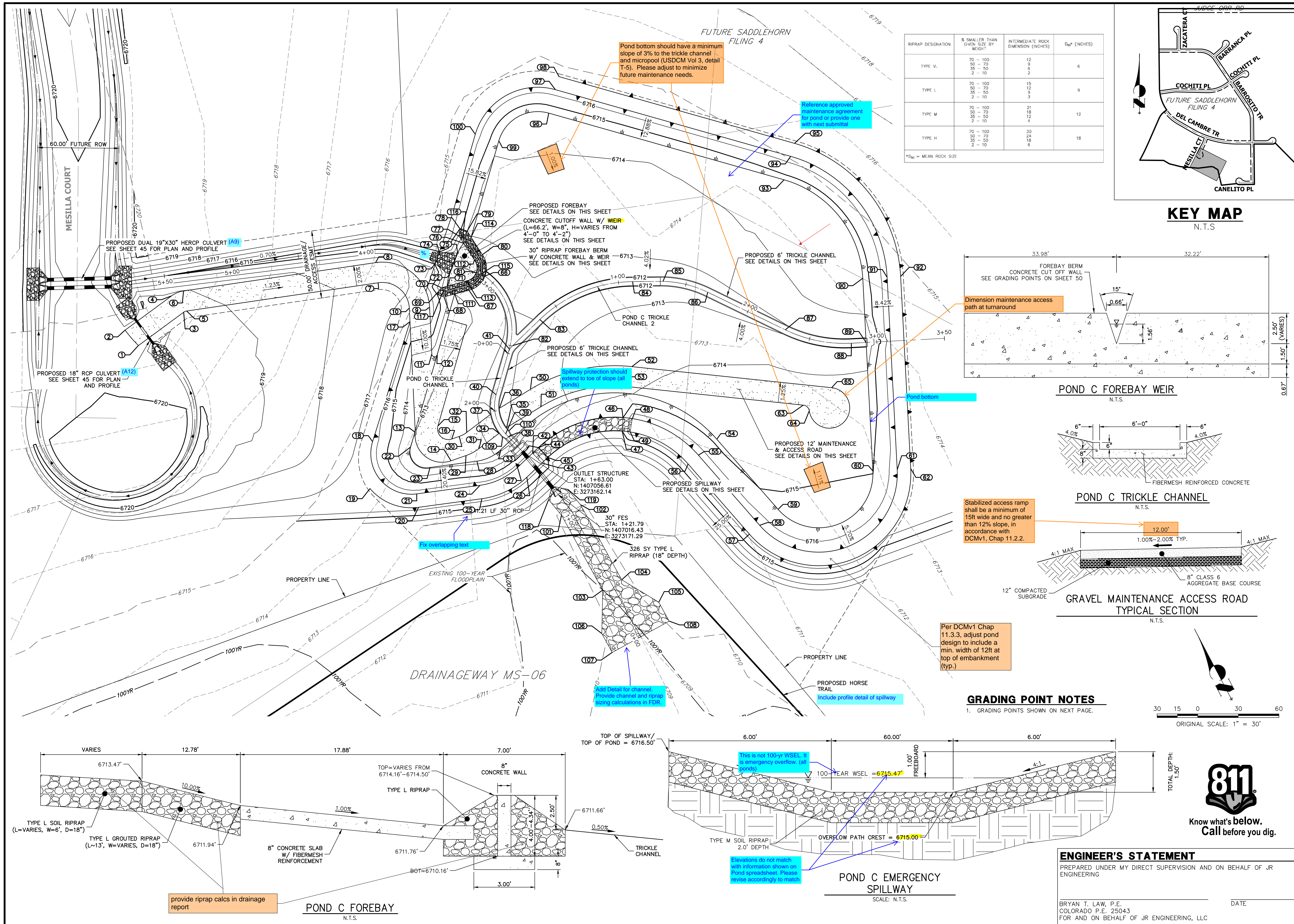
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BY	DATE	REVISION

SADDLEHORN RANCH -
FILING 3
CHANNEL IMPROVEMENT
PLANS

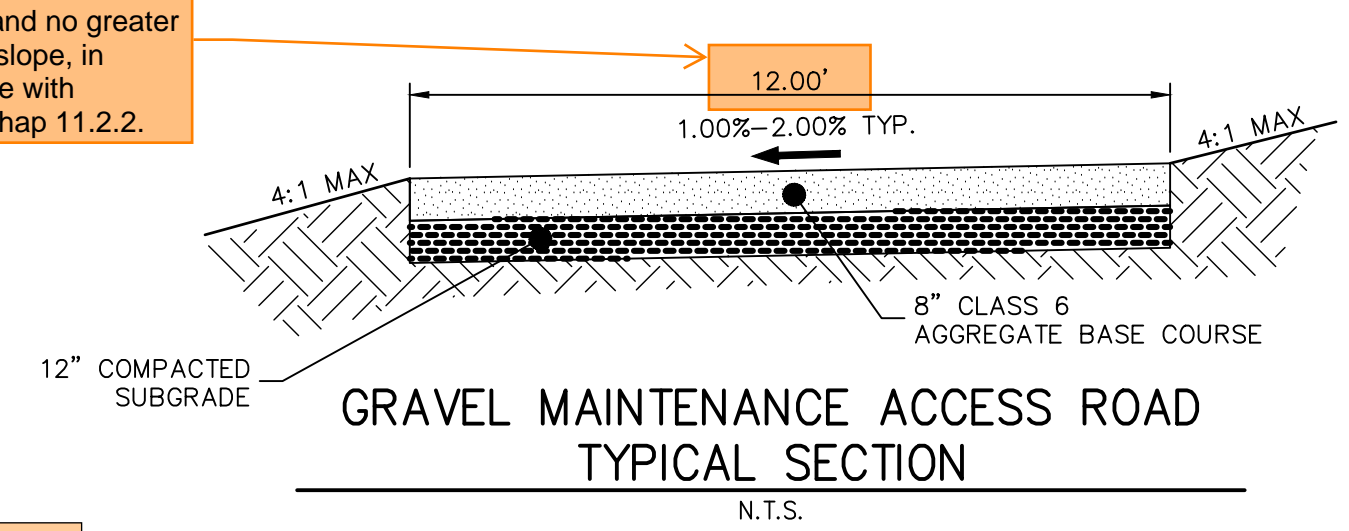
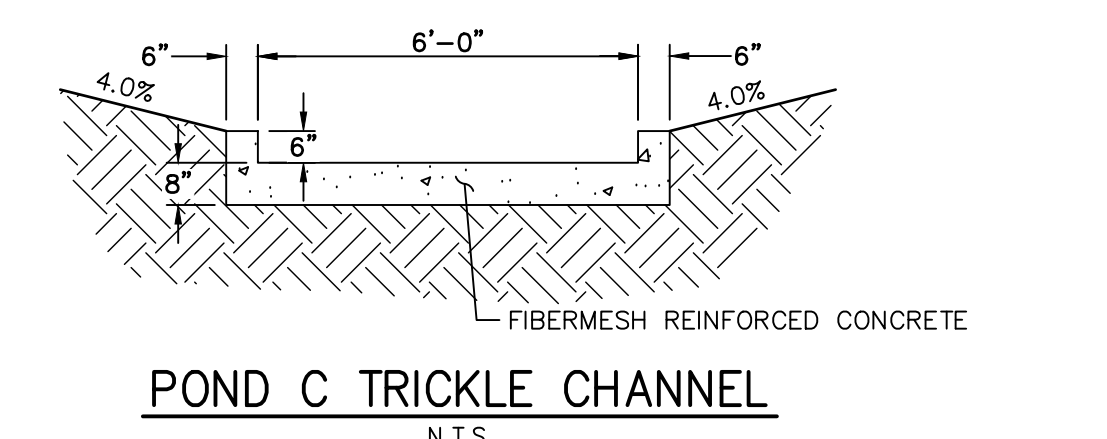
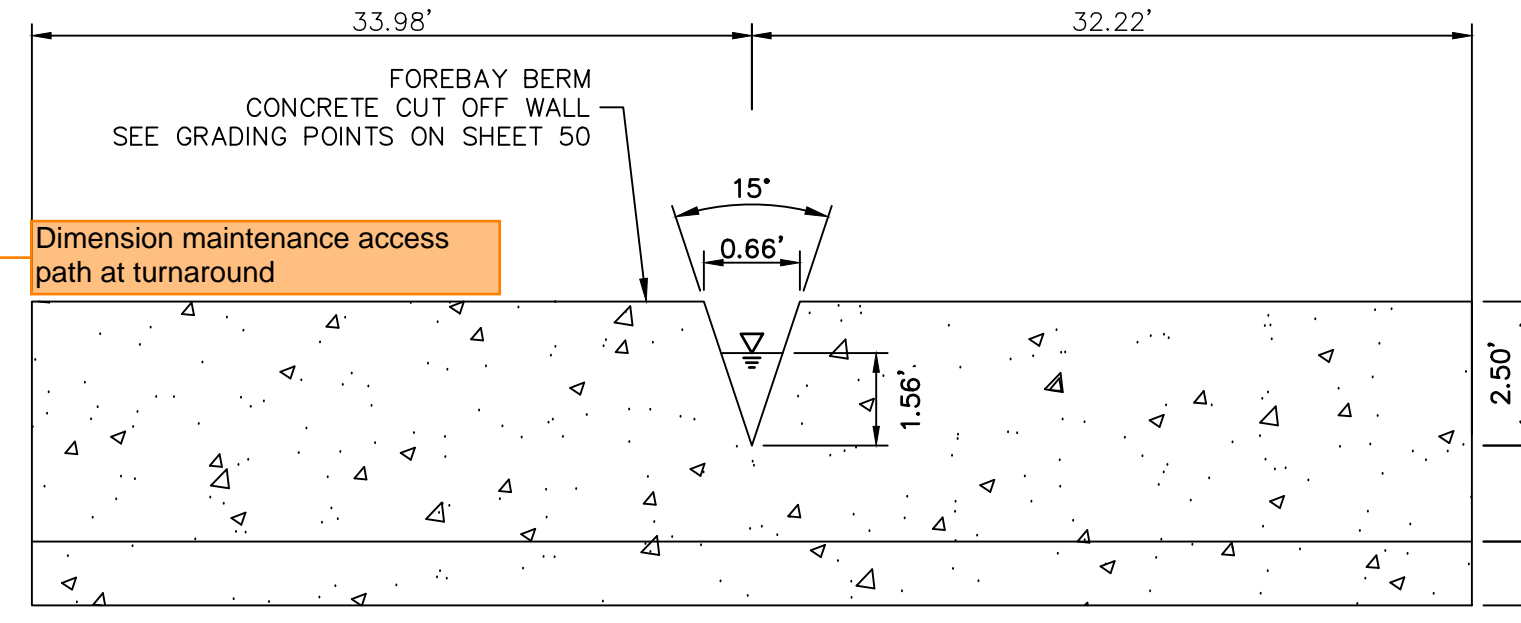
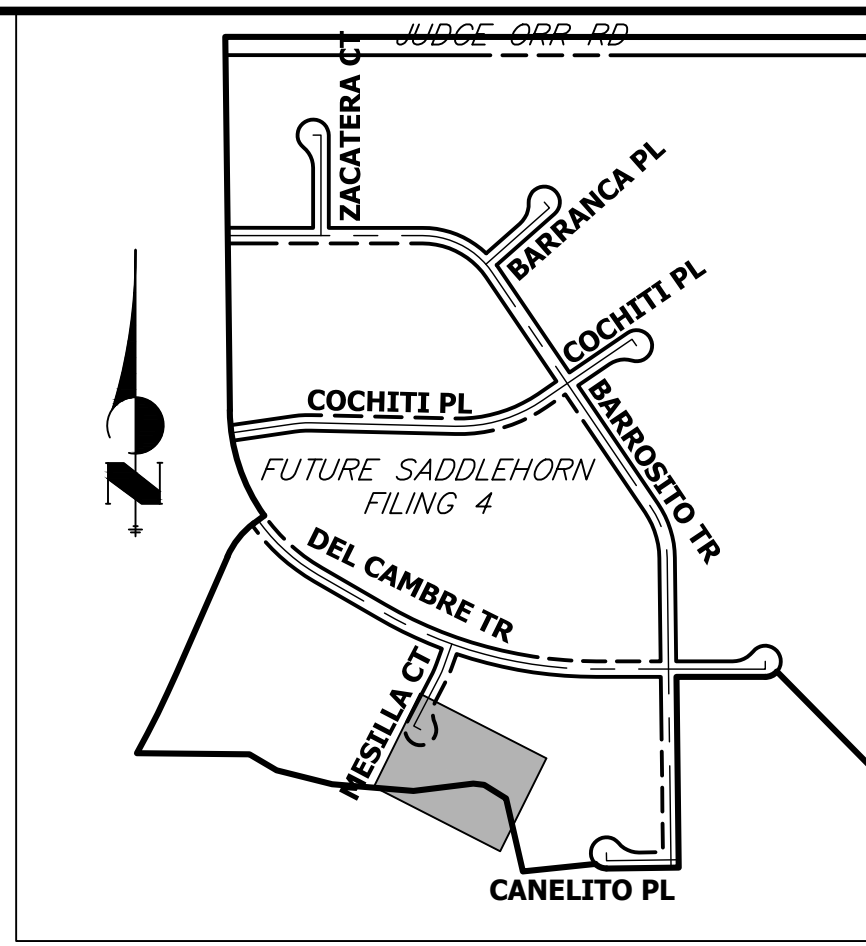
SHEET 48 OF 60

JOB NO. 21542.05



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

*D₅₀ = MEAN ROCK SIZE



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



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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NAPA, CALIFORNIA
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BRADY WILLIAMS

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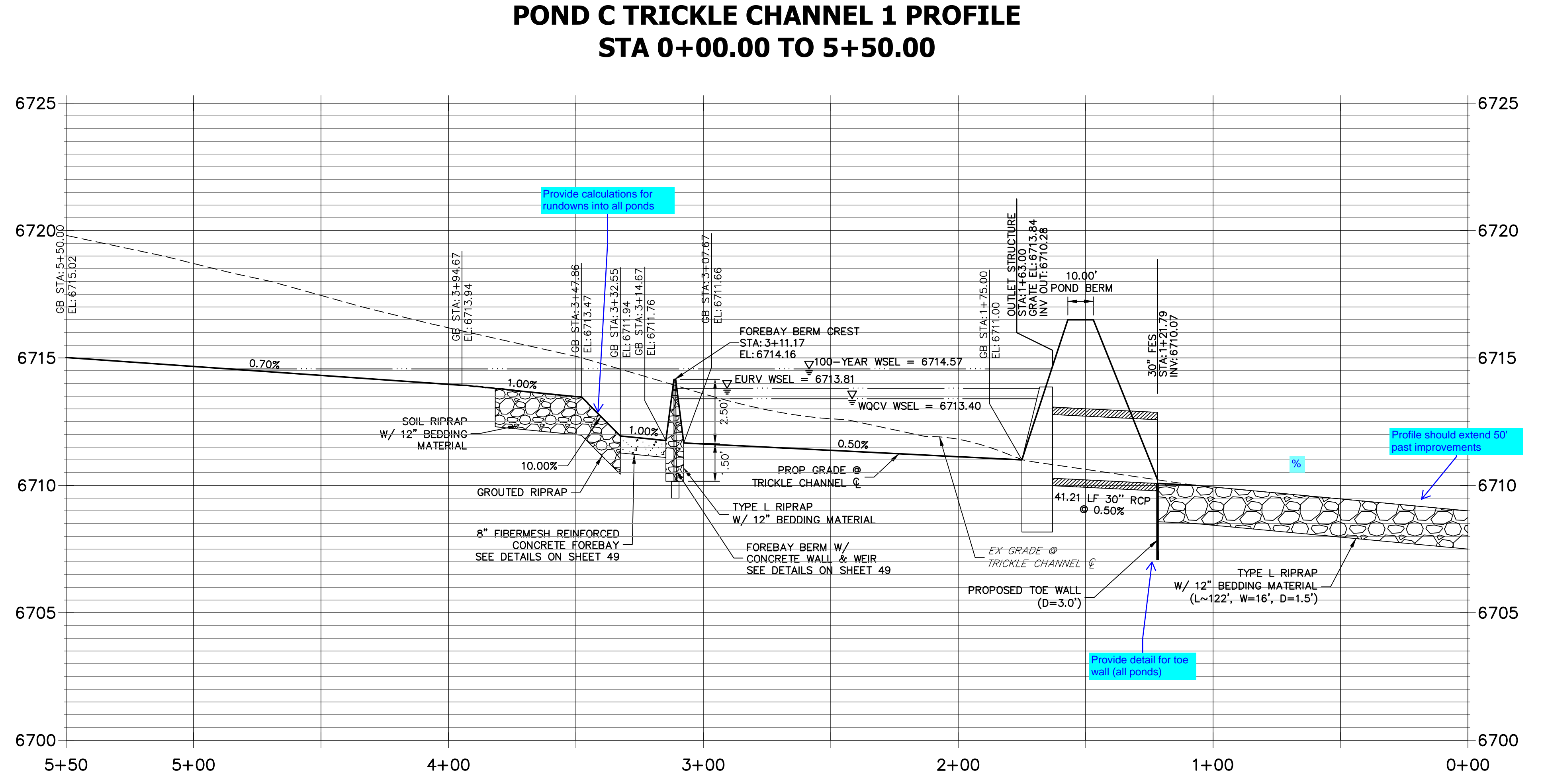
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V-SCALE N/A
DATE 1/2/22
DESIGNED BY AAM
DRAWN BY AAM
CHECKED BY

SADDLEHORN RANCH - FILING 3
POND C GRADING PLAN

SHEET 49 OF 60
JOB NO. 21542.05

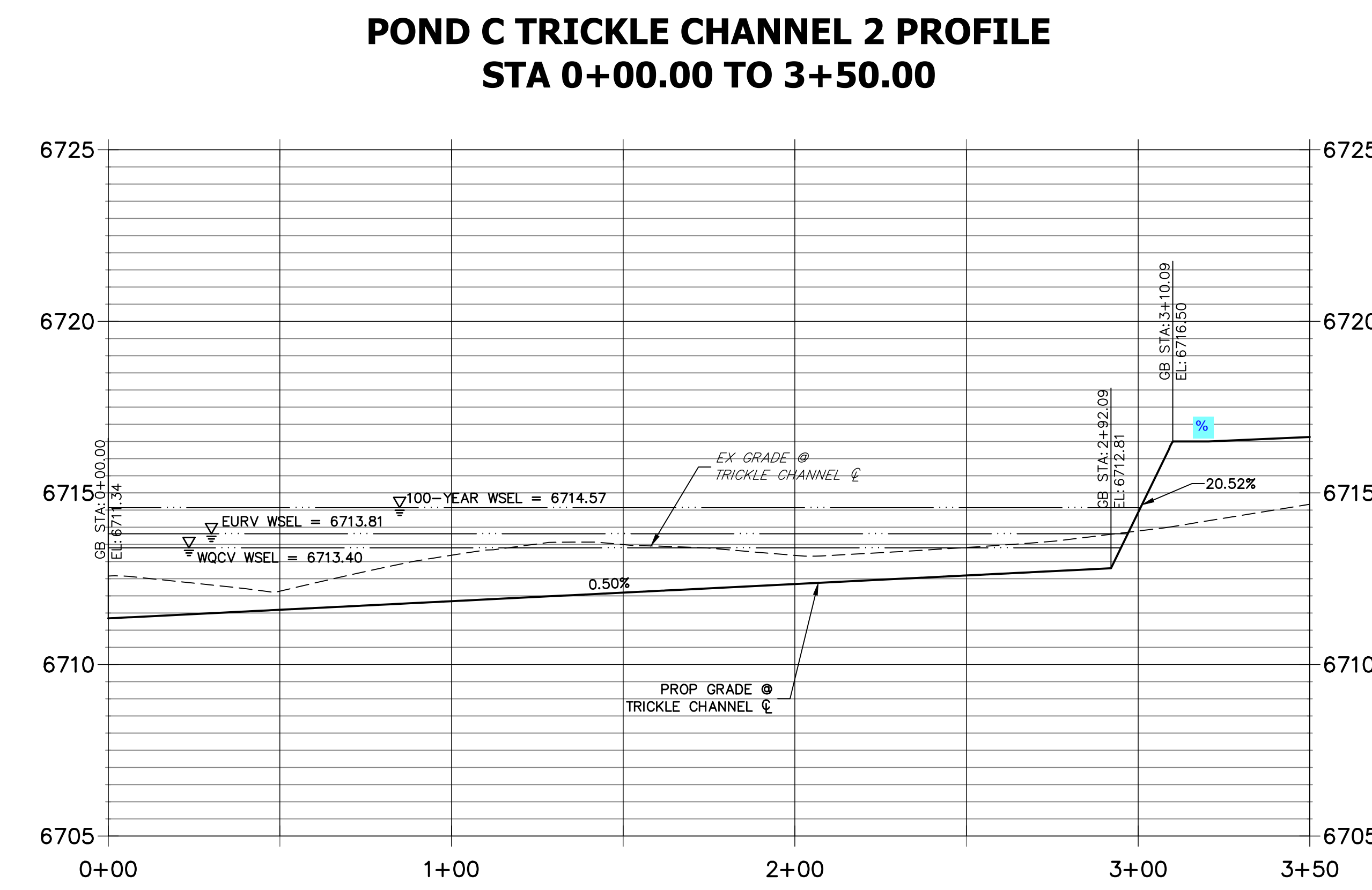
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N:1407254.86 E:3272944.69	6719.40
2	ACCESS ROAD	N:1407269.46 E:3272941.04	6719.25
3	ACCESS ROAD	N:1407261.69 E:3272985.54	6719.38
4	ACCESS ROAD	N:1407276.48 E:3272983.06	6719.18
5	ACCESS ROAD	N:1407261.50 E:3272987.95	6719.36
6	ACCESS ROAD	N:1407275.72 E:3272992.72	6719.06
7	ACCESS ROAD	N:1407215.98 E:3273123.69	6717.60
8	ACCESS ROAD	N:1407230.20 E:3273128.46	6717.30
9	ACCESS ROAD	N:1407182.68 E:3273149.26	6716.58
10	ACCESS ROAD	N:1407188.83 E:3273135.58	6716.74
11	ACCESS ROAD	N:1407151.05 E:3273135.05	6713.72
12	ACCESS ROAD/TOE	N:1407148.86 E:3273138.34	6713.15
13	ACCESS ROAD/TOE	N:1407105.14 E:3273097.99	6713.01
14	ACCESS ROAD	N:1407074.40 E:3273112.09	6712.71
15	ACCESS ROAD	N:1407101.87 E:3273115.13	6712.80
16	ACCESS ROAD	N:1407088.49 E:3273119.92	6712.67
17	ACCESS ROAD/TOP	N:1407179.74 E:3273131.49	6716.49
18	TOP	N:1407113.33 E:3273066.82	6716.50
19	TOP	N:1407083.21 E:3273049.39	6716.66
20	TOP	N:1407054.62 E:3273075.16	6716.50
21	TOP	N:1407064.07 E:3273078.45	6716.50
22	TOE	N:1407096.95 E:3273089.95	6712.98
23	TOE	N:1407077.00 E:3273096.04	6712.88
24	TOP	N:1407048.55 E:3273123.00	6716.50
25	TOP	N:1407039.11 E:3273119.71	6716.50
26	TOP	N:1407038.25 E:3273156.51	6716.50
27	TOP	N:1407047.84 E:3273153.66	6716.50
28	TOE	N:1407065.55 E:3273128.92	6712.54
29	ACCESS ROAD	N:1407072.85 E:3273123.67	6712.59
30	ACCESS ROAD	N:1407087.72 E:3273125.66	6712.61
31	ACCESS ROAD	N:1407073.10 E:3273134.59	6712.29
32	ACCESS ROAD	N:1407087.86 E:3273131.91	6712.41
33	TOE	N:1407065.09 E:3273148.54	6711.76
34	ACCESS ROAD/TRICKLE CHANNEL	N:1407076.42 E:3273152.81	6711.55
35	ACCESS ROAD/TRICKLE CHANNEL	N:1407077.67 E:3273159.70	6711.53
36	ACCESS ROAD/TRICKLE CHANNEL	N:1407092.85 E:3273161.41	6711.59
37	ACCESS ROAD/TRICKLE CHANNEL	N:1407091.81 E:3273153.61	6711.62
38	OUTLET STRUCTURE	N:1407070.99 E:3273157.87	6711.02
39	TRICKLE CHANNEL INV	N:1407073.89 E:3273157.01	6711.03
40	TRICKLE CHANNEL INV	N:1407102.87 E:3273163.83	6711.19
41	TRICKLE CHANNEL INV	N:1407128.63 E:3273187.83	6711.36
42	SPILLWAY TOP	N:1407052.17 E:3273168.27	6716.50
43	SPILLWAY TOP	N:1407042.58 E:3273171.11	6716.50
44	SPILLWAY CREST	N:1407053.88 E:3273174.02	6715.00
45	SPILLWAY CREST	N:1407044.29 E:3273176.87	6715.00
46	SPILLWAY CREST	N:1407045.39 E:3273239.85	6715.00
47	SPILLWAY CREST	N:1407036.83 E:3273234.67	6715.00
48	SPILLWAY TOP	N:1407041.61 E:3273243.54	6716.50
49	SPILLWAY TOP	N:1407033.52 E:3273239.66	6716.50
50	ACCESS ROAD	N:1407094.91 E:3273188.13	6712.53

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
51	ACCESS ROAD	N:1407079.95 E:3273189.28	6712.69
52	ACCESS ROAD	N:1407075.97 E:3273262.60	6713.77
53	ACCESS ROAD	N:1407063.38 E:3273254.44	6713.92
54	TOE	N:1406999.84 E:3273294.28	6714.67
55	TOP	N:1406995.41 E:3273276.83	6716.50
56	TOP	N:1406992.96 E:3273267.14	6716.50
57	TOP	N:1406926.25 E:3273284.05	6716.50
58	TOP	N:1406928.71 E:3273293.74	6716.50
59	TOE	N:1406933.13 E:3273311.19	6715.14
60	TOE	N:1406926.74 E:3273386.53	6714.98
61	TOP	N:1406919.45 E:3273402.98	6716.50
62	TOP	N:1406915.39 E:3273412.12	6716.50
63	ACCESS ROAD	N:1406993.25 E:3273362.69	6714.33
64	ACCESS ROAD	N:1406987.47 E:3273364.71	6714.39
65	ACCESS ROAD	N:1406995.30 E:3273387.09	6714.24
66	TRICKLE CHANNEL INV	N:1407184.71 E:3273196.17	6711.66
67	TOE OF BERM	N:1407180.78 E:3273180.81	6712.62
68	RIPRAP	N:1407184.73 E:3273162.16	6714.22
69	RIPRAP	N:1407189.19 E:3273158.00	6715.13
70	RIPRAP	N:1407191.58 E:3273163.61	6713.13
71	TOE OF BERM	N:1407190.66 E:3273167.95	6712.02
72	RIPRAP/CONCRETE	N:1407197.45 E:3273173.15	6711.98
73	RIPRAP/CONCRETE	N:1407209.47 E:3273167.37	6714.79
74	RIPRAP/CONCRETE	N:1407215.67 E:3273174.02	6714.80
75	RIPRAP/CONCRETE	N:1407208.97 E:3273185.91	6711.98
76	TOE OF BERM	N:1407213.42 E:3273193.12	6712.02
77	RIPRAP	N:1407219.55 E:3273192.48	6713.66
78	RIPRAP	N:1407224.89 E:3273195.44	6715.28
79	RIPRAP	N:1407220.29 E:3273199.44	6714.04
80	TOE OF BERM	N:1407199.68 E:3273201.60	6712.53
81	TOE OF BERM	N:1406911.84 E:3273201.55	6711.76
82	TRICKLE CHANNEL INV	N:1407129.65 E:3273191.16	6711.38
83	TRICKLE CHANNEL INV	N:1407137.77 E:3273217.72	6711.52
84	TRICKLE CHANNEL INV	N:1407131.73 E:3273291.42	6711.90
85	TRICKLE CHANNEL INV	N:1407121.70 E:3273311.56	6712.01
86	TRICKLE CHANNEL INV	N:1407099.52 E:3273337.56	6712.18
87	TRICKLE CHANNEL INV	N:1407048.87 E:3273375.99	6712.50
88	TRICKLE CHANNEL INV	N:1407017.92 E:3273415.10	6712.75
89	TRICKLE CHANNEL INV	N:1407013.52 E:3273425.02	6712.81
90	TOE	N:1407056.86 E:3273444.24	6714.49
91	TOP	N:1407049.56 E:3273460.69	6716.50
92	TOP	N:1407045.51 E:3273469.83	6716.50
93	TOE	N:1407148.05 E:3273425.41	6714.59
94	TOP	N:1407161.27 E:3273437.62	6716.50
95	TOP	N:1407168.61 E:3273444.41	6716.50
96	TOE	N:1407270.67 E:3273292.72	6714.31
97	TOP	N:1407283.89 E:3273304.94	6716.50
98	TOP	N:1407291.23 E:3273311.72	6716.50
99	TOE	N:1407269.09 E:3273250.41	6714.16
100	TOP	N:1407281.37 E:3273237.25	6716.50



POINT TABULATION

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
101	RIPRAP	N:1407001.63 E:3273166.61	6709.99
102	RIPRAP	N:1407002.15 E:3273182.60	6710.02
103	RIPRAP	N:1406938.50 E:3273168.67	6709.60
104	RIPRAP	N:1406939.02 E:3273184.66	6709.63
105	RIPRAP	N:1406911.84 E:3273201.55	6710.11
106	RIPRAP	N:1406910.28 E:3273153.58	6710.11
107	RIPRAP	N:1406894.29 E:3273154.10	6709.75
108	RIPRAP	N:1406895.85 E:3273202.07	6710.04
109	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1407073.03 E:3273154.13	6711.03
110	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1407074.74 E:3273159.89	6711.03
111	TOE OF BERM	N:1407183.03 E:3273170.19	6713.00
112	TOE OF BERM	N:1407198.82 E:3273194.66	6711.88
113	TOE OF BERM	N:1407187.61 E:3273182.36	6711.88
114	TOE OF BERM	N:1407215.00 E:3273199.99	6712.97
115	TOP OF BERM	N:1407187.32 E:3273193.83	6714.16
116	END CONCRETE WALL/ TOP OF BERM	N:1407219.92 E:3273195.96	6714.50
117	END CONCRETE WALL/ TOP OF BERM	N:1407188.16 E:3273162.89	6714.49
118	RIPRAP	N:1407016.16 E:3273163.29	6710.72
119	RIPRAP	N:1407016.69 E:3273179.29	6710.24



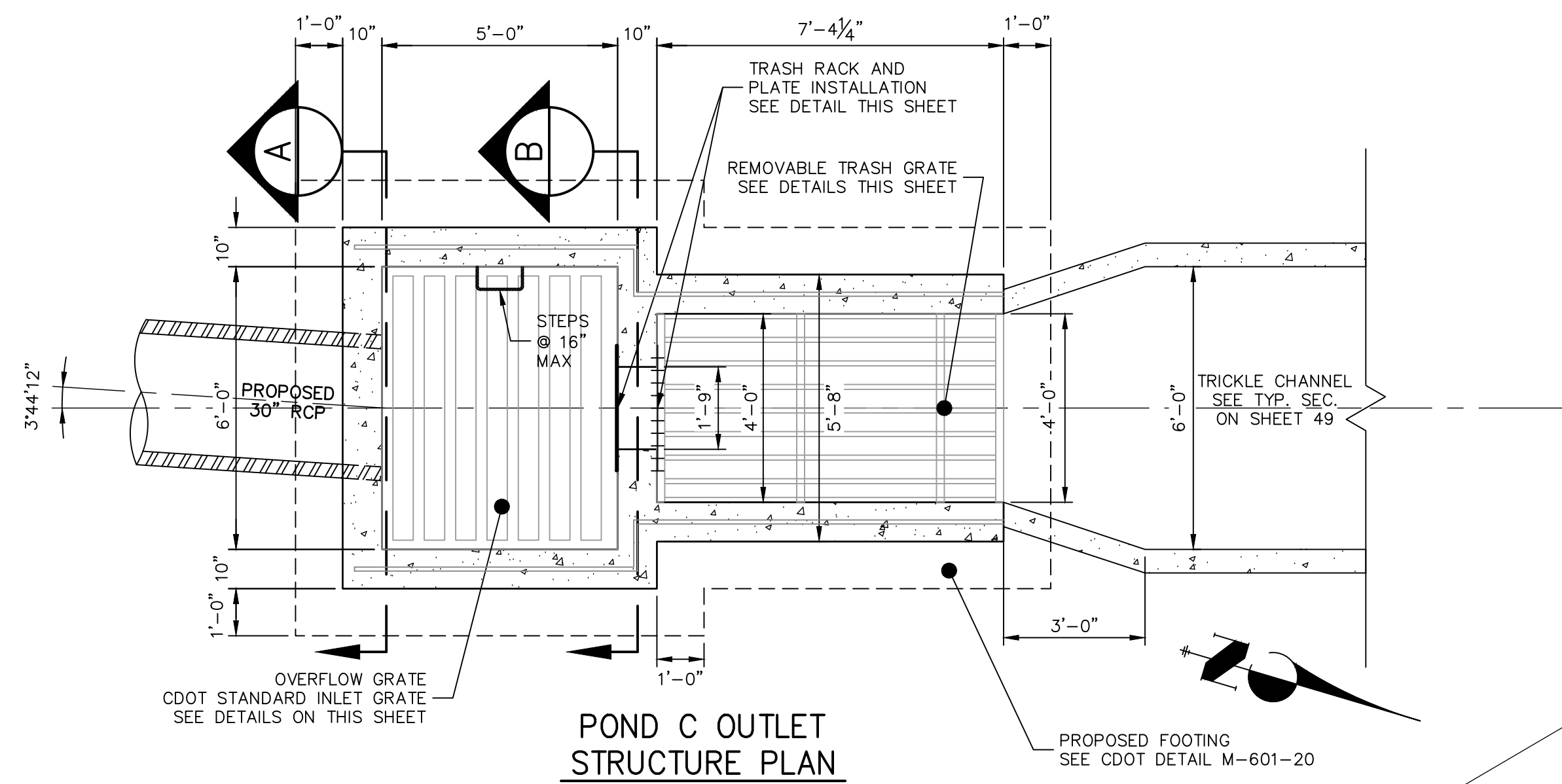
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

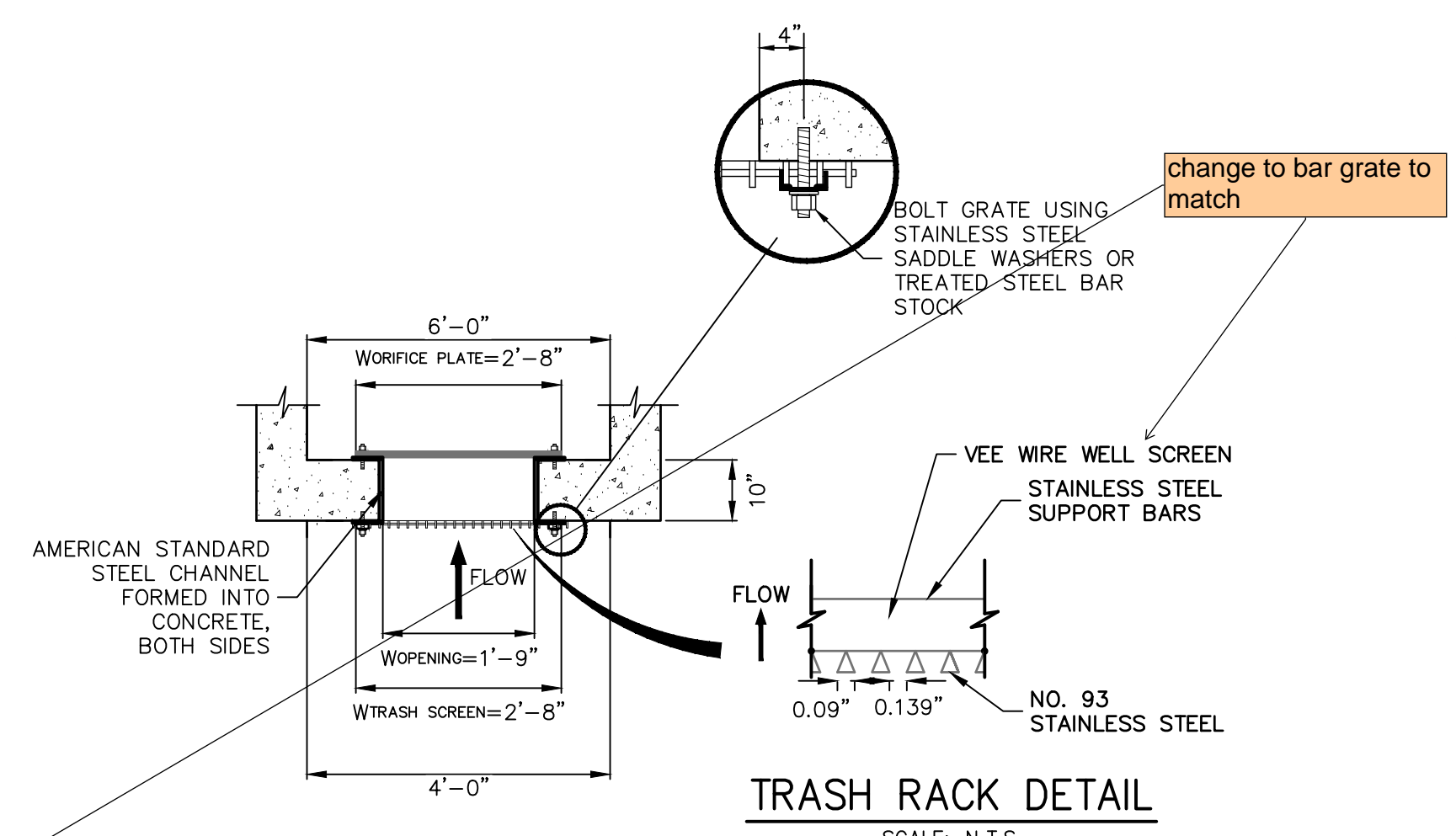
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 2495 RIGDON STREET
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 BRADY WILLIAMS

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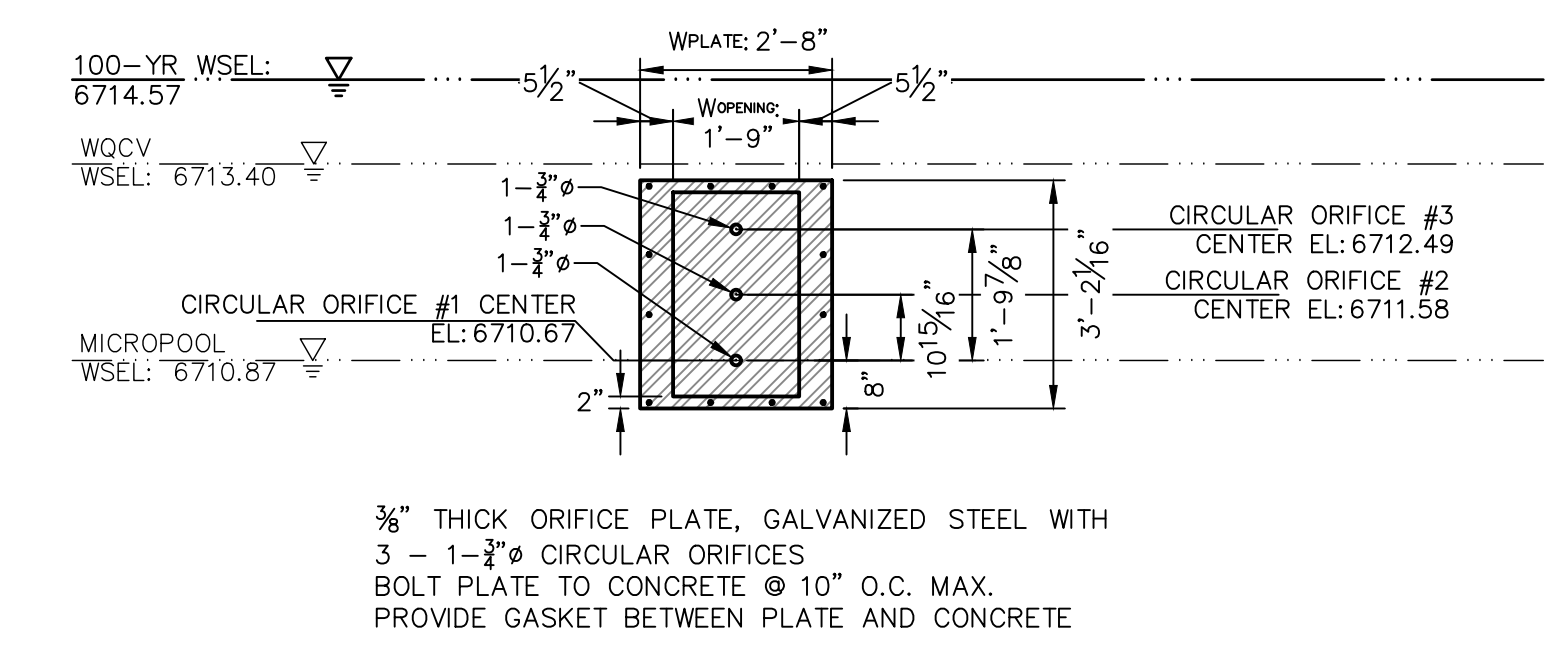
 SADDLEHORN RANCH - FILING 3
 POND C GRADING PLAN
 SHEET 50 OF 60
 JOB NO. 21542.05



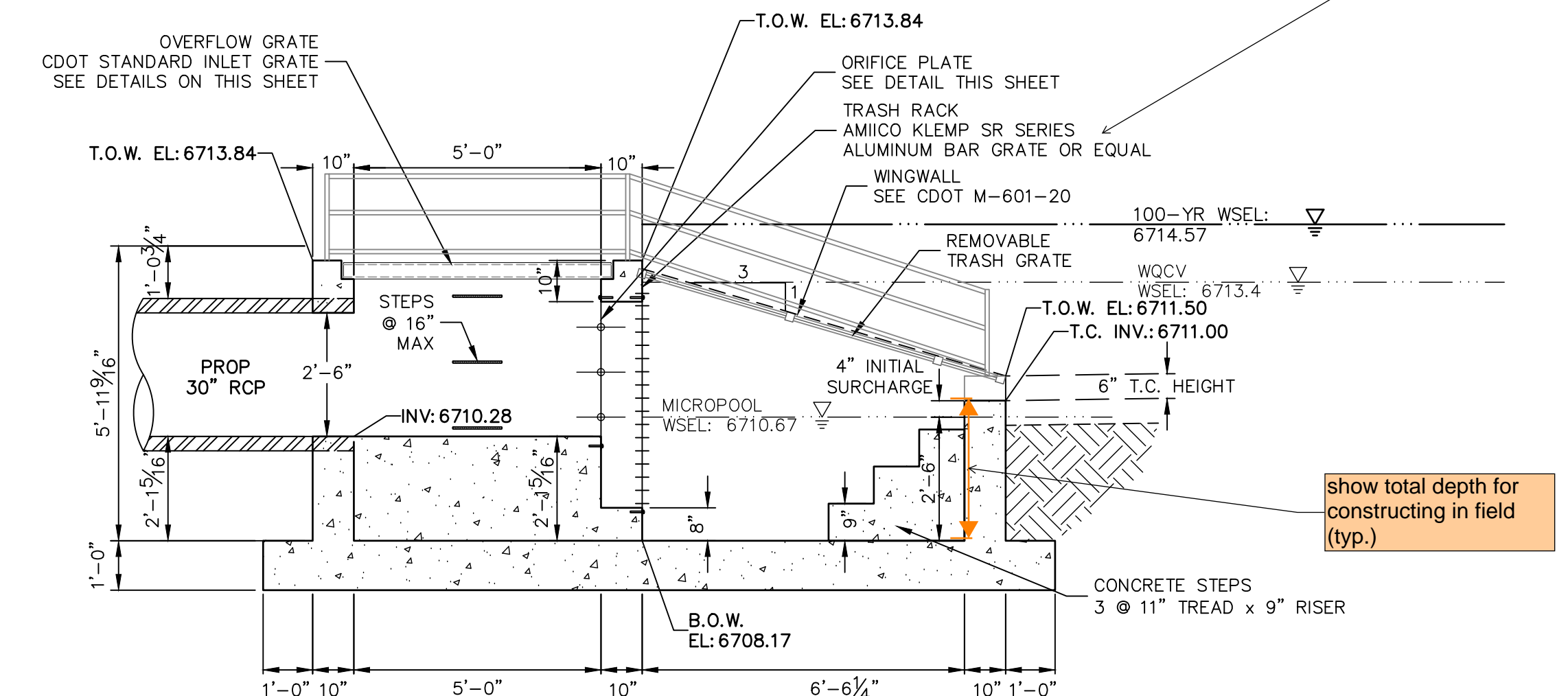
POND C OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



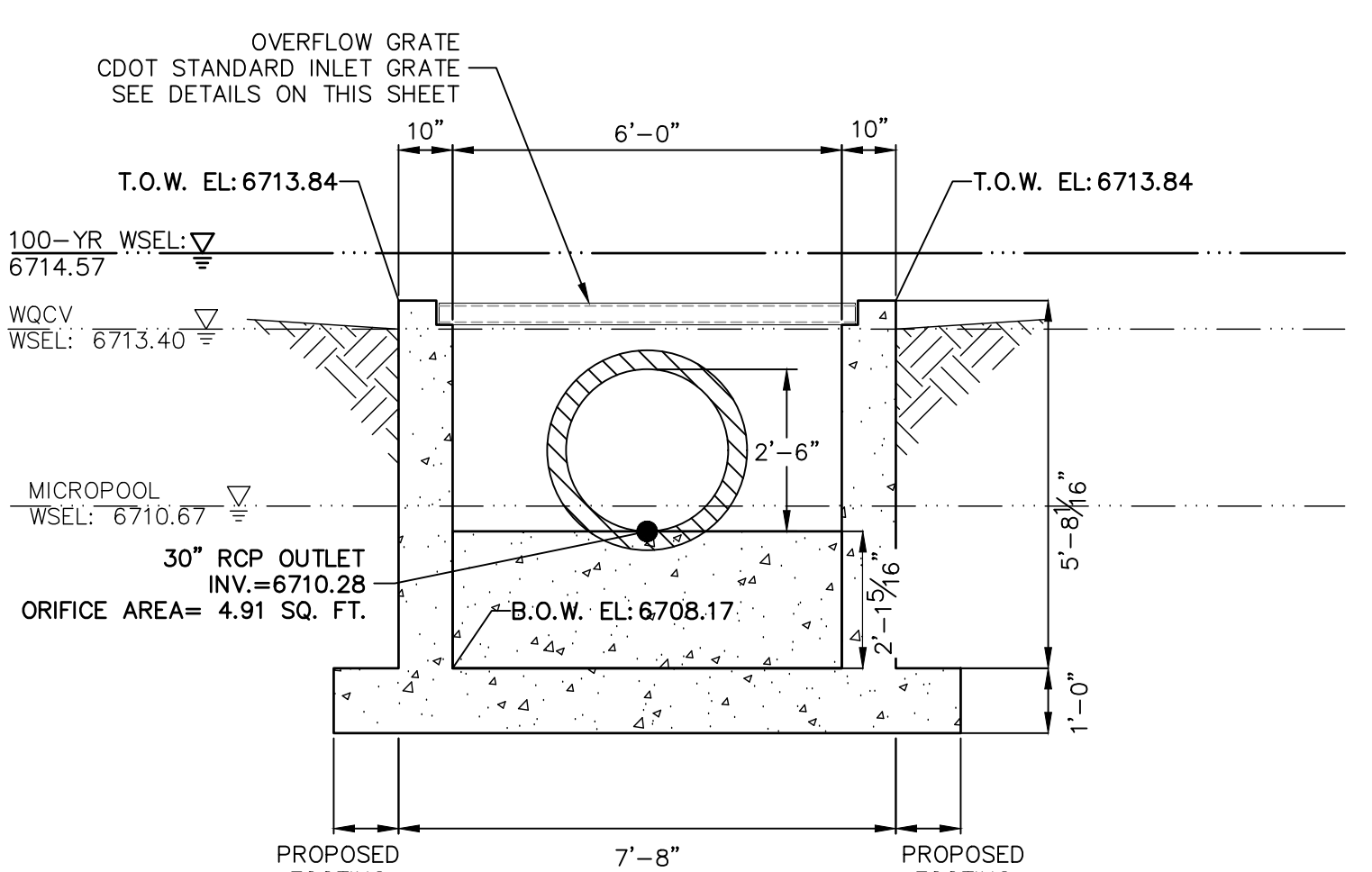
TRASH RACK AND PLATE DETAIL (PLAN)
N.T.S.



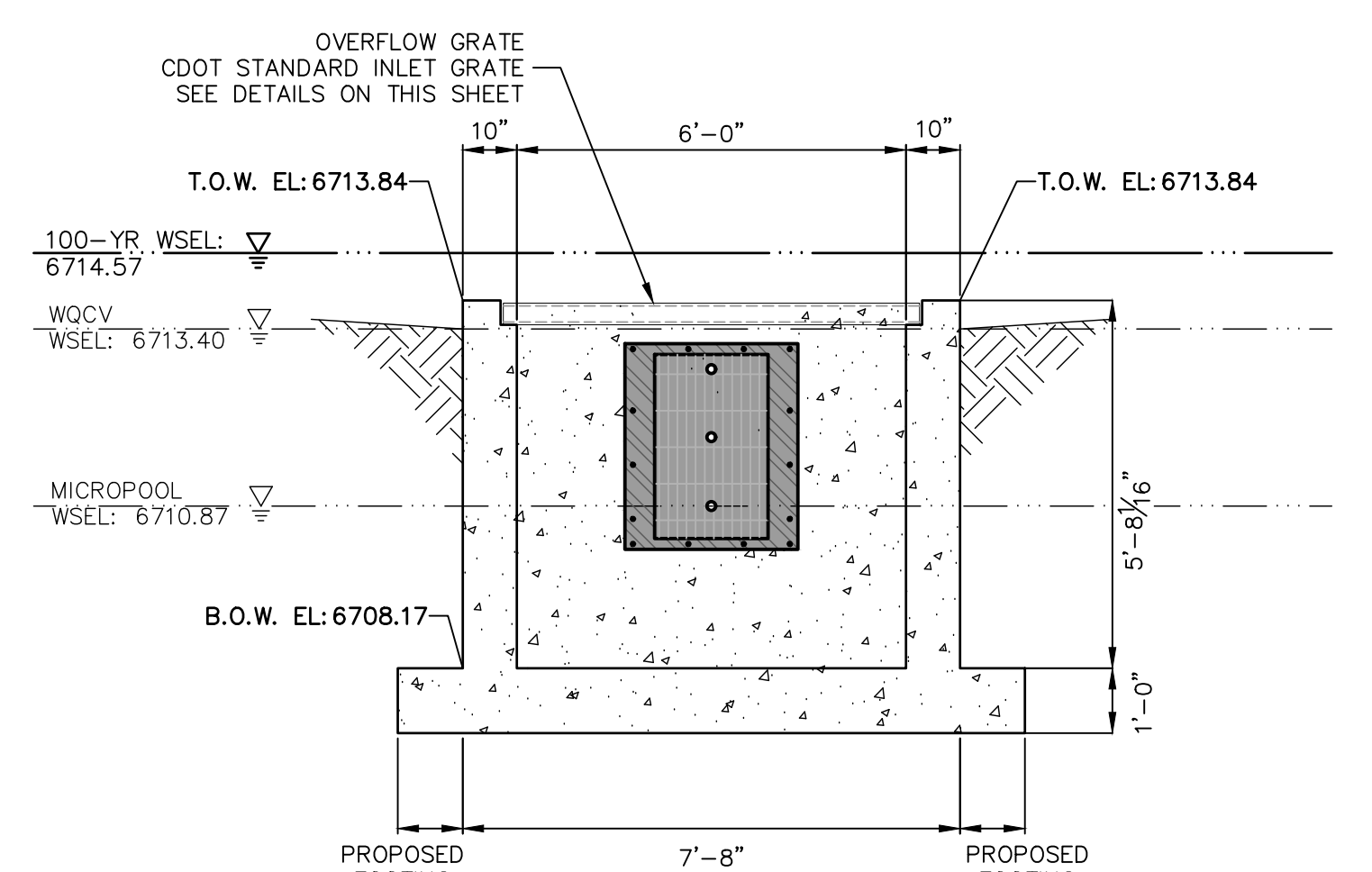
ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



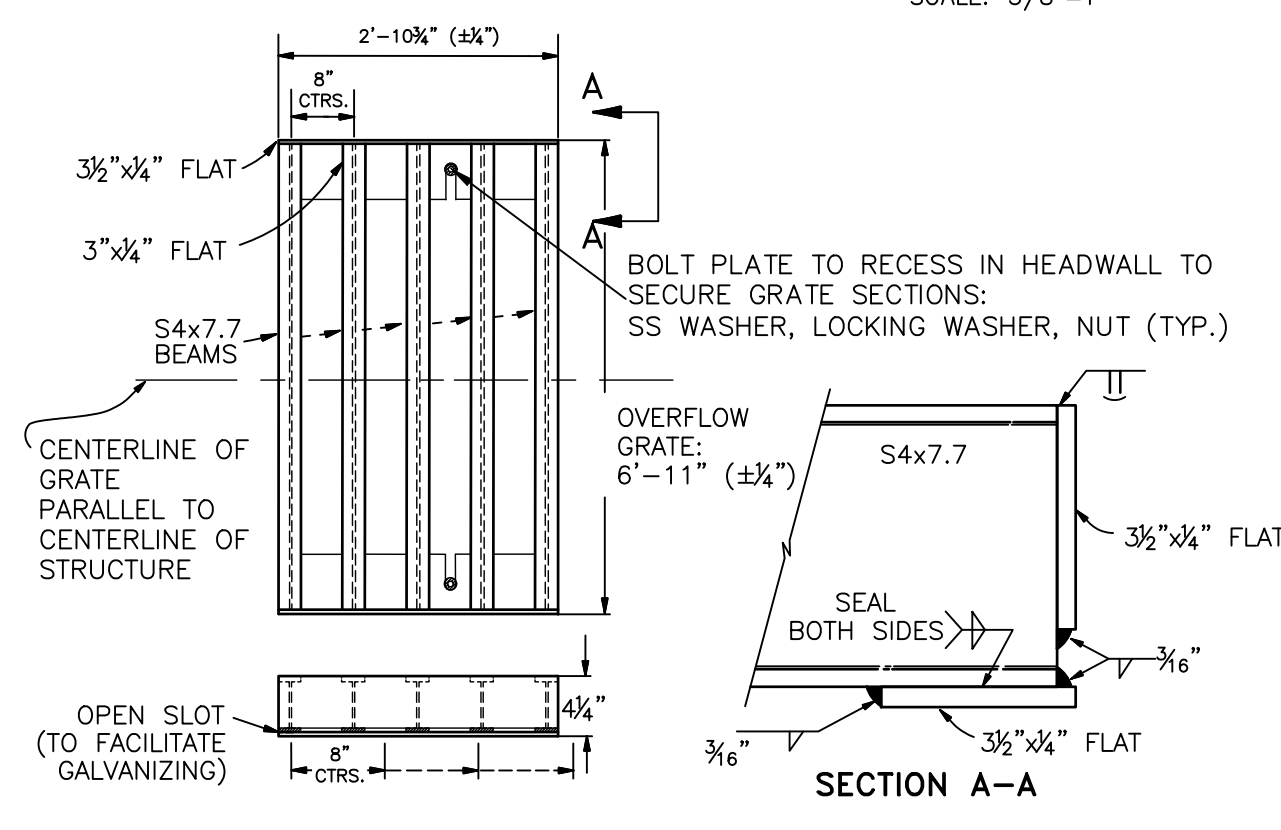
POND C OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



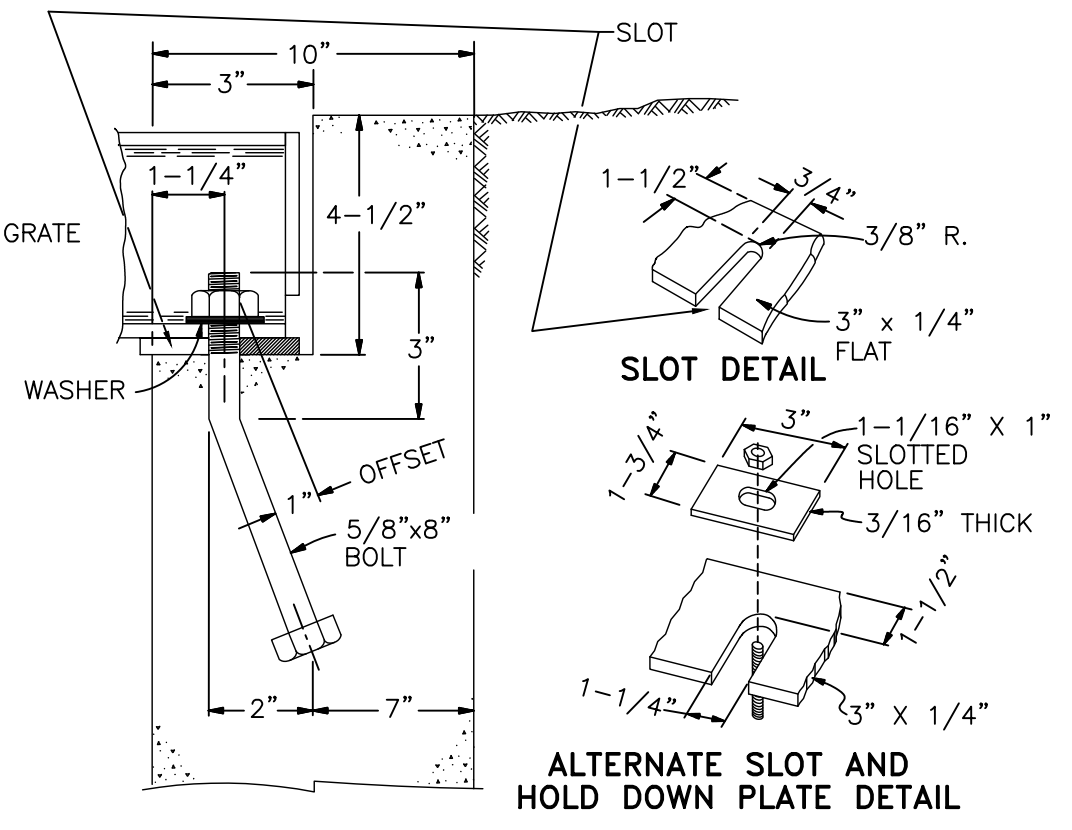
A-A SECTION
SCALE: 3/8"=1'



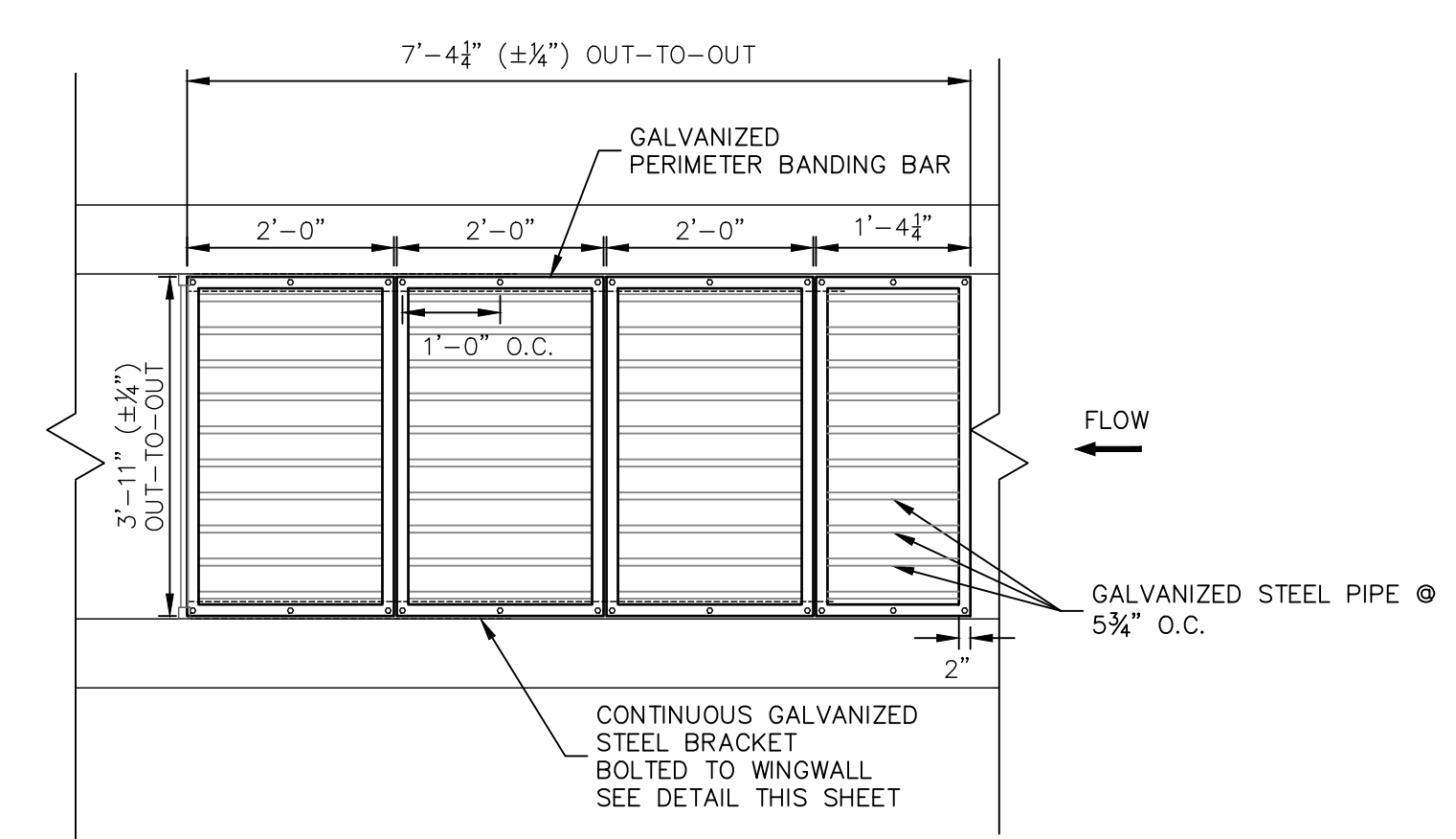
B-B SECTION
SCALE: 3/8"=1'



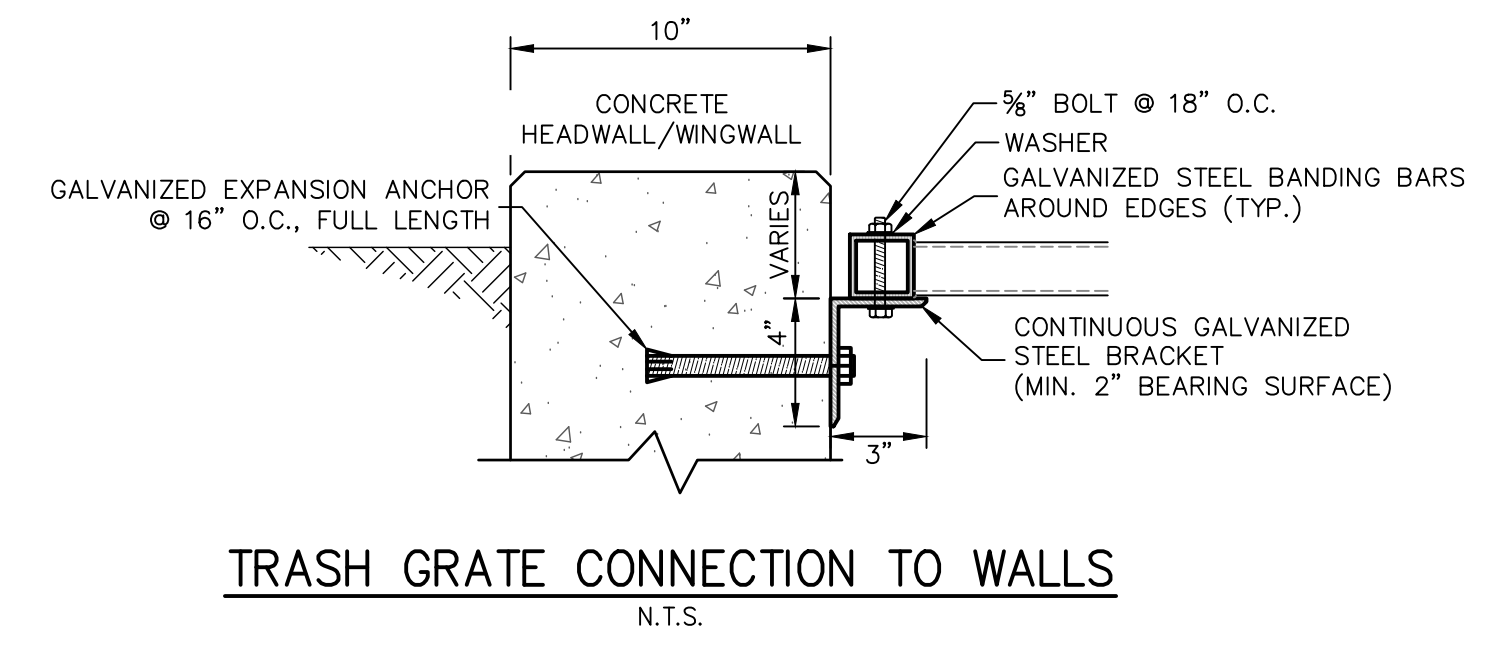
OVERFLOW GRATE DETAILS
N.T.S.



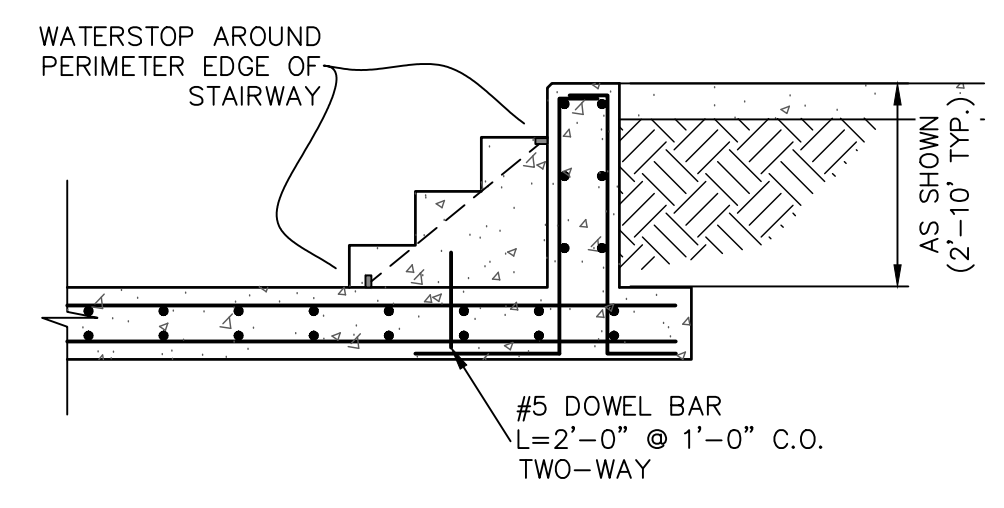
OVERFLOW GRATE INSTALLATION DETAIL
N.T.S.



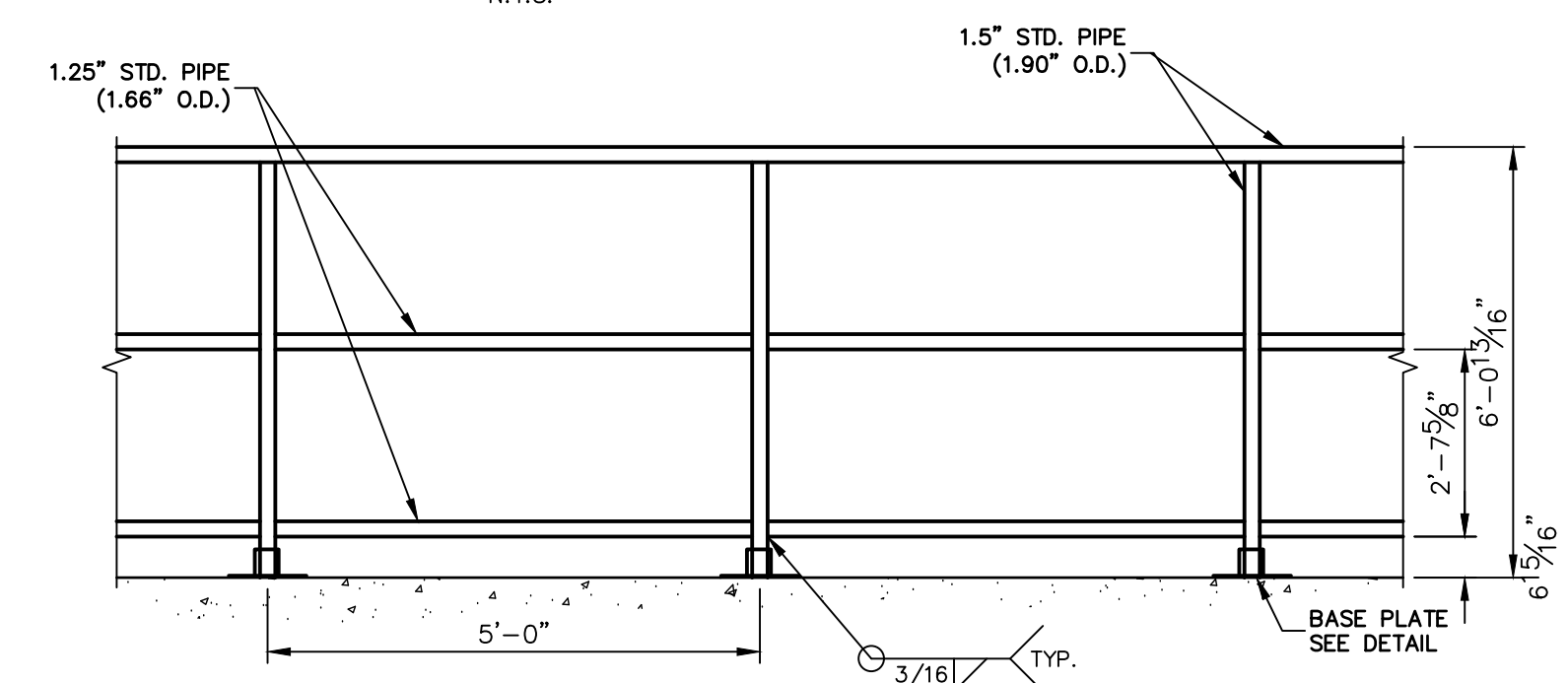
REMOVABLE TRASH GRATE DETAIL (PLAN)
N.T.S.



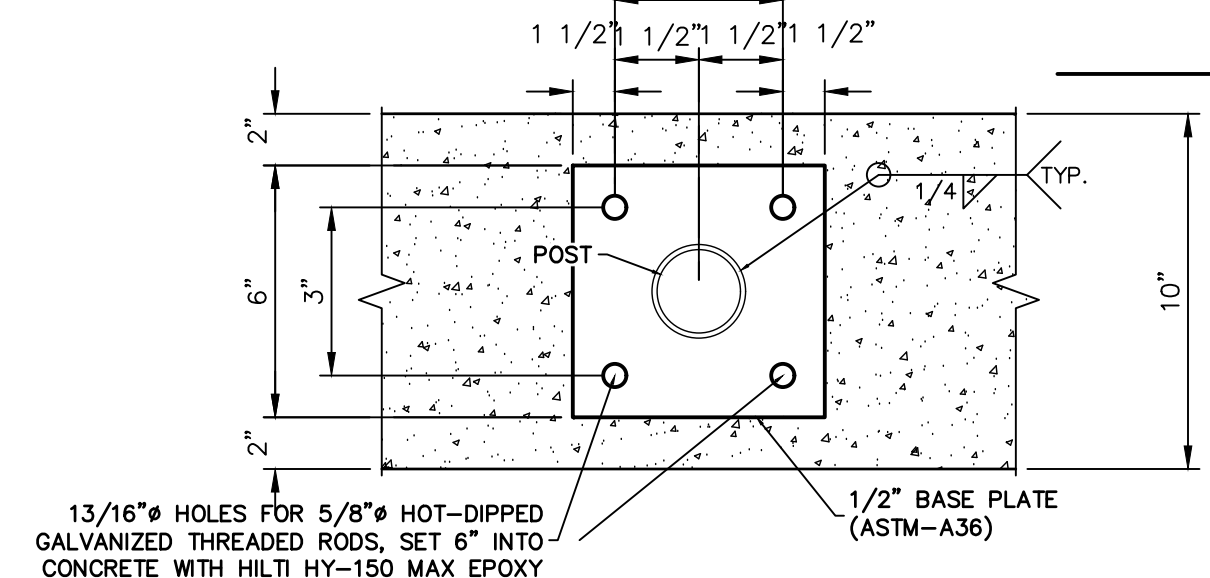
TRASH GRATE CONNECTION TO WALLS
N.T.S.



CONCRETE STEP DETAIL
SCALE: 3/8"=1'



PEDESTRIAN RAILING DETAIL
SCALE: N.T.S.
RAILING TO BE HOT-DIPPED GALVANIZED

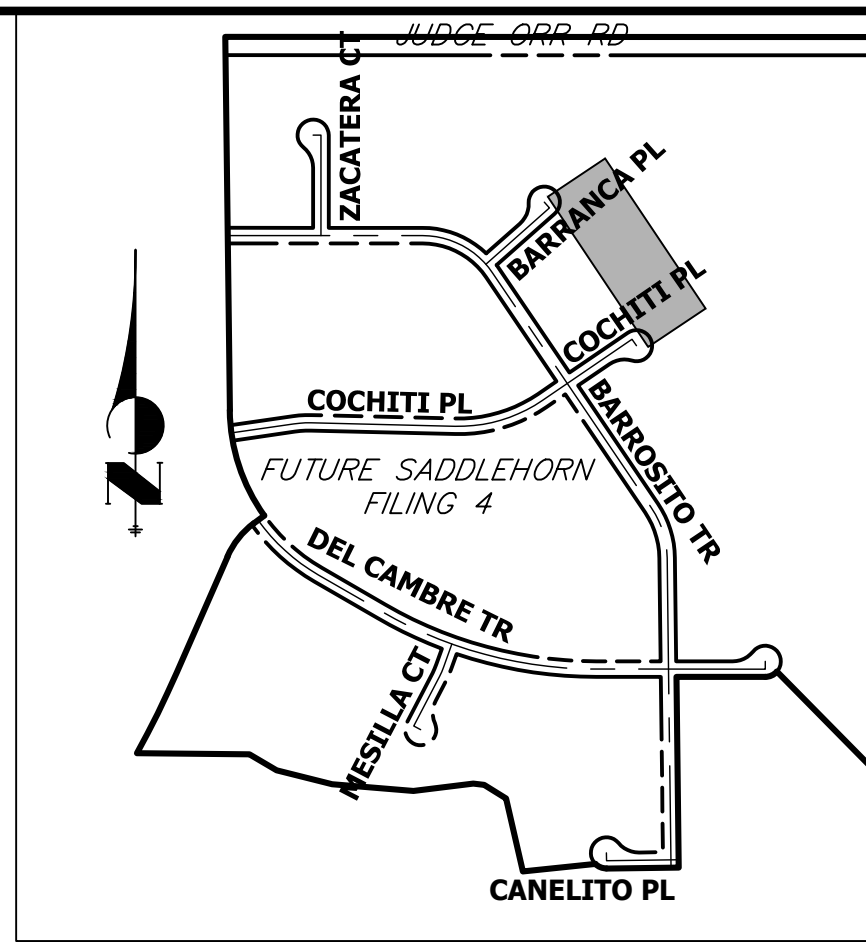
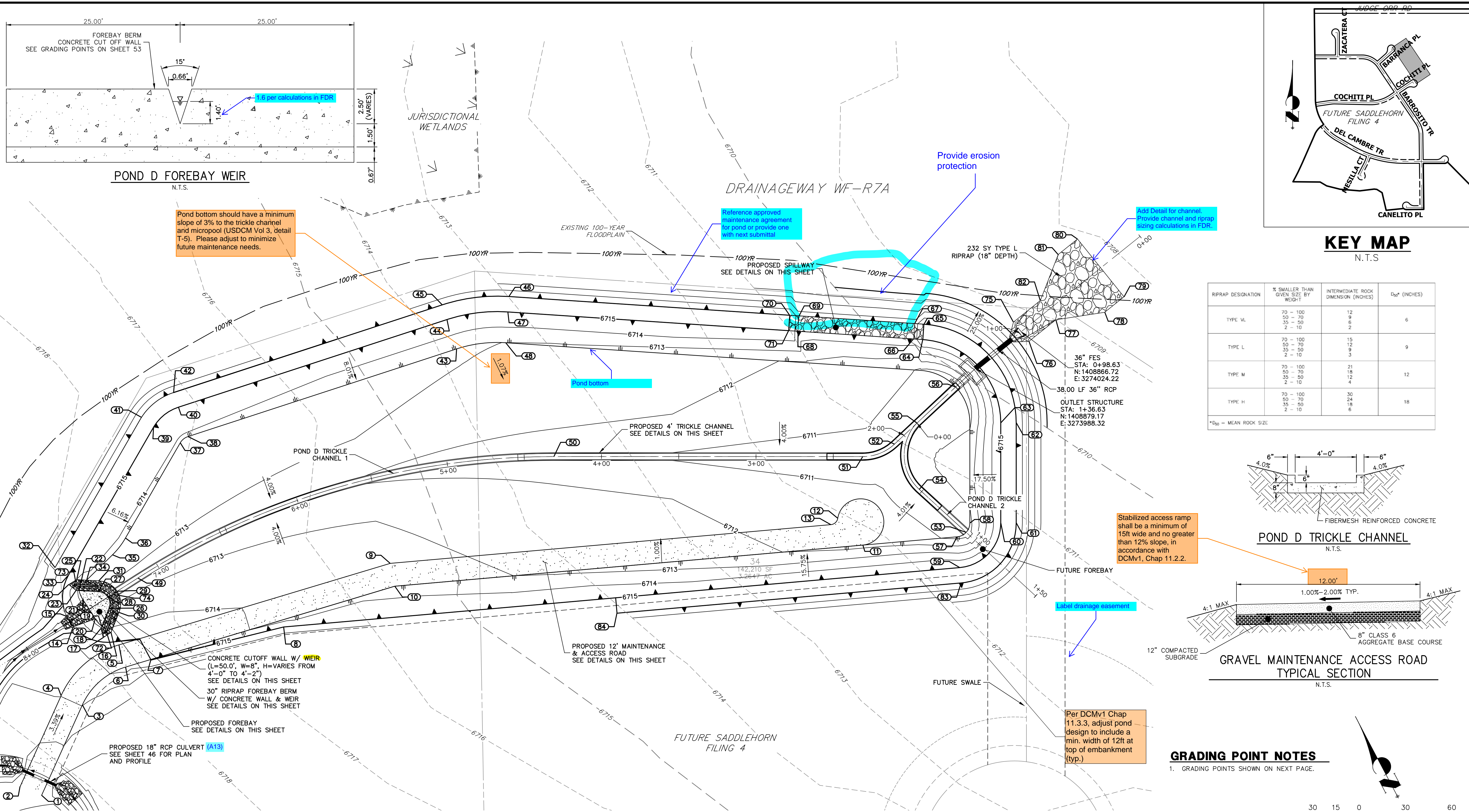


BASE PLATE DETAIL
SCALE: N.T.S.



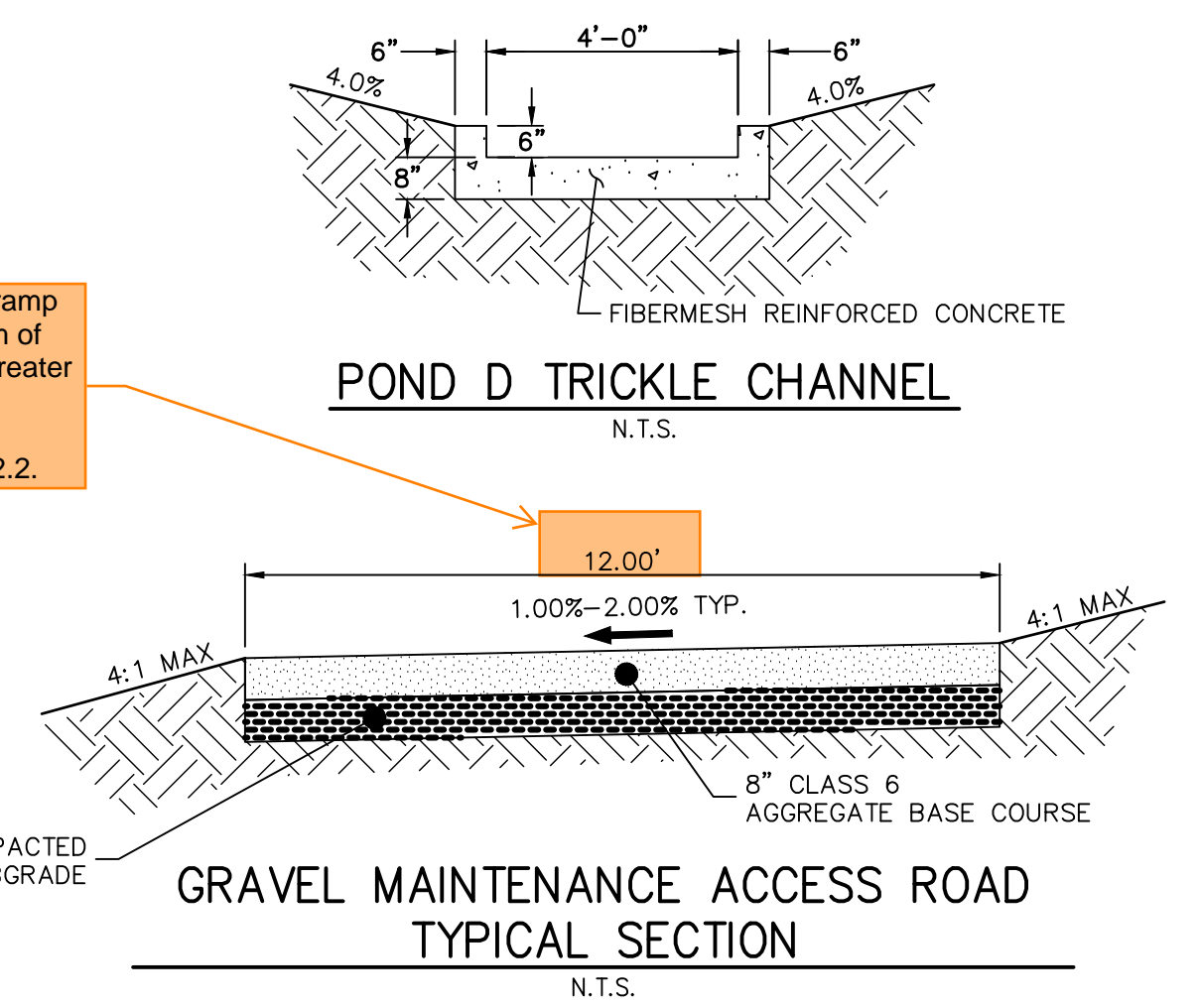
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
BRYAN T. LAW, P.E. COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE _____

SADDLEHORN RANCH - FILING 3	POND C OUTLET STRUCTURE DETAILS	BY DATE							PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
		No. REVISION								
		H-SCALE	3/8"=1'	V-SCALE	3/8"=1'	DATE	1/2/22	DESIGNED BY		AAM
		DRAWN BY	MMC	CHECKED BY						
SHEET 51 OF 60		JOB NO. 21542.05								



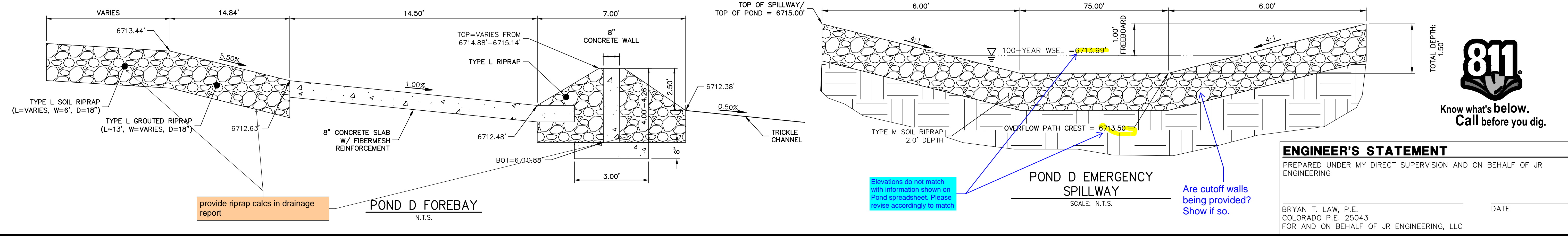
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE VL	70 - 100	12	6
	50 - 70	9	
	35 - 50	6	
TYPE L	70 - 100	15	9
	50 - 70	12	
	35 - 50	9	
TYPE M	70 - 100	21	12
	50 - 70	18	
	35 - 50	12	
TYPE H	70 - 100	30	18
	50 - 70	24	
	35 - 50	18	

*D₅₀ = MEAN ROCK SIZE



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

ORIGINAL SCALE: 1" = 30'



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

DATE _____

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

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

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

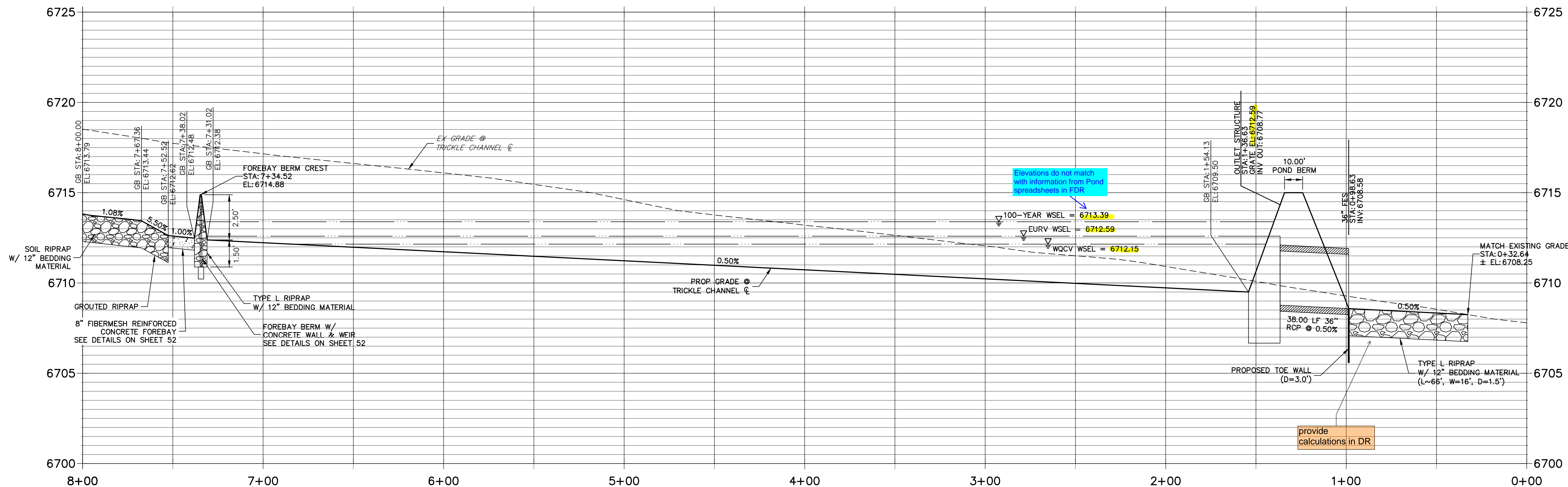
No.	REVISION	BY	DATE

H-SCALE 1"=30'
V-SCALE N/A
DATE 1/2/22
DESIGNED BY AAM
DRAWN BY AAM
CHECKED BY

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

SHEET 52 OF 60
JOB NO. 21542.05

POND D TRICKLE CHANNEL 1 PROFILE STA 0+00.00 TO 8+00.00



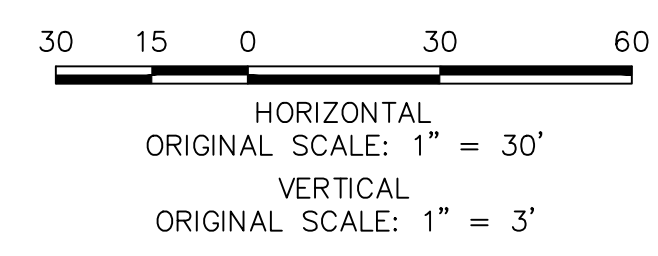
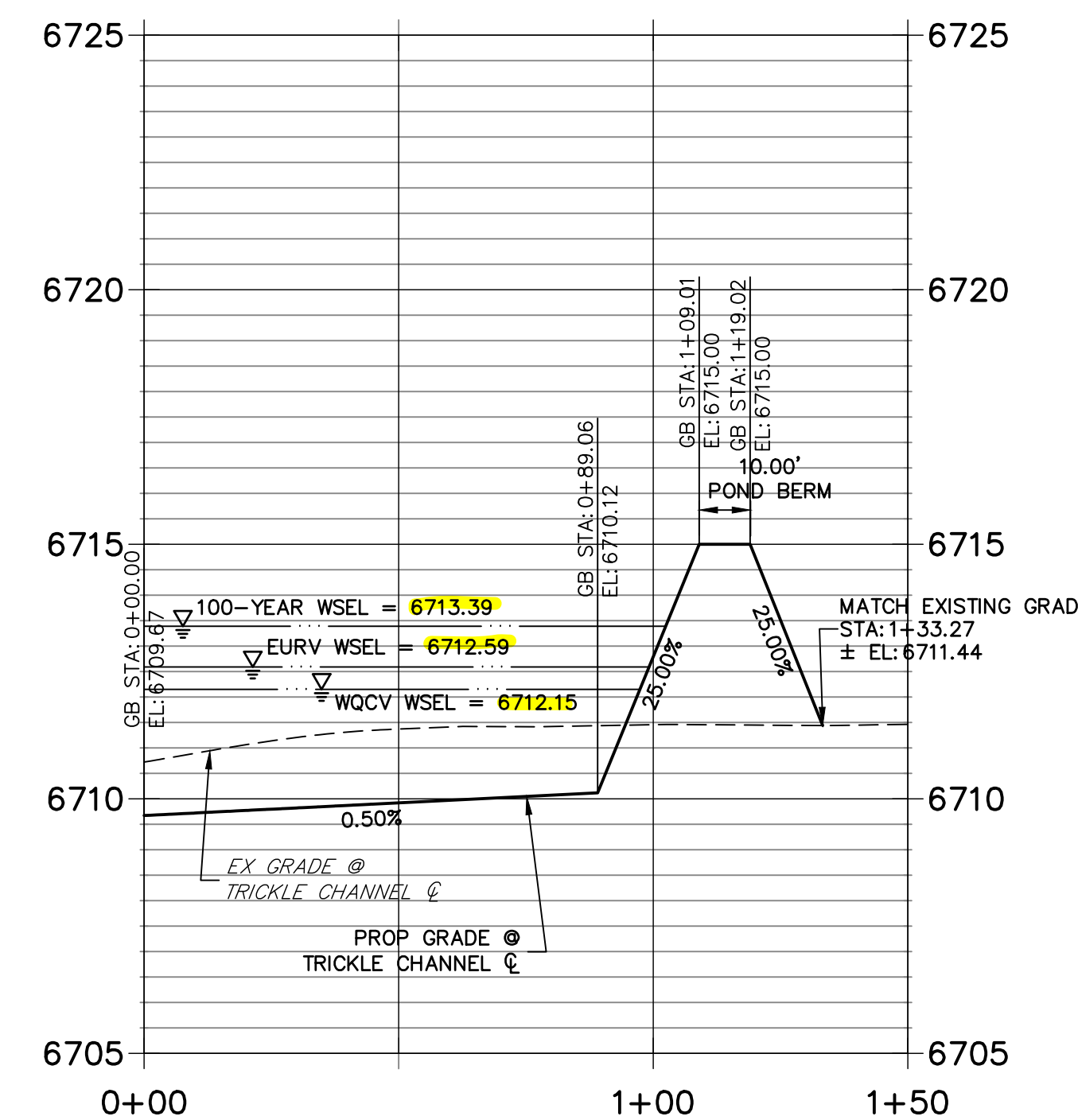
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16	6715.42
6	ACCESS ROAD	N: 1409242.12 E: 3273532.29	6715.60
7	ACCESS ROAD/TOP	N: 1409230.98 E: 3273545.04	6715.00
8	TOP	N: 1409169.37 E: 3273608.56	6715.00
9	ACCESS ROAD	N: 1409132.79 E: 3273680.17	6713.23
10	ACCESS ROAD/TOE	N: 1409122.51 E: 3273669.14	6713.37
11	ACCESS ROAD/TOE	N: 1408880.14 E: 3273852.69	6711.70
12	ACCESS ROAD	N: 1408903.04 E: 3273858.87	6711.59
13	ACCESS ROAD	N: 1408904.63 E: 3273852.96	6711.66
14	RIPRAP/CONCRETE	N: 1409284.74 E: 3273536.25	6714.16
15	RIPRAP/CONCRETE	N: 1409292.18 E: 3273539.76	6714.16
16	RIPRAP	N: 1409262.06 E: 3273546.28	6714.28
17	RIPRAP	N: 1409264.57 E: 3273540.72	6714.72
18	RIPRAP	N: 1409268.94 E: 3273544.98	6713.10
19	TOE OF BERM	N: 1409269.22 E: 3273546.47	6712.69
20	RIPRAP/CONCRETE	N: 1409275.38 E: 3273548.25	6712.66
21	RIPRAP/CONCRETE	N: 1409288.81 E: 3273554.58	6712.66

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE OF BERM	N: 1409294.06 E: 3273558.15	6712.69
23	RIPRAP	N: 1409295.67 E: 3273557.27	6713.17
24	RIPRAP	N: 1409301.73 E: 3273557.94	6714.74
25	RIPRAP	N: 1409299.03 E: 3273563.41	6713.97
26	TOE OF BERM	N: 1409271.54 E: 3273558.72	6712.57
27	TOE OF BERM	N: 1409283.16 E: 3273564.12	6712.57
28	TOE OF BERM	N: 1409275.90 E: 3273564.53	6712.48
29	TRICKLE CHANNEL INV	N: 1409272.93 E: 3273570.86	6712.38
30	TOE OF BERM	N: 1409264.65 E: 3273559.92	6713.29
31	TOE OF BERM	N: 1409286.64 E: 3273570.19	6713.23
32	TOP	N: 1409315.10 E: 3273562.56	6715.00
33	TOP	N: 1409305.11 E: 3273562.95	6715.00
34	TOE OF BERM	N: 1409293.48 E: 3273566.45	6713.47
35	TOE	N: 1409287.99 E: 3273589.27	6713.65
36	TOE	N: 1409286.65 E: 3273602.90	6713.70
37	TOE	N: 1409289.41 E: 3273673.96	6713.85
38	TOE	N: 1409287.34 E: 3273680.07	6713.84
39	TOP	N: 1409309.40 E: 3273673.19	6715.00
40	TOP	N: 1409302.70 E: 3273692.88	6715.00
41	TOP	N: 1409319.42 E: 3273674.67	6715.01
42	TOP	N: 1409310.38 E: 3273699.28	6715.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
43	TOE	N: 1409170.22 E: 3273820.65	6713.12
44	TOP	N: 1409185.58 E: 3273833.45	6715.00
45	TOP	N: 1409193.27 E: 3273839.85	6715.00
46	TOP	N: 1409159.72 E: 3273867.25	6715.00
47	TOP	N: 1409154.98 E: 3273858.45	6715.00
48	TOE	N: 1409145.50 E: 3273840.84	6712.99
49	TRICKLE CHANNEL INV	N: 1409266.10 E: 3273585.27	6712.30
50	TRICKLE CHANNEL INV	N: 1409079.92 E: 3273794.97	6710.88
51	TRICKLE CHANNEL INV	N: 1408910.53 E: 3273901.28	6709.88
52	TRICKLE CHANNEL INV	N: 1408897.48 E: 3273919.03	6709.77
53	TRICKLE CHANNEL INV	N: 1408827.83 E: 3273895.28	6710.12
54	TRICKLE CHANNEL INV	N: 1408868.37 E: 3273902.70	6709.91
55	TRICKLE CHANNEL INV	N: 1408892.39 E: 3273938.29	6709.67
56	OUTLET STRUCTURE	N: 1408883.64 E: 3273971.40	6709.50
57	TOE	N: 1408831.25 E: 3273889.72	6710.72
58	TOE	N: 1408829.06 E: 3273901.68	6710.72
59	TOP	N: 1408819.17 E: 3273873.78	6715.00
60	TOP	N: 1408812.12 E: 3273912.32	6715.00
61	TOP	N: 1408803.65 E: 3273917.63	6715.00
62	TOP	N: 1408838.12 E: 3273972.55	6715.00
63	TOP	N: 1408846.59 E: 3273967.24	6715.00

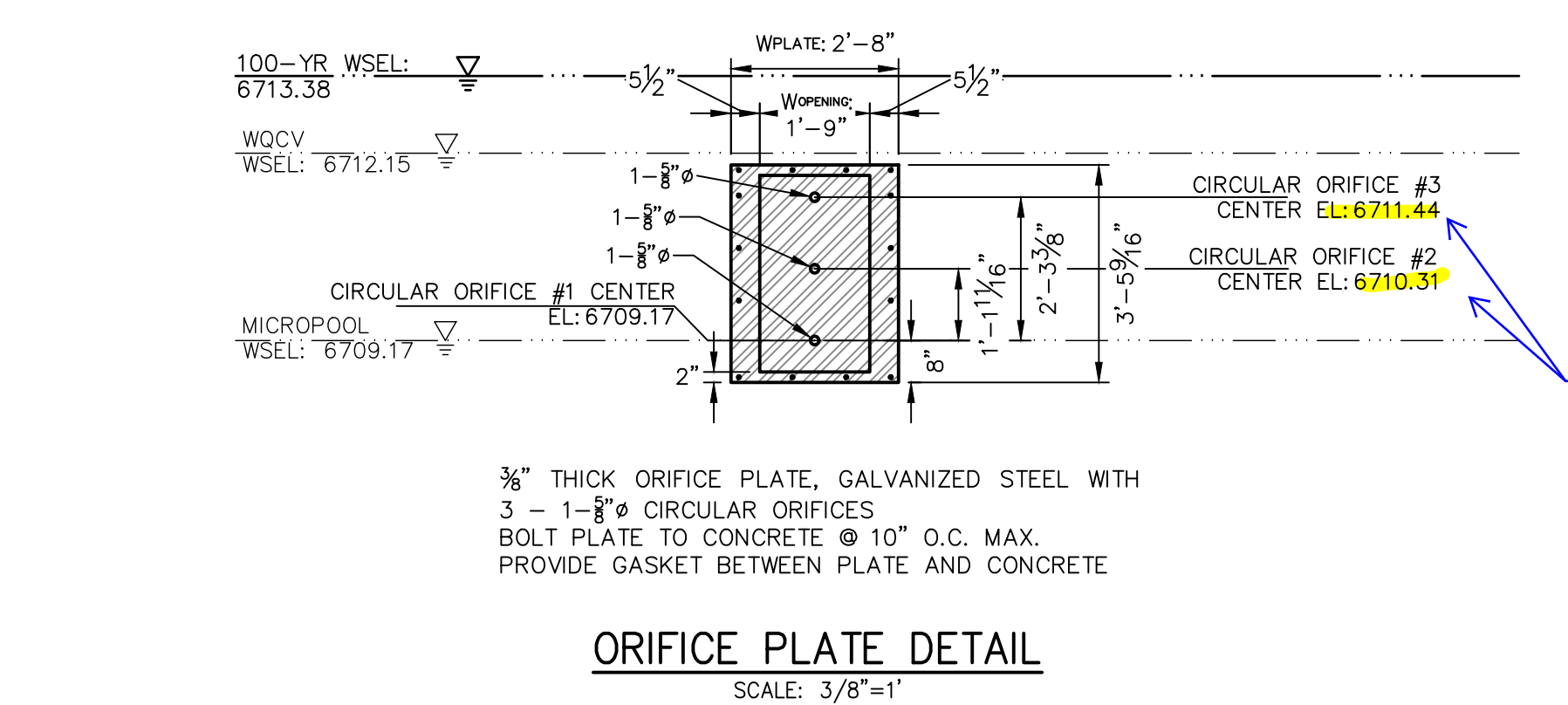
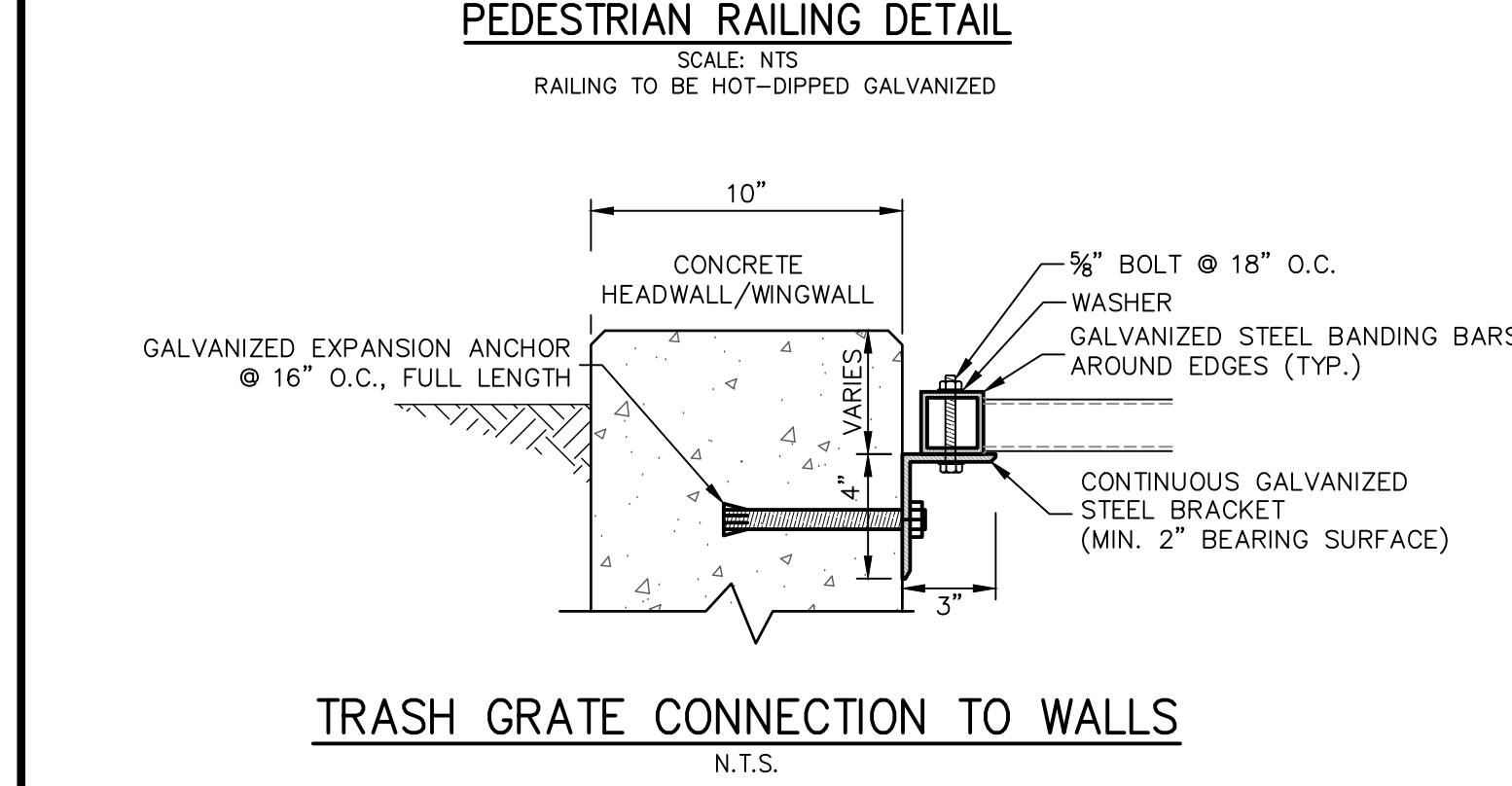
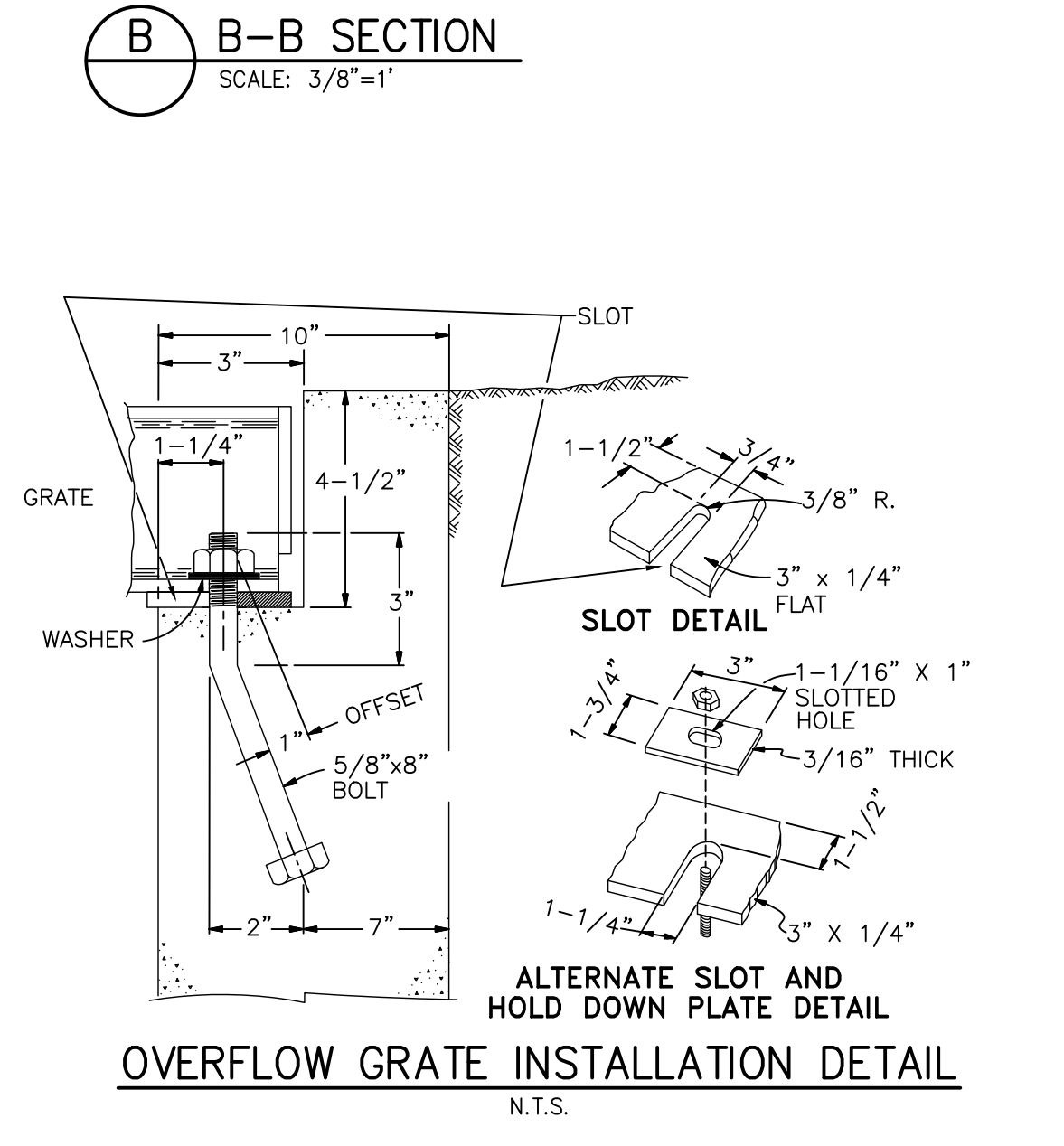
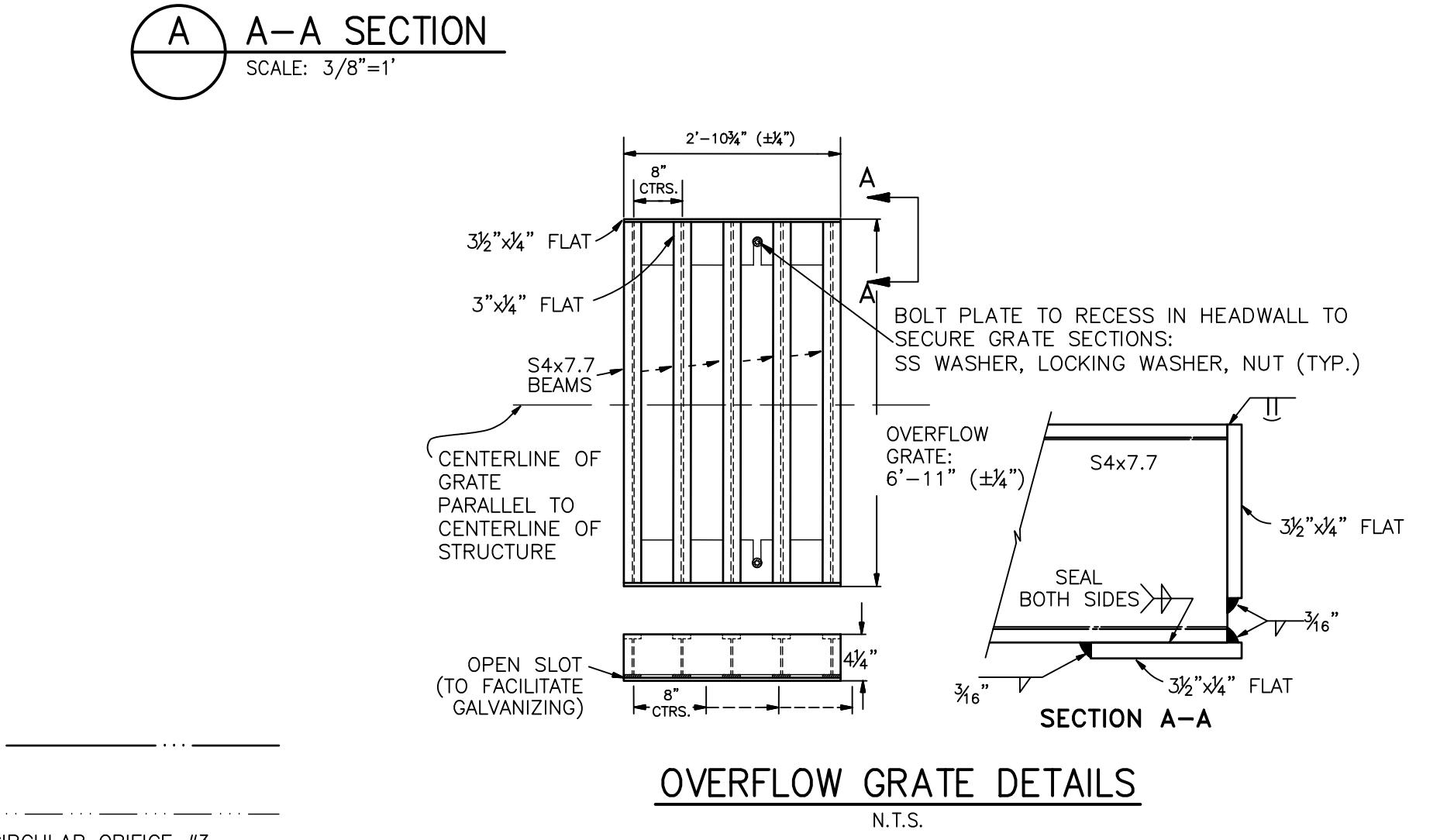
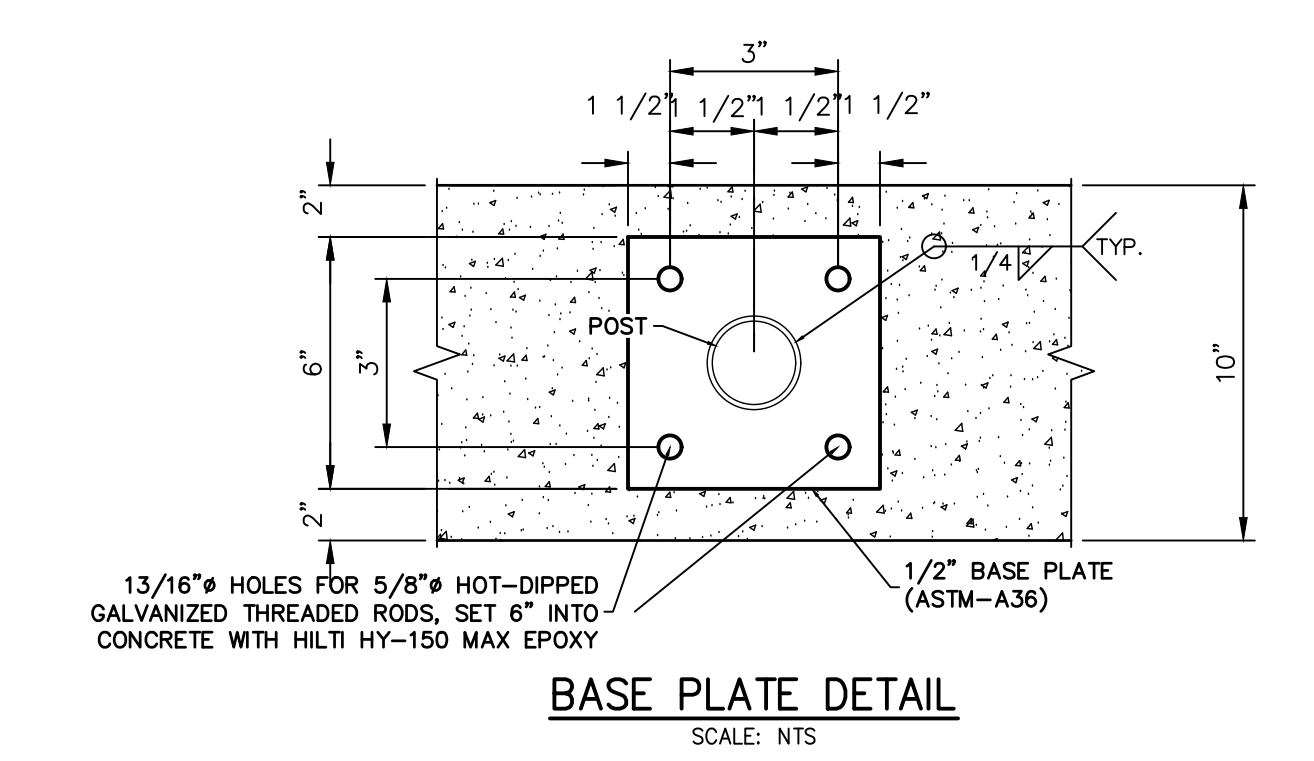
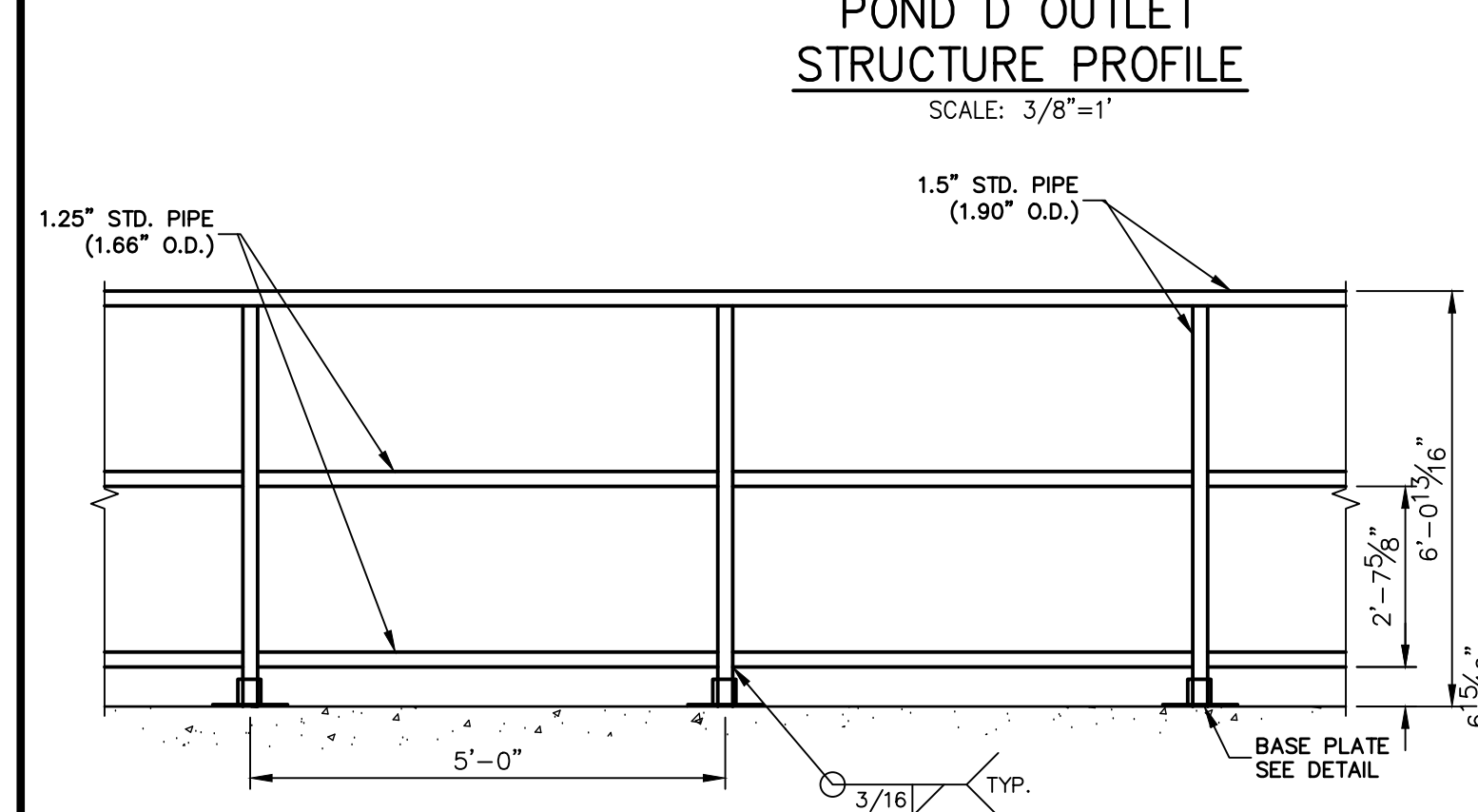
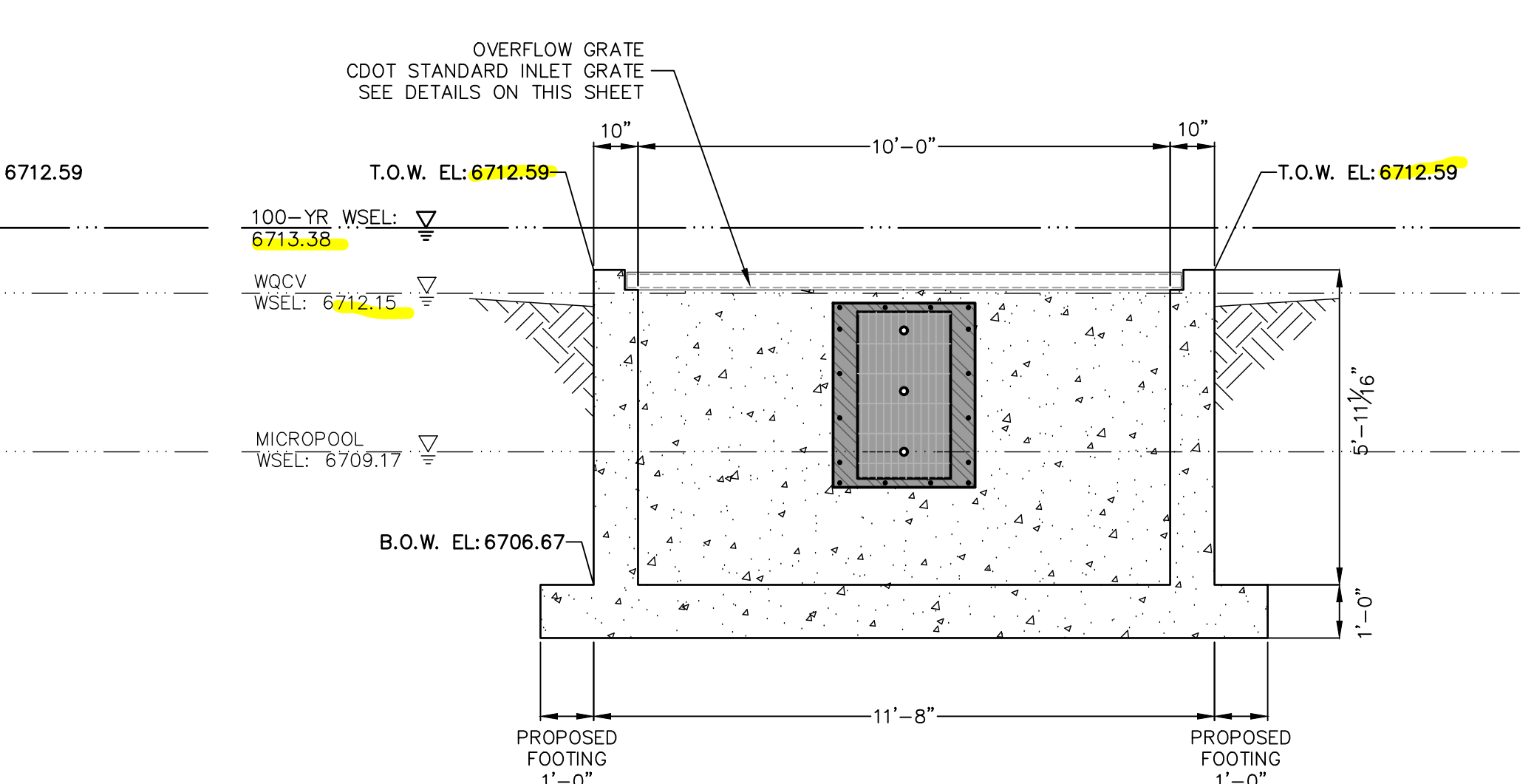
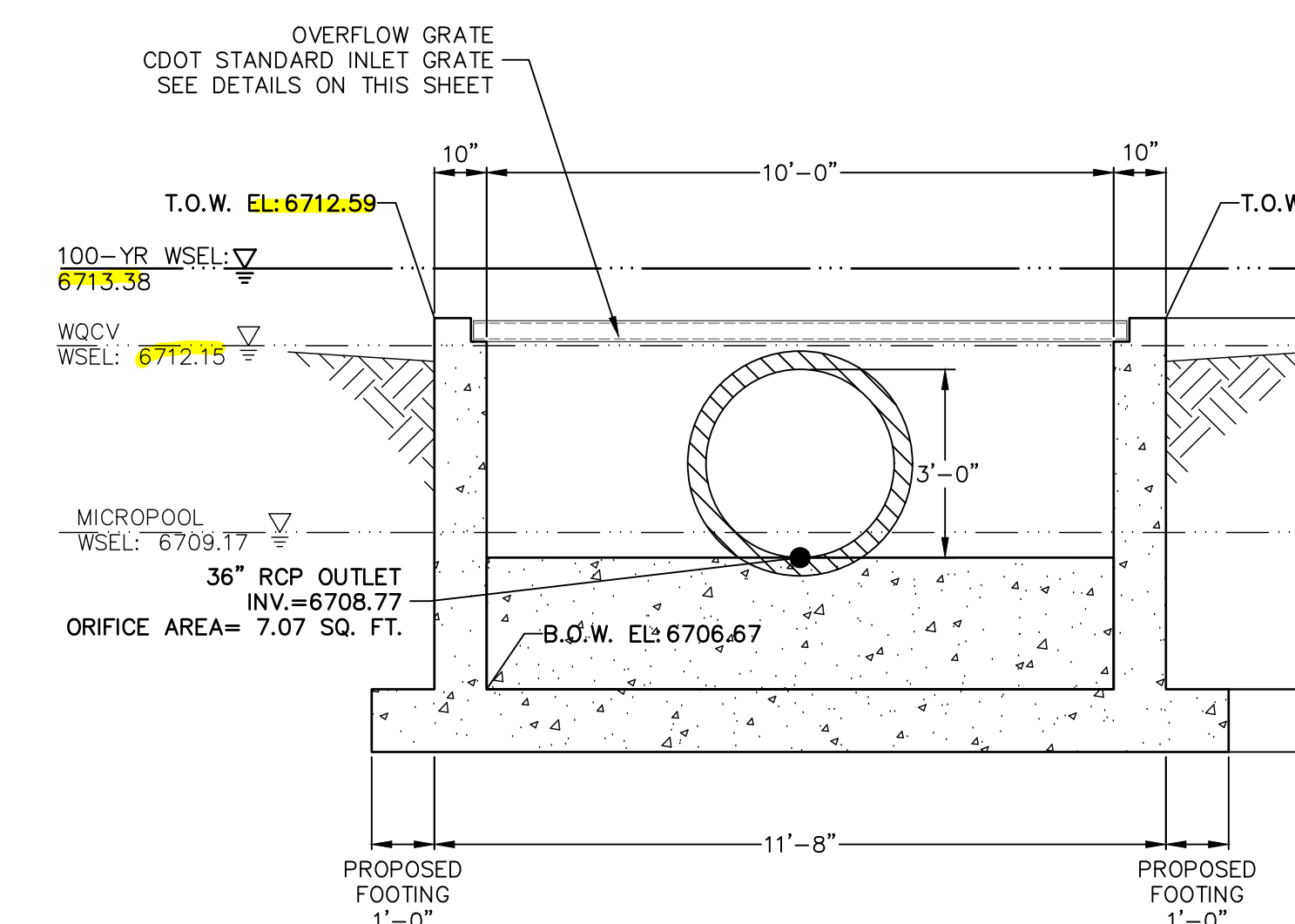
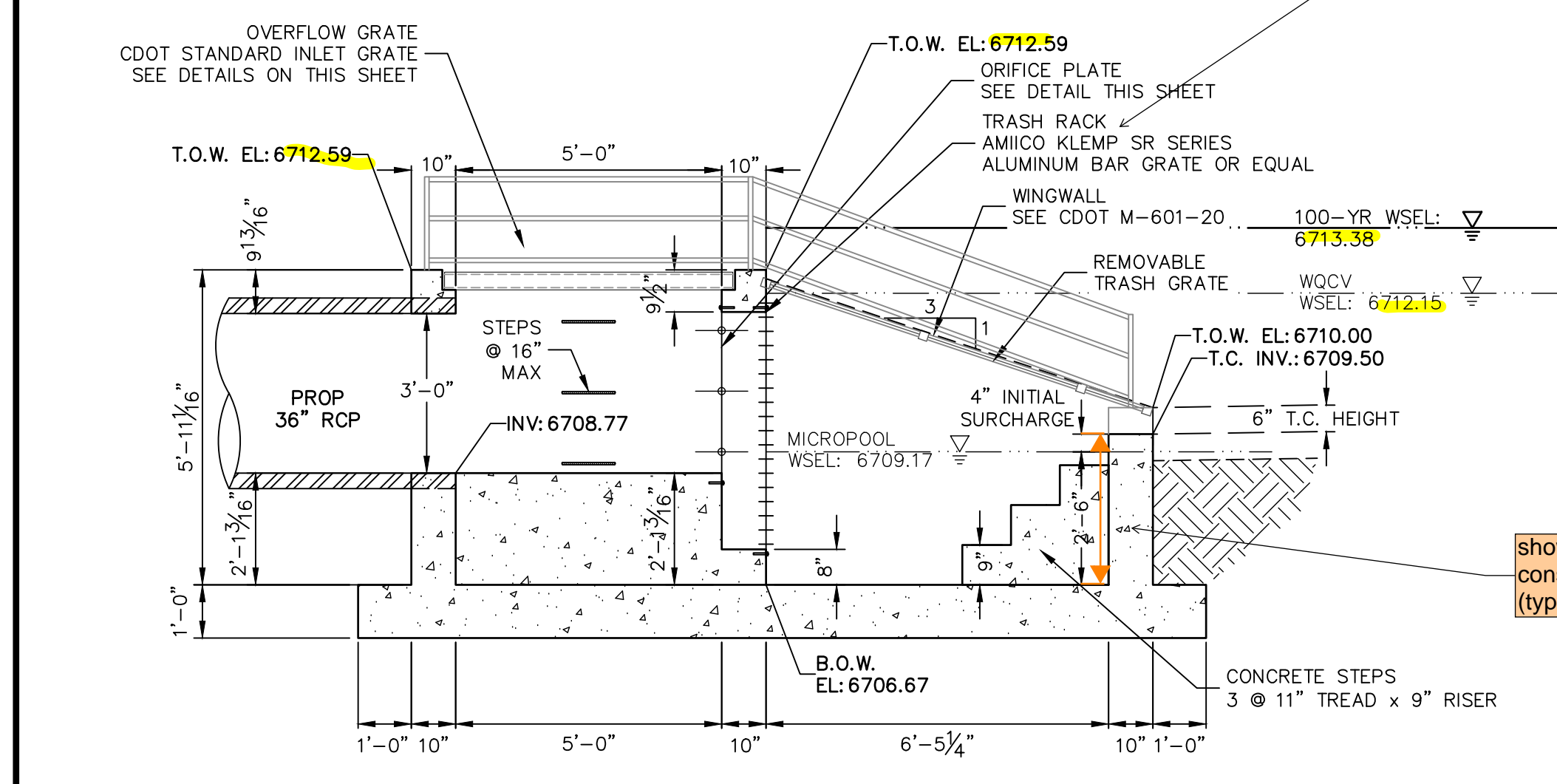
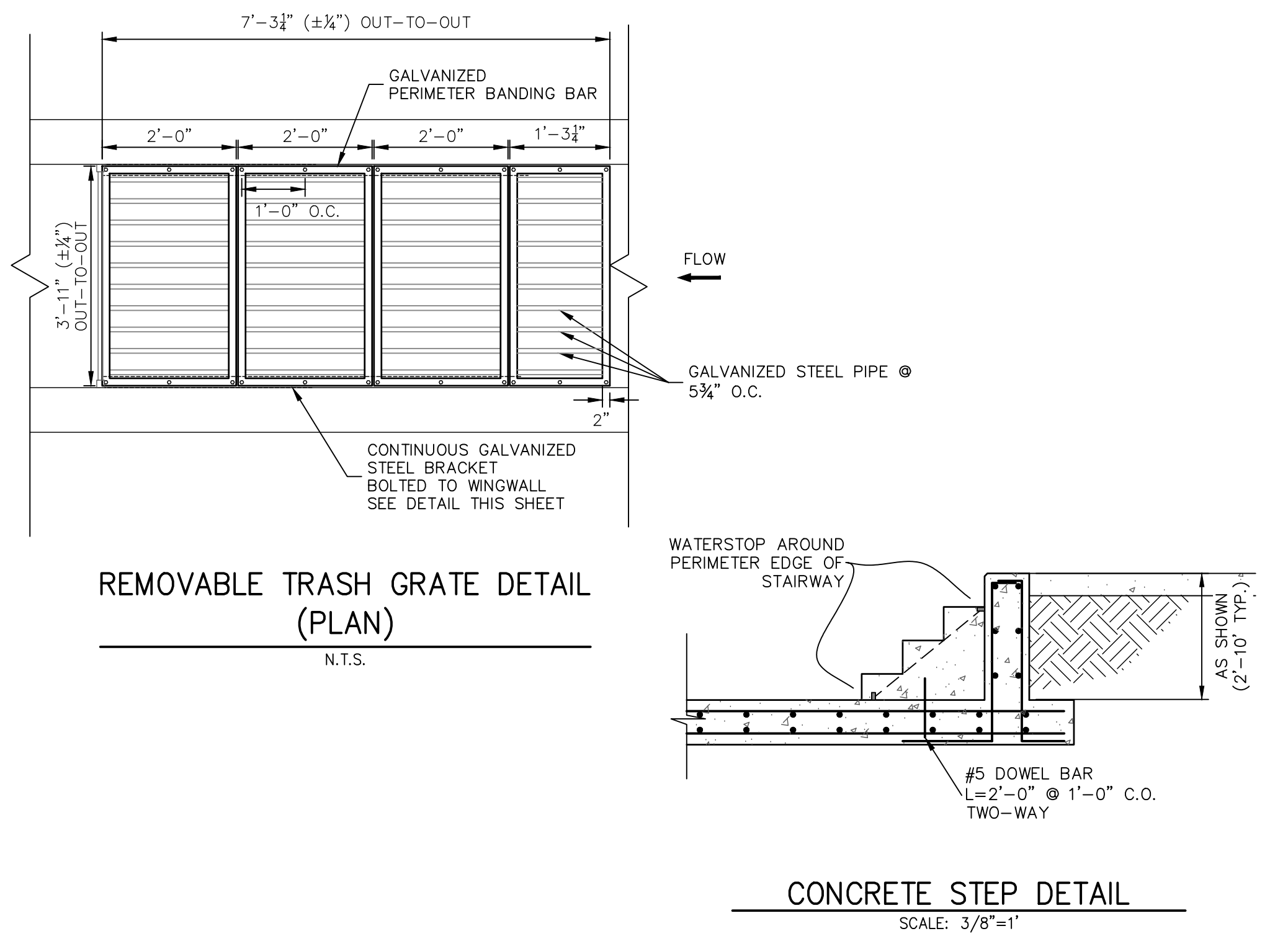
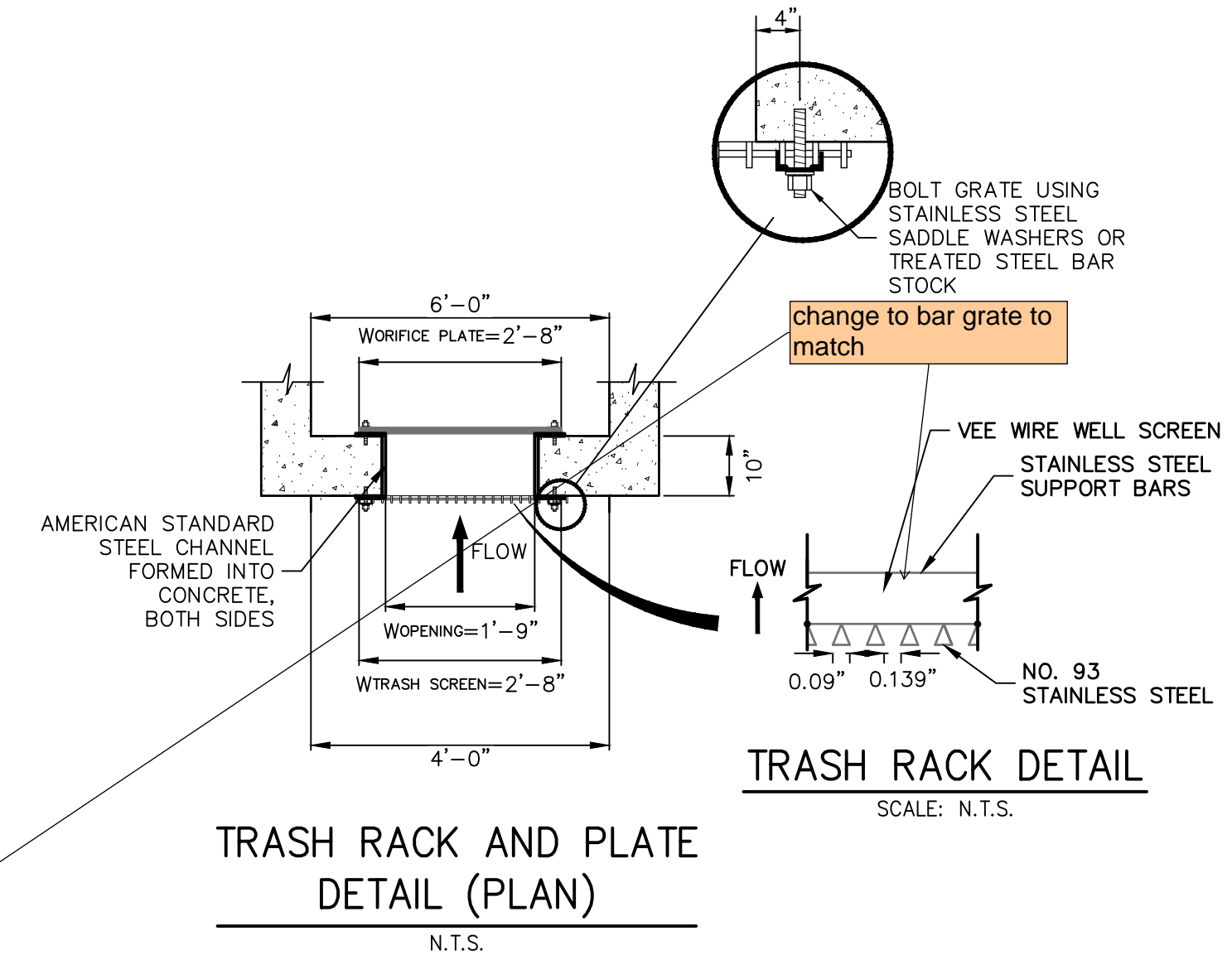
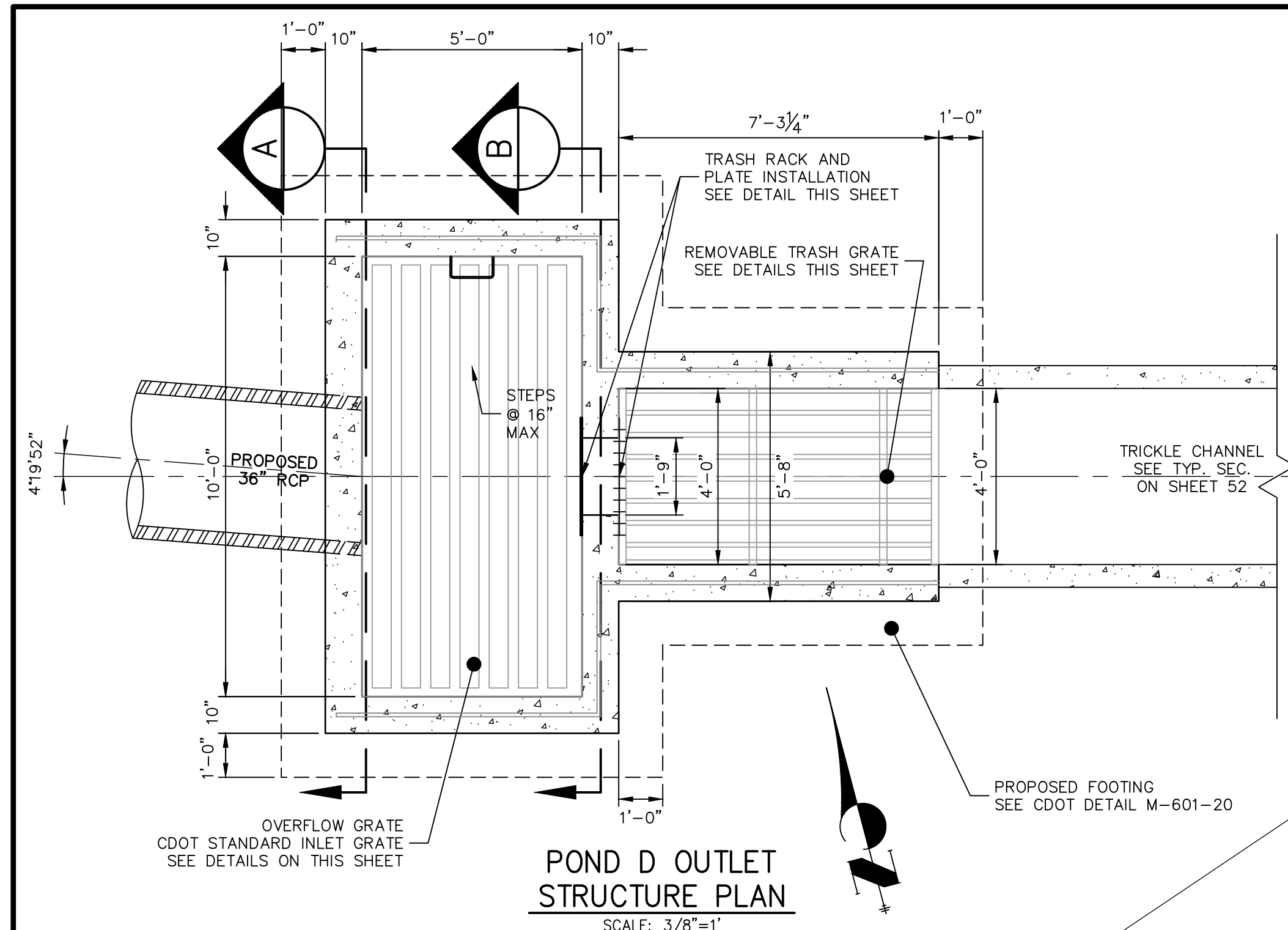
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
64	SPILLWAY TOP	N: 1408917.92 E: 3273986.08	6715.00
65	SPILLWAY TOP	N: 1408922.66 E: 3273994.88	6715.00
66	SPILLWAY CREST	N: 1408923.21 E: 3273983.23	6713.50
67	SPILLWAY CREST	N: 1408927.95 E: 3273992.04	6713.50
68	SPILLWAY CREST	N: 1408989.24 E: 3273947.68	6713.50
69	SPILLWAY CREST	N: 1408993.99 E: 3273956.48	6713.50
70	SPILLWAY TOP	N: 1408999.27 E: 3273953.64	6715.00
71	SPILLWAY TOP	N: 1408994.53 E: 3273944.83	6715.00
72	END CONCRETE WALL/ TOP OF BERM	N: 1409265.50 E: 3273545.63	6715.14
73	END CONCRETE WALL/ TOP OF BERM	N: 1409297.65 E: 3273560.34	6715.14
74	TOP OF BERM	N: 1409274.42 E: 3273567.70	6714.88
75	RIPRAP	N: 1408874.28 E: 3274026.85	6709.18
76	RIPRAP	N: 1408859.17 E: 3274021.60	6709.31
77	RIPRAP	N: 1408851.86 E: 3274042.66	6709.00
78	RIPRAP	N: 1408827.67 E: 3274063.60	6708.62
79	RIPRAP	N: 1408822.42 E: 3274078.72	6708.34
80	RIPRAP	N: 1408867.77 E: 3274094.45	6708.09
81	RIPRAP	N: 1408873.02 E: 3274079.33	6708.31
82	RIPRAP	N: 1408866.98 E: 3274047.90	6708.85
83	TOP	N: 1408813.14 E: 3273865.81	6715.00
84	TOP	N: 1408991.37 E: 3273730.82	6715.00

POND D TRICKLE CHANNEL 2 PROFILE STA 0+00.00 TO 1+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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com
 BY DATE
 No. REVISION
 H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 1/2/22
 DESIGNED BY AAM
 DRAWN BY AAM
 CHECKED BY
SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN
 SHEET 53 OF 60
 JOB NO. 21542.05



Elevations do not match with information provided in Pond worksheets in FDR



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

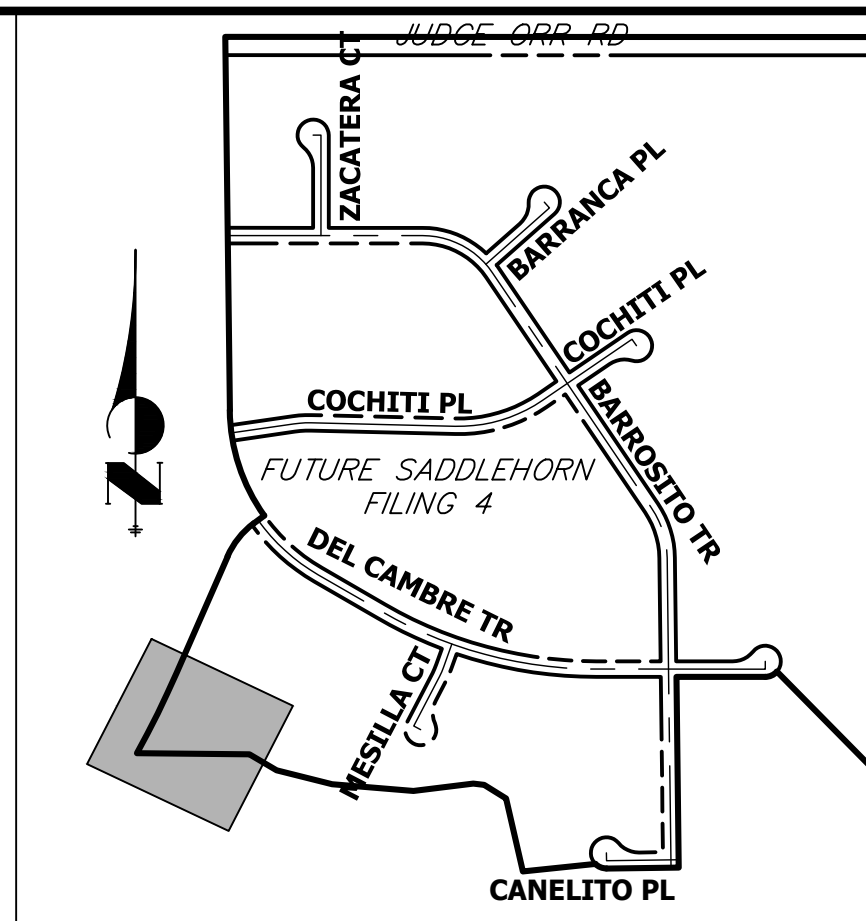
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIDGON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
BY	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
REVISION	
H-SCALE	3/8"=1"
V-SCALE	3/8"=1"
DATE	1/2/22
DESIGNED BY	AAM
DRAWN BY	MMC
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
POND D OUTLET STRUCTURE DETAILS	
SHEET	54 OF 60
JOB NO.	21542.05



Know what's below.
Call before you dig.

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

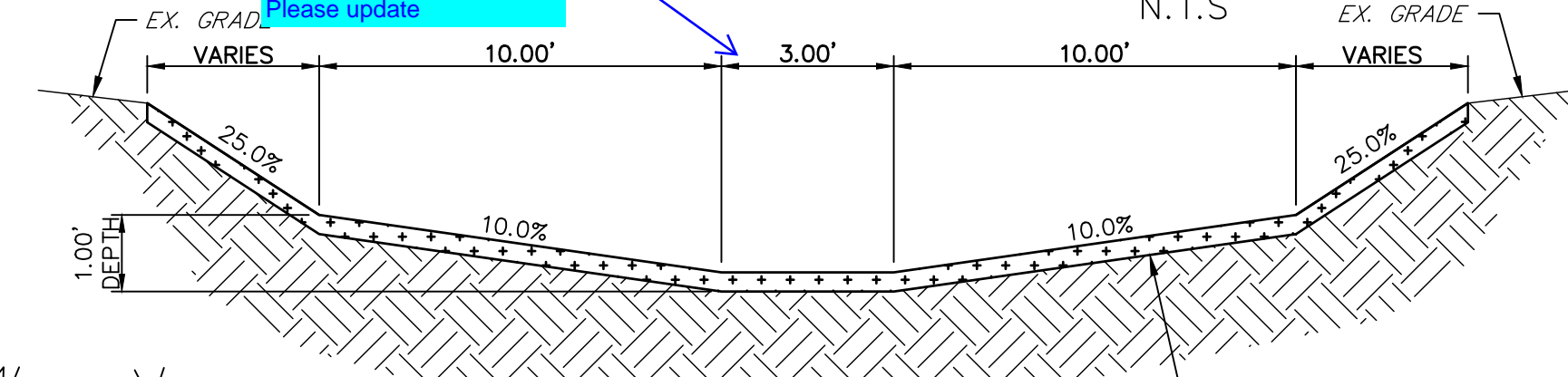
*D₅₀ = MEAN ROCK SIZE



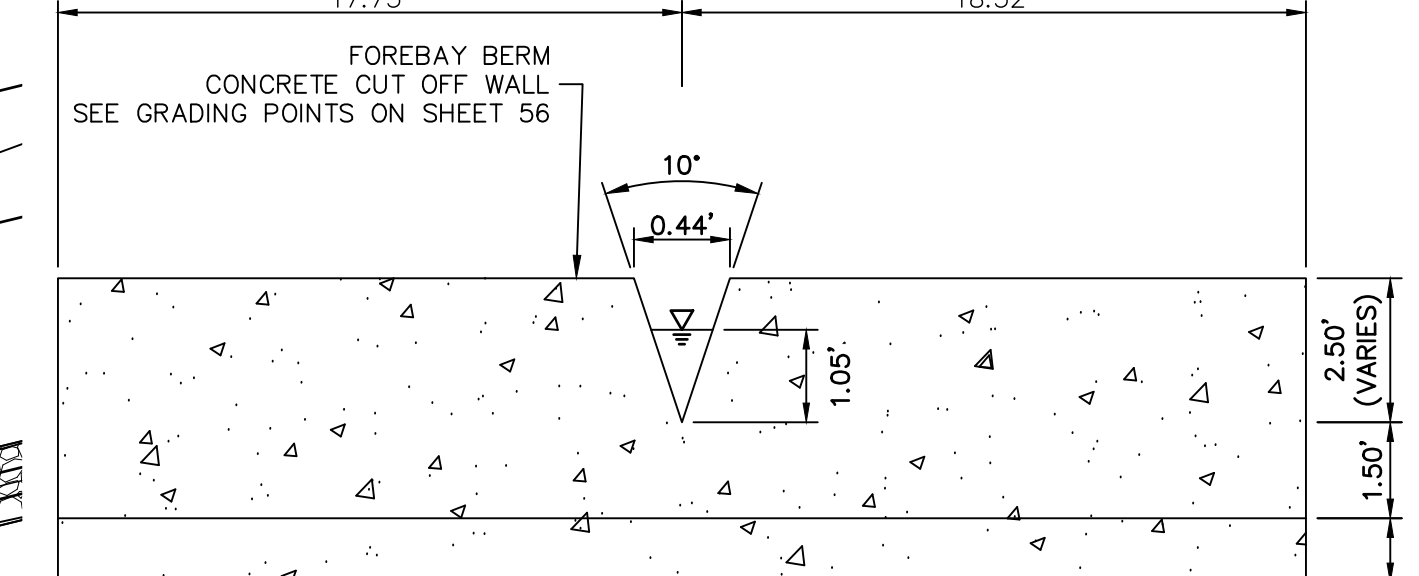
GRADING POINT NOTES

1. GRADING POINTS SHOWN ON NEXT PAGE.

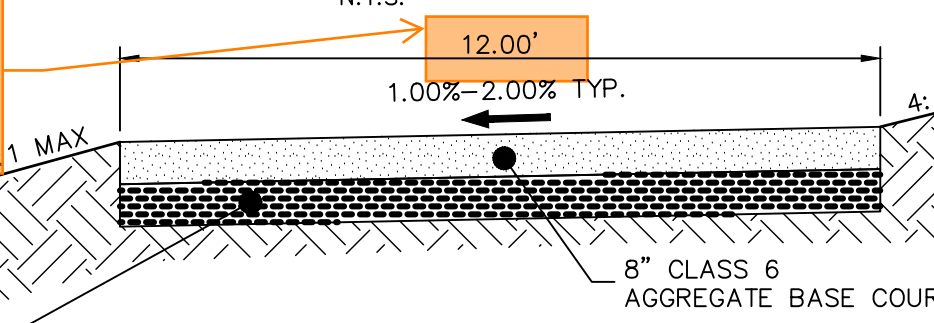
Calculations for this channel needs to be provided in FDR. Plan view calls and show riprap lined. Please update.



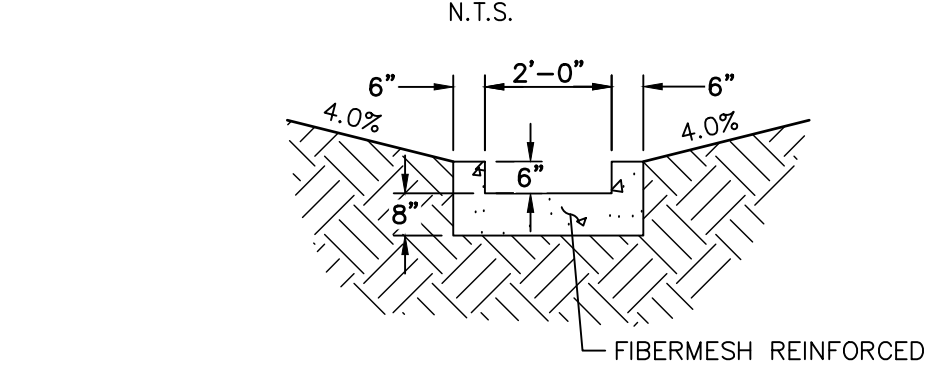
SWALE SEED MIX:
EROSION CONTROL BLANKET WITH PANNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
- IDAHO FESCUE
- SANDBERG BLUEGRASS
- ROCKY MOUNTAIN FESCUE
- BIG BLUEGRASS



POND E FOREBAY WEIR



POND E TRICKLE CHANNEL



POND E EMERGENCY SPILLWAY

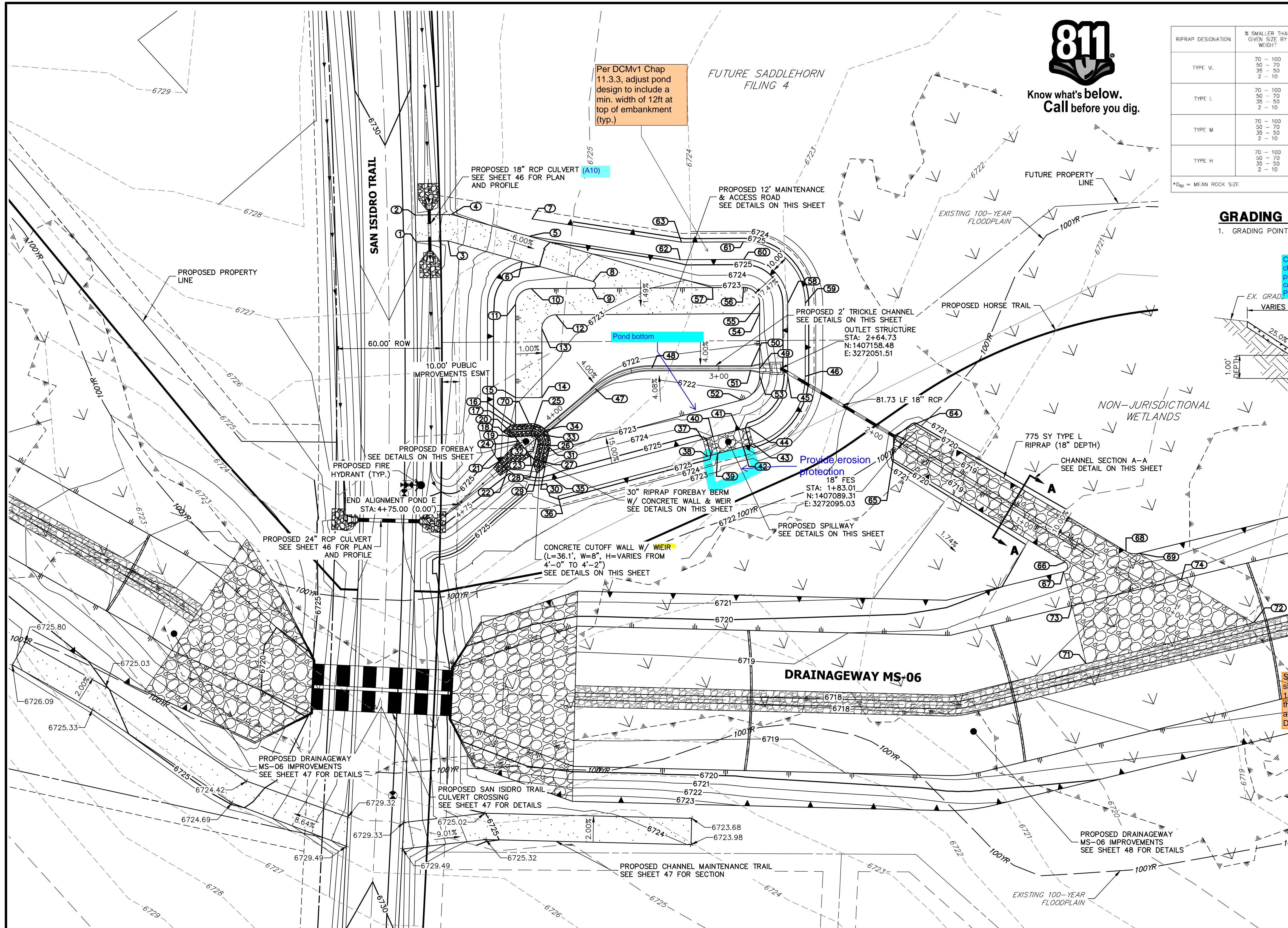
SCALE: N.T.S.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



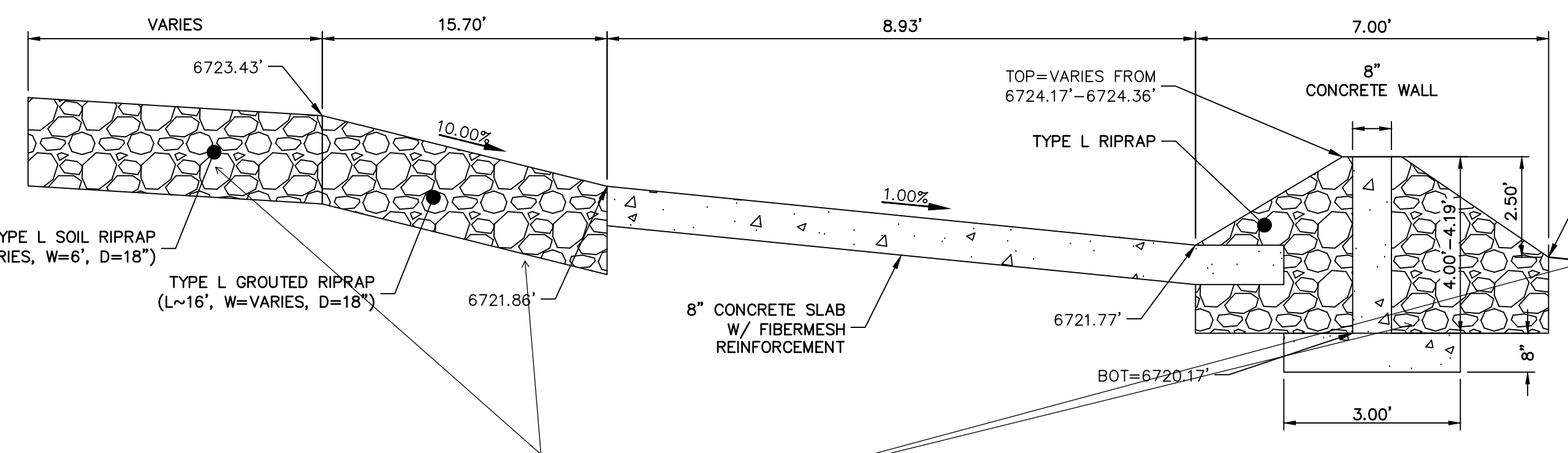
Per DCMv1 Chap 11.3.3, adjust pond design to include a min. width of 12ft at top of embankment (typ.)

FUTURE SADDLEHORN FILING 4

NON-JURISDICTIONAL WETLANDS

DRAINAGEWAY MS-06

PROPOSED CHANNEL MAINTENANCE TRAIL SEE SHEET 47 FOR SECTION



POND E FOREBAY

N.T.S.

provide riprap calcs in drainage report

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

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

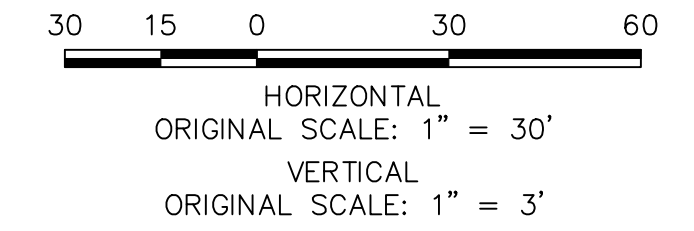
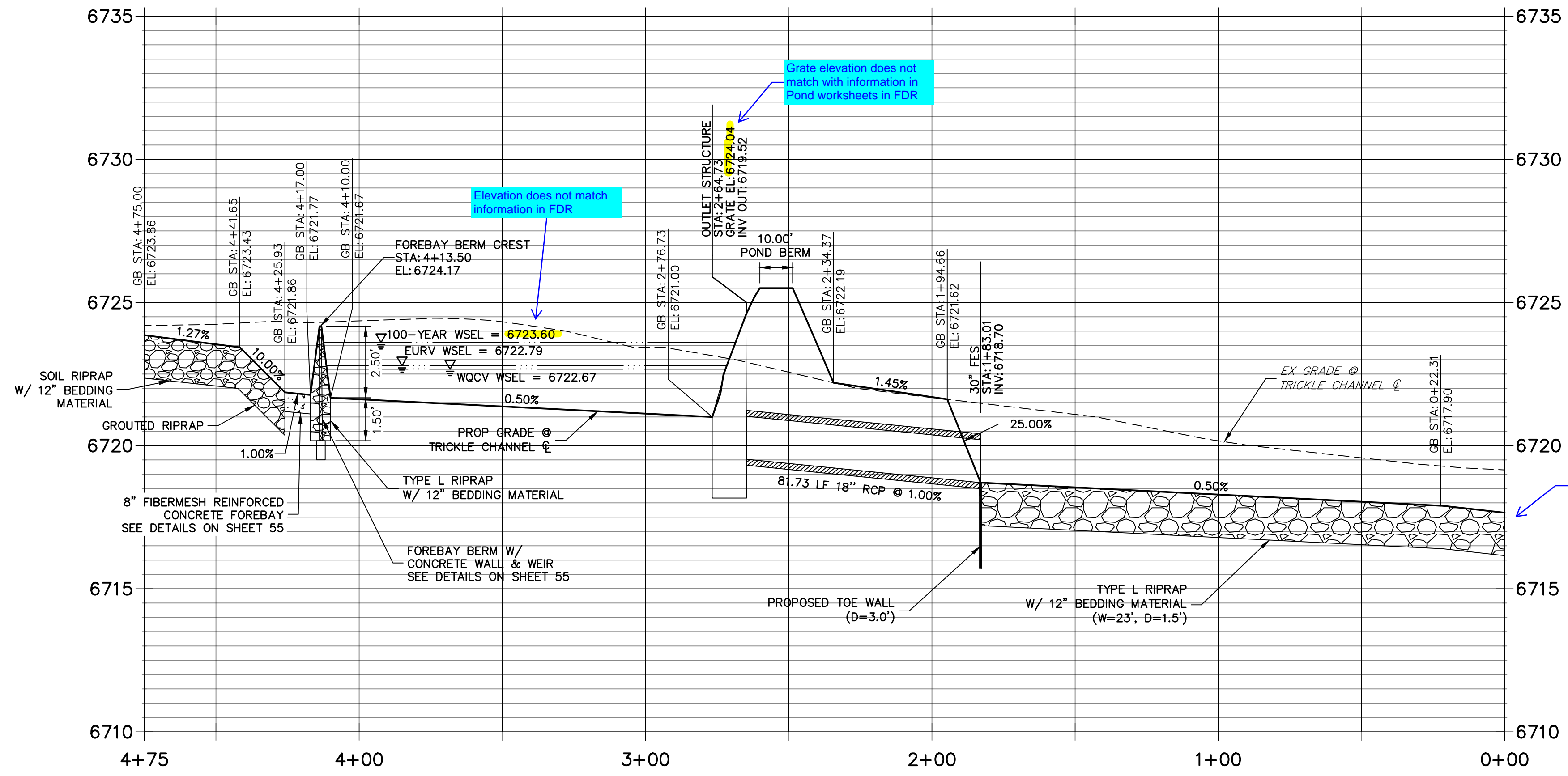
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	1/2/22	AAM	AAM	

SADDLEHORN RANCH - FILING 3
POND E GRADING PLAN

POND E PROFILE STA 0+00.00 TO 4+75.00



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1407317.19 E: 3271898.86	6729.12
2	ACCESS ROAD	N: 1407330.72 E: 3271905.34	6729.27
3	ACCESS ROAD	N: 1407309.23 E: 3271915.27	6728.63
4	ACCESS ROAD	N: 1407321.76 E: 3271923.80	6728.65
5	ACCESS ROAD/TOP	N: 1407290.56 E: 3271957.78	6725.50
6	ACCESS ROAD/TOP	N: 1407279.51 E: 3271947.64	6725.50
7	TOP	N: 1407298.67 E: 3271963.63	6725.50
8	ACCESS ROAD	N: 1407251.12 E: 3271978.55	6723.46
9	ACCESS ROAD/TOE	N: 1407247.86 E: 3271976.31	6723.19
10	ACCESS ROAD/TOE	N: 1407263.39 E: 3271945.27	6723.37
11	ACCESS ROAD/TOE	N: 1407259.41 E: 3271933.22	6723.40
12	ACCESS ROAD	N: 1407243.75 E: 3271951.00	6723.16
13	ACCESS ROAD	N: 1407240.22 E: 3271940.29	6723.18
14	ACCESS ROAD	N: 1407205.23 E: 3271922.52	6722.67
15	ACCESS ROAD/TOE	N: 1407212.02 E: 3271909.15	6723.11
16	TOE OF BERM	N: 1407198.27 E: 3271902.17	6722.53
17	TOE OF BERM	N: 1407199.27 E: 3271899.80	6722.95
18	RIPRAP	N: 1407198.00 E: 3271893.83	6723.95
19	TOE OF BERM	N: 1407192.83 E: 3271897.07	6722.42

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
20	TOE OF BERM	N: 1407192.02 E: 3271898.99	6721.90
21	RIPRAP/CONCRETE	N: 1407183.83 E: 3271884.51	6724.11
22	RIPRAP/CONCRETE	N: 1407176.81 E: 3271886.15	6724.42
23	RIPRAP/CONCRETE	N: 1407178.57 E: 3271901.86	6721.89
24	RIPRAP/CONCRETE	N: 1407189.28 E: 3271899.36	6721.89
25	TOE OF BERM	N: 1407188.69 E: 3271906.84	6721.82
26	TOE OF BERM	N: 1407182.36 E: 3271908.35	6721.82
27	TOE OF BERM	N: 1407175.90 E: 3271902.75	6721.90
28	TOE OF BERM	N: 1407173.93 E: 3271901.04	6722.55
29	RIPRAP	N: 1407167.86 E: 3271900.41	6724.32
30	TOE OF BERM	N: 1407169.35 E: 3271906.33	6724.00
31	TOE OF BERM	N: 1407177.69 E: 3271913.57	6722.46
32	TOE OF BERM	N: 1407185.95 E: 3271909.30	6721.77
33	TOP OF BERM	N: 1407186.74 E: 3271912.71	6724.17
34	TRICKLE CHANNEL INV	N: 1407187.54 E: 3271916.12	6721.67
35	TOP	N: 1407160.73 E: 3271907.48	6725.50
36	TOP	N: 1407150.94 E: 3271905.41	6725.50
37	SPILLWAY TOP	N: 1407142.45 E: 3271993.62	6725.50
38	SPILLWAY TOP	N: 1407132.67 E: 3271991.55	6725.50

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
39	SPILLWAY CREST	N: 1407131.42 E: 3271997.42	6724.00
40	SPILLWAY CREST	N: 1407141.20 E: 3271999.49	6724.00
41	SPILLWAY CREST	N: 1407138.09 E: 3272014.16	6724.00
42	SPILLWAY CREST	N: 1407128.31 E: 3272012.09	6724.00
43	SPILLWAY TOP	N: 1407127.06 E: 3272017.96	6725.50
44	SPILLWAY TOP	N: 1407136.84 E: 3272020.03	6725.50
45	TOP	N: 1407152.61 E: 3272053.01	6725.50
46	TOP	N: 1407148.08 E: 3272061.93	6725.50
47	TRICKLE CHANNEL INV	N: 1407195.89 E: 3271952.01	6721.48
48	TRICKLE CHANNEL INV	N: 1407191.77 E: 3271985.98	6721.31
49	OUTLET STRUCTURE	N: 1407163.93 E: 3272040.81	6721.00
50	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407167.08 E: 3272036.81	6721.03
51	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407165.30 E: 3272035.90	6721.03
52	TOE	N: 1407152.50 E: 3272023.35	6722.22
53	TOE	N: 1407159.85 E: 3272038.74	6721.62
54	ACCESS ROAD/TOE	N: 1407191.75 E: 3272054.94	6722.55
55	ACCESS ROAD/TOE	N: 1407197.05 E: 3272057.63	6722.61
56	TOE	N: 1407209.18 E: 3272053.63	6722.74
57	ACCESS ROAD/TOE	N: 1407217.11 E: 3272037.78	6722.83

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
58	TOP	N: 1407189.81 E: 3272071.90	6725.50
59	TOP	N: 1407185.28 E: 3272080.81	6725.50
60	TOP	N: 1407223.48 E: 3272060.79	6725.50
61	TOP	N: 1407232.43 E: 3272065.27	6725.50
62	TOP	N: 1407239.63 E: 3272028.52	6725.50
63	TOP	N: 1407248.21 E: 3272033.72	6725.50
64	RIPRAP	N: 1407095.43 E: 3272104.76	6719.70
65	RIPRAP	N: 1407083.18 E: 3272085.29	6719.70
66	RIPRAP	N: 1406986.52 E: 3272146.10	6719.13
67	RIPRAP/TOP	N: 1406982.01 E: 3272142.88	6719.71
68	RIPRAP	N: 1406976.32 E: 3272179.70	6719.18
69	RIPRAP/TOP	N: 1406971.91 E: 3272185.88	6719.53
70	TOE OF BERM	N: 1407195.19 E: 3271909.43	6722.45
71	RIPRAP	N: 1406929.44 E: 3272130.53	6717.82
72	RIPRAP	N: 1406906.99 E: 3272226.10	6717.23
73	RIPRAP/TOE	N: 1406962.54 E: 3272138.31	6718.16
74	RIPRAP/TOE	N: 1406947.87 E: 3272200.77	6717.77



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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	1/2/22	AAM	AAM	

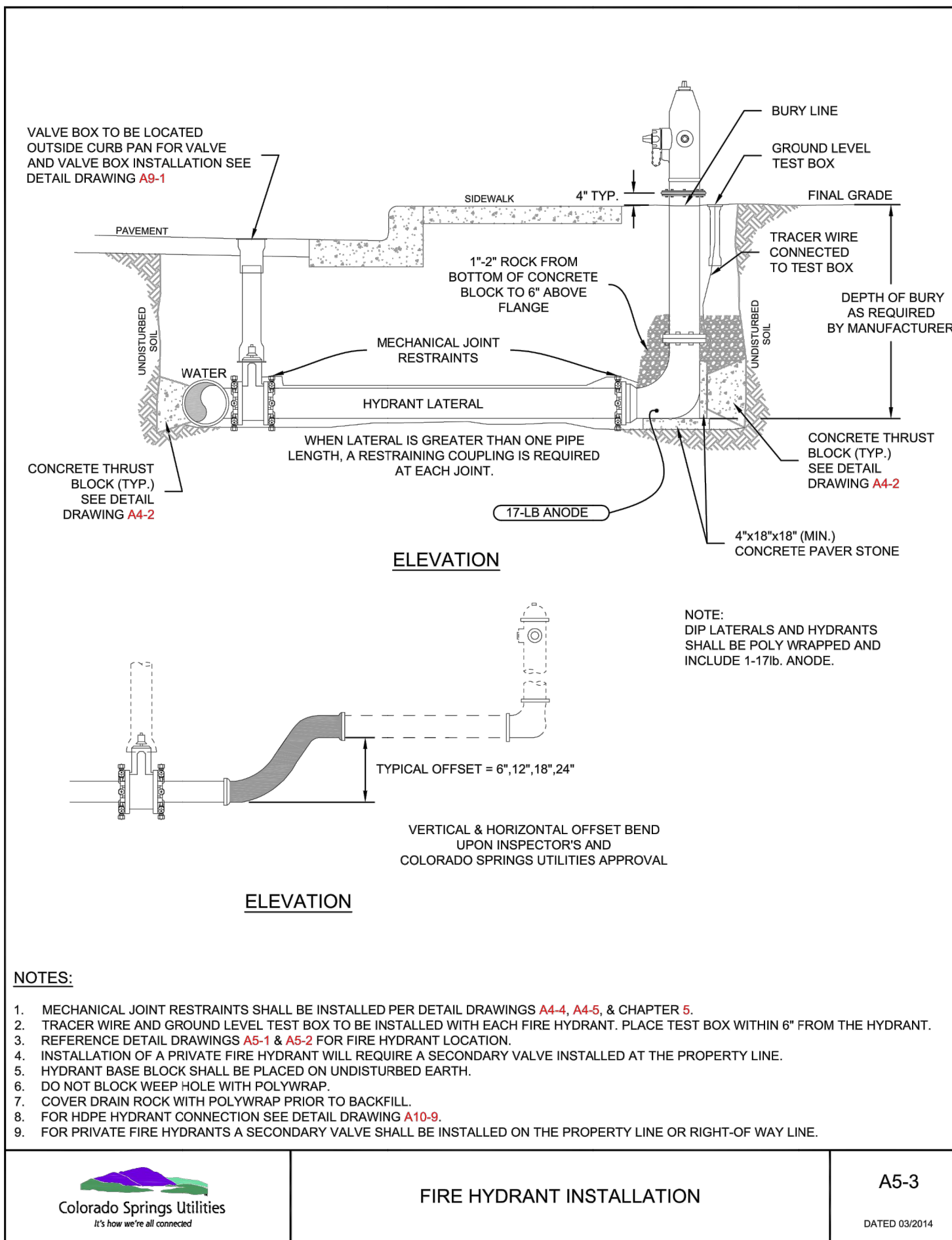
SADDLEHORN RANCH -
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POND E GRADING PLAN

J.R. ENGINEERING
A Westman Company

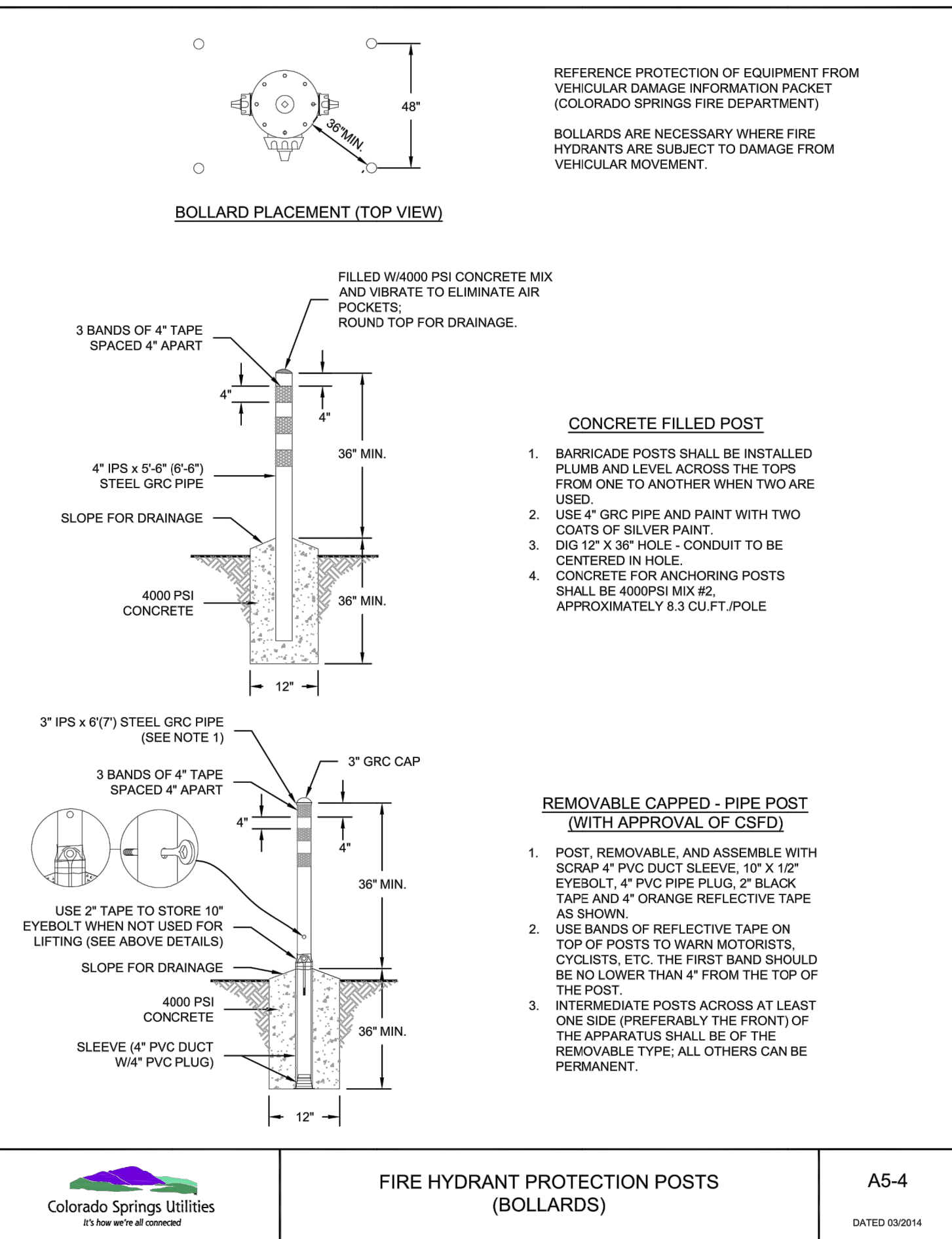
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

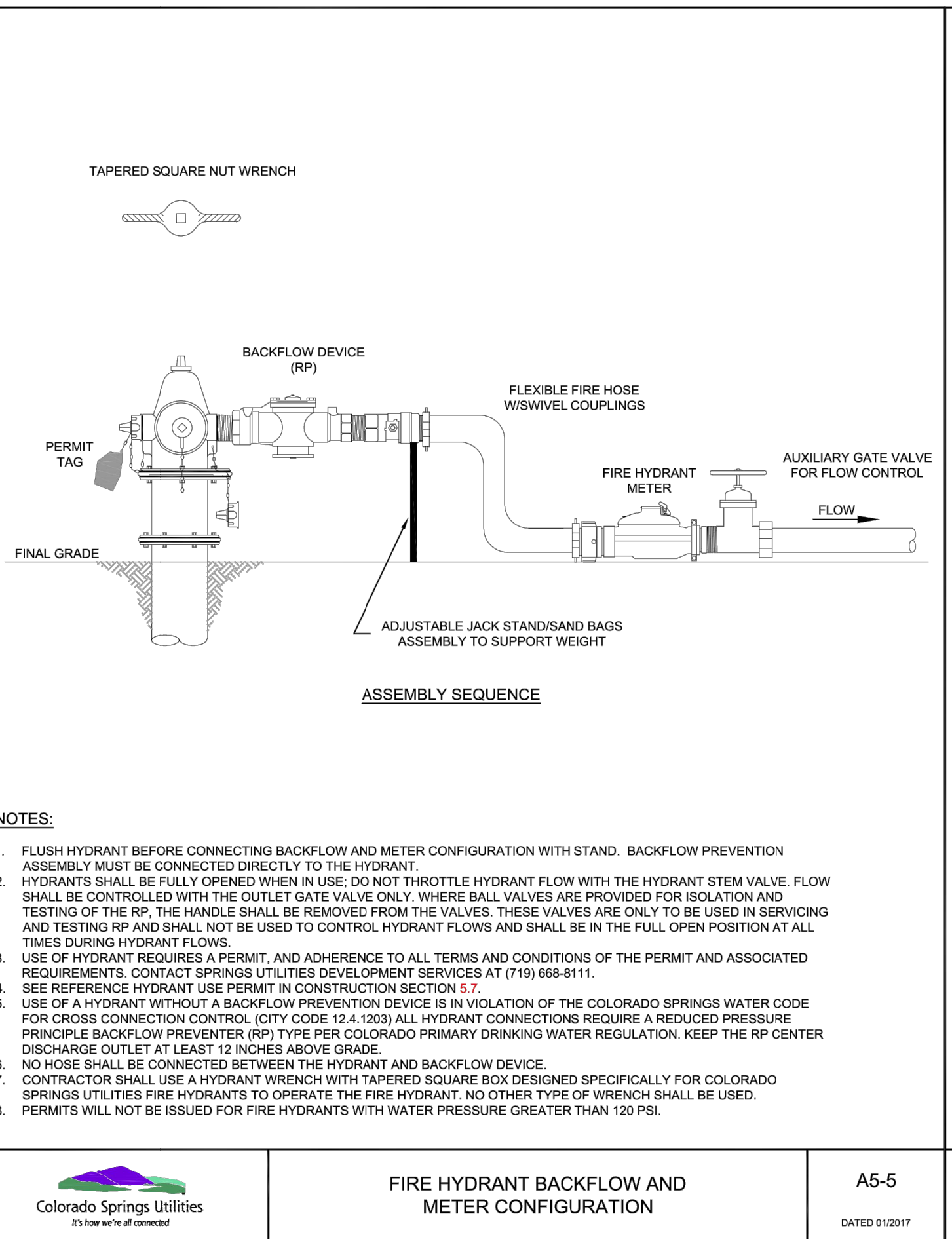
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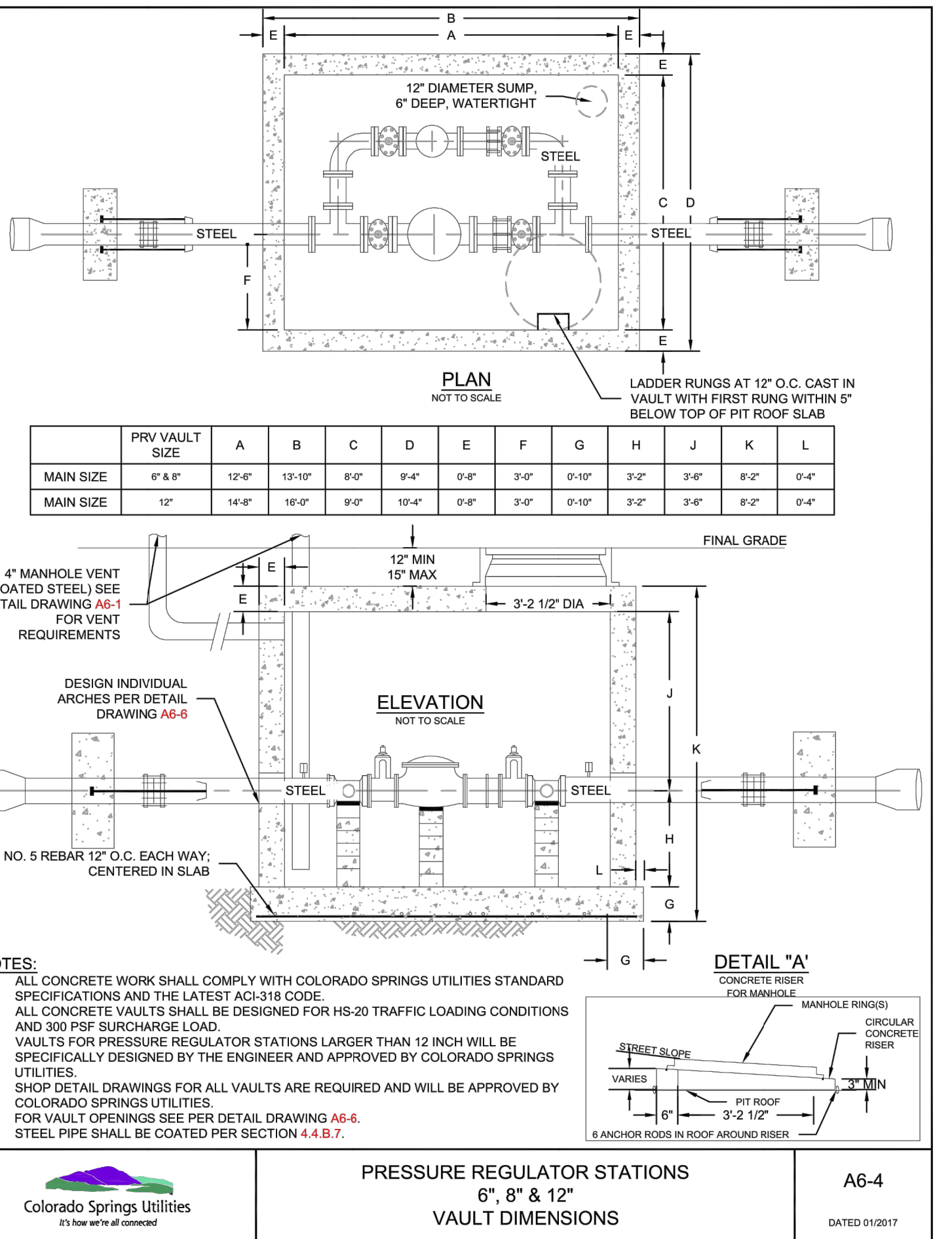
Colorado Springs Utilities
FIRE HYDRANT INSTALLATION
A5-3
DATED 03/2014



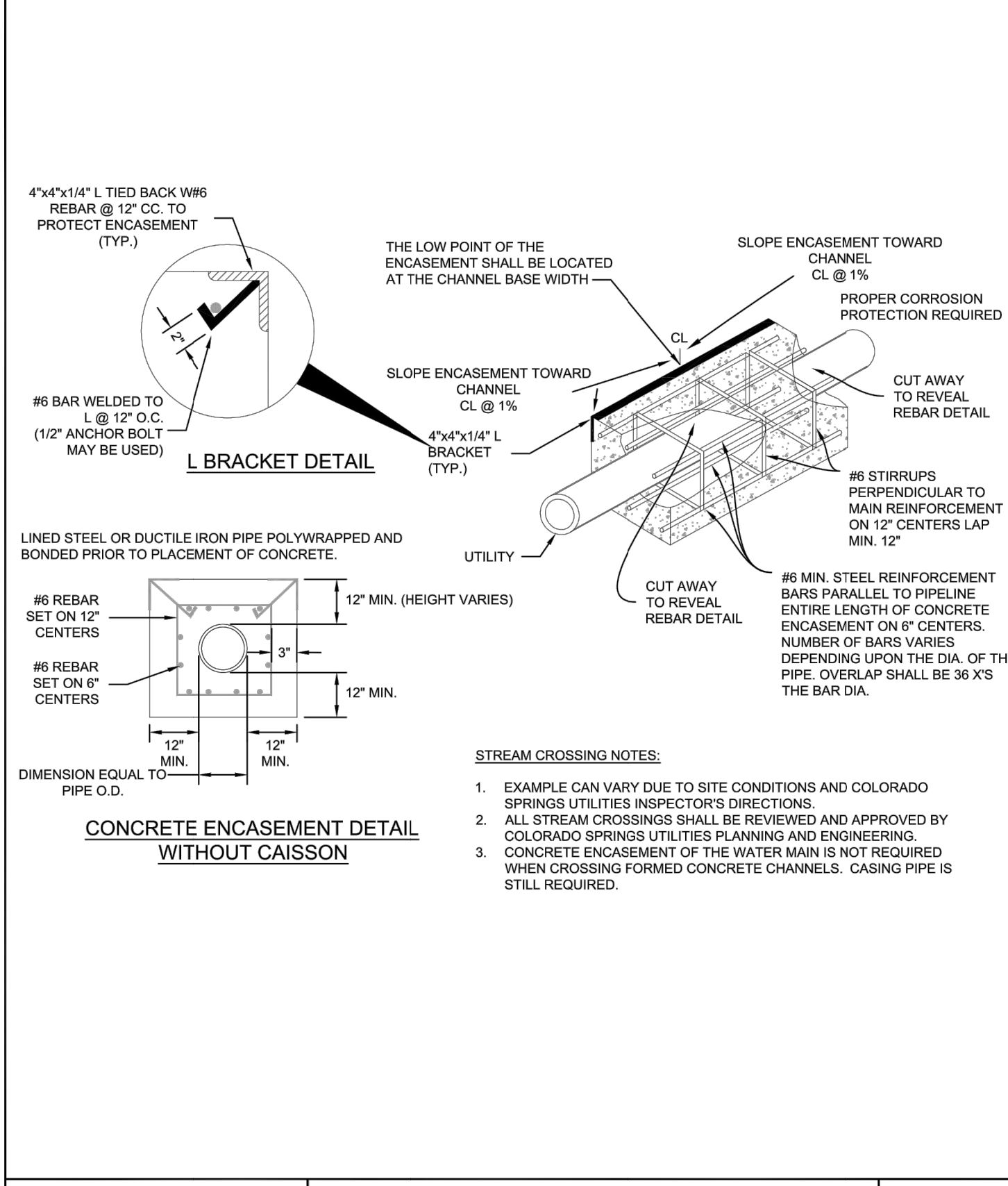
Colorado Springs Utilities
FIRE HYDRANT PROTECTION POSTS (BOLLARDS)
A5-4
DATED 03/2014



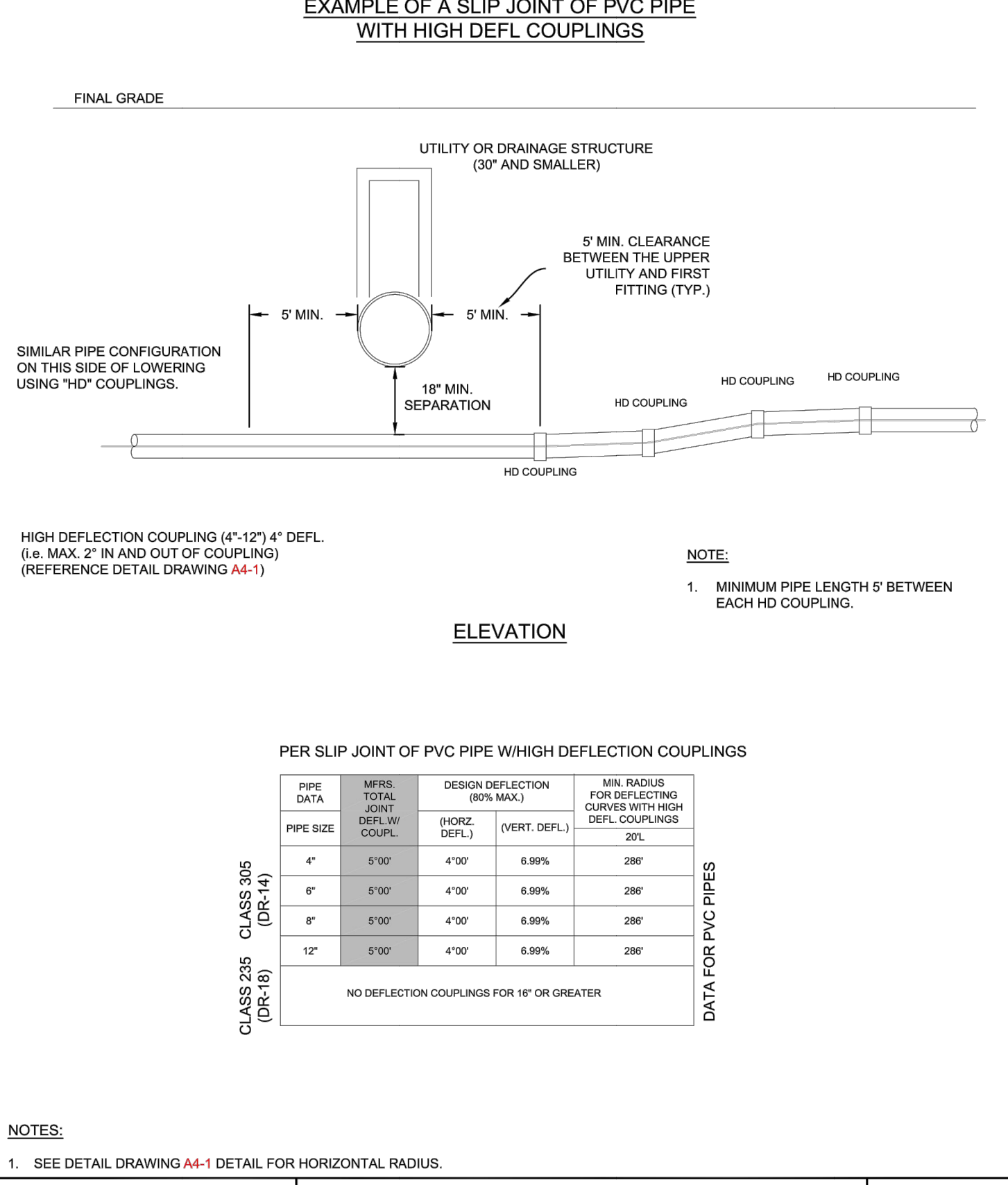
Colorado Springs Utilities
FIRE HYDRANT BACKFLOW AND METER CONFIGURATION
A5-5
DATED 01/2017



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



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



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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	1/2/22	MMC	MMC	

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SHEET 58 OF 60
JOB NO. 21542.05

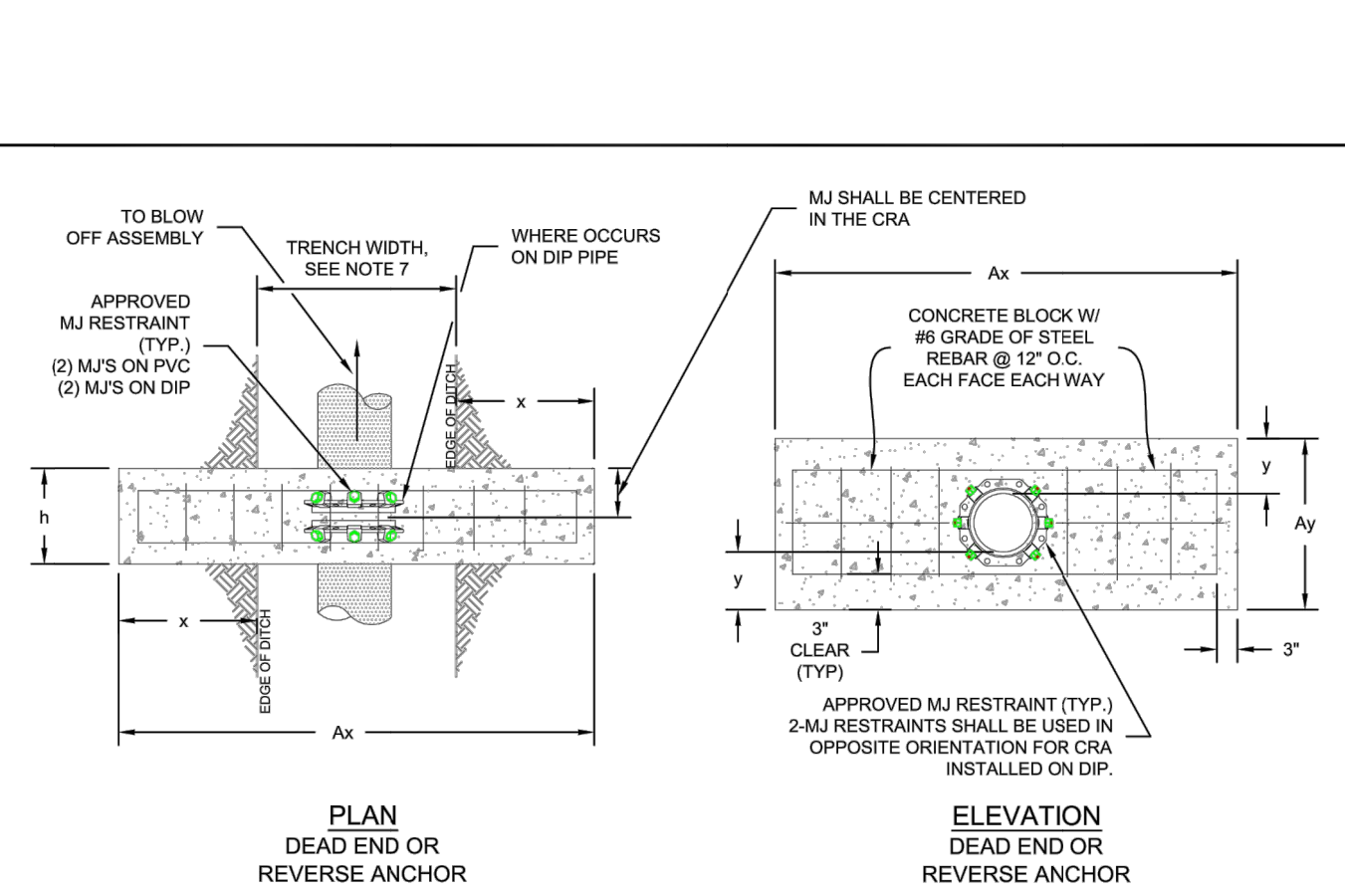
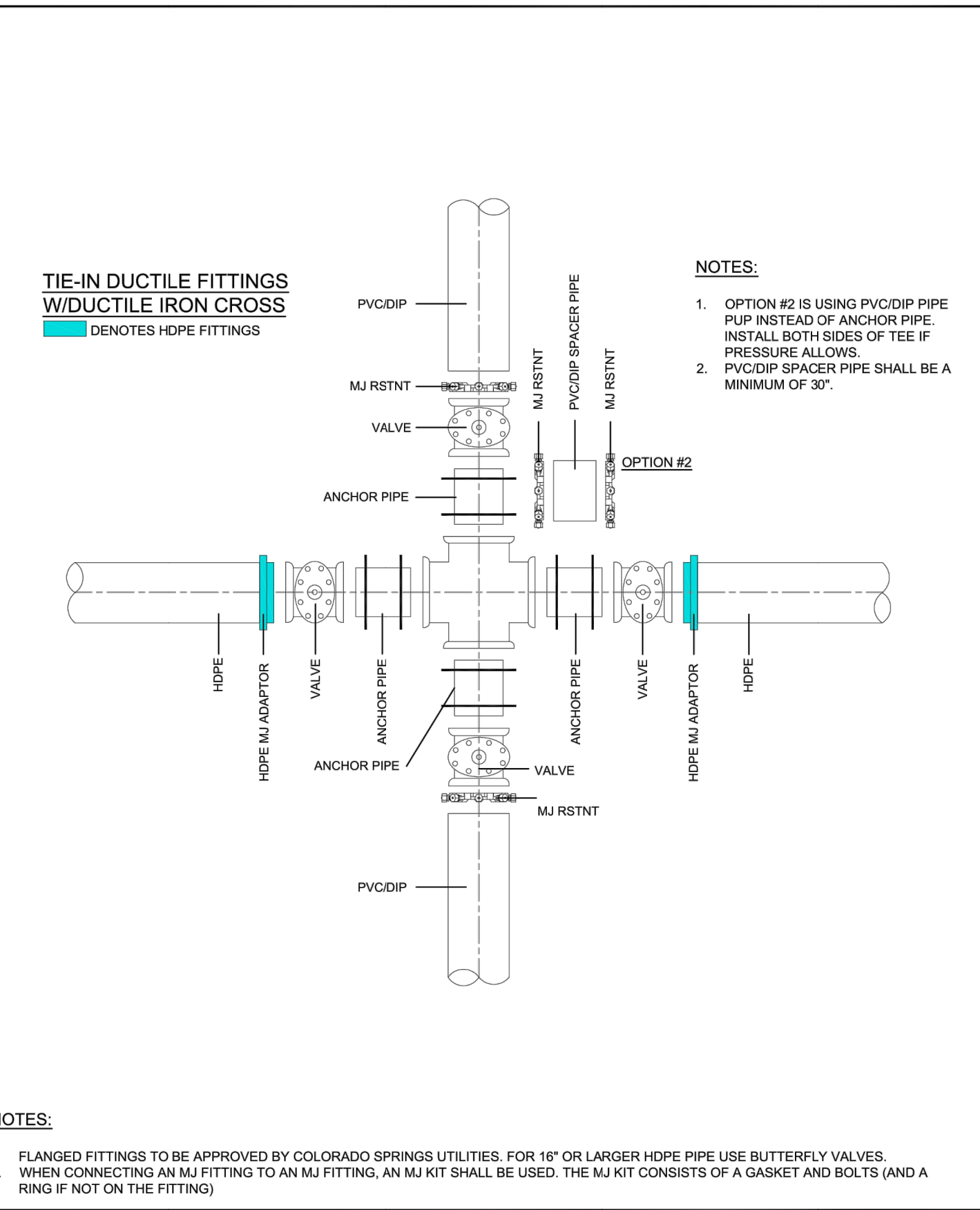
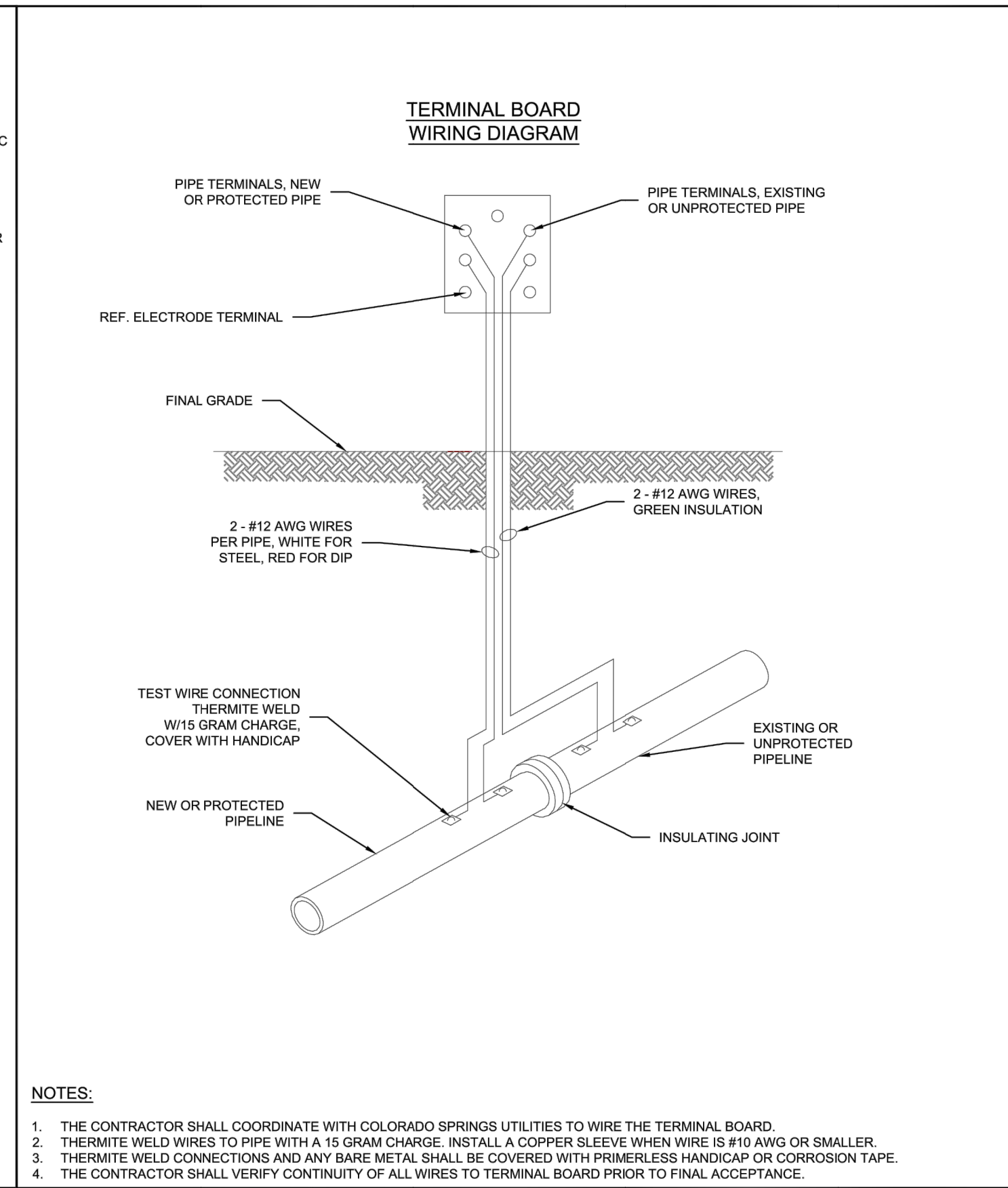
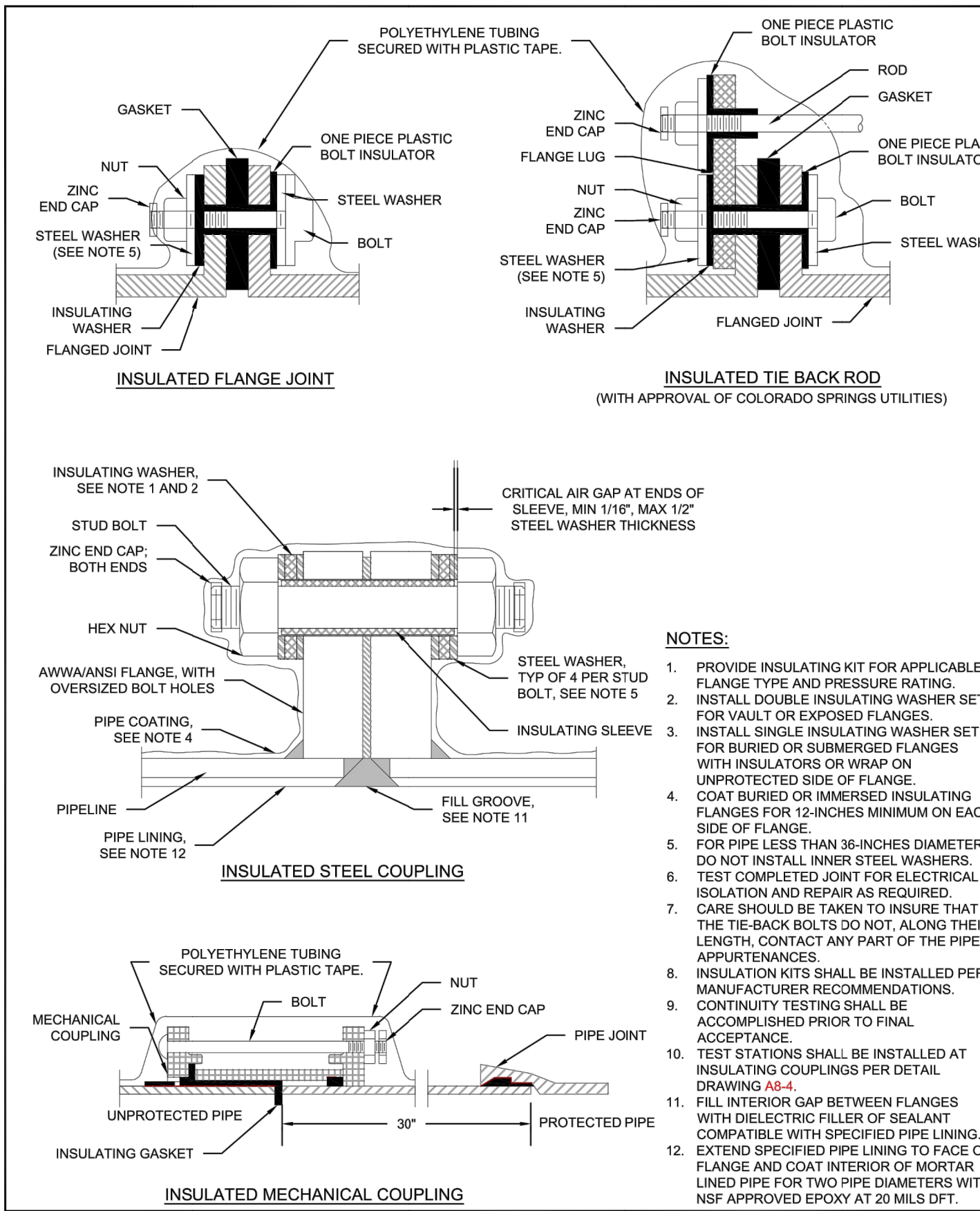


ENGINEER'S STATEMENT

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 _____



DIAMETER (IN)	PRESSURE (PSI)	x (IN)	Ax (IN)	y (IN)	Ay (IN)	Ab (IN)	h (IN)	Vol (CUYD)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250	90	168	24	65.40	60.50	36	8.5

- NOTES:**
- THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. FOR HDPE ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50°F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41 AND M-55.
 - THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION BASED ON ACTUAL SITE CONDITIONS. IF SITE VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR APPROVAL.
 - THE MINIMUM LATERAL BEARING SURFACE AREA (Ax) AND APPROXIMATE VOLUME OF CONCRETE (Vol) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
 - THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
 - A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
 - FOR CORROSION PROTECTION OF THE RODS SEE DETAIL DRAWING A8-11.
 - A TRENCH WIDTH OF 4 FEET AND 8" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING. CALCULATIONS: (Ax, Ay, x AND y).
 - THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
 - DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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.

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

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

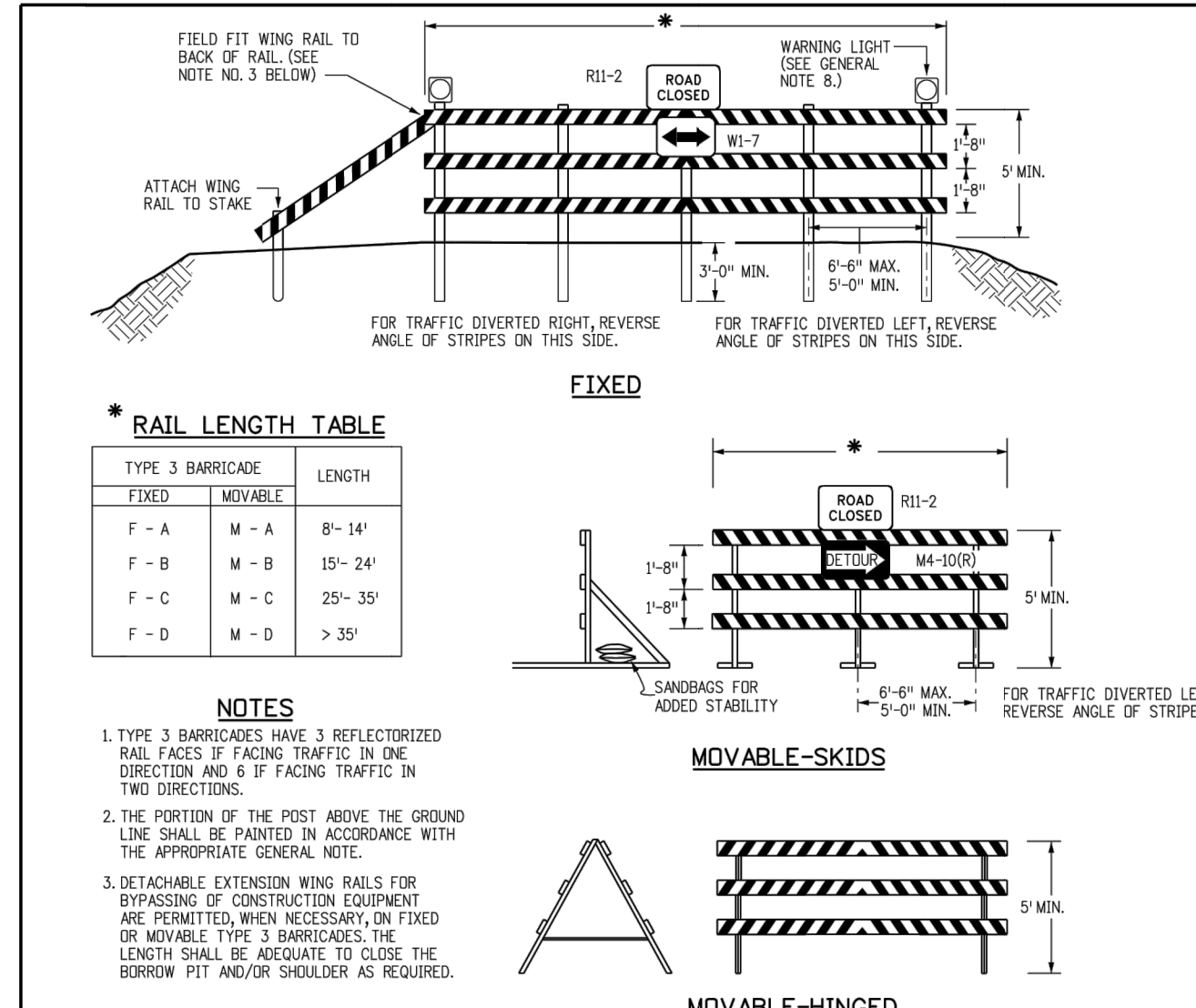
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	1/2/22	MMC	MMC	No.	REVISION	BY	DATE

SADDLEHORN RANCH -
FILING 3
DETAILS

SHEET 59 OF 60
JOB NO. 21542.05



- GENERAL NOTES**
- THE VARIOUS TYPES, COMMENTS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
 - TEMPORARY AND PERMANENT BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 604 AND 650 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
 - ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE APPLICABLE SECTION 508 OF THE STANDARD SPECIFICATIONS.
 - ALL SIGNS, 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 SIGNS, 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:
 - SIGNS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHTED WITH SANDRAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED 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:
 - FLASHER 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.
 - CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH A 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.
 - 20" SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

*** 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 BORROW PIT AND/OR SHOULDER AS REQUIRED.

TYPICAL BARRICADE CHARACTERISTICS

BARRICADE DESIGNATIONS	
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.

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Last Modification Date: 06/03/16	Initials: MPM/mt
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Sheet Revisions

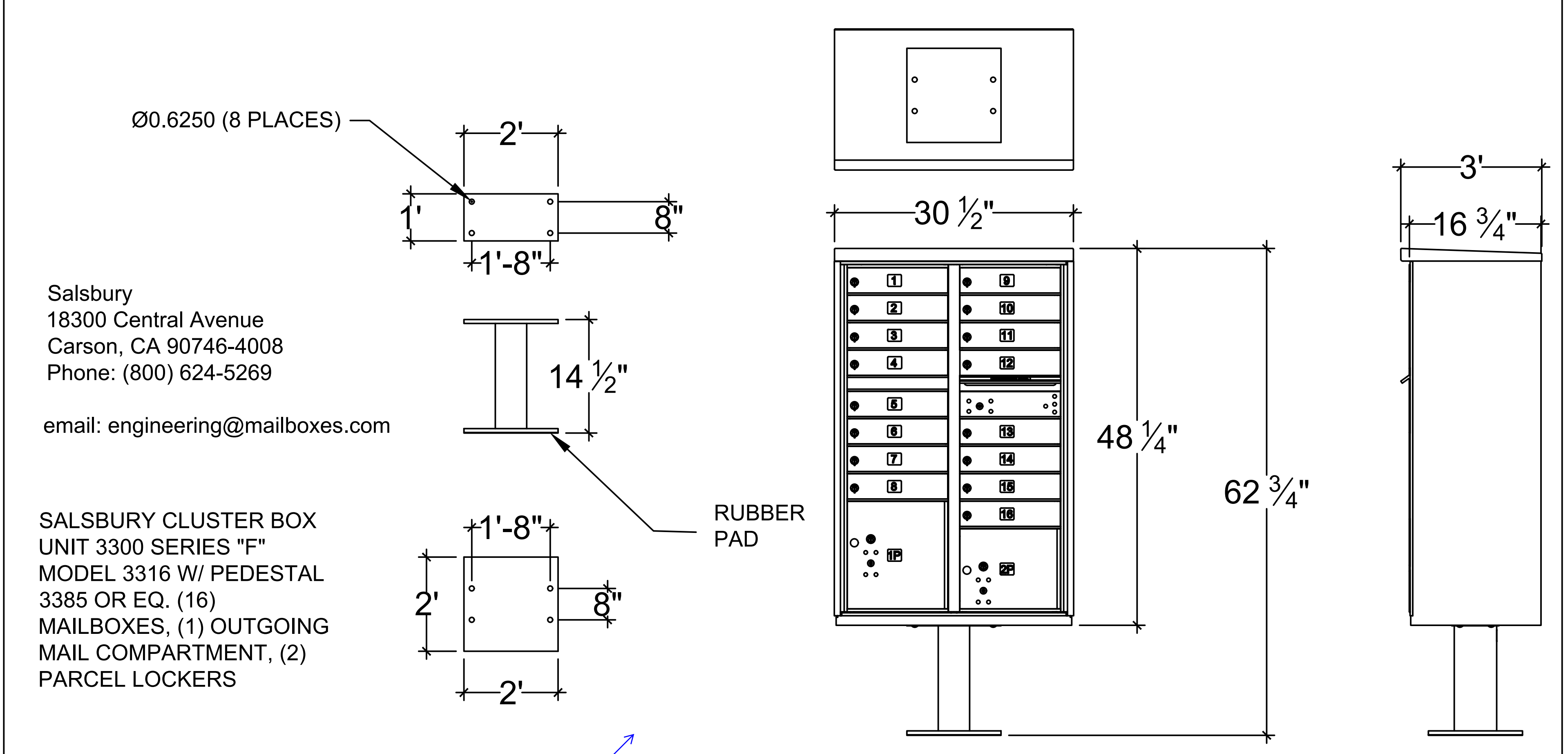
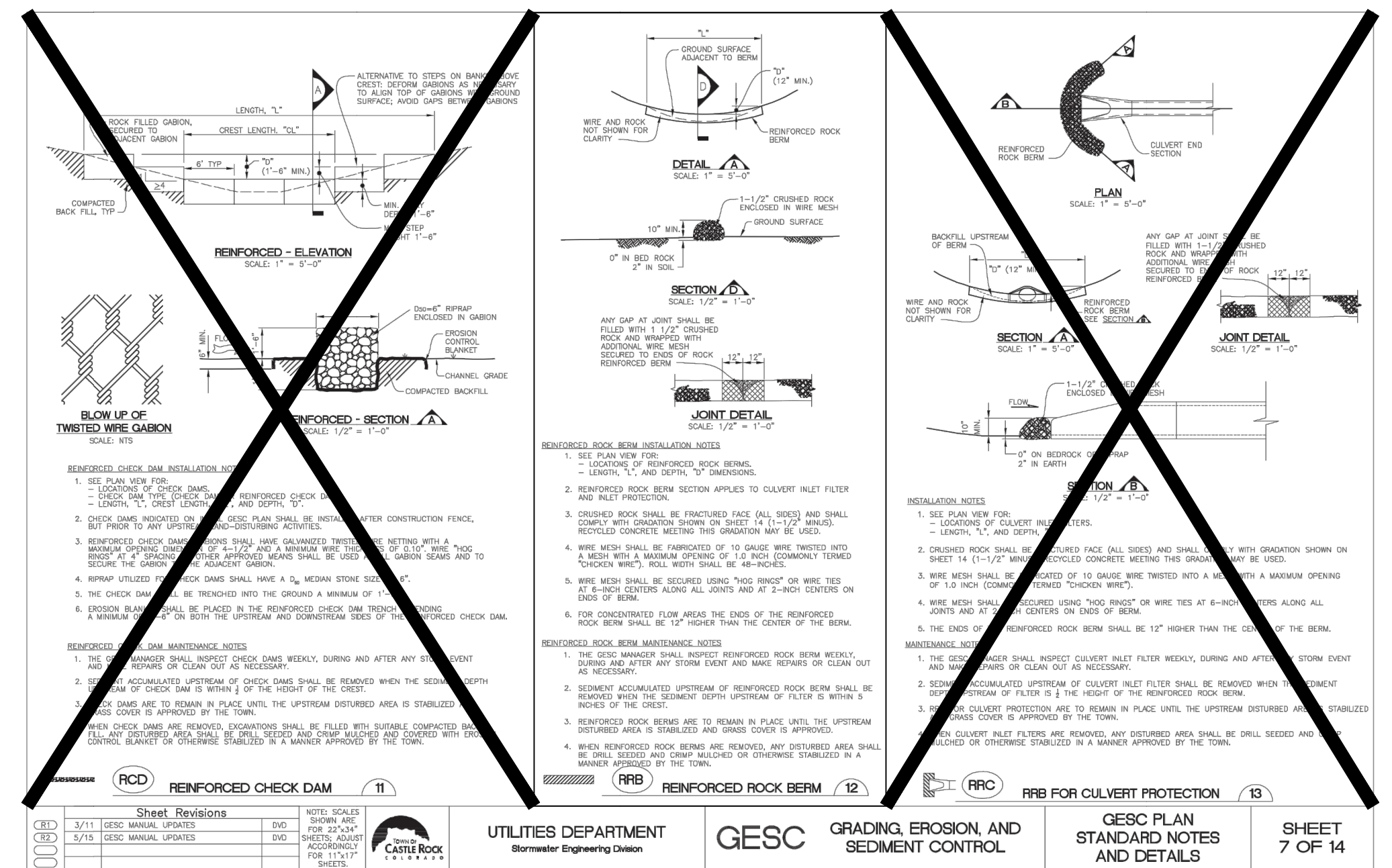
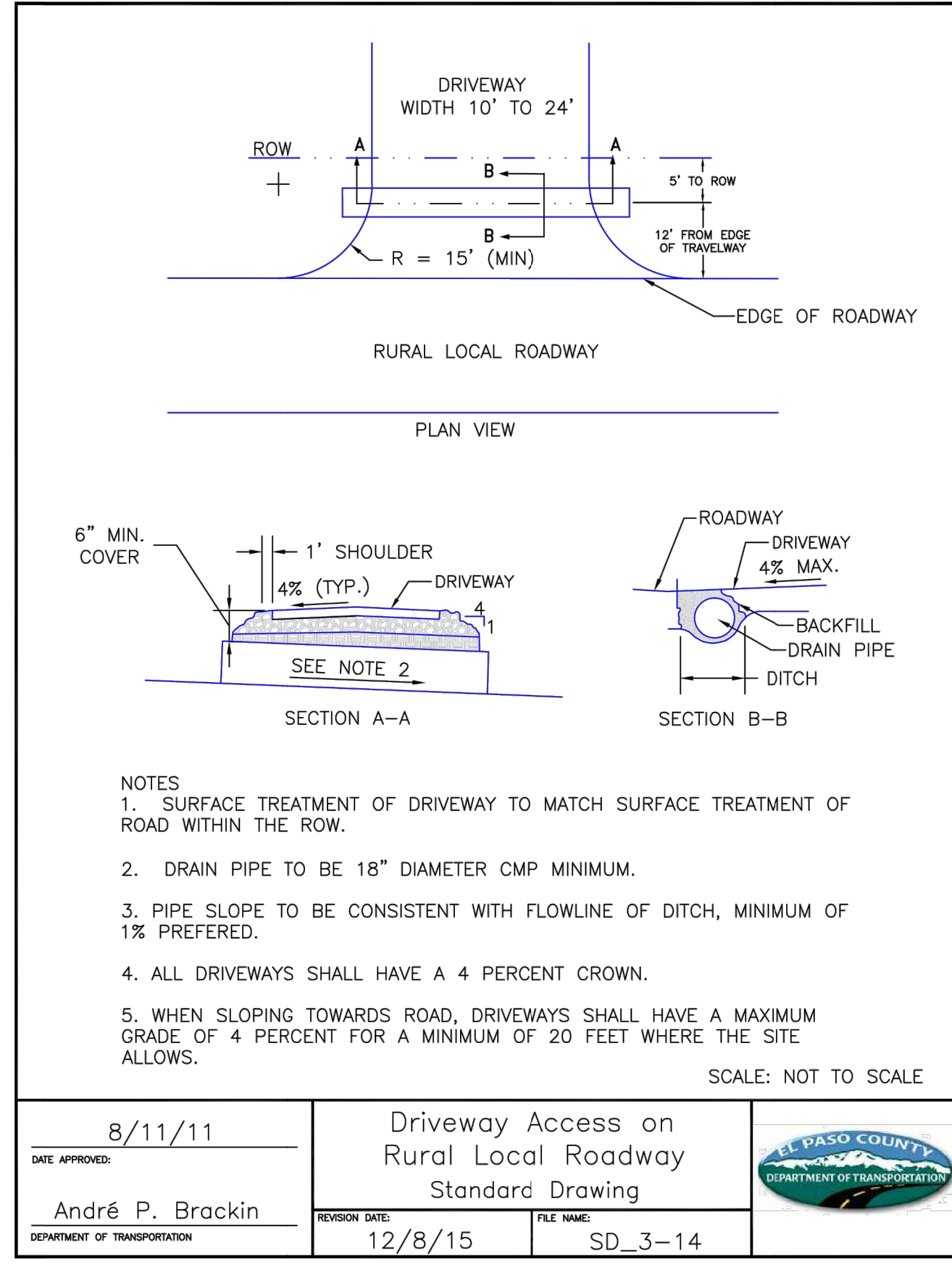
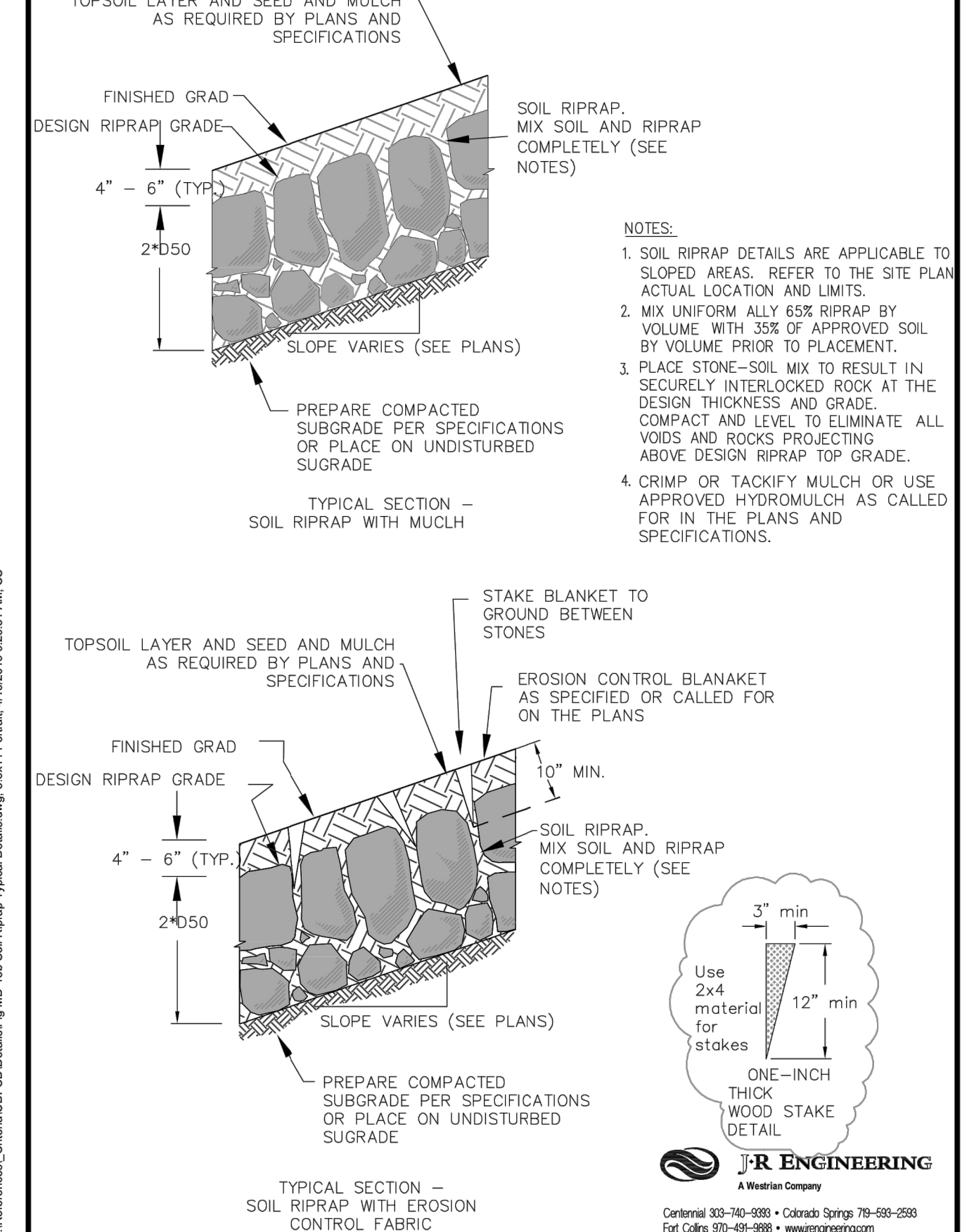
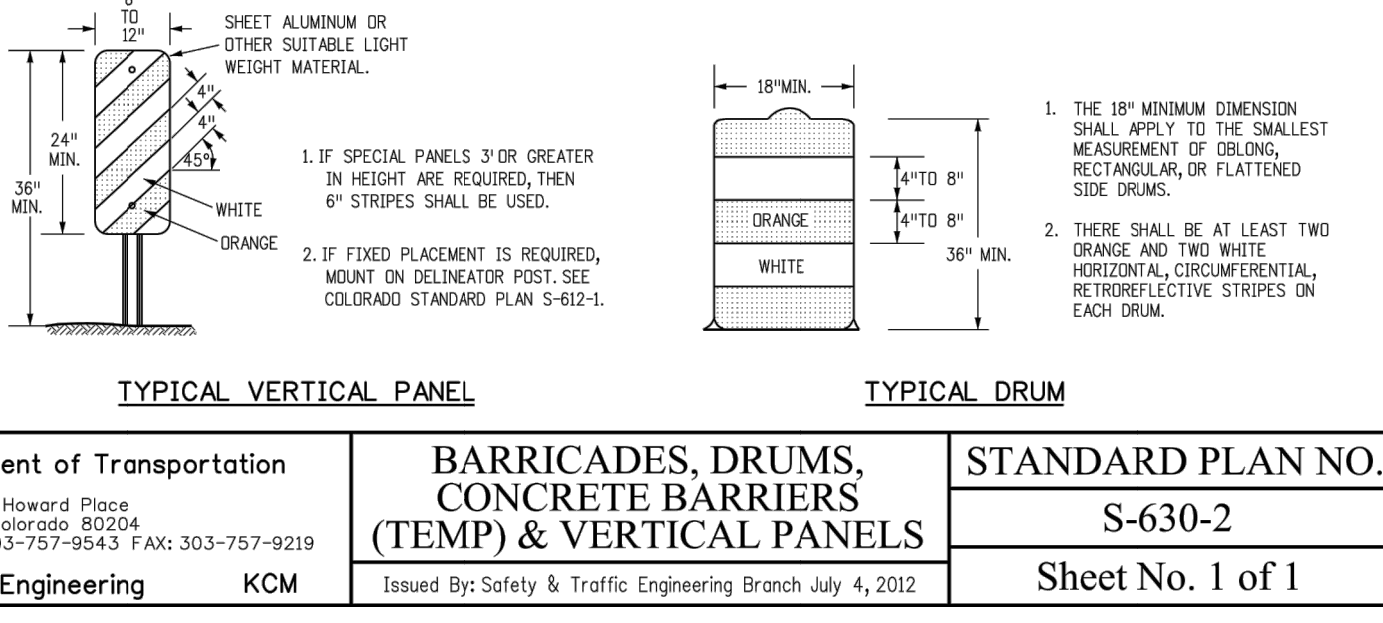
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06/03/16	SP604 GENERAL NOTES 4 & 5	

Colorado Department of Transportation
 2825 N. Howard Place
 Denver, Colorado 80204
 Phone: 303-757-9543 FAX: 303-757-9219

Safety & Traffic Engineering KCM

BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS
 Issued By: Safety & Traffic Engineering Branch July 4, 2012

STANDARD PLAN NO. S-630-2
Sheet No. 1 of 1



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 FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

BY	DATE	REVISION

SADDLEHORN RANCH - FILING 3
DETAILS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	1/2/22	MMC	MMC	

SHEET 60 OF 60
 JOB NO. 21542.05