

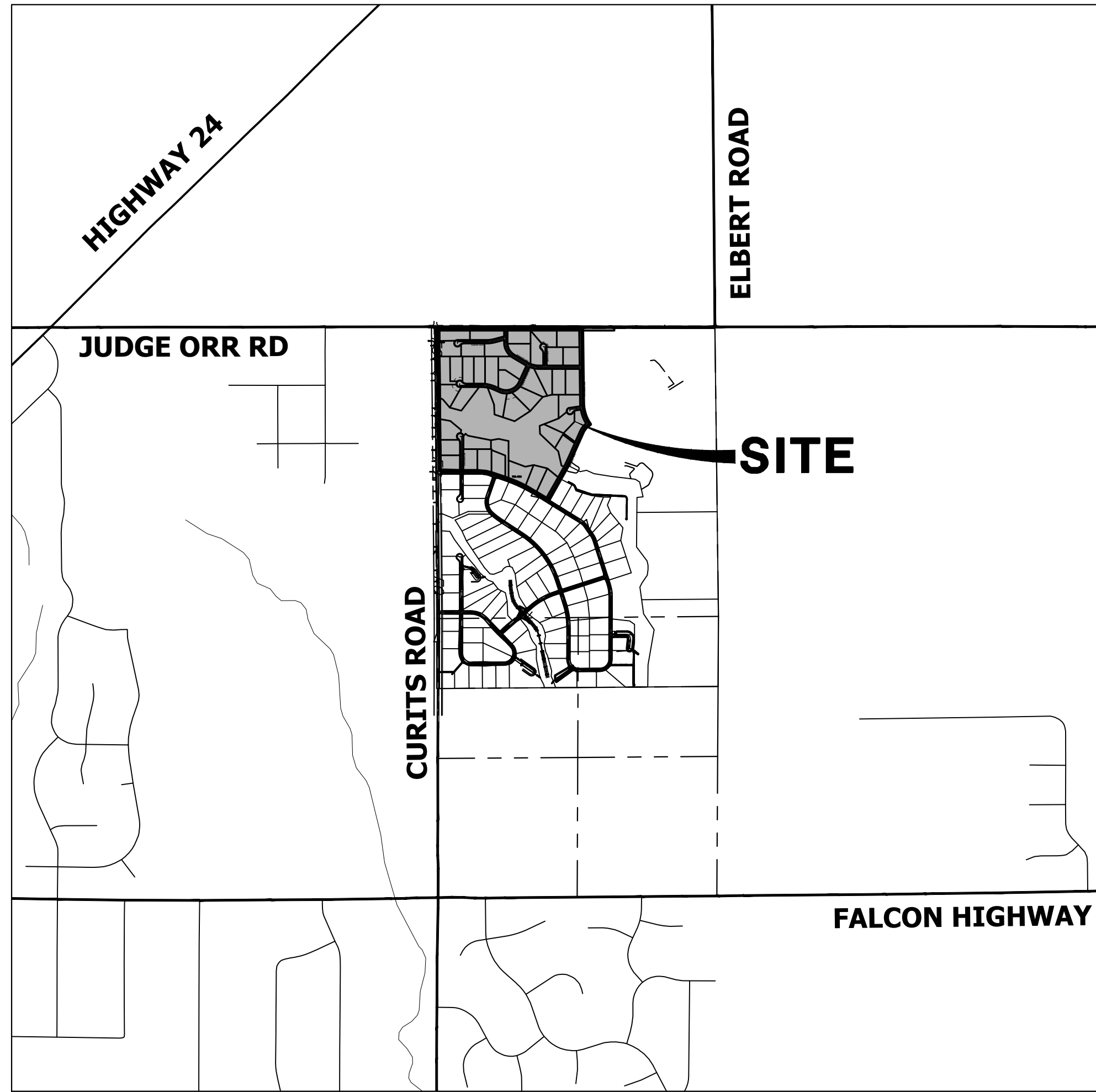
# SADDLEHORN RANCH - FILING 3

LOCATED IN SECTION 3  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO

## CONSTRUCTION DOCUMENTS

### ABBREVIATIONS

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



### VICINITY MAP

SCALE: 1" = 2000'

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### CONTACTS:

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

### BENCHMARK:

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

### BASIS OF BEARINGS:

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



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

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

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

### EL PASO COUNTY STATEMENT

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

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

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

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

### ENGINEER'S STATEMENT

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

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

PCD File No. SF-23-004

### OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK DATE \_\_\_\_\_  
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

### DISTRICT APPROVALS

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

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



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

BY	DATE	REVISION	No.	1" = 2000'		DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE			
				N/A	4/25/23	AMT	AMT	
SADDLEHORN RANCH - FILING 3 COVER SHEET								
				SHEET 1 OF 63		JOB NO. 21542.05		

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

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

**SOIL RIPRAP NOTES:**

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

**SIGNING AND STRIPING NOTES**

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

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

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

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BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	4/25/23	AMT	AMT			

SADDLEHORN RANCH -  
 FILING 3  
 GENERAL NOTES



Know what's below.  
 Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

SHEET 2 OF 63

JOB NO. 21542.05

### LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	— — — — —	— — — — —
MATCH LINE	— — — — —	— — — — —
SECTION LINE	— — — — —	— — — — —
BOUNDARY LINE	— — — — —	— — — — —
PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	— — — — —	— — — — —
RIGHT OF WAY	— — — — —	— — — — —
R.O.W. A LINE	— — — — —	— — — — —
CENTERLINE	— — — — —	— — — — —
CITY LIMITS	— — — — —	— — — — —
WIRE FENCE	— — — — —	— — — — —
CHAIN LINK FENCE	— — — — —	— — — — —
WOOD FENCE	— — — — —	— — — — —
MASONRY FENCE	— — — — —	— — — — —
GUARDRAIL	— — — — —	— — — — —
CONC. BARRIER	— — — — —	— — — — —
CABLE TV	— — — — —	— — — — —
ELECTRIC	— — — — —	— — — — —
FIBER OPTIC	— — — — —	— — — — —
GAS MAIN	— — — — —	— — — — —
IRRIGATION MAIN	— — — — —	— — — — —
OIL/PETRO. MAIN	— — — — —	— — — — —
OVERHEAD UTILITY	— — — — —	— — — — —
SANITARY SEWER	— — — — —	— — — — —
STORM DRAIN	— — — — —	— — — — —
TELEPHONE	— — — — —	— — — — —
WATER MAIN	— — — — —	— — — — —
RAW WATER LINE	— — — — —	— — — — —
SWALE/WATERWAY FLOWLINE	— — — — —	— — — — —
DIVERSION DITCH	— — — — —	— — — — —
DIVERSION CHANNEL	— — — — —	— — — — —
MAJOR DRAINAGE BASIN	— — — — —	— — — — —
MINOR DRAINAGE BASIN	— — — — —	— — — — —
TOP OF SLOPE	— — — — —	— — — — —
TOE OF SLOPE	— — — — —	— — — — —
EDGE OF WATER	— — — — —	— — — — —
INDEX CONTOUR	— — — — —	— — — — —
INTERMEDIATE CONTOUR	— — — — —	— — — — —
DEPRESSION CONT. (INDEX)	— — — — —	— — — — —
DEPRESSION CONT. (INTER)	— — — — —	— — — — —
TOP OF CUTS	— — — — —	— — — — —
TOE OF FILLS	— — — — —	— — — — —
CUT AND FILL LINE	— — — — —	— — — — —
SILT FENCE	— — — — —	— — — — —
100 YEAR FLOODPLAIN	— — — — —	— — — — —
500 YEAR FLOODPLAIN	— — — — —	— — — — —
FLOODWAY	— — — — —	— — — — —
BASE FLOOD ELEVATION	— — — — —	— — — — —
EDGE OF WETLANDS	— — — — —	— — — — —
STONE WALL	— — — — —	— — — — —
FLOW ARROWS	— — — — —	— — — — —

### UTILITIES LEGEND

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

### MONUMENTATION LEGEND

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

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

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

BY	DATE	REVISION	NO.

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				4/25/23	AMT	AMT	

**SADDLEHORN RANCH -**  
**FILING 3**  
**LEGEND**



Know what's below.  
Call before you dig.

### ENGINEER'S STATEMENT

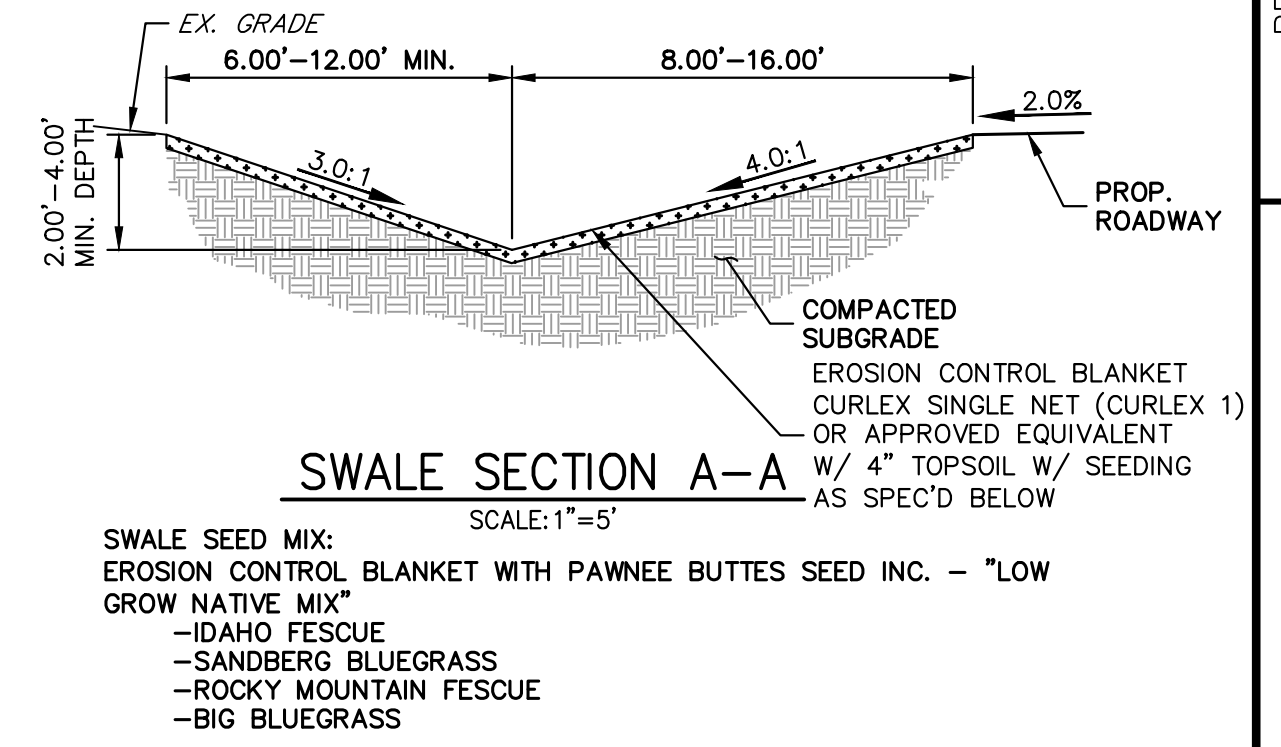
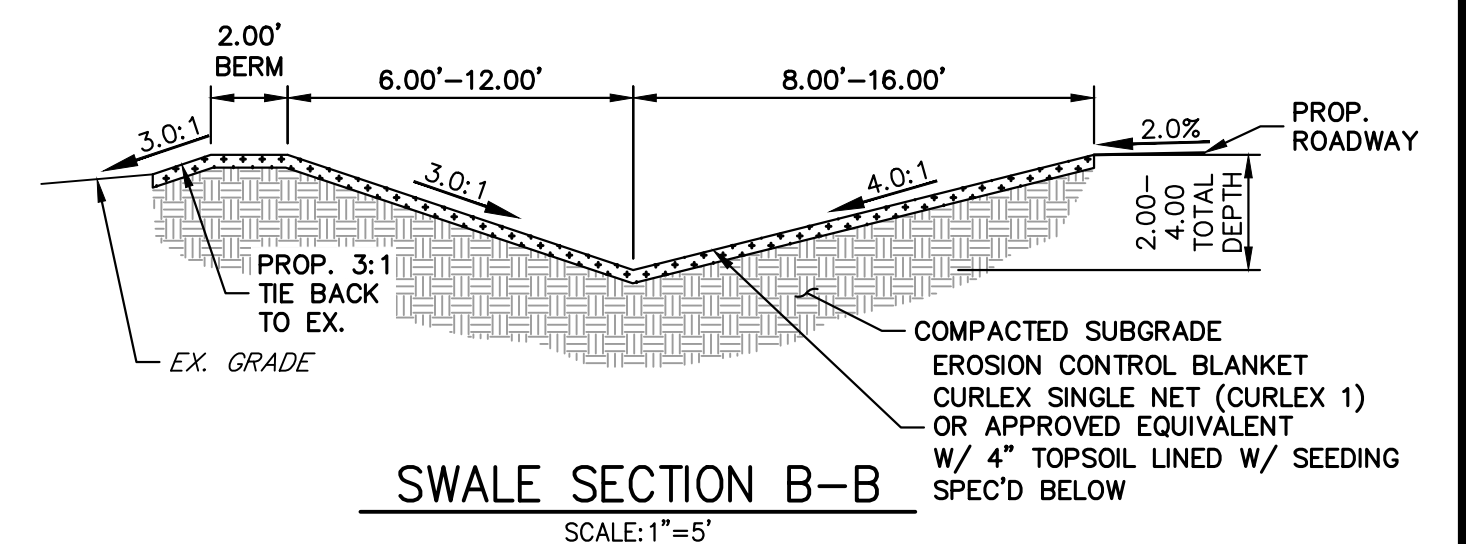
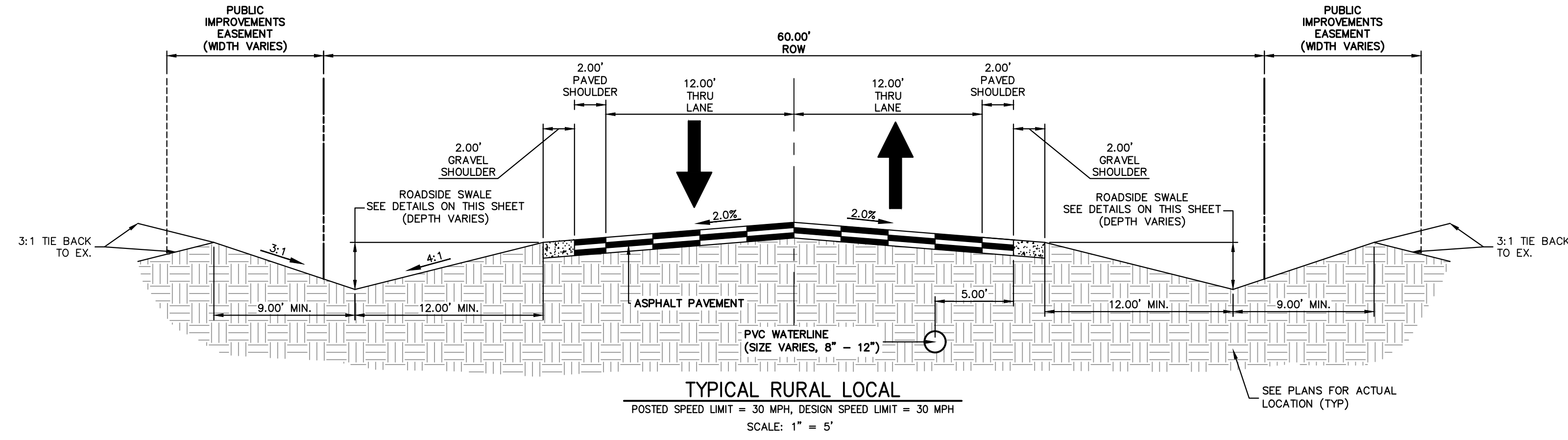
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

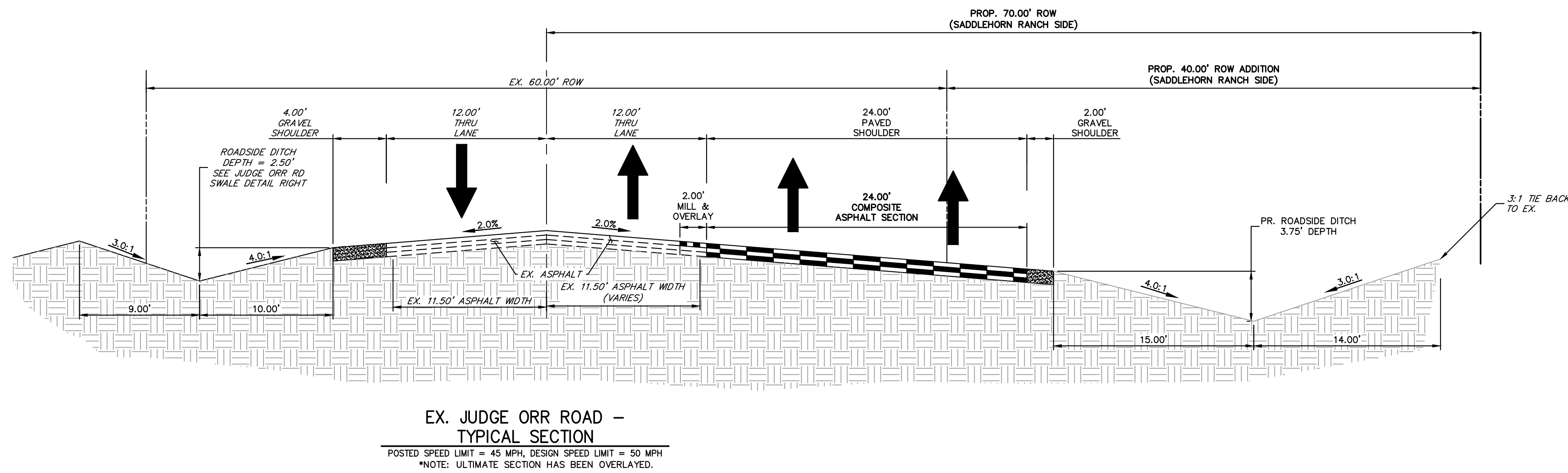
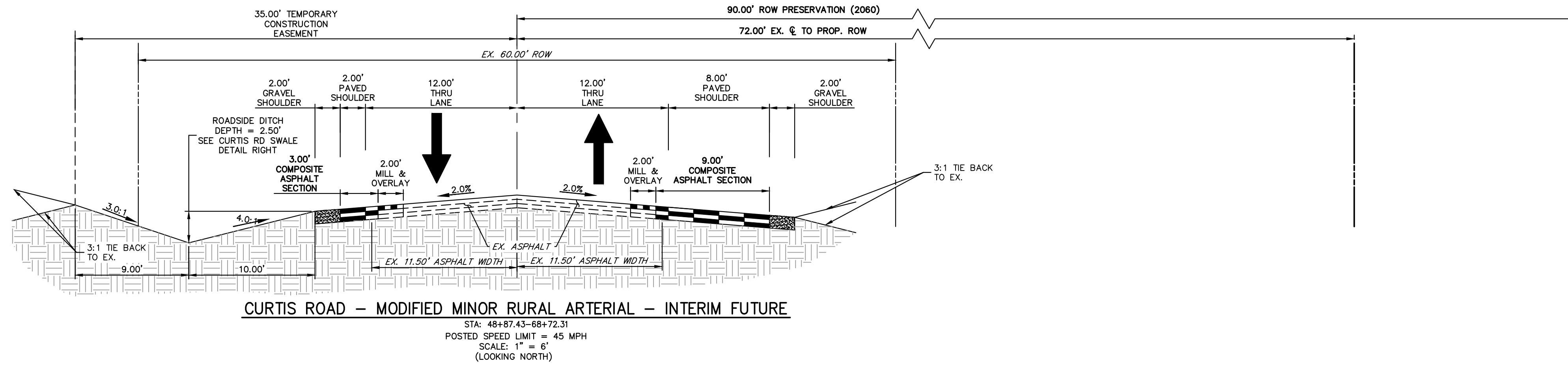
SHEET 3 OF 63

JOB NO. 21542.05



**ROADSIDE SWALE NOTES**

- SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 4' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
- SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO ACHIEVE 4.0' DEPTH RELATIVE TO EXISTING GRADE CAN NOT BE ACHIEVED DUE TO DOWN STREAM GRADE REQUIREMENTS. 2.0' BERM MUST BE PROVIDED TO MITIGATE FUTURE EROSION.



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

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

**J.R. ENGINEERING**  
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
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BY	DATE	NO.	REVISION

SADDLEHORN RANCH - FILING 3  
 TYPICAL SECTIONS

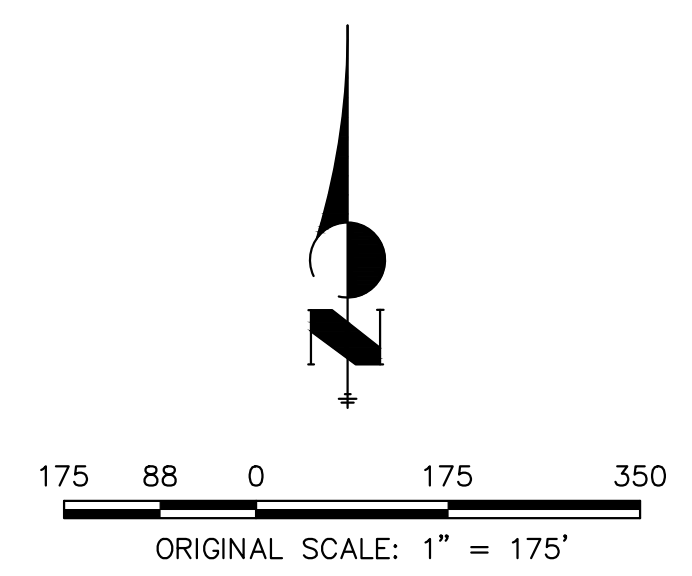
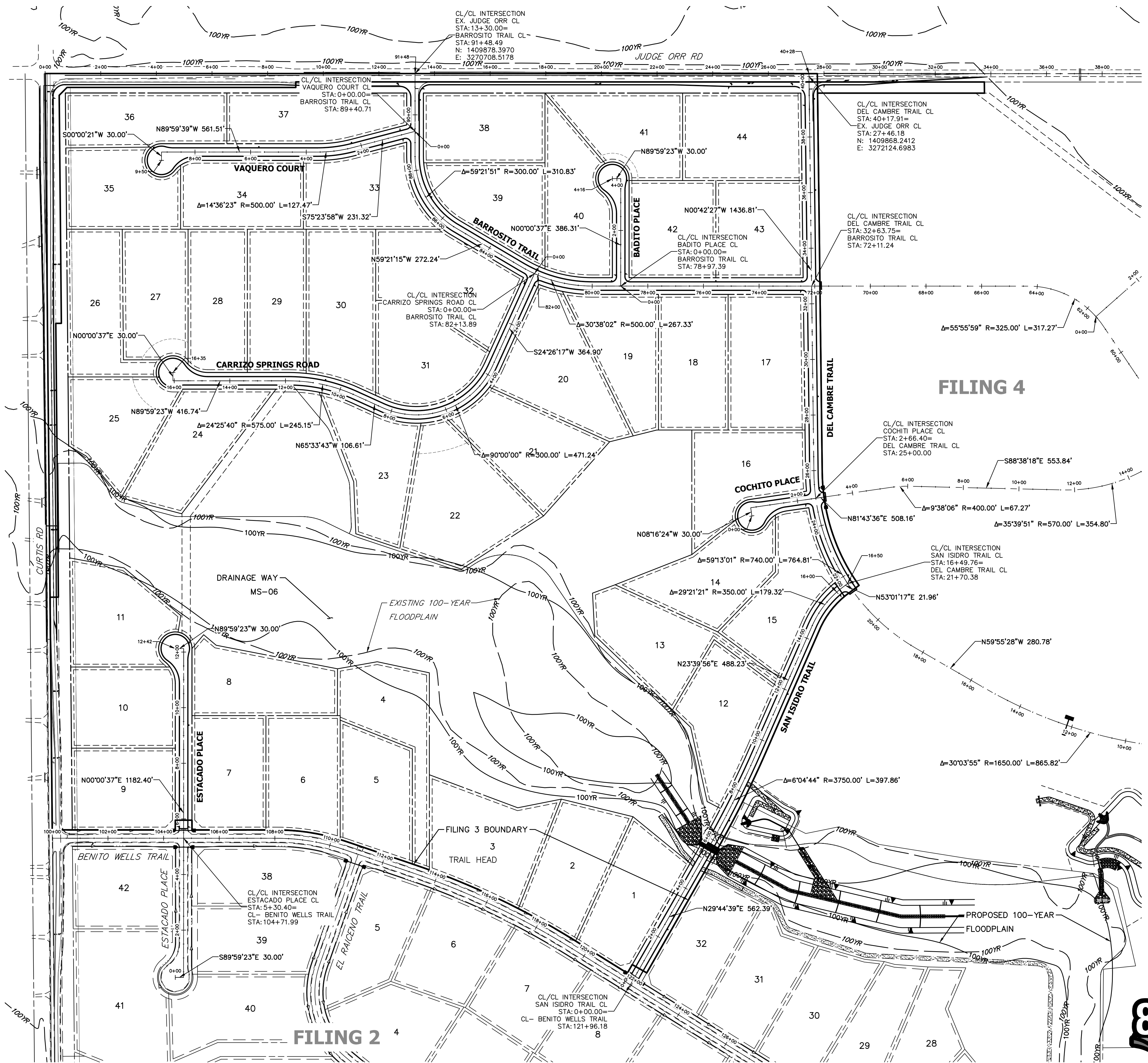
SHEET 4 OF 63  
 JOB NO. 21542.05



**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 \_\_\_\_\_



**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

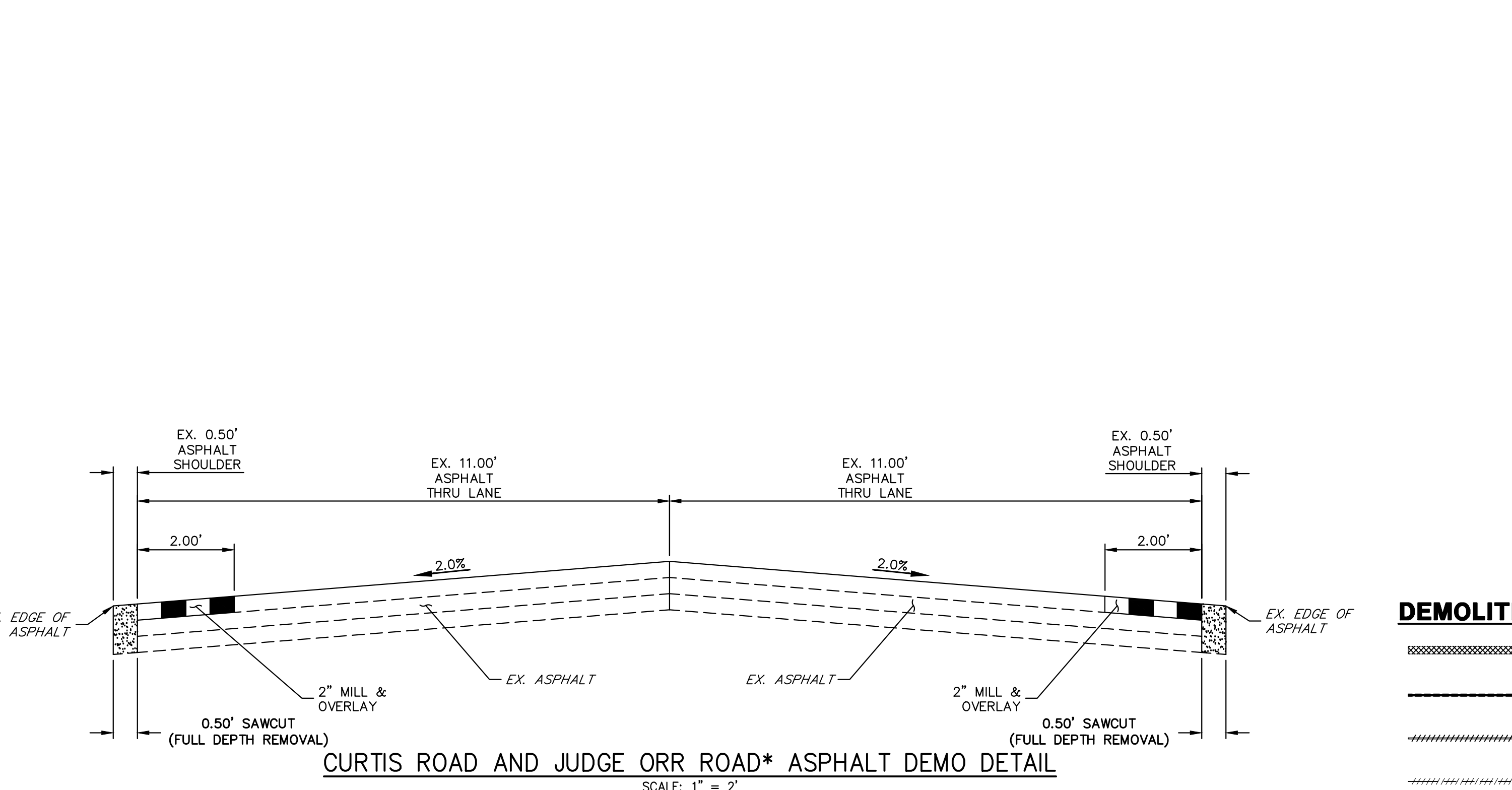
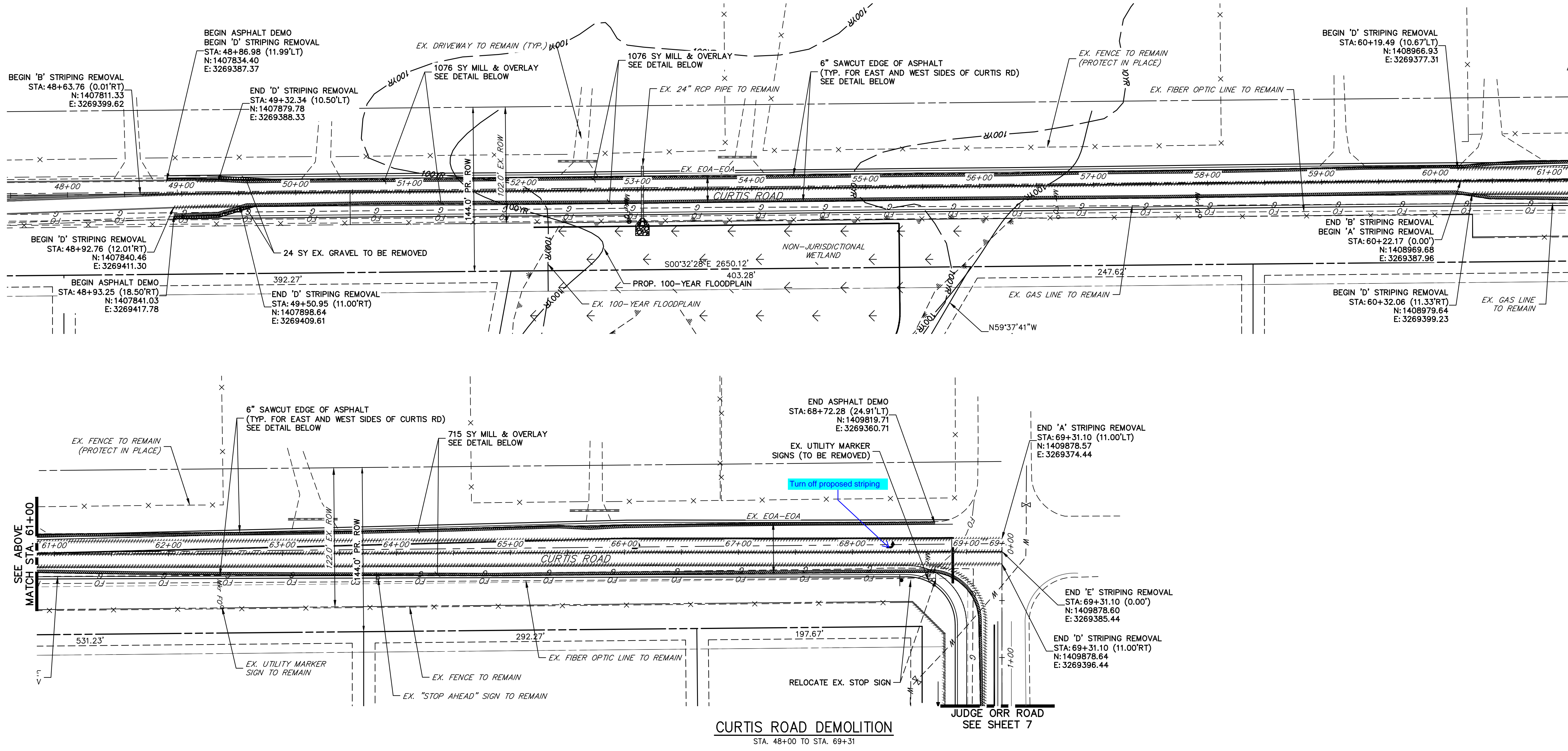
SADDLEHORN RANCH -  
 FILING 3  
 HORIZONTAL CONTROL PLAN  
 SHEET 5 OF 63  
 JOB NO. 21542.05

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=175'	N/A	4/25/23	CJS	CJS	

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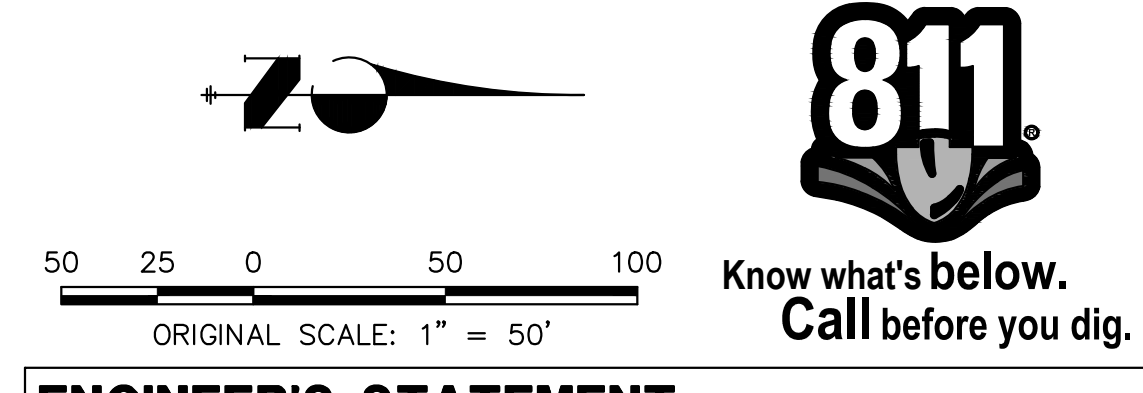
UNTIL SUCH TIME AS  
 THESE DRAWINGS ARE  
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 APPROPRIATE STREET  
 AGENCIES, JR ENGINEERING  
 APPROVES THEIR USE  
 DESIGNATED BY WRITTEN  
 AUTHORIZATION.



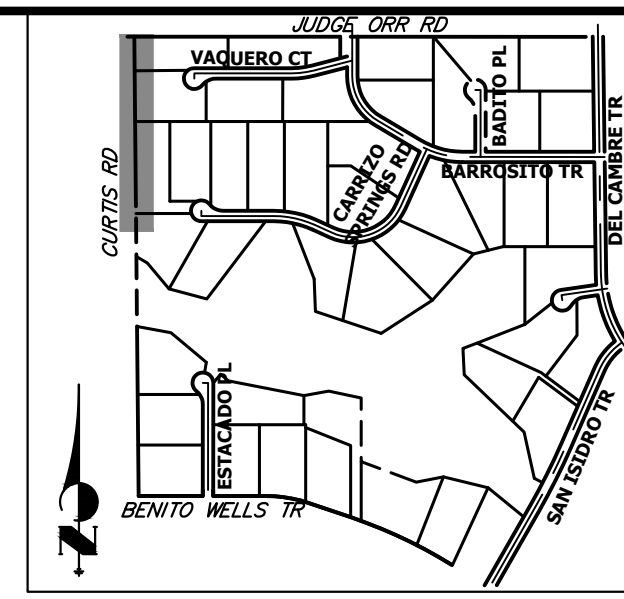
- LEGEND**
- ▲ PROPOSED SIGN
  - ◻ EXISTING SIGN
  - ⊗ PROPOSED STRIPE
  - ⊗ EXISTING STRIPE
  - (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
  - (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
  - (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
  - (D) EDGE LINE - 4" WIDE,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

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

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



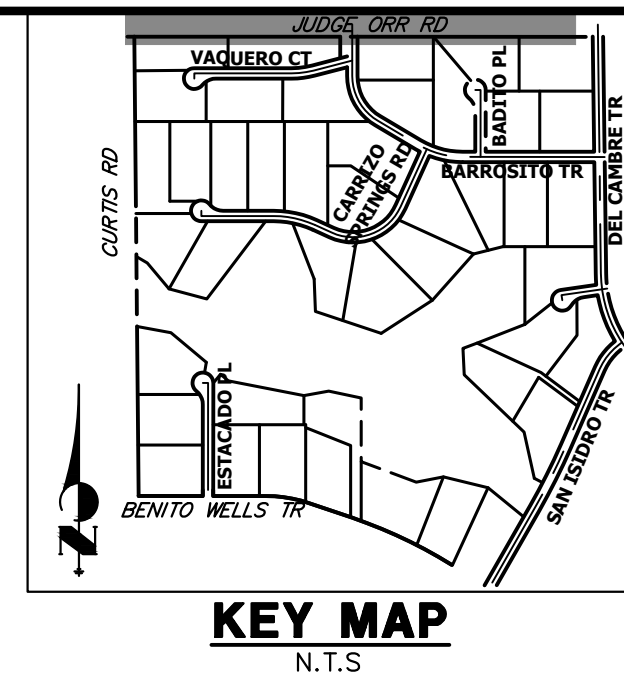
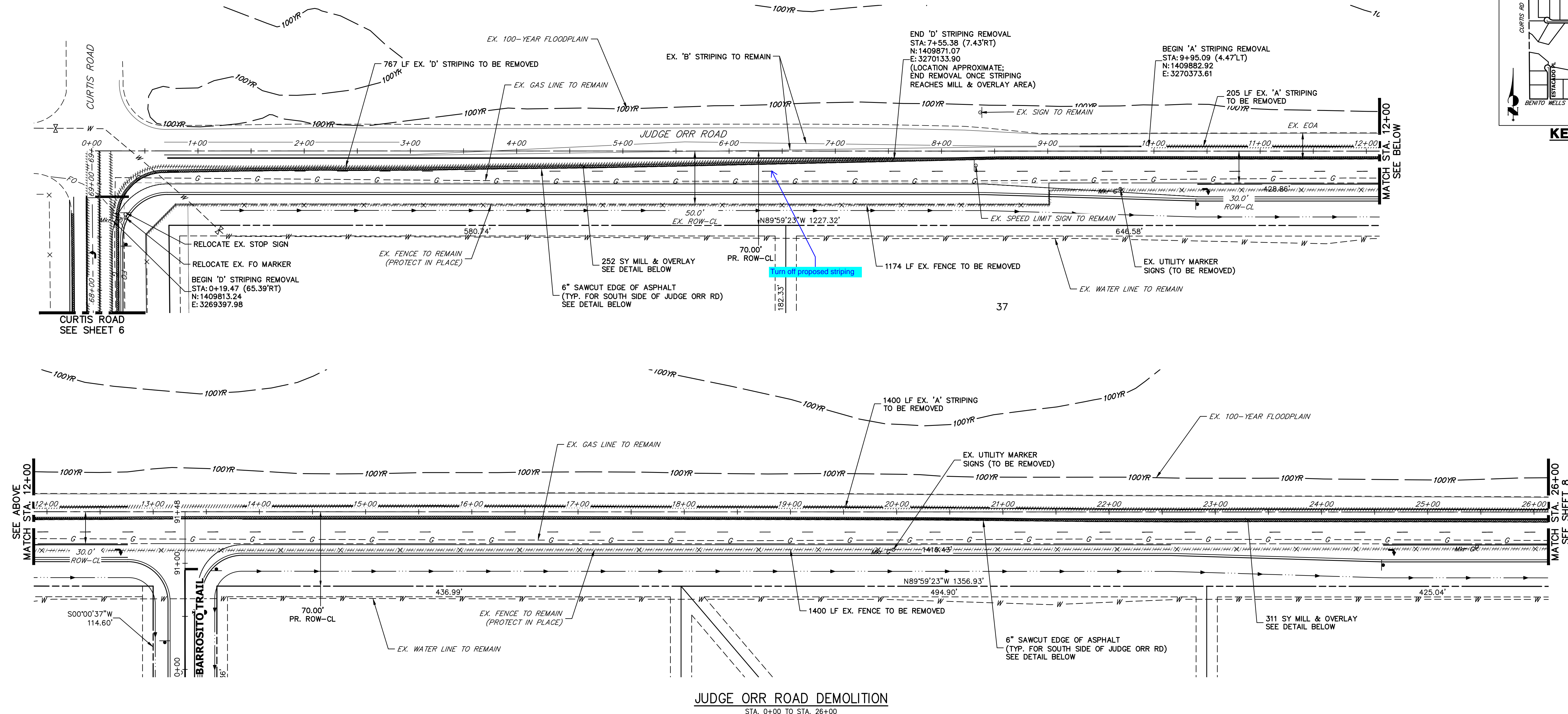
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E. DATE \_\_\_\_\_  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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 PREPARED FOR  
 ROI PROPERTY GROUP, LLC  
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 NAPA, CALIFORNIA  
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 BRADY WILLIAMS

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No.	REVISION	BY		DATE	
		BY	DATE	BY	DATE



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No.	REVISION	BY	DATE

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

**LEGEND**

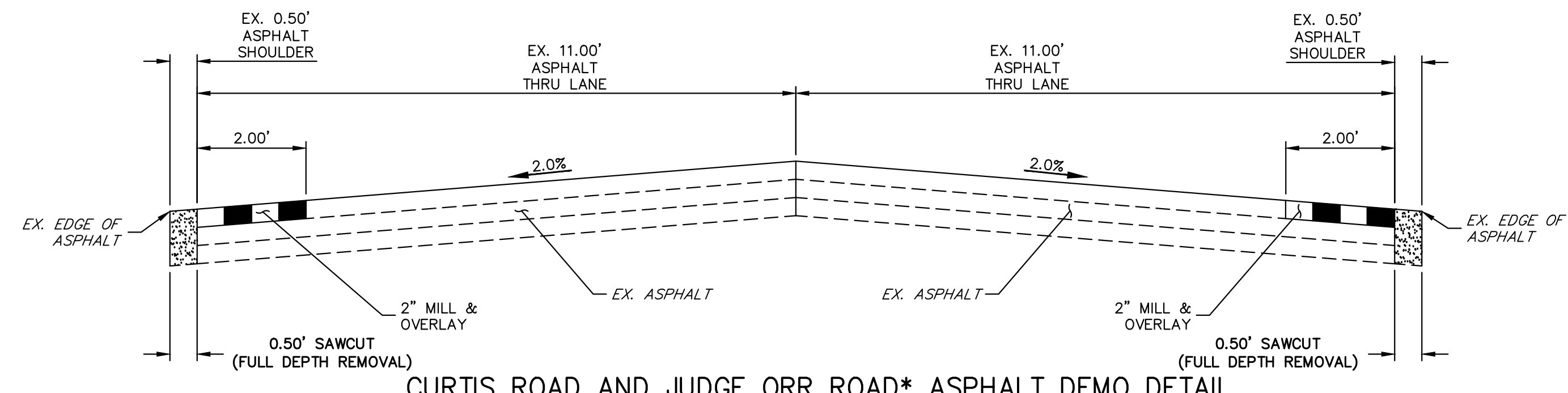
- PROPOSED SIGN
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- (G) STOP BAR - 2" SOLID WHITE

**DEMOLITION LEGEND**

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

**DEMOLITION NOTES**

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**CURTIS ROAD AND JUDGE ORR ROAD\* ASPHALT DEMO DETAIL**

SCALE: 1" = 2'  
 \*JUDGE ORR ROAD TO HAVE DEMO WORK ON SOUTH SIDE OF ROAD ONLY

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

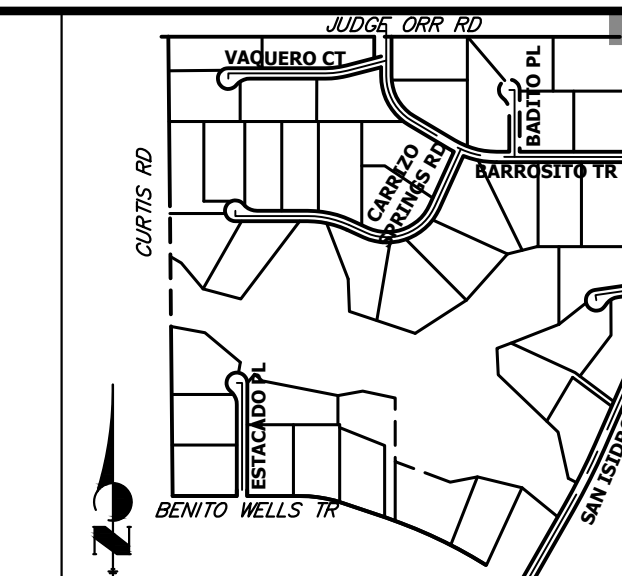
50 25 0 50 100  
 ORIGINAL SCALE: 1" = 50'

**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

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

SHEET 7 OF 63  
 JOB NO. 21542.05

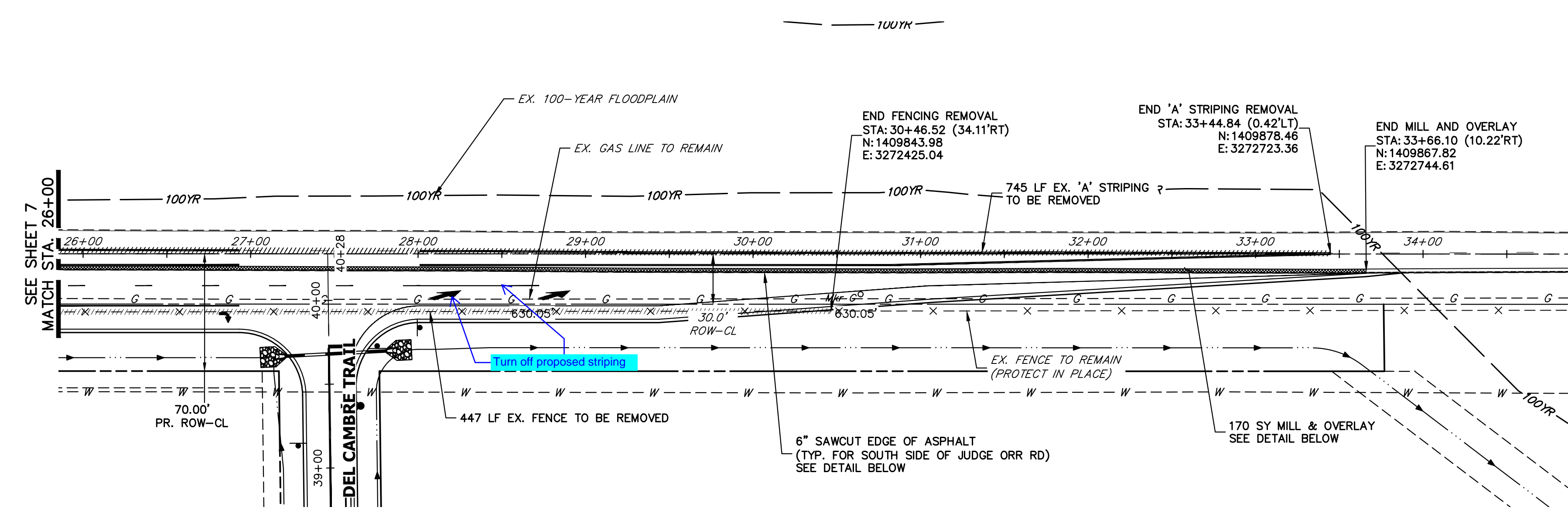


**KEY MAP**  
N.T.S.

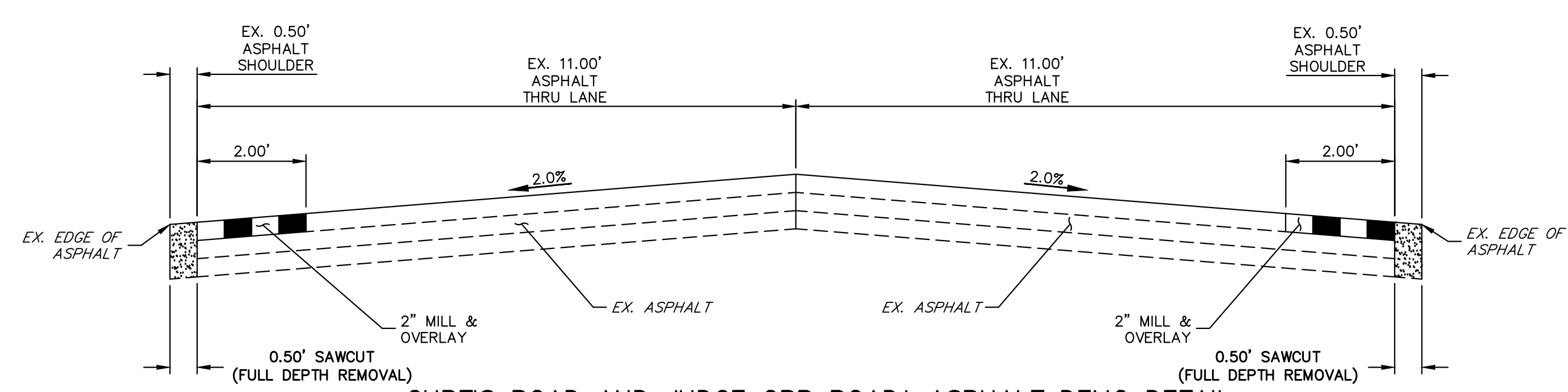
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**JUDGE ORR ROAD DEMOLITION**  
STA. 26+00 TO STA. 34+00



**CURTIS ROAD AND JUDGE ORR ROAD\* ASPHALT DEMO DETAIL**

SCALE: 1" = 2'  
\*JUDGE ORR ROAD TO HAVE DEMO WORK ON SOUTH SIDE OF ROAD ONLY

**LEGEND**

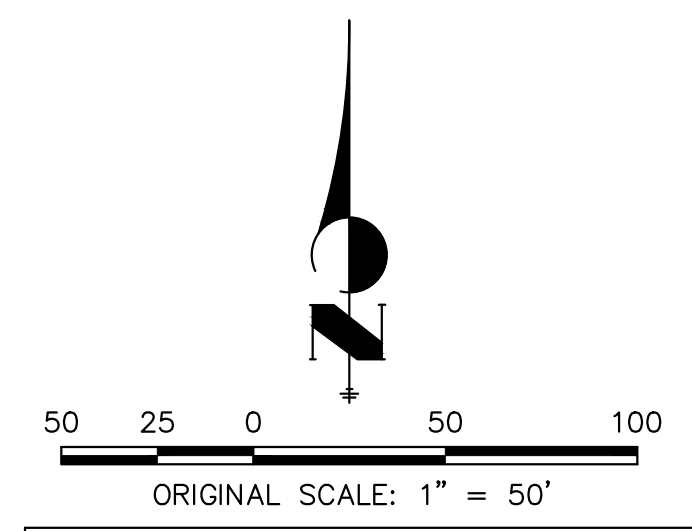
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**DEMOLITION LEGEND**

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

**DEMOLITION 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

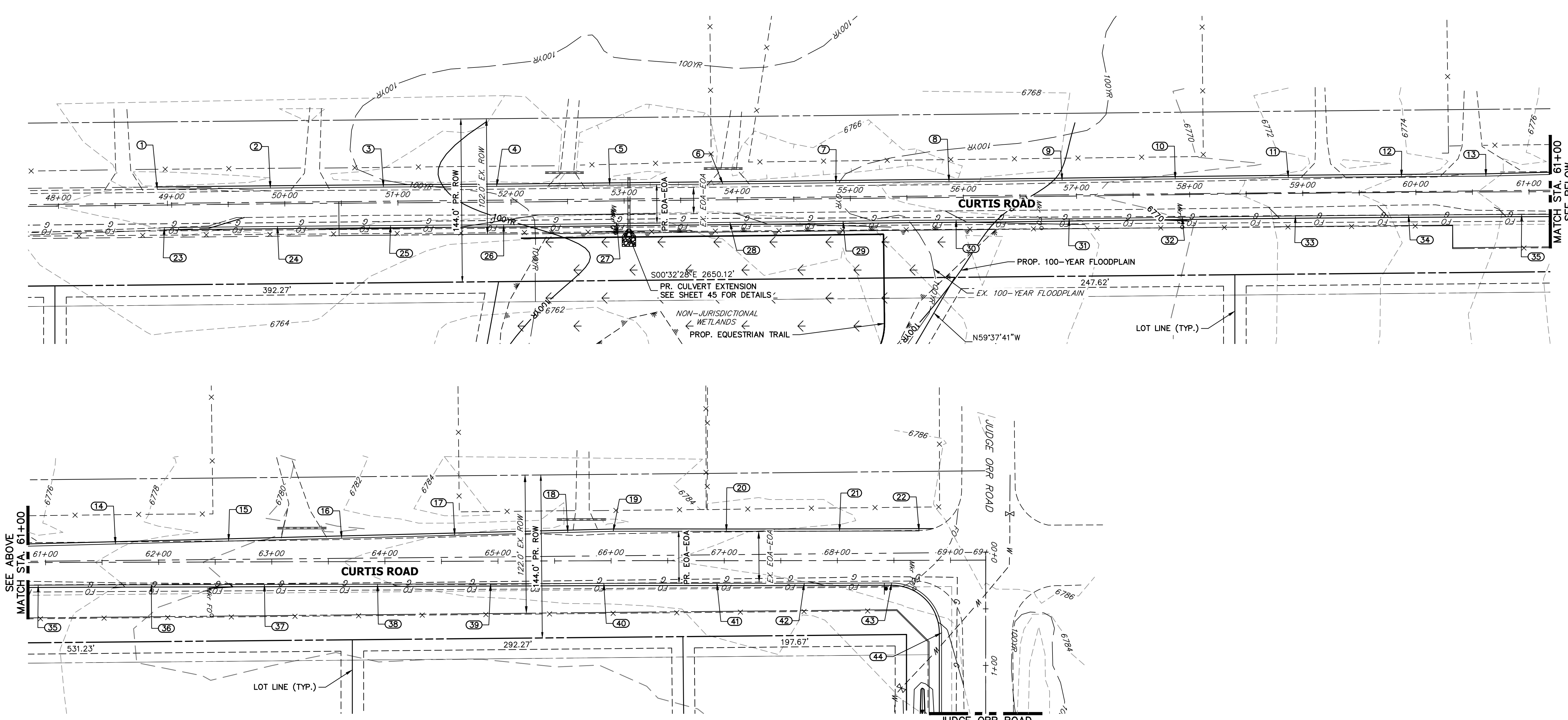
DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
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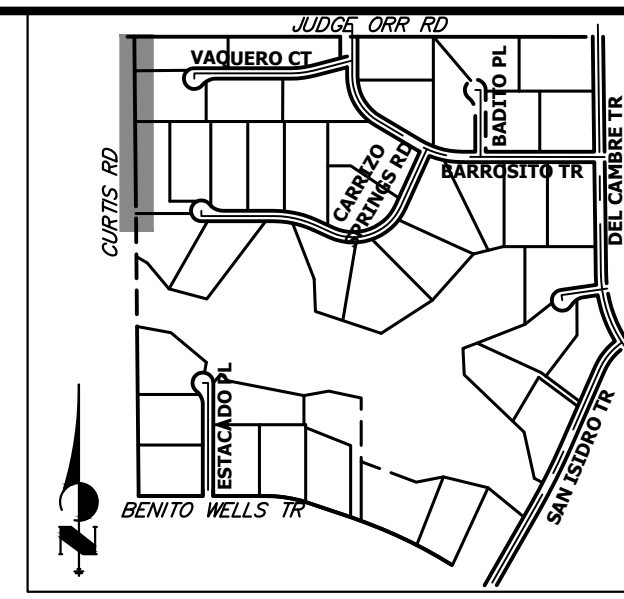
SADDLEHORN RANCH -  
FILING 3  
CURTIS RD & JUDGE ORR RD  
DEMOLITION PLAN

SHEET 8 OF 63  
JOB NO. 21542.05





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



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

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 P.I.
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	6783.51		EOA P.I.
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. = PUBLIC IMPROVEMENTS EASEMENT.

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

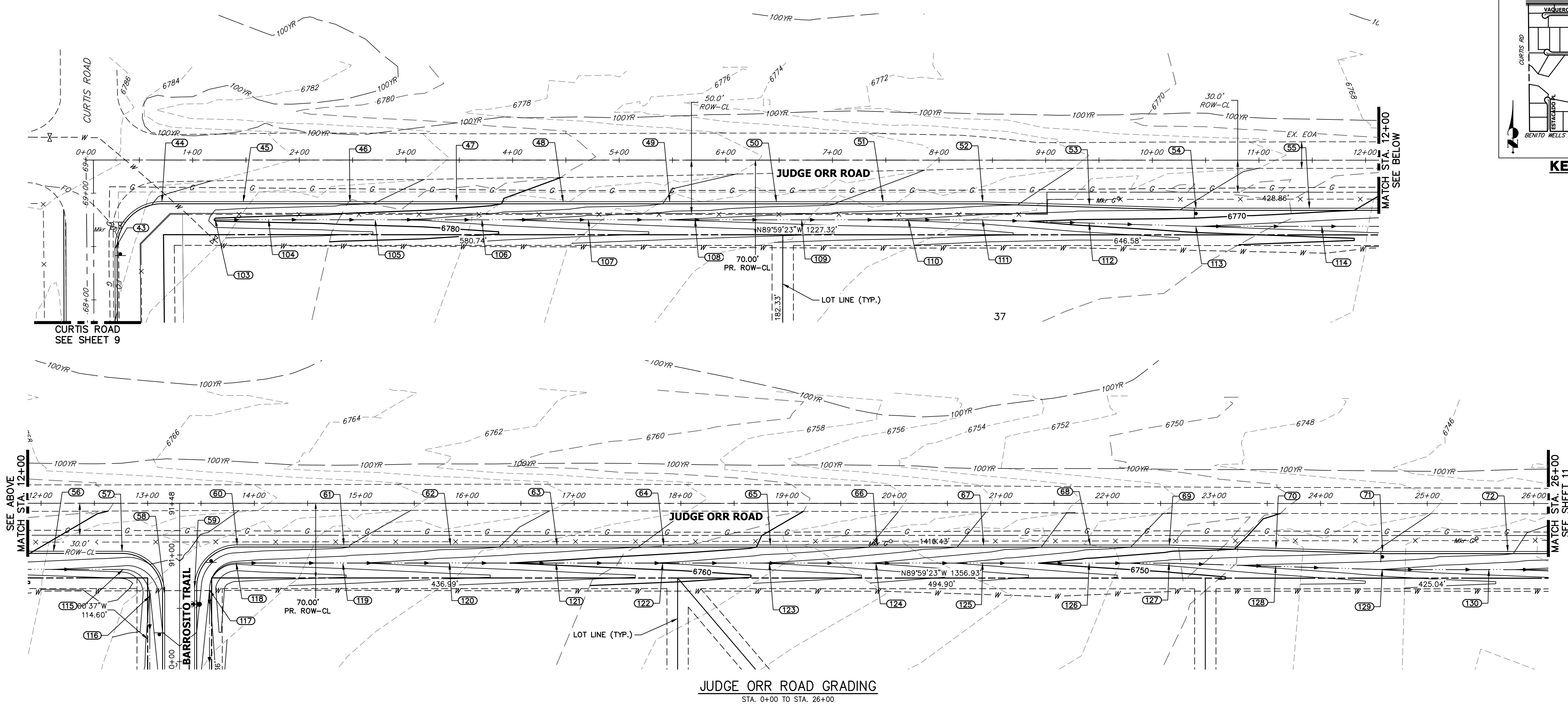
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

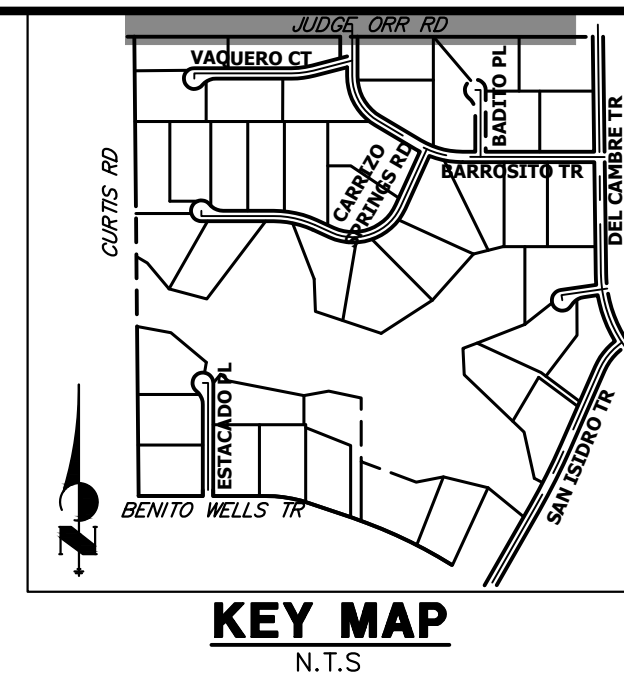
**J.R. ENGINEERING**  
 A Westman Company

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=50'	N/A	4/25/23	RWK	RWK			



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



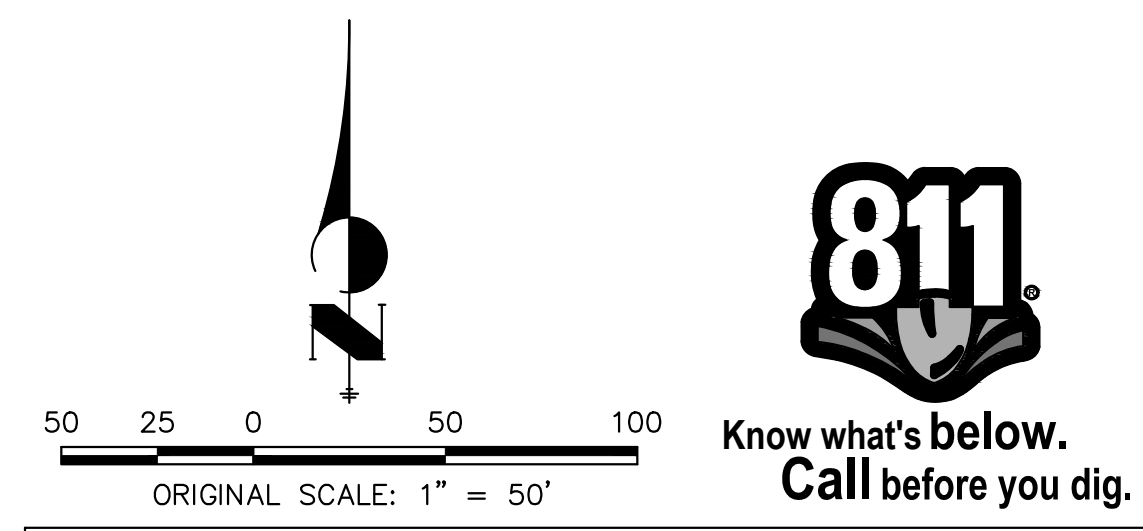
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
43	0+27.19	83.14' (RT)	EX. JUDGE ORR CL	6784.76		PCR
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
45	1+47.47	39.00' (RT)	EX. JUDGE ORR CL	6783.15		EOA
46	2+47.47	39.00' (RT)	EX. JUDGE ORR CL	6782.24		EOA
47	3+47.47	39.00' (RT)	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	6766.95		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**

- 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.
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

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

BY DATE

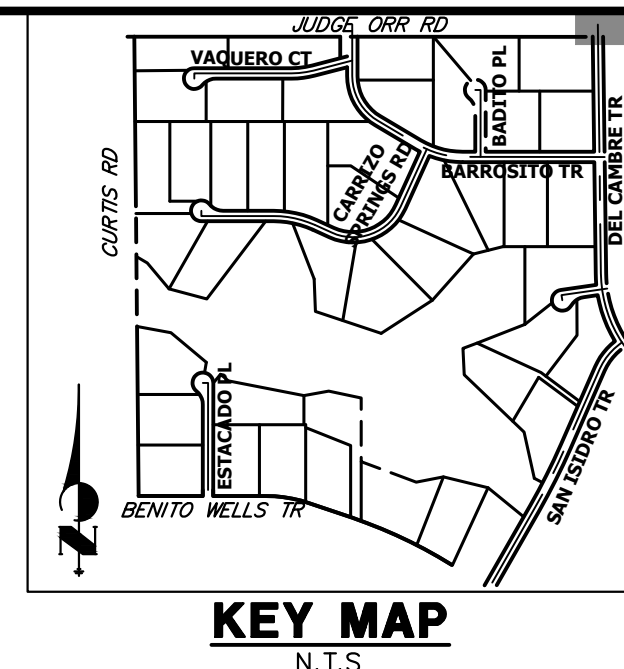
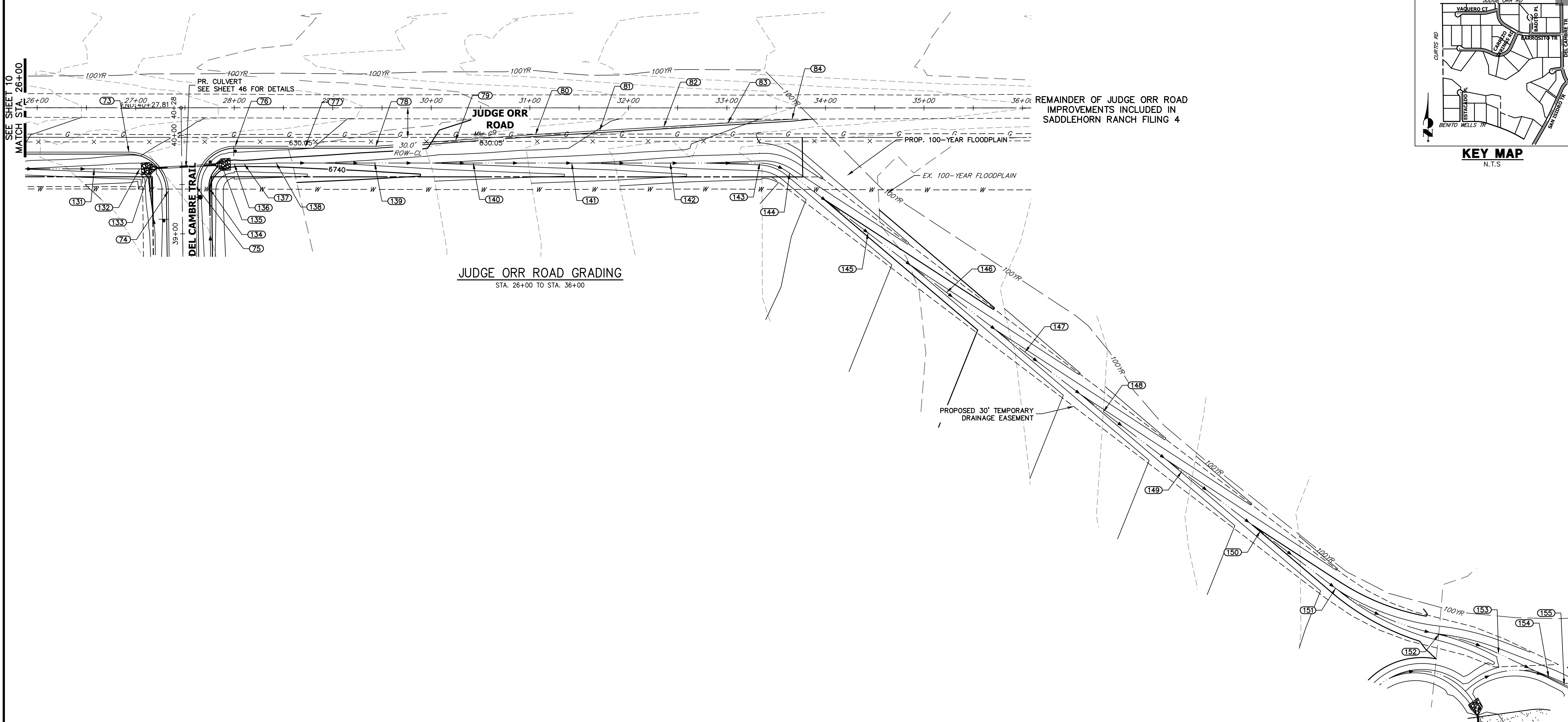
No.	REVISION

H-SCALE 1"=50'  
 V-SCALE N/A  
 DATE 4/25/23  
 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 63  
 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

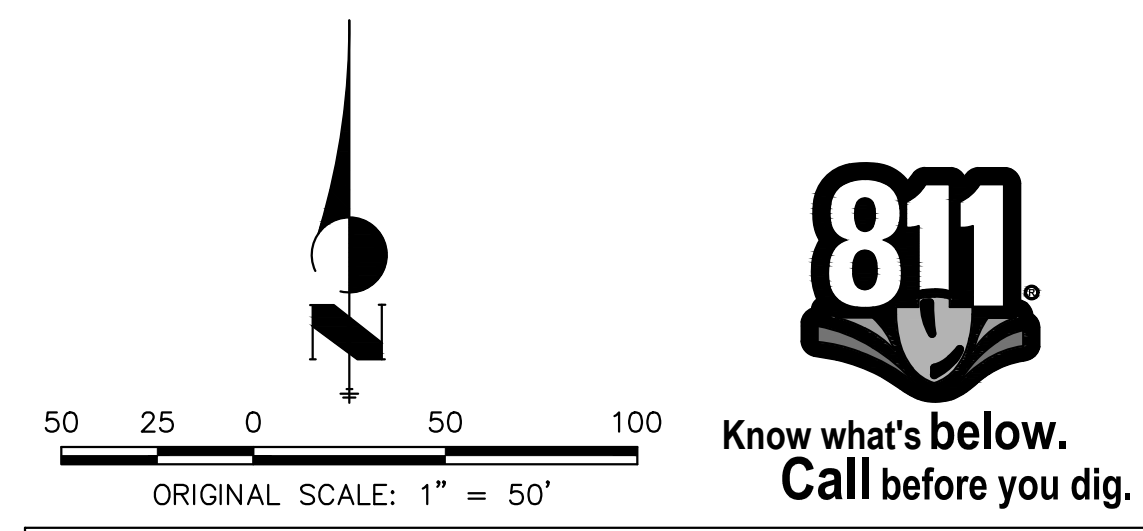
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PREPARED FOR  
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2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-0888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

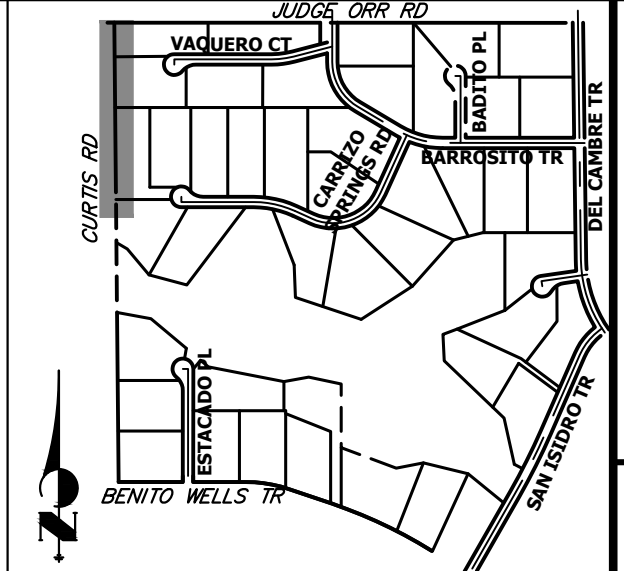
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
139	29+42.56	56.00' (RT)	EX. JUDGE ORR CL	6737.14		SWALE
140	30+42.56	56.00' (RT)	EX. JUDGE ORR CL	6735.42		SWALE
141	31+42.56	56.00' (RT)	EX. JUDGE ORR CL	6734.16		SWALE
142	32+42.56	56.00' (RT)	EX. JUDGE ORR CL	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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  - ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE \_\_\_\_\_

SADDLEHORN RANCH - FILING 3  
CURTIS RD & JUDGE ORR RD  
GRADING PLAN  
SHEET 11 OF 63  
JOB NO. 21542.05



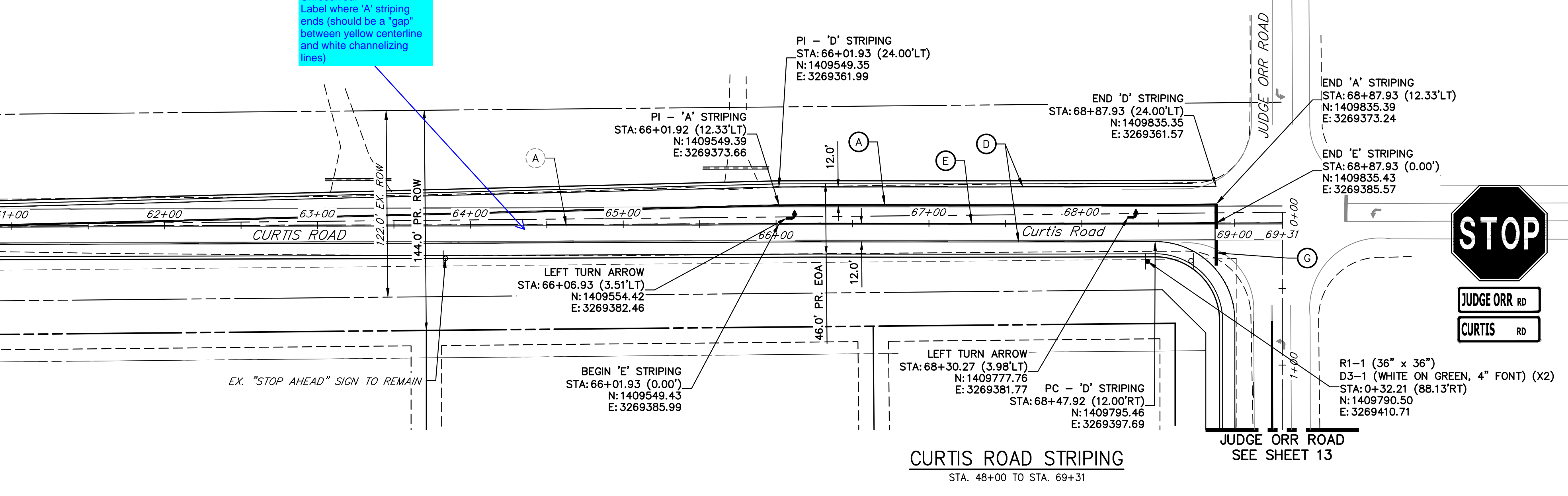
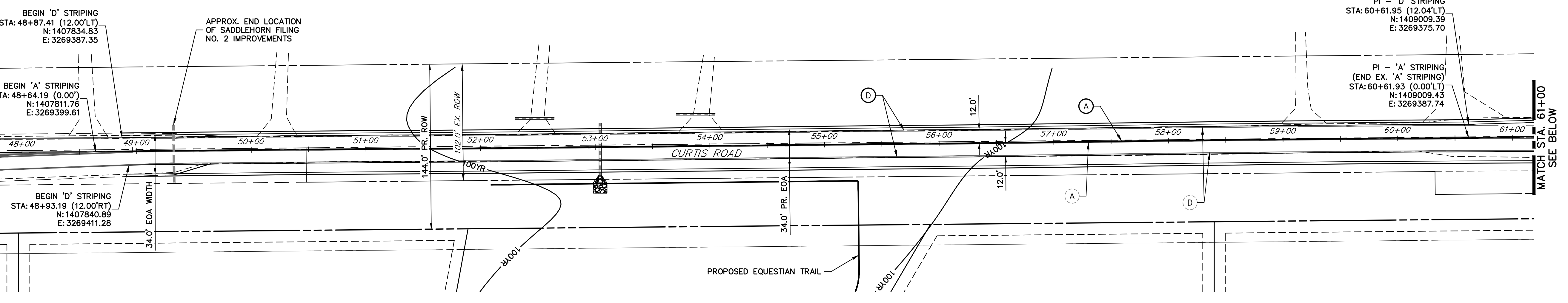
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PREPARED FOR  
 ROI PROPERTY GROUP, LLC  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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 A Westman Company  
 Centennial 303-740-0888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	4/25/23	RWK	RWK	



**CURTIS ROAD STRIPING**  
 STA. 48+00 TO STA. 69+31

**SIGNING AND STRIPING NOTES**

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

**LEGEND**

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

Curtis Road Sign Tabulation

Sign	Dimensions	Proposed
R1-1	36" x 36"	1
D3-1	Varies* x 12"	2

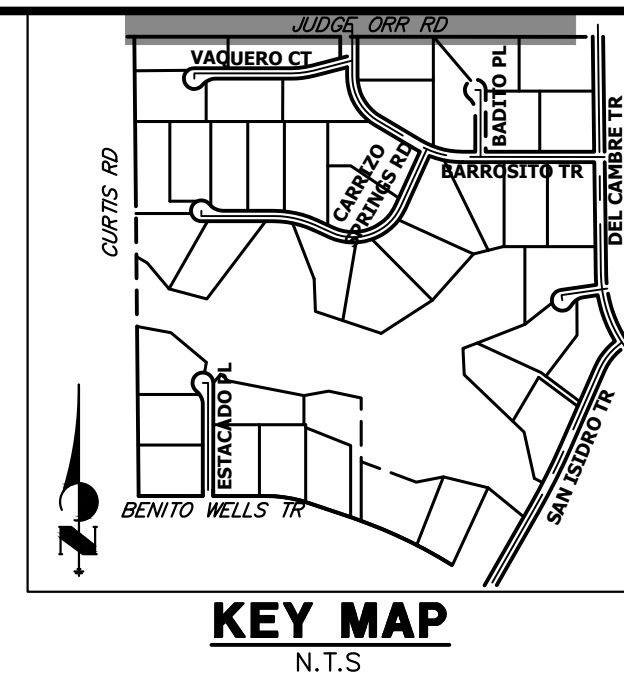
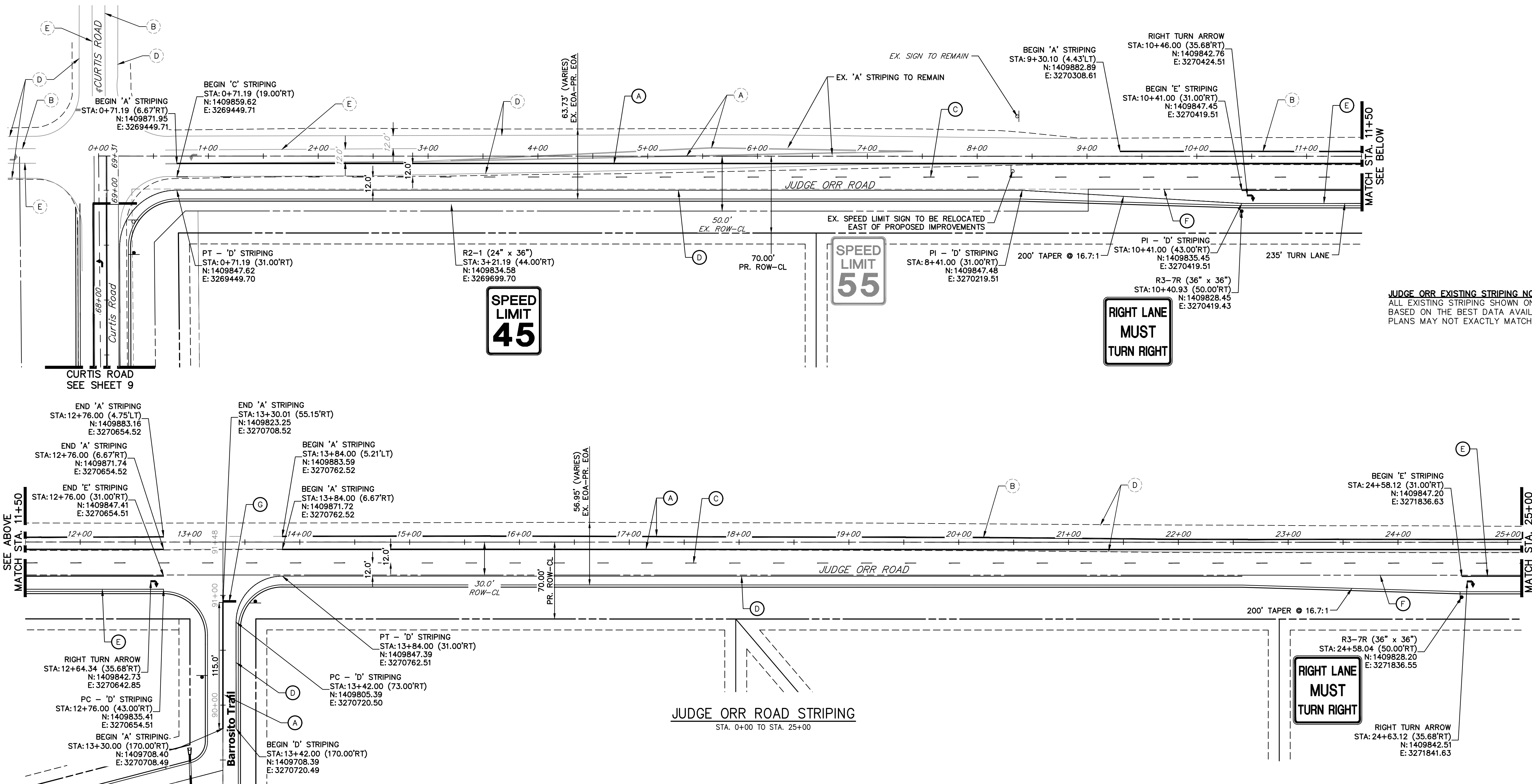
\*Sign width depends on street name

**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

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



**JUDGE ORR EXISTING STRIPING NOTE:**  
 ALL EXISTING STRIPING SHOWN ON JUDGE ORR ROAD IS APPROXIMATE BASED ON THE BEST DATA AVAILABLE. EXISTING STRIPING SHOWN ON PLANS MAY NOT EXACTLY MATCH EXISTING CONDITIONS ON SITE.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DESIGNS ARE NOT TO BE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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No.	REVISION	BY	DATE

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

**LEGEND**

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

Judge Orr Road Sign Tabulation (1/2)			
Sign	Dimensions	Proposed	Relocate Existing
R2-1	30" x 36"	1	1
R3-7R	36" x 36"	2	-

ORIGINAL SCALE: 1" = 50'

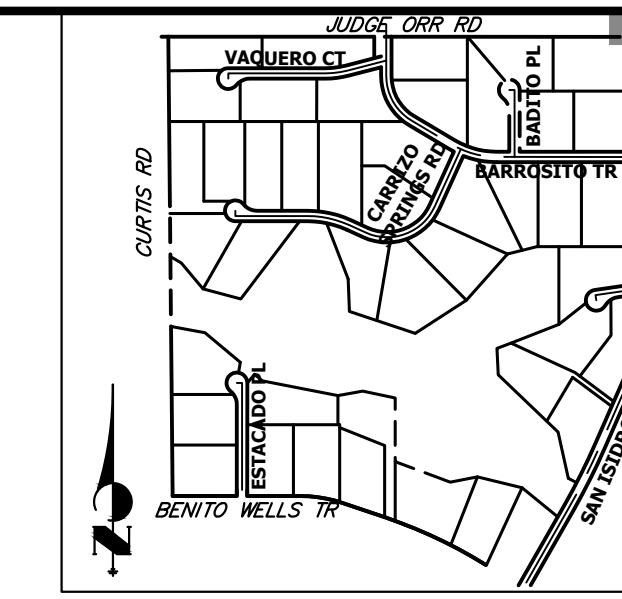
**811**  
 Know what's below.  
 Call before you dig.

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

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

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

SHEET 13 OF 63  
 JOB NO. 21542.05

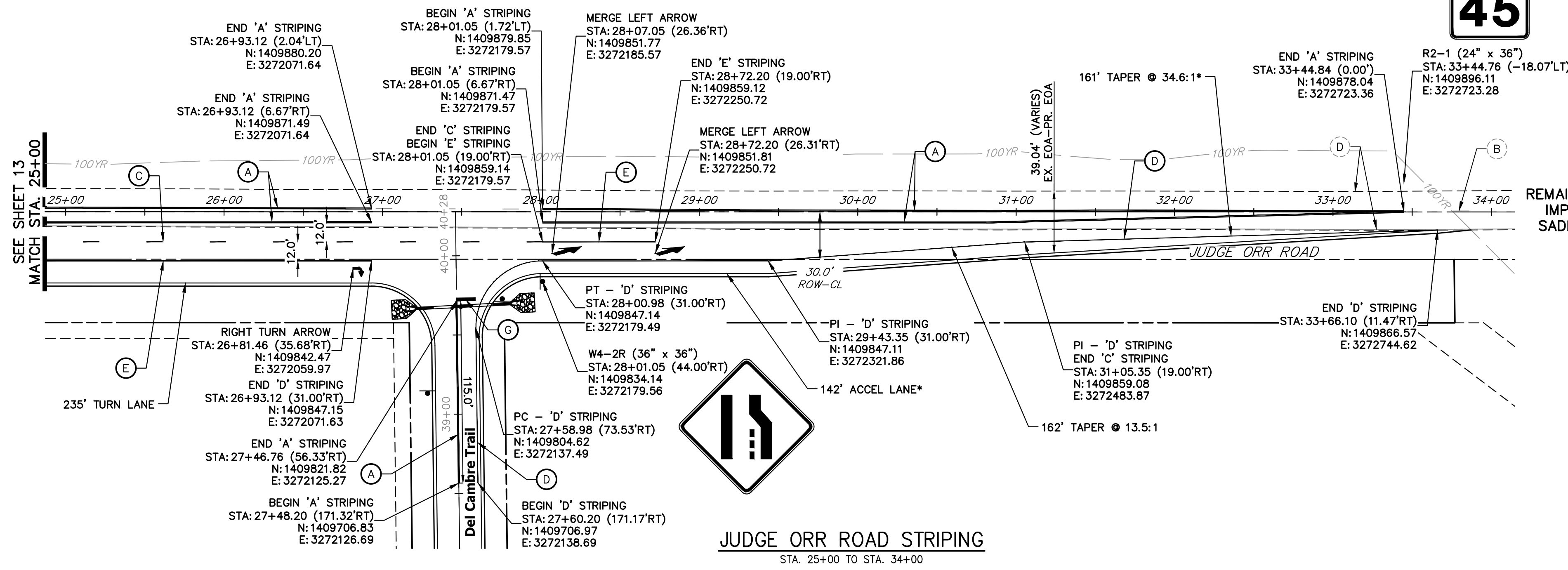


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

\*ACCELERATION LANE AND LANE REDIRECT TAPER ARE BOTH SHORTER THAN STANDARD DUE TO PROPOSED EASTBOUND TAPER TYING BACK INTO EXISTING ROADWAY BEFORE THE 100-YR FLOODPLAIN BOUNDARY.



**JUDGE ORR EXISTING STRIPING NOTE:**  
 ALL EXISTING STRIPING SHOWN ON JUDGE ORR ROAD IS APPROXIMATE BASED ON THE BEST DATA AVAILABLE. EXISTING STRIPING SHOWN ON PLANS MAY NOT EXACTLY MATCH EXISTING CONDITIONS ON SITE.

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

**JUDGE ORR ROAD STRIPING**  
 STA. 25+00 TO STA. 34+00

**SIGNING AND STRIPING NOTES**

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PLACEMENT OF GROUND SIGNS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-614-1.
- STRIPING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-627-1.
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
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- 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 - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

Judge Orr Sign Tabulation (2/2)		
Sign	Dimensions	Proposed
R2-1	30" x 36"	1
W4-2R	36" x 36"	1

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

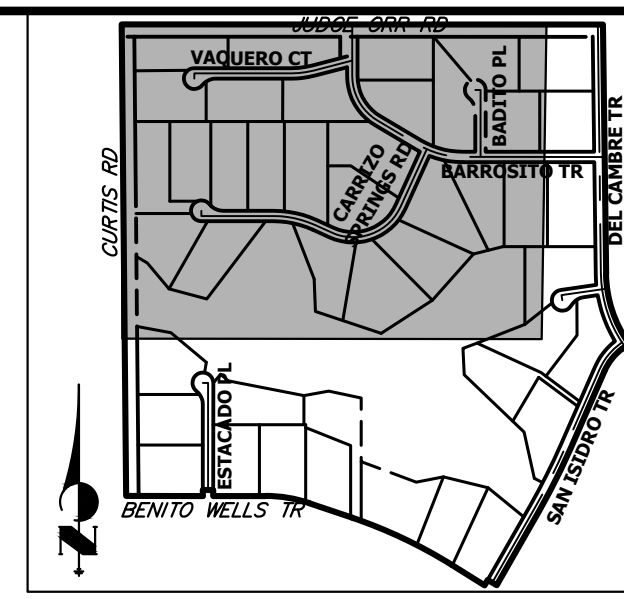
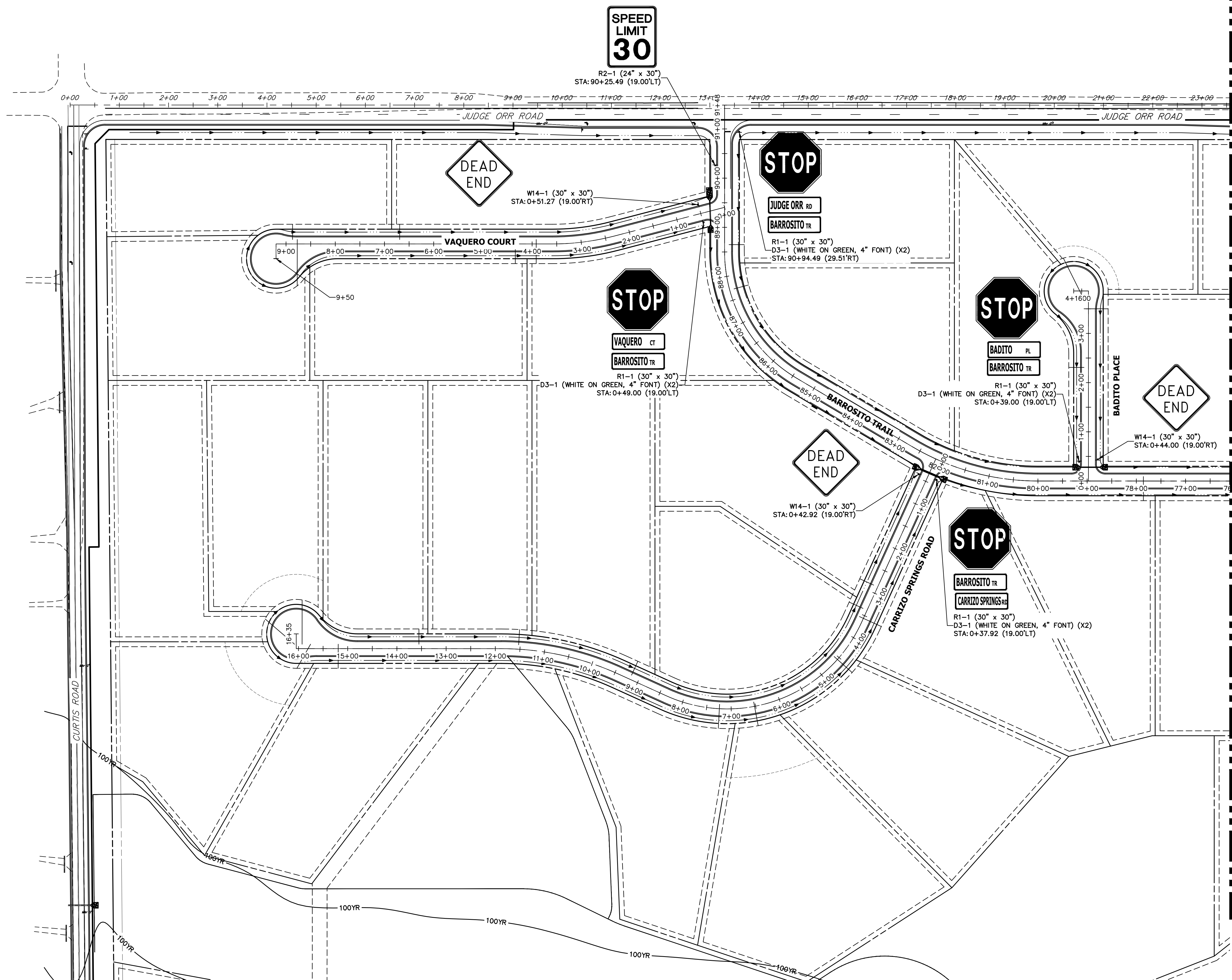
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

No.	REVISION	BY	DATE					
				1"=50'	N/A	DATE	RWK	RWK

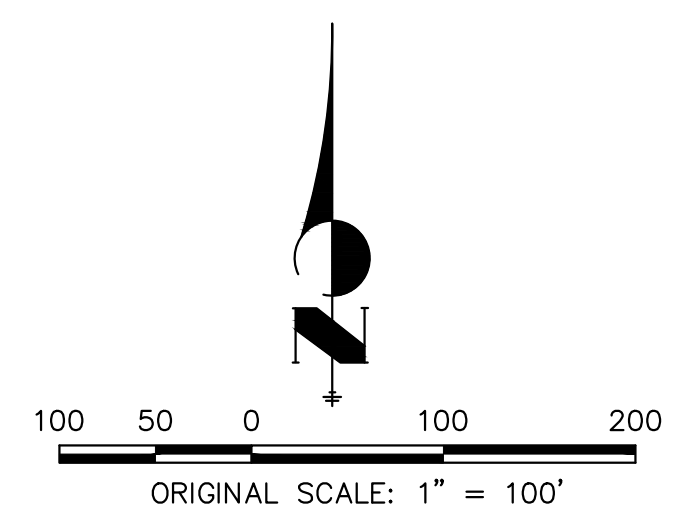
SADDLEHORN RANCH - FILING 3  
 CURTIS RD & JUDGE ORR RD  
 SIGNAGE & STRIPING PLAN

SHEET 14 OF 63  
 JOB NO. 21542.05



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

SEE SHEET 16



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 \_\_\_\_\_

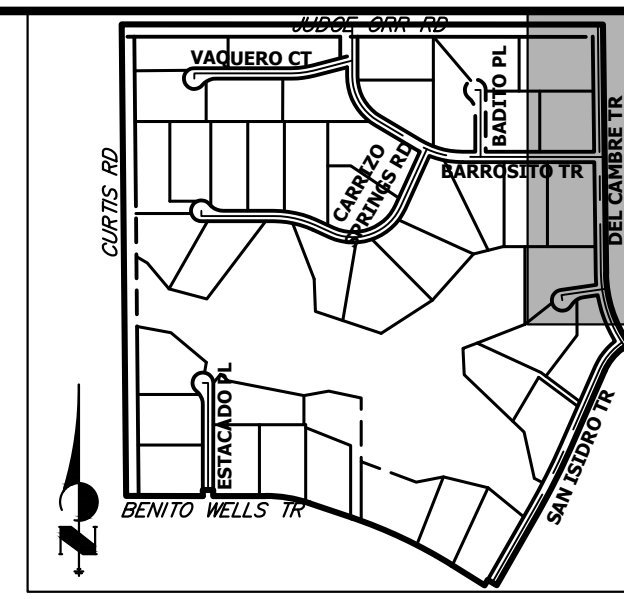
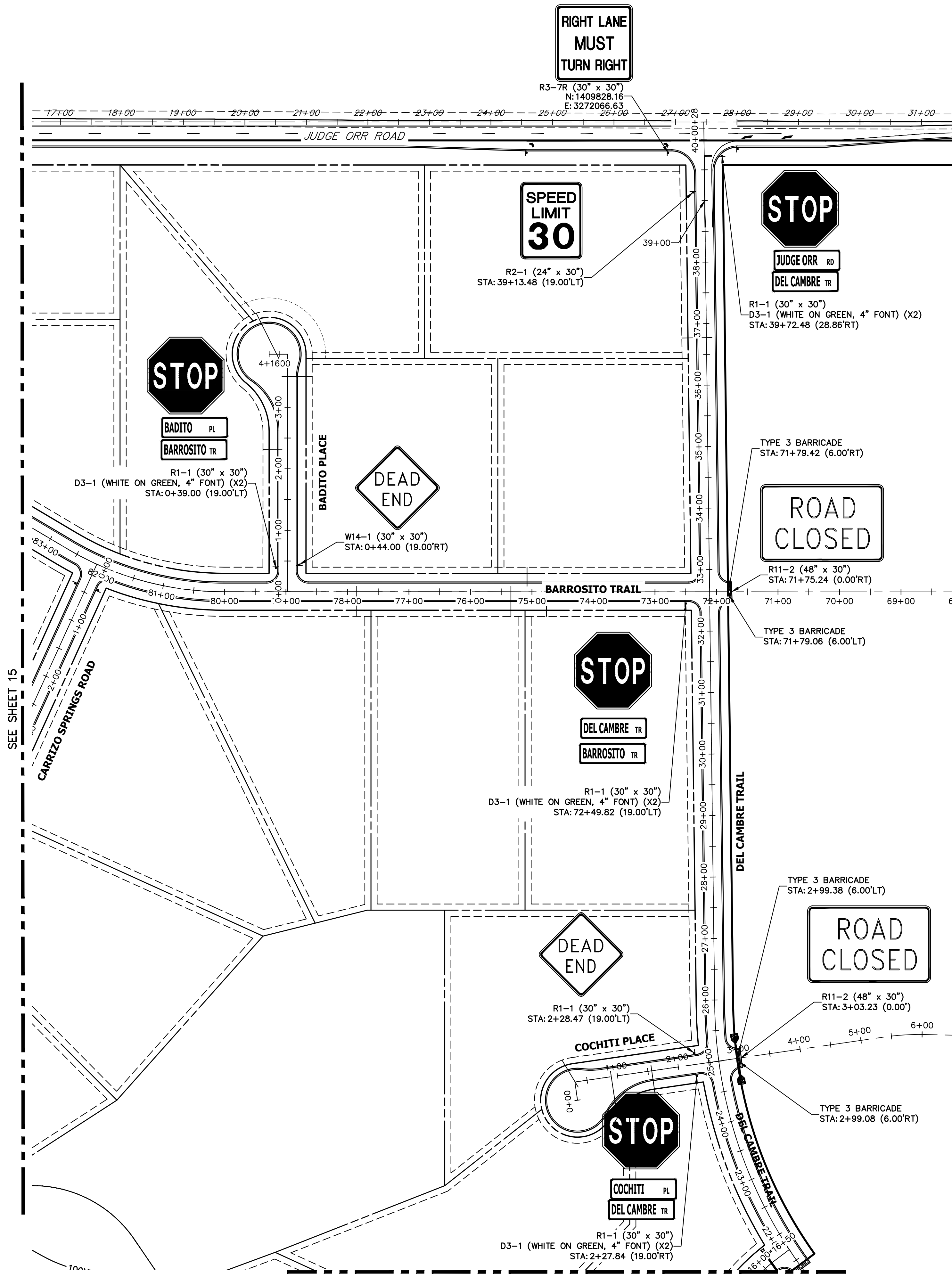
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN	H-SCALE	1"=100'
	V-SCALE	N/A
DESIGNED BY	DATE	4/25/23
DRAWN BY	AMT	AMT
CHECKED BY	AMT	
SHEET 15 OF 63		
JOB NO. 21542.05		



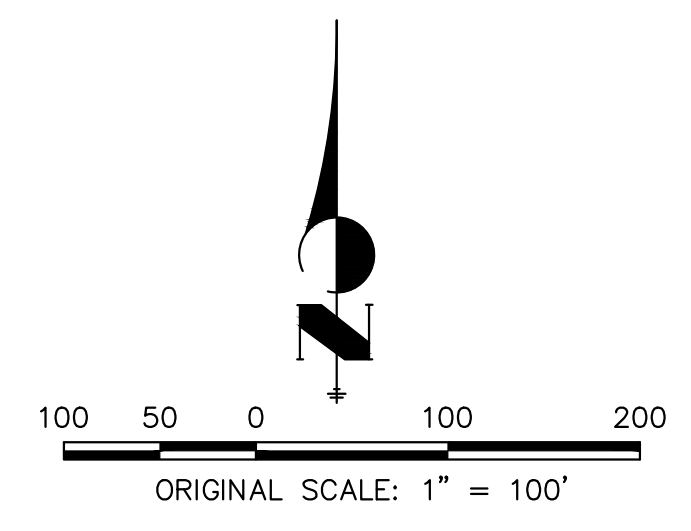
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SEE SHEET 15

SEE SHEET 17



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

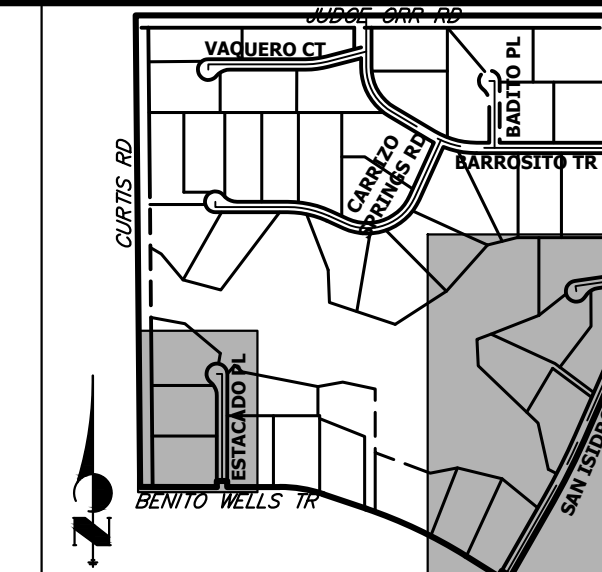
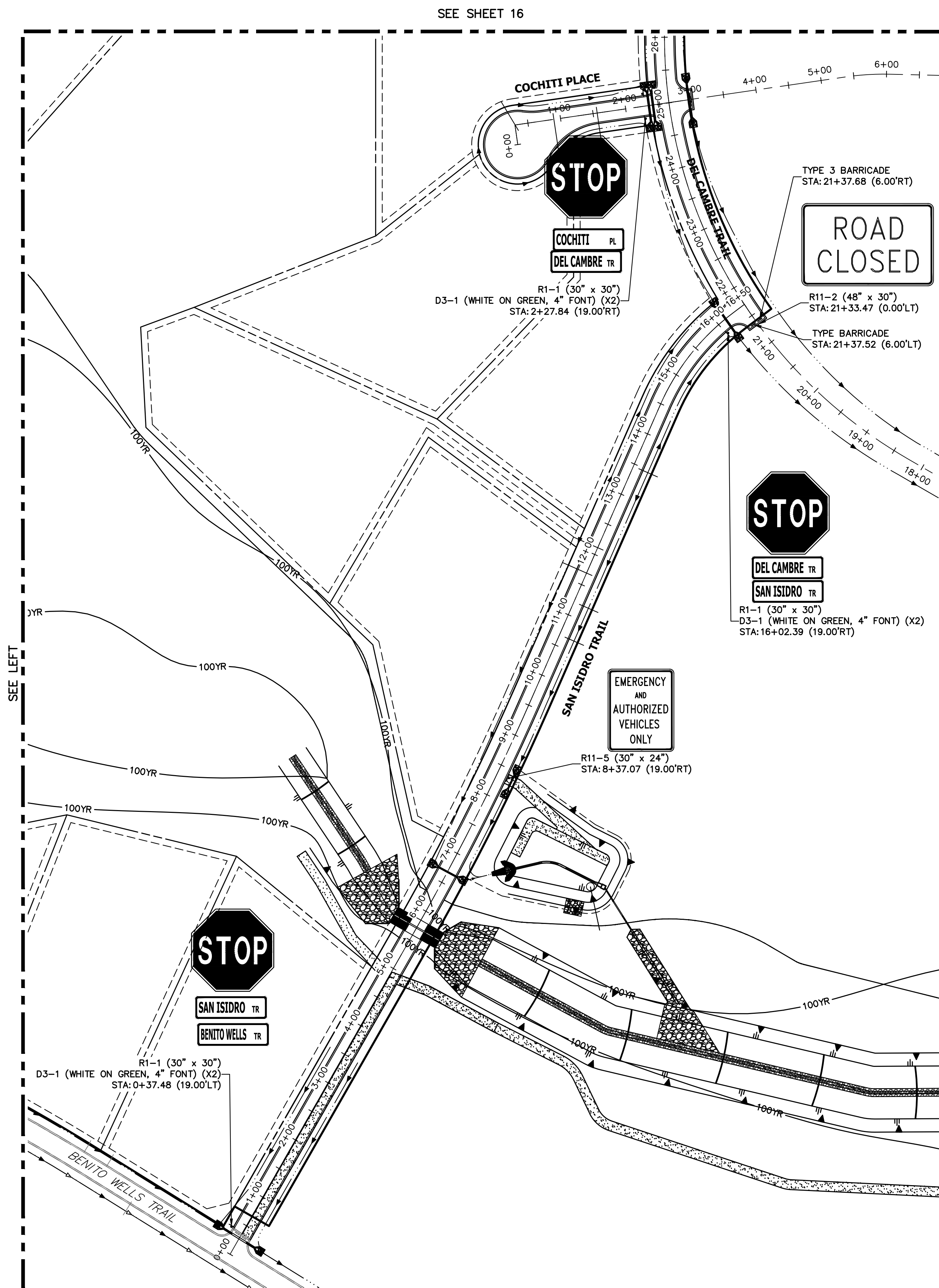
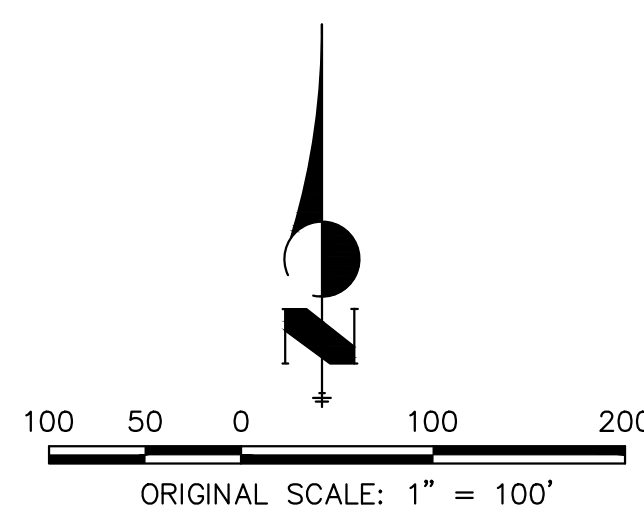
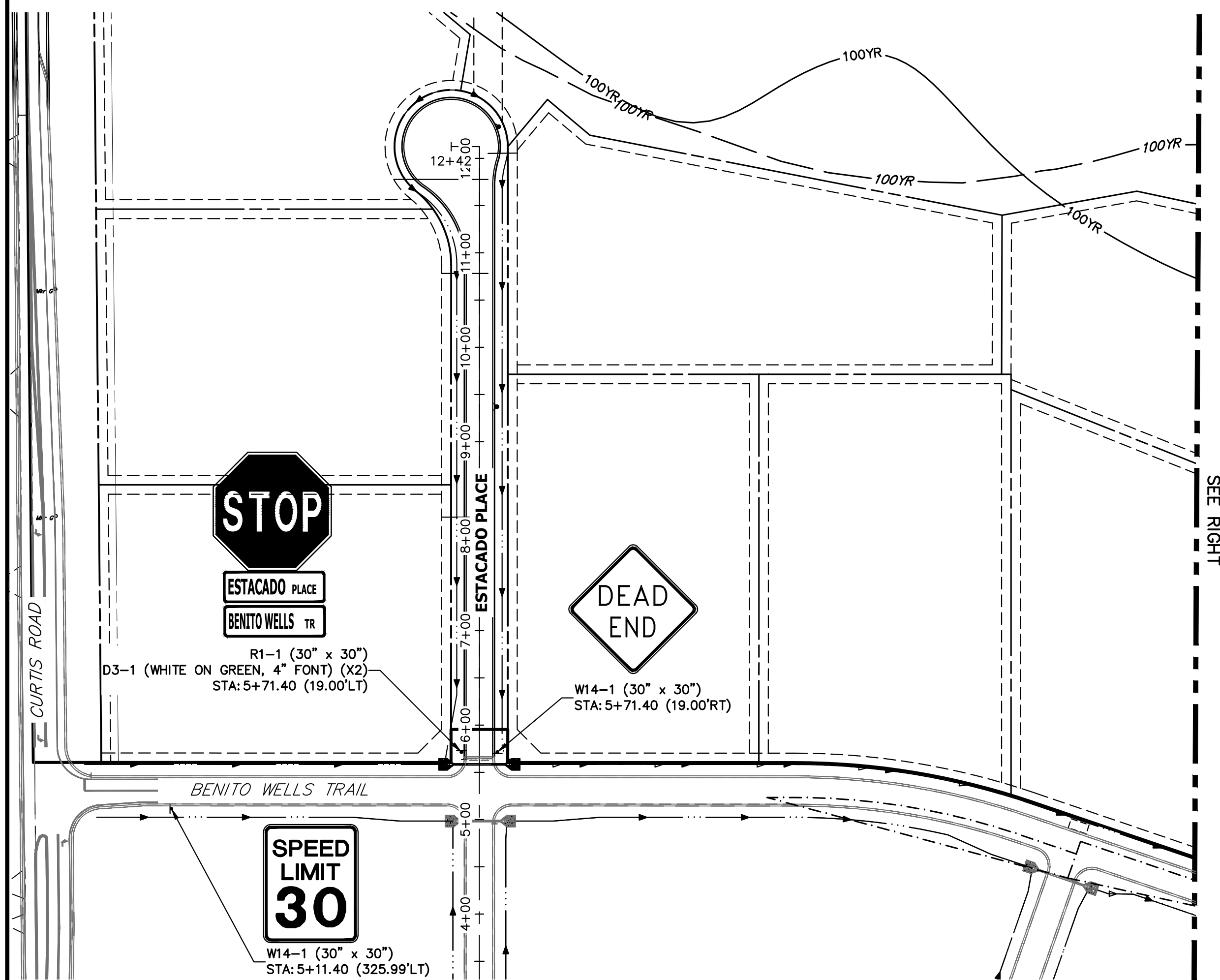
BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

SADDLEHORN RANCH -  
FILING 3  
SIGNAGE PLAN

SHEET 16 OF 63  
JOB NO. 21542.05





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No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	4/25/23
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	

SADDLEHORN RANCH -  
FILING 3  
SIGNAGE PLAN

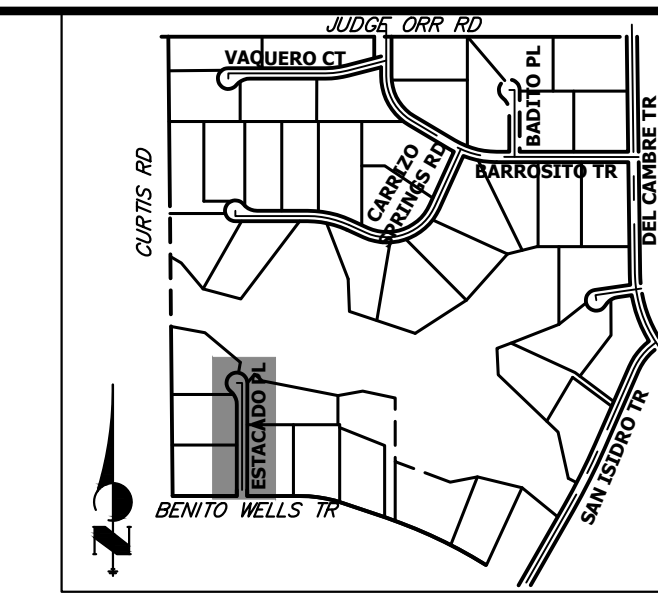
SHEET 17 OF 63  
JOB NO. 21542.05



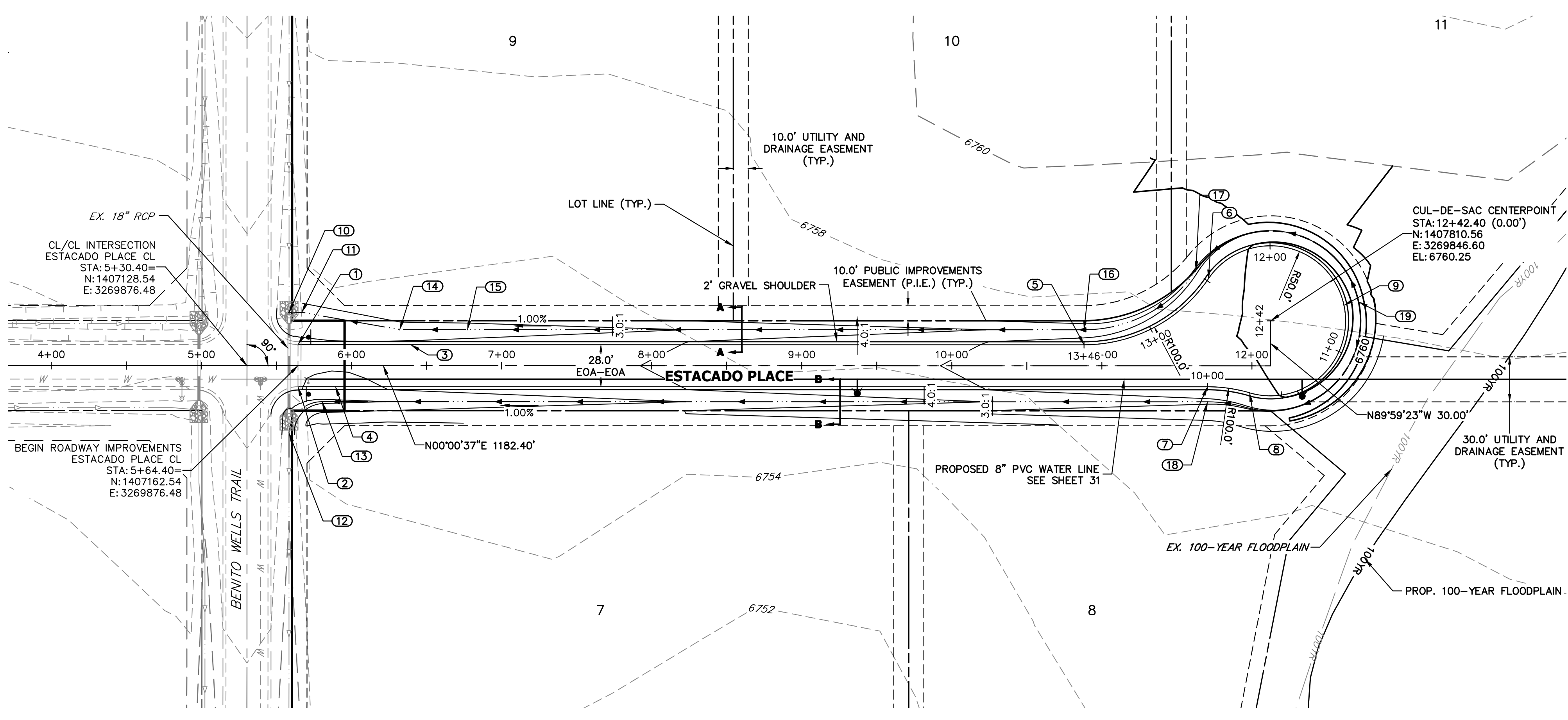
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
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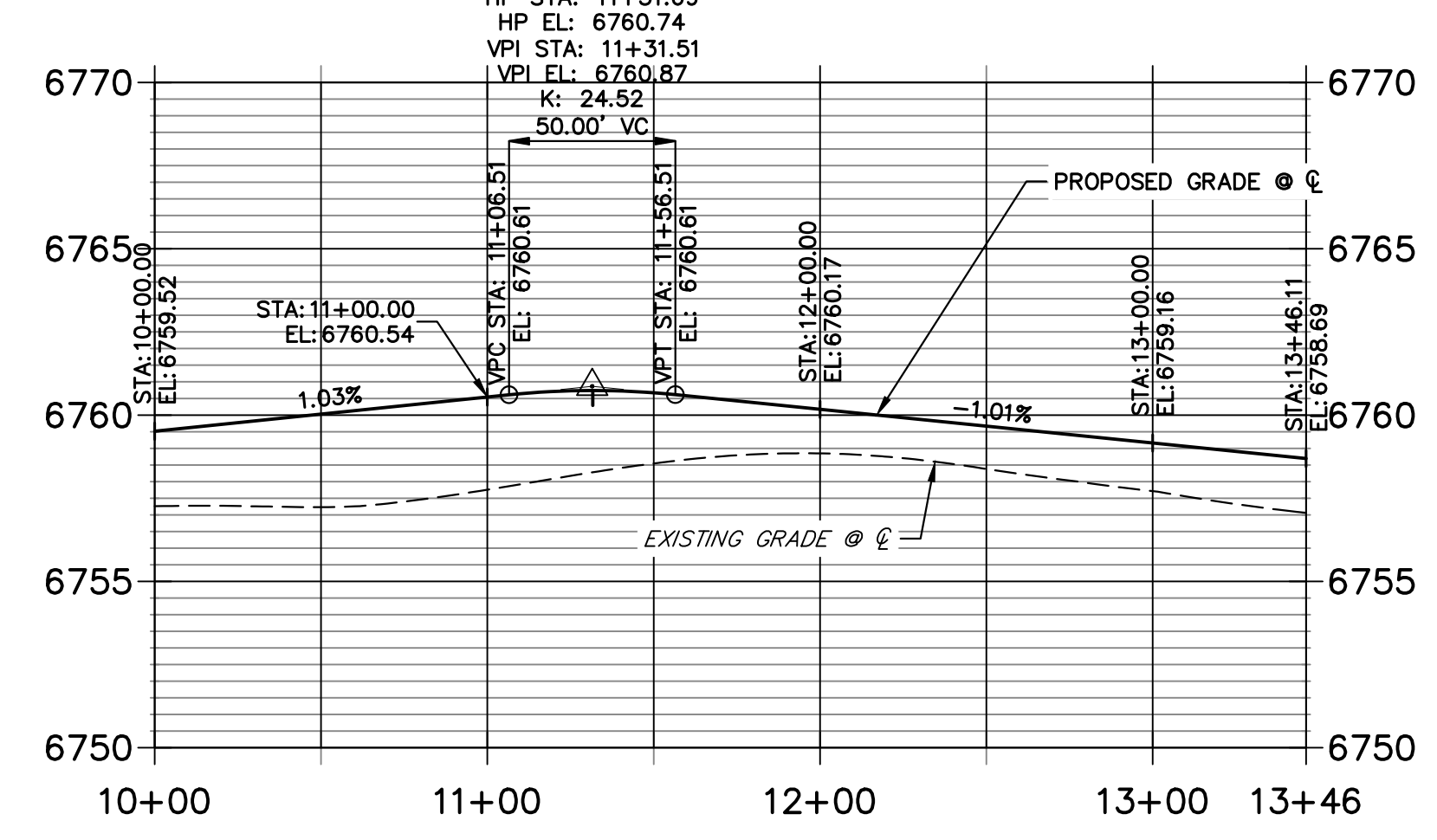
DATE \_\_\_\_\_



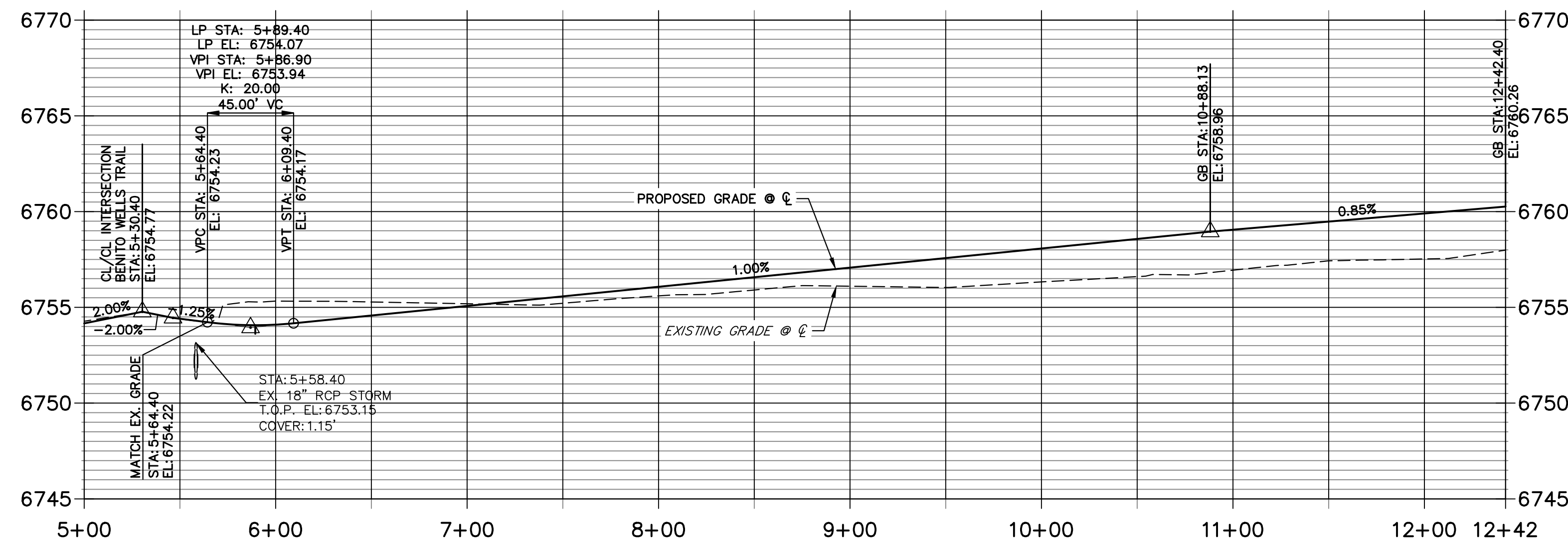
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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS



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



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

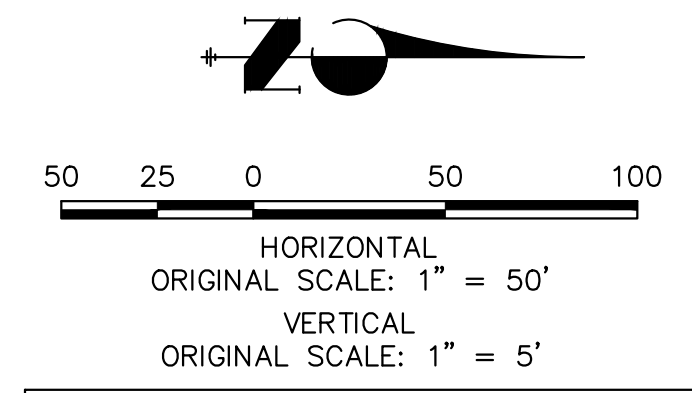


**POINT TABULATION**

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	5+64.40	14.00' (LT)	ESTACADO PLACE CL	6754.36		MATCH EX ASPH
2	5+64.40	14.00' (RT)	ESTACADO PLACE CL	6754.08		MATCH EX ASPH
3	6+39.40	14.00' (LT)	ESTACADO PLACE CL	6754.19		GB
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	NOTES	DESCRIPTION
9	1407859.48	3269836.29	6760.87		HIGH PT
19	1407869.21	3269833.97	6758.83		SWALE HIGH PT



**STREET IMPROVEMENT NOTES**

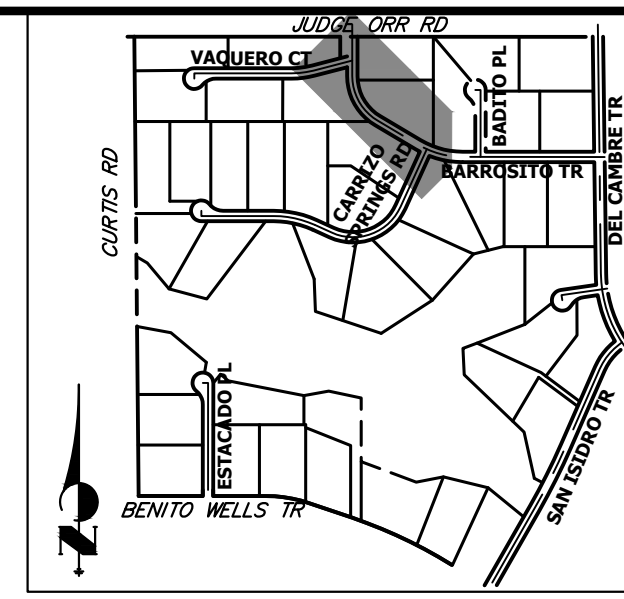
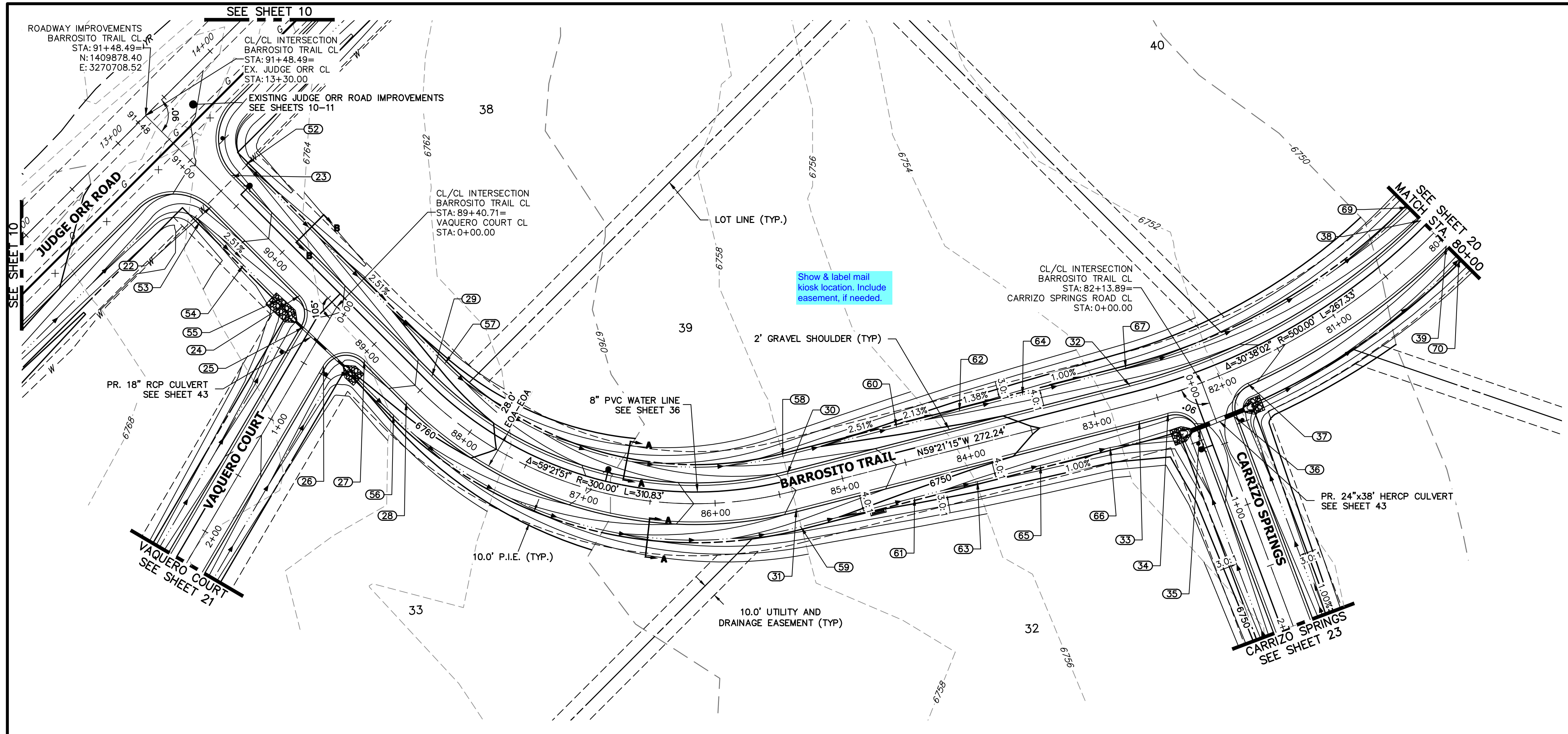
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6.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

**ENGINEER'S STATEMENT**

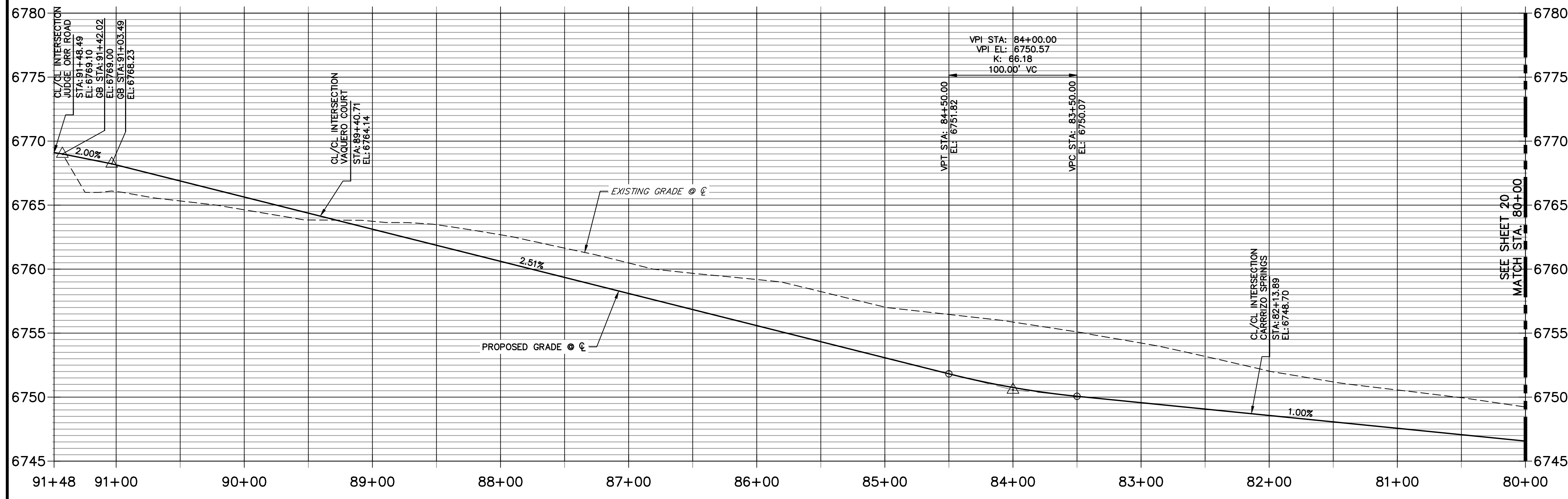
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	4/25/23	RWK	RWK	

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE  
 SHEET 18 OF 63  
 JOB NO. 21542.05



**BARROSITO TRAIL CL PROFILE  
STA 80+00.00 TO 91+48.49**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
22	90+63.49	14.00' (LT)	BARROSITO TRAIL CL	6766.95		PCR
23	90+69.49	14.00' (RT)	BARROSITO TRAIL CL	6767.10		PCR
24	89+66.98	14.00' (LT)	BARROSITO TRAIL CL	6764.52		PCR
25	89+47.63	28.95' (LT)	BARROSITO TRAIL CL	6763.38		PCR
26	89+16.06	39.05' (LT)	BARROSITO TRAIL CL	6763.20		PCR
27	88+96.71	14.00' (LT)	BARROSITO TRAIL CL	6762.76		PCR
28	88+51.13	14.00' (LT)	BARROSITO TRAIL CL	6761.61		PC
29	88+51.13	14.00' (RT)	BARROSITO TRAIL CL	6761.61		PC
30	85+40.30	14.00' (RT)	BARROSITO TRAIL CL	6753.81		PT
31	85+40.30	14.00' (LT)	BARROSITO TRAIL CL	6753.81		PT
32	82+68.07	14.00' (RT)	BARROSITO TRAIL CL	6748.97		PC
33	82+68.07	14.00' (LT)	BARROSITO TRAIL CL	6748.97		PC
34	82+45.75	14.00' (LT)	BARROSITO TRAIL CL	6748.74		PCR
35	82+27.02	33.10' (LT)	BARROSITO TRAIL CL	6747.86		PCR
36	82+00.76	33.10' (LT)	BARROSITO TRAIL CL	6747.86		PCR
37	81+82.03	14.00' (LT)	BARROSITO TRAIL CL	6748.11		PCR
38	80+00.72	14.00' (RT)	BARROSITO TRAIL CL	6746.29		PT
39	80+00.72	14.00' (LT)	BARROSITO TRAIL CL	6746.29		PT
52	90+67.49	28.00' (RT)	BARROSITO TRAIL CL	6764.01		SWALE GB
53	90+61.49	28.00' (LT)	BARROSITO TRAIL CL	6763.85		SWALE GB
54	90+14.10	28.00' (LT)	BARROSITO TRAIL CL	6762.66		SWALE GB
55	89+76.20	28.00' (LT)	BARROSITO TRAIL CL	6762.29		SWALE GB
56	88+51.16	27.88' (LT)	BARROSITO TRAIL CL	6758.60		SWALE PC/GB
57	88+51.13	28.00' (RT)	BARROSITO TRAIL CL	6758.57		SWALE PC/GB
58	85+40.30	28.00' (RT)	BARROSITO TRAIL CL	6750.77		SWALE PT/GB
59	85+40.30	28.00' (LT)	BARROSITO TRAIL CL	6750.77		SWALE PT/GB
60	84+50.00	28.00' (RT)	BARROSITO TRAIL CL	6748.50		SWALE GB
61	84+50.00	28.00' (LT)	BARROSITO TRAIL CL	6748.50		SWALE GB
62	84+00.00	28.00' (RT)	BARROSITO TRAIL CL	6747.43		SWALE GB
63	84+00.00	28.00' (LT)	BARROSITO TRAIL CL	6747.43		SWALE GB
64	83+50.00	28.00' (RT)	BARROSITO TRAIL CL	6746.75		SWALE GB
65	83+50.00	28.00' (LT)	BARROSITO TRAIL CL	6746.75		SWALE GB
69	80+00.72	28.00' (RT)	BARROSITO TRAIL CL	6743.25		SWALE PT/GB
70	80+00.72	28.00' (LT)	BARROSITO TRAIL CL	6743.20		SWALE PT/GB

**STREET IMPROVEMENT NOTES**

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

**ENGINEER'S STATEMENT**

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

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

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

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

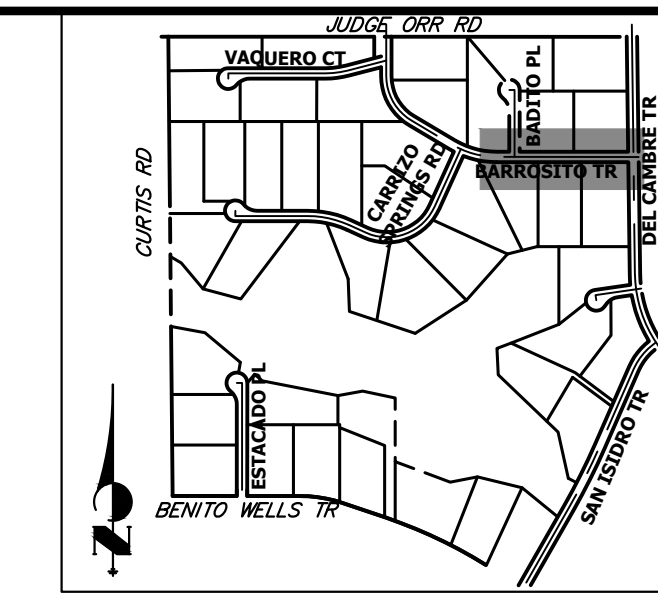
No.	REVISION	BY	DATE

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 4/25/23  
 DESIGNED BY RWK  
 DRAWN BY RWK  
 CHECKED BY

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

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE

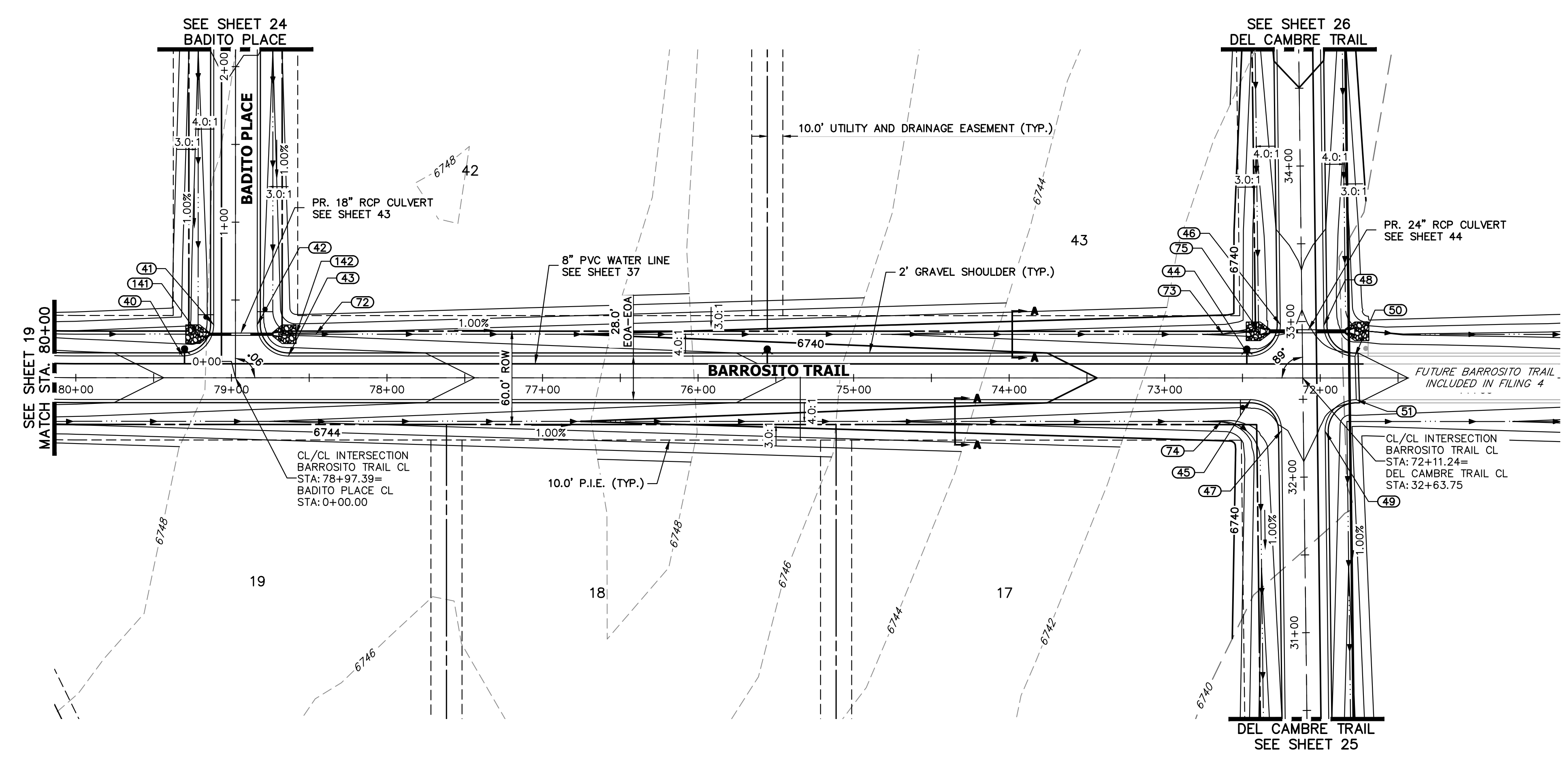
SHEET 19 OF 63  
 JOB NO. 21542.05



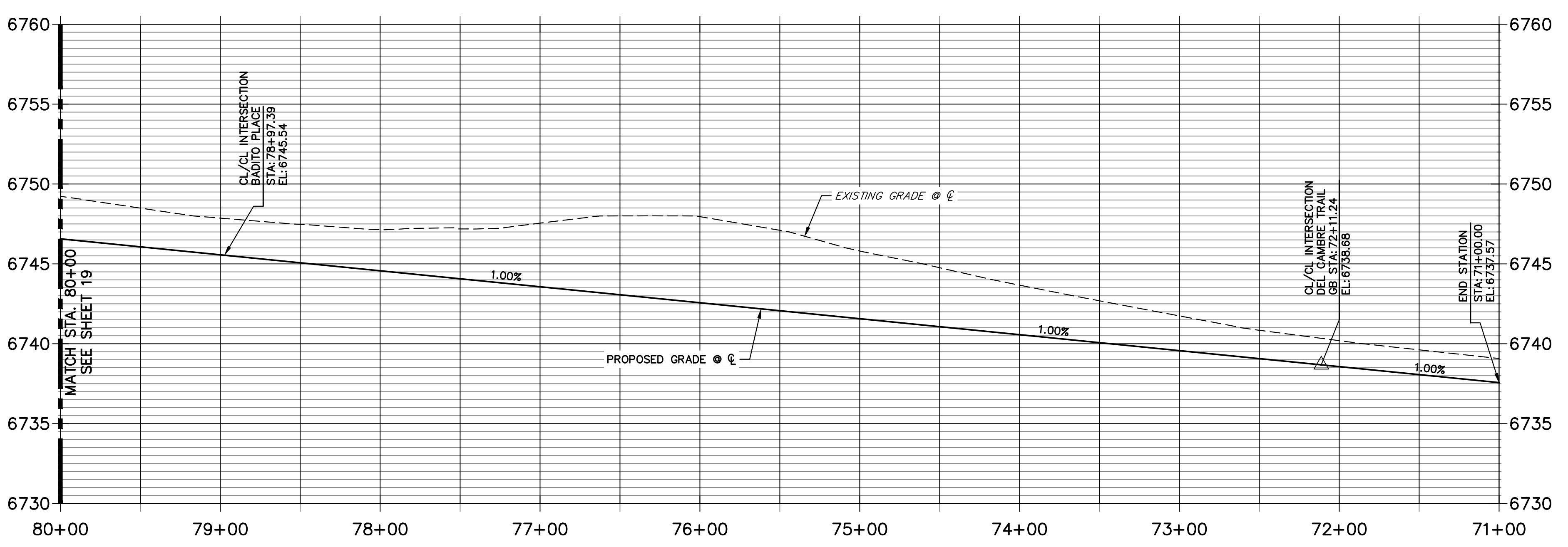
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 (707) 365-6891  
 BRADY WILLIAMS

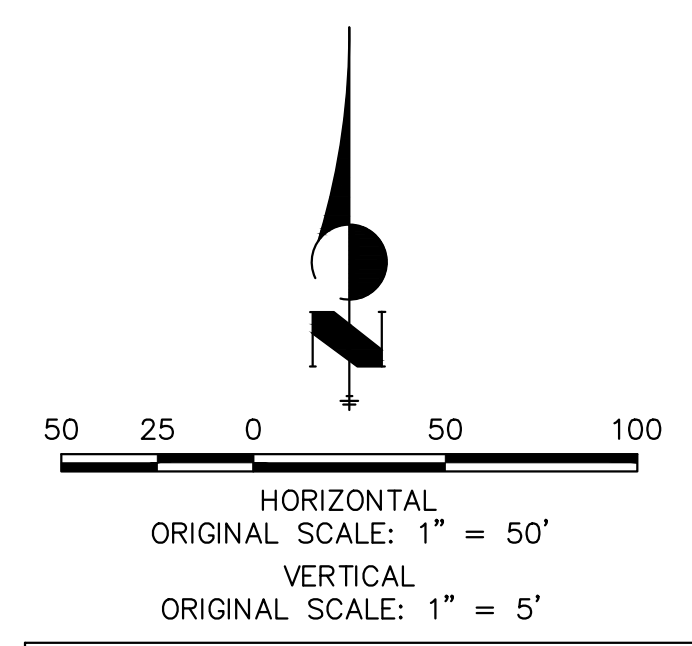
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 Fort Collins 970-491-9888 • www.jrengineering.com



**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	6744.64		PCR
42	78+83.39	34.00' (RT)	BARROSITO TRAIL CL	6744.64		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+97.66	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



**811**  
 Know what's below.  
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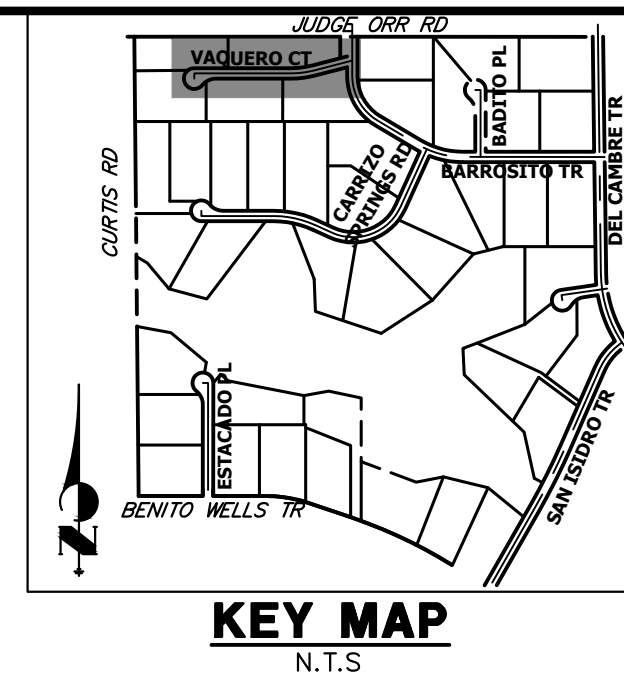
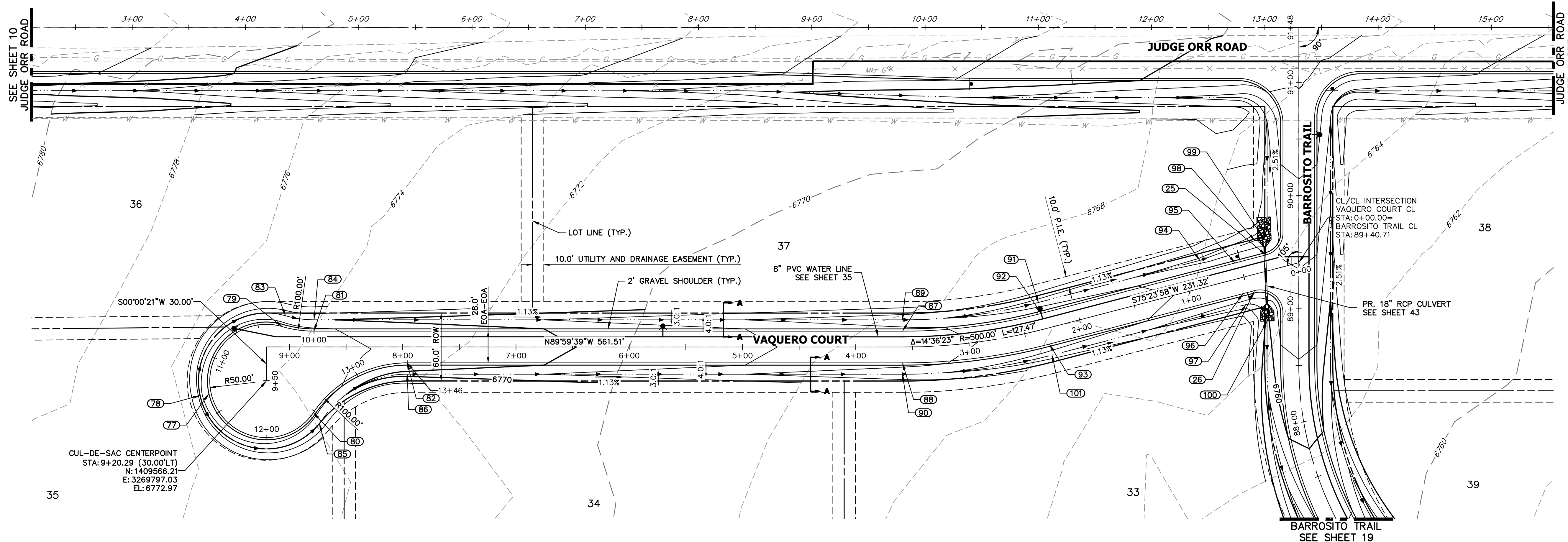
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

BY	DATE	
	REVISION	
H-SCALE	1"=50'	
V-SCALE	1"=5'	
DESIGNED BY	DATE	4/25/23
DRAWN BY	RWK	
CHECKED BY	RWK	

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE

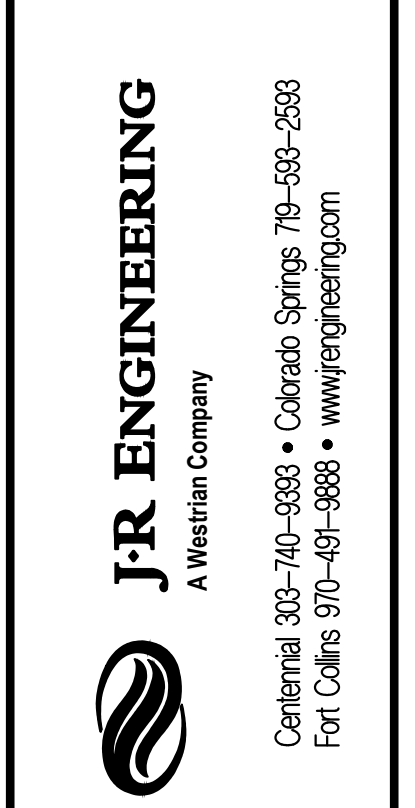
SHEET 20 OF 63  
 JOB NO. 21542.05



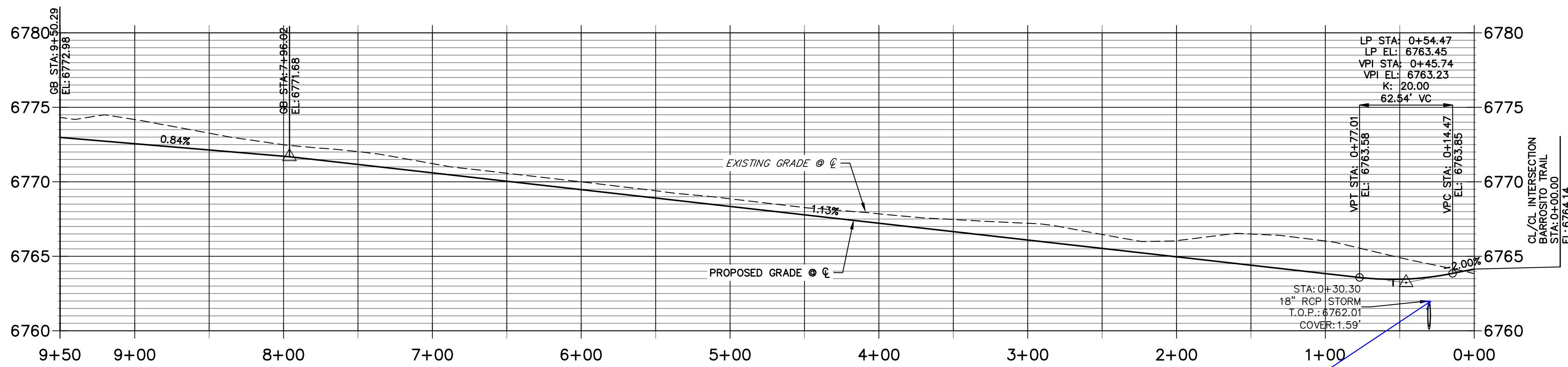
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 (707) 365-6891  
 BRADY WILLIAMS

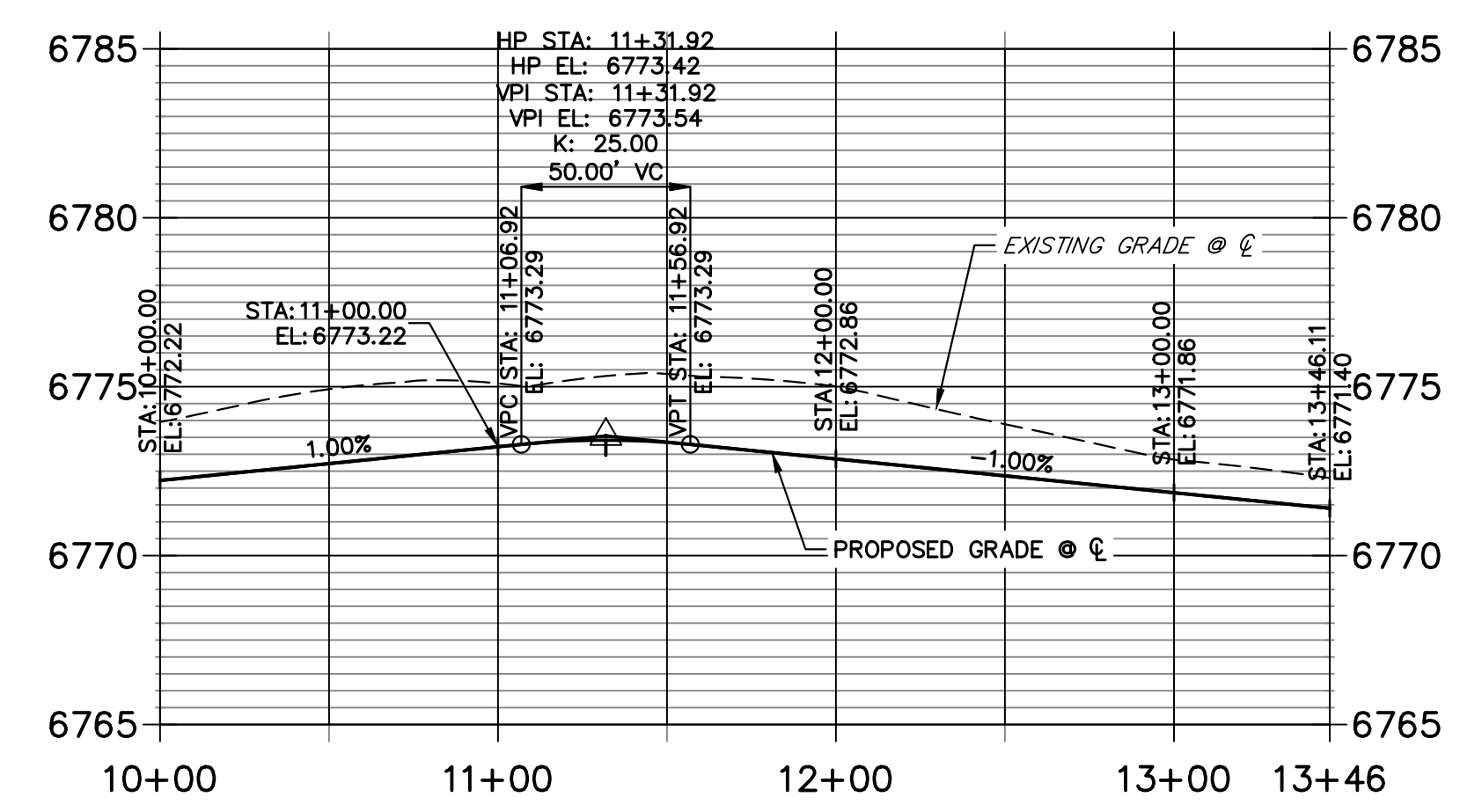
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 Centennial 300-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com



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



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



Unresolved:  
 minimum cover under  
 a road is 2 feet -  
 revise as appropriate  
 and check at  
 shoulders. Check all  
 culverts

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

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

**STREET IMPROVEMENT NOTES**

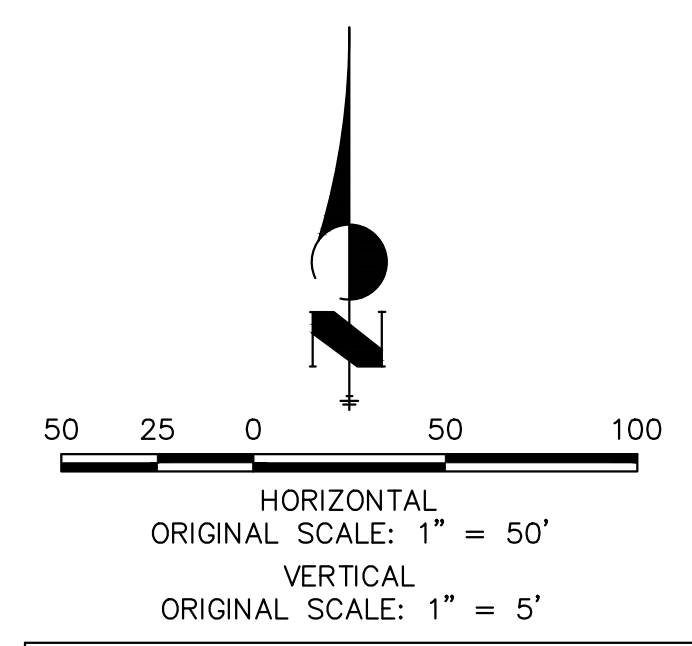
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**ENGINEER'S STATEMENT**

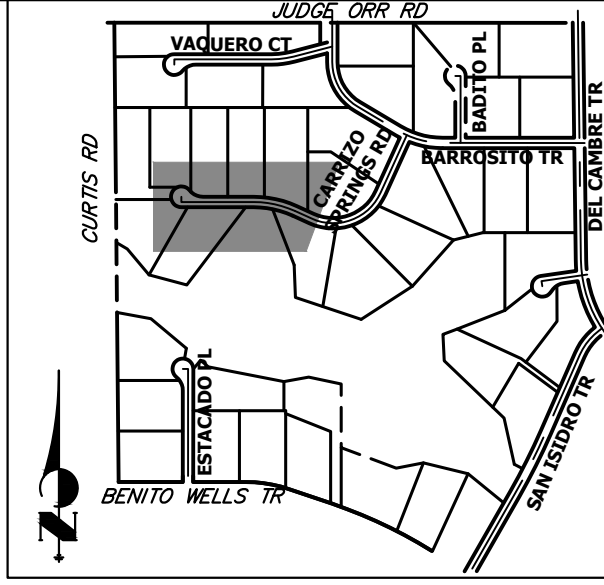
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE \_\_\_\_\_



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No.	REVISION
SADDLEHORN RANCH - FILING 3									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 21 OF 63									
JOB NO. 21542.05									



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

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

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

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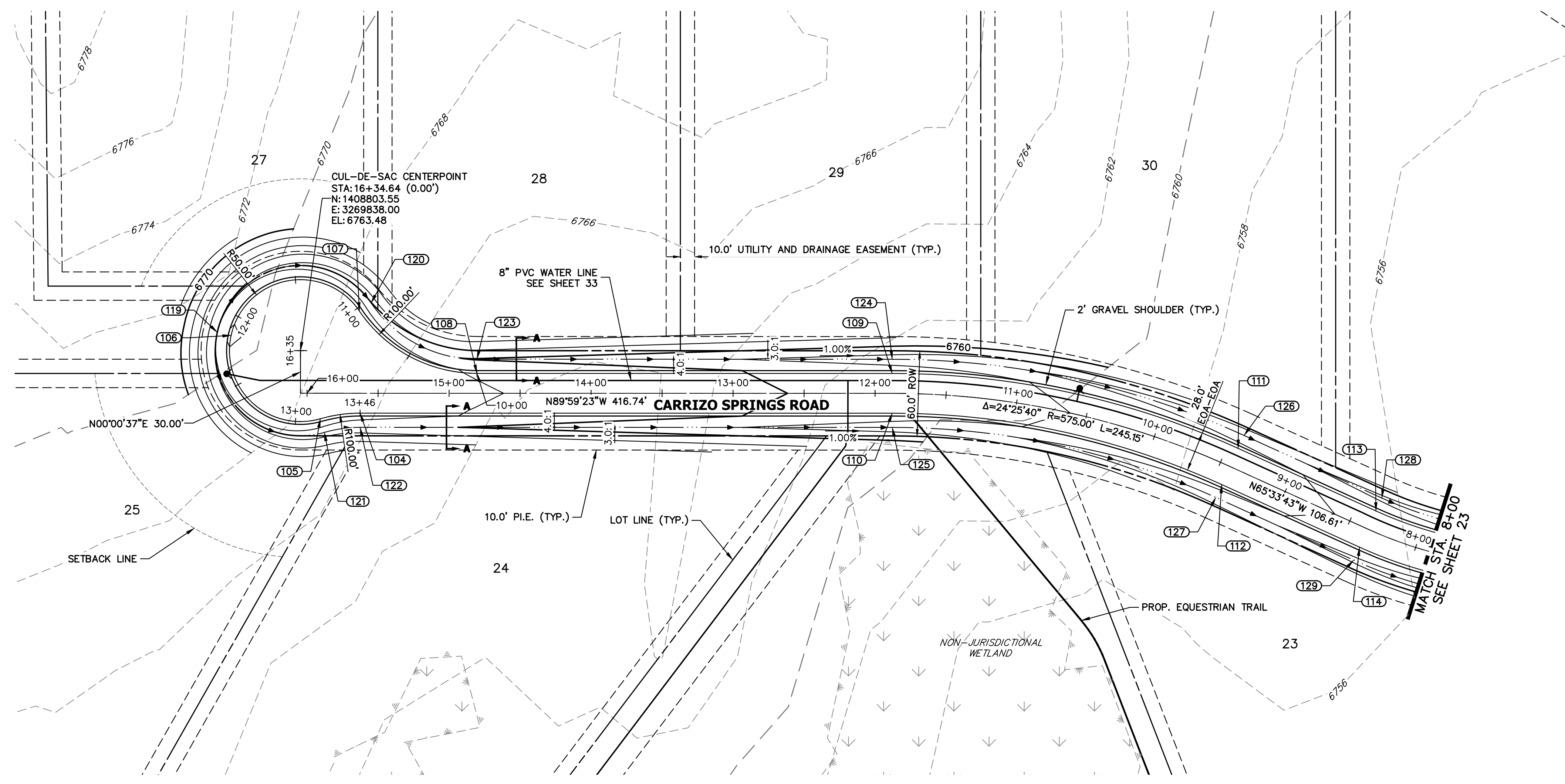
BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
FILING 3  
STREET IMPROVEMENT PLAN  
AND PROFILE

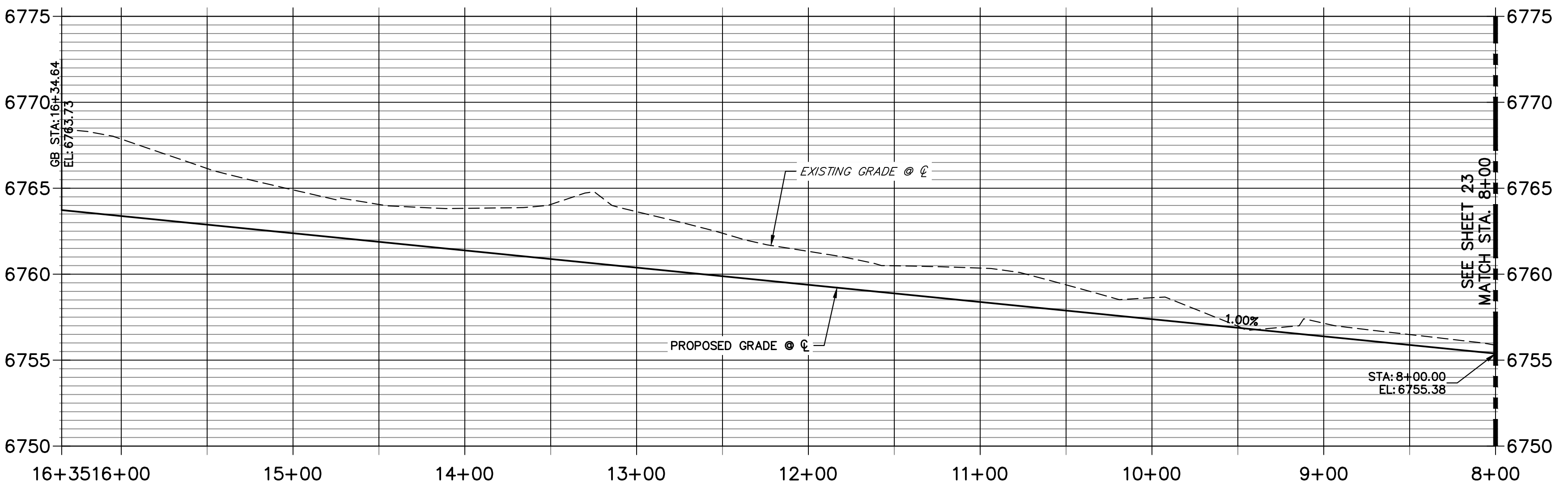
DESIGNED BY  
DRAWN BY  
CHECKED BY

DATE

SHEET 22 OF 63  
JOB NO. 21542.05



**CARRIZO SPRINGS ROAD CL PROFILE**  
STA 8+00.00 TO 16+34.64



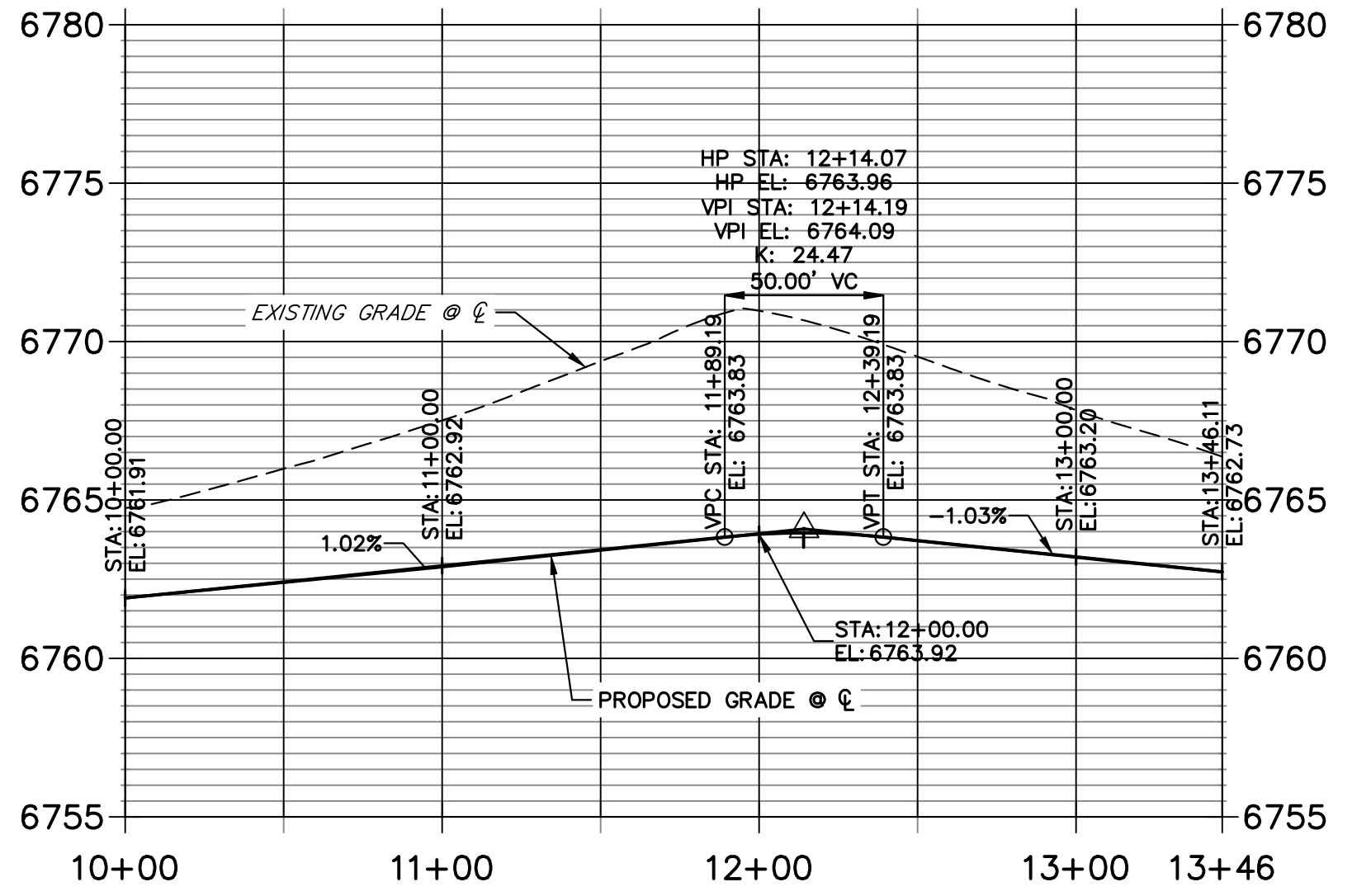
**POINT TABULATION**

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
104	15+62.64	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6762.73		PC
105	15+90.64	18.00' (LT)	CARRIZO SPRINGS ROAD CL	6763.01		PRC
107	15+63.21	58.00' (RT)	CARRIZO SPRINGS ROAD CL	6762.86		PRC
108	14+80.36	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6761.91		PT
109	11+87.90	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6758.98		PT
110	11+87.90	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6758.98		PT
111	9+42.75	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6756.53		PC
112	9+42.75	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6756.53		PC
113	8+36.14	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6755.47		PT
114	8+36.14	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6755.47		PT
120	15+54.93	63.60' (RT)	CARRIZO SPRINGS ROAD CL	6760.82		PRC
121	15+87.84	27.60' (LT)	CARRIZO SPRINGS ROAD CL	6760.97		PRC
122	15+62.64	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6760.69		SWALE PT/GB
123	14+80.36	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6759.87		SWALE PT/GB
124	11+87.90	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6756.94		PT
125	11+87.90	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6756.94		PT
126	9+42.75	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6754.49		SWALE PC/GB
127	9+42.75	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6754.49		SWALE PC/GB
128	8+36.14	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6753.43		SWALE PT/GB
129	8+36.14	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6753.43		SWALE PT/GB

**POINT TABULATION**

POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
106	1408814.28	3269789.17	6764.09		HIGH PT
119	1408816.43	3269779.40	6762.05		SWALE HIGH PT

**CARRIZO SPRINGS ROAD CUL-DE-SAC PROFILE**  
STA 10+00.00 TO 13+46.11



**STREET IMPROVEMENT NOTES**

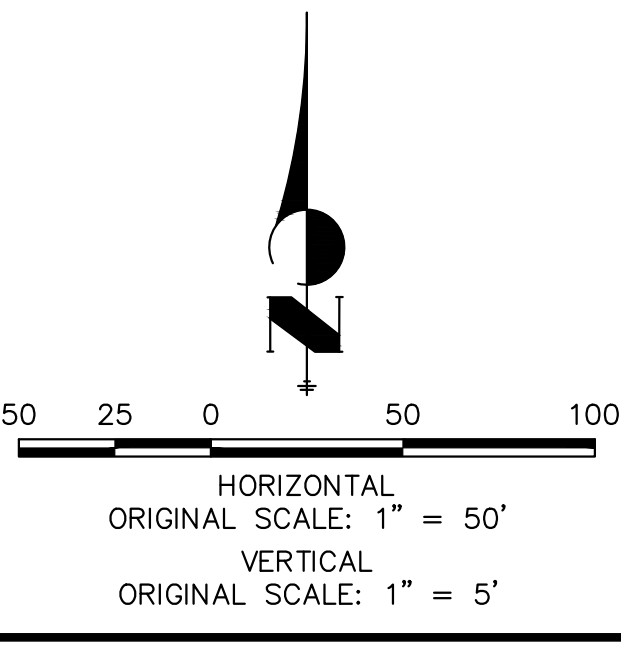
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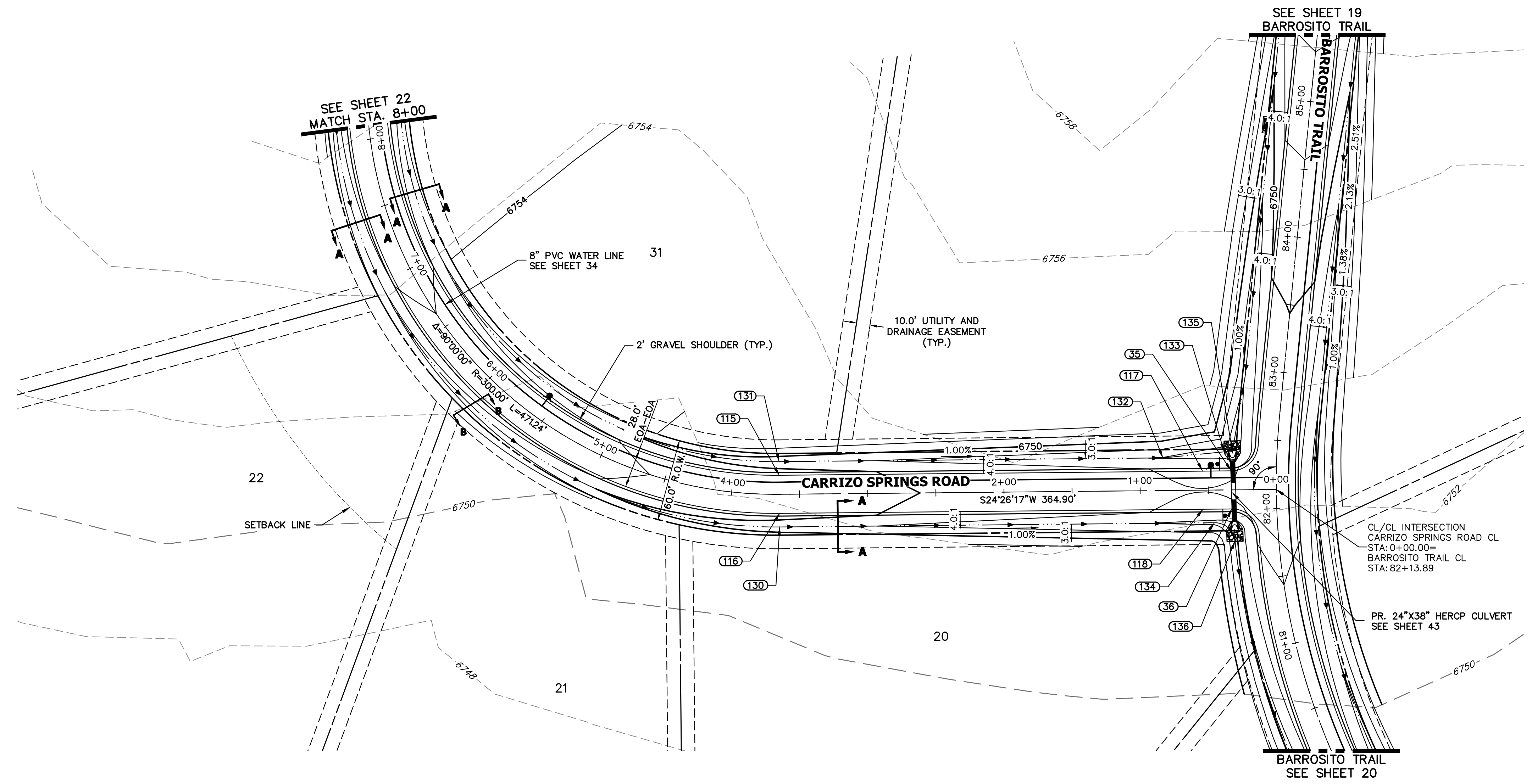
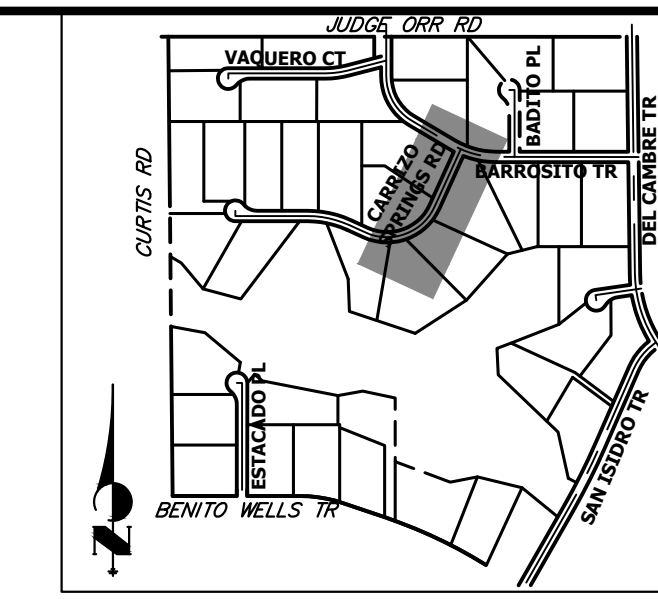
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

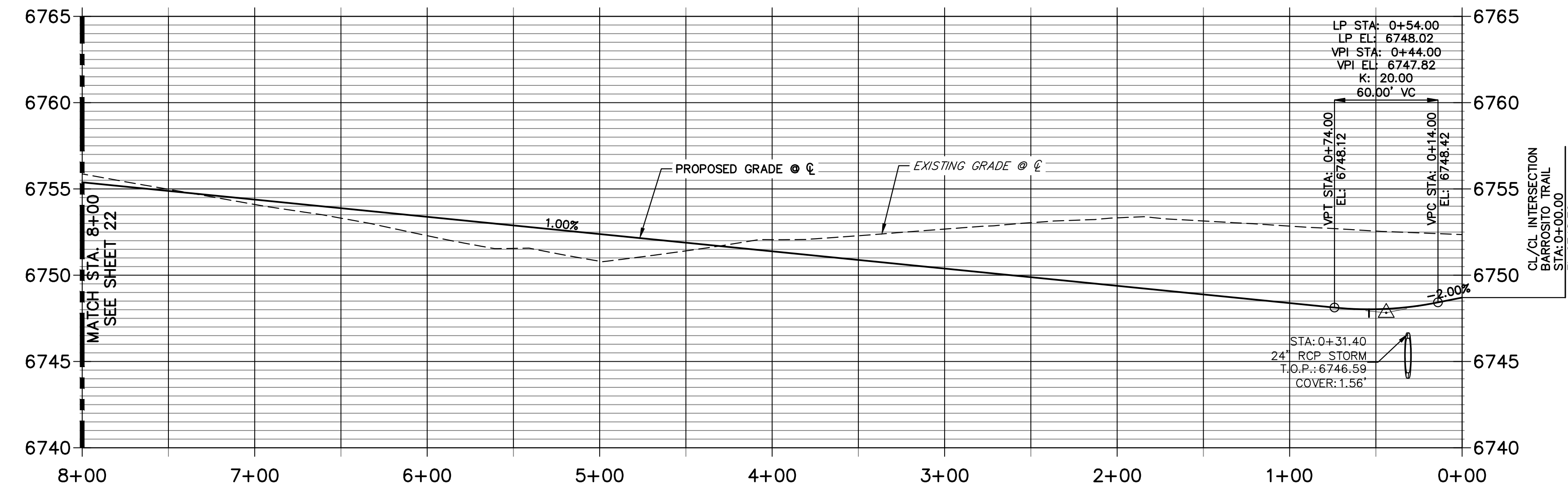
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE





**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

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

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 BRADY WILLIAMS

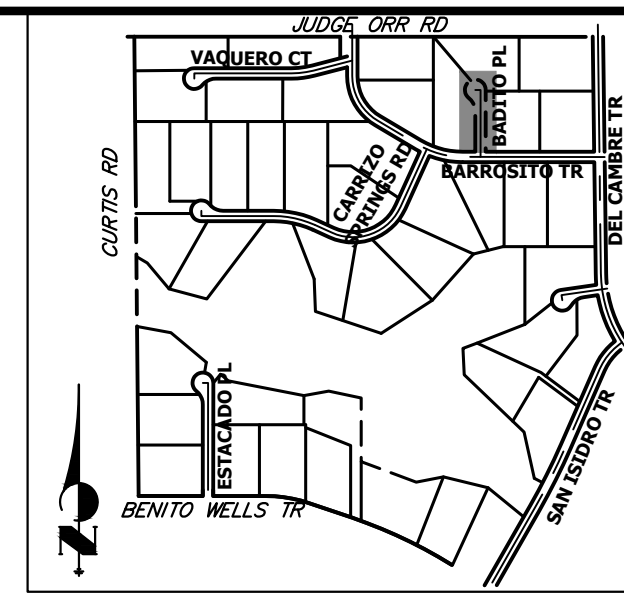
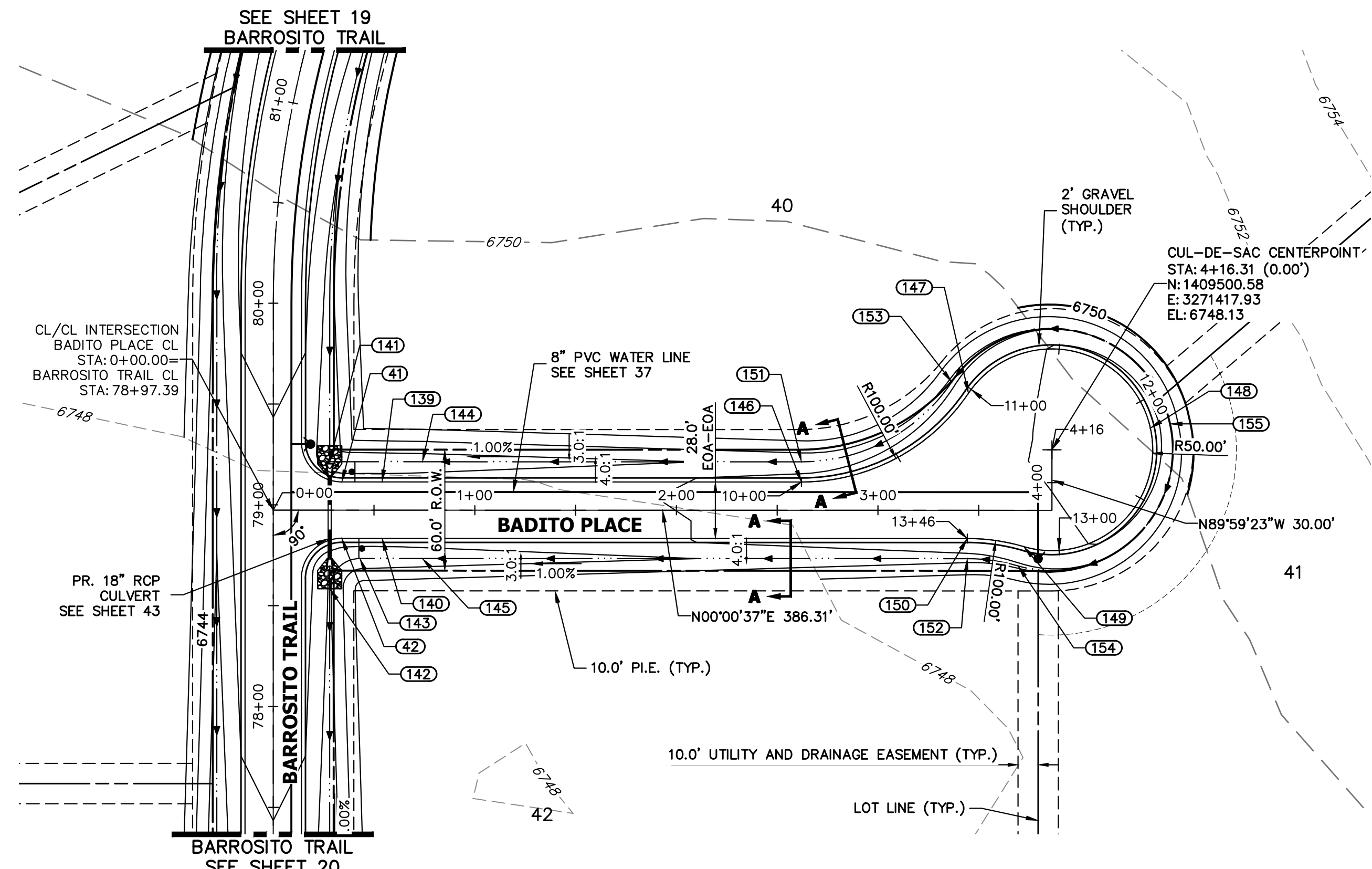
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BY	DATE	REVISION

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 4/25/23  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

SADDLEHORN RANCH - FILING 3  
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 23 OF 63  
JOB NO. 21542.05

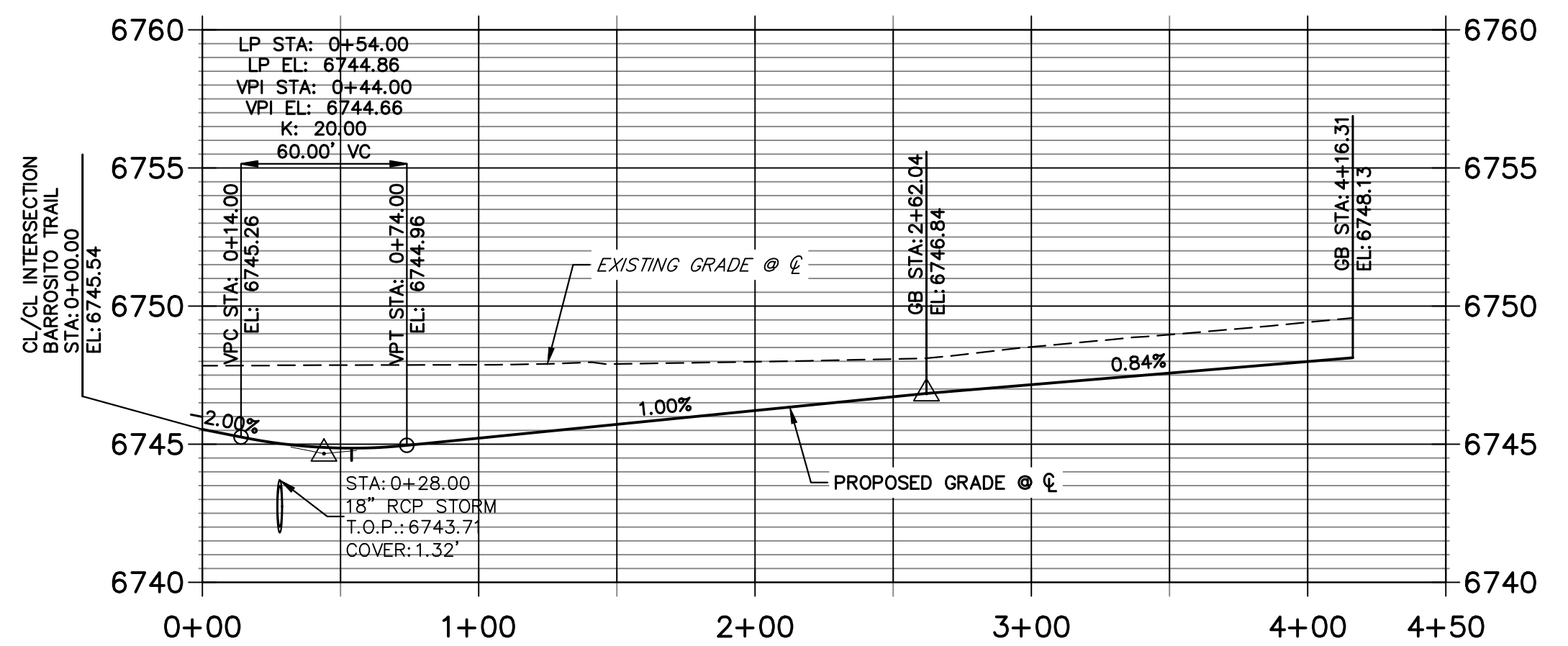


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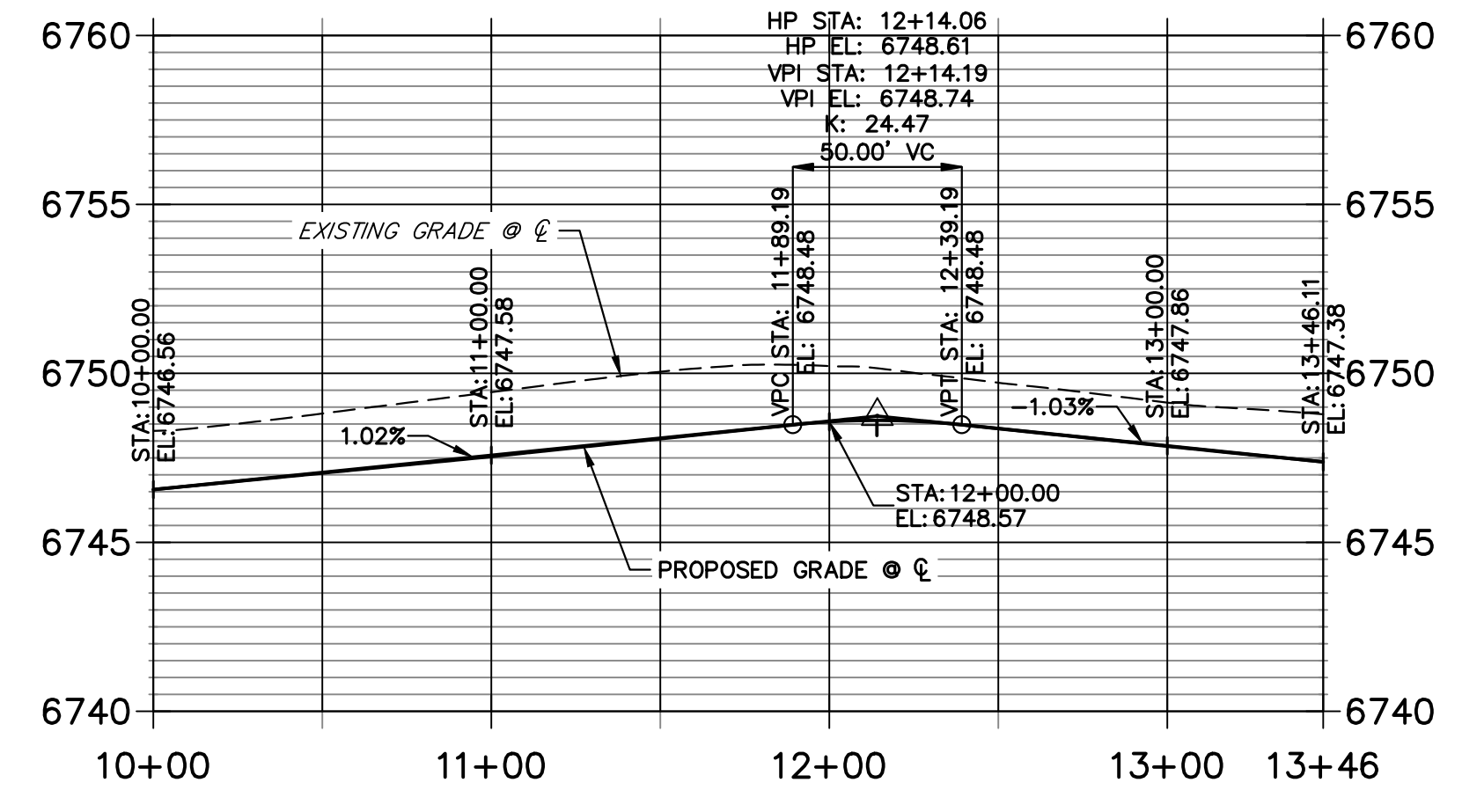
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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**BADITO PLACE CL PROFILE  
 STA 0+00.00 TO 4+50.00**



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
41	0+34.00	14.00' (LT)	BADITO PLACE CL	6744.64		PCR
42	0+34.00	14.00' (RT)	BADITO PLACE CL	6744.64		PCR
139	0+54.00	14.00' (LT)	BADITO PLACE CL	6744.54		LOW PT
140	0+54.00	14.00' (RT)	BADITO PLACE CL	6744.54		LOW PT
141	0+28.00	24.00' (LT)	BADITO PLACE CL	6742.17		END SWALE
142	0+28.00	39.00' (RT)	BADITO PLACE CL	6741.77		SWALE PT/GB
143	0+43.00	24.00' (RT)	BADITO PLACE CL	6742.33		SWALE PC/GB
144	0+74.00	24.00' (LT)	BADITO PLACE CL	6742.64		SWALE GB
145	0+74.00	24.00' (RT)	BADITO PLACE CL	6742.64		SWALE GB
146	2+62.04	14.00' (LT)	BADITO PLACE CL	6746.56		PC
147	3+44.88	58.00' (LT)	BADITO PLACE CL	6747.52		PRC
149	3+72.31	18.00' (RT)	BADITO PLACE CL	6747.66		PRC
150	3+44.31	14.00' (RT)	BADITO PLACE CL	6747.38		PC
151	2+62.04	24.00' (LT)	BADITO PLACE CL	6744.52		SWALE PC/GB
152	3+44.31	24.00' (RT)	BADITO PLACE CL	6745.34		SWALE PC/GB
153	3+36.60	63.60' (LT)	BADITO PLACE CL	6745.48		PRC
154	3+69.51	27.60' (RT)	BADITO PLACE CL	6745.62		PRC

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
148	1409549.42	3271407.22	6748.74	HIGH PT
155	1409559.19	3271405.07	6746.70	SWALE HIGH PT

No.	REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"	50'					
1"	5'					
			4/25/23			

**STREET IMPROVEMENT NOTES**

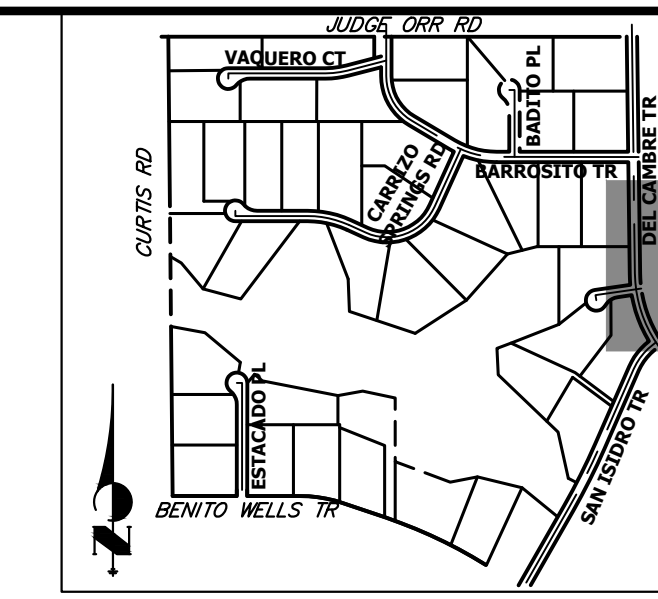
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6.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

**ENGINEER'S STATEMENT**

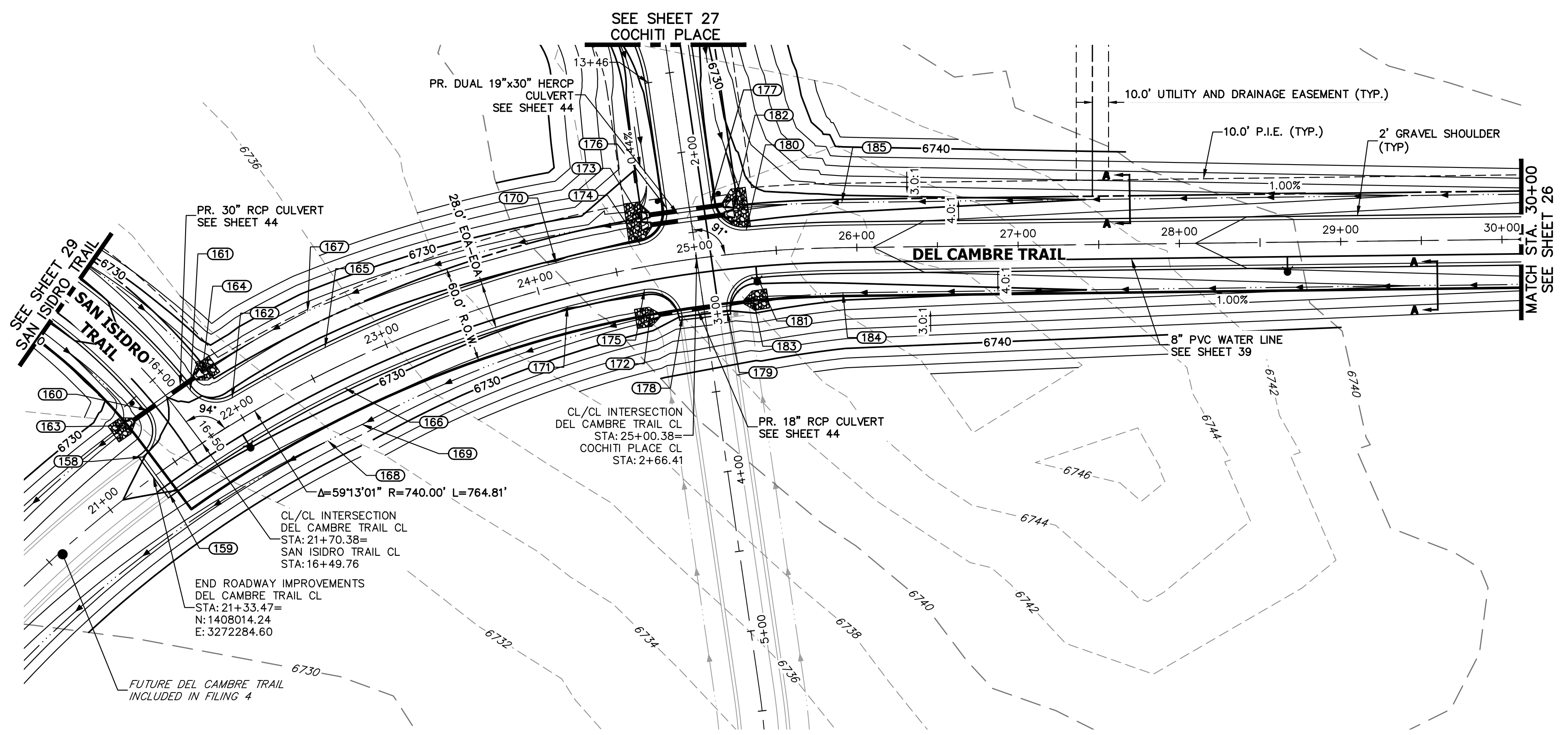
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

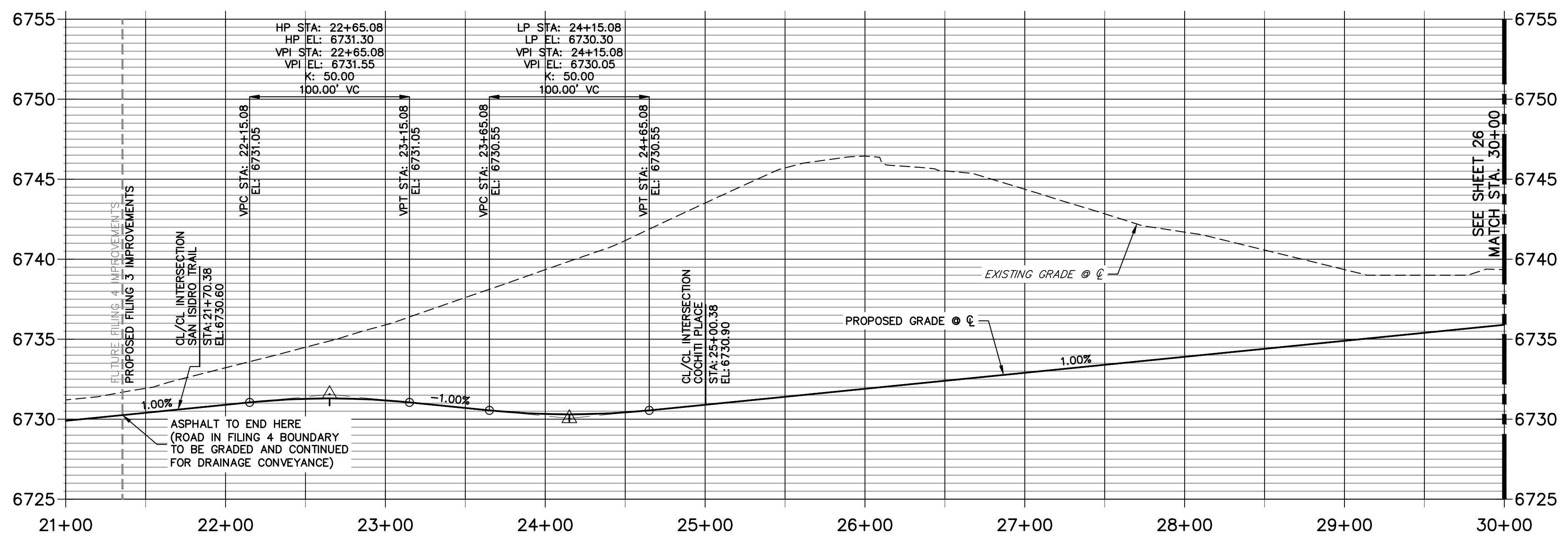




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 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS



**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	6730.15		PCR
177	25+13.48	33.20' (LT)	DEL CAMBRE TRAIL CL	6730.16		PCR
178	24+86.05	34.48' (RT)	DEL CAMBRE TRAIL CL	6730.00		PCR
179	25+15.43	34.88' (RT)	DEL CAMBRE TRAIL CL	6730.00		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

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

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

**STREET IMPROVEMENT NOTES**

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**ENGINEER'S STATEMENT**

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

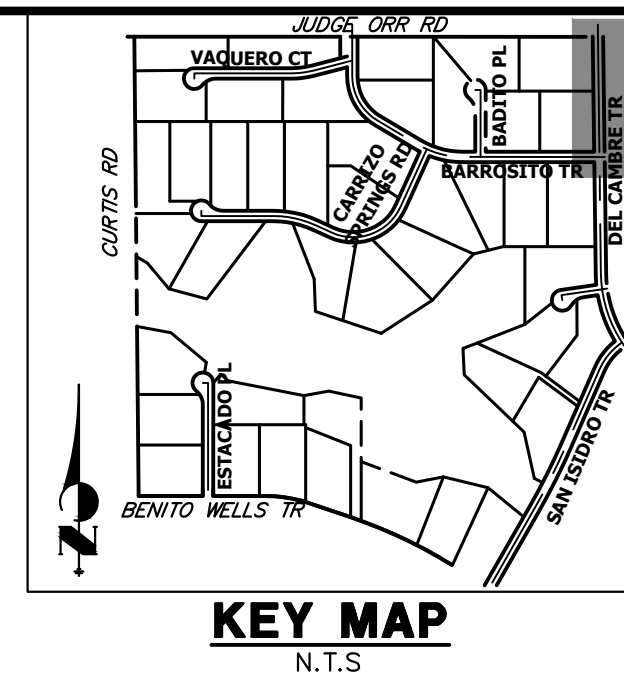
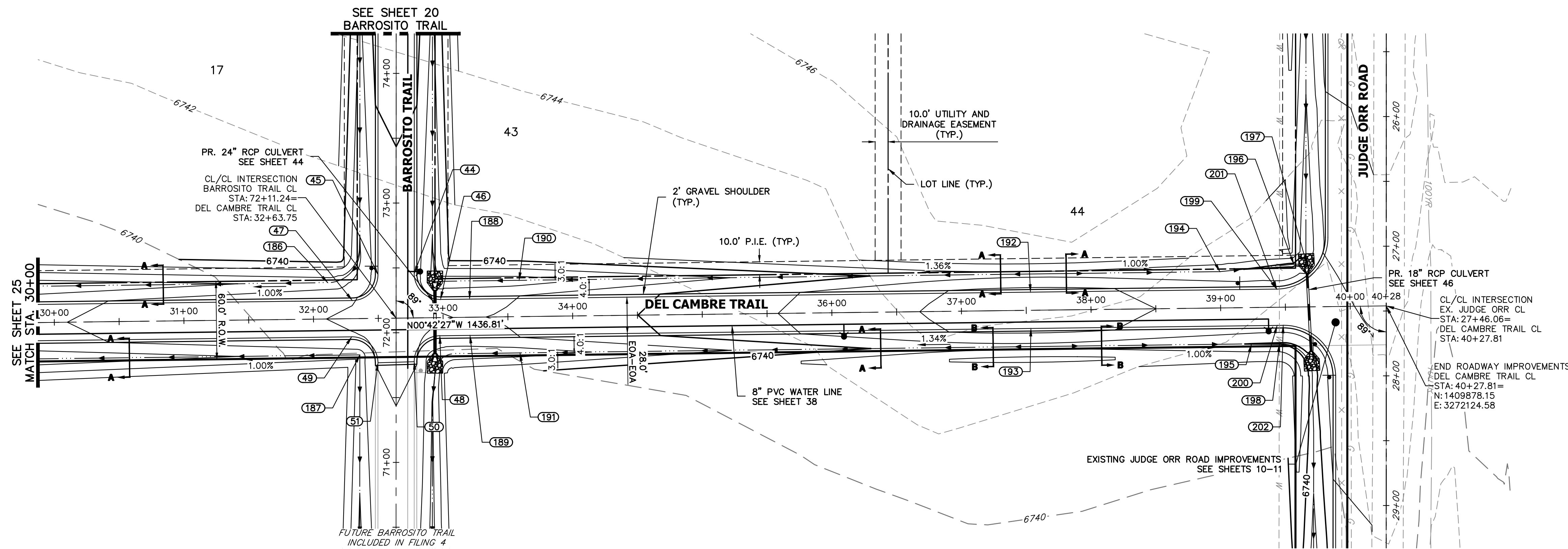
BY DATE


H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 4/25/23  
 DESIGNED BY RWK  
 DRAWN BY RWK  
 CHECKED BY

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE

SHEET 25 OF 63  
 JOB NO. 21542.05

**J.R. ENGINEERING**  
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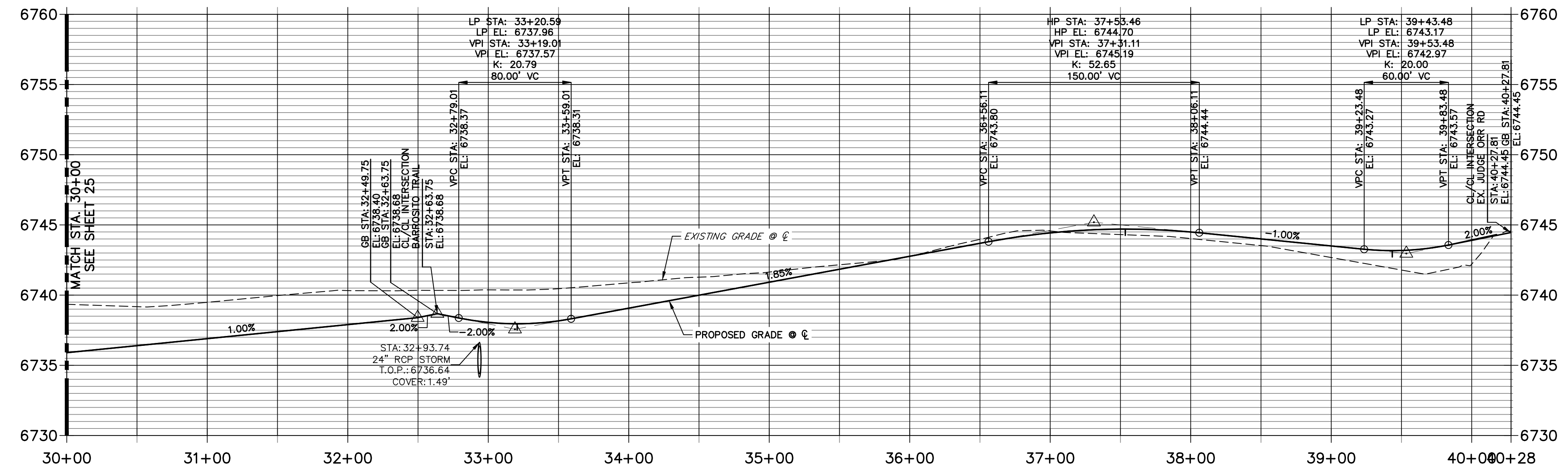


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PREPARED FOR  
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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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**DEL CAMBRE TRAIL CL PROFILE (2)  
 STA 30+00.00 TO 40+28.00**



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' (LT)	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

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

**811**  
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**ENGINEER'S STATEMENT**

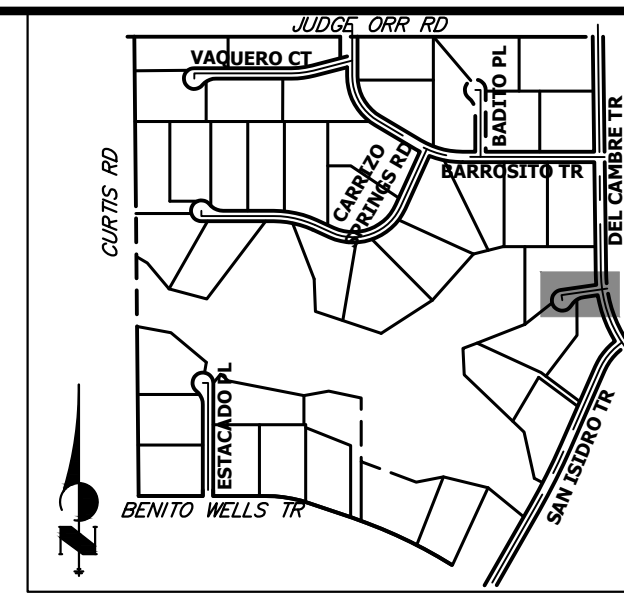
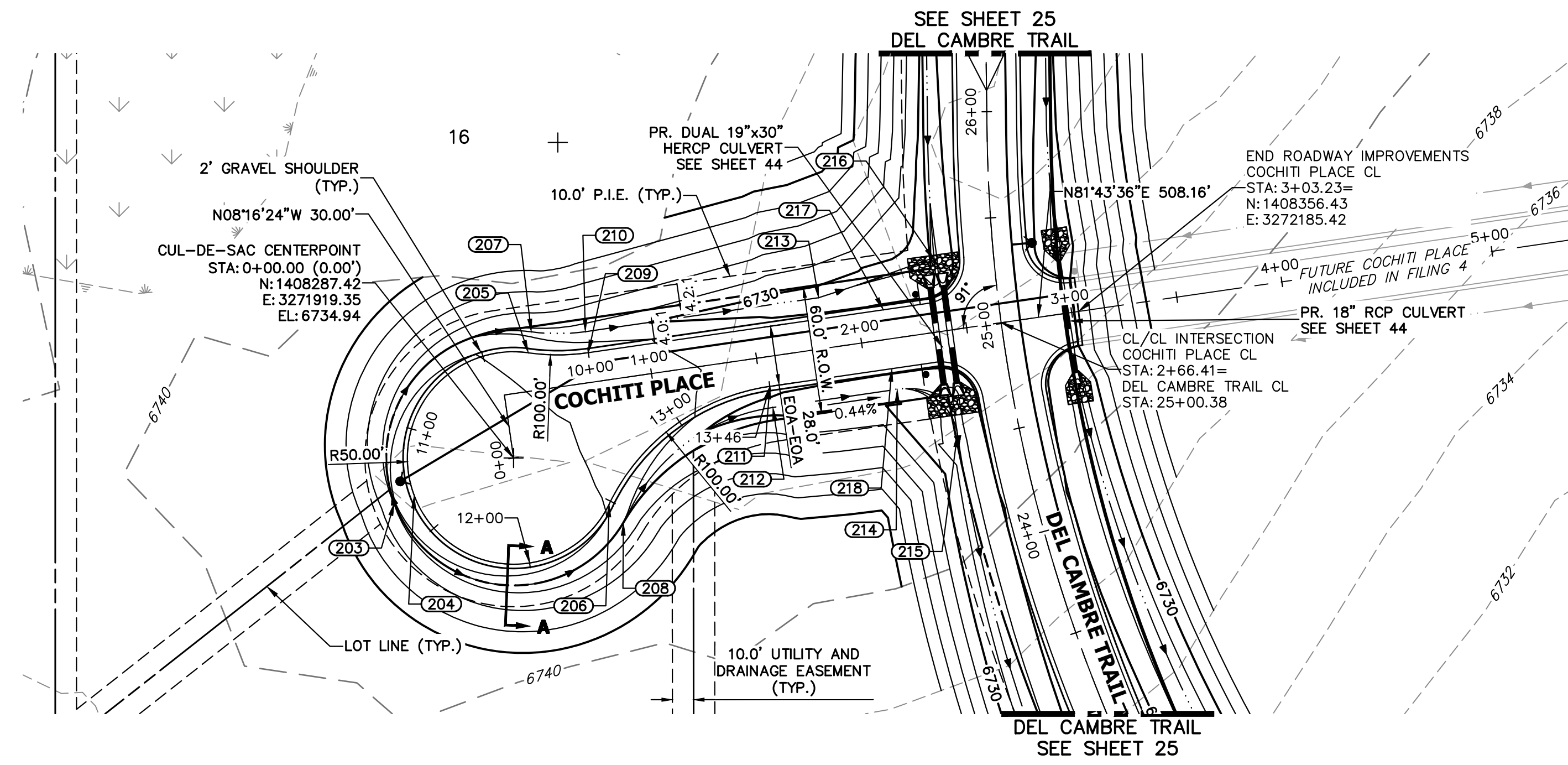
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

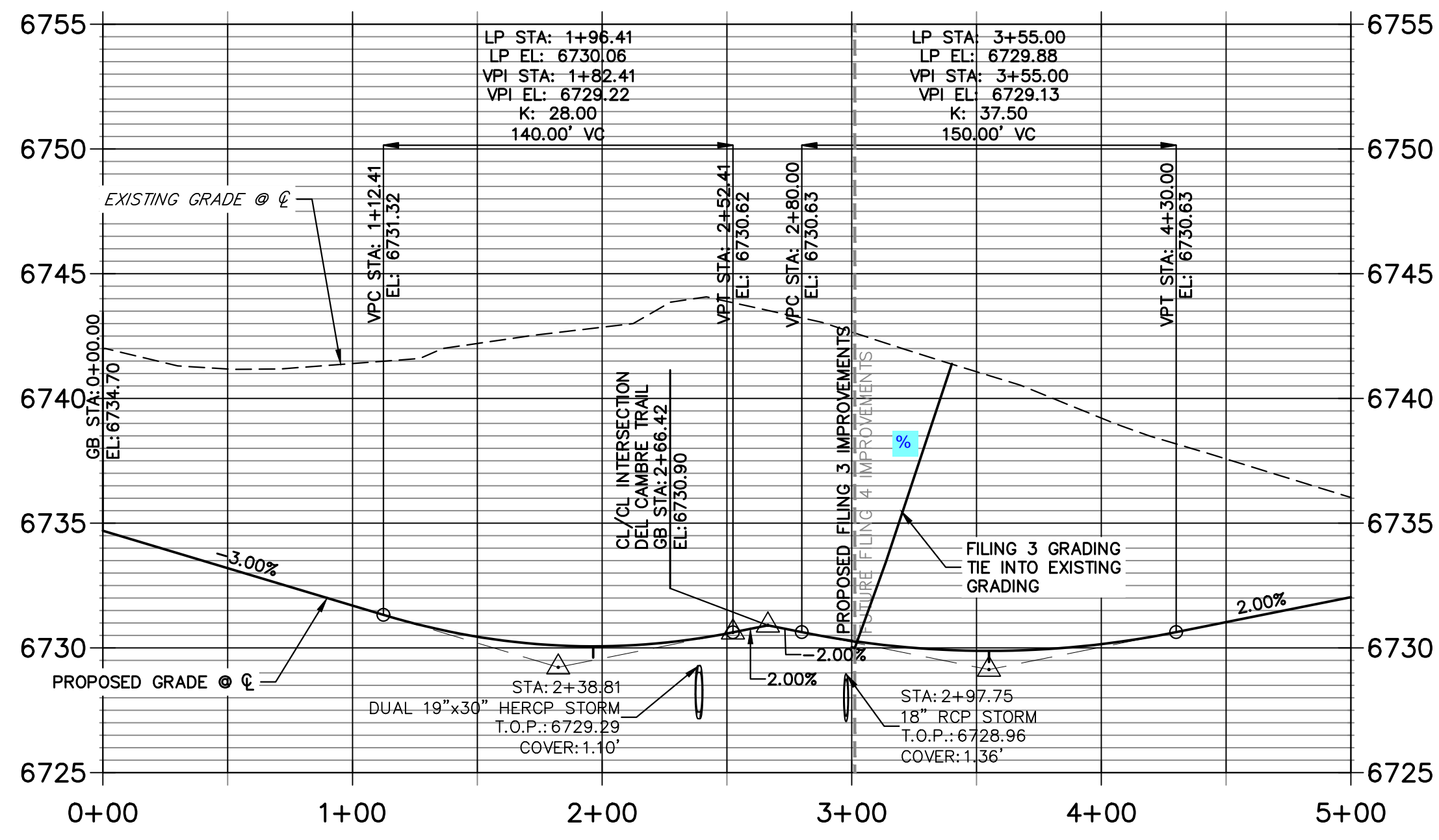
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	4/25/23	RWK	RWK	

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE

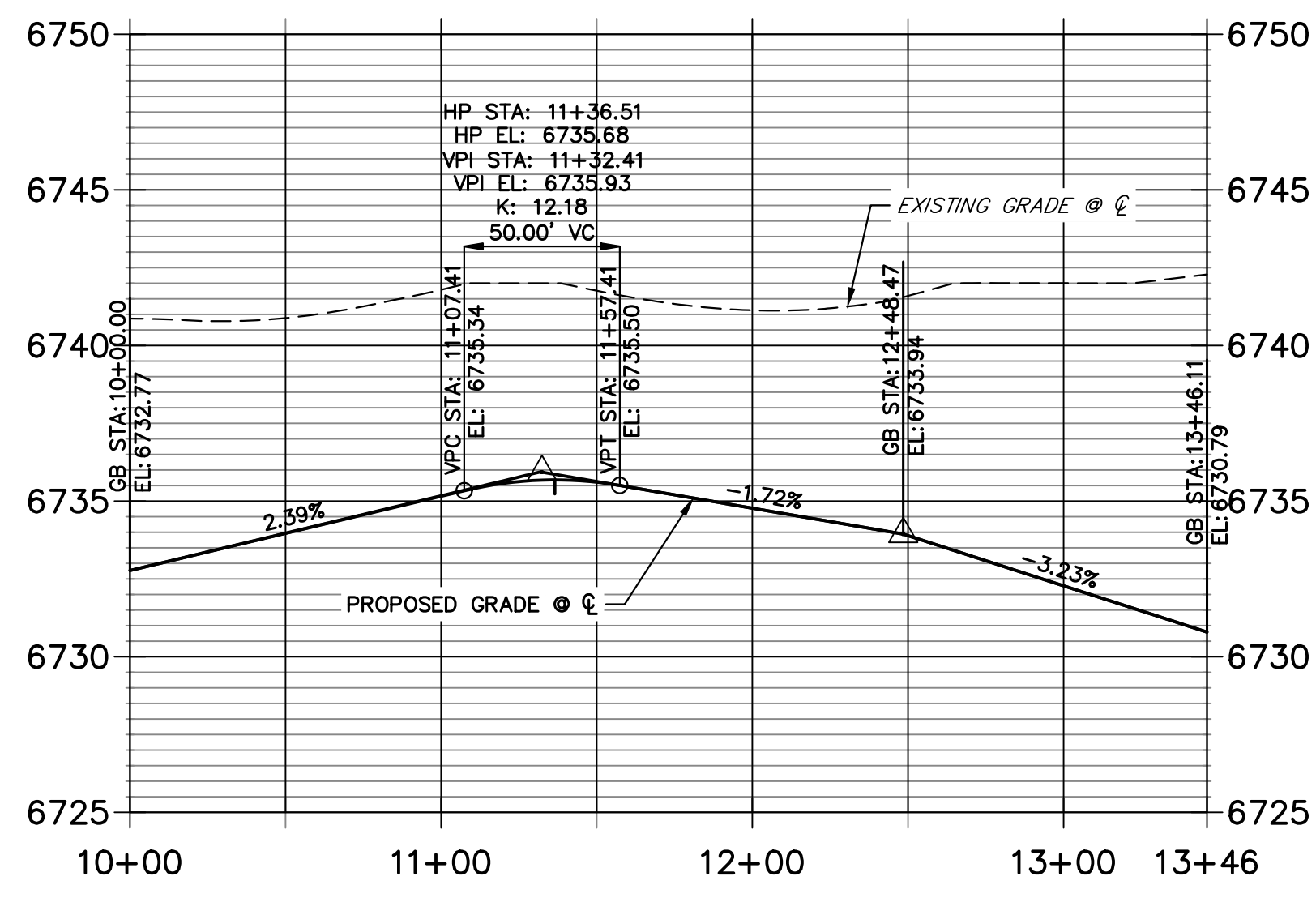
SHEET 26 OF 63  
 JOB NO. 21542.05



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



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

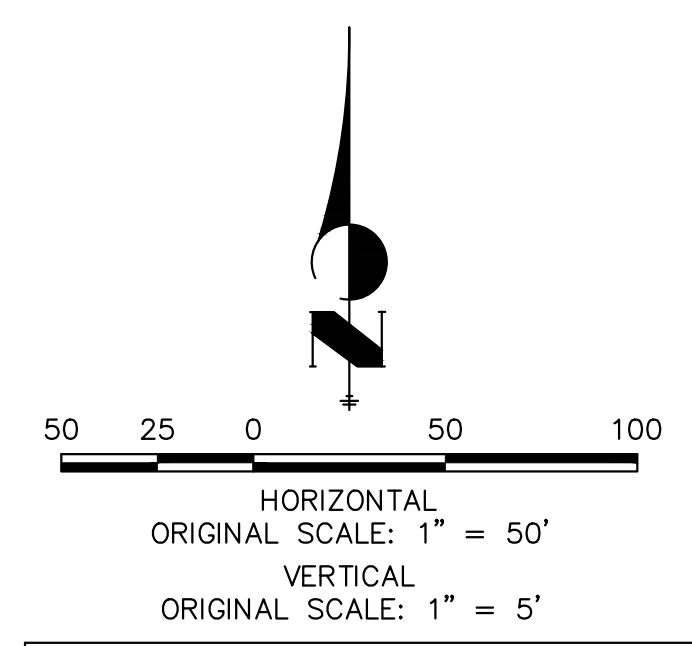


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
176	2+32.84	14.00' (RT)	COCHITI PLACE CL	6730.15		PCR
177	2+33.47	14.00' (LT)	COCHITI PLACE CL	6730.16		PCR
205	0+44.00	18.00' (LT)	COCHITI PLACE CL	6733.45		PRC
206	0+71.42	58.00' (RT)	COCHITI PLACE CL	6733.94		PRC
207	0+46.80	27.60' (LT)	COCHITI PLACE CL	6731.41		PRC
208	0+76.78	67.58' (RT)	COCHITI PLACE CL	6731.99		PRC
209	0+72.00	14.00' (LT)	COCHITI PLACE CL	6732.77		PT
210	0+72.00	24.00' (LT)	COCHITI PLACE CL	6730.73		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	6730.10		LOW PT
218	2+12.41	14.00' (RT)	COCHITI PLACE CL	6730.10		LOW PT

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
203	1408266.25	3271863.21	6733.90		HIGH PT
204	1408269.78	3271872.56	6735.94		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. COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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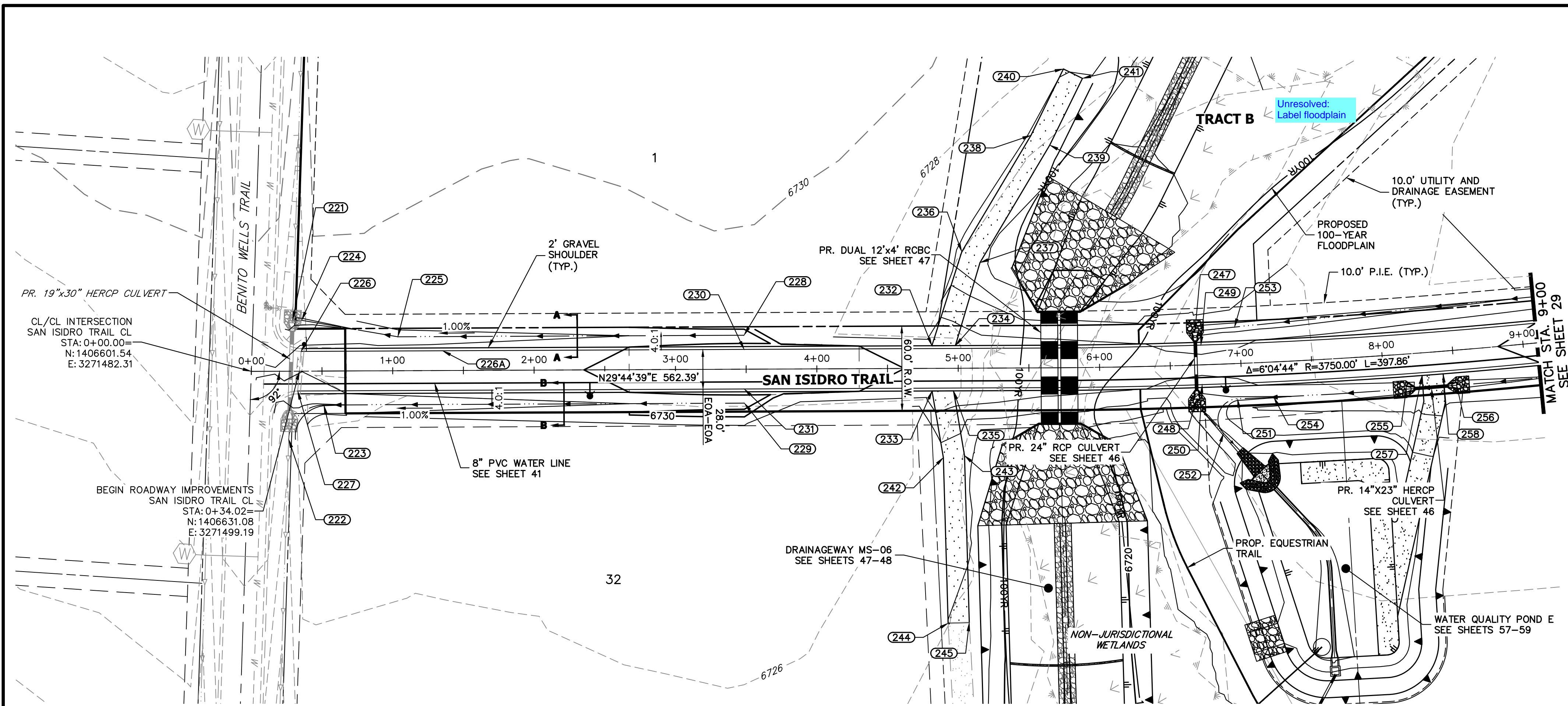
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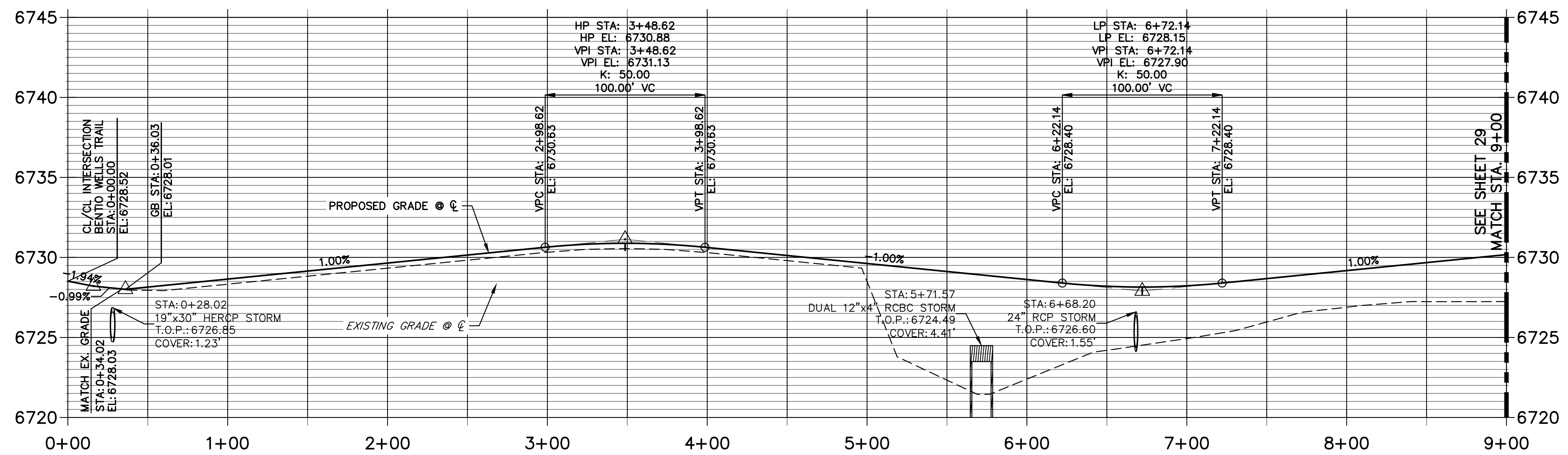
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 CHECKED BY

**SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE**

SHEET 27 OF 63  
 JOB NO. 21542.05



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
221	0+29.37	36.22' (LT)	SAN ISIDRO TRAIL CL	6725.45		BEGIN SWALE
222	0+26.23	48.07' (RT)	SAN ISIDRO TRAIL CL	6724.42		END SWALE
223	0+51.21	24.00' (RT)	SAN ISIDRO TRAIL CL	6725.84		SWALE PT/GB
224	0+35.78	35.99' (LT)	SAN ISIDRO TRAIL CL	6725.53		SWALE PI/GB
225	1+03.76	24.00' (LT)	SAN ISIDRO TRAIL CL	6726.37		SWALE PI/GB
226A	1+35.31	14.00' (LT)	SAN ISIDRO TRAIL CL	6728.72		GB
226	0+35.29	14.00' (LT)	SAN ISIDRO TRAIL CL	6728.28		MATCH EX ASPH
227	0+32.76	14.00' (RT)	SAN ISIDRO TRAIL CL	6727.76		MATCH EX ASPH
228	3+48.62	24.00' (LT)	SAN ISIDRO TRAIL CL	6728.56		END SWALE
230	3+48.62	14.00' (LT)	SAN ISIDRO TRAIL CL	6730.60		HIGH PT
231	3+48.62	14.00' (RT)	SAN ISIDRO TRAIL CL	6730.60		HIGH PT
232	4+81.44	16.00' (LT)	SAN ISIDRO TRAIL CL	6729.49		BEGIN DWY CUT
233	4+81.44	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.49		BEGIN DWY CUT
234	4+98.08	16.00' (LT)	SAN ISIDRO TRAIL CL	6729.32		END DWY CUT
235	4+96.64	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.33		END DWY CUT
236	5+02.90	82.37' (LT)	SAN ISIDRO TRAIL CL	6724.69		PI
237	5+15.74	74.61' (LT)	SAN ISIDRO TRAIL CL	6724.42		PI
238	5+52.17	164.42' (LT)	SAN ISIDRO TRAIL CL	6725.33		PI
239	5+65.60	157.47' (LT)	SAN ISIDRO TRAIL CL	6725.03		PI
240	5+76.13	211.25' (LT)	SAN ISIDRO TRAIL CL	6726.09		END MAINTENANCE ROAD
241	5+90.28	204.45' (LT)	SAN ISIDRO TRAIL CL	6725.80		END MAINTENANCE ROAD
242	4+89.19	63.13' (RT)	SAN ISIDRO TRAIL CL	6725.32		PI
243	5+04.16	61.73' (RT)	SAN ISIDRO TRAIL CL	6725.02		PI
244	4+92.04	180.22' (RT)	SAN ISIDRO TRAIL CL	6723.98		END MAINTENANCE ROAD
245	5+07.04	179.86' (RT)	SAN ISIDRO TRAIL CL	6723.68		END MAINTENANCE ROAD
247	6+68.26	24.00' (LT)	SAN ISIDRO TRAIL CL	6724.60		LOW PT
248	6+67.92	24.00' (RT)	SAN ISIDRO TRAIL CL	6724.26		LOW PT
249	6+72.14	14.00' (LT)	SAN ISIDRO TRAIL CL	6727.87		LOW PT
250	6+72.14	14.00' (RT)	SAN ISIDRO TRAIL CL	6727.87		LOW PT
251	6+96.64	24.96' (RT)	SAN ISIDRO TRAIL CL	6725.62		PC
252	6+85.87	48.88' (RT)	SAN ISIDRO TRAIL CL	6723.71		PT
253	6+96.51	25.82' (LT)	SAN ISIDRO TRAIL CL	6725.00		SWALE GB
254	7+22.13	24.92' (RT)	SAN ISIDRO TRAIL CL	6725.87		SWALE GB
255	8+15.33	24.80' (RT)	SAN ISIDRO TRAIL CL	6726.81		END SWALE
256	8+50.87	24.80' (RT)	SAN ISIDRO TRAIL CL	6727.16		BEGIN SWALE
257	8+27.11	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.12		BEGIN DWY CUT
258	8+42.05	16.00' (RT)	SAN ISIDRO TRAIL CL	6729.27		END DWY CUT

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

**STREET IMPROVEMENT NOTES**

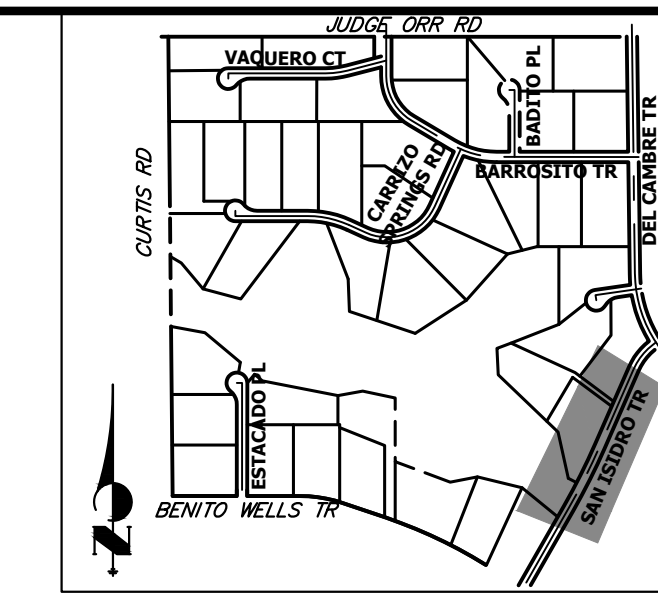
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

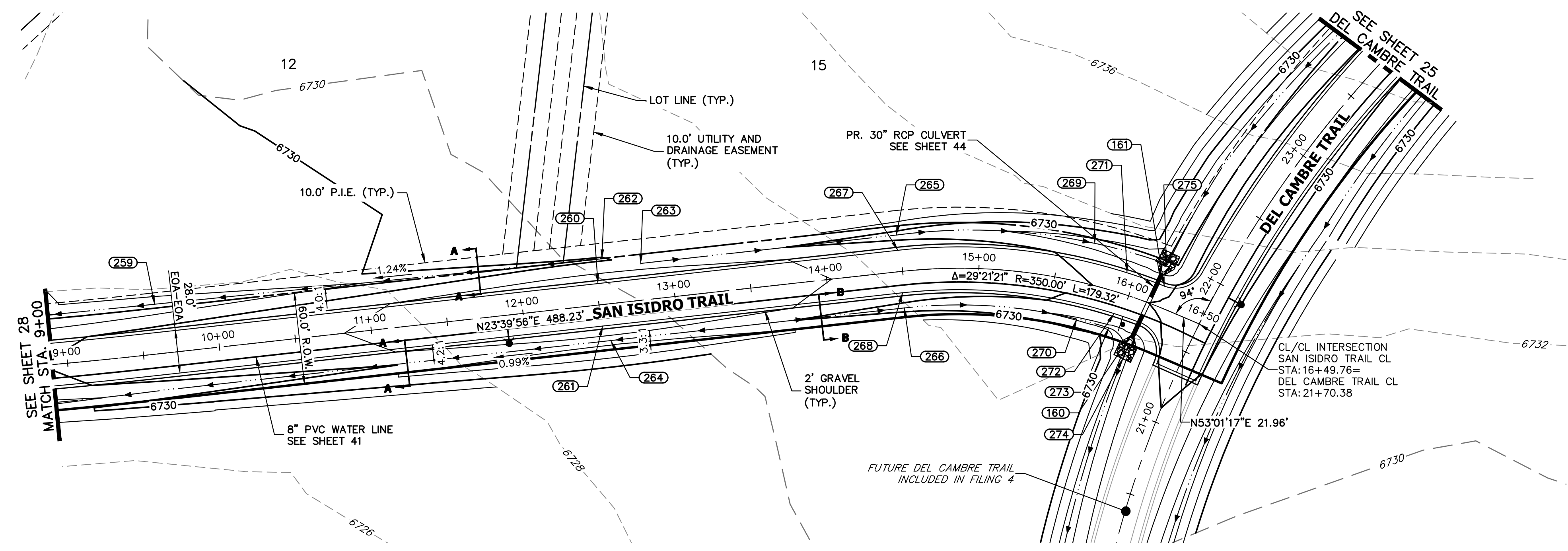
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS  
  
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com  
 BY DATE  
 No. REVISION  
 H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 4/25/23  
 DESIGNED BY RWK  
 DRAWN BY RWK  
 CHECKED BY  
**SADDLEHORN RANCH - FILING 3**  
**STREET IMPROVEMENT PLAN AND PROFILE**  
 SHEET 28 OF 63  
 JOB NO. 21542.05



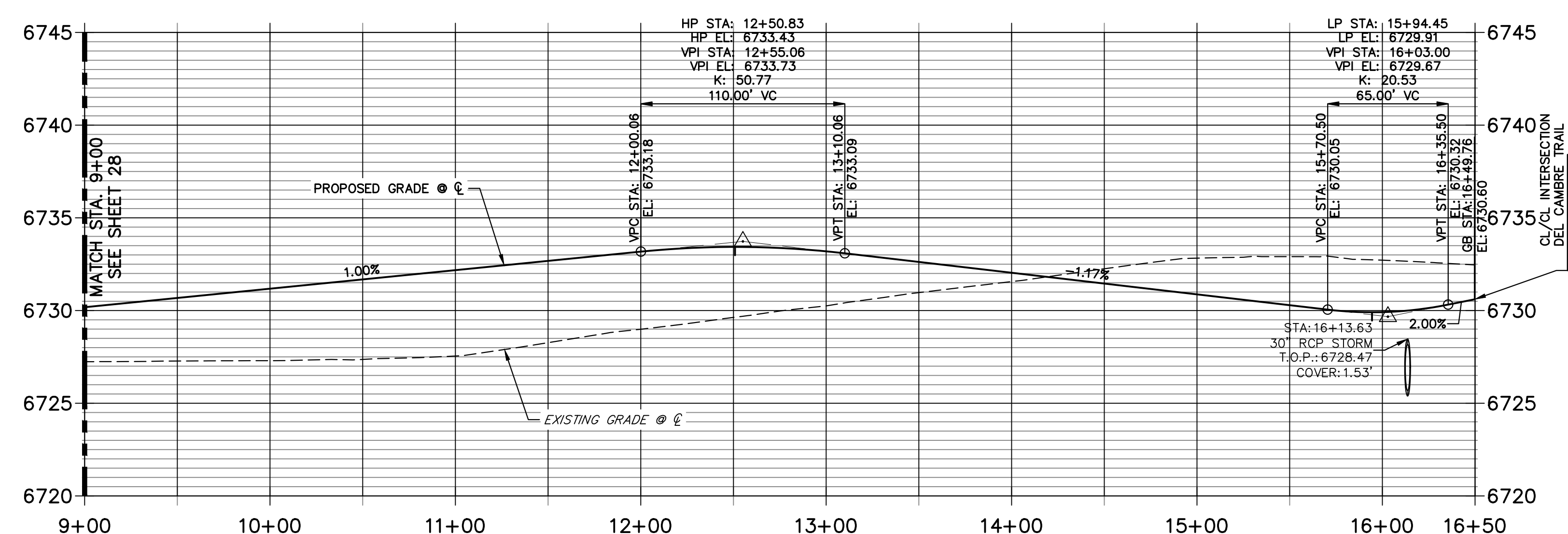
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**SAN ISIDRO TRAIL CL PROFILE (2)  
 STA 9+00.00 TO 16+50.00**



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	12+55.19	29.82' (LT)	SAN ISIDRO TRAIL CL	6729.65		END SWALE
263	12+80.06	24.00' (LT)	SAN ISIDRO TRAIL CL	6731.02		BEGIN SWALE
264	12+55.06	24.00' (RT)	SAN ISIDRO TRAIL CL	6731.19		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

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

**STREET IMPROVEMENT NOTES**

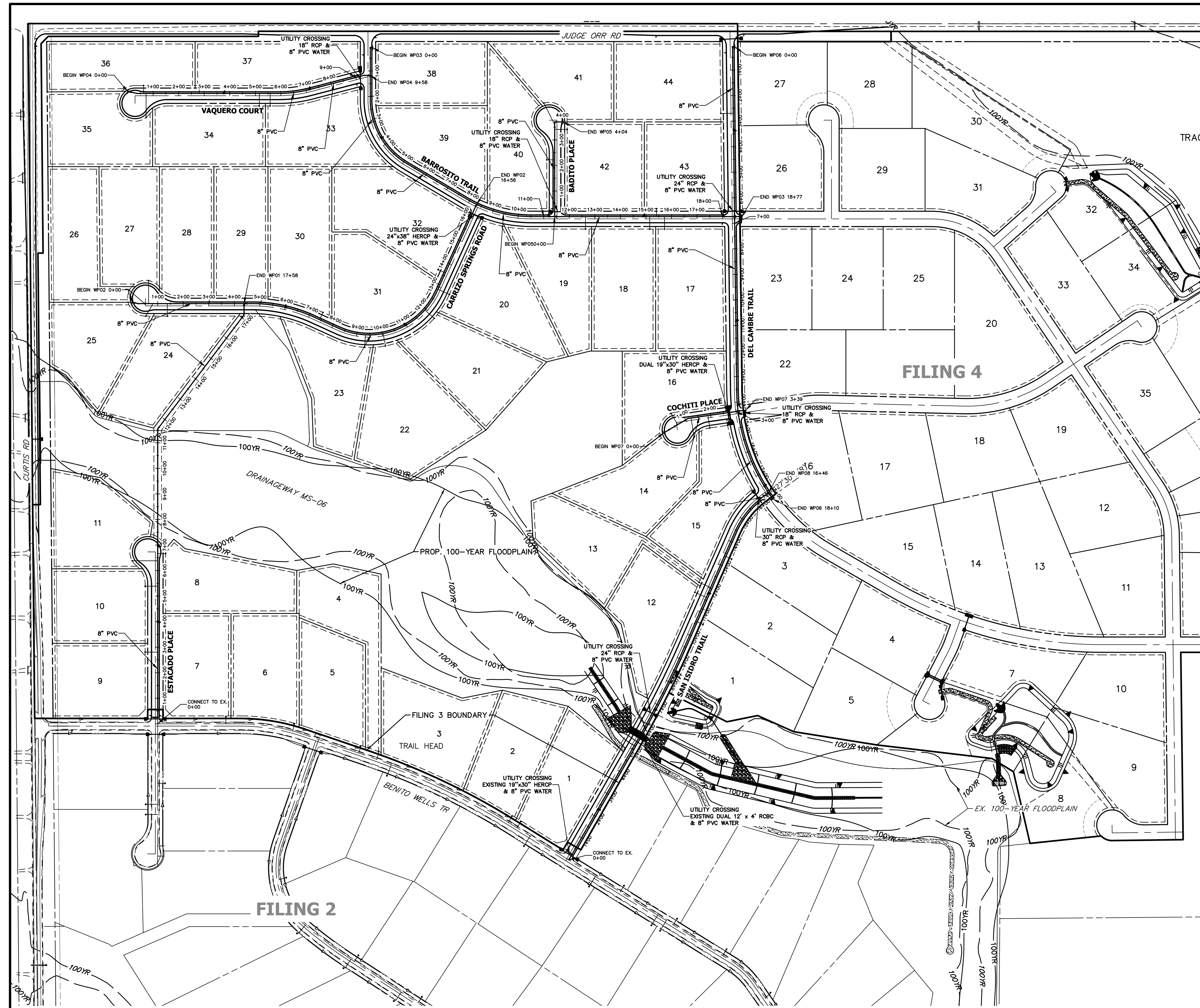
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**ENGINEER'S STATEMENT**

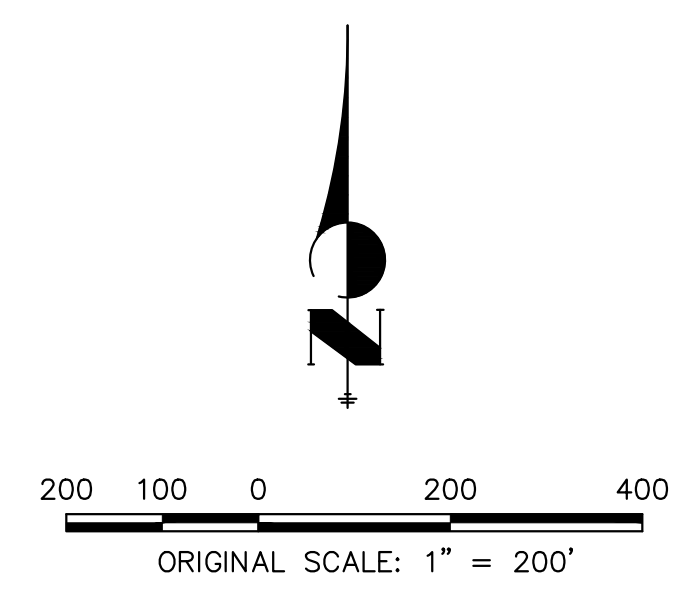
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



ID NO.	PIPE @ STATION	PIPE ALIGNMENT
FUTURE LOT 1	10+59.04	WP08
FUTURE LOT 2	11+13.56	WP08
FUTURE LOT 3	13+38.48	WP08
LOT 7	6+65.82	WP01
LOT 9	2+80.73	WP01
LOT 10	5+38.75	WP01
LOT 11	6+38.27	WP01
LOT 12	11+61.36	WP08
LOT 13	12+03.49	WP08
LOT 14	1+22.54	WP07
LOT 15	1+89.08	WP07
LOT 16	0+63.29	WP07
LOT 17	15+72.74	WP03
LOT 18	15+14.94	WP03
LOT 19	12+63.50	WP03
LOT 20	12+90.96	WP02
LOT 21	11+94.43	WP02
LOT 22	10+03.25	WP02
LOT 23	9+33.55	WP02
LOT 24	1+37.78	WP02
LOT 25	0+81.65	WP02
LOT 26	0+48.96	WP02
LOT 27	0+64.44	WP02
LOT 28	3+01.79	WP02
LOT 29	5+04.49	WP02
LOT 30	7+43.63	WP02
LOT 31	13+09.12	WP02
LOT 32	13+61.17	WP02
LOT 33	5+58.00	WP04
LOT 34	5+15.58	WP04
LOT 35	0+72.39	WP04
LOT 36	2+41.53	WP04
LOT 37	2+80.52	WP04
LOT 38	1+98.52	WP03
LOT 39	2+89.37	WP03
LOT 40	2+21.93	WP05
LOT 41	3+59.85	WP05
LOT 42	3+41.08	WP05
LOT 43	15+41.15	WP03
LOT 44	2+69.26	WP06



Know what's below.  
Call before you dig.

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

DATE \_\_\_\_\_

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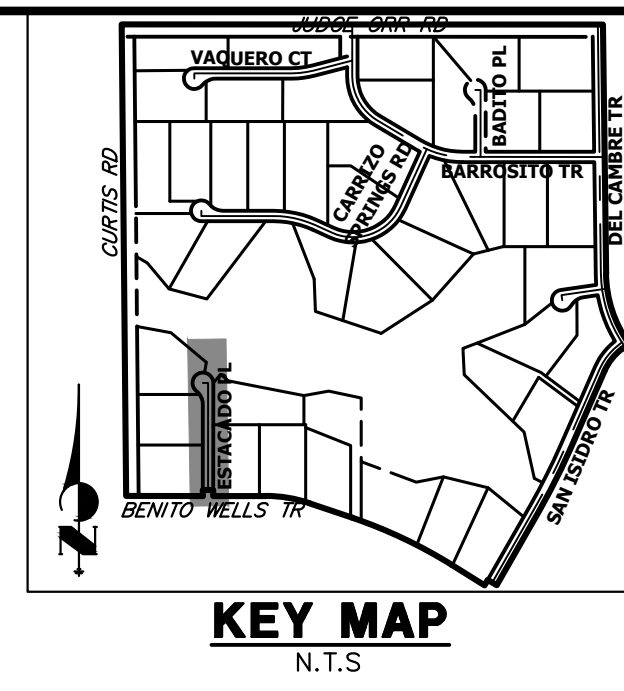
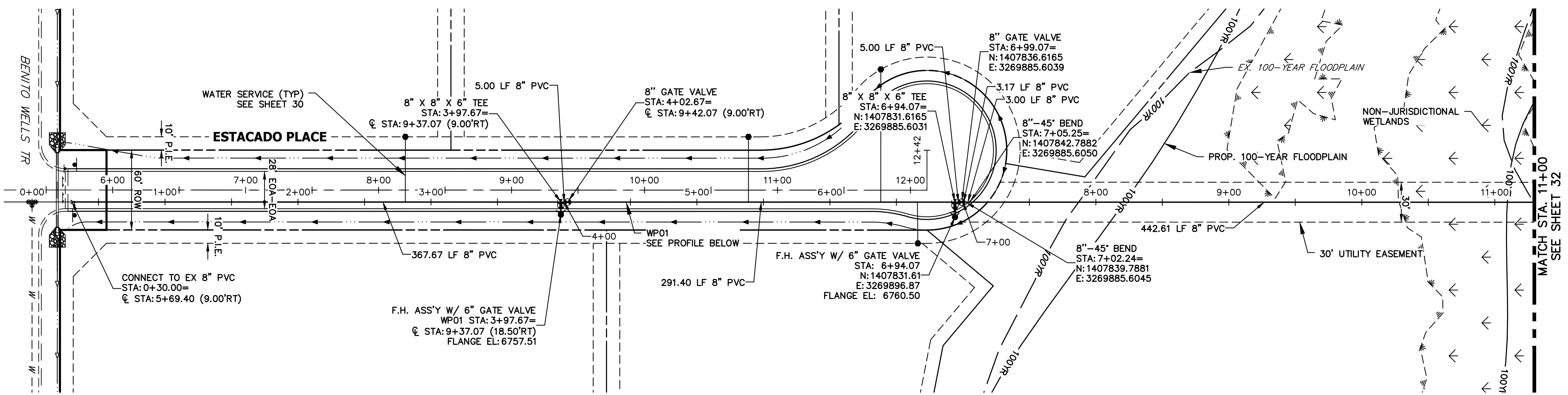
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIDGON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-8888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=200'
V-SCALE	N/A
DATE	4/25/23
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	

SADDEHORN RANCH -  
 FILING 3  
 OVERALL UTILITY PLAN &  
 SERVICE PLAN

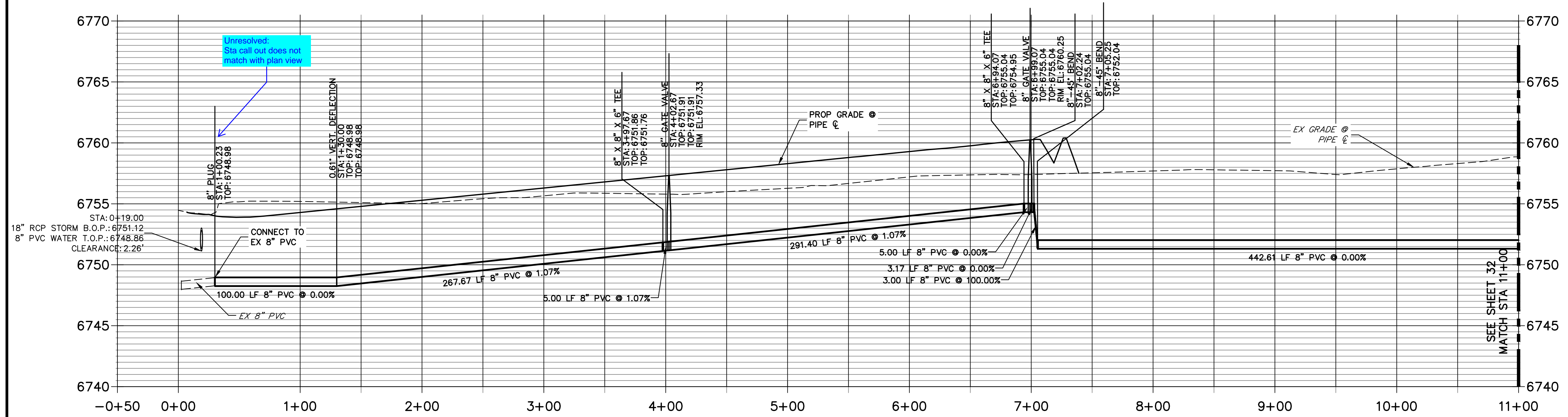


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### WP01 PROFILE STA -0+50.00 TO 11+00.00



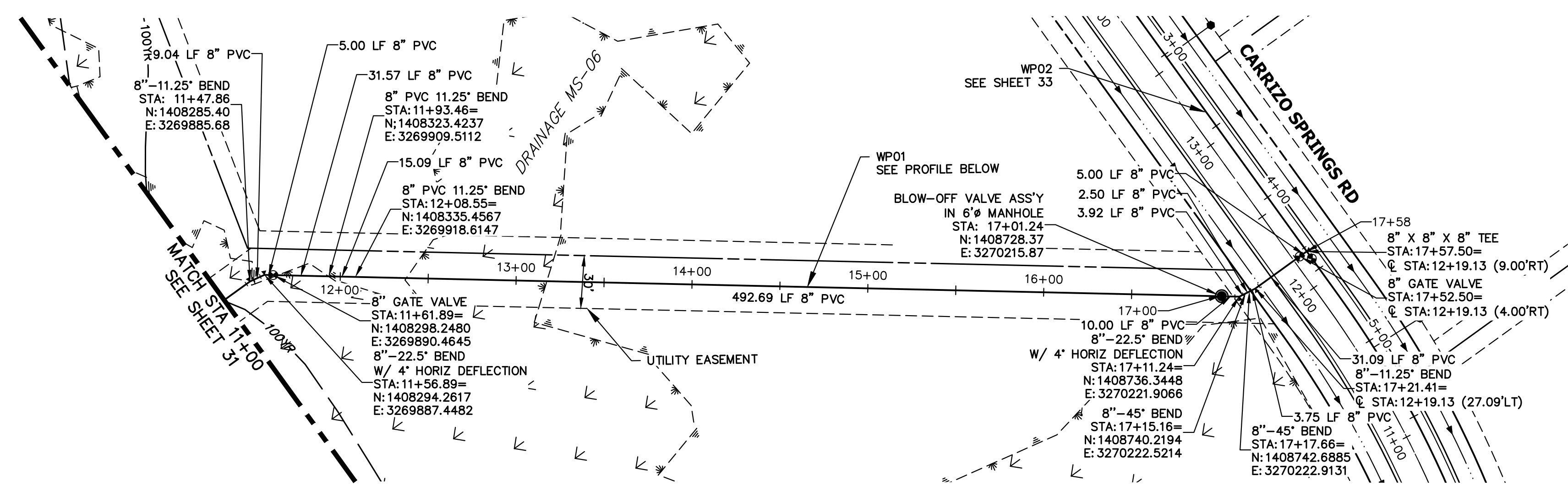
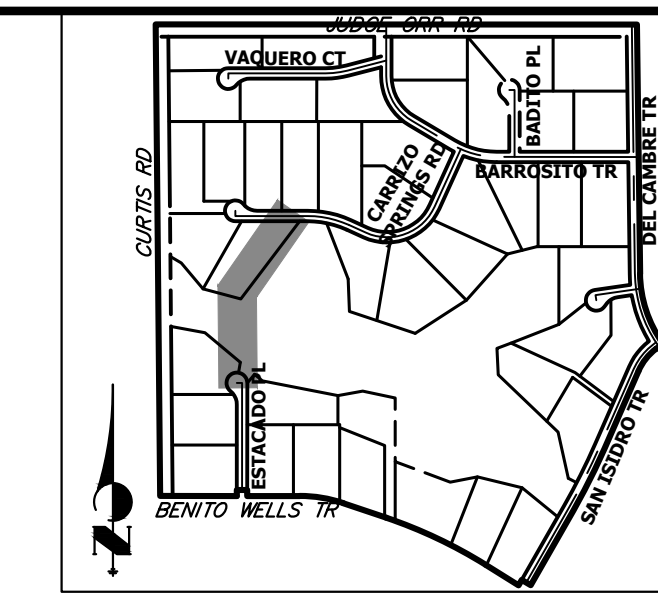
- #### NOTES
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
  2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES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

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

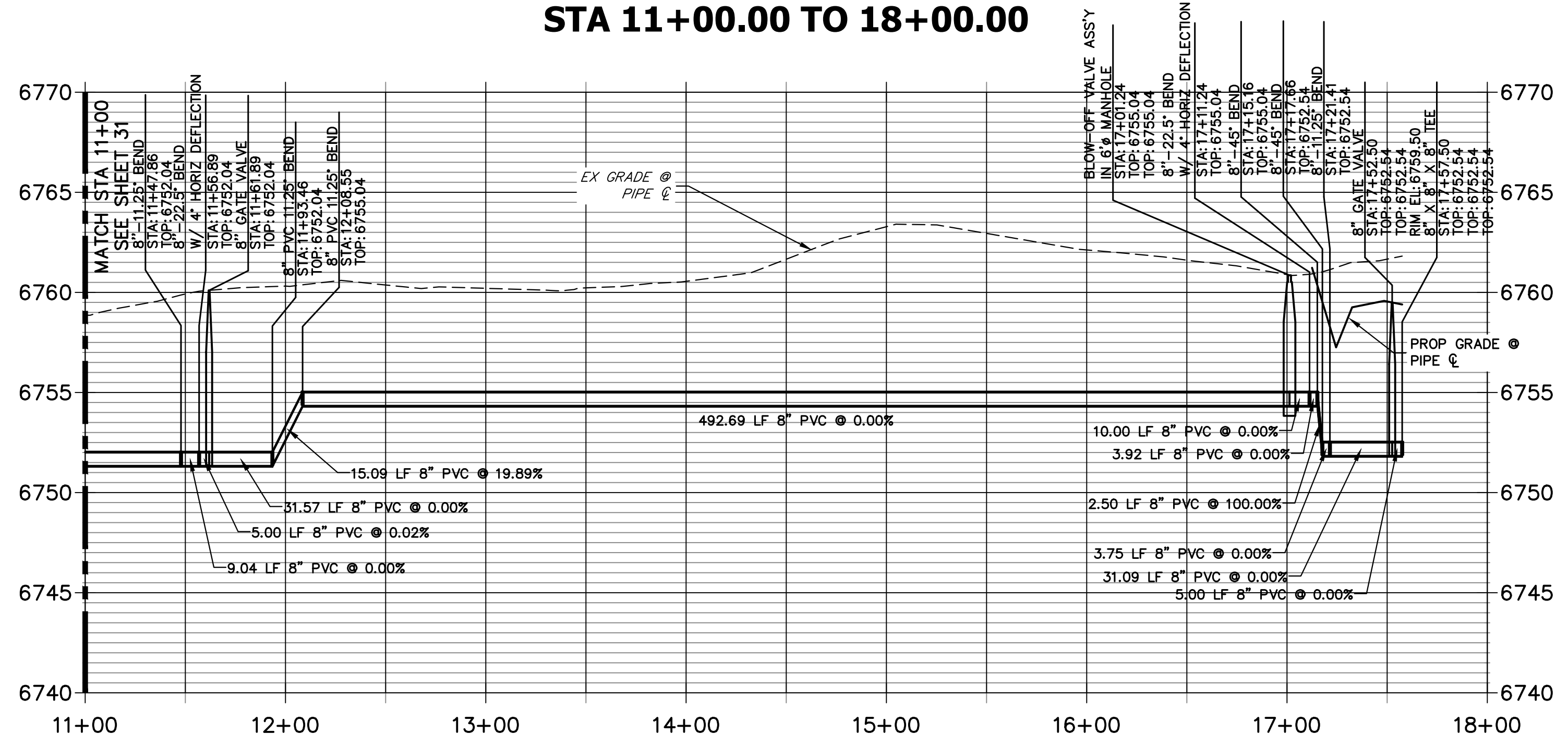
 Know what's below.  
 Call before you dig.

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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	4/25/23	JMC	JMC	
SADDLEHORN RANCH - FILING 3									
WATER DISTRIBUTION PLAN									
SHEET 31 OF 63									
JOB NO. 21542.05									

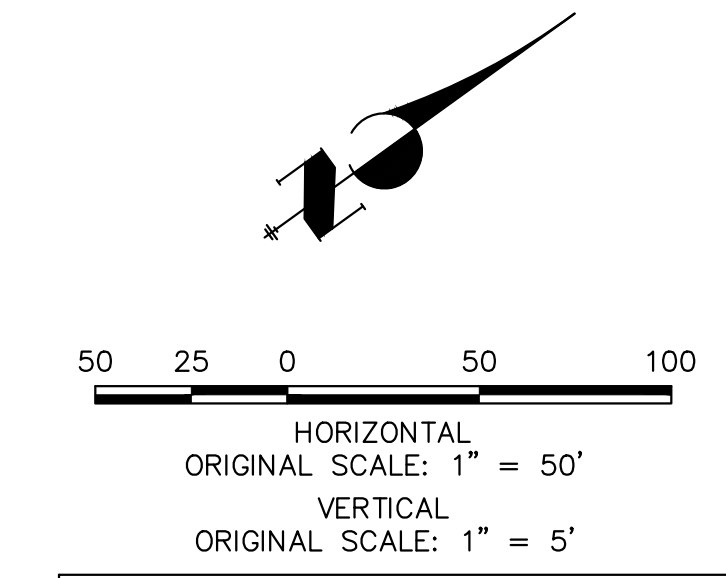


**WP01 PROFILE (2)  
STA 11+00.00 TO 18+00.00**



**NOTES**

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
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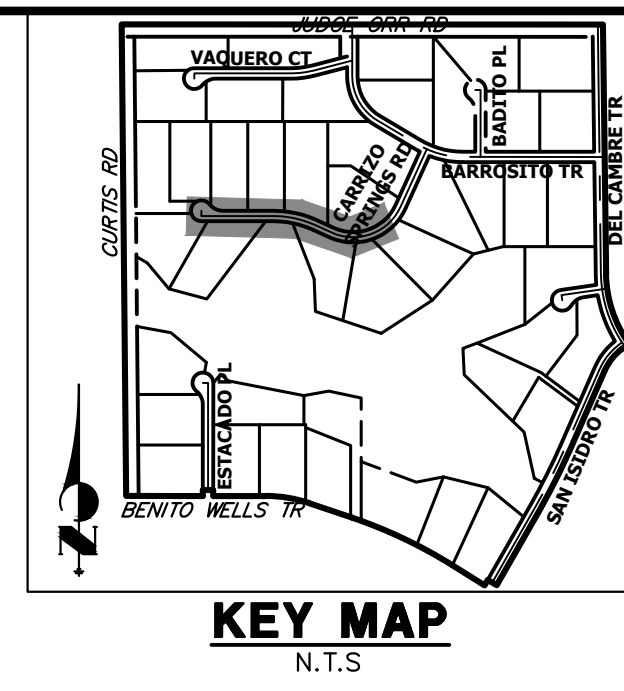
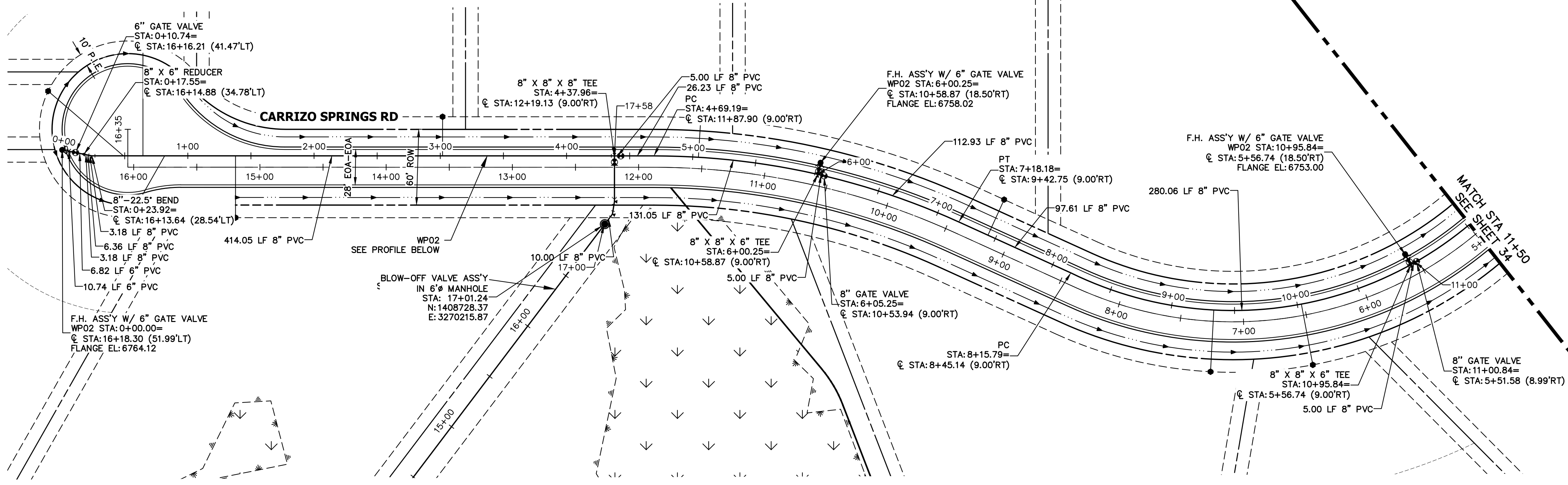
No.	REVISION	BY	DATE

SADDLEHORN RANCH -  
 FILING 3  
**WATER DISTRIBUTION PLAN**

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 4/25/23  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

SHEET 32 OF 63  
 JOB NO. 21542.05



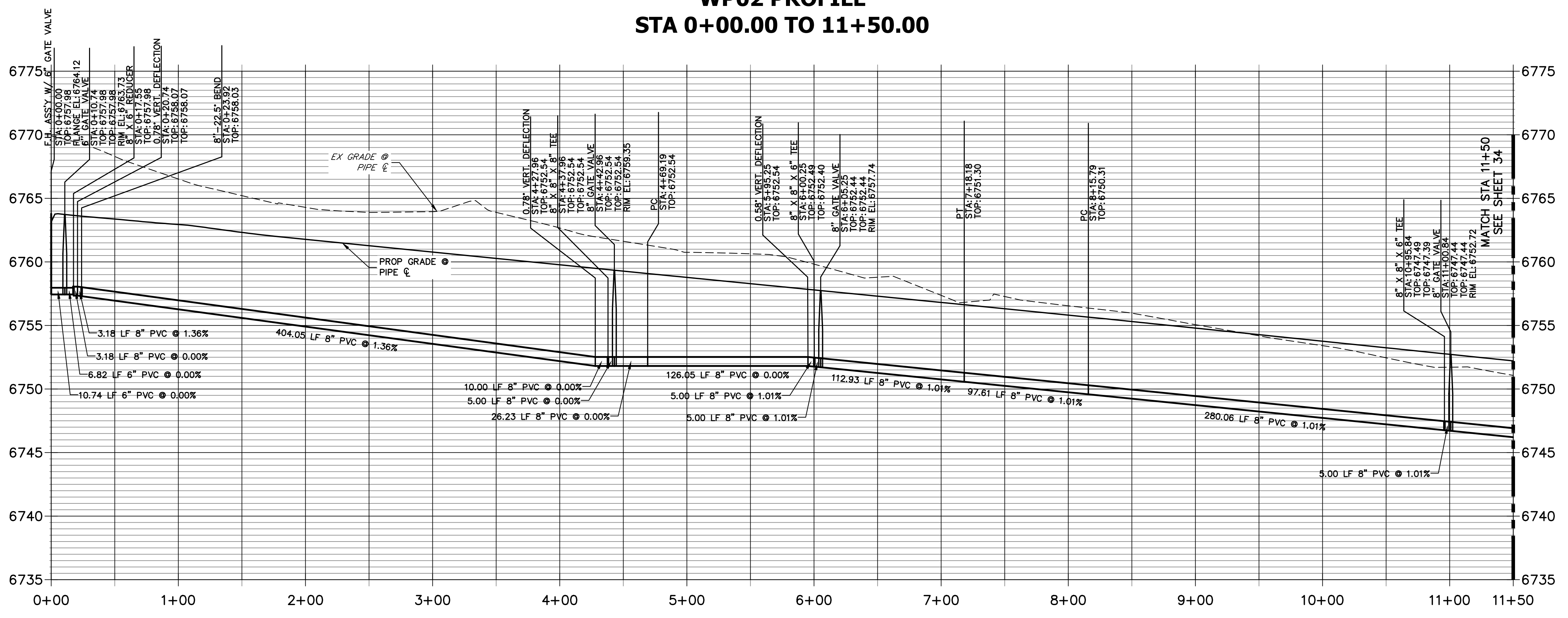


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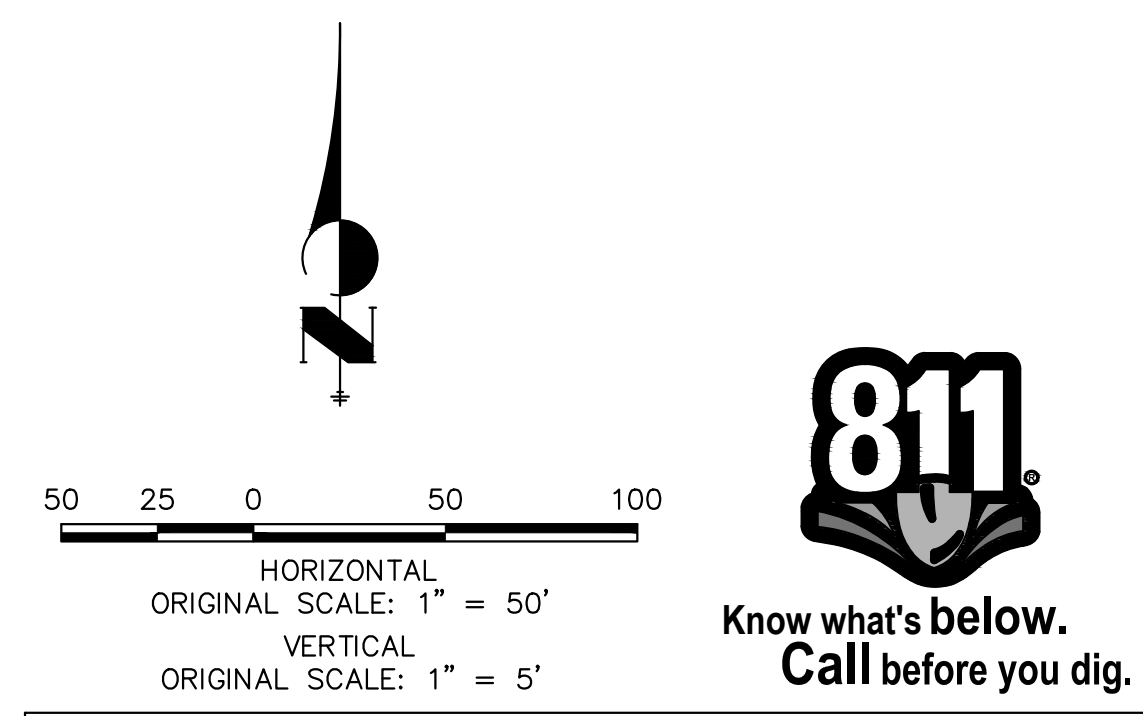
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2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

**WPO2 PROFILE  
STA 0+00.00 TO 11+50.00**



- NOTES**
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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

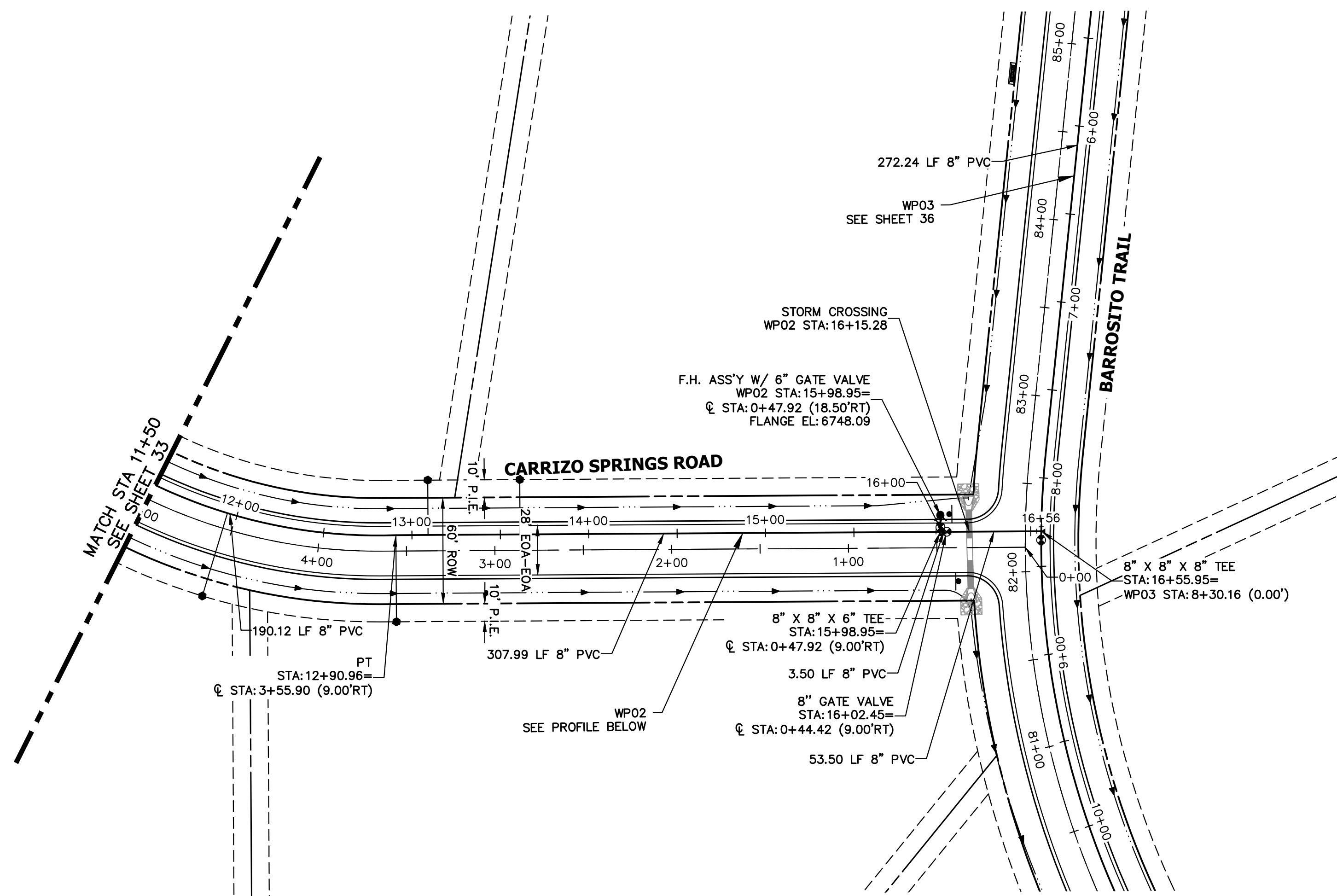
DATE \_\_\_\_\_

No.	REVISION	BY	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
				JMC	JMC	JMC	JMC	JMC	JMC

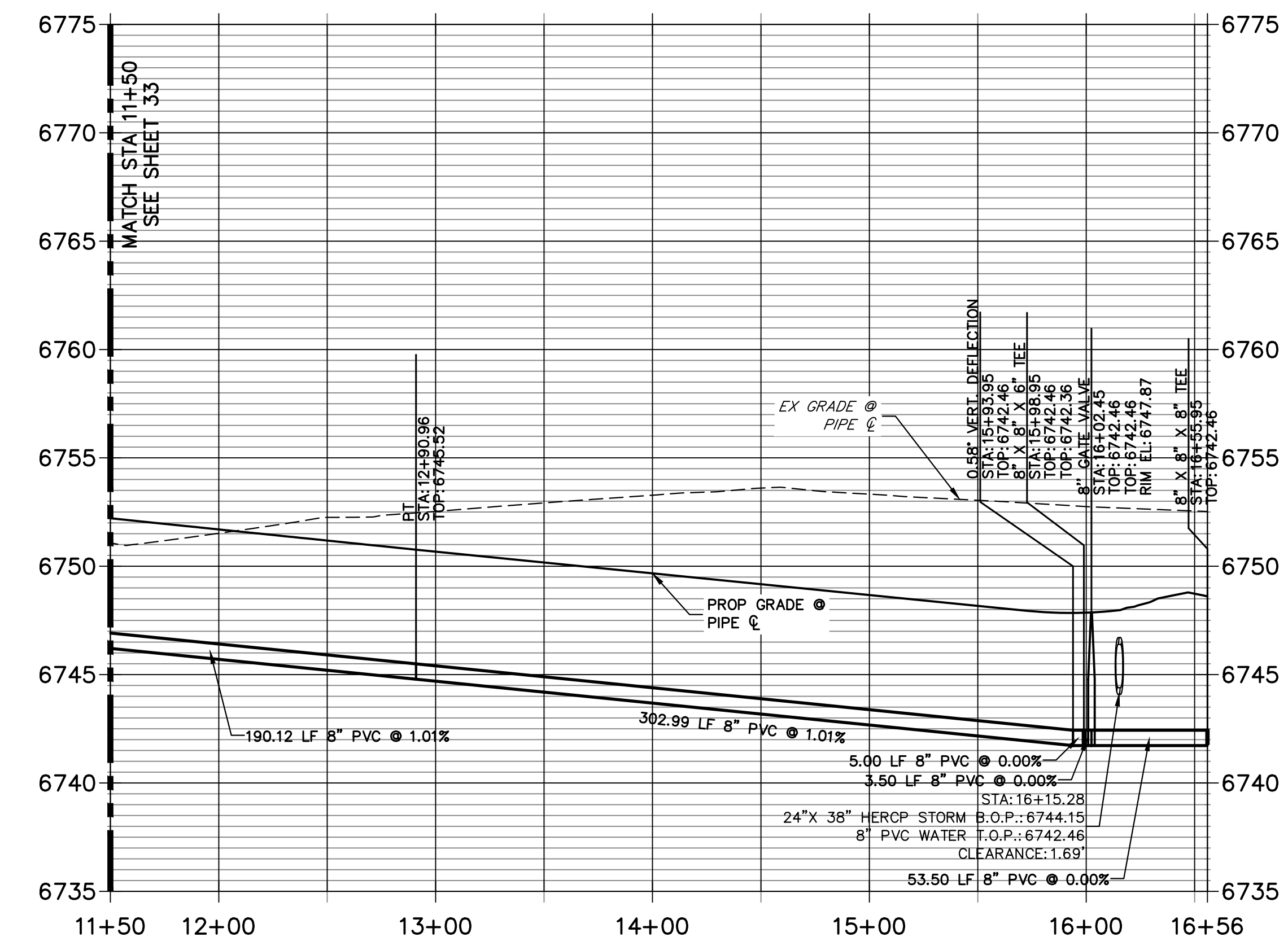
H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 4/25/23  
DESIGNED BY JMC  
DRAWN BY JMC  
CHECKED BY

SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN

SHEET 33 OF 63  
JOB NO. 21542.05



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



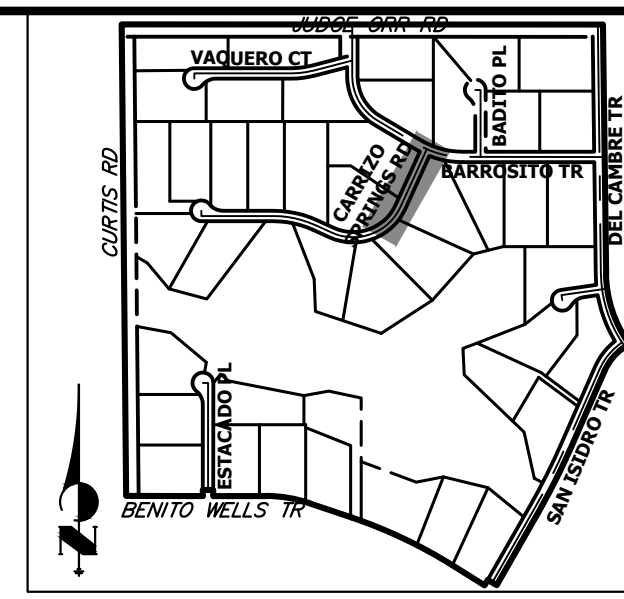
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



**KEY MAP**  
N.T.S

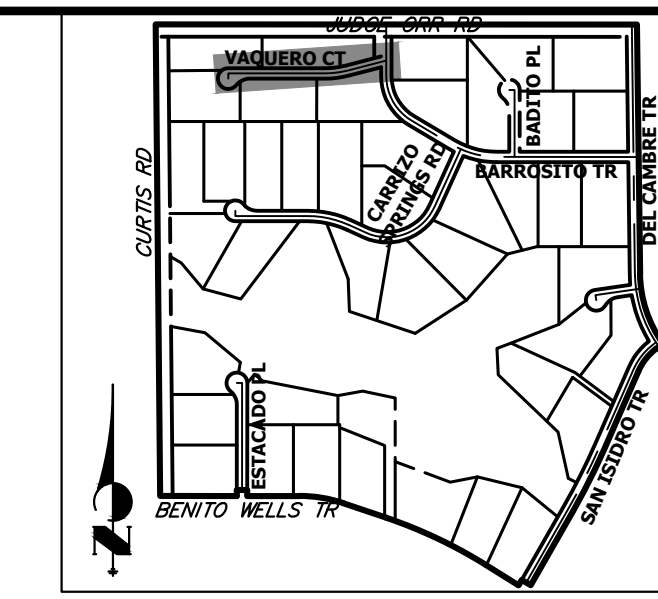
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 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

SHEET 34 OF 63  
 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.

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

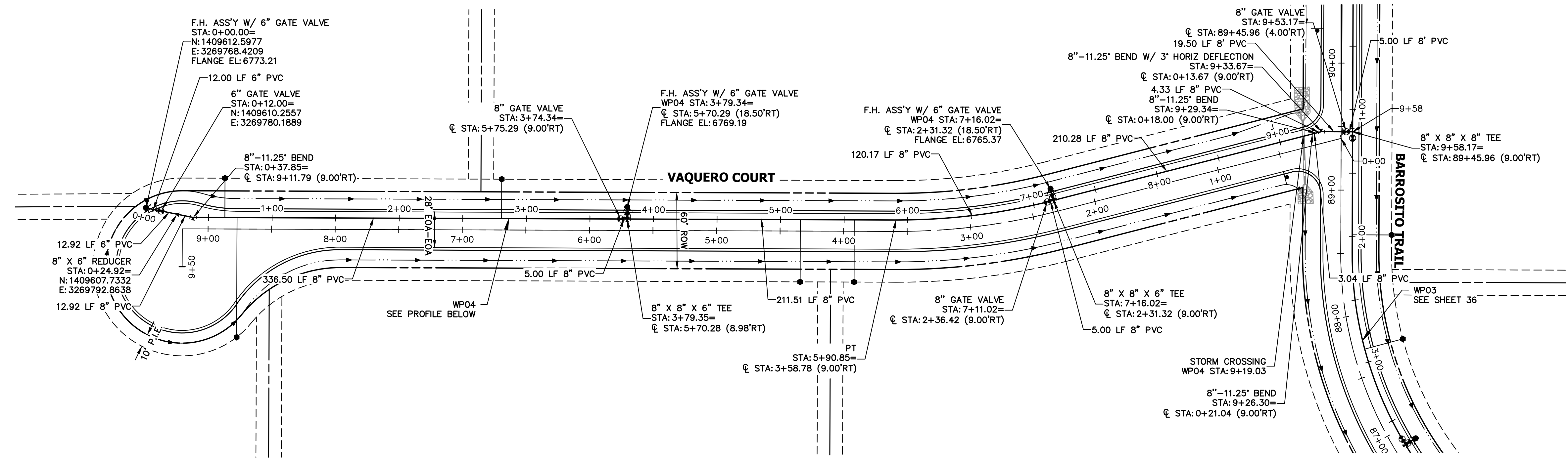
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 Centennial 300-740-0888 • Colorado Springs 719-588-2583  
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BY	DATE	No.	REVISION

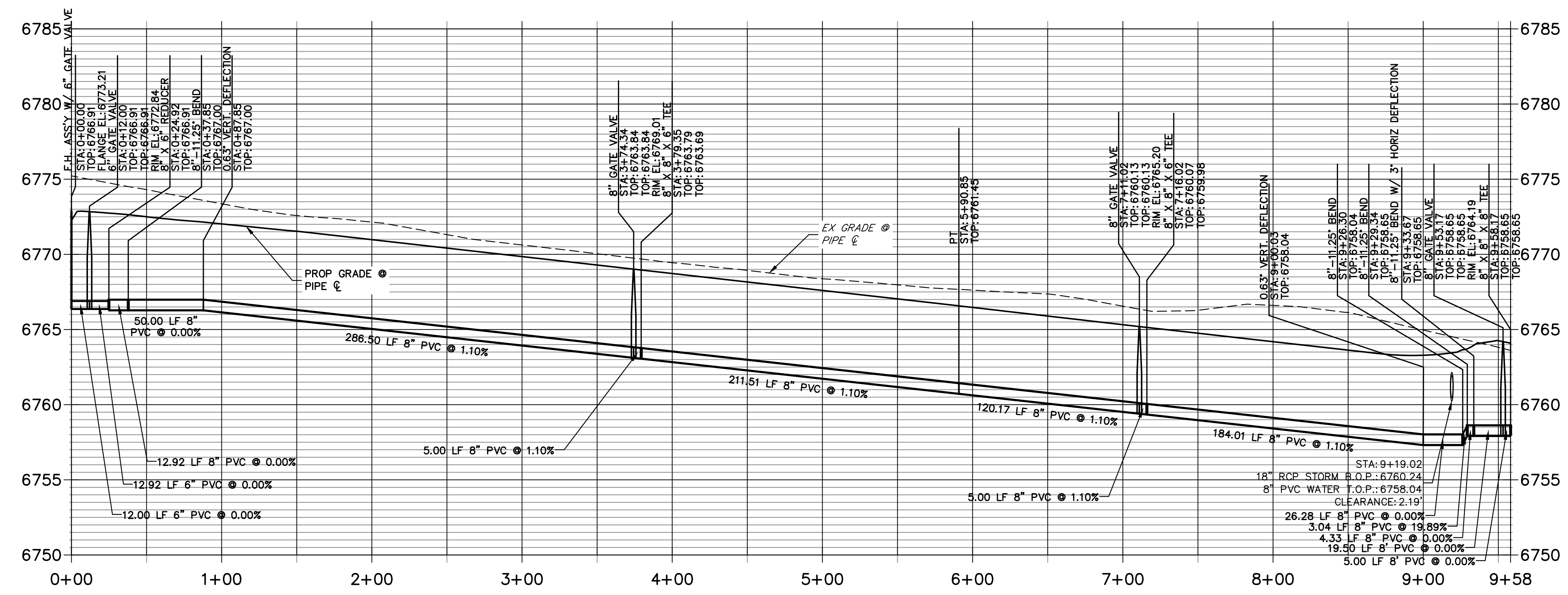
SADDLEHORN RANCH -  
 FILING 3  
**WATER DISTRIBUTION PLAN**

DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

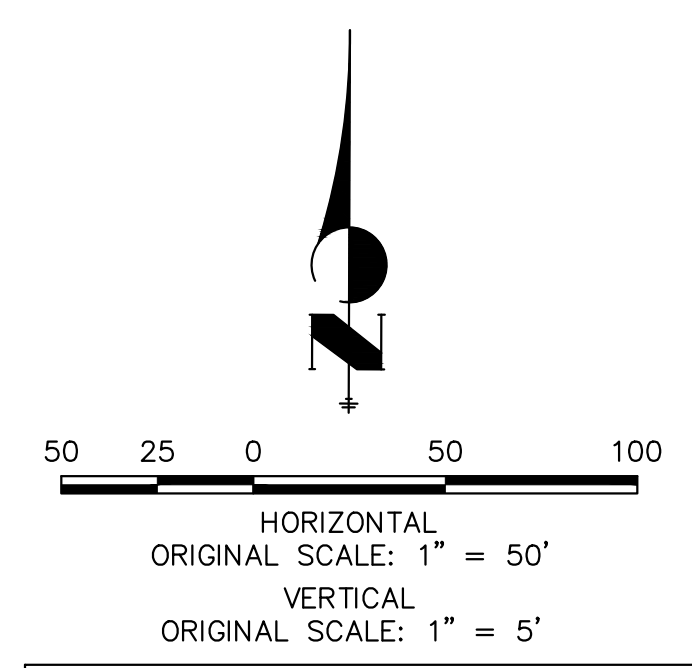
SHEET 35 OF 63  
 JOB NO. 21542.05



**WP04 PROFILE**  
**STA 0+00.00 TO 9+58.17**



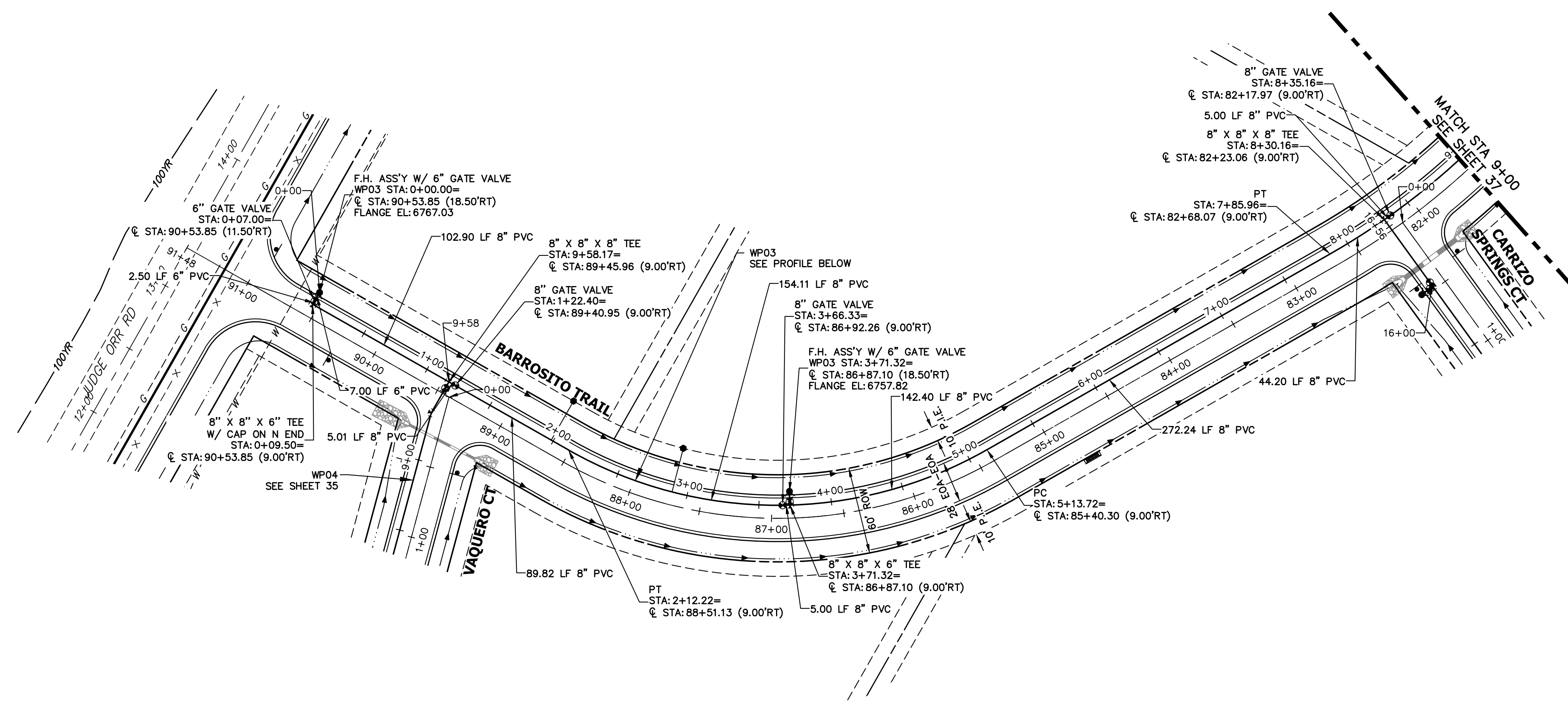
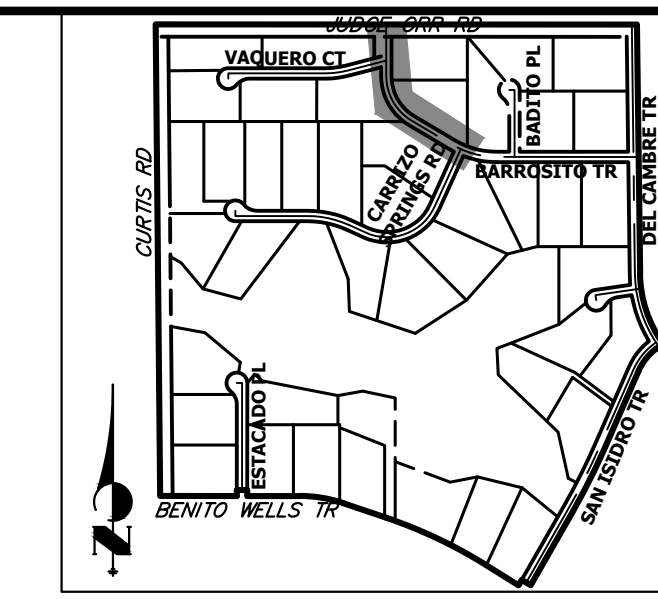
- NOTES**
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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  - P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
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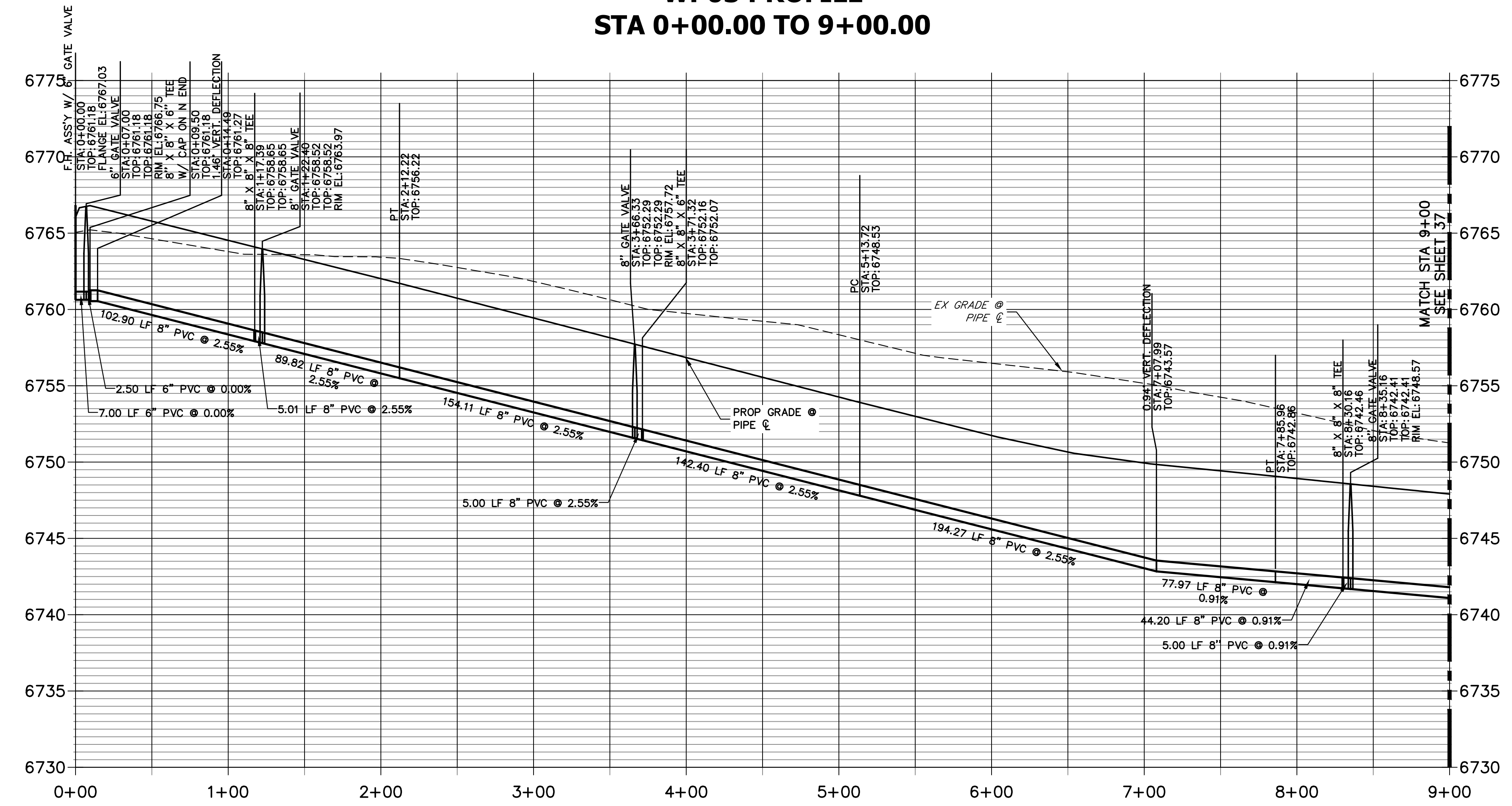
**811**  
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 Call before you dig.

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

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

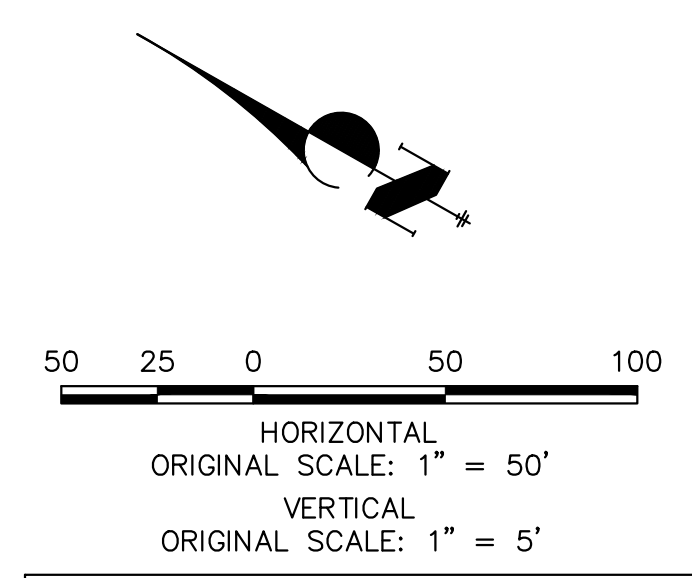


**WP03 PROFILE  
STA 0+00.00 TO 9+00.00**



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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

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

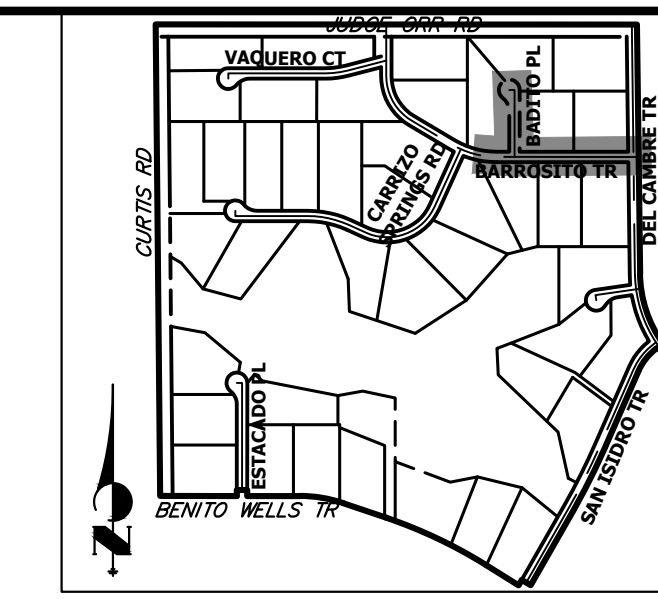
**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
 FILING 3  
**WATER DISTRIBUTION PLAN**

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 4/25/23  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

SHEET 36 OF 63  
 JOB NO. 21542.05



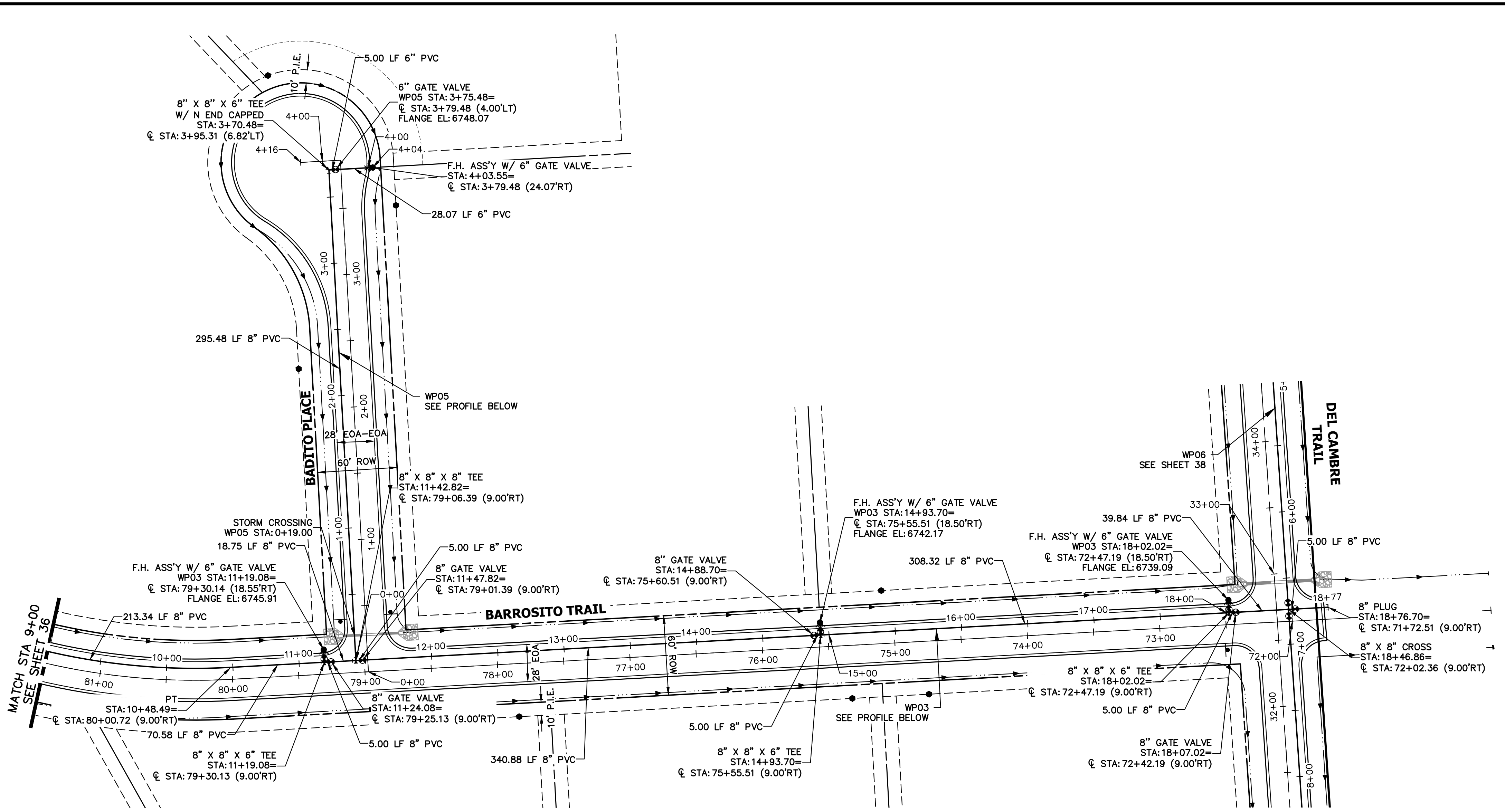
**KEY MAP**  
N.T.S.

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.

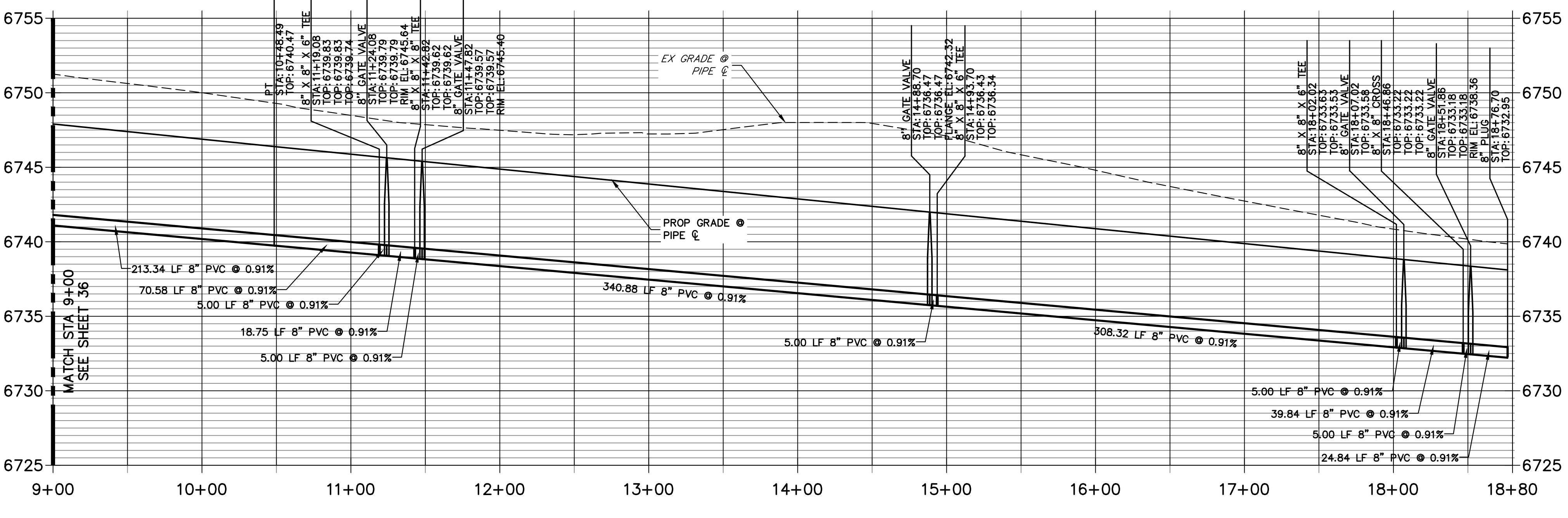
PREPARED FOR  
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2495 RIDGON STREET  
NAPA, CALIFORNIA  
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BRADY WILLIAMS

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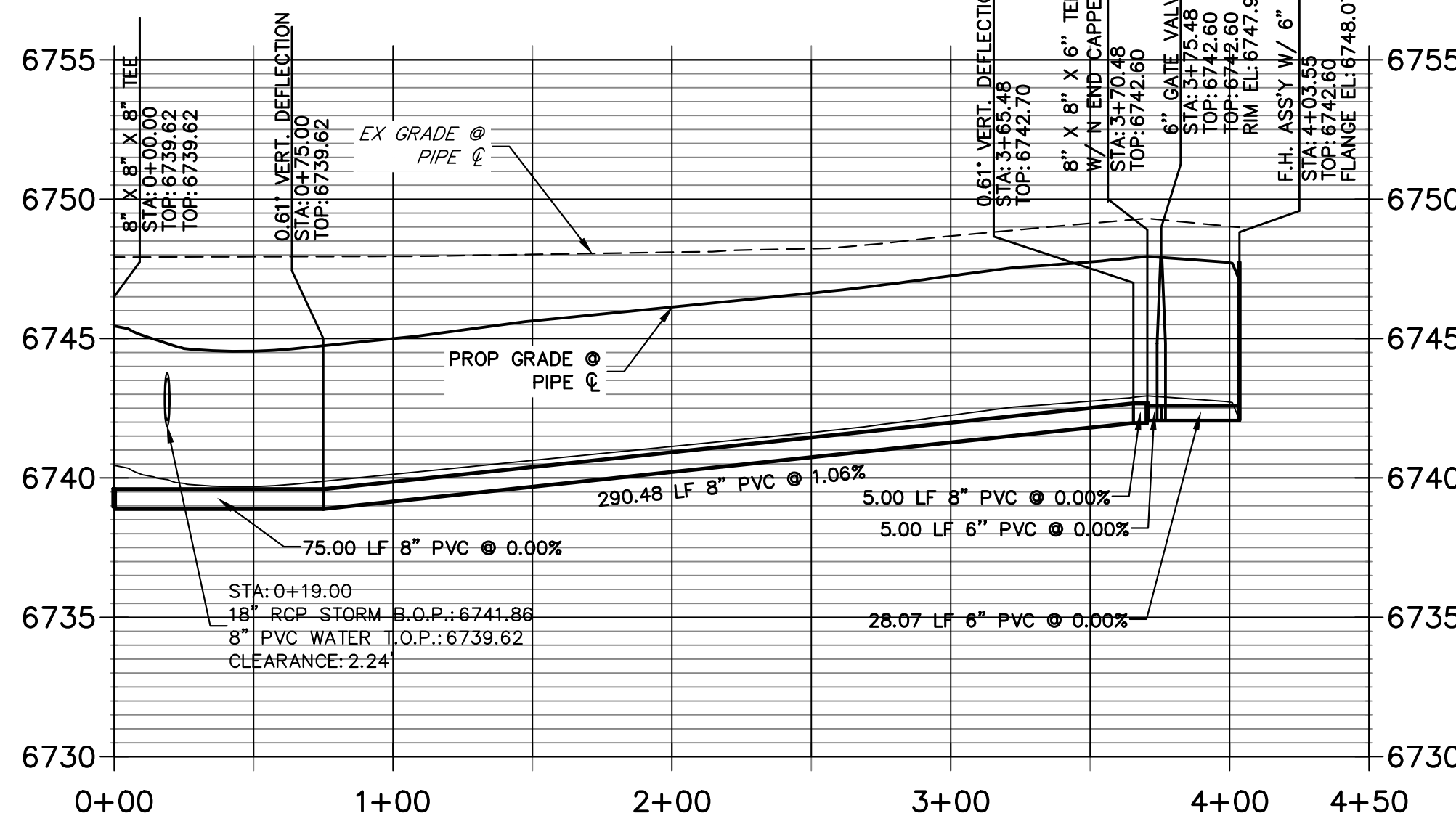
BY	DATE	NO.	REVISION



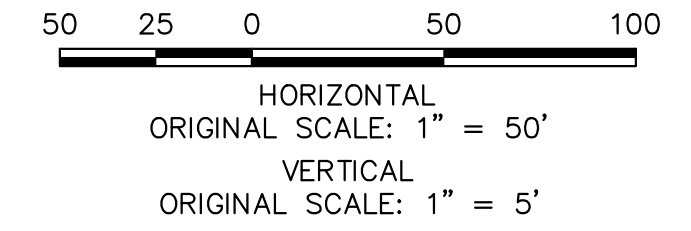
**WP03 PROFILE (2)**  
**STA 9+00.00 TO 18+79.97**



**WP05 PROFILE**  
**STA 0+00.00 TO 4+50.00**



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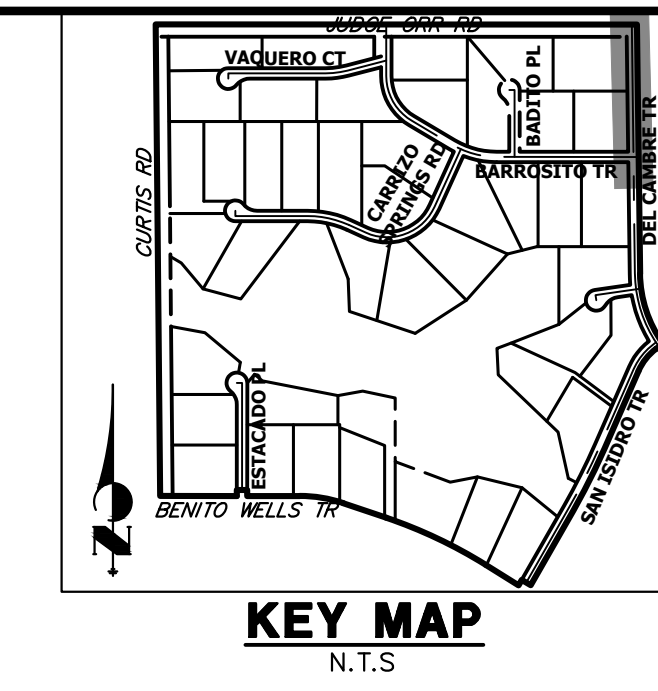
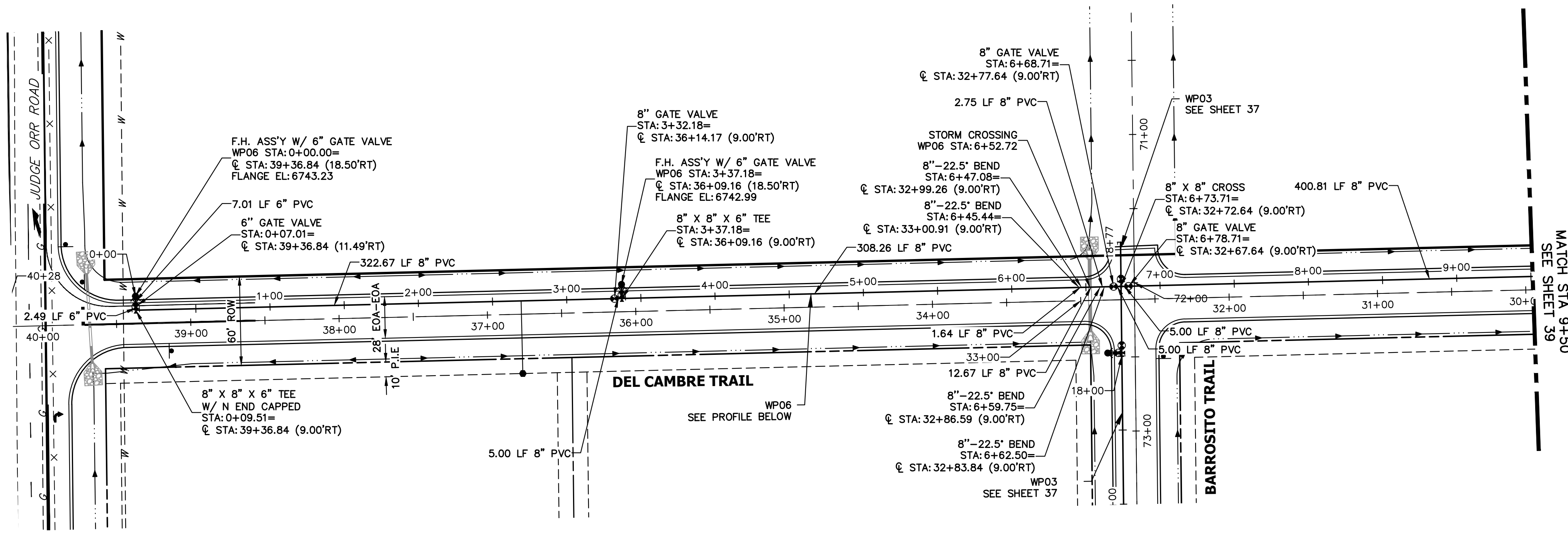
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

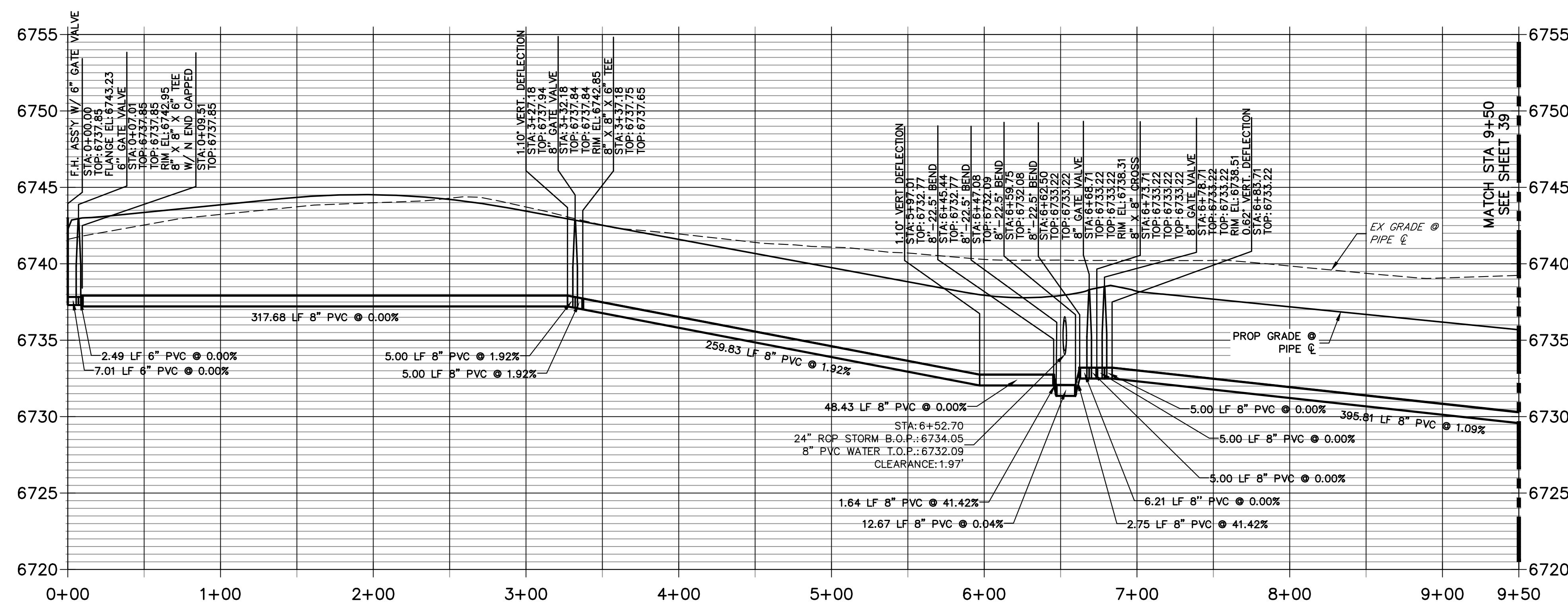
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

SADDLEHORN RANCH  
FILING 3  
WATER DISTRIBUTION PLAN



**WP06 PROFILE  
STA 0+00.00 TO 9+50.00**



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

Know what's below.  
Call before you dig.

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

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

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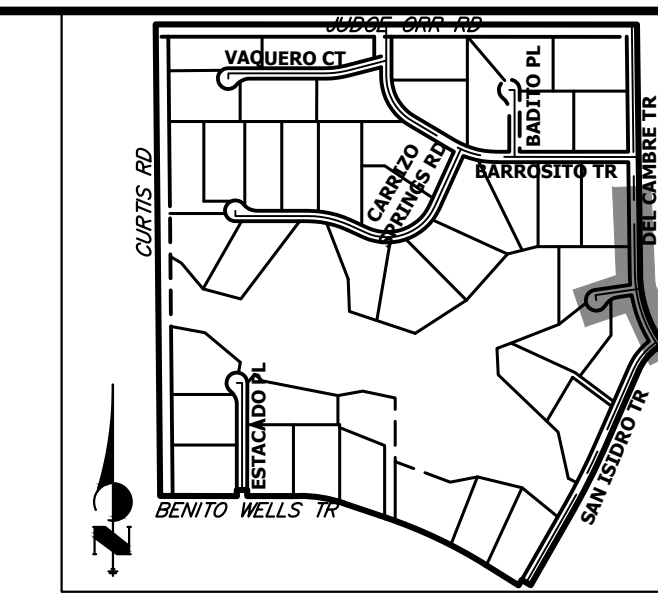
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN

SHEET 38 OF 63  
JOB NO. 21542.05



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

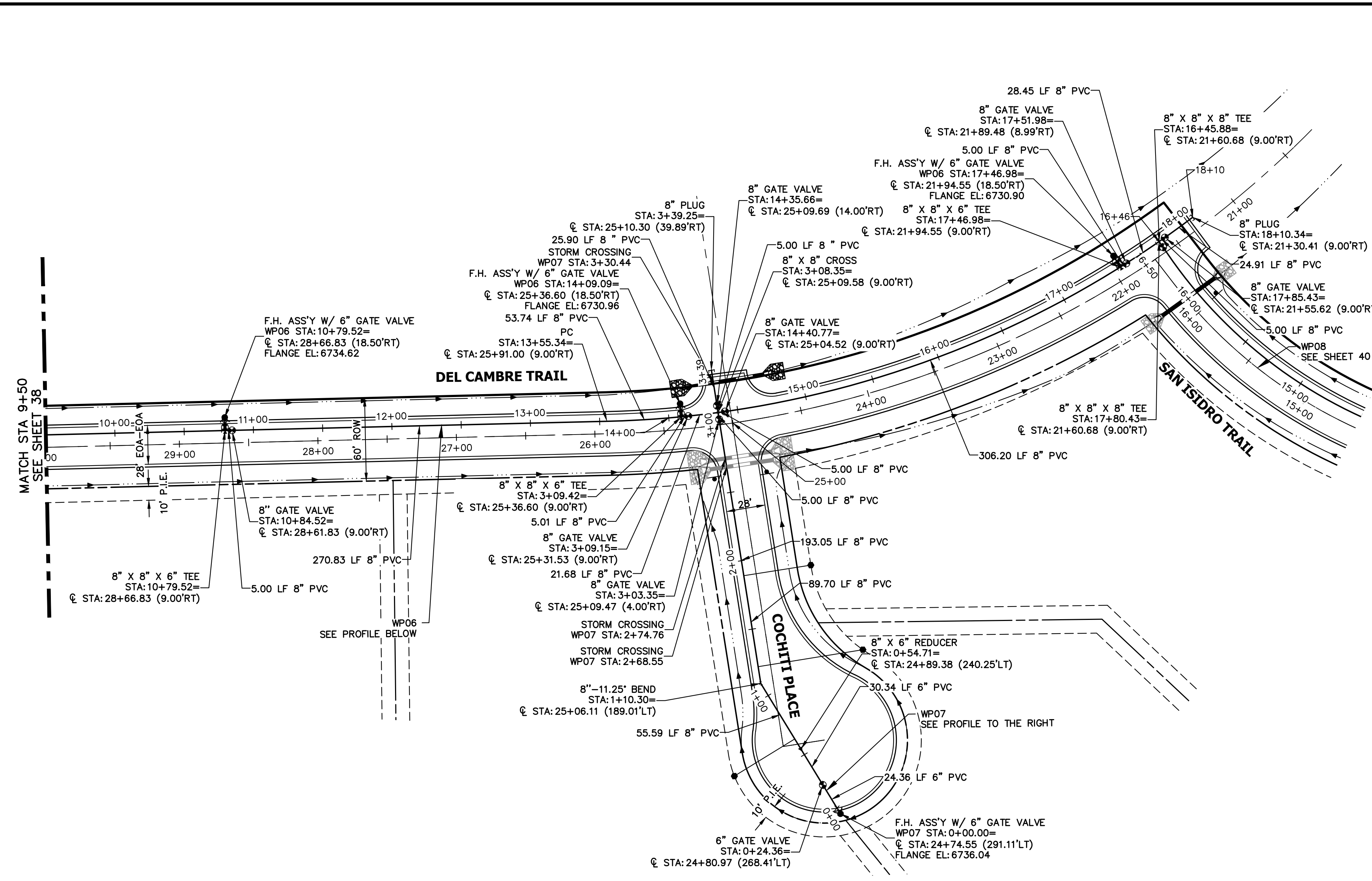
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BRADY WILLIAMS

PREPARED FOR  
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2495 RIGDON STREET  
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(707) 365-6891

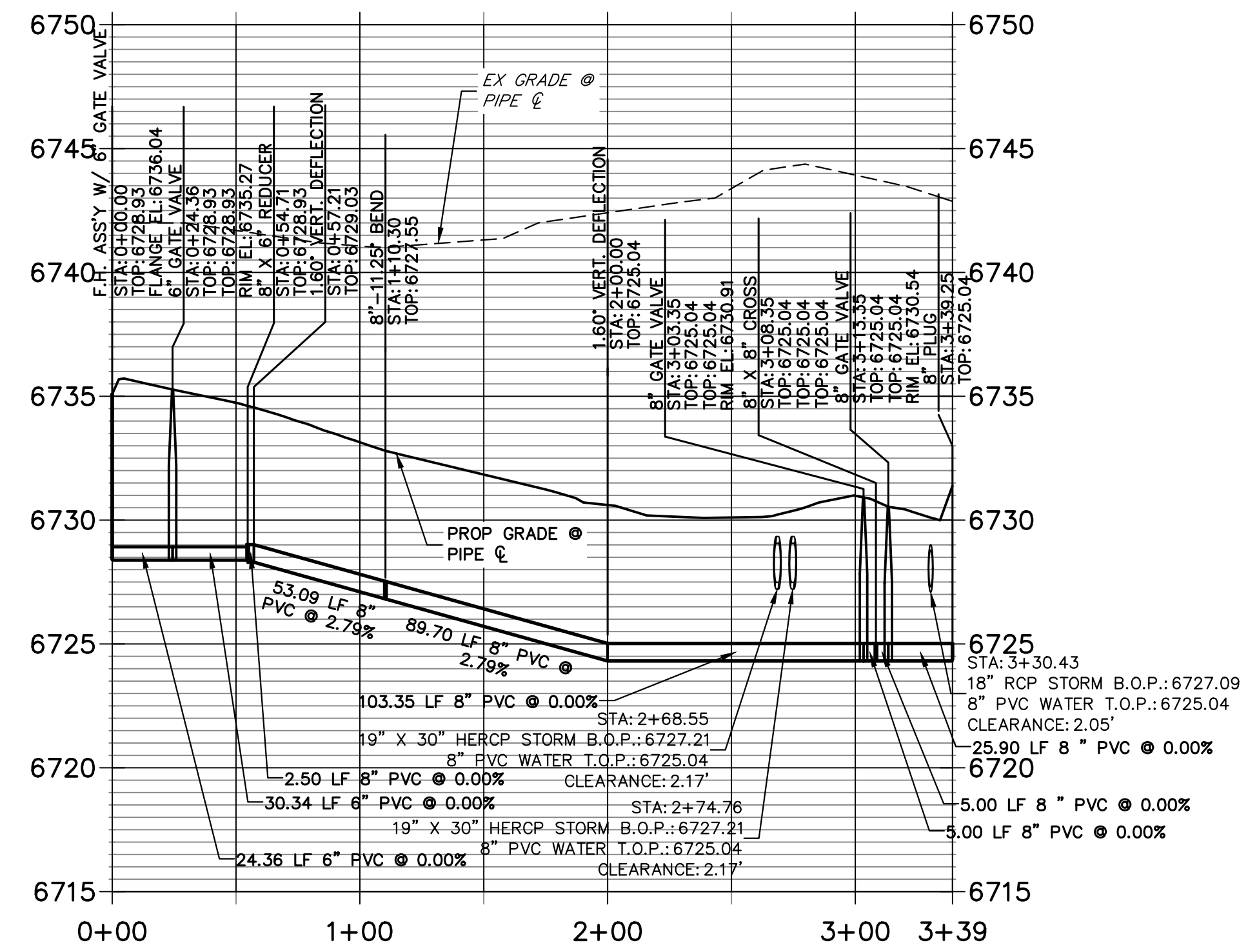
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NO.	REVISION	DATE

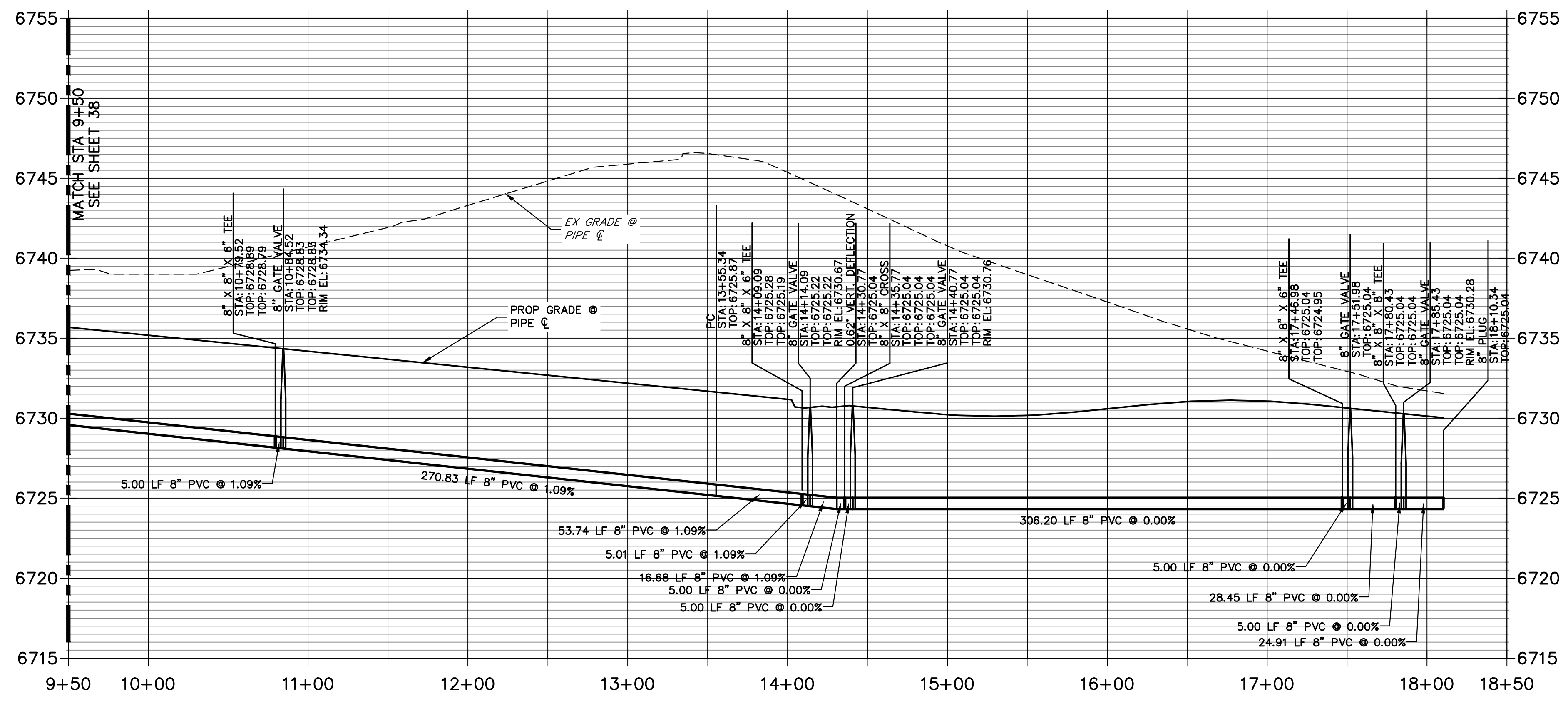
SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN  
SHEET 39 OF 63  
JOB NO. 21542.05



**WP07 PROFILE**  
STA 0+00.00 TO 3+39.25

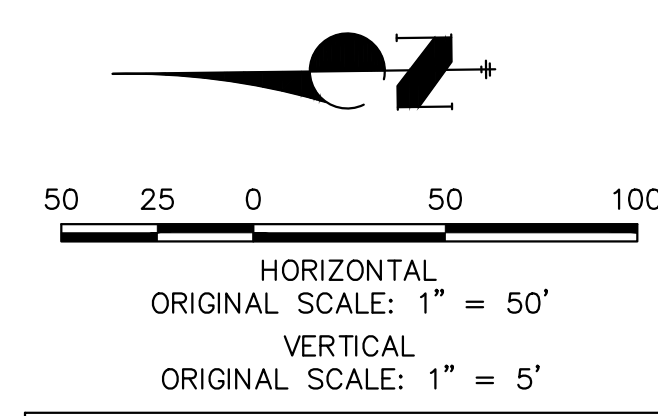


**WP06 PROFILE (2)**  
STA 9+50.00 TO 18+50.00



**NOTES**

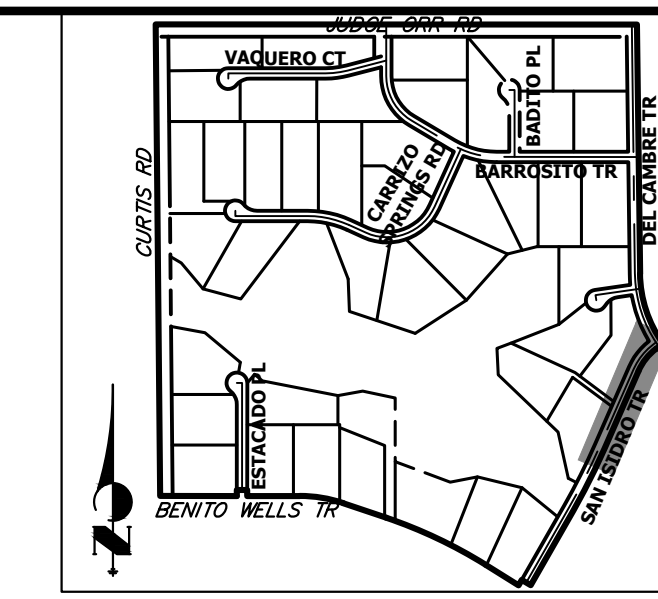
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**ENGINEER'S STATEMENT**

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

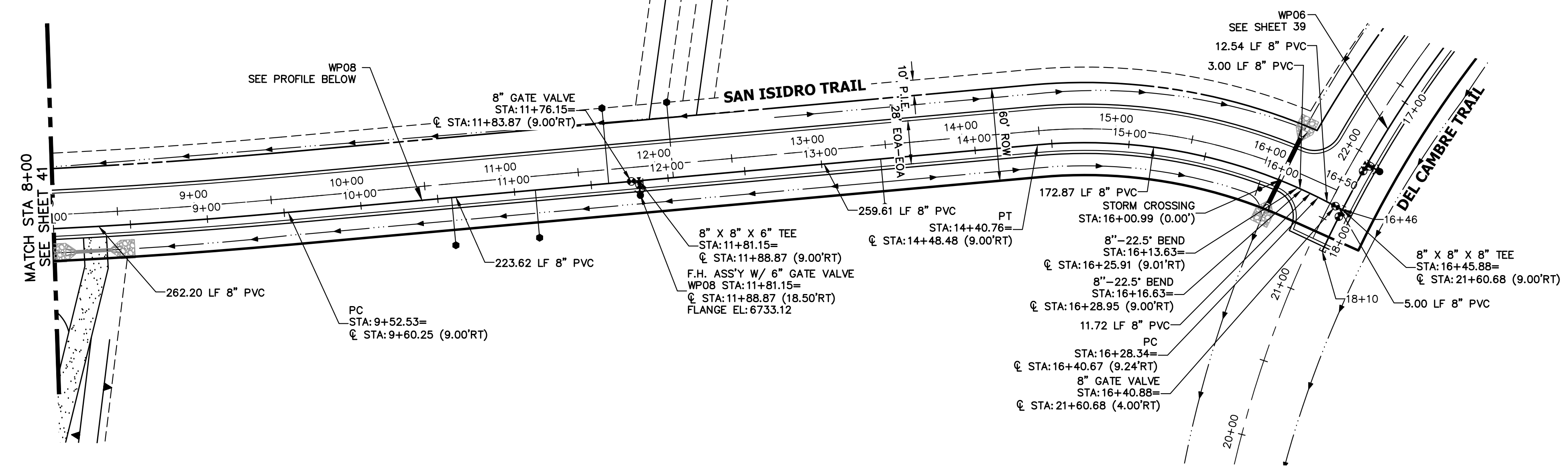
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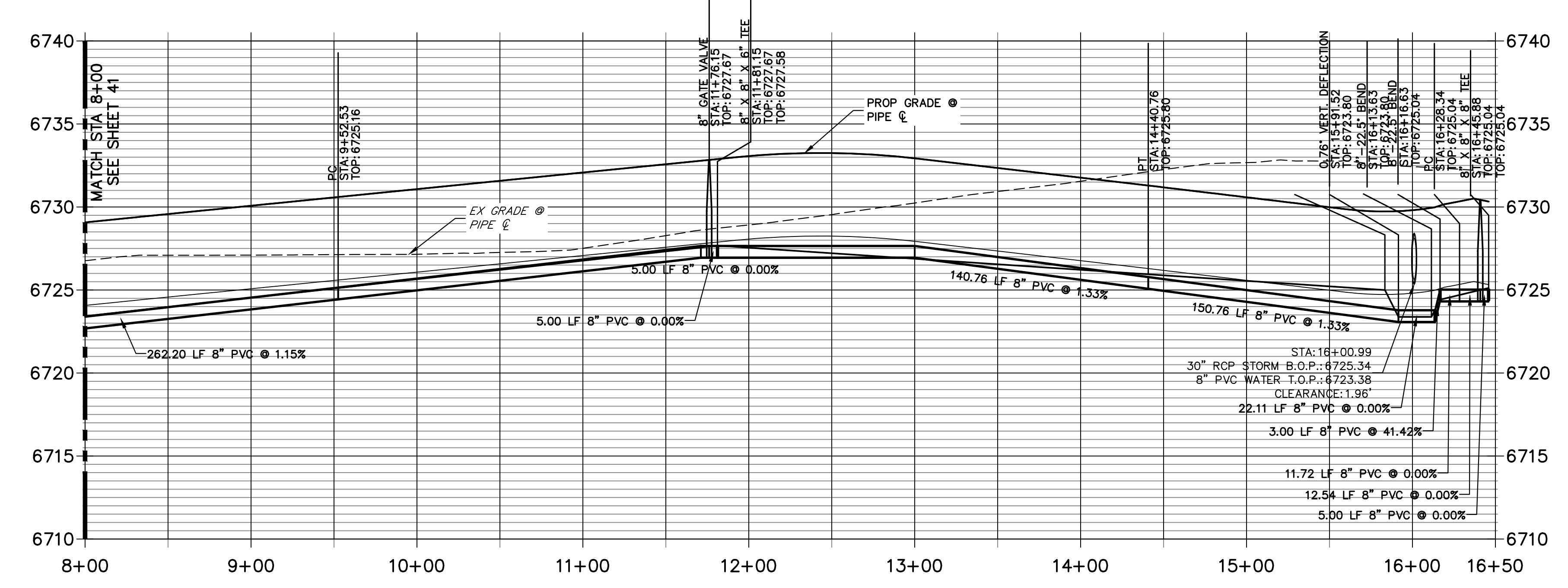
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PREPARED FOR  
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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
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**WP08 PROFILE  
 STA 8+00.00 TO 16+50.00**



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**ENGINEER'S STATEMENT**

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

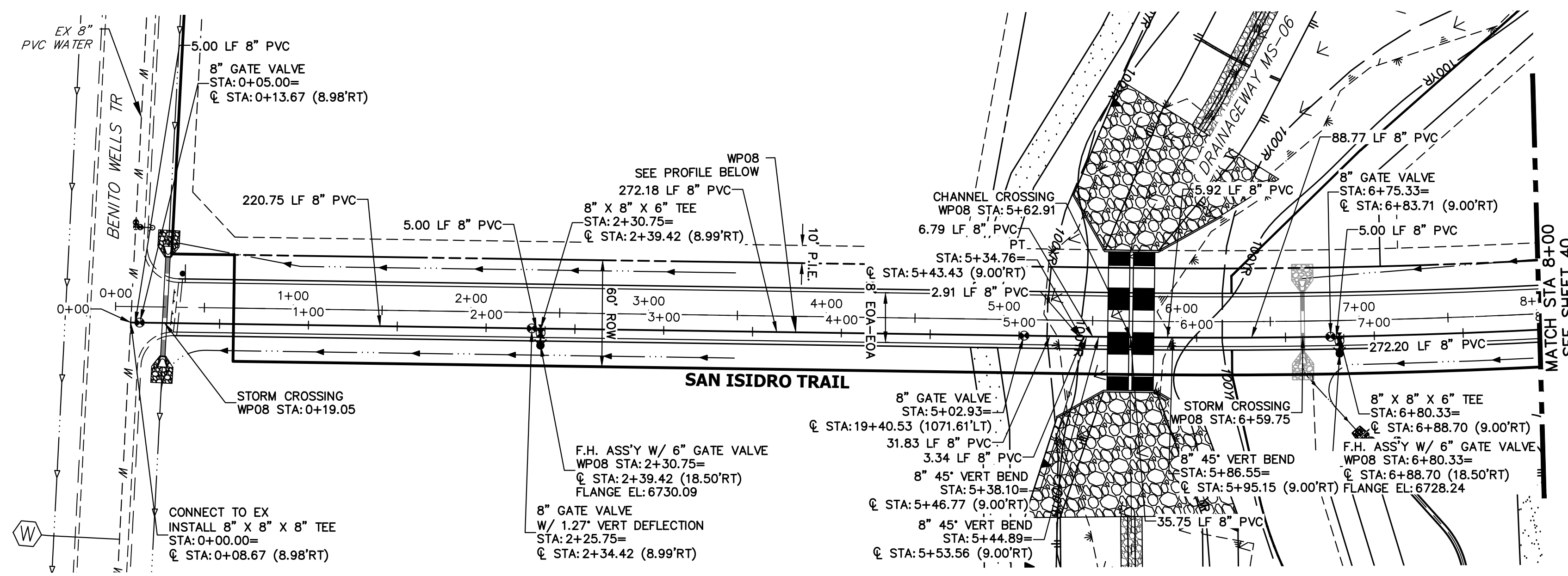
DATE \_\_\_\_\_

No.	REVISION	BY	DATE

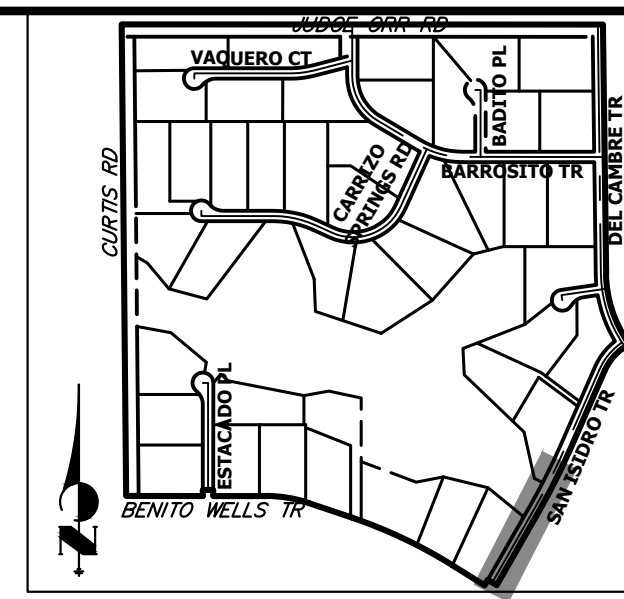
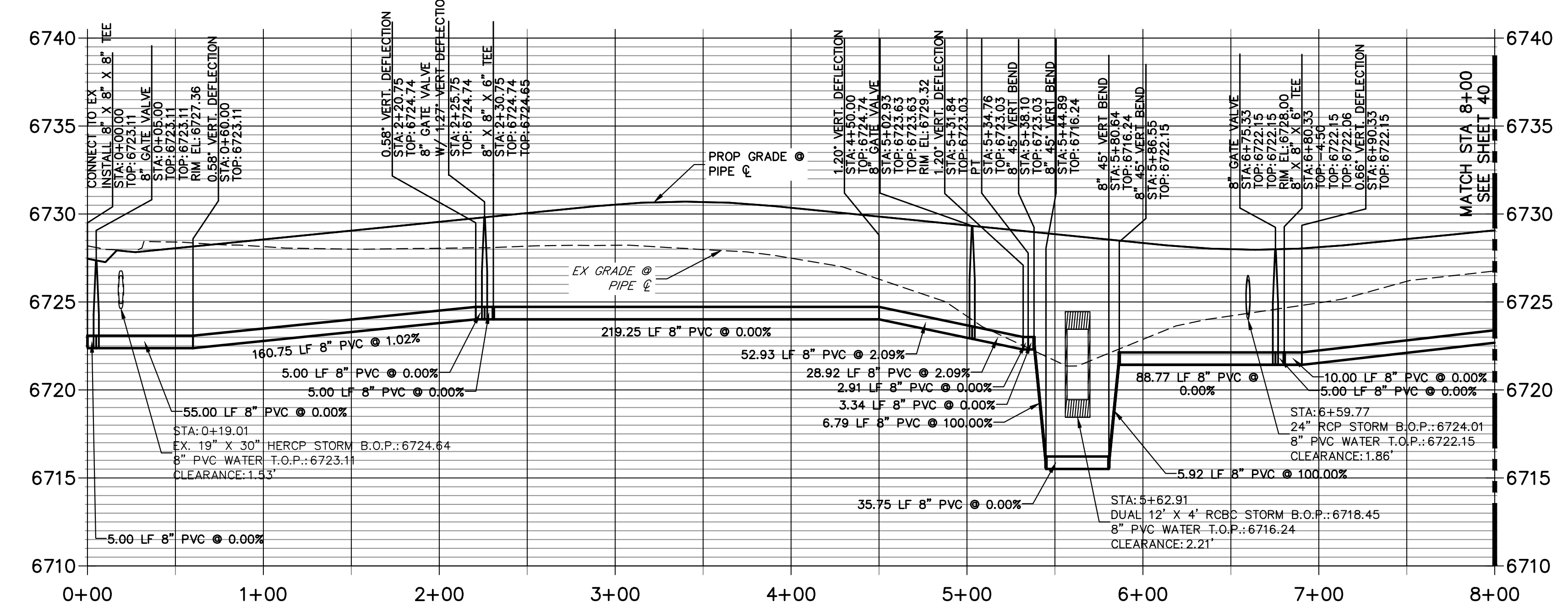
SADDLEHORN RANCH -  
 FILING 3  
 WATER DISTRIBUTION PLAN

SHEET 40 OF 63  
 JOB NO. 21542.05





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



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

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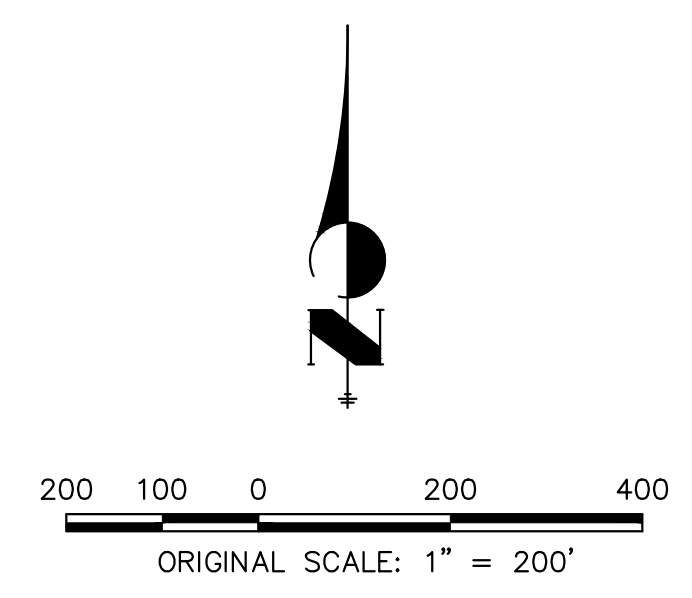
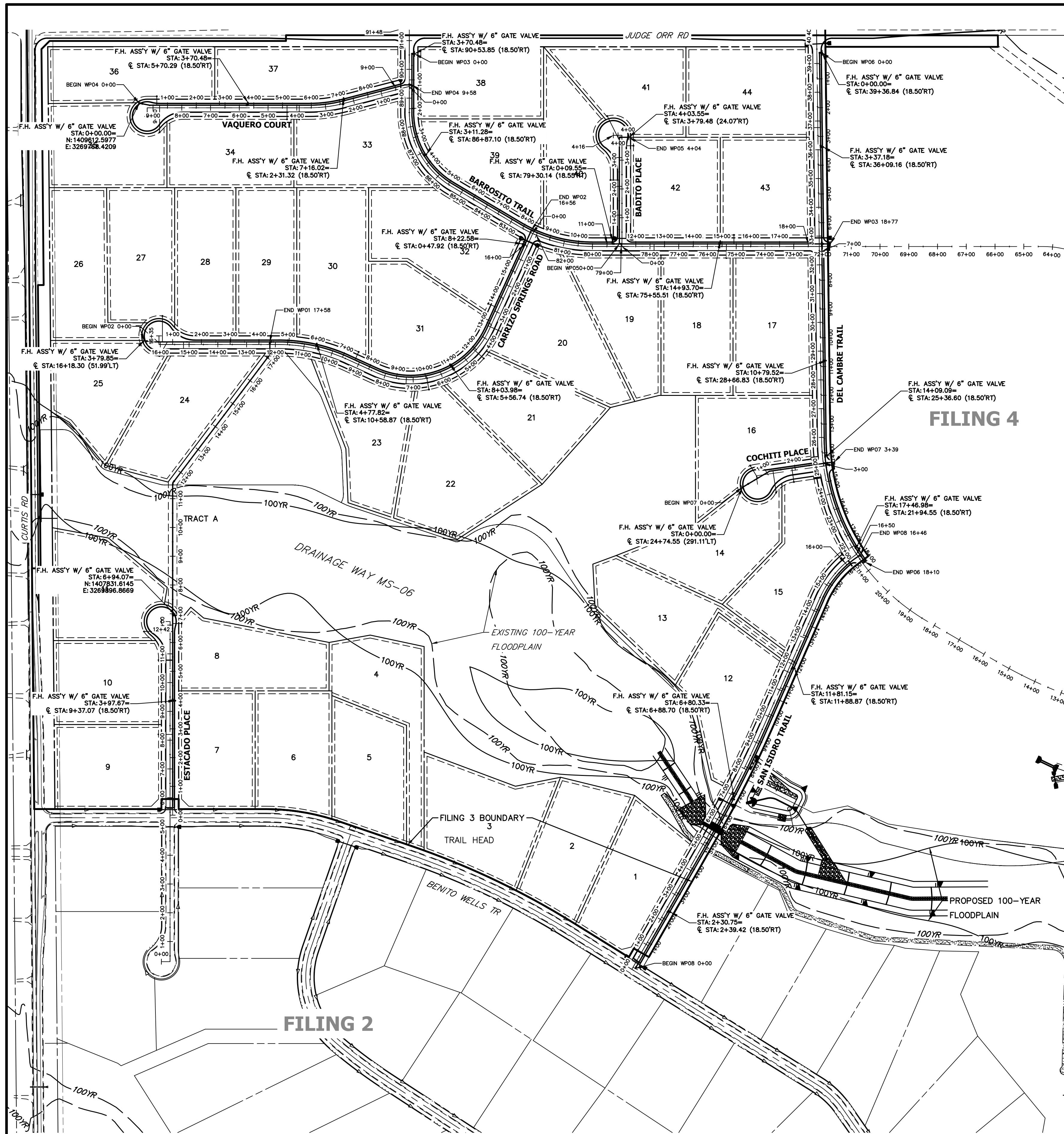
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING


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

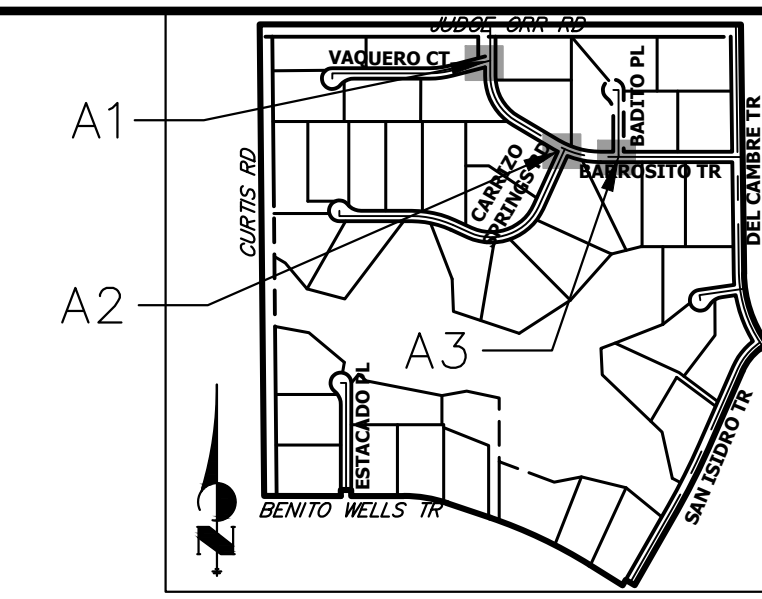
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 3									
WATER DISTRIBUTION PLAN									
SHEET 41 OF 63									
JOB NO. 21542.05									



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

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 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 <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
<b>J.R. ENGINEERING</b> A Westman Company  Centennial 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=200'
V-SCALE	N/A
DATE	4/25/23
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	
<b>SADDLEHORN RANCH - FILING 3</b> <b>OVERALL FIRE HYDRANT PLAN</b>	
SHEET	42 OF 63
JOB NO.	21542.05

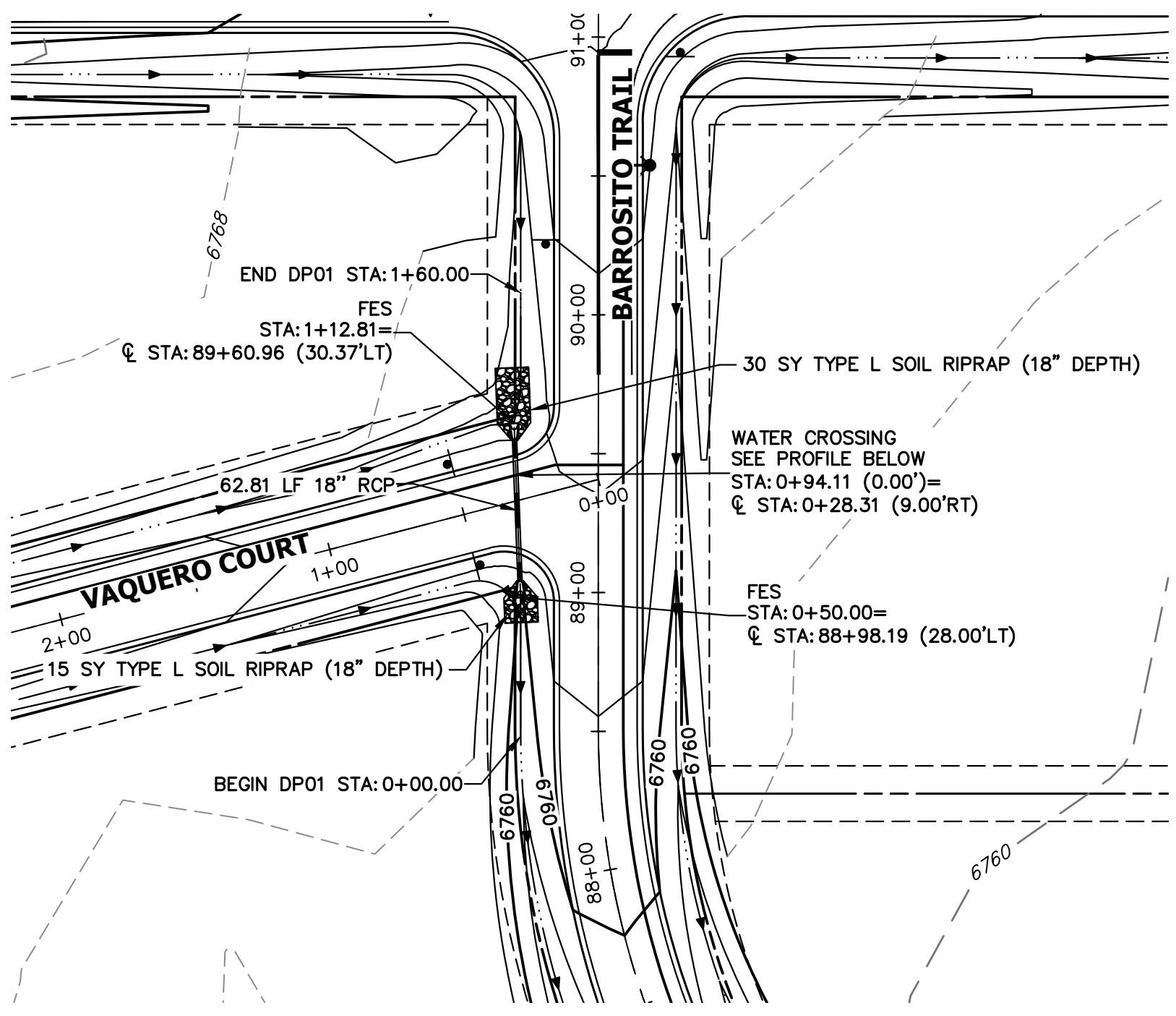


**KEY MAP**  
N.T.S.

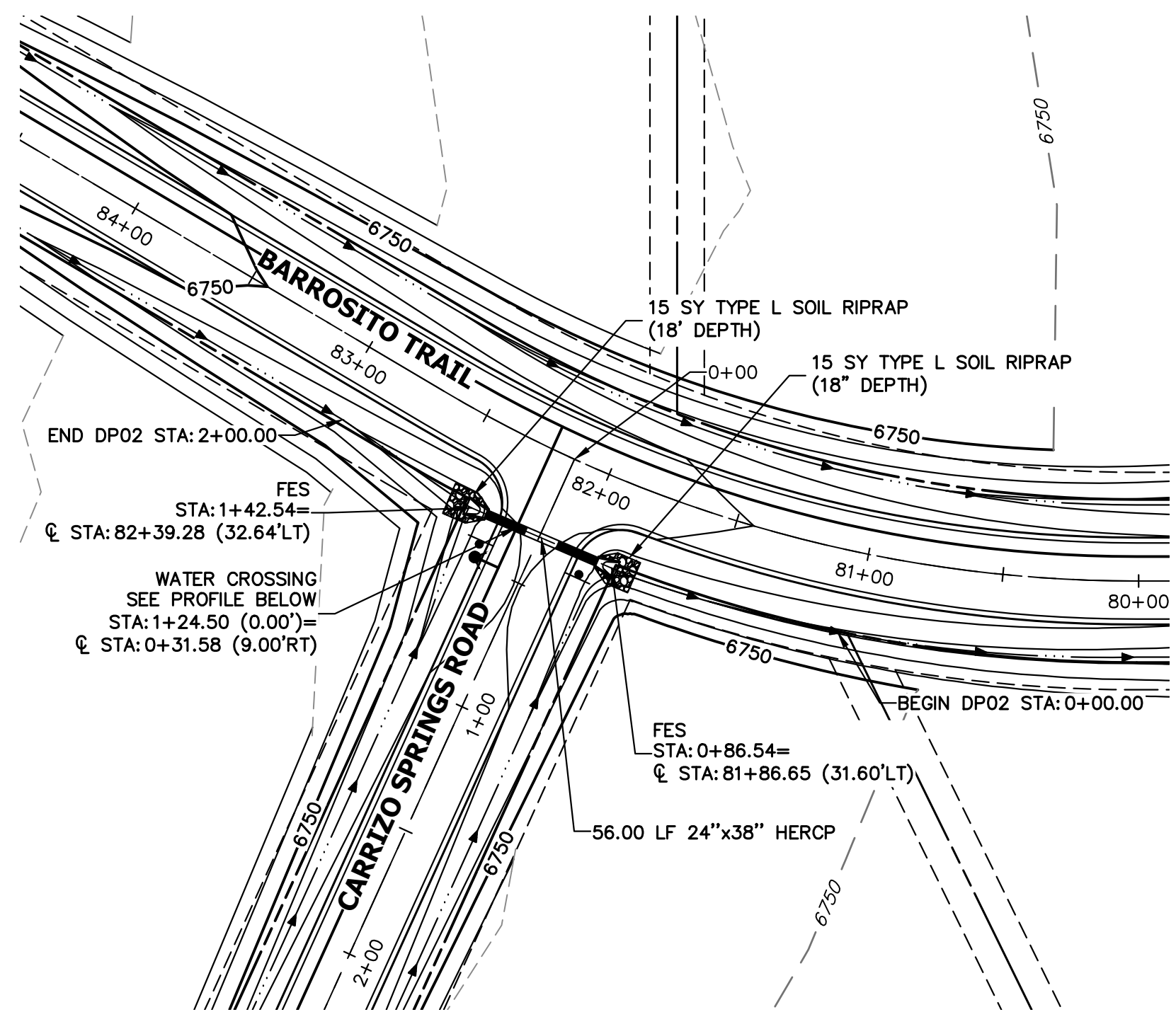
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

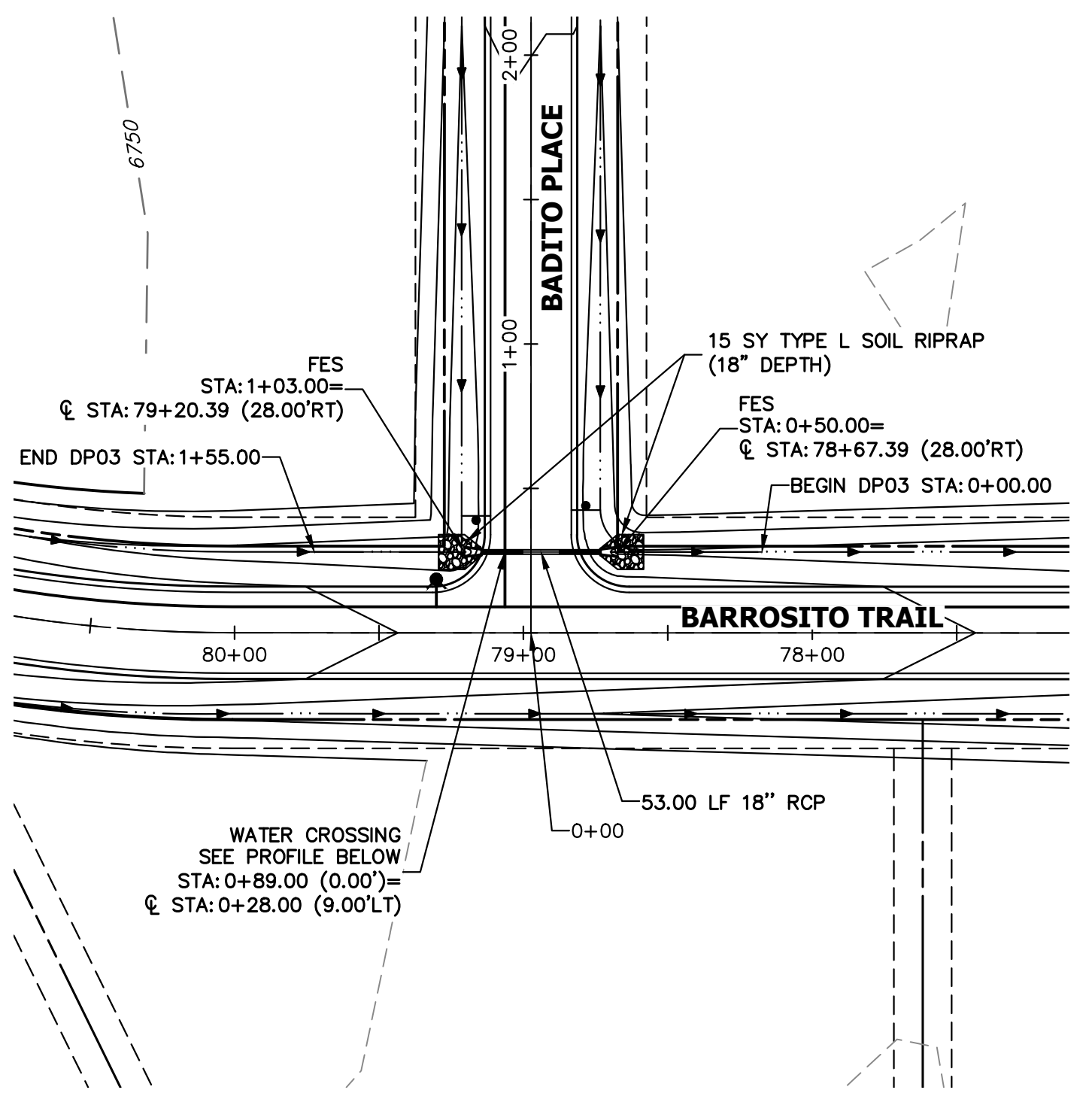
**J.R. ENGINEERING**  
A Westman Company  
Centennial 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



**A1 CULVERT - PLAN**



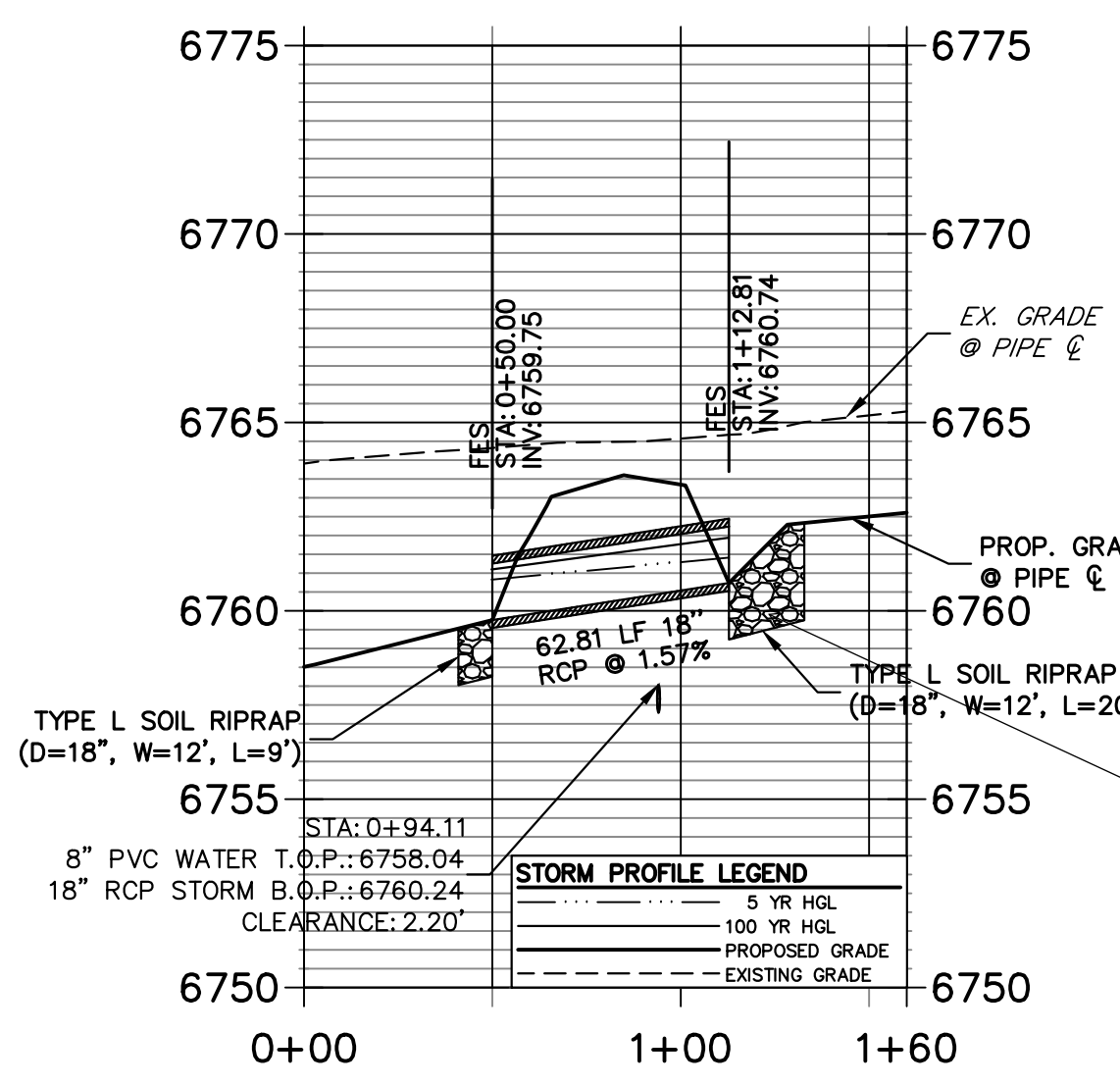
**A2 CULVERT - PLAN**



**A3 CULVERT - PLAN**

Should this be DP1.0 (typ.)? See comments on DR

**DP01 PROFILE**  
STA 0+00.00 TO 1+60.00

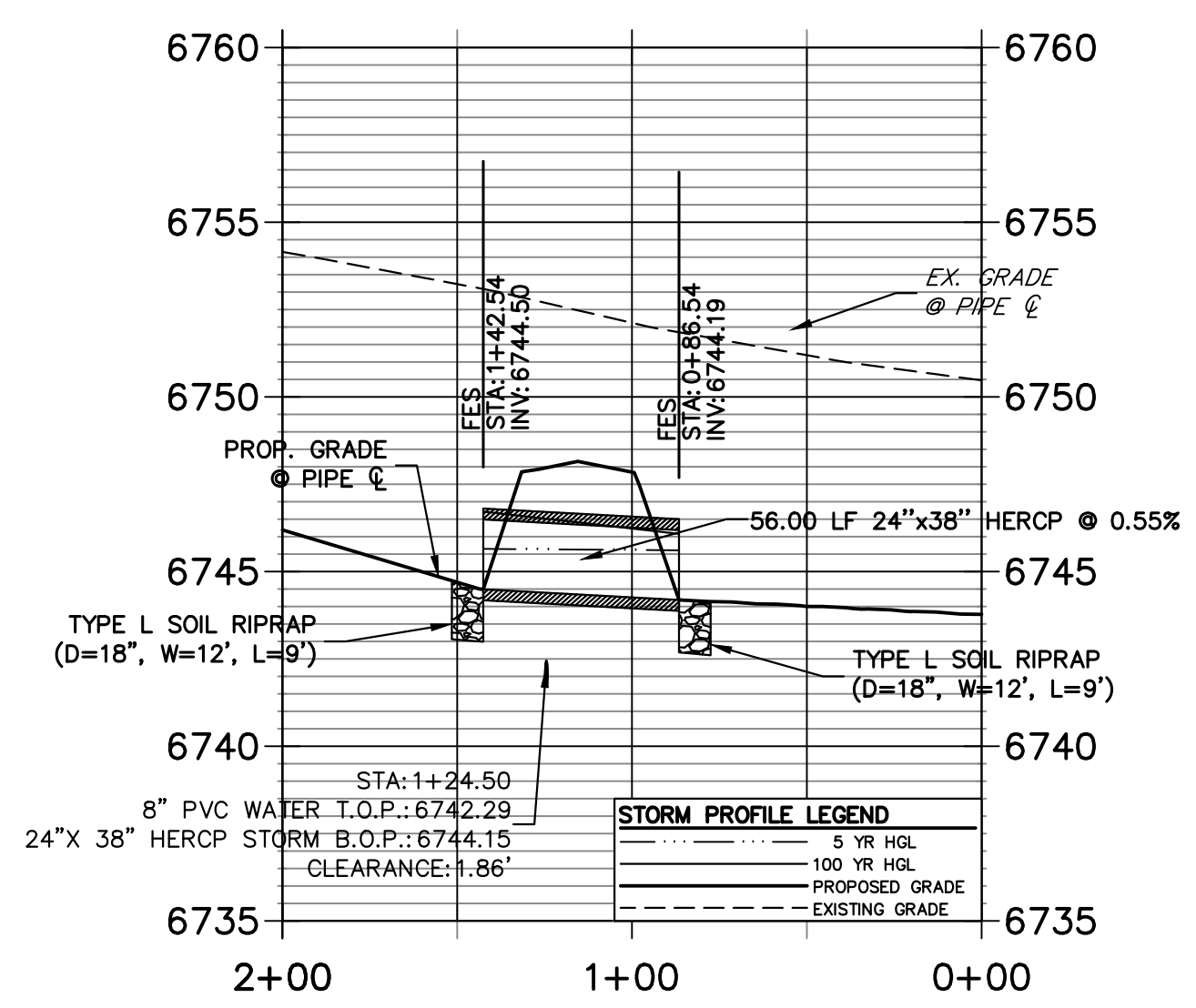


**A1 CULVERT - PROFILE**

minimum cover under a road is 2 feet - revise as appropriate and check at shoulders. Check all culverts

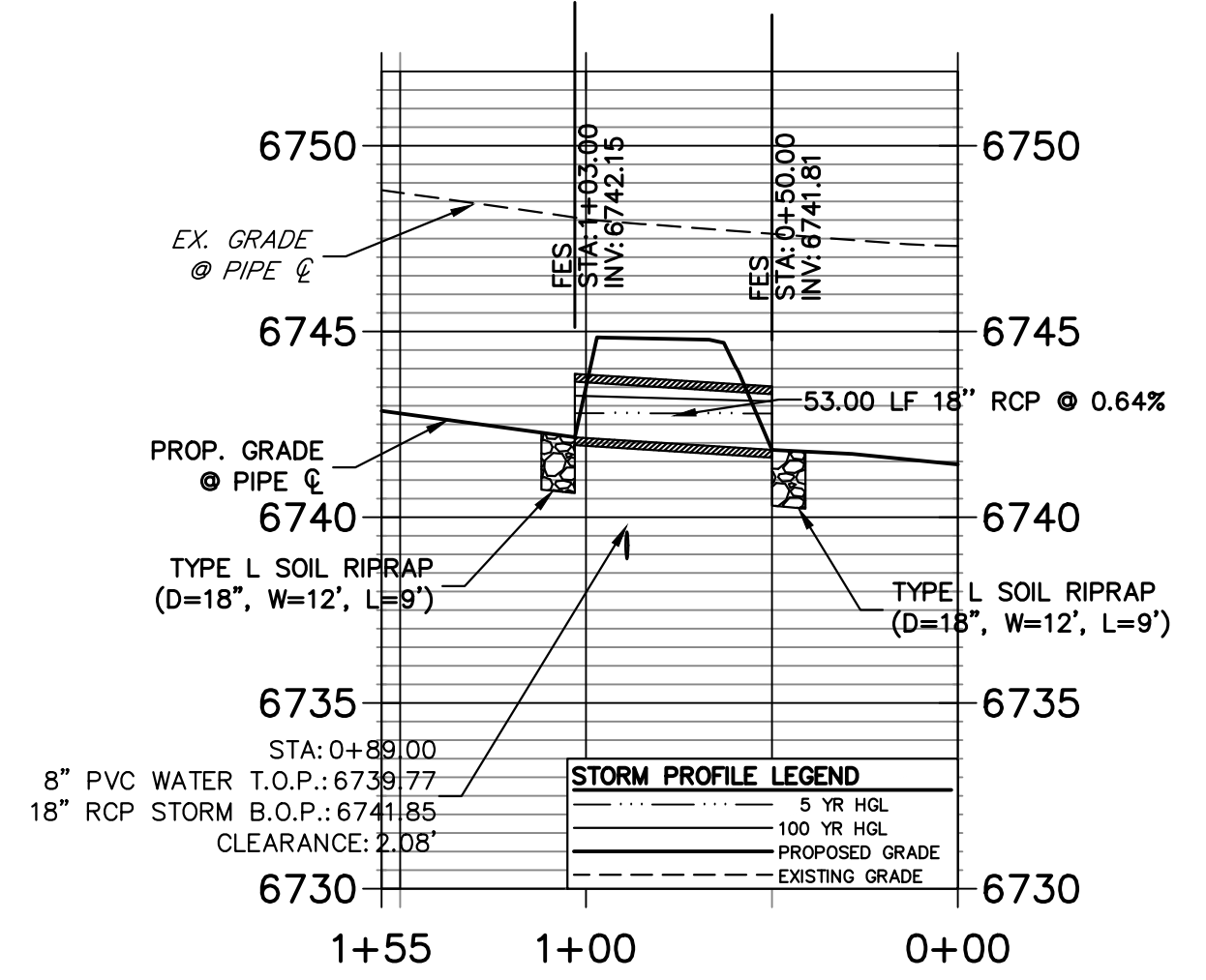
design calcs in DR?

**DP1.1**  
**DP02 PROFILE**  
STA 0+00.00 TO 2+00.00

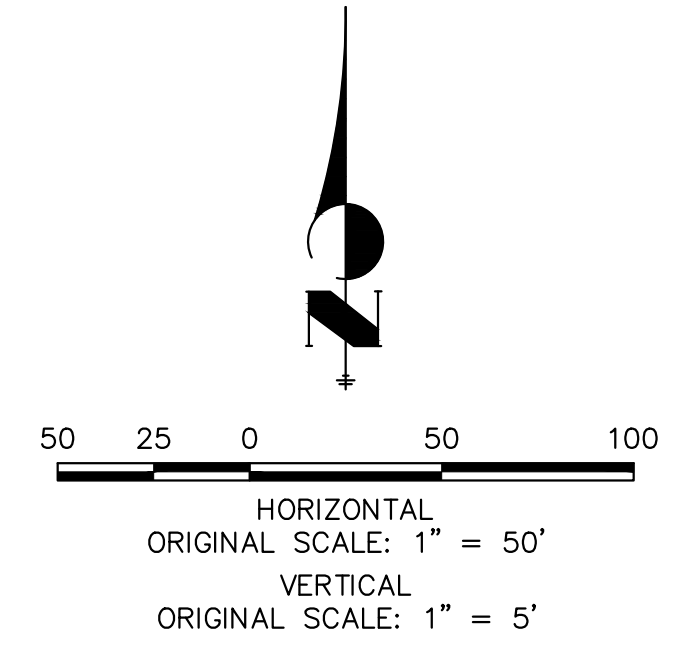


**A2 CULVERT - PROFILE**

**DP11**  
**DP03 PROFILE**  
STA 0+00.00 TO 1+55.00



**A3 CULVERT - PROFILE**



**STORM SEWER NOTES**

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



**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

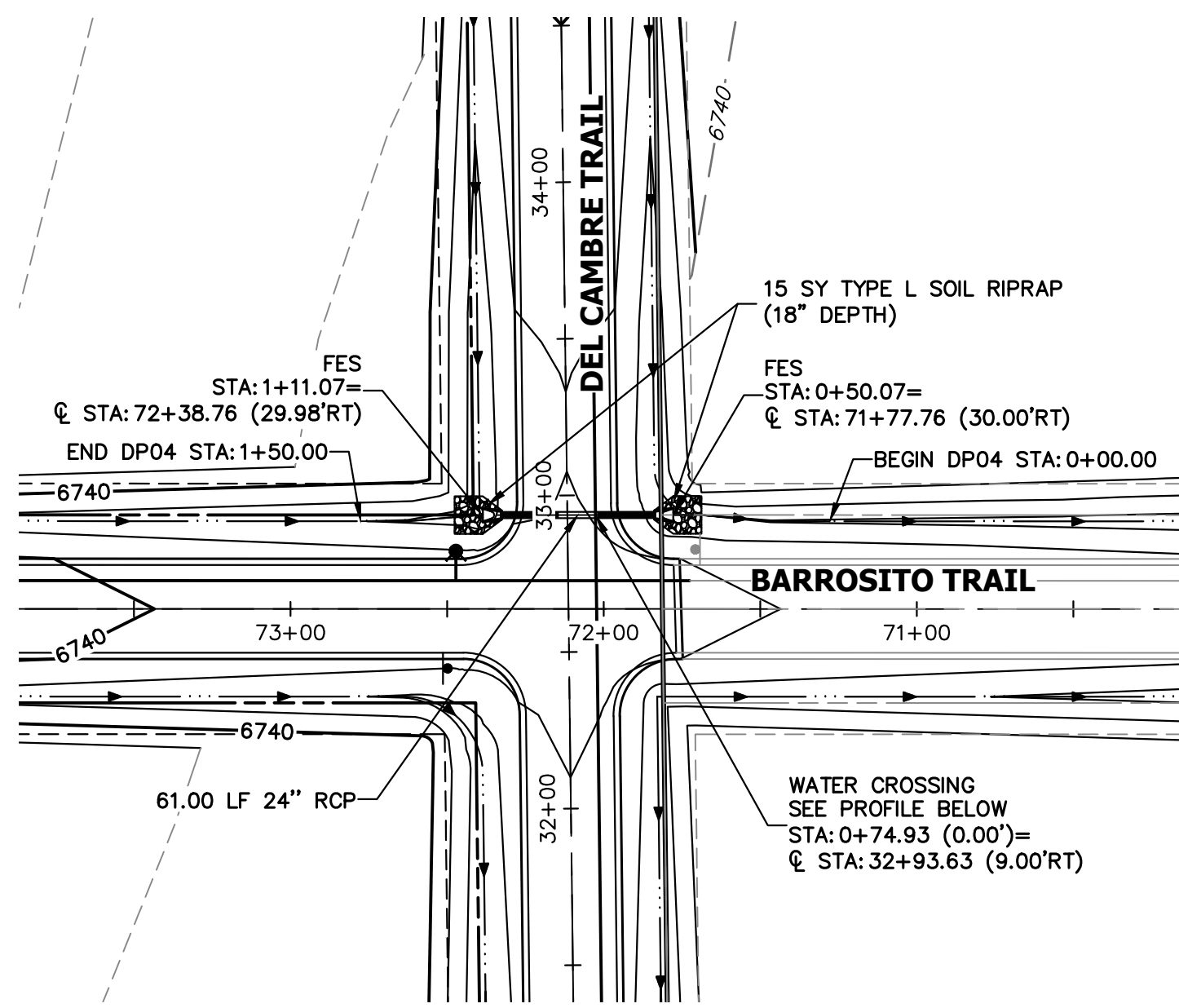
DATE

BY	DATE	No.	REVISION

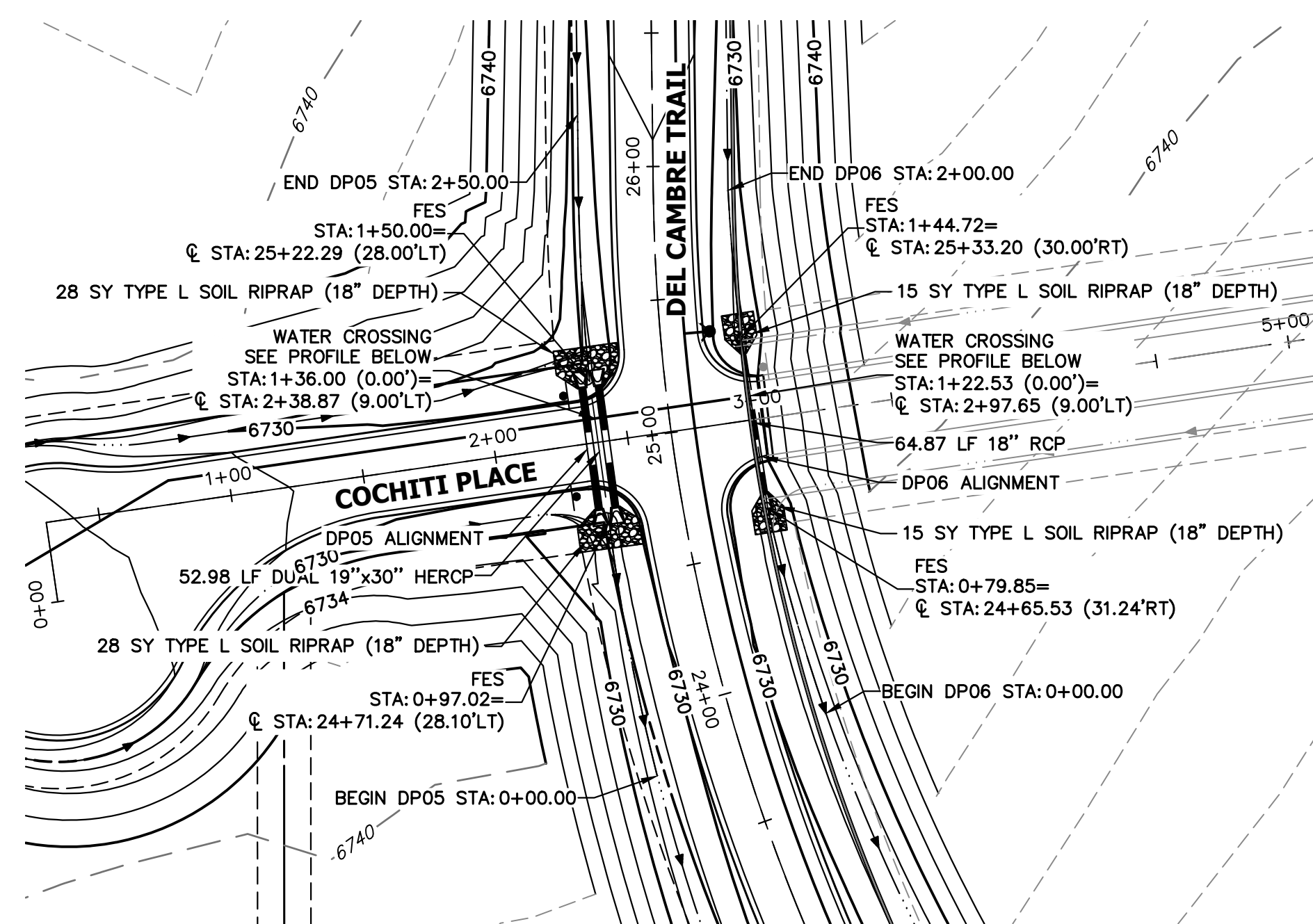
SADDLEHORN RANCH - FILING 3  
**STORM SEWER PLAN AND PROFILE**

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 4/25/23  
DESIGNED BY AMT  
DRAWN BY WKN  
CHECKED BY

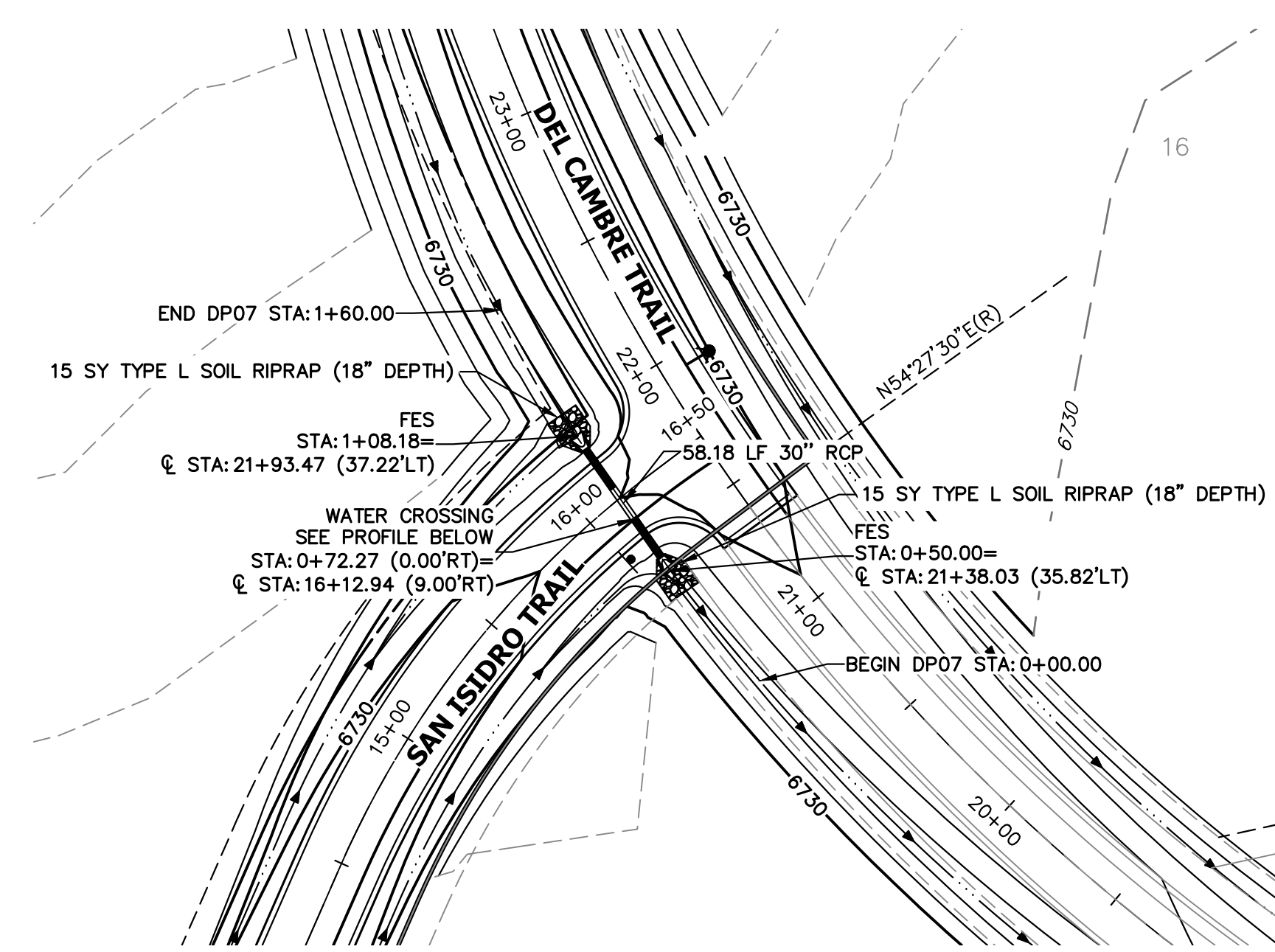
SHEET 43 OF 63  
JOB NO. 21542.05



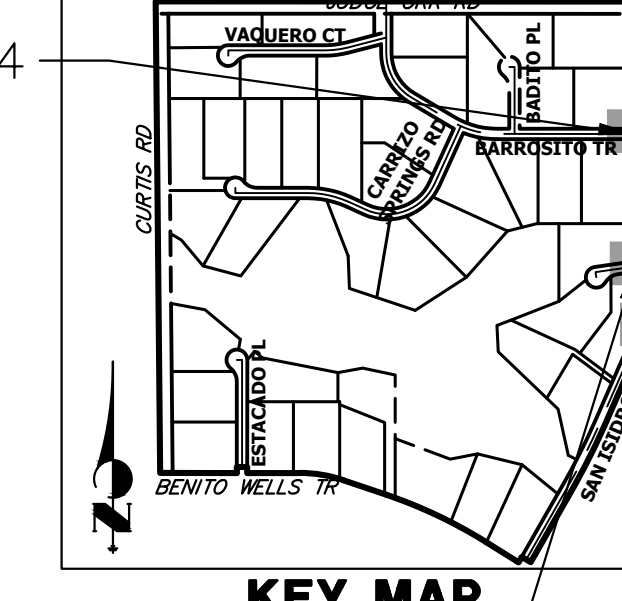
**A4 CULVERT - PLAN**



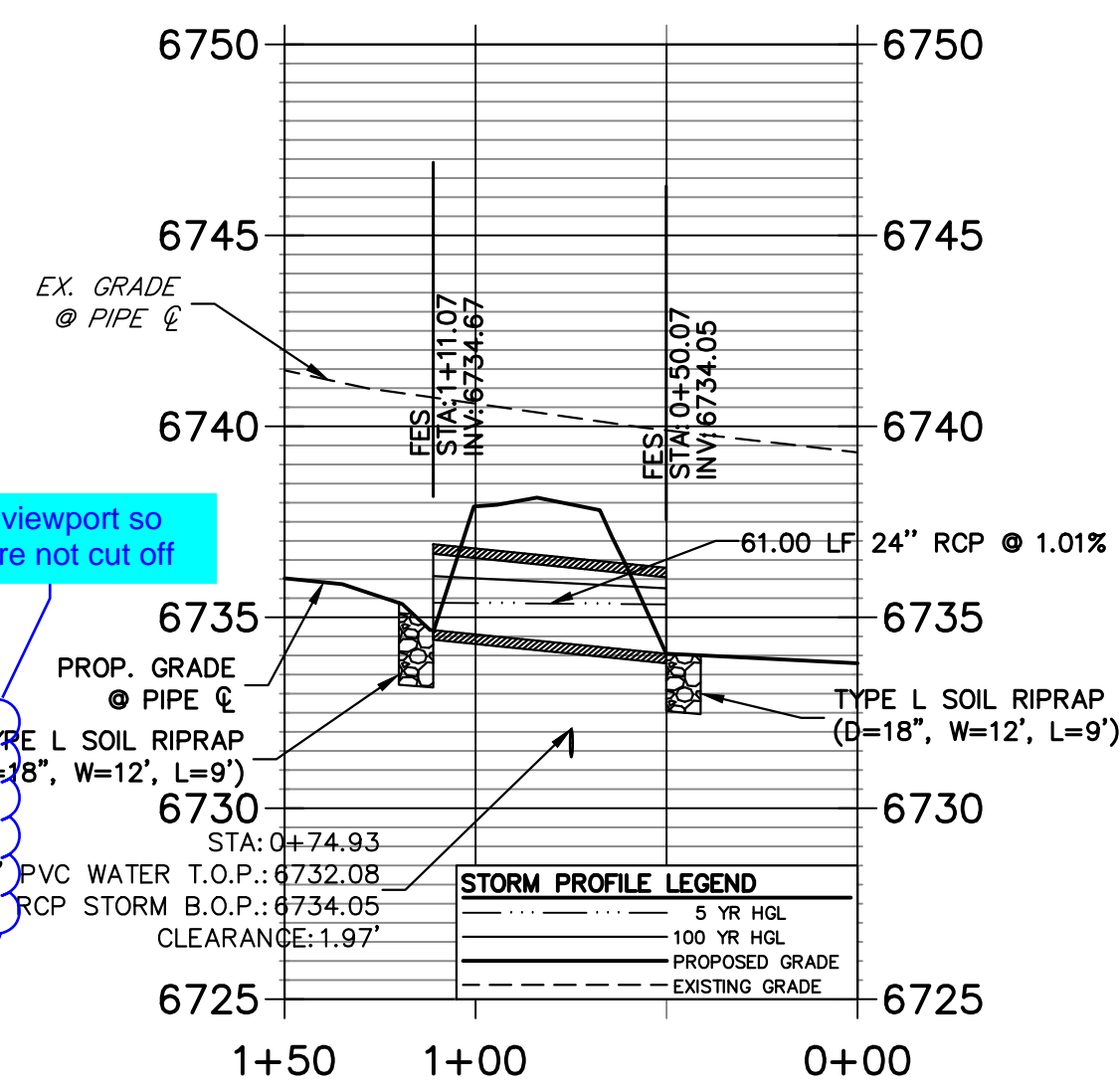
**A5 & A6 CULVERT - PLAN**



**A7 CULVERT - PLAN**

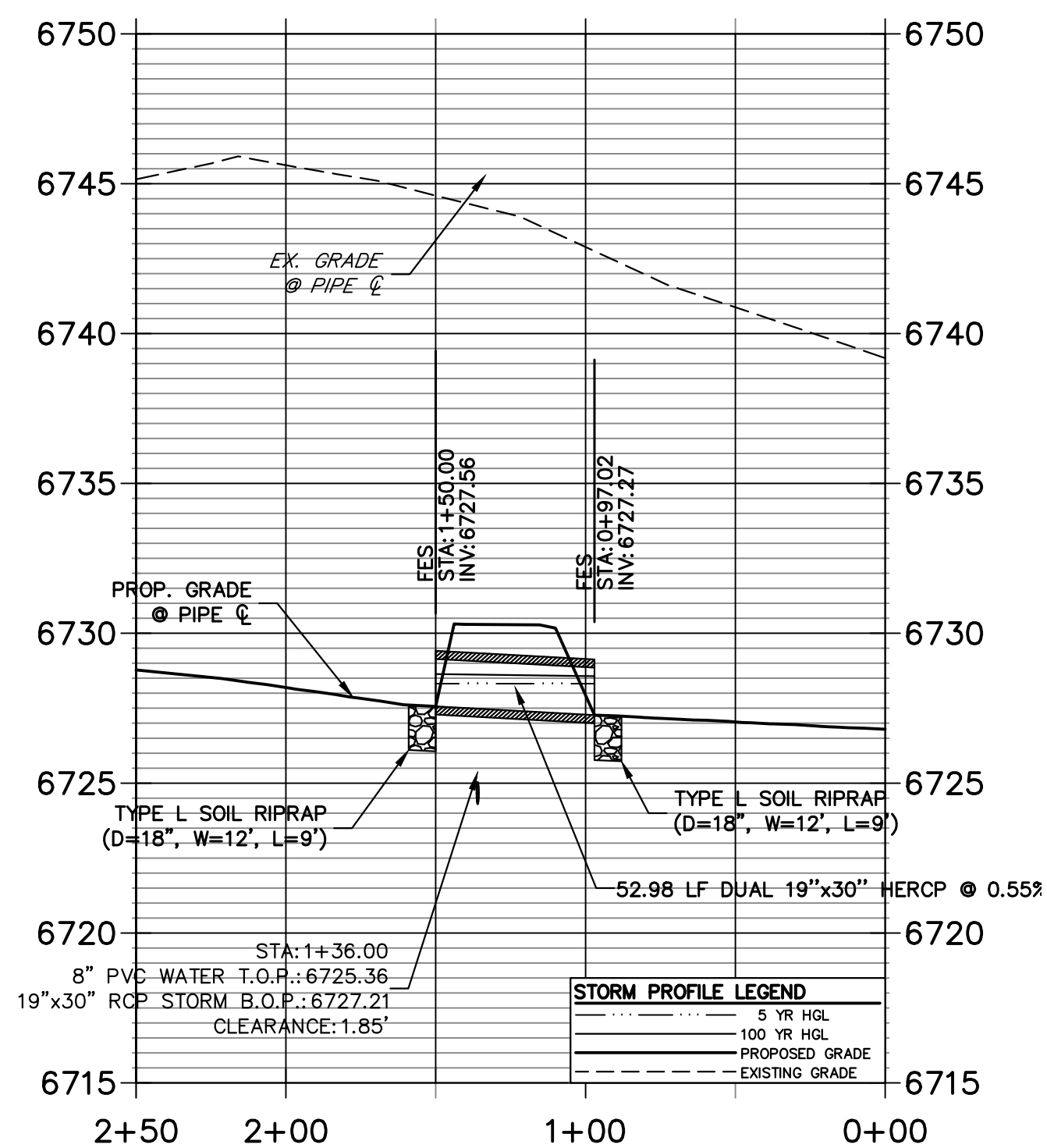


**DP04 PROFILE  
STA 0+00.00 TO 1+50.00**



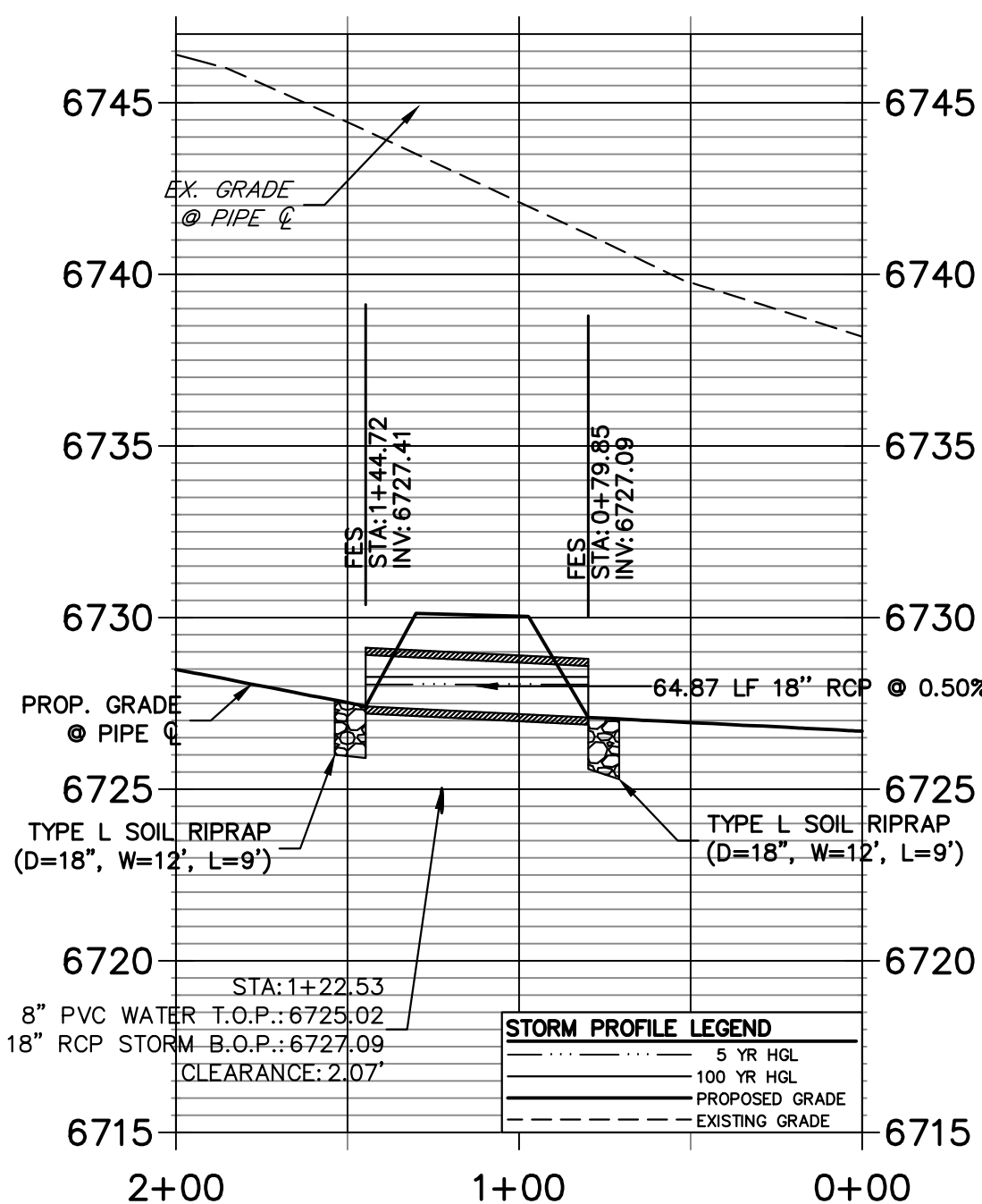
**A4 CULVERT - PROFILE**

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



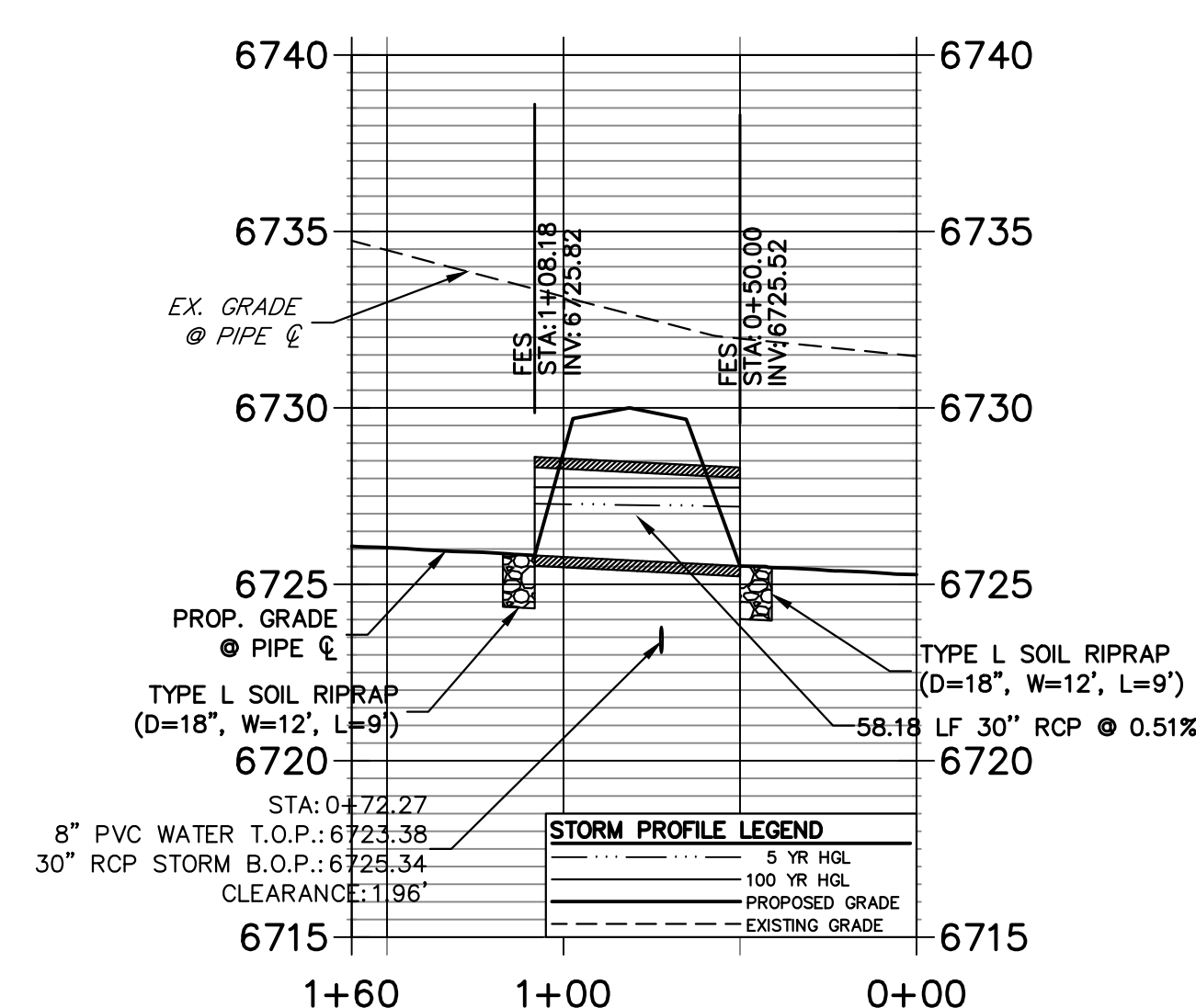
**A5 CULVERT - PROFILE**

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



**A6 CULVERT - PROFILE**

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



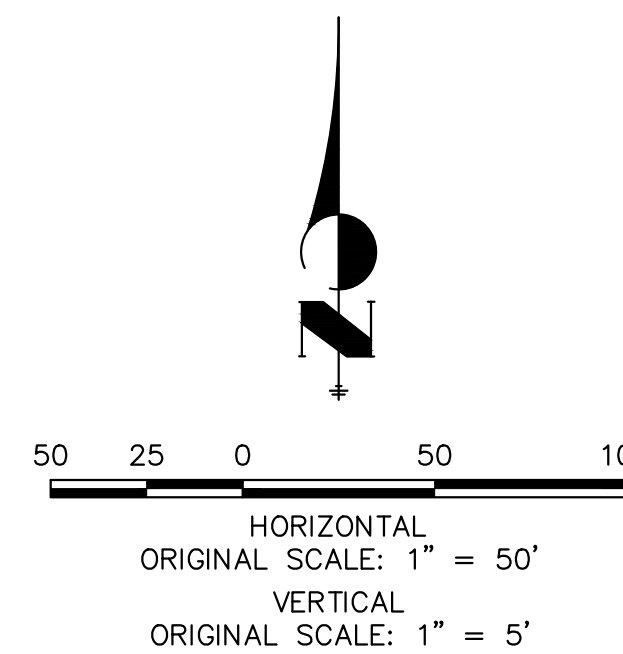
**A7 CULVERT - PROFILE**

**STORM SEWER NOTES**

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Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

SADDLEHORN RANCH -  
FILING 3  
STORM SEWER PLAN AND  
PROFILE

SHEET 44 OF 63

JOB NO. 21542.05

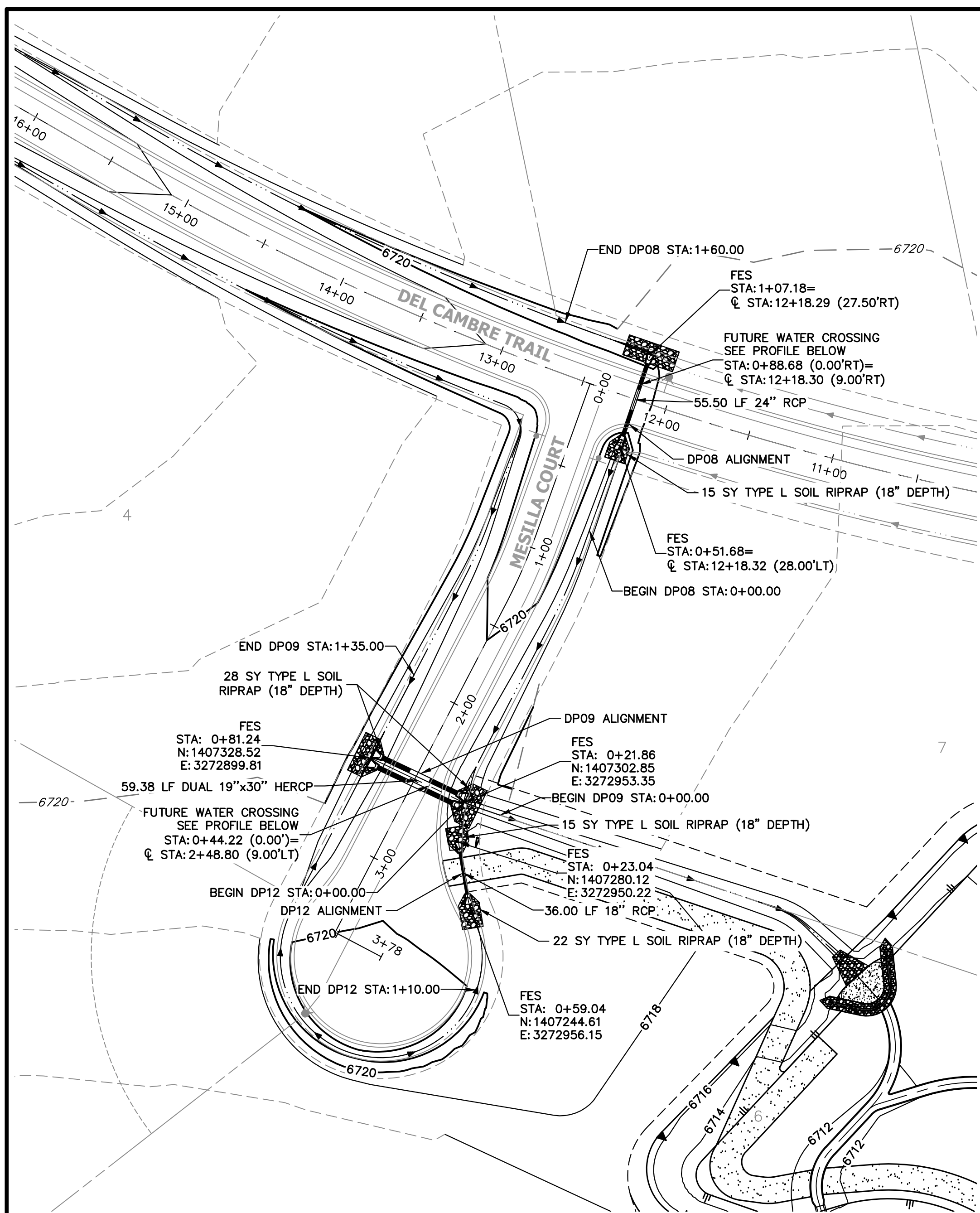
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/25/23	AMT	WKN	

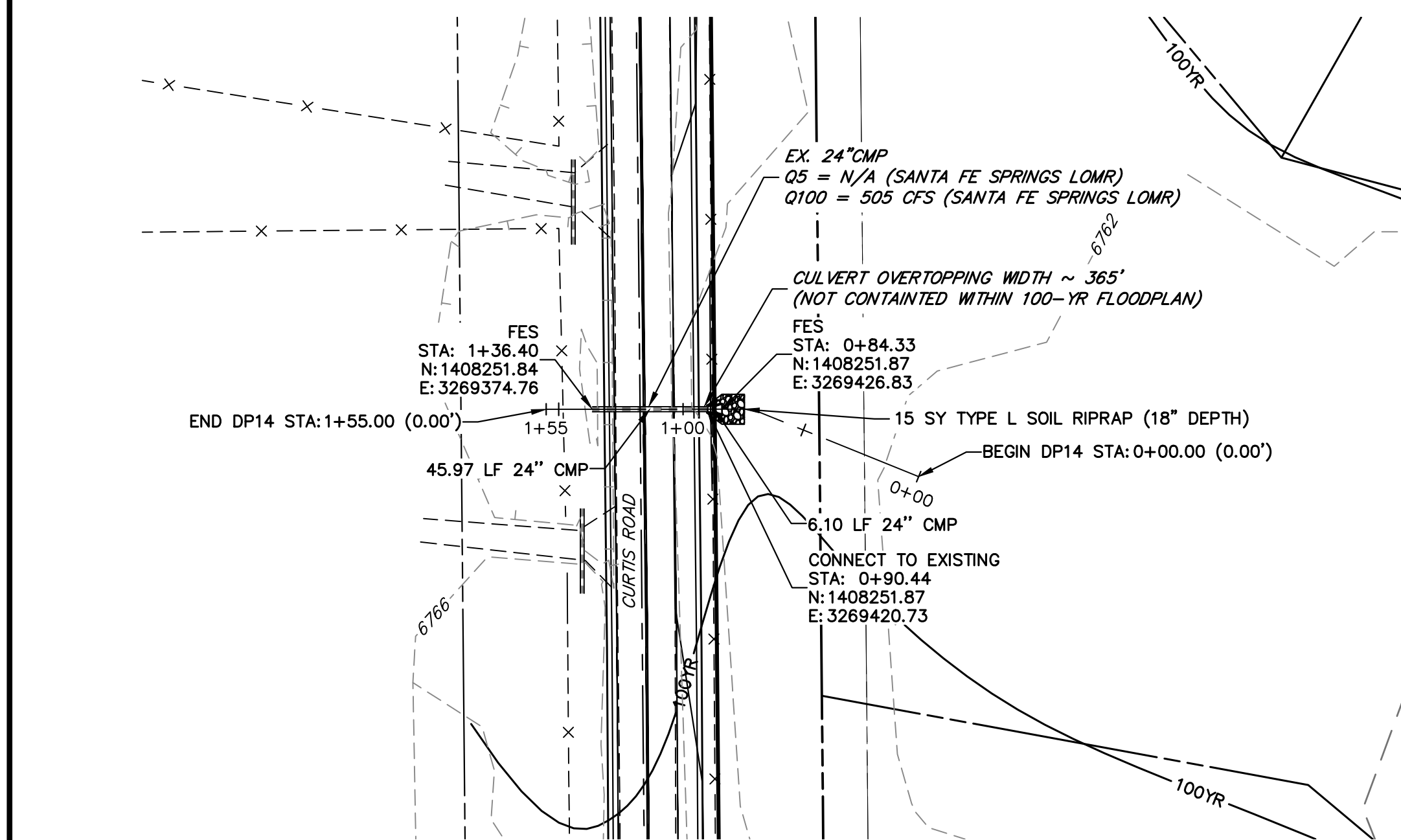
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A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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

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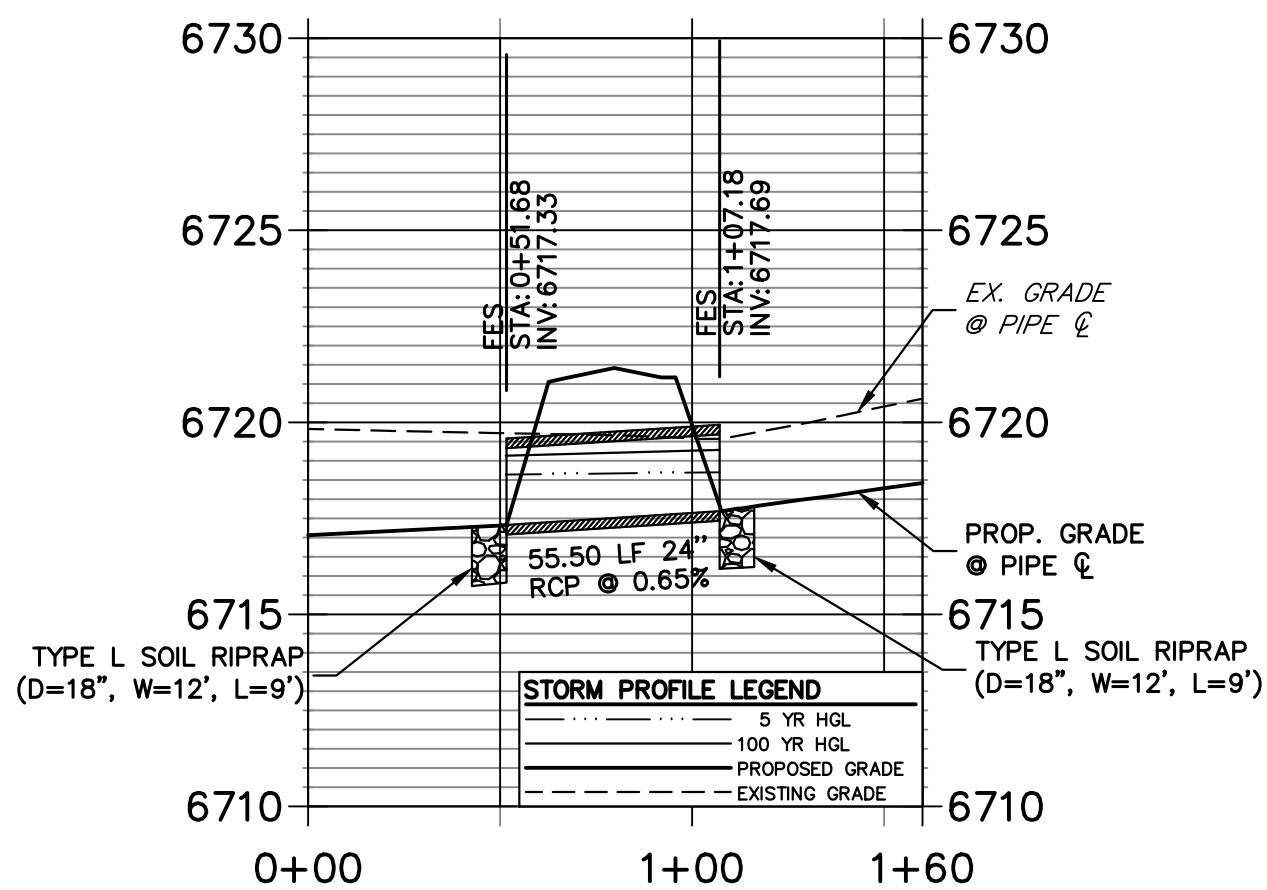


**A8 + A9 + A12 CULVERT - PLAN**



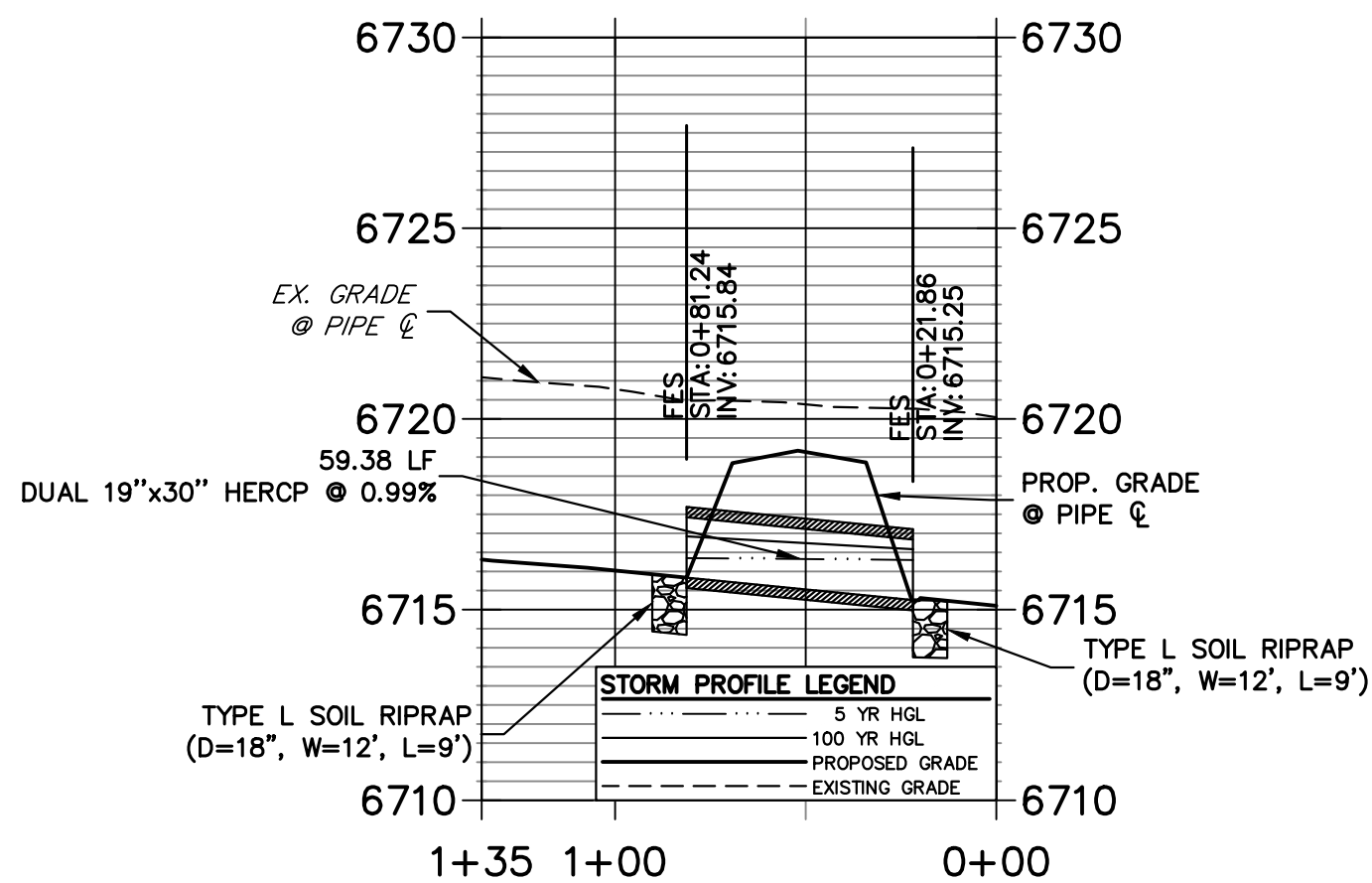
**A14 CULVERT - PLAN**

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



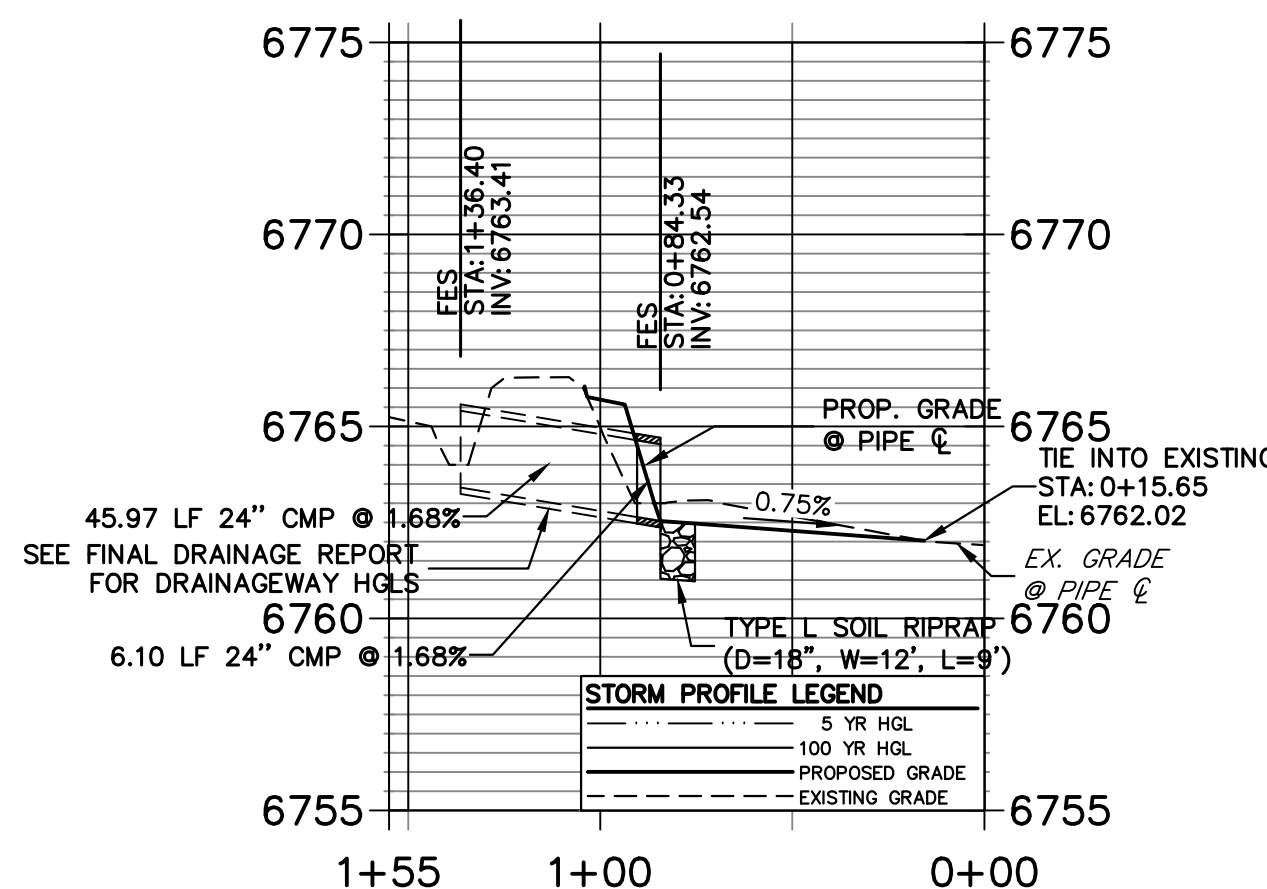
**A8 CULVERT - PROFILE**

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

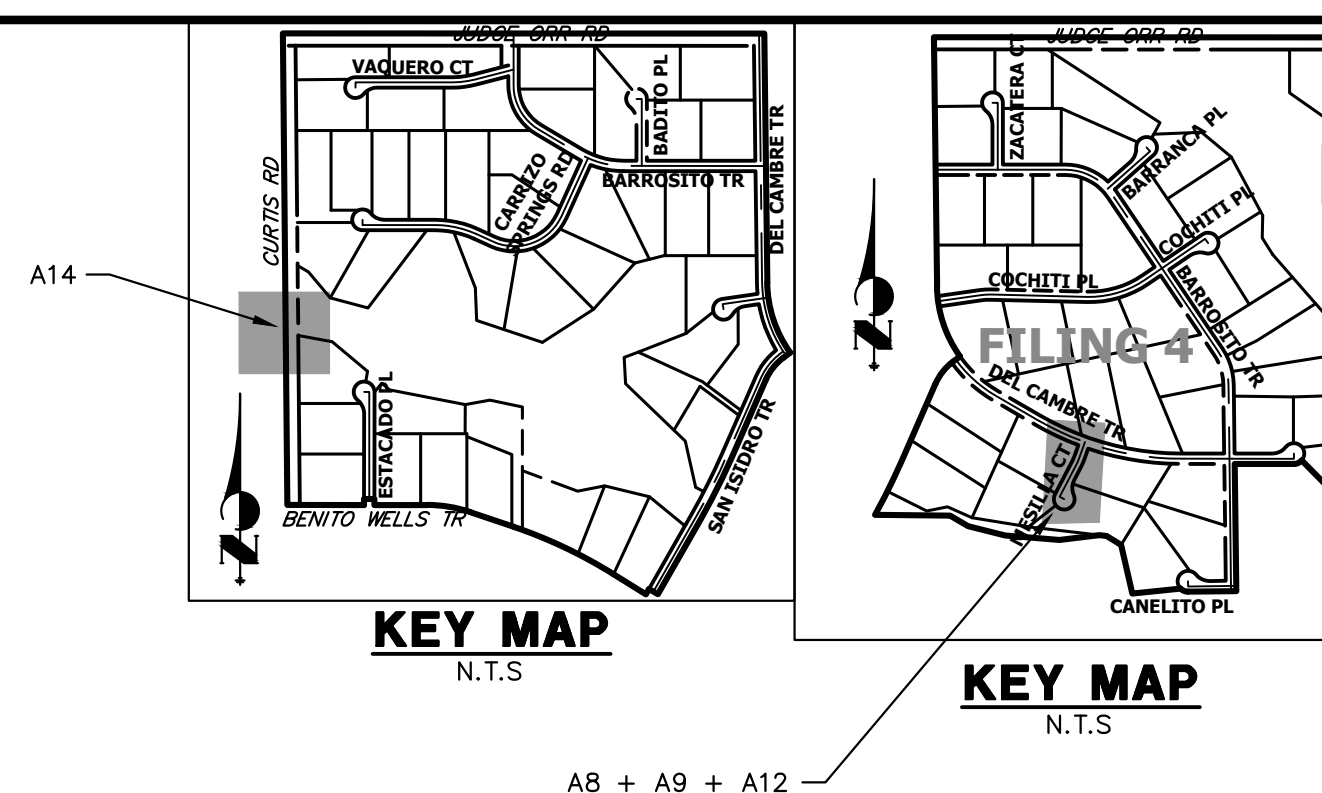


**A9 CULVERT - PROFILE**

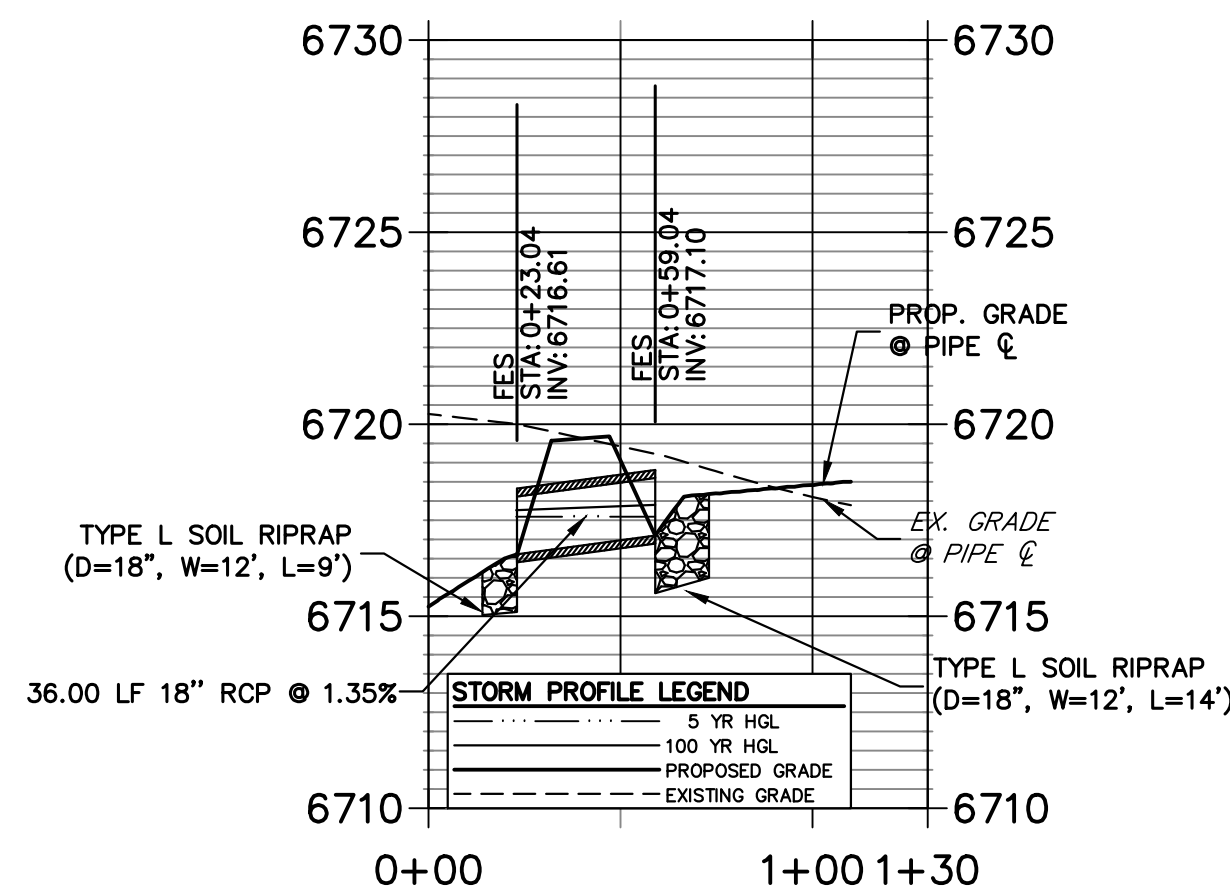
**DP14 PROFILE**  
STA 0+00.00 TO 1+55.00



**A14 CULVERT - PROFILE**



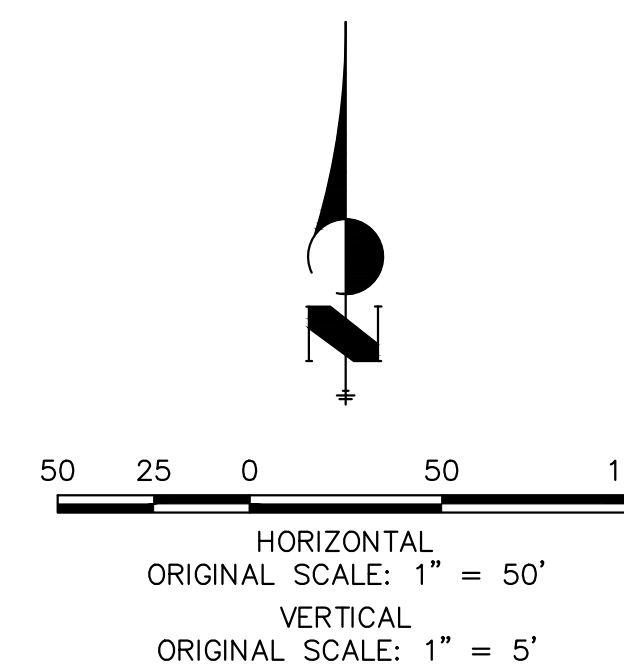
**DP12 PROFILE**  
STA 0+00.00 TO 1+30.00



**A12 CULVERT - PROFILE**

**STORM SEWER NOTES**

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

DATE

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

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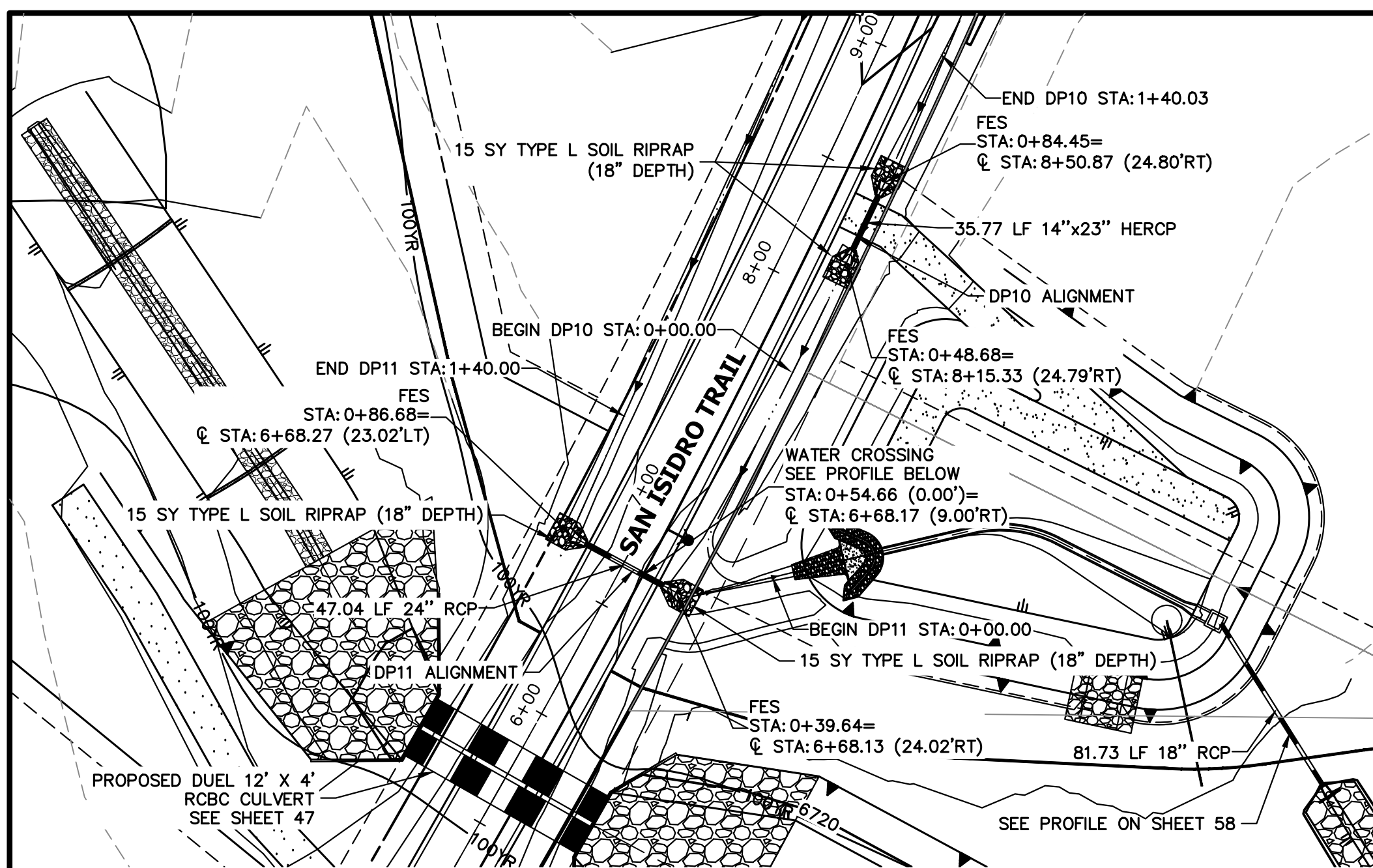
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/25/23	AMT	WKN	

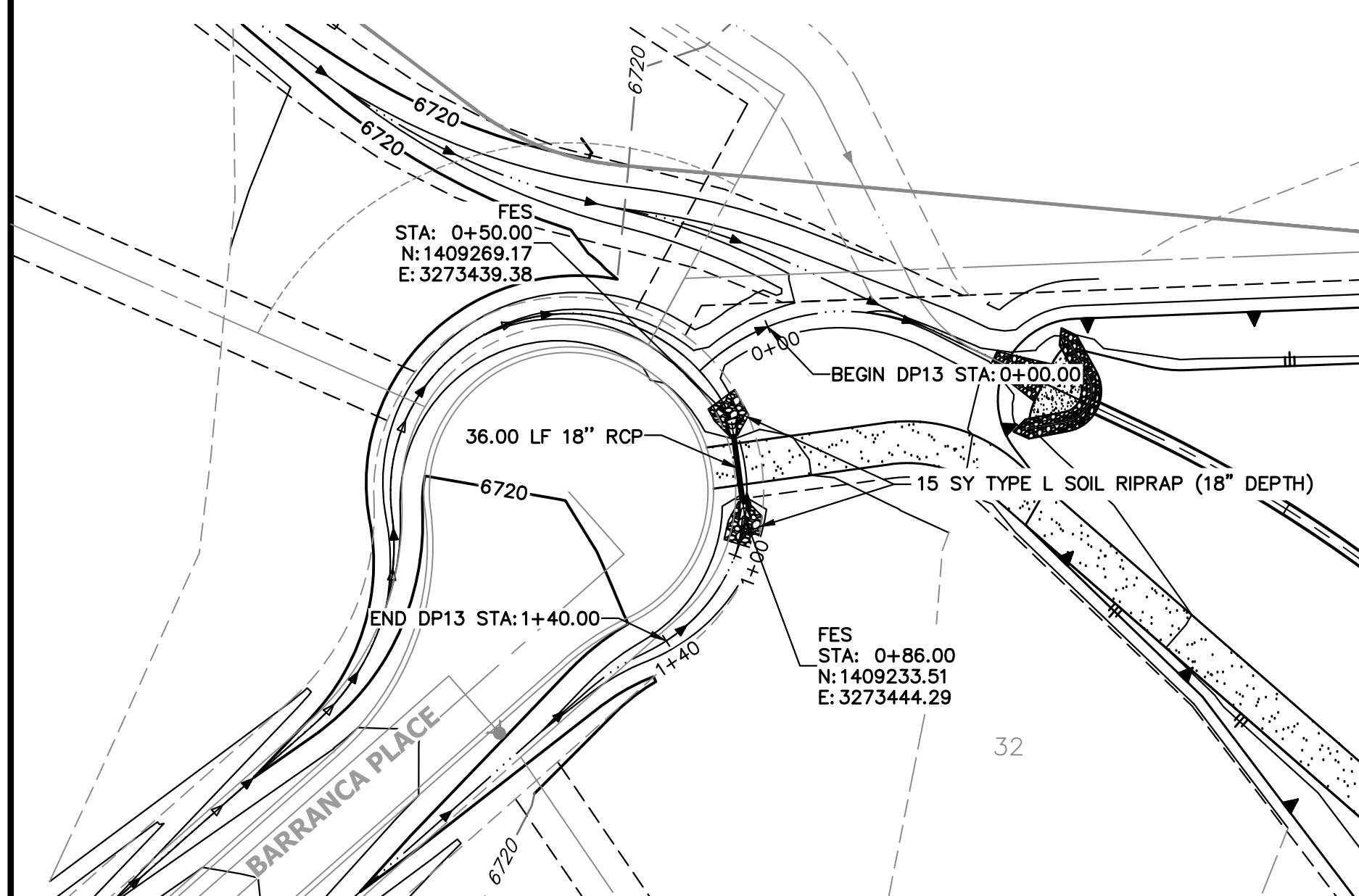
SADDLEHORN RANCH -  
FILING 3  
STORM SEWER PLAN AND  
PROFILE

SHEET 45 OF 63

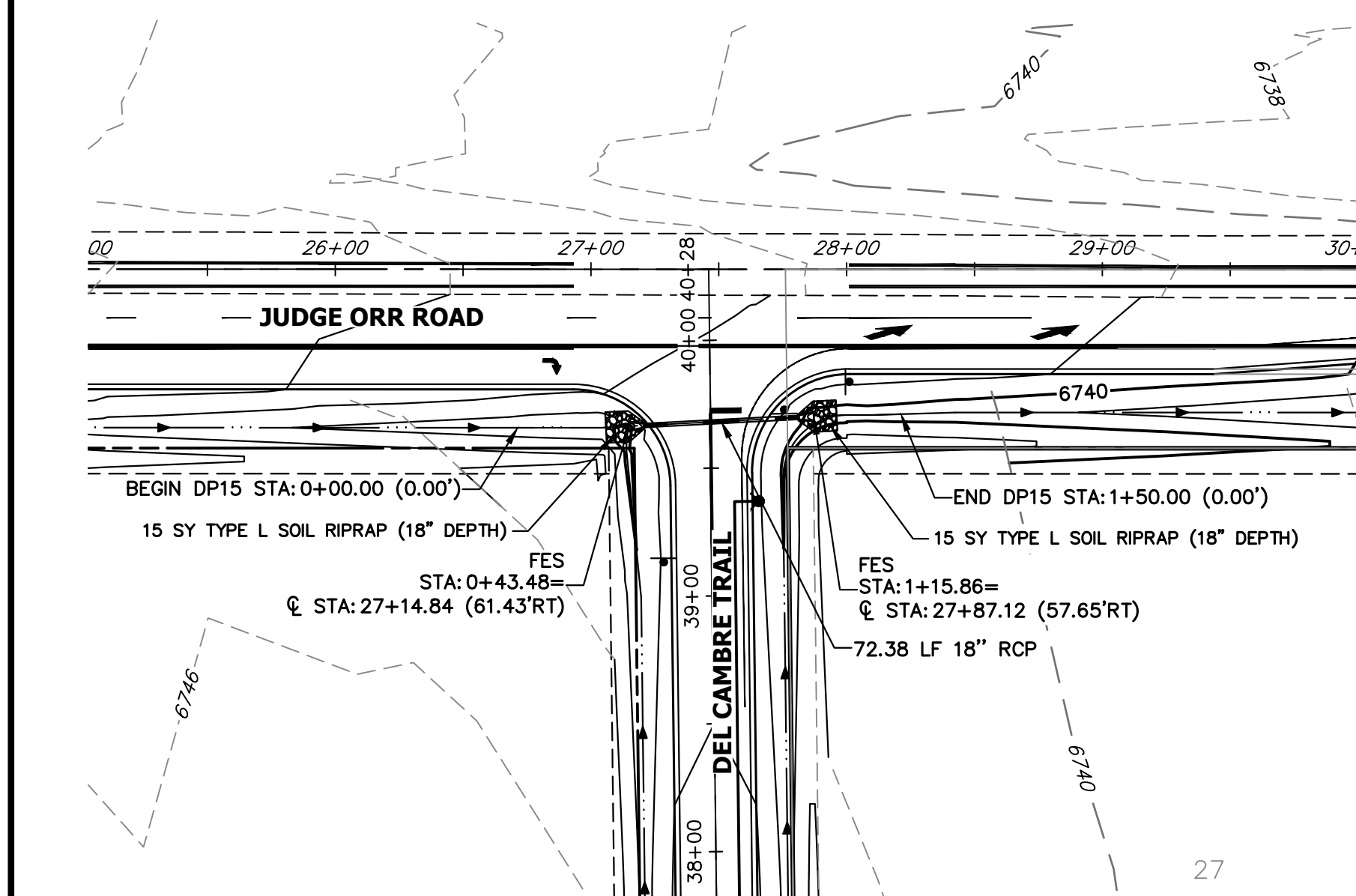
JOB NO. 21542.05



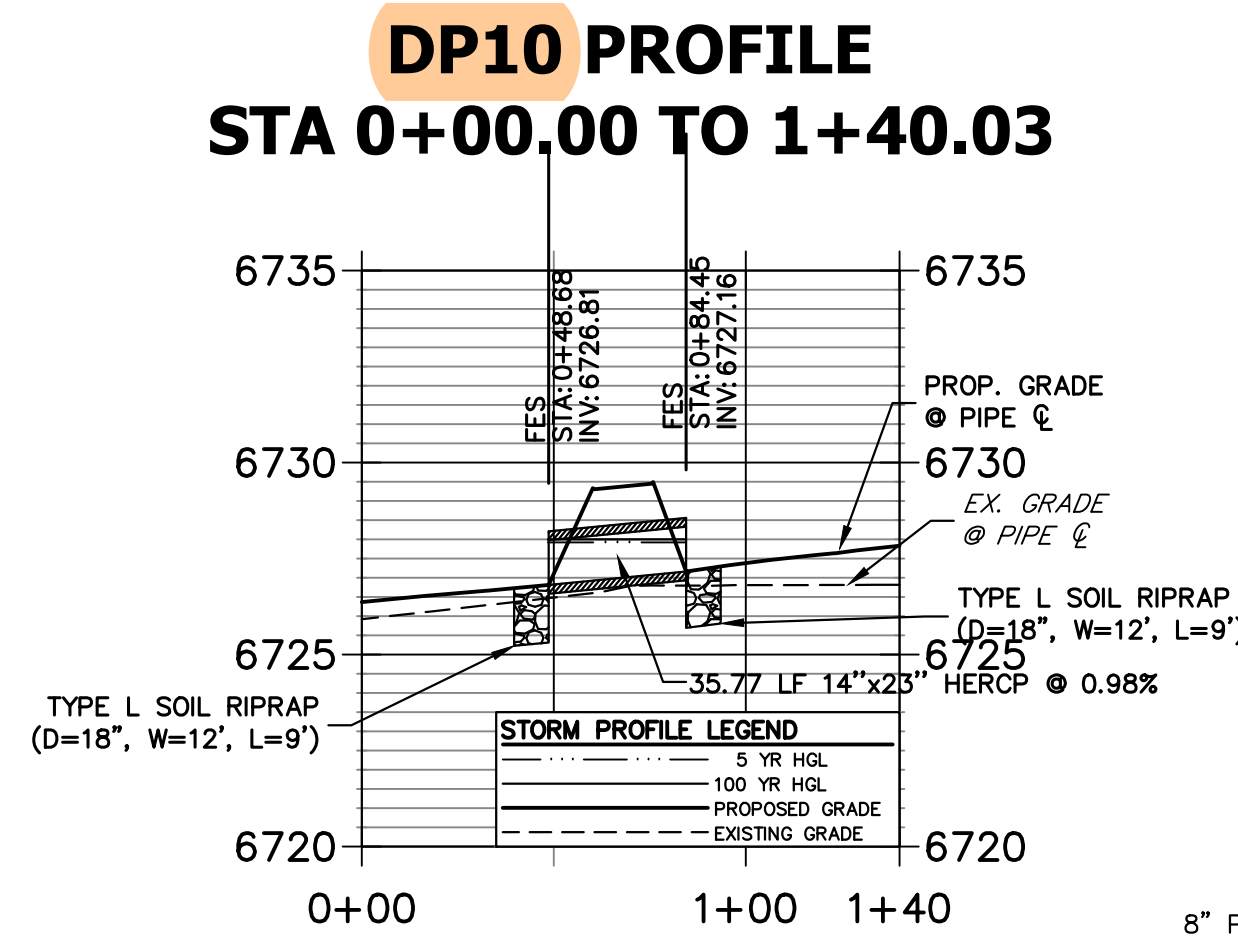
**A10 & A11 CULVERT - PLAN**



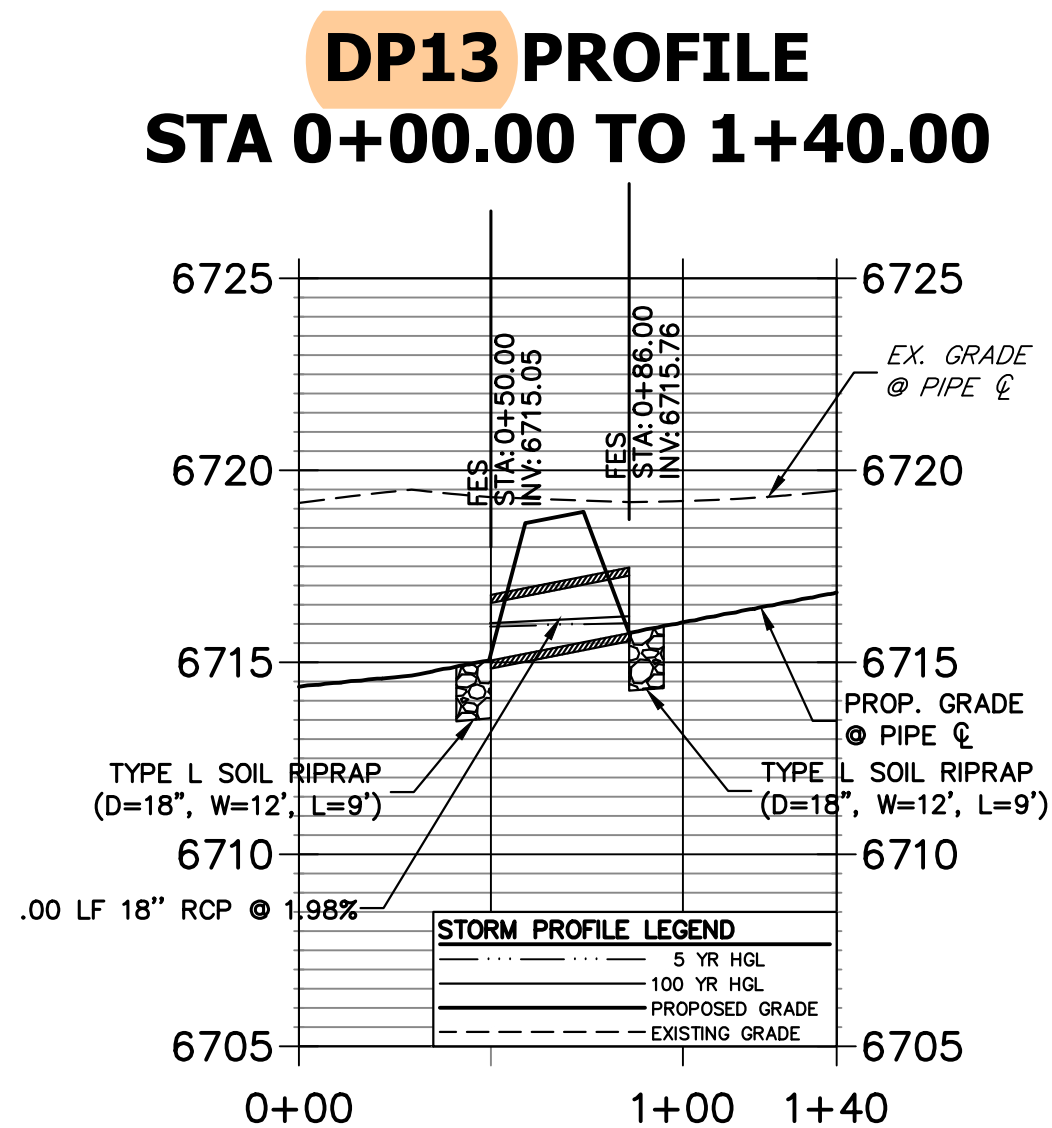
**A13 CULVERT - PLAN**



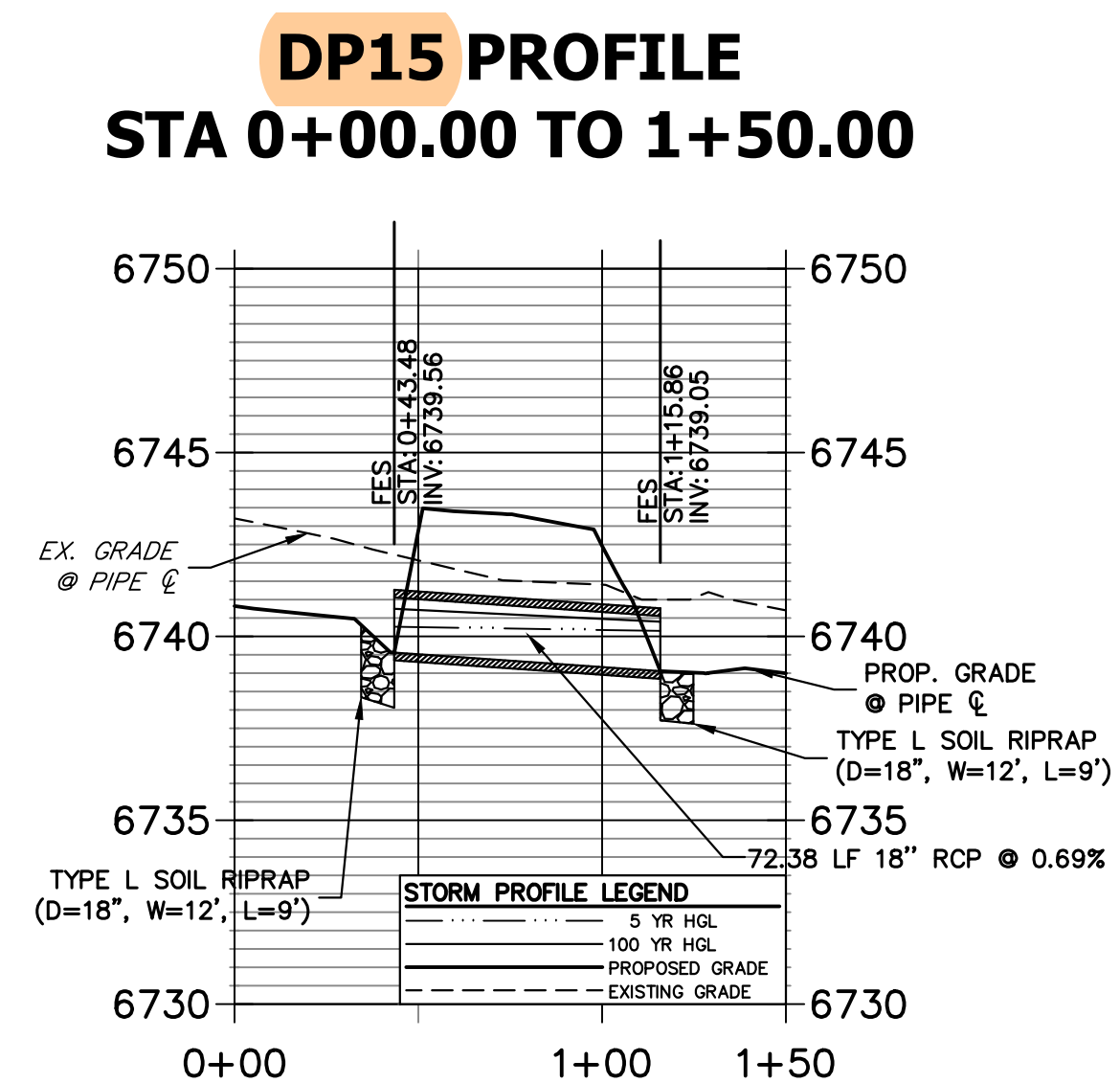
**A15 CULVERT - PLAN**



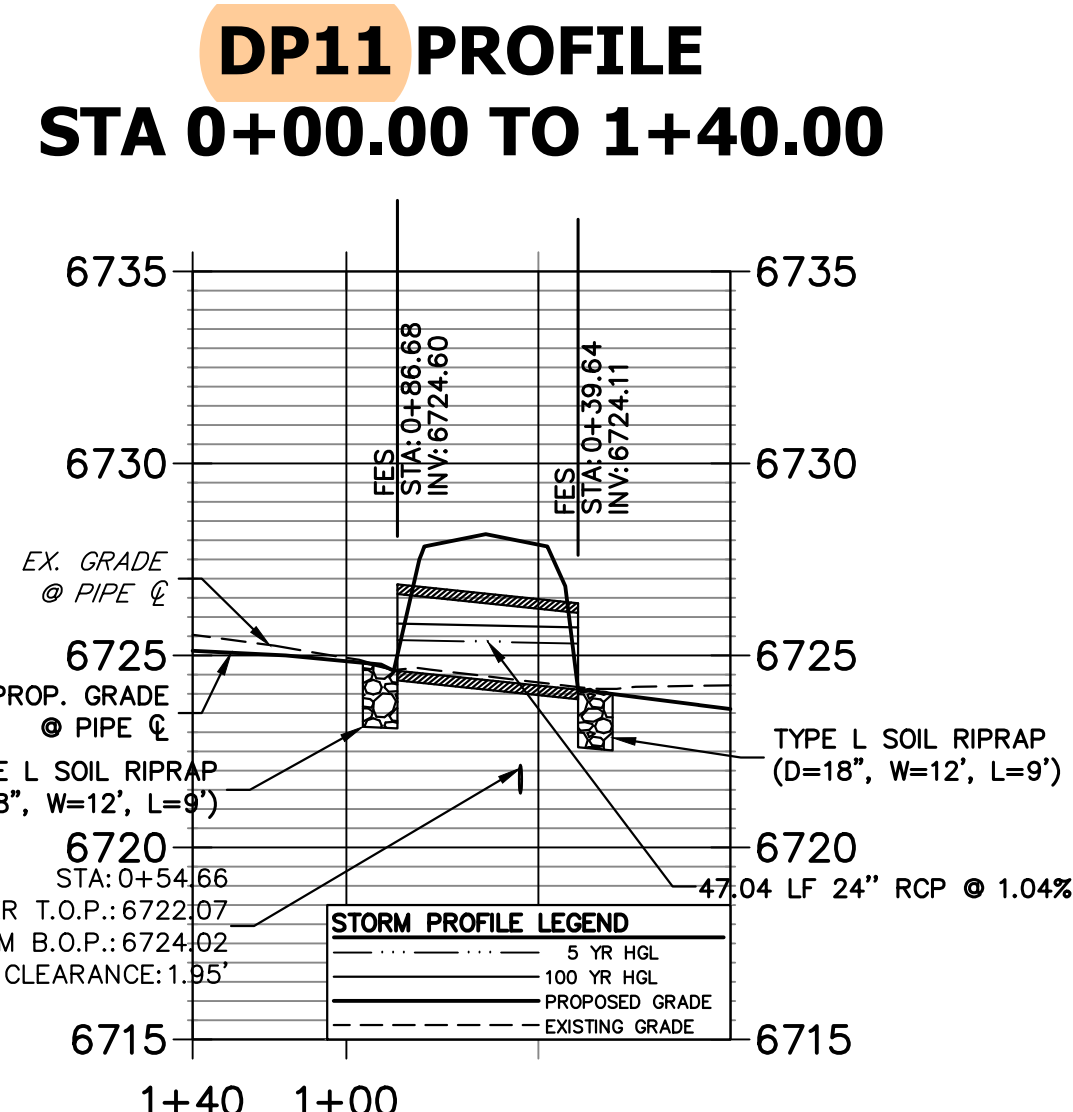
**A10 CULVERT - PROFILE**



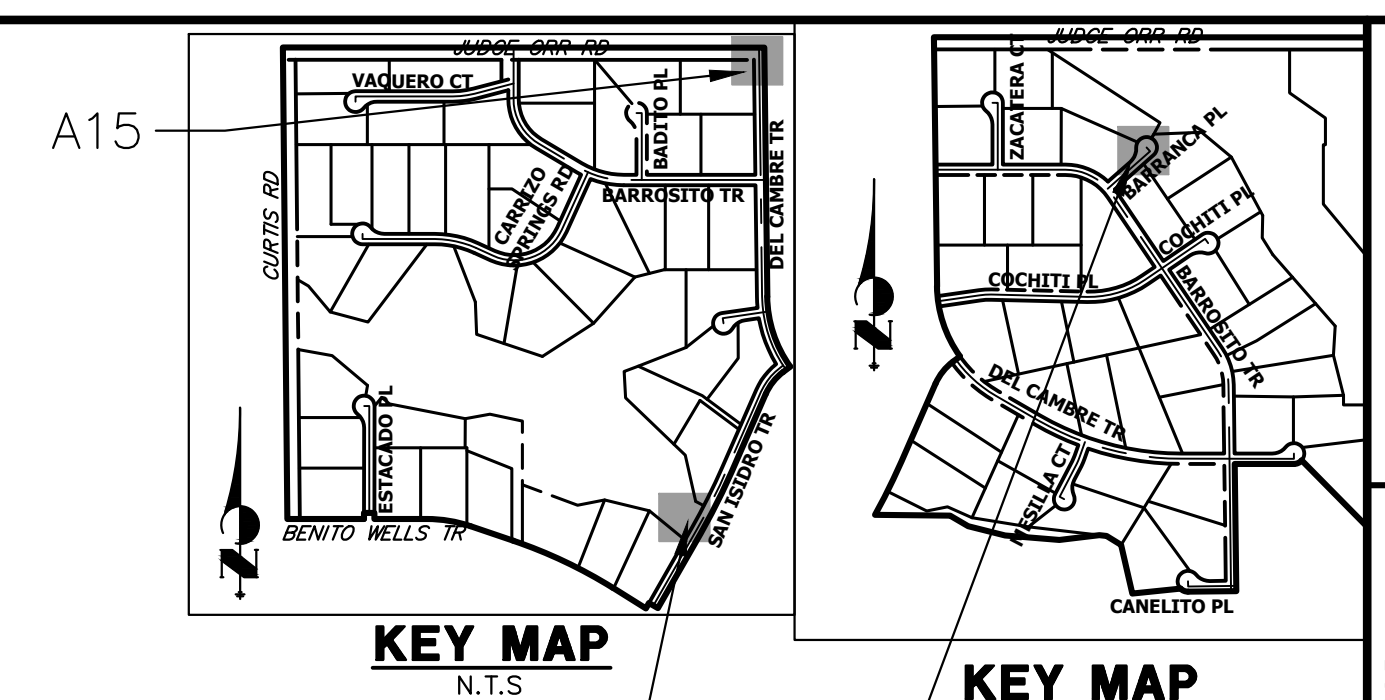
**A13 CULVERT - PROFILE**



**A15 CULVERT - PROFILE**



**A11 CULVERT - PROFILE**



**KEY MAP**

**A10 & A11**

**KEY MAP**

**A13**

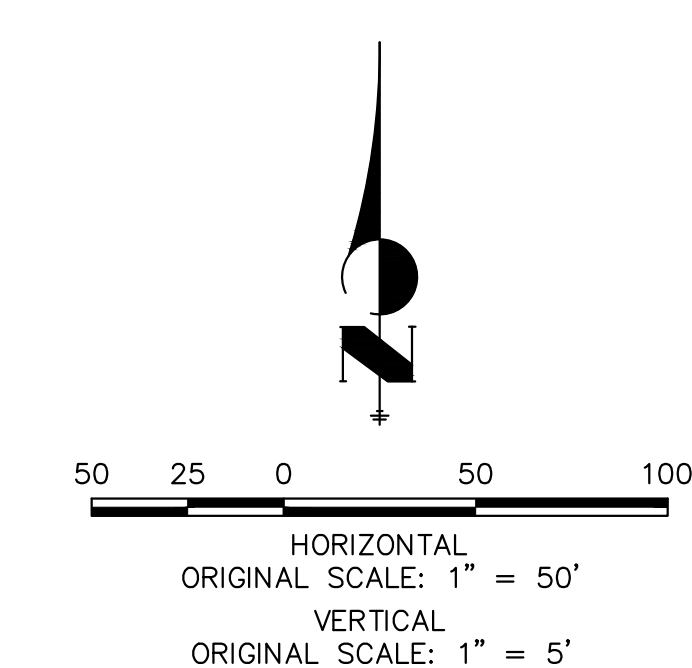
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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NO.	REVISION	BY	DATE

- STORM SEWER NOTES**
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
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**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

**SADDLEHORN RANCH - FILING 3**  
**STORM SEWER PLAN AND PROFILE**

SHEET 46 OF 63  
 JOB NO. 21542.05





**KEY MAP**  
1" = 1200'

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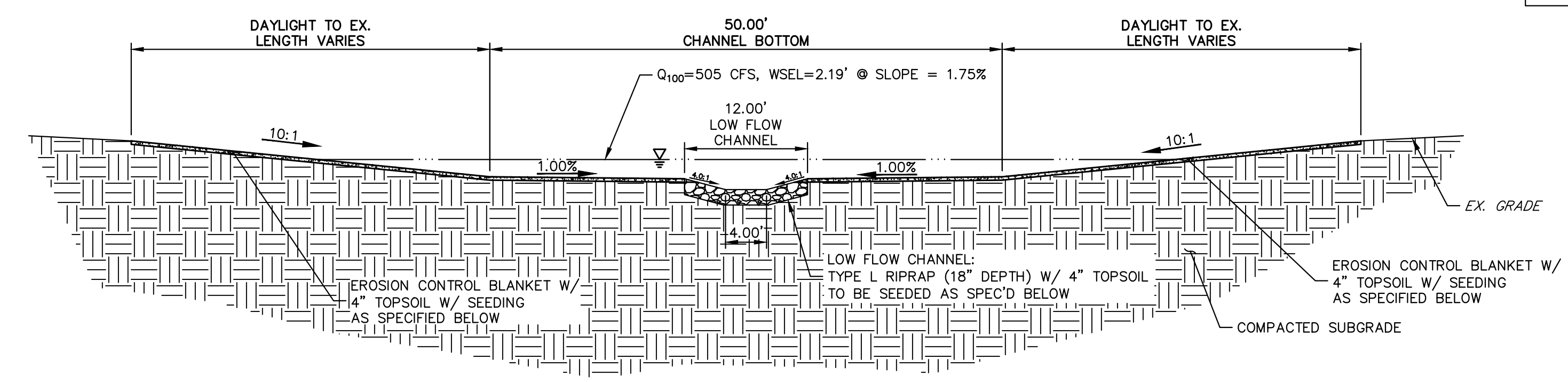
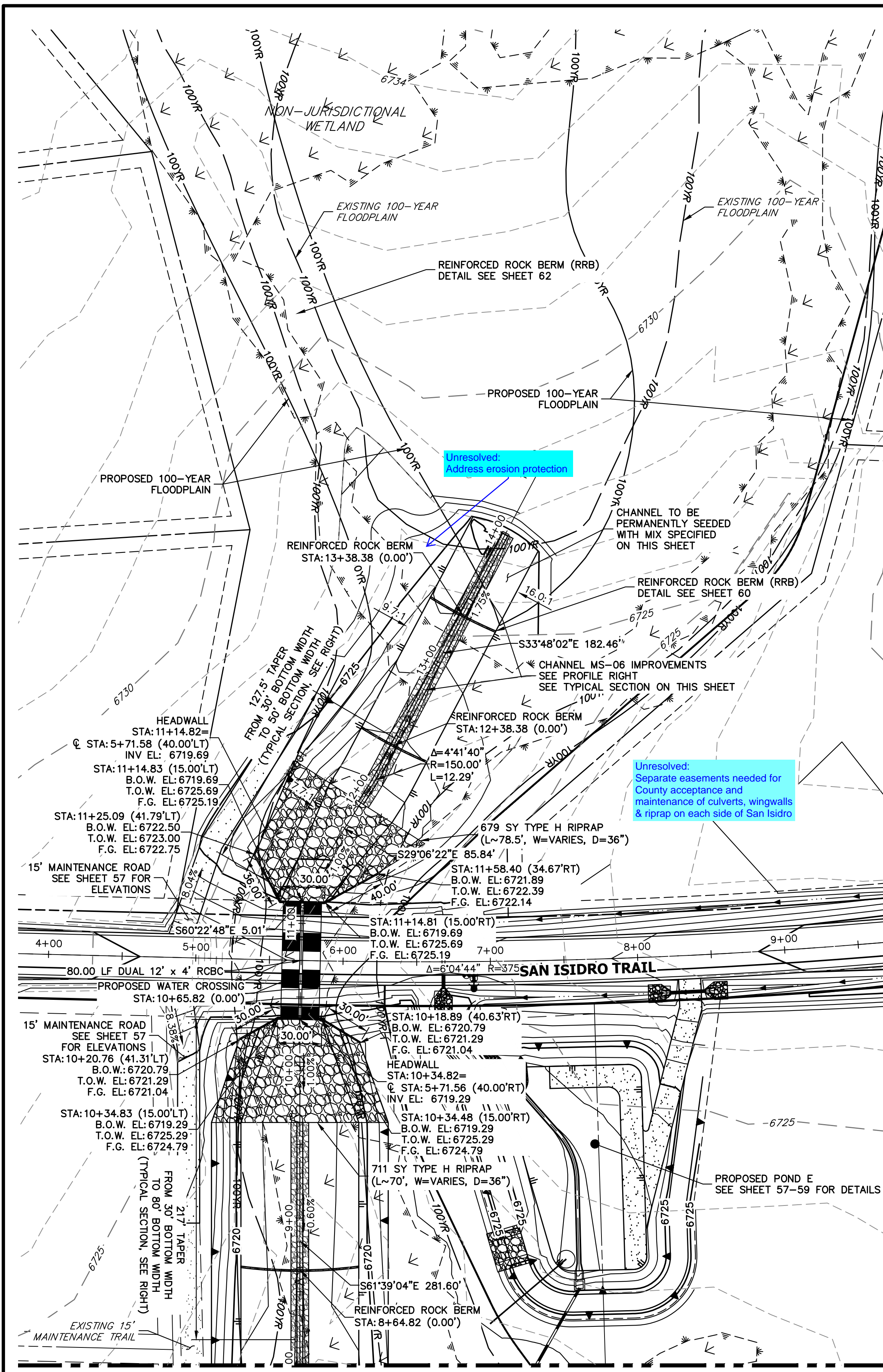
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**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/25/23	AAM	AAM	

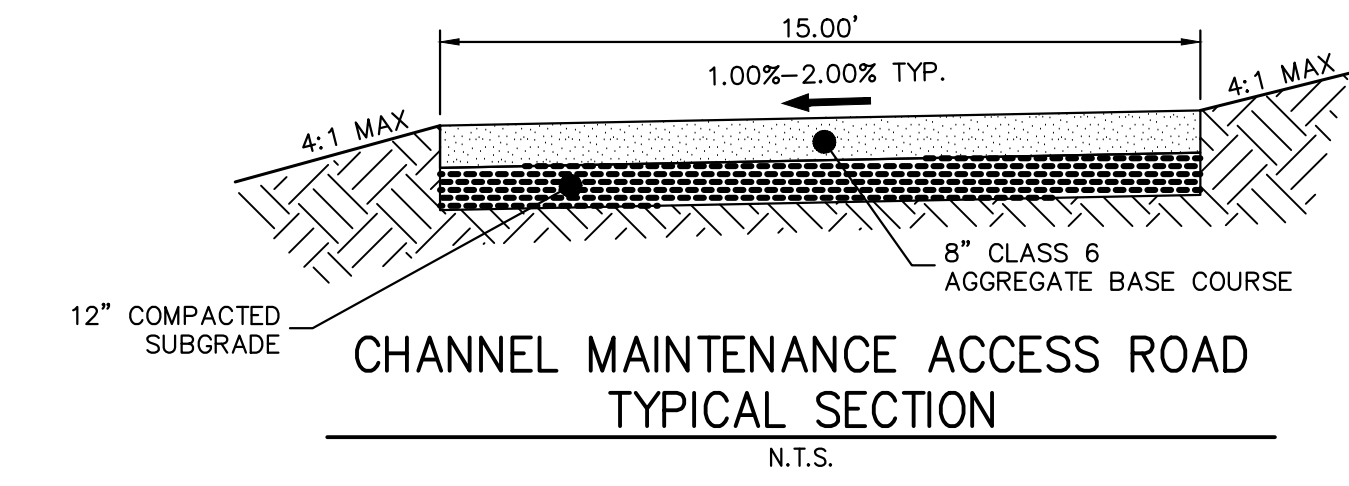
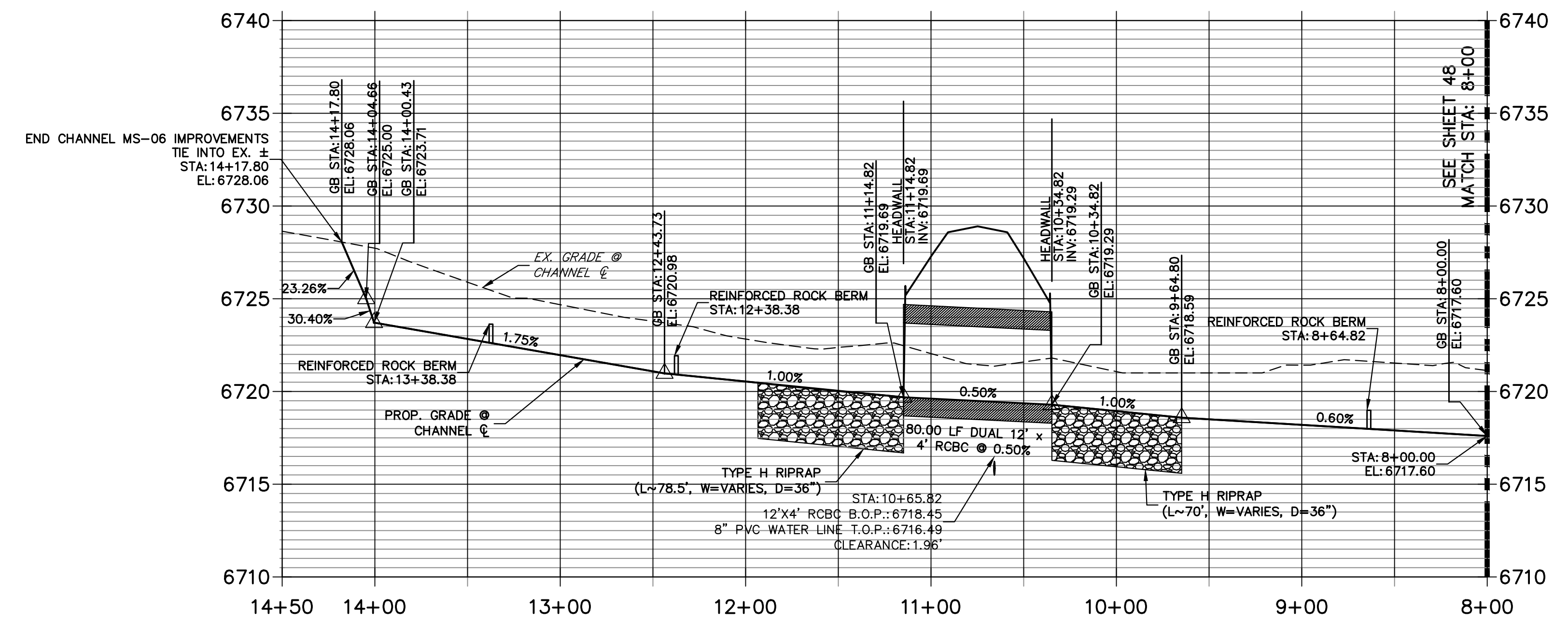
SADDLEHORN RANCH -  
FILING 3  
CHANNEL IMPROVEMENT  
PLANS



**MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION**

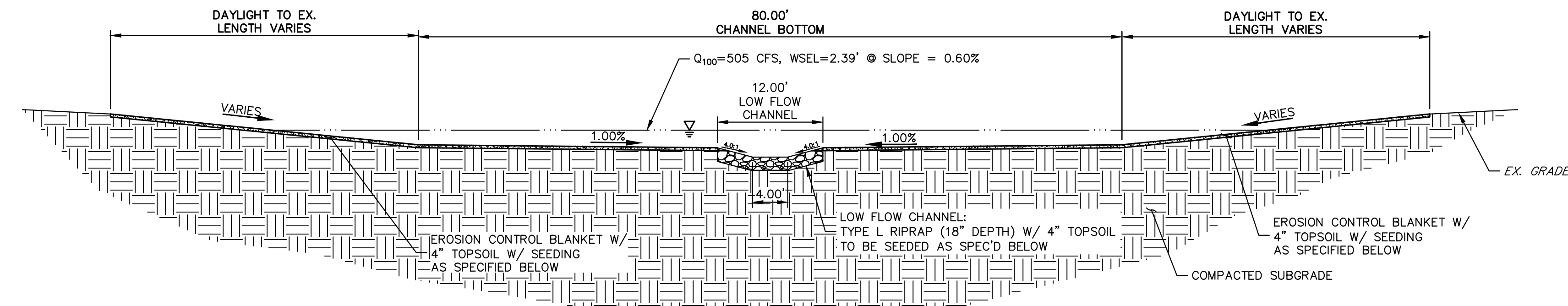
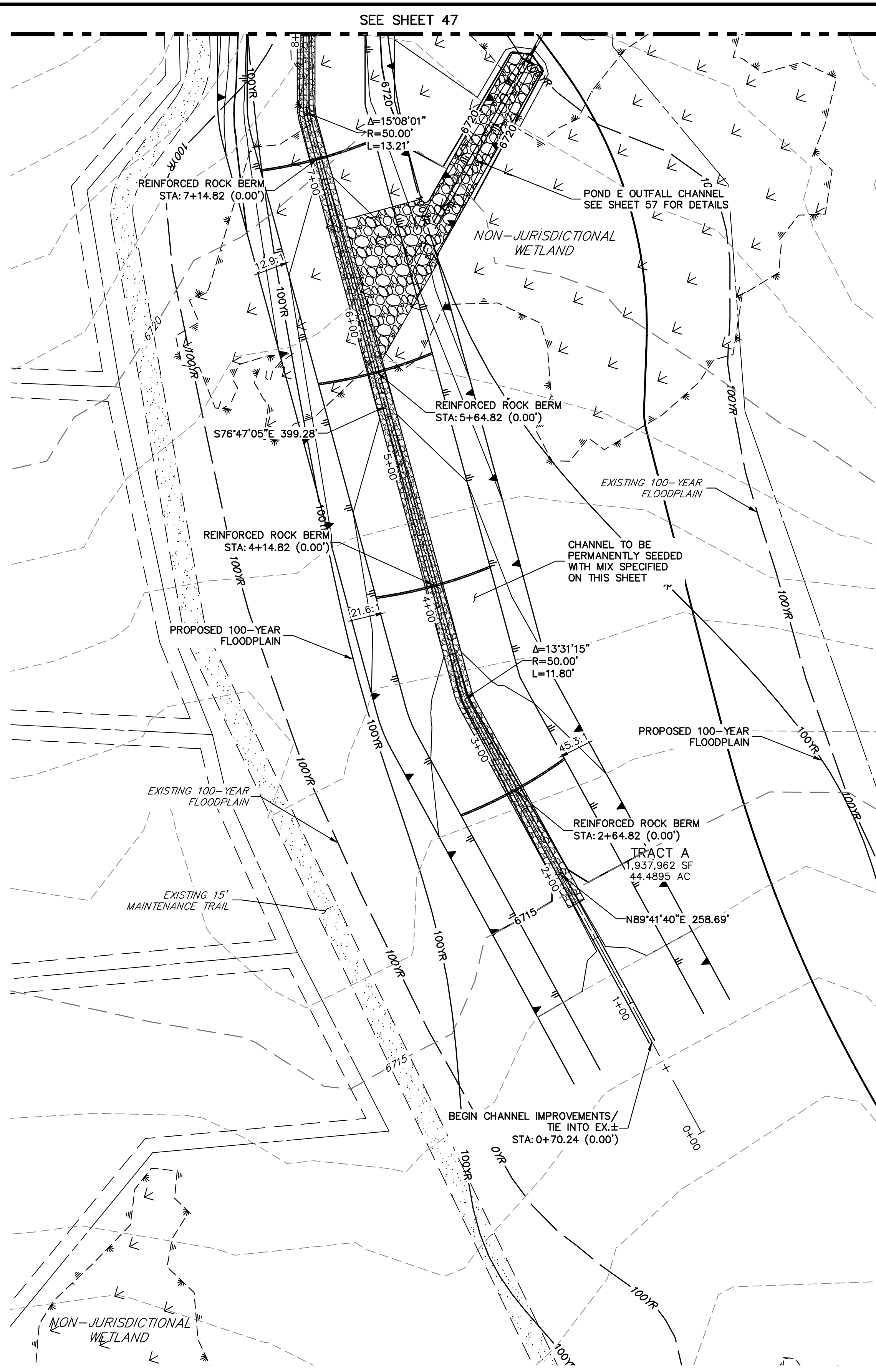
SCALE: 1"=10'  
TYPICAL SECTION FOR CHANNEL WEST OF SAN ISIDRO TRAIL  
CHANNEL SEED MIX: EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"  
- IDAHO FESCUE  
- SANBERG BLUEGRASS  
- ROCKY MOUNTAIN FESCUE  
- BIG BLUEGRASS

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



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

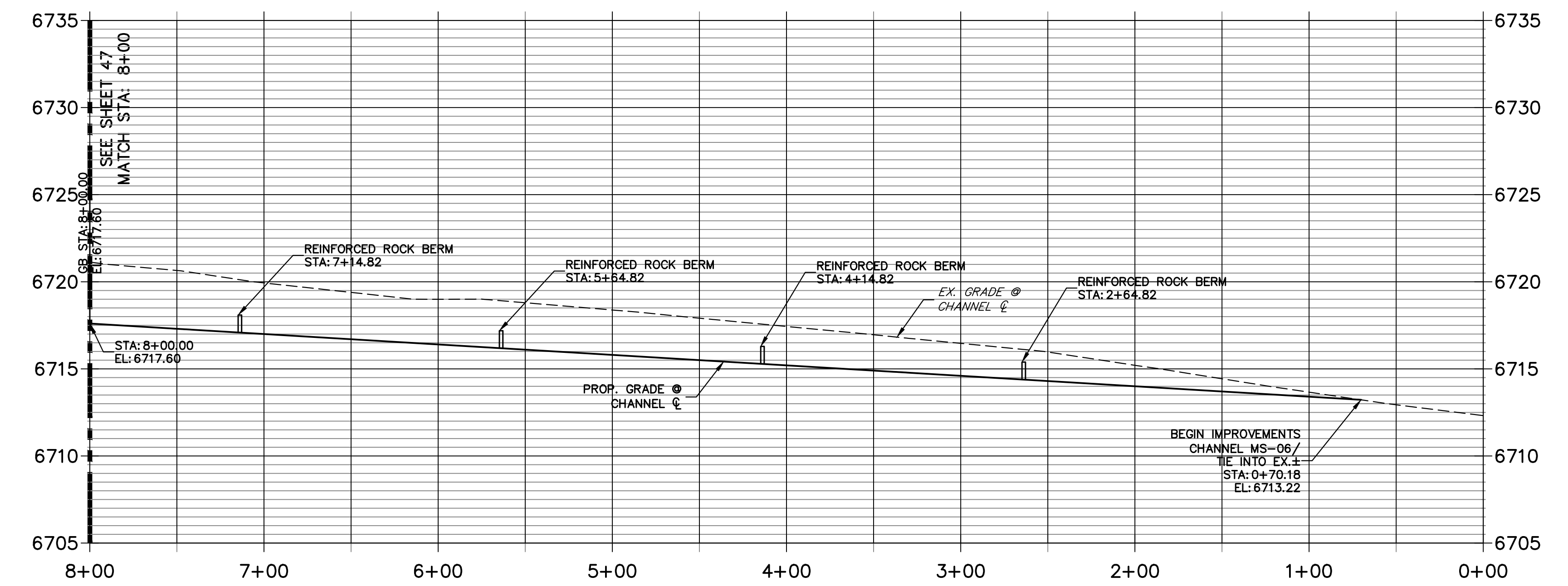
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE



**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

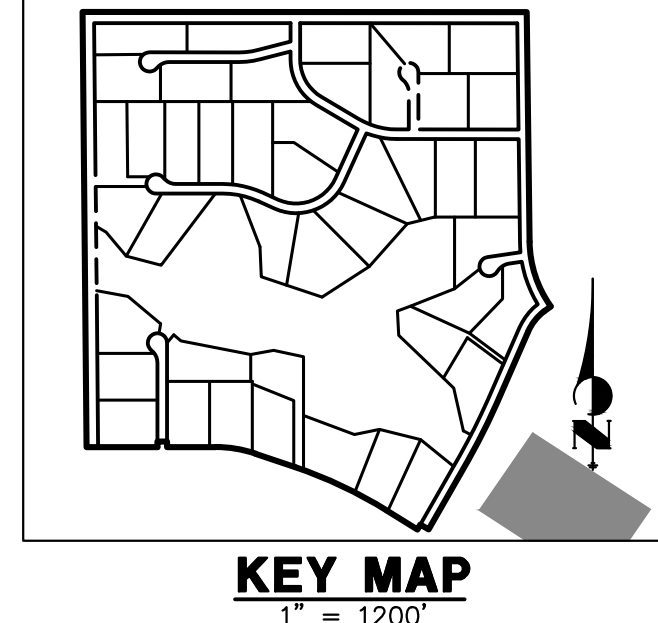
**MS-06 PROFILE  
 STA 0+00.00 TO 8+00.00**



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

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

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

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No.	REVISION	BY	DATE

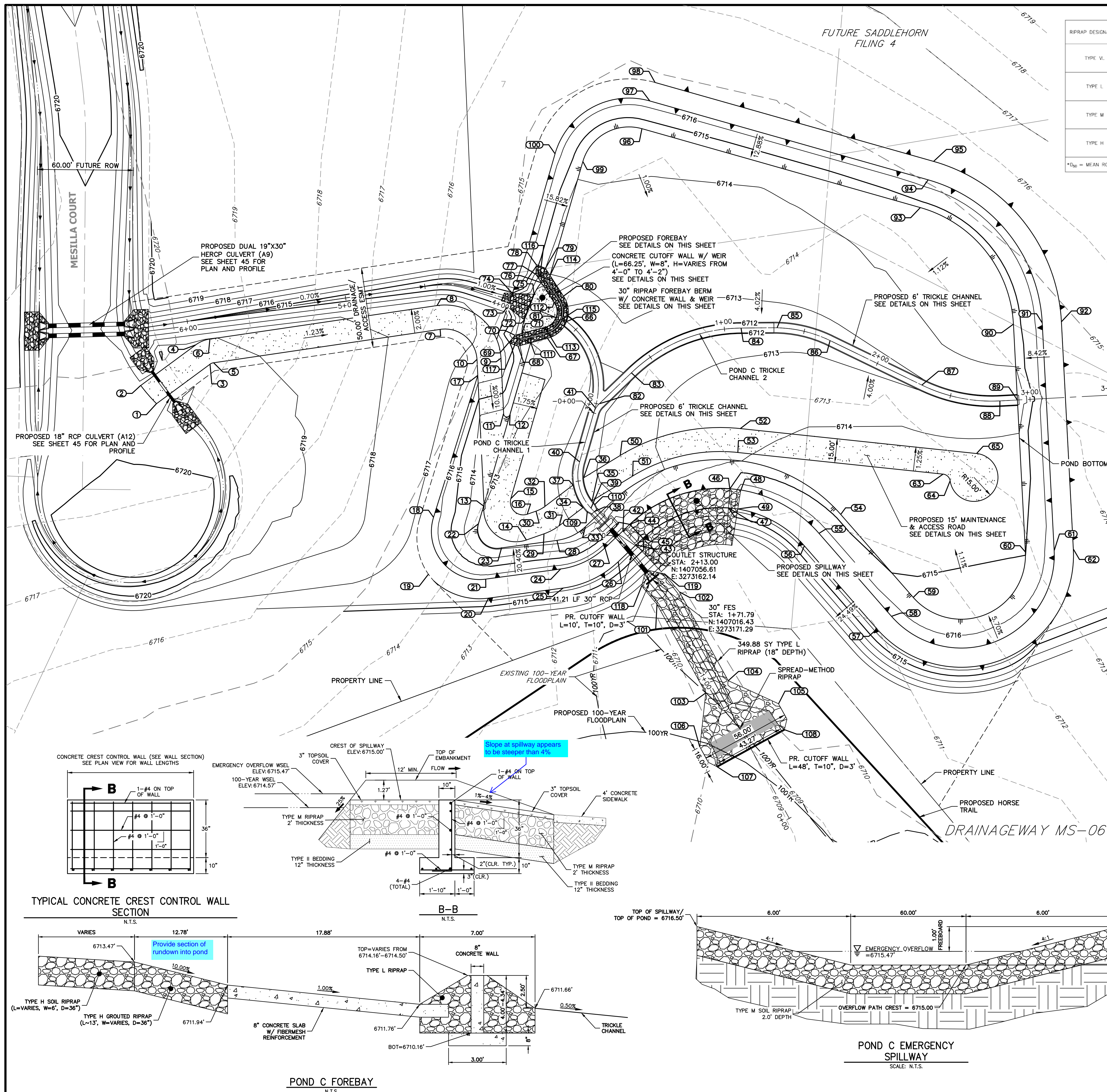
SADDLEHORN RANCH -  
 FILING 3  
 CHANNEL IMPROVEMENT  
 PLANS

DESIGNED BY: AAM  
 DRAWN BY: AAM  
 CHECKED BY: AAM

DATE: 4/25/23

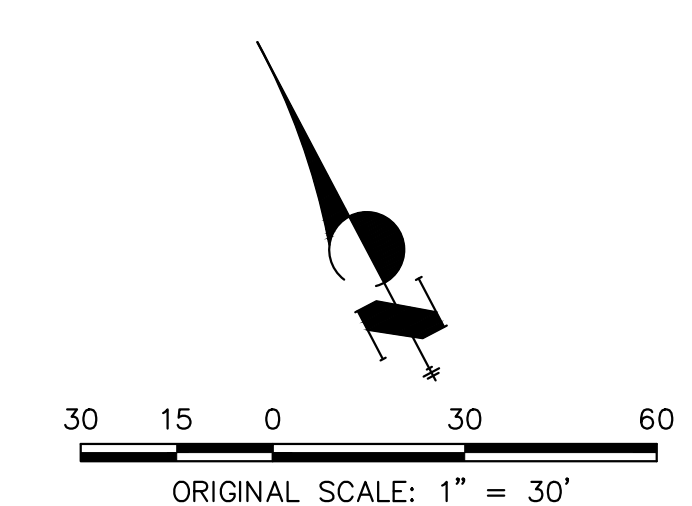
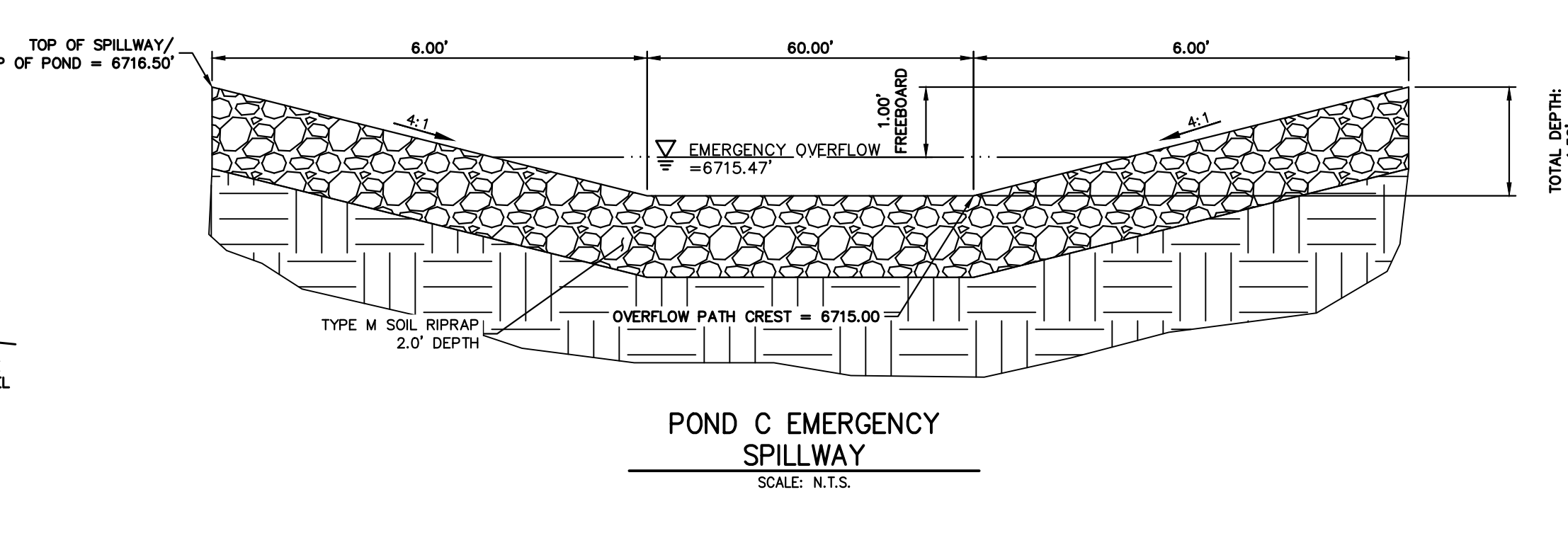
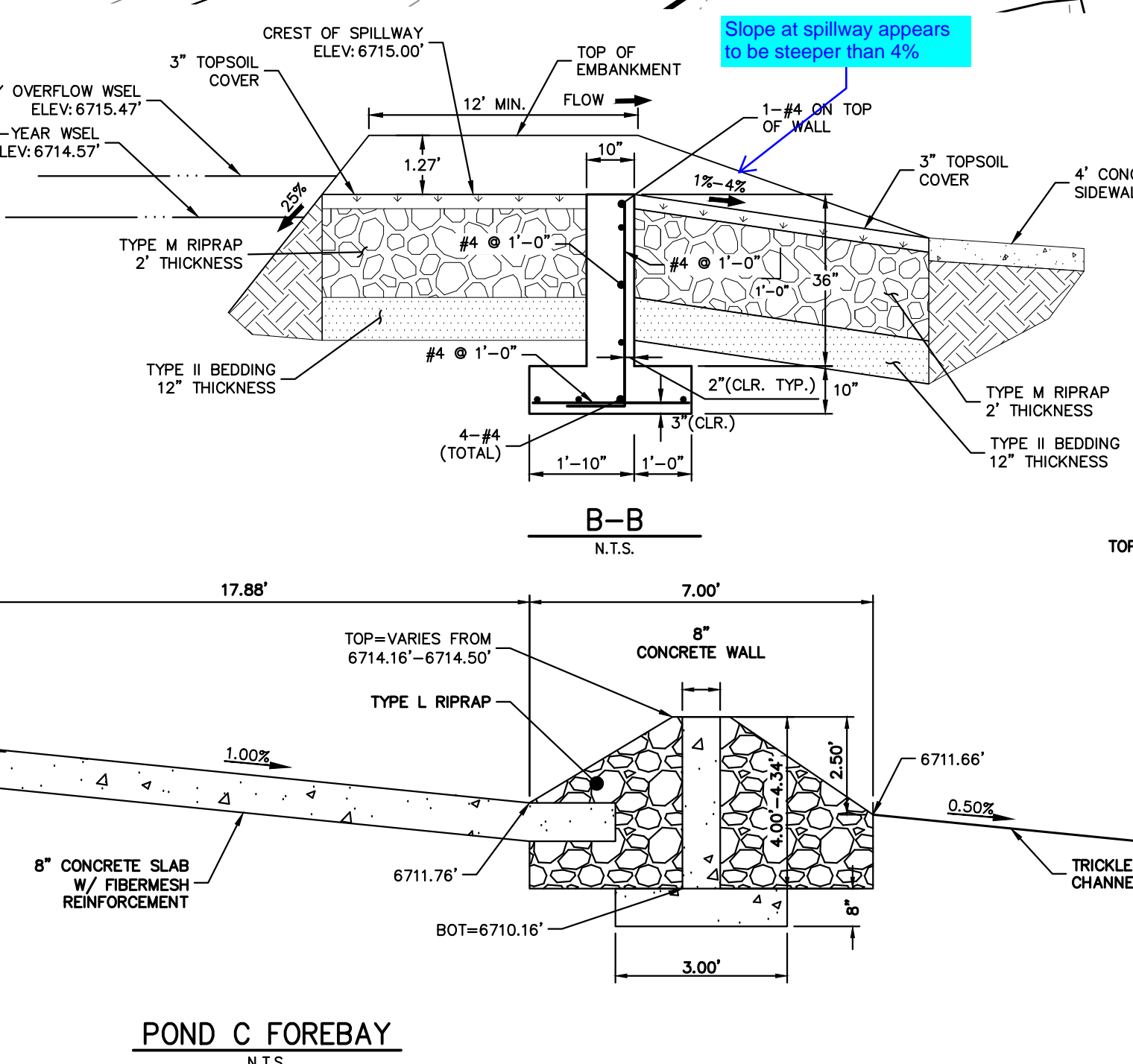
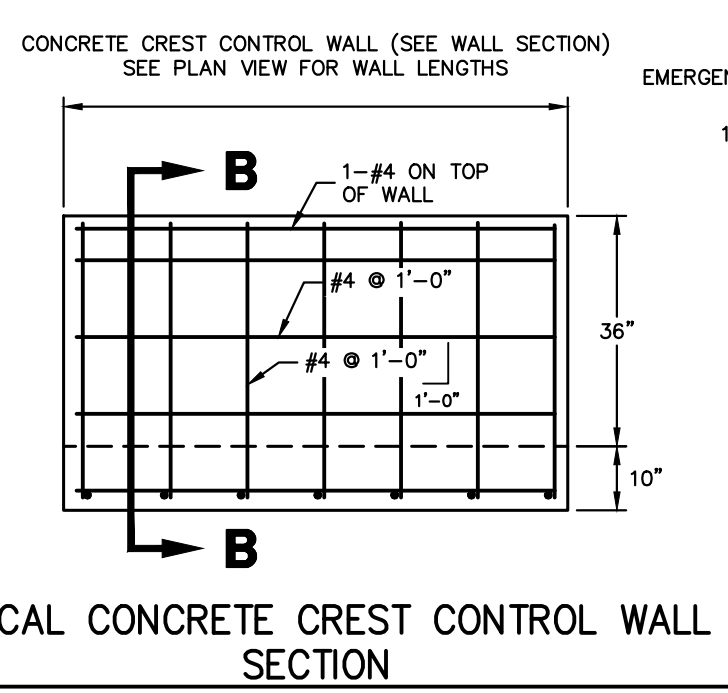
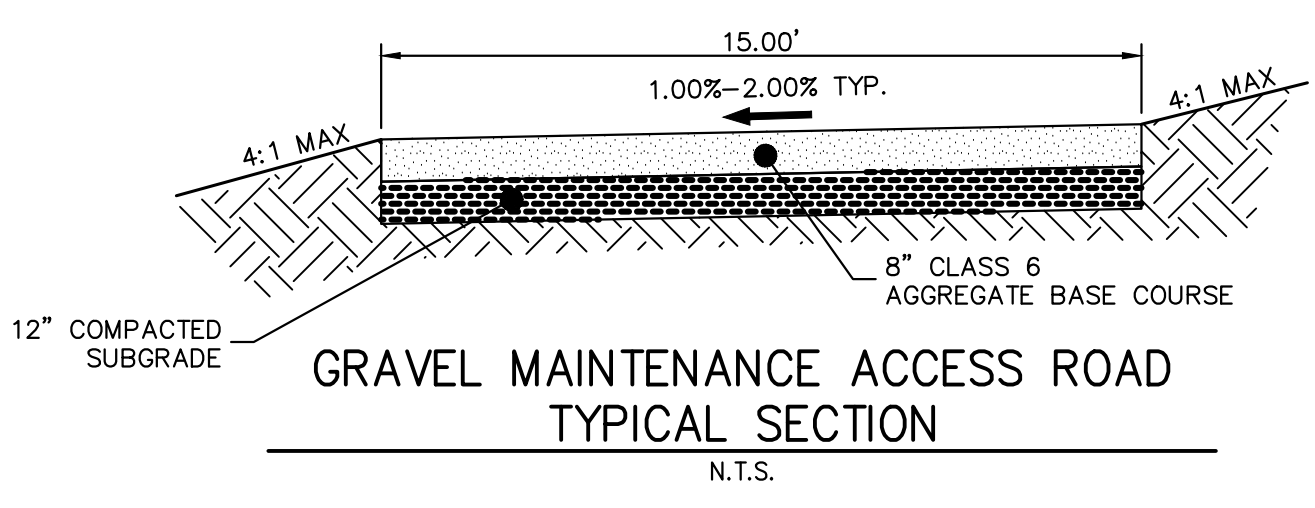
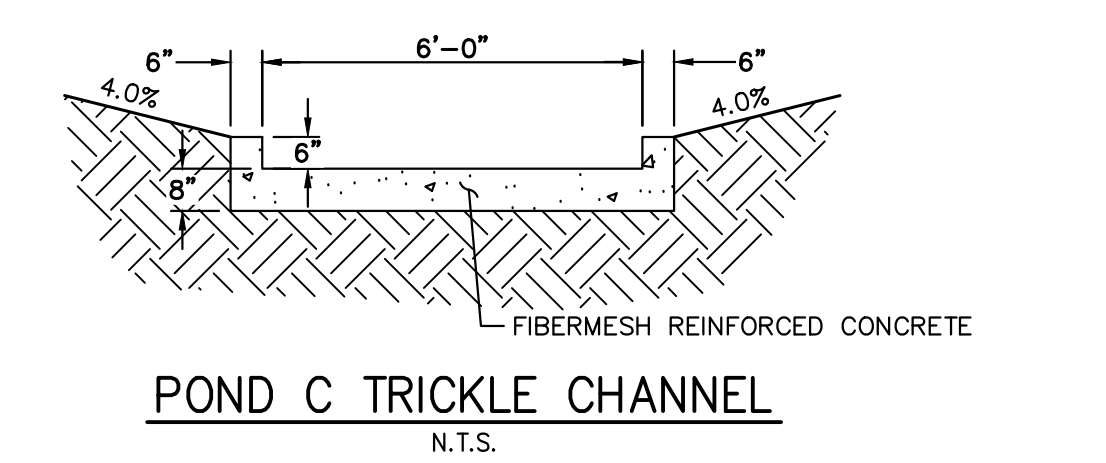
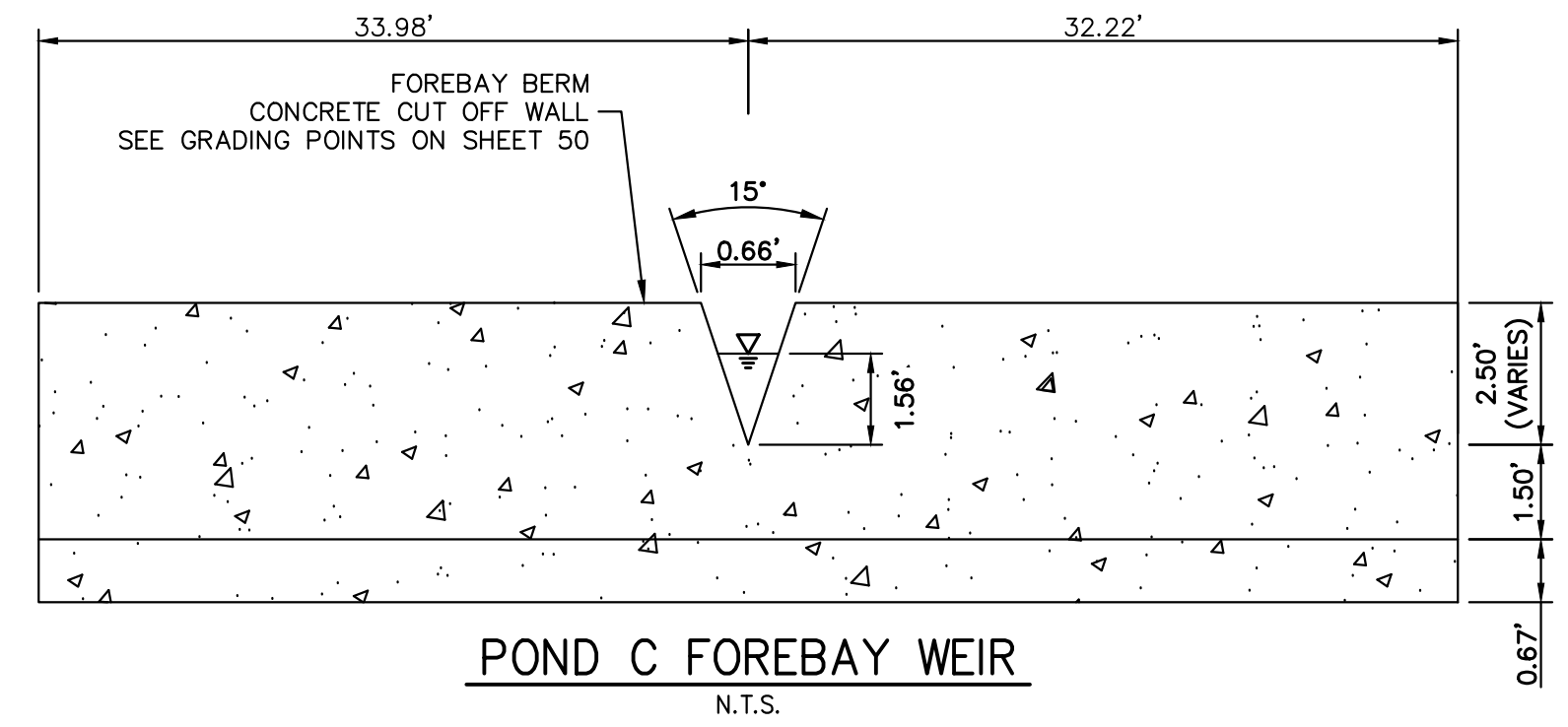
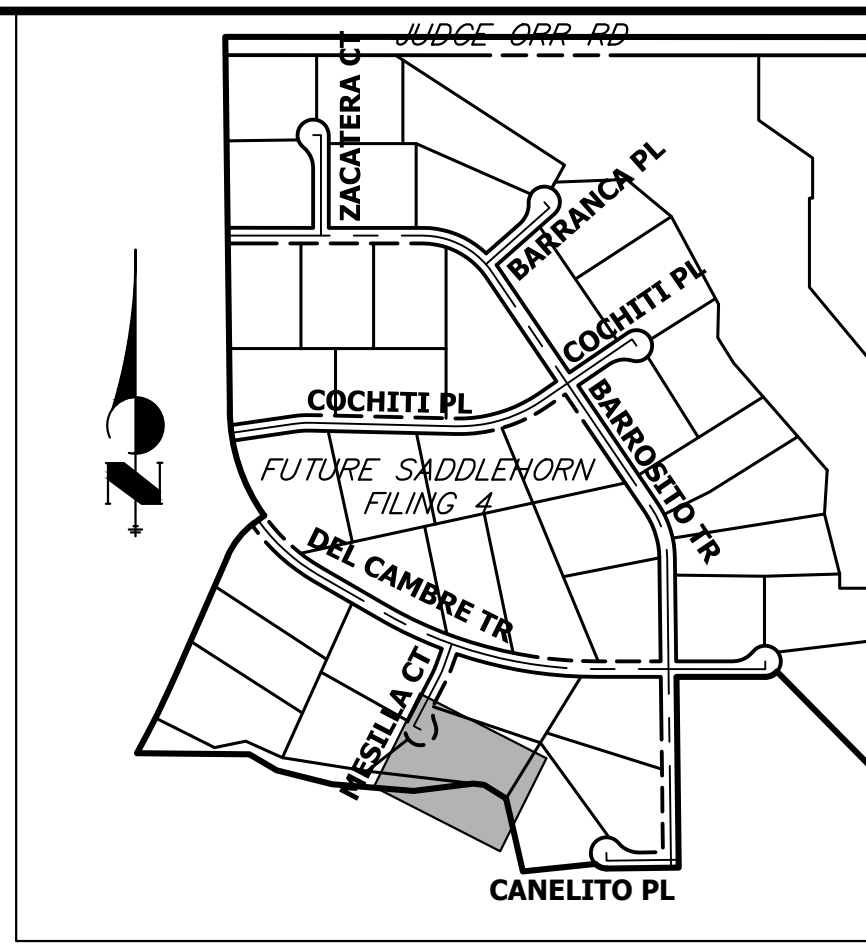
SHEET 48 OF 63  
 JOB NO. 21542.05





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

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



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

BRYAN T. LAW, P.E.  
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 AGENCIES, OR THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

NO.	REVISION	BY	DATE

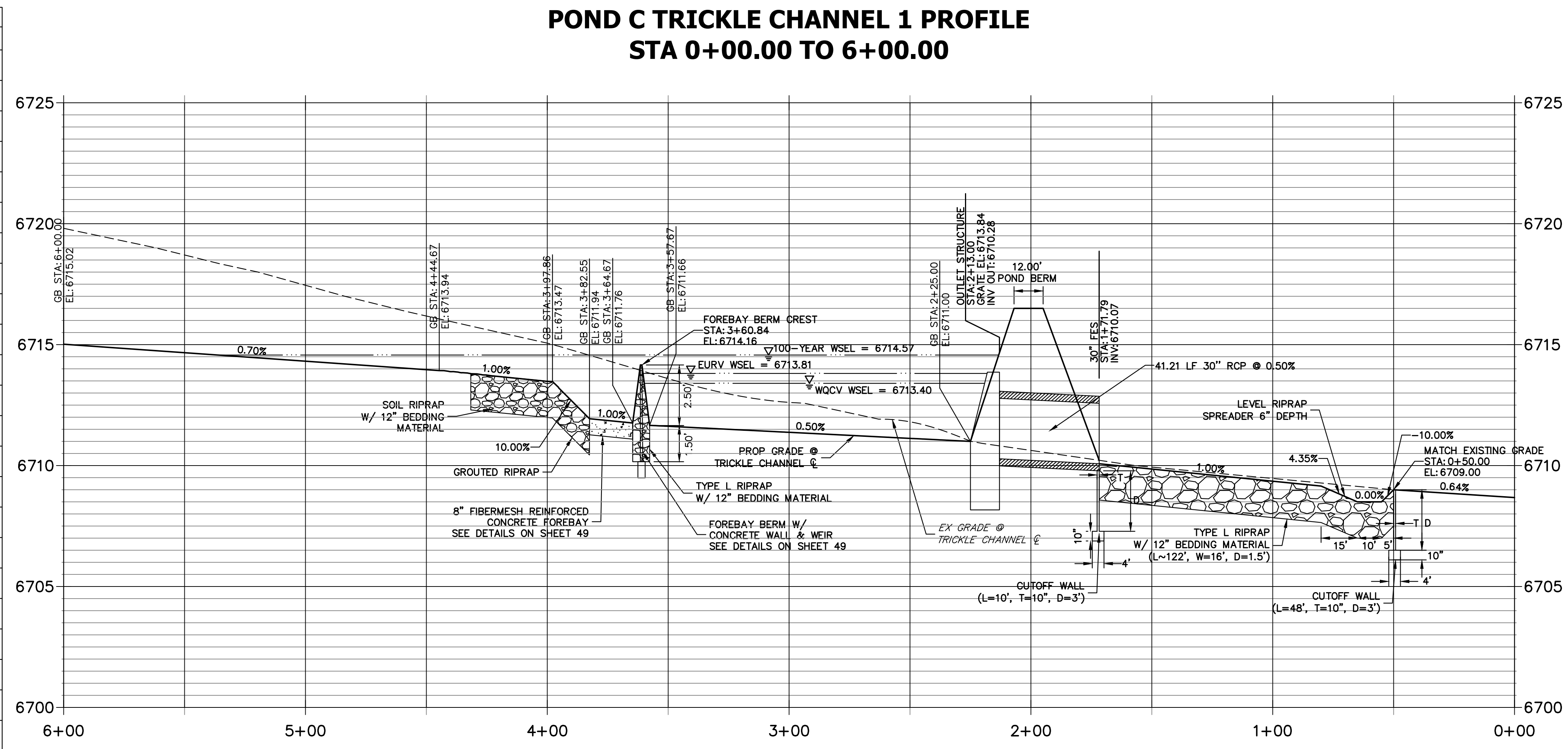
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V-SCALE N/A  
DATE 4/25/23  
DESIGNED BY AAM  
DRAWN BY AAM  
CHECKED BY

**SADDLEHORN RANCH - FILING 3**  
**POND C GRADING PLAN**

SHEET 49 OF 63  
JOB NO. 21542.05

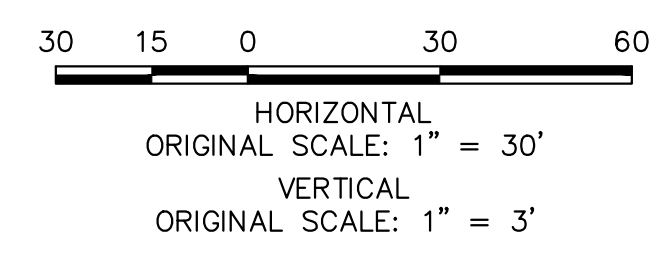
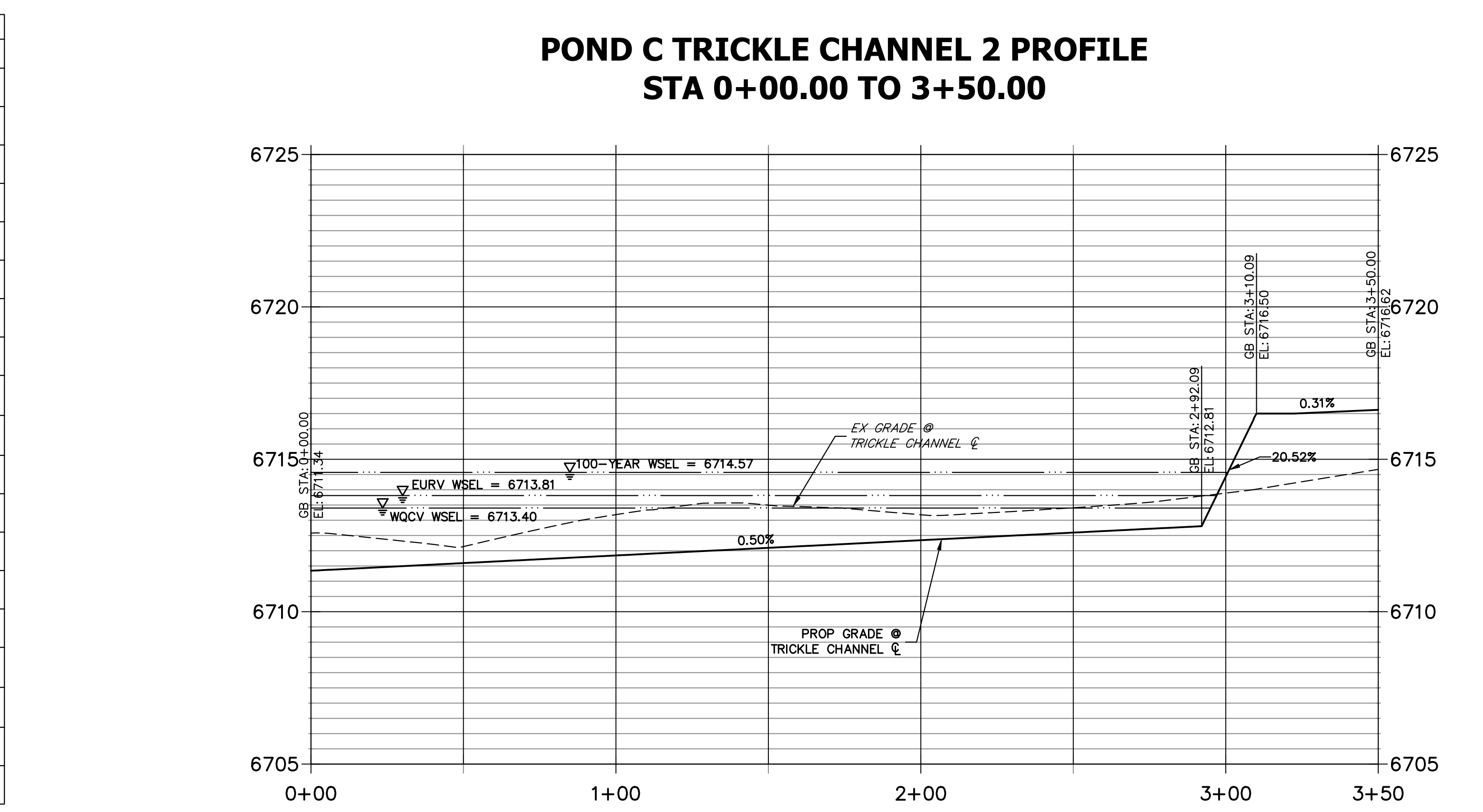
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1407254.86 E: 3272944.69	6719.40
2	ACCESS ROAD	N: 1407269.48 E: 3272941.04	6719.25
3	ACCESS ROAD	N: 1407261.69 E: 3272985.54	6719.38
4	ACCESS ROAD	N: 1407276.48 E: 3272983.06	6719.18
5	ACCESS ROAD	N: 1407261.50 E: 3272987.95	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: 1407082.99 E: 3273047.83	6716.67
20	TOP	N: 1407052.73 E: 3273074.50	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: 1407037.22 E: 3273119.05	6716.50
26	TOP	N: 1407036.33 E: 3273157.07	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: 3273157.89	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: 1407040.67 E: 3273171.68	6716.50
44	SPILLWAY CREST	N: 1407053.88 E: 3273174.02	6715.00
45	SPILLWAY CREST	N: 1407042.37 E: 3273177.44	6715.00
46	SPILLWAY CREST	N: 1407045.39 E: 3273239.85	6715.00
47	SPILLWAY CREST	N: 1407035.12 E: 3273233.63	6715.00
48	SPILLWAY TOP	N: 1407041.61 E: 3273245.54	6716.50
49	SPILLWAY TOP	N: 1407031.90 E: 3273238.49	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: 1406992.46 E: 3273265.20	6716.50
57	TOP	N: 1406995.76 E: 3273282.11	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: 1406914.58 E: 3273413.95	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: 1407189.93 E: 3273191.50	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: 1407044.70 E: 3273471.66	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: 1407170.08 E: 3273445.77	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: 1407292.70 E: 3273313.08	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: 1406911.99 E: 3273206.11	6710.18
106	RIPRAP	N: 1406910.17 E: 3273150.14	6710.16
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: 3273159.69	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: 3273193.63	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	6710.77
119	RIPRAP	N: 1407016.69 E: 3273179.29	6710.24



**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, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION.

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

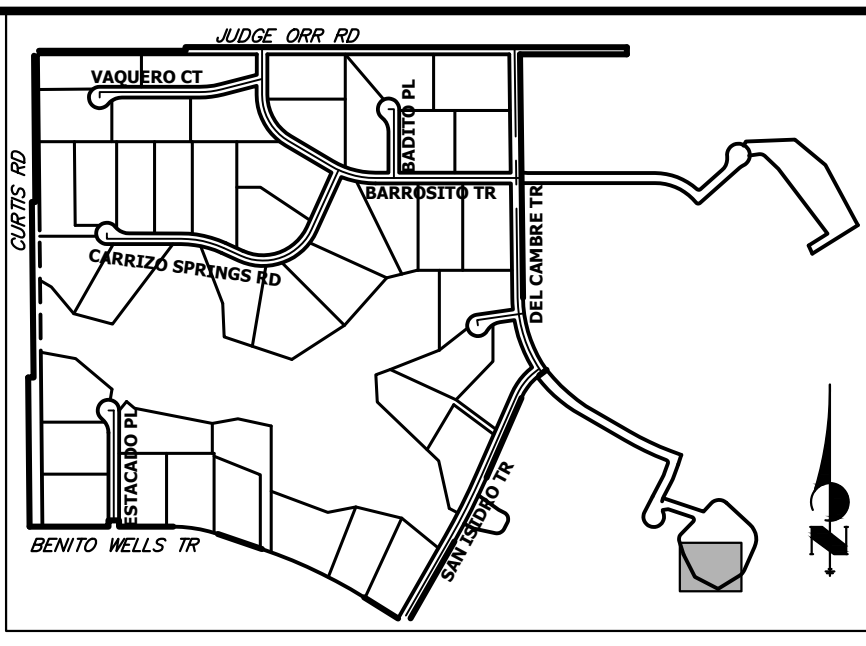
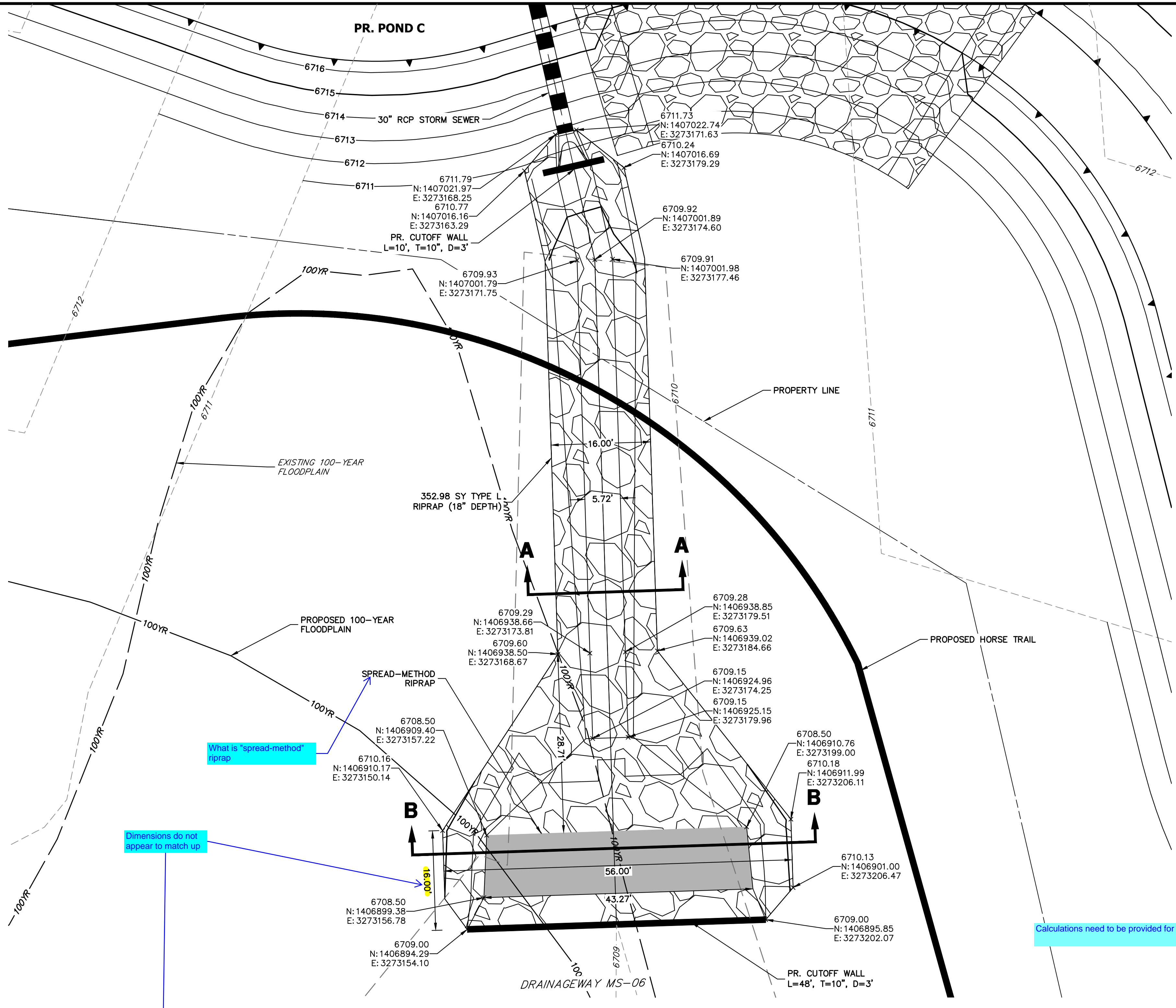
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=30'  
 V-SCALE 1"=3'  
 DATE 4/25/23  
 DESIGNED BY AAM  
 DRAWN BY AAM  
 CHECKED BY

**SADDLEHORN RANCH - FILING 3**  
**POND C GRADING PLAN**

SHEET 50 OF 63  
 JOB NO. 21542.05



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

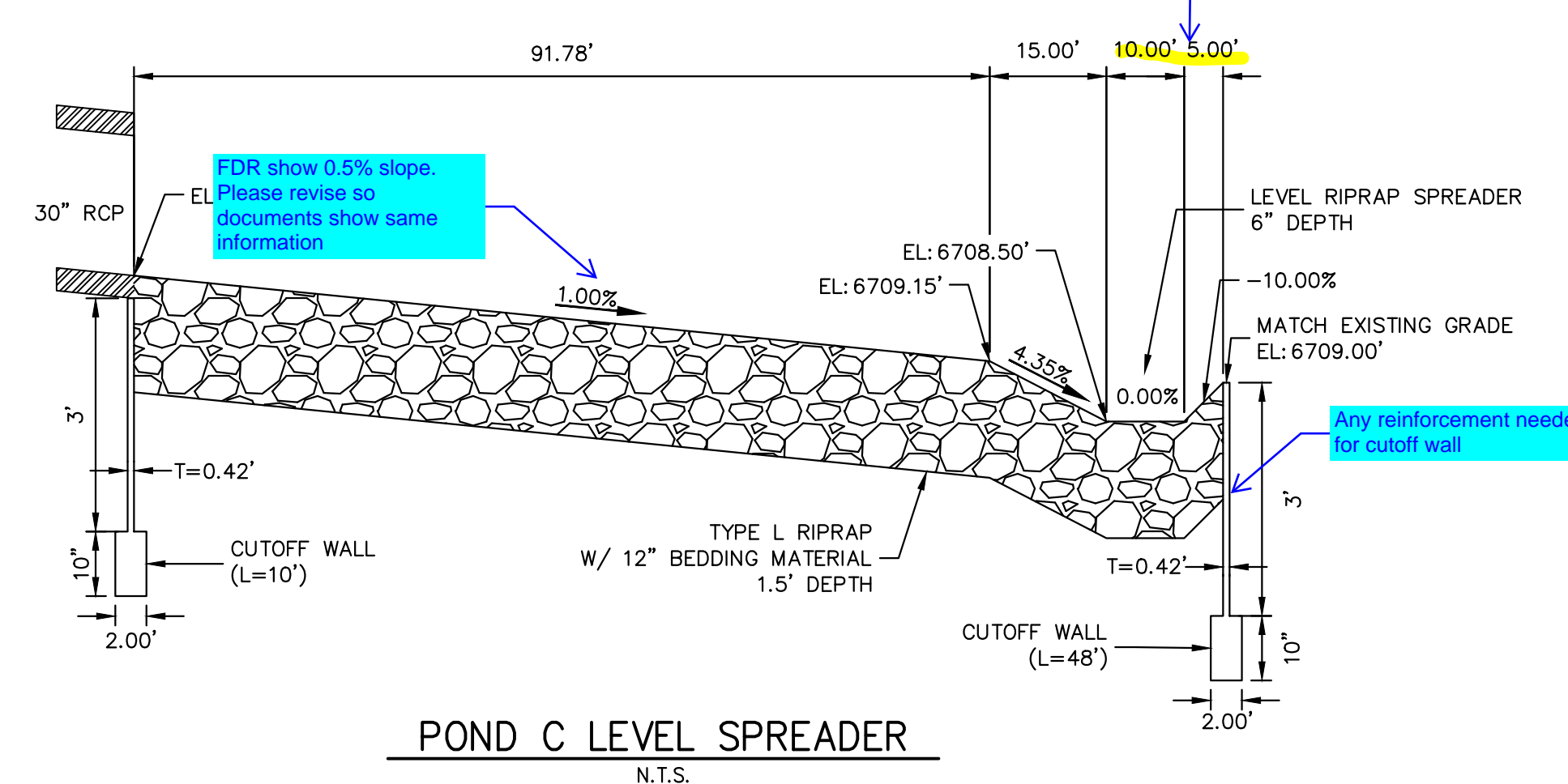
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BRADY WILLIAMS

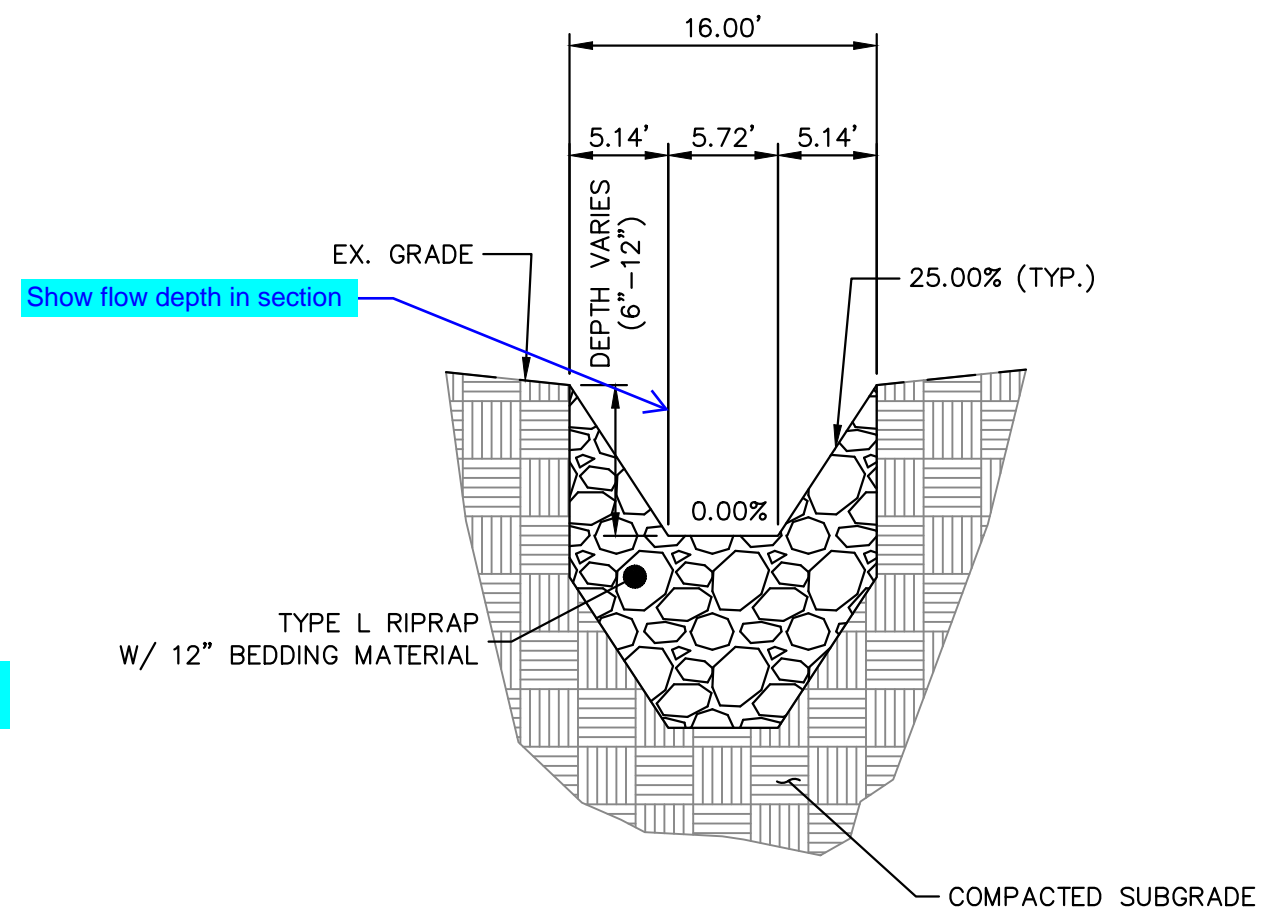
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No.	REVISION	BY	DATE

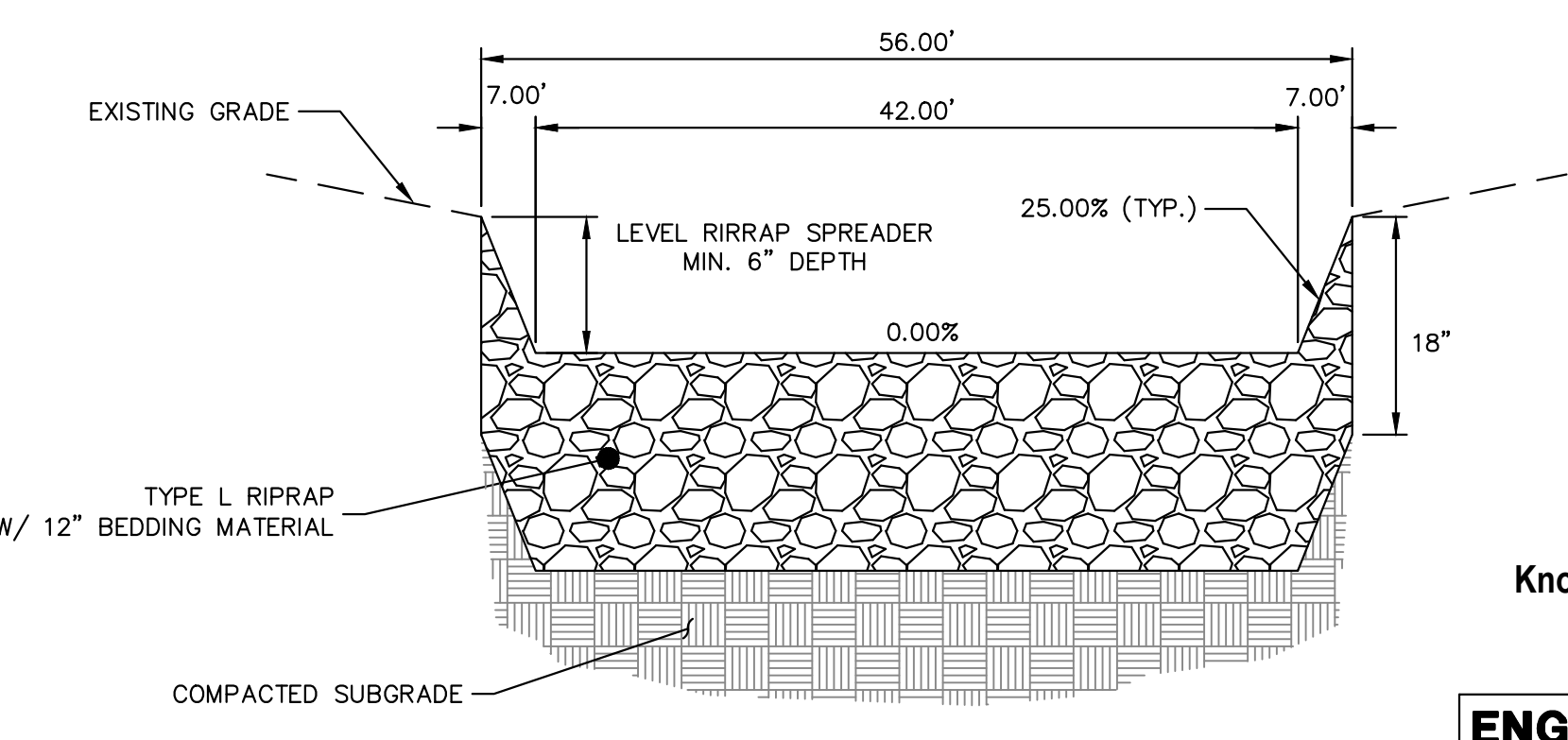
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1"=10'	N/A	4/25/23	MMC	MMC	



**POND C LEVEL SPREADER**  
N.T.S.



**POND C OUTFALL SECTION A-A**  
N.T.S.



**POND C OUTFALL SECTION B-B**  
N.T.S.

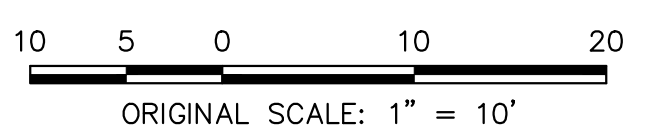
What is "spread-method" riprap

Dimensions do not appear to match up

Calculations need to be provided for this channel design in FDR



Know what's below.  
Call before you dig.



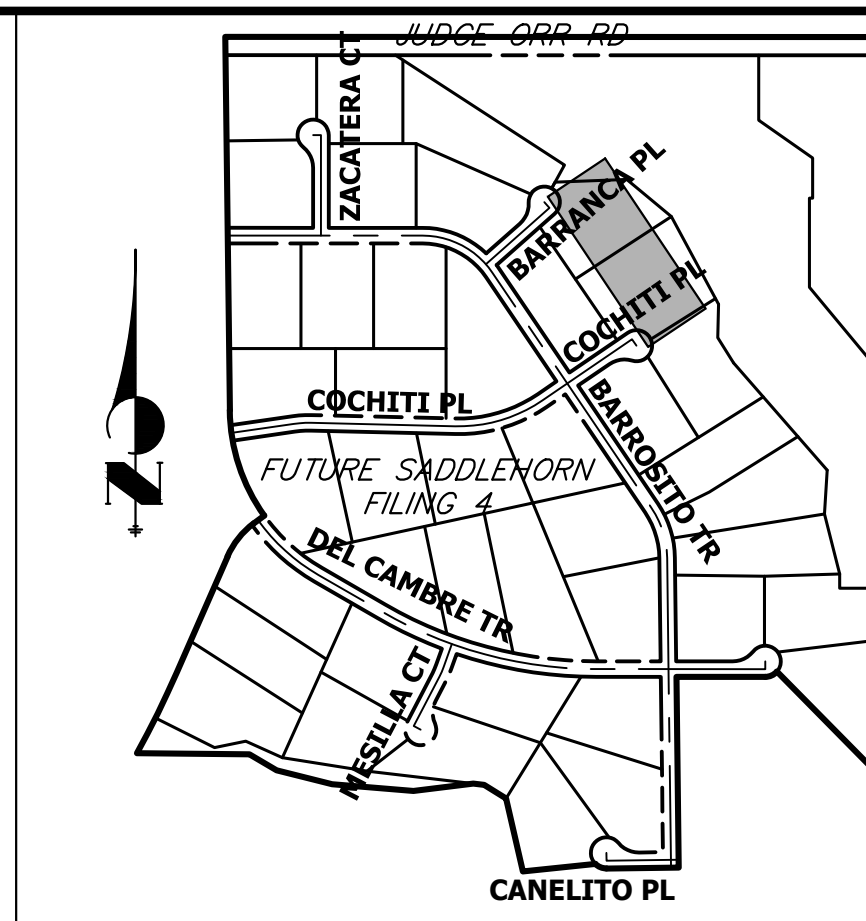
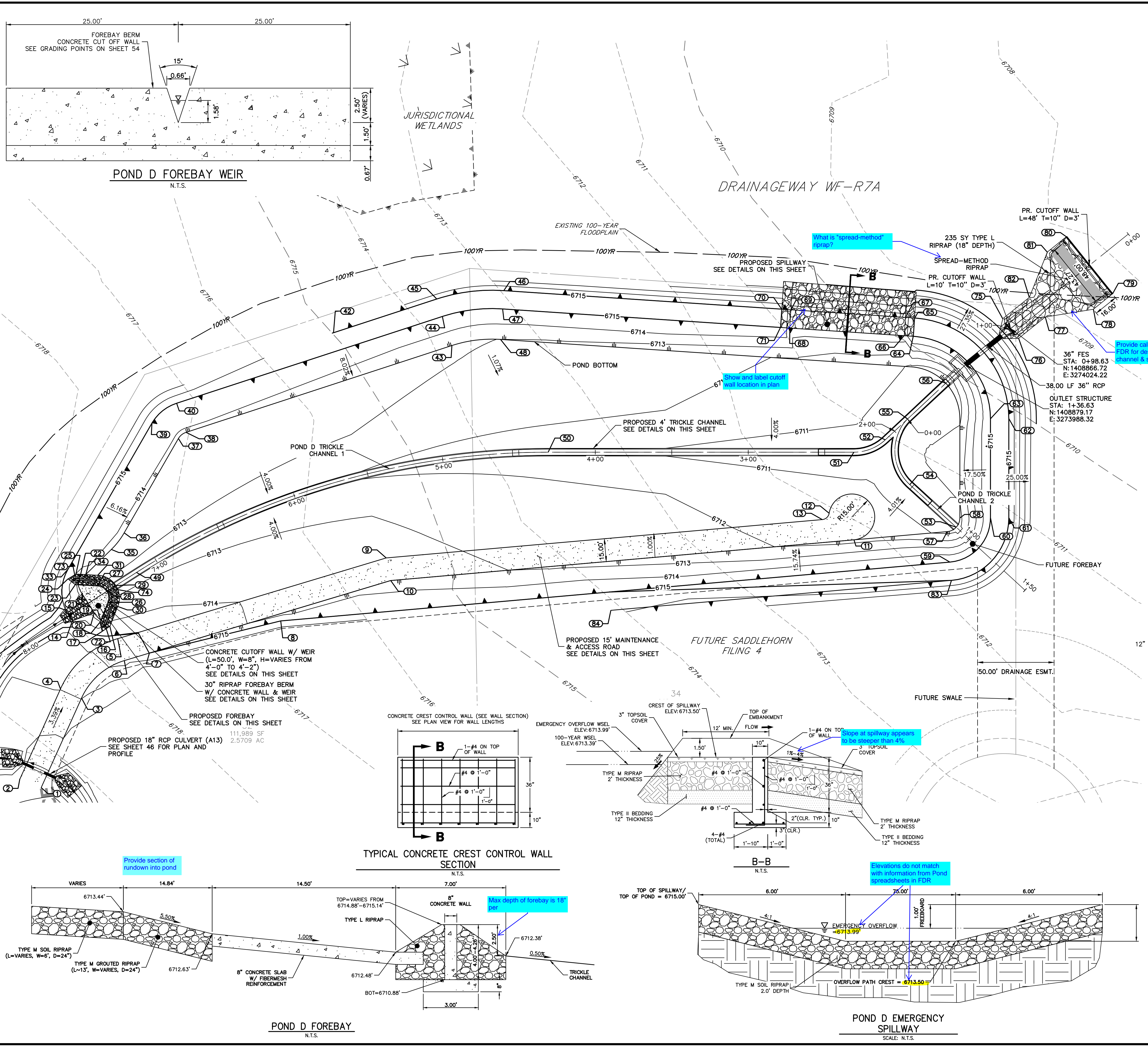
**ENGINEER'S STATEMENT**

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

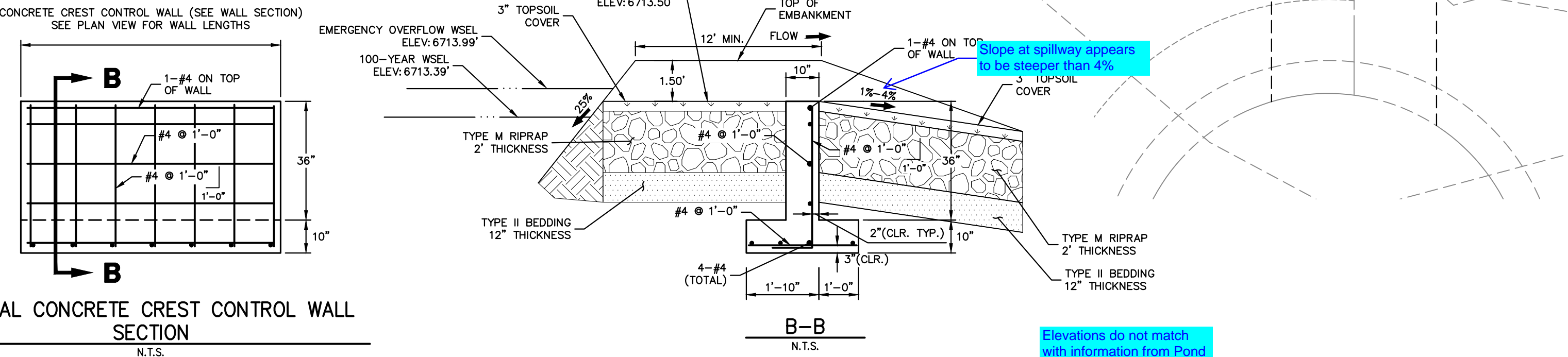
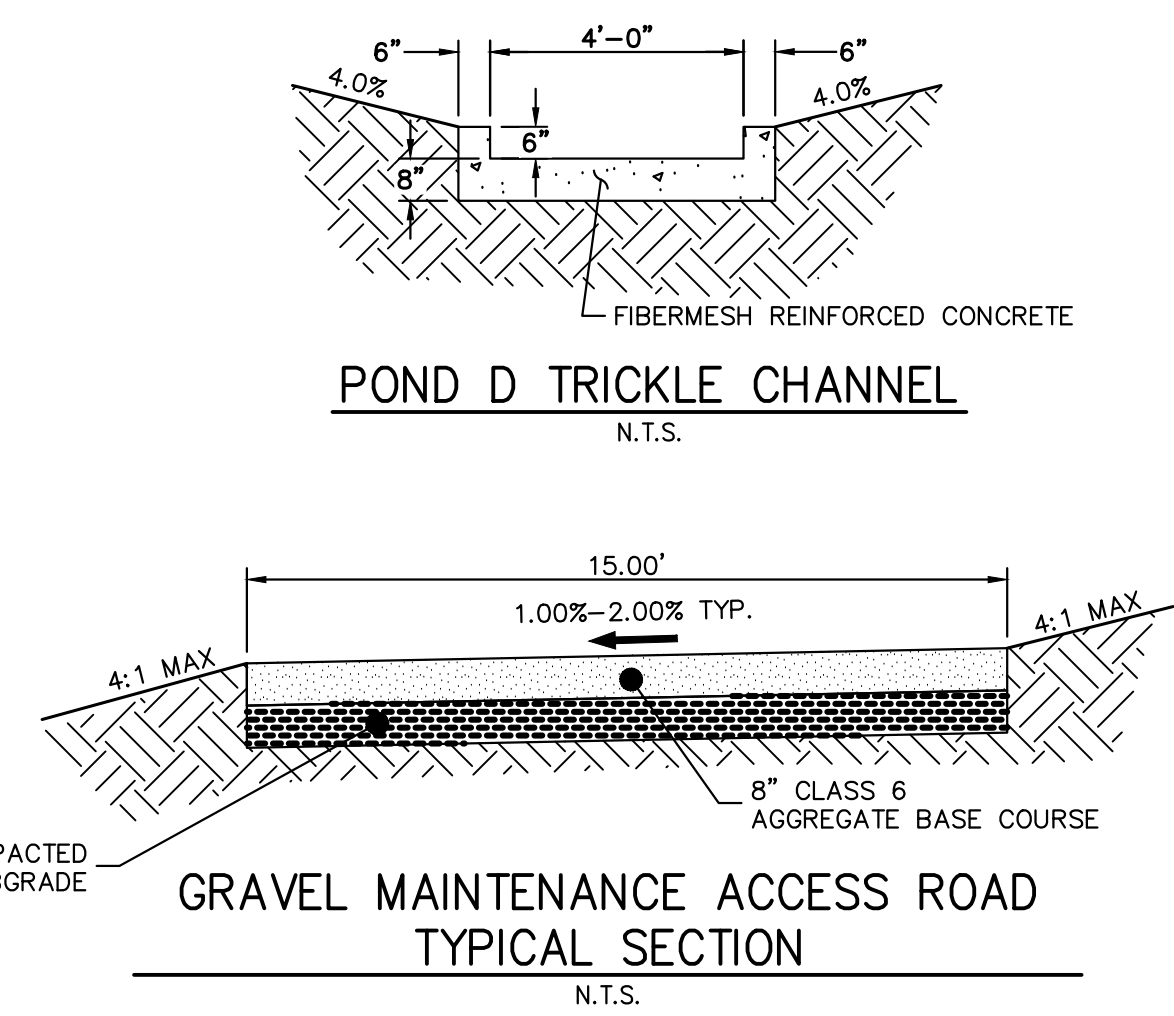
SADDLEHORN RANCH -  
FILING 3  
POND C GRADING PLAN





RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D <sub>50</sub> (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 5	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30 24 18 6	18

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



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BRADY WILLIAMS

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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	4/25/23	AAM	AAM	

**SADDLEHORN RANCH - FILING 3**

**POND D GRADING PLAN**

SHEET 53 OF 63

JOB NO. 21542.05

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

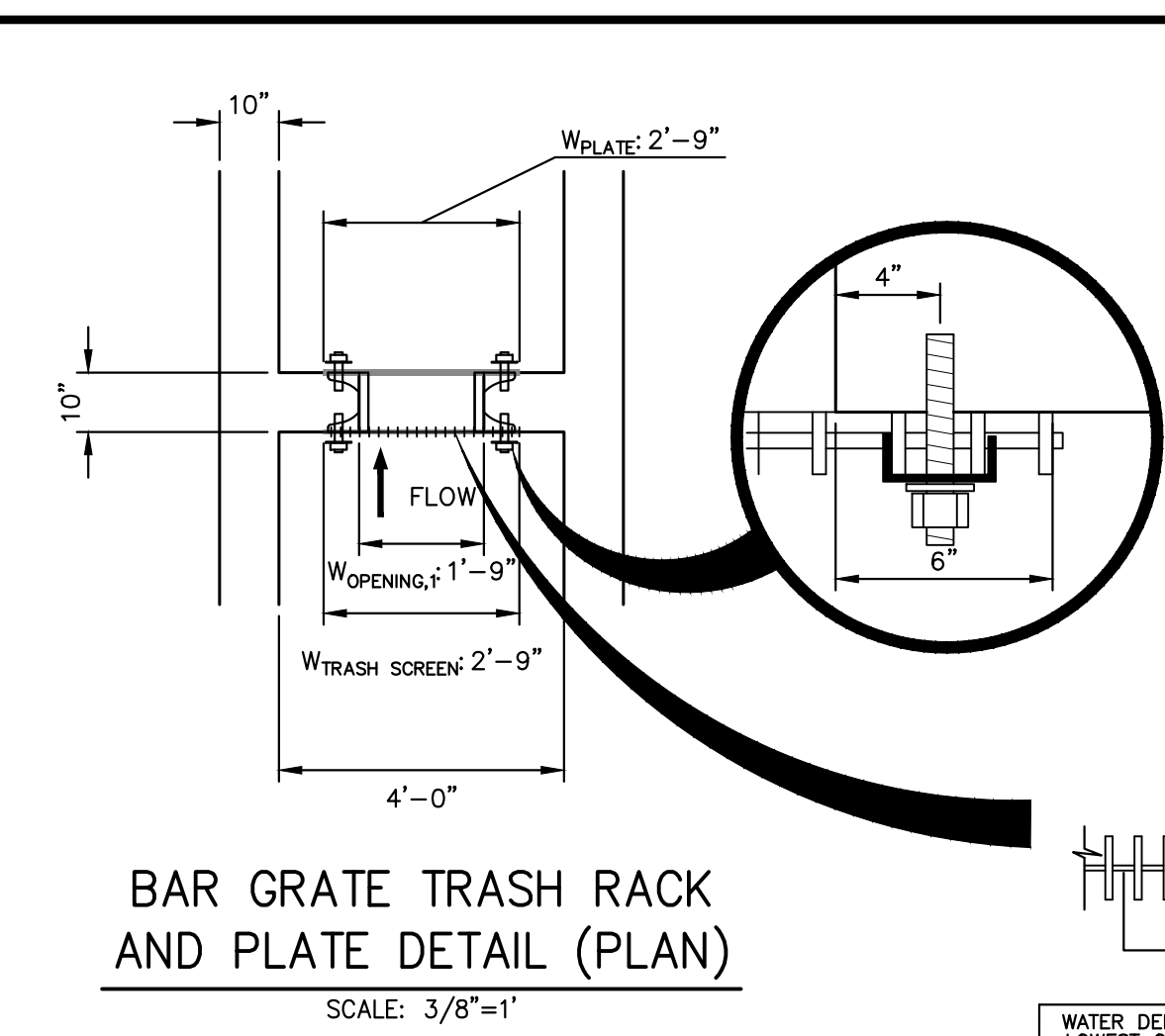
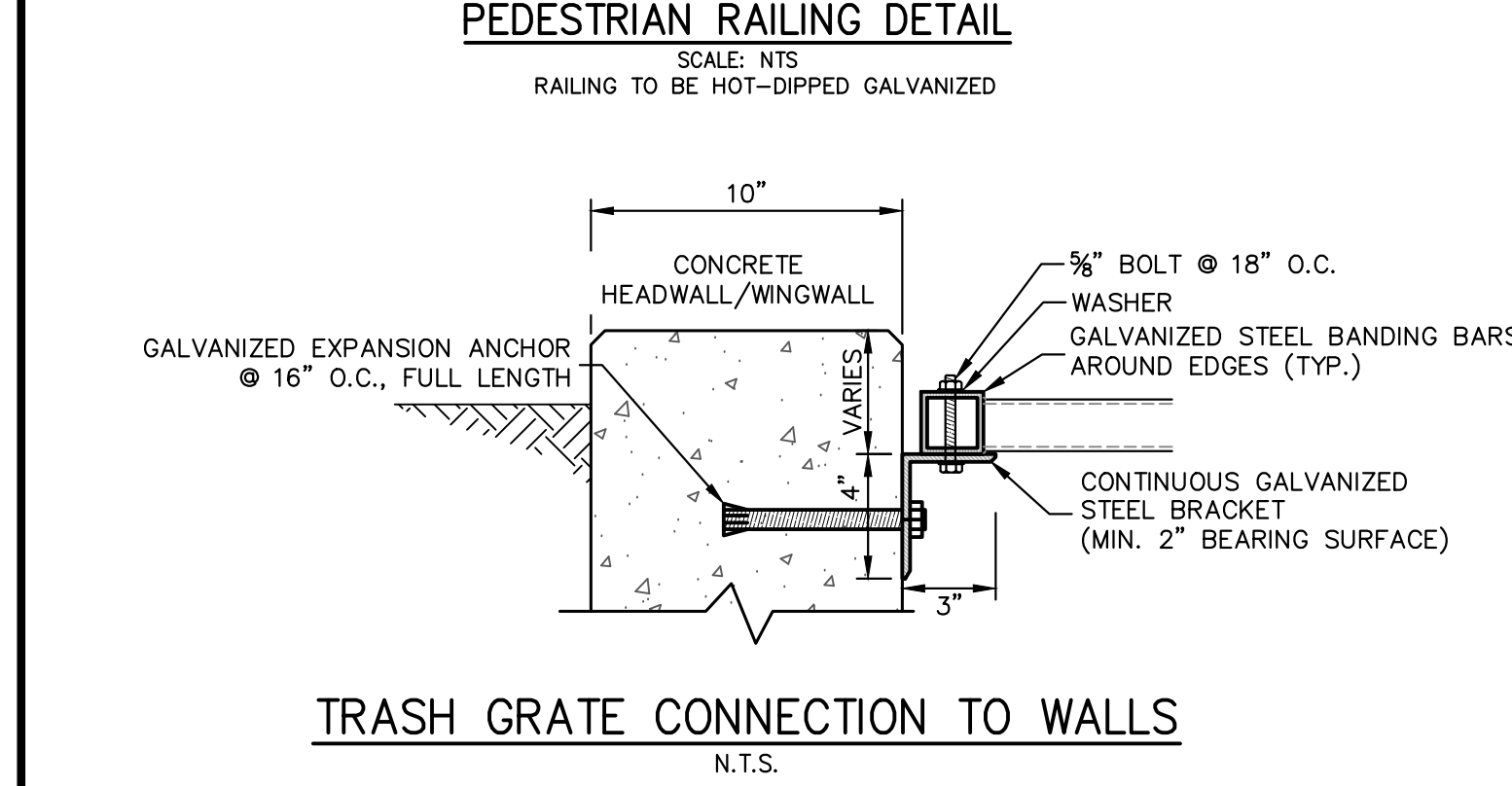
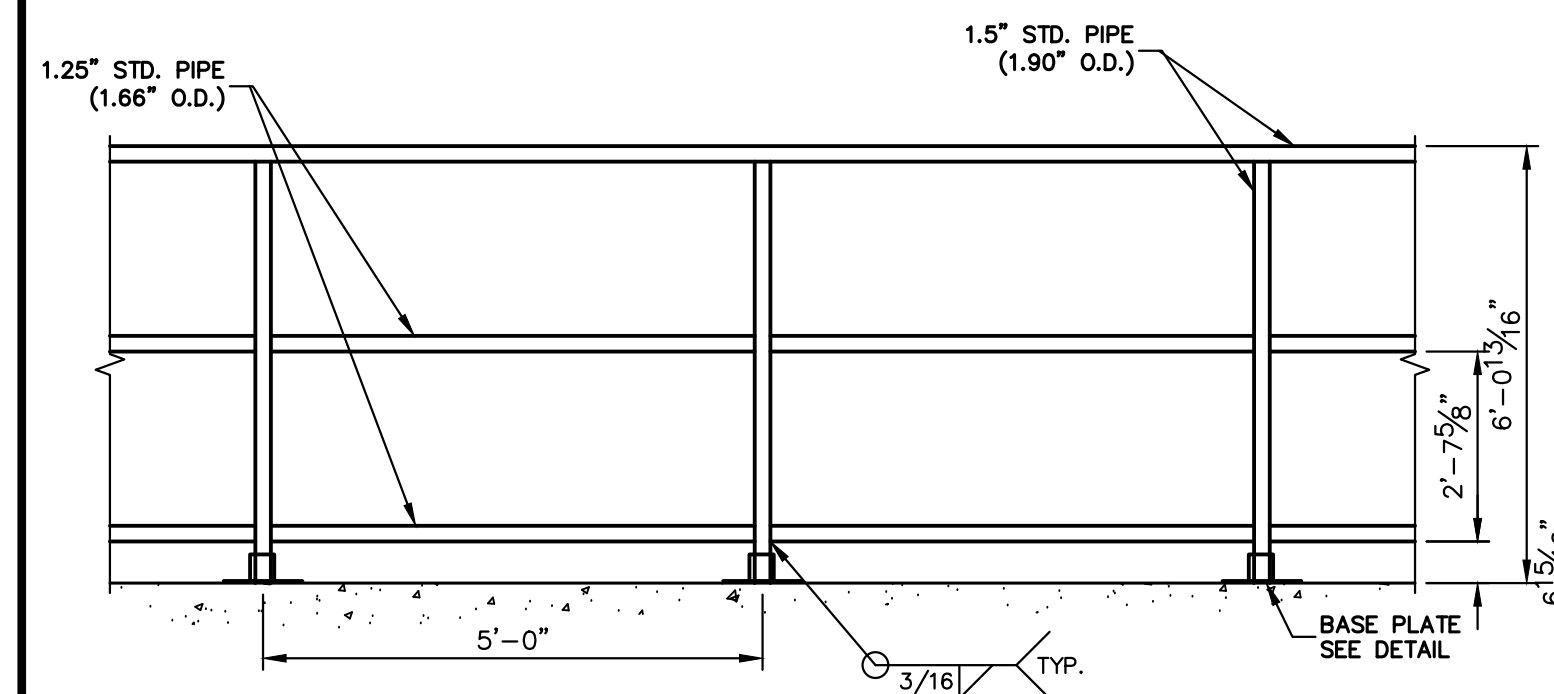
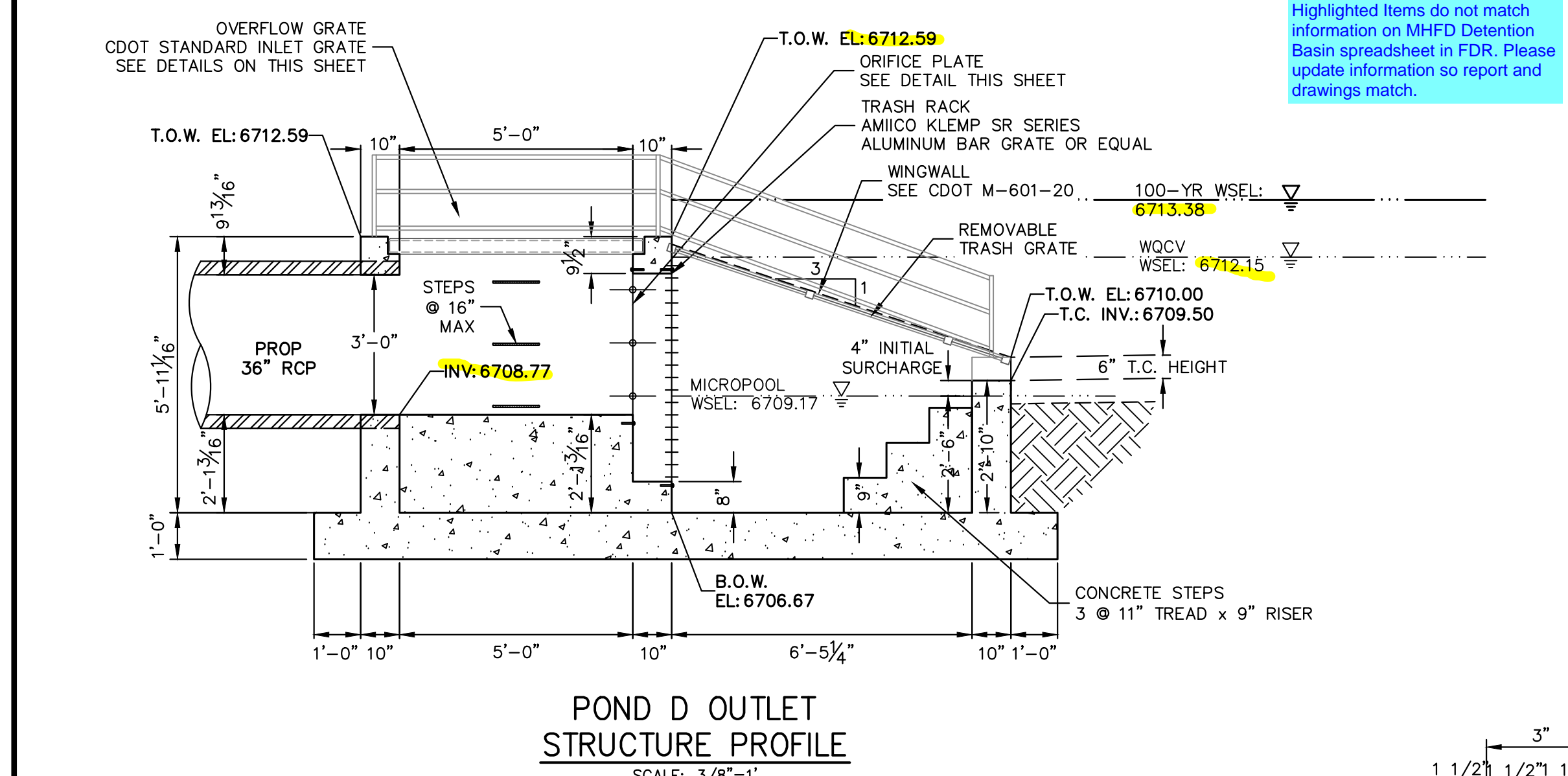
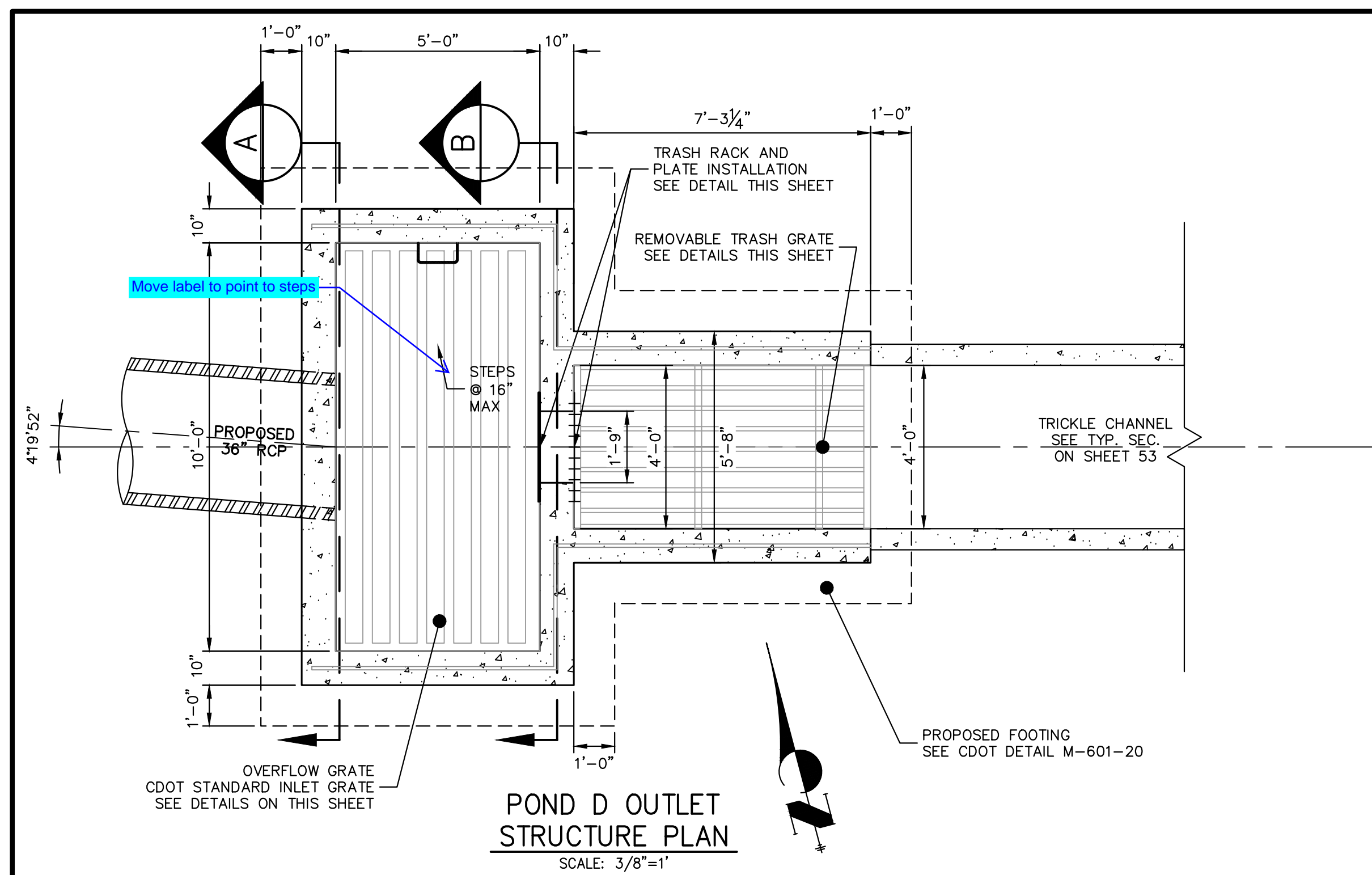
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE





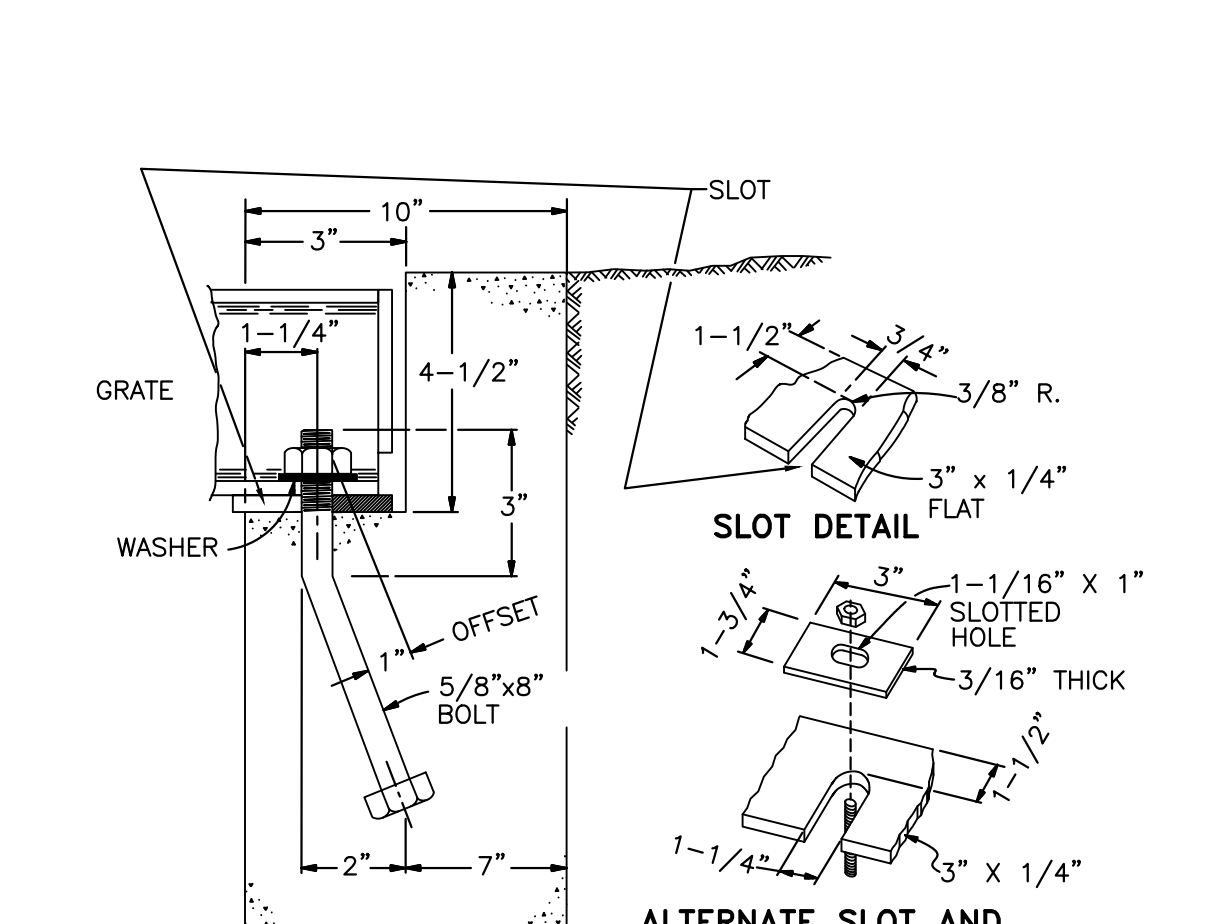
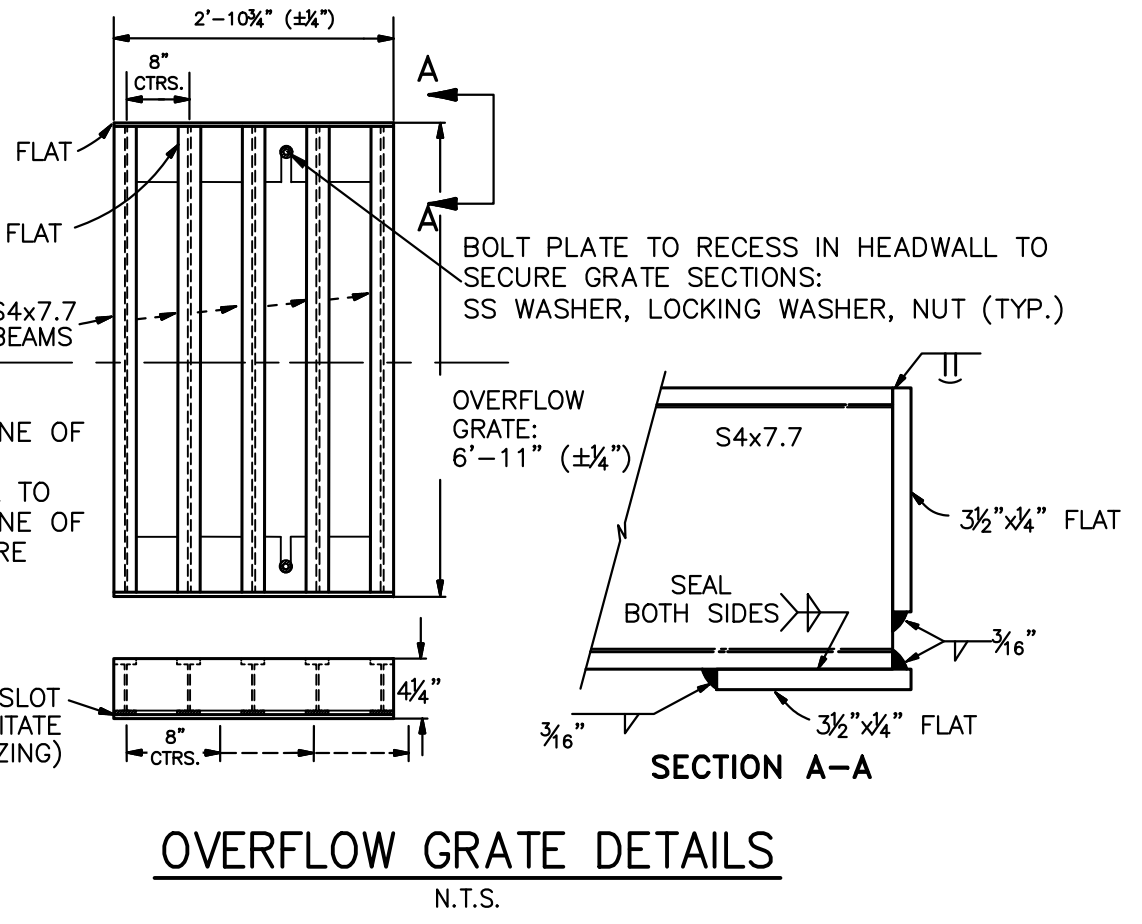
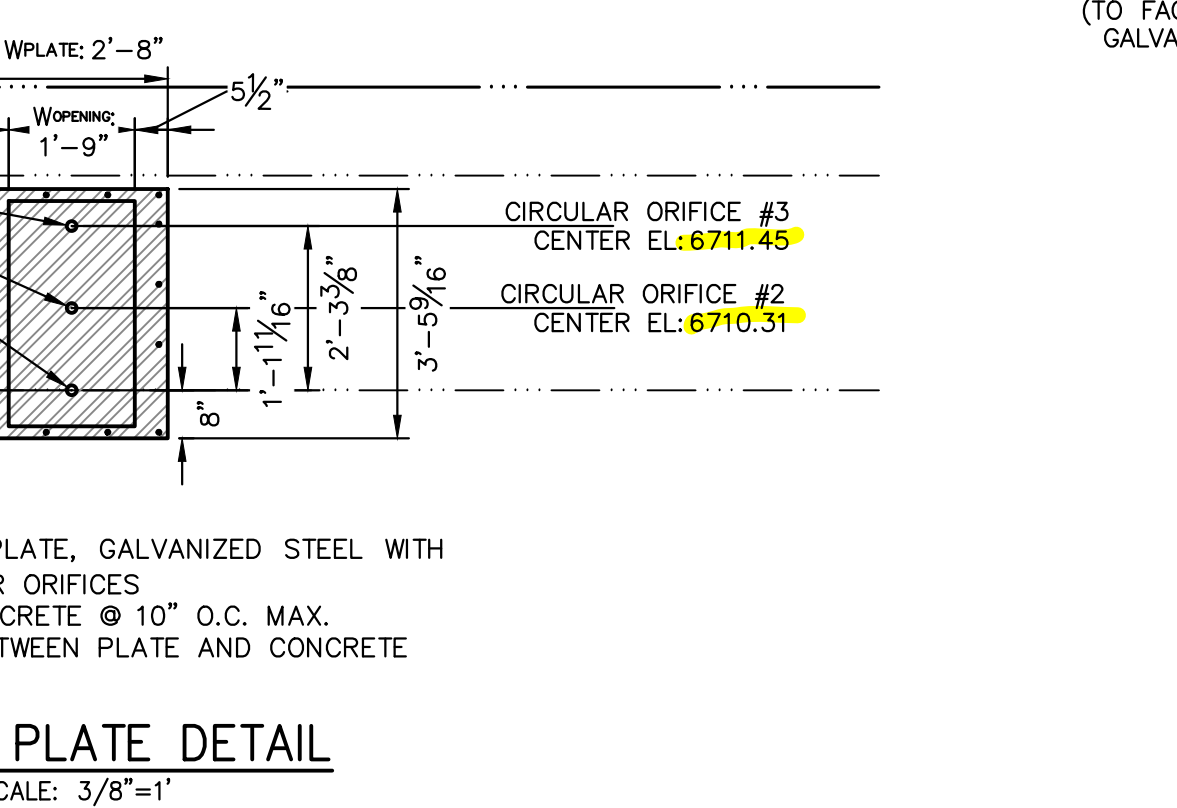
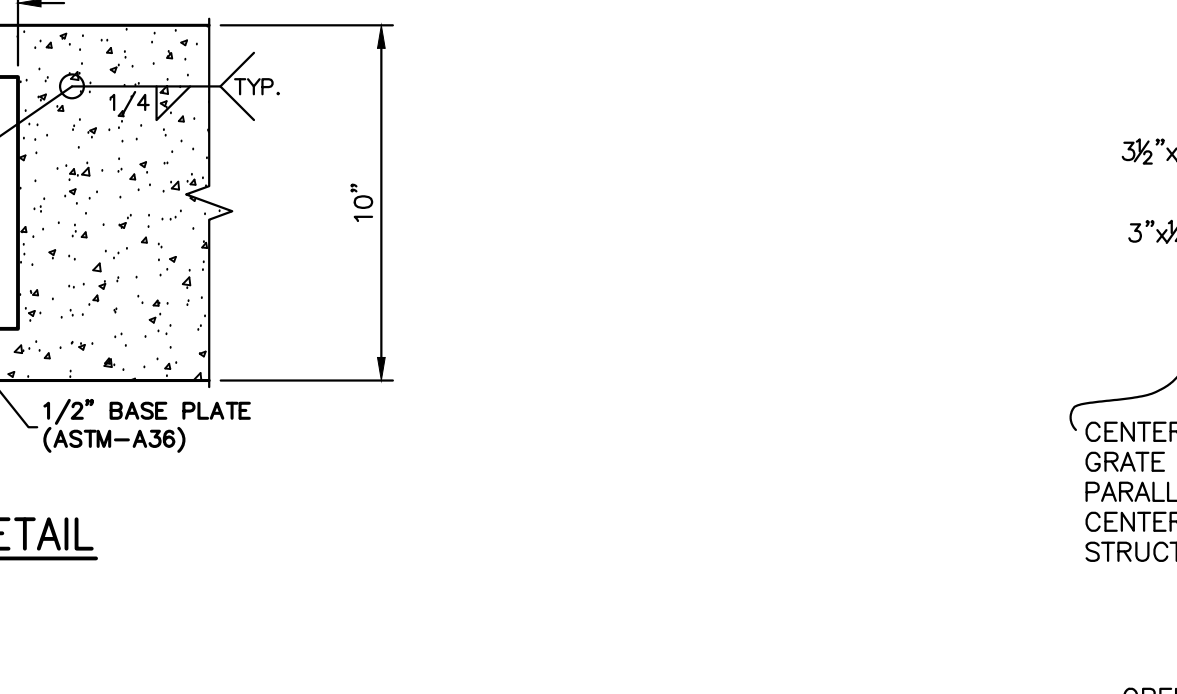
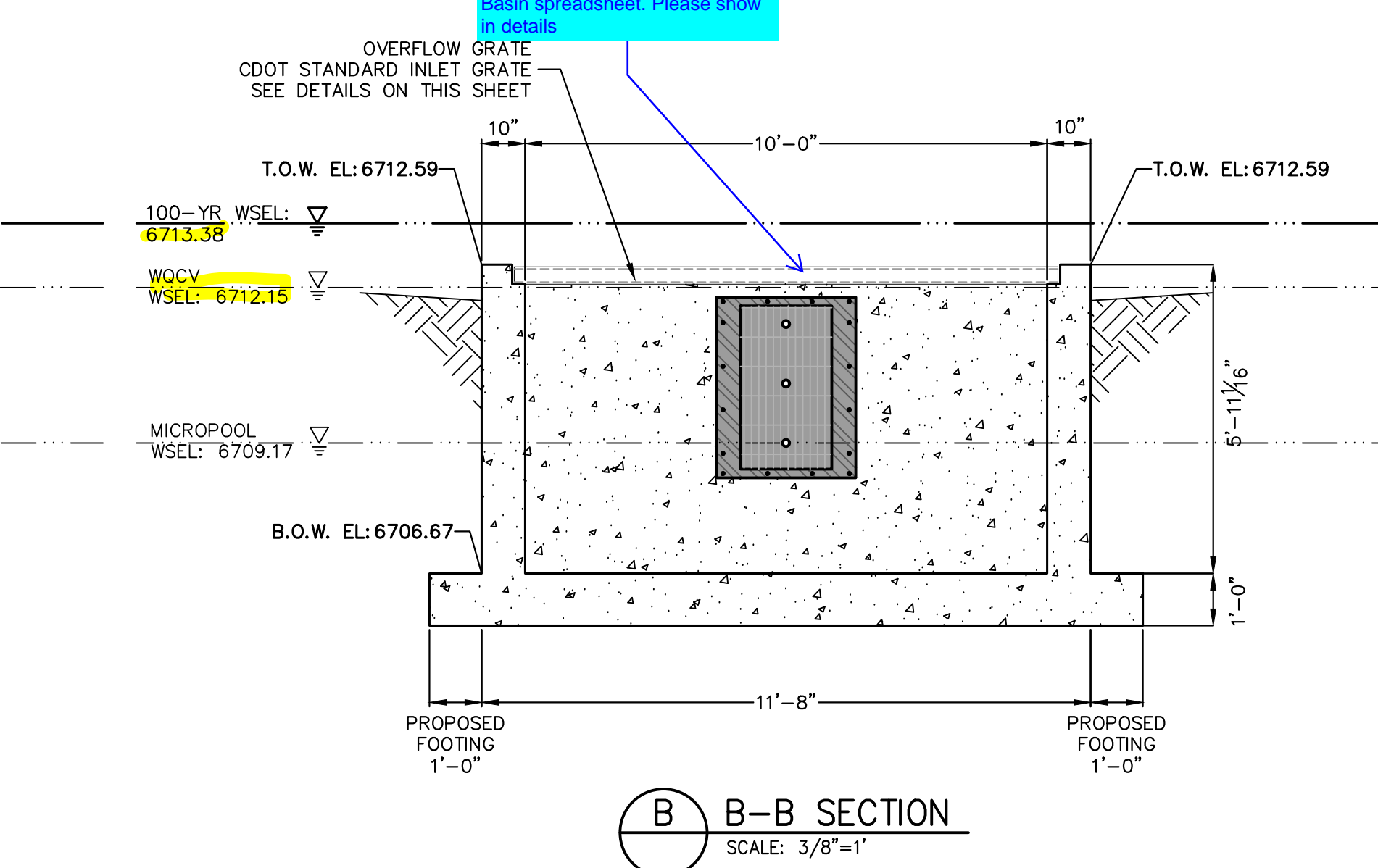
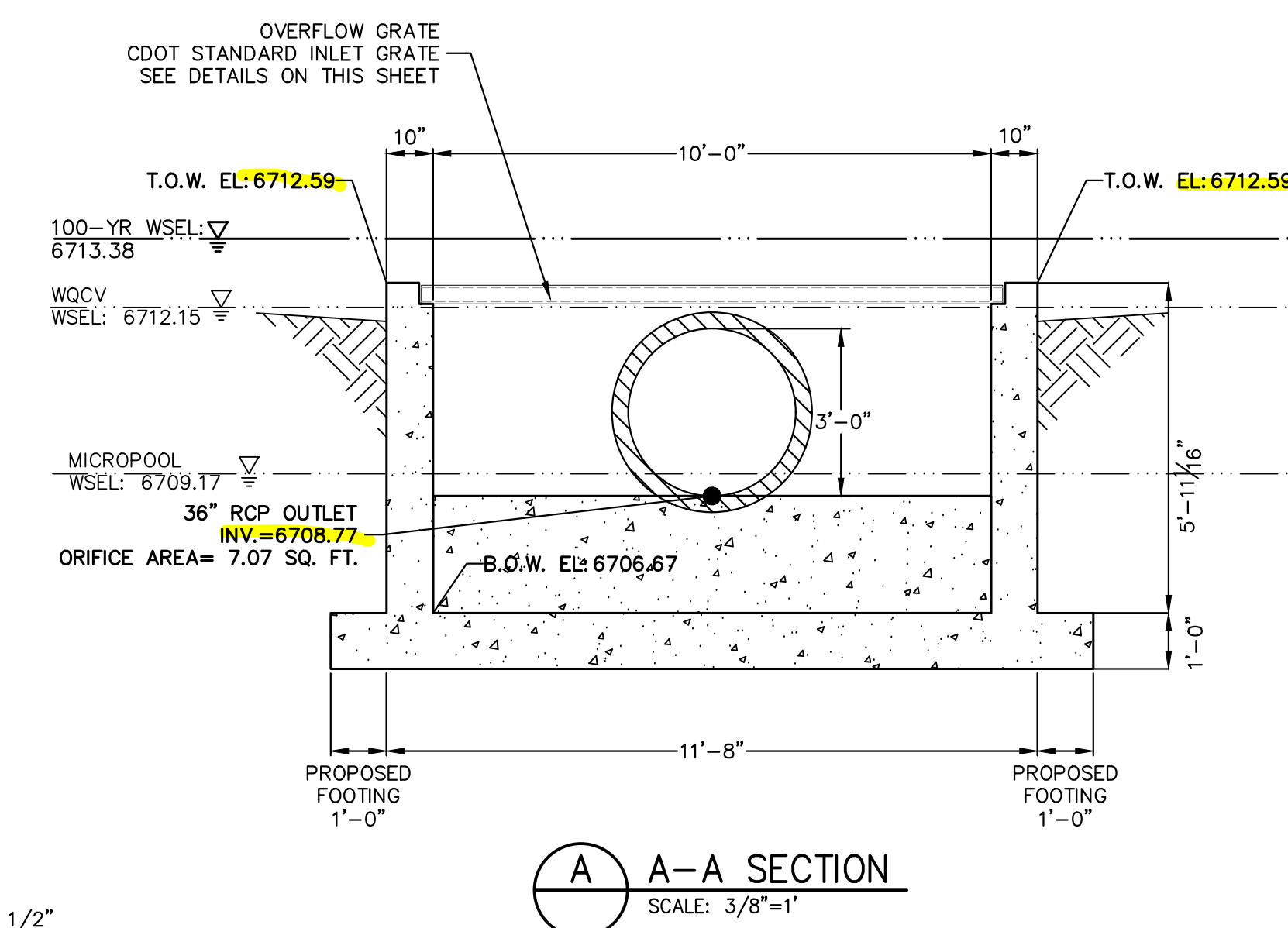
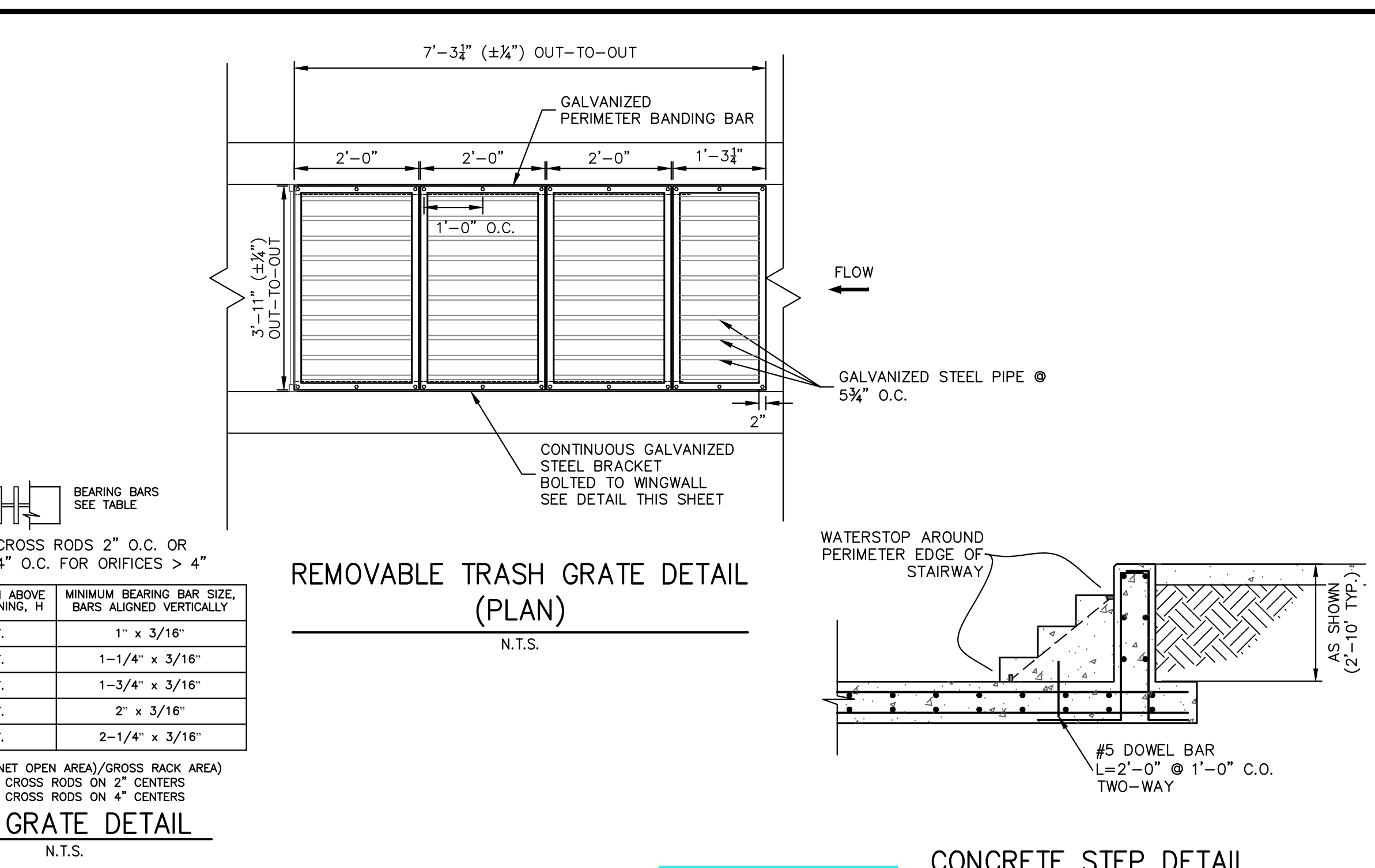




Comment generated from changes to the previous submittal: State which minimum bearing bar size applies.

WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE=(NET OPEN AREA)/GROSS RACK AREA  
 =0.71 FOR CROSS RODS ON 2" CENTERS  
 =0.77 FOR CROSS RODS ON 4" CENTERS



**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

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

No.	REVISION	BY	DATE

H-SCALE: 3/8"=1'  
 V-SCALE: 3/8"=1'  
 DATE: 4/25/23  
 DESIGNED BY: AAM  
 DRAWN BY: MMC  
 CHECKED BY:  

**SADDLEHORN RANCH - FILING 3**  
**POND D OUTLET STRUCTURE DETAILS**

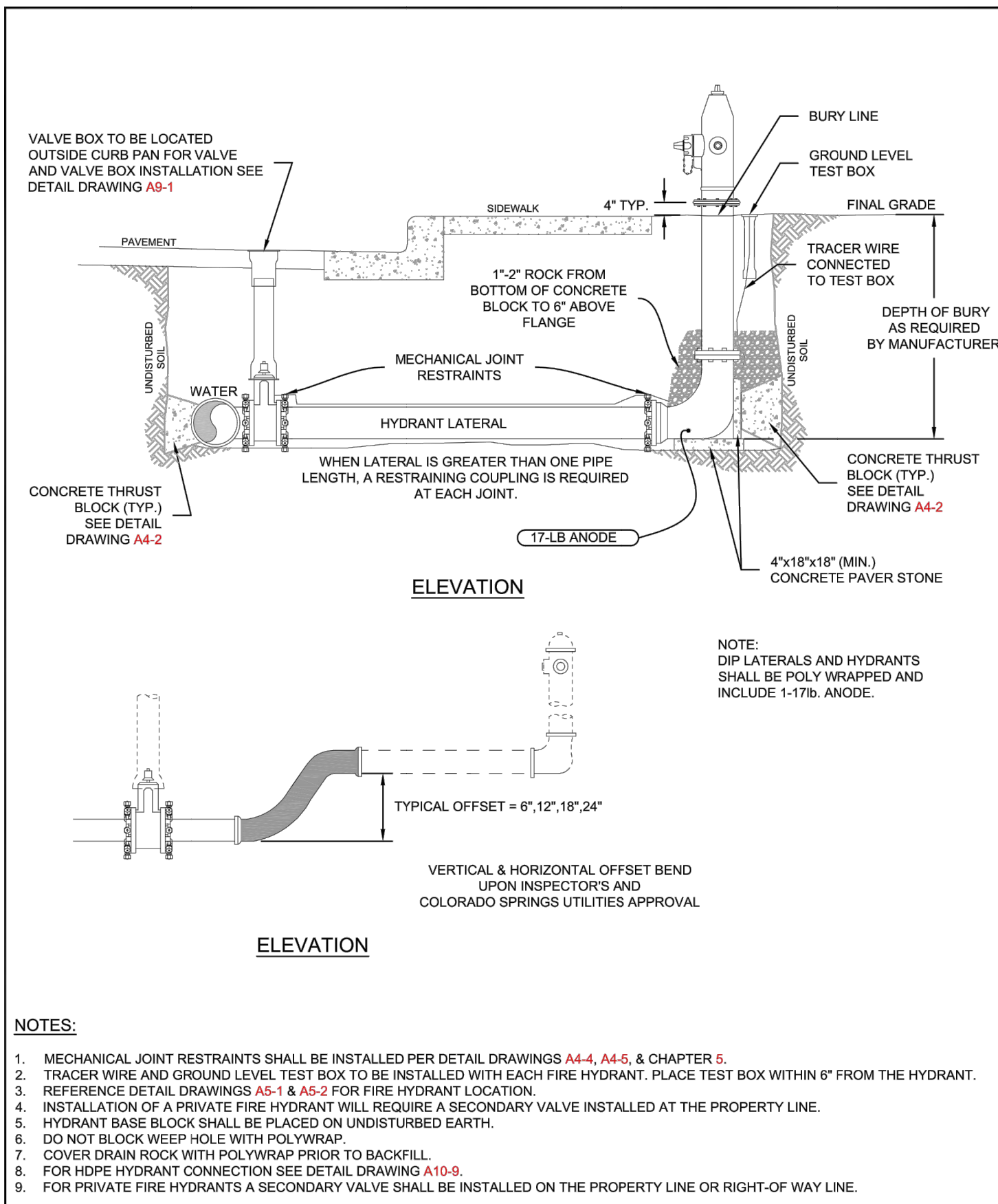
SHEET 56 OF 63  
 JOB NO. 21542.05







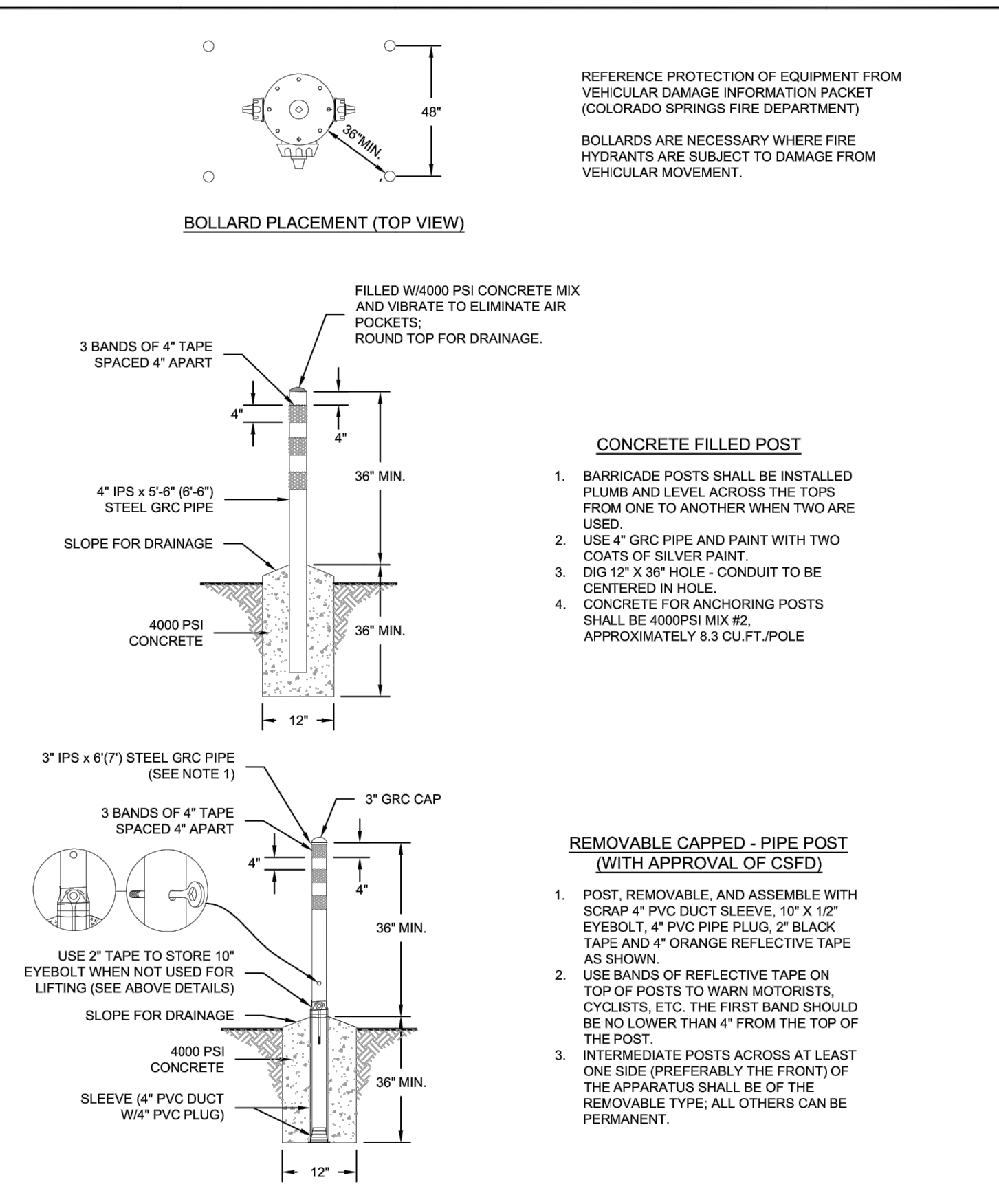




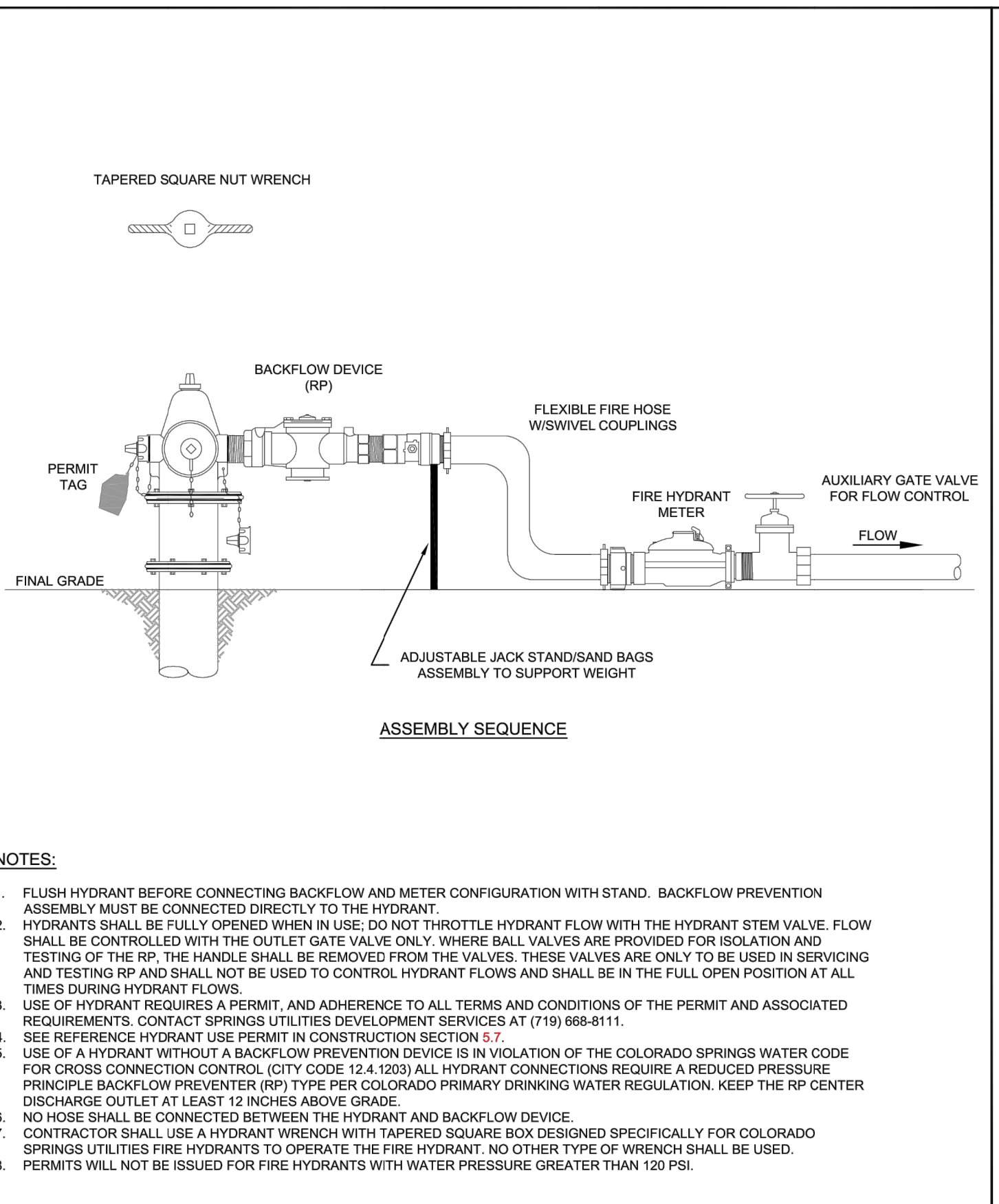
**NOTES:**

- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
- TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
- REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
- INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
- HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
- DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
- COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
- FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
- FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

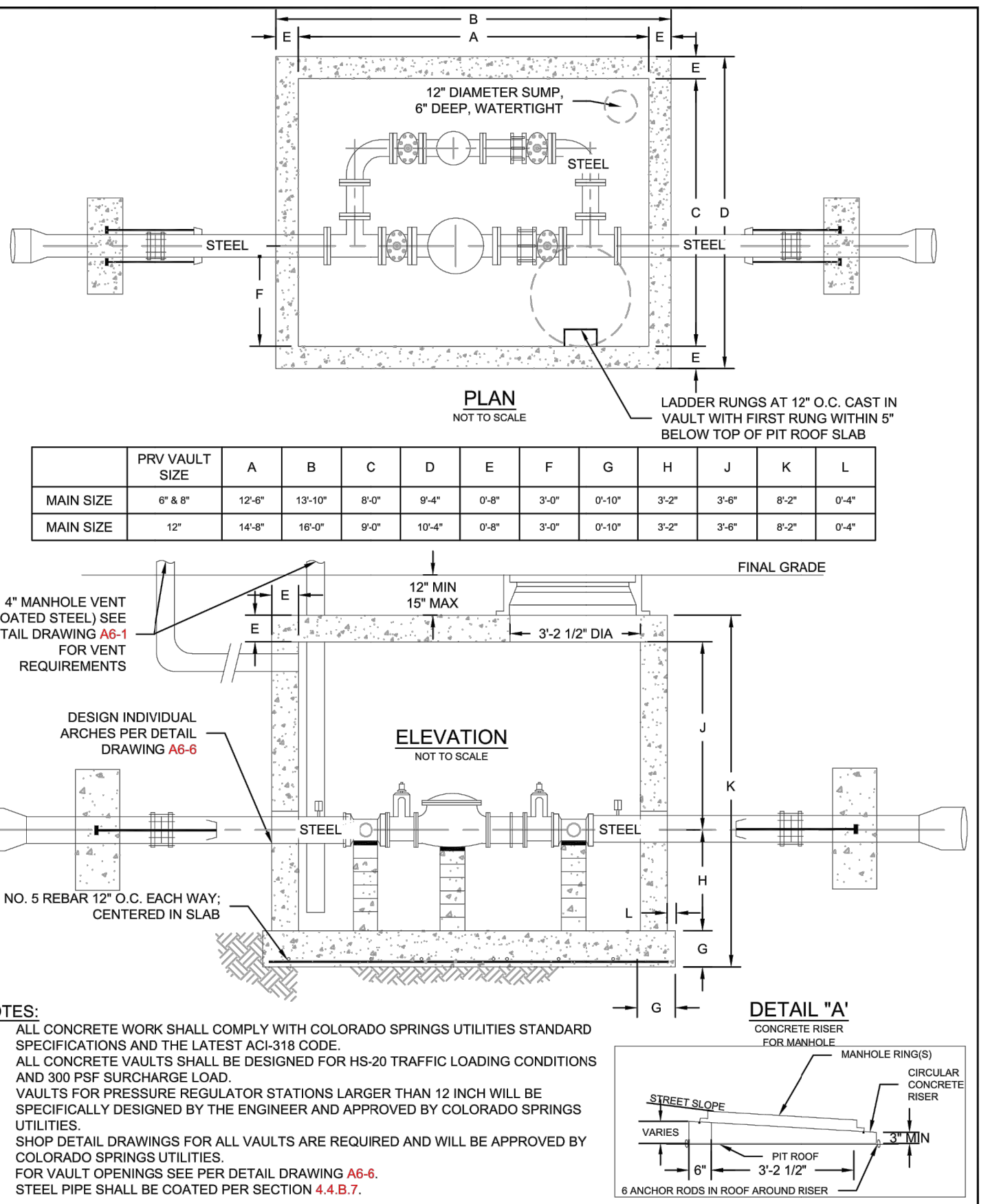
Colorado Springs Utilities **FIRE HYDRANT INSTALLATION** A5-3 DATED 03/2014



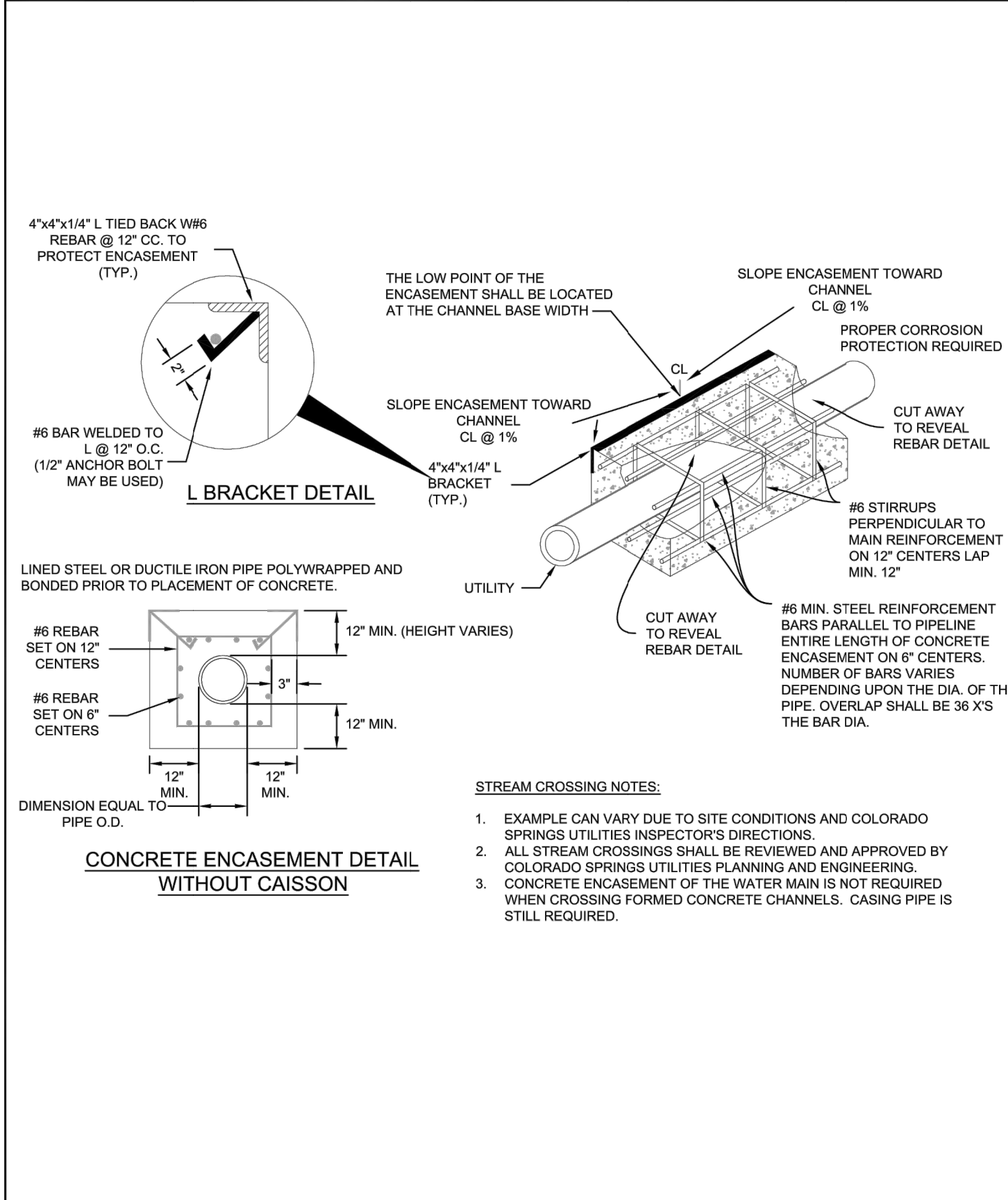
Colorado Springs Utilities **FIRE HYDRANT PROTECTION POSTS (BOLLARDS)** A5-4 DATED 03/2014



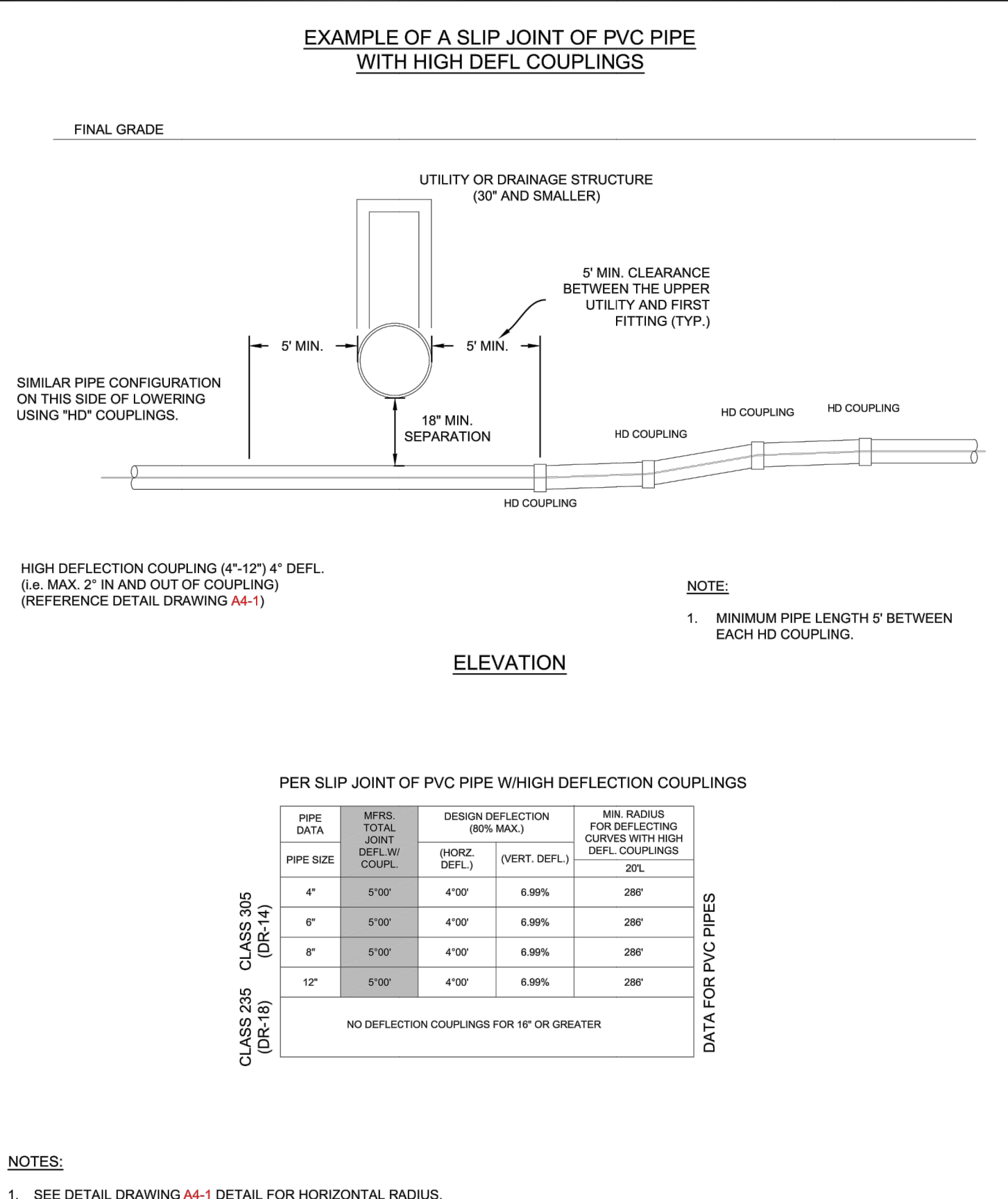
Colorado Springs Utilities **FIRE HYDRANT BACKFLOW AND METER CONFIGURATION** A5-5 DATED 01/2017



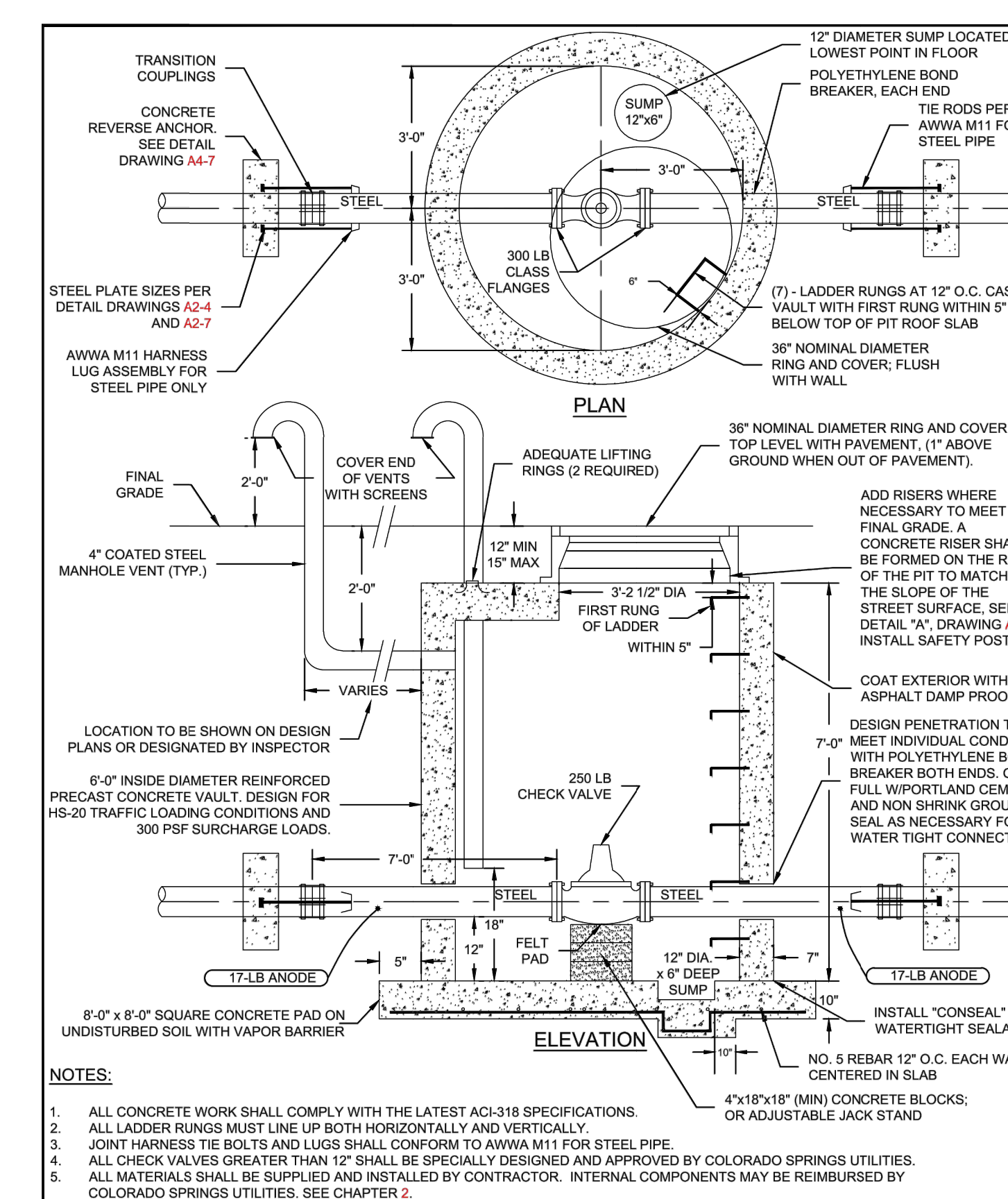
Colorado Springs Utilities **PRESSURE REGULATOR STATIONS 6", 8" & 12" VAULT DIMENSIONS** A6-4 DATED 01/2017



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



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



Colorado Springs Utilities **PRESSURE REGULATION AND WATER SYSTEM CONTROL CHECK VALVE STATION** A6-1 DATED 01/2017

Colorado Springs Utilities **ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E. DATE

COLORADO P.E. 25043

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

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

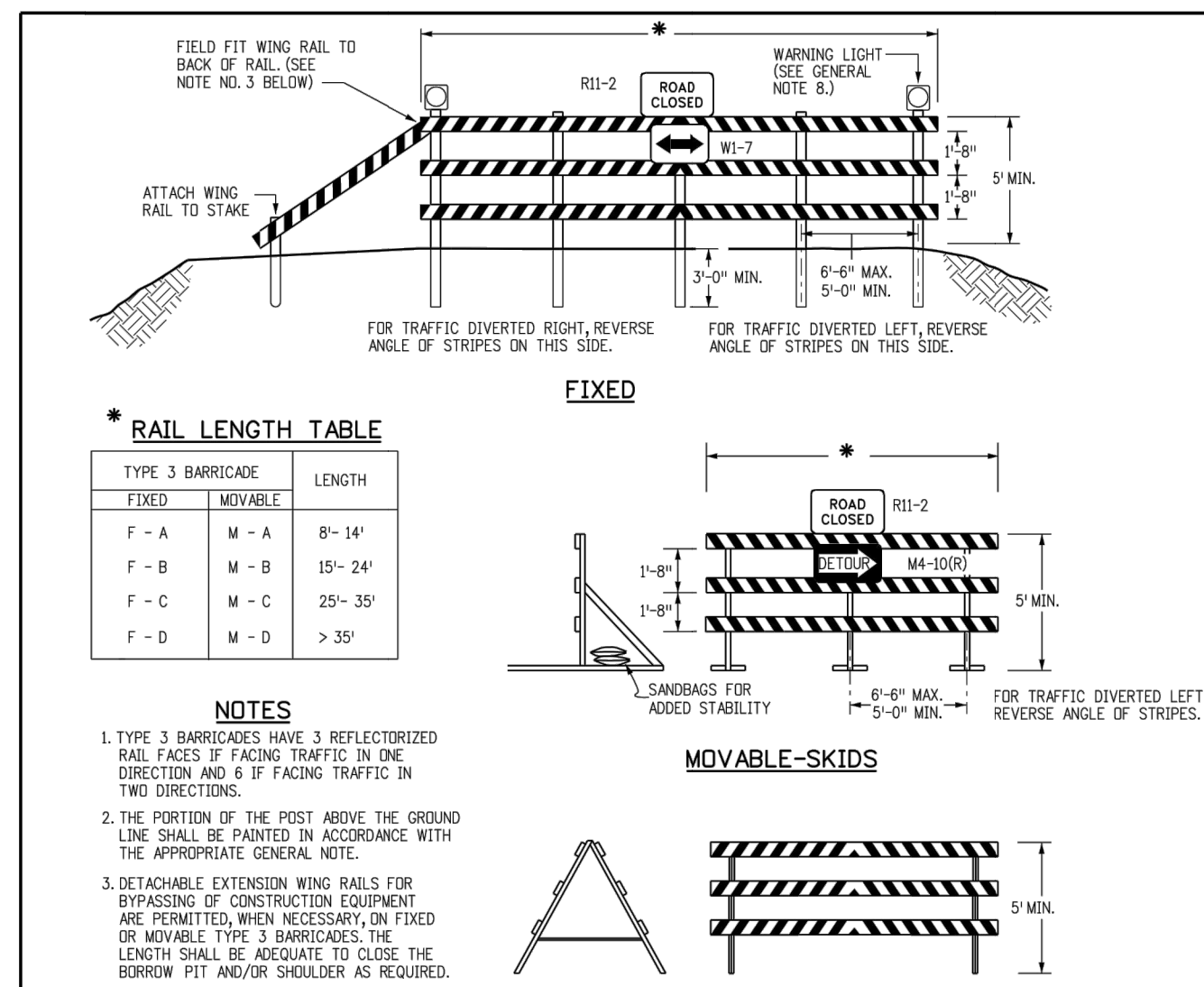
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V-SCALE N/A  
DATE 4/25/23  
DESIGNED BY MMC  
DRAWN BY MMC  
CHECKED BY

**SADDLEHORN RANCH - FILING 3 DETAILS**

SHEET 60 OF 63  
JOB NO. 21542.05

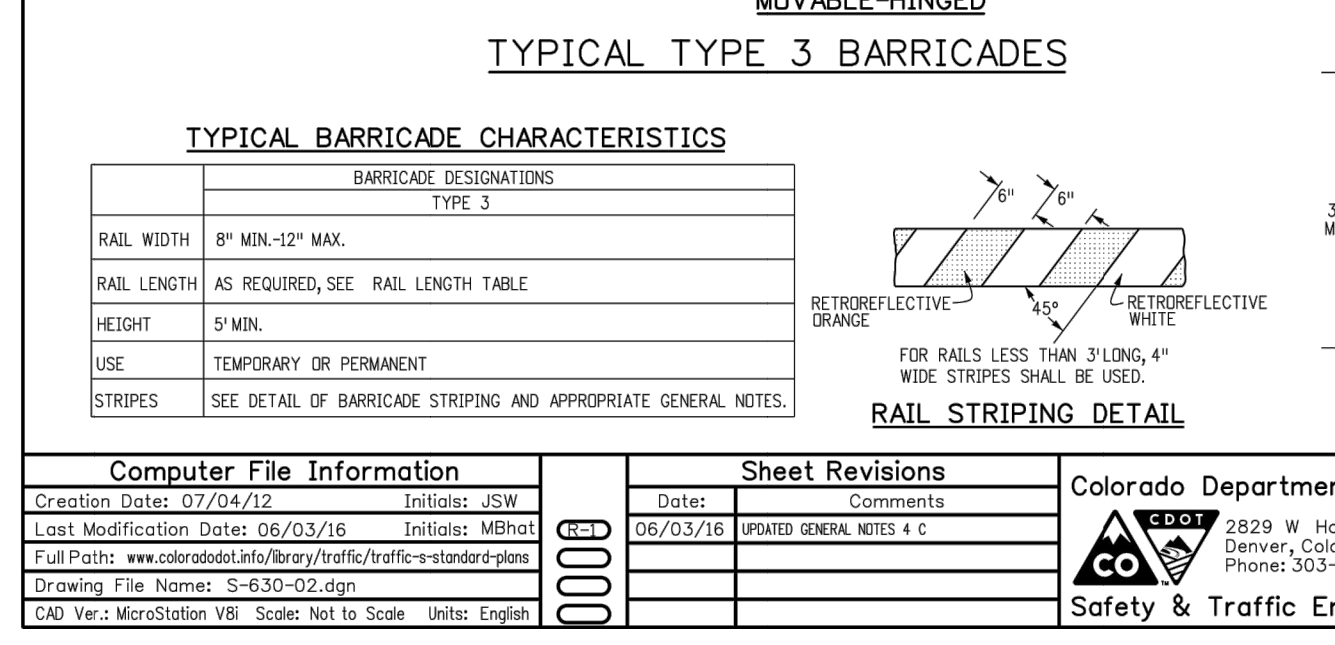






**GENERAL NOTES**

- 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 (BASES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDRAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
  - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
  - USE FLASHING WARNING LIGHTS WHEN DRIVES ARE USED SLOWLY AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
  - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
  - PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-609-54.
  - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
  - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
- 30" PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



**Computer File Information**

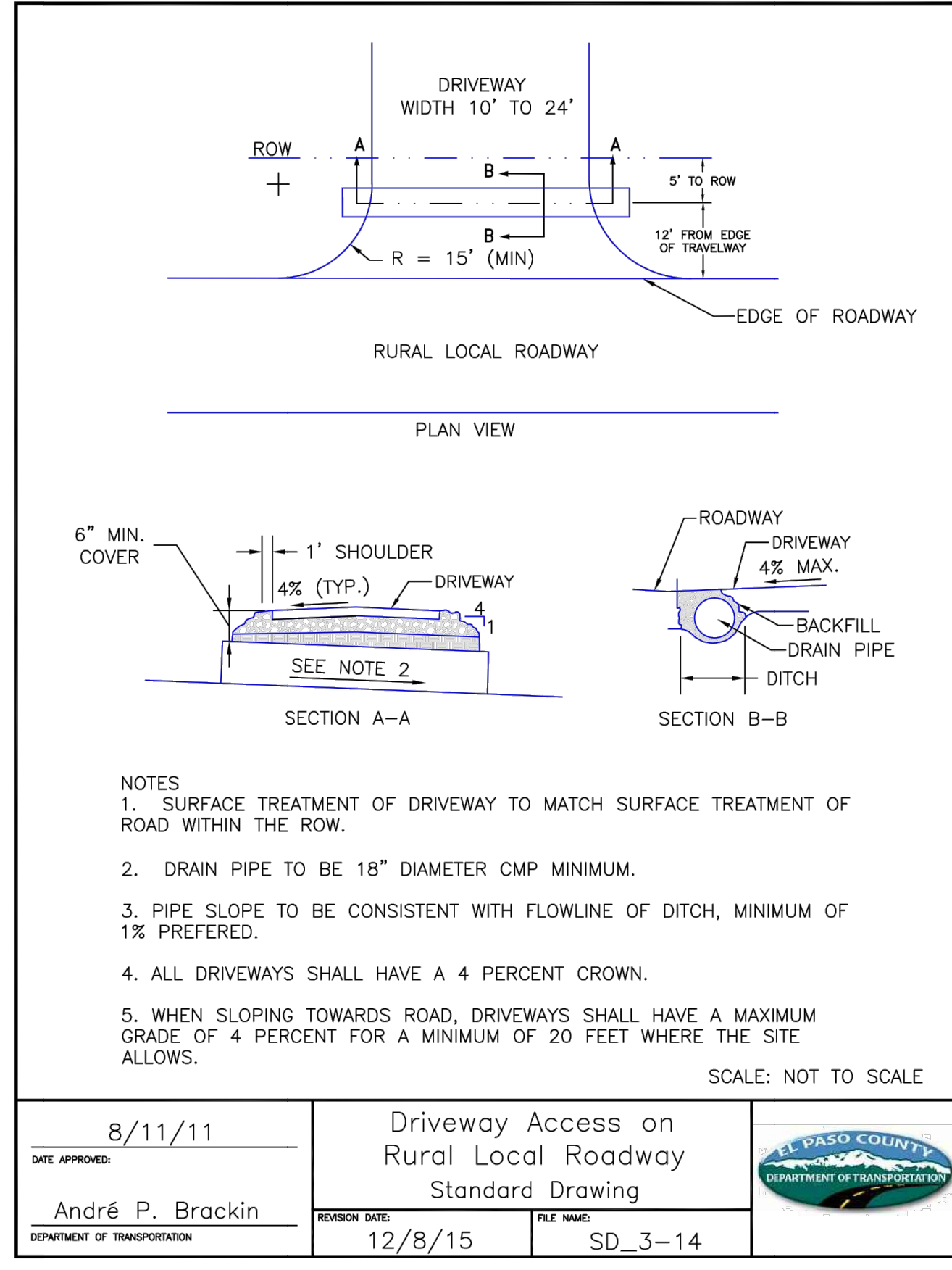
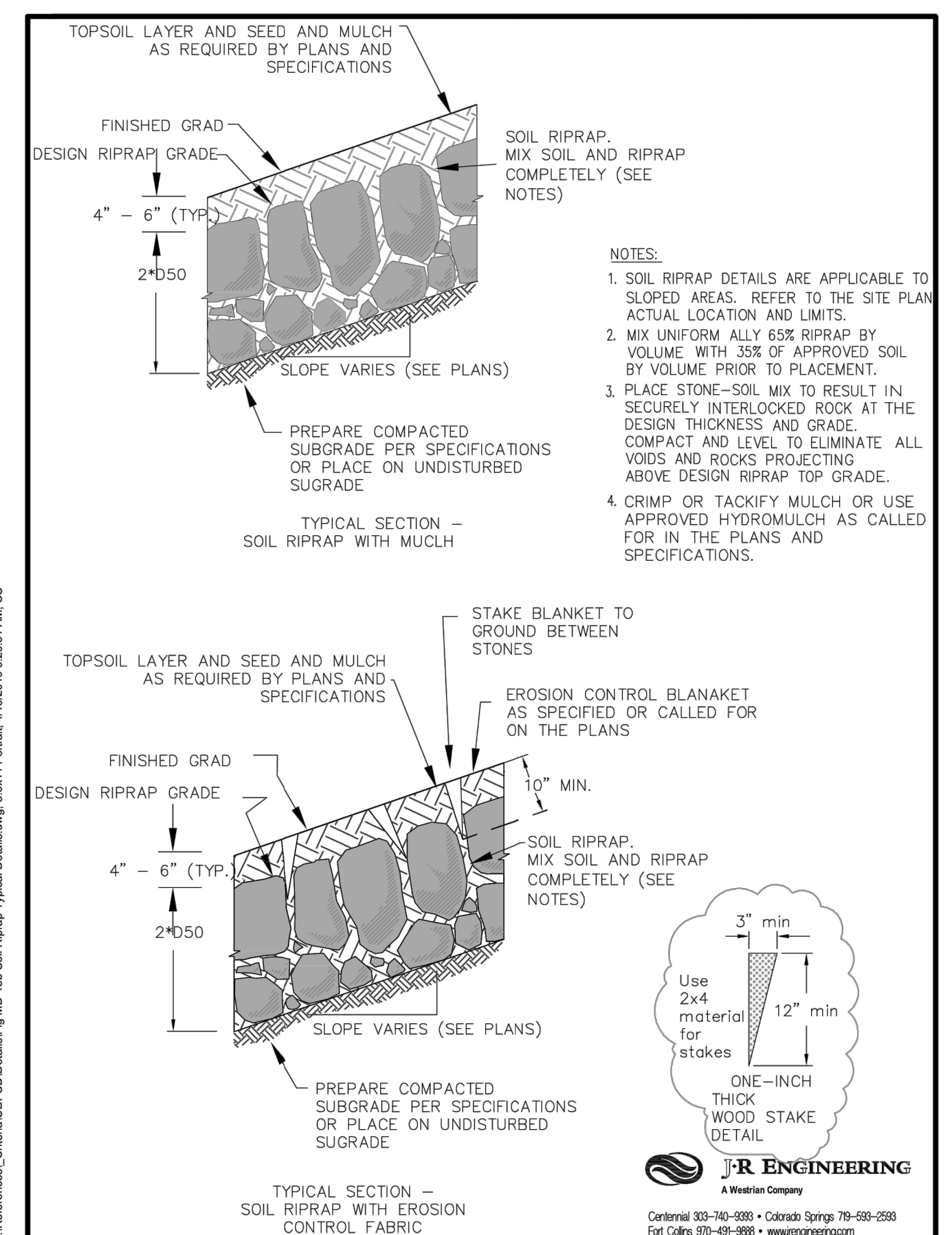
**Sheet Revisions**

**Colorado Department of Transportation**

**BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS**

**STANDARD PLAN NO. S-630-2**

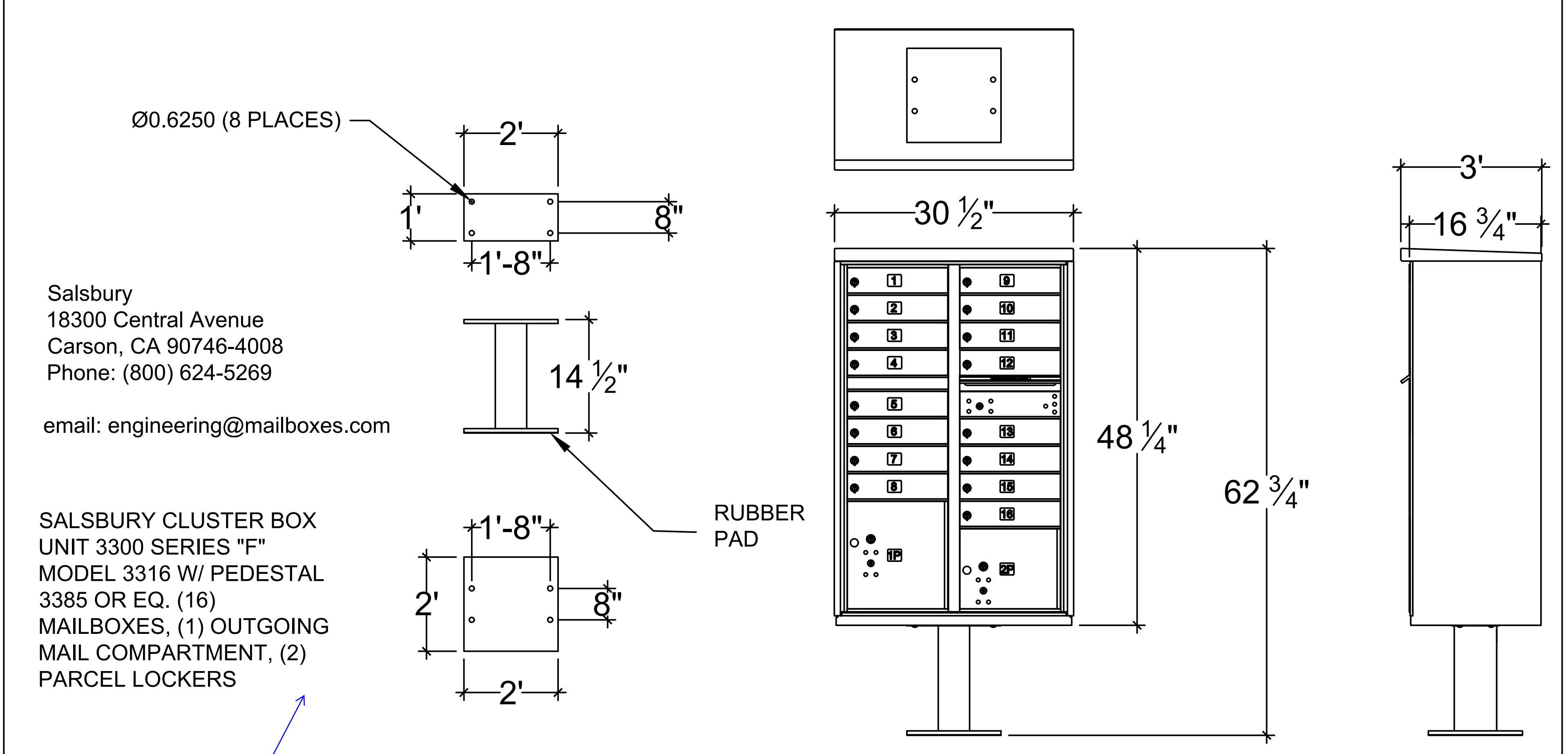
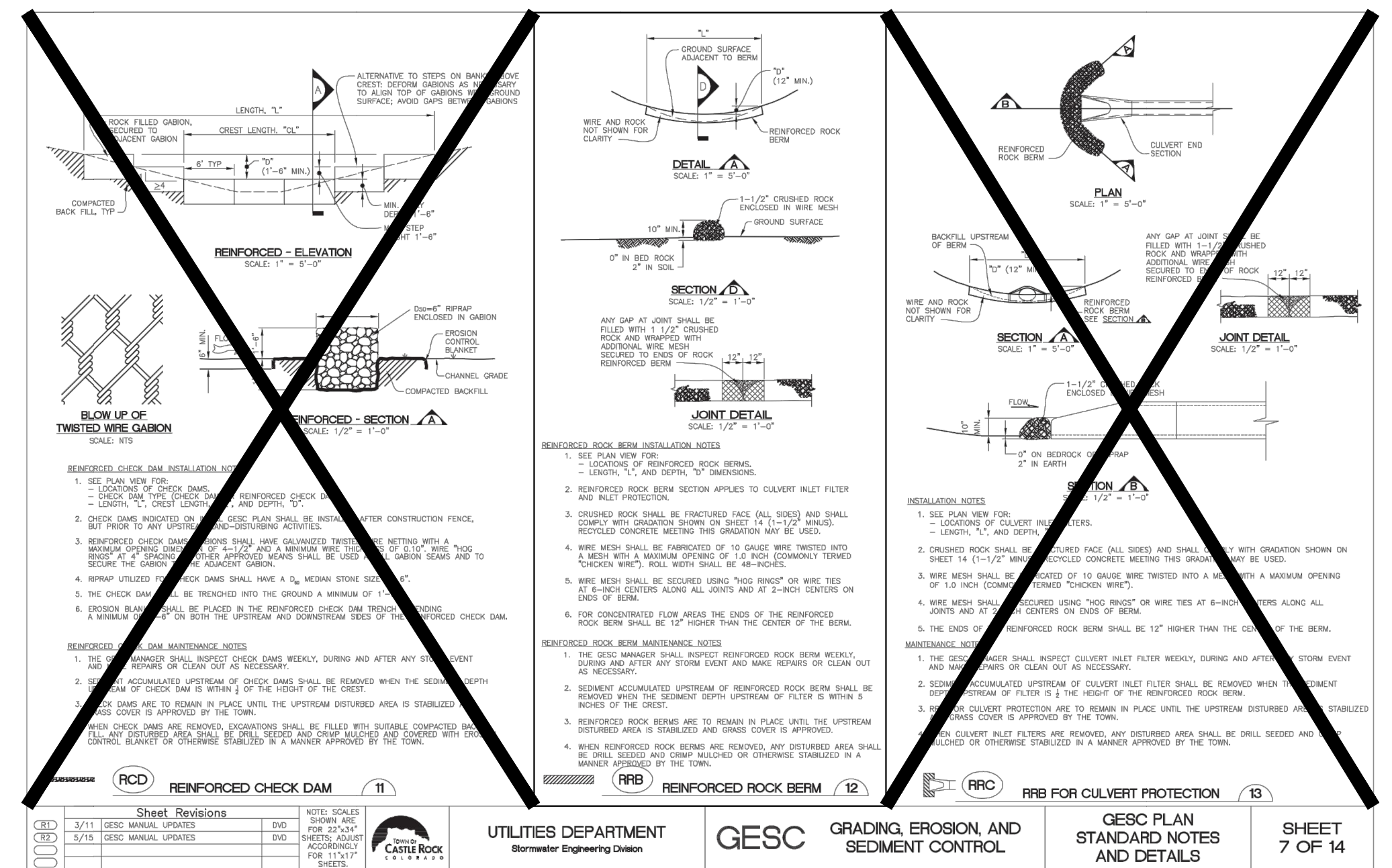
**Sheet No. 1 of 1**



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

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

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



Unresolved:  
Show locations on plans



**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

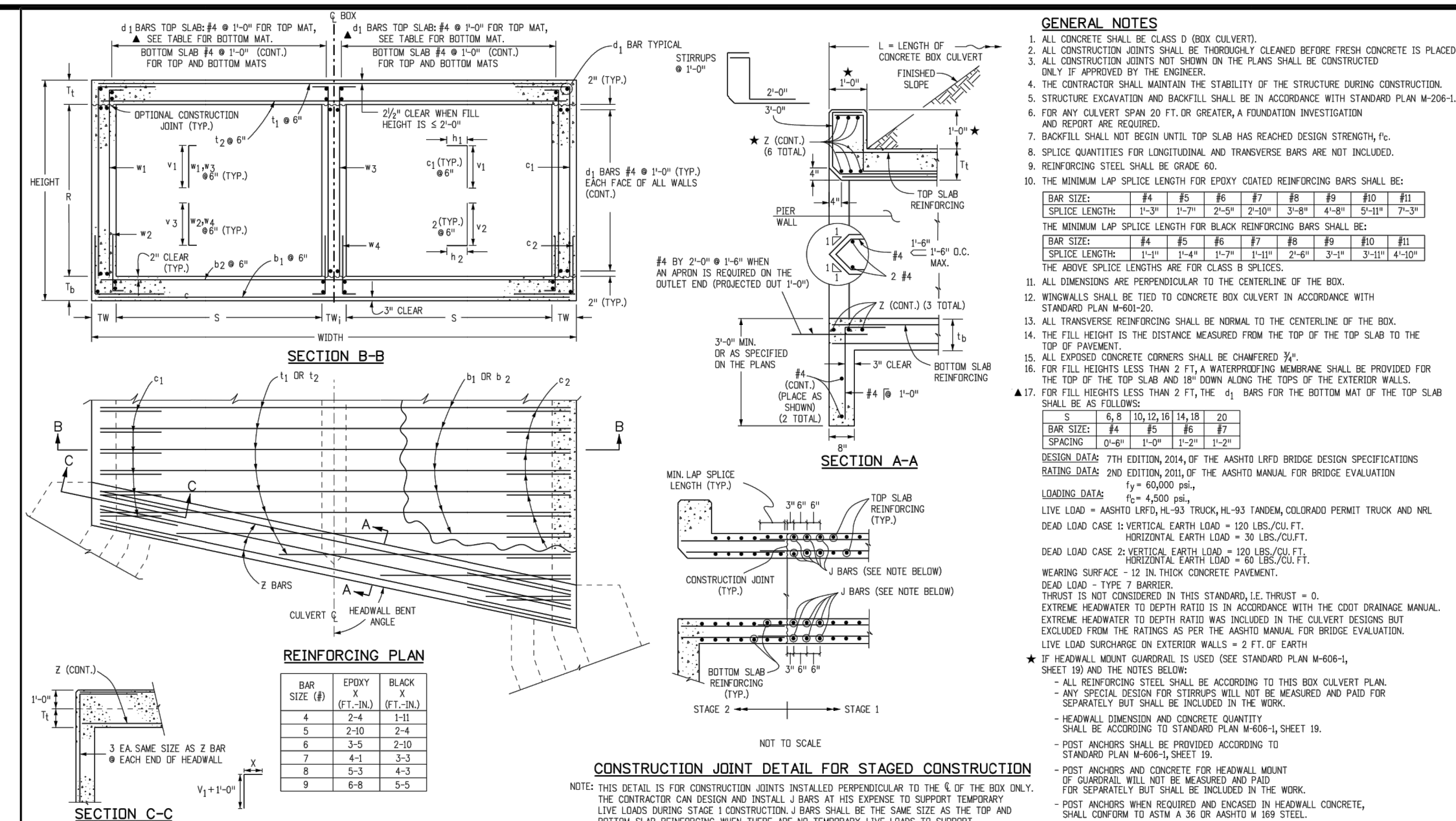
DATE

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
<b>SADDLEHORN RANCH - FILING 3 DETAILS</b>									
SHEET 62 OF 63									
JOB NO. 21542.05									

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

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



BOX SIZE	WALL	SLAB	QUANTITIES	RATING FACTORS
10' x 10'	10' x 10' x 10'	10' x 10' x 10'	1000	1.00
12' x 12'	12' x 12' x 12'	12' x 12' x 12'	1440	1.00
15' x 15'	15' x 15' x 15'	15' x 15' x 15'	2250	1.00
20' x 20'	20' x 20' x 20'	20' x 20' x 20'	4000	1.00
25' x 25'	25' x 25' x 25'	25' x 25' x 25'	6250	1.00
30' x 30'	30' x 30' x 30'	30' x 30' x 30'	9000	1.00
35' x 35'	35' x 35' x 35'	35' x 35' x 35'	12250	1.00
40' x 40'	40' x 40' x 40'	40' x 40' x 40'	16000	1.00
45' x 45'	45' x 45' x 45'	45' x 45' x 45'	20250	1.00
50' x 50'	50' x 50' x 50'	50' x 50' x 50'	25000	1.00
55' x 55'	55' x 55' x 55'	55' x 55' x 55'	30250	1.00
60' x 60'	60' x 60' x 60'	60' x 60' x 60'	36000	1.00
65' x 65'	65' x 65' x 65'	65' x 65' x 65'	42250	1.00
70' x 70'	70' x 70' x 70'	70' x 70' x 70'	49000	1.00
75' x 75'	75' x 75' x 75'	75' x 75' x 75'	56250	1.00
80' x 80'	80' x 80' x 80'	80' x 80' x 80'	64000	1.00
85' x 85'	85' x 85' x 85'	85' x 85' x 85'	72250	1.00
90' x 90'	90' x 90' x 90'	90' x 90' x 90'	81000	1.00
95' x 95'	95' x 95' x 95'	95' x 95' x 95'	90250	1.00
100' x 100'	100' x 100' x 100'	100' x 100' x 100'	100000	1.00

HEADWALL	TOEWALL	QUANTITIES	RATING FACTORS
10' x 10'	10' x 10'	1000	1.00
12' x 12'	12' x 12'	1440	1.00
15' x 15'	15' x 15'	2250	1.00
20' x 20'	20' x 20'	4000	1.00
25' x 25'	25' x 25'	6250	1.00
30' x 30'	30' x 30'	9000	1.00
35' x 35'	35' x 35'	12250	1.00
40' x 40'	40' x 40'	16000	1.00
45' x 45'	45' x 45'	20250	1.00
50' x 50'	50' x 50'	25000	1.00
55' x 55'	55' x 55'	30250	1.00
60' x 60'	60' x 60'	36000	1.00
65' x 65'	65' x 65'	42250	1.00
70' x 70'	70' x 70'	49000	1.00
75' x 75'	75' x 75'	56250	1.00
80' x 80'	80' x 80'	64000	1.00
85' x 85'	85' x 85'	72250	1.00
90' x 90'	90' x 90'	81000	1.00
95' x 95'	95' x 95'	90250	1.00
100' x 100'	100' x 100'	100000	1.00

Computer File Information: 07/31/19, 2819 Head Revised, Designer: JWB, Checker: JWB, Date: 07/31/19, Scale: Not to Scale, Units: English, Project Development Branch: JWB

Colorado Department of Transportation: 2819 Head Revised, COIT HO\_3rd Floor, Denver, CO 80204, Phone: 303-757-8021 FAX: 303-757-9888, Project Development Branch: JWB

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Computer File Information: 07/31/19, Designer: JWB, Date: 07/31/19, Scale: Not to Scale, Units: English, Project Development Branch: JWB

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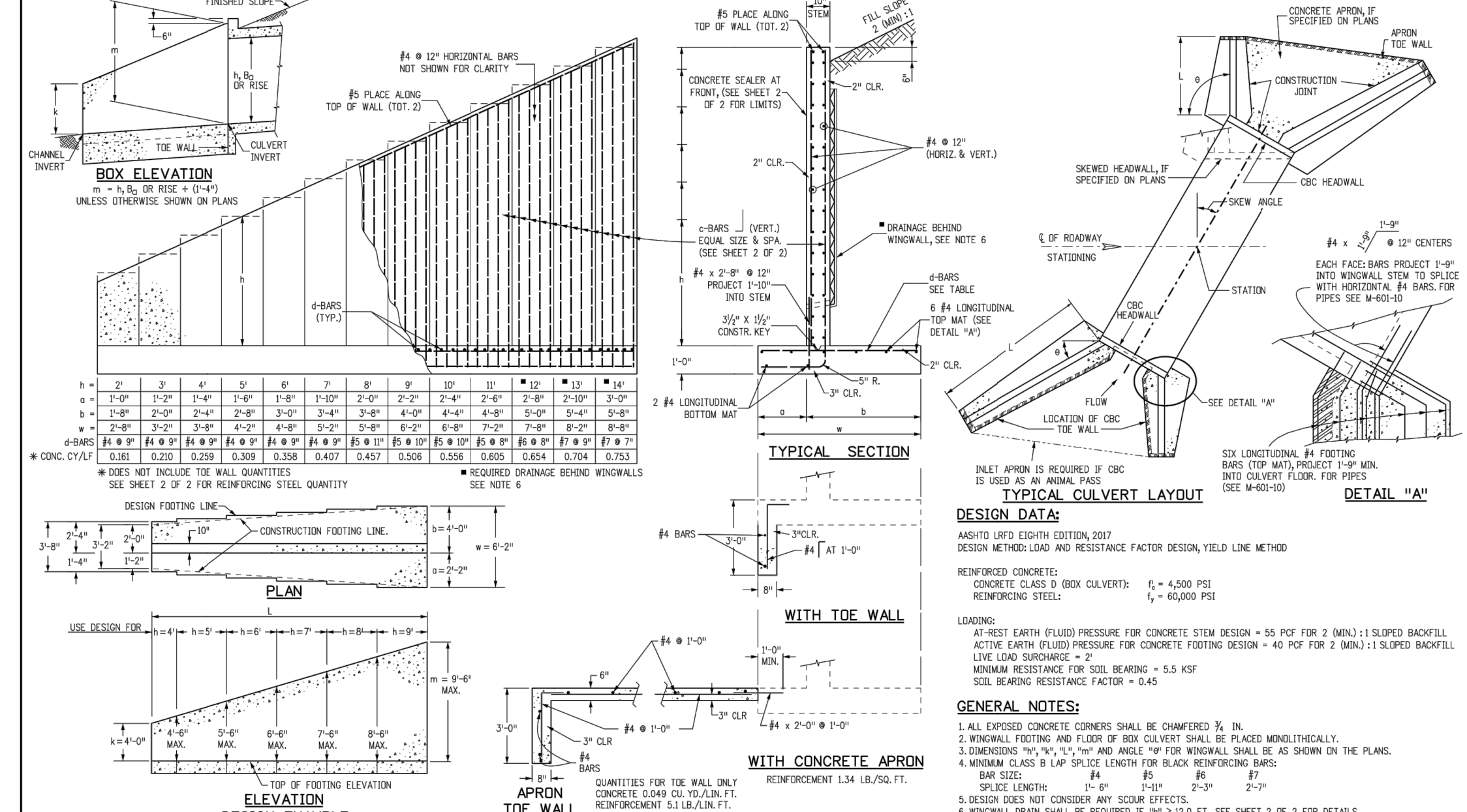
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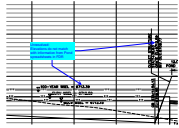
**c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOEWALL)**

\* REINFORCING STEEL QUANTITY INCLUDES STEEL AND FINISH QUANTITIES, BUT DOES NOT INCLUDE TOEWALL QUANTITIES.

MULTIPLE OF (ft)	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0</
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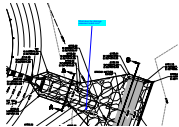
# V2\_Construction Drawings.pdf Markup Summary

## Callout (32)



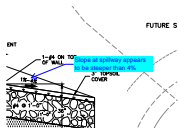
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**Space:**

Unresolved:  
Elevations do not match with information from  
Pond spreadsheets in FDR



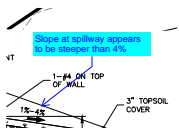
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**Author:** CDurham  
**Date:** 6/12/2023 10:04:37 AM  
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**Space:**

What does the drainage easement match into?



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**Status:**  
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Slope at spillway appears to be steeper than 4%



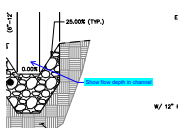
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Slope at spillway appears to be steeper than 4%



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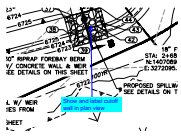
Dimensions do not appear to match up



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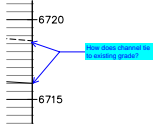
Show flow depth in channel





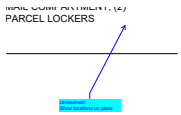
**Subject:** Callout  
**Page Label:** [57] 57 Pond E Plan & Profile - GR01  
**Author:** CDurham  
**Date:** 6/12/2023 10:10:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label cutoff wall in plan view



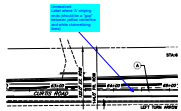
**Subject:** Callout  
**Page Label:** [58] 58 Pond E Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:14:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

How does channel tie to existing grade?



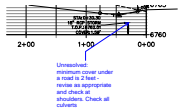
**Subject:** Callout  
**Page Label:** [62] 62 DT03  
**Author:** CDurham  
**Date:** 6/12/2023 10:15:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 Show locations on plans



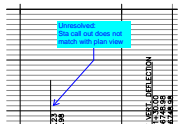
**Subject:** Callout  
**Page Label:** [12] 12 Curtis Road  
**Author:** CDurham  
**Date:** 6/12/2023 8:20:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 Label where 'A' striping ends (should be a "gap" between yellow centerline and white channelizing lines)



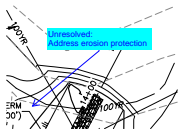
**Subject:** Callout  
**Page Label:** [21] 21 Atoka Court  
**Author:** CDurham  
**Date:** 6/12/2023 8:40:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 minimum cover under a road is 2 feet - revise as appropriate and check at shoulders. Check all culverts



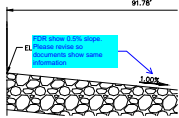
**Subject:** Callout  
**Page Label:** [31] 31 WP01  
**Author:** CDurham  
**Date:** 6/12/2023 9:09:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 Sta call out does not match with plan view



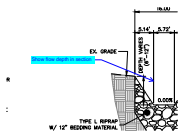
**Subject:** Callout  
**Page Label:** [47] 47 2514205 CH01 - CH02  
**Author:** CDurham  
**Date:** 6/12/2023 9:28:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
 Address erosion protection



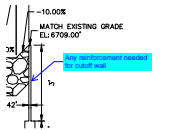
**Subject:** Callout  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:43:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

FDR show 0.5% slope. Please revise so documents show same information



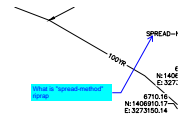
**Subject:** Callout  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:45:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show flow depth in section



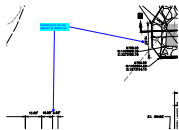
**Subject:** Callout  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:46:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Any reinforcement needed for cutoff wall



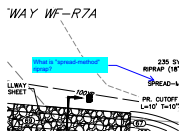
**Subject:** Callout  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:50:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What is "spread-method" riprap



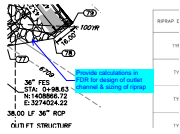
**Subject:** Callout  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:51:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Dimensions do not appear to match up



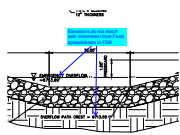
**Subject:** Callout  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/12/2023 9:55:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What is "spread-method" riprap?



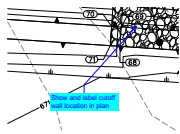
**Subject:** Callout  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/12/2023 9:56:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide calculations in FDR for design of outlet channel & sizing of riprap



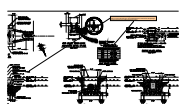
**Subject:** Callout  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/12/2023 9:57:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Elevations do not match with information from Pond spreadsheets in FDR



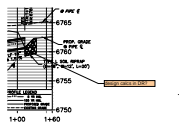
**Subject:** Callout  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/12/2023 9:58:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show and label cutoff wall location in plan



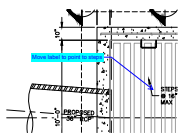
**Subject:** Callout  
**Page Label:** [59] 59 Pond E Outlet Structure  
**Author:** Mikayla Hartford  
**Date:** 6/6/2023 11:12:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from Submittal 1: change to vee wire to match. Note, orifice holes are too small for a bar grate trash rack. The smallest dimension of the trash rack openings should be less than the smallest dimension orifice.



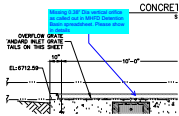
**Subject:** Callout  
**Page Label:** [43] 43 2514205 DP01  
**Author:** dotprete  
**Date:** 6/7/2023 11:15:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

design calcs in DR?



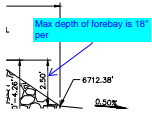
**Subject:** Callout  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:14:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Move label to point to steps



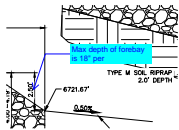
**Subject:** Callout  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:16:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Missing 0.38" Dia vertical orifice as called out in MHFD Detention Basin spreadsheet. Please show in details



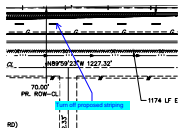
**Subject:** Callout  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 11:27:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Max depth of forebay is 18" per



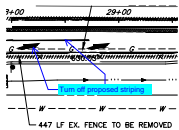
**Subject:** Callout  
**Page Label:** [57] 57 Pond E Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 11:35:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Max depth of forebay is 18" per



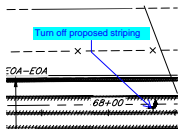
**Subject:** Callout  
**Page Label:** [7] 7 Judge Orr Road  
**Author:** CDurham  
**Date:** 6/9/2023 5:28:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Turn off proposed striping



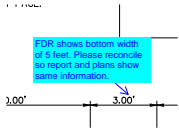
**Subject:** Callout  
**Page Label:** [8] 8 Judge Orr Road (2)  
**Author:** CDurham  
**Date:** 6/9/2023 5:29:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Turn off proposed striping



**Subject:** Callout  
**Page Label:** [6] 6 Curtis Road  
**Author:** CDurham  
**Date:** 6/9/2023 5:30:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Turn off proposed striping



**Subject:** Callout  
**Page Label:** [57] 57 Pond E Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 7:39:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

FDR shows bottom width of 5 feet. Please reconcile so report and plans show same information.

---

### Cloud+ (1)

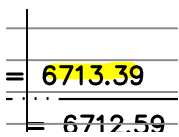


**Subject:** Cloud+  
**Page Label:** [44] 44 2514205 DP02  
**Author:** CDurham  
**Date:** 6/12/2023 9:18:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

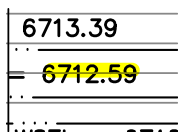
Extend viewport so notes are not cut off

---

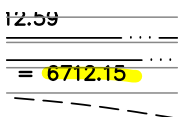
### Highlight (41)



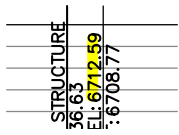
**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:00:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:00:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

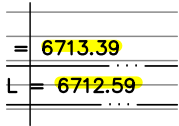


**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:00:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



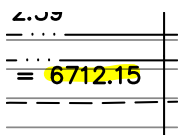
---

**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:00:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



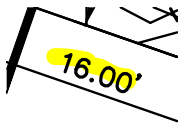
---

**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:01:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



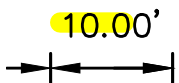
---

**Subject:** Highlight  
**Page Label:** [54] 54 Pond D Plan & Profile - GR02  
**Author:** CDurham  
**Date:** 6/12/2023 10:01:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



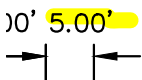
---

**Subject:** Highlight  
**Page Label:** [55] 55 Pond D Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 10:08:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



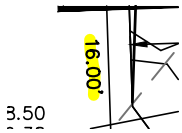
---

**Subject:** Highlight  
**Page Label:** [55] 55 Pond D Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 10:08:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



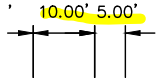
---

**Subject:** Highlight  
**Page Label:** [55] 55 Pond D Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 10:08:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Highlight  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:50:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



---

**Subject:** Highlight  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:51:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**DP01 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [43] 43 2514205 DP01 DP01  
**Author:** dotprete  
**Date:** 6/7/2023 11:13:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**DP02 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [43] 43 2514205 DP01 DP02  
**Author:** dotprete  
**Date:** 6/7/2023 11:46:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**DP03 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [43] 43 2514205 DP01 DP03  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


**DP04 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [44] 44 2514205 DP02 DP04  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


---

**DP05 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [44] 44 2514205 DP02 DP05  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:32 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


---

**DP06 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [44] 44 2514205 DP02 DP06  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:35 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


---

**DP07 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [44] 44 2514205 DP02 DP07  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:38 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


---

**DP09 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [45] 45 2514205 DP03 DP09  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:32 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


---

**DP14 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [45] 45 2514205 DP03 DP14  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:35 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

---


**DP12 PI**  
**A 0+00.00**

**Subject:** Highlight  
**Page Label:** [45] 45 2514205 DP03 DP12  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:40 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




**DP08 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [45] 45 2514205 DP03 DP08  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:43 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


**DP10 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [46] 46 2514205 DP04 DP10  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:51 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


**DP11 PI**  
**A 0+00.00**

---

**Subject:** Highlight  
**Page Label:** [46] 46 2514205 DP04 DP11  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:53 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


**DP13 PI**  
**A 0+00.00**


---

**Subject:** Highlight  
**Page Label:** [46] 46 2514205 DP04 DP13  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:56 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


**DP15 PI**  
**A 0+00.00**

---


**Subject:** Highlight  
**Page Label:** [46] 46 2514205 DP04 DP15  
**Author:** dotprete  
**Date:** 6/7/2023 3:25:59 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

w. **EL: 6712.59**  
 ORIFICE PLATE  
SEE DETAIL T


---

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:11:11 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


100-YR WSE  
6713.38  
WQCV

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:11:25 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


CV  
EL: 6712.15  
0.00  
09 50

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:11:32 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


16  
MAX  
INV: 6708.77

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:12:02 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


EL: 6712.59

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:12:30 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

.W. EL: 6712.59

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:12:33 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

100-YR WSE  
6713.38  
WQCV

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:12:40 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

100-YR WSEL: 6713.38

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:12:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

WQCV WSEL: 6712.15

EL: 6711.10  
ORIFICE #2  
EL: 6710.31

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:15:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ORIFICE #3  
EL: 6711.45

ORIFICE #2  
EL: 6710.31

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:15:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

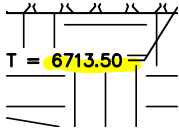
V L: 6712.15

**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:15:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

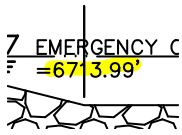
100-YR WSEL: 6713.38

WQCV

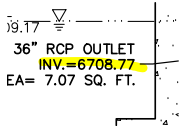
**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 1:15:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Highlight  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 2:42:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

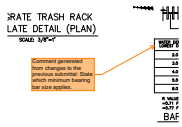


**Subject:** Highlight  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 2:42:46 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**



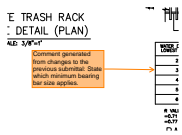
**Subject:** Highlight  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/9/2023 2:49:28 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

### SW - Textbox with Arrow (2)



**Subject:** SW - Textbox with Arrow  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** Mikayla Hartford  
**Date:** 6/6/2023 10:09:29 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Comment generated from changes to the previous submittal: State which minimum bearing bar size applies.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [52] 52 Pond C Outlet Structure  
**Author:** Mikayla Hartford  
**Date:** 6/6/2023 9:54:36 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Comment generated from changes to the previous submittal: State which minimum bearing bar size applies.

### Text Box (15)

Unresolved:  
Highlighted items do not match information on MHFD Detention Basin spreadsheet in FDR. Please update information so report and drawings match.

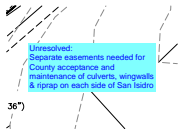
**Subject:** Text Box  
**Page Label:** [56] 56 Pond D Outlet Structure  
**Author:** CDurham  
**Date:** 6/12/2023 10:03:42 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Unresolved:  
Highlighted Items do not match information on MHFD Detention Basin spreadsheet in FDR. Please update information so report and drawings match.



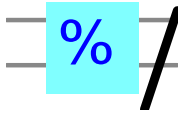
**Subject:** Text Box  
**Page Label:** [51] 51 Pond C Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 10:08:05 AM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Calculations need to be provided for this channel design in FDR



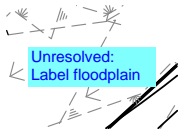
**Subject:** Text Box  
**Page Label:** [47] 47 2514205 CH01 - CH02  
**Author:** CDurham  
**Date:** 6/12/2023 10:17:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
Separate easements needed for County acceptance and maintenance of culverts, wingwalls & riprap on each side of San Isidro



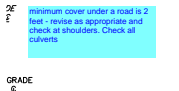
**Subject:** Text Box  
**Page Label:** [27] 27 Cochiti Place  
**Author:** CDurham  
**Date:** 6/12/2023 9:04:13 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

%



**Subject:** Text Box  
**Page Label:** [28] 28 San Isidro Trail  
**Author:** CDurham  
**Date:** 6/12/2023 9:06:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
Label floodplain



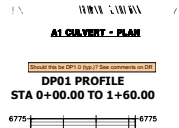
**Subject:** Text Box  
**Page Label:** [43] 43 2514205 DP01  
**Author:** CDurham  
**Date:** 6/12/2023 9:15:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

minimum cover under a road is 2 feet - revise as appropriate and check at shoulders. Check all culverts



**Subject:** Text Box  
**Page Label:** [55] 55 Pond D Spreader  
**Author:** CDurham  
**Date:** 6/12/2023 9:59:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Calculations need to be provided for this channel design in FDR



**Subject:** Text Box  
**Page Label:** [43] 43 2514205 DP01  
**Author:** dotprete  
**Date:** 6/7/2023 11:16:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Should this be DP1.0 (typ.)? See comments on DR

DP11

**Subject:** Text Box  
**Page Label:** [43] 43 2514205 DP01  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DP11

DP1.1

**Subject:** Text Box  
**Page Label:** [43] 43 2514205 DP01  
**Author:** dotprete  
**Date:** 6/7/2023 3:24:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

DP1.1

Provide section of  
rundown into pond

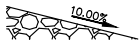


**Subject:** Text Box  
**Page Label:** [53] 53 Pond D Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 10:44:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide section of rundown into pond

12.78'

Provide section of  
rundown into pond



**Subject:** Text Box  
**Page Label:** [49] 49 Pond C Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 10:45:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide section of rundown into pond

15.70'

Provide section of  
rundown into pond



**Subject:** Text Box  
**Page Label:** [57] 57 Pond E Plan & Profile - GRO1  
**Author:** CDurham  
**Date:** 6/9/2023 11:34:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide section of rundown into pond

Show & label mail  
kiosk location. Include  
easement, if needed.

**Subject:** Text Box  
**Page Label:** [19] 19 Barrosito Trail  
**Author:** CDurham  
**Date:** 6/9/2023 5:03:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show & label mail kiosk location. Include  
easement, if needed.

---

**Subject:** Text Box  
**Page Label:** [1] 1 2514205 CV01 - CV01  
**Author:** CDurham  
**Date:** 6/9/2023 5:20:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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I, the undersigned, certify that this document is a true and correct copy of the information specified in these retrieval points.  
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