
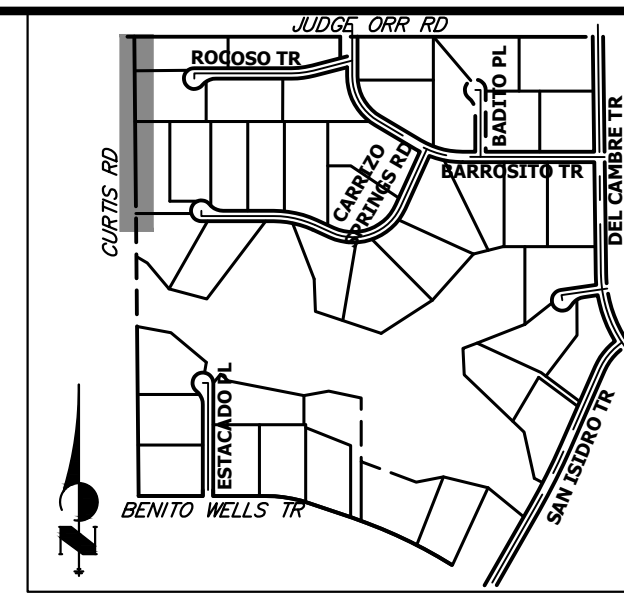
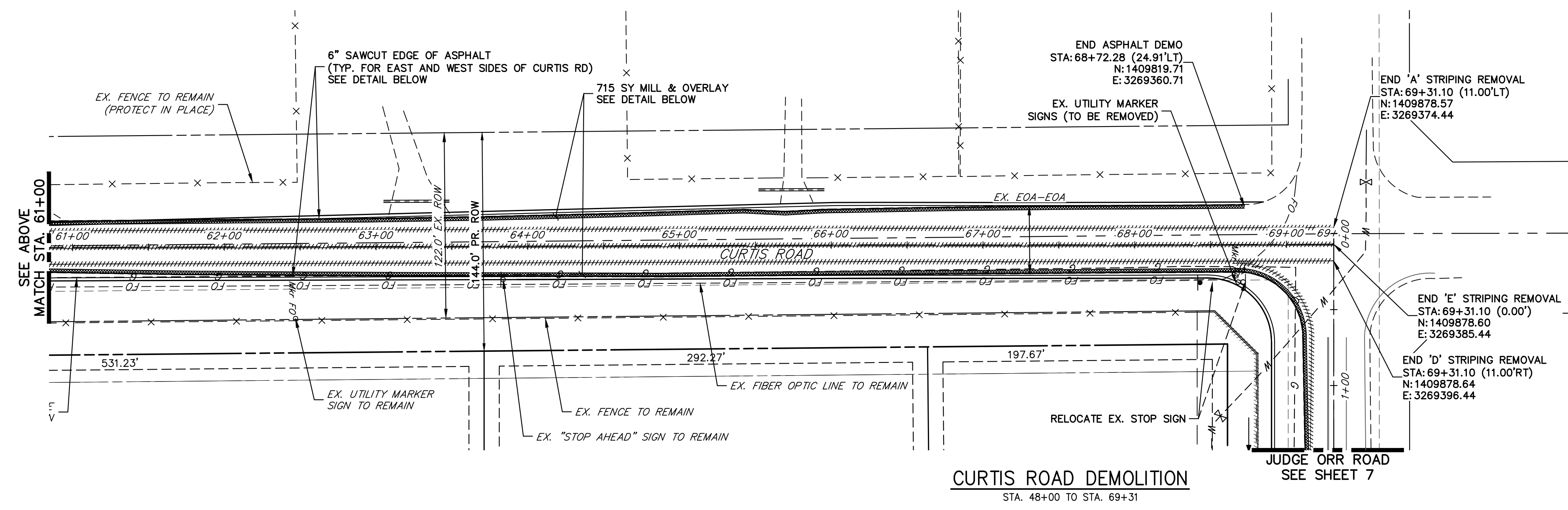
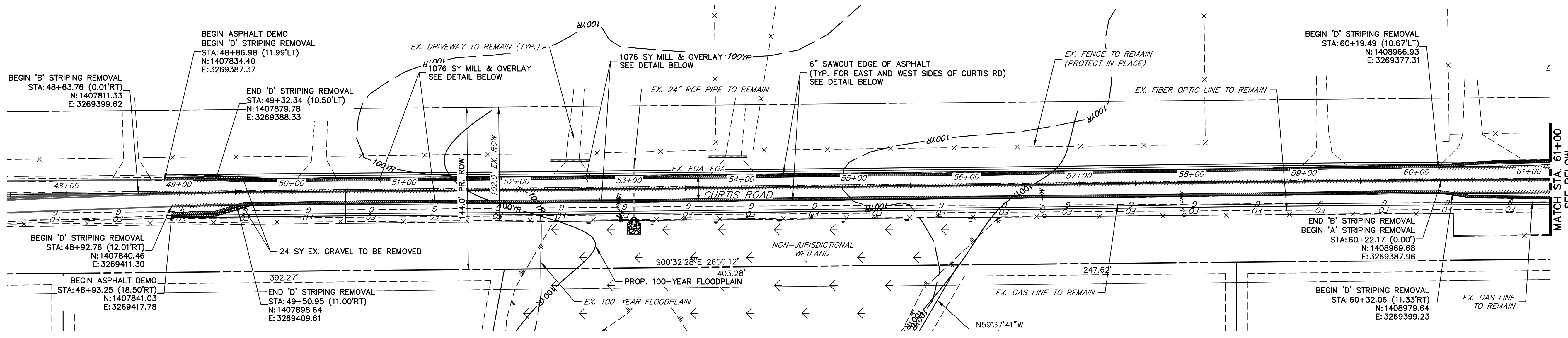


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 3/20/24
 DATE

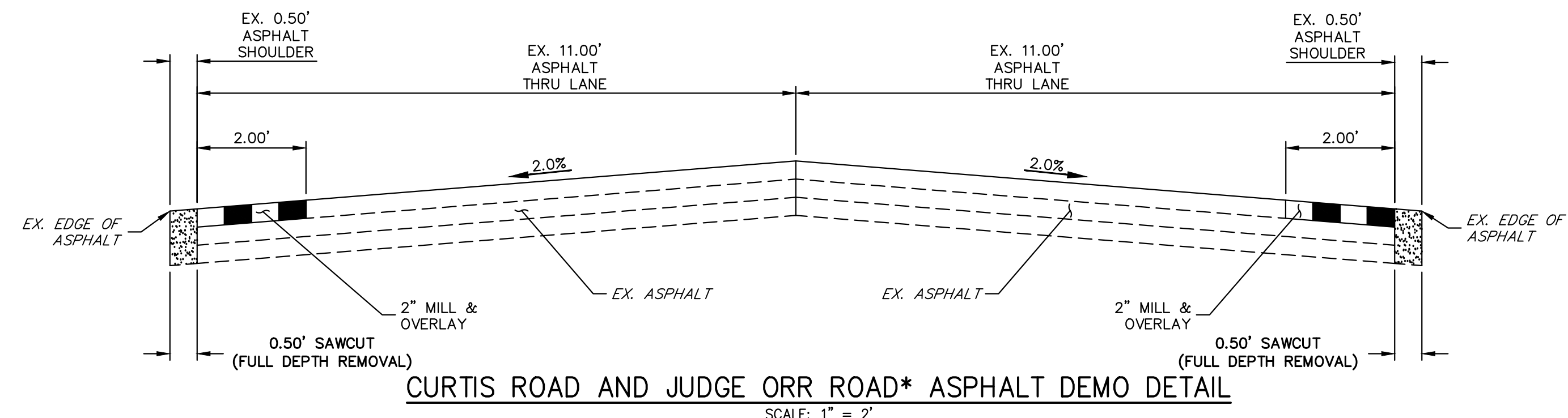
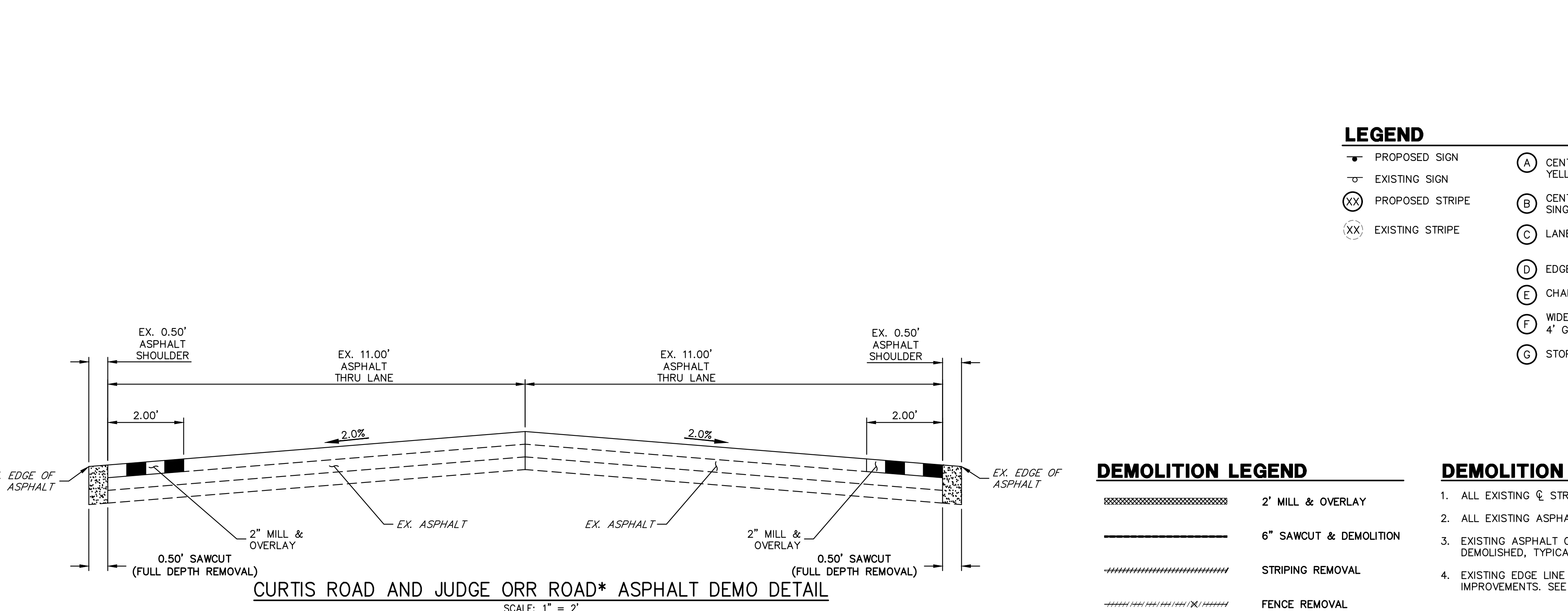
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE STREET AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=175'
V-SCALE	N/A
DATE	3/20/24
DESIGNED BY	CJS
DRAWN BY	CJS
CHECKED BY	
SADDEHORN RANCH - FILING 3	
HORIZONTAL CONTROL PLAN	
SHEET	5 OF 63
JOB NO.	25142.05



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



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

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

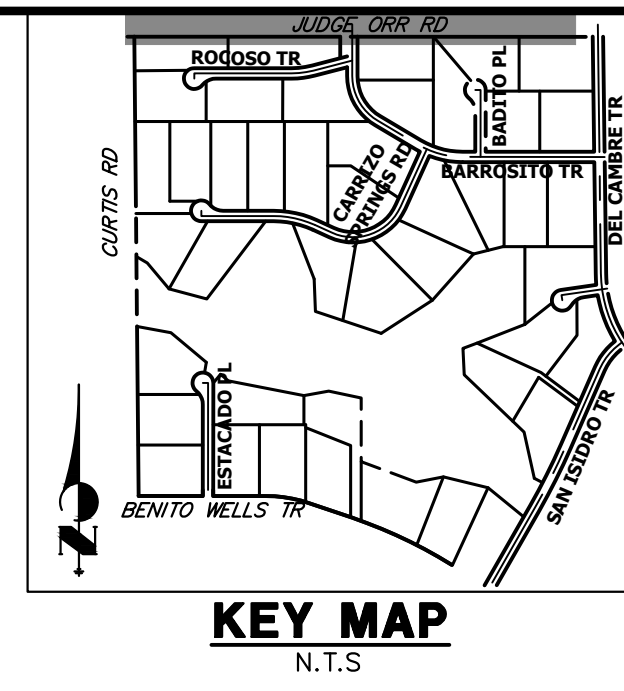
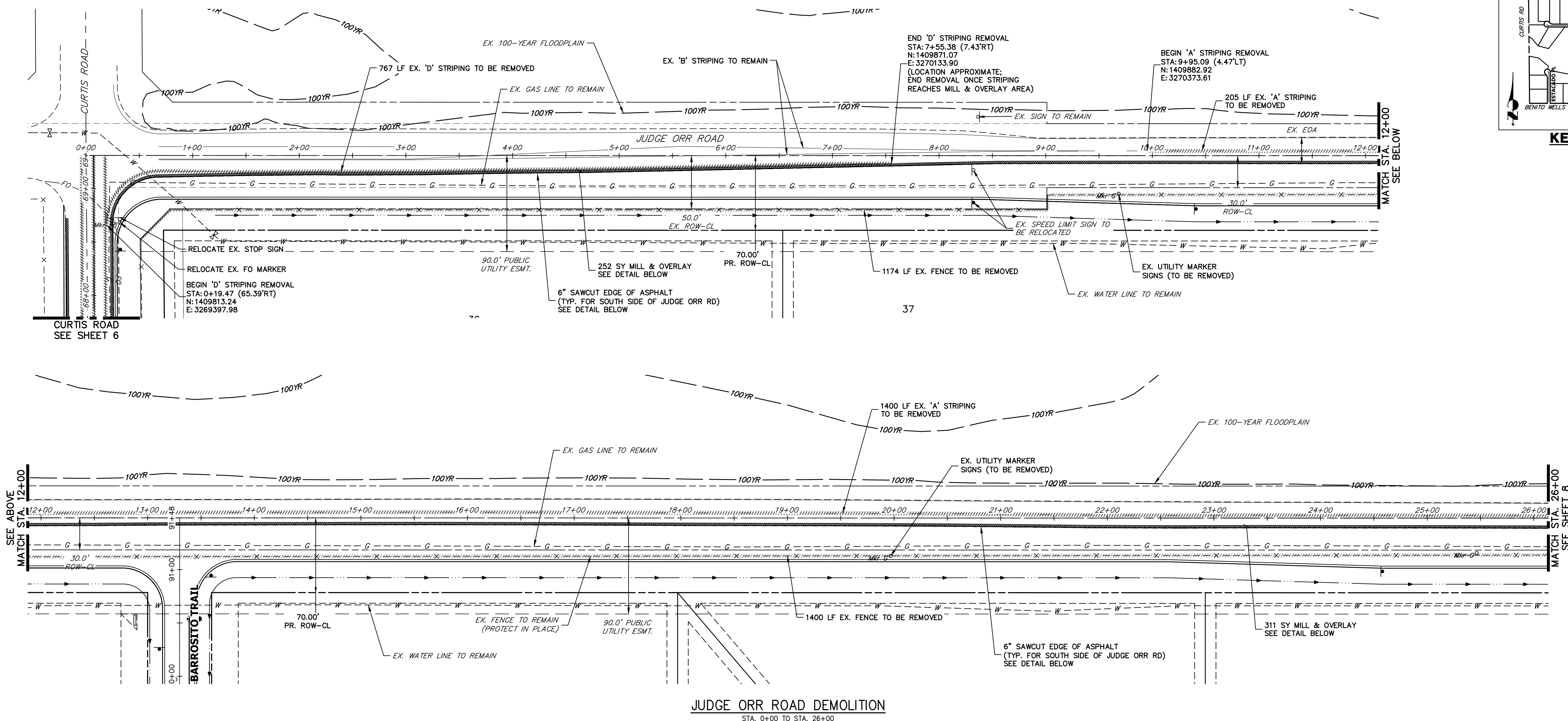
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

3/20/24 DATE

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

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

SHEET 6 OF 63
 JOB NO. 25142.05



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

LEGEND

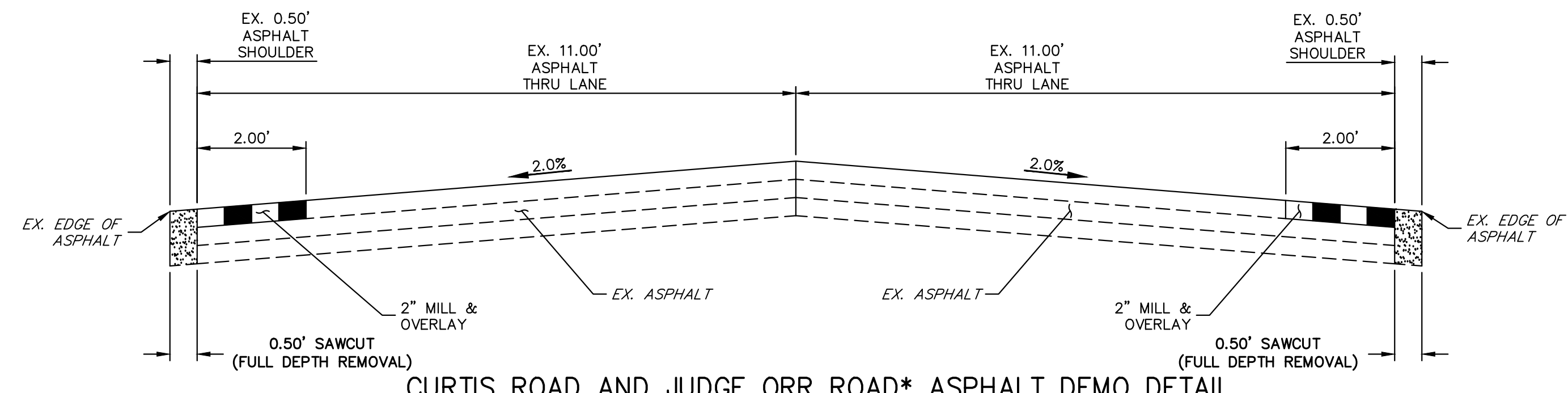
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING 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 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.



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

3/20/24
DATE

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

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

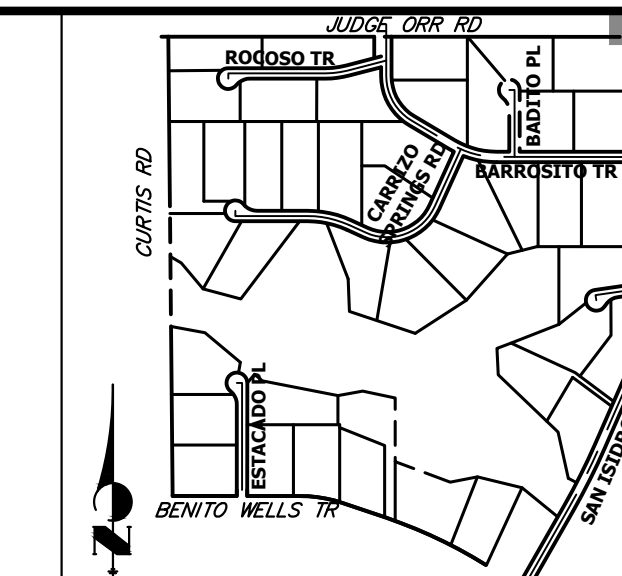
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1"=50'
V-SCALE N/A
DATE 3/20/24
DESIGNED BY RWK
DRAWN BY RWK
CHECKED BY

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

SHEET 7 OF 63
JOB NO. 25142.05

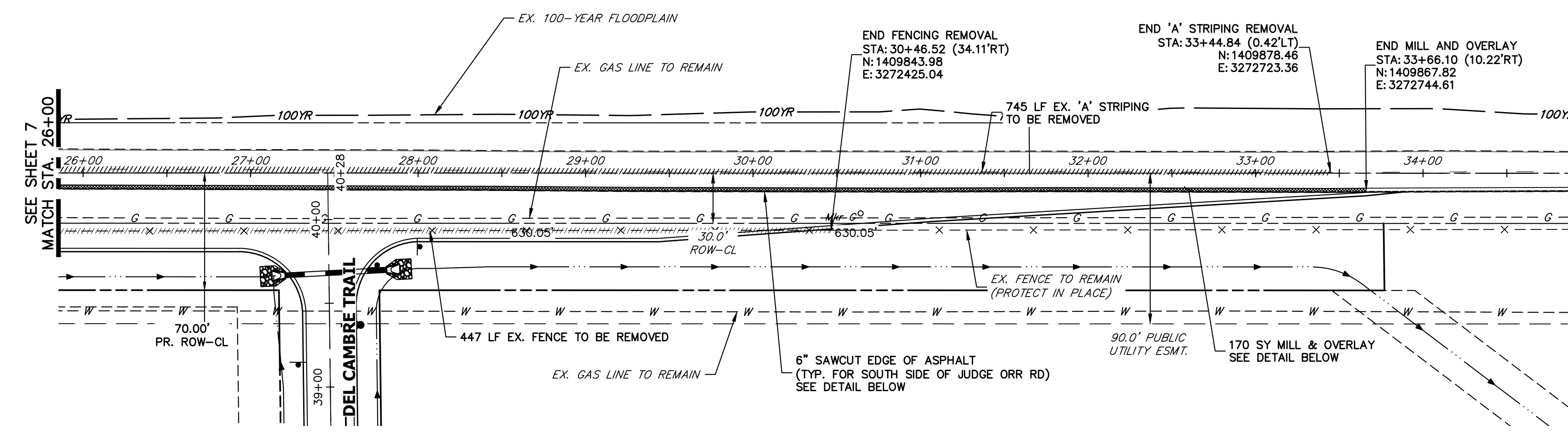


KEY MAP
N.T.S.

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

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

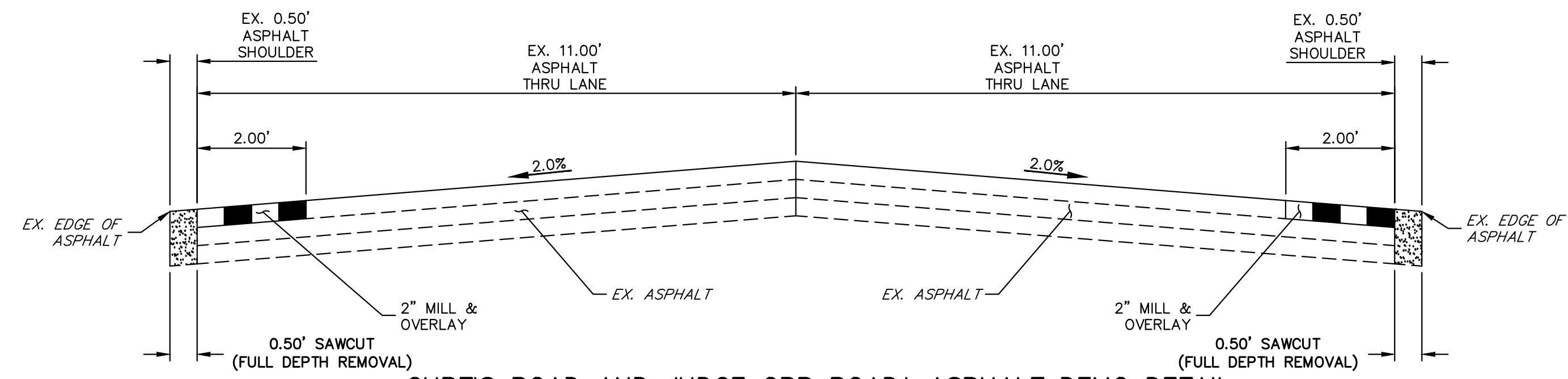
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



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

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



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

DEMOLITION LEGEND

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

DEMOLITION NOTES

- ALL EXISTING 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.

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

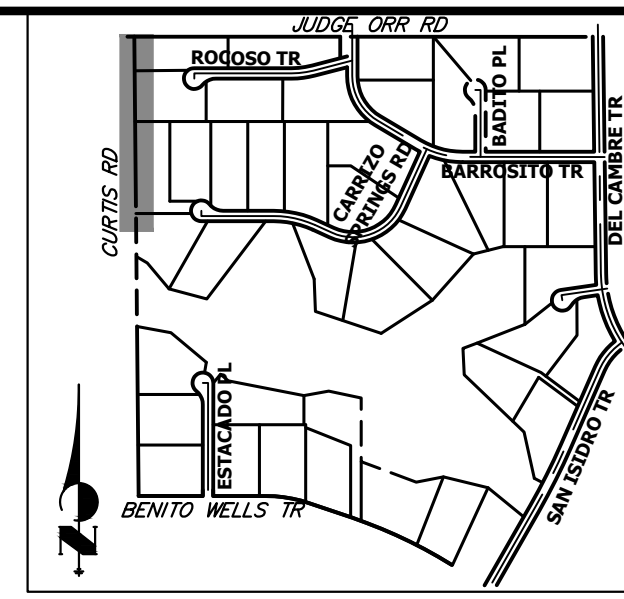
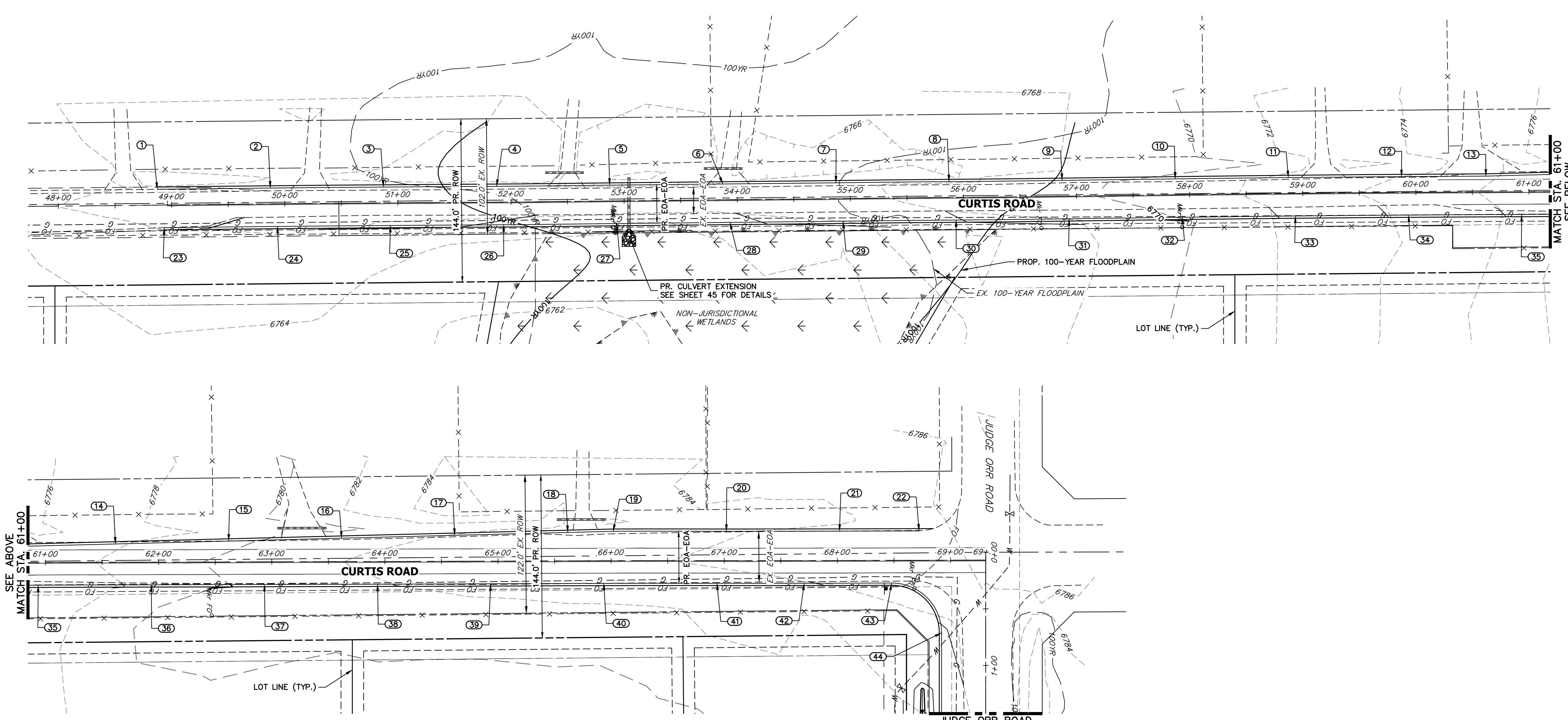
3/20/24
DATE

No.	REVISION	BY	DATE

H-SCALE	1"=50'	N/A
V-SCALE <td>3/20/24 <td>RWK</td> </td>	3/20/24 <td>RWK</td>	RWK
DESIGNED BY <td>RWK</td> <td>RWK</td>	RWK	RWK
DRAWN BY <td> </td> <td> </td>		
CHECKED BY <td> </td> <td> </td>		

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

SHEET 8 OF 63
JOB NO. 25142.05



CURTIS ROAD GRADING
STA. 48+00 TO STA. 69+40

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

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

STREET IMPROVEMENT NOTES

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

ORIGINAL SCALE: 1" = 50'

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law (Signature)
 25043 (Professional Engineer Seal Number)
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

3/20/24
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

 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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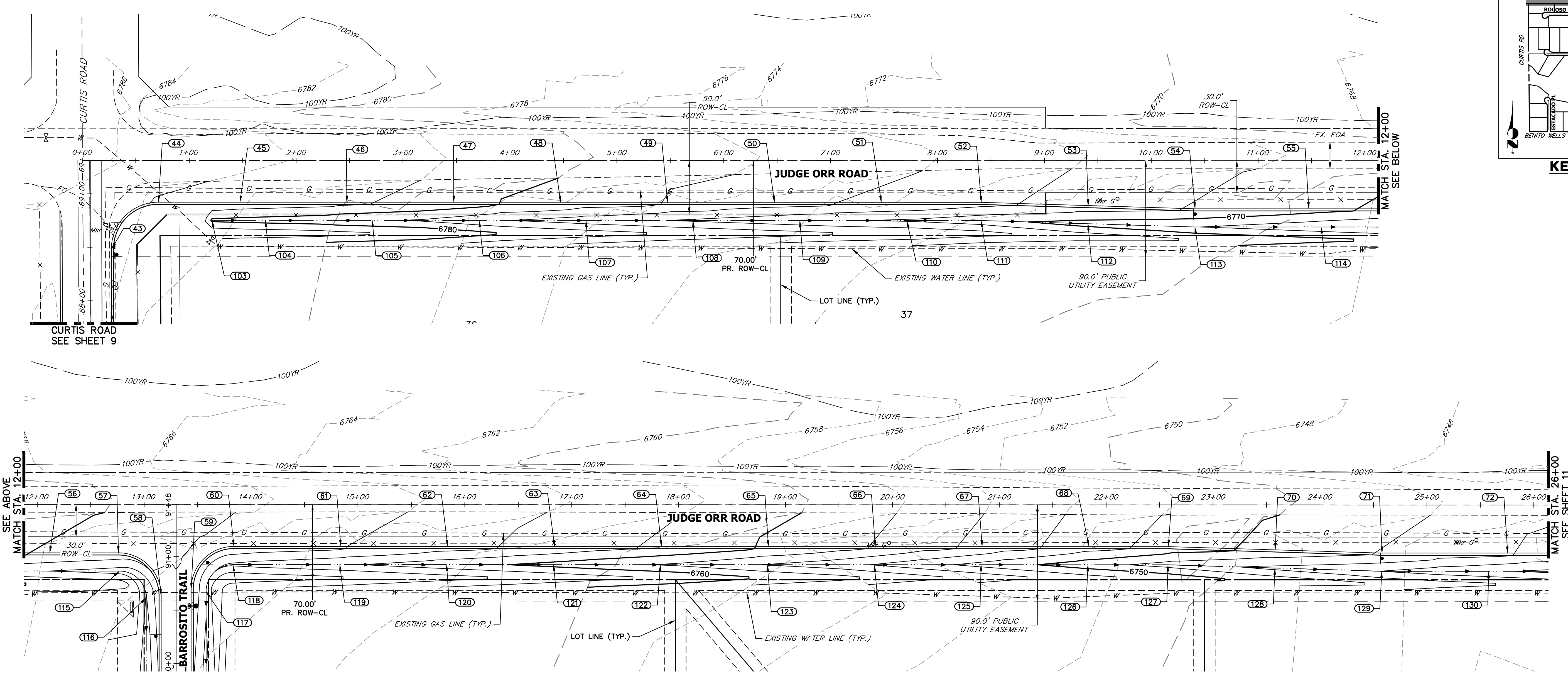
BY DATE

No. REVISION

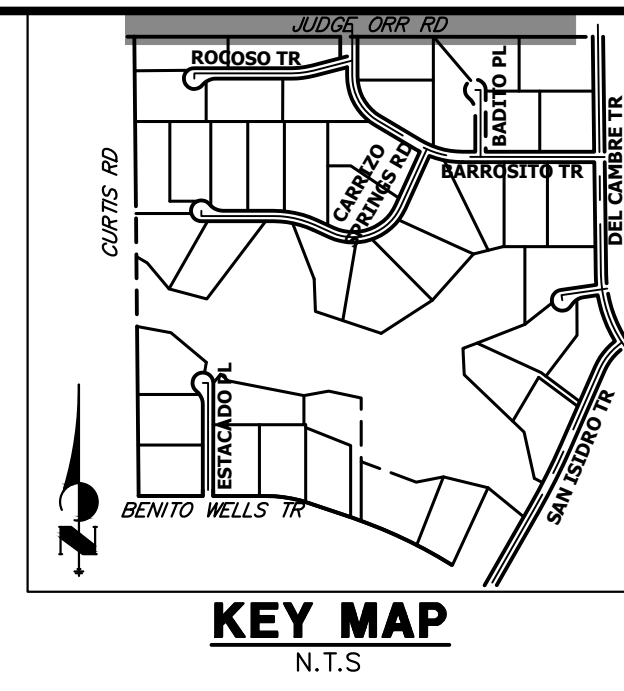
H-SCALE 1"=50'
 V-SCALE N/A
 DATE 3/20/24
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

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

SHEET 9 OF 63
 JOB NO. 25142.05



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	6767.36		PCR
59	13+44.00	79.00' (RT)	EX. JUDGE ORR CL	6767.44		PCR
60	13+84.00	39.00' (RT)	EX. JUDGE ORR CL	6767.36		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	6764.37		SWALE PC
118	13+83.00	56.00' (RT)	EX. JUDGE ORR CL	6763.62		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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- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
- ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.

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

Know what's below.
Call before you dig.

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

3/20/24
DATE

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

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

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

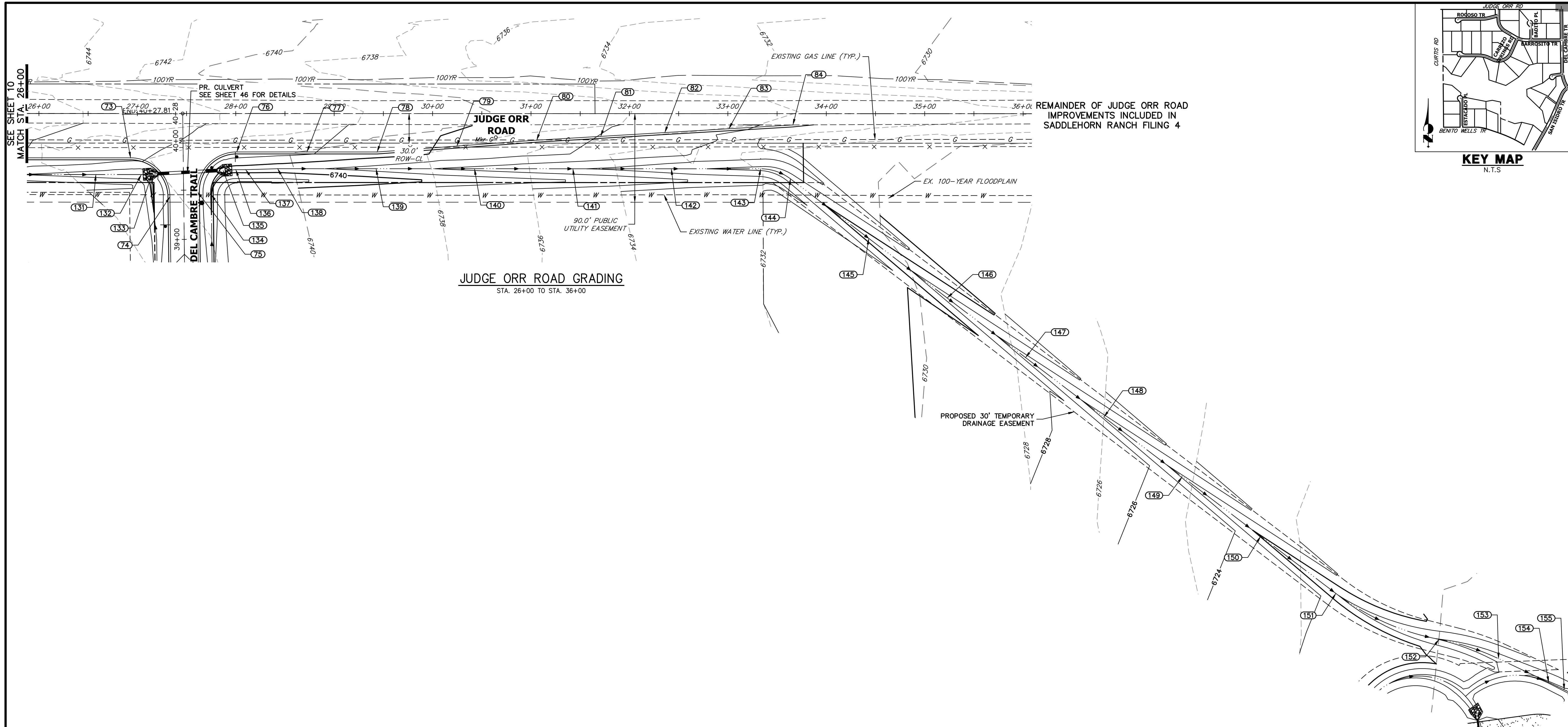
BY DATE

No. REVISION

H-SCALE 1"=50'
V-SCALE N/A
DATE 3/20/24
DESIGNED BY RWK
DRAWN BY RWK
CHECKED BY

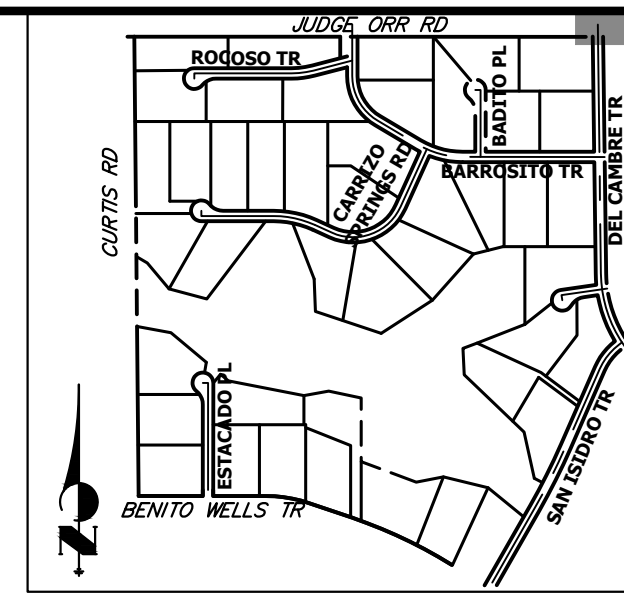
SADDLEHORN RANCH -
FILING 3
CURTIS RD & JUDGE ORR RD
GRADING PLAN

SHEET 10 OF 63
JOB NO. 25142.05



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

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



KEY MAP
N.T.S.

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	6742.95		PCR
75	27+61.06	79.50' (RT)	EX. JUDGE ORR CL	6742.96		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	6739.91		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	6738.94		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

1. ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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

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

3/20/24
DATE

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

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

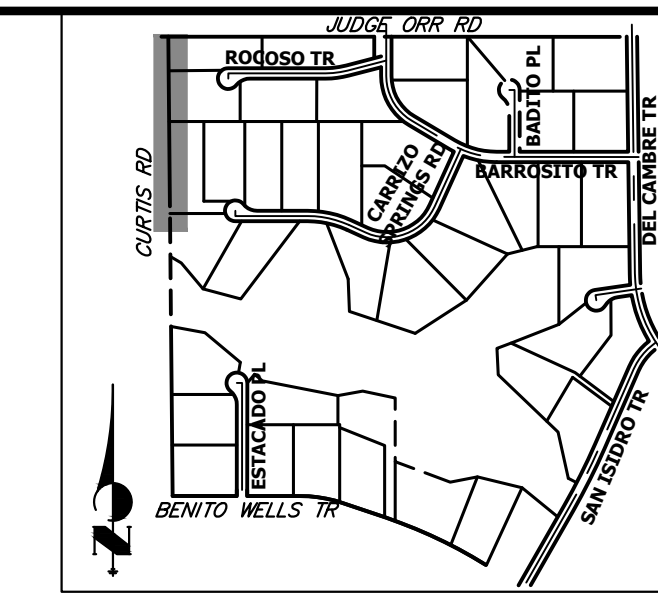
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE
No. REVISION

H-SCALE 1"=50'
V-SCALE N/A
DATE 3/20/24
DESIGNED BY RWK
DRAWN BY RWK
CHECKED BY

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

SHEET 11 OF 63
JOB NO. 25142.05



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.

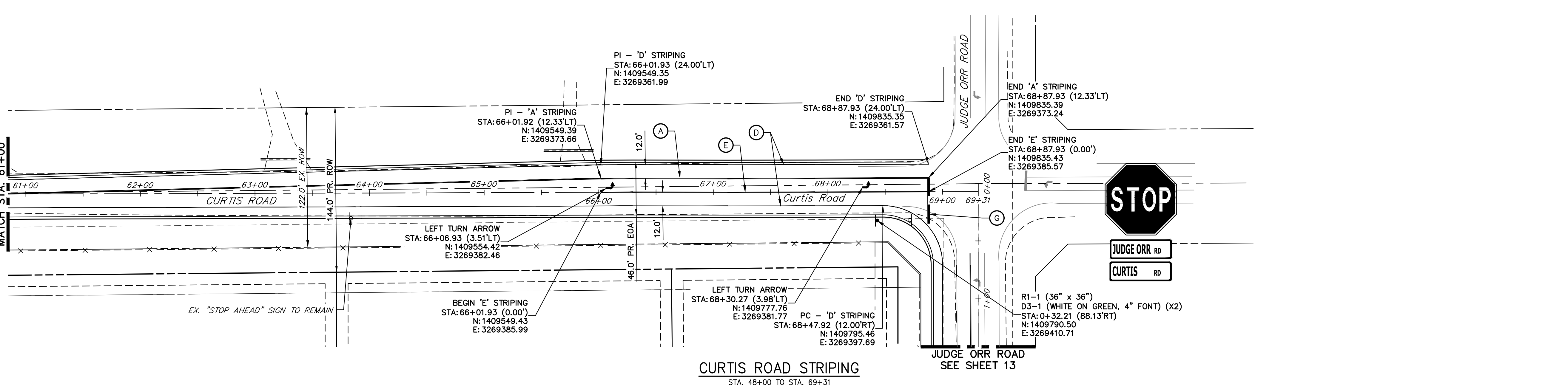
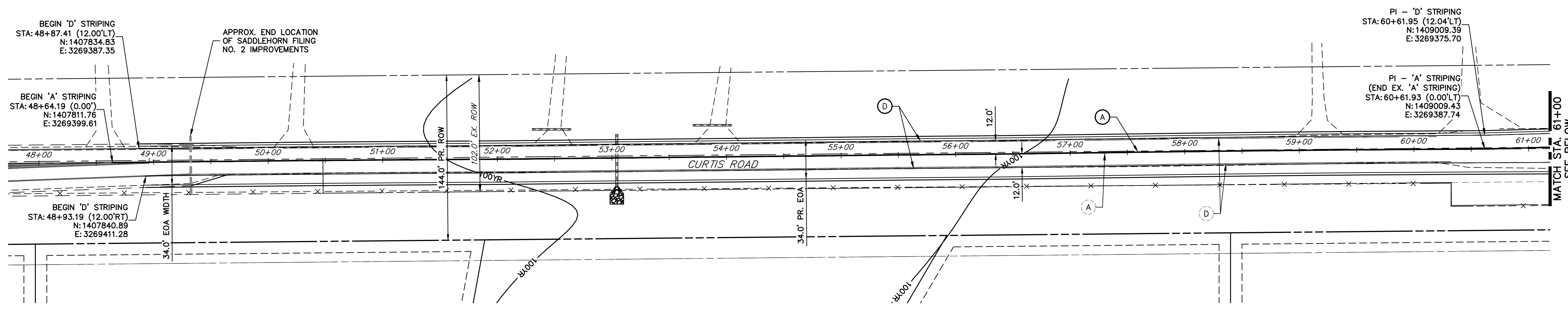
PREPARED FOR
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/20/24	RWK	RWK	

SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 SIGNAGE & STRIPING PLAN
 SHEET 12 OF 63
 JOB NO. 25142.05



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 LETTERING ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

- PROPOSED SIGN
- - - EXISTING SIGN
- 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

Curtis Road Sign Tabulation

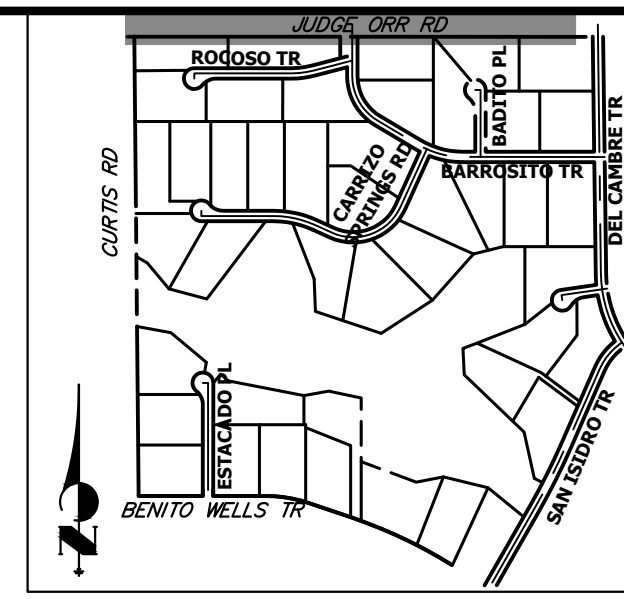
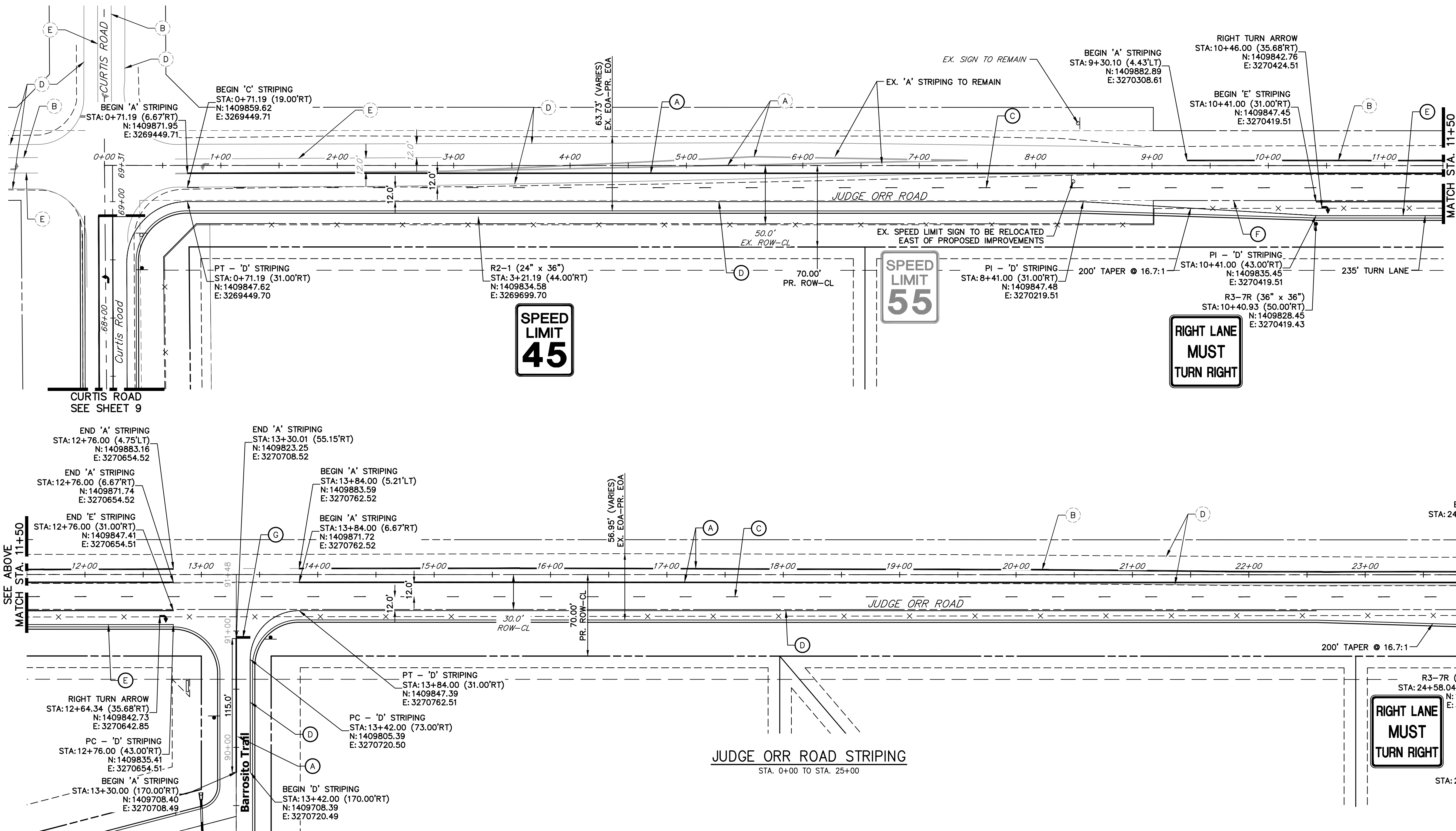
Sign	Dimensions	Proposed
R1-1	36" x 36"	1
D3-1	Varies* x 12"	2

*Sign width depends on street name

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

3/20/24
 DATE



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.

SIGNING AND STRIPING NOTES

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- 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.
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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
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- (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	-

50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'
Know what's below. Call before you dig.

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

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

25043
 3/20/24
 DATE

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

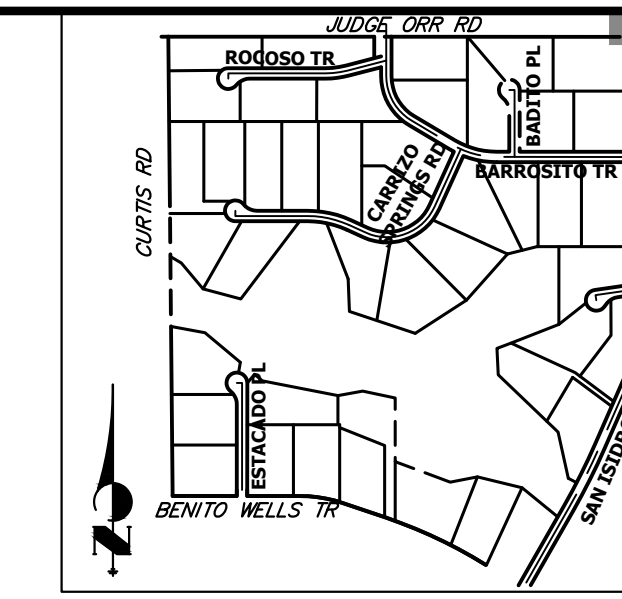
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/20/24	RWK	RWK	

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

SHEET 13 OF 63
 JOB NO. 25142.05



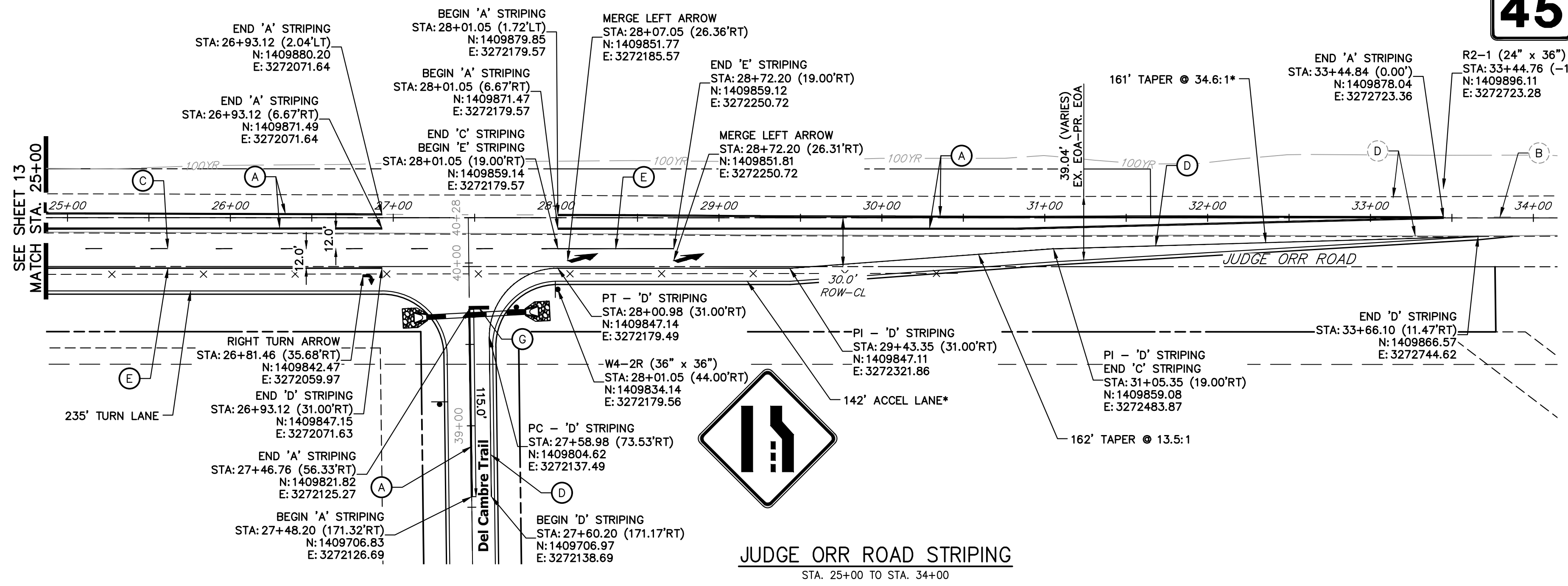
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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

*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.

SPEED LIMIT 45



JUDGE ORR EXISTING STRIPING NOTE:
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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

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LEGEND

- PROPOSED SIGN
- EXISTING SIGN
- XX PROPOSED STRIPE
- XX EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
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- (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

50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'
 Know what's below.
 Call before you dig.

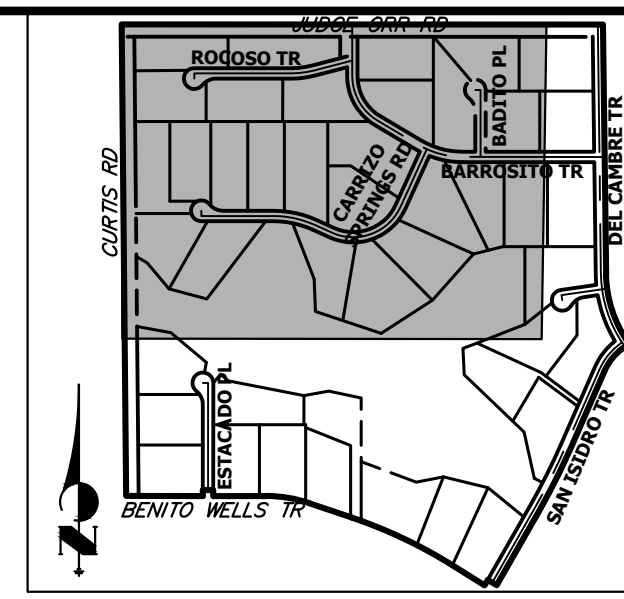
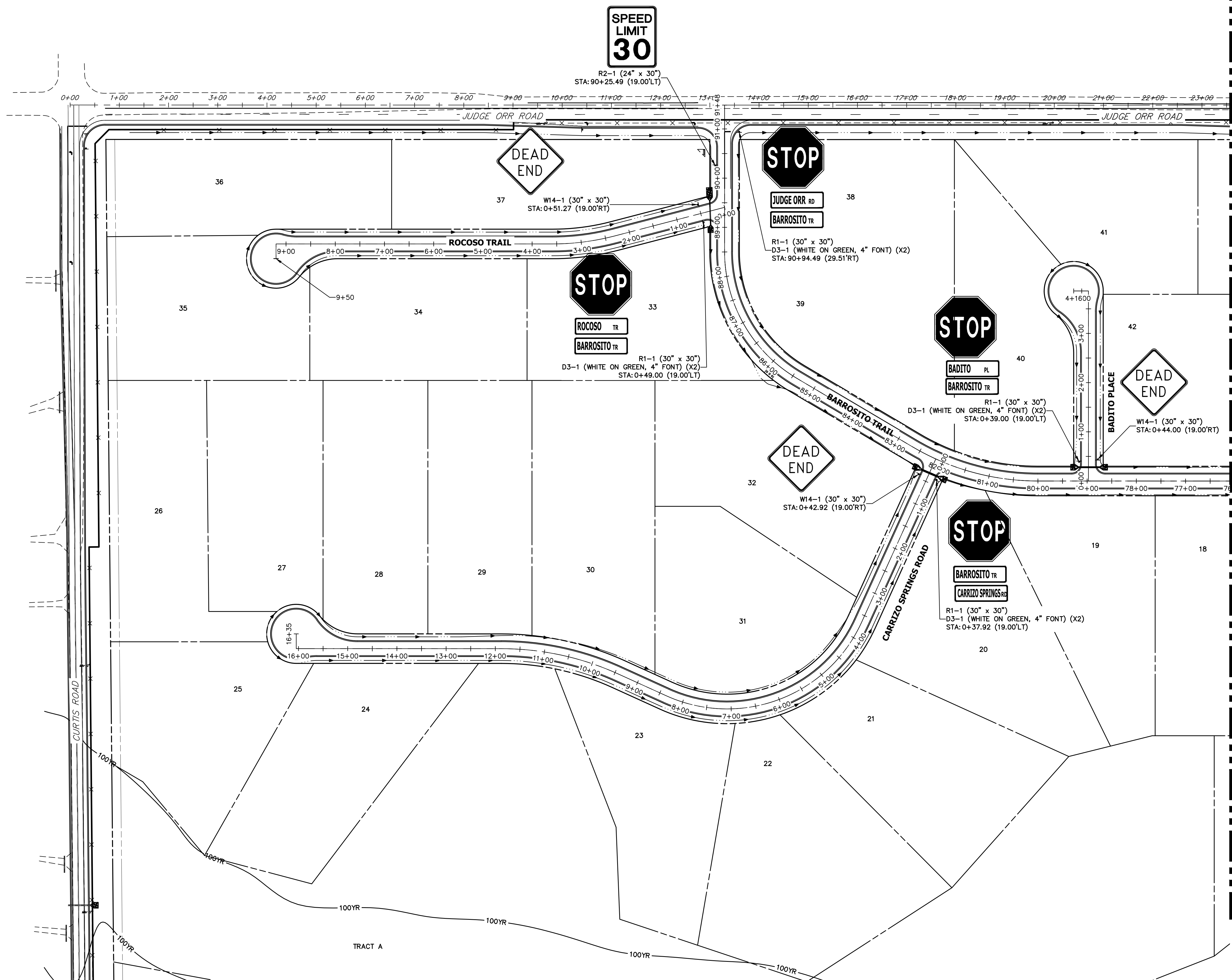
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

3/20/24
 DATE

No.	REVISION	BY	DATE							
				1"=50'	V-SCALE	N/A	DATE	DESIGNED BY	RWK	RWK

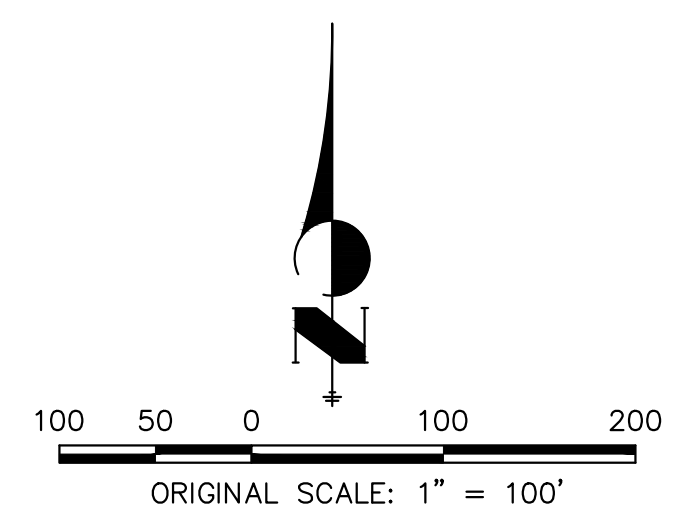
SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 SIGNAGE & STRIPING PLAN

SHEET 14 OF 63
 JOB NO. 25142.05



KEY MAP
N.T.S.

SEE SHEET 16



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

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

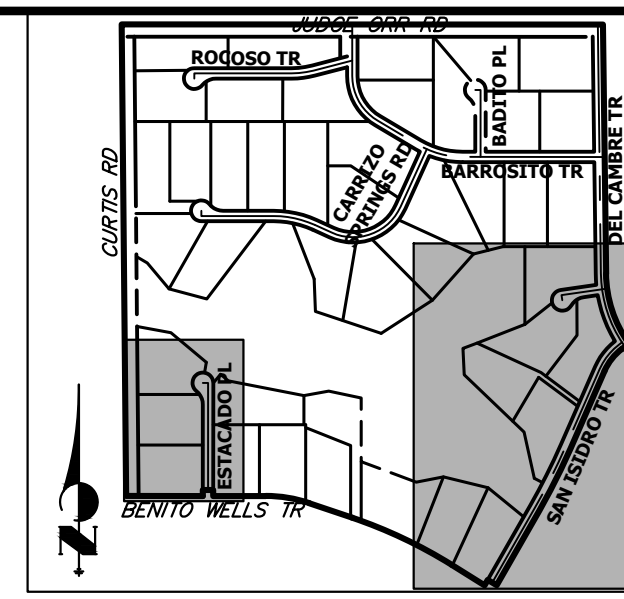
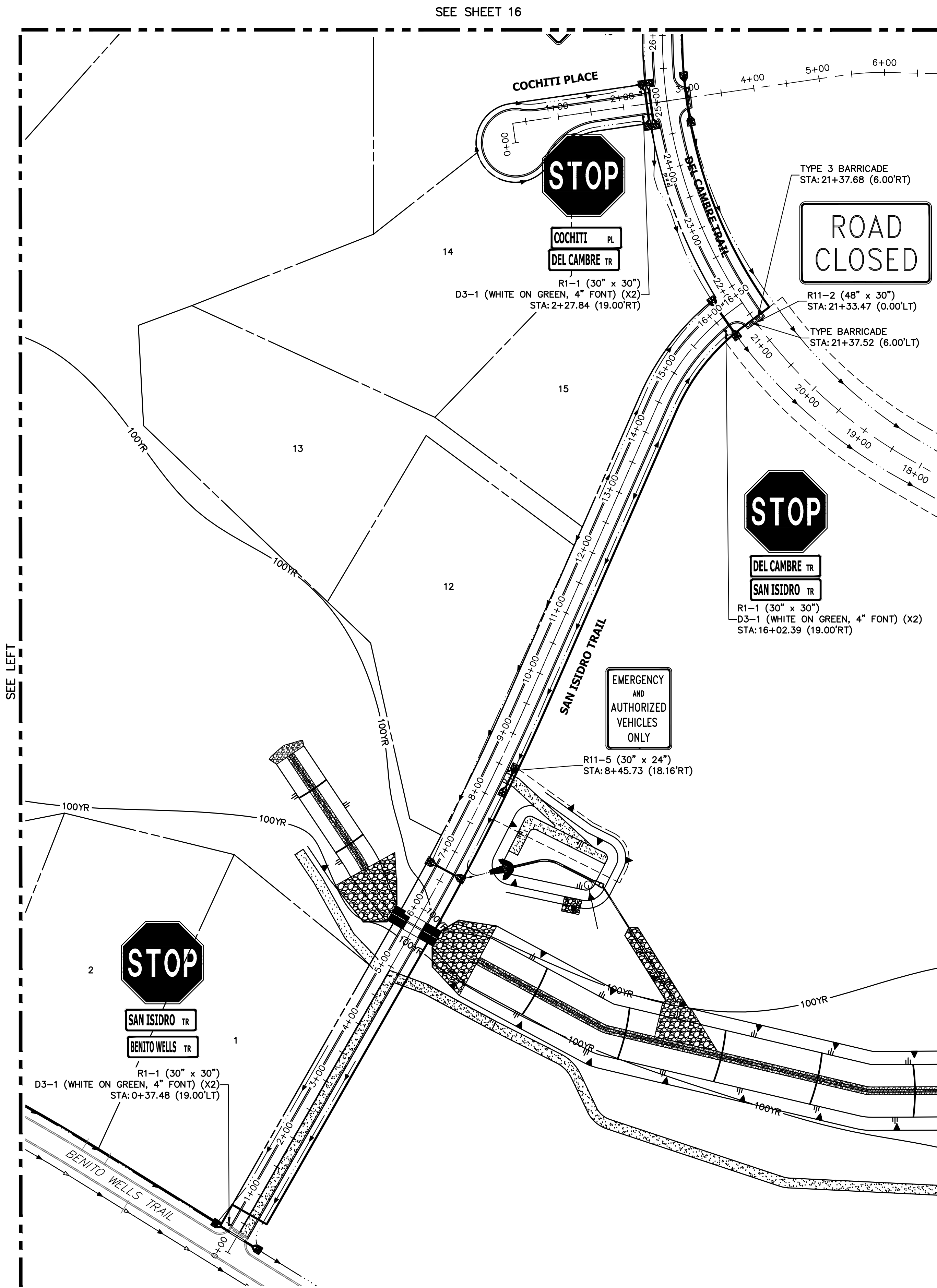
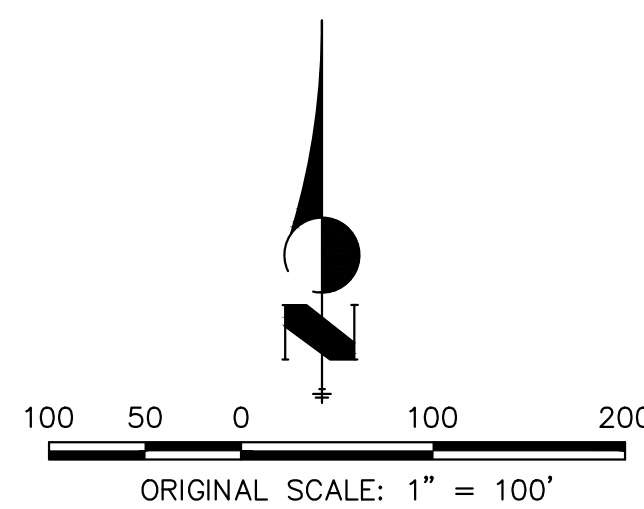
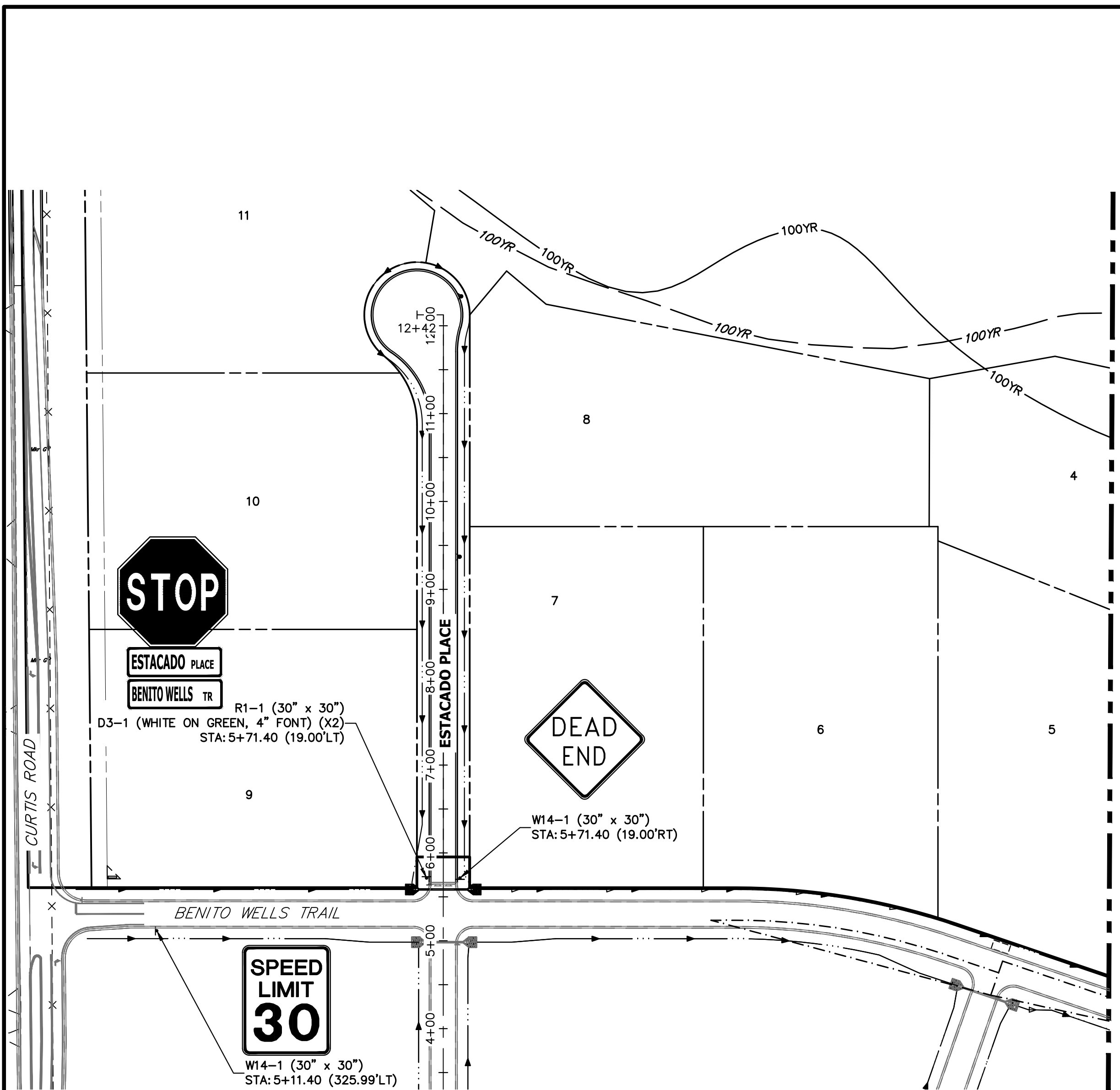
J.R. ENGINEERING
A Westman Company
Central 300-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	3/20/24	AMT	AMT	

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 3/20/24





SEE SHEET 16

SEE LEFT

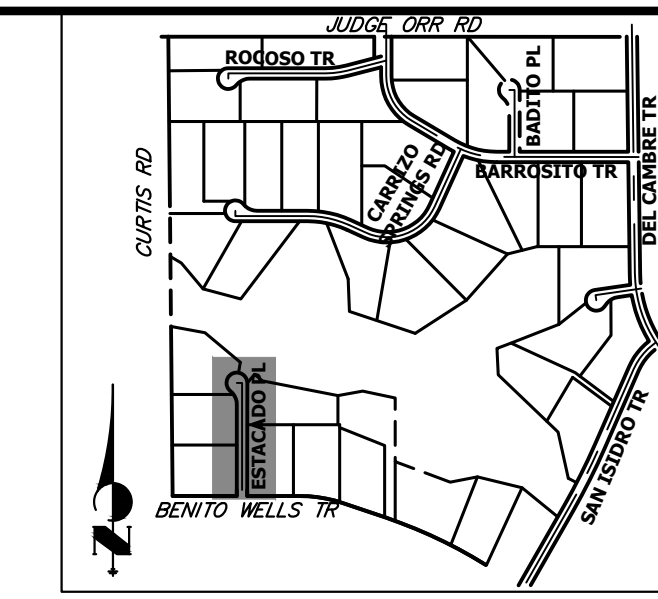
SEE RIGHT



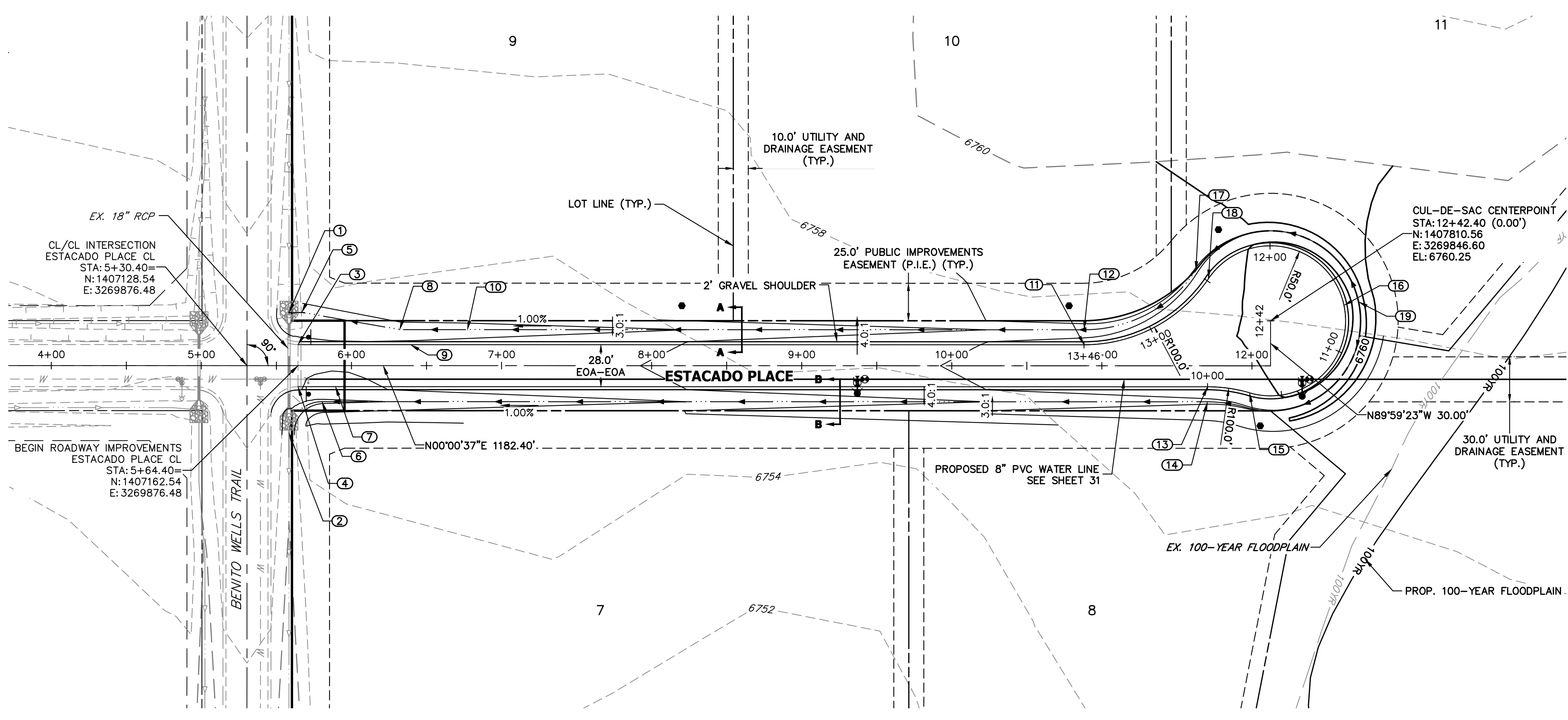
ENGINEER'S STATEMENT
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 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
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3/20/24
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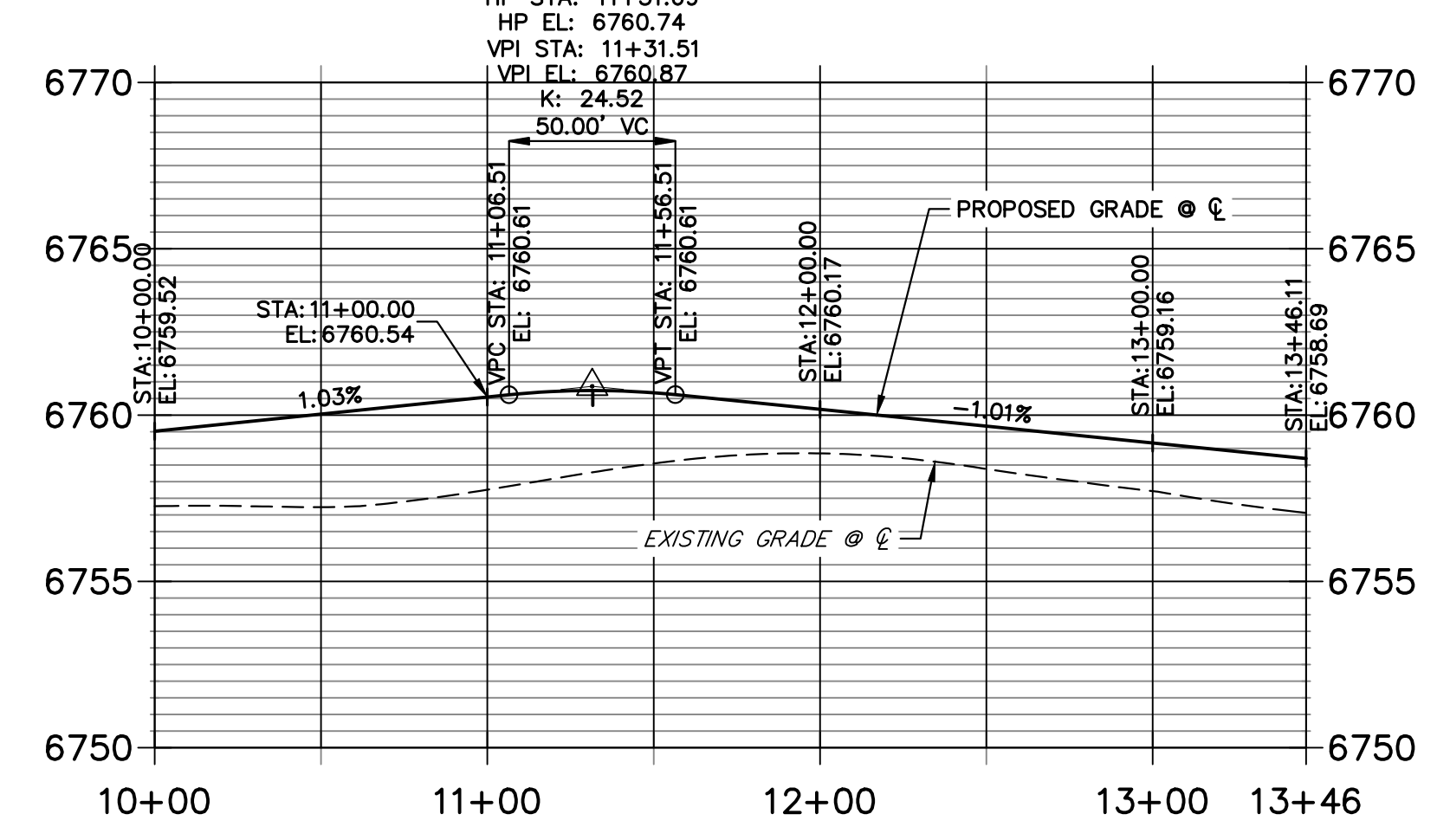
SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN	H-SCALE 1"=100'	V-SCALE N/A	DATE 3/20/24	DESIGNED BY AMT	DRAWN BY AMT	CHECKED BY
	No.	REVISION	BY	DATE	PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.
SHEET 17 OF 63	JOB NO. 25142.05	J.R. ENGINEERING A Westman Company Centennial 300-740-8888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com				



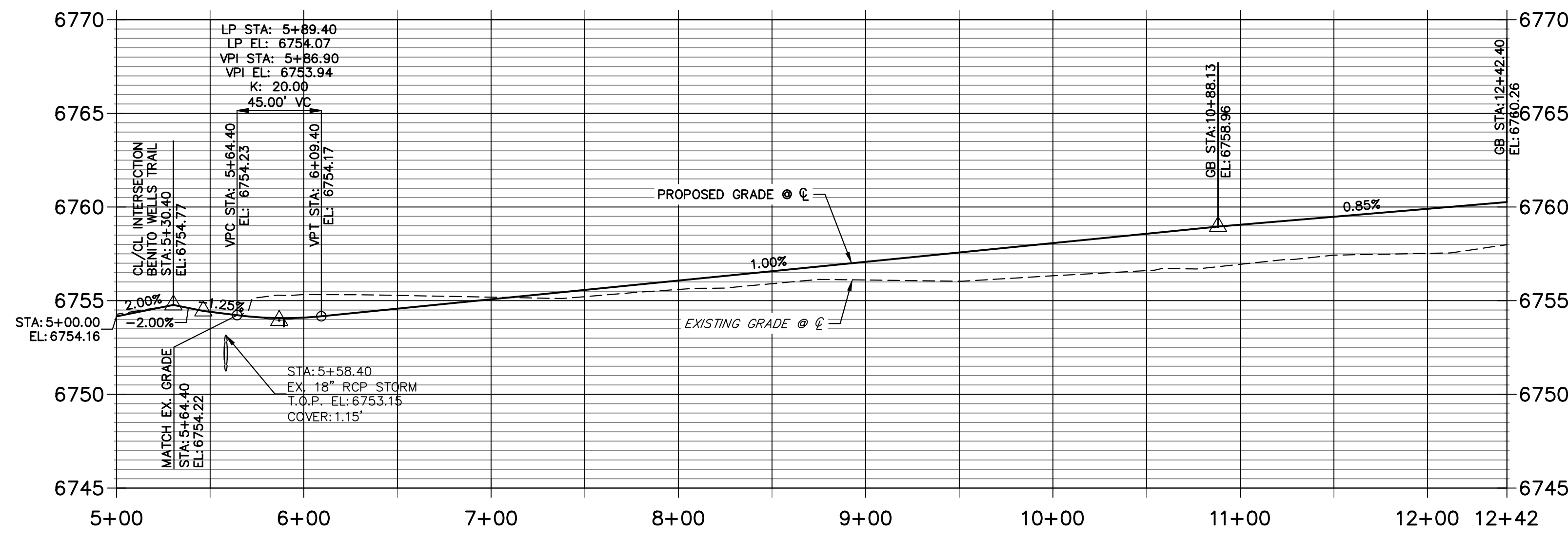
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 PREPARED FOR
 ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS



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

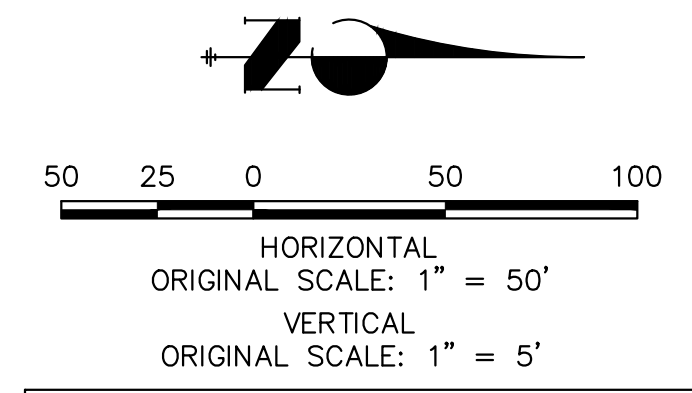


**ESTACADO PLACE CL PROFILE
 STA 5+00.00 TO 12+42.40**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	5+58.40	35.51' (LT)	ESTACADO PLACE CL	6751.95		TIE INTO EX. SWALE
2	5+58.40	44.89' (RT)	ESTACADO PLACE CL	6750.83		TIE INTO EX. SWALE
3	5+64.40	14.00' (LT)	ESTACADO PLACE CL	6754.36		MATCH EX ASPH
4	5+64.40	14.00' (RT)	ESTACADO PLACE CL	6754.08		MATCH EX ASPH
5	5+66.90	35.51' (LT)	ESTACADO PLACE CL	6751.99		SWALE PI
6	5+80.37	24.00' (RT)	ESTACADO PLACE CL	6751.58		SWALE PC
7	5+89.40	14.00' (RT)	ESTACADO PLACE CL	6753.79		LOW PT
8	6+32.16	24.00' (LT)	ESTACADO PLACE CL	6752.32		SWALE PI
9	6+39.40	14.00' (LT)	ESTACADO PLACE CL	6754.19		GB
10	6+77.29	24.00' (LT)	ESTACADO PLACE CL	6752.54		SWALE GB
11	10+88.13	14.00' (LT)	ESTACADO PLACE CL	6758.69		PC
12	10+88.13	24.00' (LT)	ESTACADO PLACE CL	6756.65		SWALE PC/GB
13	11+70.40	14.00' (RT)	ESTACADO PLACE CL	6759.52		PC
14	11+70.40	24.00' (RT)	ESTACADO PLACE CL	6757.48		SWALE PC/GB
15	11+98.40	18.00' (RT)	ESTACADO PLACE CL	6759.79		PRC

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
16	1407859.48	3269836.29	6760.87		HIGH PT
17	1407760.85	3269812.99	6757.61		SWALE PRC/GB
18	1407769.14	3269818.59	6759.65		PRC
19	1407869.21	3269833.97	6758.83		SWALE HIGH PT



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

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.

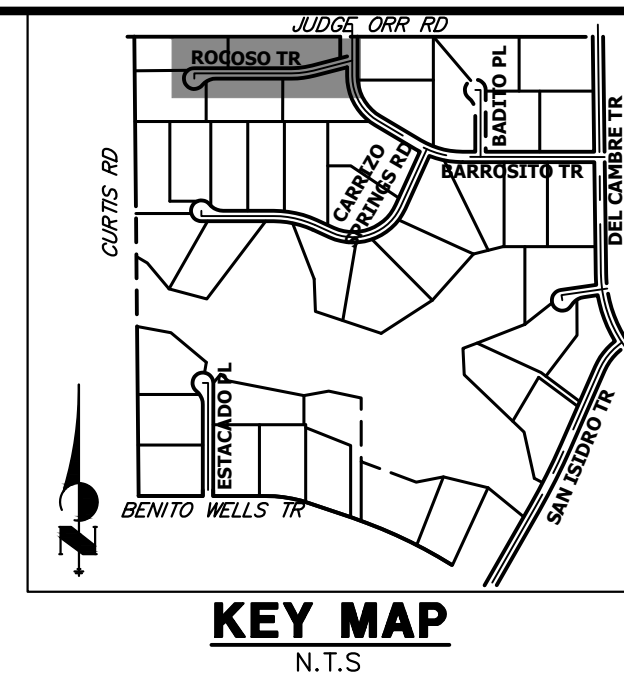
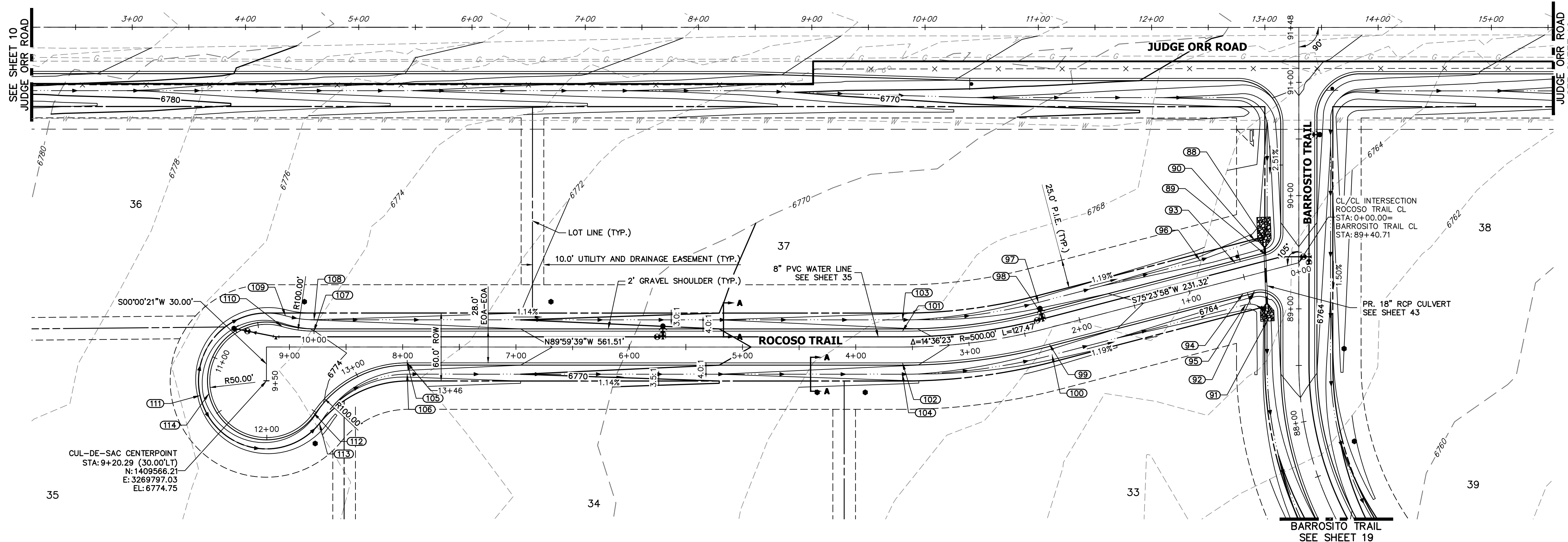
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 3/20/24
 DATE

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	3/20/24	RWK	RWK

SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 18 OF 63
 JOB NO. 25142.05



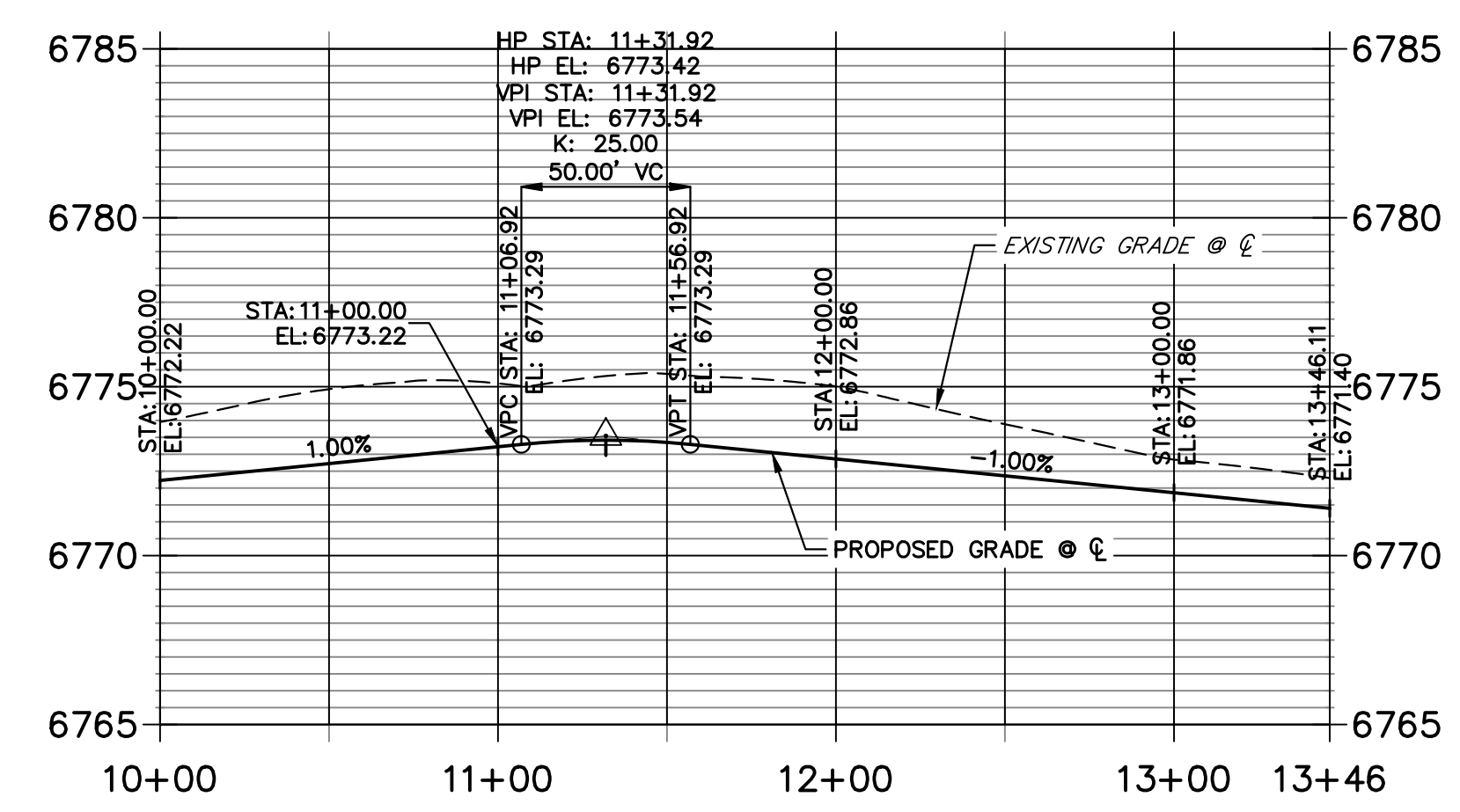
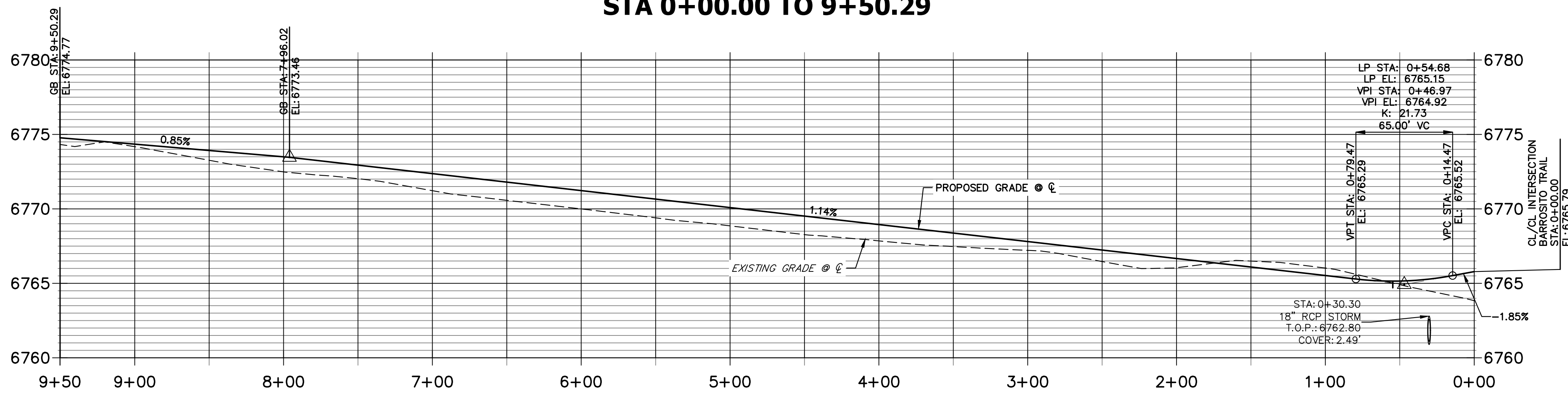
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

**ROCOSO TRAIL CL PROFILE
 STA 0+00.00 TO 9+50.29**

**ROCOSO TRAIL CUL-DE-SAC PROFILE
 STA 10+00.00 TO 13+46.11**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
88	0+24.28	27.26' (RT)	ROCOSO TRAIL CL	6761.23		END SWALE
89	0+26.27	14.00' (RT)	ROCOSO TRAIL CL	6765.09		PCR
90	0+32.61	28.74' (RT)	ROCOSO TRAIL CL	6761.92		SWALE GB
91	0+40.09	42.78' (LT)	ROCOSO TRAIL CL	6760.88		END SWALE
92	0+44.00	14.00' (LT)	ROCOSO TRAIL CL	6764.90		PCR
93	0+54.47	14.00' (RT)	ROCOSO TRAIL CL	6764.87		LOW PT
94	0+54.47	14.00' (LT)	ROCOSO TRAIL CL	6764.87		LOW PT
95	0+54.60	24.00' (LT)	ROCOSO TRAIL CL	6762.77		SWALE PC/GB
96	0+84.00	24.00' (RT)	ROCOSO TRAIL CL	6762.95		SWALE GB
97	2+31.32	24.00' (RT)	ROCOSO TRAIL CL	6764.70		SWALE GB
98	2+31.32	14.00' (RT)	ROCOSO TRAIL CL	6766.74		PT
99	2+31.32	14.00' (LT)	ROCOSO TRAIL CL	6766.74		PT
100	2+31.32	24.00' (LT)	ROCOSO TRAIL CL	6764.70		SWALE PT/GB
101	3+58.78	14.00' (RT)	ROCOSO TRAIL CL	6768.20		PC
102	3+58.78	14.00' (LT)	ROCOSO TRAIL CL	6768.20		PC

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
103	3+58.78	24.00' (RT)	ROCOSO TRAIL CL	6766.16		SWALE PC/GB
104	3+58.78	24.00' (LT)	ROCOSO TRAIL CL	6766.16		SWALE PC/GB
105	7+96.02	14.00' (LT)	ROCOSO TRAIL CL	6773.18		PT
106	7+96.02	24.00' (LT)	ROCOSO TRAIL CL	6771.14		SWALE PT/GB
107	8+78.29	14.00' (RT)	ROCOSO TRAIL CL	6774.00		PT
108	8+78.29	24.00' (RT)	ROCOSO TRAIL CL	6771.96		SWALE PT/GB
109	9+03.49	27.60' (RT)	ROCOSO TRAIL CL	6772.25		SWALE PC/GB
110	9+06.29	18.00' (RT)	ROCOSO TRAIL CL	6774.29		PRC

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
111	1409553.35	3269738.43	6773.28		SWALE HIGH PT
112	1409538.21	3269838.45	6774.16		PRC
113	1409528.63	3269843.80	6772.18		SWALE PC/GB
114	1409555.06	3269746.24	6775.28		HIGH PT

STREET IMPROVEMENT NOTES

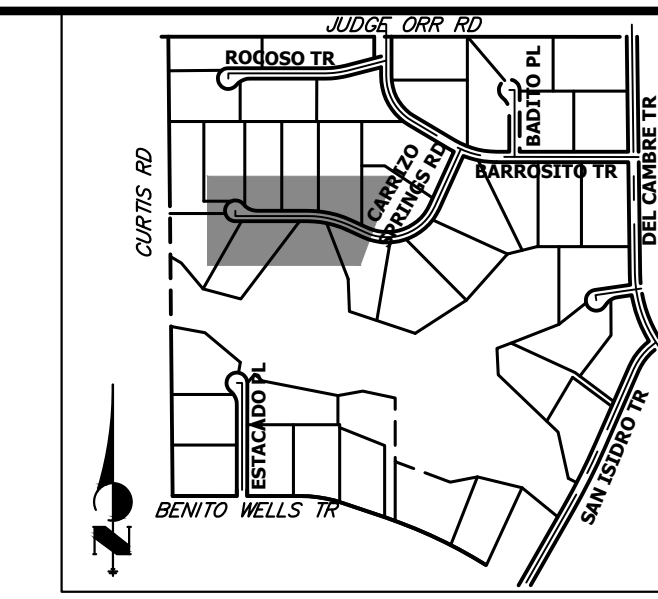
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811
 Know what's below.
 Call before you dig.

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

3/20/24
 DATE

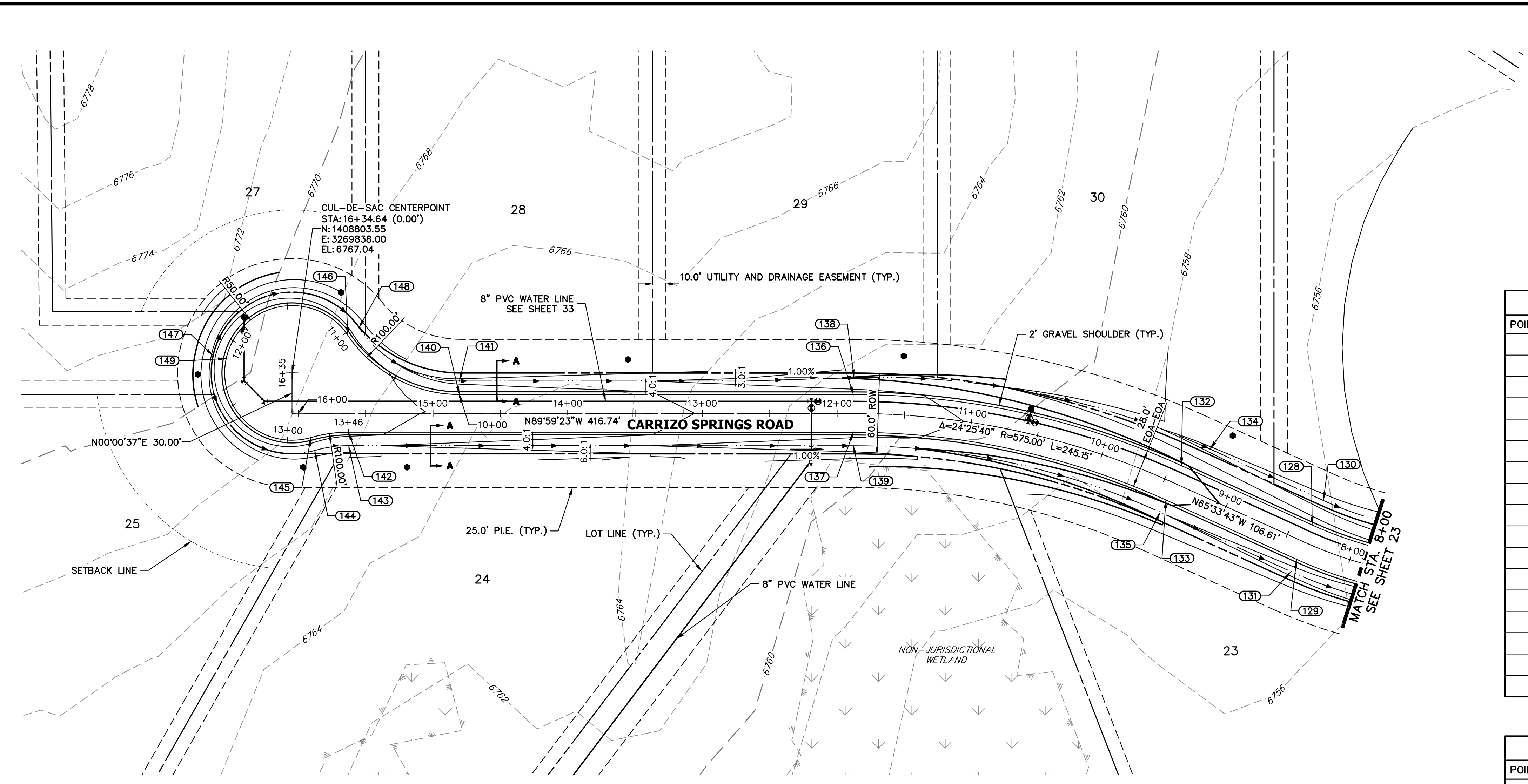
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 3									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 21 OF 63									
JOB NO. 25142.05									



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 BRADY WILLIAMS

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 NAPA, CALIFORNIA
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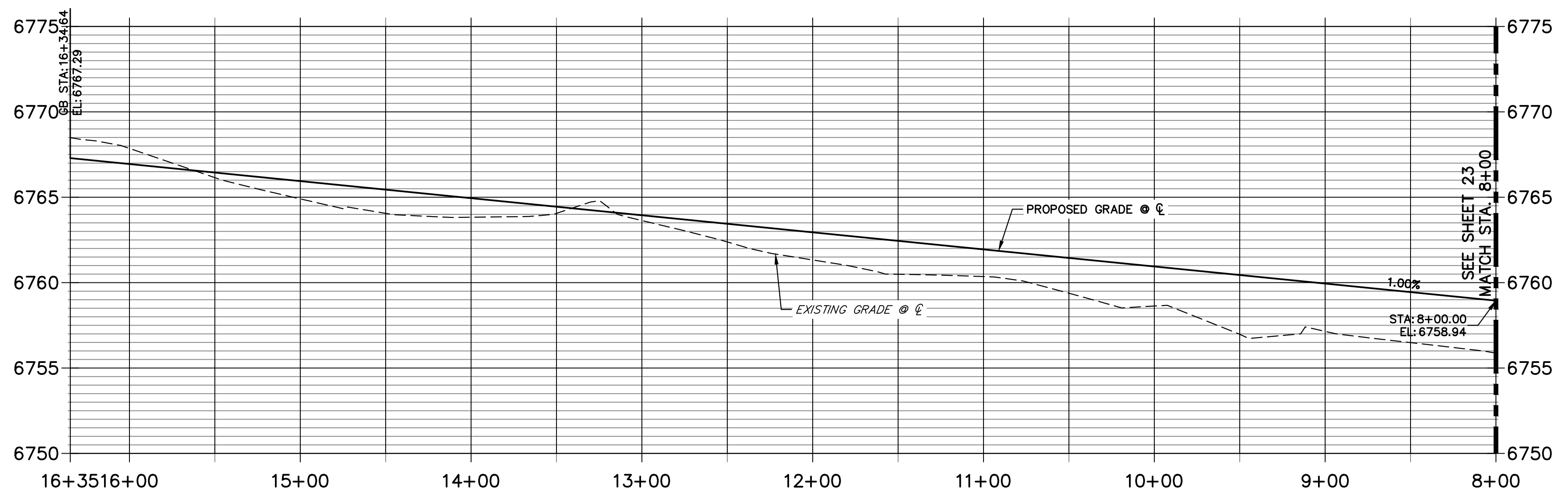
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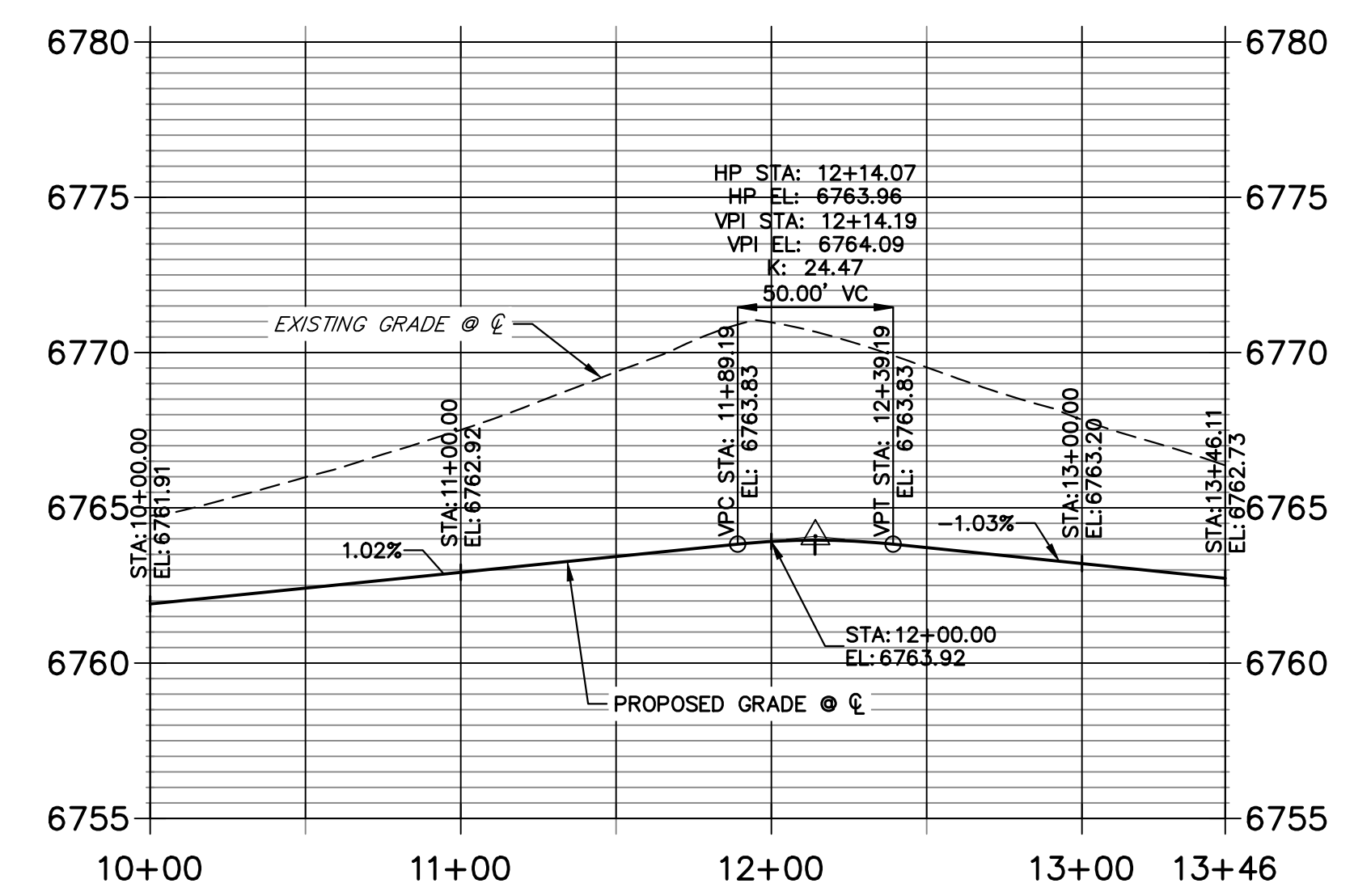
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
128	8+36.14	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6759.03		PT
129	8+36.14	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6759.03		PT
130	8+36.14	34.00' (RT)	CARRIZO SPRINGS ROAD CL	6754.49		SWALE PT/GB
131	8+36.14	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6756.99		SWALE PT/GB
132	9+42.75	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6760.09		PC
133	9+42.75	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6760.09		PC
134	9+28.68	34.00' (RT)	CARRIZO SPRINGS ROAD CL	6755.41		SWALE PC/GB
135	9+42.75	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6758.05		SWALE PC/GB
136	11+87.90	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6762.54		PT
137	11+87.90	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6762.54		PT
138	11+87.46	26.55' (RT)	CARRIZO SPRINGS ROAD CL	6759.86		PT
139	11+87.90	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6760.50		PT
140	14+80.36	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6765.47		PT
141	14+80.36	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6763.43		SWALE PT/GB
142	15+62.64	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6766.29		PC
144	15+87.84	27.60' (LT)	CARRIZO SPRINGS ROAD CL	6764.53		PRC
145	15+90.64	18.00' (LT)	CARRIZO SPRINGS ROAD CL	6766.57		PRC

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
146	1408831.54	3269879.43	6766.44	PRC
147	1408816.43	3269779.40	6765.57	SWALE HIGH PT
148	1408837.14	3269887.72	6764.40	PRC
149	1408814.28	3269789.17	6767.61	HIGH PT

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



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



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ENGINEER'S STATEMENT

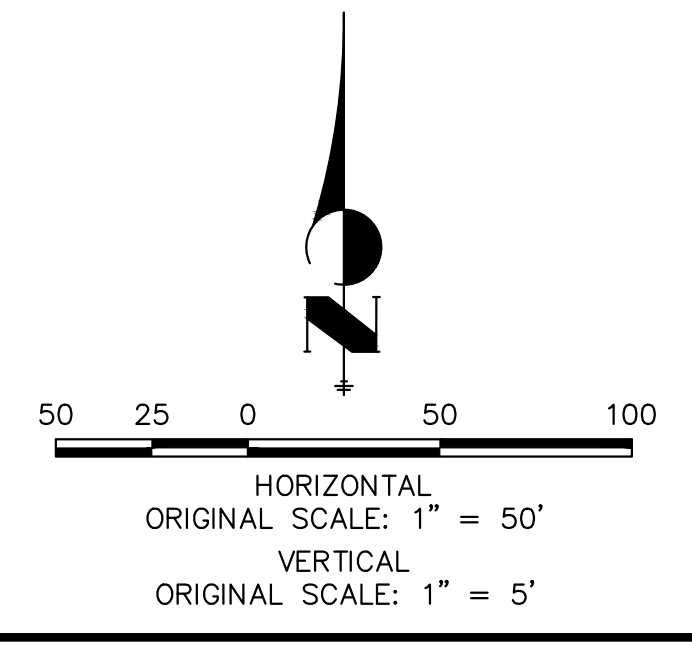
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

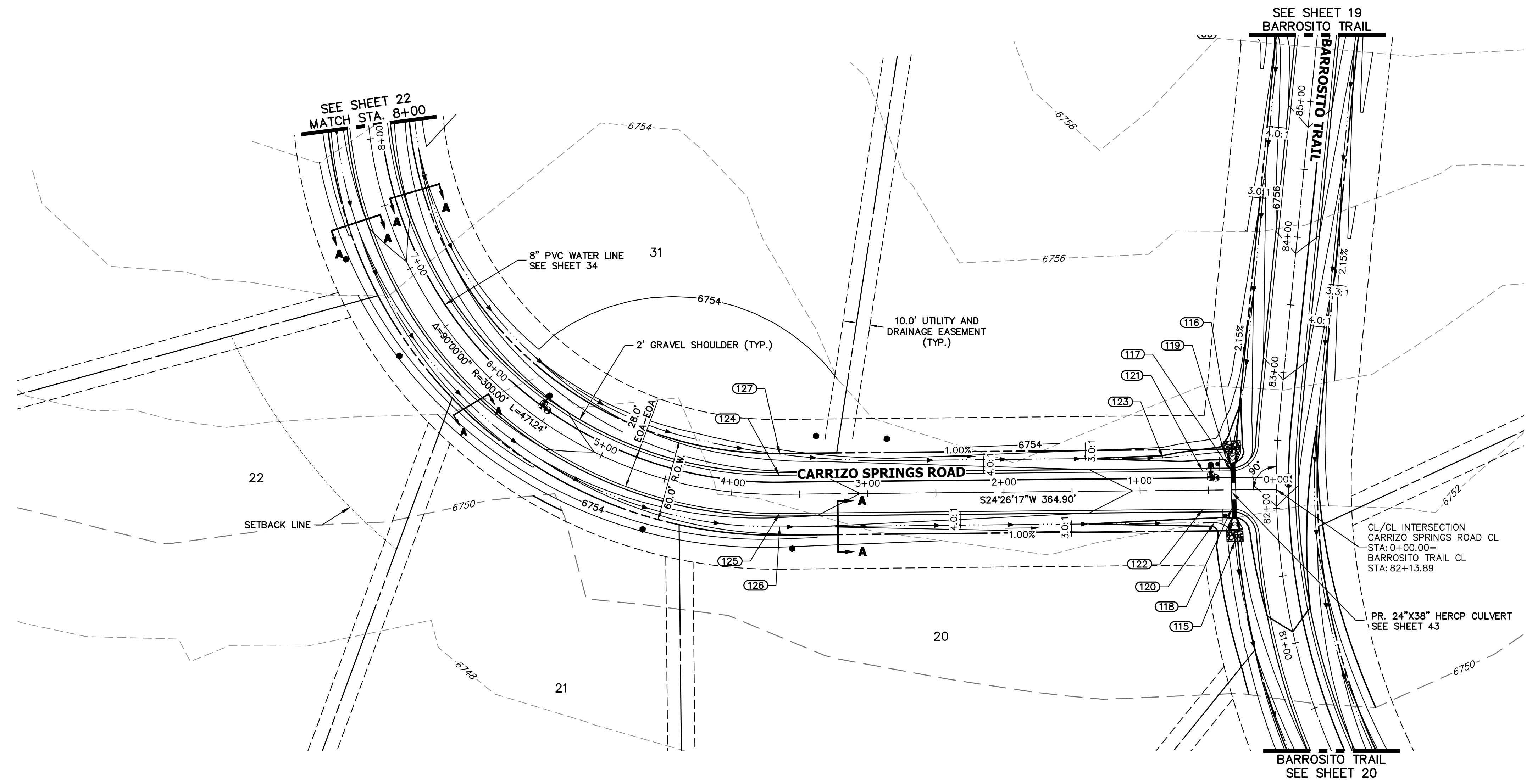
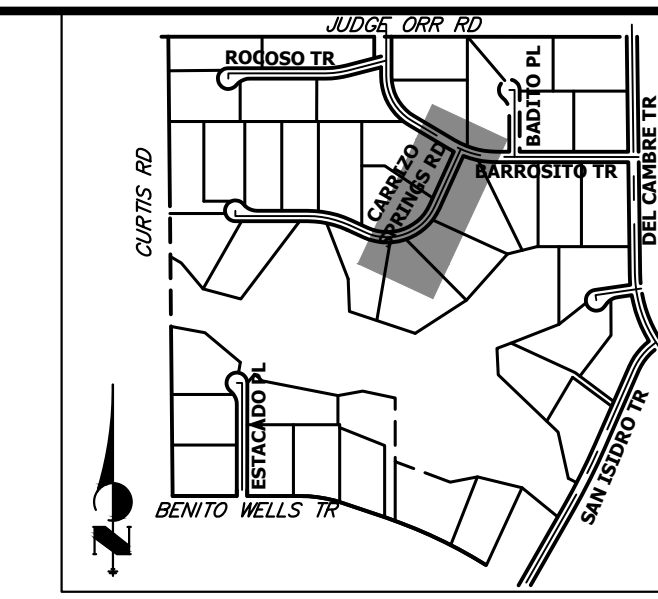
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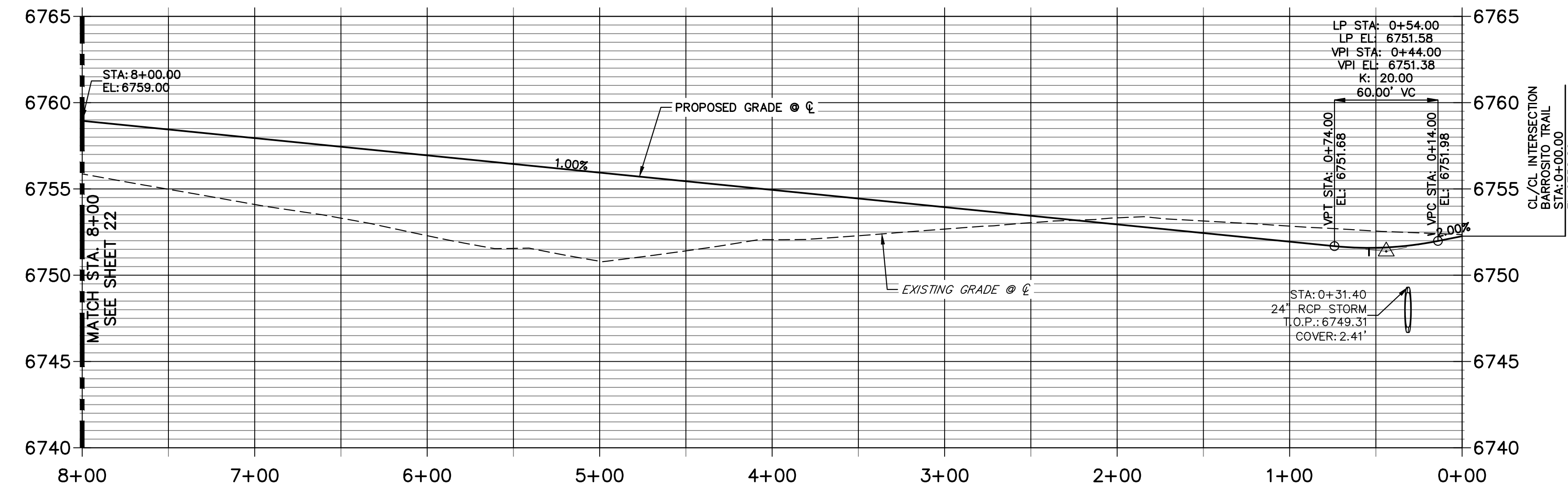
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 22 OF 63
 JOB NO. 25142.05





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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
115	0+30.68	37.62' (LT)	CARRIZO SPRINGS ROAD CL	6746.78		SWALE PT/GB
116	0+31.97	28.06' (RT)	CARRIZO SPRINGS ROAD CL	6747.29		END SWALE
117	0+32.92	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6751.42		PCR
118	0+32.92	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6751.42		PCR
119	0+37.97	28.06' (RT)	CARRIZO SPRINGS ROAD CL	6748.79		SWALE GB
120	0+45.62	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6749.08		SWALE PC/GB
121	0+54.00	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6751.31		LOW PT
122	0+54.00	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6751.31		LOW PT
123	0+83.09	24.00' (RT)	CARRIZO SPRINGS ROAD CL	6749.46		SWALE PI/GB
124	3+64.90	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6754.31		PC
125	3+64.90	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6754.31		PC
126	3+64.90	24.00' (LT)	CARRIZO SPRINGS ROAD CL	6752.27		SWALE PC/GB
127	3+64.33	29.46' (RT)	CARRIZO SPRINGS ROAD CL	6750.90		SWALE PC/GB

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 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 3/20/24

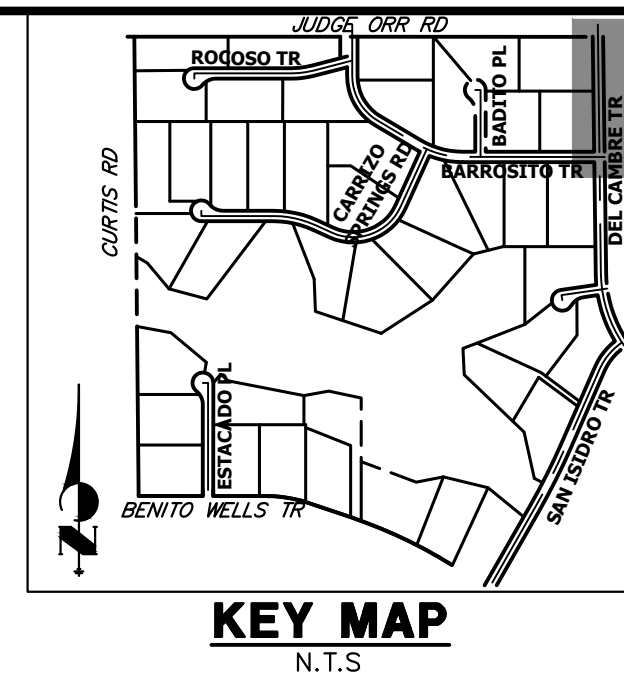
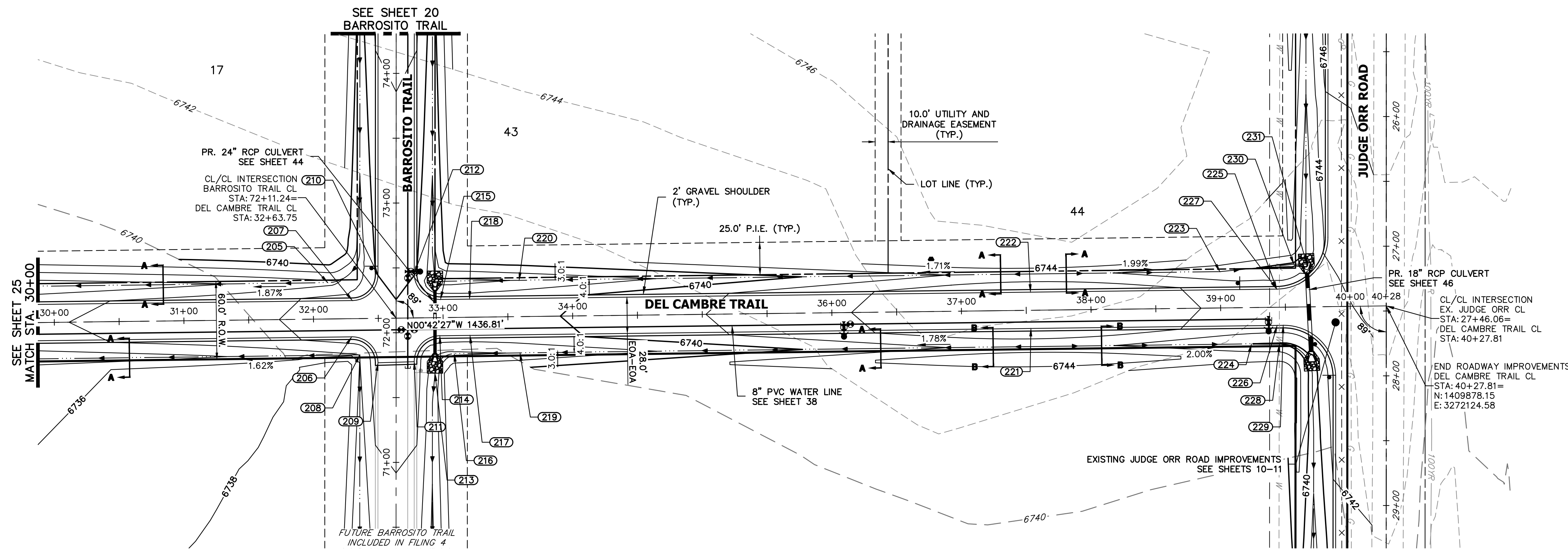
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

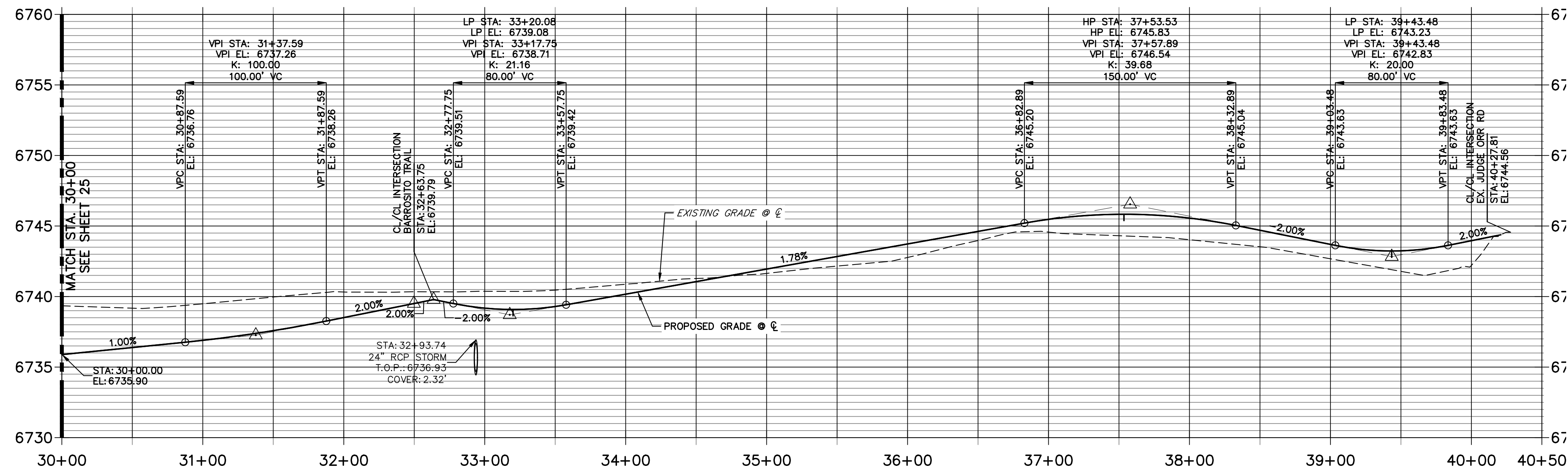
BY	DATE	REVISION

H-SCALE: 1"=50'
 V-SCALE: 1"=5'
 DATE: 3/20/24
 DESIGNED BY: RWK
 DRAWN BY: RWK
 CHECKED BY: RWK

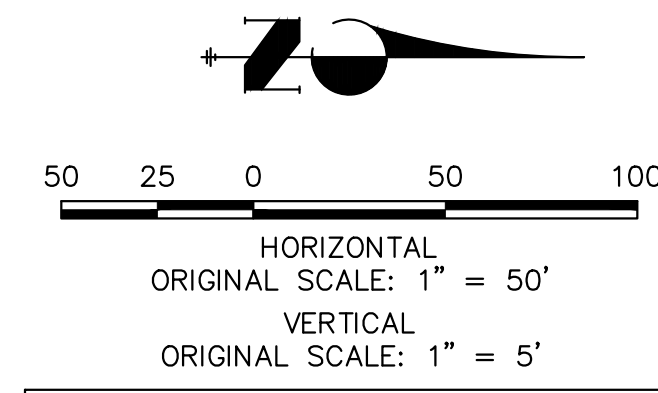
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 23 OF 63
 JOB NO. 25142.05



**DEL CAMBRE TRAIL CL PROFILE (2)
STA 30+00.00 TO 40+50.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
205	32+11.41	28.00' (LT)	DEL CAMBRE TRAIL CL	6735.42		SWALE PC/GB
206	32+29.32	14.00' (RT)	DEL CAMBRE TRAIL CL	6738.82		PCR
207	32+30.17	14.00' (LT)	DEL CAMBRE TRAIL CL	6738.83		PCR
208	32+35.40	28.00' (RT)	DEL CAMBRE TRAIL CL	6736.03		PI
209	32+49.32	34.25' (RT)	DEL CAMBRE TRAIL CL	6738.99		PCR
210	32+50.17	33.75' (LT)	DEL CAMBRE TRAIL CL	6740.01		PCR
211	32+77.33	33.75' (RT)	DEL CAMBRE TRAIL CL	6739.00		PCR
212	32+78.18	34.25' (LT)	DEL CAMBRE TRAIL CL	6740.02		PCR
213	32+93.22	42.84' (RT)	DEL CAMBRE TRAIL CL	6734.47		SWALE PT/GB
214	32+97.33	14.00' (RT)	DEL CAMBRE TRAIL CL	6738.92		PCR
215	32+98.18	14.00' (LT)	DEL CAMBRE TRAIL CL	6738.92		PCR
216	33+08.28	28.00' (RT)	DEL CAMBRE TRAIL CL	6735.60		SWALE PC/GB
217	33+20.59	14.00' (RT)	DEL CAMBRE TRAIL CL	6738.81		LOW PT
218	33+20.59	14.00' (LT)	DEL CAMBRE TRAIL CL	6738.81		LOW PT
219	33+59.01	28.00' (RT)	DEL CAMBRE TRAIL CL	6736.12		SWALE GB
220	33+59.01	27.98' (LT)	DEL CAMBRE TRAIL CL	6736.13		SWALE GB
221	37+53.46	14.00' (RT)	DEL CAMBRE TRAIL CL	6745.55		HIGH PT
222	37+53.46	14.00' (LT)	DEL CAMBRE TRAIL CL	6745.55		HIGH PT
223	38+99.75	28.00' (LT)	DEL CAMBRE TRAIL CL	6740.38		SWALE PI/GB
224	39+23.48	28.00' (RT)	DEL CAMBRE TRAIL CL	6740.01		SWALE GB
225	39+43.48	14.00' (LT)	DEL CAMBRE TRAIL CL	6742.95		PCR
226	39+43.48	14.00' (RT)	DEL CAMBRE TRAIL CL	6742.95		LOW PT
227	39+43.48	14.00' (LT)	DEL CAMBRE TRAIL CL	6742.95		LOW PT
228	39+45.14	28.00' (RT)	DEL CAMBRE TRAIL CL	6739.91		SWALE PC/GB
229	39+48.13	14.00' (RT)	DEL CAMBRE TRAIL CL	6742.96		PCR



STREET IMPROVEMENT NOTES

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- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
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- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE 3/20/24

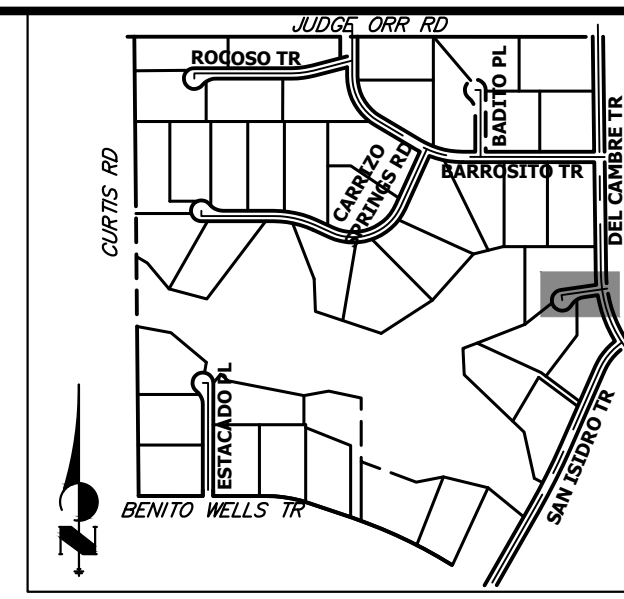
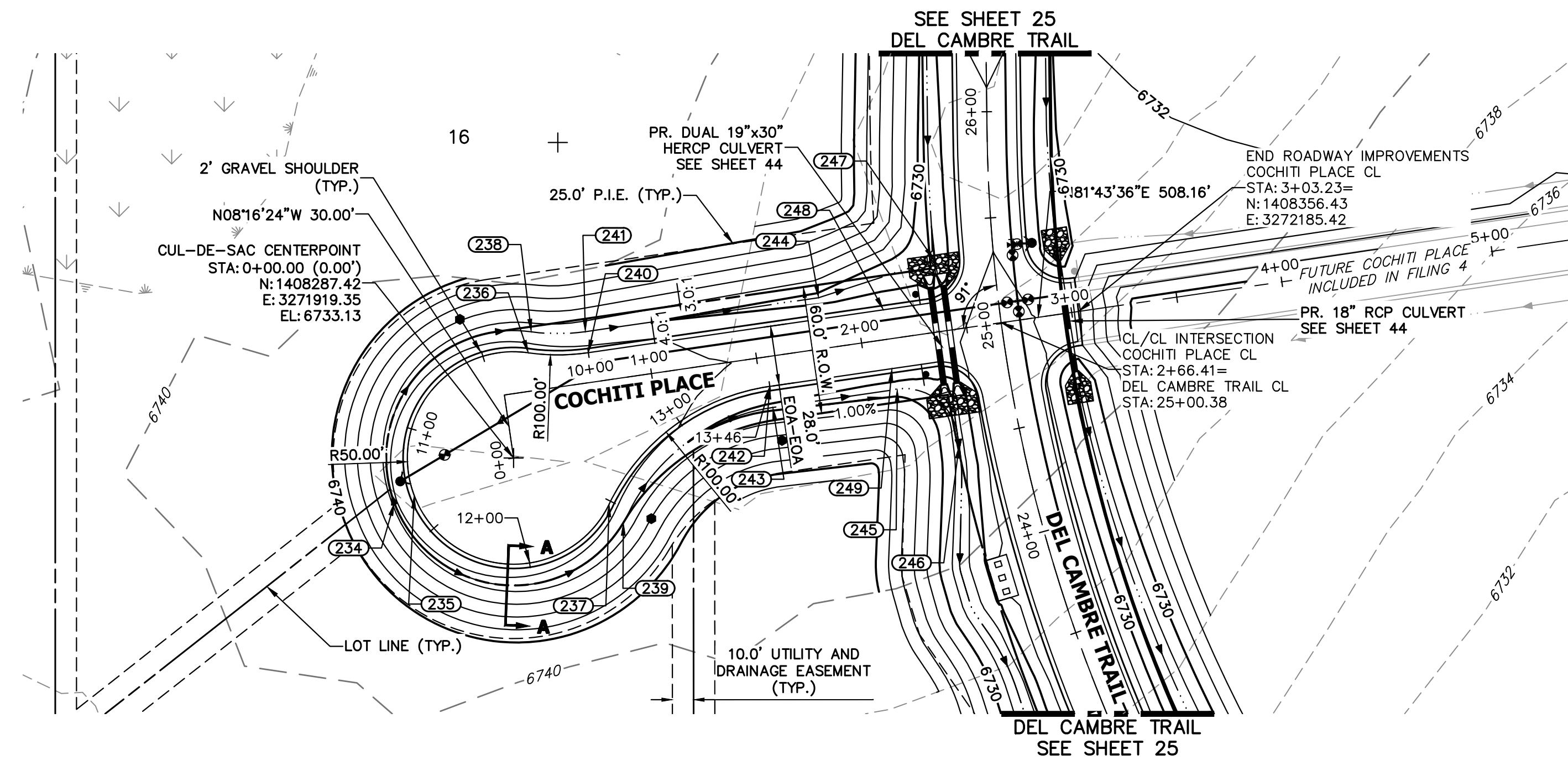
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 BRADY WILLIAMS

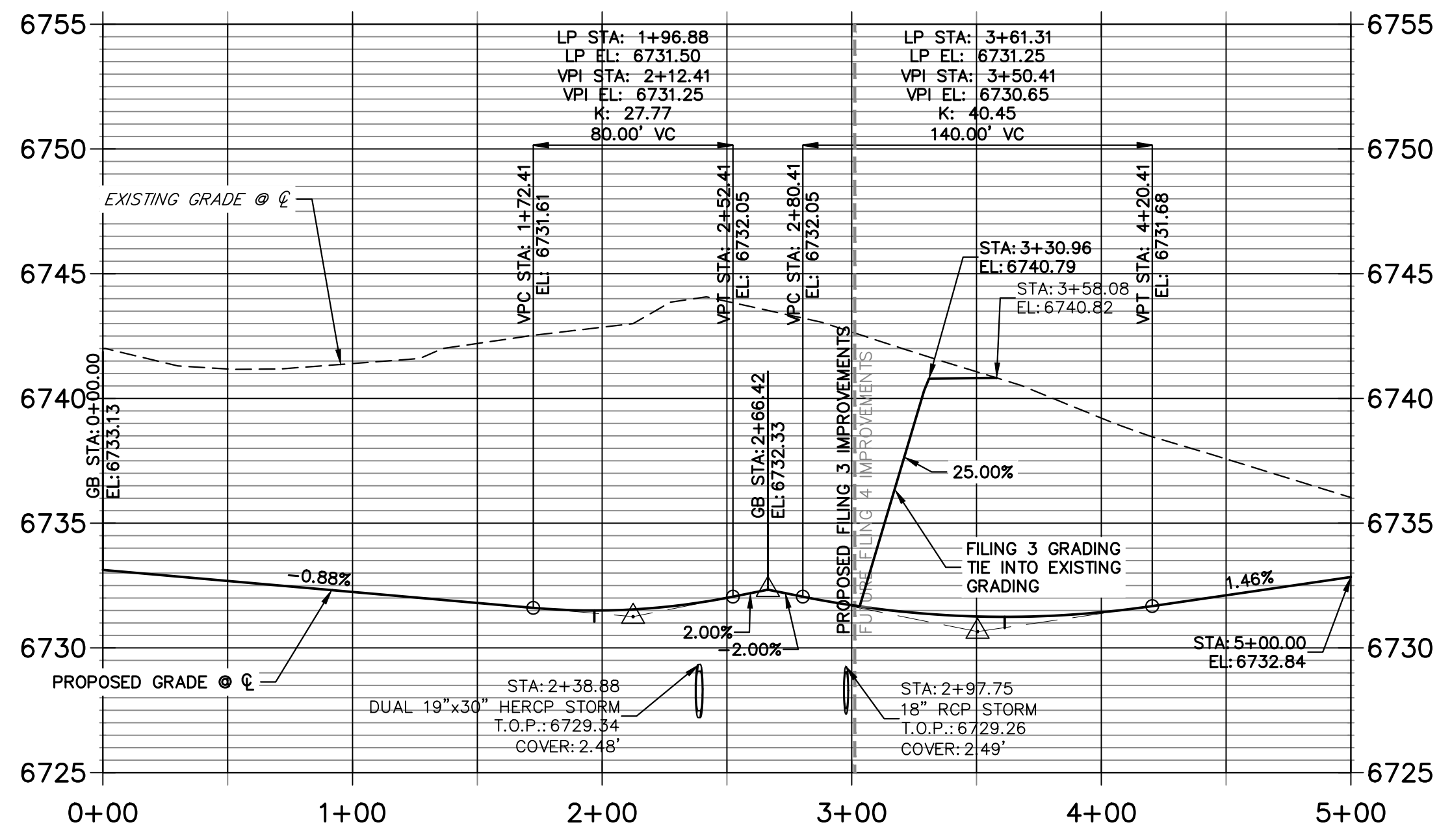
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BY DATE
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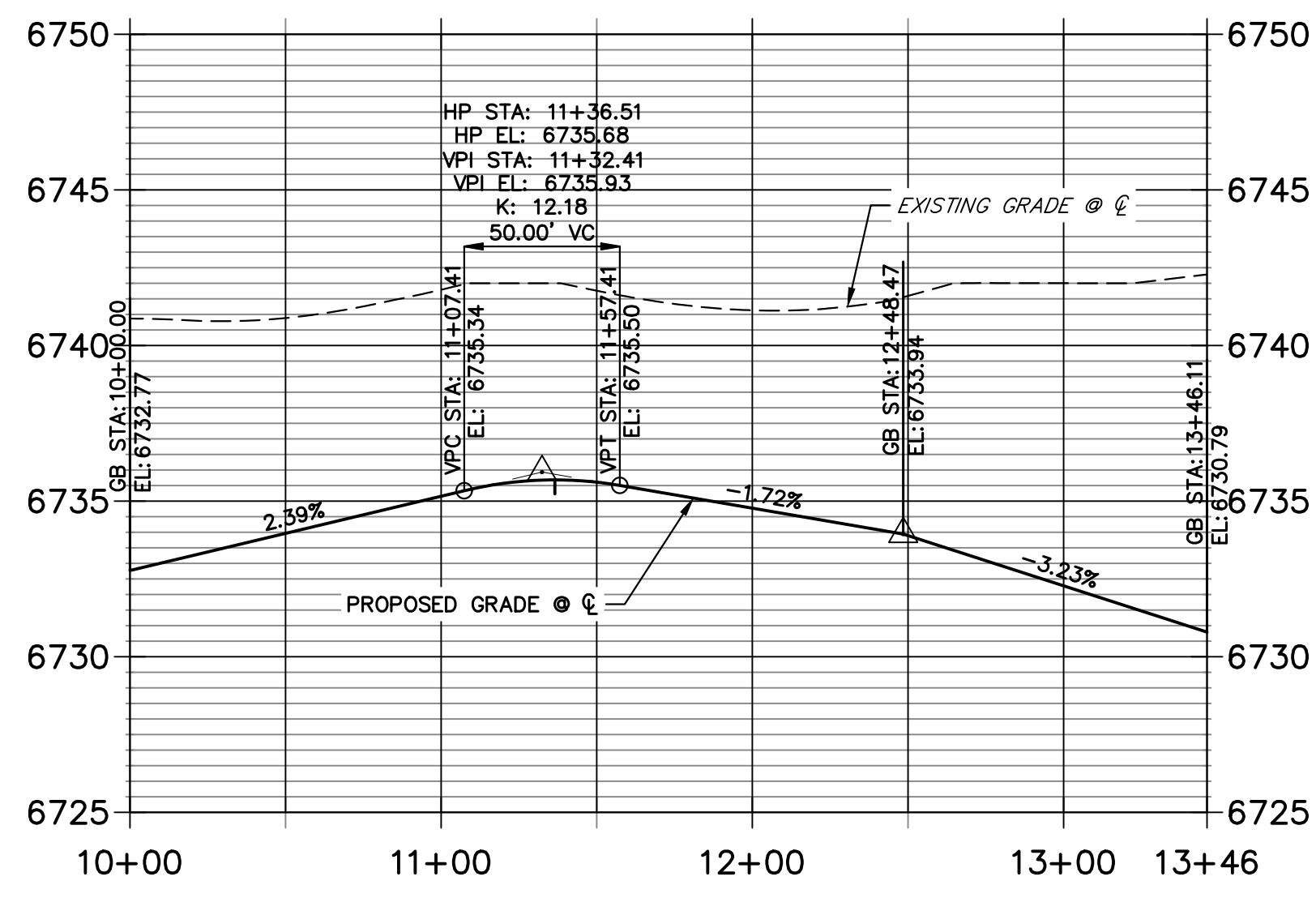
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 26 OF 63
 JOB NO. 25142.05



**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**

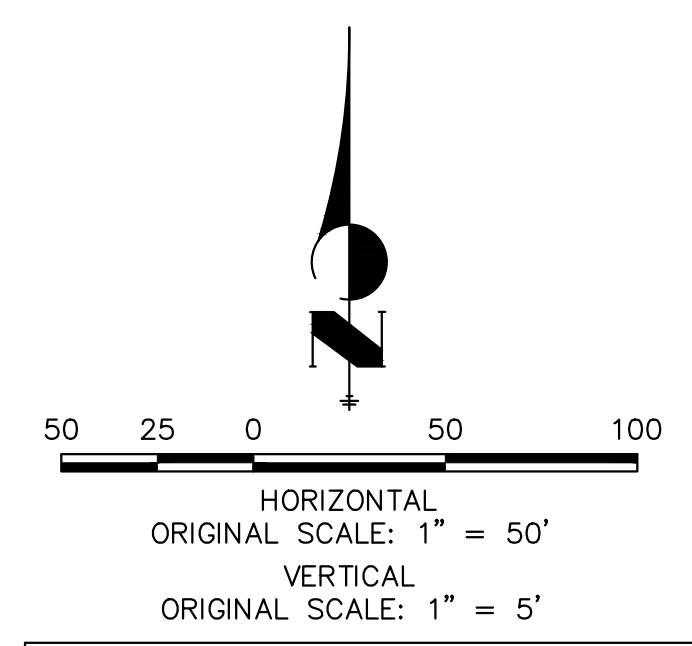


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
232	2+32.84	14.00' (RT)	COCHITI PLACE CL	6731.45		PCR
233	2+33.47	14.00' (LT)	COCHITI PLACE CL	6731.46		PCR
236	0+44.00	18.00' (LT)	COCHITI PLACE CL	6732.66		PRC
238	0+46.80	27.60' (LT)	COCHITI PLACE CL	6730.62		PRC
240	0+72.00	14.00' (LT)	COCHITI PLACE CL	6732.38		PT
241	0+72.00	24.00' (LT)	COCHITI PLACE CL	6730.34		PT
242	1+54.27	14.00' (RT)	COCHITI PLACE CL	6731.56		PT
243	1+54.27	24.00' (RT)	COCHITI PLACE CL	6729.52		PT
244	1+83.02	24.00' (LT)	COCHITI PLACE CL	6729.25		SWALE PI/GB
245	2+13.48	24.00' (RT)	COCHITI PLACE CL	6728.92		SWALE PC/GB
246	2+38.51	54.38' (RT)	COCHITI PLACE CL	6727.11		SWALE PC/GB
247	2+39.46	33.68' (LT)	COCHITI PLACE CL	6727.88		SWALE GB
248	2+12.41	14.00' (LT)	COCHITI PLACE CL	6731.27		LOW PT
249	2+12.41	14.00' (RT)	COCHITI PLACE CL	6731.27		LOW PT

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
234	1408266.25	3271863.21	6731.66		HIGH PT
235	1408269.78	3271872.56	6733.70		HIGH PT
237	1408265.68	3271964.37	6732.53		PRC
239	1408256.97	3271971.04	6730.55		PRC

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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: 3/20/24

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BY DATE

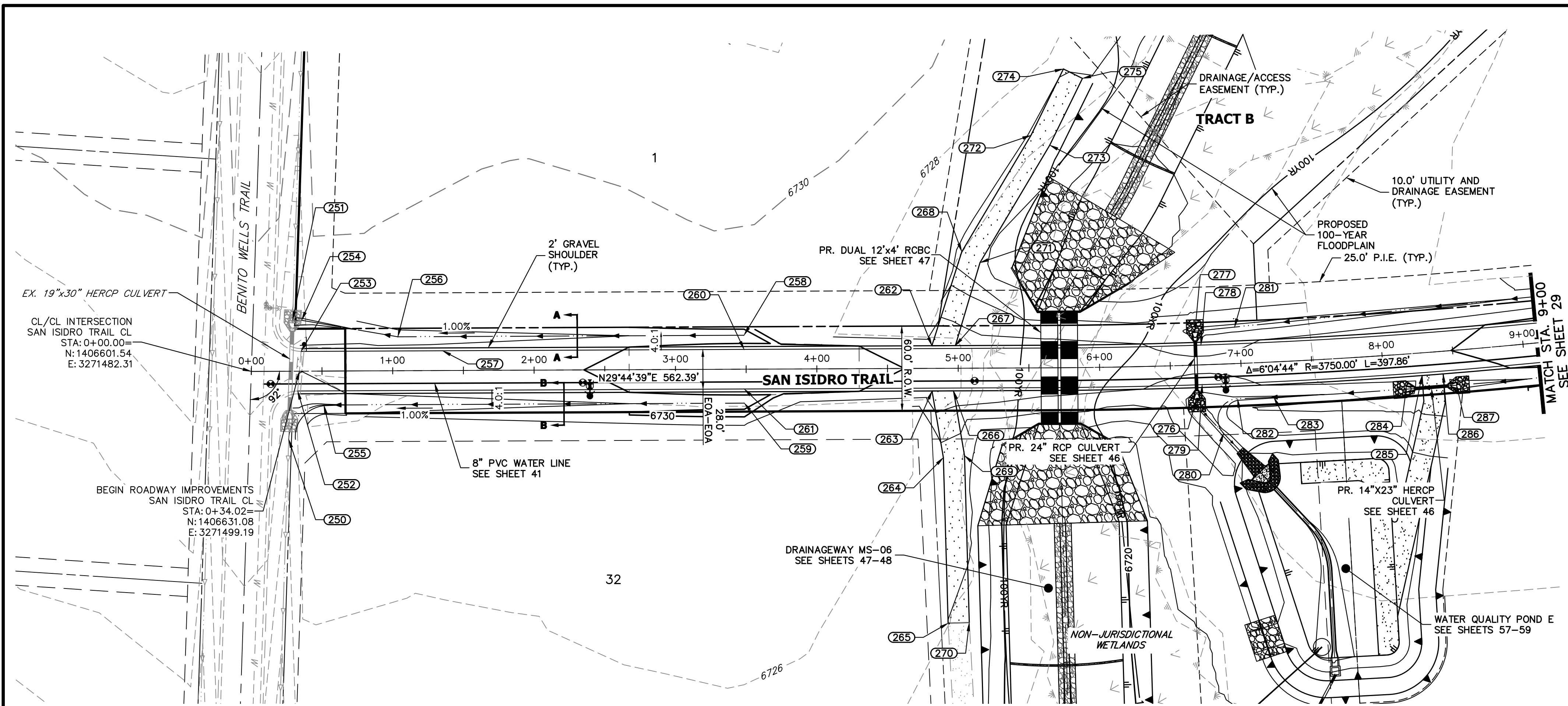
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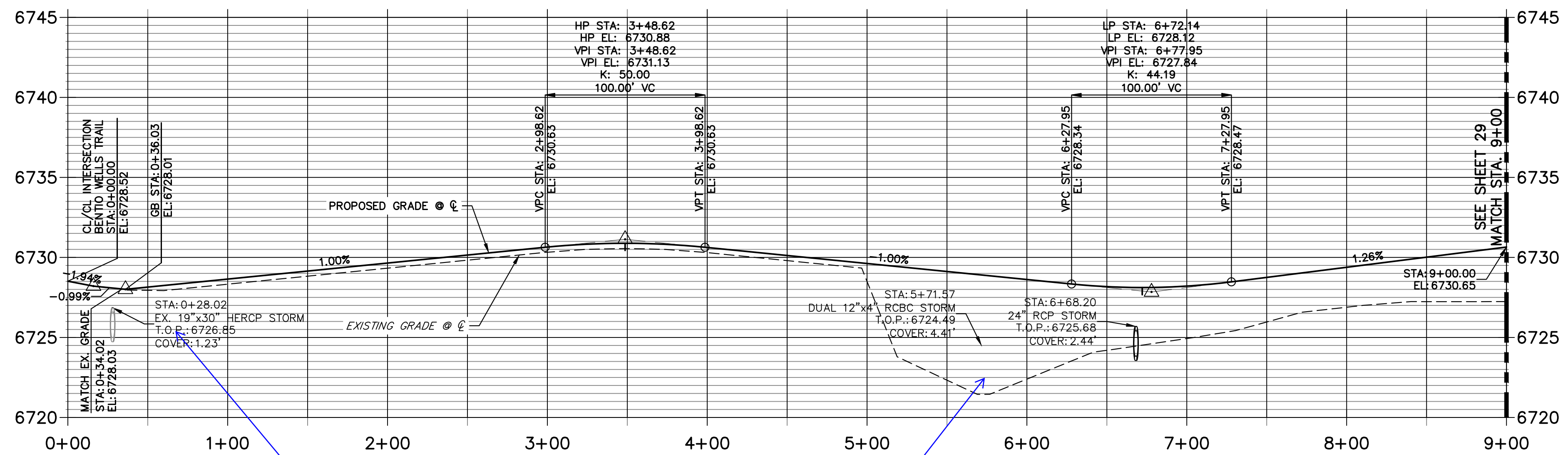
811
 Know what's below.
 Call before you dig.

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

SHEET 27 OF 63
 JOB NO. 25142.05



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



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

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

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 Know what's below. Call before you dig.

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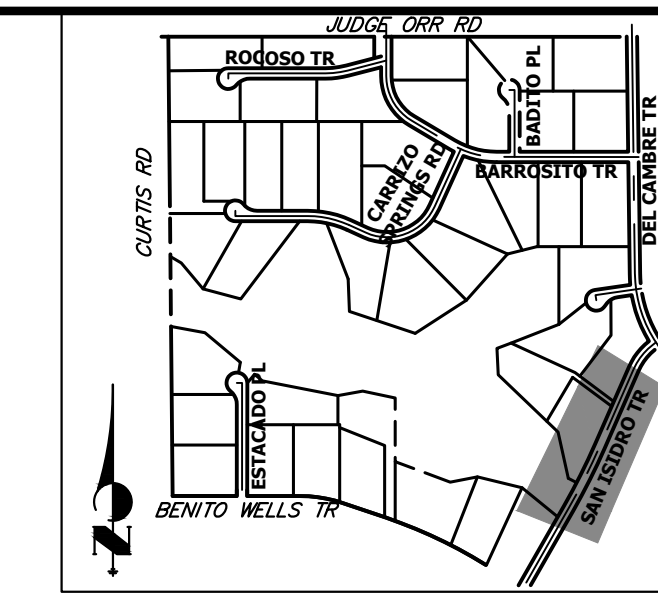
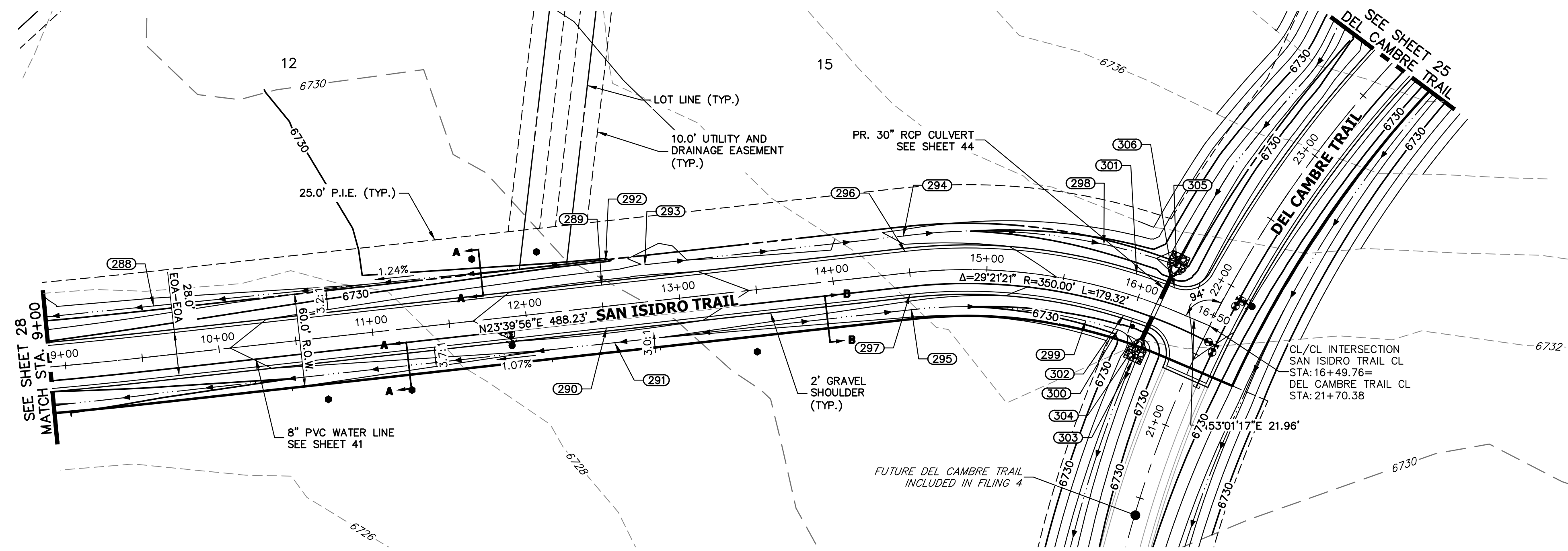
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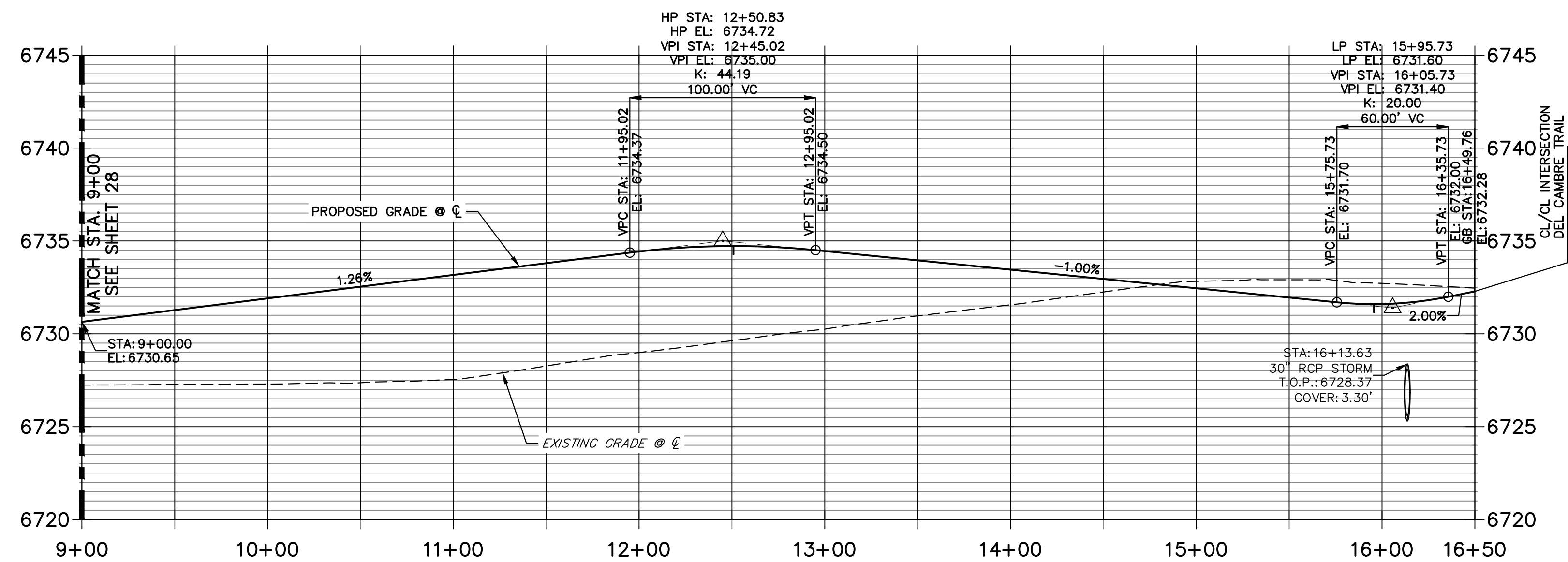
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SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 28 OF 63
 JOB NO. 25142.05



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
288	9+60.92	32.57' (LT)	SAN ISIDRO TRAIL CL	6726.31		SWALE GB
289	12+50.83	14.00' (LT)	SAN ISIDRO TRAIL CL	6734.44		HIGH PT
290	12+50.83	14.00' (RT)	SAN ISIDRO TRAIL CL	6734.44		HIGH PT
291	12+55.06	24.00' (RT)	SAN ISIDRO TRAIL CL	6732.13		HIGH PT
292	12+55.19	29.82' (LT)	SAN ISIDRO TRAIL CL	6729.65		END SWALE
293	12+80.06	24.00' (LT)	SAN ISIDRO TRAIL CL	6732.26		BEGIN SWALE
294	14+48.48	24.00' (LT)	SAN ISIDRO TRAIL CL	6730.65		SWALE PC/GB
295	14+48.48	24.00' (RT)	SAN ISIDRO TRAIL CL	6730.42		SWALE PC/GB
296	14+48.48	14.00' (LT)	SAN ISIDRO TRAIL CL	6732.69		PC
297	14+48.48	14.00' (RT)	SAN ISIDRO TRAIL CL	6732.69		PC
298	15+70.27	26.88' (LT)	SAN ISIDRO TRAIL CL	6728.72		SWALE GB
299	15+70.50	24.00' (RT)	SAN ISIDRO TRAIL CL	6729.21		SWALE GB
300	15+93.80	24.00' (RT)	SAN ISIDRO TRAIL CL	6728.98		SWALE PC/GB
301	15+94.45	14.00' (LT)	SAN ISIDRO TRAIL CL	6731.32		LOW PT
302	15+94.45	14.00' (RT)	SAN ISIDRO TRAIL CL	6731.32		LOW PT
303	16+10.68	39.88' (RT)	SAN ISIDRO TRAIL CL	6725.39		SWALE PT/GB
304	16+12.88	14.00' (RT)	SAN ISIDRO TRAIL CL	6731.40		PCR
305	16+15.61	27.98' (LT)	SAN ISIDRO TRAIL CL	6725.77		END SWALE
306	16+19.35	14.00' (LT)	SAN ISIDRO TRAIL CL	6731.48		PCR

50 25 0 50 100

 HORIZONTAL ORIGINAL SCALE: 1" = 50'

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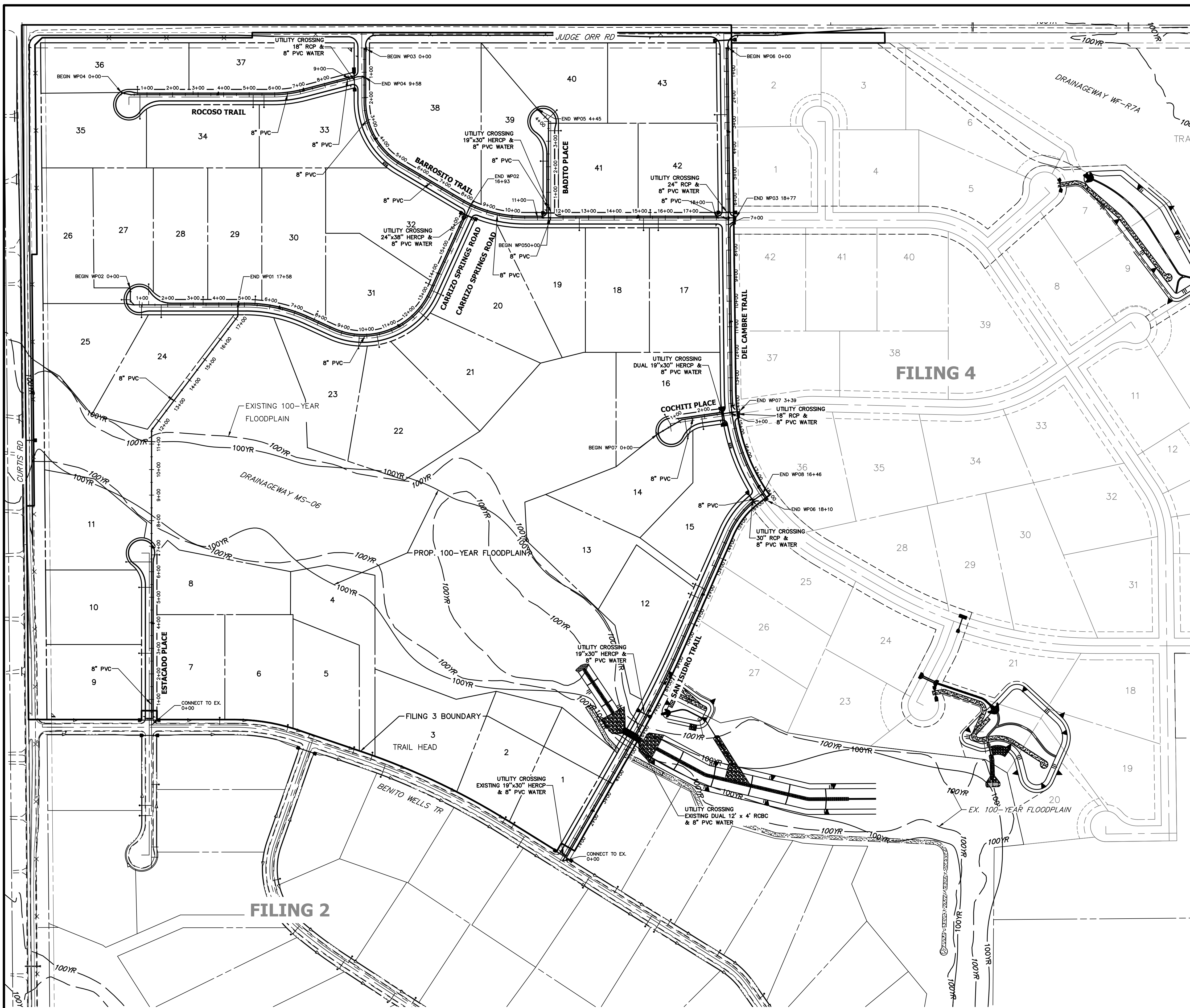
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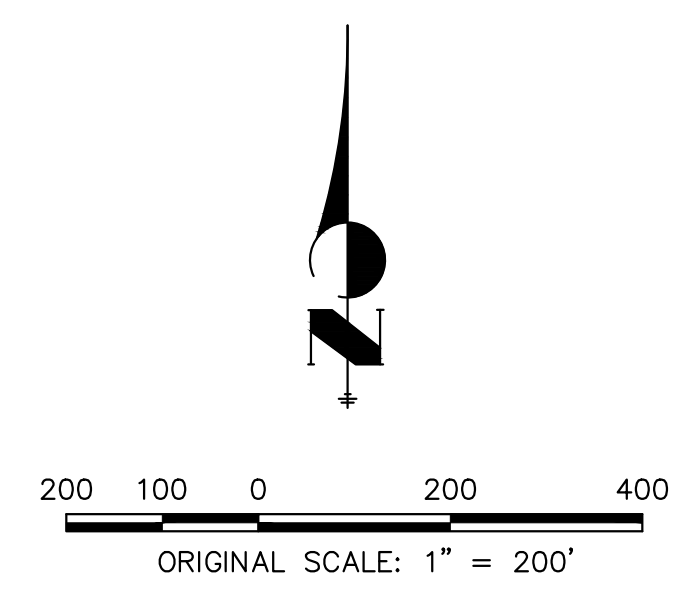
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 29 OF 63
 JOB NO. 25142.05



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	13+27.68	WP02
LOT 21	12+31.15	WP02
LOT 22	10+39.96	WP02
LOT 23	9+70.27	WP02
LOT 24	1+74.50	WP02
LOT 25	1+18.37	WP02
LOT 26	0+85.68	WP02
LOT 27	1+01.16	WP02
LOT 28	3+38.51	WP02
LOT 29	5+41.21	WP02
LOT 30	7+80.35	WP02
LOT 31	13+45.84	WP02
LOT 32	13+97.89	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

NOTES

LOTS 1-6 WILL BE SERVICED BY THE FILING 2 IMPROVEMENTS



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

[Signature]

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

3/20/24
 DATE

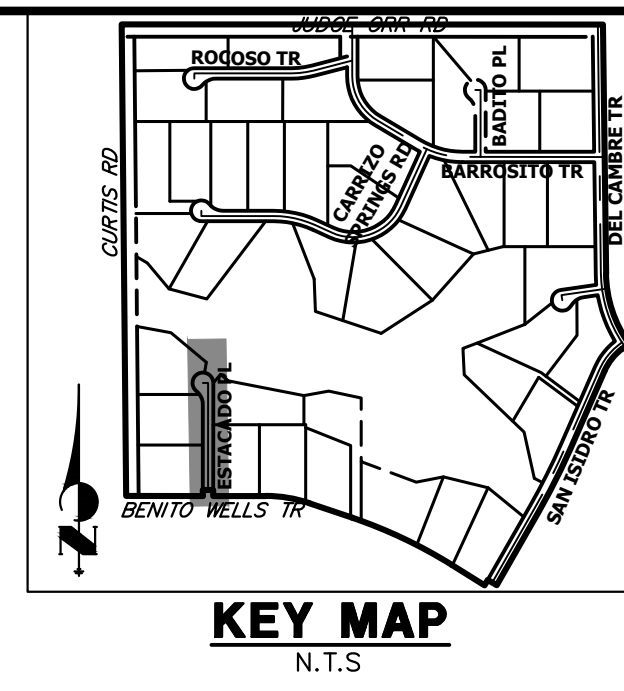
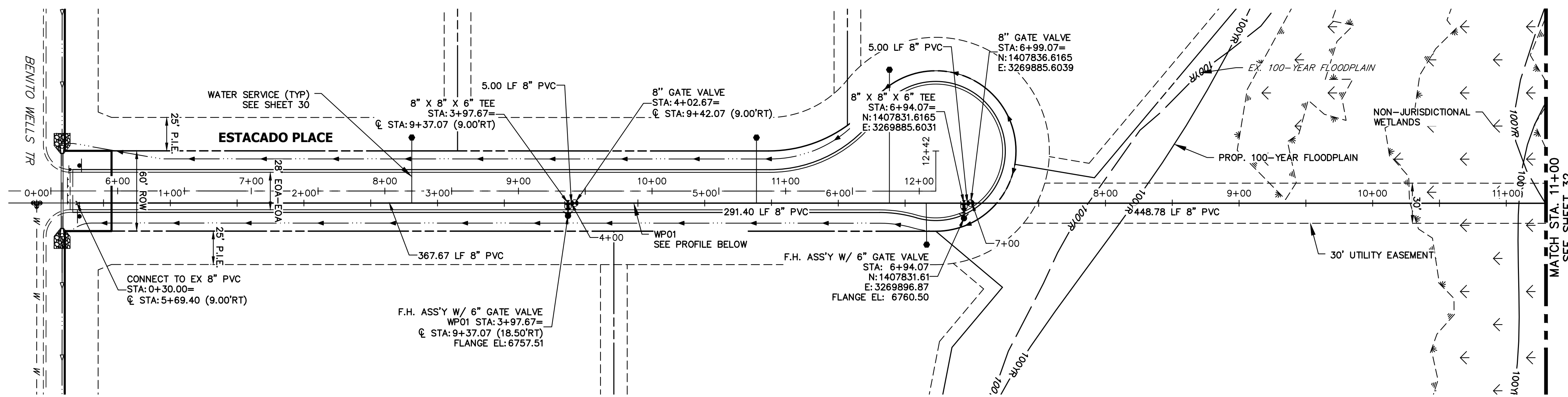
SADDLEHORN RANCH –
 FILING 3
 OVERALL UTILITY PLAN &
 SERVICE PLAN

SHEET 30 OF 63
 JOB NO. 25142.05

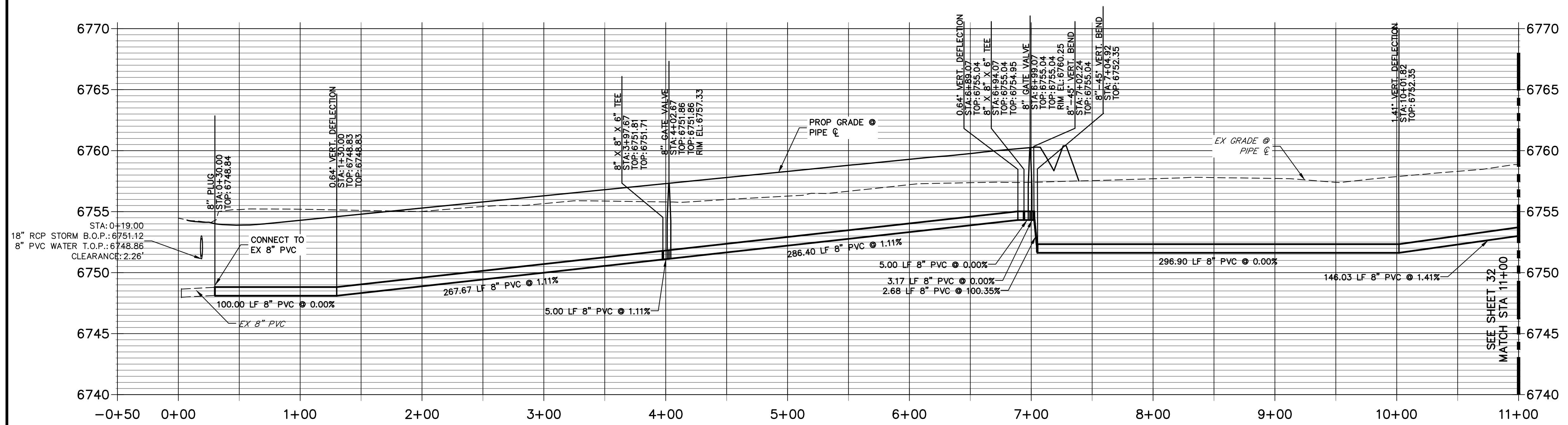
PREPARED FOR
 ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

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



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



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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50 25 0 50 100
 HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'

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

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

3/20/24
 DATE

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

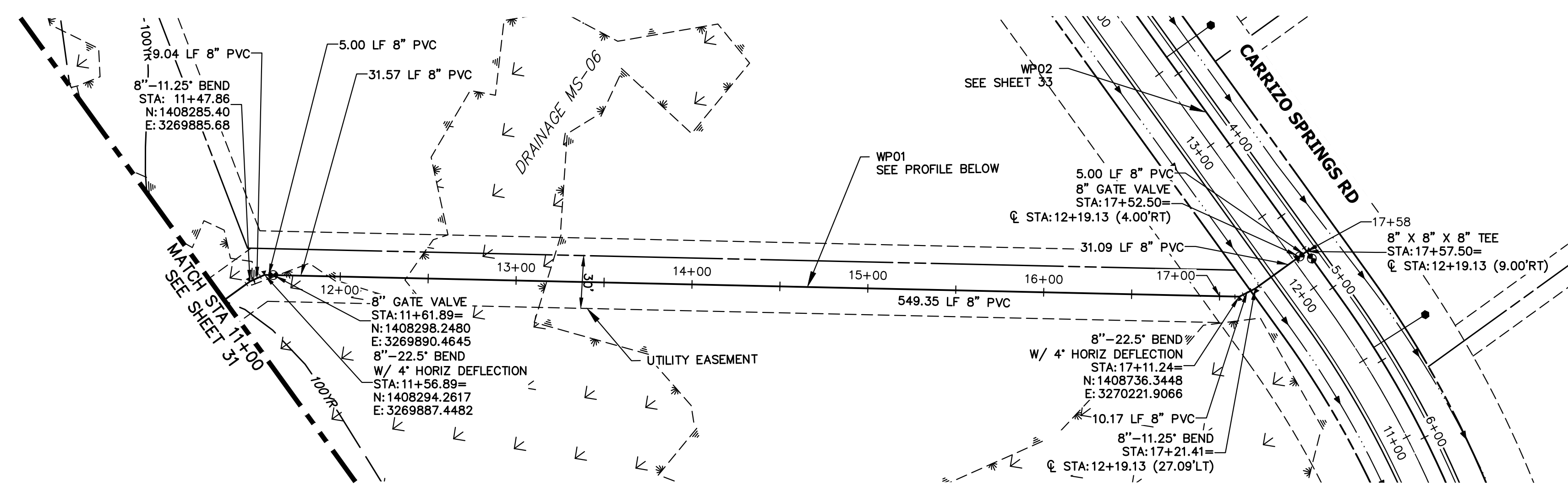
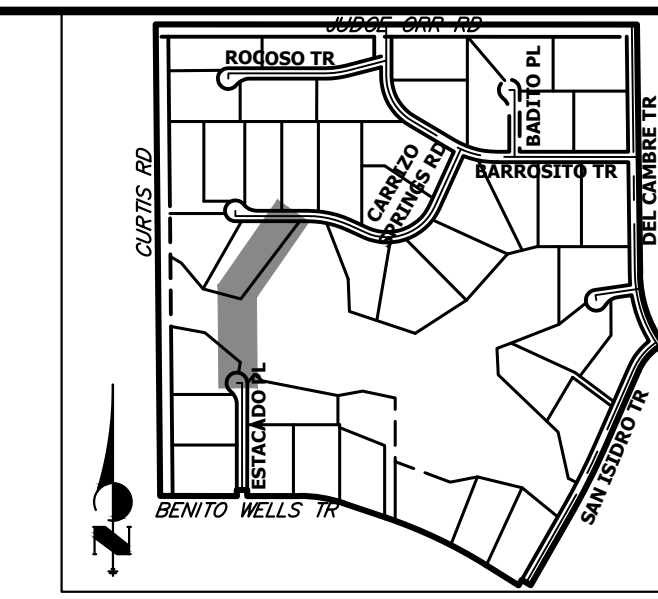
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

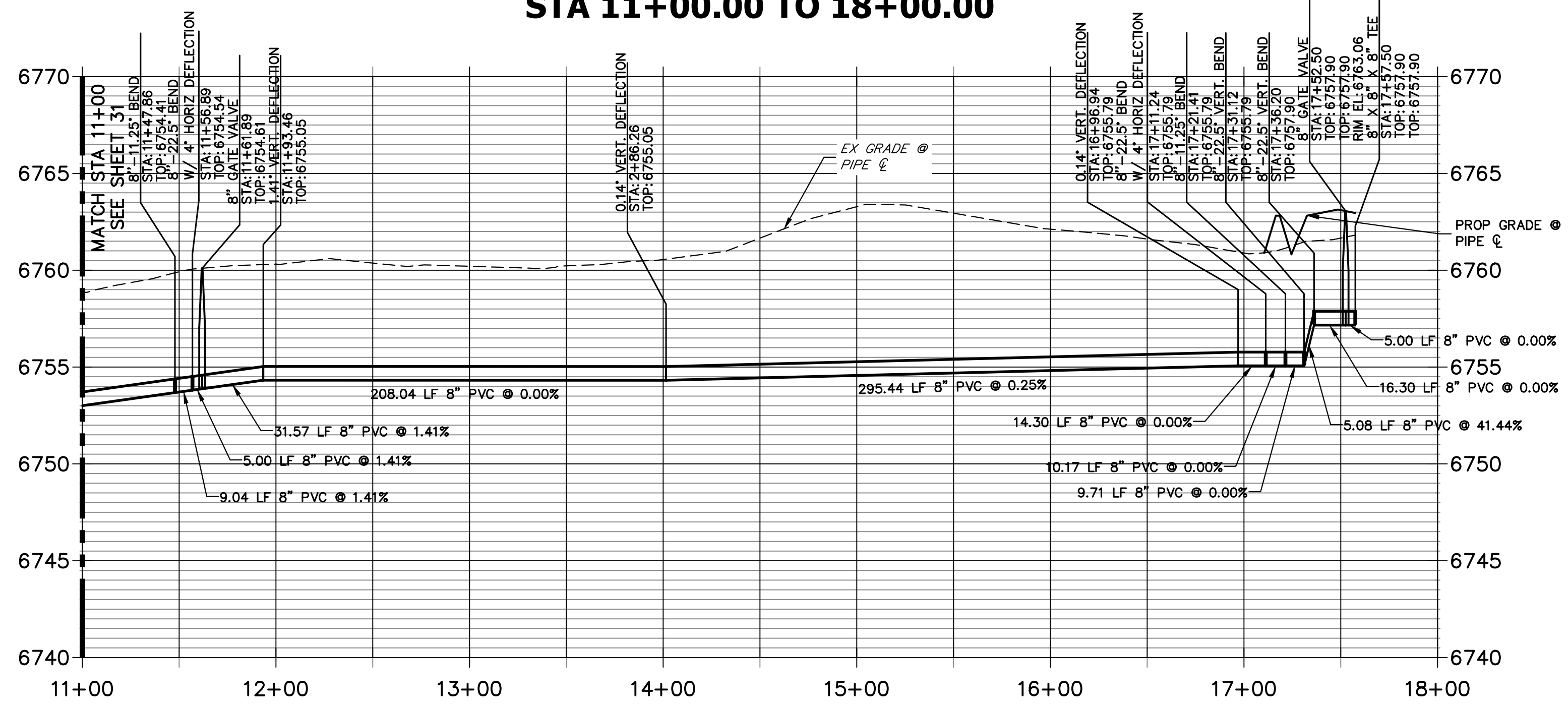
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 3/20/24
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 31 OF 63
 JOB NO. 25142.05

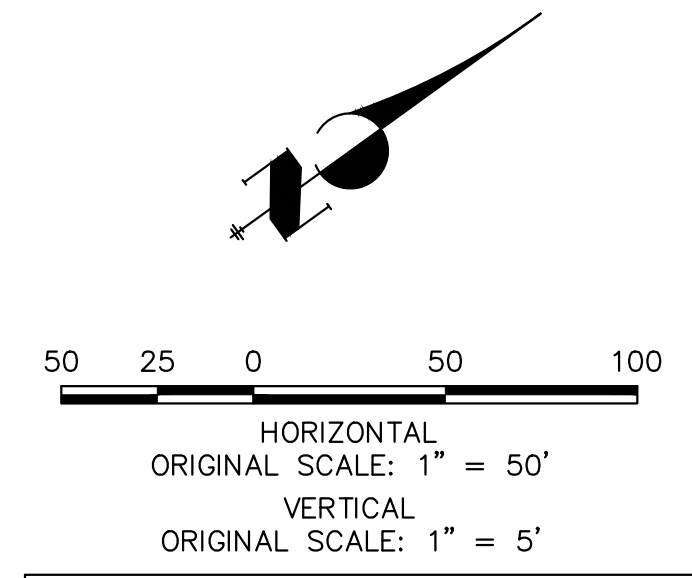


**WP01 PROFILE (2)
STA 11+00.00 TO 18+00.00**



NOTES

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

ENGINEER'S STATEMENT

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

3/20/24
 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.

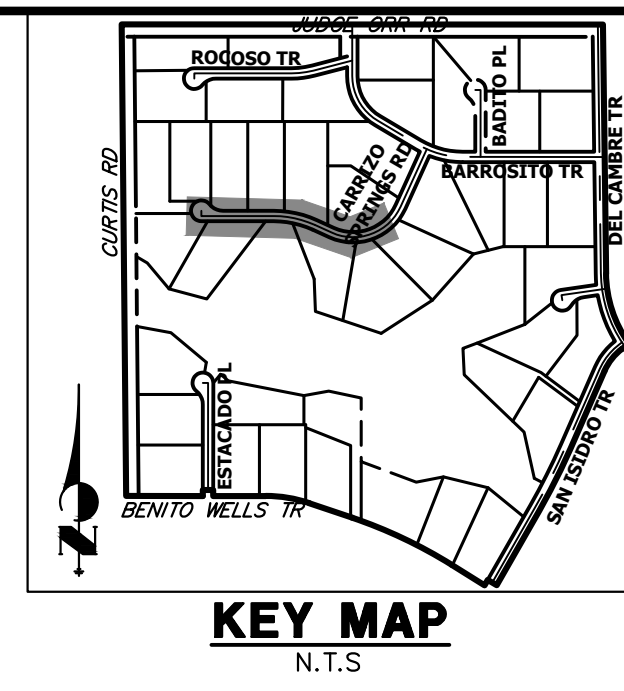
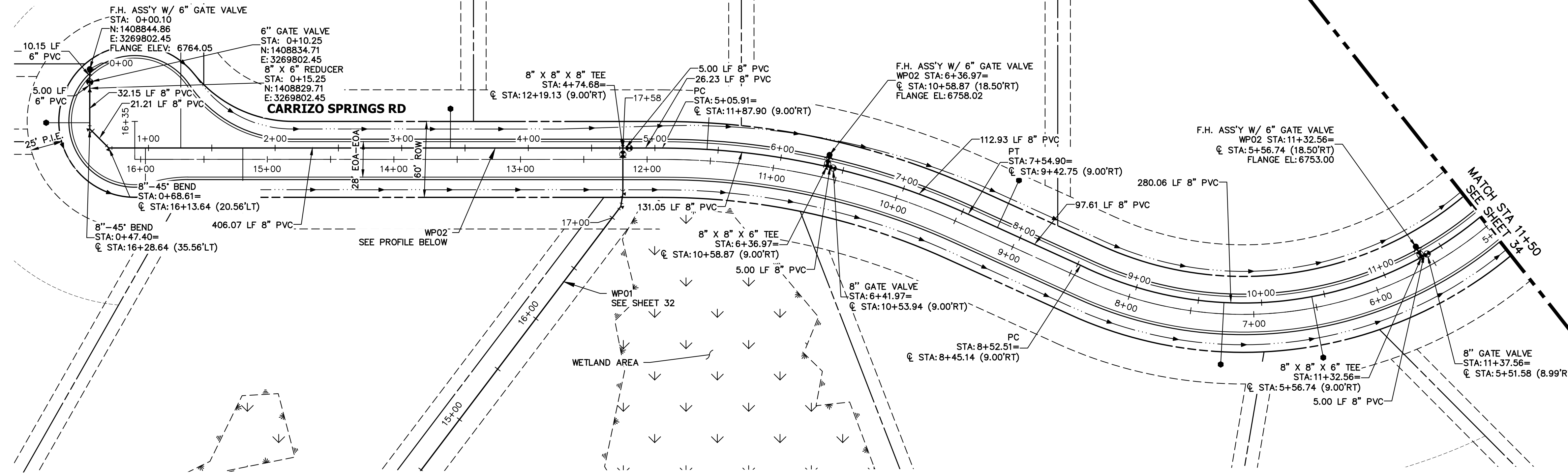
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

BY	DATE	REVISION

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 32 OF 63
 JOB NO. 25142.05

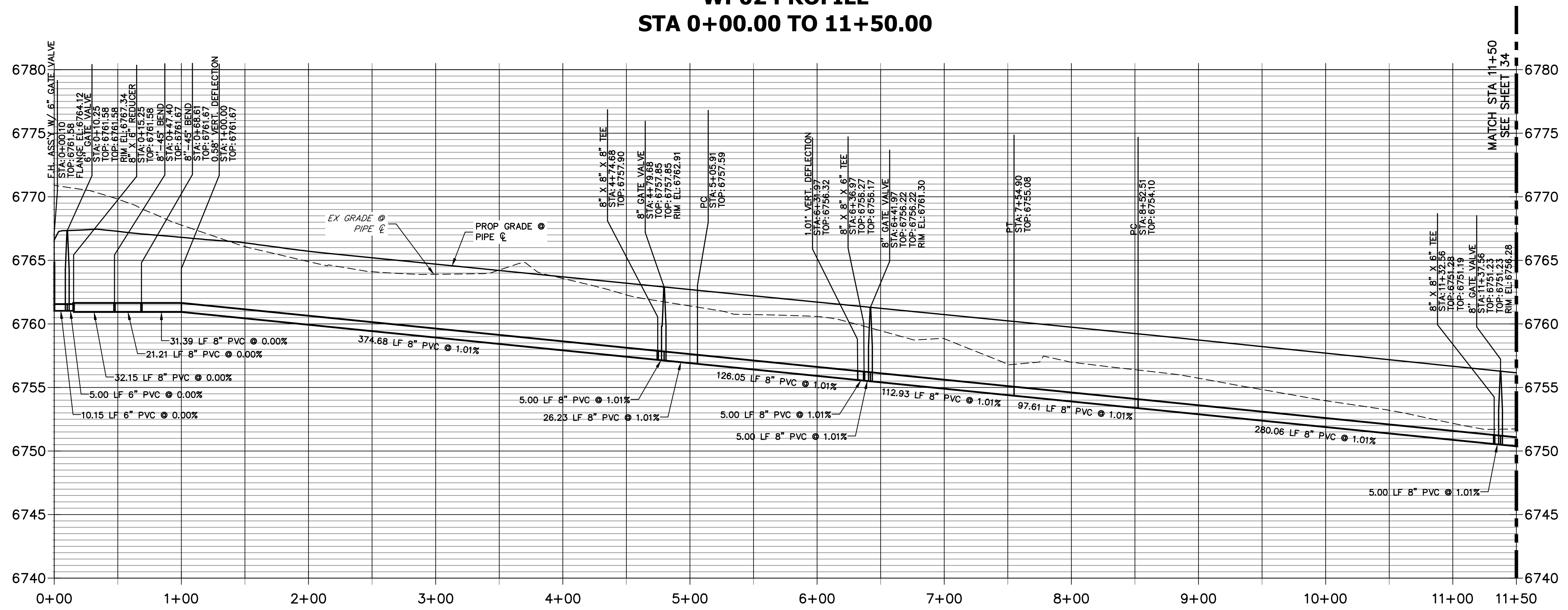


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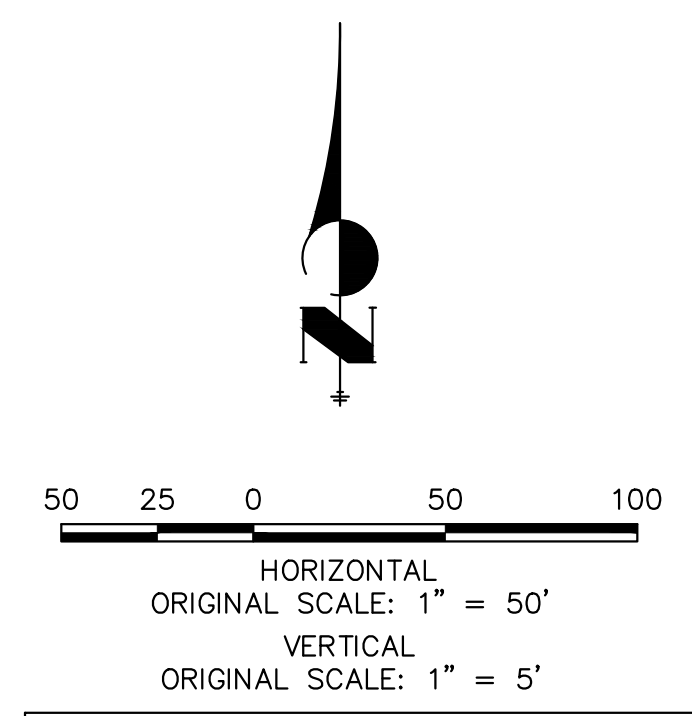
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIDGON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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 Central 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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



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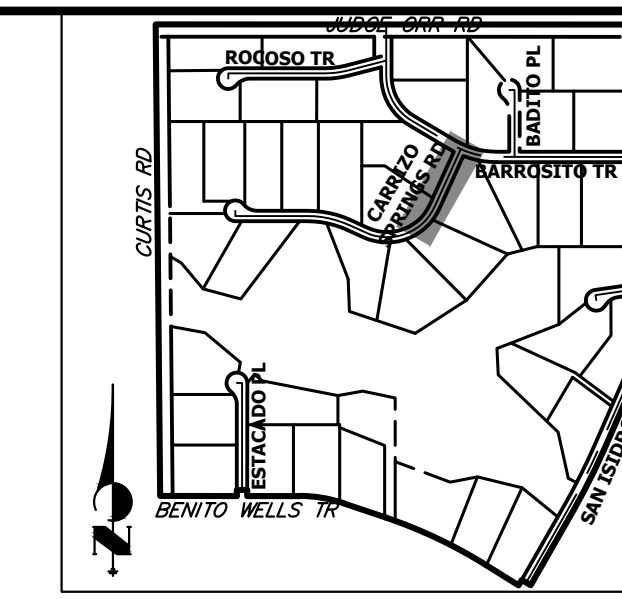
811
 Know what's below.
 Call before you dig.

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

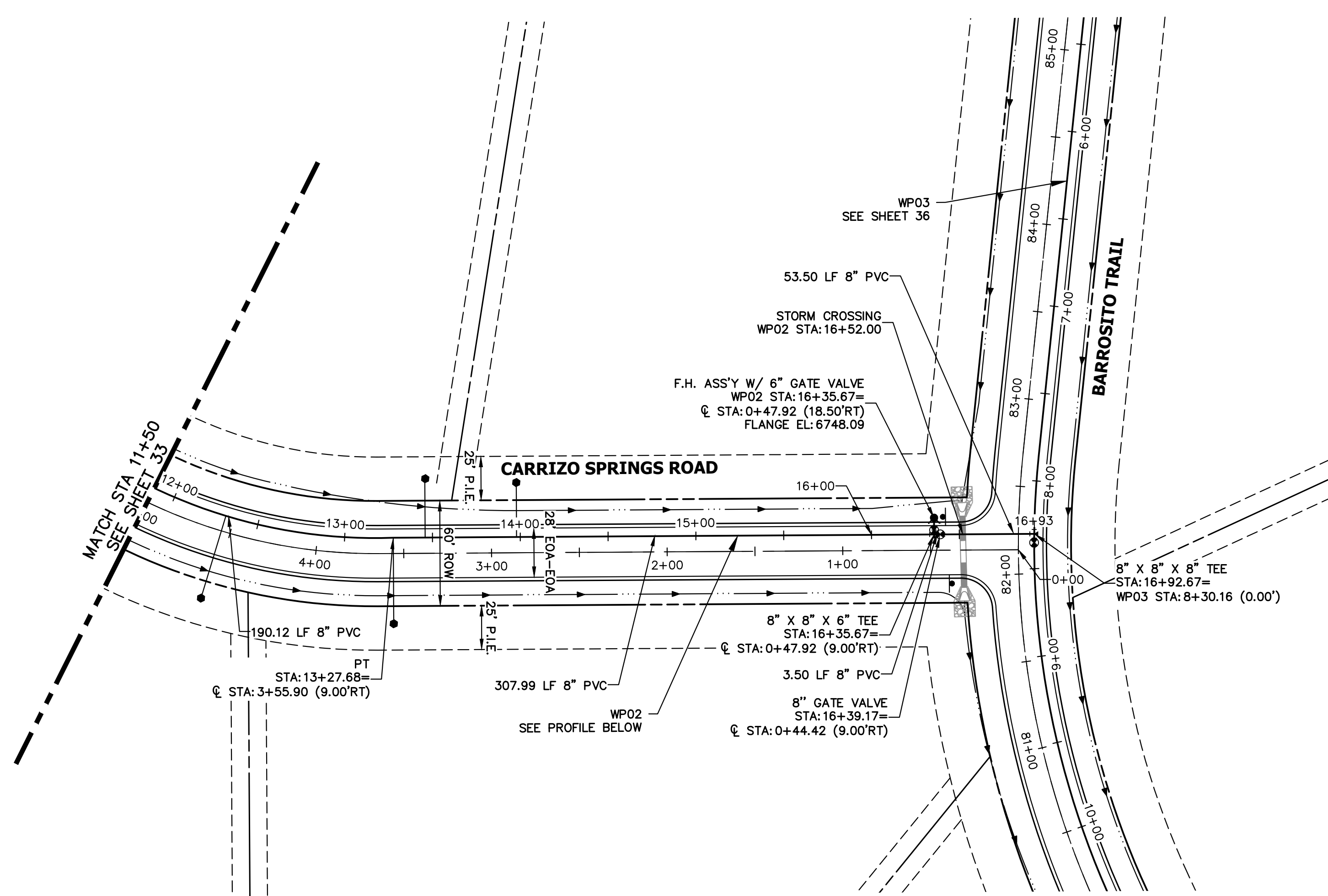
DATE: 3/20/24

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

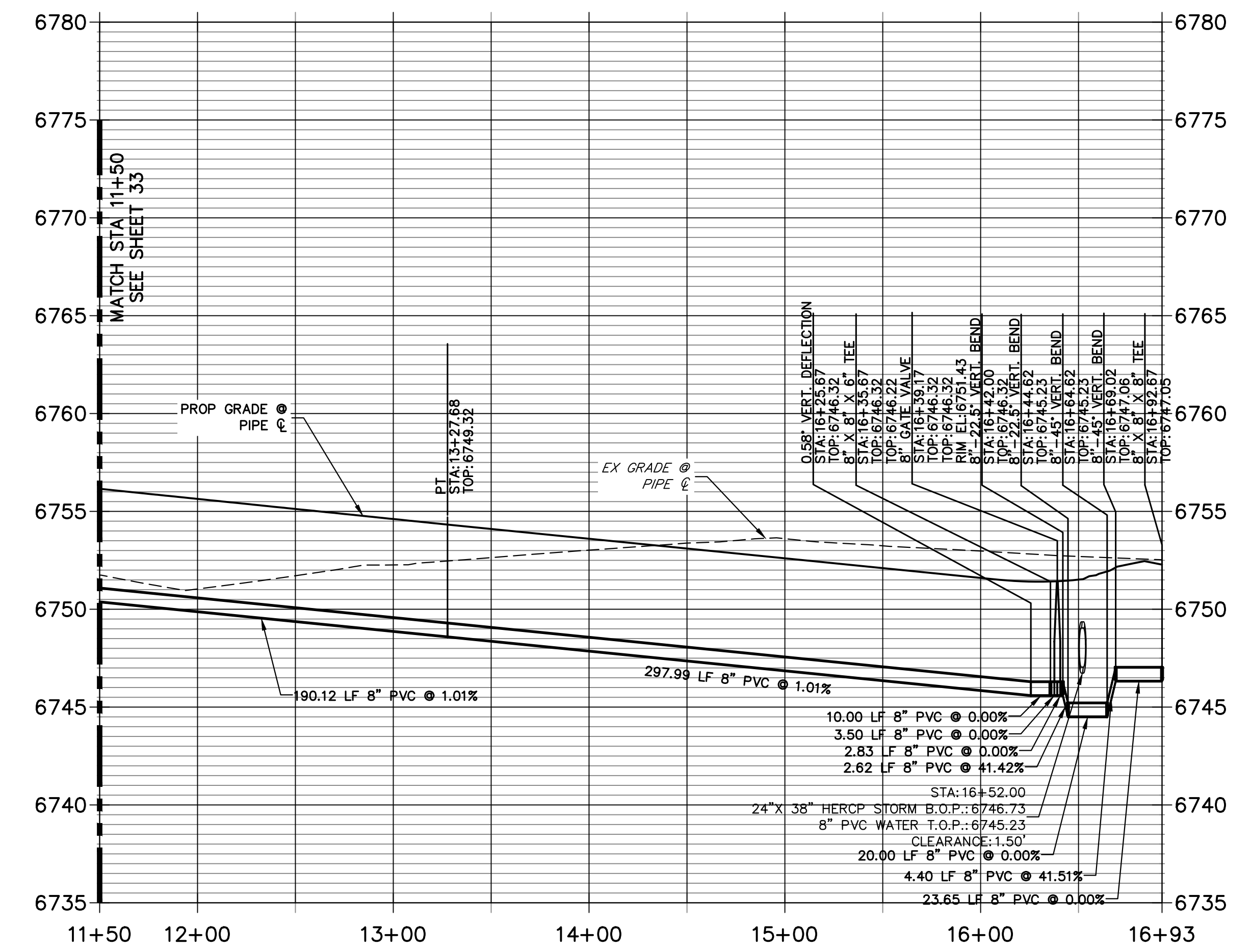
SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN
 SHEET 33 OF 63
 JOB NO. 25142.05



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



WP02 PROFILE (2)
STA 11+50.00 TO 16+92.67



NOTES

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

ENGINEER'S STATEMENT

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

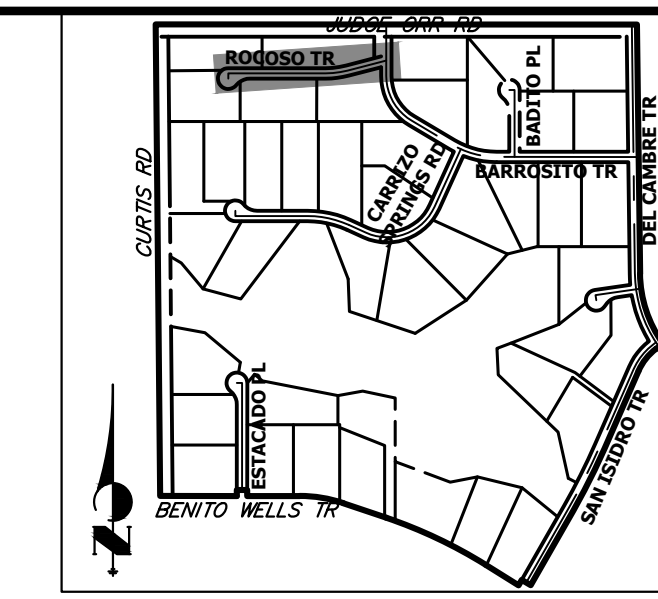
DATE: 3/20/24

BY	DATE	REVISION

SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN

DESIGNED BY: JMC
 DRAWN BY: JMC
 CHECKED BY:

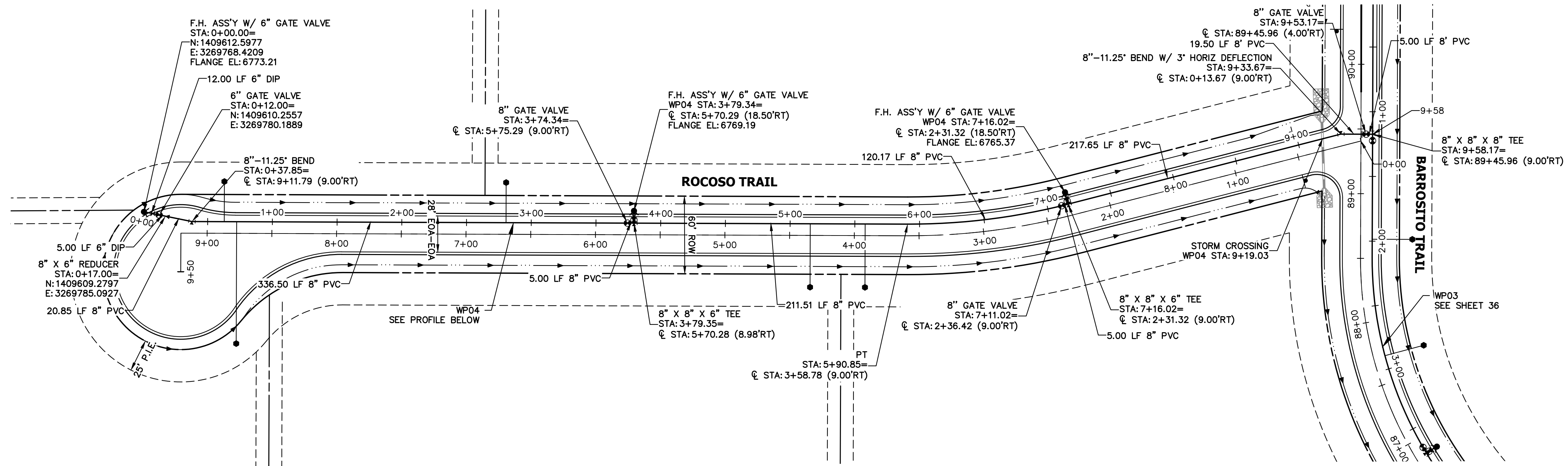
SHEET 34 OF 63
 JOB NO. 25142.05



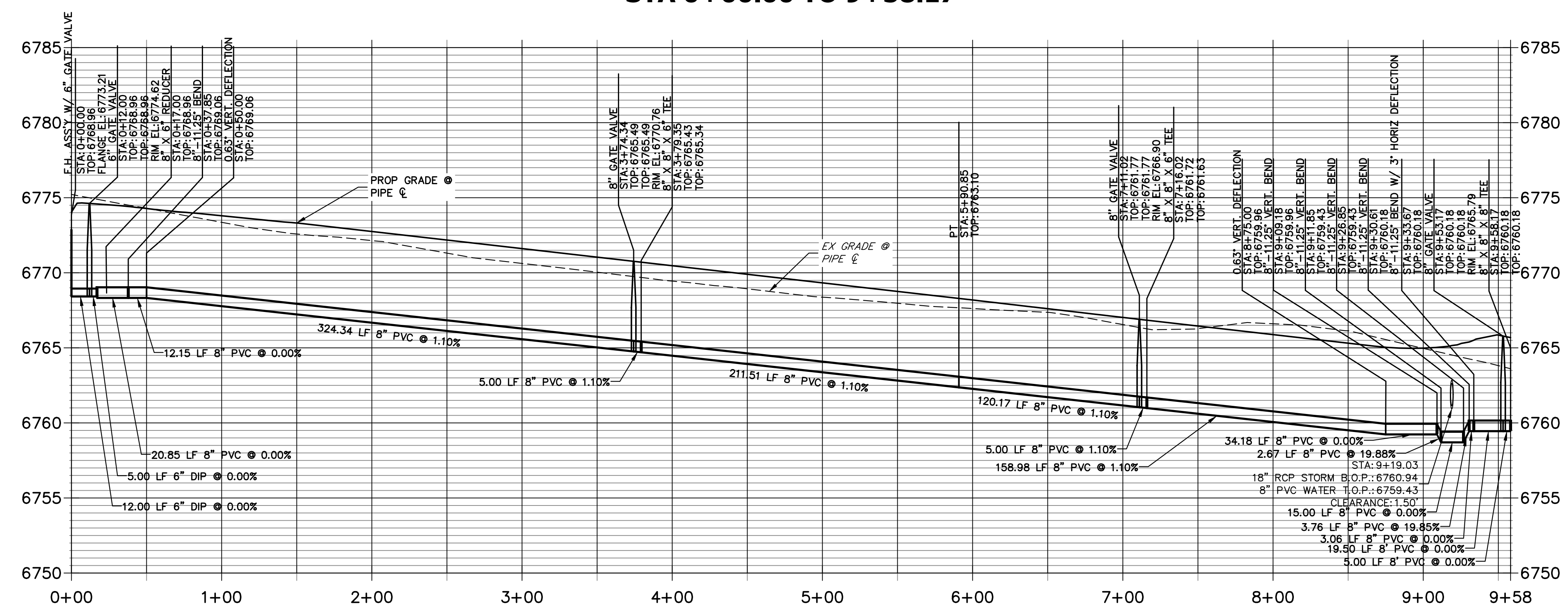
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

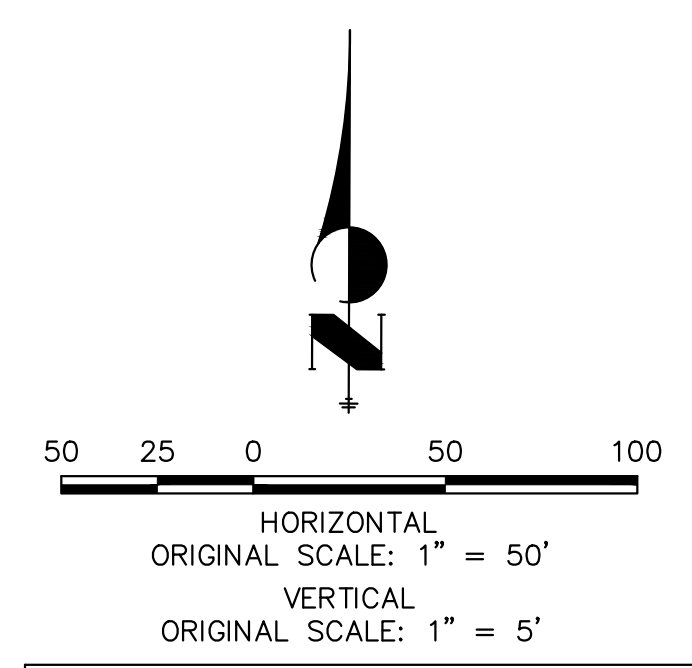


WP04 PROFILE
STA 0+00.00 TO 9+58.17



NOTES

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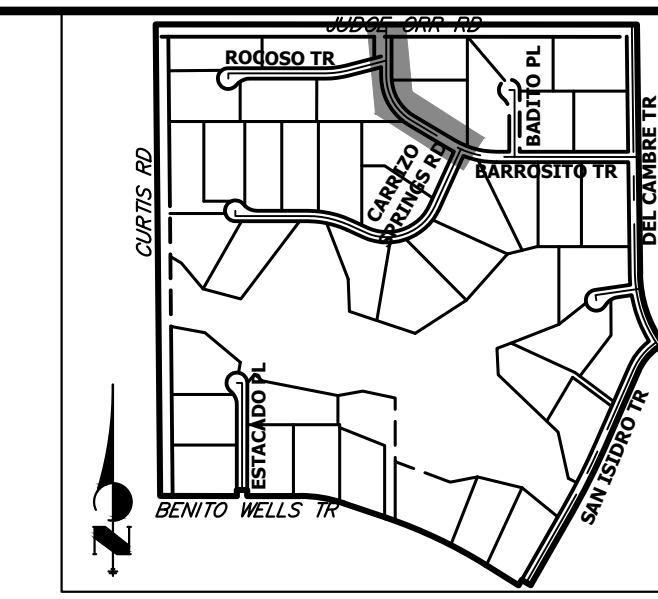
811
 Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT

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

3/20/24
 DATE

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	3/20/24	JMC	JMC	
SADDLEHORN RANCH - FILING 3									
WATER DISTRIBUTION PLAN									
SHEET 35 OF 63									
JOB NO. 25142.05									

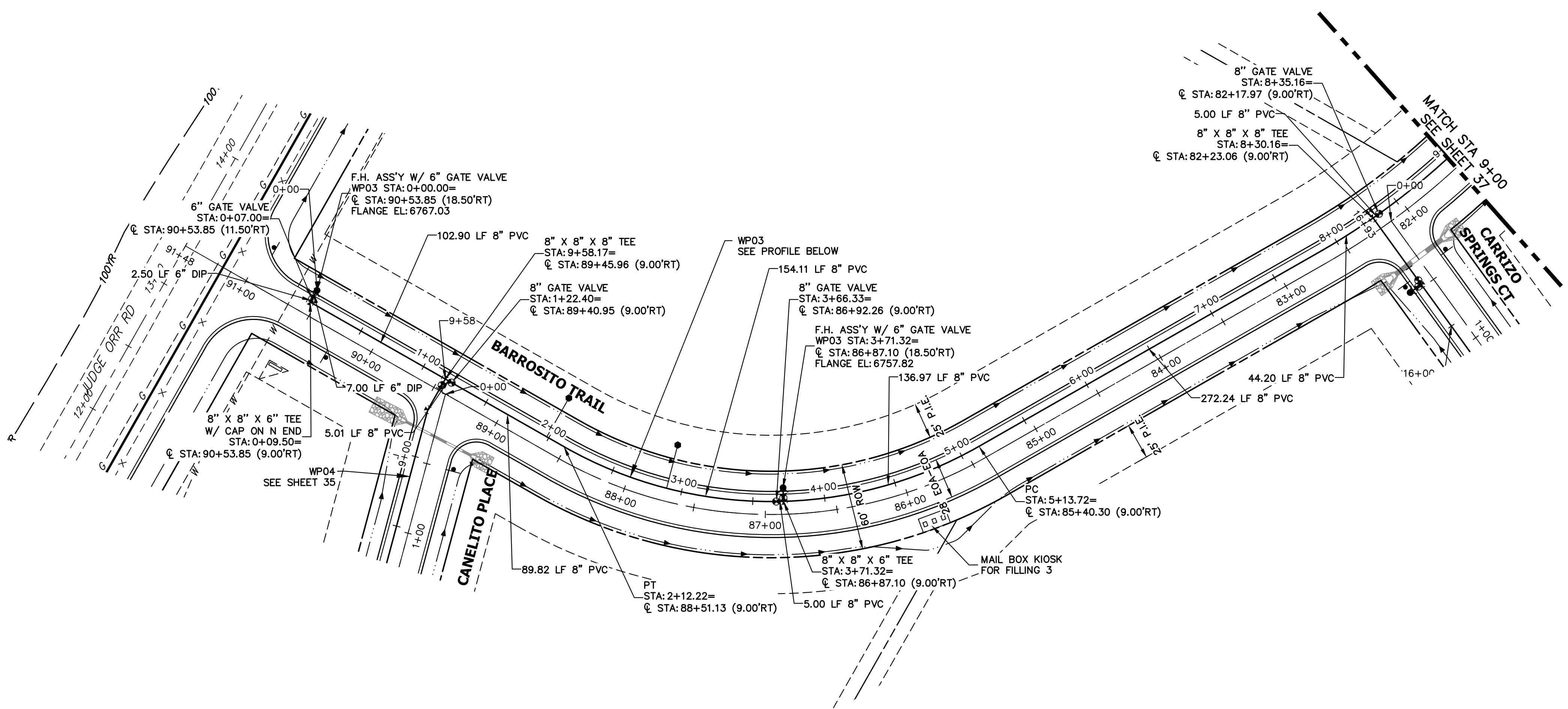


KEY MAP
N.T.S.

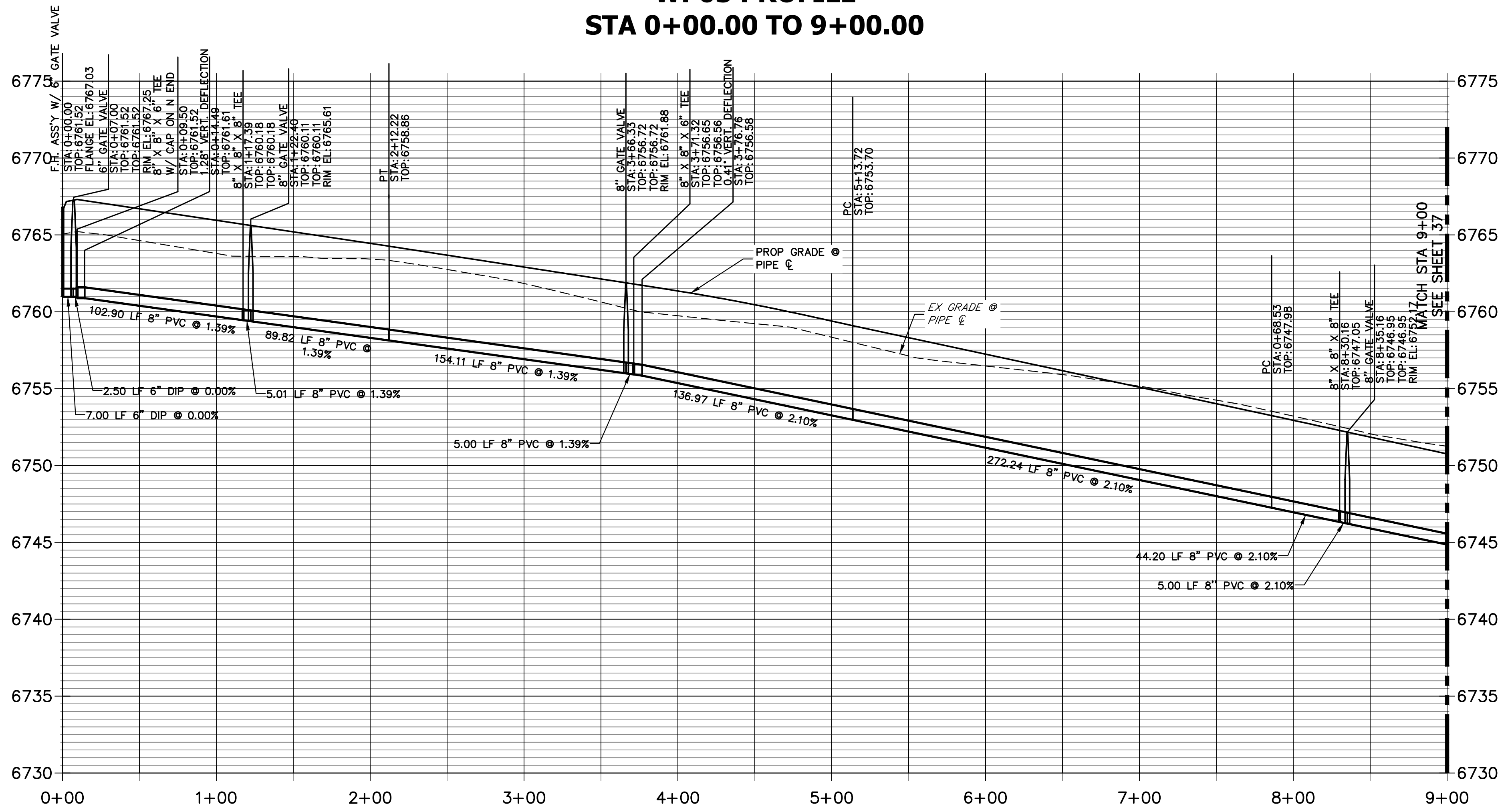
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BRADY WILLIAMS

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com



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



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

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

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

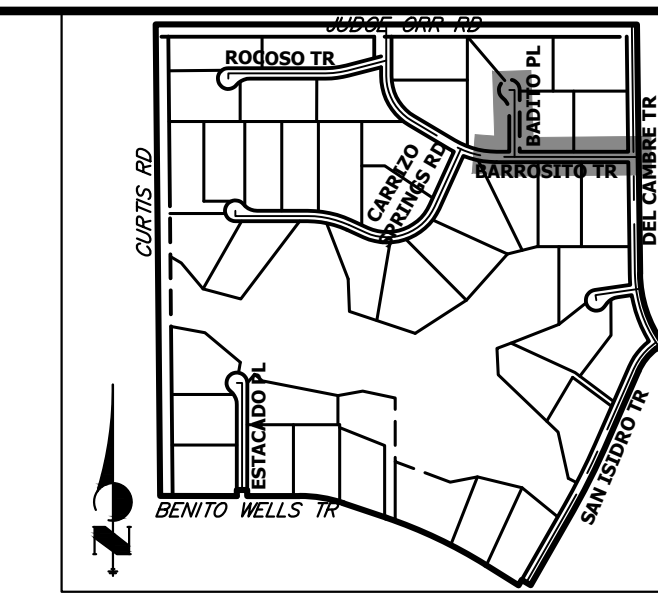
3/20/24
DATE

No.	REVISION	BY		DATE	
		BY	DATE	BY	DATE

H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 3/20/24	DESIGNED BY JMC	DRAWN BY JMC	CHECKED BY
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SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

SHEET 36 OF 63
JOB NO. 25142.05



KEY MAP
N.T.S.

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

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

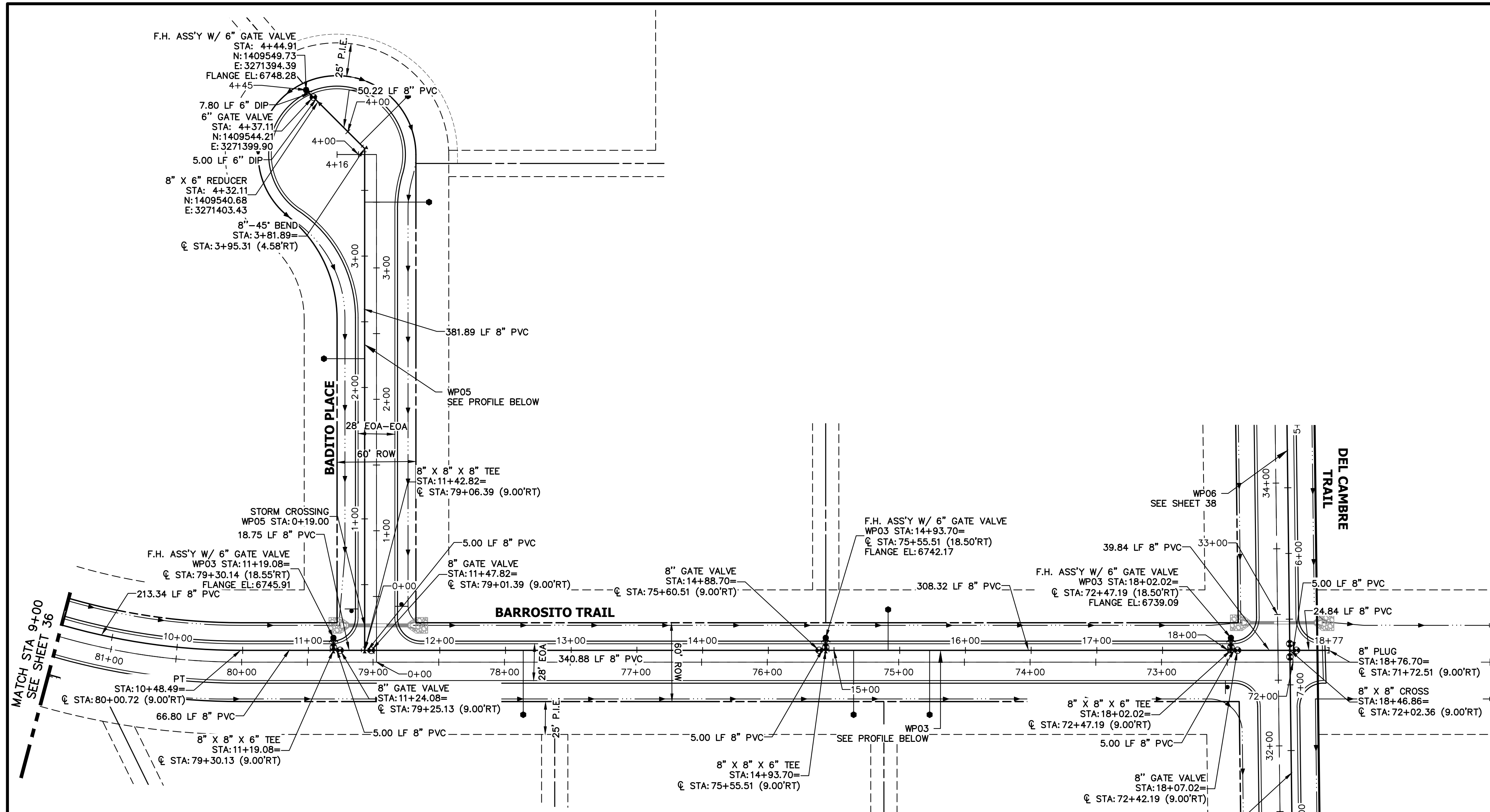
NO.	REVISION	DATE

SADDLEHORN RANCH - FILING 3

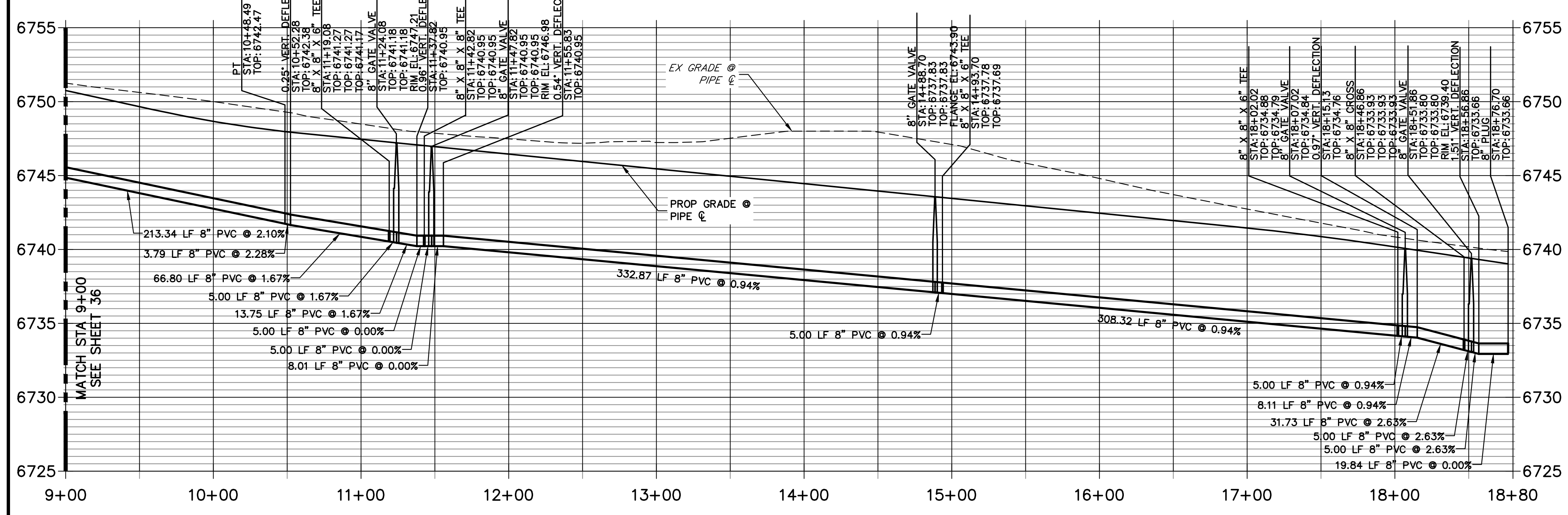
WATER DISTRIBUTION PLAN

SHEET 37 OF 63

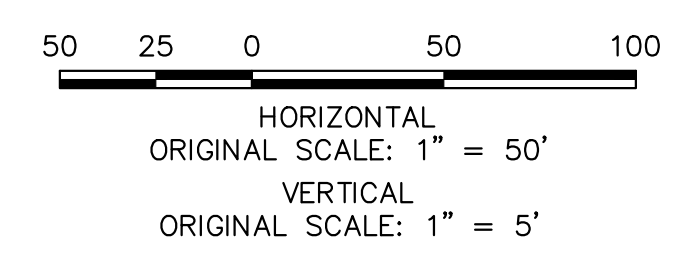
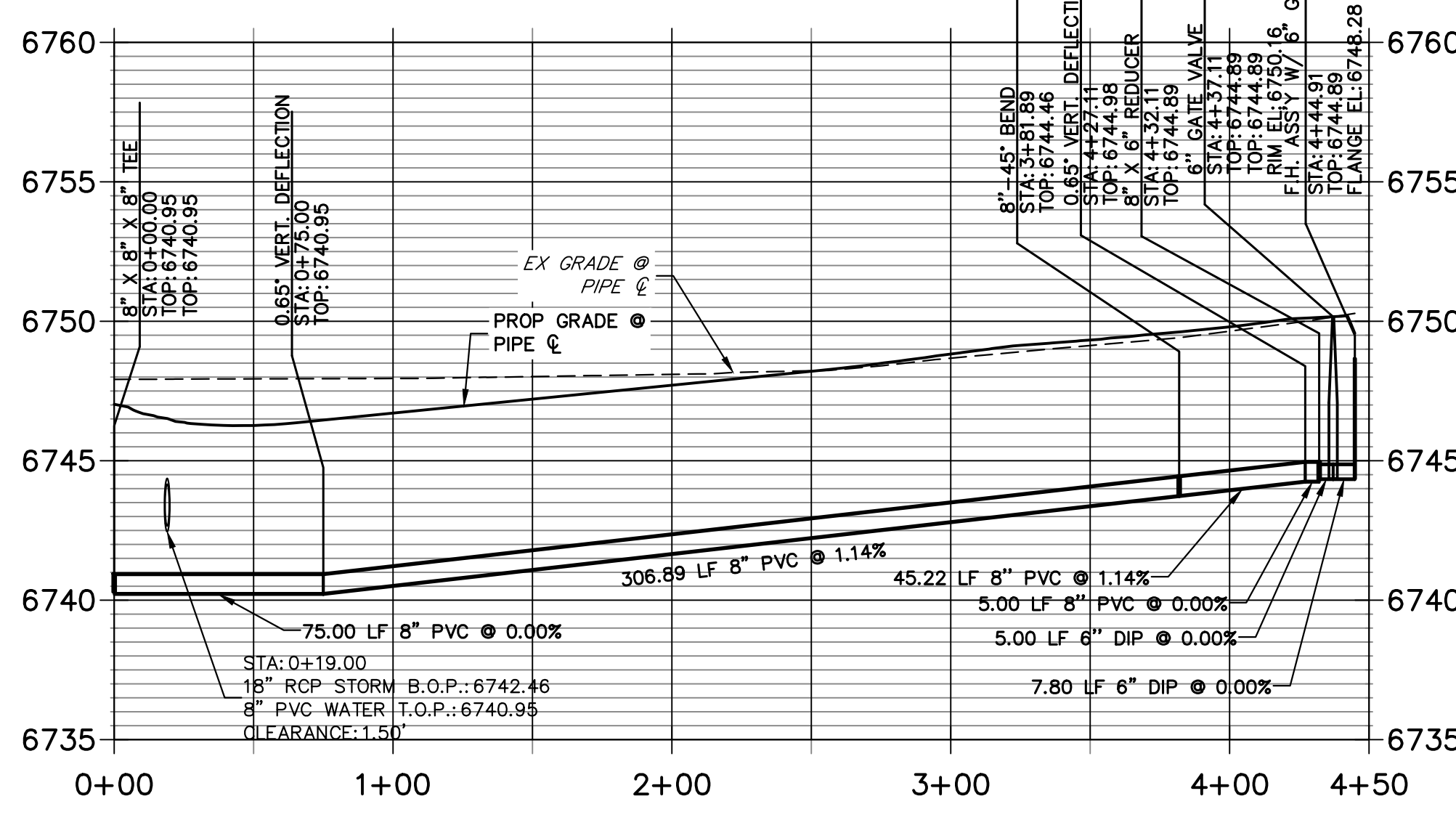
JOB NO. 25142.05



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



WP05 PROFILE
STA 0+00.00 TO 4+50.00



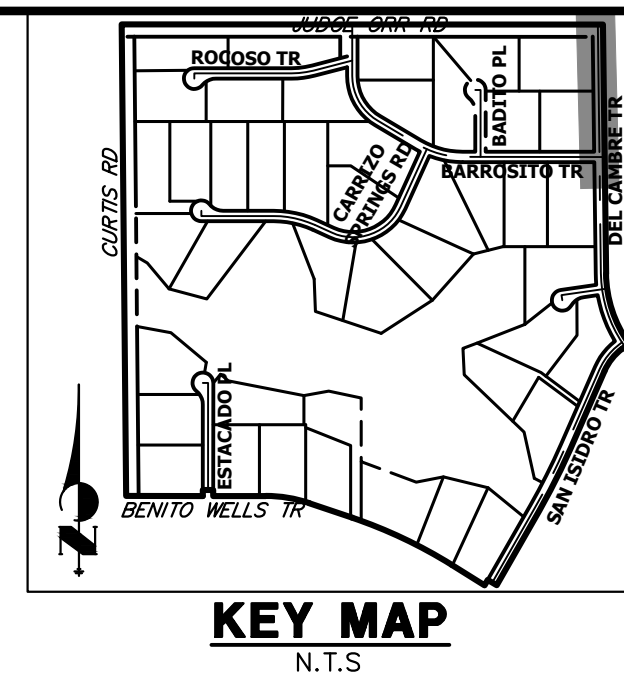
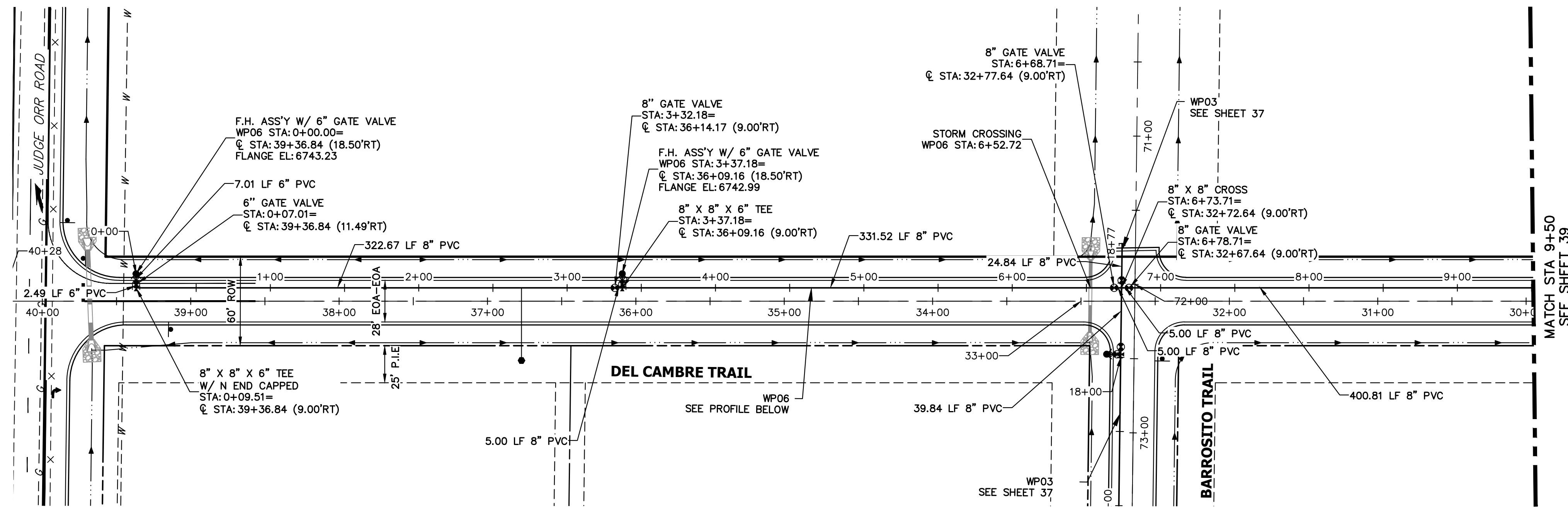
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

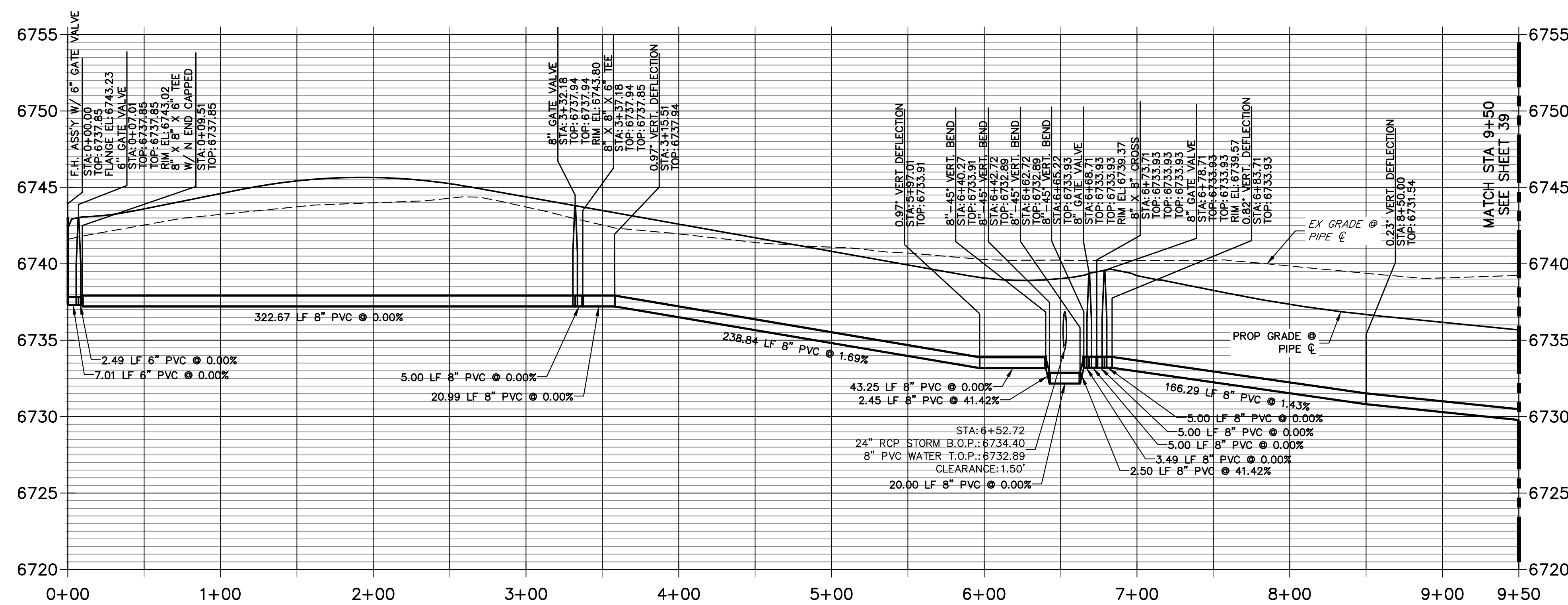
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043

3/20/24
DATE



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



- NOTES**
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 3. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
 4. P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
 5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
 6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
 7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
 8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

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

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

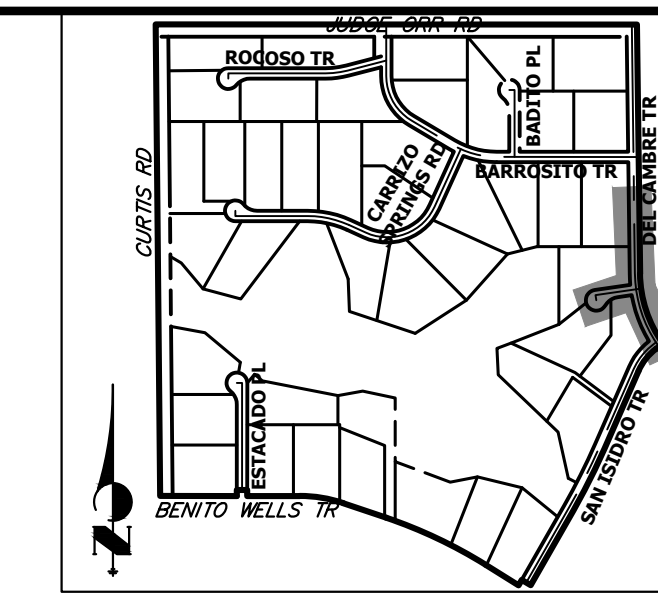
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 25043
 DATE 3/20/24

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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

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 SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN
 SHEET 38 OF 63
 JOB NO. 25142.05



KEY MAP
N.T.S.

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

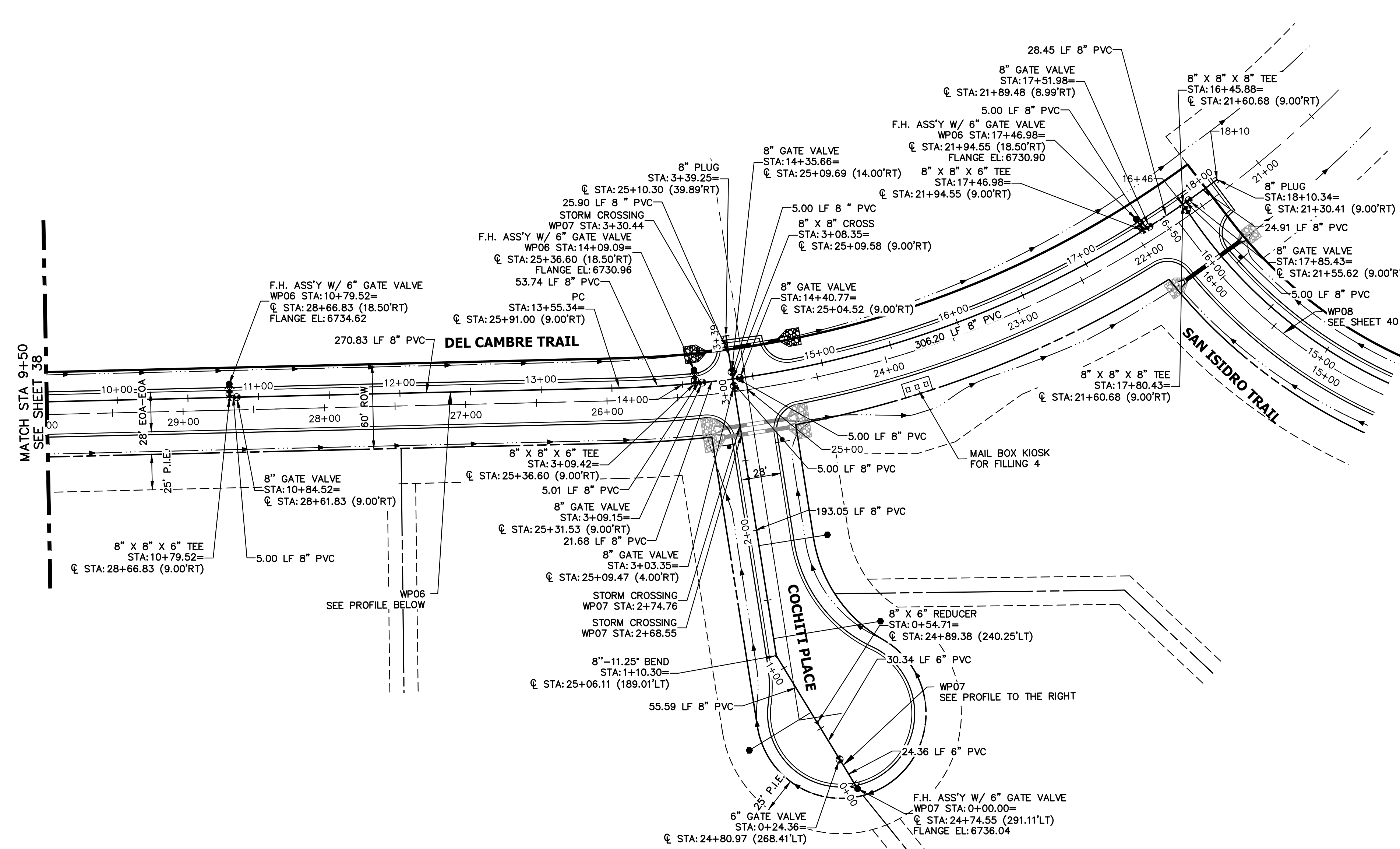
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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2593
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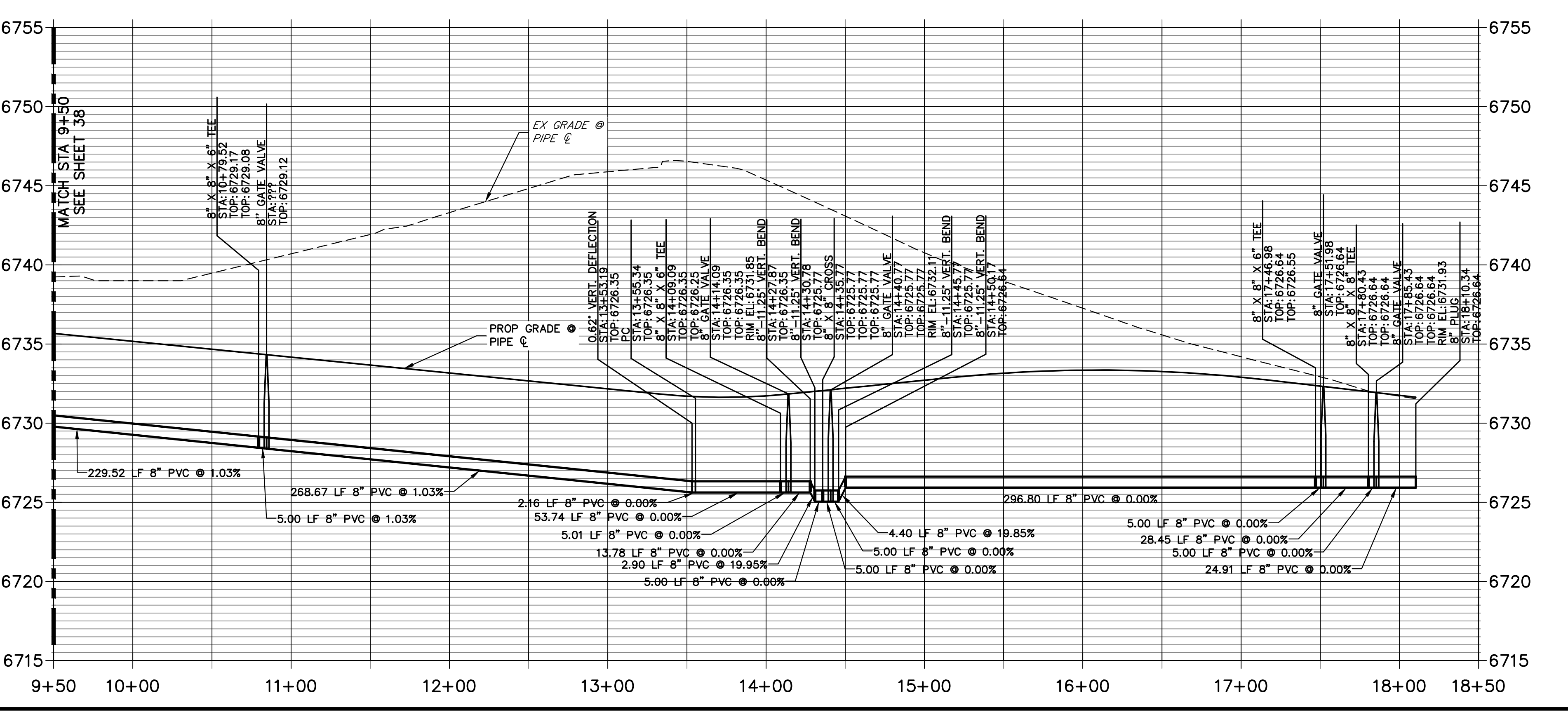
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/20/24	JMC	JMC	

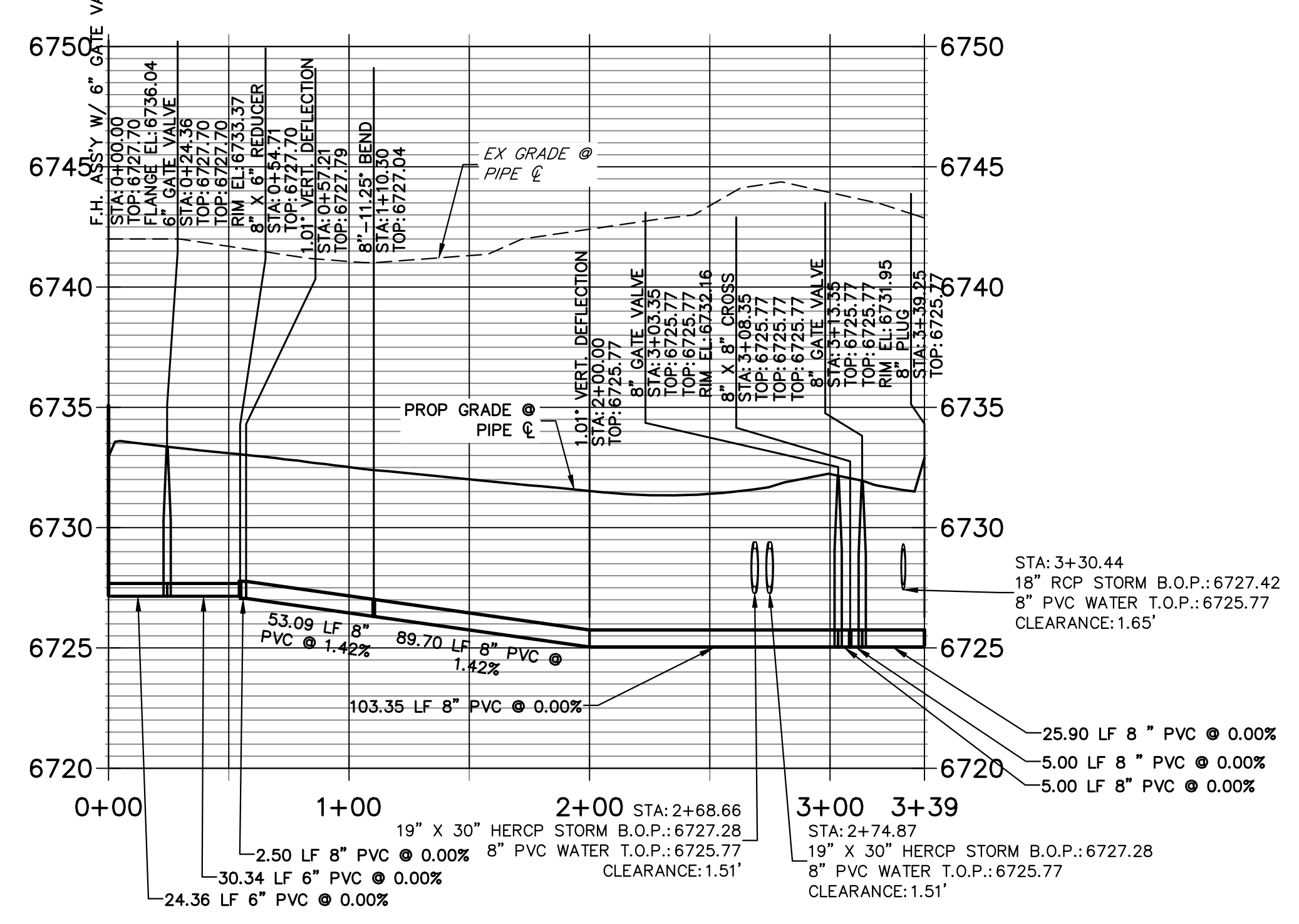
SADDLEHORN RANCH - FILING 3
WATER DISTRIBUTION PLAN
SHEET 39 OF 63
JOB NO. 25142.05



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

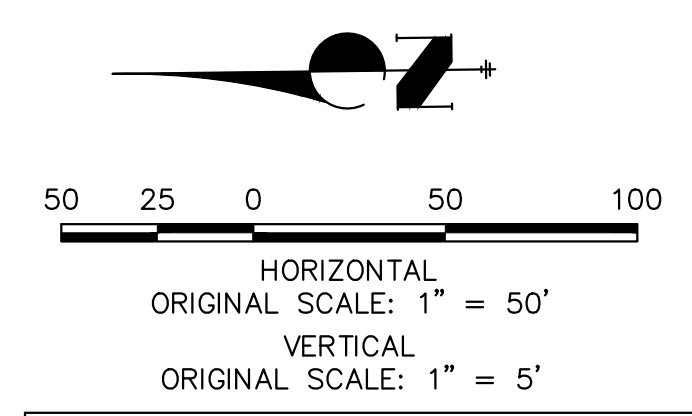


WP07 PROFILE
STA 0+00.00 TO 3+39.25



NOTES

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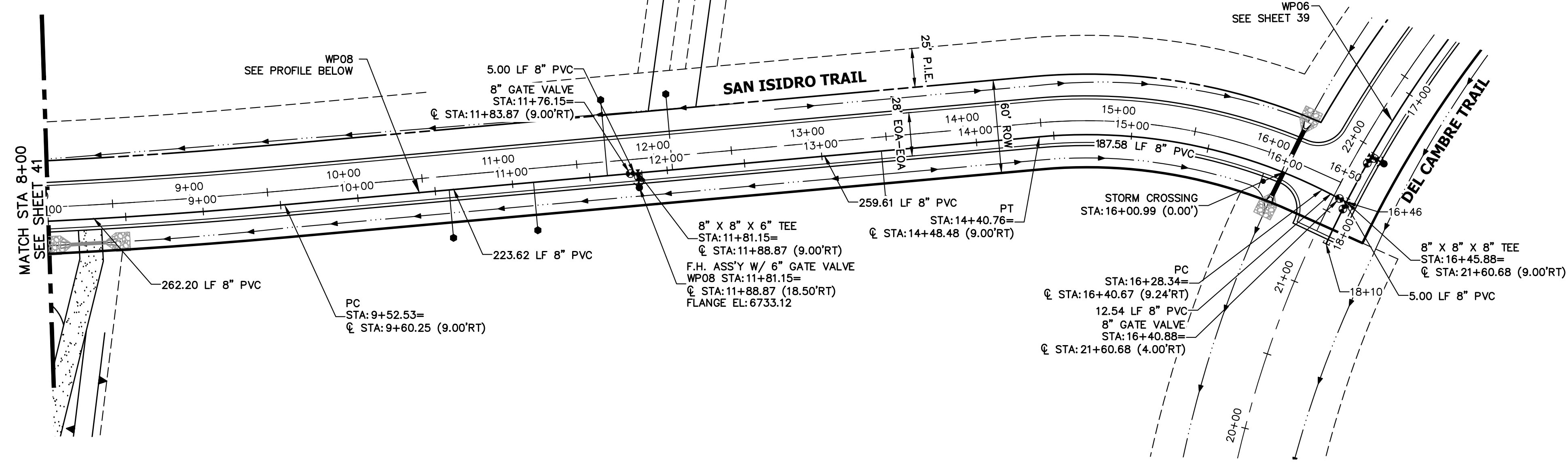


811
Know what's below.
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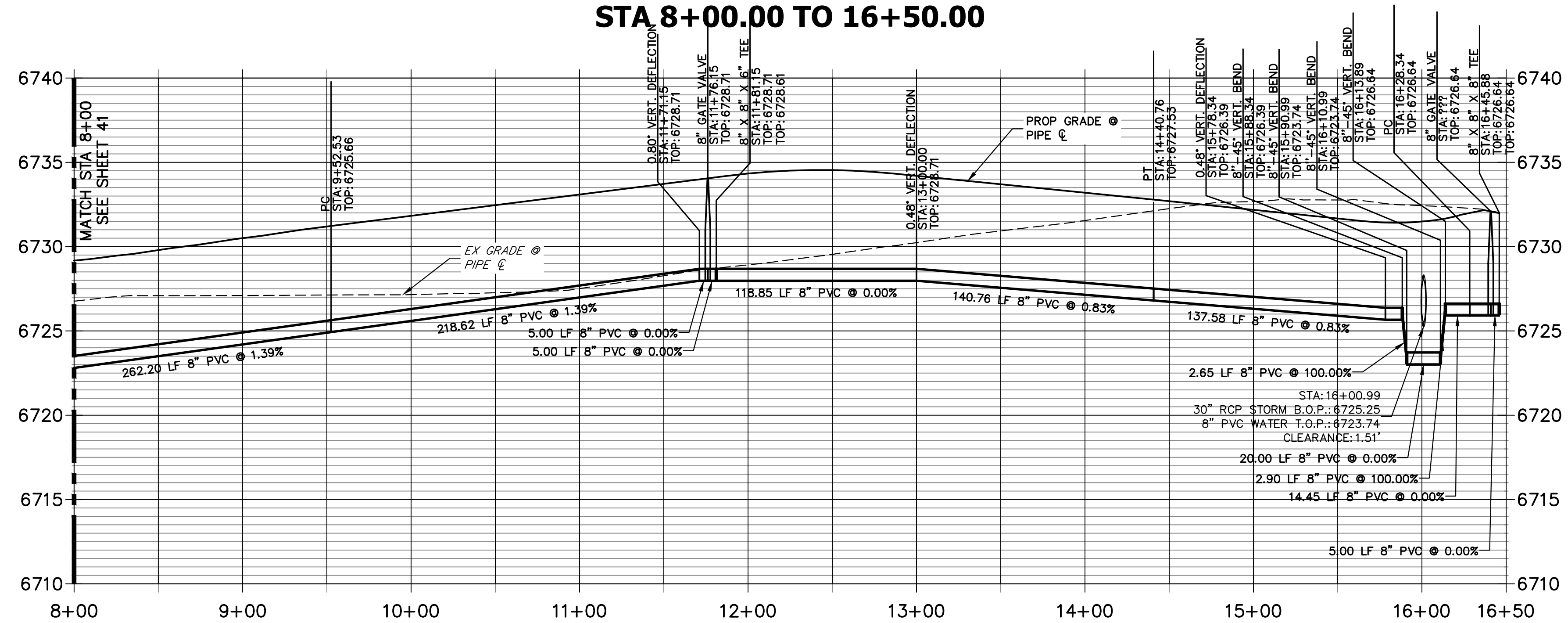
ENGINEER'S STATEMENT

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

3/20/24
DATE



**WP08 PROFILE
STA 8+00.00 TO 16+50.00**



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

3/20/24
 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

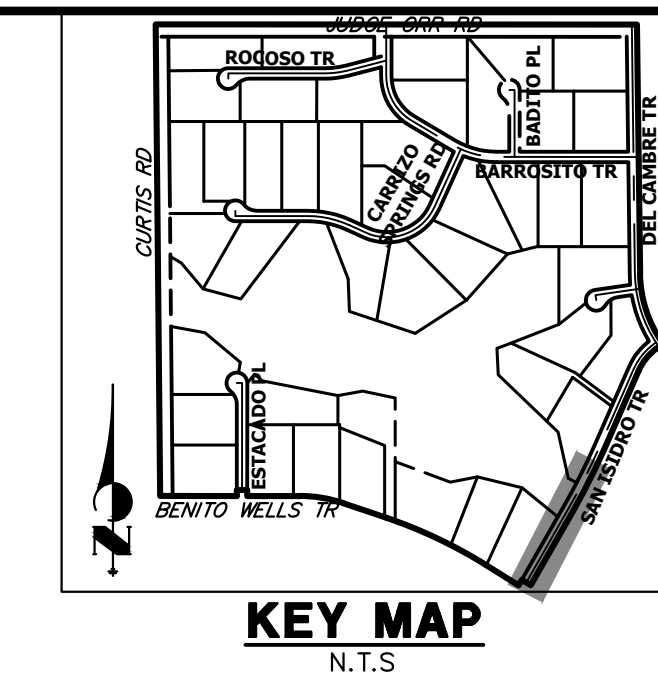
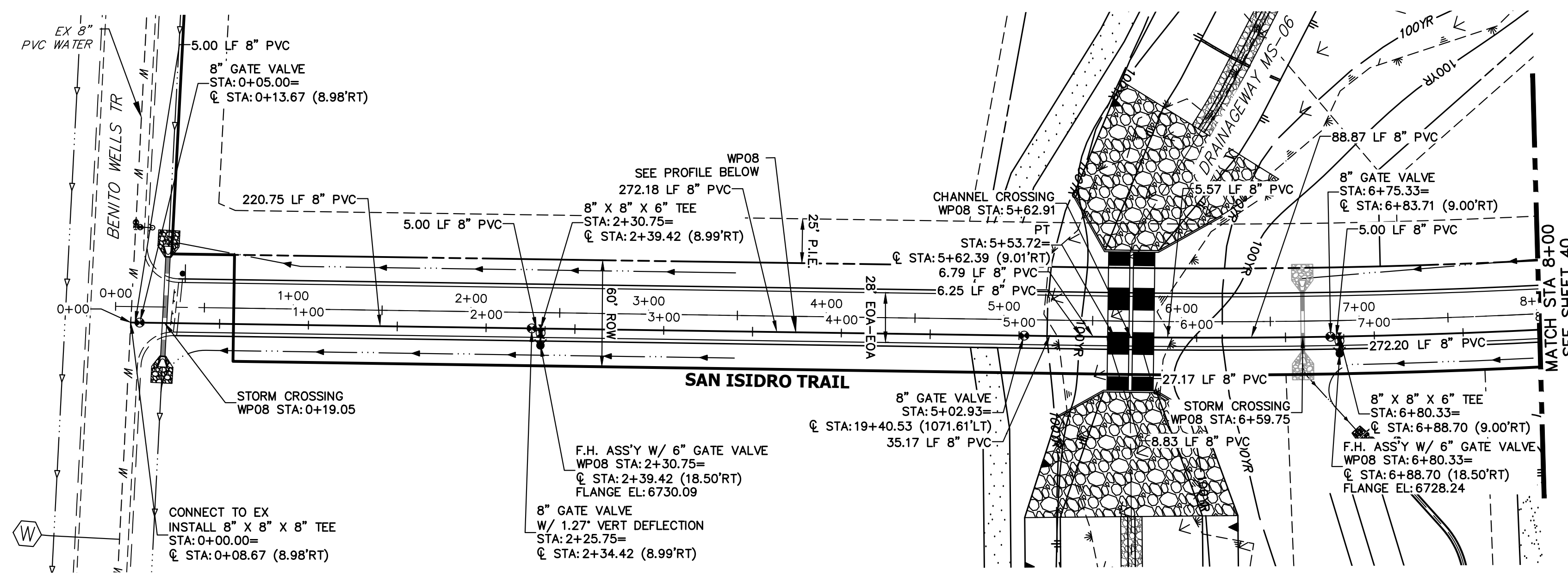
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BY	DATE	No.	REVISION

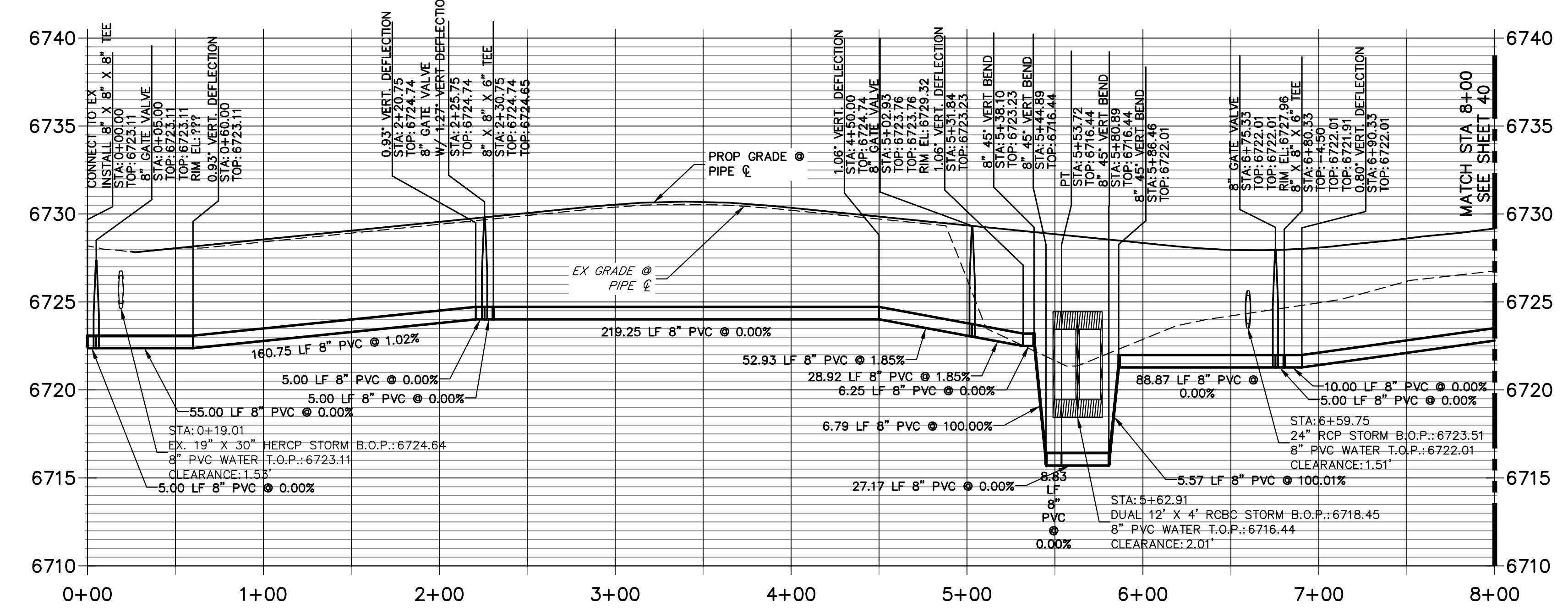
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/20/24	JMC	JMC	

SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN

SHEET 40 OF 63
 JOB NO. 25142.05

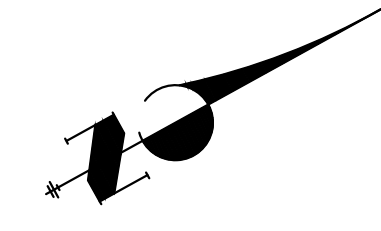





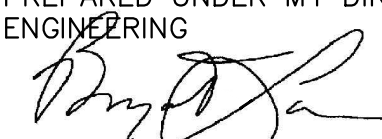
**WPO8 PROFILE (2)
STA 0+00.00 TO 8+00.00**




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 HORIZONTAL ORIGINAL SCALE: 1" = 50'

 VERTICAL ORIGINAL SCALE: 1" = 5'

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


 25043
 DATE: 3/20/24

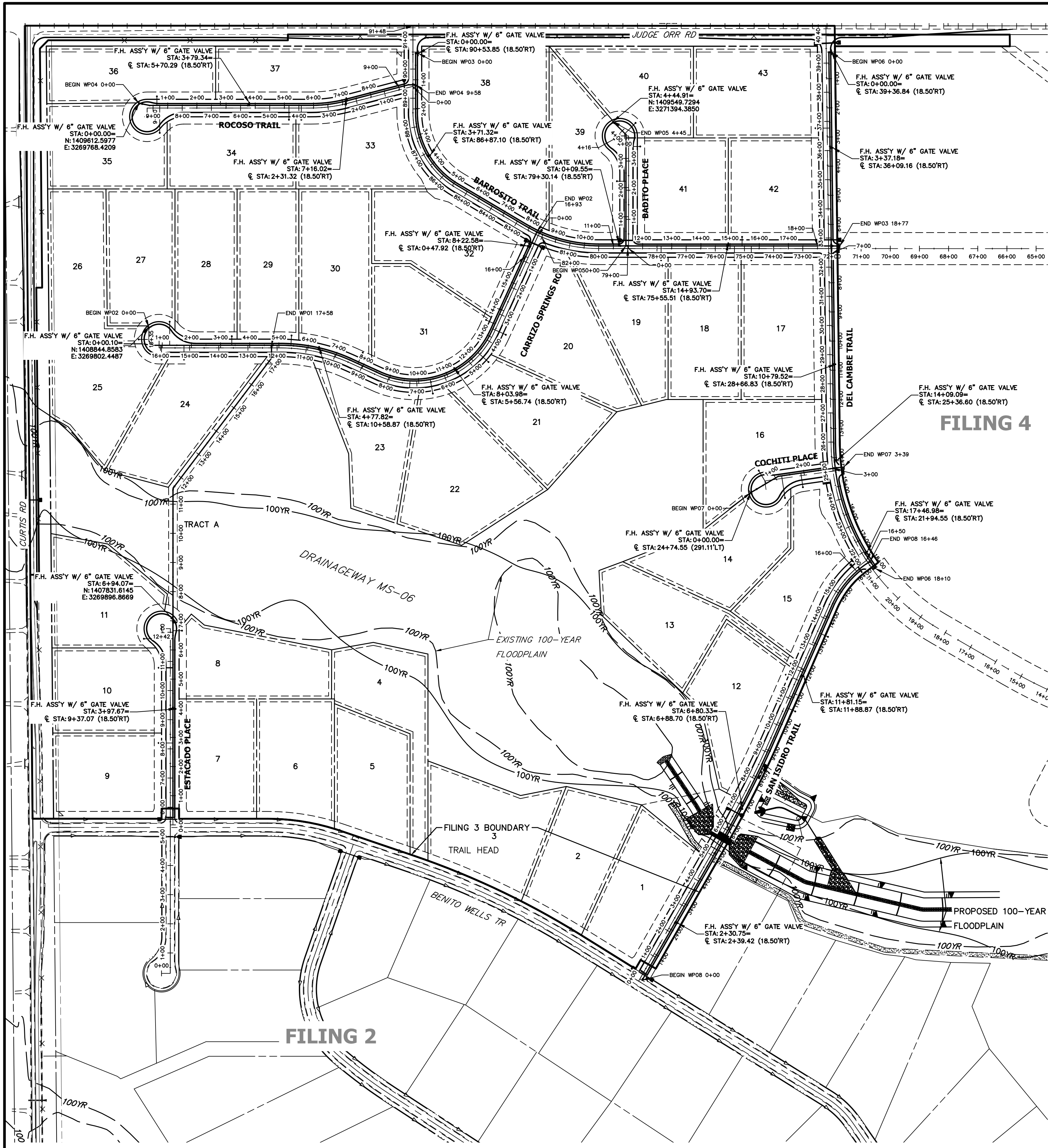
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 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
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SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN
 SHEET 41 OF 63
 JOB NO. 25142.05

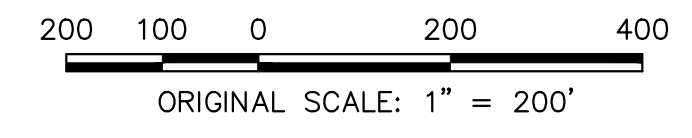
BY	DATE	NO.	REVISION

H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 3/20/24
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY



FILING 4

FILING 2



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

3/20/24
 DATE

SADDLEHORN RANCH -
 FILING 3
 OVERALL FIRE HYDRANT
 PLAN

SHEET 42 OF 63
 JOB NO. 25142.05

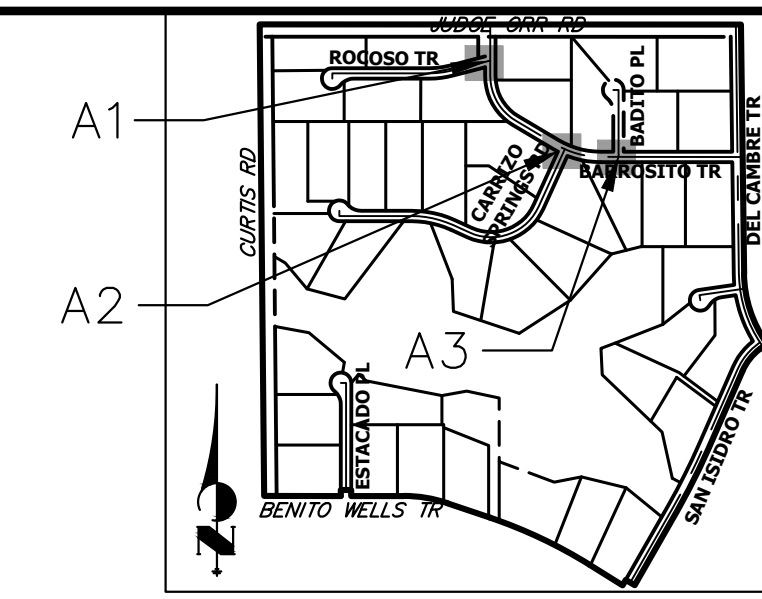
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1"=200'	N/A	3/20/24	JMC	JMC	

No.	REVISION	BY	DATE

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 BRADY WILLIAMS

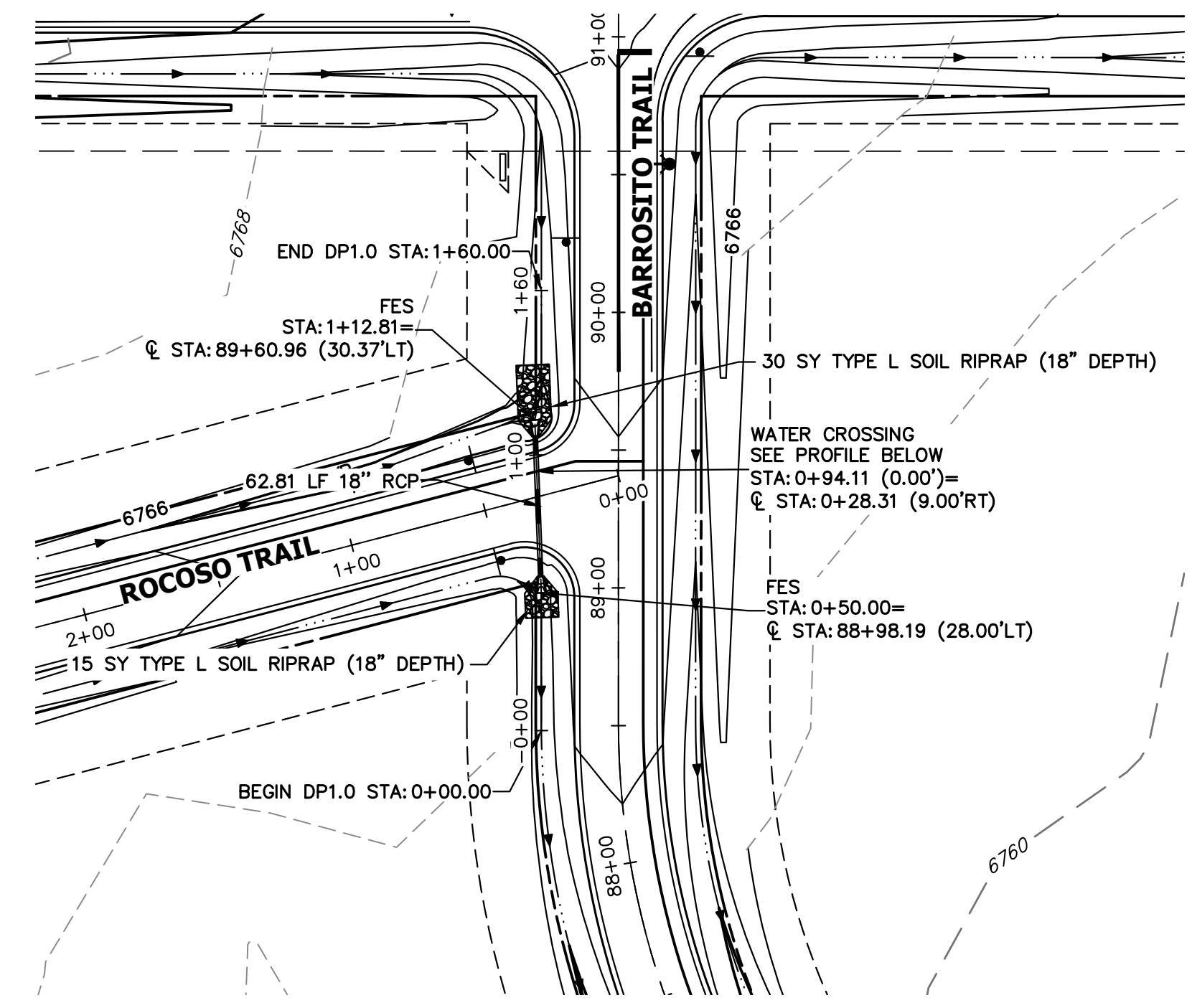
UNTIL SUCH TIME AS
 THESE DRAWINGS ARE
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 APPROPRIATE REVIEWING
 AGENCIES, JR ENGINEERING
 APPROVES THEIR USE FOR
 PURPOSES DESIGNATED BY WRITTEN
 AUTHORIZATION.



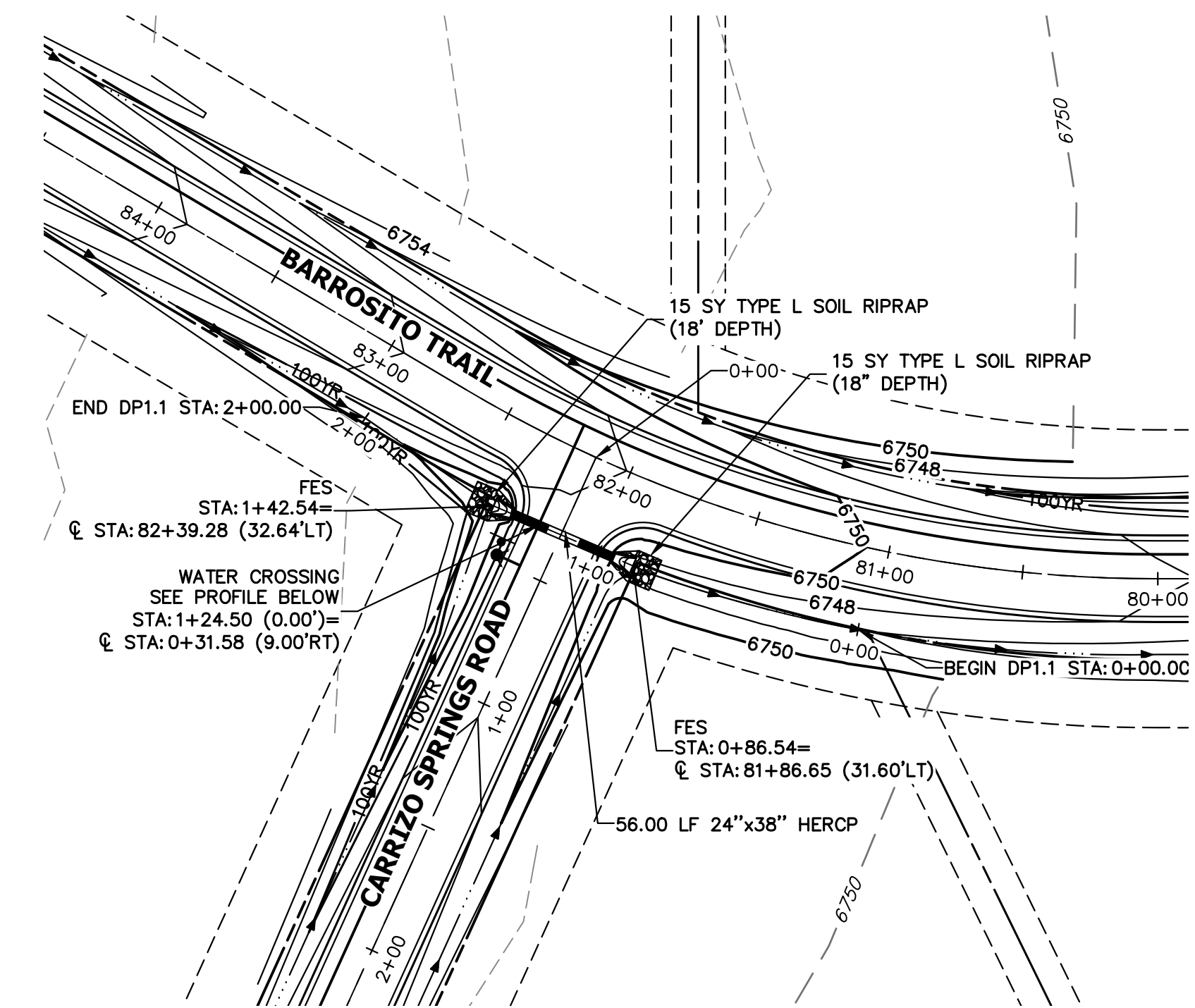
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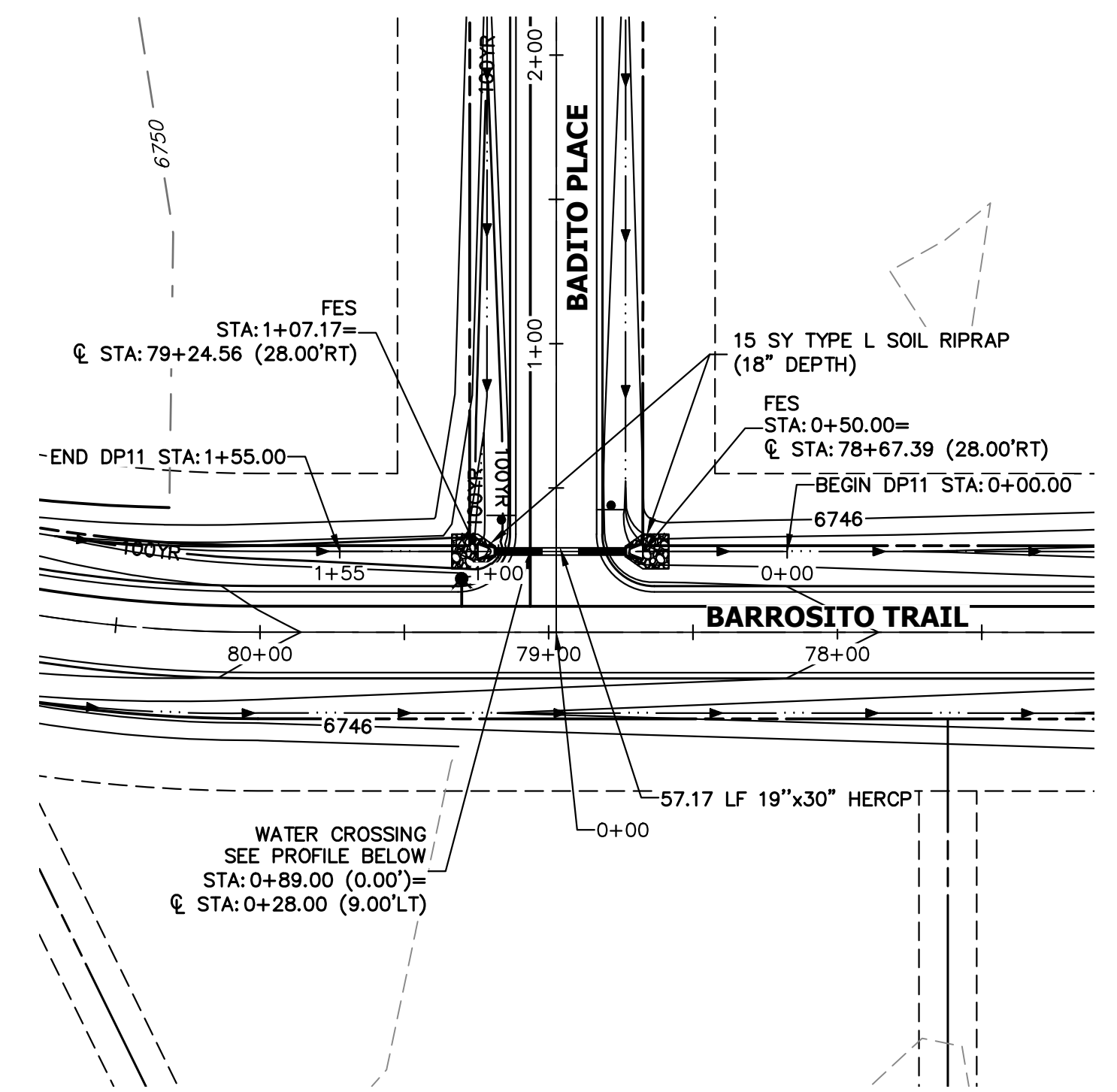
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A1 CULVERT - PLAN

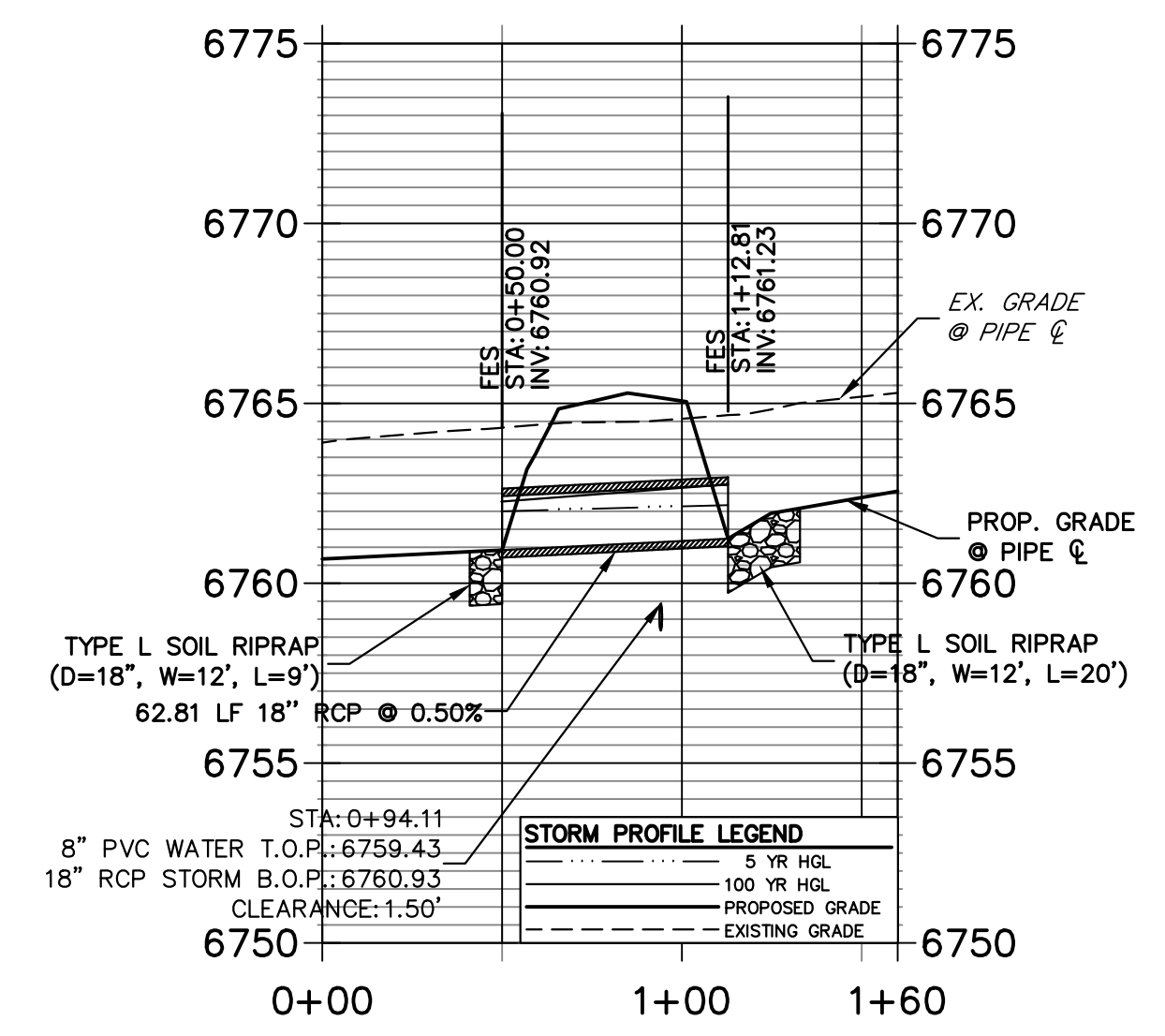


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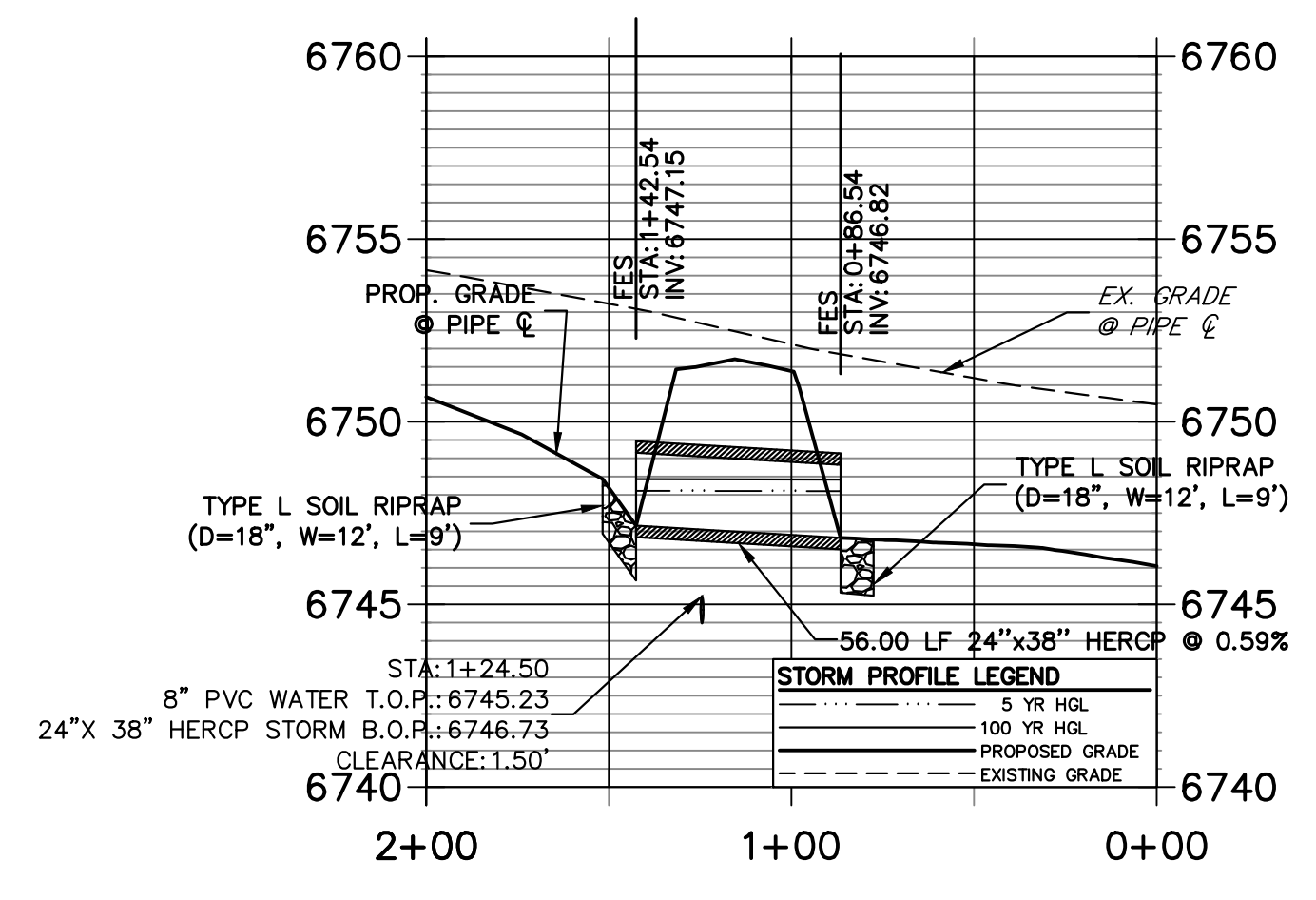
A3 CULVERT - PLAN

**DP1.0 PROFILE
 STA 0+00.00 TO 1+60.00**



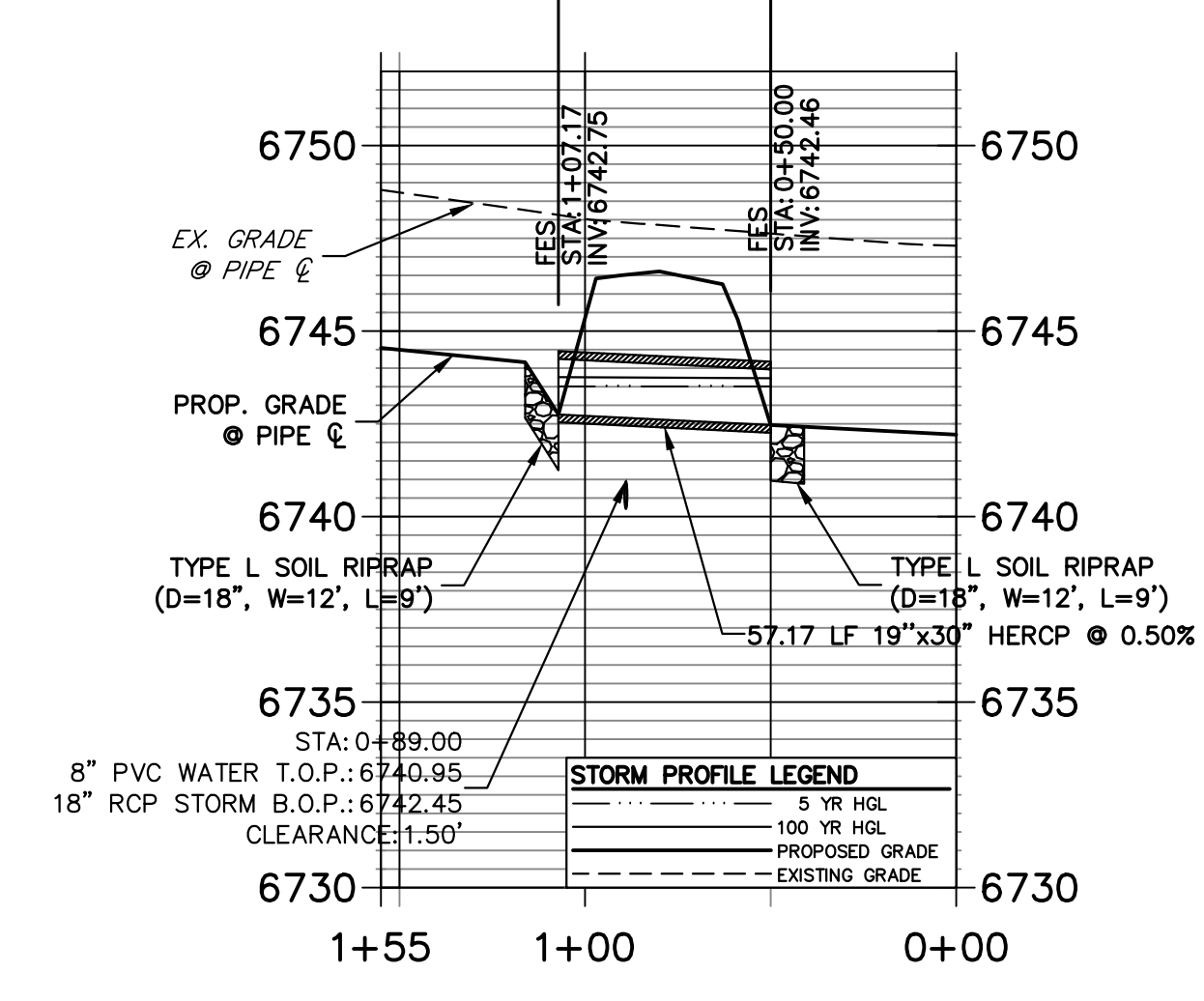
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**DP1.1 PROFILE
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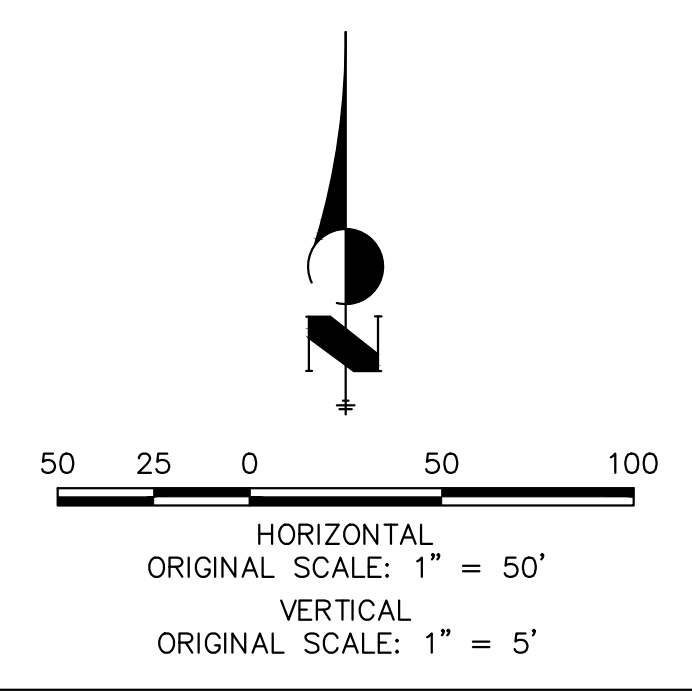


A2 CULVERT - PROFILE

**DP11 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 FACILITIES ARE PUBLIC.
5. ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



ENGINEER'S STATEMENT

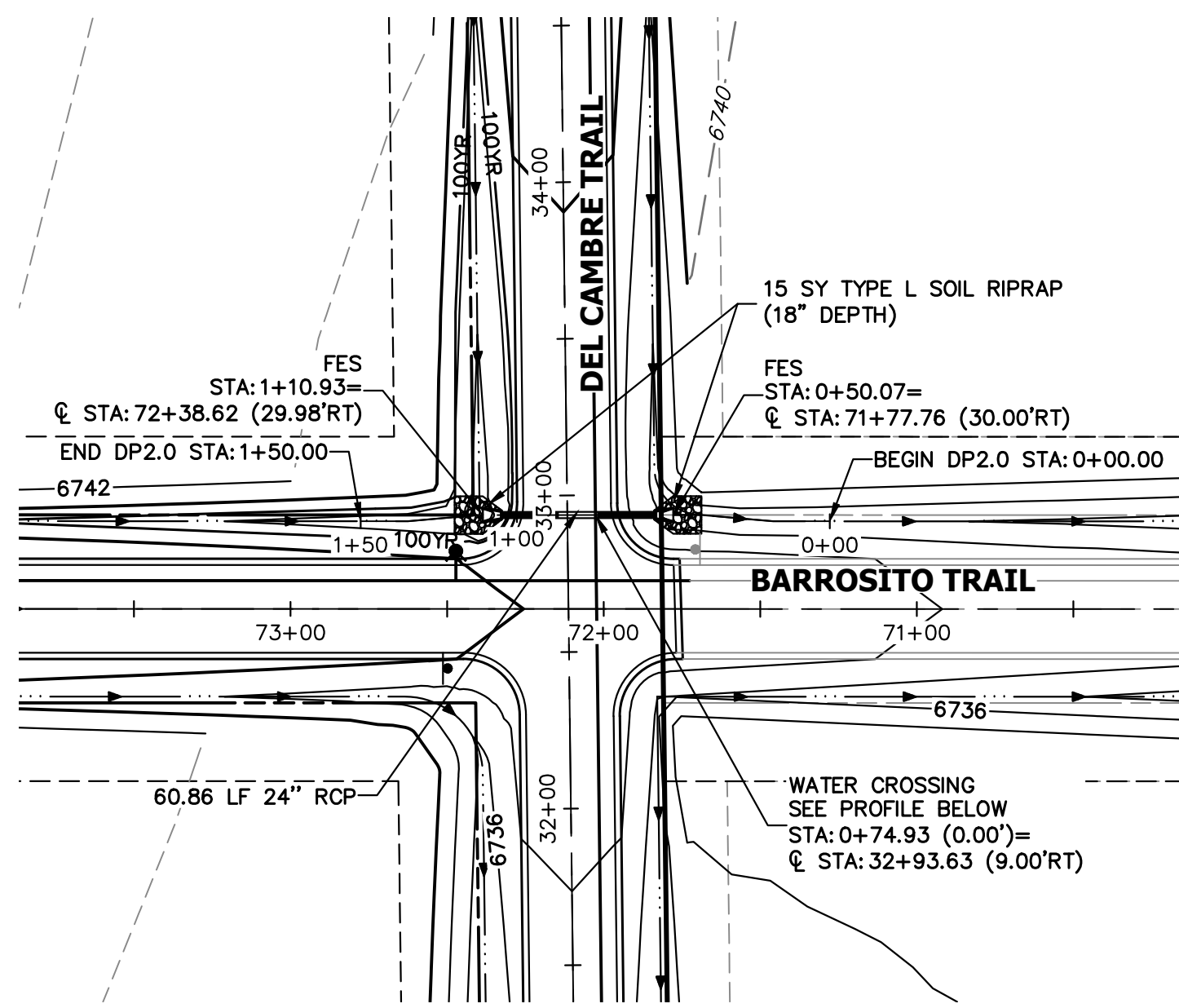
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
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3/20/24
 DATE

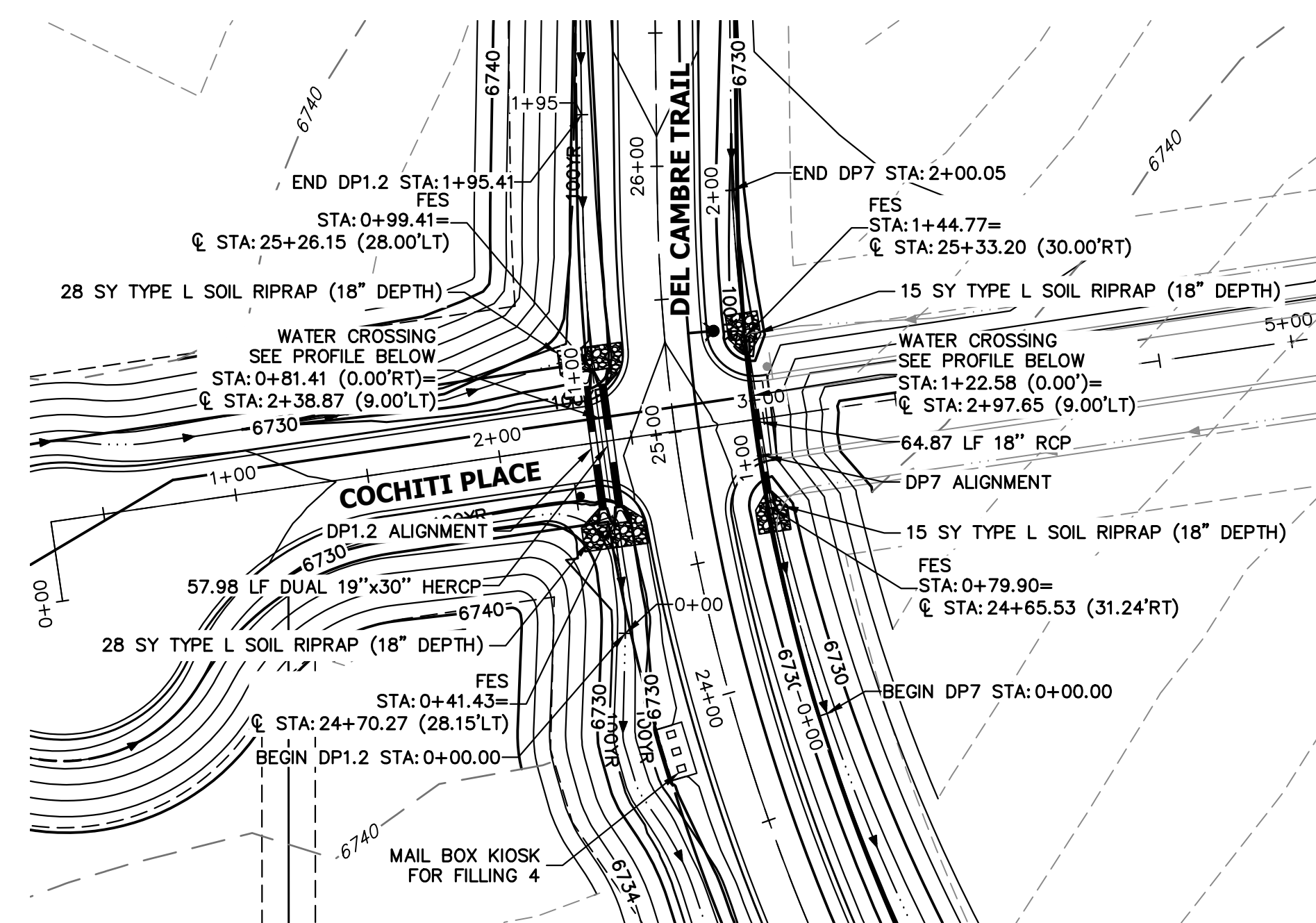
BY	DATE	NO.	REVISION

H-SCALE	1"=50'
V-SCALE	1"= 5'
DATE	3/20/24
DESIGNED BY	AMT
DRAWN BY	WKN
CHECKED BY	

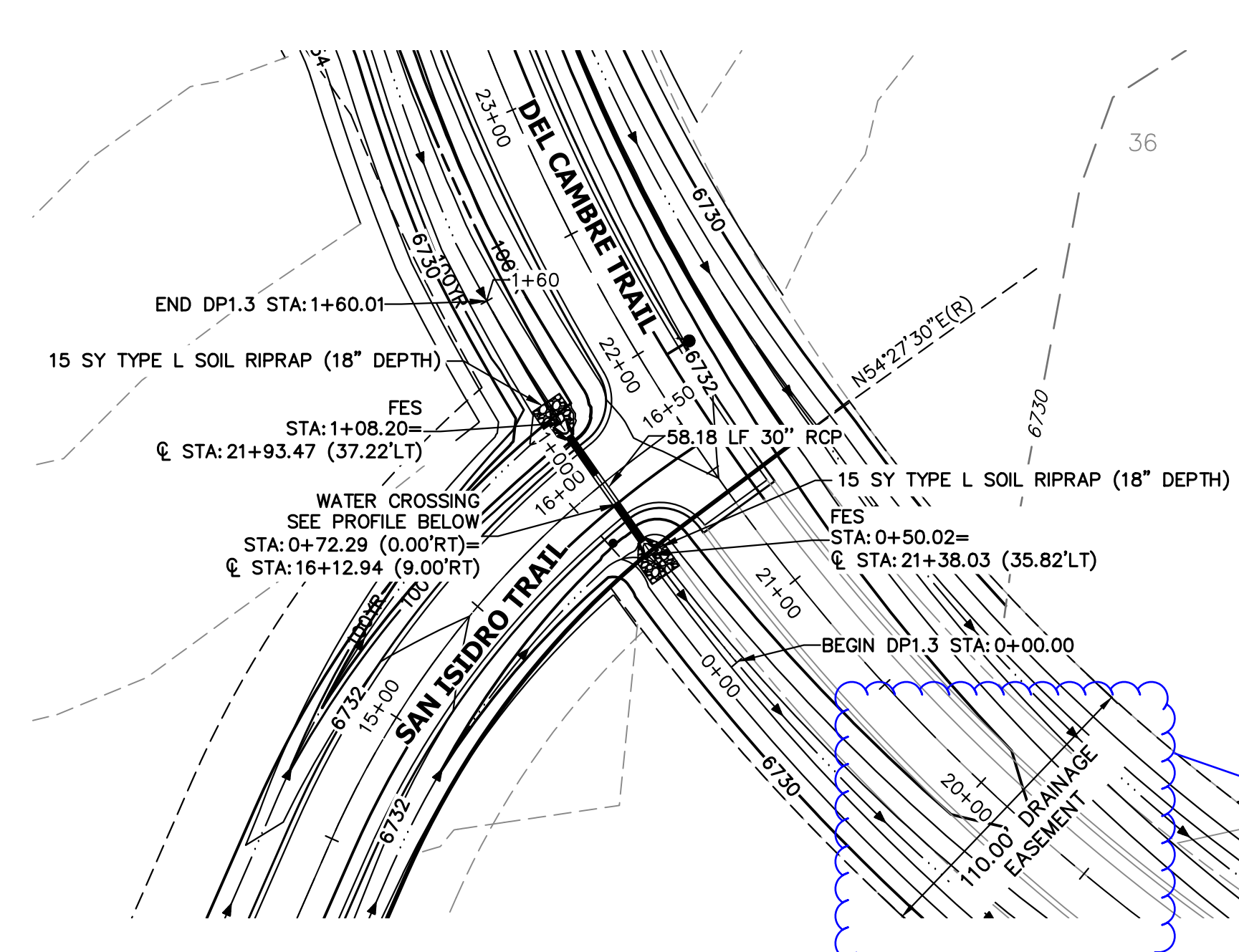
SADDLEHORN RANCH - FILING 3	
STORM SEWER PLAN AND PROFILE	
SHEET 43	OF 63
JOB NO.	25142.05



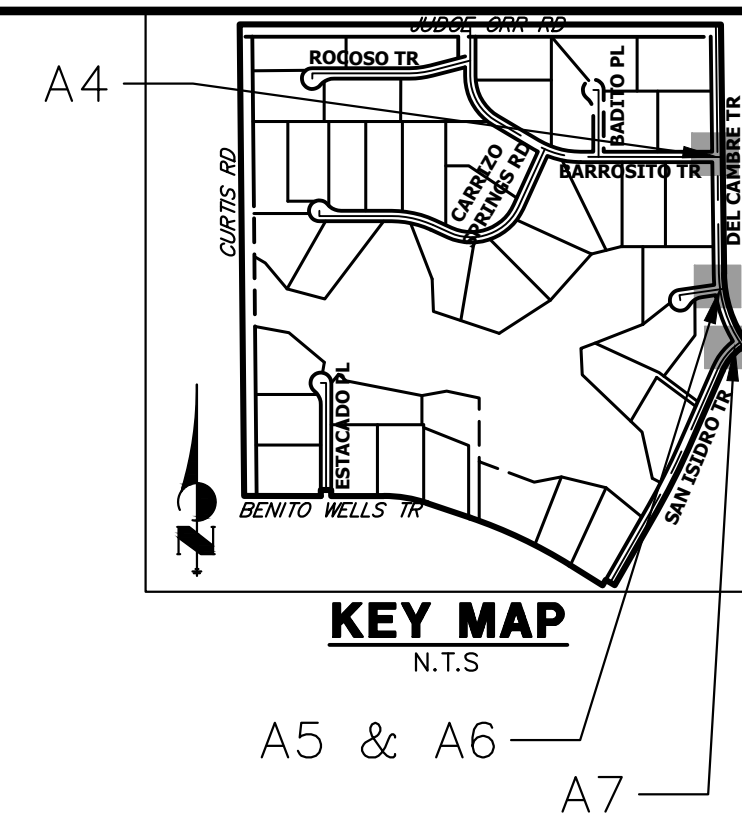
A4 CULVERT - PLAN



A5 & A6 CULVERT - PLAN



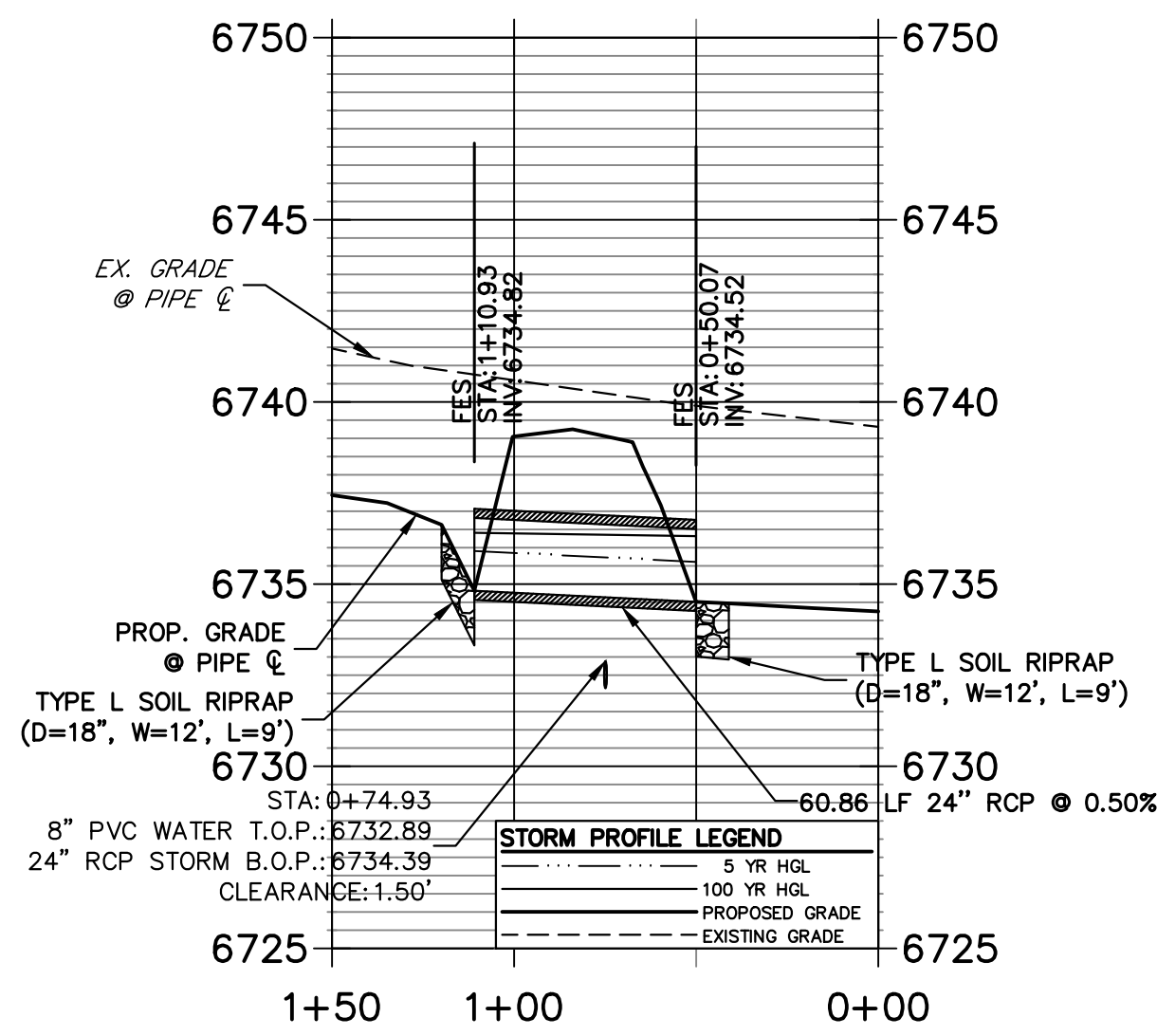
A7 CULVERT - PLAN



KEY MAP

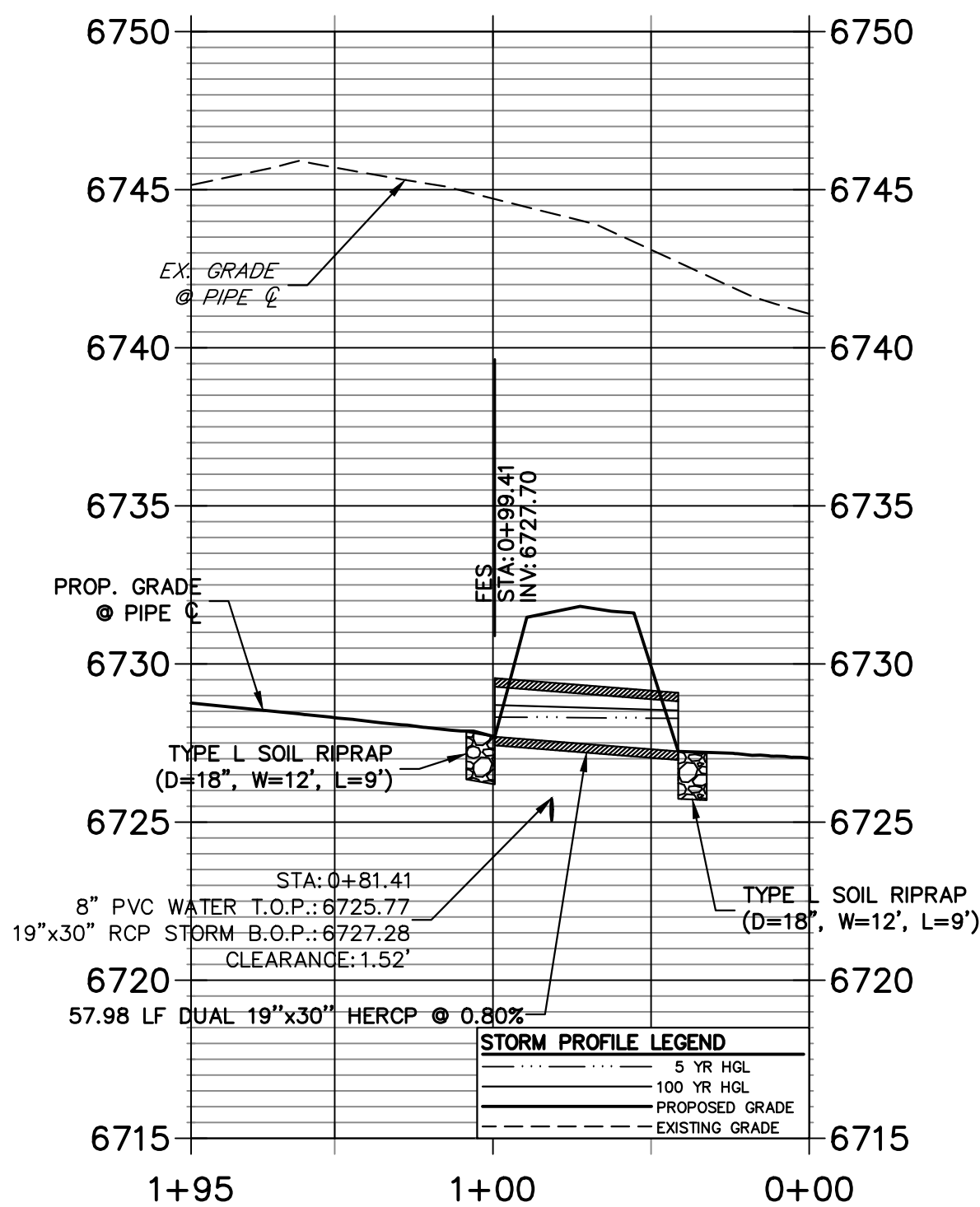
Add reception number and note that this will be vacated when the road is platted

**DP2.0 PROFILE
STA 0+00.00 TO 1+50.00**



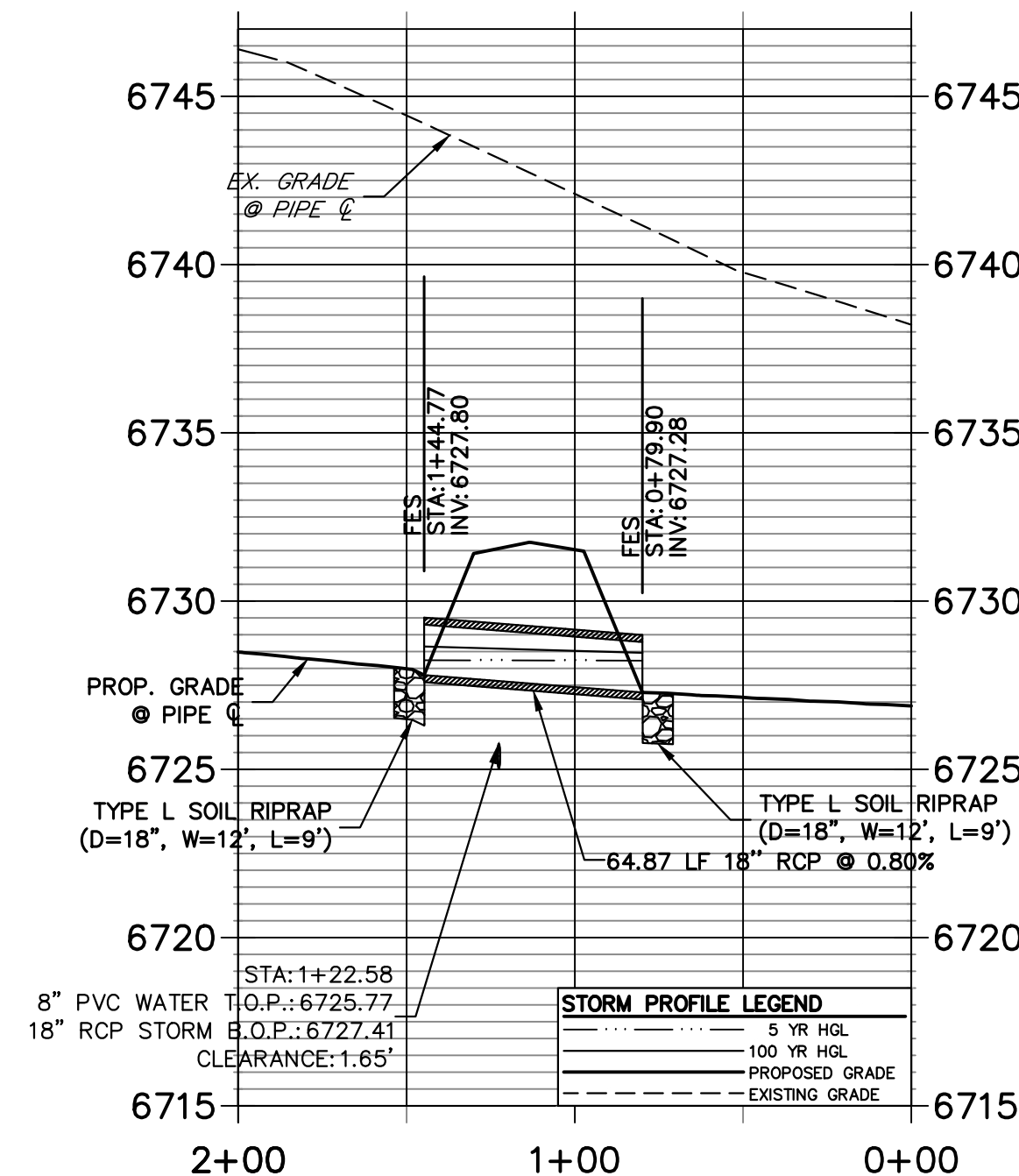
A4 CULVERT - PROFILE

**DP1.2 PROFILE
STA 0+00.00 TO 1+95.41**



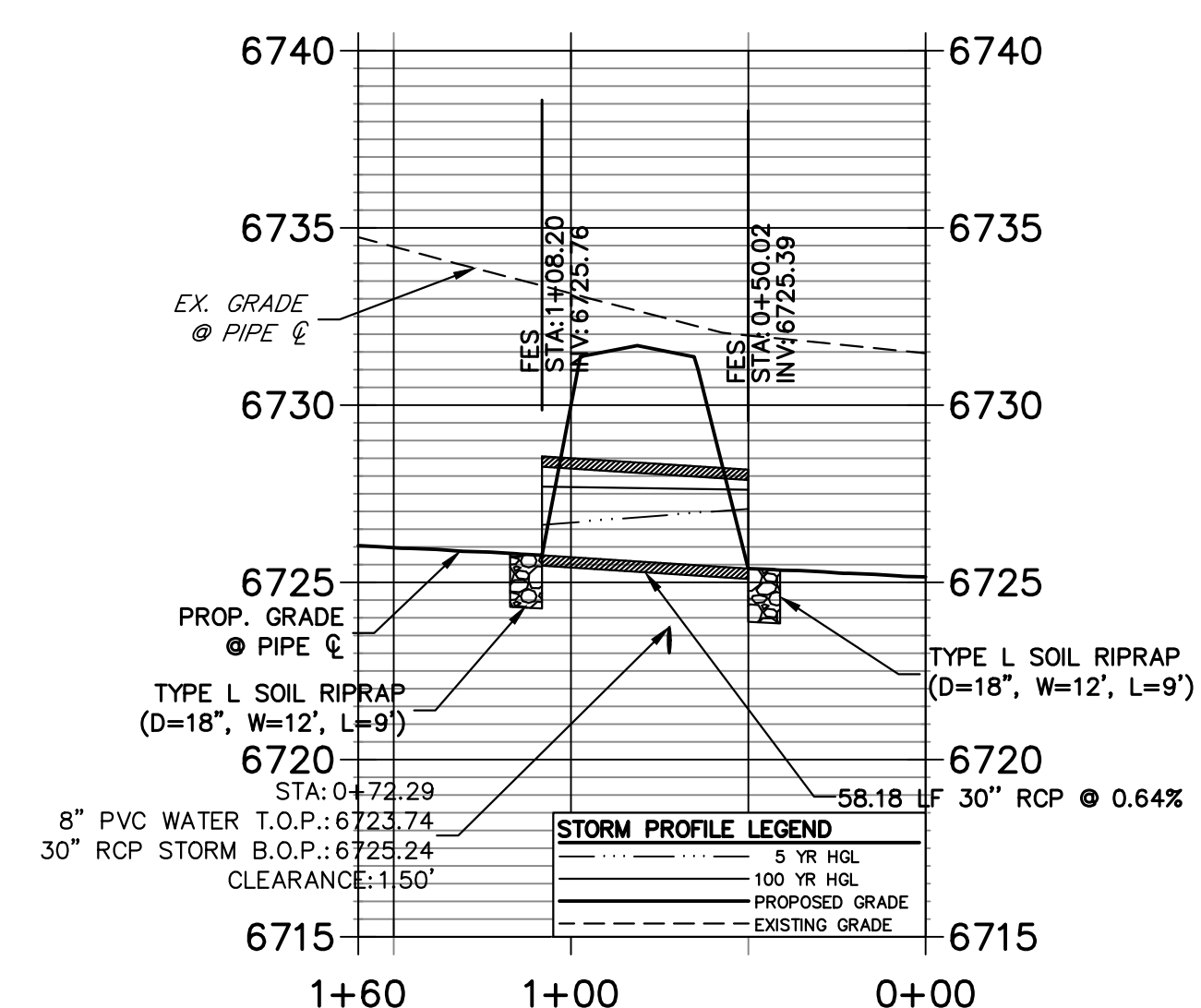
A5 CULVERT - PROFILE

**DP7 PROFILE
STA 0+00.00 TO 2+00.05**



A6 CULVERT - PROFILE

**DP1.3 PROFILE
STA 0+00.00 TO 1+60.01**



A7 CULVERT - PROFILE

STORM SEWER NOTES

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Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

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

3/20/24
DATE

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

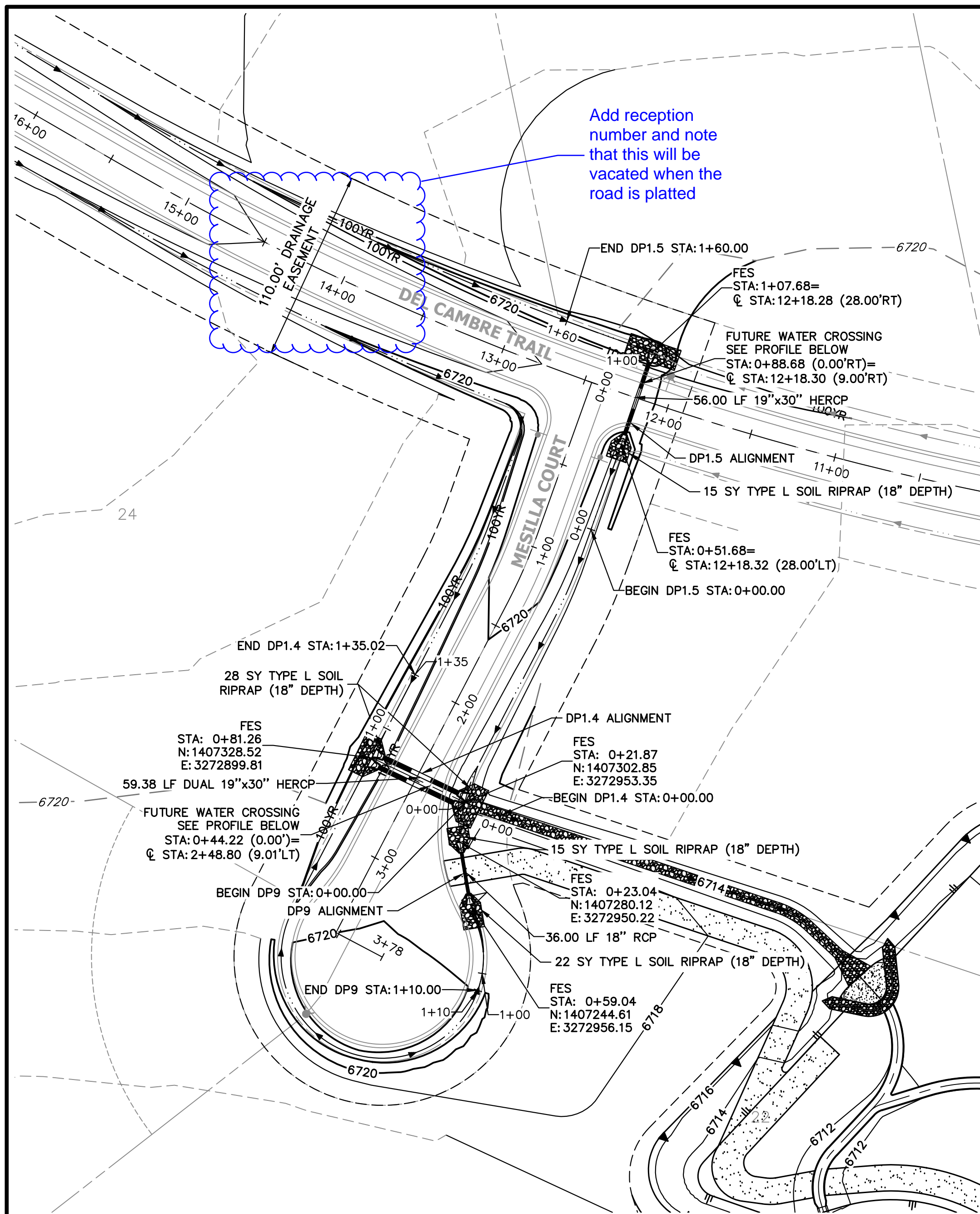
J.R. ENGINEERING
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NO.	REVISION	BY	DATE

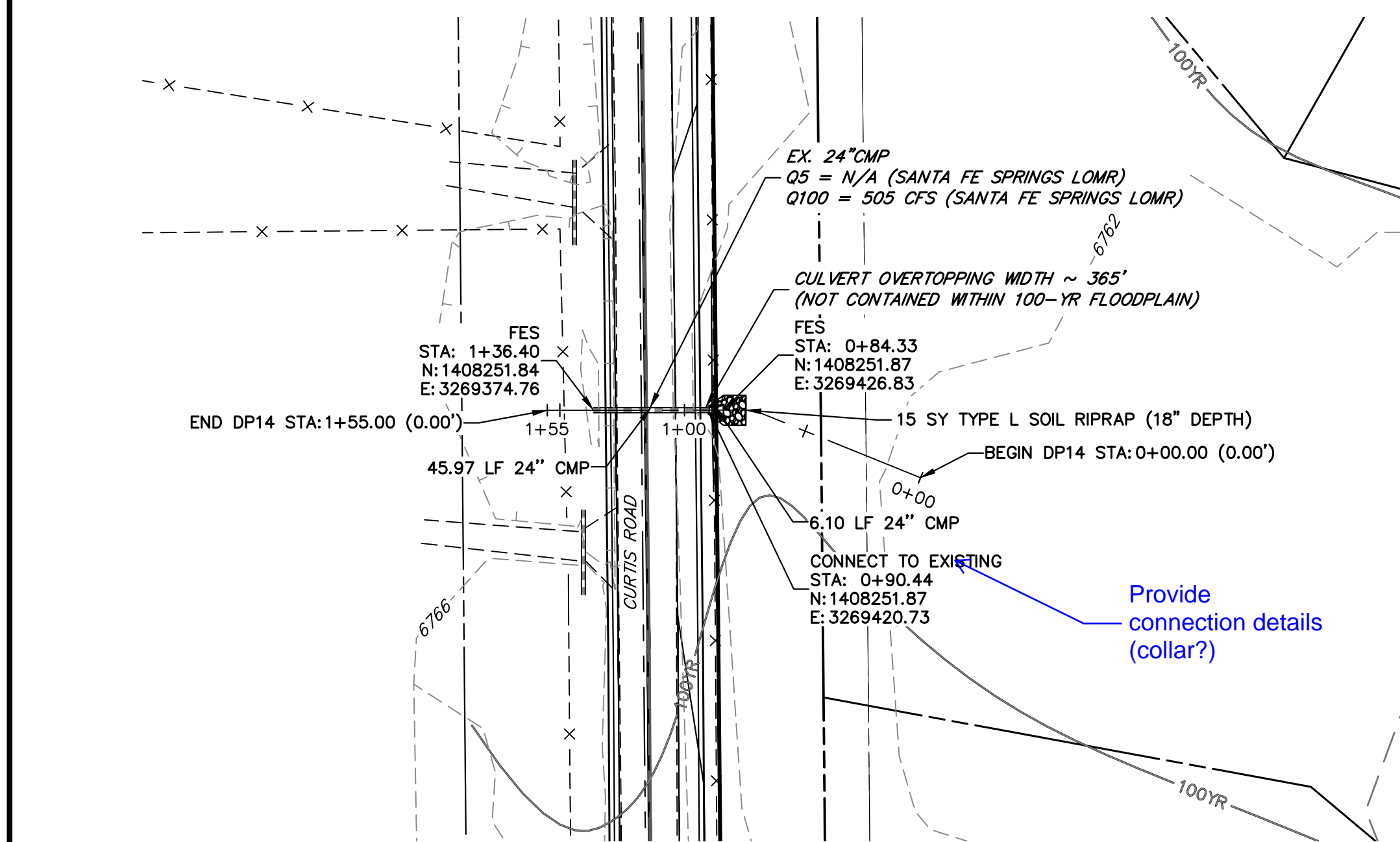
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 3/20/24
 DESIGNED BY AMT
 DRAWN BY WKN
 CHECKED BY

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE

SHEET 44 OF 63
 JOB NO. 25142.05

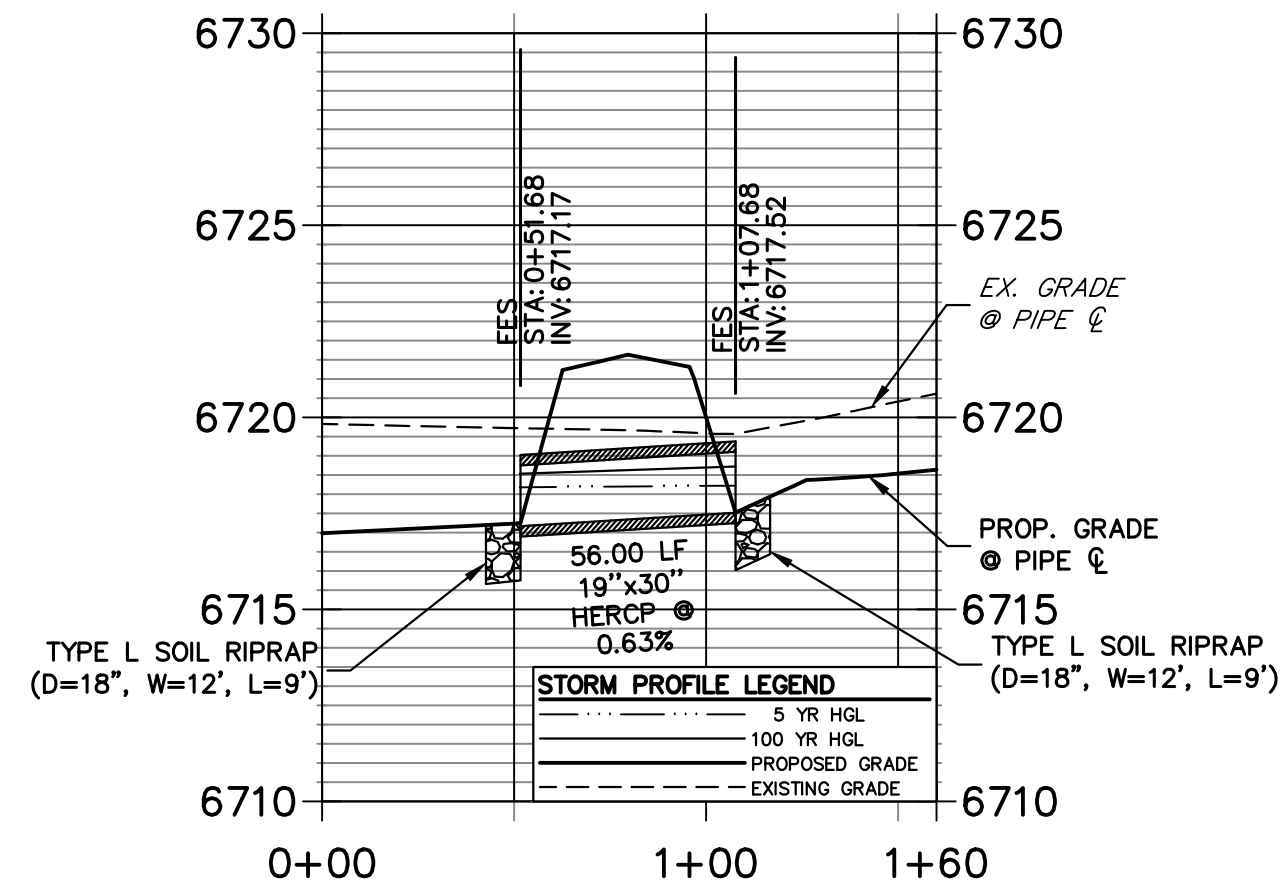


A8 + A9 + A12 CULVERT - PLAN



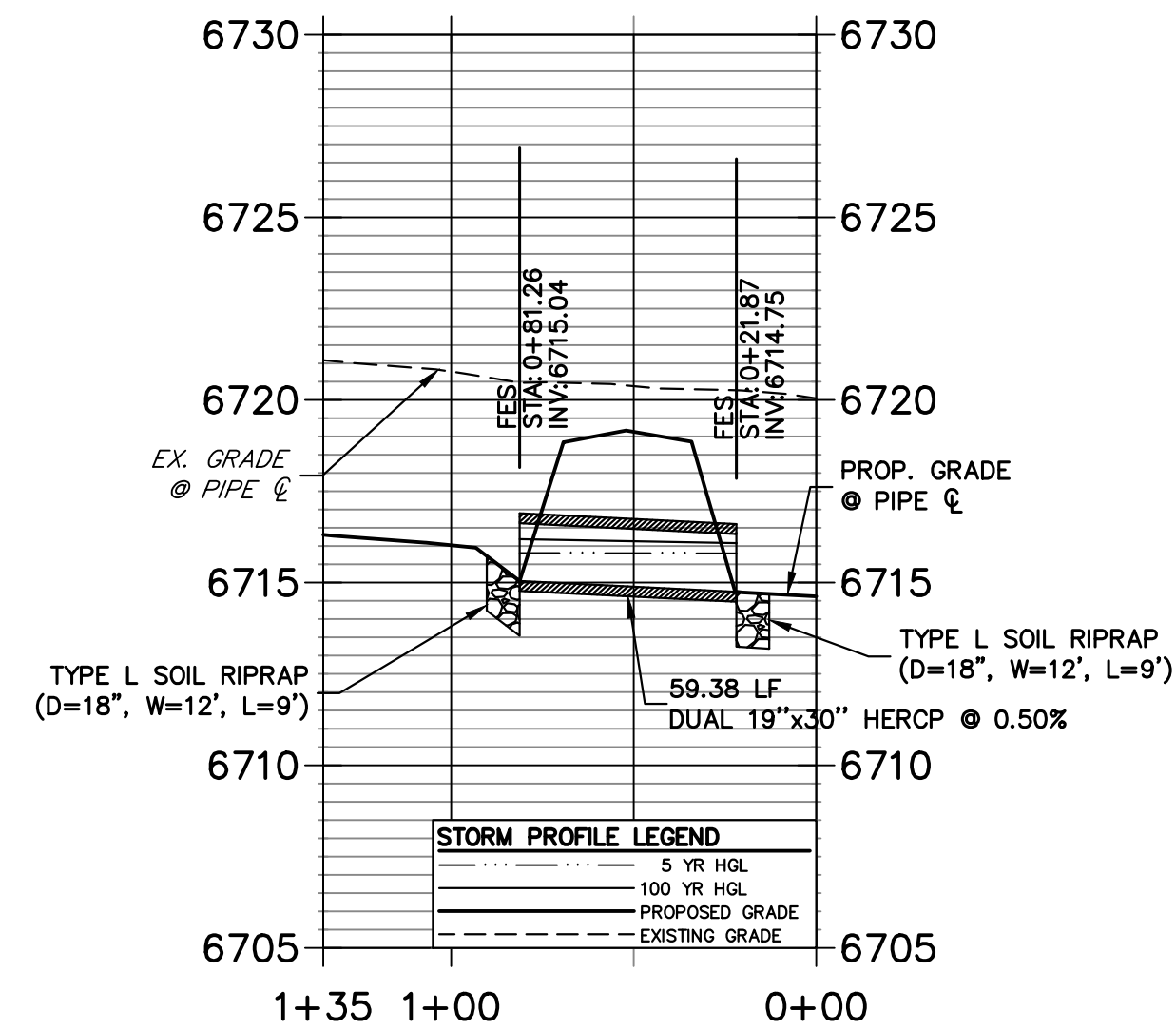
A14 CULVERT - PLAN

**DP1.5 PROFILE
STA 0+00.00 TO 1+60.00**



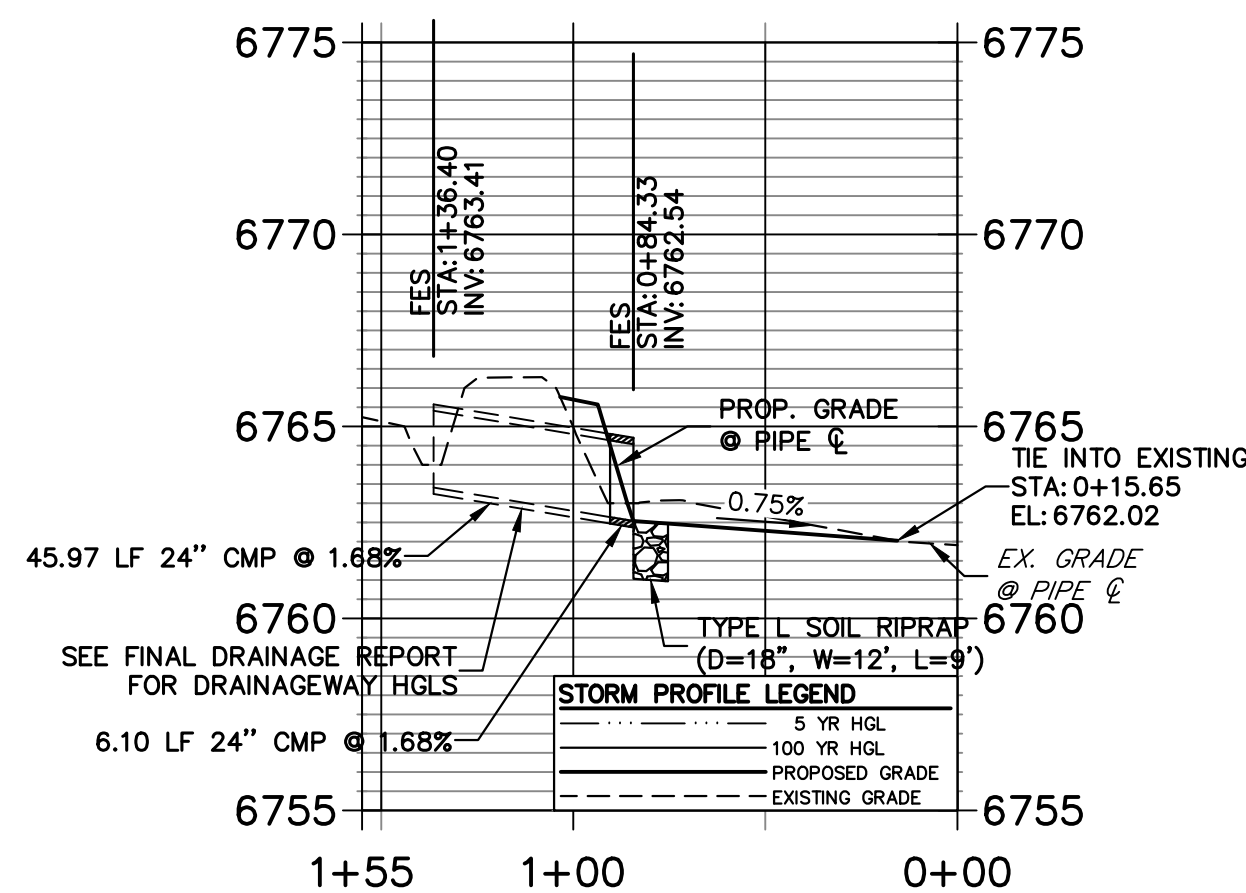
A8 CULVERT - PROFILE

**DP1.4 PROFILE
STA 0+00.00 TO 1+35.02**

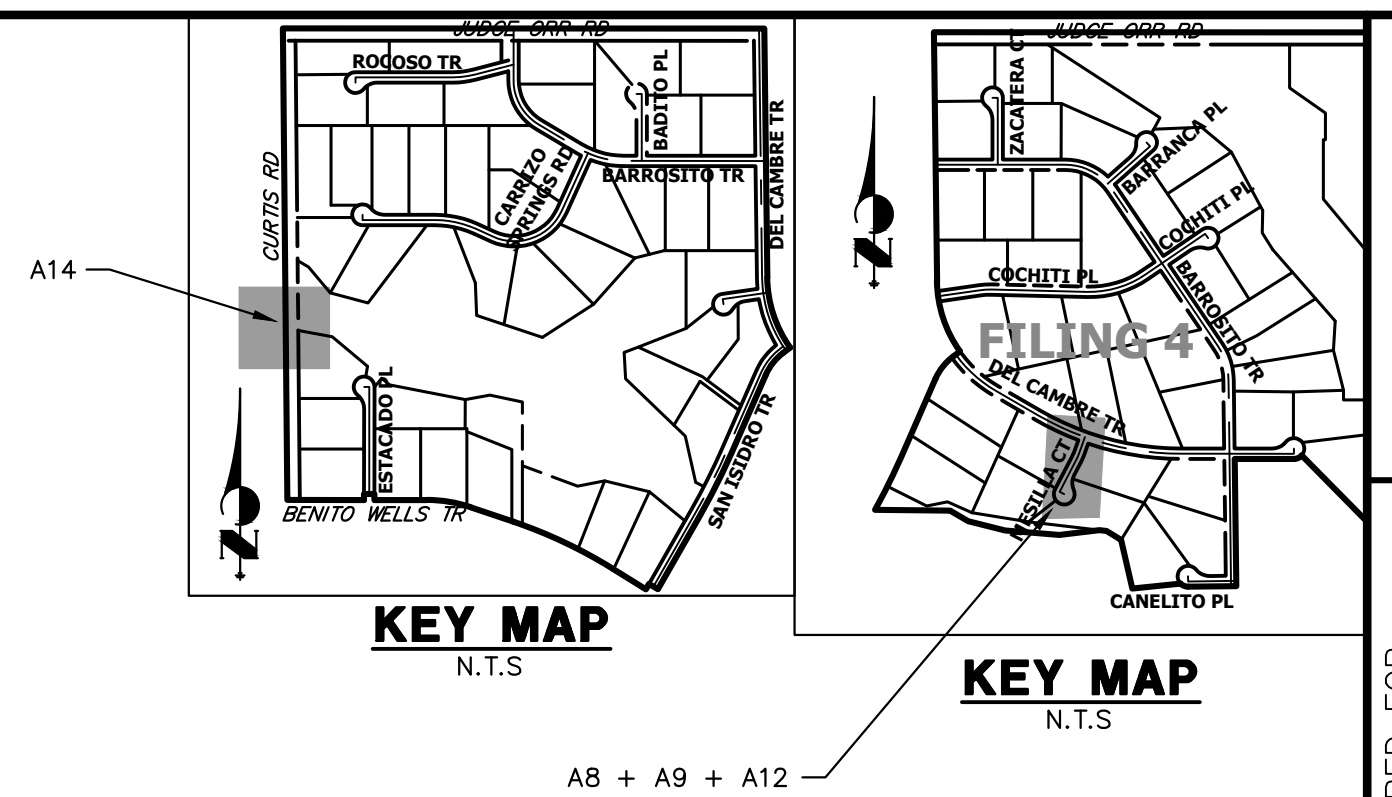


A9 CULVERT - PROFILE

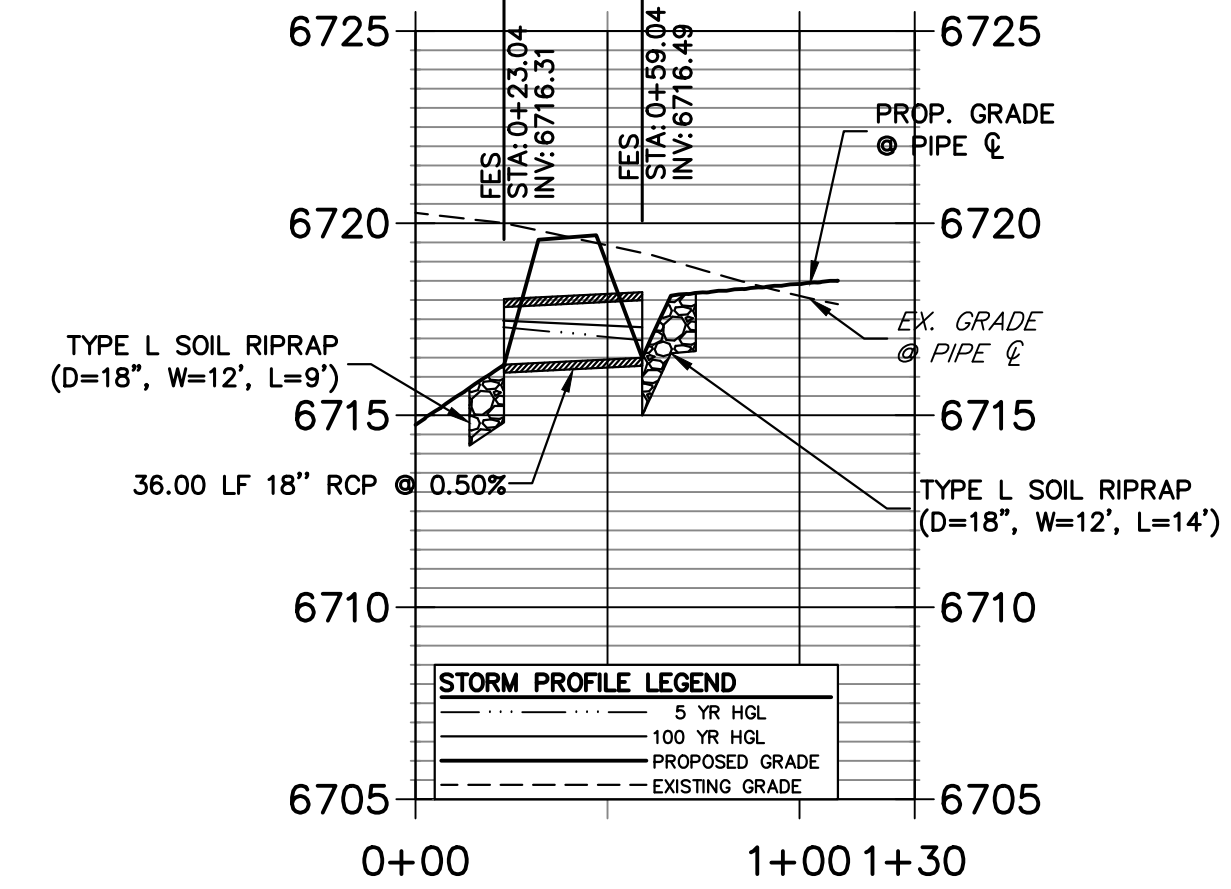
**DP14 PROFILE
STA 0+00.00 TO 1+55.00**



A14 CULVERT - PROFILE



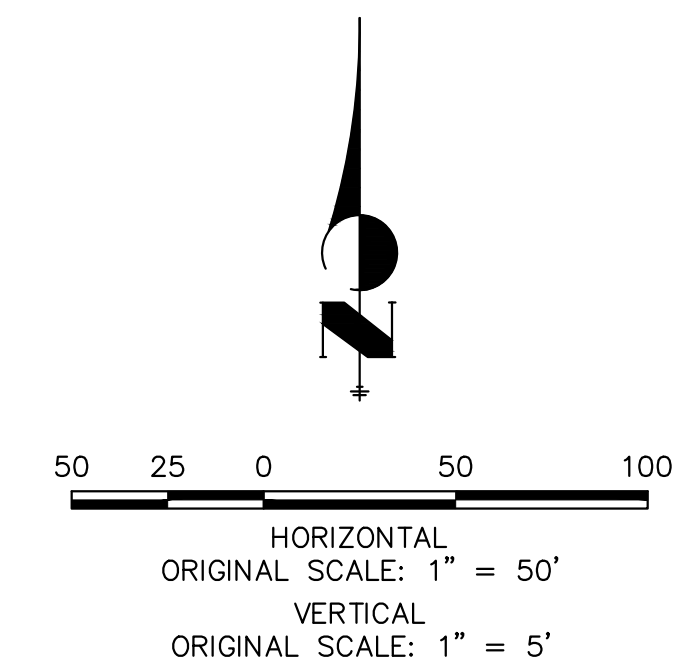
**DP9 PROFILE
STA 0+00.00 TO 1+30.00**



A12 CULVERT - PROFILE

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.
- STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITIES ARE PUBLIC.
- ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



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

25043

3/20/24

DATE

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

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

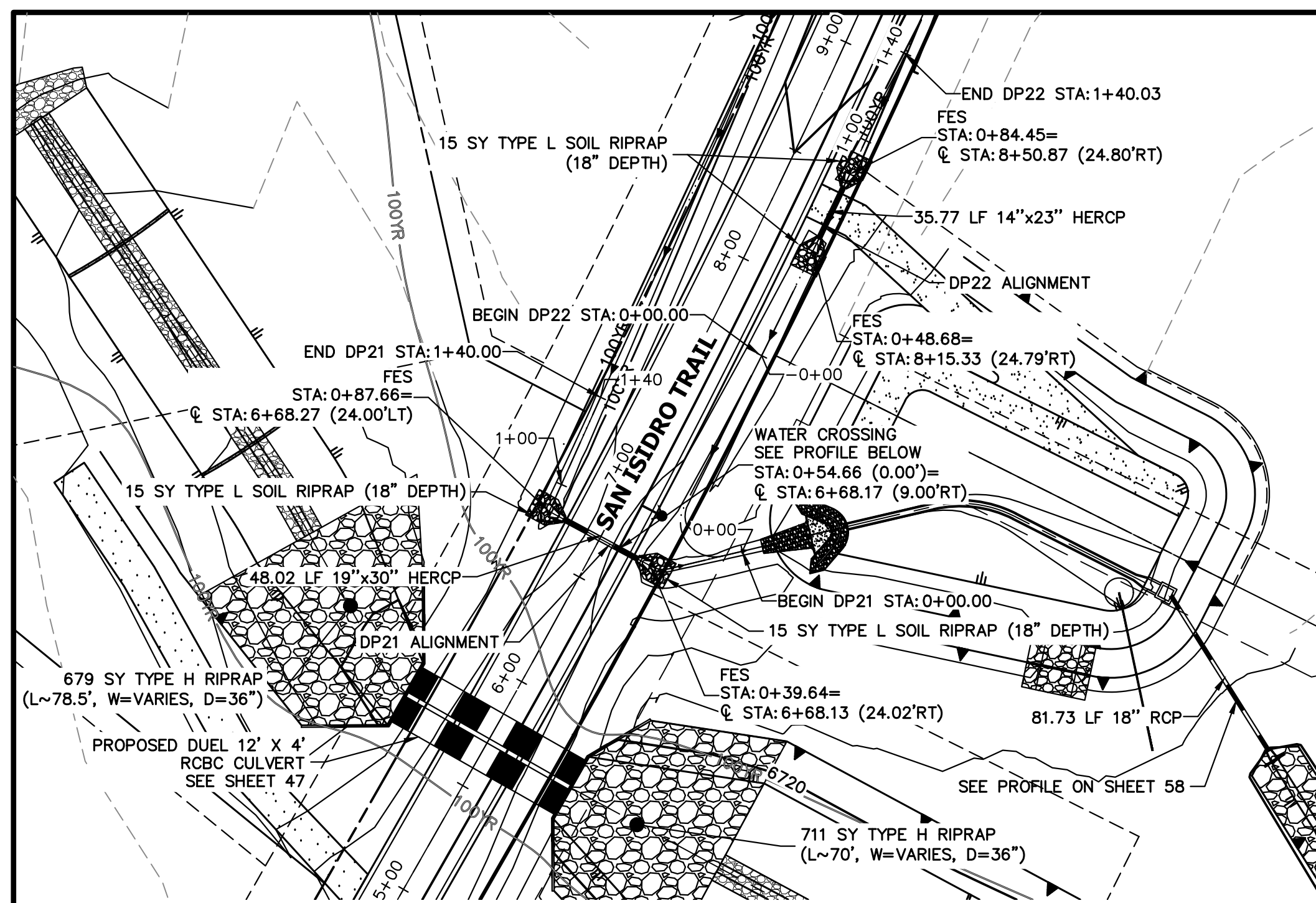
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BY	DATE	NO.	REVISION

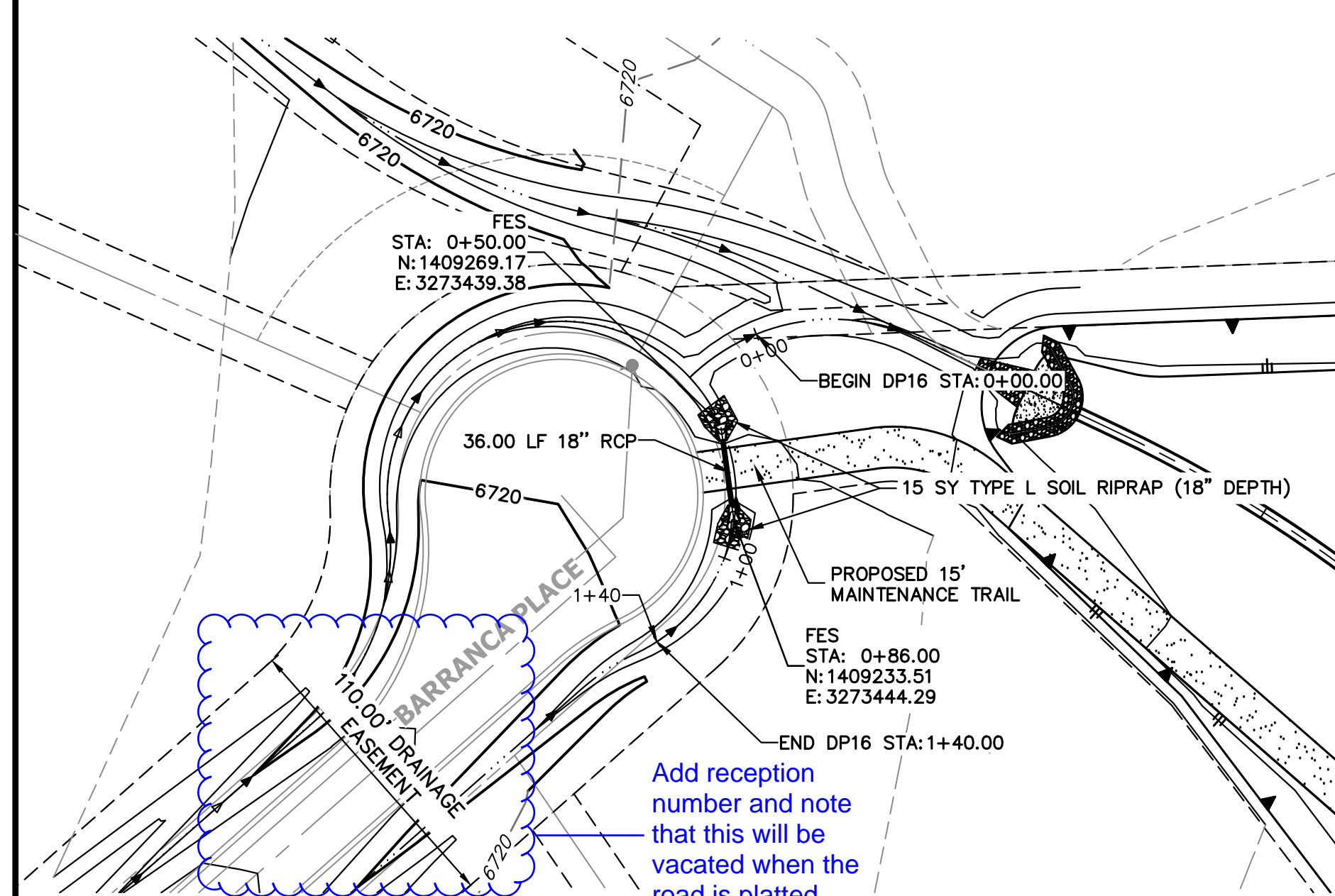
H-SCALE	V-SCALE	DATE	DESIGNED BY	AMT	WKN	CHECKED BY
1"=50'	1"=5'	3/20/24				

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE

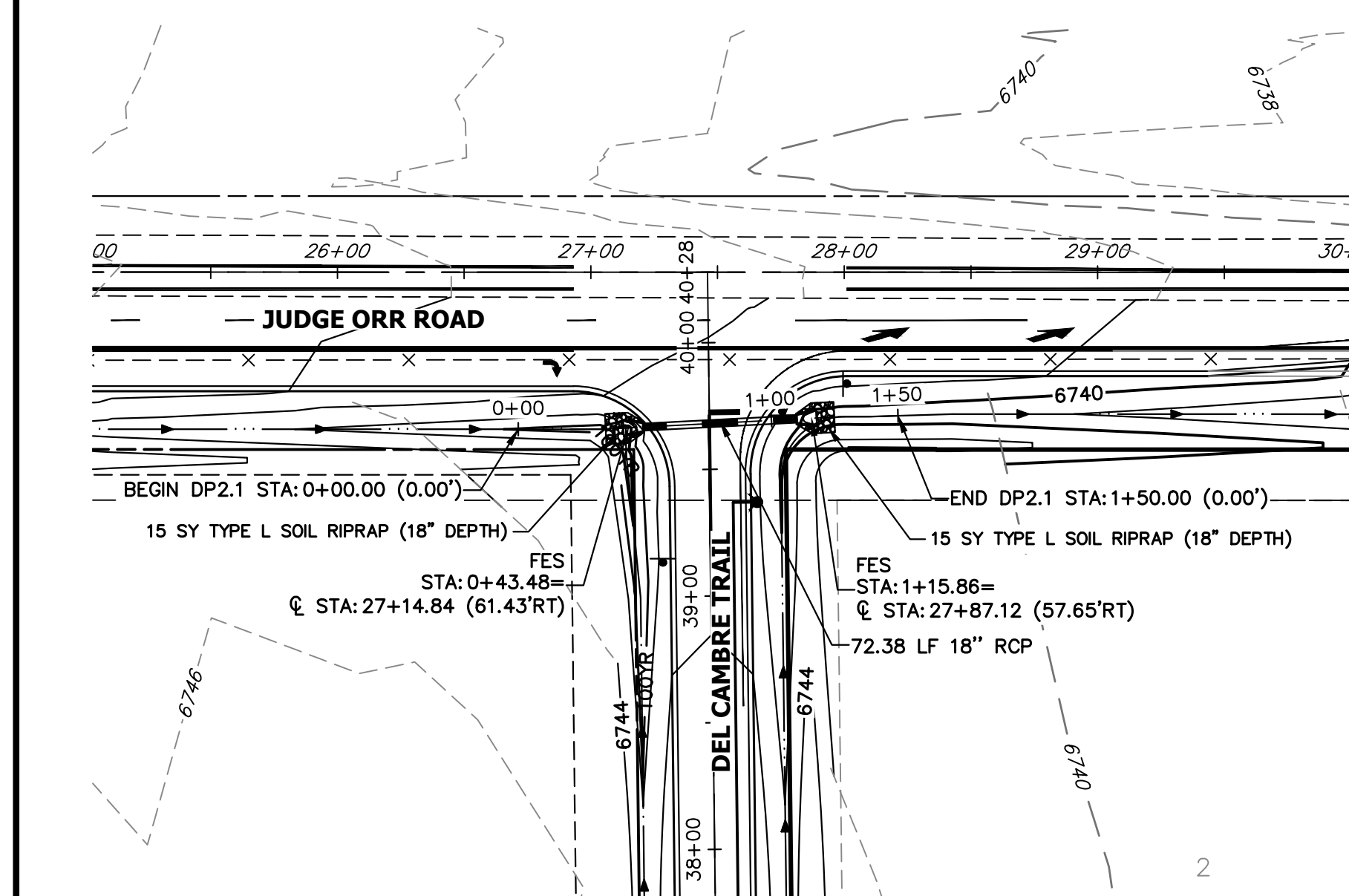
SHEET 45 OF 63
JOB NO. 25142.05



A10 & A11 CULVERT - PLAN

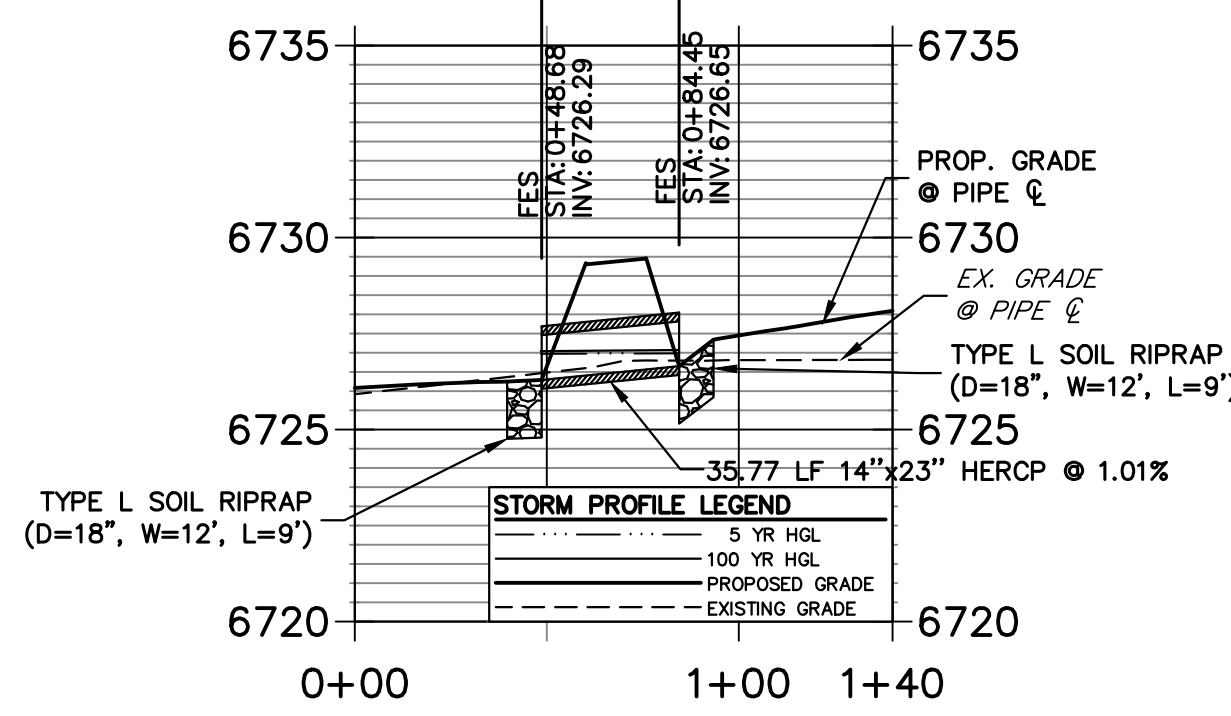


A13 CULVERT - PLAN



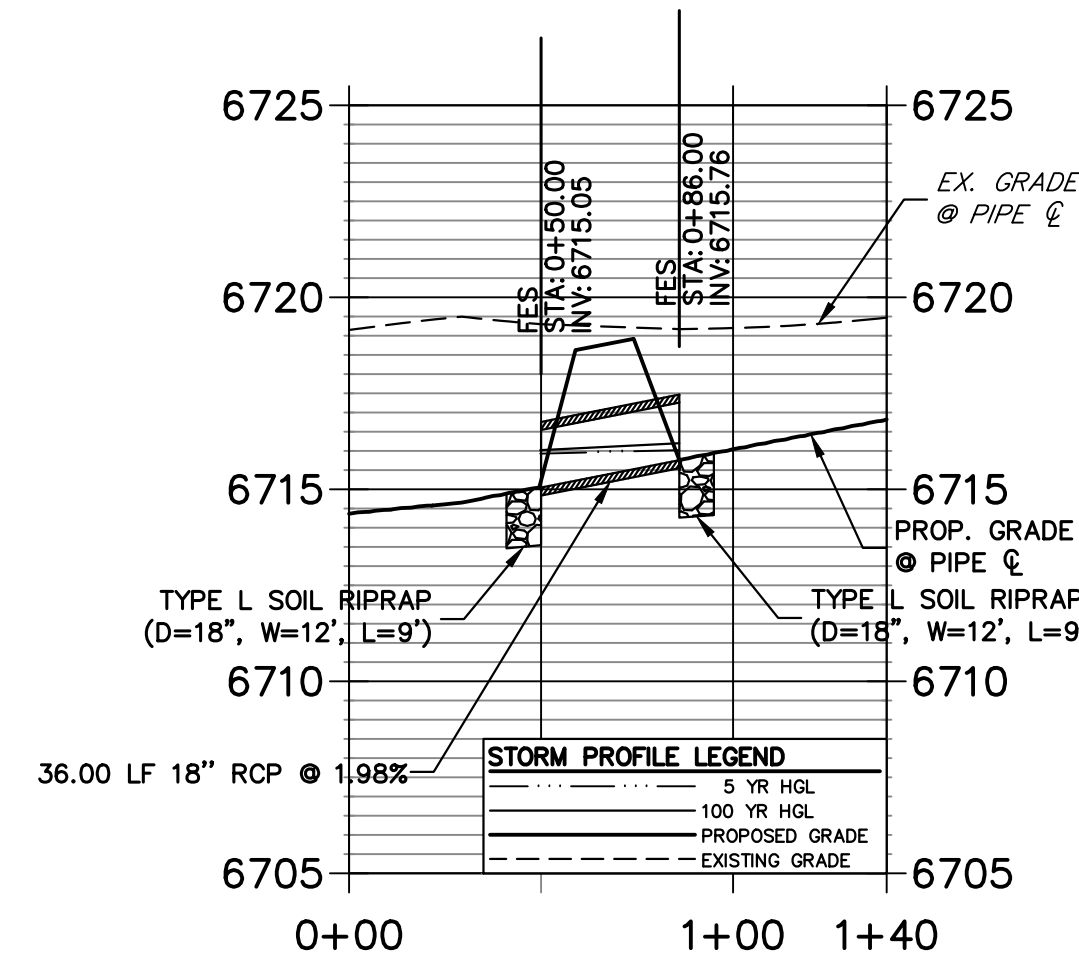
A15 CULVERT - PLAN

**DP22 PROFILE
STA 0+00.00 TO 1+40.03**



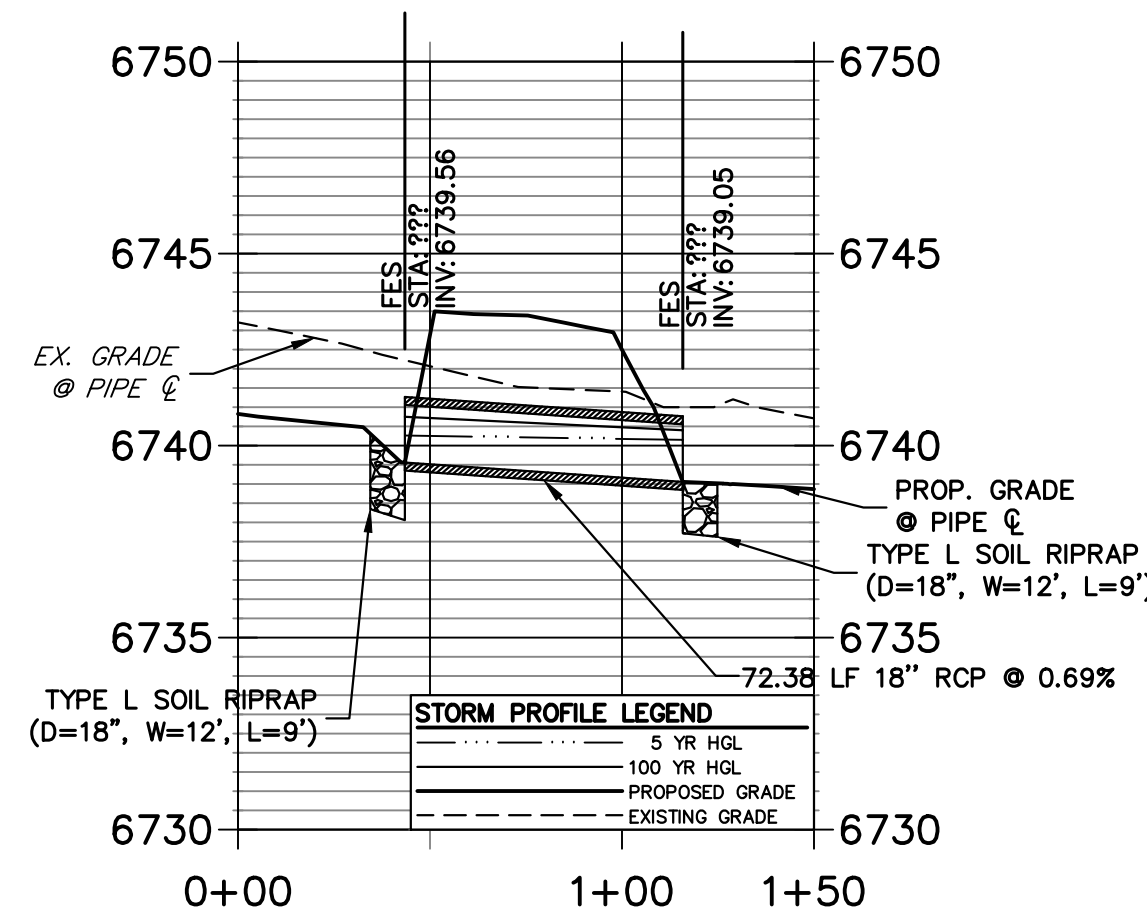
A10 CULVERT - PROFILE

**DP16 PROFILE
STA 0+00.00 TO 1+40.00**



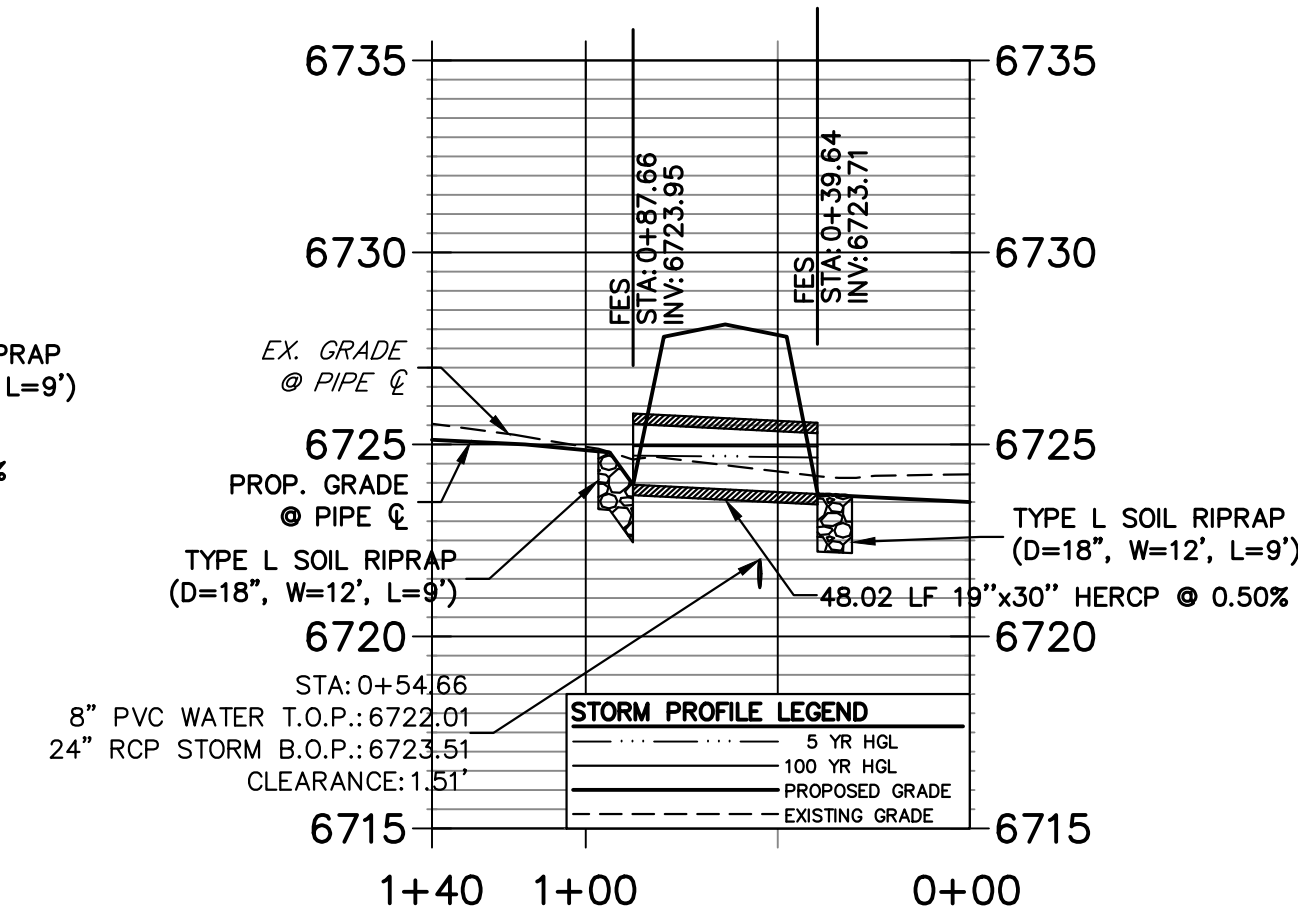
A13 CULVERT - PROFILE

**DP2.1 PROFILE
STA 0+00.00 TO 1+50.00**

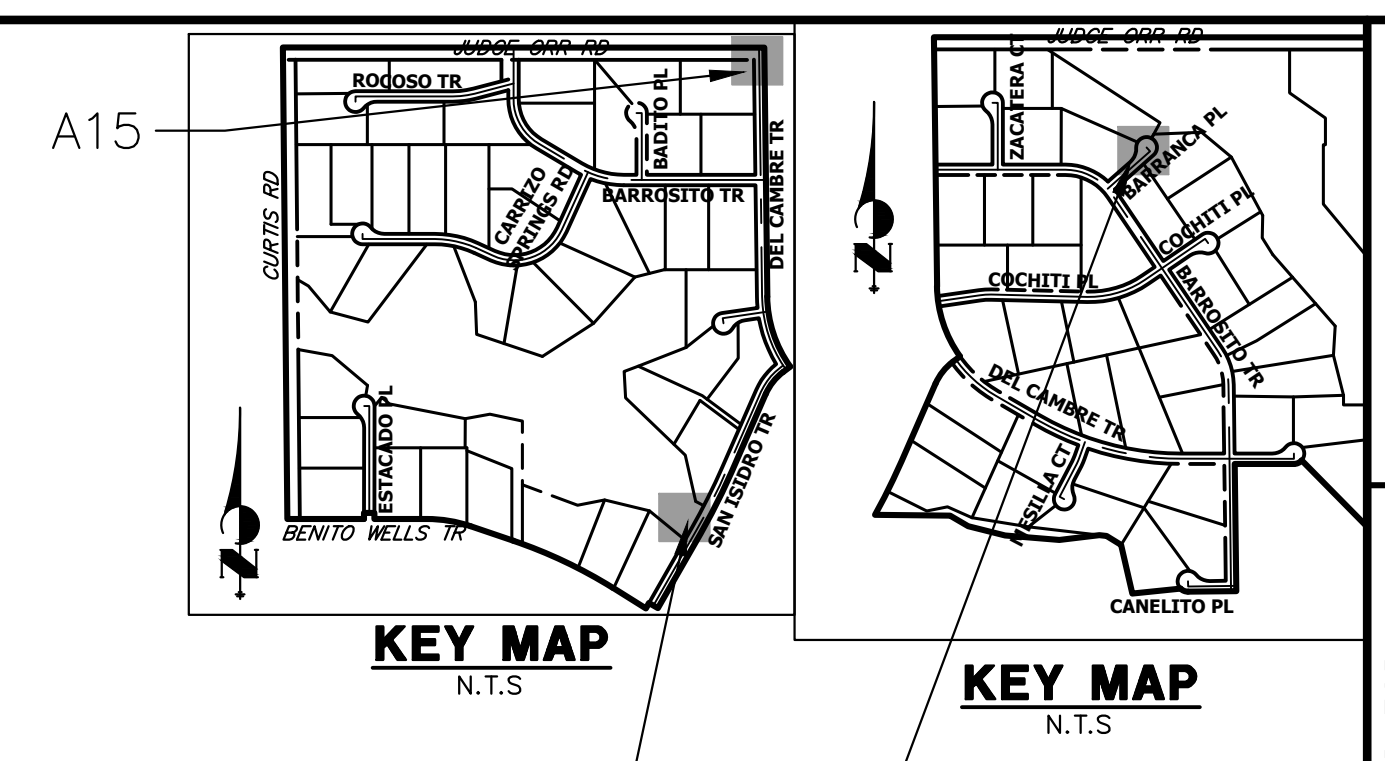


A15 CULVERT - PROFILE

**DP21 PROFILE
STA 0+00.00 TO 1+40.00**



A11 CULVERT - PROFILE



KEY MAP
N.T.S.

KEY MAP
N.T.S.

A10 & A11

A13

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ROI PROPERTY GROUP, LLC
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BRADY WILLIAMS

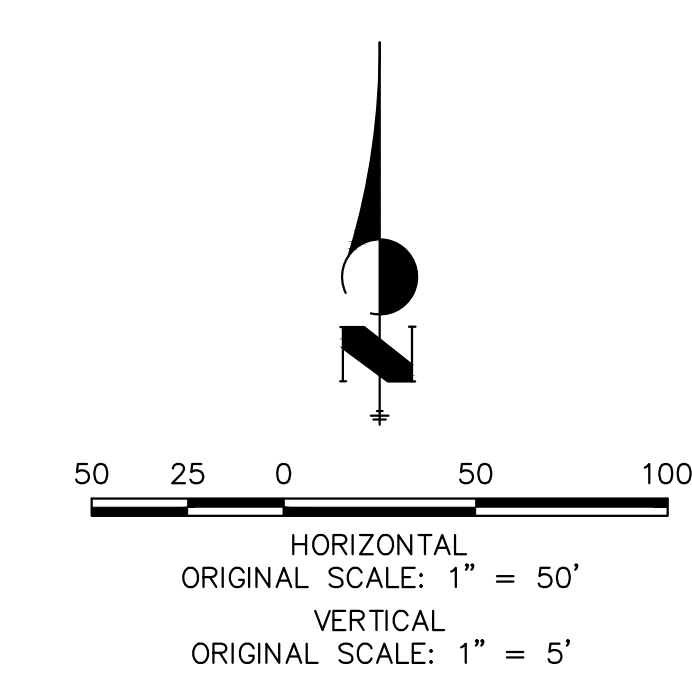
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BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/20/24	AMT	WKN	

- STORM SEWER NOTES**
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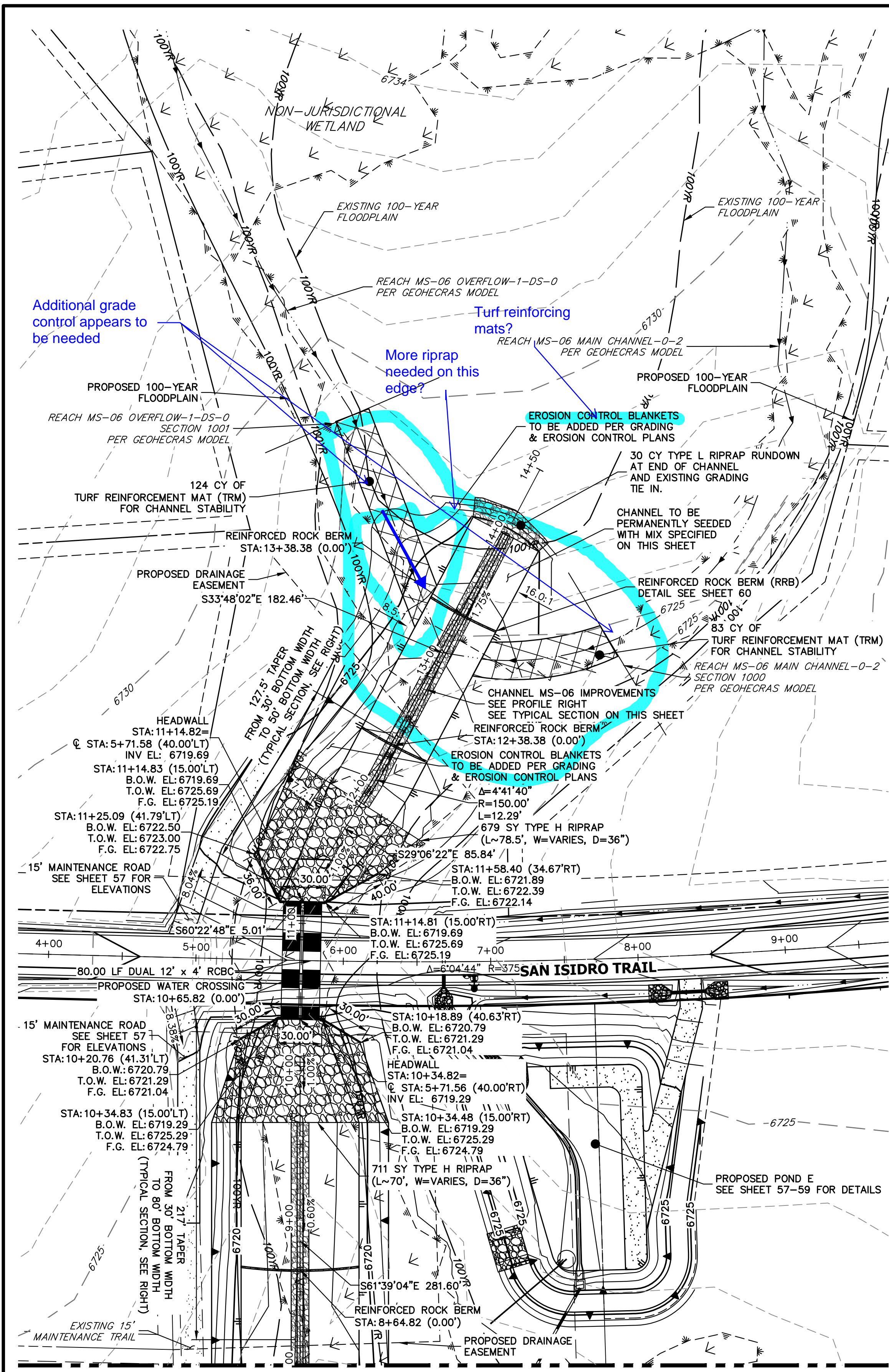


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

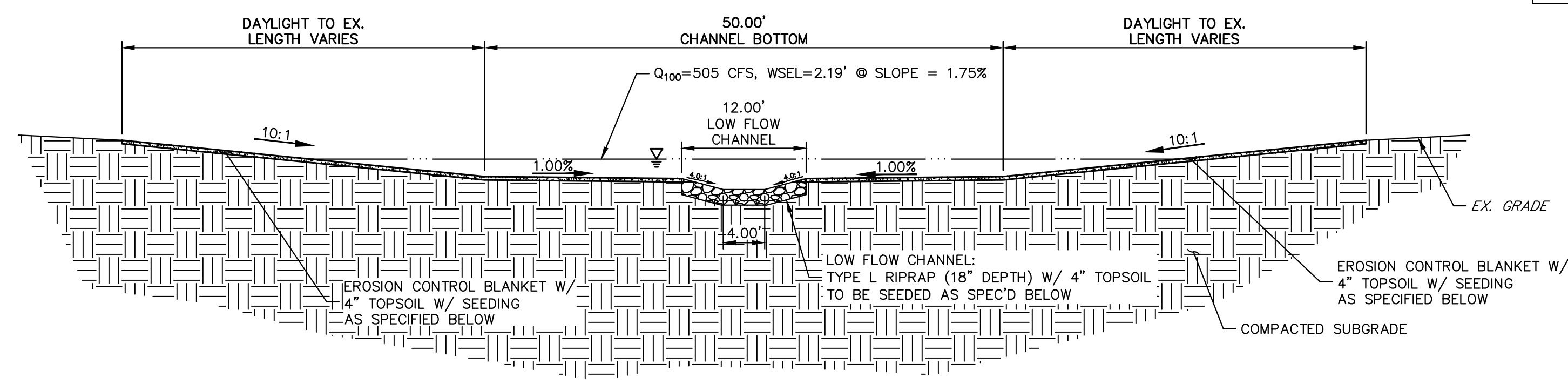
3/20/24
DATE

SADDLEHORN RANCH -
FILING 3
STORM SEWER PLAN AND
PROFILE

SHEET 46 OF 63
JOB NO. 25142.05



SEE SHEET 48



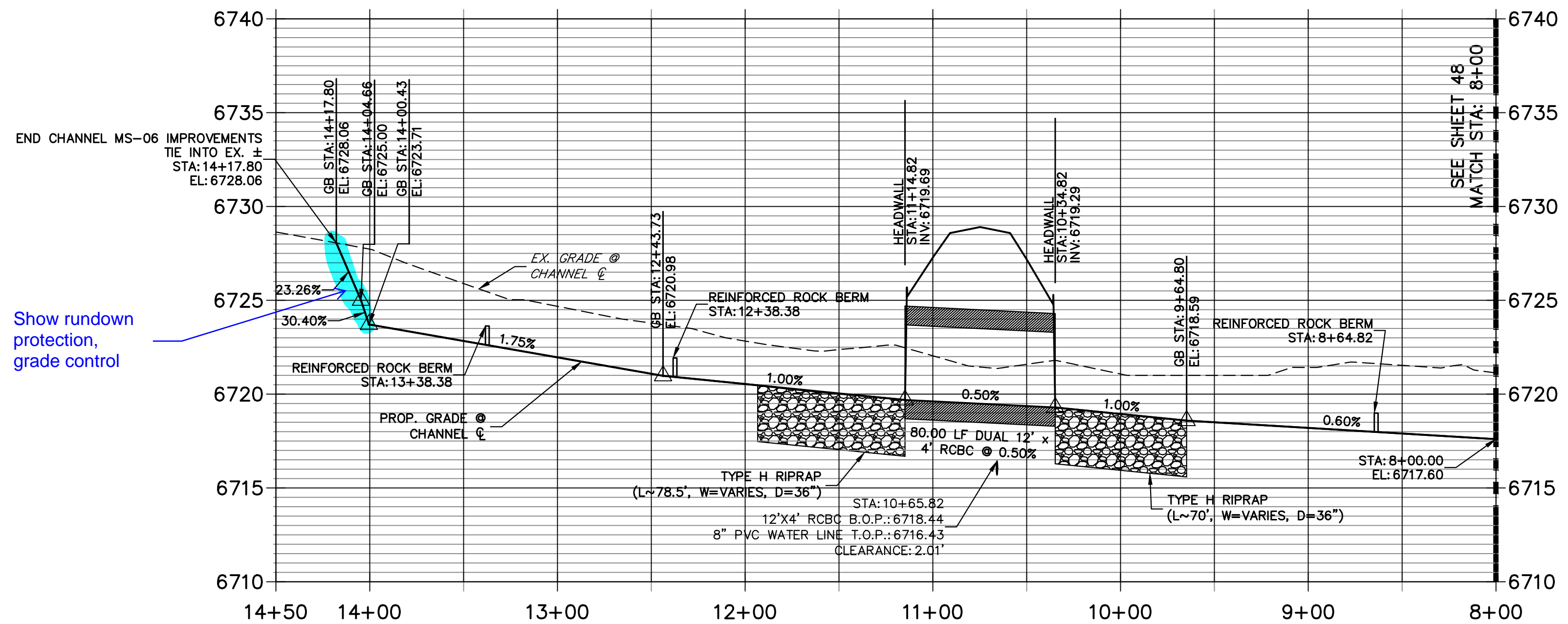
MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

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

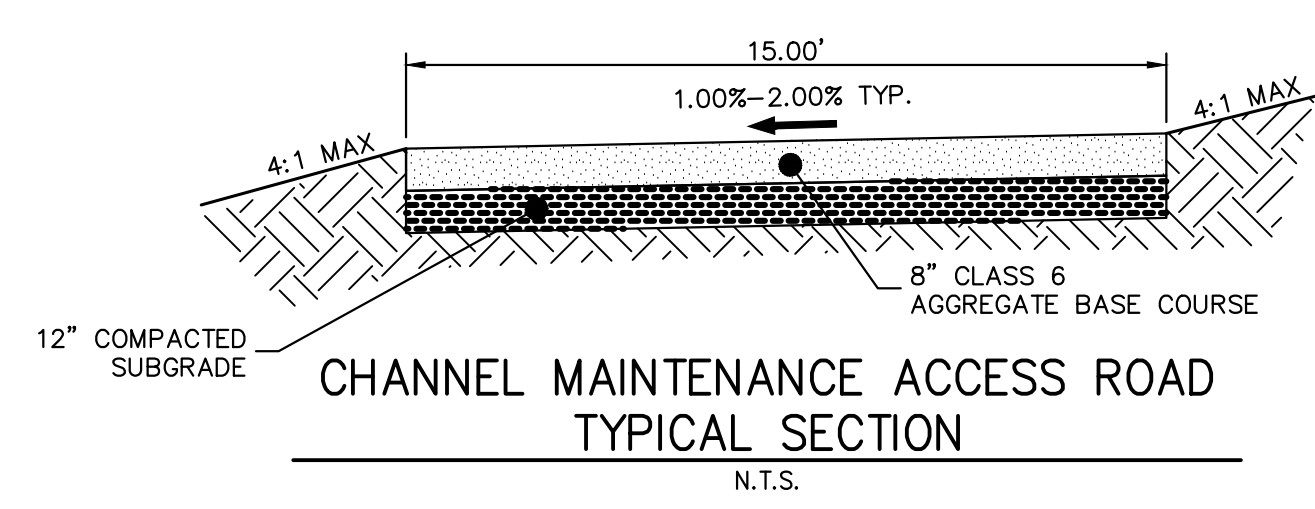
or TRM

Provide TRM specifications, dimensions and locations

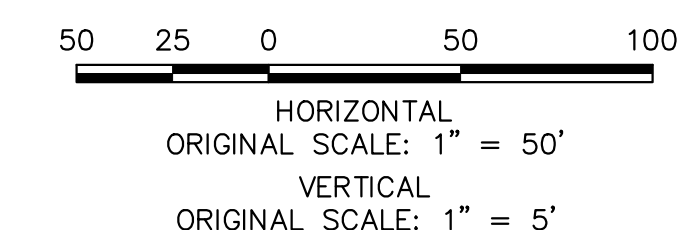
MS-06 PROFILE (1) STA 8+00.00 TO 14+50.00



Show rundown protection, grade control



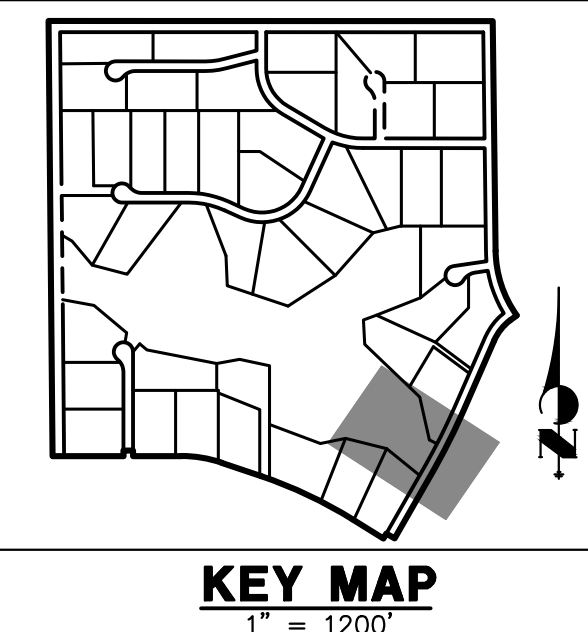
CHANNEL MAINTENANCE ACCESS ROAD
TYPICAL SECTION
N.T.S.



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

3/20/24
 DATE



KEY MAP
1" = 1200'

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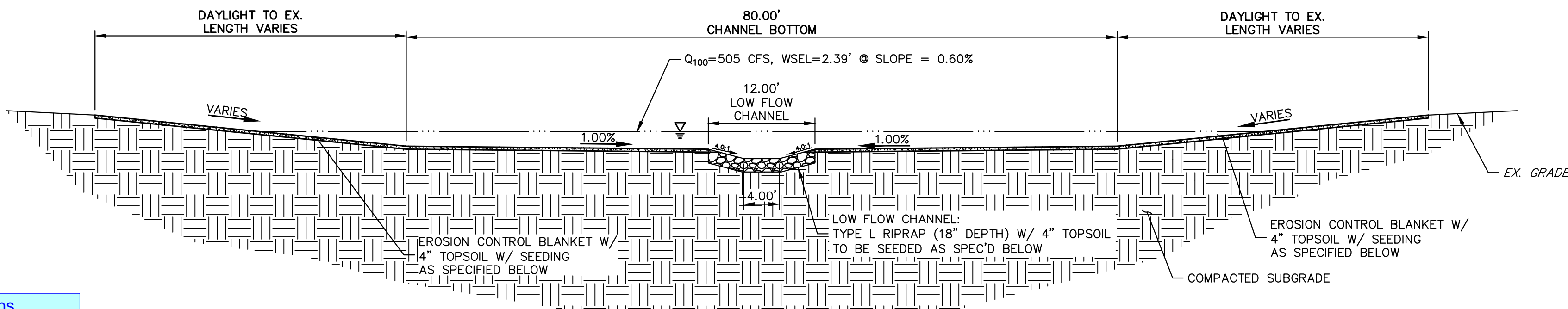
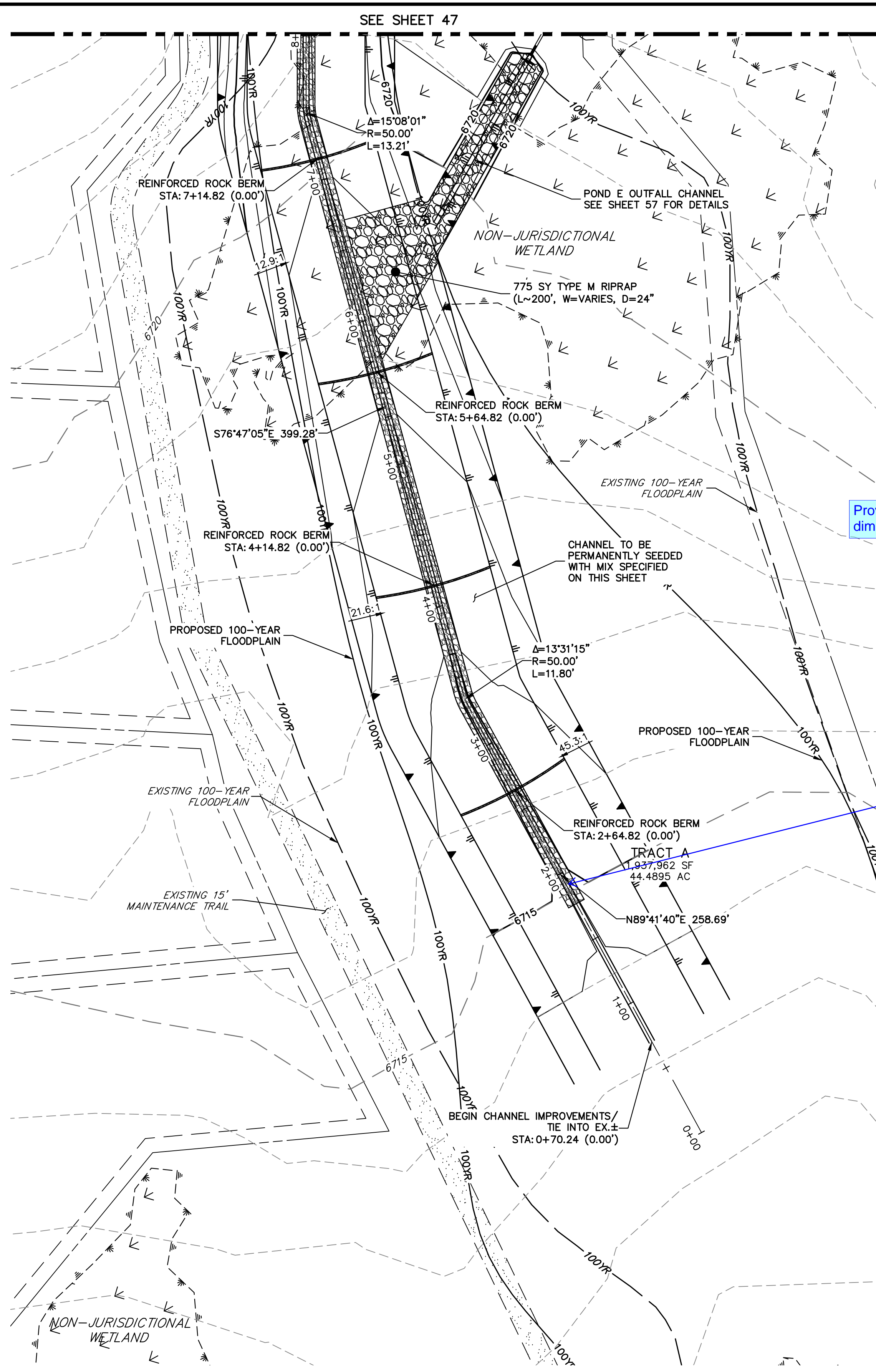
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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SADDLEHORN RANCH -
 FILING 3
 CHANNEL IMPROVEMENT
 PLANS

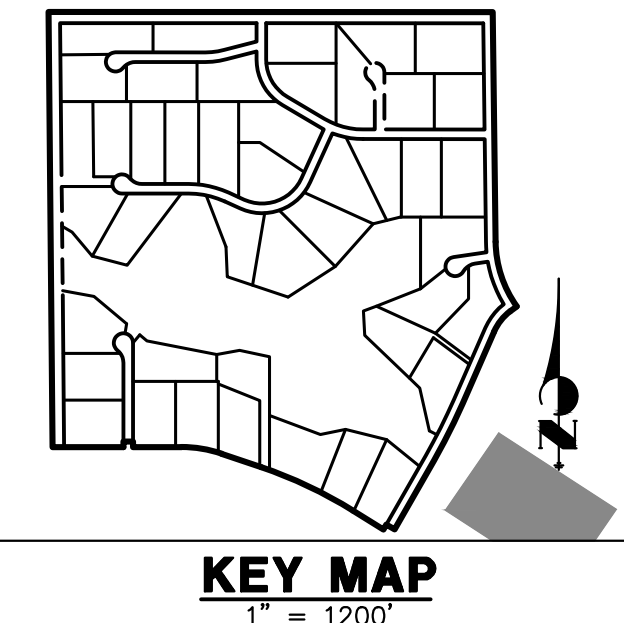
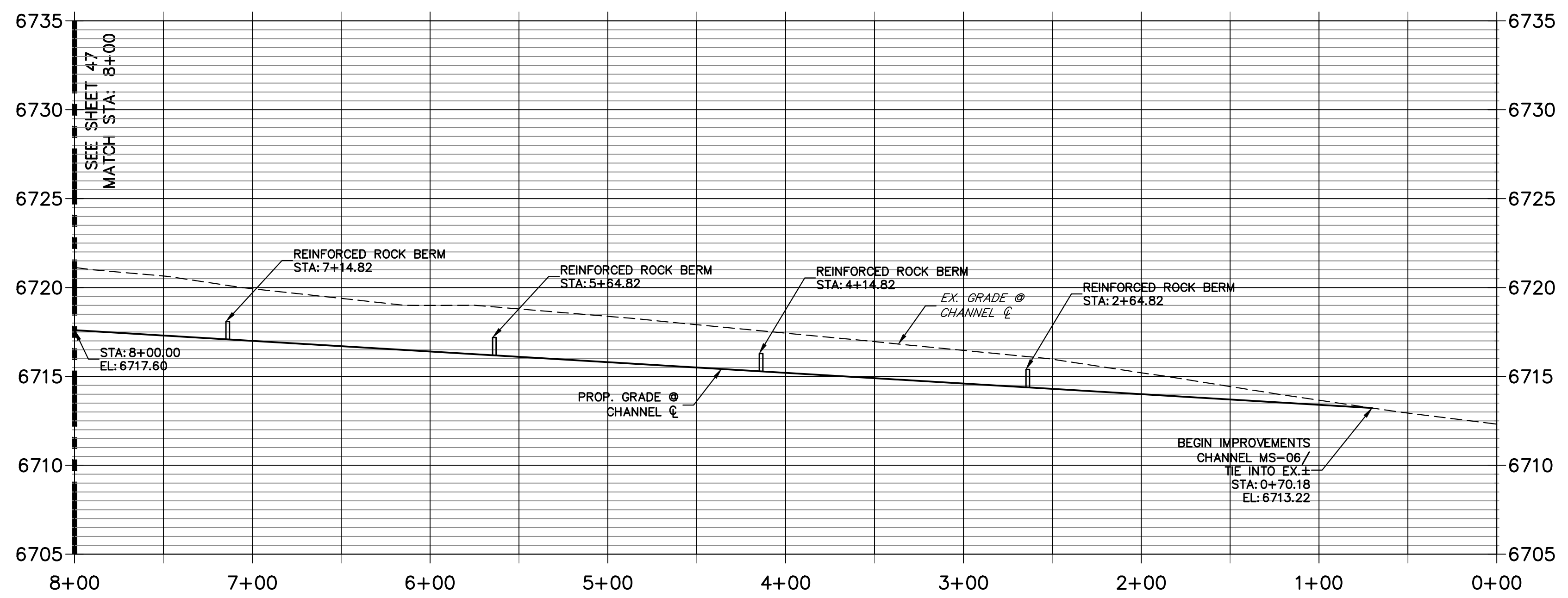
SHEET 47 OF 63
 JOB NO. 25142.05



MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

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

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



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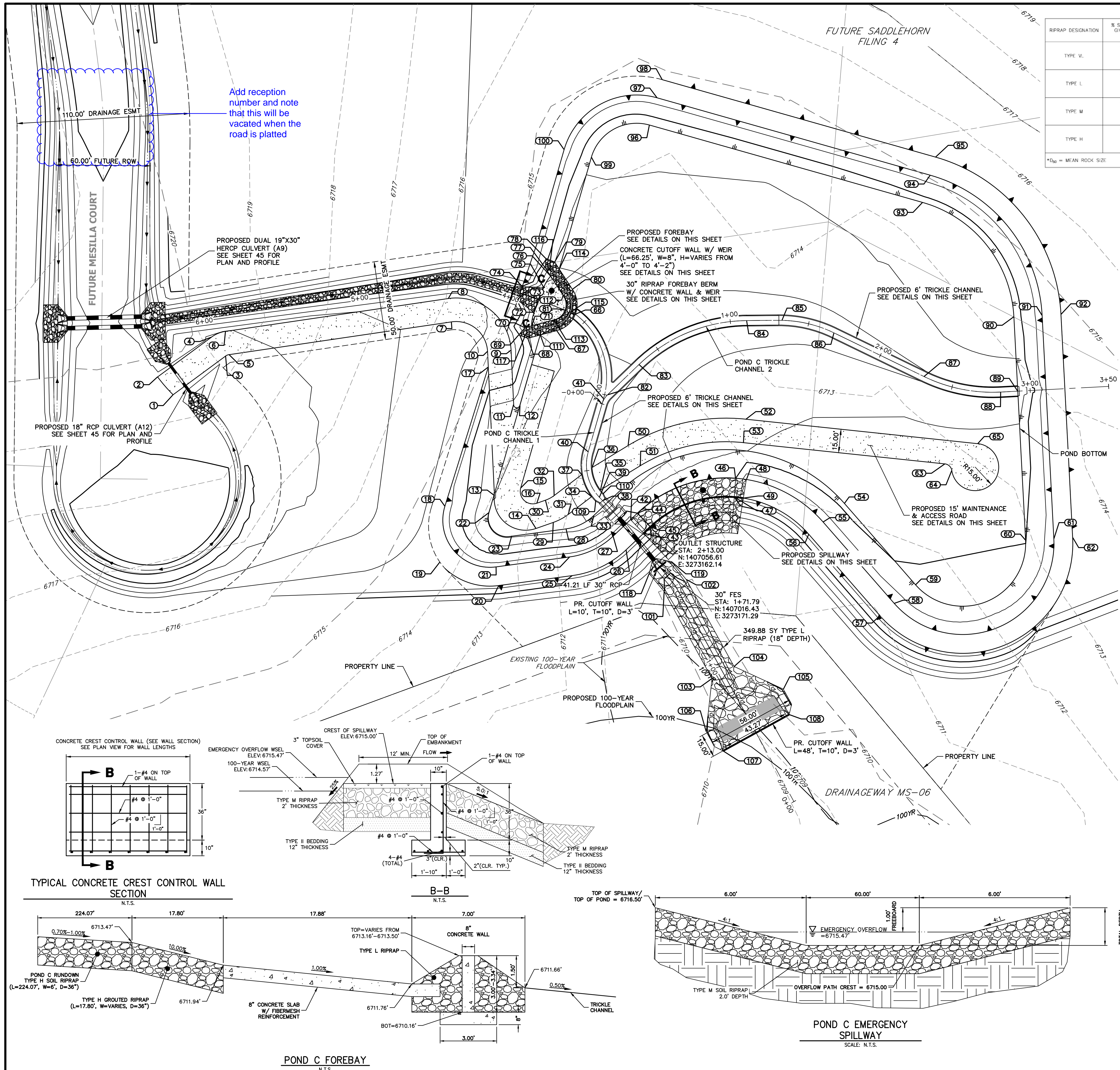
No.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 3
 CHANNEL IMPROVEMENT
 PLANS

SHEET 48 OF 63
 JOB NO. 25142.05

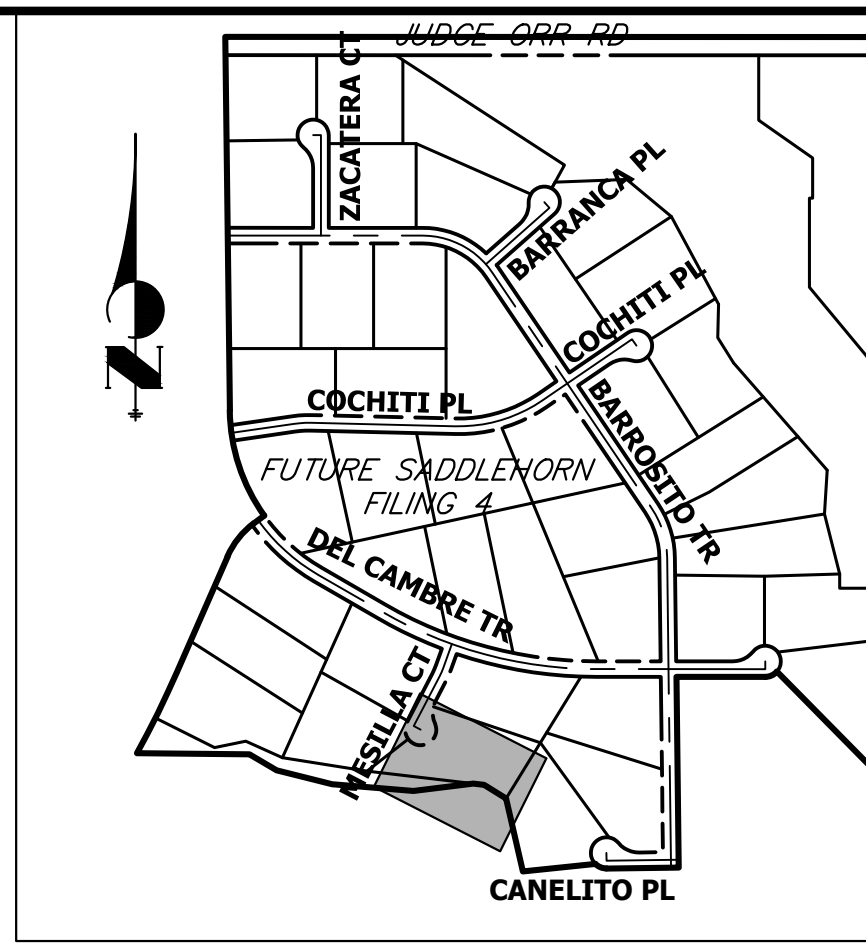
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

3/20/24
 DATE

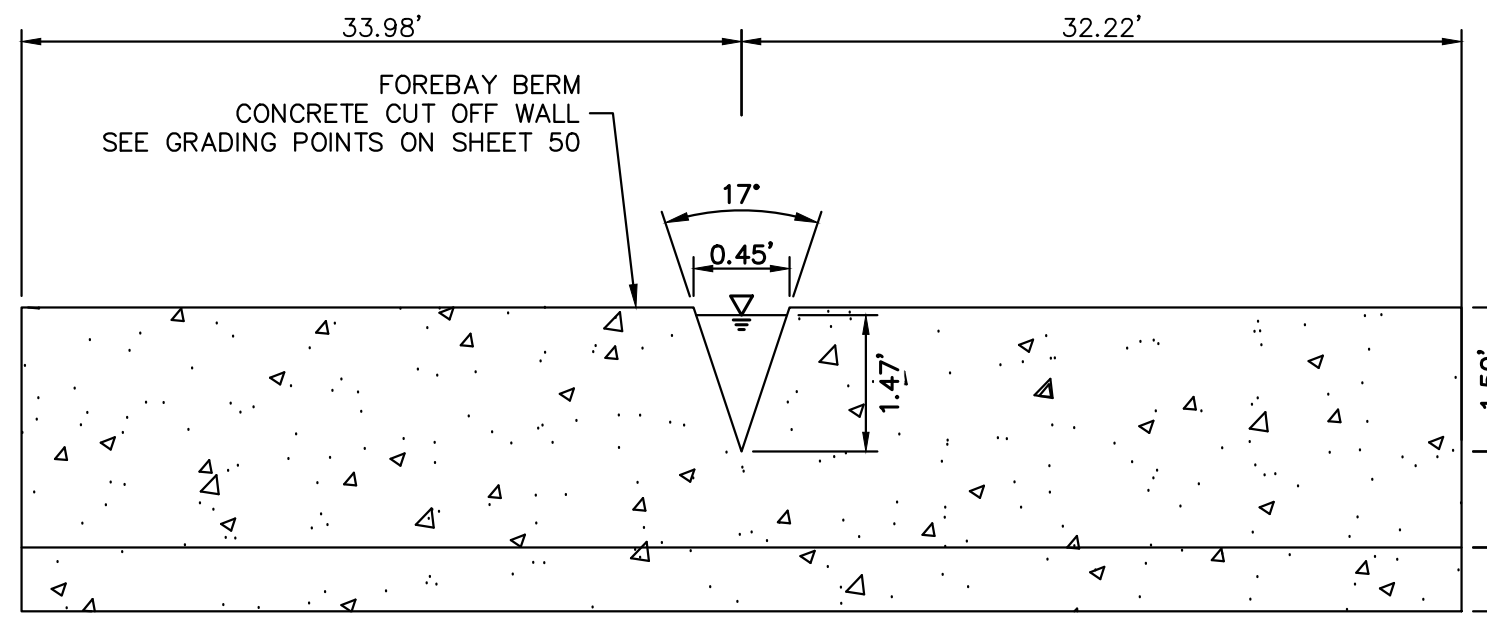


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

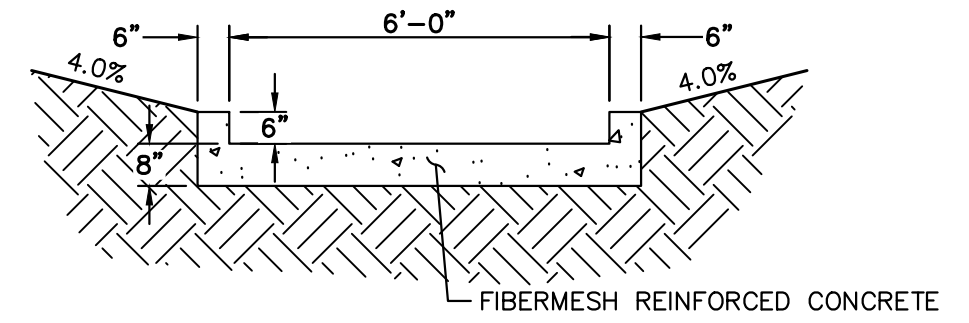
*D₅₀ = MEAN ROCK SIZE



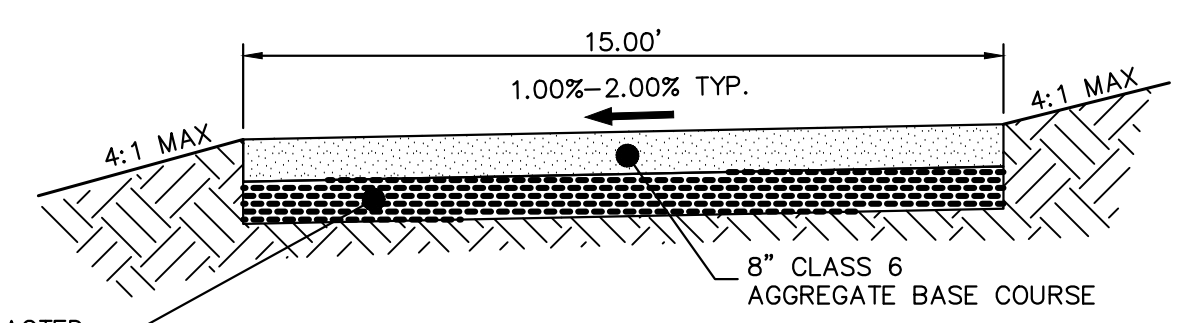
KEY MAP
N.T.S.
32.22'



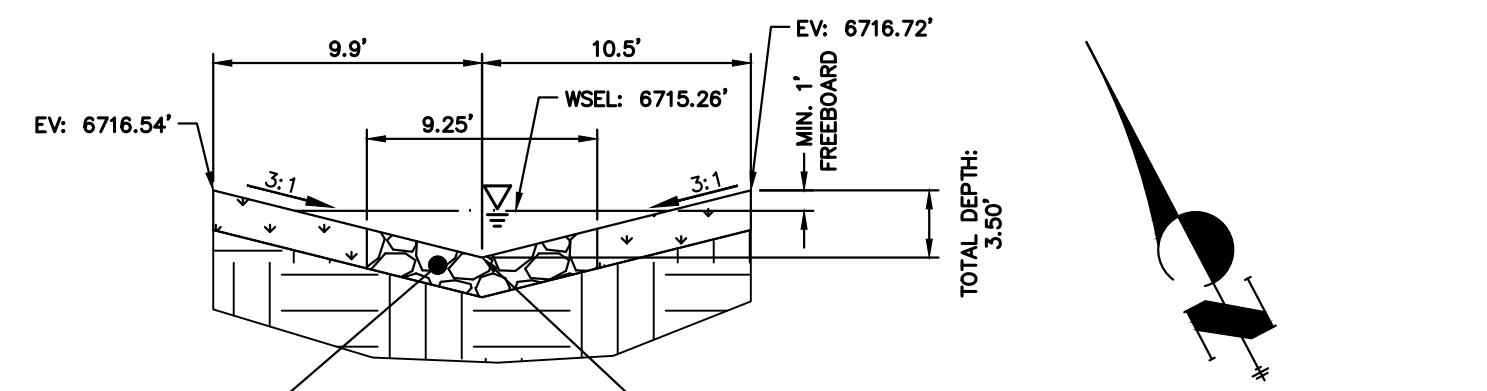
POND C FOREBAY WEIR
N.T.S.



POND C TRICKLE CHANNEL
N.T.S.



GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



C-C POND C RUNDOWN
SCALE: N.T.S.

GRADING POINT NOTES

1. GRADING POINTS SHOWN ON NEXT PAGE.



ENGINEER'S STATEMENT

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

3/20/24
 DATE

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

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NO.	REVISION	BY	DATE

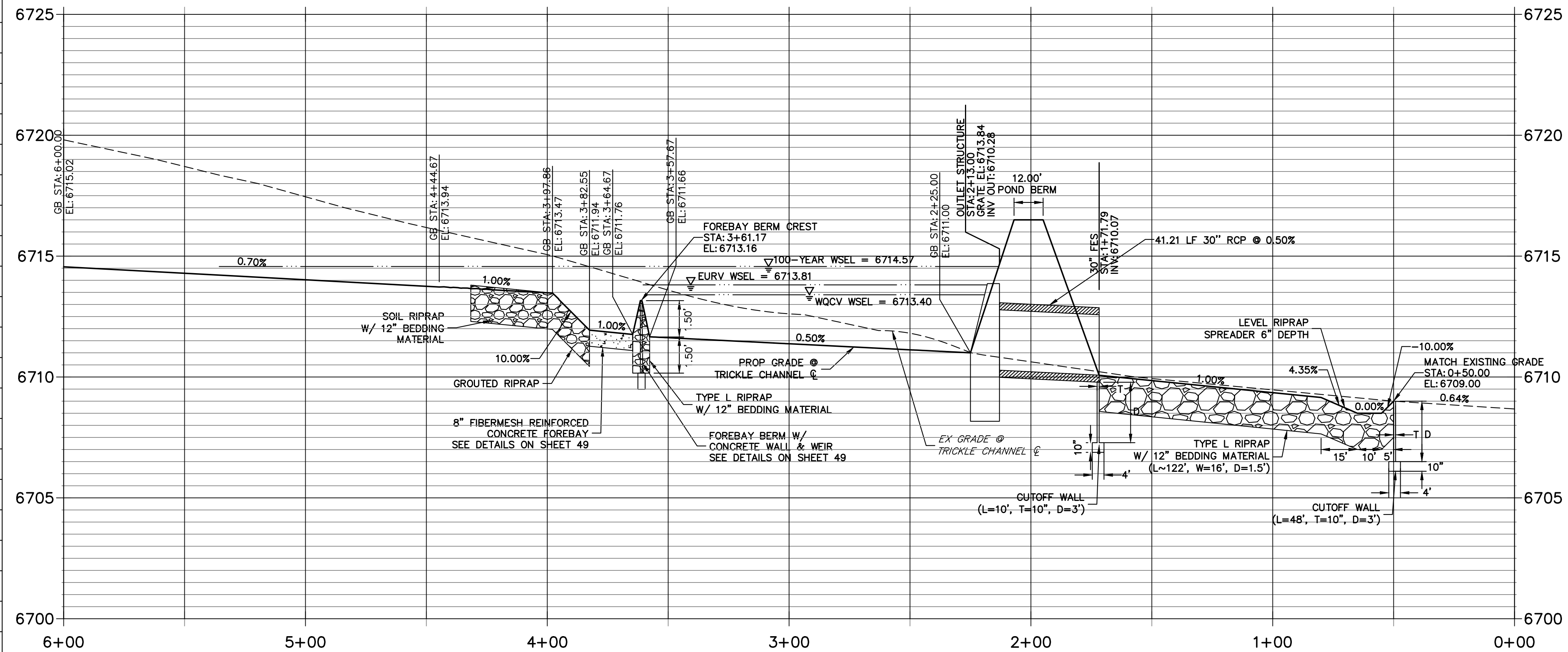
H-SCALE 1"=30'
 V-SCALE N/A
 DATE 3/20/24
 DESIGNED BY AAM
 DRAWN BY AAM
 CHECKED BY

SADDLEHORN RANCH - FILING 3
POND C GRADING PLAN

SHEET 49 OF 63
 JOB NO. 25142.05

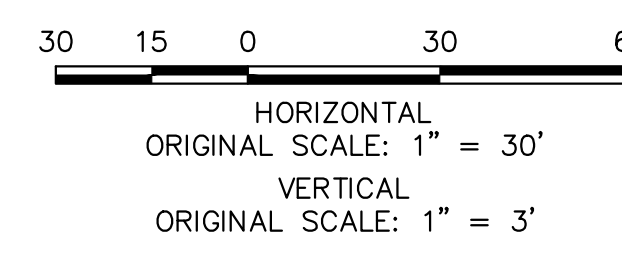
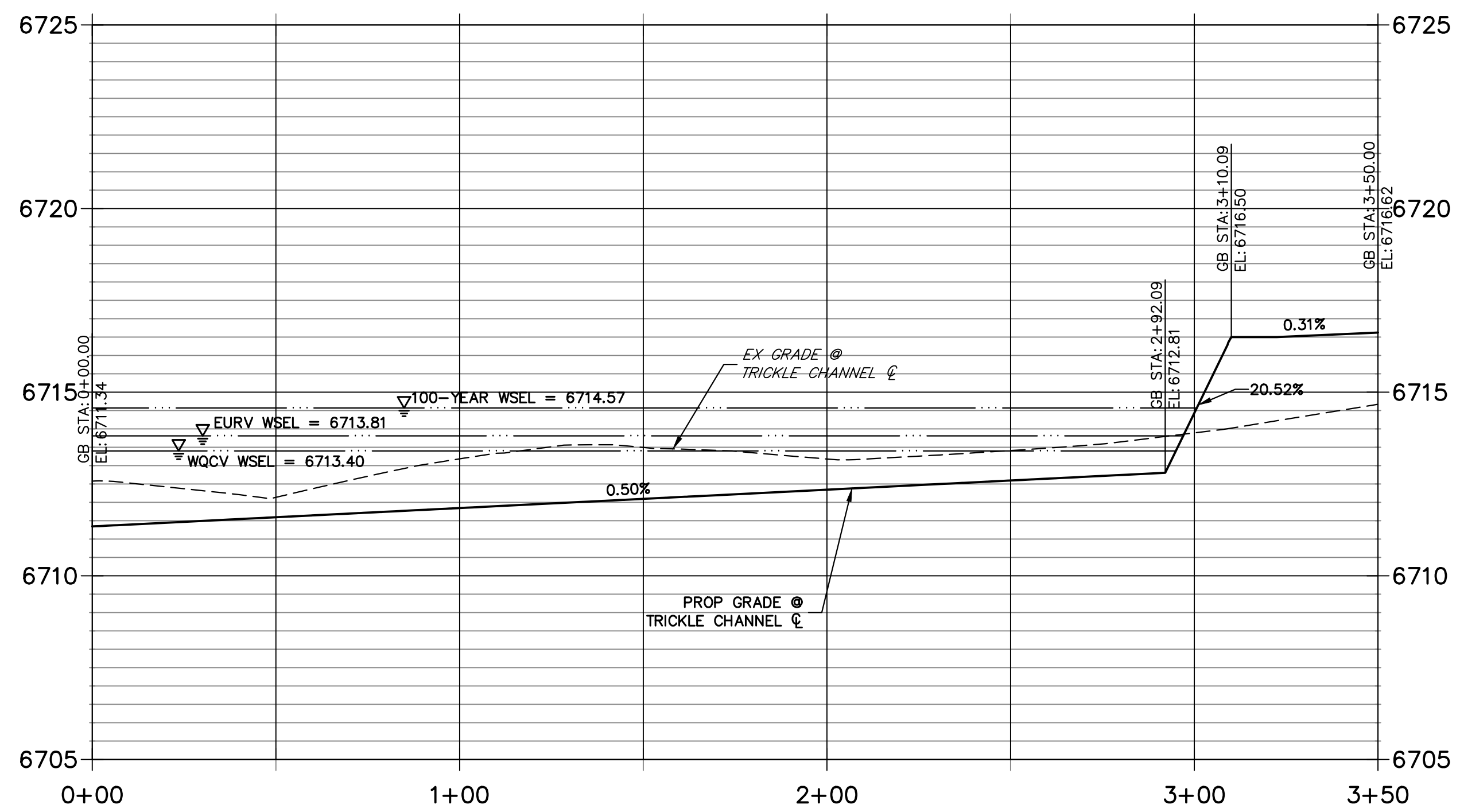
POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1407254.86 E: 3272944.69	6719.40	51	ACCESS ROAD	N: 1407079.95 E: 3273189.28	6712.69
2	ACCESS ROAD	N: 1407269.48 E: 3272941.04	6719.25	52	ACCESS ROAD	N: 1407075.97 E: 3273262.60	6713.77
3	ACCESS ROAD	N: 1407261.69 E: 3272985.54	6719.38	53	ACCESS ROAD	N: 1407063.38 E: 3273254.44	6713.92
4	ACCESS ROAD	N: 1407276.48 E: 3272983.06	6719.18	54	TOE	N: 1406999.84 E: 3273294.28	6714.67
5	ACCESS ROAD	N: 1407261.50 E: 3272987.95	6719.36	55	TOP	N: 1406995.41 E: 3273276.83	6716.50
6	ACCESS ROAD	N: 1407275.72 E: 3272992.72	6719.06	56	TOP	N: 1406992.46 E: 3273265.20	6716.50
7	ACCESS ROAD	N: 1407215.98 E: 3273123.69	6717.60	57	TOP	N: 1406925.76 E: 3273282.11	6716.50
8	ACCESS ROAD	N: 1407230.20 E: 3273128.46	6717.30	58	TOP	N: 1406928.71 E: 3273293.74	6716.50
9	ACCESS ROAD	N: 1407182.68 E: 3273149.26	6716.58	59	TOE	N: 1406933.13 E: 3273311.19	6715.14
10	ACCESS ROAD	N: 1407188.83 E: 3273135.58	6716.74	60	TOE	N: 1406926.74 E: 3273386.53	6714.98
11	ACCESS ROAD	N: 1407151.05 E: 3273135.05	6713.72	61	TOP	N: 1406919.45 E: 3273402.98	6716.50
12	ACCESS ROAD/TOE	N: 1407148.86 E: 3273138.34	6713.15	62	TOP	N: 1406914.58 E: 3273413.95	6716.50
13	ACCESS ROAD/TOE	N: 1407105.14 E: 3273097.99	6713.01	63	ACCESS ROAD	N: 1406993.25 E: 3273362.69	6714.33
14	ACCESS ROAD	N: 1407074.40 E: 3273112.09	6712.71	64	ACCESS ROAD	N: 1406987.47 E: 3273364.71	6714.39
15	ACCESS ROAD	N: 1407101.87 E: 3273115.13	6712.80	65	ACCESS ROAD	N: 1406995.30 E: 3273387.09	6714.24
16	ACCESS ROAD	N: 1407088.49 E: 3273119.92	6712.67	66	TRICKLE CHANNEL INV	N: 1407184.71 E: 3273196.17	6711.66
17	ACCESS ROAD/TOP	N: 1407179.74 E: 3273131.49	6716.49	67	TOE OF BERM	N: 1407180.78 E: 3273180.81	6712.62
18	TOP	N: 1407113.33 E: 3273066.82	6716.50	68	RIPRAP	N: 1407184.73 E: 3273162.16	6714.22
19	TOP	N: 1407082.99 E: 3273047.83	6716.67	69	RIPRAP	N: 1407189.19 E: 3273158.00	6715.13
20	TOP	N: 1407052.73 E: 3273074.50	6716.50	70	RIPRAP	N: 1407191.58 E: 3273163.61	6713.13
21	TOP	N: 1407064.07 E: 3273078.45	6716.50	71	TOE OF BERM	N: 1407190.66 E: 3273167.95	6712.02
22	TOE	N: 1407096.95 E: 3273089.95	6712.98	72	RIPRAP/CONCRETE	N: 1407197.45 E: 3273173.15	6711.98
23	TOE	N: 1407077.00 E: 3273096.04	6712.88	73	RIPRAP/CONCRETE	N: 1407209.47 E: 3273167.37	6714.79
24	TOP	N: 1407048.55 E: 3273123.00	6716.50	74	RIPRAP/CONCRETE	N: 1407215.67 E: 3273174.02	6714.80
25	TOP	N: 1407037.22 E: 3273119.05	6716.50	75	RIPRAP/CONCRETE	N: 1407208.97 E: 3273185.91	6711.98
26	TOP	N: 1407036.33 E: 3273157.07	6716.50	76	TOE OF BERM	N: 1407213.42 E: 3273193.12	6712.02
27	TOP	N: 1407047.84 E: 3273153.66	6716.50	77	RIPRAP	N: 1407219.55 E: 3273192.48	6713.66
28	TOE	N: 1407065.55 E: 3273128.92	6712.54	78	RIPRAP	N: 1407224.89 E: 3273195.44	6715.28
29	ACCESS ROAD	N: 1407072.85 E: 3273123.67	6712.59	79	RIPRAP	N: 1407220.29 E: 3273199.44	6714.04
30	ACCESS ROAD	N: 1407087.72 E: 3273125.66	6712.61	80	TOE OF BERM	N: 1407199.68 E: 3273201.60	6712.53
31	ACCESS ROAD	N: 1407073.10 E: 3273134.59	6712.29	81	TOE OF BERM	N: 1407189.93 E: 3273191.50	6711.76
32	ACCESS ROAD	N: 1407087.86 E: 3273131.91	6712.41	82	TRICKLE CHANNEL INV	N: 1407129.65 E: 3273191.16	6711.38
33	TOE	N: 1407065.09 E: 3273148.54	6711.76	83	TRICKLE CHANNEL INV	N: 1407137.77 E: 3273217.72	6711.52
34	ACCESS ROAD/TRICKLE CHANNEL	N: 1407076.42 E: 3273152.81	6711.55	84	TRICKLE CHANNEL INV	N: 1407131.73 E: 3273291.42	6711.90
35	ACCESS ROAD/TRICKLE CHANNEL	N: 1407077.67 E: 3273159.70	6711.53	85	TRICKLE CHANNEL INV	N: 1407121.70 E: 3273311.56	6712.01
36	ACCESS ROAD/TRICKLE CHANNEL	N: 1407092.85 E: 3273161.41	6711.59	86	TRICKLE CHANNEL INV	N: 1407099.52 E: 3273337.56	6712.18
37	ACCESS ROAD/TRICKLE CHANNEL	N: 1407091.81 E: 3273153.61	6711.62	87	TRICKLE CHANNEL INV	N: 1407048.87 E: 3273375.99	6712.50
38	OUTLET STRUCTURE	N: 1407070.99 E: 3273157.89	6711.02	88	TRICKLE CHANNEL INV	N: 1407017.92 E: 3273415.10	6712.75
39	TRICKLE CHANNEL INV	N: 1407073.89 E: 3273157.01	6711.03	89	TRICKLE CHANNEL INV	N: 1407013.52 E: 3273425.02	6712.81
40	TRICKLE CHANNEL INV	N: 1407102.87 E: 3273163.83	6711.19	90	TOE	N: 1407056.86 E: 3273444.24	6714.49
41	TRICKLE CHANNEL INV	N: 1407128.63 E: 3273187.83	6711.36	91	TOP	N: 1407049.56 E: 3273460.69	6716.50
42	SPILLWAY TOP	N: 1407052.17 E: 3273168.27	6716.50	92	TOP	N: 1407044.70 E: 3273471.66	6716.50
43	SPILLWAY TOP	N: 1407040.67 E: 3273171.68	6716.50	93	TOE	N: 1407148.05 E: 3273425.41	6714.59
44	SPILLWAY CREST	N: 1407053.88 E: 3273174.02	6715.00	94	TOP	N: 1407161.27 E: 3273437.62	6716.50
45	SPILLWAY CREST	N: 1407042.37 E: 3273177.44	6715.00	95	TOP	N: 1407170.08 E: 3273445.77	6716.50
46	SPILLWAY CREST	N: 1407045.39 E: 3273239.85	6715.00	96	TOE	N: 1407270.67 E: 3273292.72	6714.31
47	SPILLWAY CREST	N: 1407035.12 E: 3273233.63	6715.00	97	TOP	N: 1407283.89 E: 3273304.94	6716.50
48	SPILLWAY TOP	N: 1407041.61 E: 3273245.54	6716.50	98	TOP	N: 1407292.70 E: 3273313.08	6716.50
49	SPILLWAY TOP	N: 1407031.90 E: 3273238.49	6716.50	99	TOE	N: 1407269.09 E: 3273250.41	6714.16
50	ACCESS ROAD	N: 1407094.91 E: 3273188.13	6712.53	100	TOP	N: 1407281.37 E: 3273237.25	6716.50

POND C TRICKLE CHANNEL 1 PROFILE STA 0+00.00 TO 6+00.00



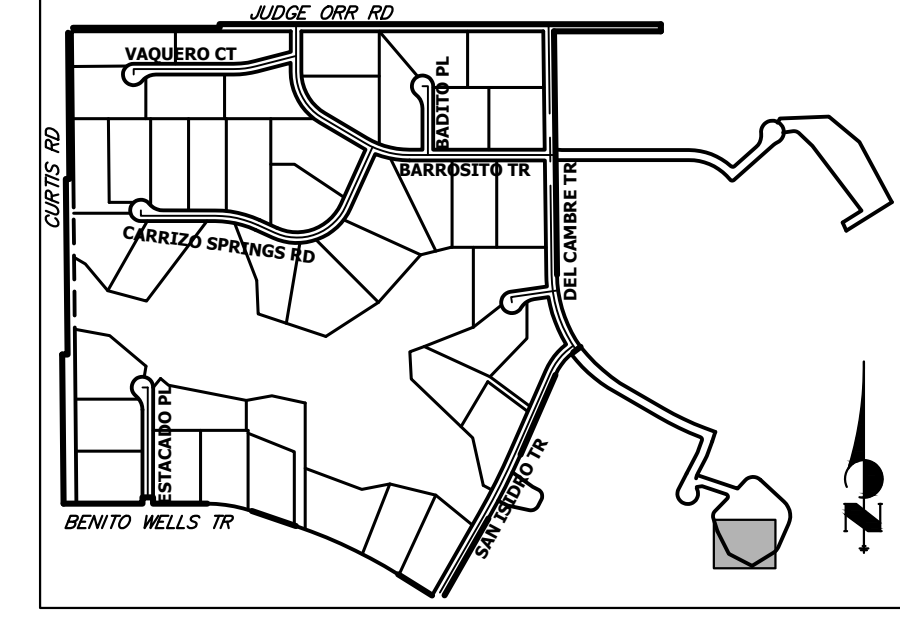
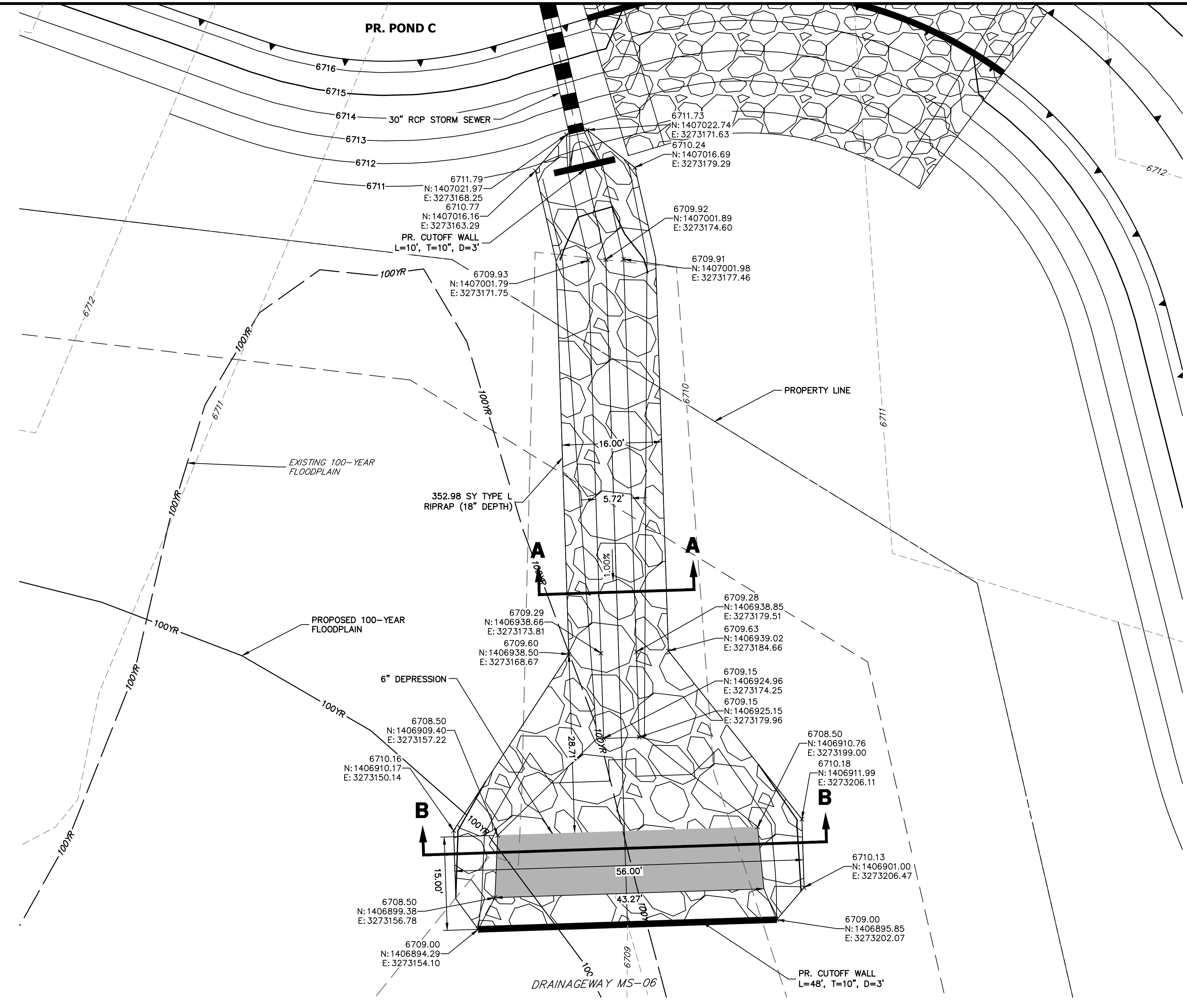
POND C TRICKLE CHANNEL 2 PROFILE STA 0+00.00 TO 3+50.00

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: 3273198.99	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
 DATE: 3/20/24

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 305-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com
 SADDLEHORN RANCH - FILING 3
 POND C GRADING PLAN
 SHEET 50 OF 63
 JOB NO. 25142.05



KEY MAP
N.T.S.

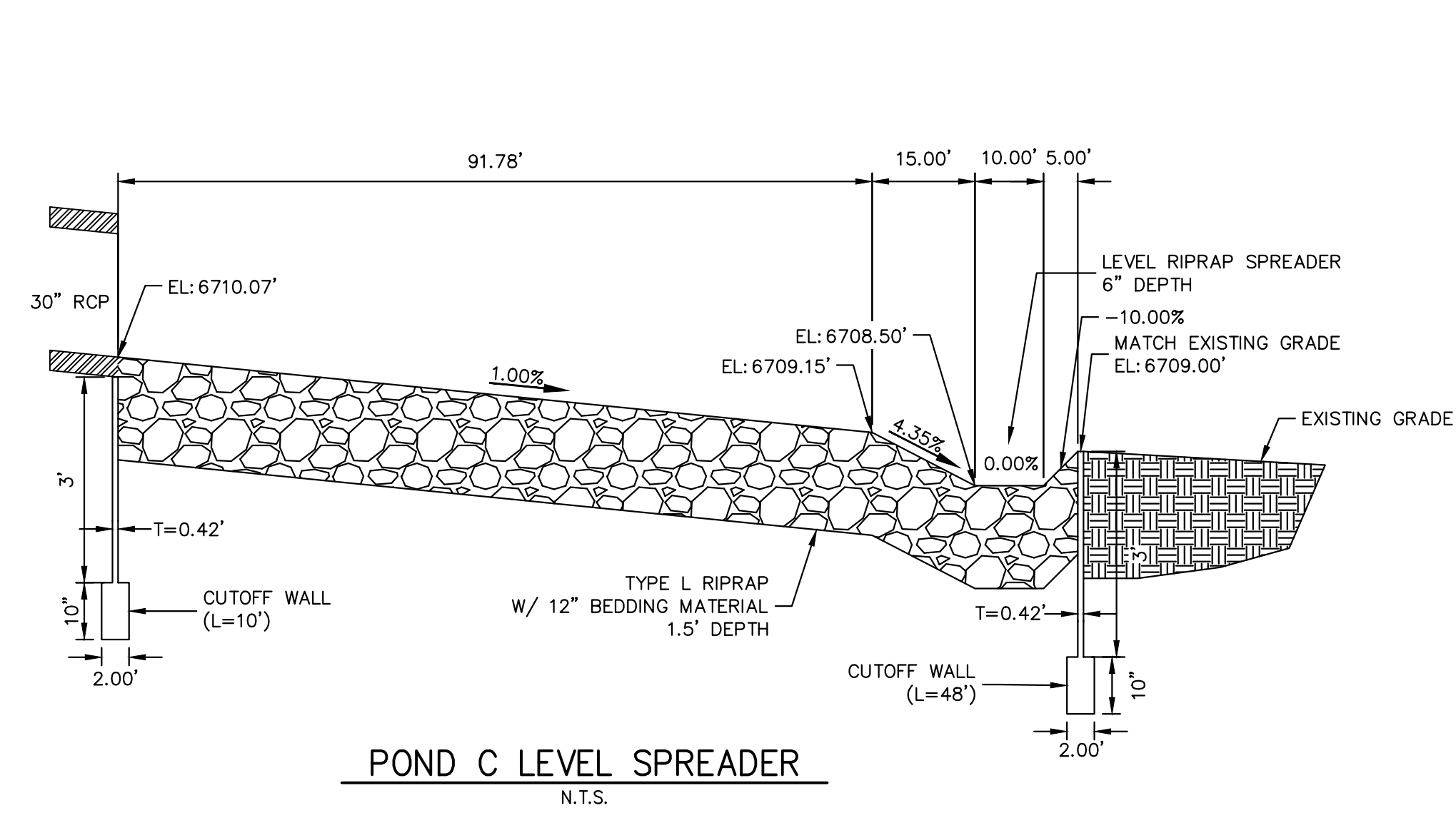
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE STREET AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

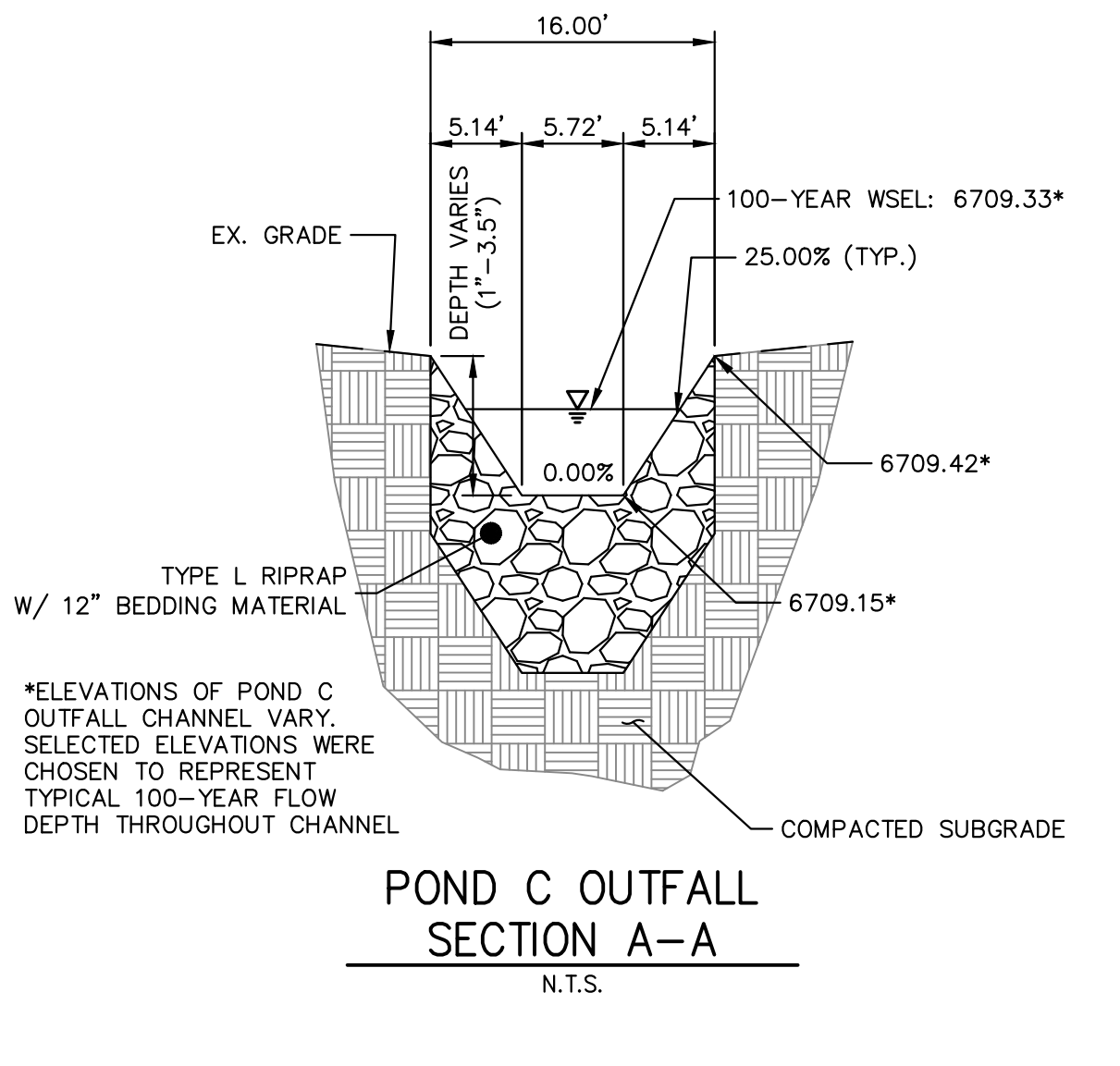
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

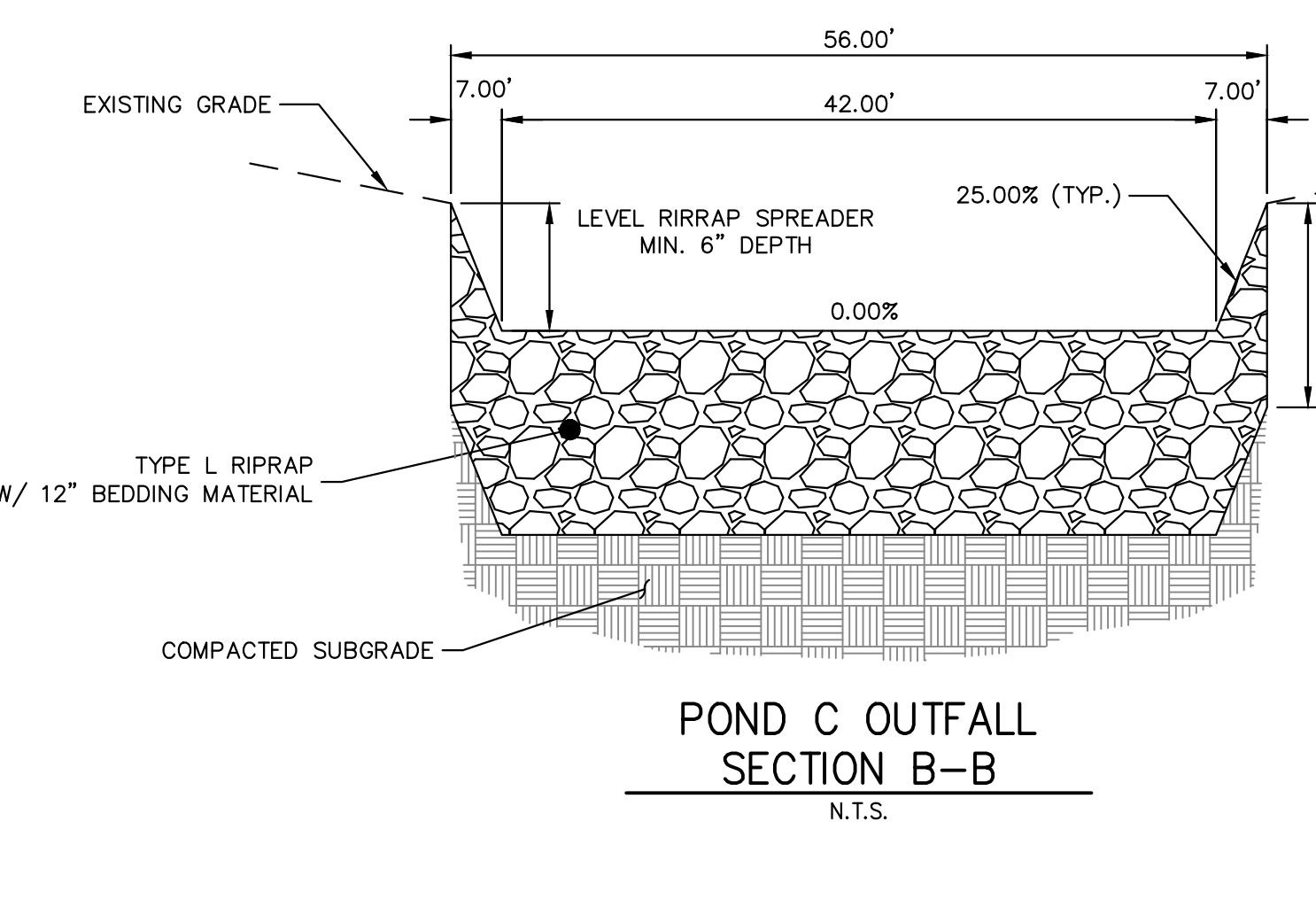
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	3/20/24	MMC	MMC	



POND C LEVEL SPREADER
N.T.S.



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

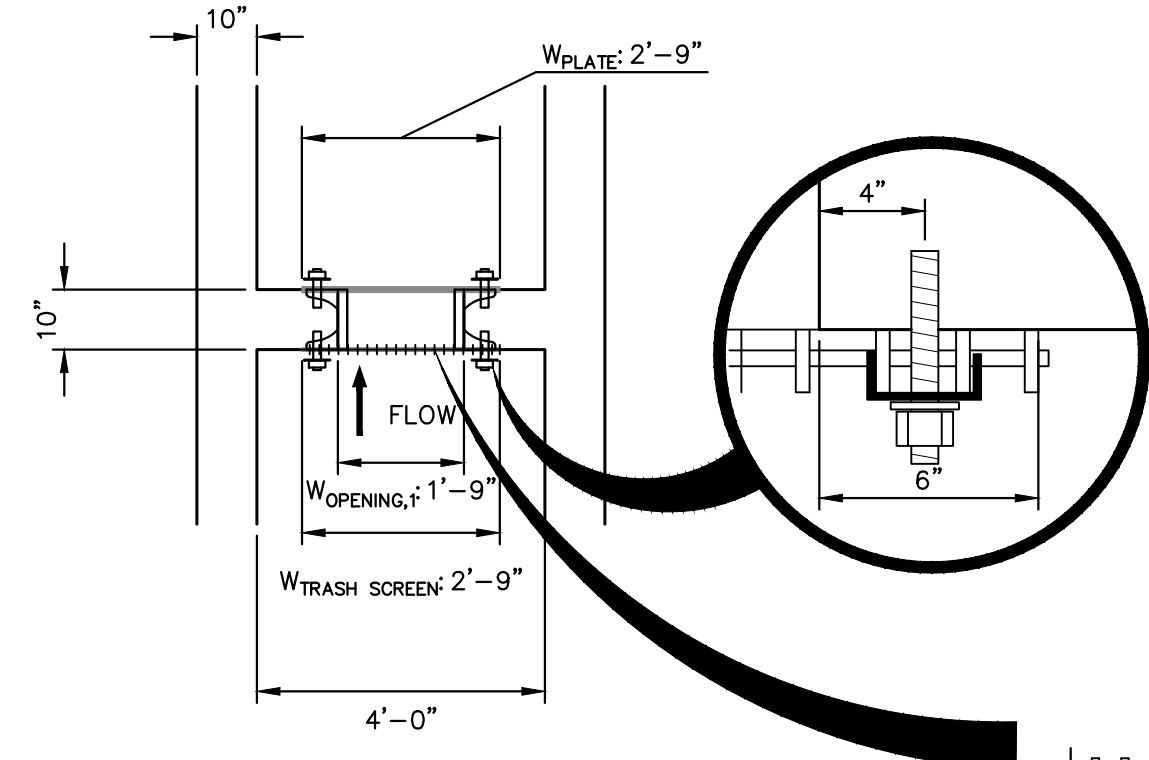
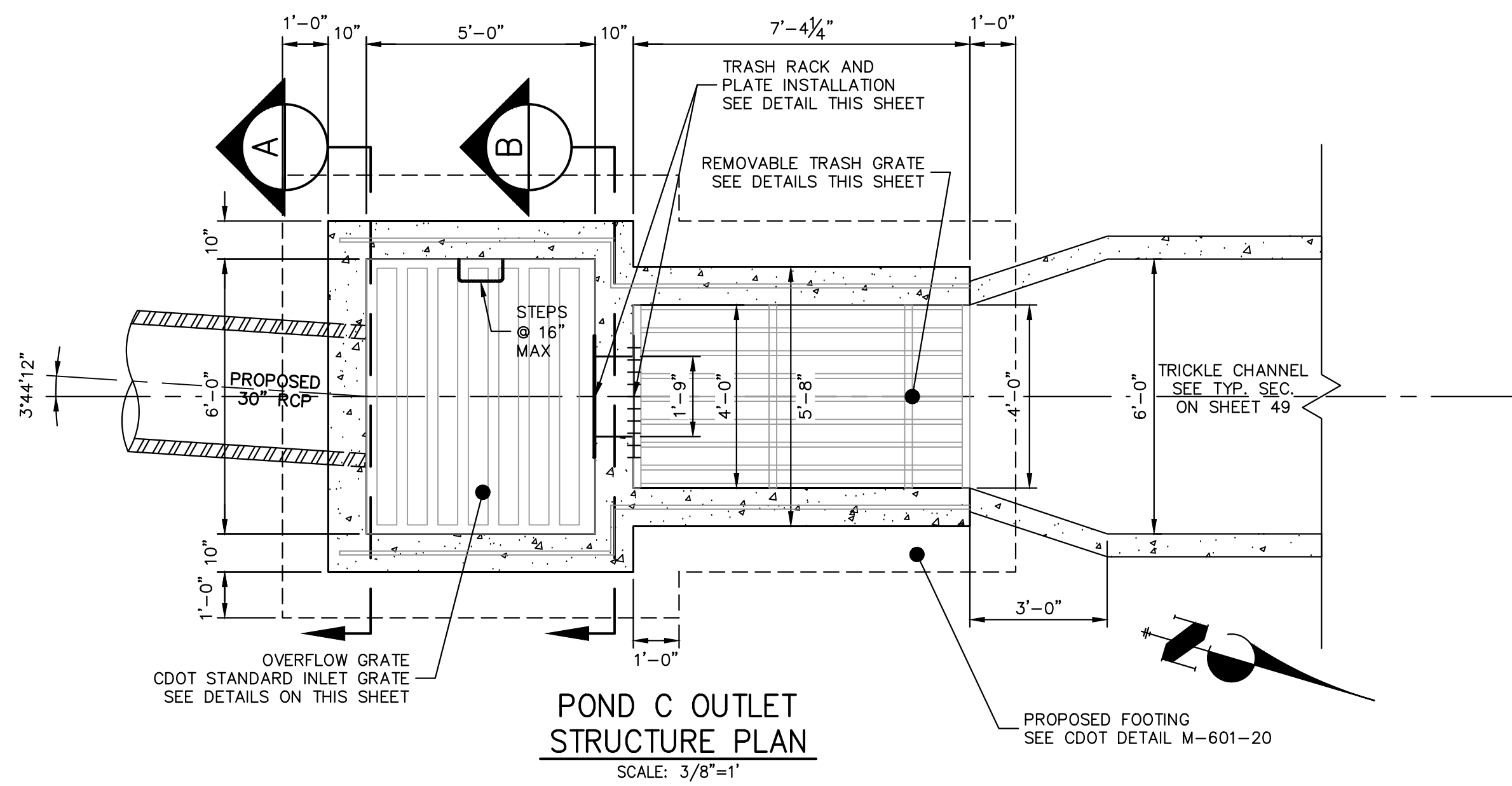


POND C OUTFALL SECTION B-B
N.T.S.



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 3/20/24

SADDLEHORN RANCH -
FILING 3
POND C GRADING PLAN
SHEET 51 OF 63
JOB NO. 25142.05

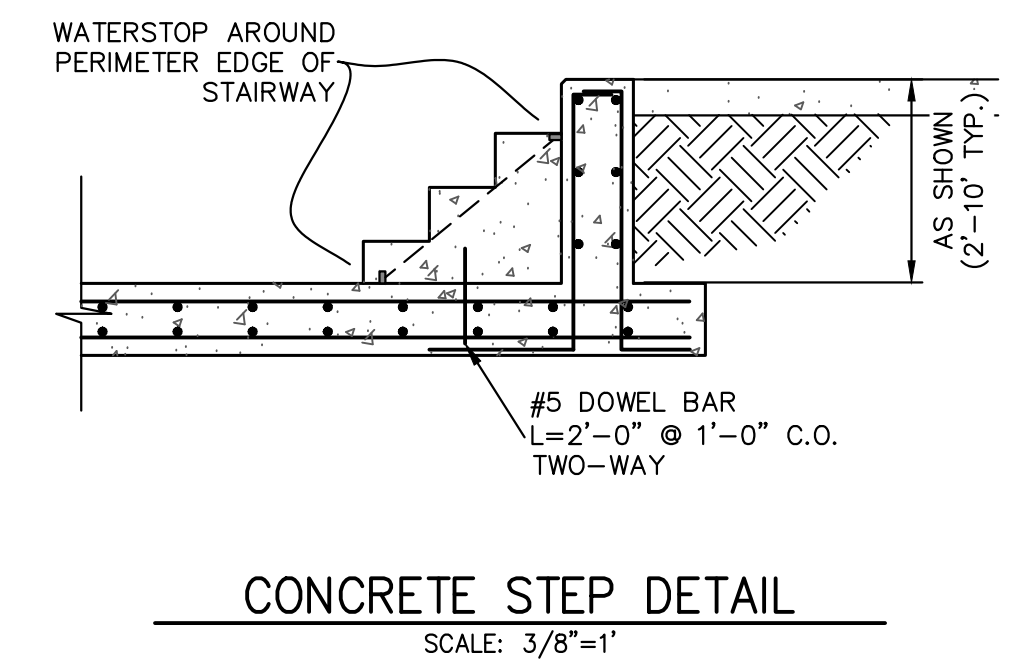
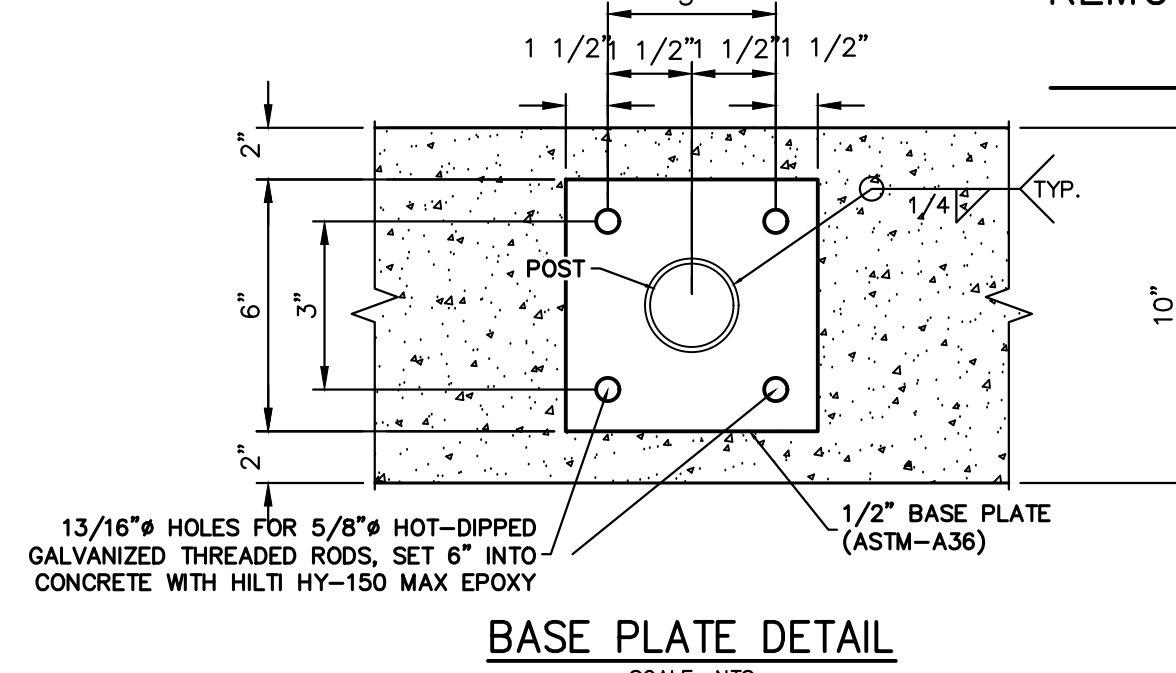
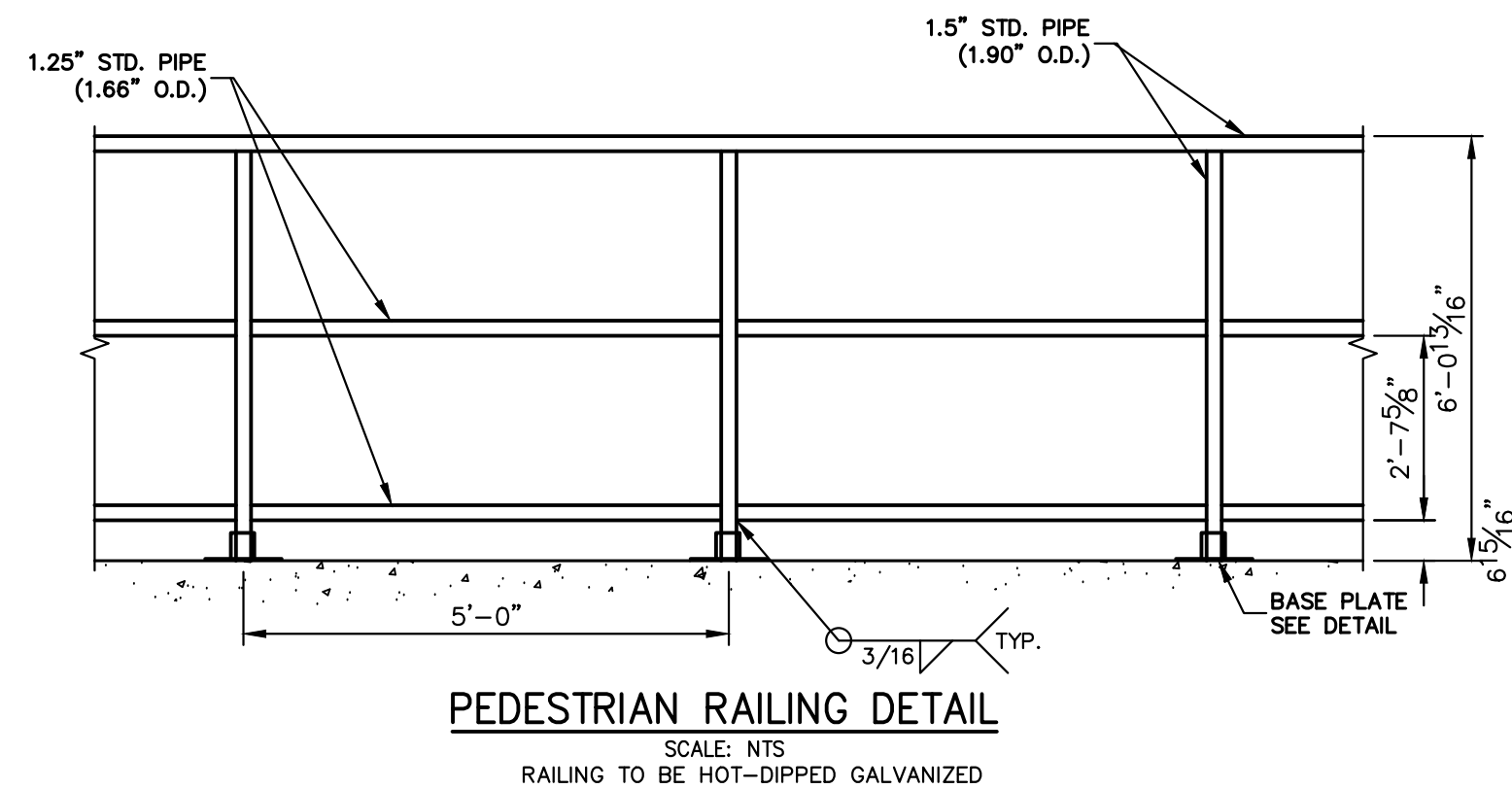
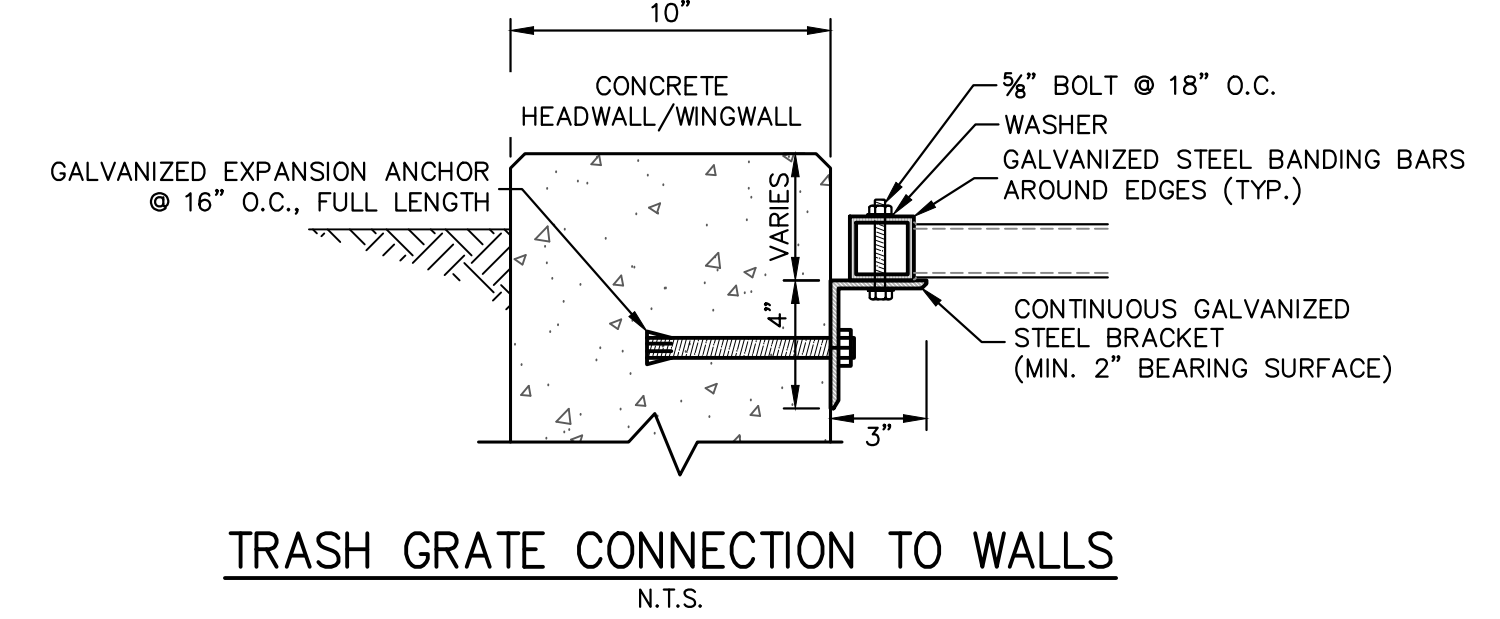
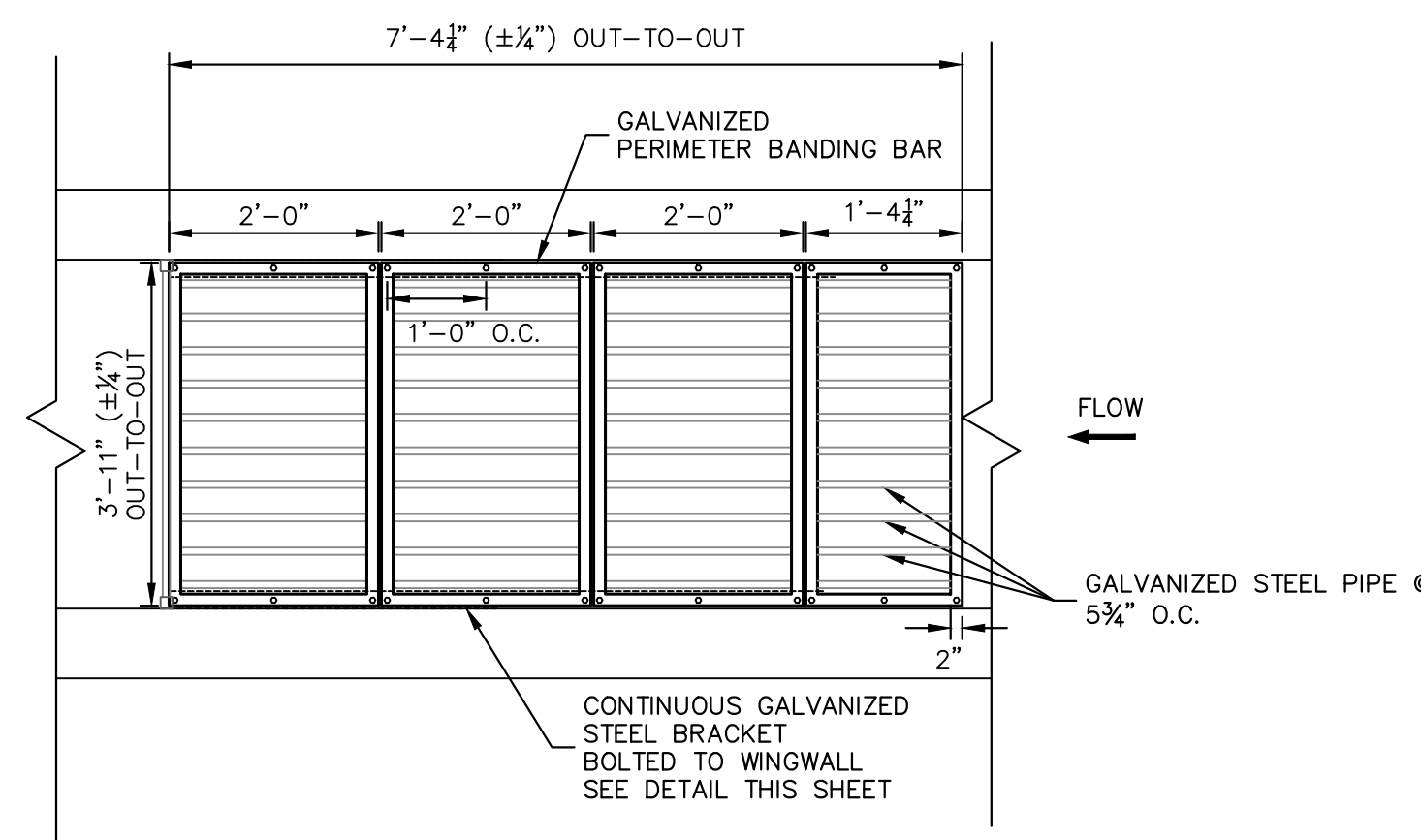
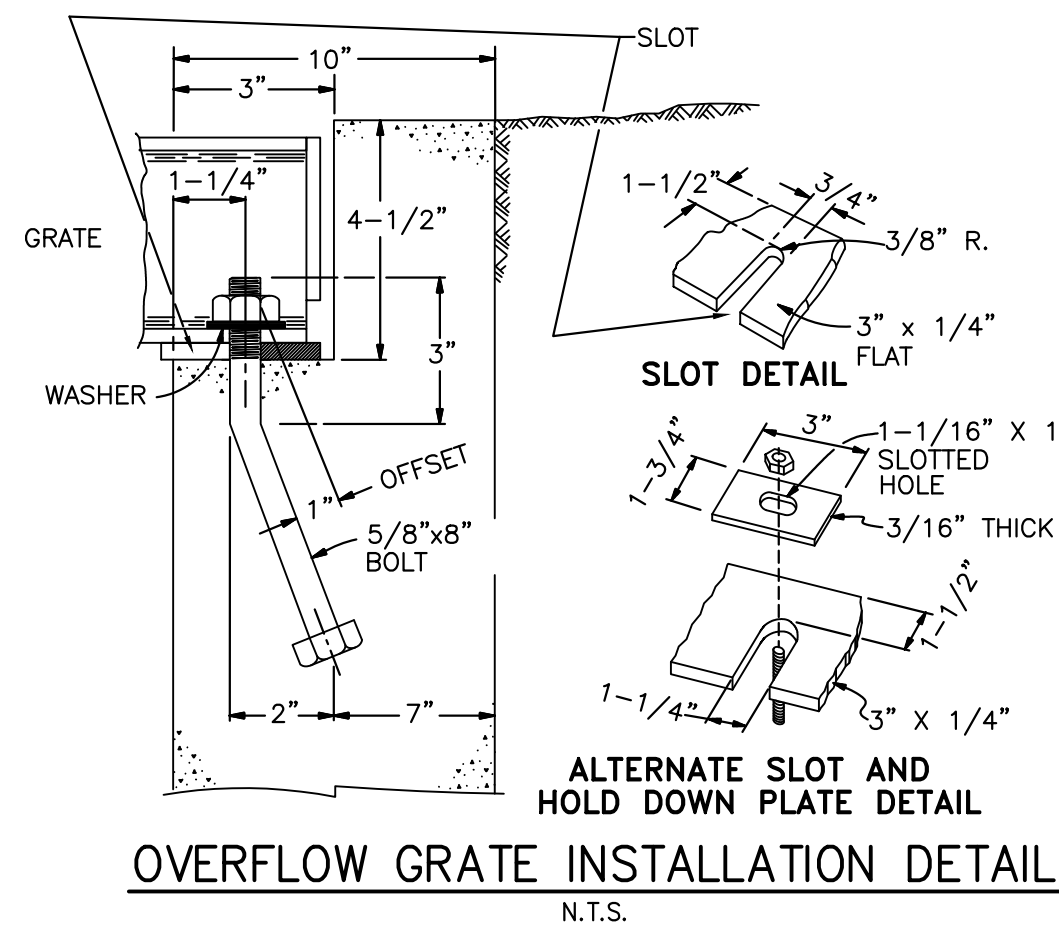
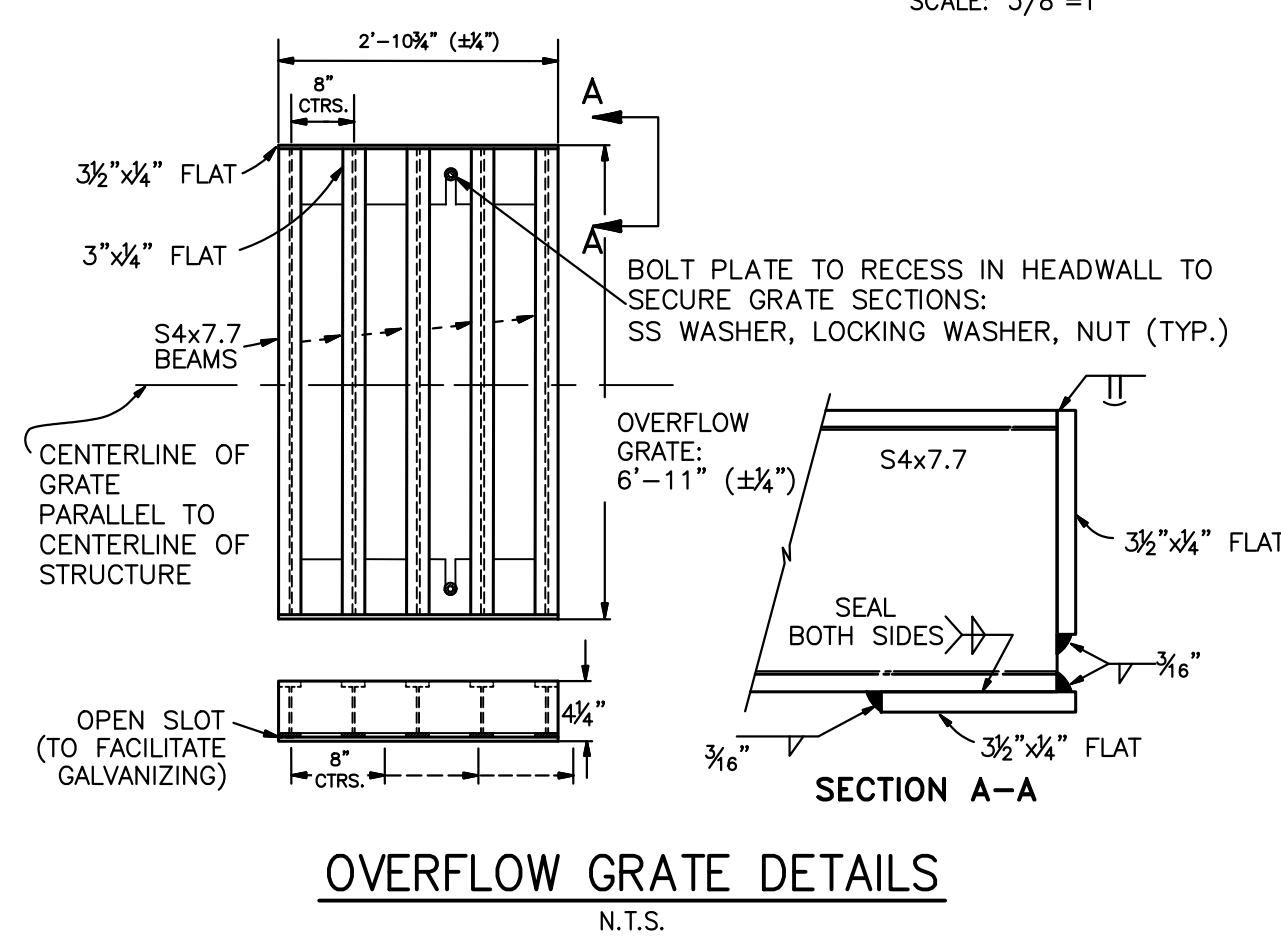
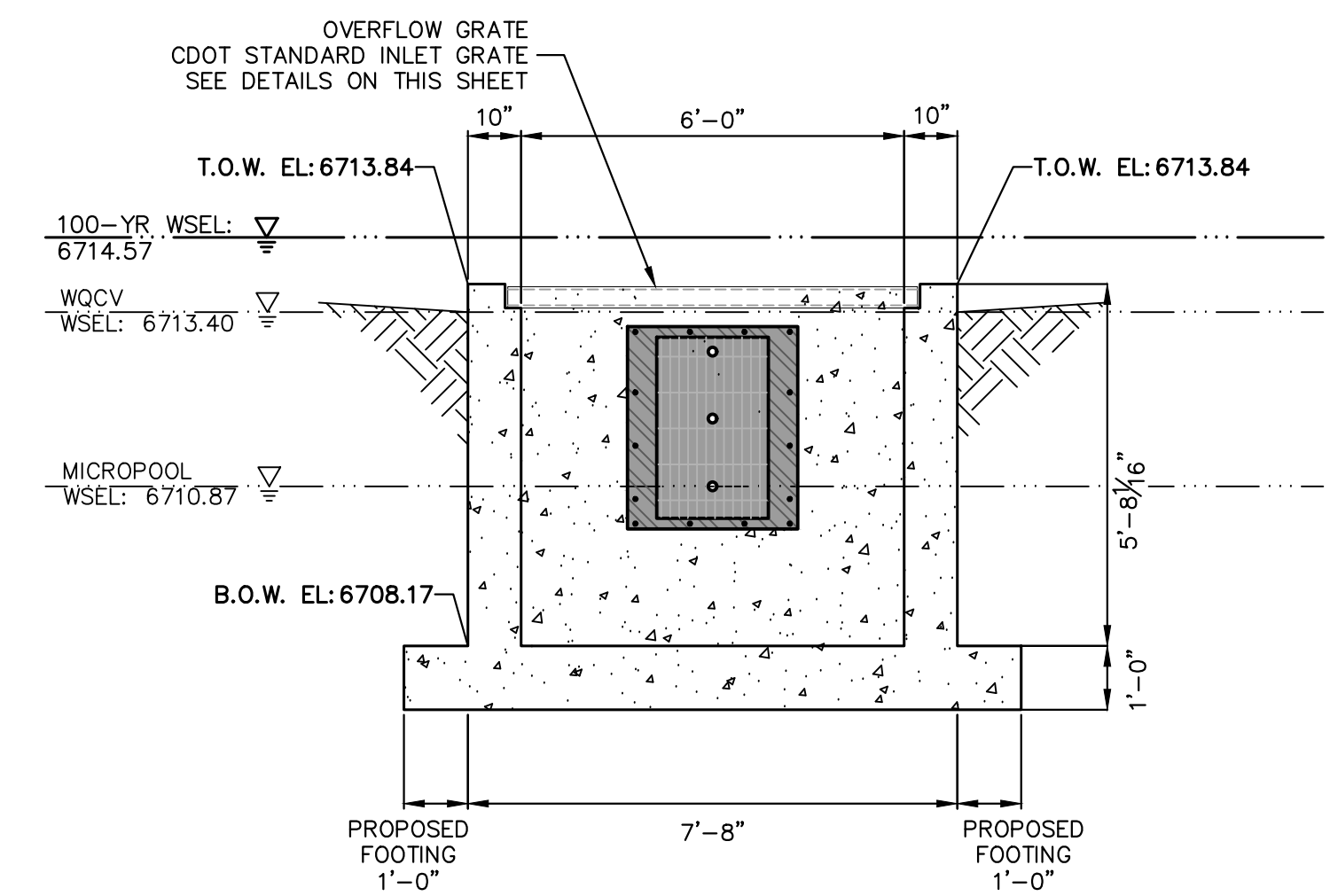
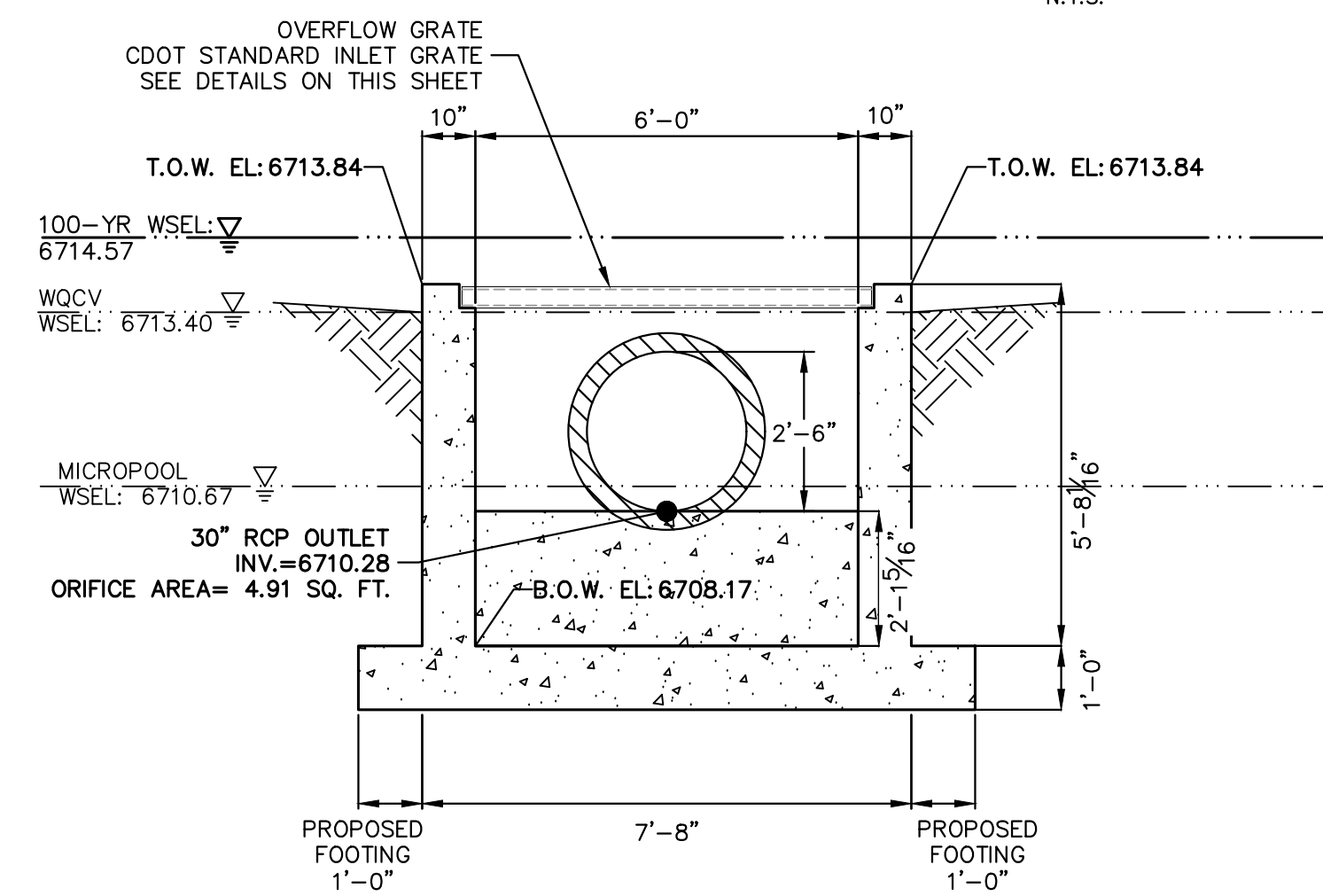
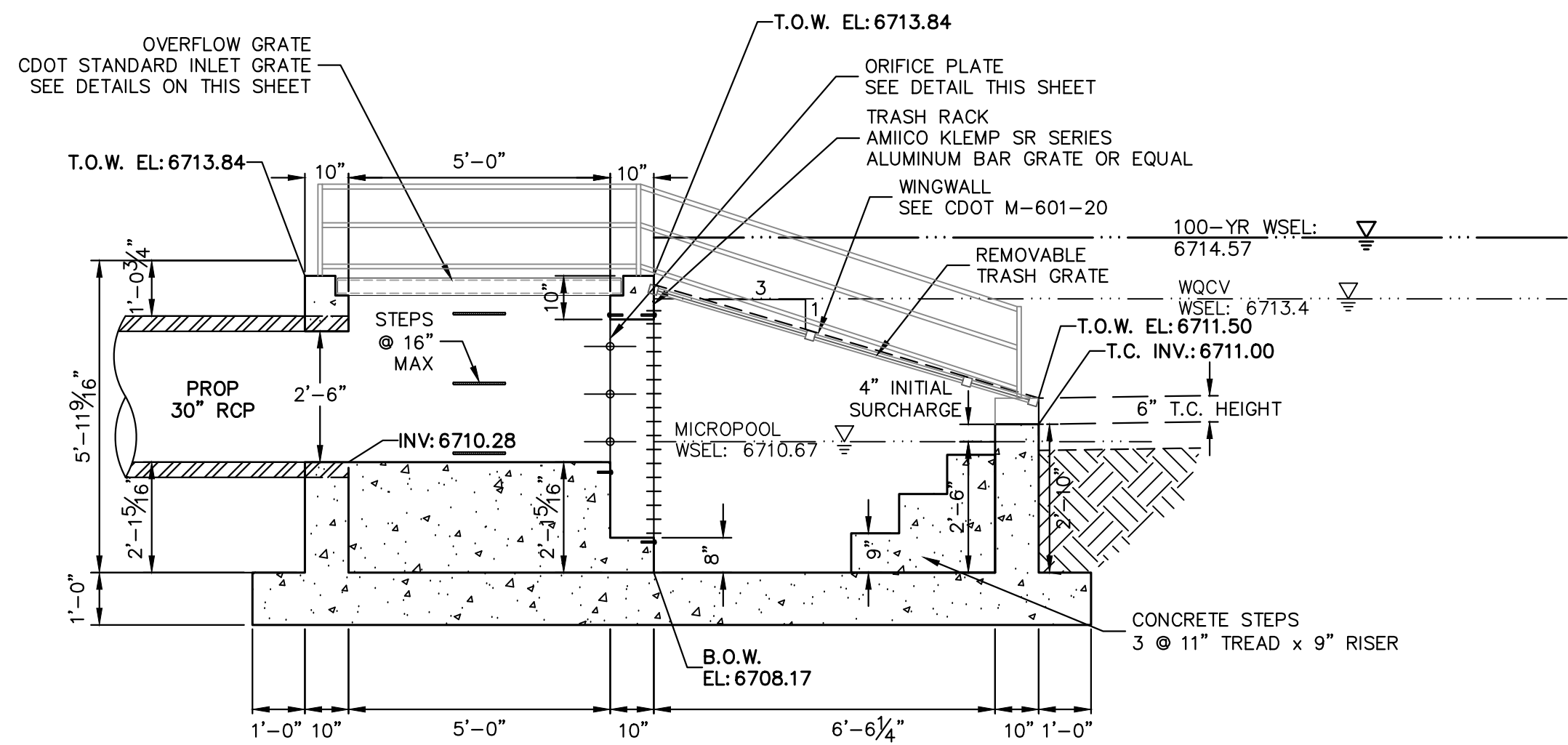
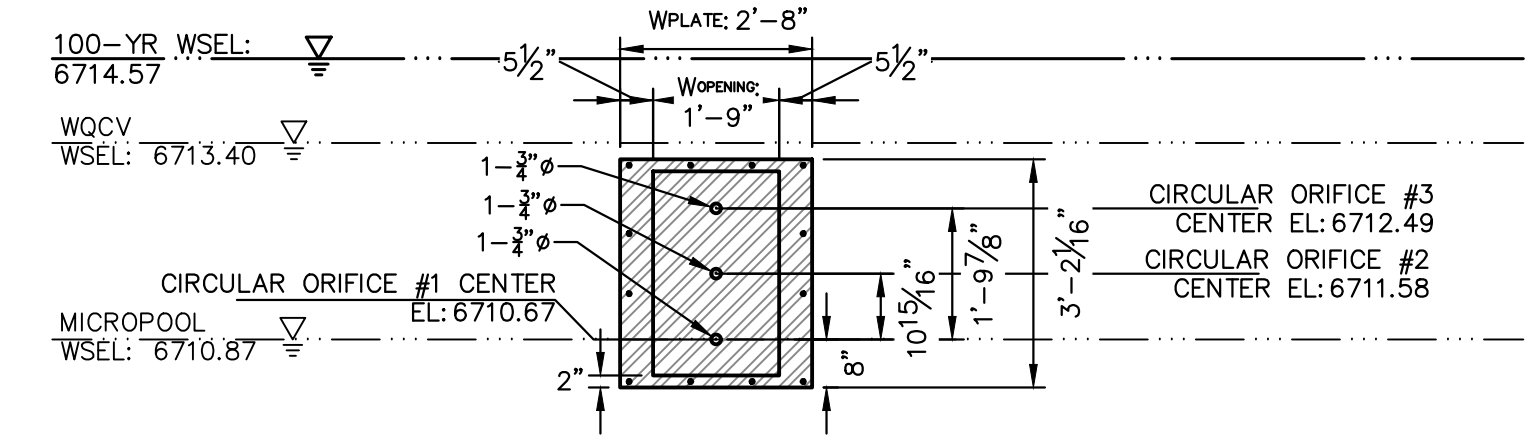


CROSS RODS 2" O.C. OR 4" O.C. FOR ORIFICES > 4"

WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE
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

BAR GRATE DETAIL
N.T.S.



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

3/20/24
DATE

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

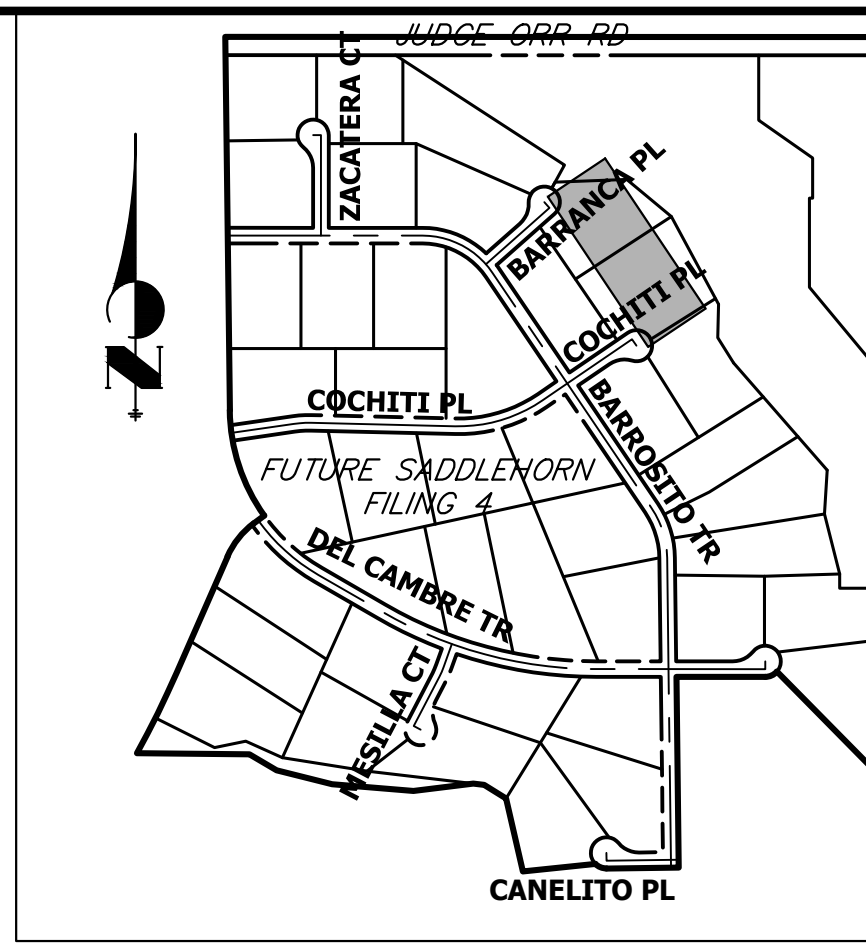
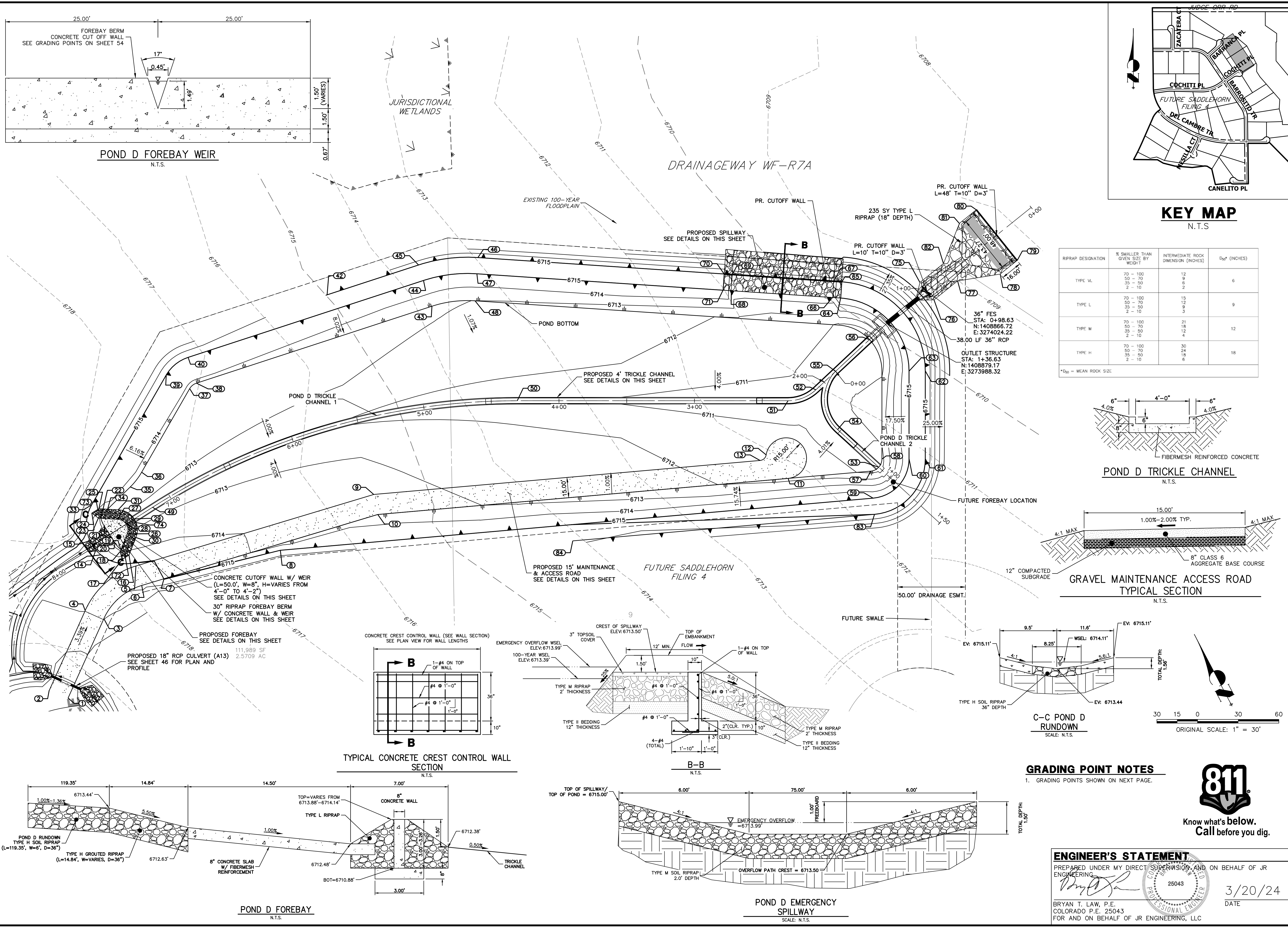
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE 3/8"=1'
V-SCALE 3/8"=1'
DATE 3/20/24
DESIGNED BY AAM
DRAWN BY MMC
CHECKED BY

SADDEHORN RANCH - FILING 3
POND C OUTLET STRUCTURE DETAILS

SHEET 52 OF 63
JOB NO. 25142.05



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

*D₅₀ = MEAN ROCK SIZE

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

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

H-SCALE: 1"=30'
V-SCALE: N/A
DATE: 3/20/24
DESIGNED BY: AAM
DRAWN BY: AAM
CHECKED BY:

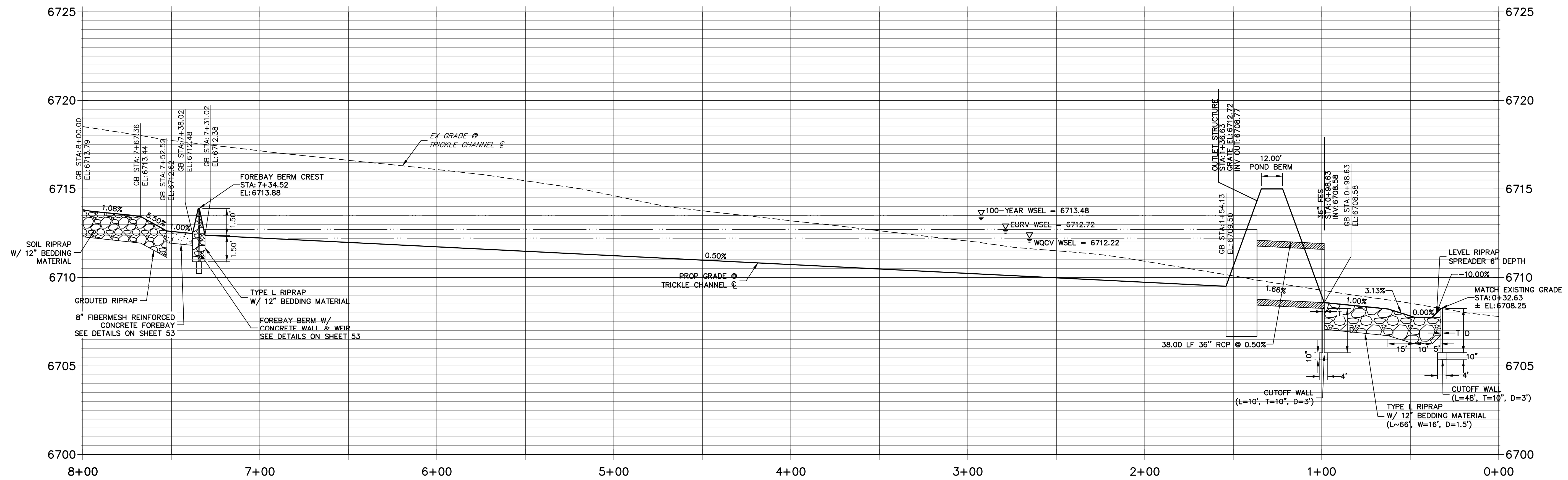
SHEET 53 OF 63
JOB NO. 25142.05

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

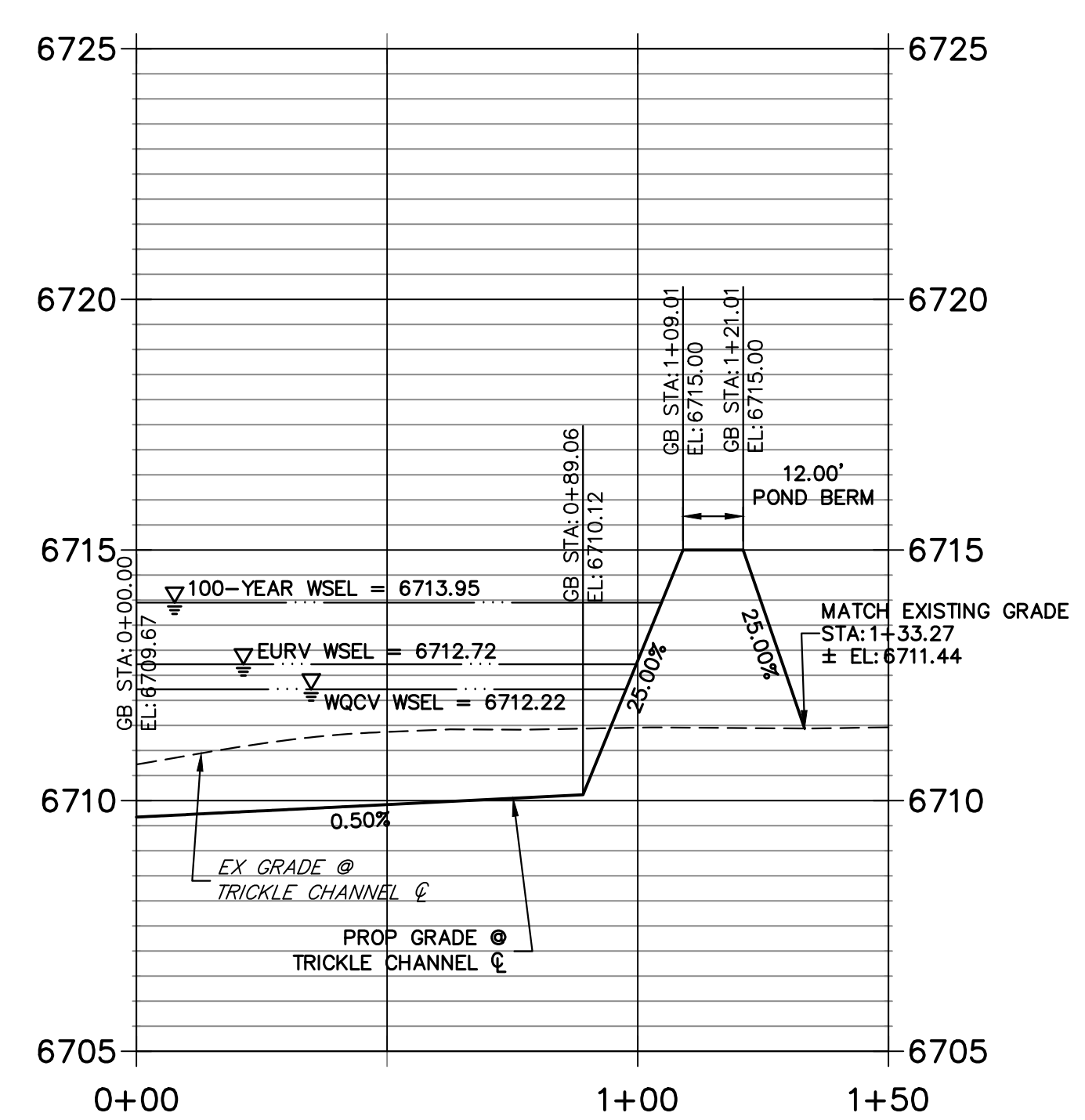
3/20/24
DATE



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



POND D TRICKLE CHANNEL 2 PROFILE STA 0+00.00 TO 1+50.00

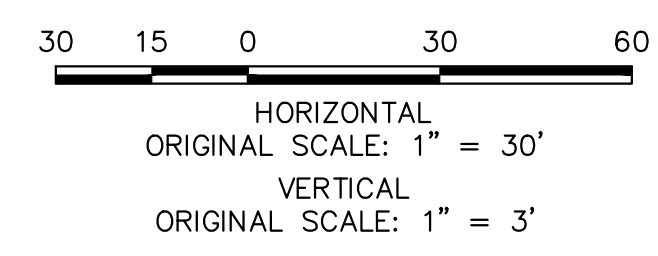


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N:1409244.07 E:3273432.99	6718.81
2	ACCESS ROAD	N:1409258.86 E:3273430.50	6718.53
3	ACCESS ROAD	N:1409252.82 E:3273496.53	6716.98
4	ACCESS ROAD	N:1409267.68 E:3273494.49	6716.98
5	ACCESS ROAD	N:1409253.42 E:3273542.16	6715.42
6	ACCESS ROAD	N:1409242.12 E:3273532.29	6715.60
7	ACCESS ROAD/TOP	N:1409230.98 E:3273545.04	6715.00
8	TOP	N:1409189.37 E:3273608.56	6715.00
9	ACCESS ROAD	N:1409132.79 E:3273680.17	6713.23
10	ACCESS ROAD/TOE	N:1409122.51 E:3273669.14	6713.37
11	ACCESS ROAD/TOE	N:1408880.14 E:3273852.69	6711.70
12	ACCESS ROAD	N:1408903.04 E:3273858.87	6711.59
13	ACCESS ROAD	N:1408904.63 E:3273852.96	6711.66
14	RIPRAP/CONCRETE	N:1409284.74 E:3273536.25	6713.77
15	RIPRAP/CONCRETE	N:1409292.18 E:3273539.76	6713.76
16	RIPRAP	N:1409262.06 E:3273546.28	6714.28
17	RIPRAP	N:1409264.57 E:3273540.72	6714.72
18	RIPRAP	N:1409268.94 E:3273544.98	6713.10
19	TOE OF BERM	N:1409269.22 E:3273546.47	6712.69
20	RIPRAP/CONCRETE	N:1409275.38 E:3273548.25	6712.66
21	RIPRAP/CONCRETE	N:1409288.81 E:3273554.58	6712.66

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE OF BERM	N:1409294.06 E:3273558.15	6712.69
23	RIPRAP	N:1409295.67 E:3273557.27	6713.17
24	RIPRAP	N:1409301.73 E:3273557.94	6714.74
25	RIPRAP	N:1409299.03 E:3273563.41	6713.97
26	TOE OF BERM	N:1409271.54 E:3273558.72	6712.57
27	TOE OF BERM	N:1409283.16 E:3273564.12	6712.57
28	TOE OF BERM	N:1409275.90 E:3273564.53	6712.48
29	TRICKLE CHANNEL INV	N:1409272.93 E:3273570.86	6712.38
30	TOE OF BERM	N:1409264.65 E:3273559.92	6713.29
31	TOE OF BERM	N:1409286.64 E:3273570.19	6713.23
33	TOP	N:1409305.11 E:3273562.95	6715.00
34	TOE OF BERM	N:1409293.48 E:3273566.45	6713.47
35	TOE	N:1409287.99 E:3273589.27	6713.65
36	TOE	N:1409286.65 E:3273602.90	6713.70
37	TOE	N:1409289.41 E:3273673.96	6713.85
38	TOE	N:1409287.34 E:3273680.07	6713.84
39	TOP	N:1409309.40 E:3273673.19	6715.00
40	TOP	N:1409302.70 E:3273692.88	6715.00
42	TOP	N:1409240.31 E:3273786.51	6715.00
43	TOE	N:1409170.22 E:3273820.65	6713.12
44	TOP	N:1409185.58 E:3273833.45	6715.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
45	TOP	N:1409194.80 E:3273841.13	6715.00
46	TOP	N:1409160.67 E:3273869.01	6715.00
47	TOP	N:1409154.98 E:3273858.45	6715.00
48	TOE	N:1409145.50 E:3273840.84	6712.99
49	TRICKLE CHANNEL INV	N:1409266.10 E:3273585.27	6712.30
50	TRICKLE CHANNEL INV	N:1409079.92 E:3273794.97	6710.88
51	TRICKLE CHANNEL INV	N:1408910.53 E:3273901.28	6709.88
52	TRICKLE CHANNEL INV	N:1408897.48 E:3273919.03	6709.77
53	TRICKLE CHANNEL INV	N:1408827.83 E:3273895.28	6710.12
54	TRICKLE CHANNEL INV	N:1408868.37 E:3273902.70	6709.91
55	TRICKLE CHANNEL INV	N:1408892.39 E:3273938.29	6709.67
56	OUTLET STRUCTURE	N:1408883.64 E:3273971.40	6709.50
57	TOE	N:1408831.25 E:3273889.72	6710.72
58	TOE	N:1408829.06 E:3273901.68	6710.72
59	TOP	N:1408819.17 E:3273873.78	6715.00
60	TOP	N:1408812.12 E:3273912.32	6715.00
61	TOP	N:1408801.95 E:3273918.69	6715.00
62	TOP	N:1408836.42 E:3273973.62	6715.00
63	TOP	N:1408846.59 E:3273967.24	6715.00
64	SPILLWAY TOP	N:1408917.92 E:3273986.08	6715.00
65	SPILLWAY TOP	N:1408923.61 E:3273996.64	6715.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
66	SPILLWAY CREST	N:1408923.21 E:3273983.23	6713.50
67	SPILLWAY CREST	N:1408928.90 E:3273993.80	6713.50
68	SPILLWAY CREST	N:1408999.24 E:3273947.68	6713.50
69	SPILLWAY CREST	N:1408994.93 E:3273958.24	6713.50
70	SPILLWAY TOP	N:1409000.22 E:3273955.40	6715.00
71	SPILLWAY TOP	N:1408994.53 E:3273944.83	6715.00
72	END CONCRETE WALL/ TOP OF BERM	N:1409265.50 E:3273545.63	6714.14
73	END CONCRETE WALL/ TOP OF BERM	N:1409297.35 E:3273560.34	6714.14
74	TOP OF BERM	N:1409274.42 E:3273567.70	6713.88
75	RIPRAP	N:1408874.52 E:3274026.93	6709.18
76	RIPRAP	N:1408858.93 E:3274021.52	6709.31
77	RIPRAP	N:1408851.63 E:3274042.58	6709.00
78	RIPRAP	N:1408827.67 E:3274063.60	6708.62
79	RIPRAP	N:1408822.42 E:3274078.72	6708.34
80	RIPRAP	N:1408867.77 E:3274094.45	6708.09
81	RIPRAP	N:1408873.02 E:3274079.33	6708.31
82	RIPRAP	N:1408867.22 E:3274047.98	6708.85
83	TOP	N:1408811.93 E:3273864.22	6715.00
84	TOP	N:1408990.16 E:3273729.23	6714.21



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: 3/20/24

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

J.R. ENGINEERING
A Westman Company
Central 300-740-8888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY: _____ DATE: _____

No. _____ REVISION: _____

H-SCALE 1" = 30'

V-SCALE 1" = 3'

DATE 3/20/24

DESIGNED BY AAM

DRAWN BY AAM

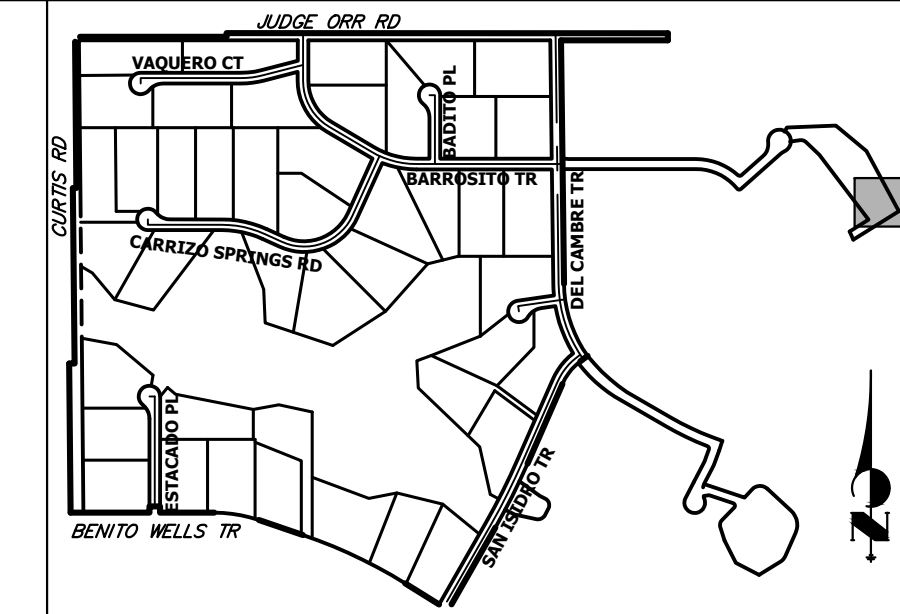
CHECKED BY _____

SADDLEHORN RANCH - FILING 3

POND D GRADING PLAN

SHEET 54 OF 63

JOB NO. 25142.05

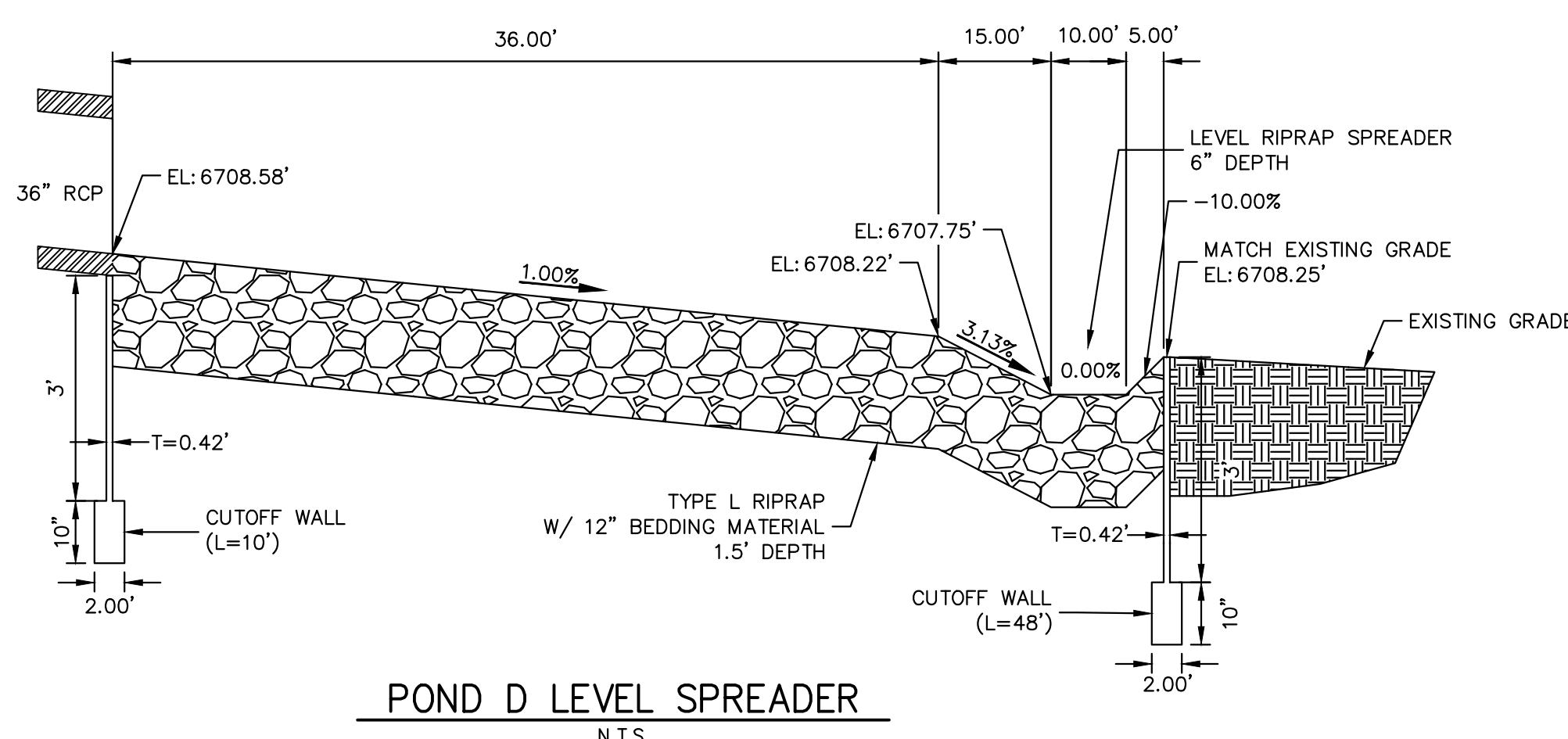
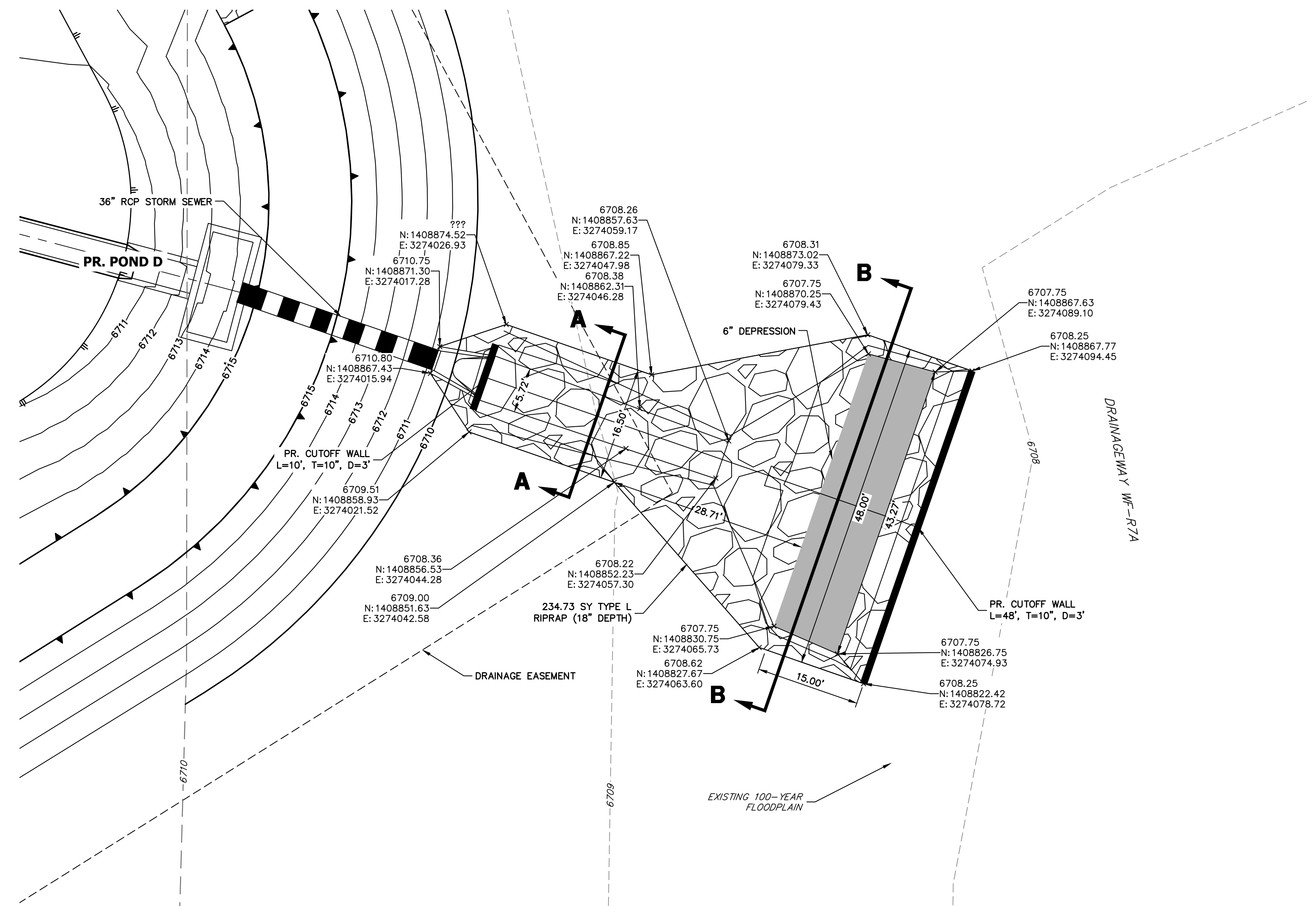


KEY MAP
N.T.S.

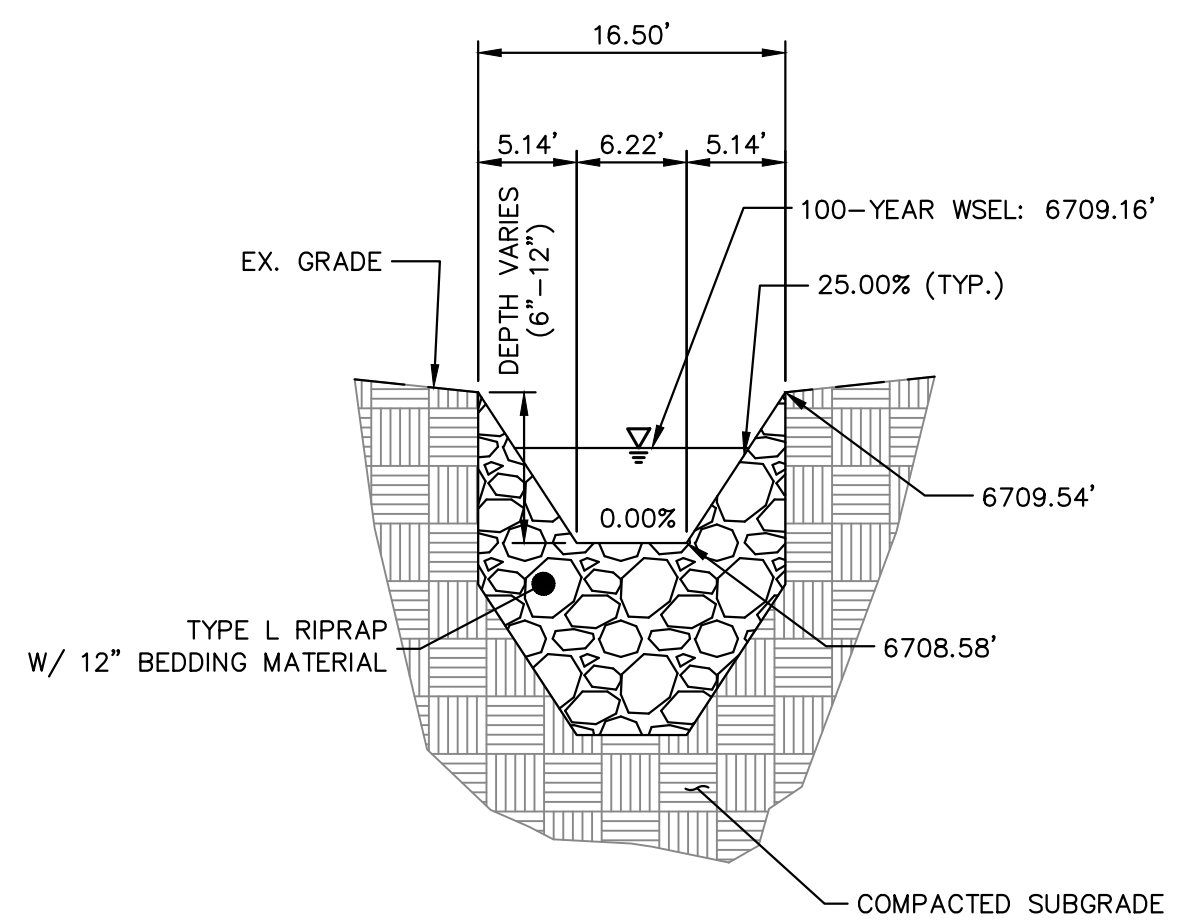
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

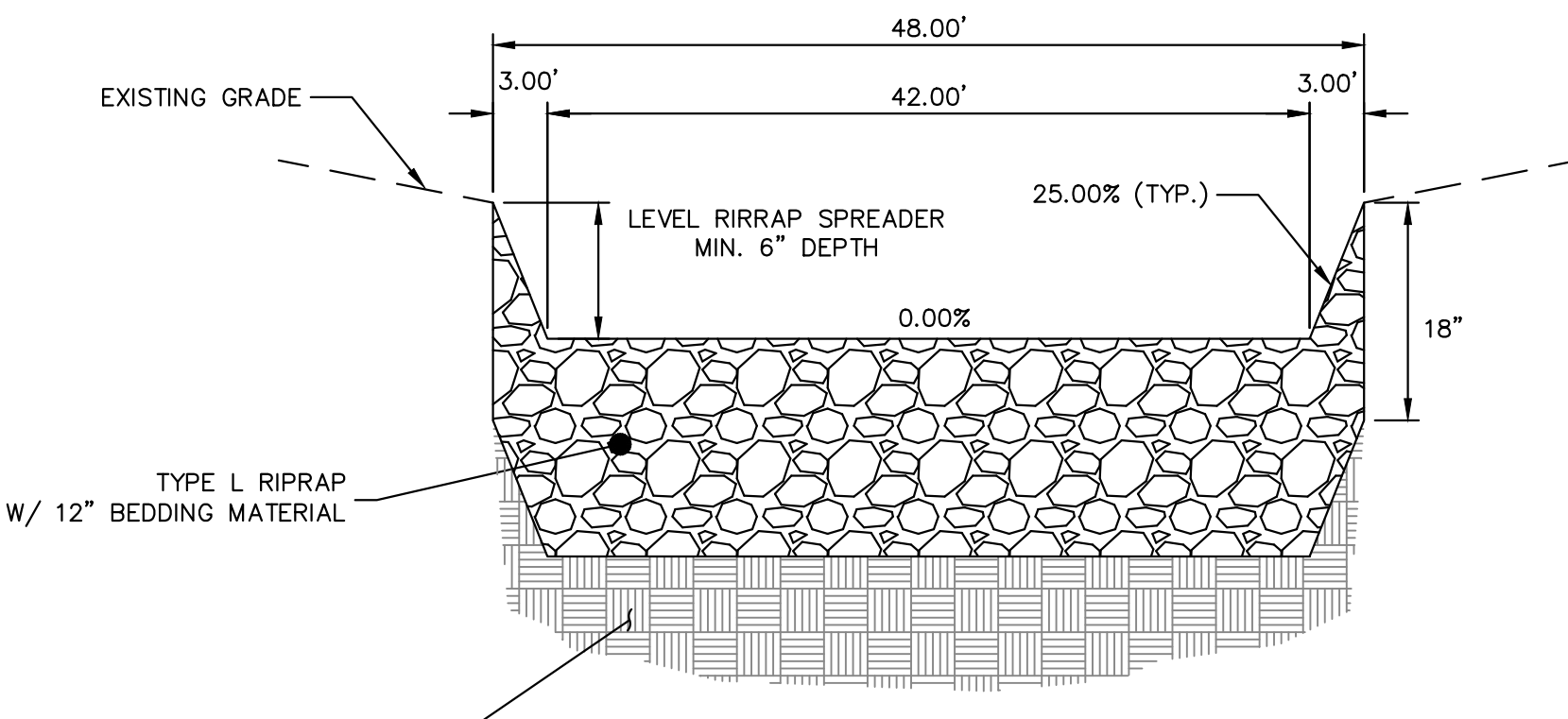
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com



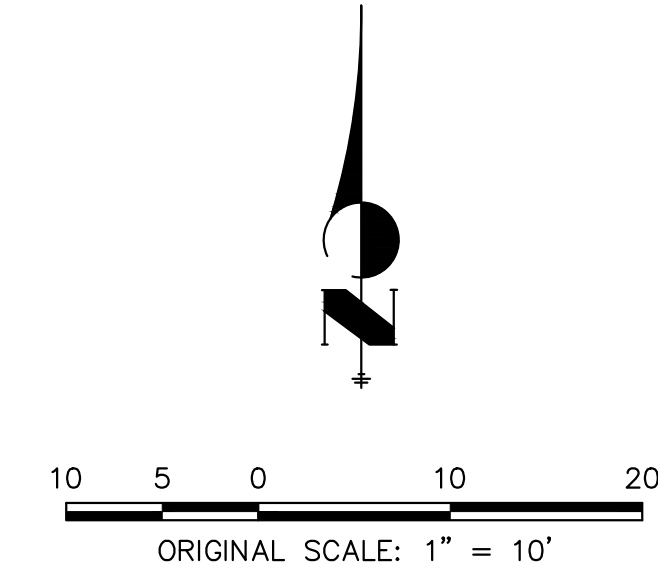
POND D LEVEL SPREADER
N.T.S.



POND D OUTFALL SECTION A-A
N.T.S.



POND D OUTFALL SECTION B-B
N.T.S.

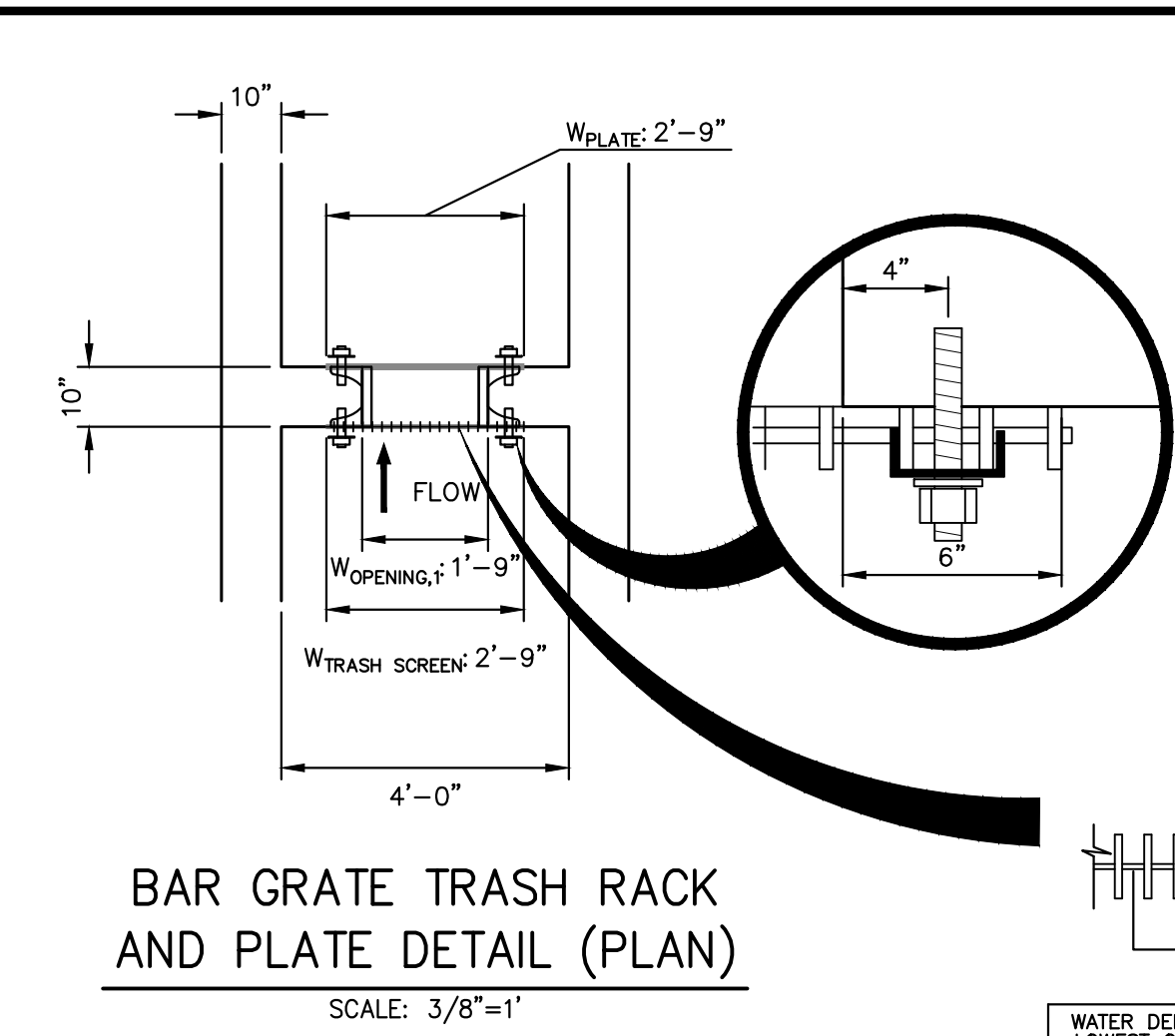
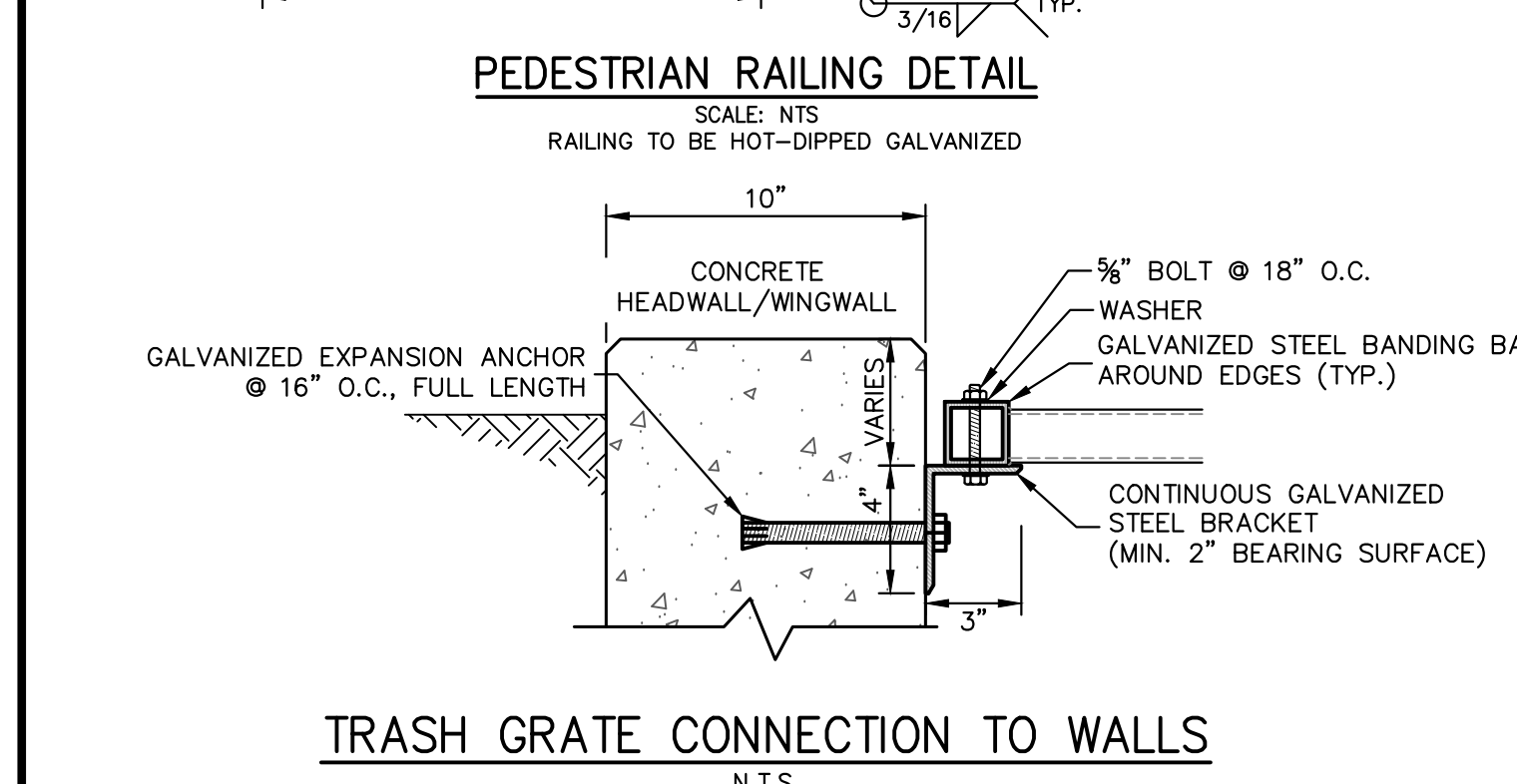
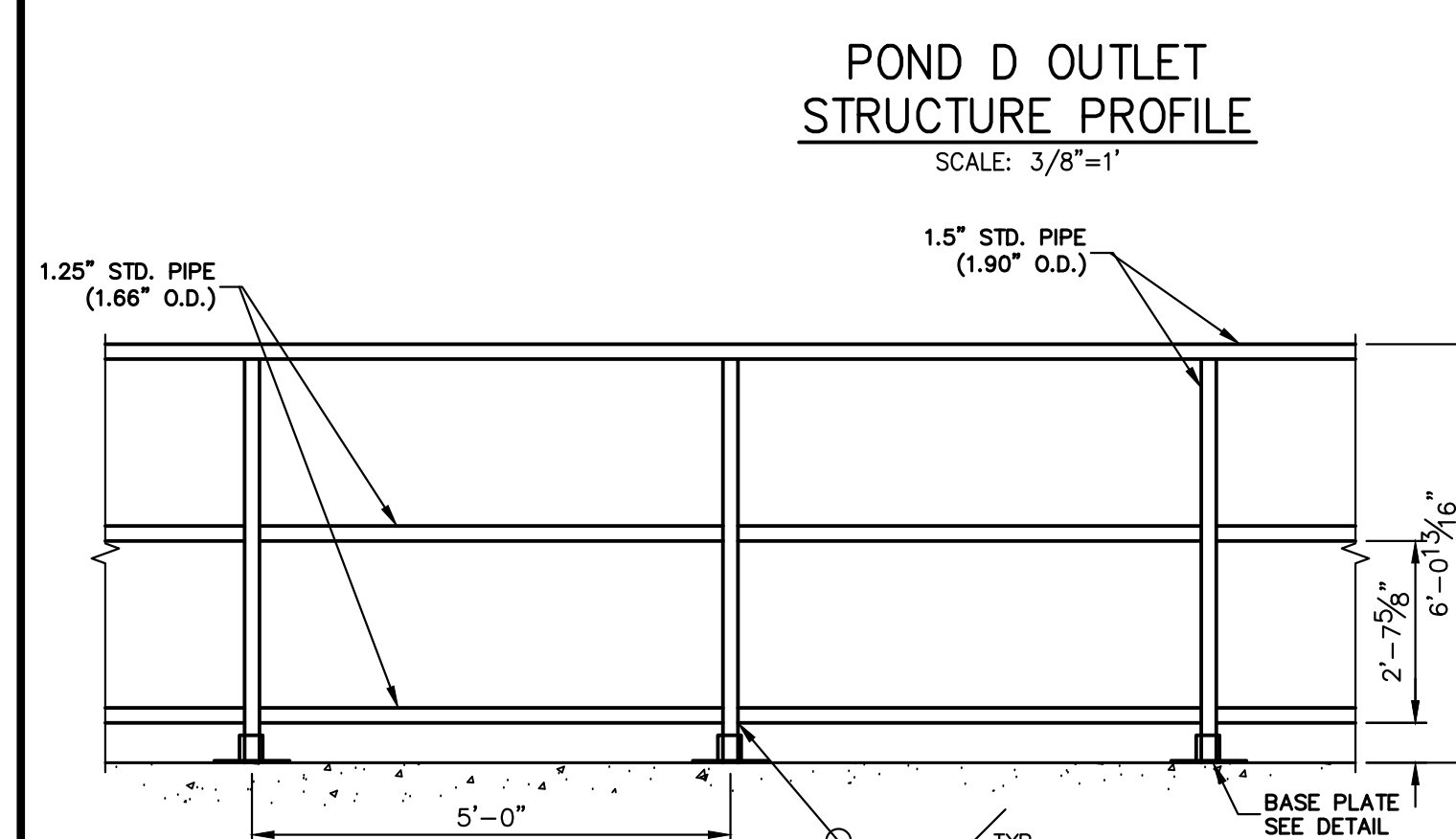
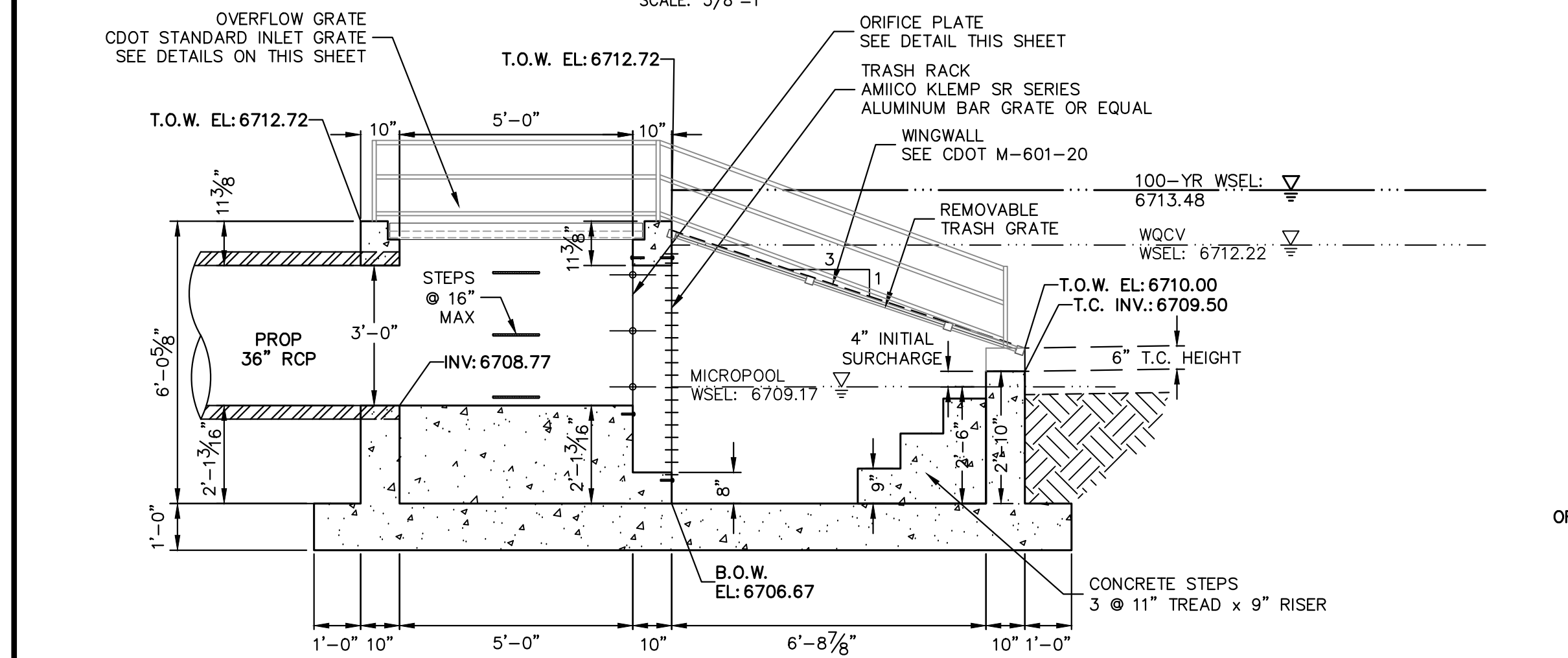
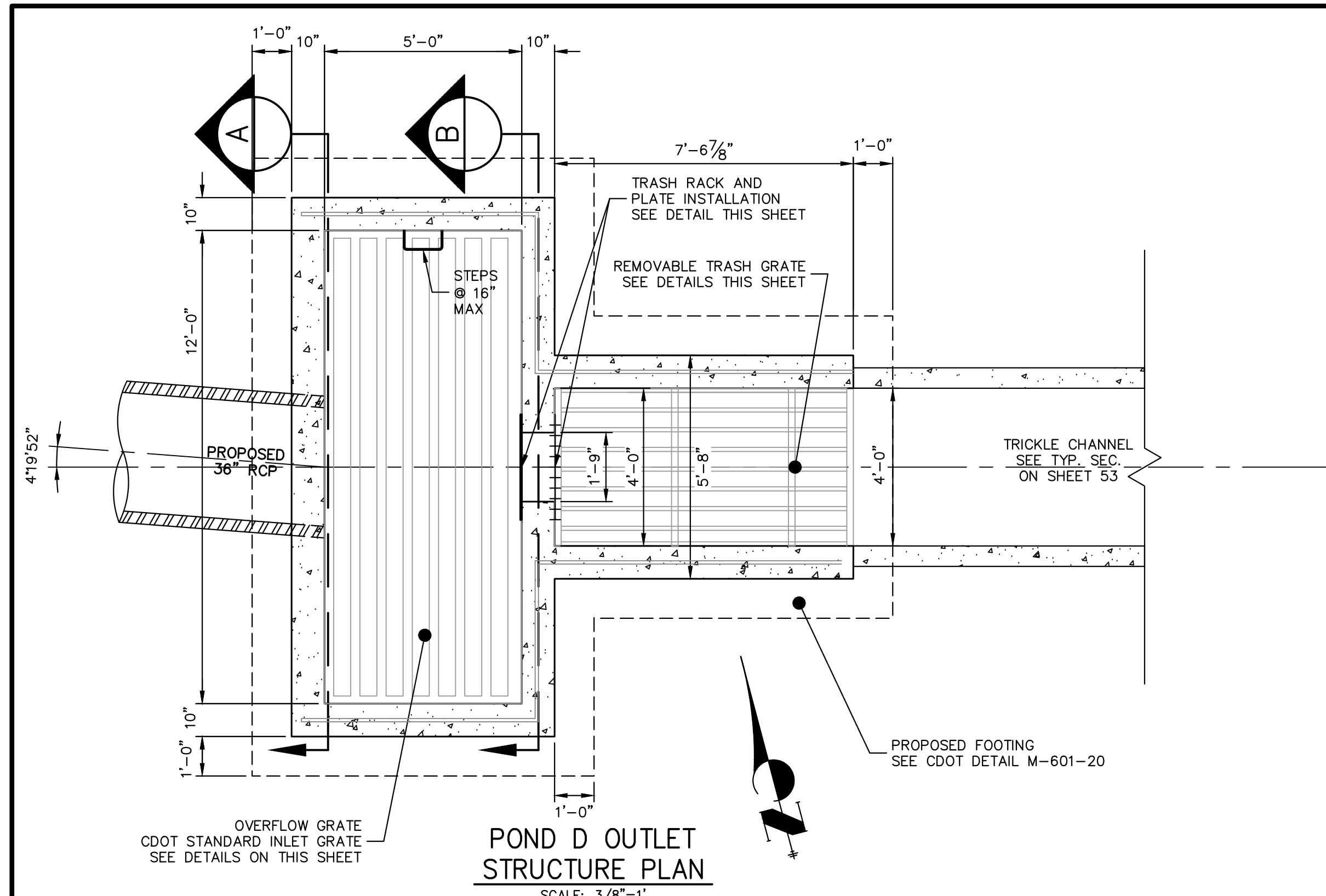


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE
3/20/24

No.	REVISION	BY		DATE
		BY	DATE	
1				
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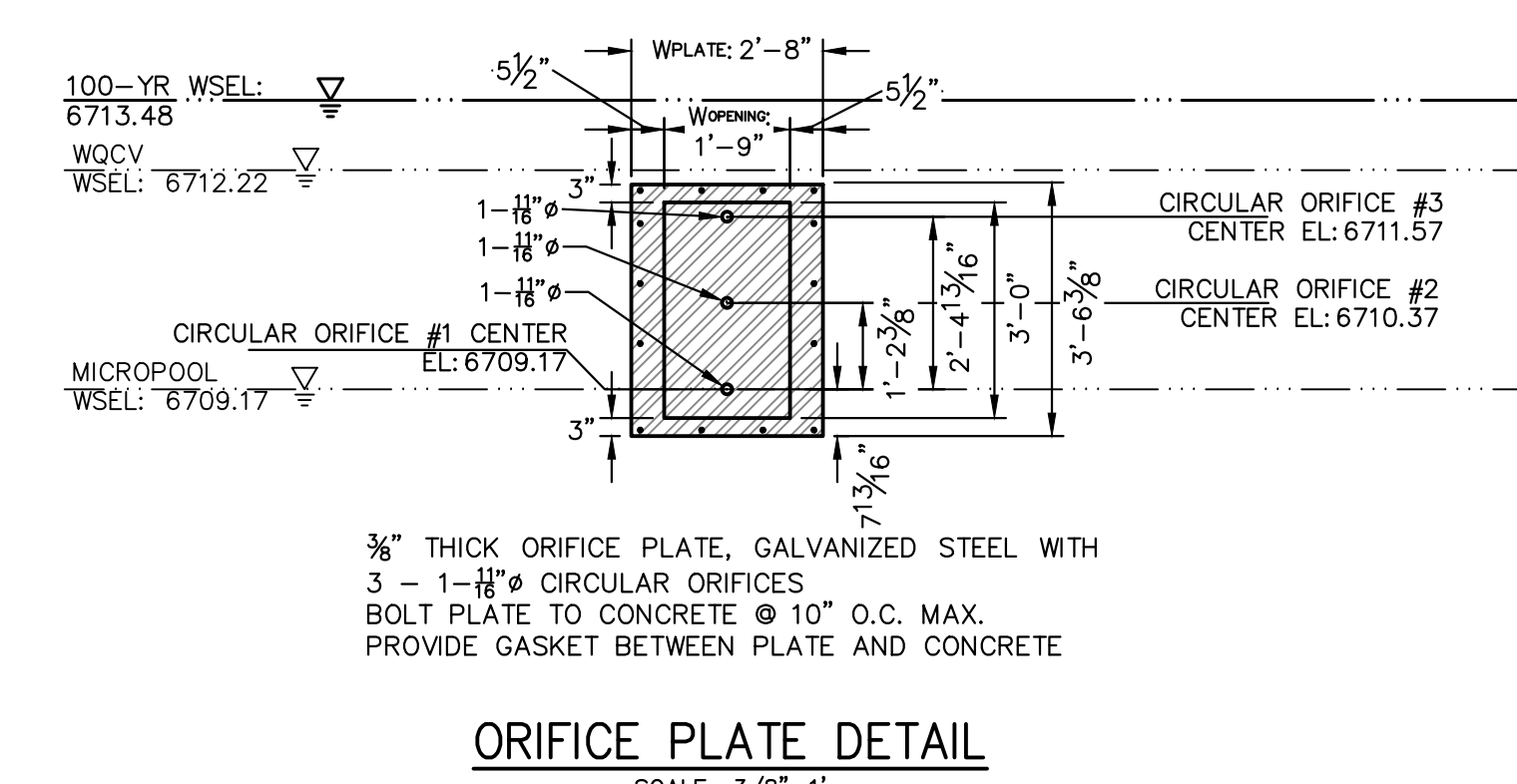
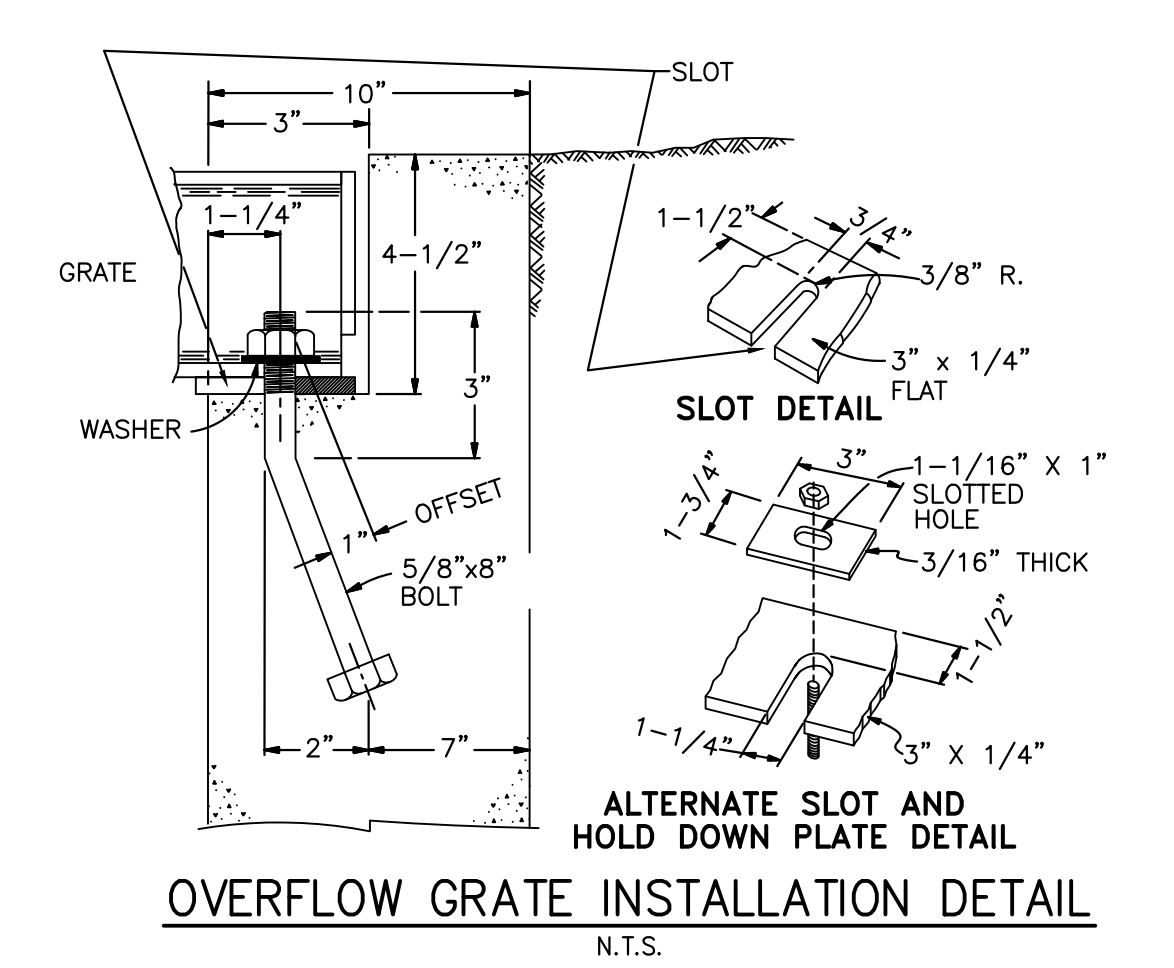
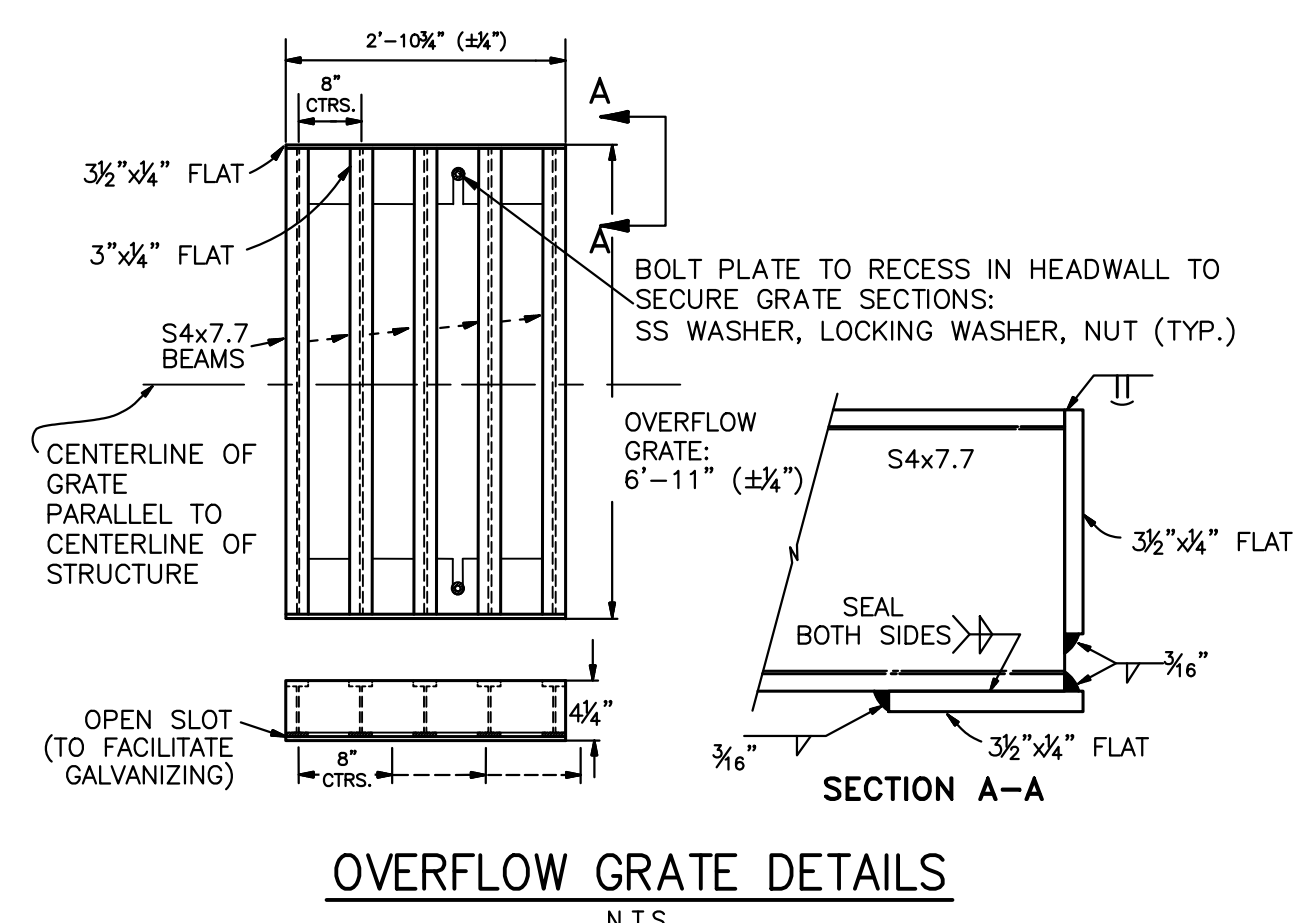
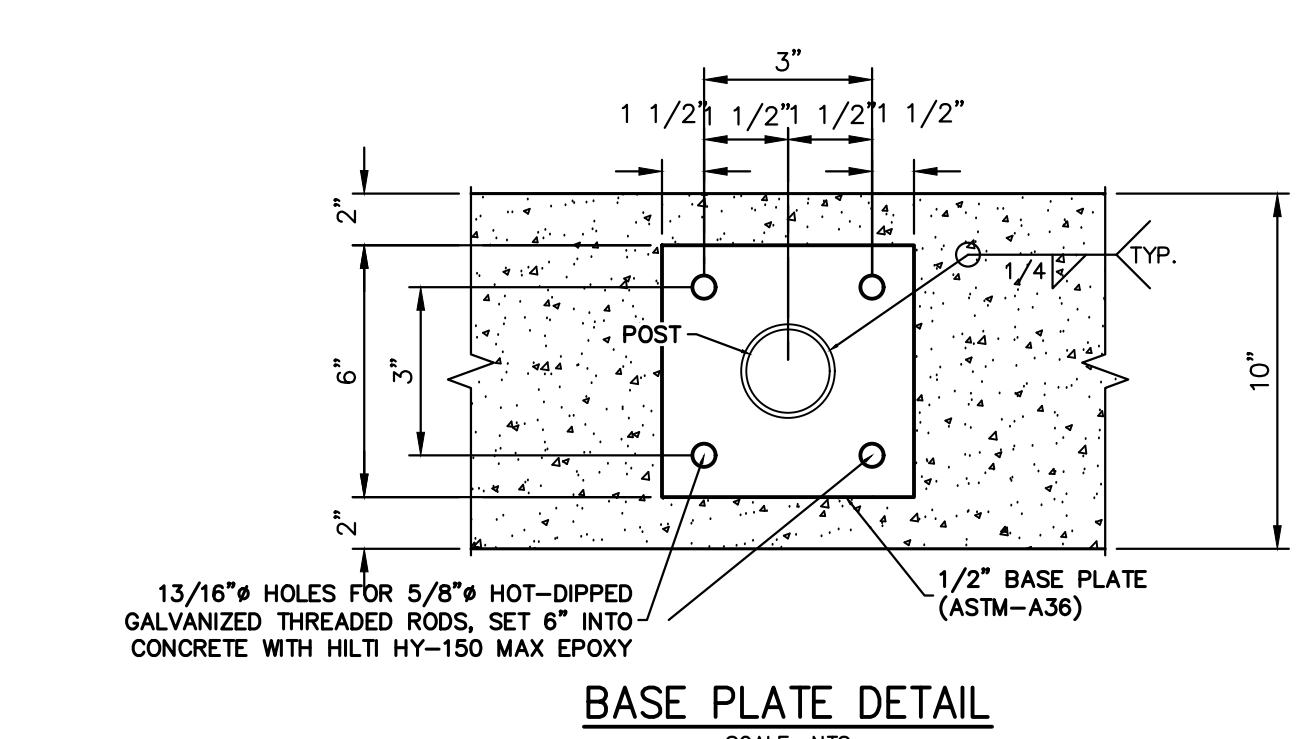
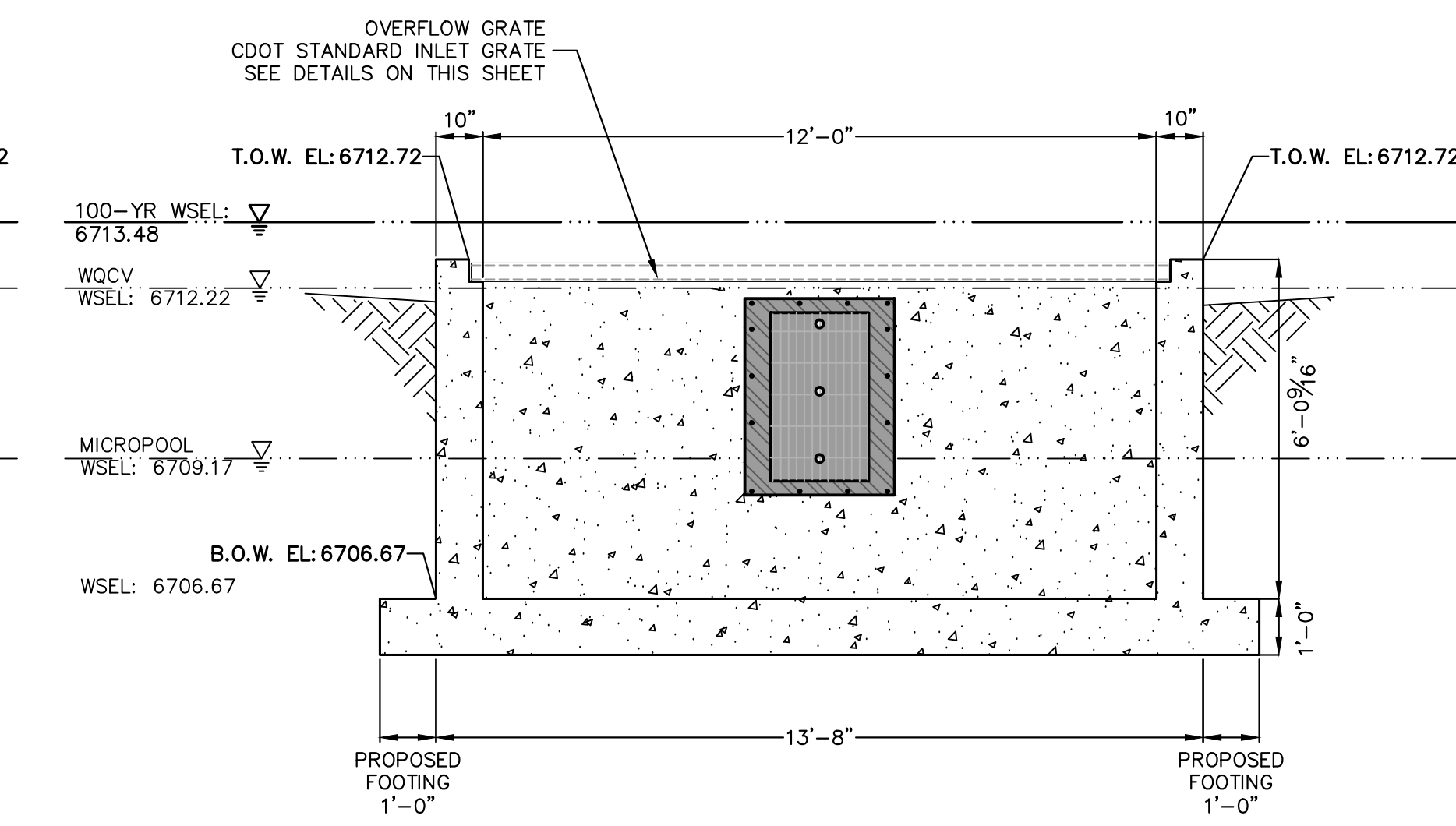
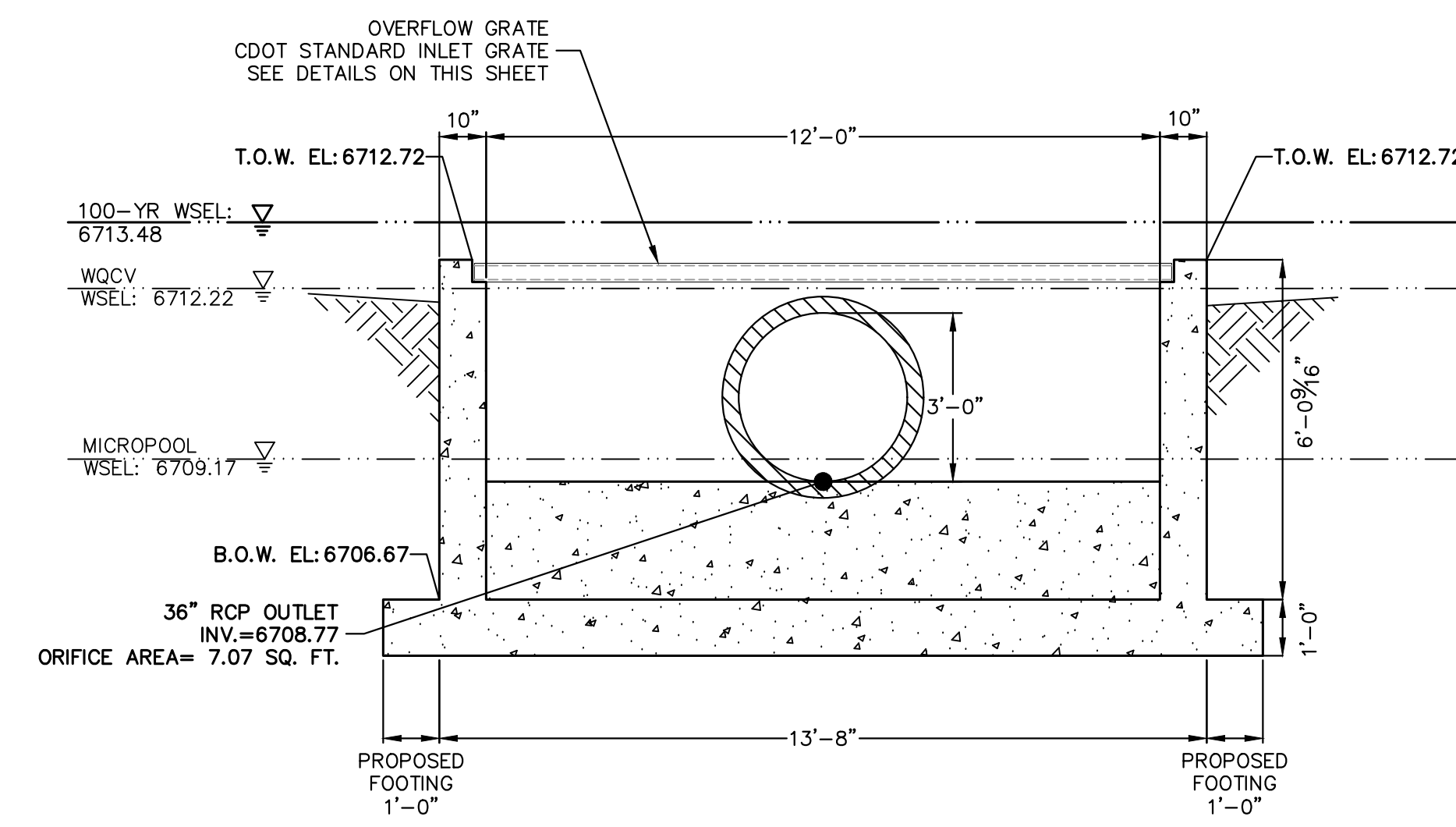
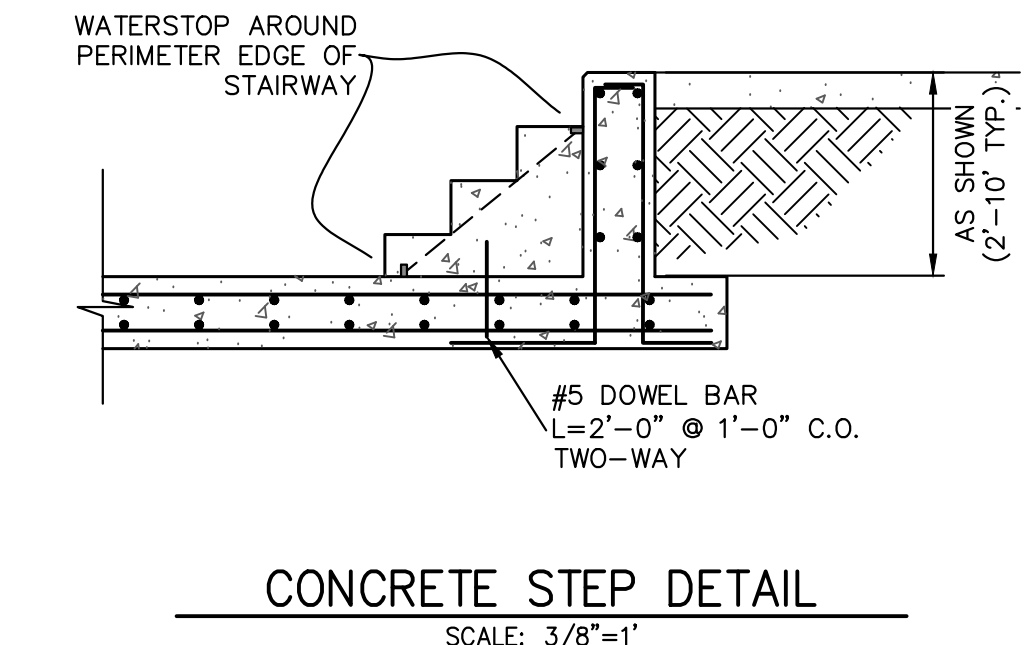
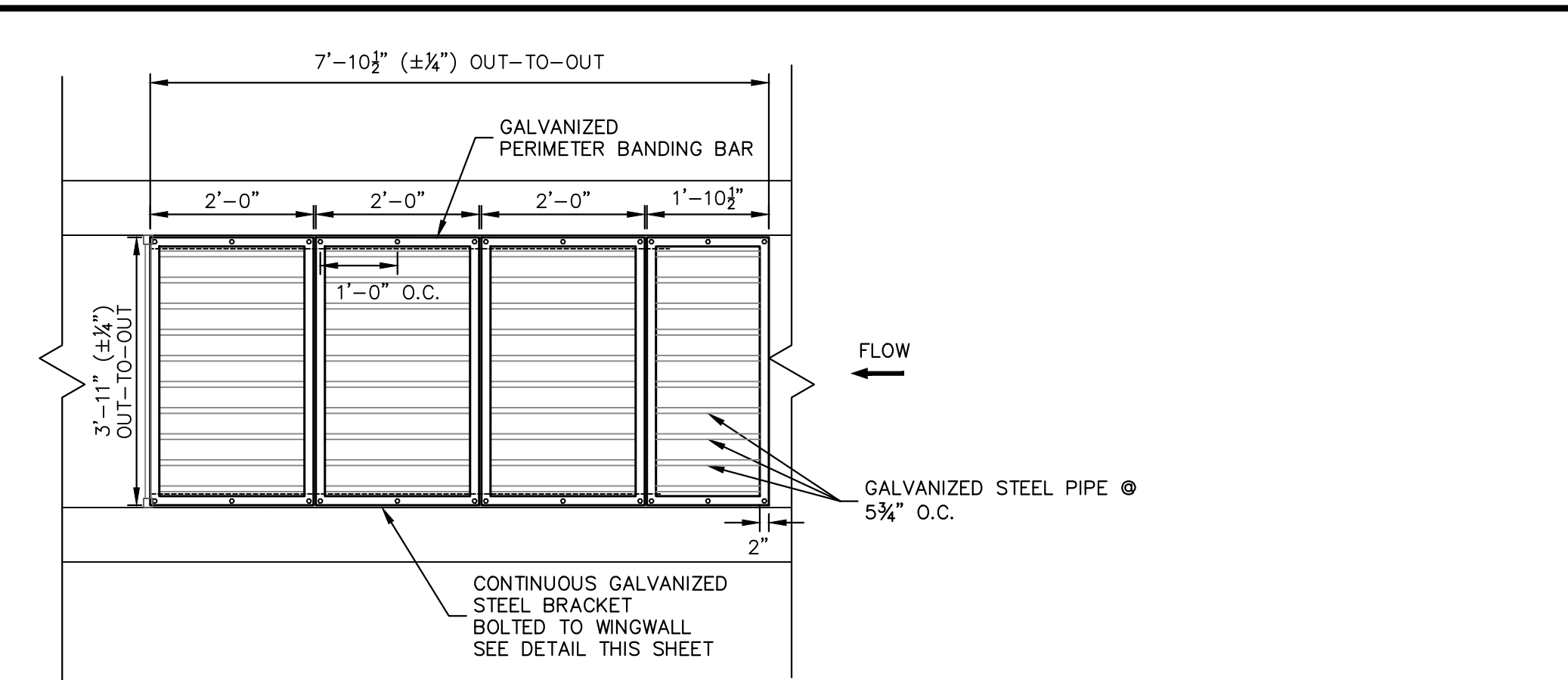
SADDLEHORN RANCH -
FILING 3
POND D GRADING PLAN
SHEET 55 OF 63
JOB NO. 25142.05



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

BAR GRATE DETAIL
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 RIDGON STREET
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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
3/8"=1'	3/8"=1'	3/20/24	AAM	MMC	

SADDLEHORN RANCH - FILING 3
POND D OUTLET STRUCTURE DETAILS

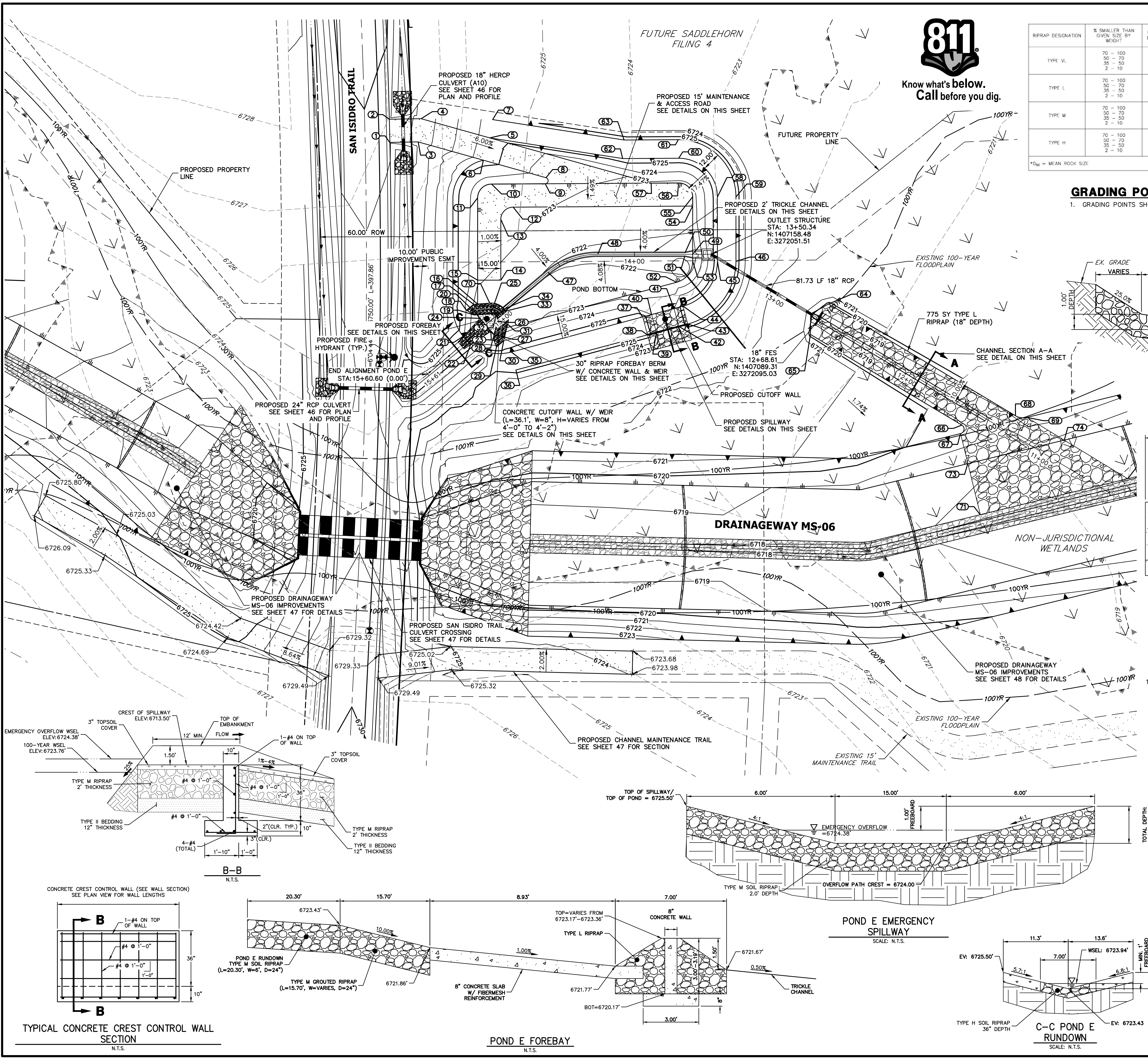
SHEET 56 OF 63
JOB NO. 25142.05



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

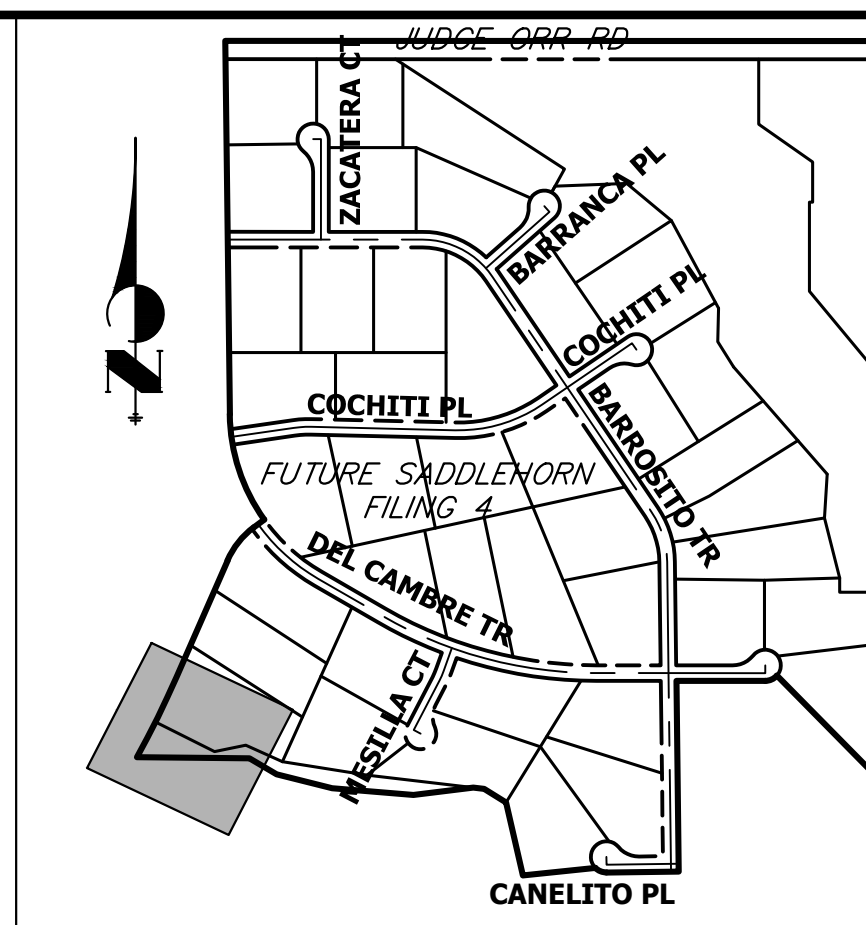
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 3/20/24



RIPRAP DESIGNATION	% SMALLER THAN OPEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₉₅ (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

*D₁₀ = MEAN ROCK SIZE



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No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3

POND E GRADING PLAN

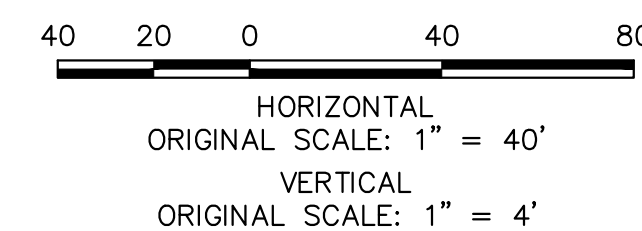
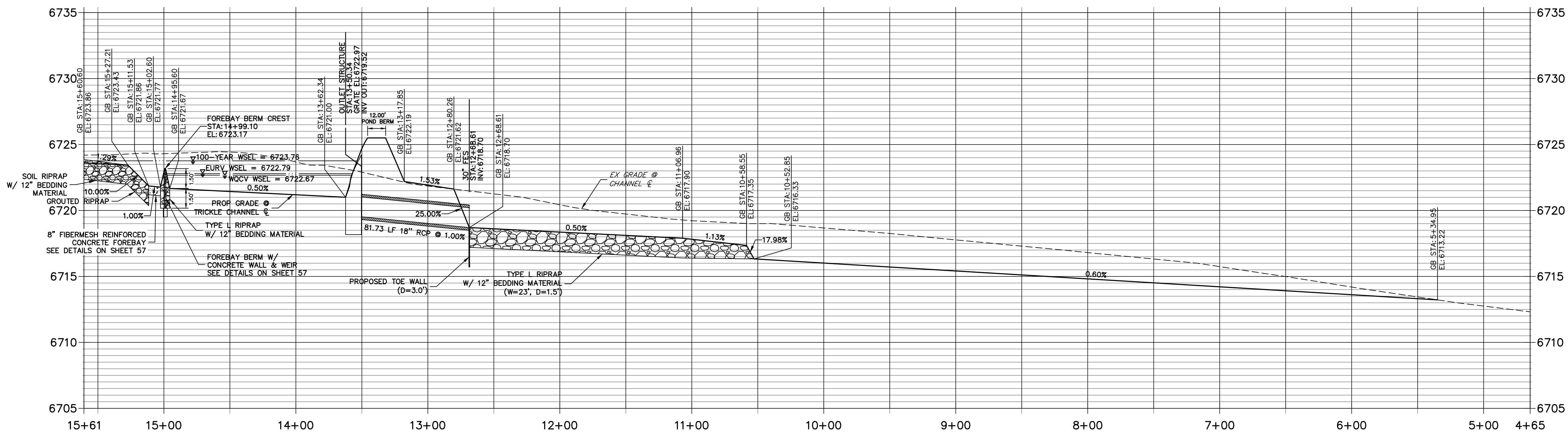
SHEET 57 OF 63

JOB NO. 25142.05

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

3/20/24
DATE

**POND E PROFILE
STA 4+64.77 TO 15+60.60**



ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1407317.19 E: 3271898.86	6729.12
2	ACCESS ROAD	N: 1407330.72 E: 3271905.34	6729.27
3	ACCESS ROAD	N: 1407309.23 E: 3271915.27	6728.63
4	ACCESS ROAD	N: 1407321.76 E: 3271923.80	6728.65
5	ACCESS ROAD/TOP	N: 1407290.56 E: 3271957.78	6725.50
6	ACCESS ROAD/TOP	N: 1407279.51 E: 3271947.64	6725.50
7	TOP	N: 1407300.30 E: 3271964.80	6725.50
8	ACCESS ROAD	N: 1407251.12 E: 3271978.55	6723.46
9	ACCESS ROAD/TOE	N: 1407247.86 E: 3271976.31	6723.19
10	ACCESS ROAD/TOE	N: 1407263.39 E: 3271945.27	6723.37
11	ACCESS ROAD/TOE	N: 1407259.41 E: 3271933.22	6723.40
12	ACCESS ROAD	N: 1407243.75 E: 3271951.00	6723.16
13	ACCESS ROAD	N: 1407240.22 E: 3271940.29	6723.18
14	ACCESS ROAD	N: 1407205.23 E: 3271922.52	6722.67
15	ACCESS ROAD/TOE	N: 1407212.02 E: 3271909.15	6723.11
16	TOE OF BERM	N: 1407198.27 E: 3271902.17	6722.53
17	TOE OF BERM	N: 1407199.27 E: 3271899.80	6722.95
18	RIPRAP	N: 1407198.00 E: 3271893.83	6723.95
19	TOE OF BERM	N: 1407192.83 E: 3271897.07	6722.42

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
20	TOE OF BERM	N: 1407192.02 E: 3271898.99	6721.90
21	RIPRAP/CONCRETE	N: 1407183.83 E: 3271884.51	6724.10
22	RIPRAP/CONCRETE	N: 1407176.81 E: 3271886.15	6724.42
23	RIPRAP/CONCRETE	N: 1407178.57 E: 3271901.86	6721.89
24	RIPRAP/CONCRETE	N: 1407189.28 E: 3271899.36	6721.89
25	TOE OF BERM	N: 1407188.69 E: 3271906.84	6721.82
26	TOE OF BERM	N: 1407182.36 E: 3271908.35	6721.82
27	TOE OF BERM	N: 1407175.90 E: 3271902.75	6721.90
28	TOE OF BERM	N: 1407173.93 E: 3271901.04	6722.55
29	RIPRAP	N: 1407167.86 E: 3271900.41	6724.32
30	TOE OF BERM	N: 1407169.35 E: 3271906.33	6724.00
31	TOE OF BERM	N: 1407177.08 E: 3271913.57	6722.46
32	TOE OF BERM	N: 1407185.95 E: 3271909.30	6721.77
33	TOP OF BERM	N: 1407186.74 E: 3271912.71	6723.17
34	TRICKLE CHANNEL INV	N: 1407187.54 E: 3271916.12	6721.67
35	TOP	N: 1407160.73 E: 3271907.48	6725.50
36	TOP	N: 1407148.99 E: 3271904.99	6725.50
37	SPILLWAY TOP	N: 1407142.45 E: 3271993.62	6725.50
38	SPILLWAY TOP	N: 1407130.71 E: 3271991.13	6725.50

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
39	SPILLWAY CREST	N: 1407129.46 E: 3271997.00	6724.00
40	SPILLWAY CREST	N: 1407141.20 E: 3271999.49	6724.00
41	SPILLWAY CREST	N: 1407138.09 E: 3272014.16	6724.00
42	SPILLWAY CREST	N: 1407128.35 E: 3272011.67	6724.00
43	SPILLWAY TOP	N: 1407125.11 E: 3272017.54	6725.50
44	SPILLWAY TOP	N: 1407136.84 E: 3272020.03	6725.50
45	TOP	N: 1407152.61 E: 3272053.01	6725.50
46	TOP	N: 1407147.18 E: 3272063.71	6725.50
47	TRICKLE CHANNEL INV	N: 1407195.89 E: 3271952.01	6721.48
48	TRICKLE CHANNEL INV	N: 1407191.77 E: 3271985.98	6721.31
49	OUTLET STRUCTURE	N: 1407163.93 E: 3272040.81	6721.00
50	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407167.08 E: 3272036.81	6721.03
51	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407165.30 E: 3272035.90	6721.03
52	TOE	N: 1407152.50 E: 3272023.35	6722.22
53	TOE	N: 1407159.85 E: 3272038.74	6721.62
54	ACCESS ROAD/TOE	N: 1407191.75 E: 3272054.94	6722.55
55	ACCESS ROAD/TOE	N: 1407197.05 E: 3272057.63	6722.61
56	TOE	N: 1407209.18 E: 3272053.63	6722.74
57	ACCESS ROAD/TOE	N: 1407217.11 E: 3272037.78	6722.83

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
58	TOP	N: 1407189.81 E: 3272071.90	6725.50
59	TOP	N: 1407184.37 E: 3272082.60	6725.50
60	TOP	N: 1407223.48 E: 3272060.79	6725.50
61	TOP	N: 1407234.22 E: 3272066.16	6725.50
62	TOP	N: 1407239.63 E: 3272028.52	6725.50
63	TOP	N: 1407249.93 E: 3272034.75	6725.50
64	RIPRAP	N: 1407095.43 E: 3272104.76	6719.70
65	RIPRAP	N: 1407083.18 E: 3272085.29	6719.70
66	RIPRAP	N: 1406986.52 E: 3272146.10	6719.13
67	RIPRAP/TOP	N: 1406982.01 E: 3272142.88	6719.71
68	RIPRAP	N: 1406976.32 E: 3272179.70	6719.18
69	RIPRAP/TOP	N: 1406971.91 E: 3272185.88	6719.53
70	TOE OF BERM	N: 1407195.19 E: 3271909.43	6722.45
71	RIPRAP	N: 1406929.44 E: 3272130.53	6717.82
72	RIPRAP	N: 1406906.99 E: 3272226.10	6717.23
73	RIPRAP/TOE	N: 1406962.54 E: 3272138.31	6718.16
74	RIPRAP/TOE	N: 1406947.87 E: 3272200.77	6717.77



Know what's below.
Call before you dig.

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

25043
DATE 3/20/24

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

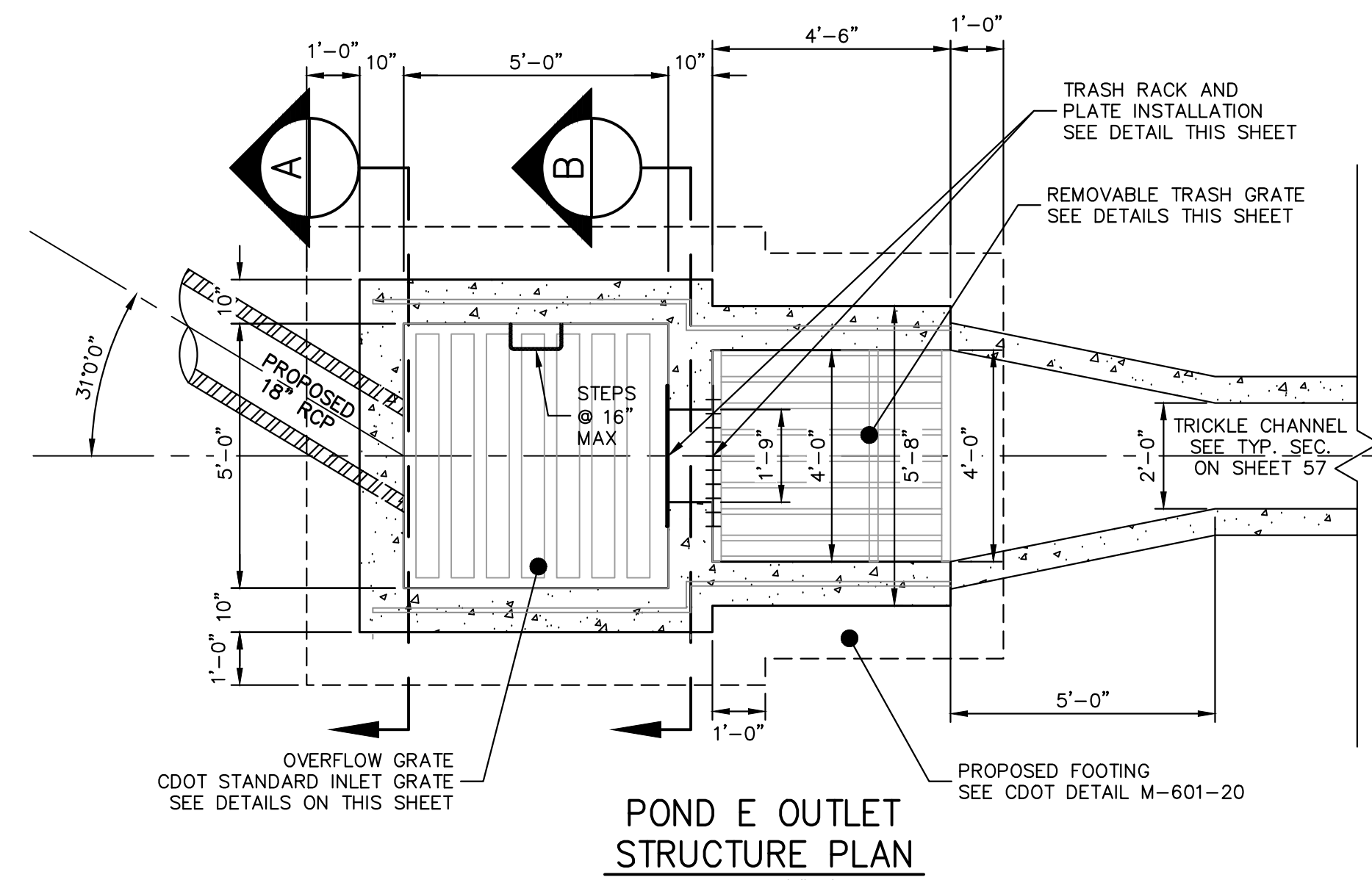
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BY	DATE	REVISION

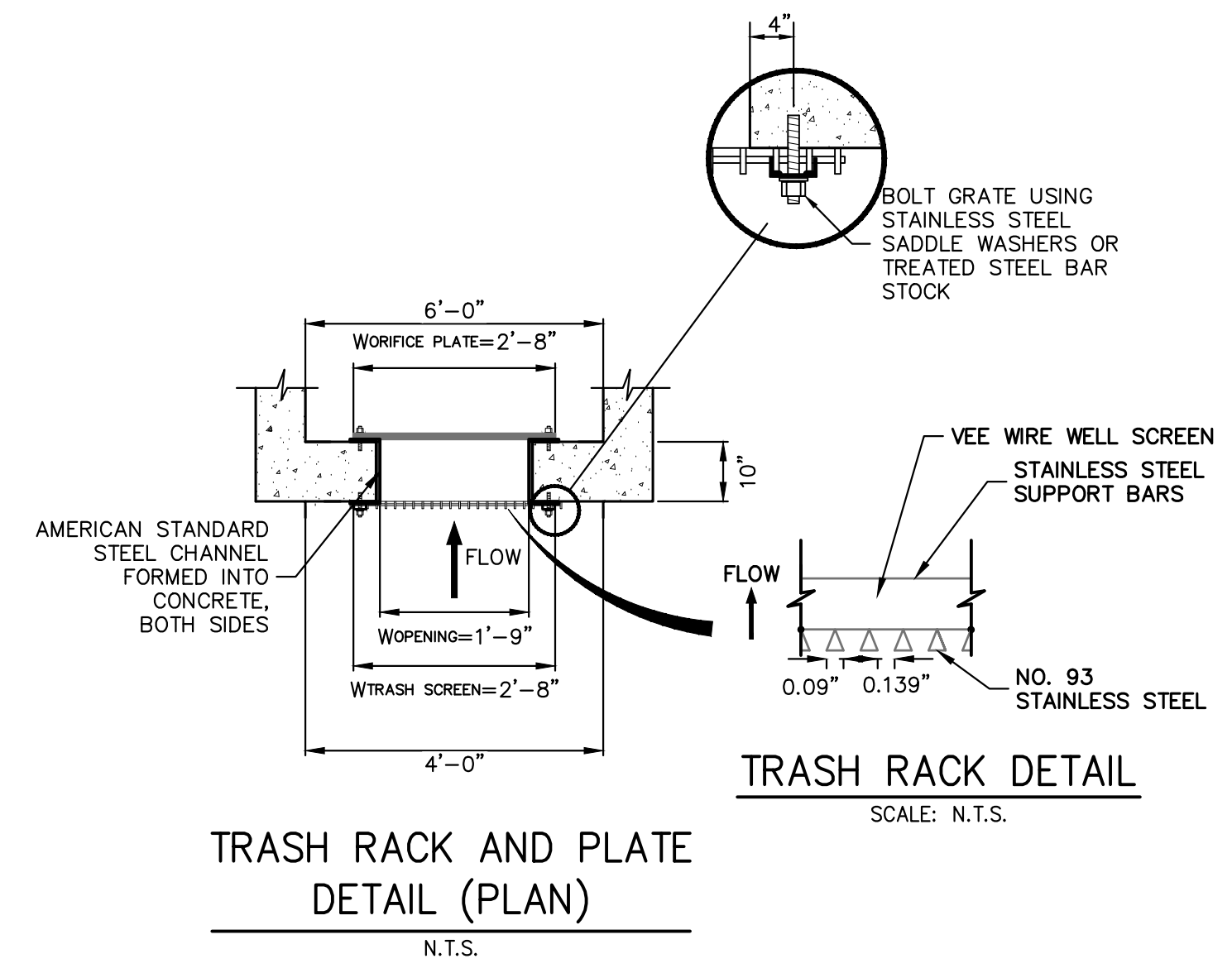
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	1"=4'	3/20/24	AAM	AAM	

SADDLEHORN RANCH -
FILING 3
POND E GRADING PLAN

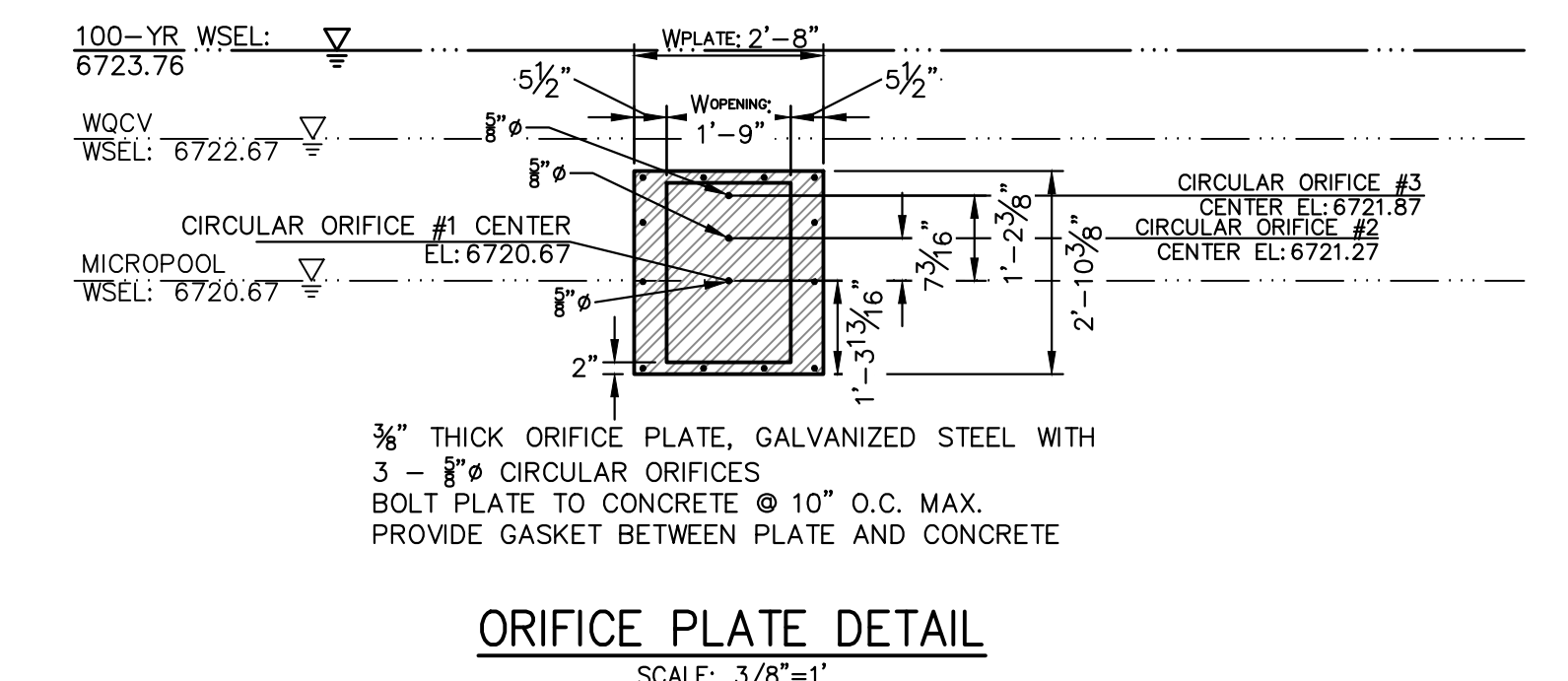
SHEET 58 OF 63
JOB NO. 25142.05



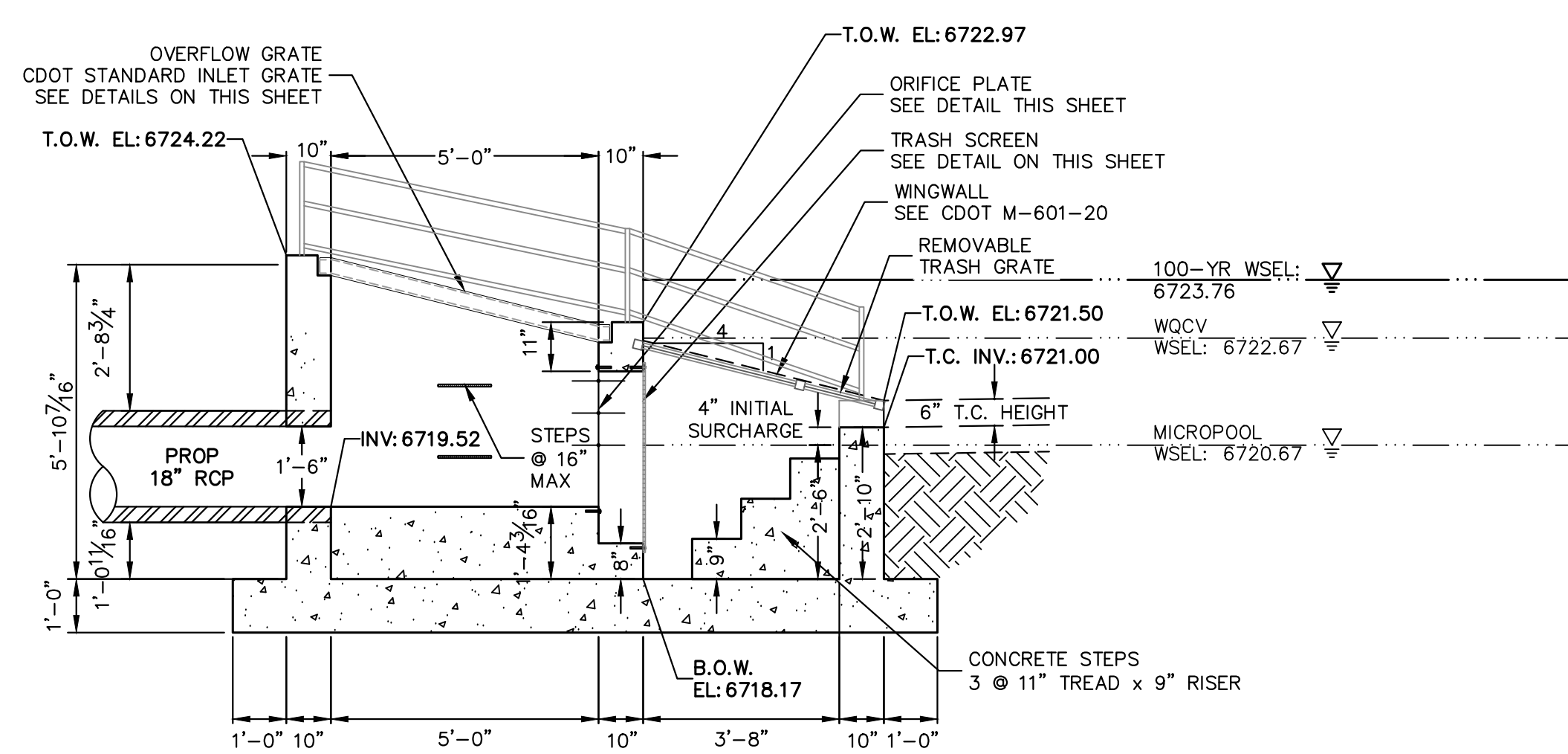
POND E OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



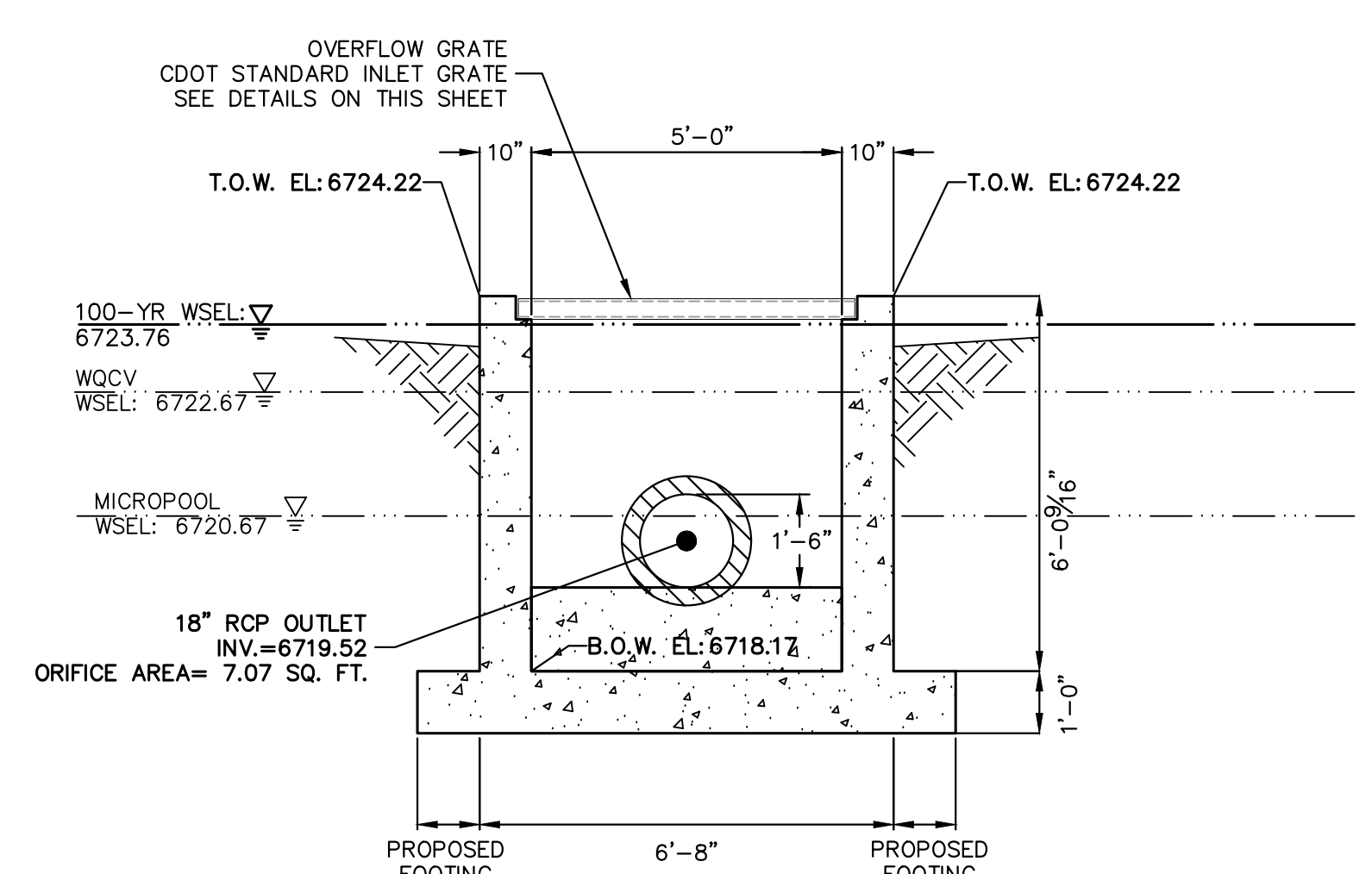
TRASH RACK AND PLATE DETAIL (PLAN)
SCALE: N.T.S.



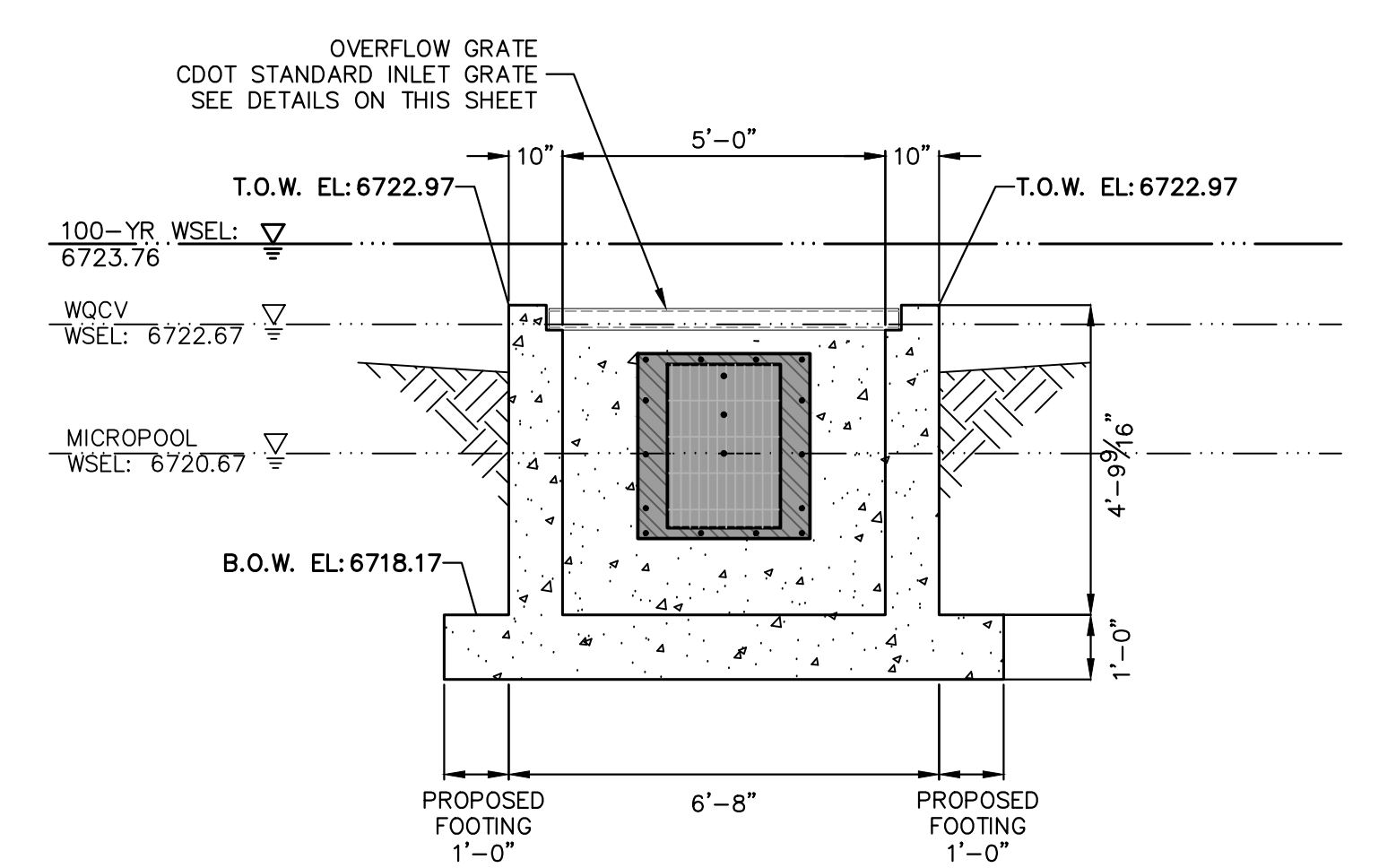
ORIFICE PLATE DETAIL
SCALE: 3/8"=1'



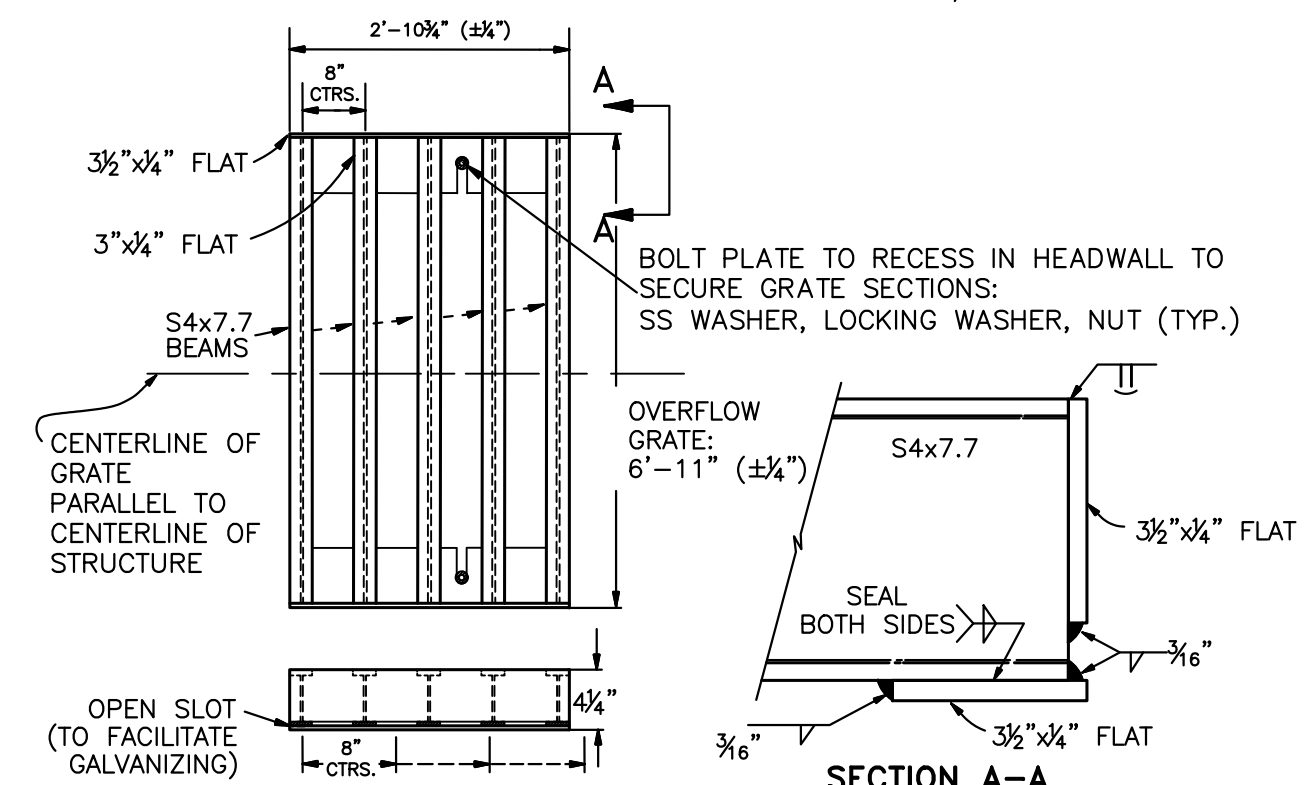
POND E OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



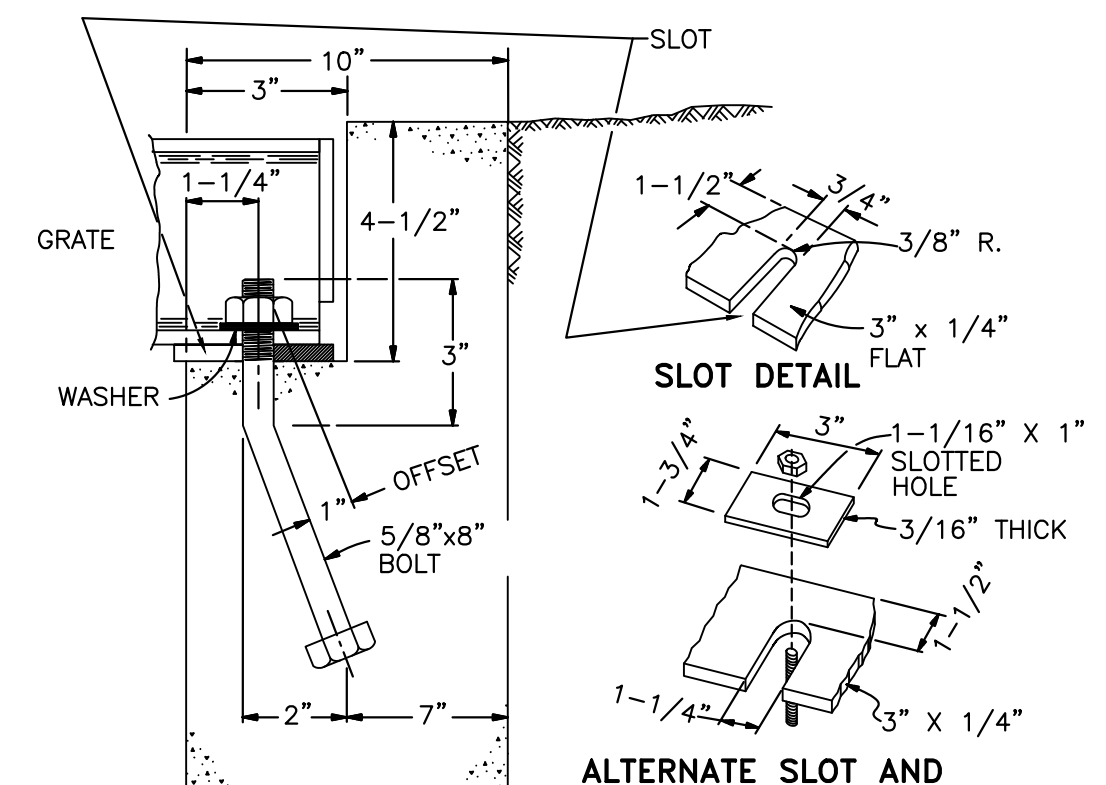
A-A SECTION
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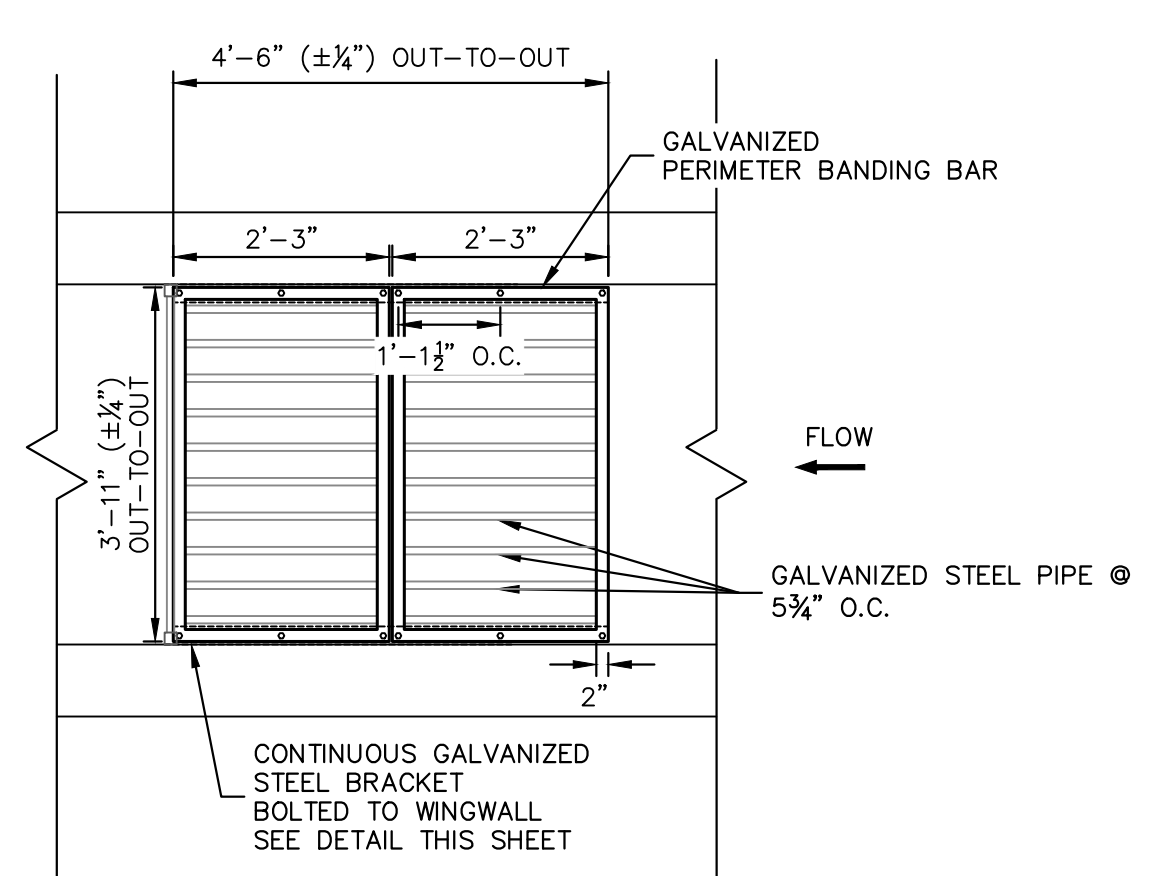
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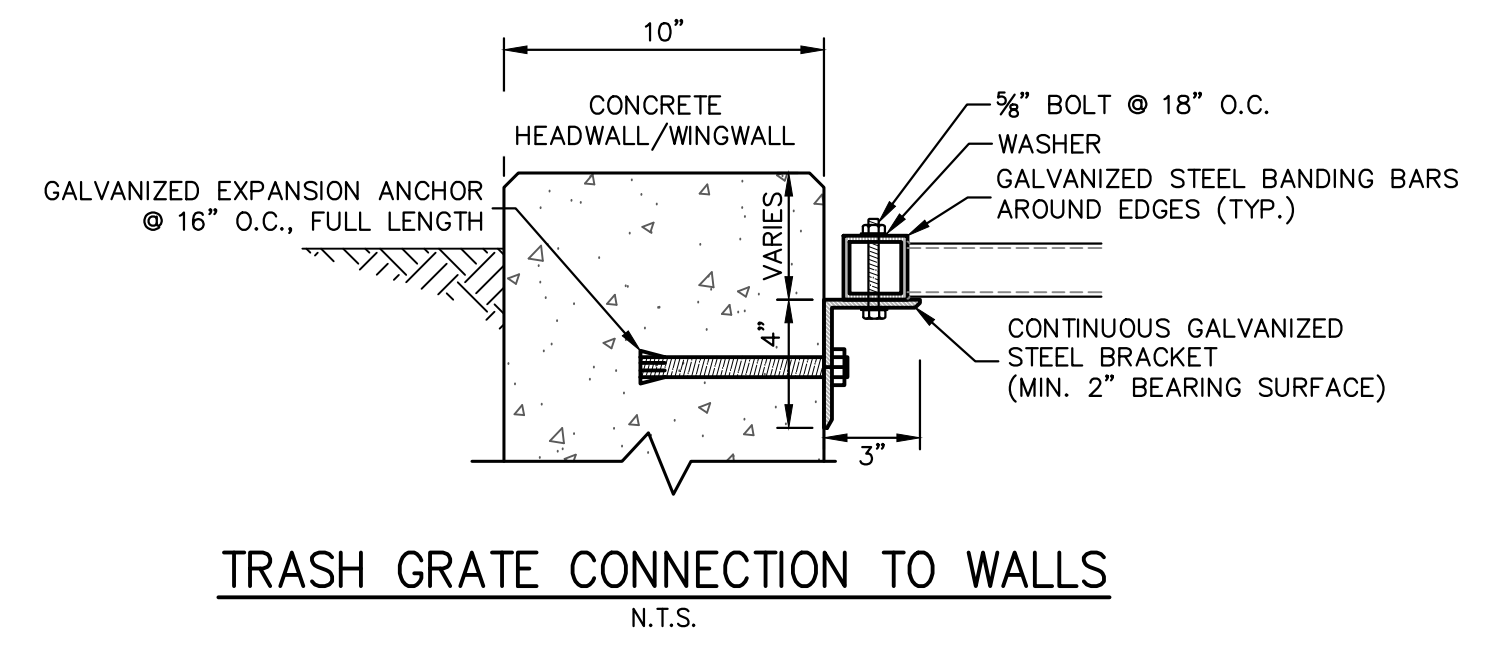
OVERFLOW GRATE DETAILS
SCALE: N.T.S.



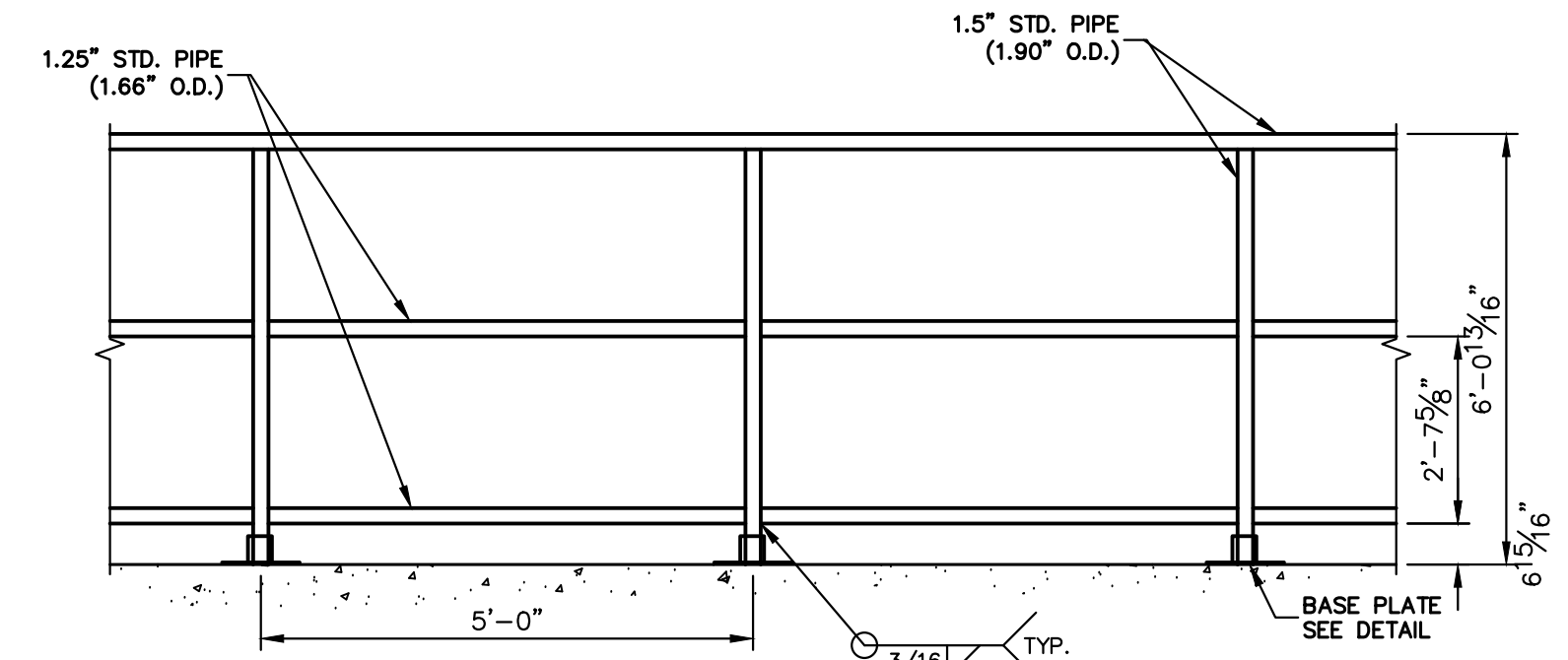
OVERFLOW GRATE INSTALLATION DETAIL
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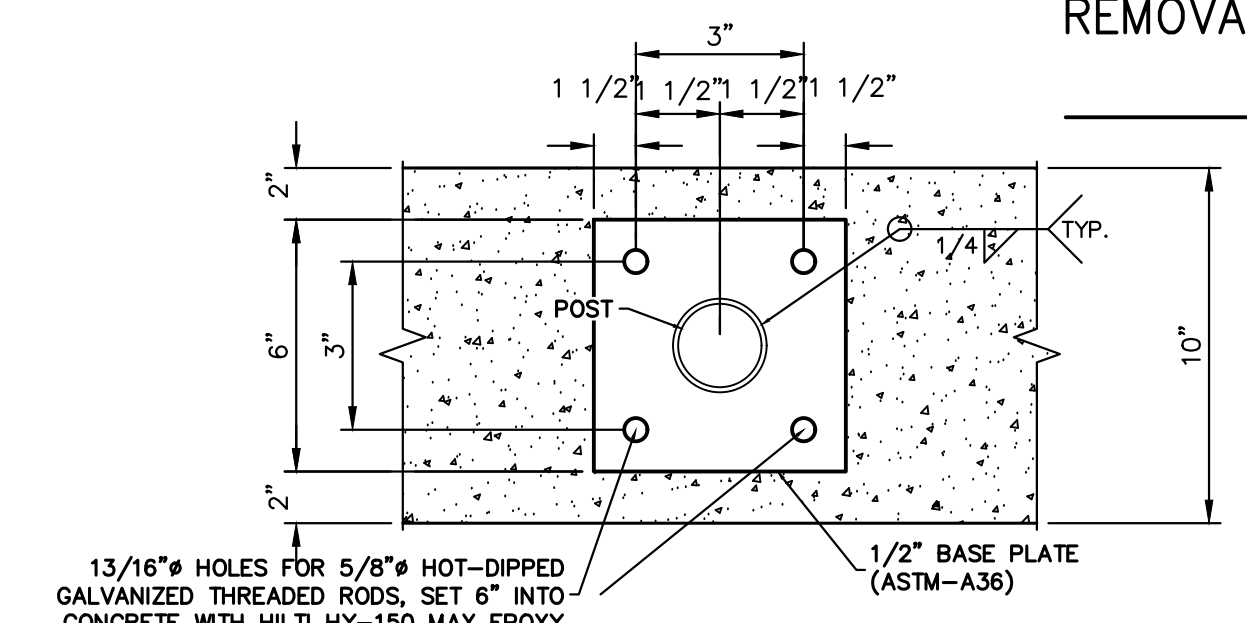
REMOVABLE TRASH GRATE DETAIL (PLAN)
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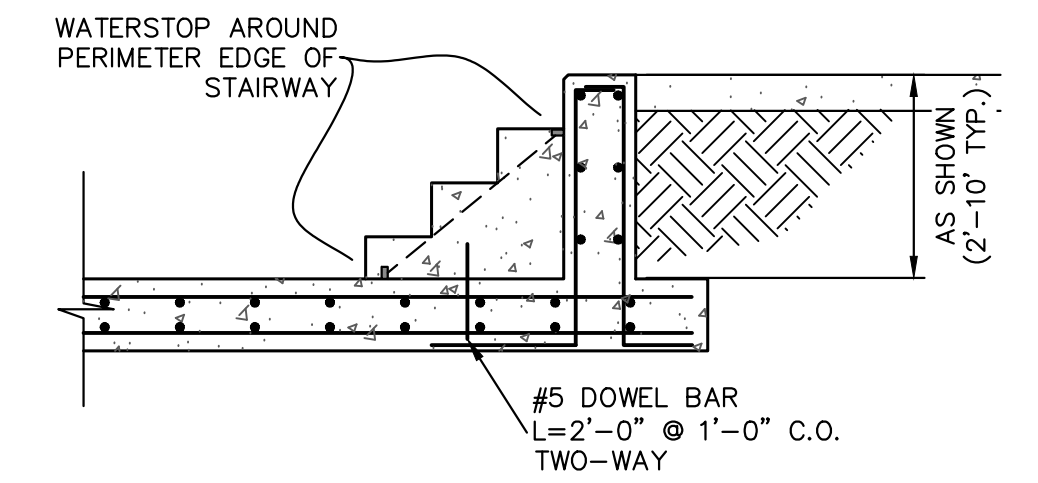
TRASH GRATE CONNECTION TO WALLS
SCALE: N.T.S.



PEDESTRIAN RAILING DETAIL
SCALE: N.T.S.



BASE PLATE DETAIL
SCALE: N.T.S.



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



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: 3/20/24

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

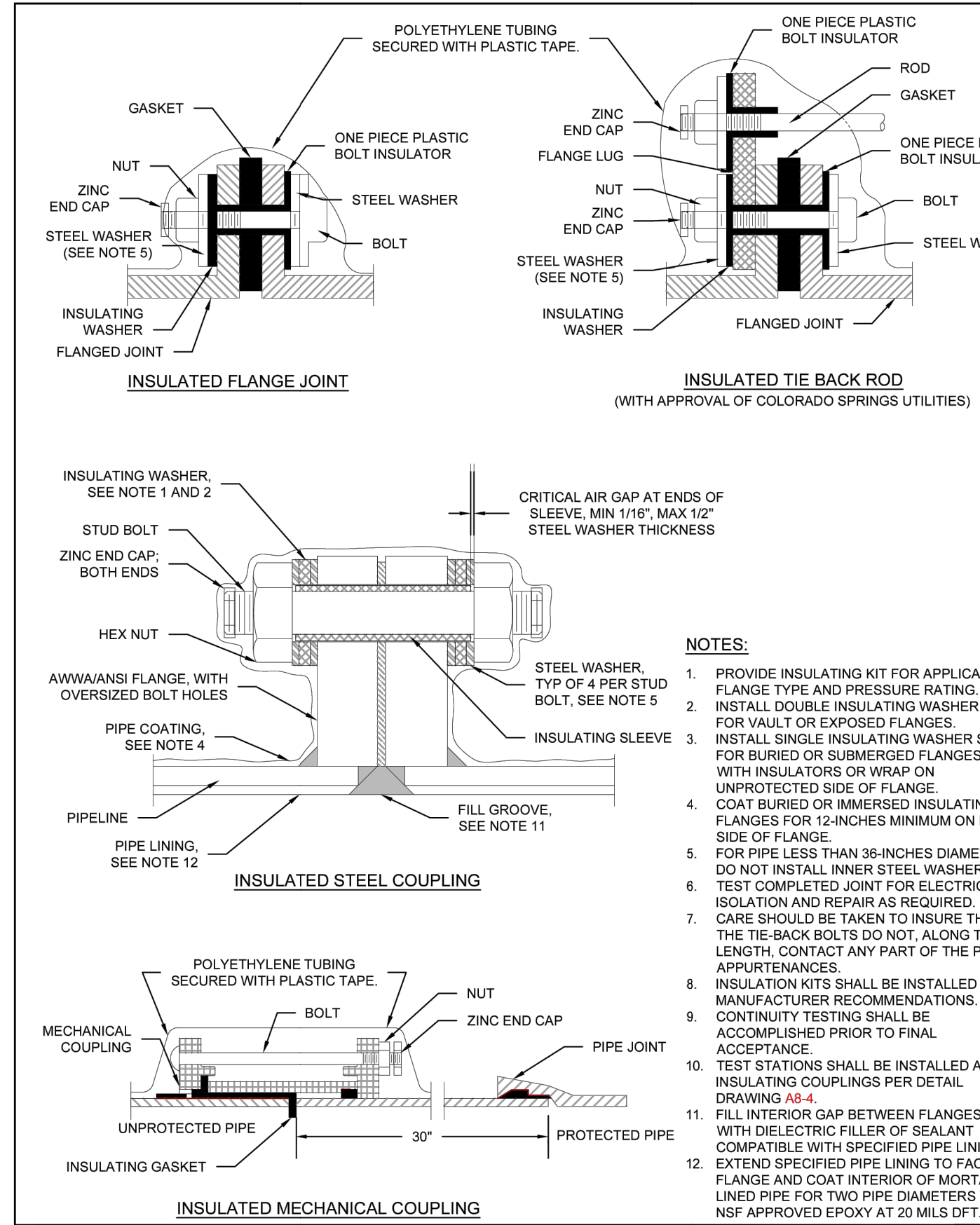
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NO.	REVISION	BY	DATE

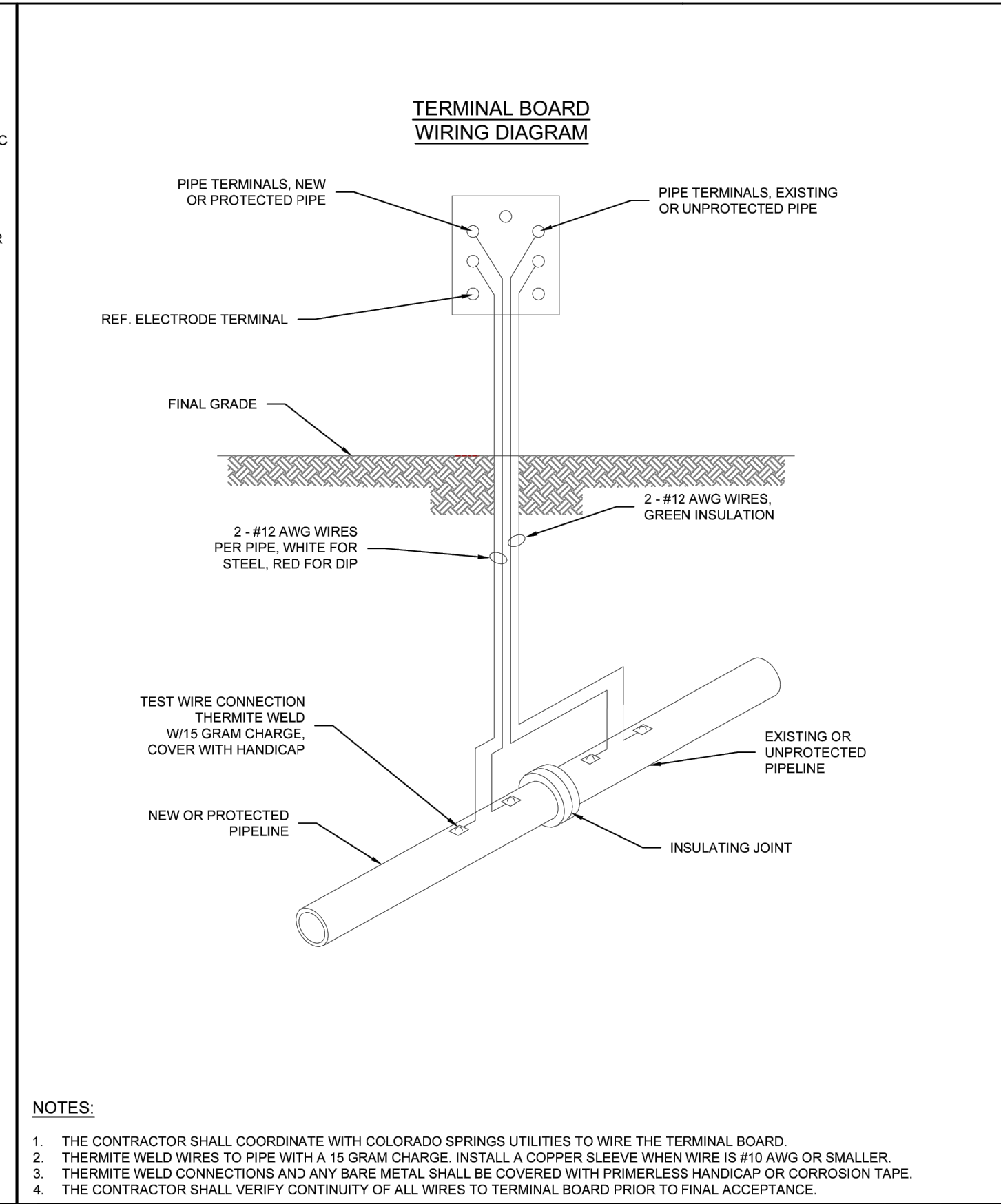
H-SCALE: 3/8"=1'
V-SCALE: 3/8"=1'
DATE: 3/20/24
DESIGNED BY: AAM
DRAWN BY: MMC
CHECKED BY:

SADDLEHORN RANCH - FILING 3
POND E OUTLET STRUCTURE DETAILS

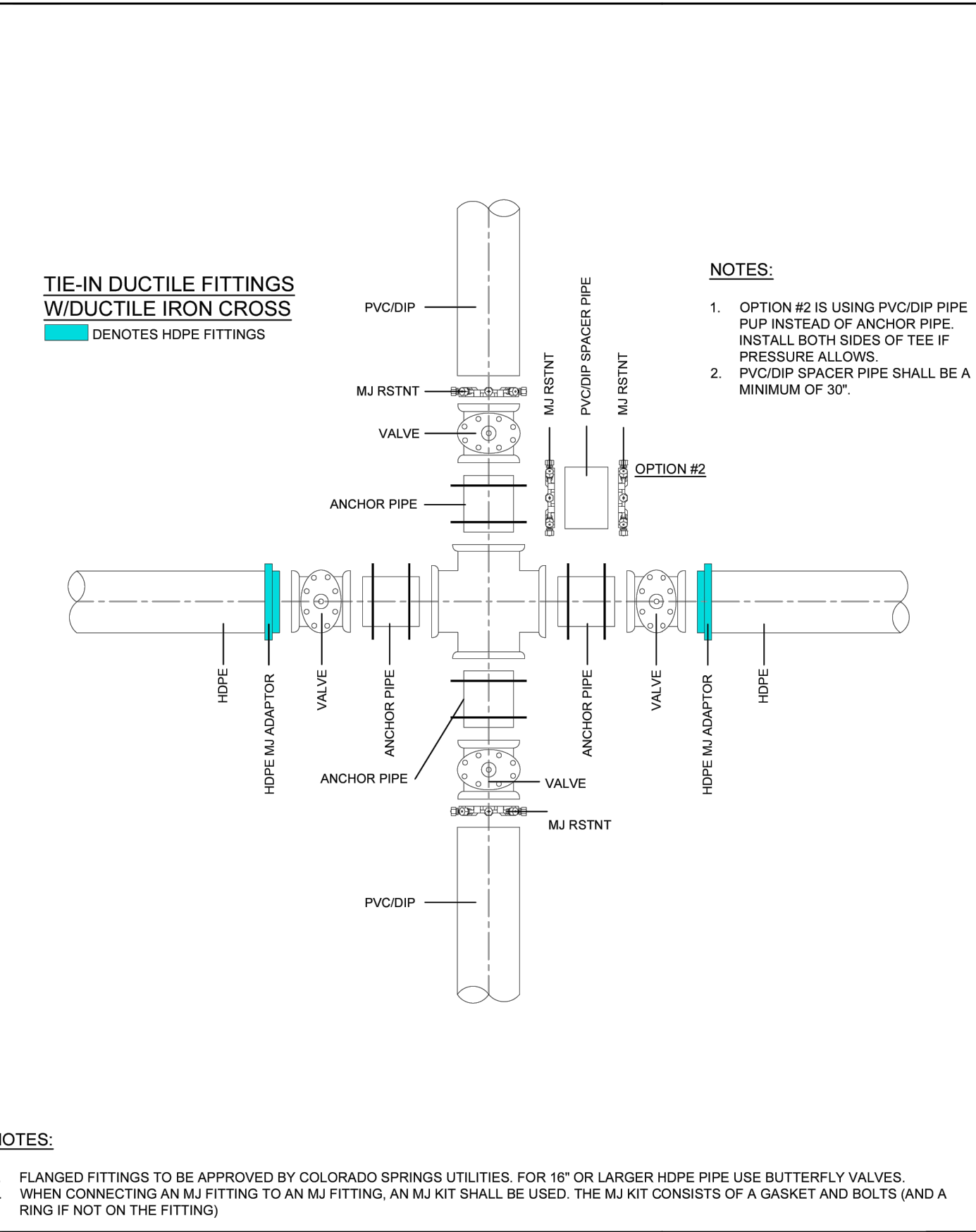
SHEET 59 OF 63
JOB NO. 25142.05



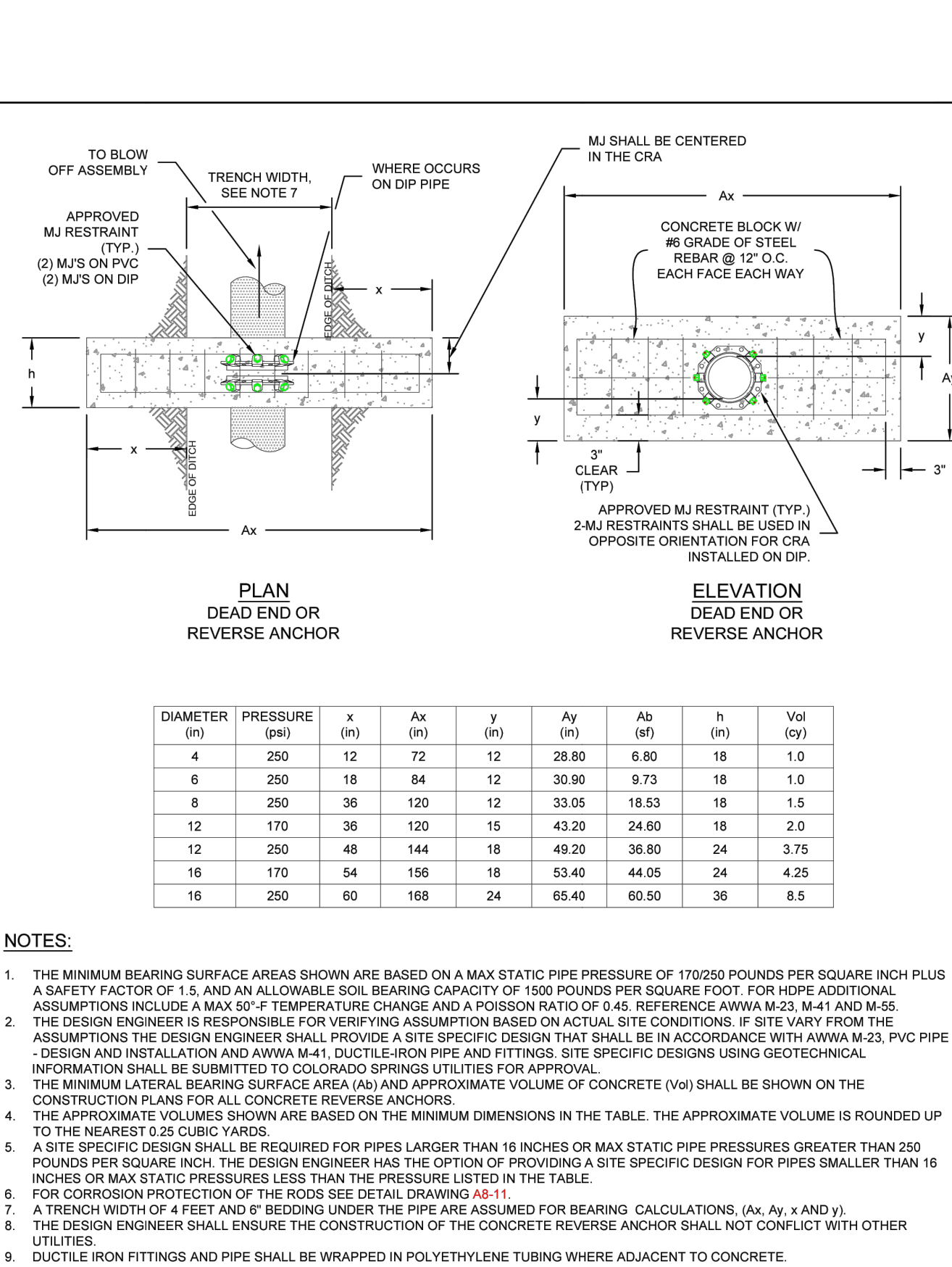
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATING.
 2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
 3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
 4. COAT BURIED OR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



- NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH COLORADO SPRINGS UTILITIES TO WIRE THE TERMINAL BOARD.
 2. THERMITE WELD WIRES TO PIPE WITH A 15 GRAM CHARGE. INSTALL A COPPER SLEEVE WHEN WIRE IS #10 AWG OR SMALLER.
 3. THERMITE WELD CONNECTIONS AND ANY BARE METAL SHALL BE COVERED WITH PRIMERLESS HANDICAP OR CORROSION TAPE.
 4. THE CONTRACTOR SHALL VERIFY CONTINUITY OF ALL WIRES TO TERMINAL BOARD PRIOR TO FINAL ACCEPTANCE.



- NOTES:**
1. FLANGED FITTINGS TO BE APPROVED BY COLORADO SPRINGS UTILITIES. FOR 16" OR LARGER HDPE PIPE USE BUTTERFLY VALVES.
 2. WHEN CONNECTING AN MJ FITTING TO AN MJ FITTING, AN MJ KIT SHALL BE USED. THE MJ KIT CONSISTS OF A GASKET AND BOLTS (AND A RING IF NOT ON THE FITTING).



Colorado Springs Utilities
A8-3
DATED 03/2014

Colorado Springs Utilities
A8-4
DATED 03/2014

Colorado Springs Utilities
A10-5
DATED 06/2015

Colorado Springs Utilities
A4-8
DATED 06/2015

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

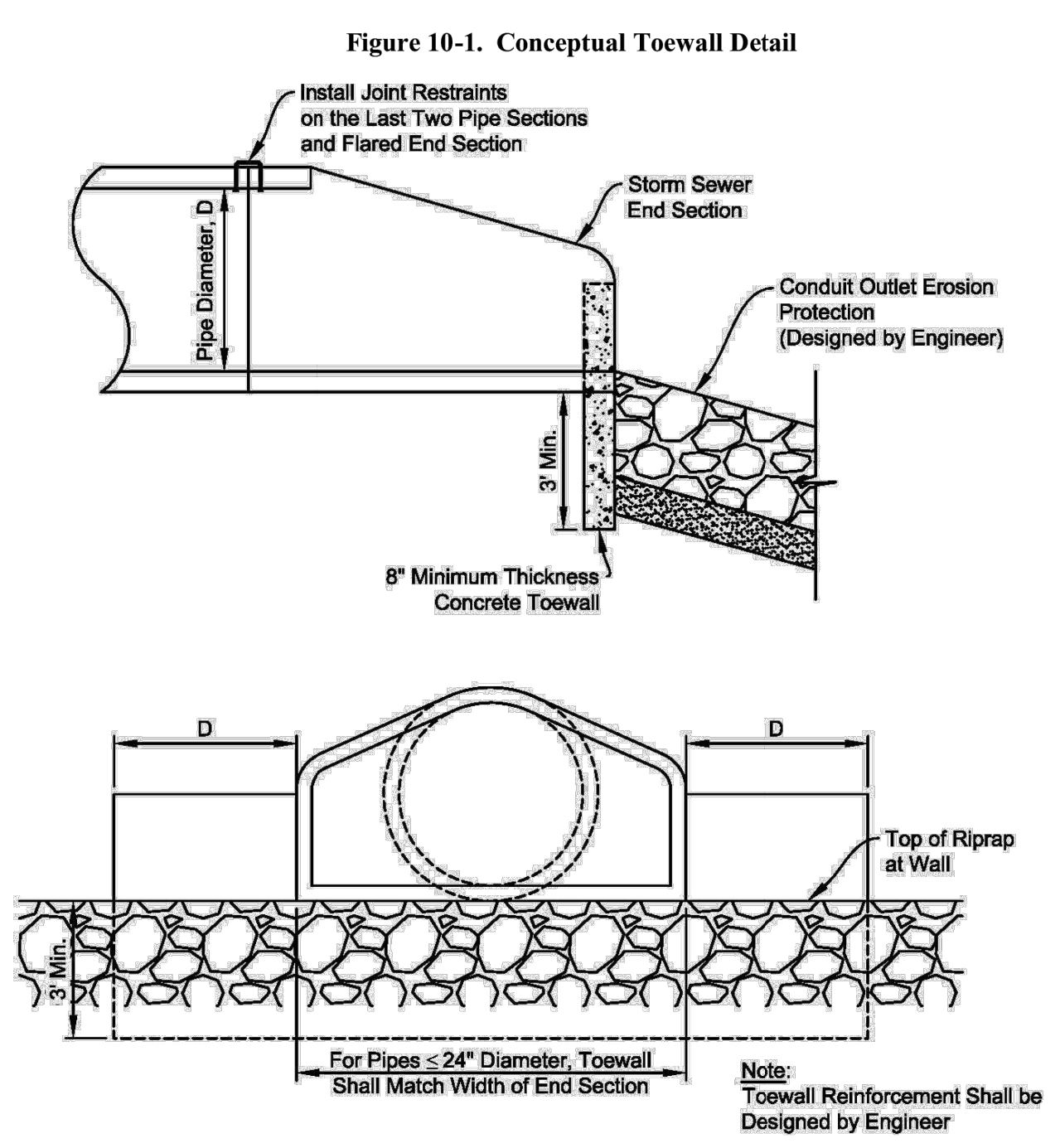
WHEN CROSSING ANOTHER UTILITY, MINIMUM VERTICAL SEPARATION IS REQUIRED TO BE MAINTAINED, REFER TO SECTION 2.6.G. WHEN CROSSING A STORM SEWER OR WASTEWATER MAIN, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE STORM SEWER OR WASTEWATER MAIN. HOWEVER, A WATER LOWERING MAY BE REQUIRED TO MEET DEPTH AND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

- WHERE THE WATER MAIN CROSSES OTHER UTILITY INFRASTRUCTURE AND THE REQUIRED SEPARATION CANNOT BE MET, THE DESIGN ENGINEER SHALL DESIGN AND CONSTRUCT THE CROSSING TO PROTECT THE WATER MAIN FROM OTHER UTILITY INFRASTRUCTURE. WHERE THE WATER MAIN CROSSES A WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN OR SERVICE LINE AND THE WATER MAIN IS THE LOWER UTILITY OR WHERE THE MINIMUM SEPARATION CANNOT BE MET, THE WATER OR OTHER UTILITY SHALL HAVE SECONDARY CONTAINMENT. IF THE WATER MAIN IS GREATER THAN 5 FEET BELOW THE WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN SECONDARY CONTAINMENT IS NOT REQUIRED. THE FOLLOWING METHODS OF INSTALLATION SHALL BE CONSIDERED SECONDARY CONTAINMENT BY COLORADO SPRINGS UTILITIES:
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
 - THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
 - A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
 - THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.5, FOR 9 FEET ON EITHER SIDE OF THE CROSSING, WITH LIMITS EXTENDING TO 6 INCHES AND ABOVE THE PIPE.
 - THE WATER MAIN IS CONSTRUCTED OF HDPE OR WELDED STEEL AND THERE ARE NO MECHANICAL FITTINGS WITHIN 9 FEET ON EITHER SIDE OF THE CROSSING.

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

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

Conduit Outlet Structures Chapter 10



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

25043

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

3/20/24
DATE

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

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

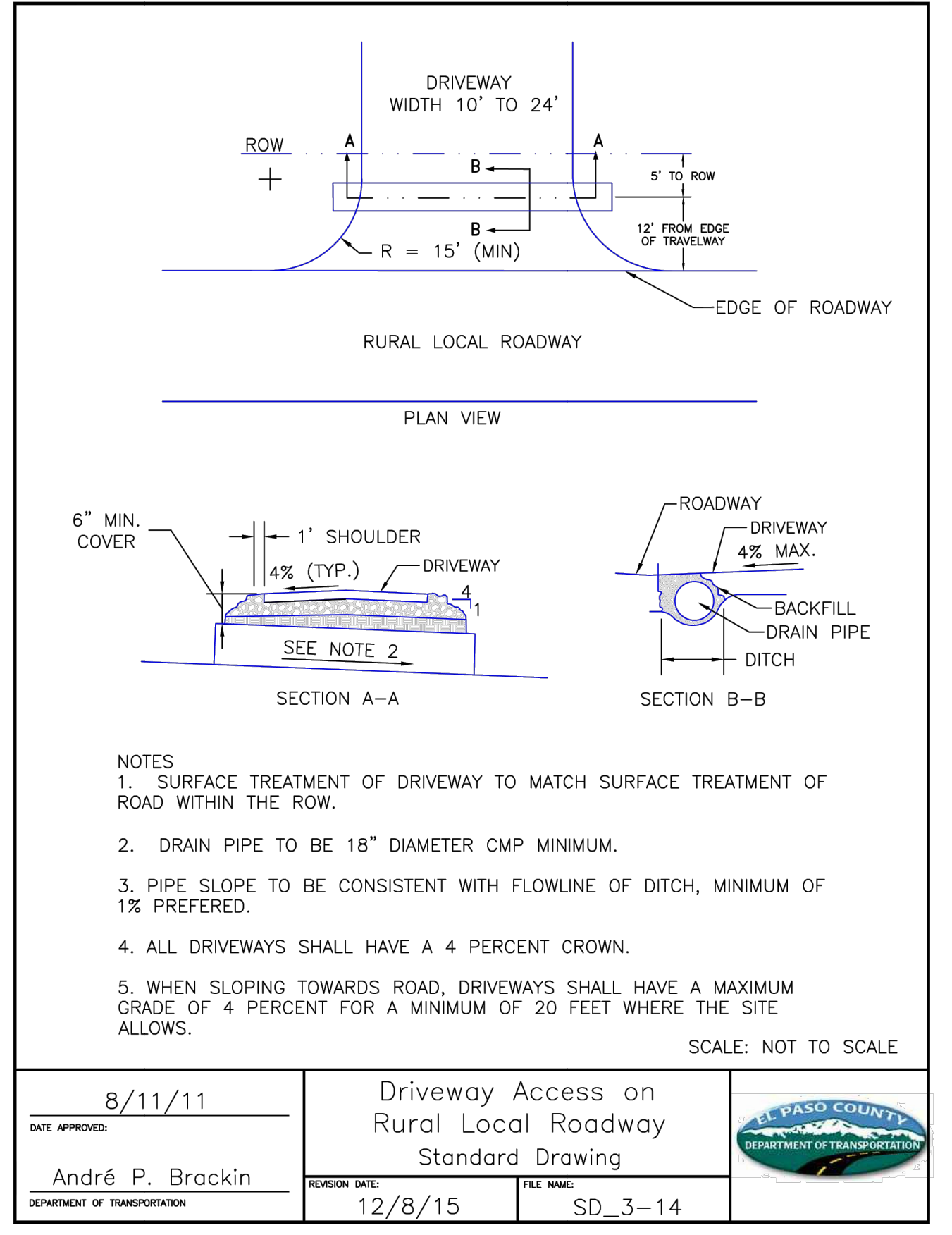
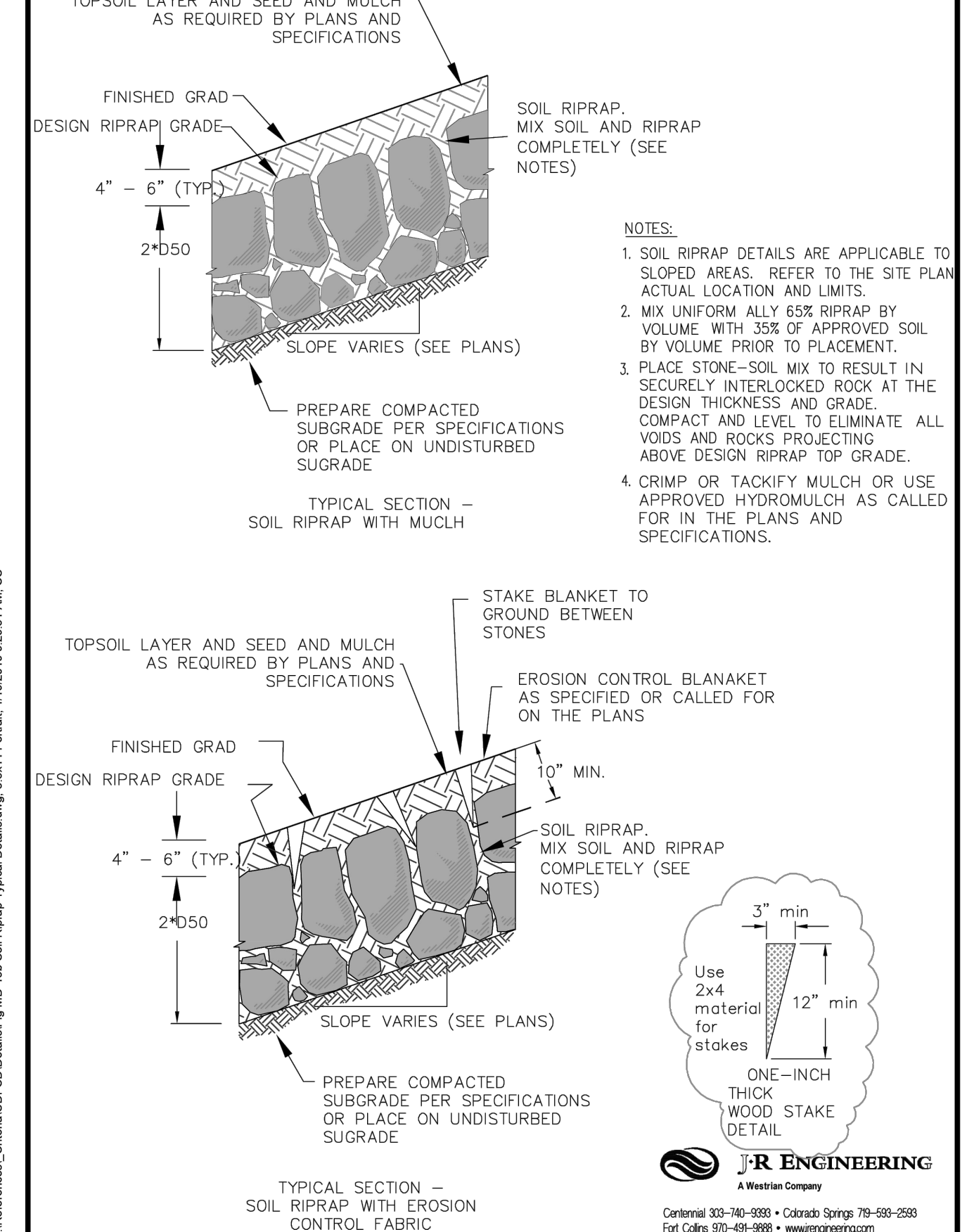
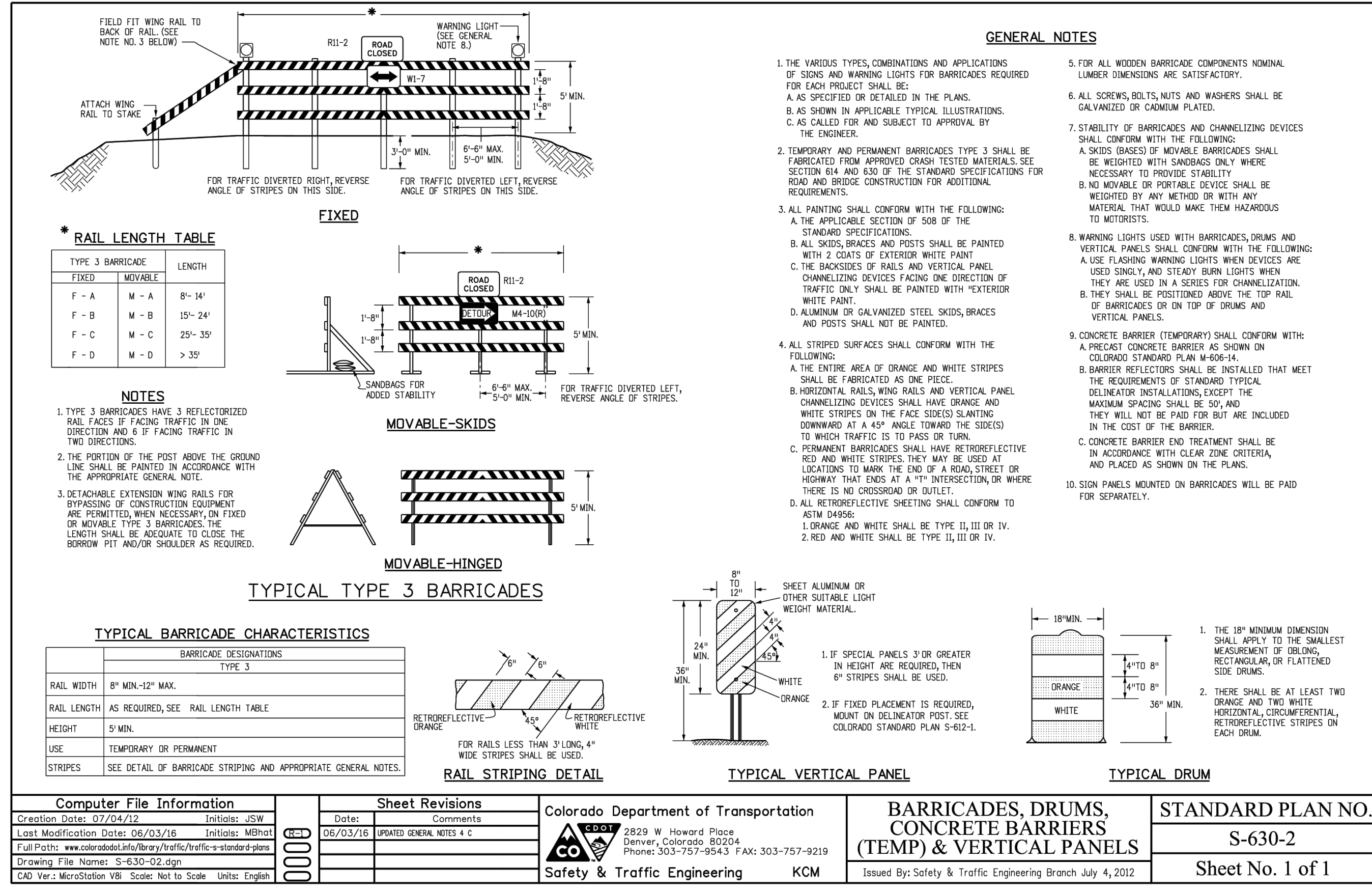
J.R. ENGINEERING
A Westcon Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.

H-SCALE N/A
V-SCALE N/A
DATE 3/20/24
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

SADDLEHORN RANCH - FILING 3 DETAILS

SHEET 61 OF 63
JOB NO. 25142.05

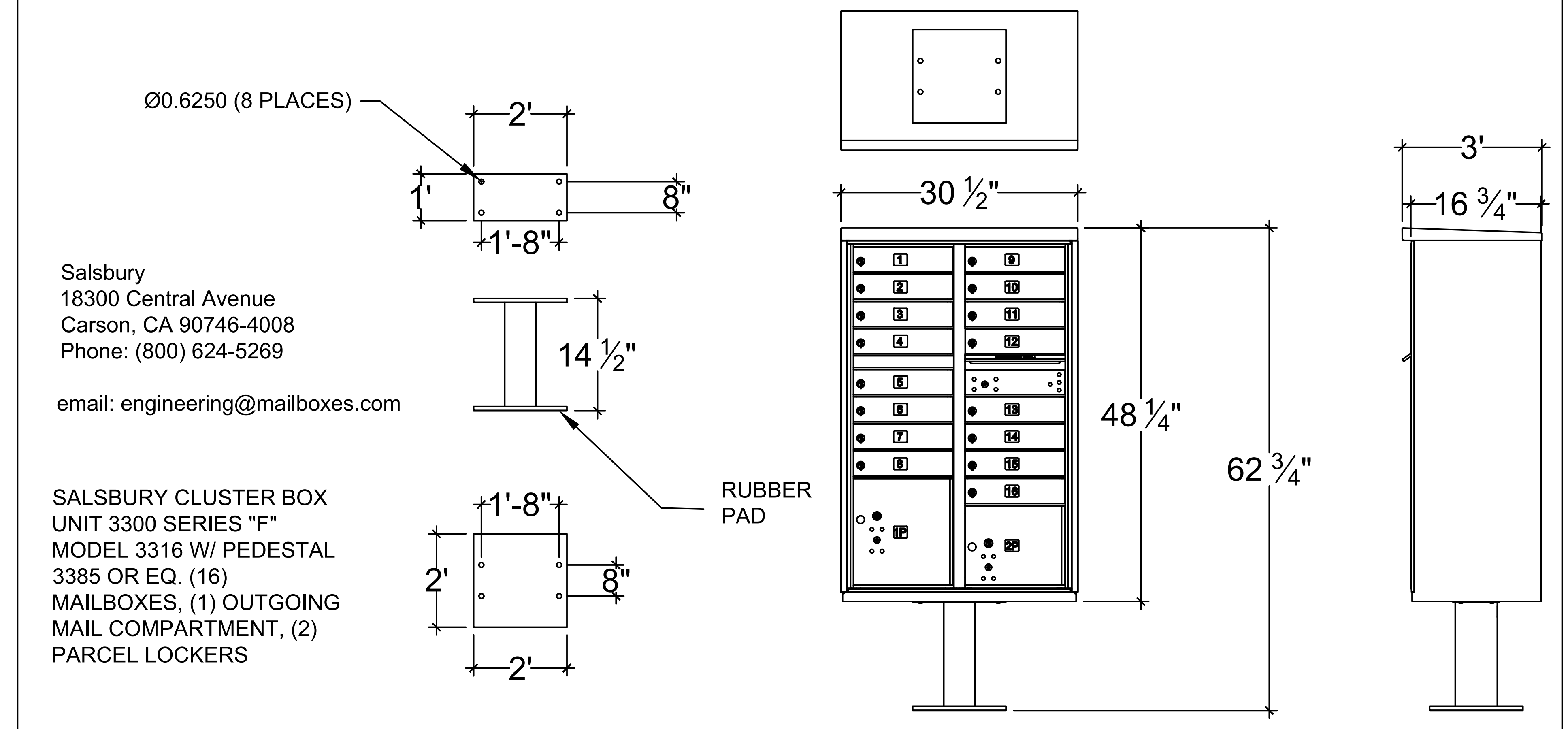
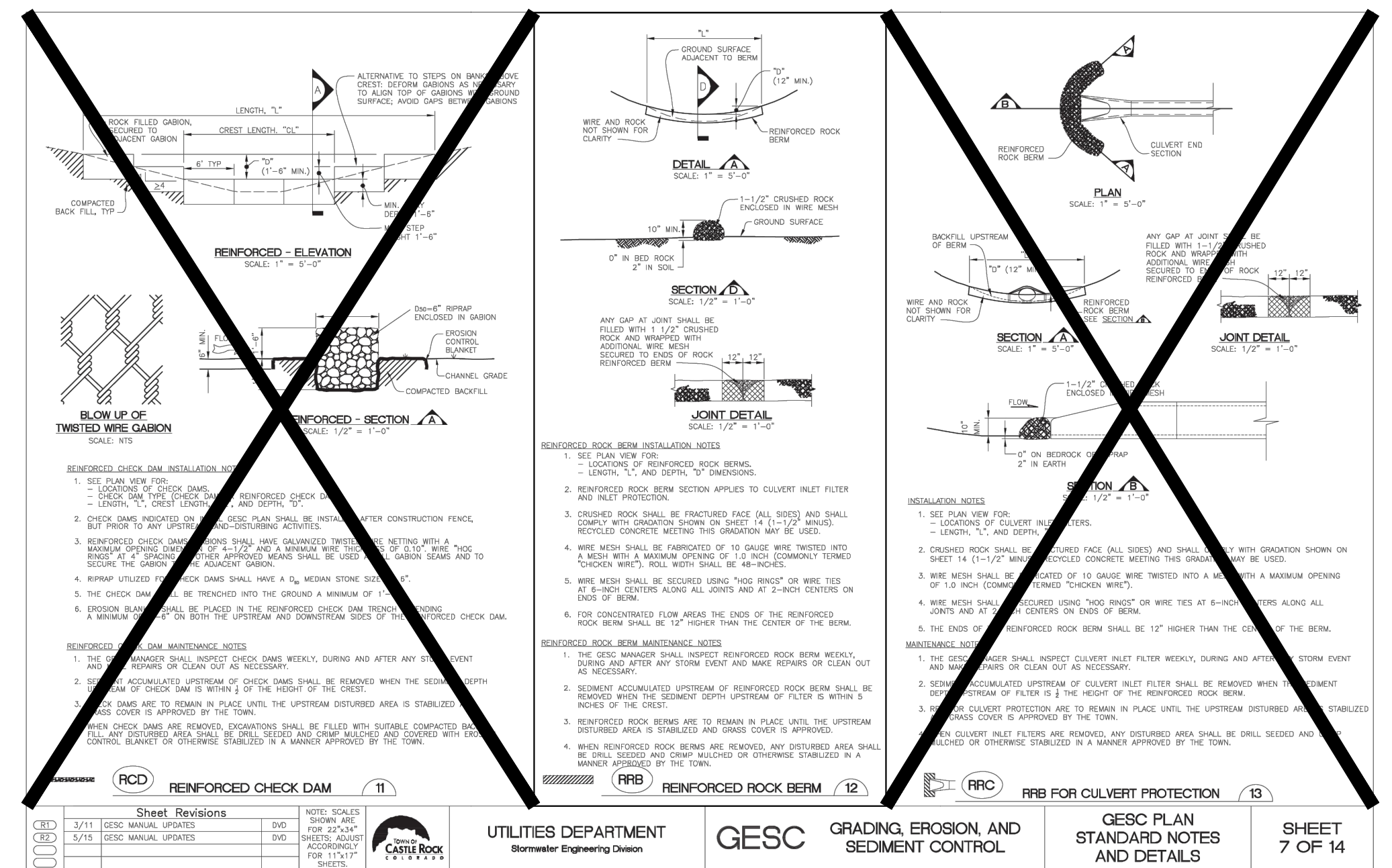


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811
 Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

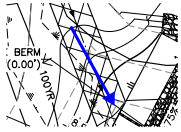
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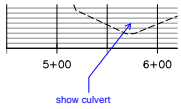
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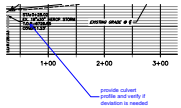
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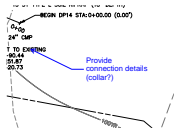
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show culvert



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provide culvert profile and verify if deviation is needed



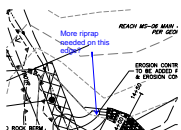
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Provide connection details (collar?)



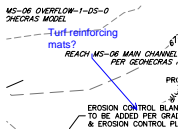
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velocities are too high here and upstream



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More riprap needed on this edge?



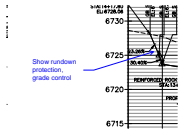
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Turf reinforcing mats?



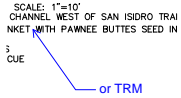
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Additional grade control appears to be needed



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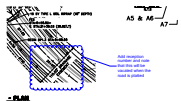
Show rundown protection, grade control



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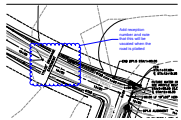
or TRM

Cloud+ (4)



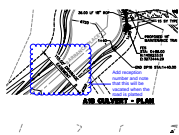
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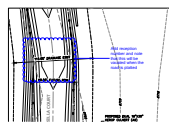
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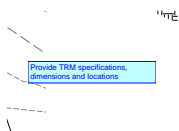
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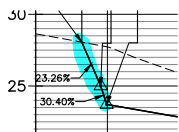
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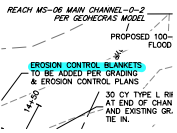
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