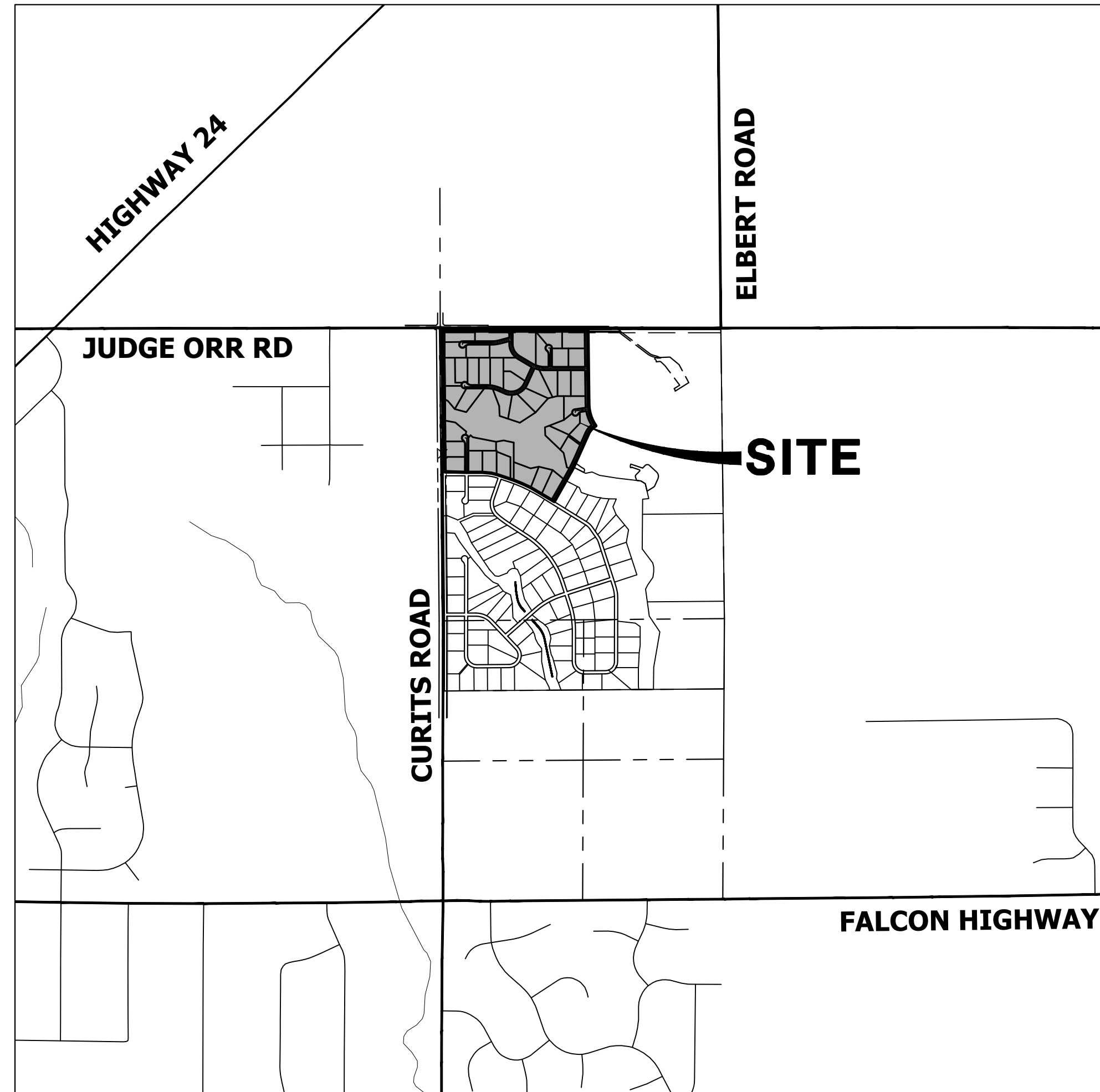


# SADDLEHORN RANCH - FILING 3

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

## ABBREVIATIONS

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



### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

1	- COVER SHEET
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4	- TYPICAL SECTIONS
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9-11	- CURTIS RD & JUDGE ORR RD GRADING PLAN
12-14	- CURTIS RD & JUDGE ORR RD SIGNAGE & STRIPING PLAN
15-17	- SIGNAGE PLAN
18-29	- STREET IMPROVEMENT PLAN AND PROFILE
30	- OVERALL UTILITY PLAN & SERVICE PLAN
31-41	- WATER DISTRIBUTION PLAN
42	- OVERALL FIRE HYDRANT PLAN
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59	- POND E OUTLET STRUCTURE DETAILS
60-63	- DETAILS

### CONTACTS:

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

### BENCHMARK:

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

### BASIS OF BEARINGS:

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



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

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

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

### EL PASO COUNTY STATEMENT

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

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

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

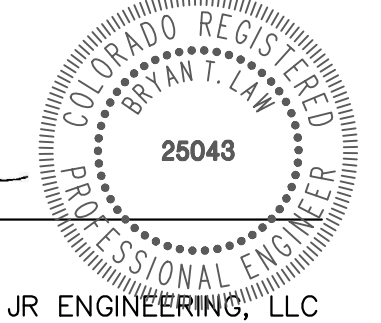
JOSHUA PALMER, P.E. \_\_\_\_\_ DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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

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



11/15/23  
DATE

BY	DATE	REVISION



Know what's below.  
Call before you dig.

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

### DISTRICT APPROVALS

THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.  
**Sandra Lehmann**  
FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT  
AA31C2C2F0F8418... DATE 10/16/2023



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

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

**SOIL RIPRAP NOTES:**

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

**SIGNING AND STRIPING NOTES**

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR 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**  
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Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com



BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	11/15/23	AMT	AMT	

SADDLEHORN RANCH -  
FILING 3  
GENERAL NOTES

SHEET 2 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

11/15/23  
DATE

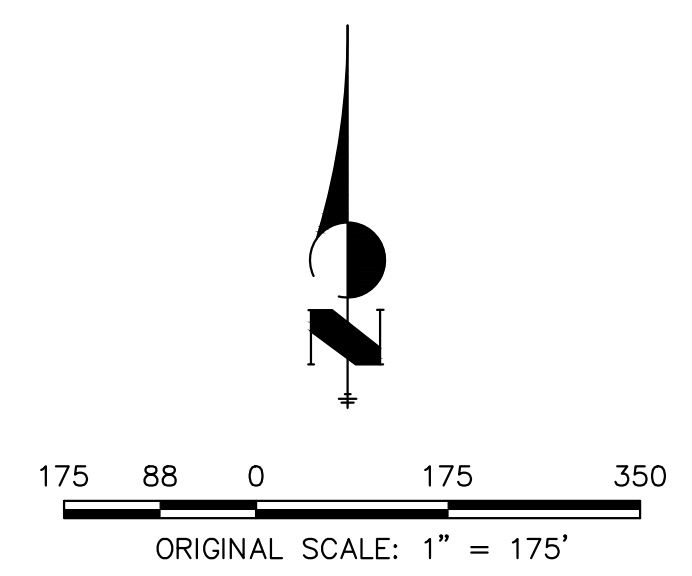
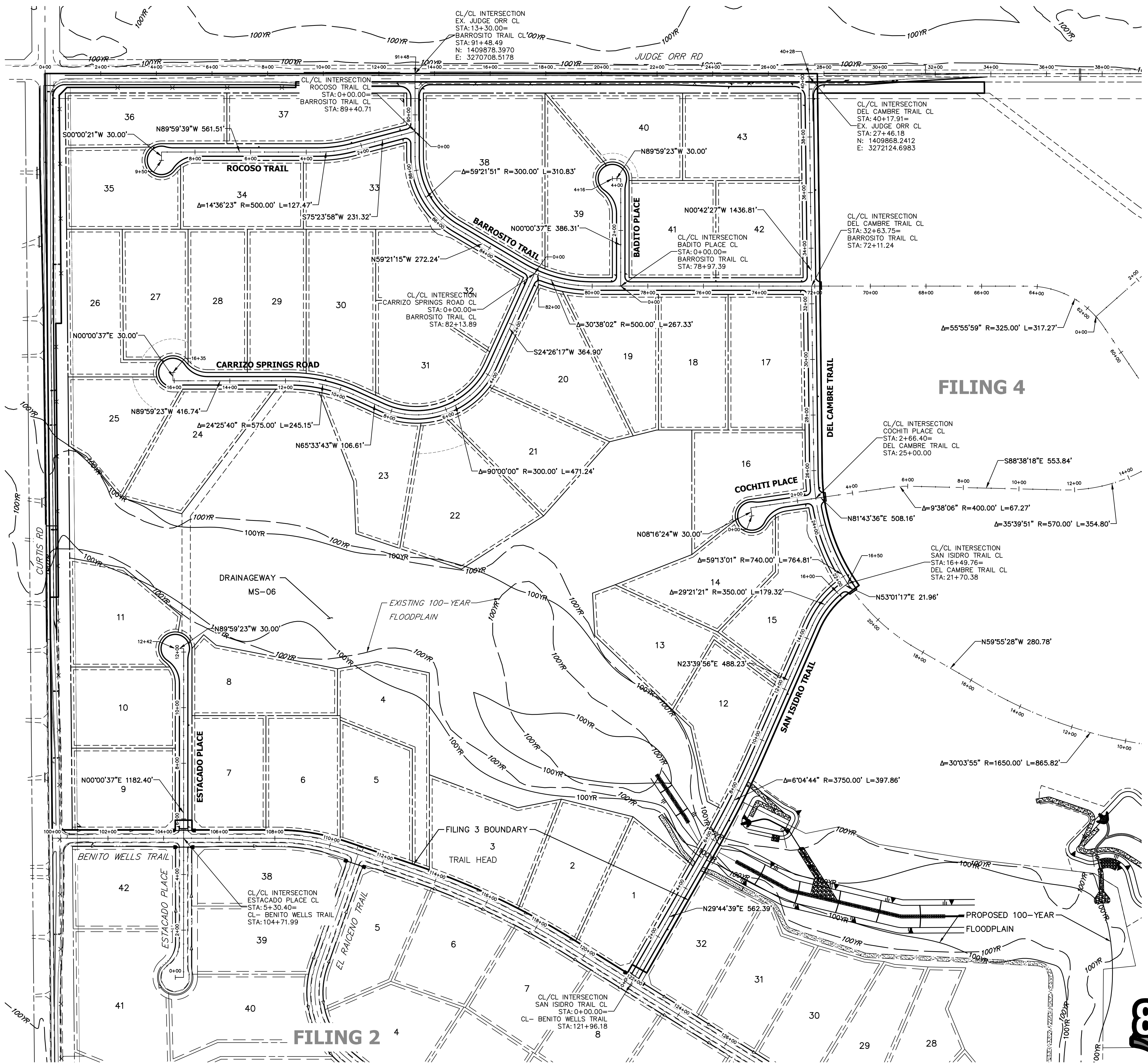











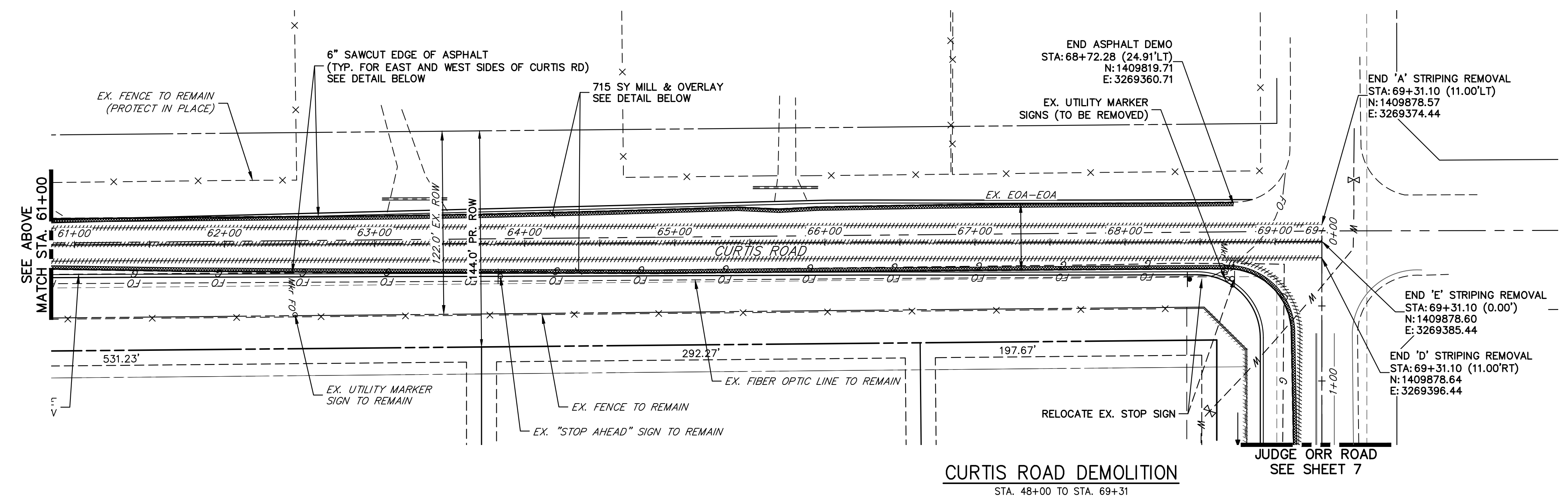
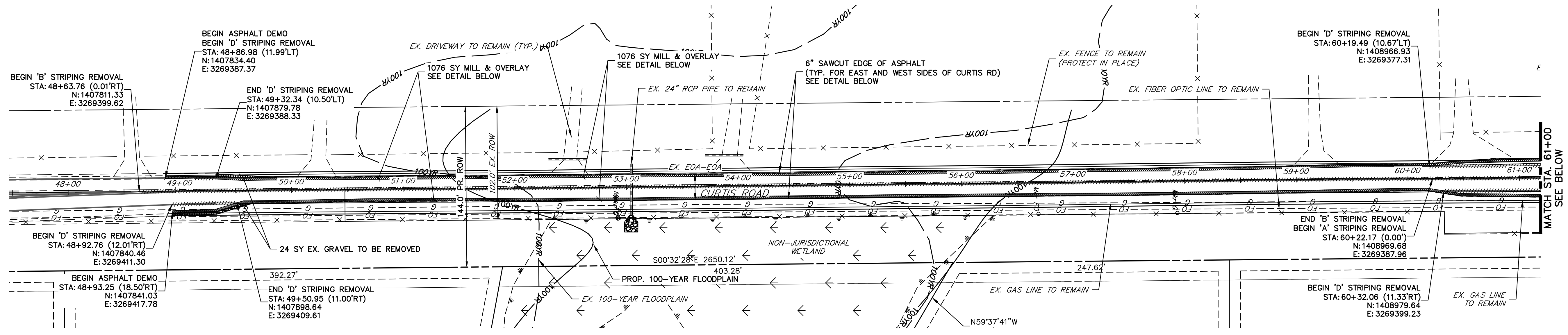


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

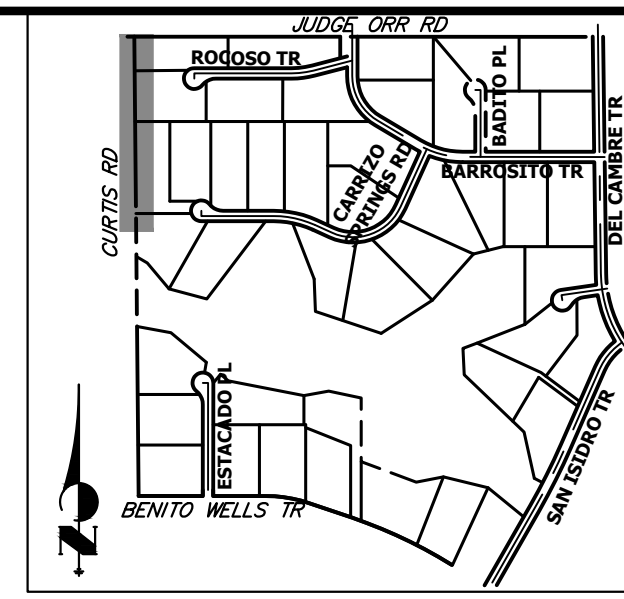
11/15/23  
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW 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
 <b>J.R. ENGINEERING</b> 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	11/15/23
DESIGNED BY	CJS
DRAWN BY	CJS
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
HORIZONTAL CONTROL PLAN	
SHEET 5	OF 63
JOB NO. 25142.05	





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



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

**LEGEND**

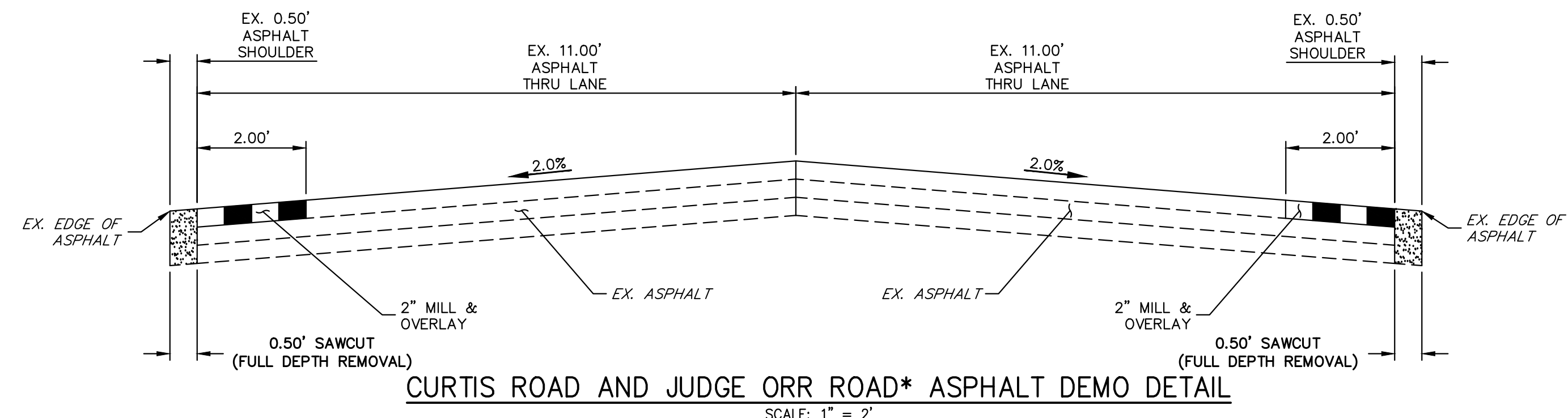
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING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

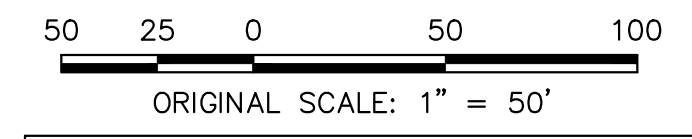
- 2' MILL & OVERLAY
- 6" SAWCUT & DEMOLITION
- STRIPING REMOVAL
- FENCE REMOVAL

**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'



Know what's below.  
Call before you dig.

**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  
 11/15/23  
 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.

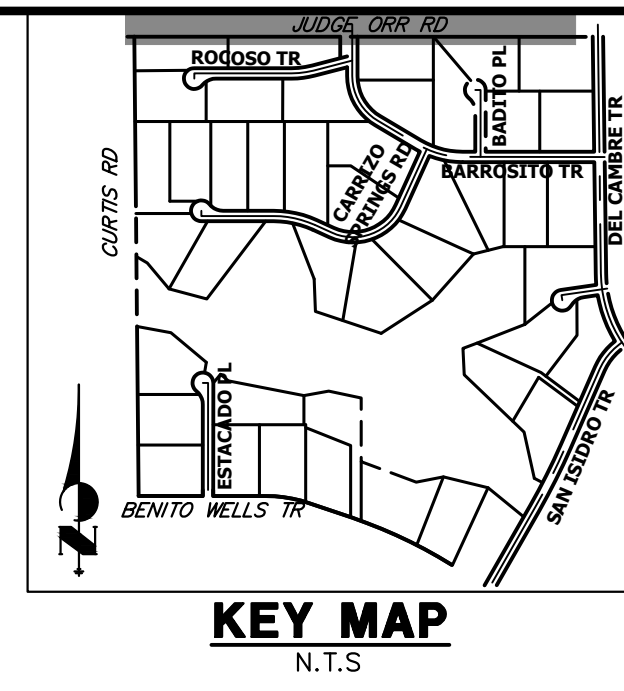
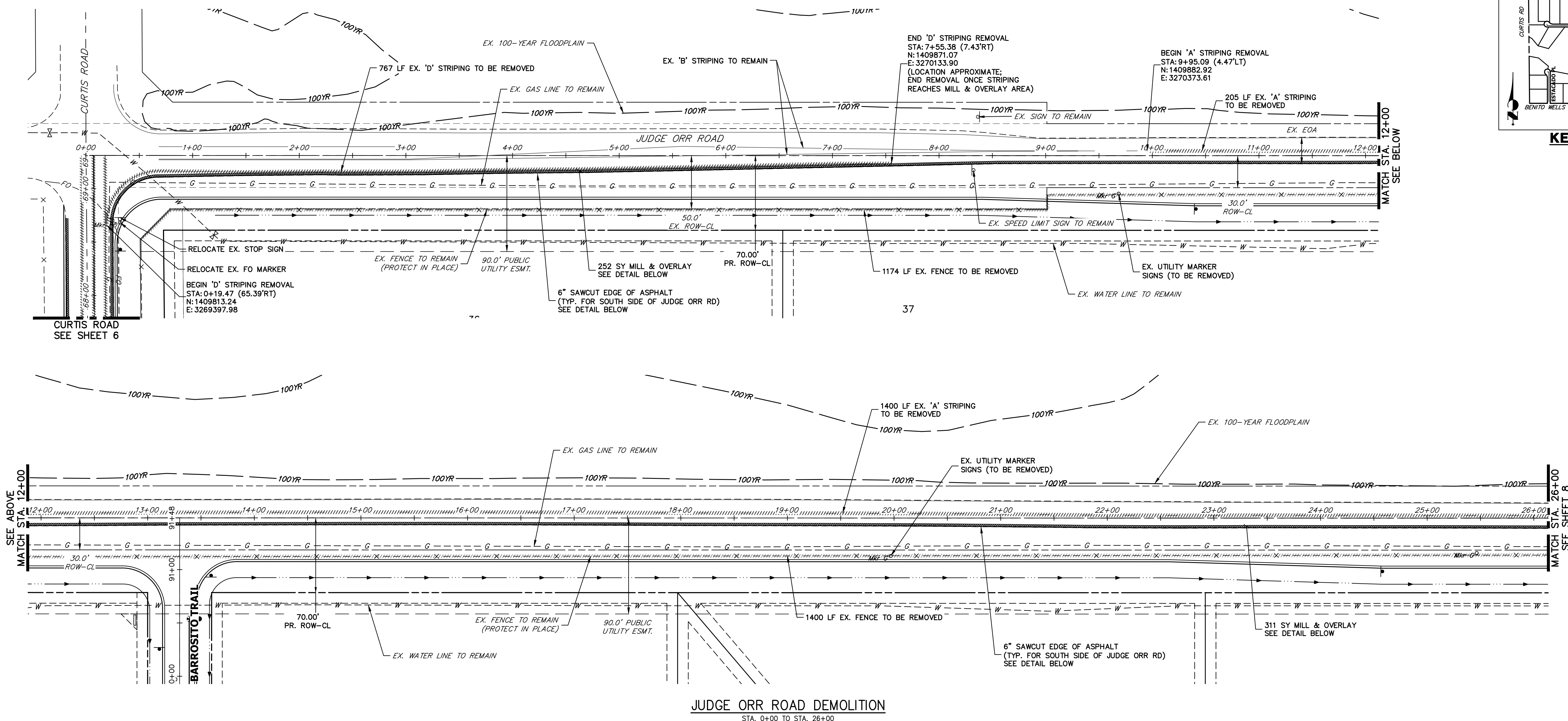
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	11/15/23			

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**

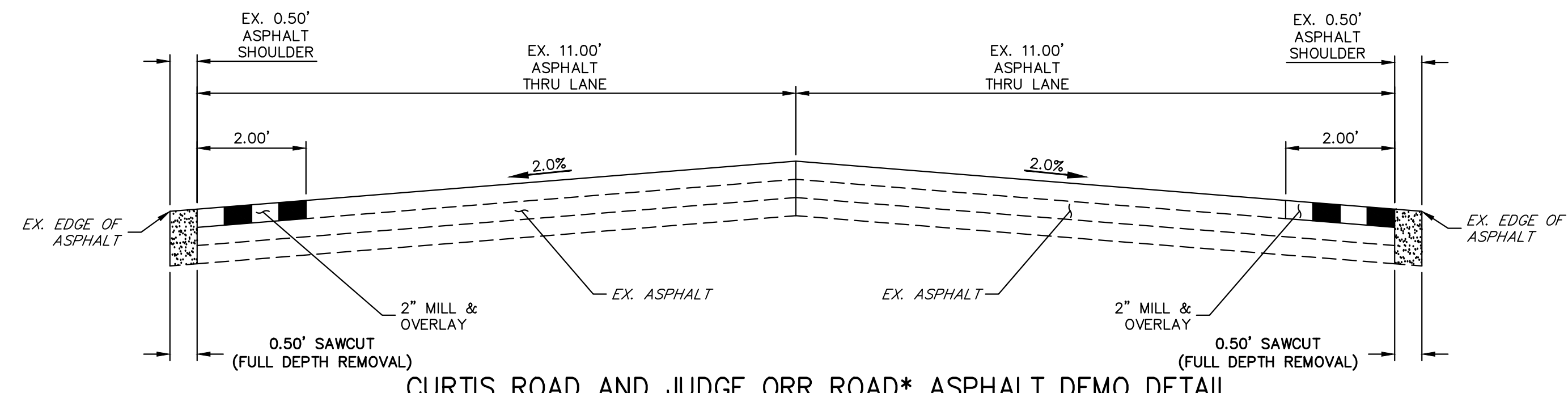
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING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

11/15/23  
DATE

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PREPARED FOR  
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2495 RIGDON STREET  
NAPA, CALIFORNIA  
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BRADY WILLIAMS

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No.	REVISION	BY	DATE

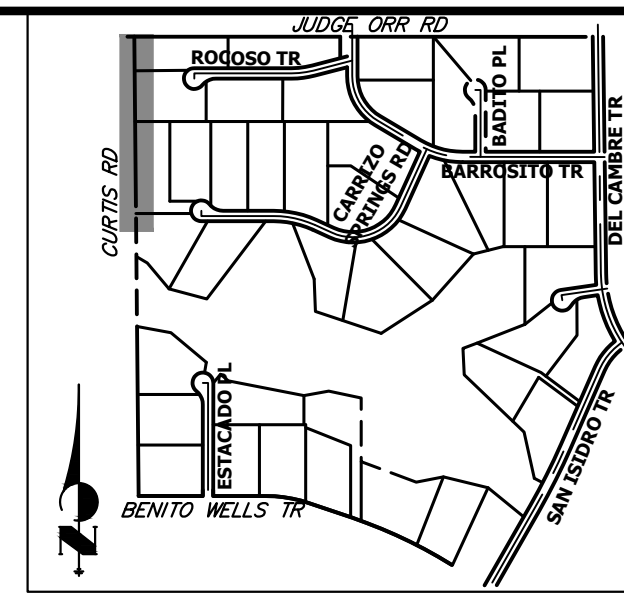
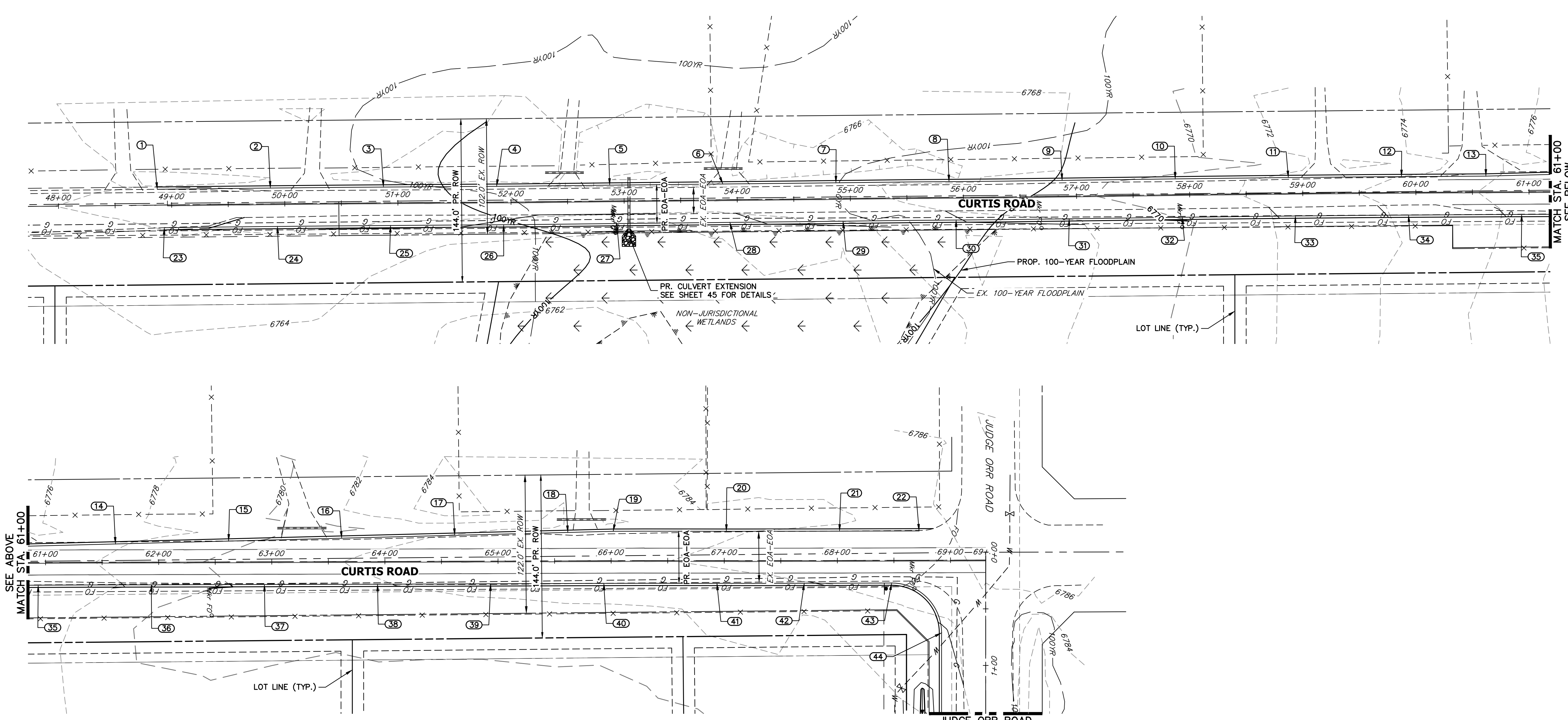
H-SCALE: 1" = 50'  
V-SCALE: N/A  
DATE: 11/15/23  
DESIGNED BY: RWK  
DRAWN BY: RWK  
CHECKED BY: RWK

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

SHEET 7 OF 63  
JOB NO. 25142.05







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

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**

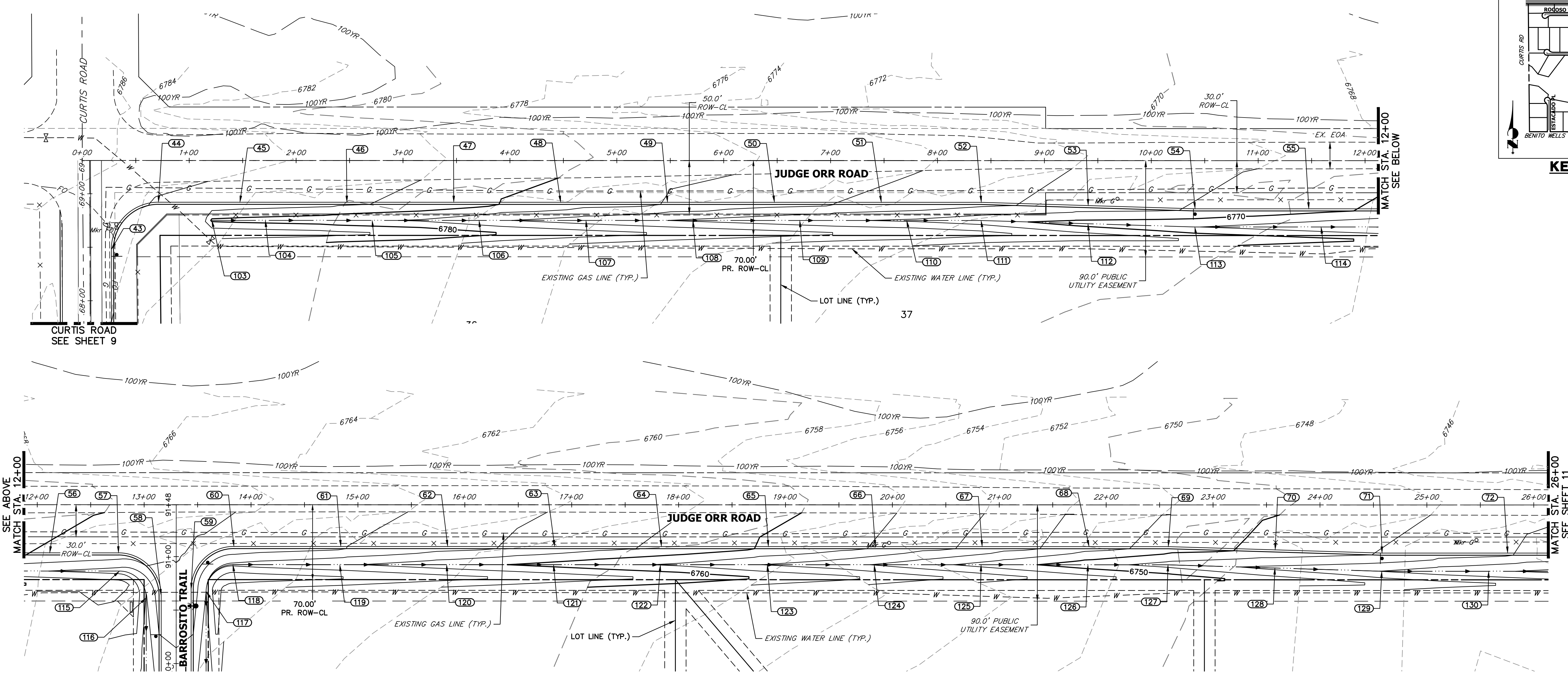
- ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 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'  
**811**  
 Know what's below.  
 Call before you dig.

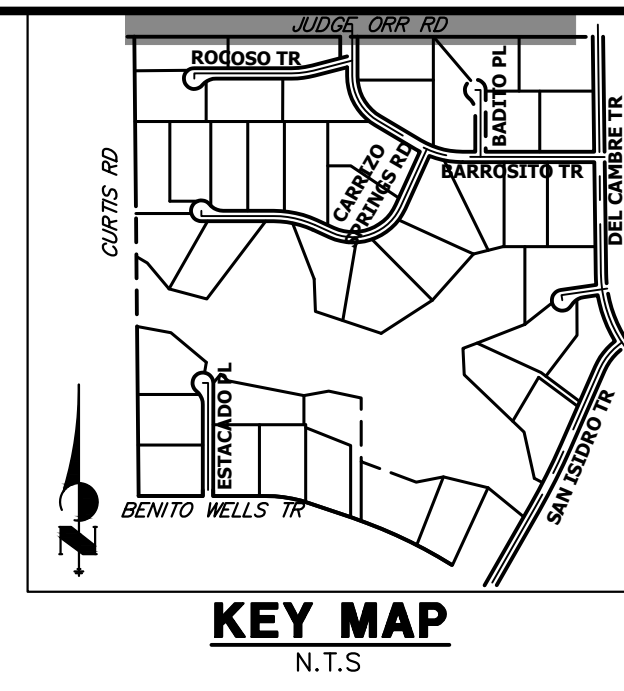
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 11/15/23  
 DATE

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 BY DATE  
 No. REVISION  
 H-SCALE 1"=50'  
 V-SCALE N/A  
 DATE 11/15/23  
 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	6766.95		PCR
59	13+44.00	79.00' (RT)	EX. JUDGE ORR CL	6767.10		PCR
60	13+84.00	39.00' (RT)	EX. JUDGE ORR CL	6767.35		PCR
61	14+84.00	39.00' (RT)	EX. JUDGE ORR CL	6766.23		EOA
62	15+84.00	39.00' (RT)	EX. JUDGE ORR CL	6764.60		EOA

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

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

**STREET IMPROVEMENT NOTES**

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
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BY DATE

No. REVISION

H-SCALE 1"=50'  
V-SCALE N/A  
DATE 11/15/23  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

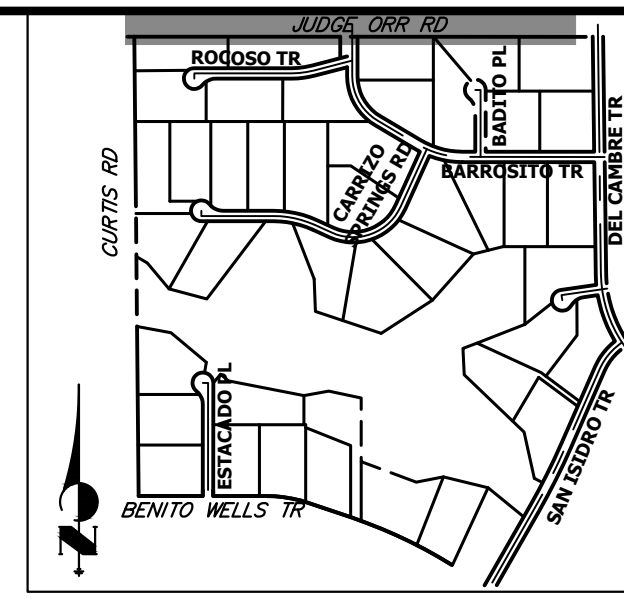
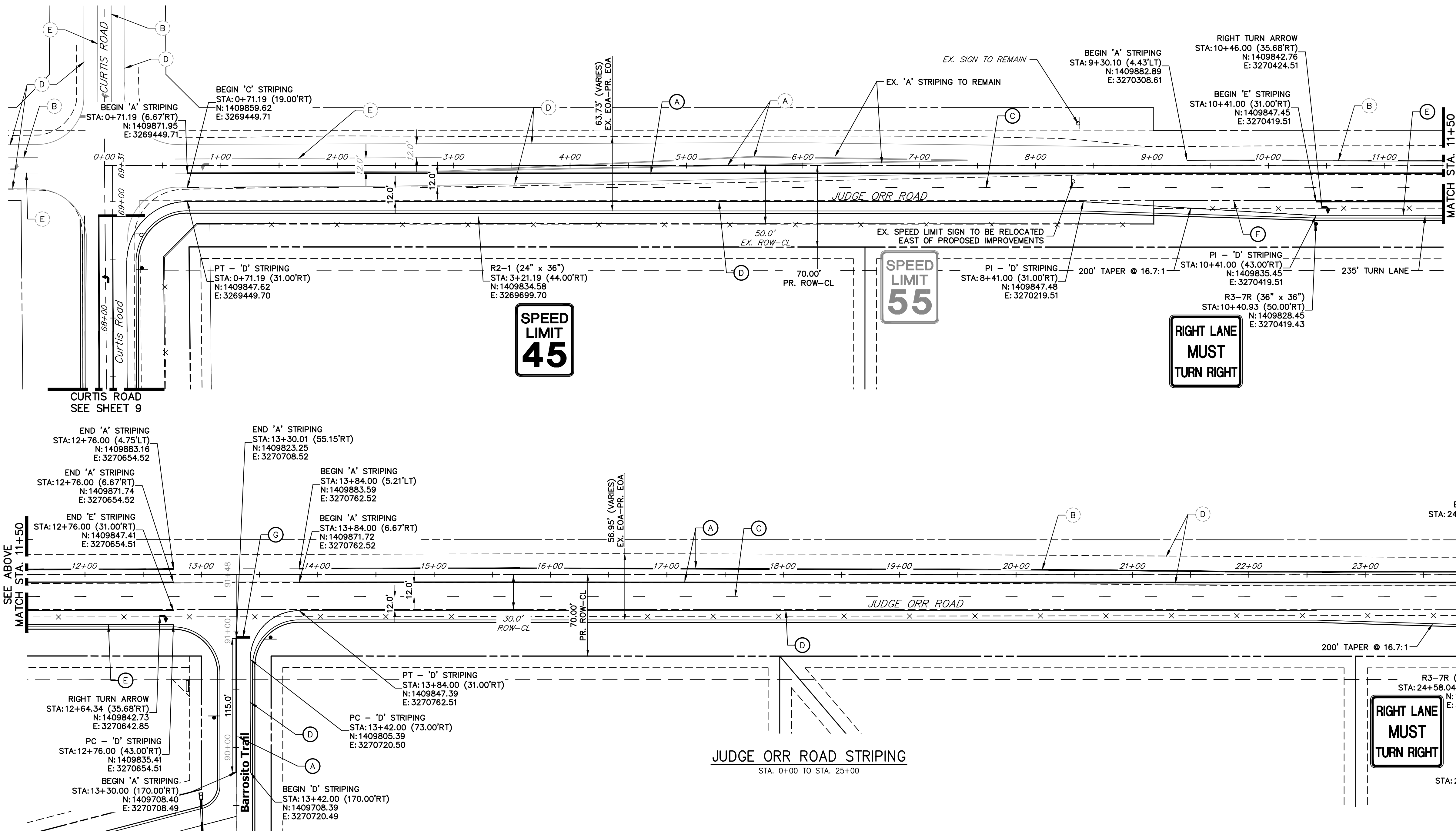
SADDLEHORN RANCH -  
FILING 3  
CURTIS RD & JUDGE ORR RD  
GRADING PLAN

SHEET 10 OF 63  
JOB NO. 25142.05









**JUDGE ORR 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**

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

**LEGEND**

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

Judge Orr 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

11/15/23  
 DATE

**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  
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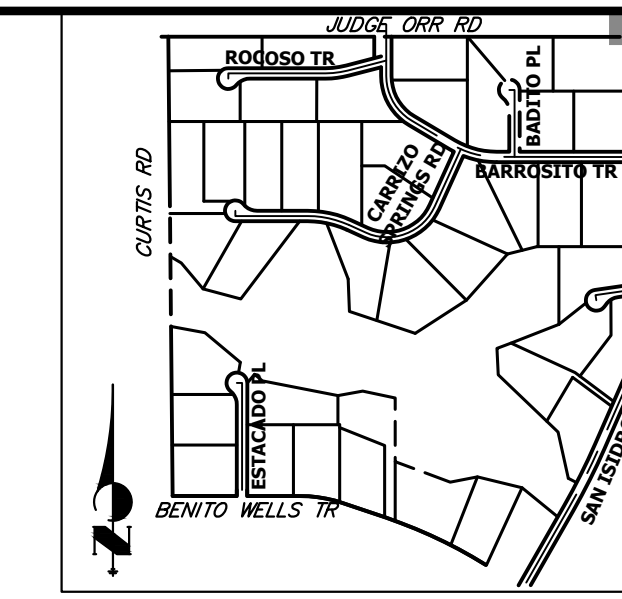
11/15/23  
 DATE

SHEET 13 OF 63  
 JOB NO. 25142.05

**J.R. ENGINEERING**  
 A Westman Company  
 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

CENTRAL 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com





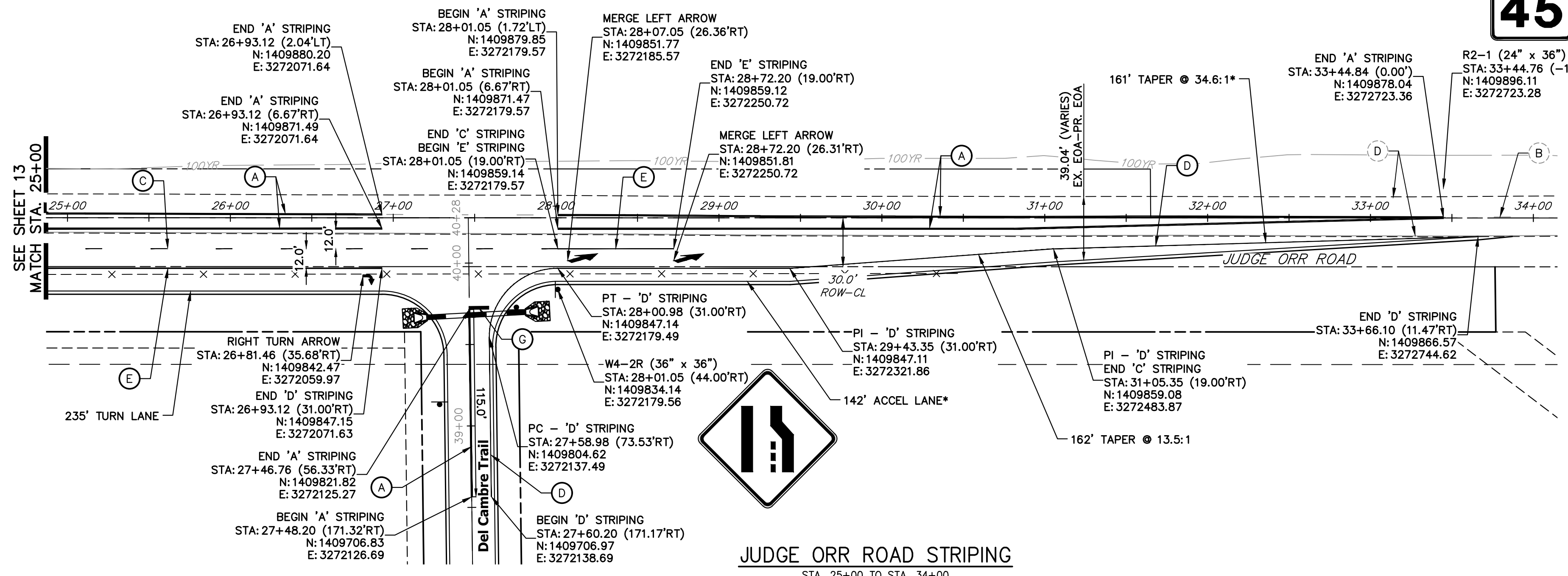
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
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 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:**  
 ALL EXISTING STRIPING SHOWN ON JUDGE ORR ROAD IS APPROXIMATE BASED ON THE BEST DATA AVAILABLE. EXISTING STRIPING SHOWN ON PLANS MAY NOT EXACTLY MATCH EXISTING CONDITIONS ON SITE.

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

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

**SIGNING AND STRIPING NOTES**

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

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

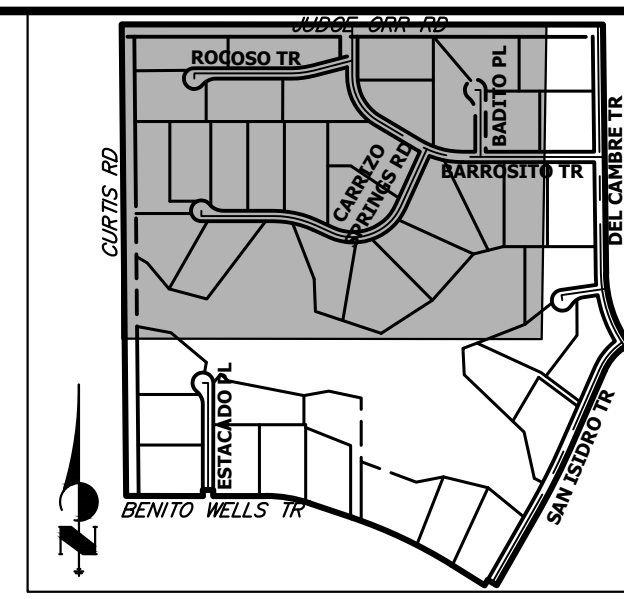
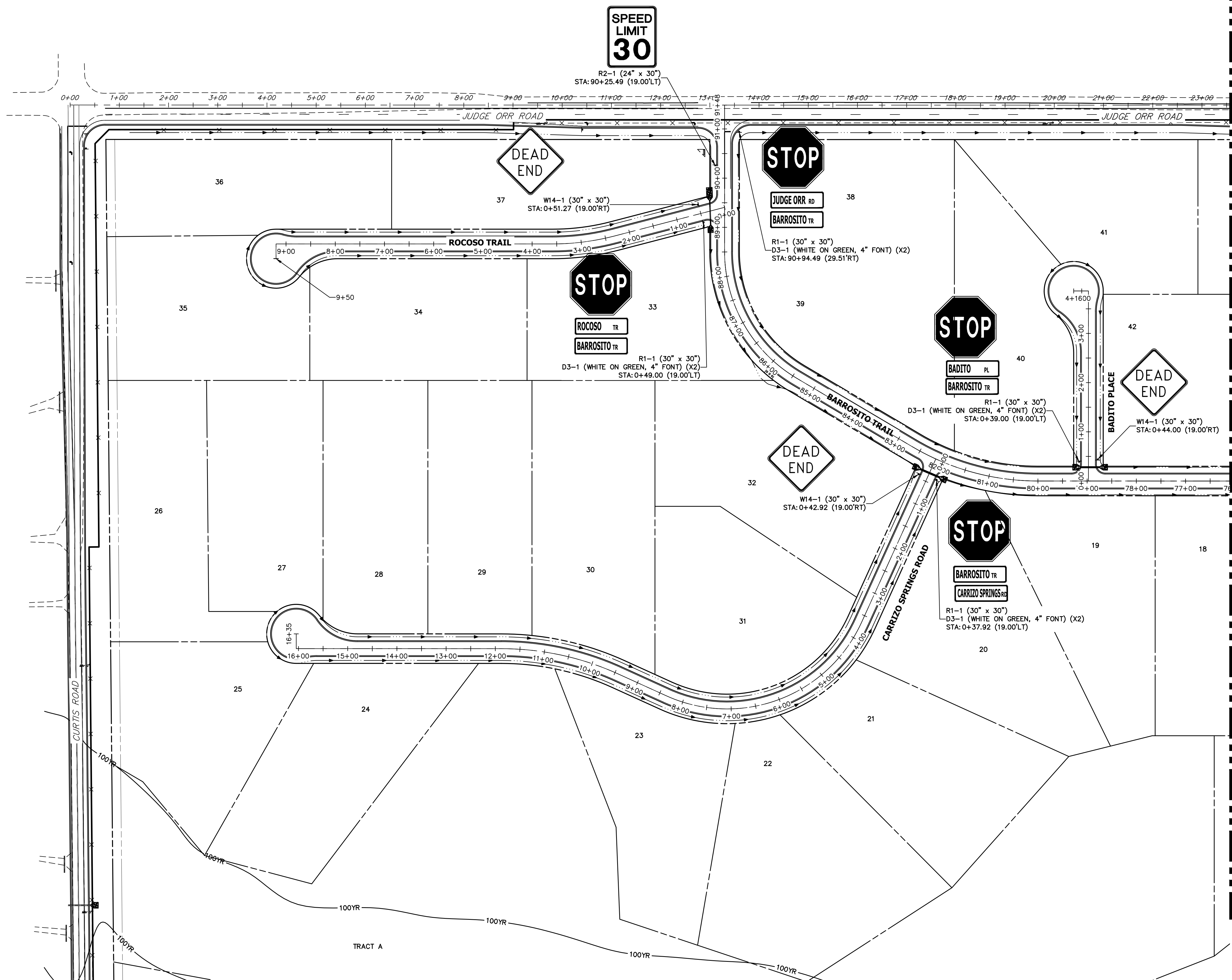
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/23  
 DATE

No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=50'	N/A	11/15/23	RWK	RWK	

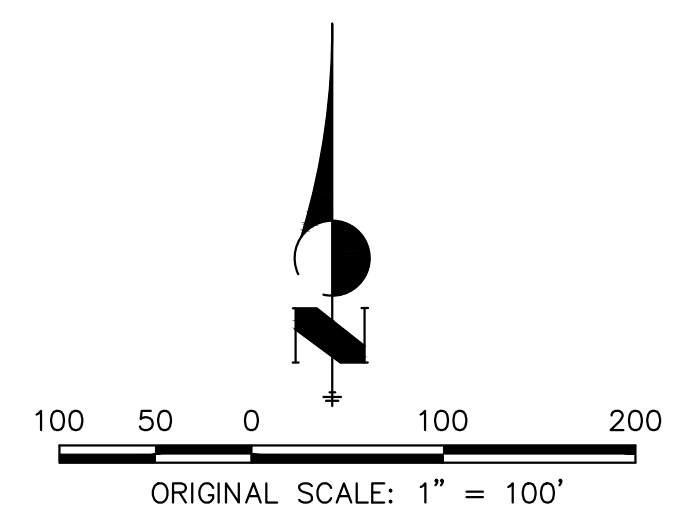
SADDLEHORN RANCH - FILING 3  
 CURTIS RD & JUDGE ORR RD  
 SIGNAGE & STRIPING PLAN

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

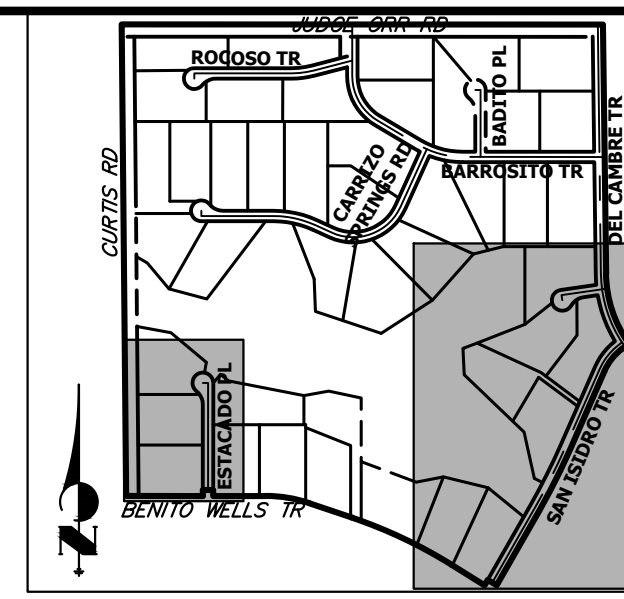
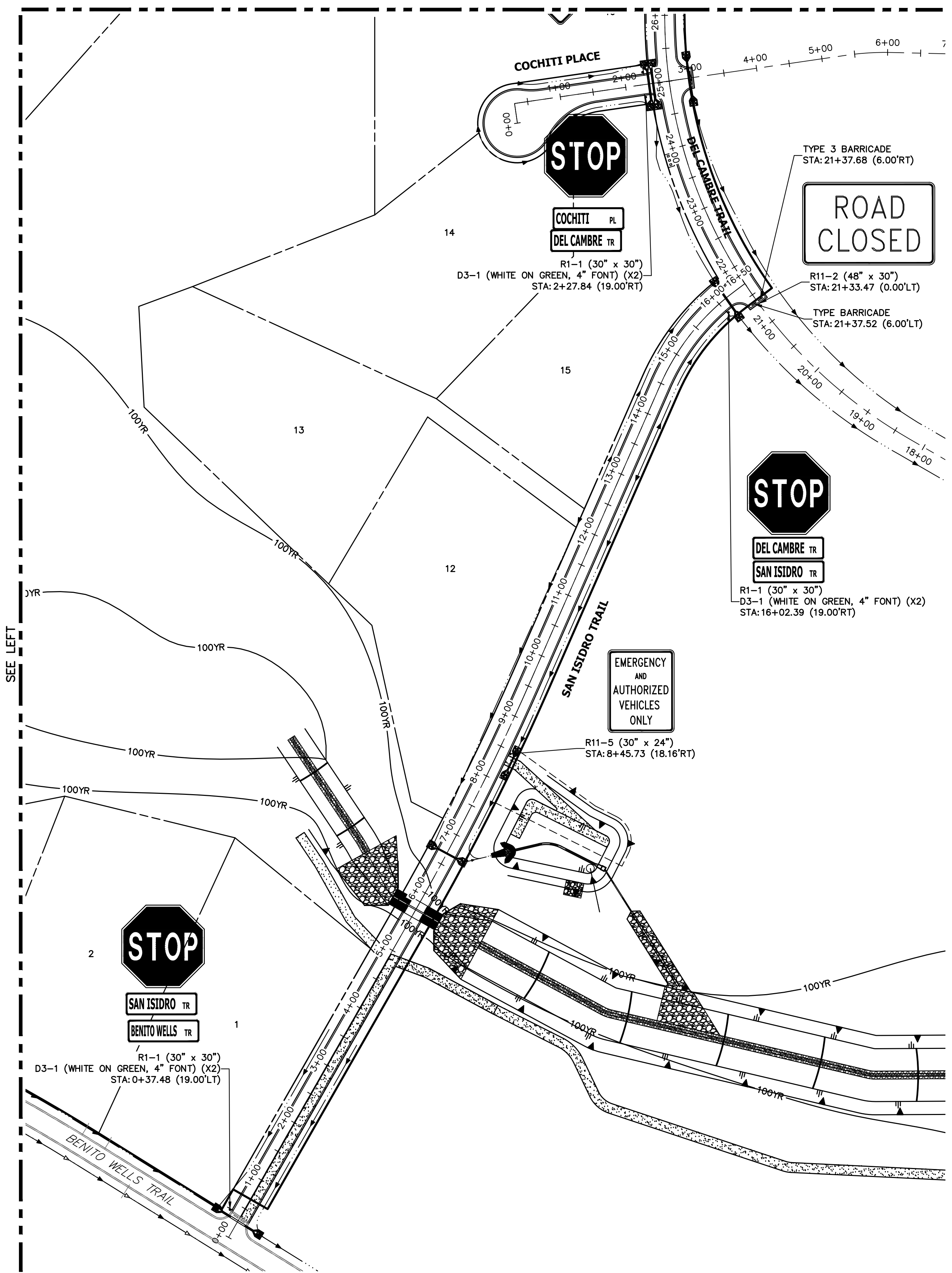
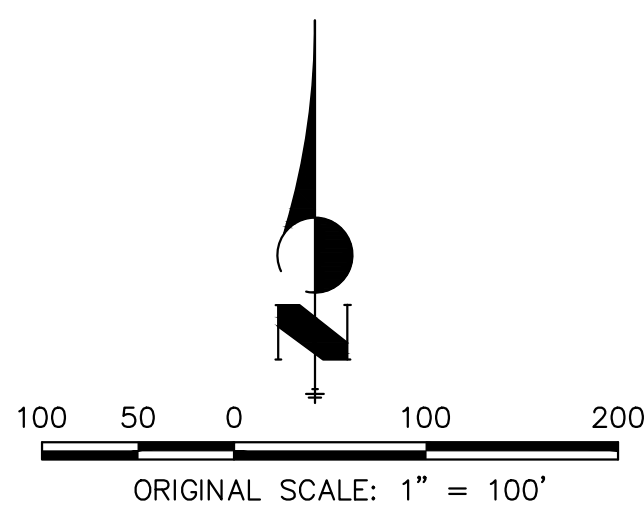
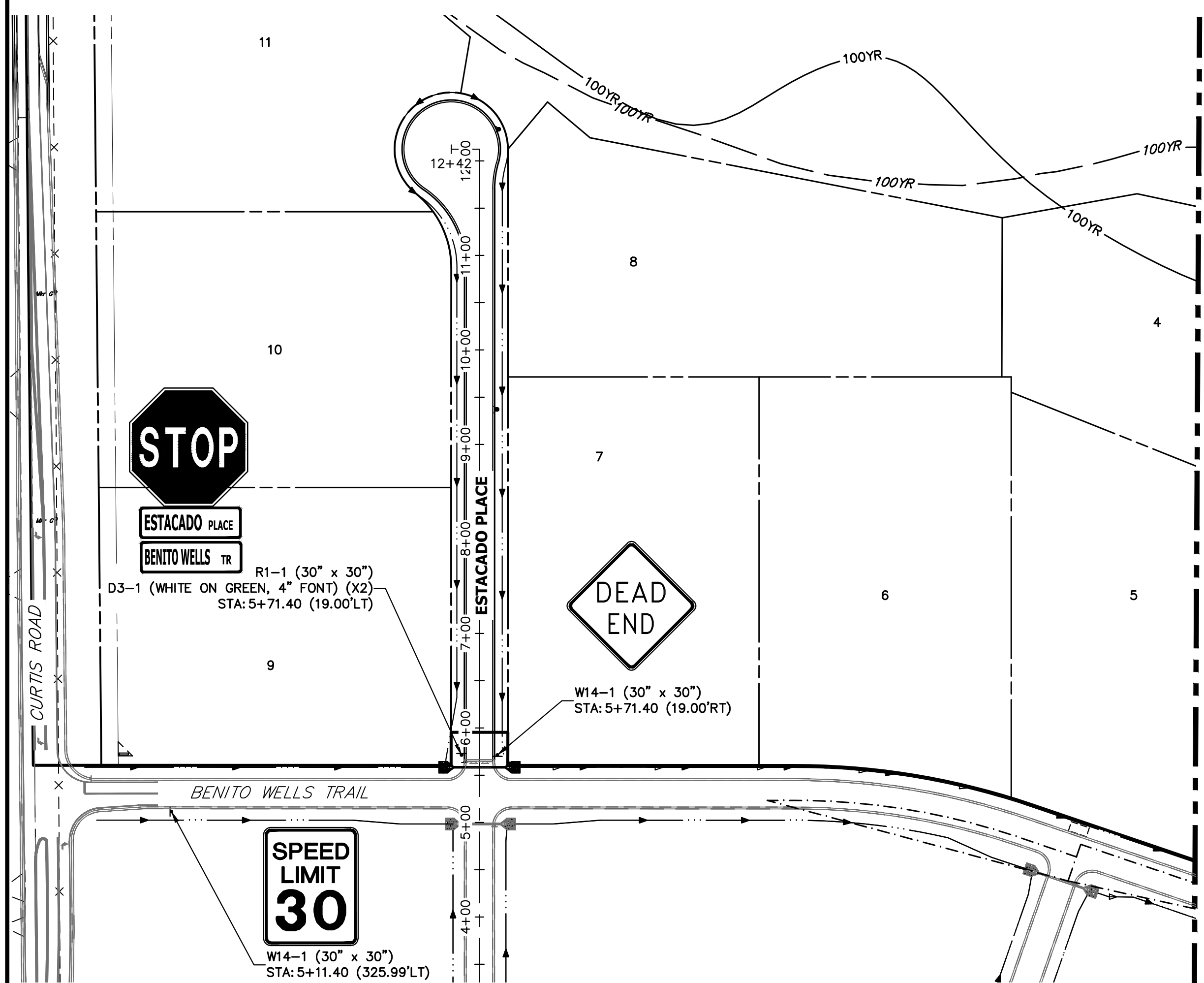
H-SCALE	1"=100'
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	

**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  
DATE 11/15/23









SEE SHEET 16

SEE LEFT

SEE RIGHT

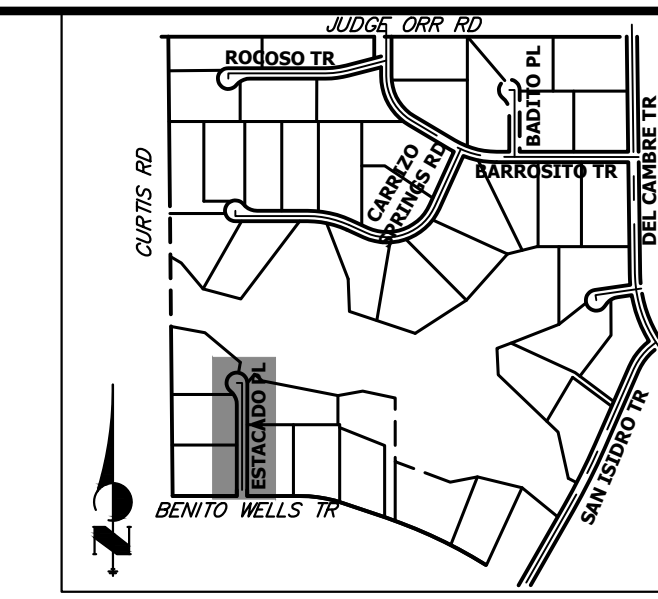


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 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/23  
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
<b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-8888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=100'
V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	
SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN	
SHEET 17 OF 63 JOB NO. 25142.05	



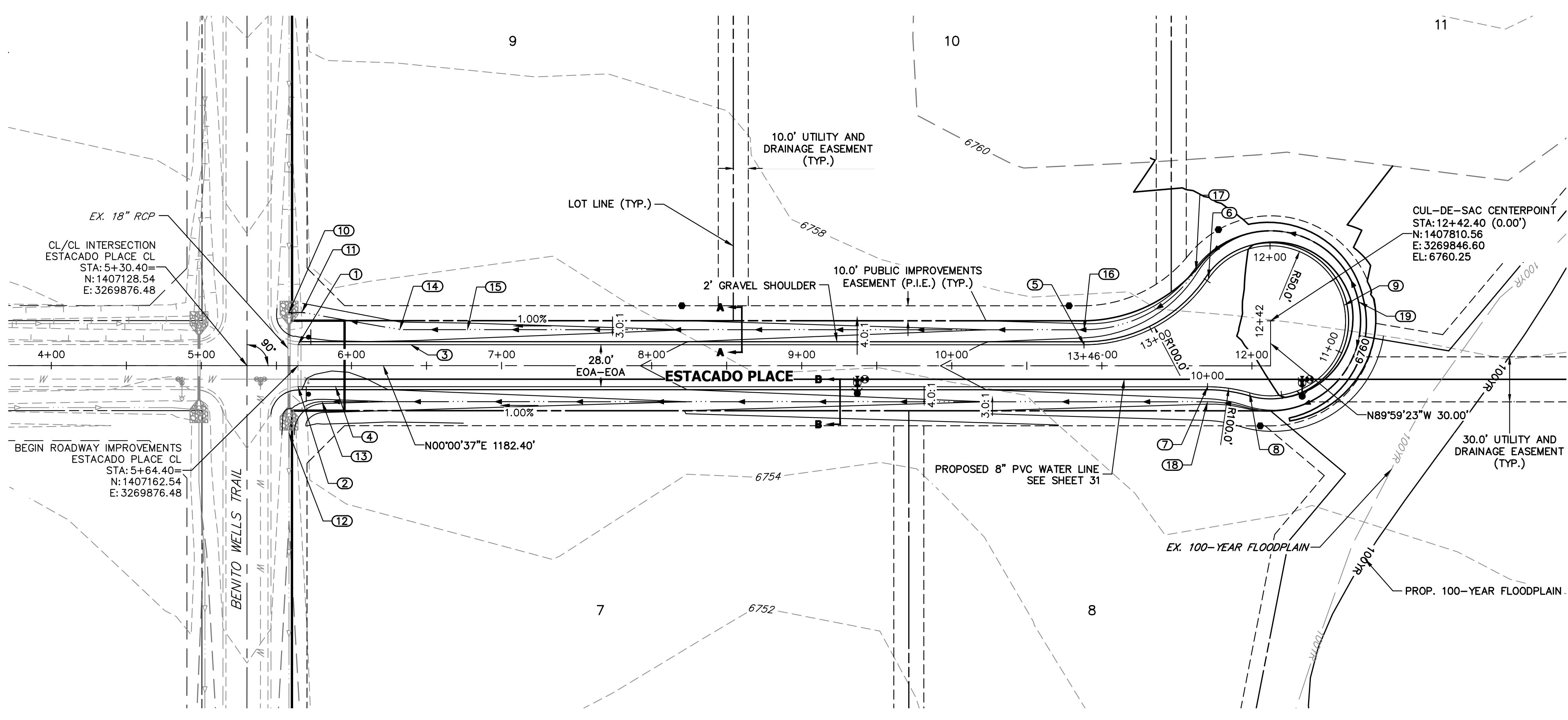


**KEY MAP**  
N.T.S.

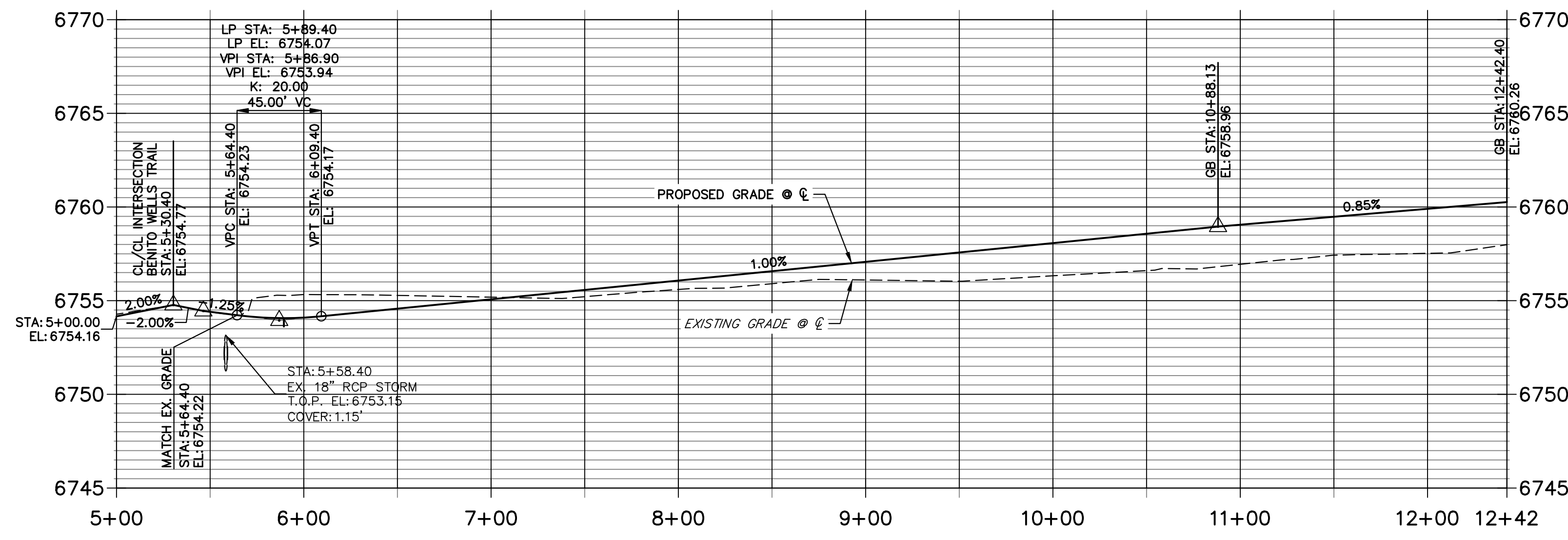
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2495 RIGDON STREET  
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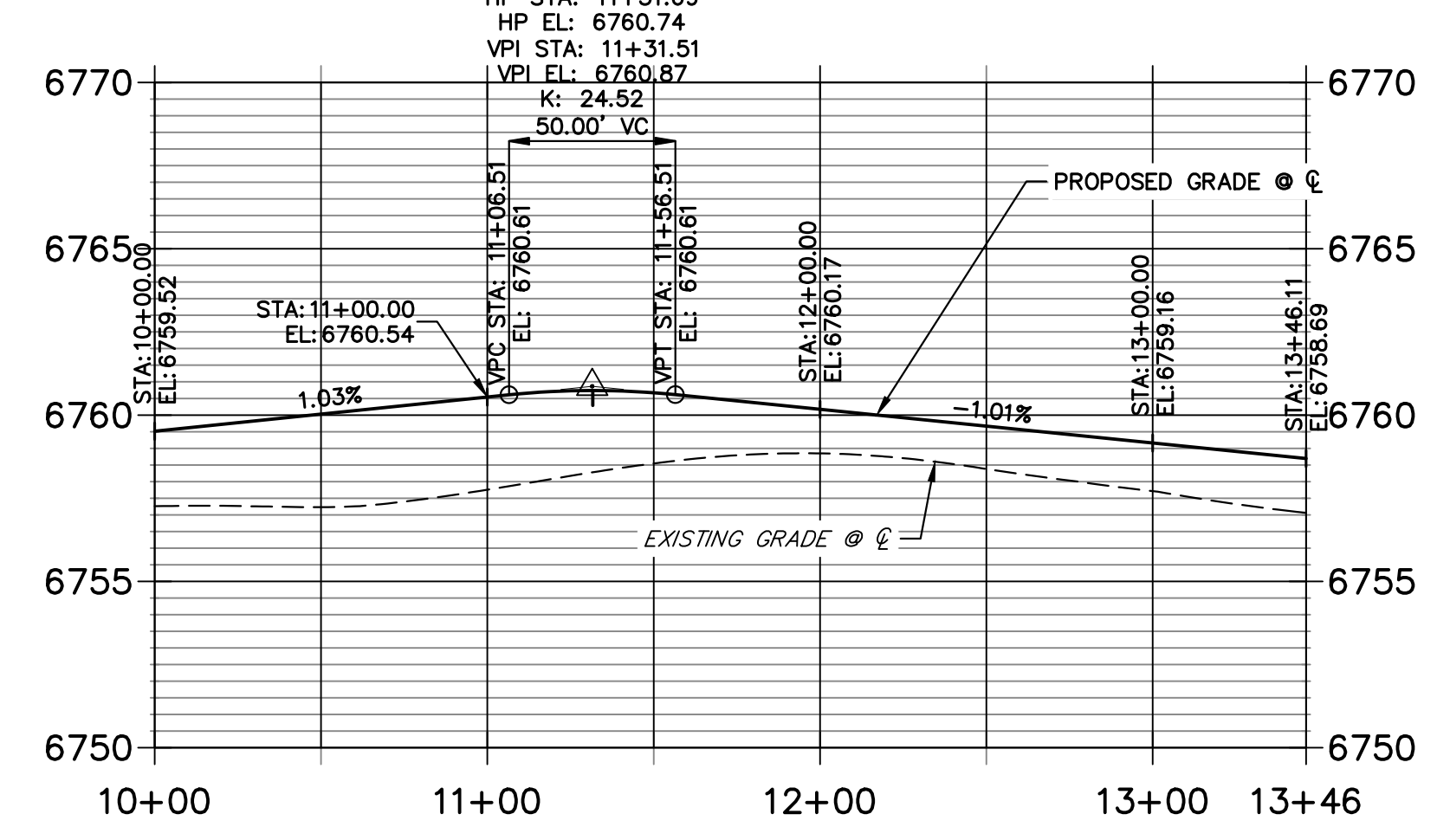
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com



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

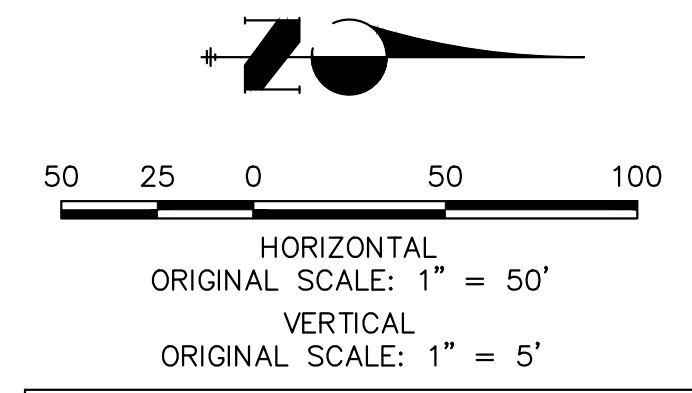


**ESTACADO PLACE CUL-DE-SAC PROFILE  
STA 10+00.00 TO 13+46.11**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	5+64.40	14.00' (LT)	ESTACADO PLACE CL	6754.36		MATCH EX ASPH
2	5+64.40	14.00' (RT)	ESTACADO PLACE CL	6754.08		MATCH EX ASPH
3	6+39.40	14.00' (LT)	ESTACADO PLACE CL	6754.19		GB
4	5+89.40	14.00' (RT)	ESTACADO PLACE CL	6753.79		LOW PT
5	10+88.13	14.00' (LT)	ESTACADO PLACE CL	6758.69		PC
6	???	???' (???)	ESTACADO PLACE CL	6759.65		PRC
7	11+70.40	14.00' (RT)	ESTACADO PLACE CL	6759.52		PC
8	11+98.40	18.00' (RT)	ESTACADO PLACE CL	6759.79		PRC
10	5+58.40	35.51' (LT)	ESTACADO PLACE CL	6751.95		TIE INTO EX. SWALE
11	5+66.90	35.51' (LT)	ESTACADO PLACE CL	6751.99		SWALE PI
12	5+58.40	44.89' (RT)	ESTACADO PLACE CL	6750.83		TIE INTO EX. SWALE
13	5+80.37	24.00' (RT)	ESTACADO PLACE CL	6751.58		SWALE PC
14	6+32.16	24.00' (LT)	ESTACADO PLACE CL	6752.32		SWALE PI
15	6+77.29	24.00' (LT)	ESTACADO PLACE CL	6752.54		SWALE GB
16	10+88.13	24.00' (LT)	ESTACADO PLACE CL	6756.65		SWALE PC/GB
17	???	???' (???)	ESTACADO PLACE CL	6757.61		SWALE PRC/GB
18	11+70.40	24.00' (RT)	ESTACADO PLACE CL	6757.48		SWALE PC/GB

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



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

**STREET IMPROVEMENT NOTES**

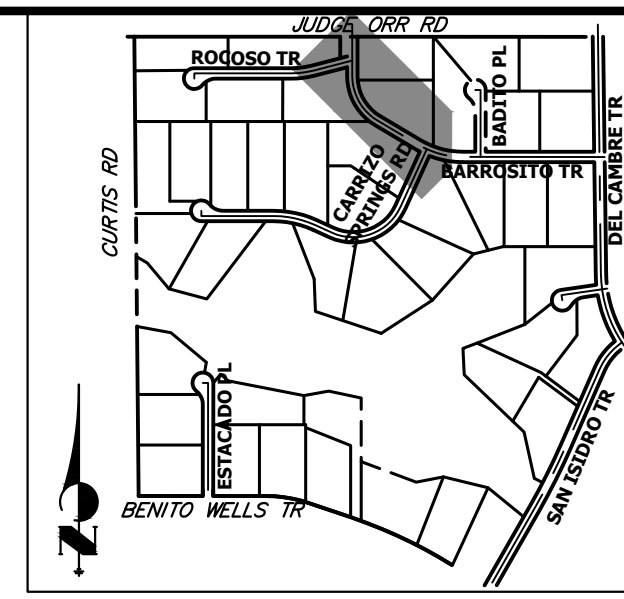
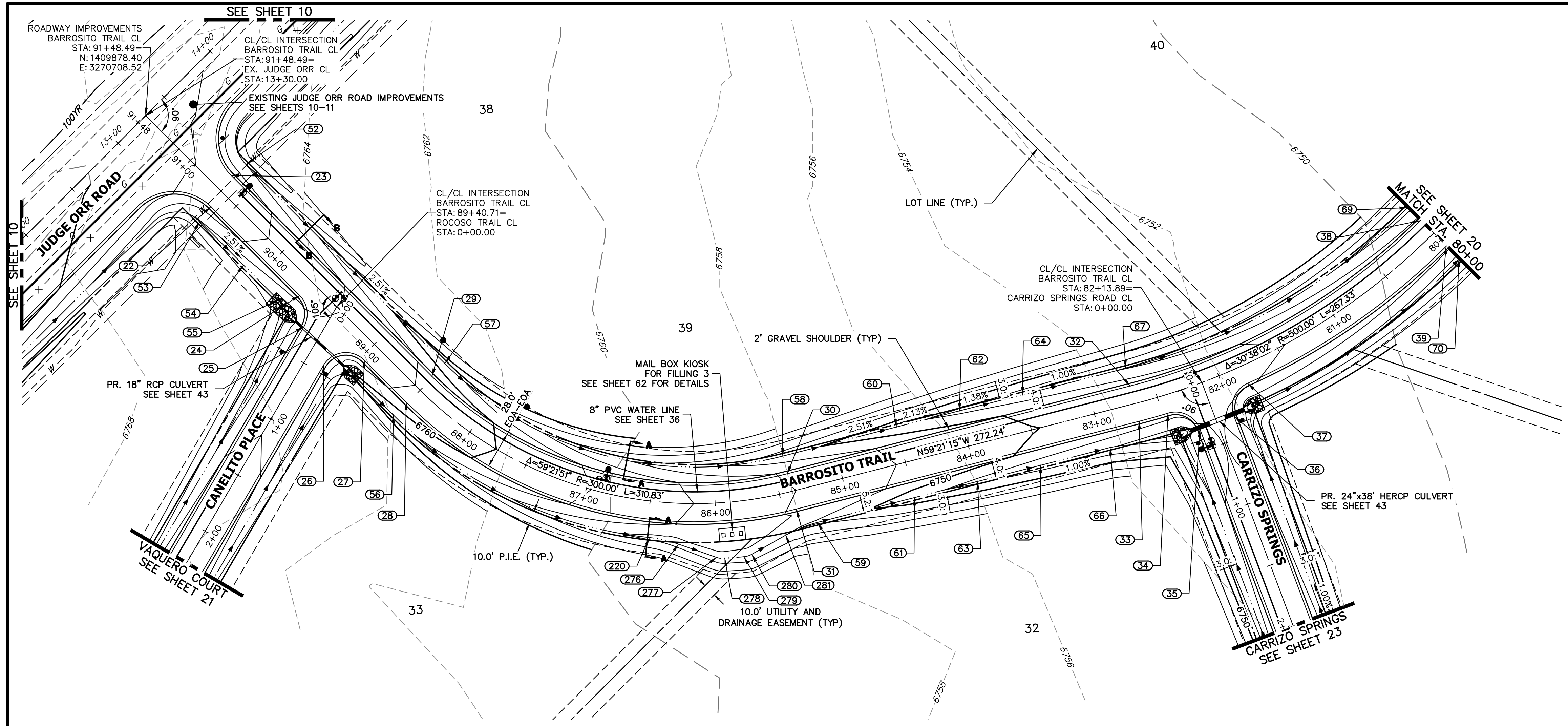
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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

**ENGINEER'S STATEMENT**

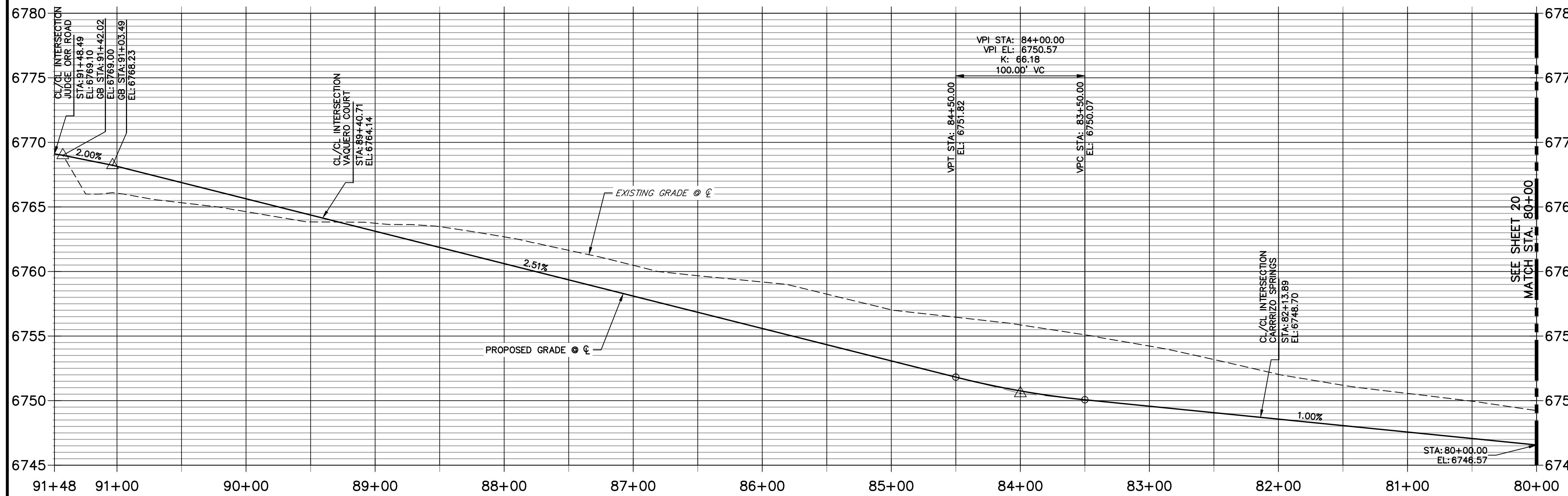
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 25043  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 11/15/23  
 DATE

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'				
						11/15/23			

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



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
22	90+63.49	14.00' (LT)	BARROSITO TRAIL CL	6766.95		PCR
23	90+69.49	14.00' (RT)	BARROSITO TRAIL CL	6767.10		PCR
24	89+66.98	14.00' (LT)	BARROSITO TRAIL CL	6764.52		PCR
25	89+47.63	28.95' (LT)	BARROSITO TRAIL CL	6763.38		PCR
26	89+16.06	39.05' (LT)	BARROSITO TRAIL CL	6763.20		PCR
27	88+96.71	14.00' (LT)	BARROSITO TRAIL CL	6762.76		PCR
28	88+51.13	14.00' (LT)	BARROSITO TRAIL CL	6761.61		PC
29	88+51.13	14.00' (RT)	BARROSITO TRAIL CL	6761.61		PC
30	85+40.30	14.00' (RT)	BARROSITO TRAIL CL	6753.81		PT
31	85+40.30	14.00' (LT)	BARROSITO TRAIL CL	6753.81		PT
32	82+68.07	14.00' (RT)	BARROSITO TRAIL CL	6748.97		PC
33	82+68.07	14.00' (LT)	BARROSITO TRAIL CL	6748.97		PC
34	82+45.75	14.00' (LT)	BARROSITO TRAIL CL	6748.74		PCR
35	82+27.02	33.10' (LT)	BARROSITO TRAIL CL	6747.86		PCR
36	82+00.76	33.10' (LT)	BARROSITO TRAIL CL	6747.86		PCR
37	81+82.03	14.00' (LT)	BARROSITO TRAIL CL	6748.11		PCR
38	80+00.72	14.00' (RT)	BARROSITO TRAIL CL	6746.29		PT
39	80+00.72	14.00' (LT)	BARROSITO TRAIL CL	6746.29		PT
52	90+67.49	28.00' (RT)	BARROSITO TRAIL CL	6764.01		SWALE GB
53	90+61.49	28.00' (LT)	BARROSITO TRAIL CL	6763.85		SWALE GB
54	90+14.10	28.00' (LT)	BARROSITO TRAIL CL	6762.66		SWALE GB
55	89+76.20	28.00' (LT)	BARROSITO TRAIL CL	6762.29		SWALE GB
56	88+51.16	27.88' (LT)	BARROSITO TRAIL CL	6758.60		SWALE PC/GB
57	88+51.13	28.00' (RT)	BARROSITO TRAIL CL	6758.57		SWALE PC/GB
58	85+40.30	28.00' (RT)	BARROSITO TRAIL CL	6750.77		SWALE PT/GB
59	85+27.11	28.00' (LT)	BARROSITO TRAIL CL	6751.73		SWALE PT/GB
60	84+50.00	28.00' (RT)	BARROSITO TRAIL CL	6748.50		SWALE GB
61	84+50.00	28.00' (LT)	BARROSITO TRAIL CL	6748.50		SWALE GB
62	84+00.00	28.00' (RT)	BARROSITO TRAIL CL	6747.43		SWALE GB
63	84+00.00	28.00' (LT)	BARROSITO TRAIL CL	6747.43		SWALE GB
64	83+50.00	28.00' (RT)	BARROSITO TRAIL CL	6746.75		SWALE GB
65	83+50.00	28.00' (LT)	BARROSITO TRAIL CL	6746.75		SWALE GB
69	80+00.72	28.00' (RT)	BARROSITO TRAIL CL	6743.25		SWALE PT/GB
70	80+00.72	28.00' (LT)	BARROSITO TRAIL CL	6743.20		SWALE PT/GB
220	86+47.54	28.00' (LT)	BARROSITO TRAIL CL	6753.46		SWALE PC/GB
276	86+26.93	31.40' (LT)	BARROSITO TRAIL CL	0.00		SWALE PT/GB
277	86+00.91	41.79' (LT)	BARROSITO TRAIL CL	0.00		SWALE PC
278	85+95.46	42.93' (LT)	BARROSITO TRAIL CL	6752.74		SWALE PT
279	85+82.52	42.93' (LT)	BARROSITO TRAIL CL	6752.60		SWALE PC
280	85+77.07	41.79' (LT)	BARROSITO TRAIL CL	6752.53		SWALE PT/GB
281	85+51.83	31.67' (LT)	BARROSITO TRAIL CL	6752.01		SWALE PC/GB

**STREET IMPROVEMENT NOTES**

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

**ENGINEER'S STATEMENT**

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

11/15/23  
 DATE

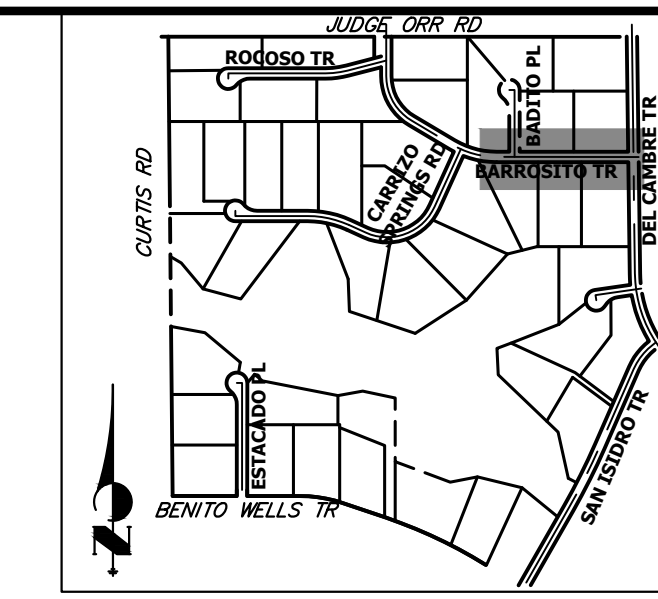
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE  
 SHEET 19 OF 63  
 JOB NO. 25142.05

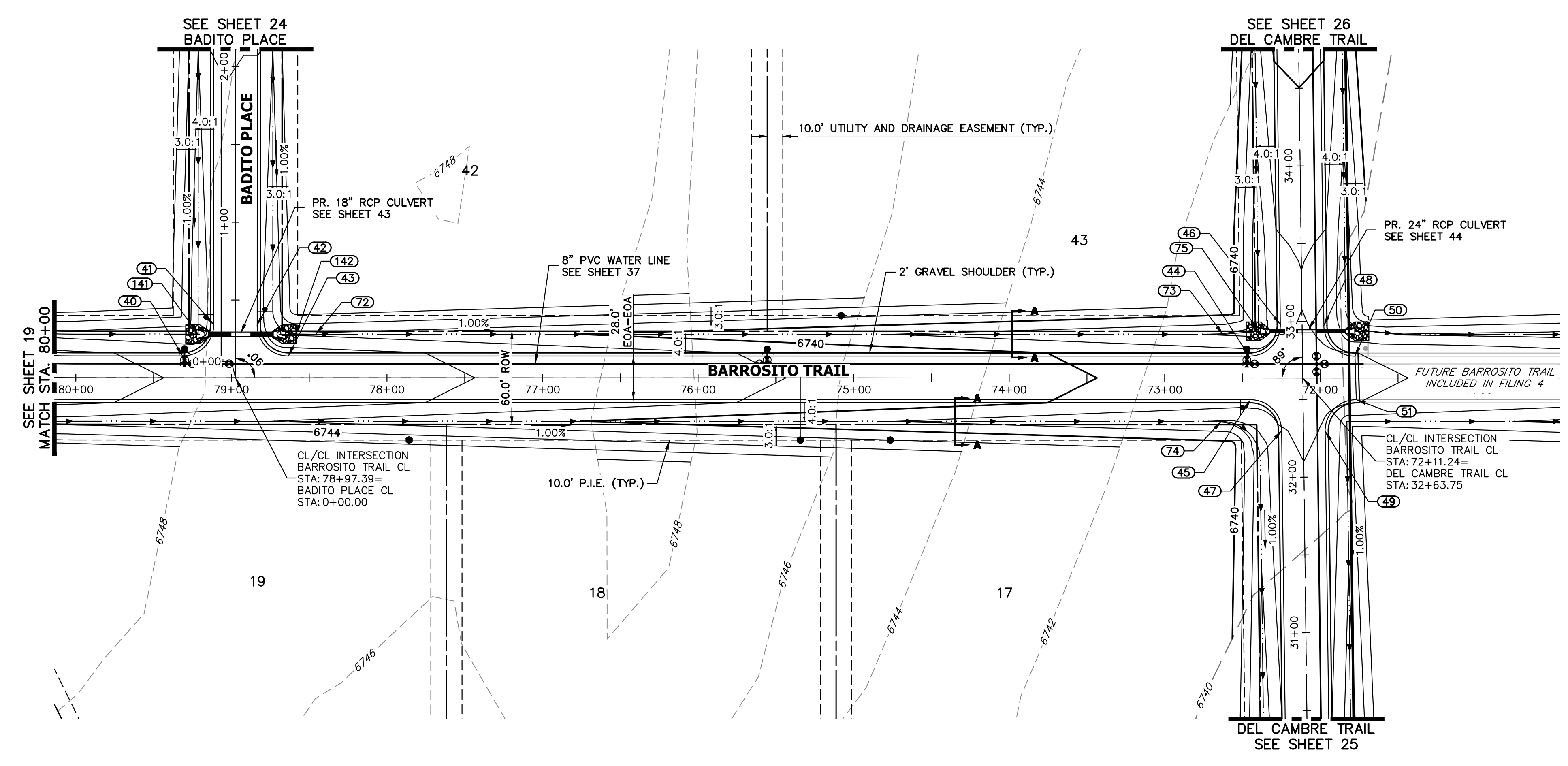




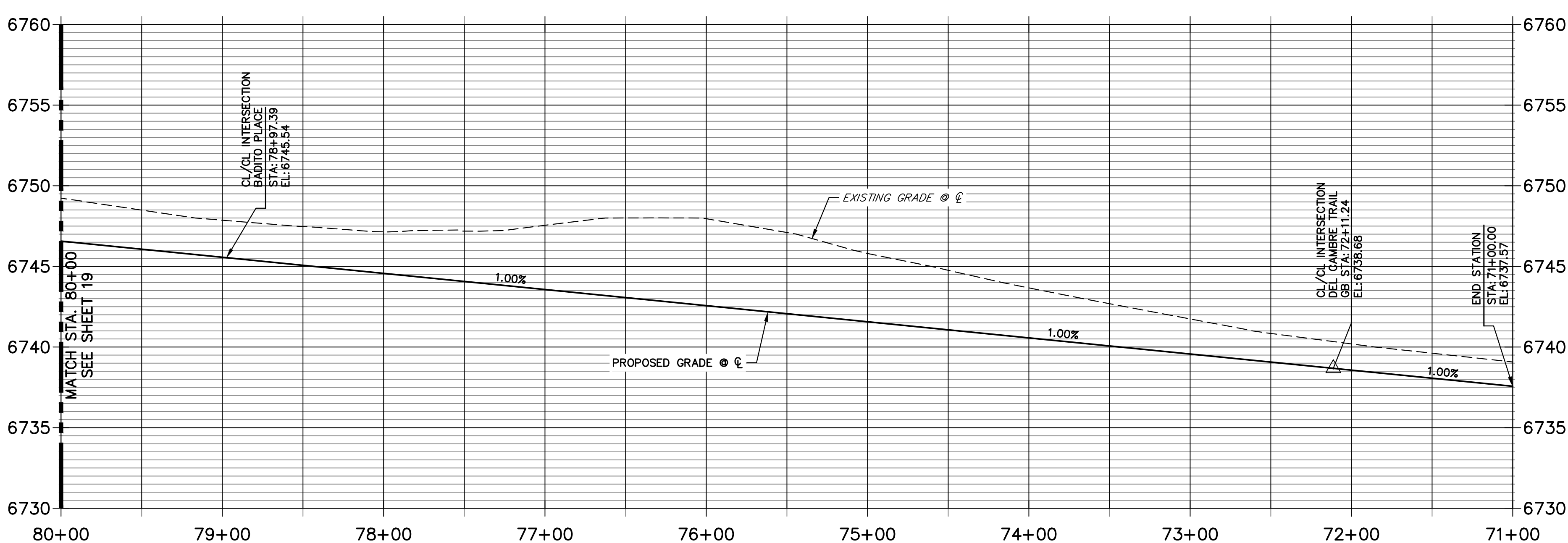
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**BARROSITO TRAIL CL PROFILE (2)  
 STA 71+00.00 TO 80+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
40	79+31.39	14.00' (RT)	BARROSITO TRAIL CL	6745.60		PCR
41	79+11.39	34.00' (RT)	BARROSITO TRAIL CL	6744.64		PCR
42	78+83.39	34.00' (RT)	BARROSITO TRAIL CL	6744.64		PCR
43	78+63.39	14.00' (RT)	BARROSITO TRAIL CL	6744.92		PCR
44	72+45.67	14.00' (RT)	BARROSITO TRAIL CL	6738.74		PCR
45	72+44.82	14.00' (LT)	BARROSITO TRAIL CL	6738.73		PCR
46	72+25.67	34.25' (RT)	BARROSITO TRAIL CL	6737.80		PCR
47	72+24.82	33.75' (LT)	BARROSITO TRAIL CL	6737.92		PCR
48	71+97.66	33.75' (RT)	BARROSITO TRAIL CL	6737.81		PCR
49	71+96.81	34.25' (LT)	BARROSITO TRAIL CL	6737.91		PCR
50	71+77.67	14.00' (RT)	BARROSITO TRAIL CL	6738.06		PCR
51	71+76.81	14.00' (LT)	BARROSITO TRAIL CL	6738.05		PCR
72	78+45.80	28.00' (RT)	BARROSITO TRAIL CL	6741.70		SWALE GB
73	72+62.48	28.00' (RT)	BARROSITO TRAIL CL	6735.87		SWALE PI/GB
75	72+39.62	30.00' (RT)	BARROSITO TRAIL CL	6734.67		END SWALE
141	79+21.39	28.00' (RT)	BARROSITO TRAIL CL	6742.17		END SWALE
142	78+58.41	28.00' (RT)	BARROSITO TRAIL CL	6741.77		BEGIN SWALE

HORIZONTAL ORIGINAL SCALE: 1" = 50'  
 VERTICAL ORIGINAL SCALE: 1" = 5'  
  
**811**  
 Know what's below.  
 Call before you dig.

**STREET IMPROVEMENT NOTES**

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
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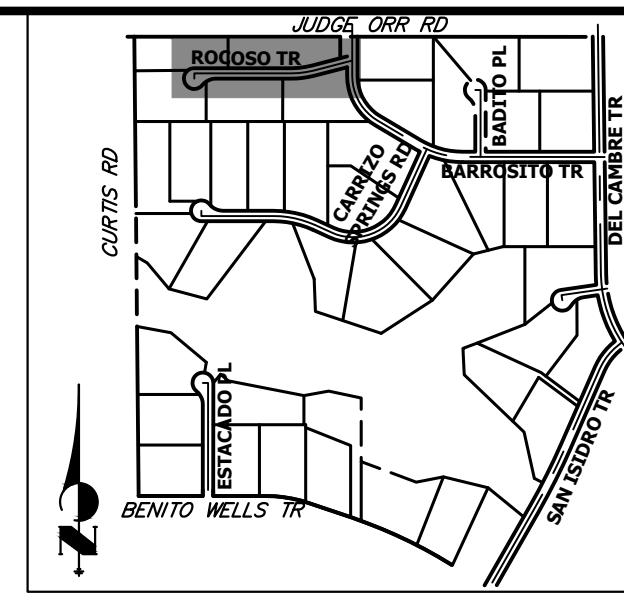
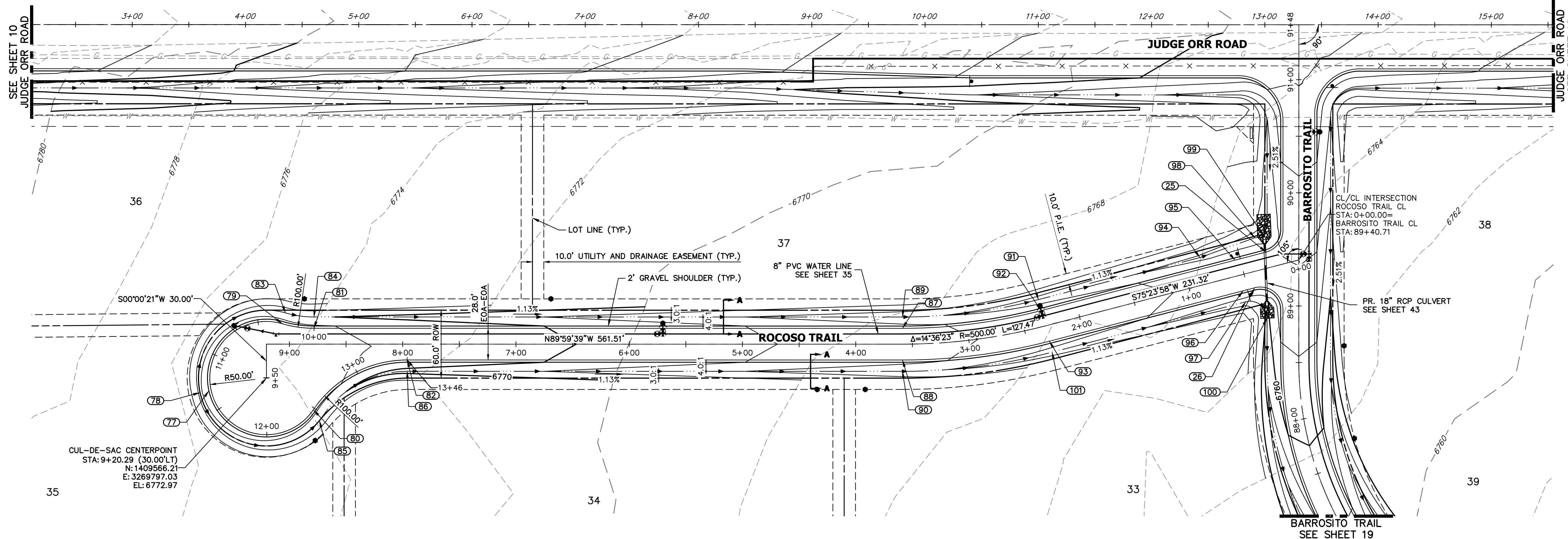
**ENGINEER'S STATEMENT**

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: 11/15/23

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	11/15/23	RWK	RWK	

SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE  
 SHEET 20 OF 63  
 JOB NO. 25142.05



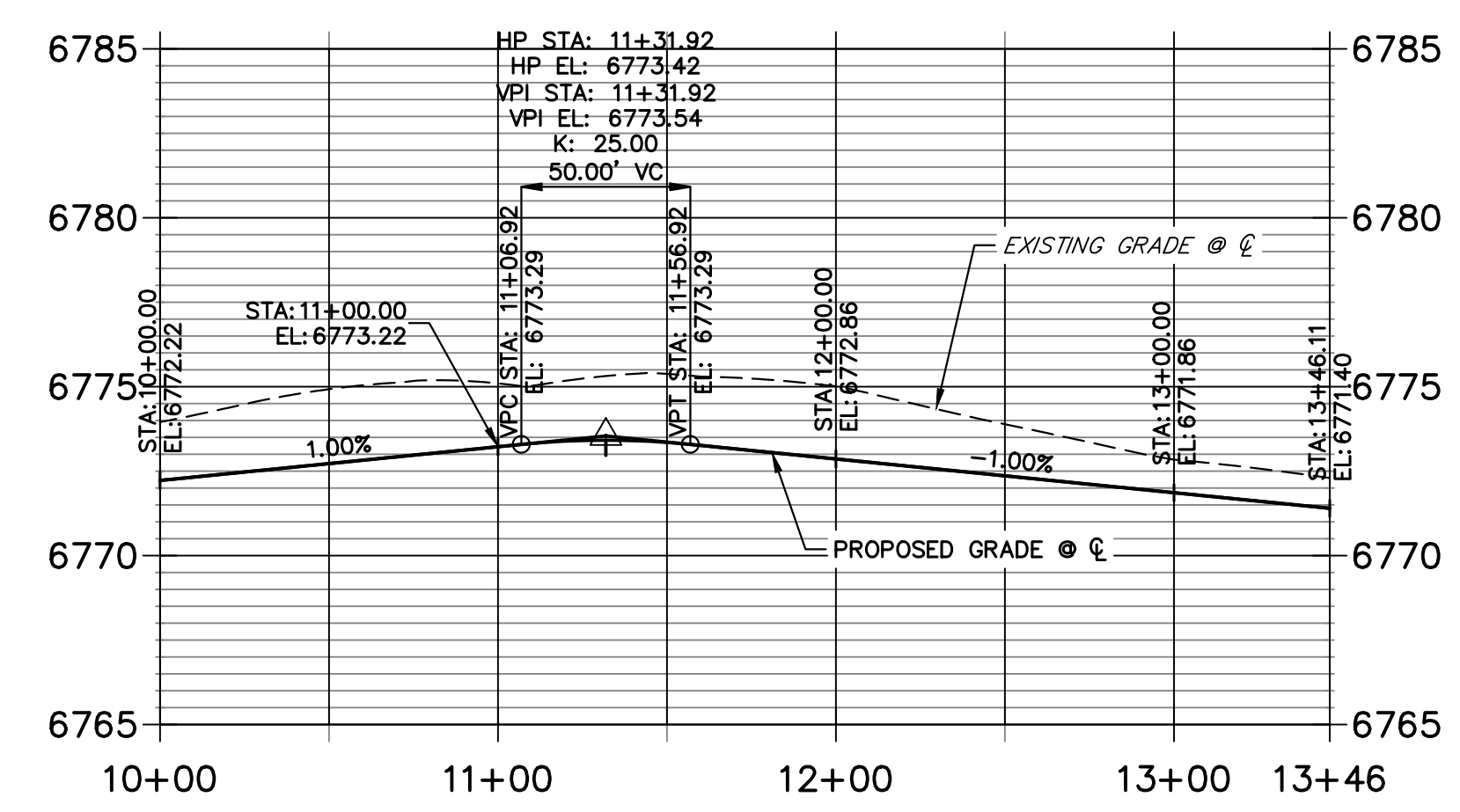
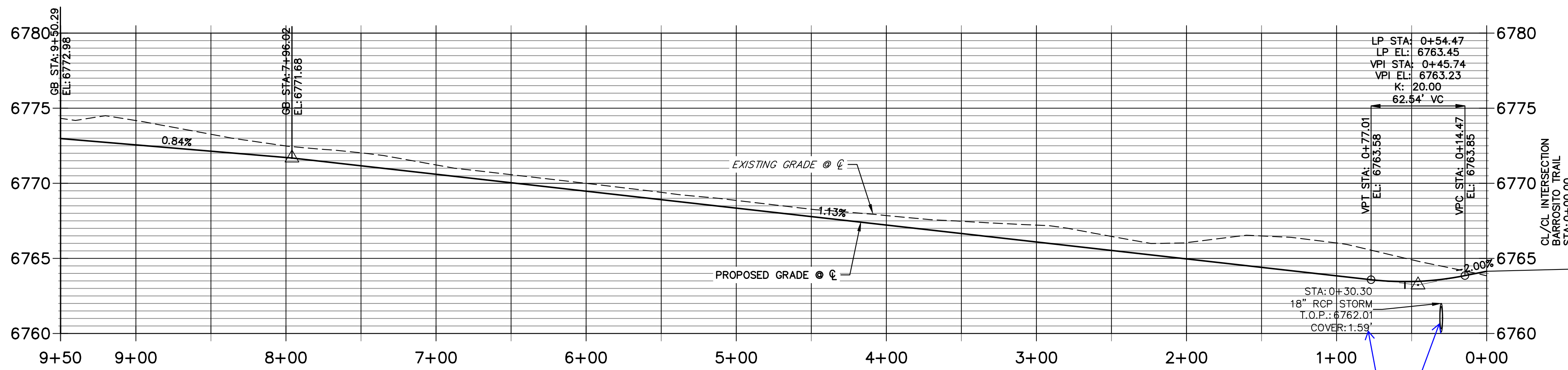


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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**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
25	0+26.27	14.00' (RT)	ROCOSO TRAIL CL	6763.38		PCR
26	0+44.00	14.00' (LT)	ROCOSO TRAIL CL	6763.20		PCR
79	9+06.29	18.00' (RT)	ROCOSO TRAIL CL	6772.51		PRC
81	8+78.29	14.00' (RT)	ROCOSO TRAIL CL	6772.22		PT
82	7+96.02	14.00' (LT)	ROCOSO TRAIL CL	6771.40		PT
83	9+03.49	27.60' (RT)	ROCOSO TRAIL CL	6770.47		SWALE PC/GB
84	8+78.29	24.00' (RT)	ROCOSO TRAIL CL	6770.18		SWALE PT/GB
86	7+96.02	24.00' (LT)	ROCOSO TRAIL CL	6769.36		SWALE PT/GB
87	3+58.78	14.00' (RT)	ROCOSO TRAIL CL	6766.47		PC
88	3+58.78	14.00' (LT)	ROCOSO TRAIL CL	6766.47		PC
89	3+58.78	24.00' (RT)	ROCOSO TRAIL CL	6764.43		SWALE PC/GB
90	3+58.78	24.00' (LT)	ROCOSO TRAIL CL	6764.43		SWALE PC/GB
91	2+31.32	24.00' (RT)	ROCOSO TRAIL CL	6763.00		SWALE GB
92	2+31.32	14.00' (RT)	ROCOSO TRAIL CL	6765.04		PT
93	2+31.32	14.00' (LT)	ROCOSO TRAIL CL	6765.04		PT

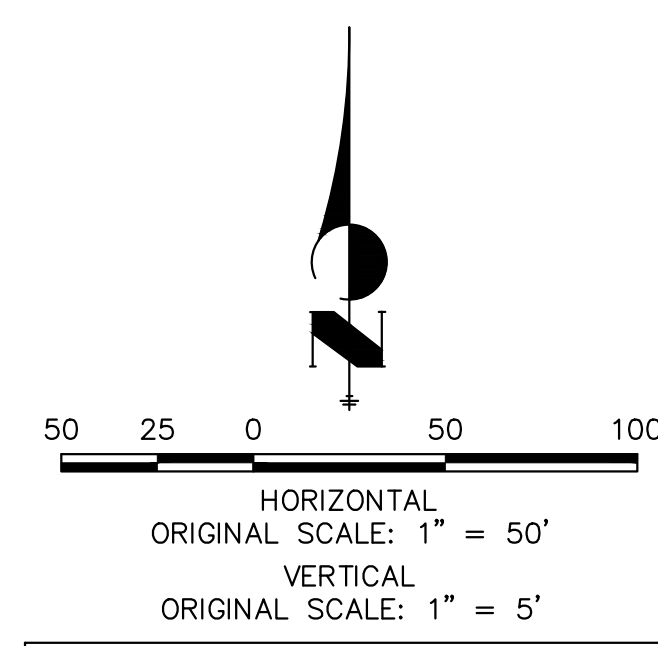
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
94	0+84.00	24.00' (RT)	ROCOSO TRAIL CL	6761.34		SWALE GB
95	0+54.47	14.00' (RT)	ROCOSO TRAIL CL	6763.17		LOW PT
96	0+54.47	14.00' (LT)	ROCOSO TRAIL CL	6763.17		LOW PT
97	0+54.60	24.00' (LT)	ROCOSO TRAIL CL	6761.13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

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
77	1409555.06	3269746.24	6773.50		HIGH PT
78	1409553.35	3269738.43	6771.50		SWALE HIGH PT
80	1409538.21	3269838.45	6772.38		PRC
85	1409528.63	3269843.80	6770.40		SWALE PC/GB

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

**STREET IMPROVEMENT NOTES**

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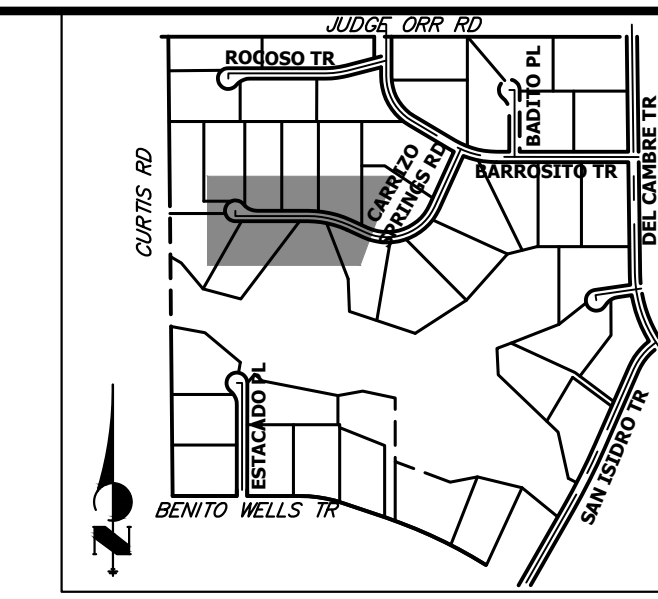
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
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11/15/23  
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No.	REVISION
SADDLEHORN RANCH - FILING 3									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 21 OF 63									
JOB NO. 25142.05									





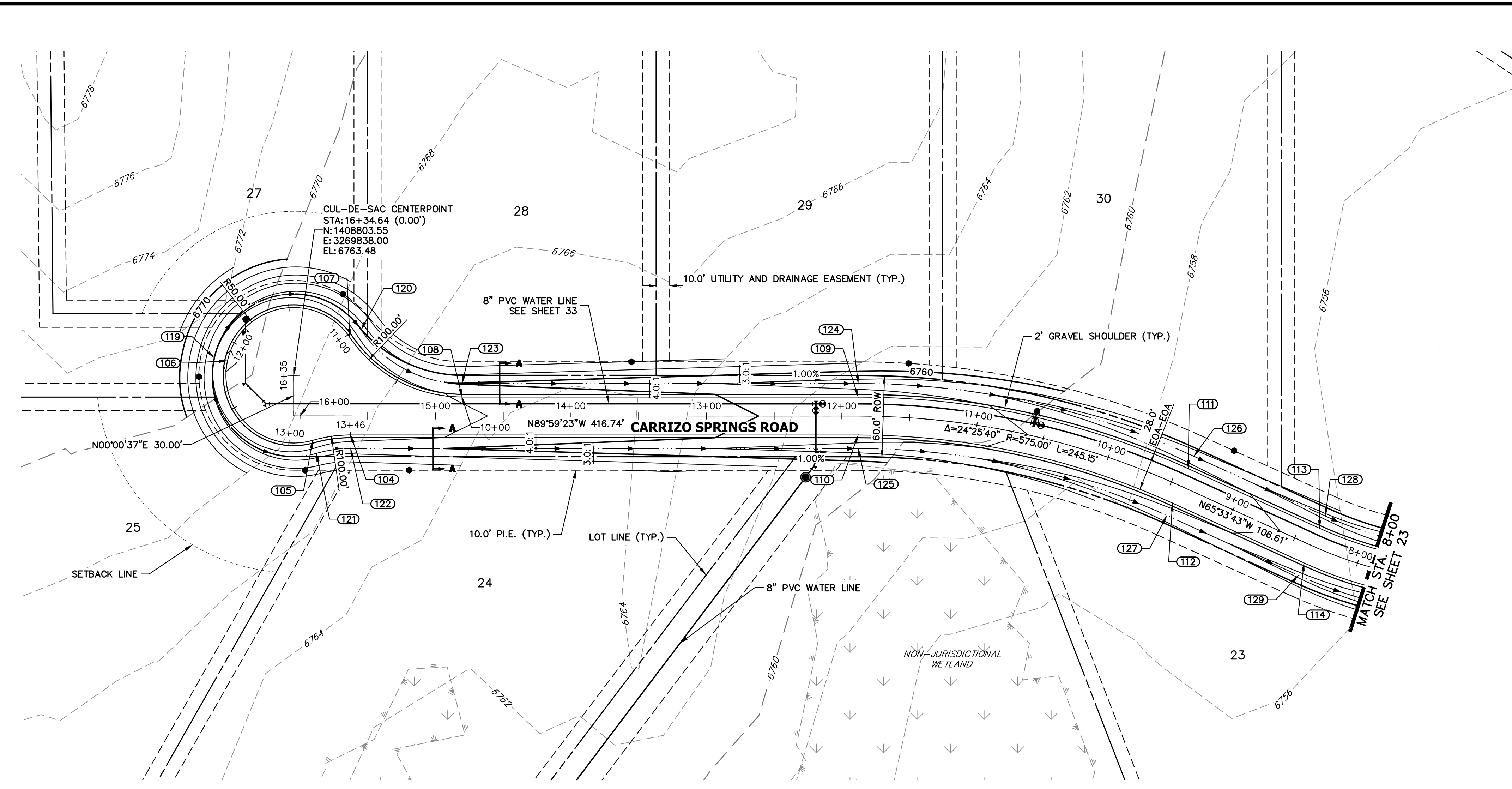
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 BRADY WILLIAMS

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

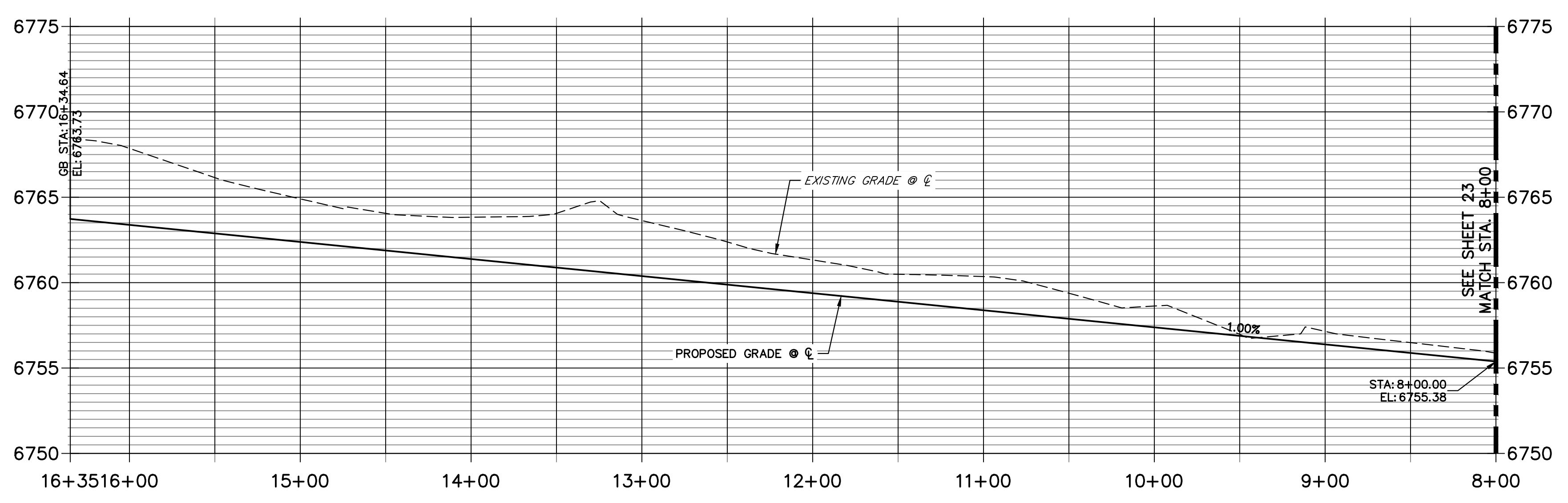
**J.R. ENGINEERING**  
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BY	DATE	No.	REVISION

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



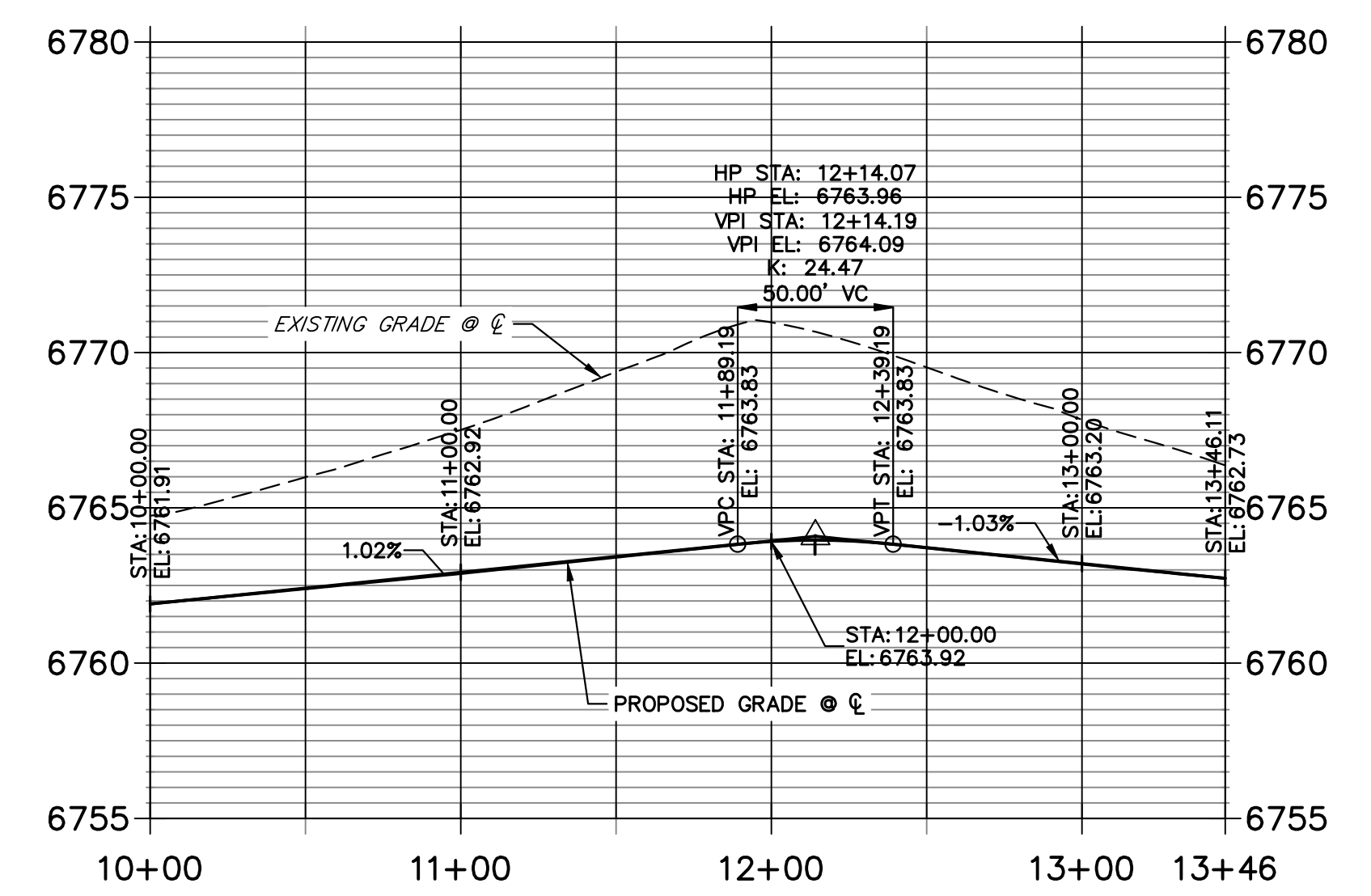
**CARRIZO SPRINGS ROAD CL PROFILE  
 STA 8+00.00 TO 16+34.64**



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

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
106	1408814.28	3269789.17	6764.09	HIGH PT
107	1408831.54	3269879.43	6762.86	PRC
119	1408816.43	3269779.40	6762.05	SWALE HIGH PT
120	1408837.14	3269887.72	6760.82	PRC

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

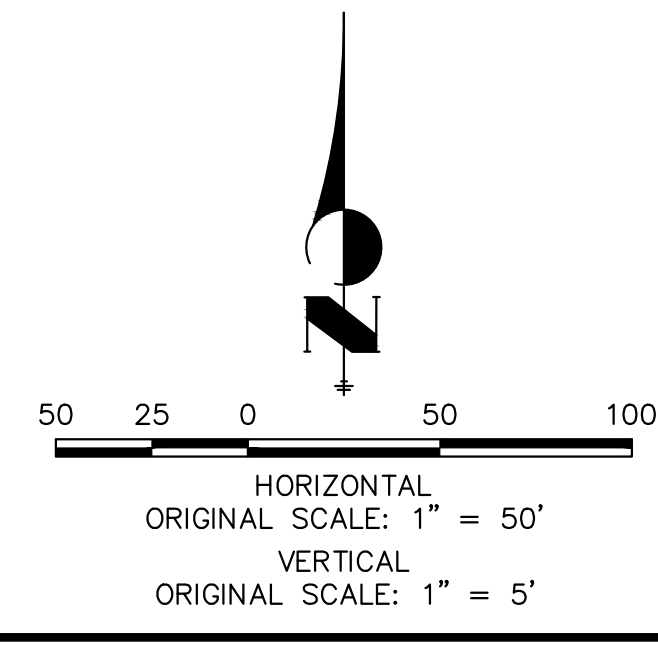


**STREET IMPROVEMENT NOTES**

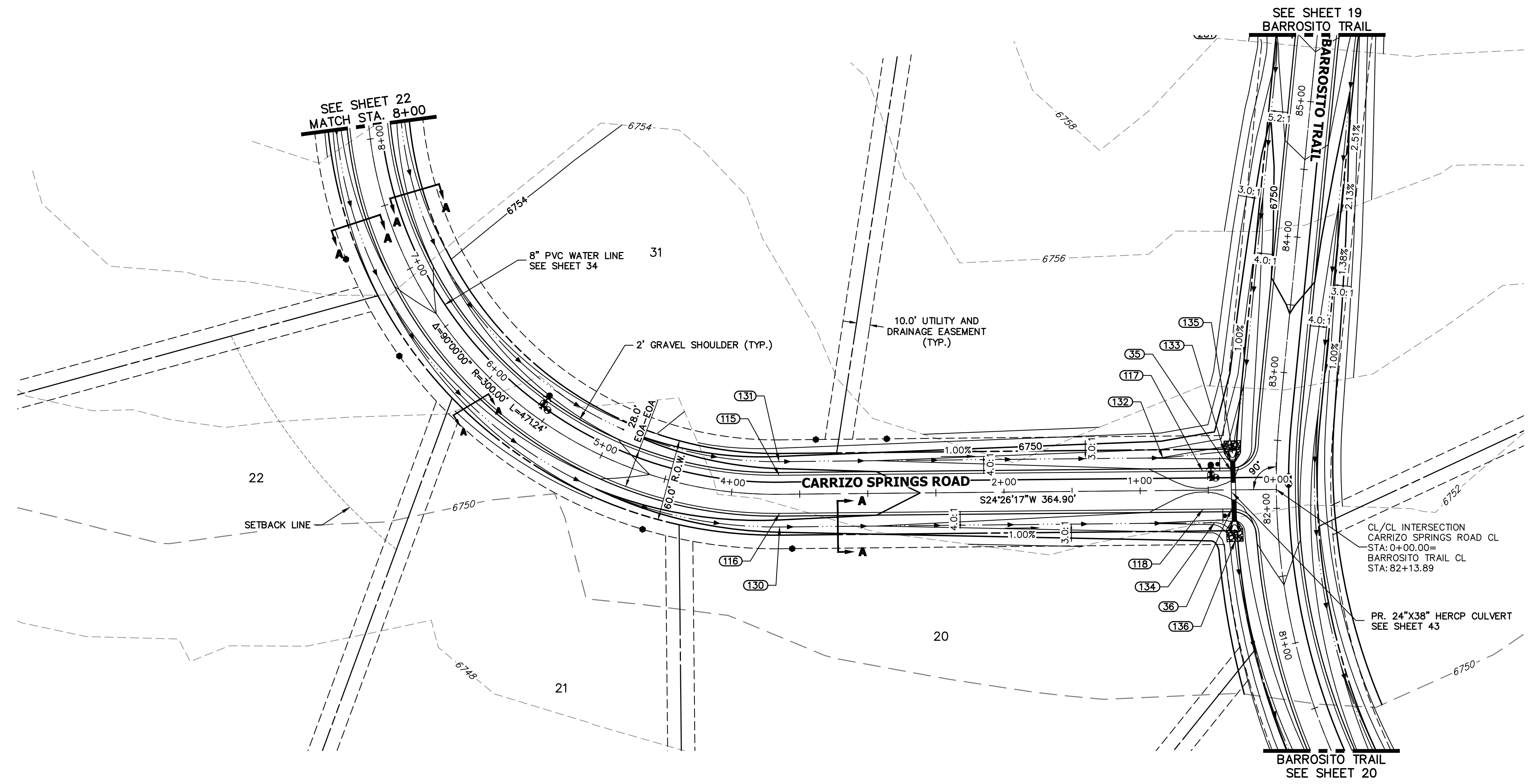
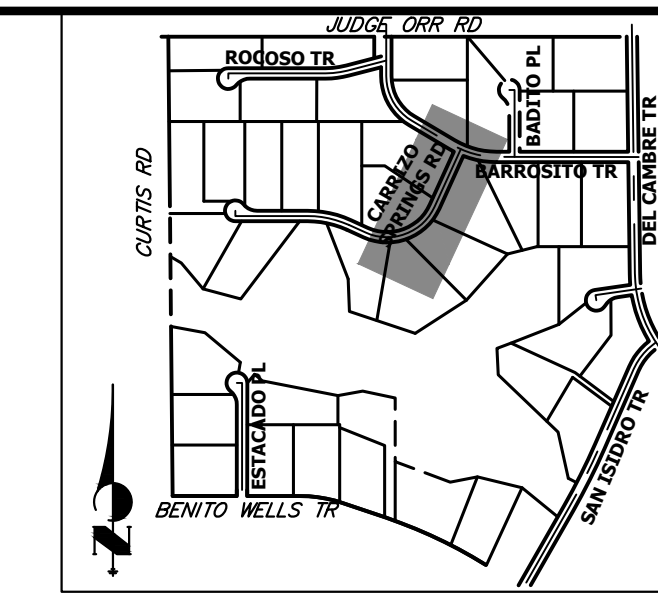
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**ENGINEER'S STATEMENT**

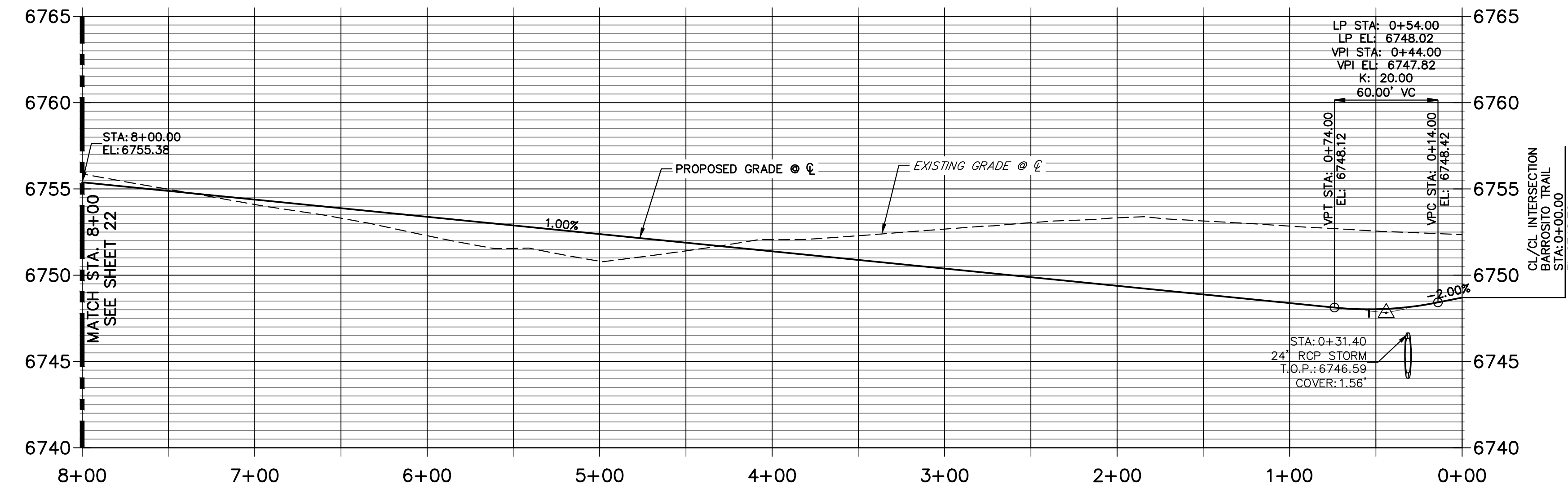
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 11/15/23  
 DATE







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



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

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

**STREET IMPROVEMENT NOTES**

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 25043  
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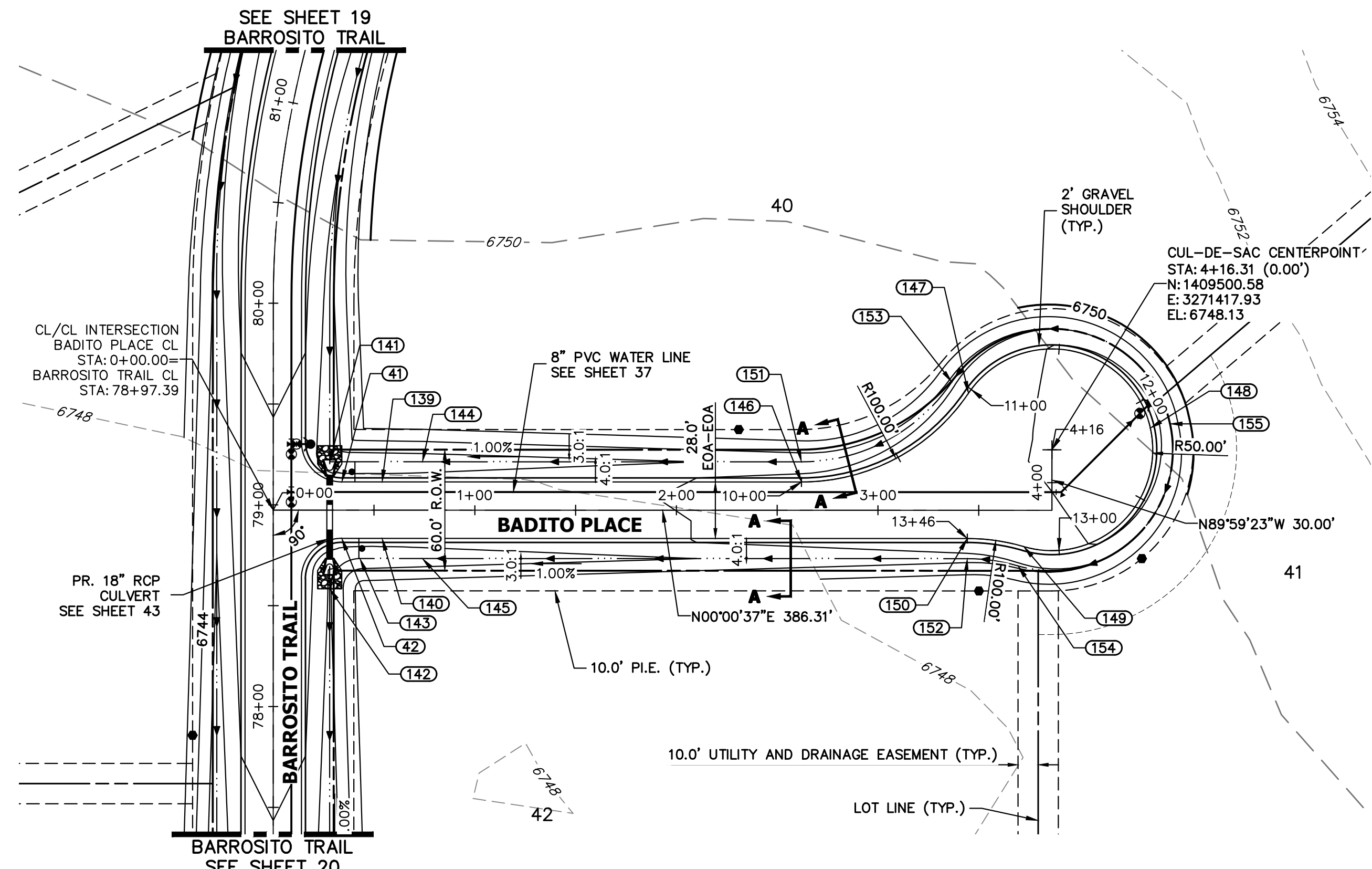
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BY	DATE	REVISION

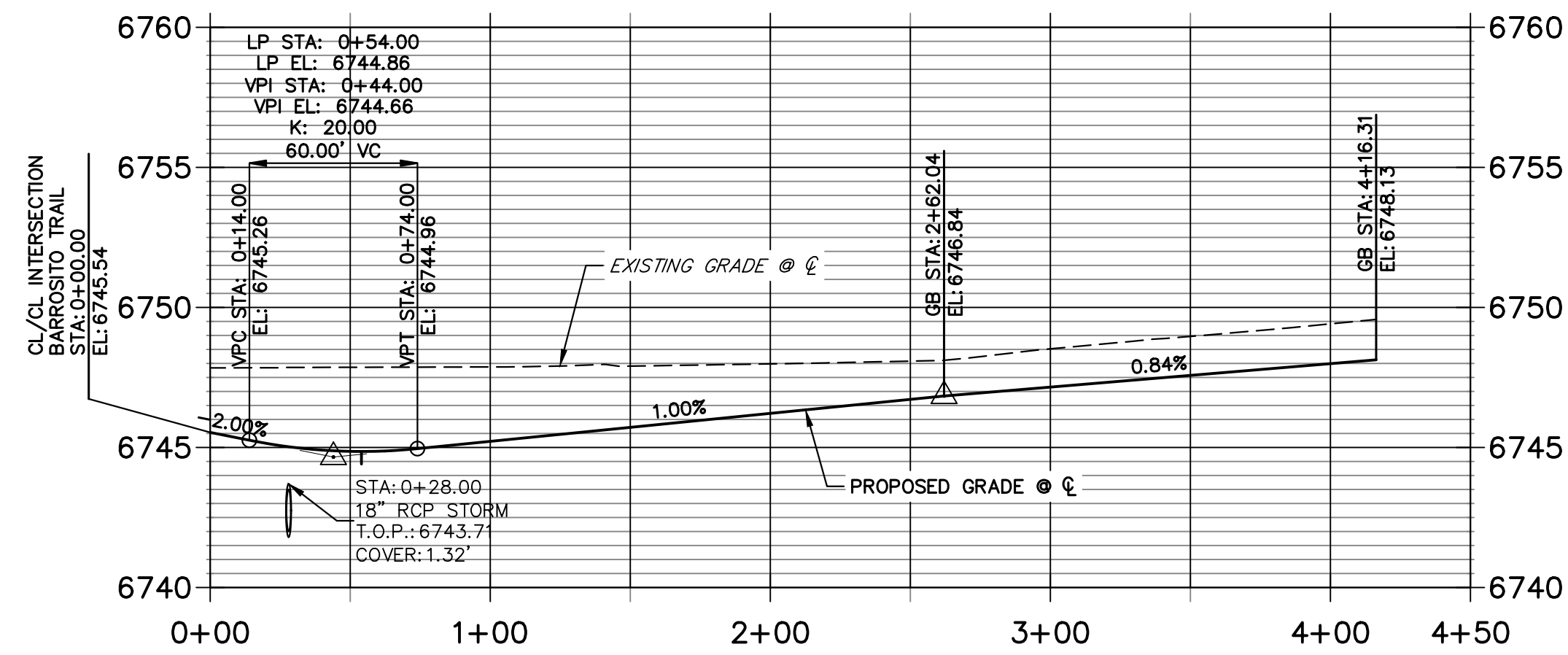
H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 11/15/23  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

SADDLEHORN RANCH - FILING 3  
STREET IMPROVEMENT PLAN AND PROFILE

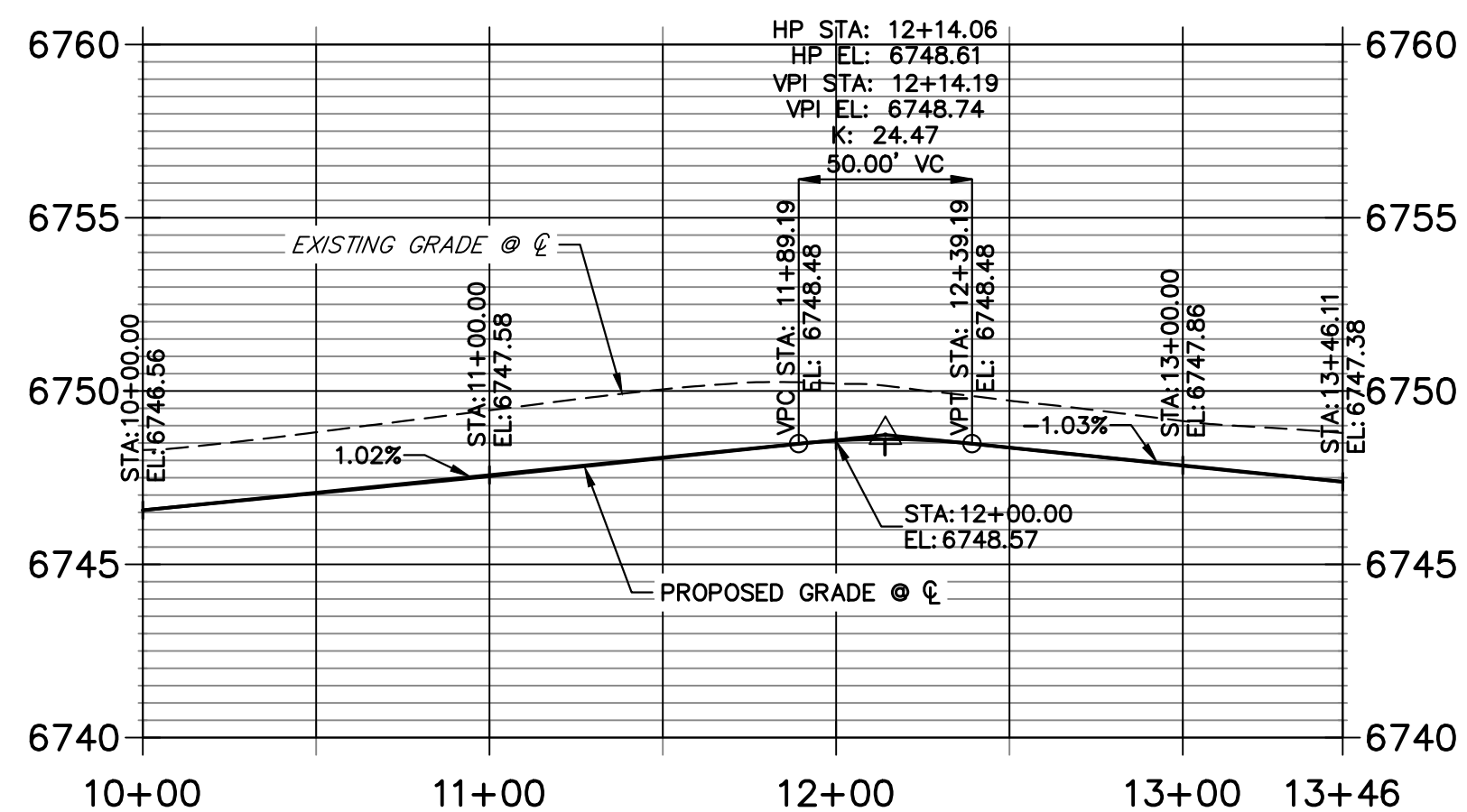
SHEET 23 OF 63  
JOB NO. 25142.05



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



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

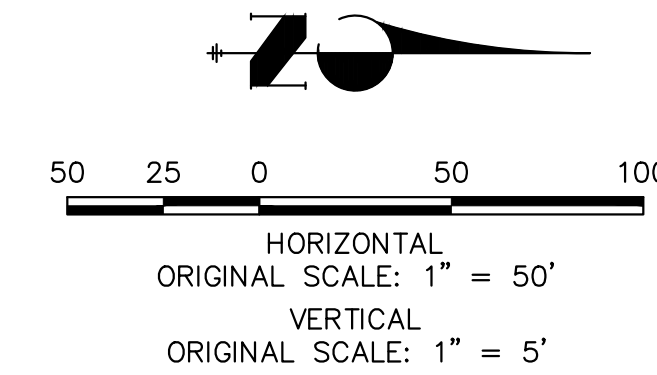


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
41	0+34.00	14.00' (LT)	BADITO PLACE CL	6744.64		PCR
42	0+34.00	14.00' (RT)	BADITO PLACE CL	6744.64		PCR
139	0+54.00	14.00' (LT)	BADITO PLACE CL	6744.54		LOW PT
140	0+54.00	14.00' (RT)	BADITO PLACE CL	6744.54		LOW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

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
147	1409459.16	3271389.93	6747.52	PRC
148	1409549.42	3271407.22	6748.74	HIGH PT
153	1409450.88	3271384.33	6745.48	PRC
155	1409559.19	3271405.07	6746.70	SWALE HIGH PT

**STREET IMPROVEMENT NOTES**

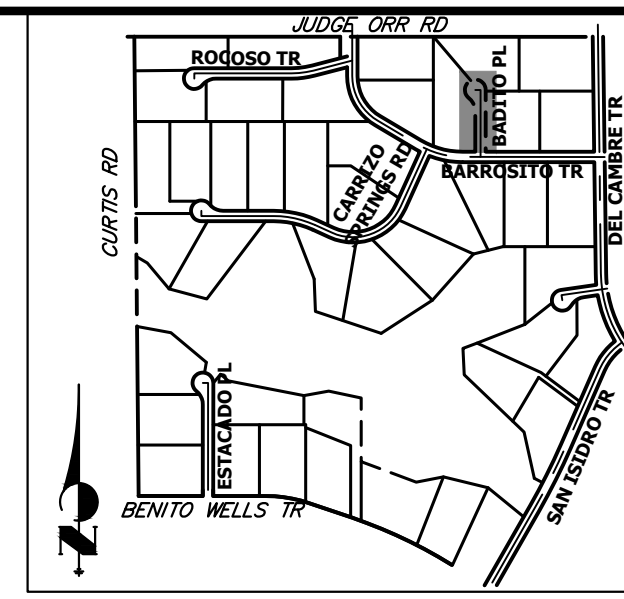
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
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**ENGINEER'S STATEMENT**

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

11/15/23  
 DATE



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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
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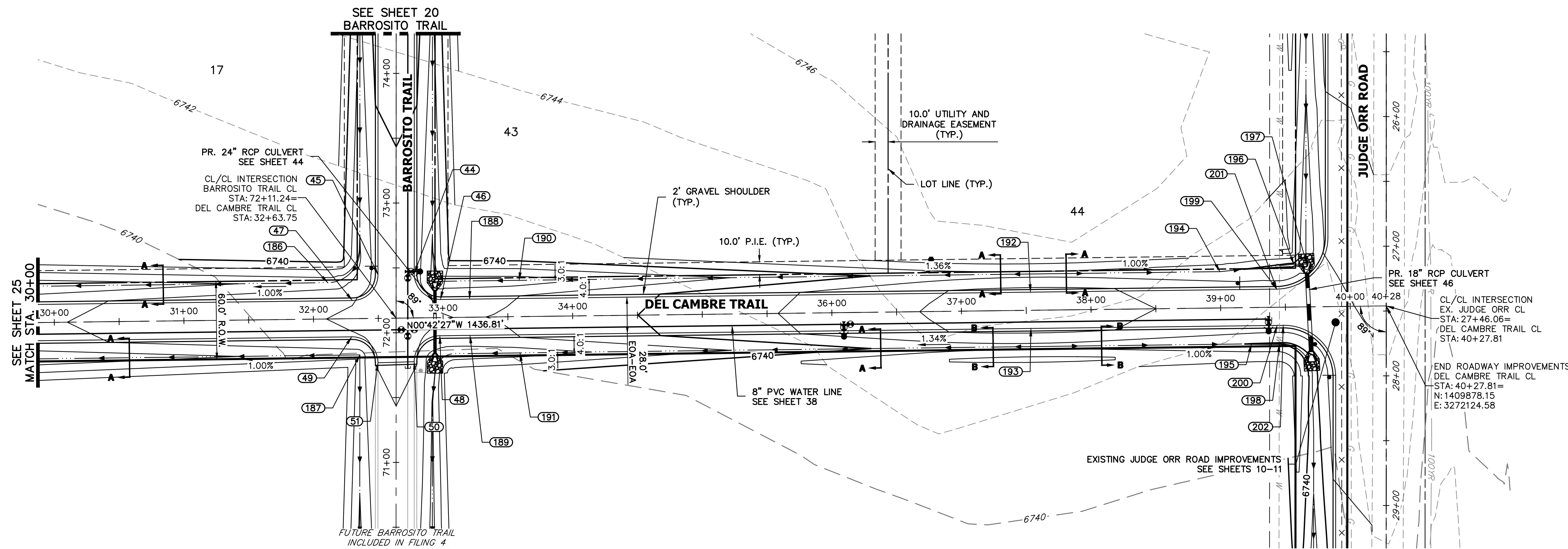
No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

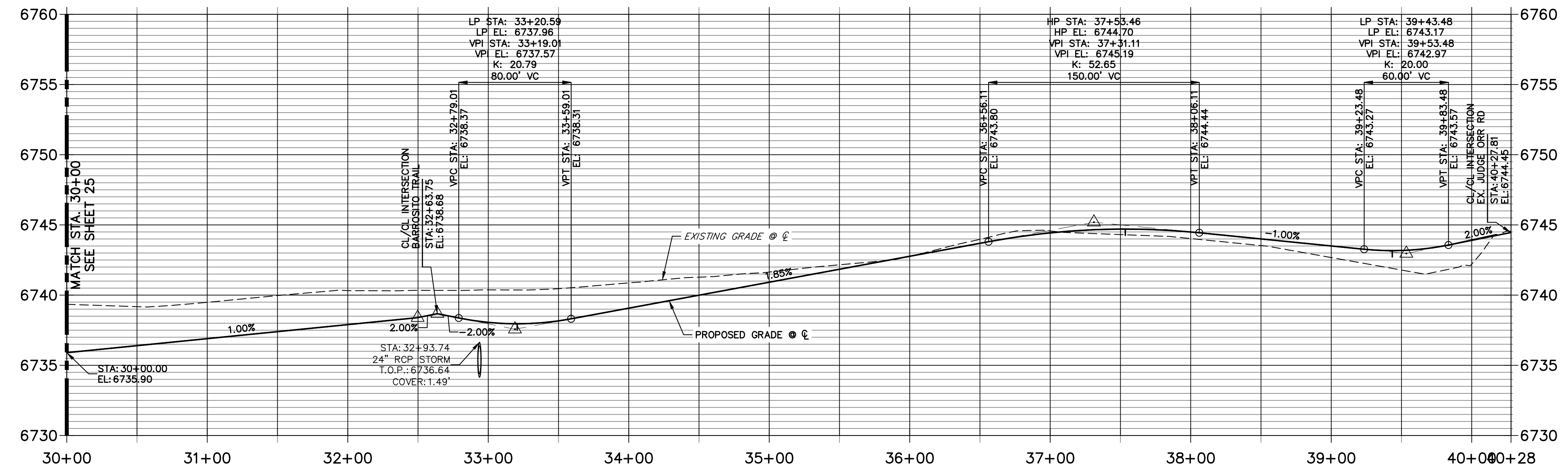
SHEET 24 OF 63  
 JOB NO. 25142.05







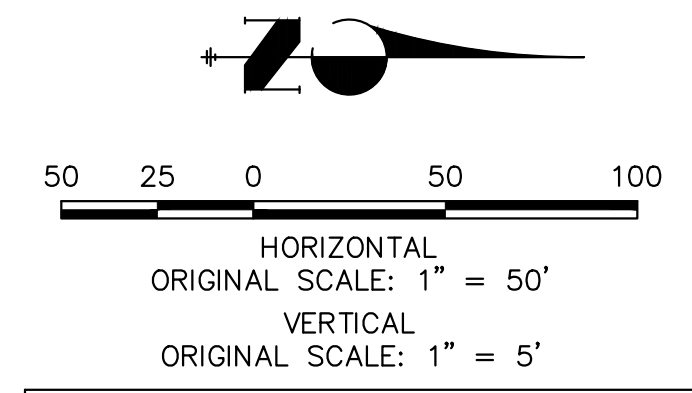
**DEL CAMBRE TRAIL CL PROFILE (2)  
STA 30+00.00 TO 40+28.00**



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

**STREET IMPROVEMENT NOTES**

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

11/15/23  
 DATE

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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
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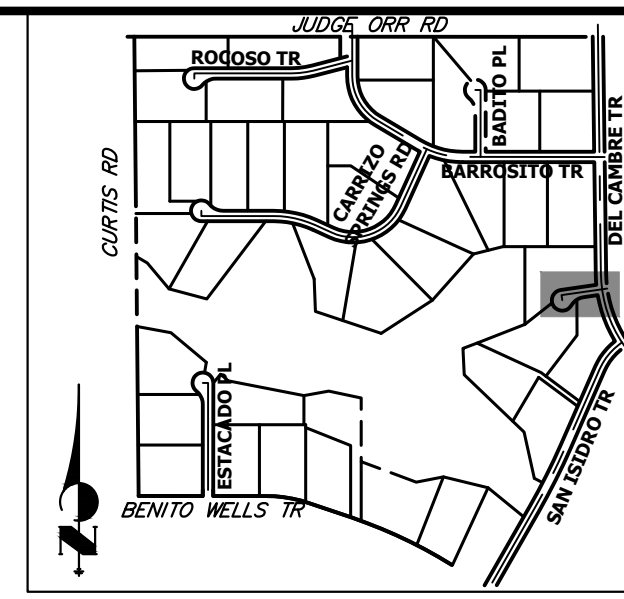
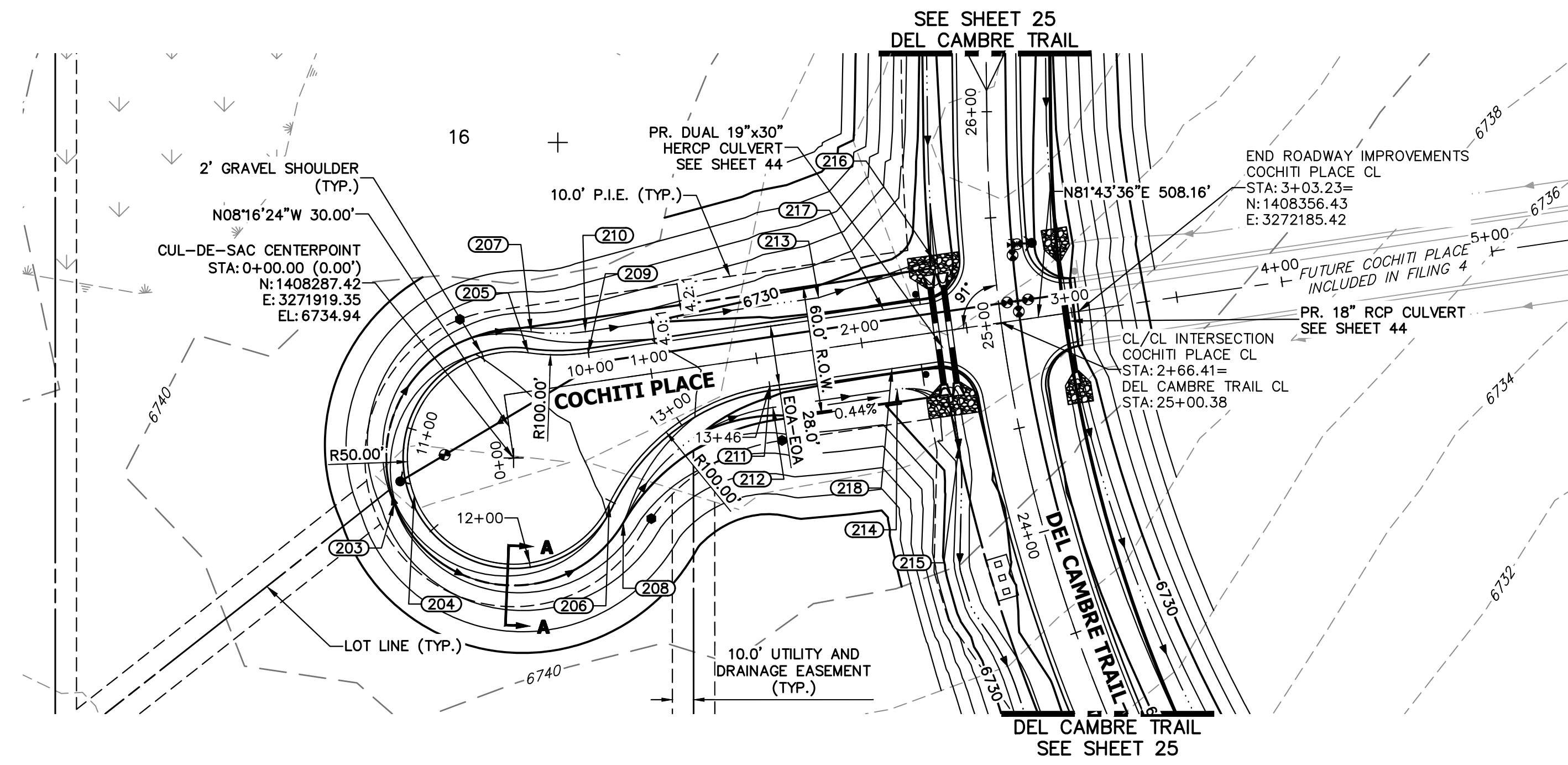
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 Know what's below.  
 Call before you dig.

SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

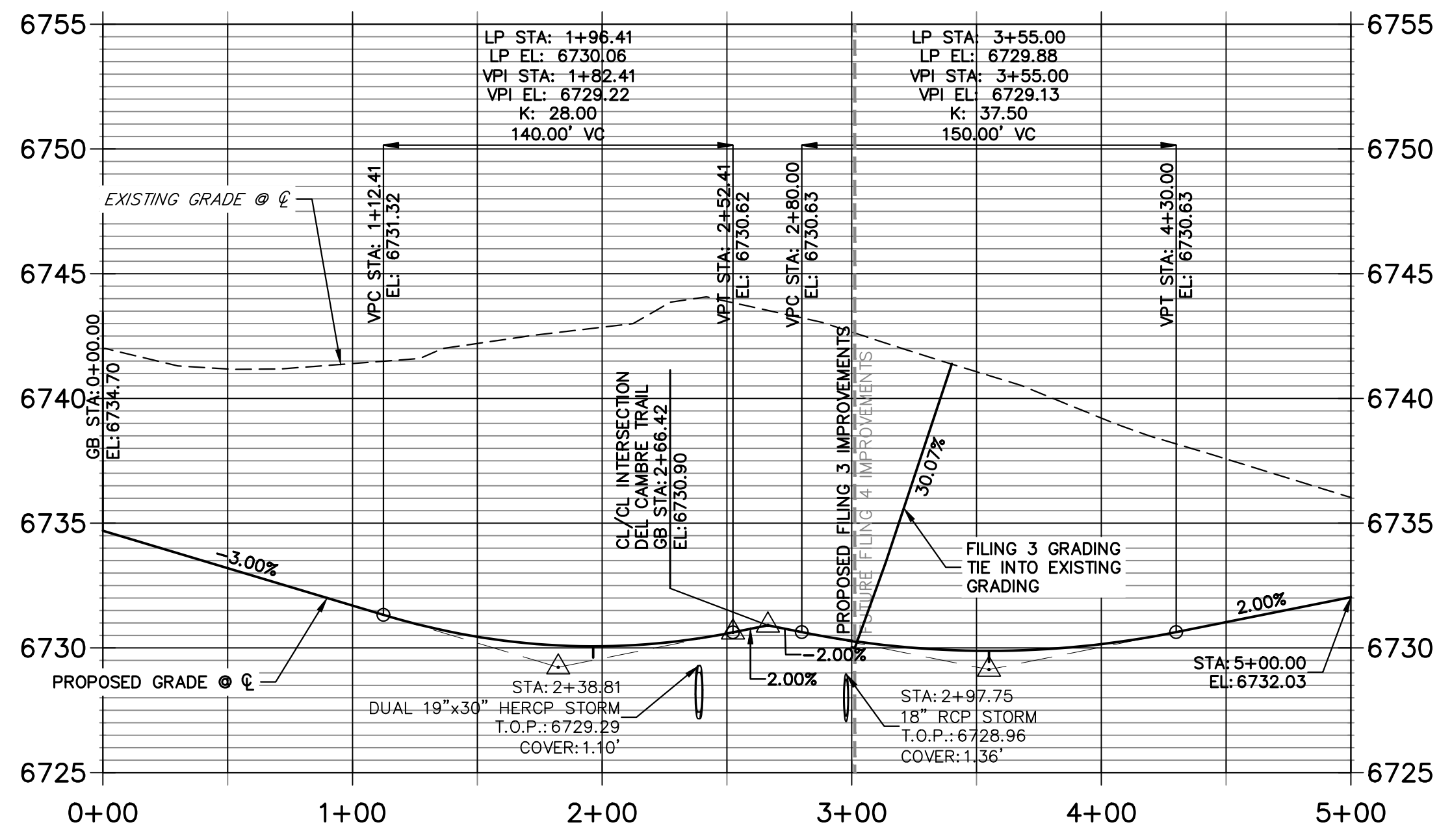
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 DRAWN BY  
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DATE 11/15/23

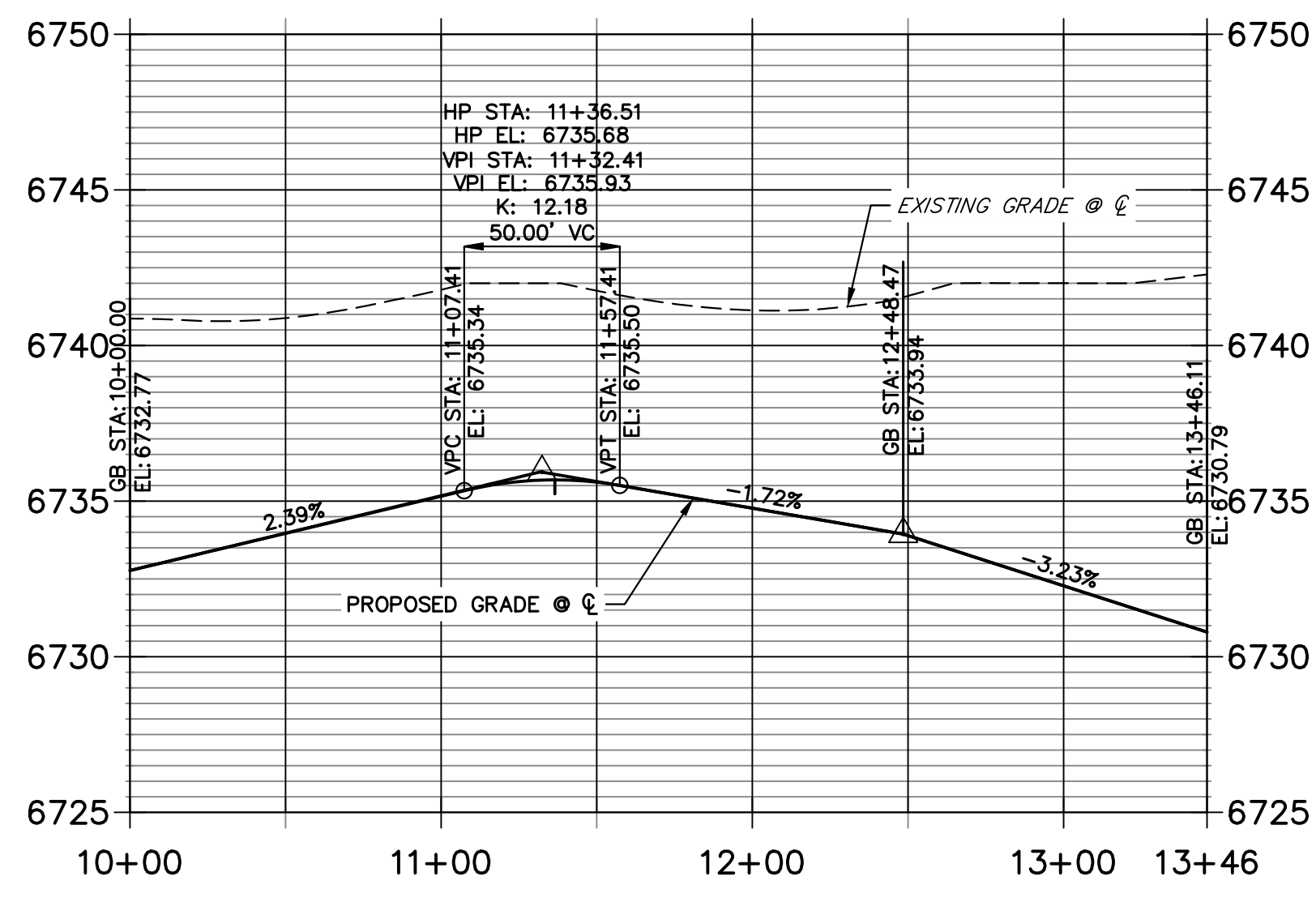
SHEET 26 OF 63  
 JOB NO. 25142.05



**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**

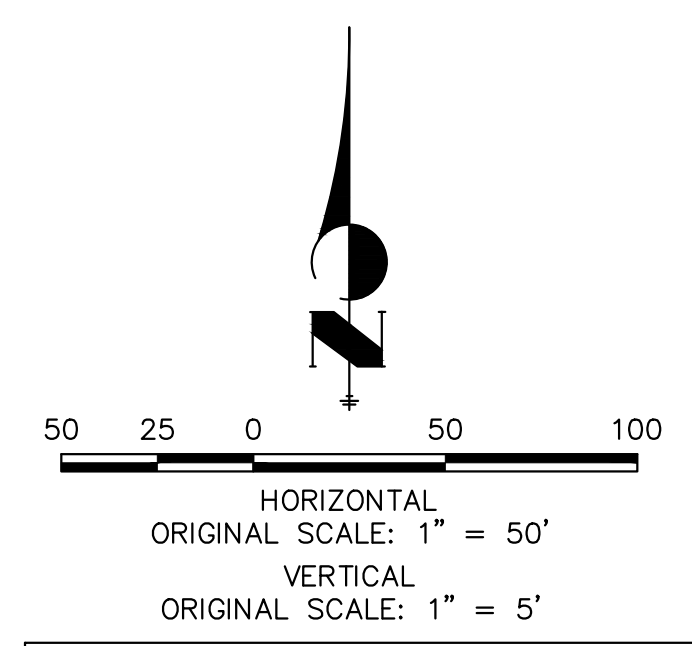


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
176	2+32.84	14.00' (RT)	COCHITI PLACE CL	6730.15		PCR
177	2+33.47	14.00' (LT)	COCHITI PLACE CL	6730.16		PCR
205	0+44.00	18.00' (LT)	COCHITI PLACE CL	6733.45		PRC
207	0+46.80	27.60' (LT)	COCHITI PLACE CL	6731.41		PRC
209	0+72.00	14.00' (LT)	COCHITI PLACE CL	6732.77		PT
210	0+72.00	24.00' (LT)	COCHITI PLACE CL	6730.73		PT
211	1+54.27	14.00' (RT)	COCHITI PLACE CL	6730.79		PT
212	1+54.27	24.00' (RT)	COCHITI PLACE CL	6728.75		PT
213	1+83.02	24.00' (LT)	COCHITI PLACE CL	6728.19		SWALE PI/GB
214	2+13.48	24.00' (RT)	COCHITI PLACE CL	6728.10		SWALE PC/GB
215	2+38.51	54.38' (RT)	COCHITI PLACE CL	6727.15		SWALE PC/GB
216	2+39.46	33.68' (LT)	COCHITI PLACE CL	6727.62		SWALE GB
217	2+12.41	14.00' (LT)	COCHITI PLACE CL	6730.10		LOW PT
218	2+12.41	14.00' (RT)	COCHITI PLACE CL	6730.10		LOW PT

POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
203	1408266.25	3271863.21	6733.90		HIGH PT
204	1408269.78	3271872.56	6735.94		HIGH PT
206	1408265.68	3271964.37	6733.94		PRC
208	1408256.97	3271971.04	6731.99		PRC

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**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

11/15/23  
DATE

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

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BY DATE

No. REVISION

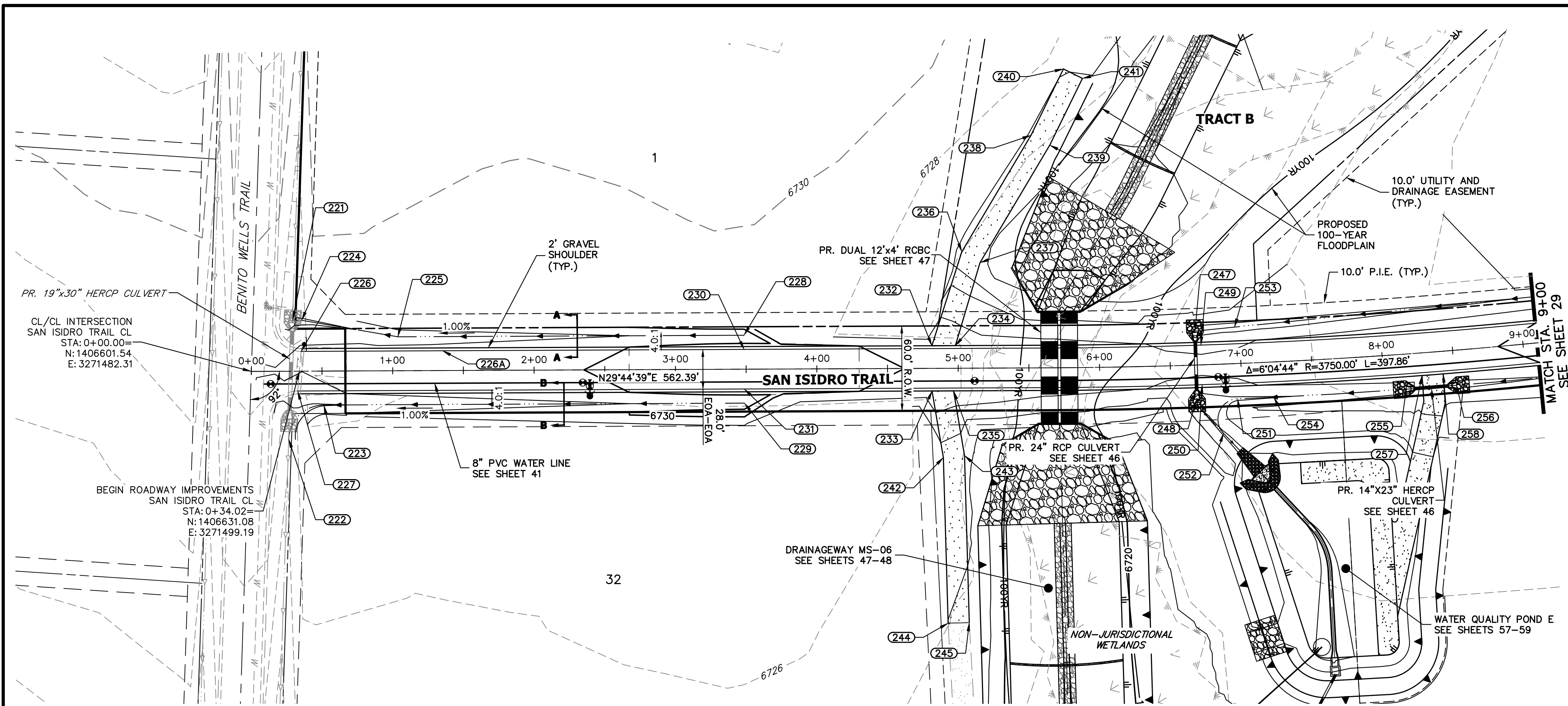
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V-SCALE 1"=5'  
DATE 11/15/23  
DESIGNED BY RWK  
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CHECKED BY

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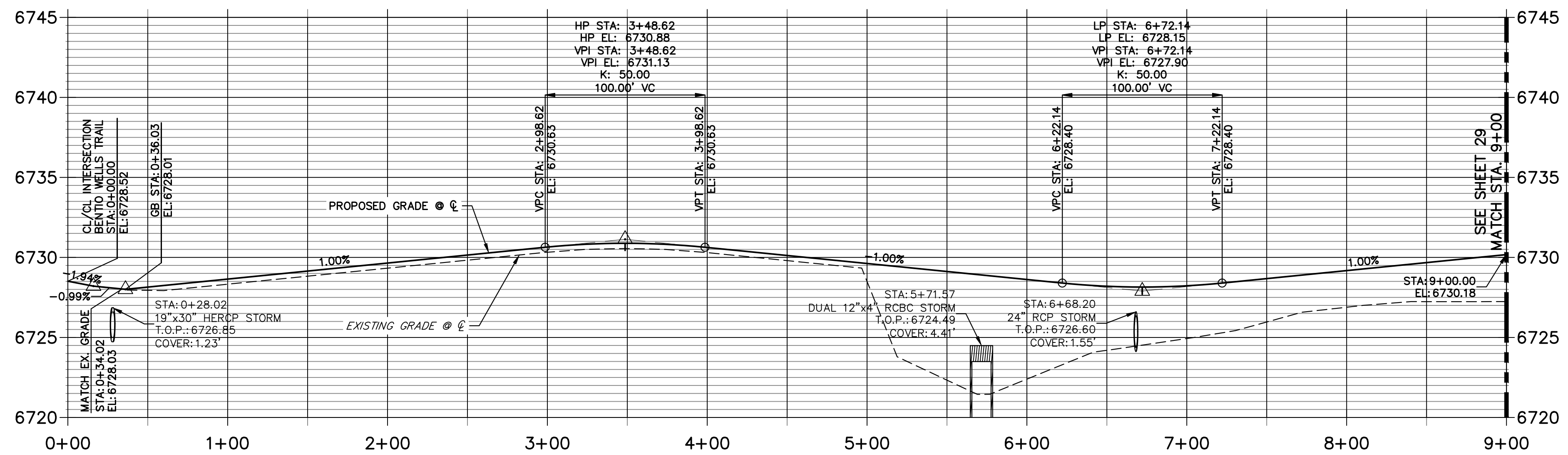
SADDLEHORN RANCH -  
FILING 3  
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 27 OF 63  
JOB NO. 25142.05

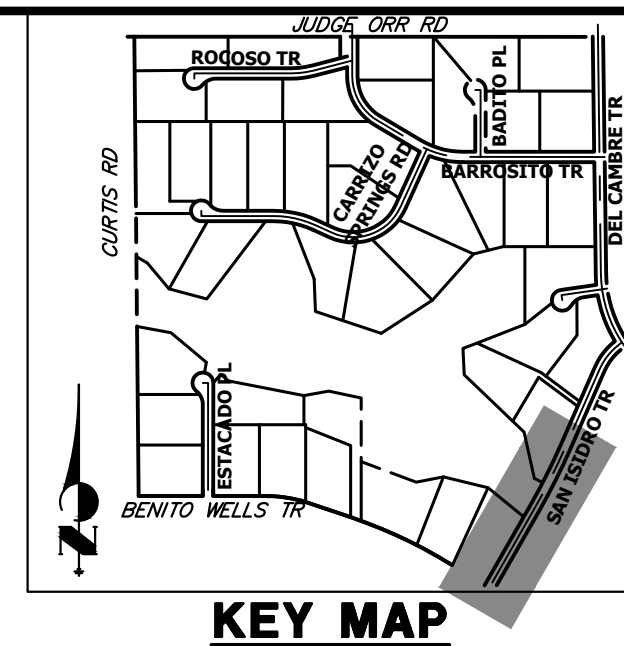




**SAN ISIDRO TRAIL CL PROFILE  
STA 0+00.00 TO 9+00.00**



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



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 PREPARED FOR  
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 2495 RIGDON STREET  
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 BRADY WILLIAMS

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

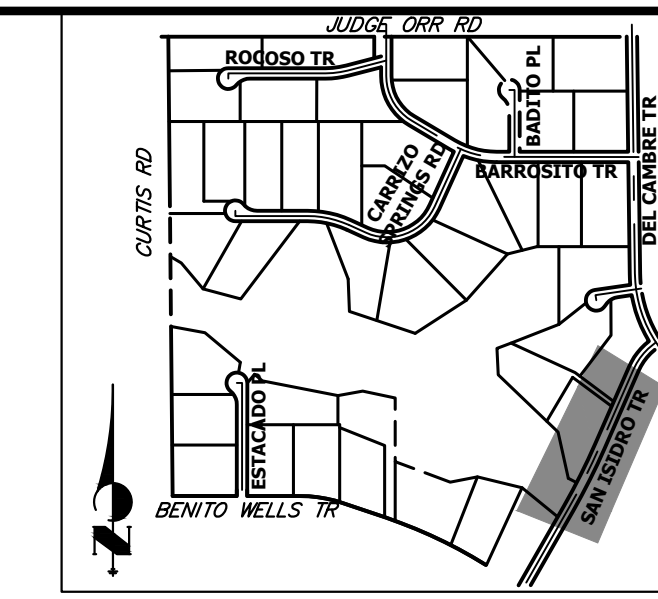
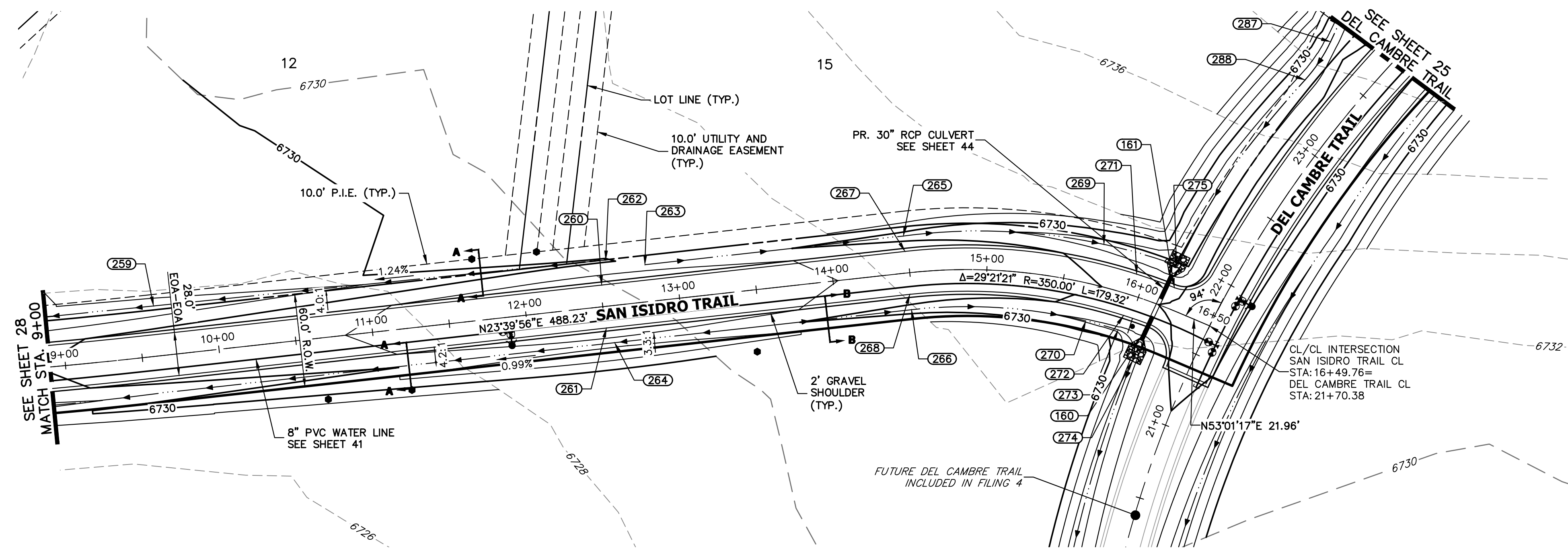
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 COLORADO P.E. 25043  
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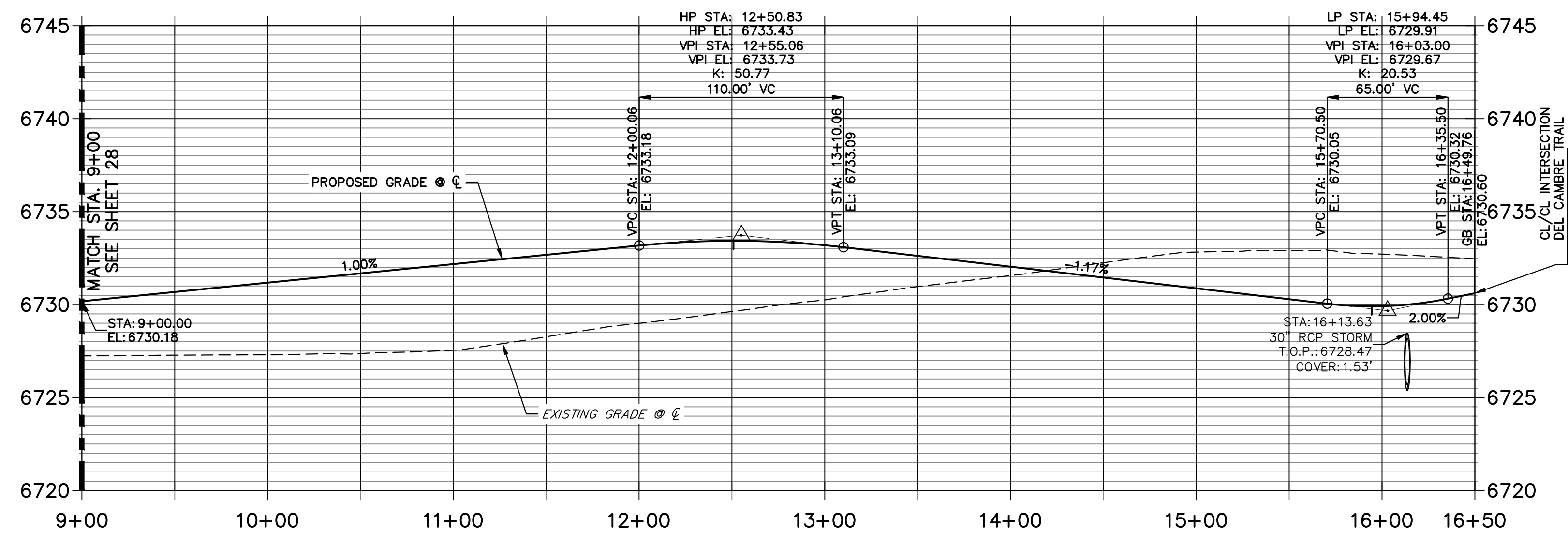
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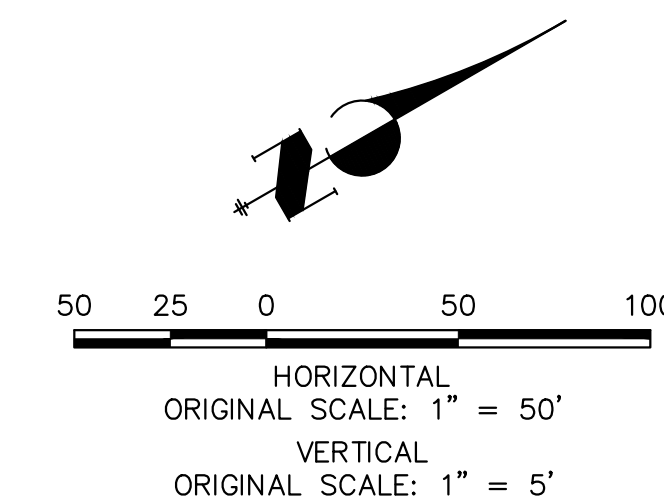




**SAN ISIDRO TRAIL CL PROFILE (2)  
STA 9+00.00 TO 16+50.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
160	16+12.88	14.00' (RT)	SAN ISIDRO TRAIL CL	6729.72		PCR
161	16+19.35	14.00' (LT)	SAN ISIDRO TRAIL CL	6729.79		PCR
259	9+60.92	32.57' (LT)	SAN ISIDRO TRAIL CL	6726.31		SWALE GB
260	12+50.83	14.00' (LT)	SAN ISIDRO TRAIL CL	6733.15		HIGH PT
261	12+50.83	14.00' (RT)	SAN ISIDRO TRAIL CL	6733.15		HIGH PT
262	12+55.19	29.82' (LT)	SAN ISIDRO TRAIL CL	6729.65		END SWALE
263	12+80.06	24.00' (LT)	SAN ISIDRO TRAIL CL	6731.02		BEGIN SWALE
264	12+55.06	24.00' (RT)	SAN ISIDRO TRAIL CL	6731.19		HIGH PT
265	14+48.48	24.00' (LT)	SAN ISIDRO TRAIL CL	6729.15		SWALE PC/GB
266	14+48.48	24.00' (RT)	SAN ISIDRO TRAIL CL	6729.15		SWALE PC/GB
267	14+48.48	14.00' (LT)	SAN ISIDRO TRAIL CL	6731.19		PC
268	14+48.48	14.00' (RT)	SAN ISIDRO TRAIL CL	6731.19		PC
269	15+70.27	26.88' (LT)	SAN ISIDRO TRAIL CL	6727.01		SWALE GB
270	15+70.50	24.00' (RT)	SAN ISIDRO TRAIL CL	6727.73		SWALE GB
271	15+94.45	14.00' (LT)	SAN ISIDRO TRAIL CL	6729.63		LOW PT
272	15+94.45	14.00' (RT)	SAN ISIDRO TRAIL CL	6729.63		LOW PT
273	15+93.80	24.00' (RT)	SAN ISIDRO TRAIL CL	6727.51		SWALE PC/GB
274	16+10.68	39.88' (RT)	SAN ISIDRO TRAIL CL	6725.47		SWALE PT/GB
275	16+15.61	27.98' (LT)	SAN ISIDRO TRAIL CL	6725.80		END SWALE



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 25043  
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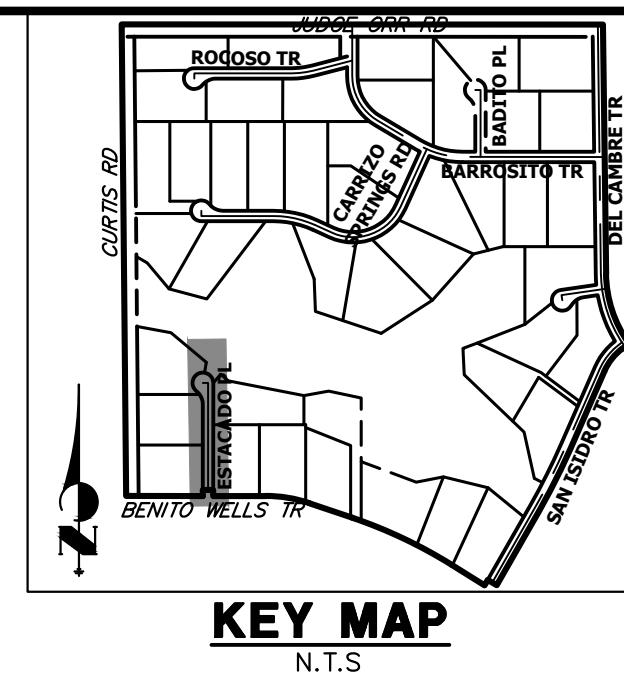
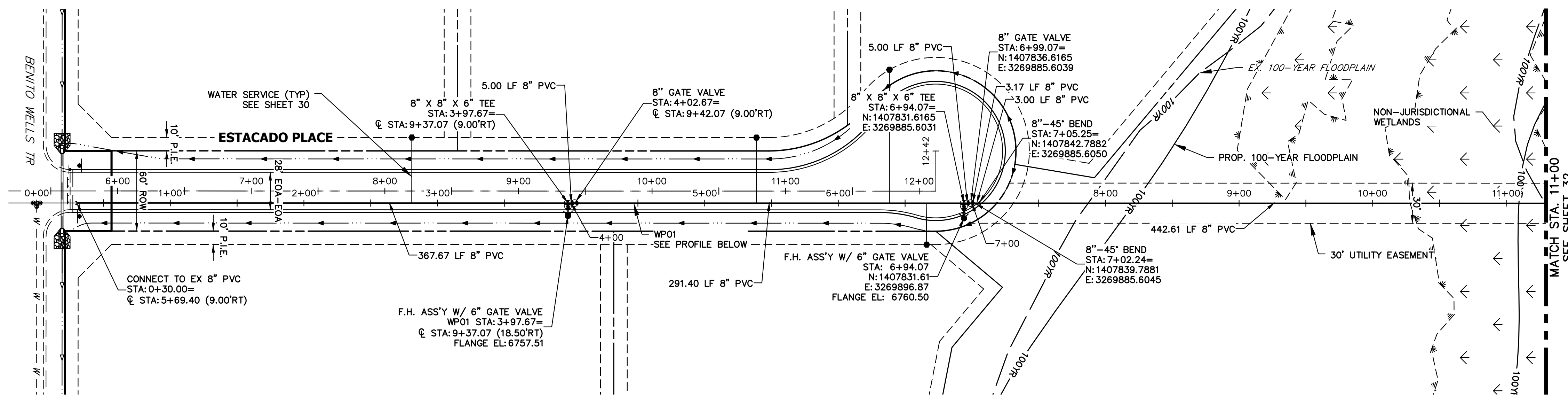
SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE

DESIGNED BY  
 DRAWN BY  
 CHECKED BY

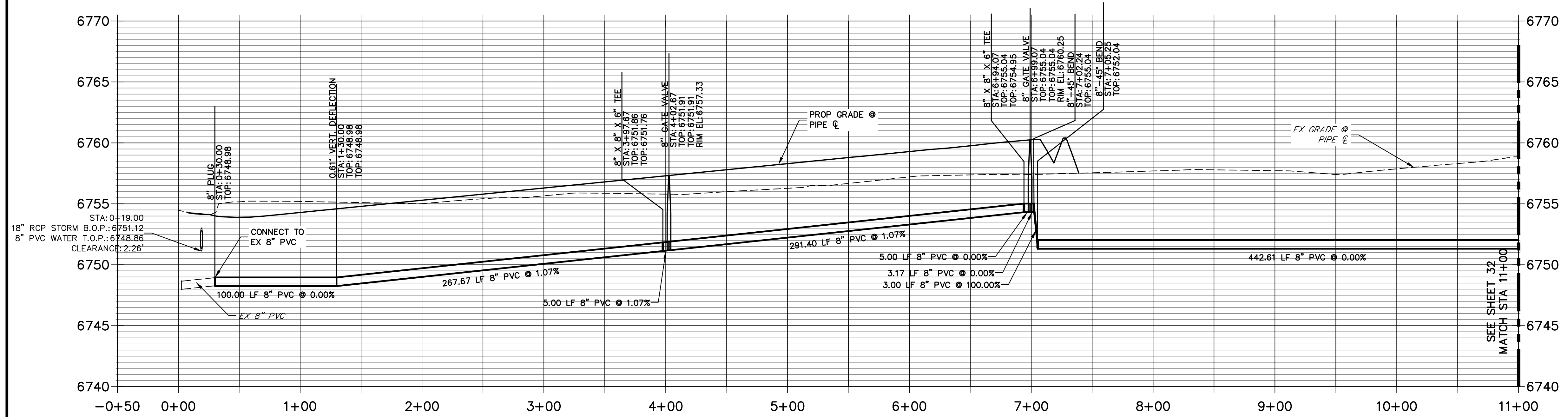
DATE 11/15/23

SHEET 29 OF 63  
 JOB NO. 25142.05





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



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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  5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
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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

11/15/23  
 DATE

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

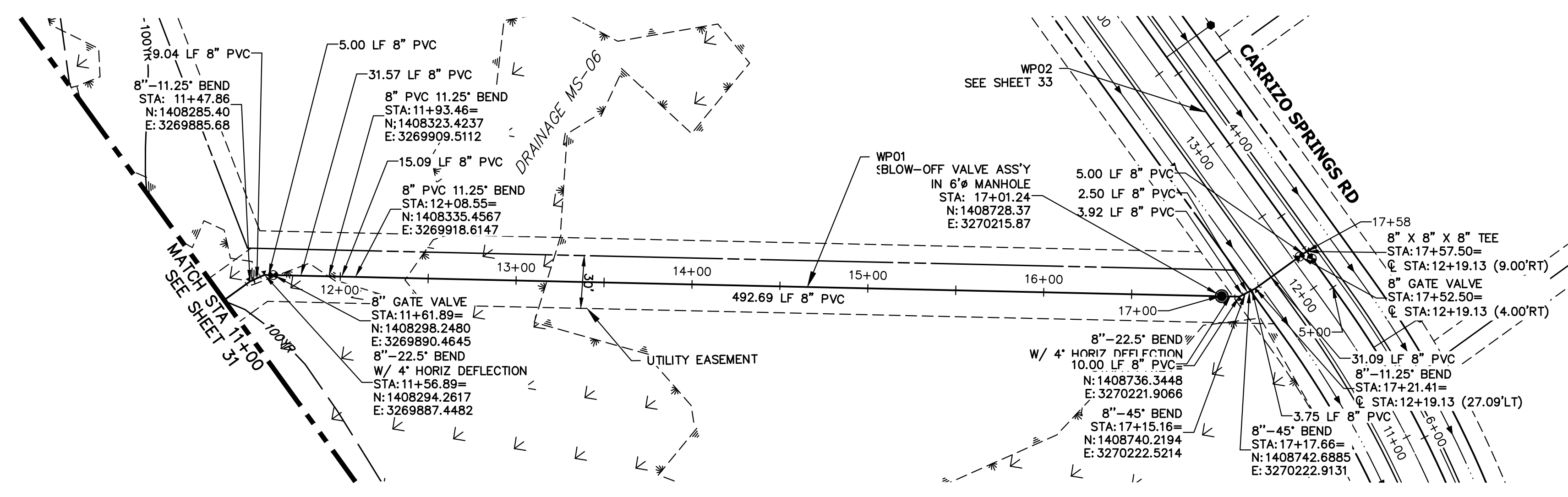
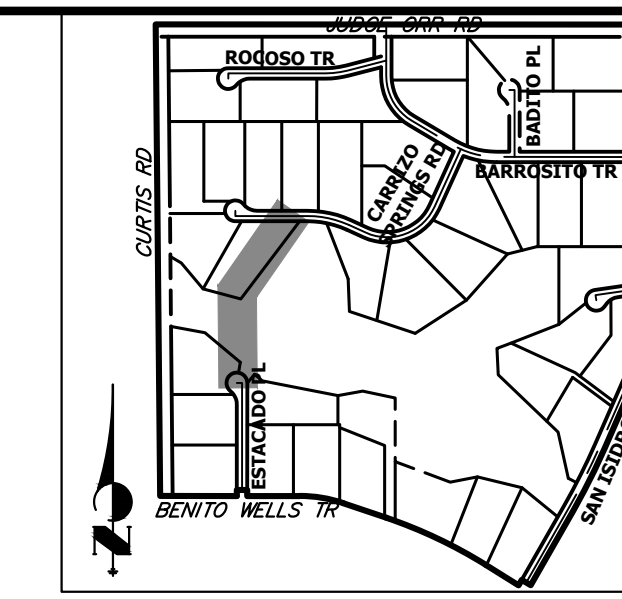
**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 300-740-0888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

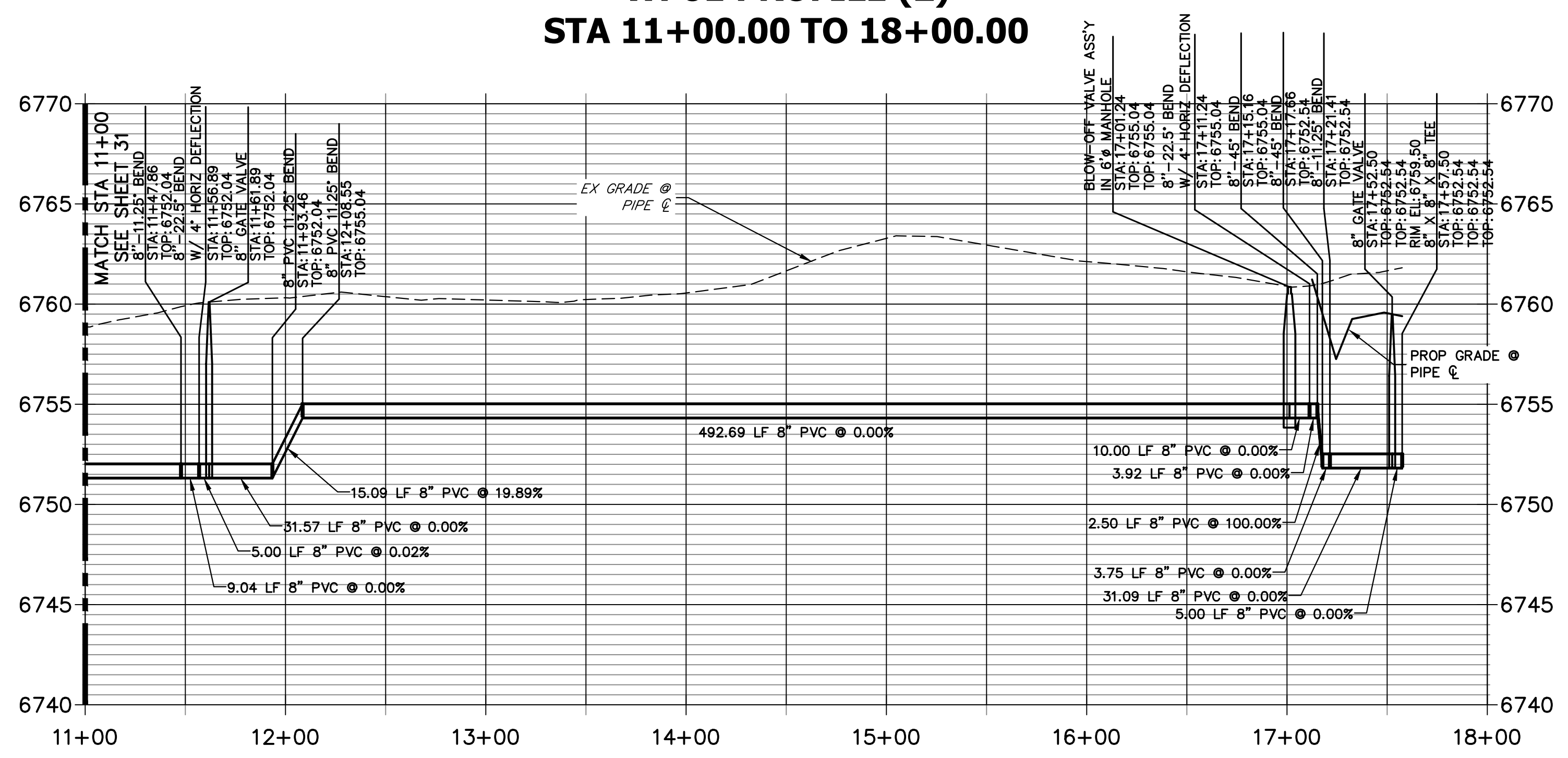
H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 11/15/23  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

**SADDLEHORN RANCH - FILING 3**  
**WATER DISTRIBUTION PLAN**  
 SHEET 31 OF 63  
 JOB NO. 25142.05



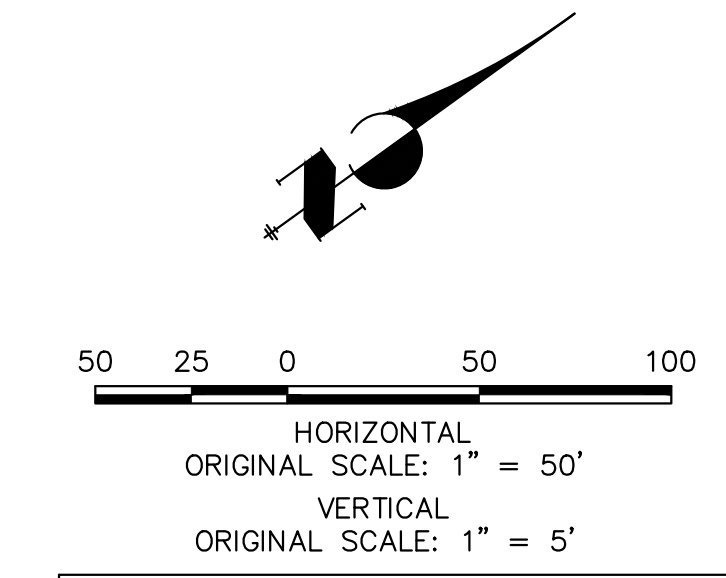


**WP01 PROFILE (2)  
STA 11+00.00 TO 18+00.00**



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

11/15/23  
 DATE

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

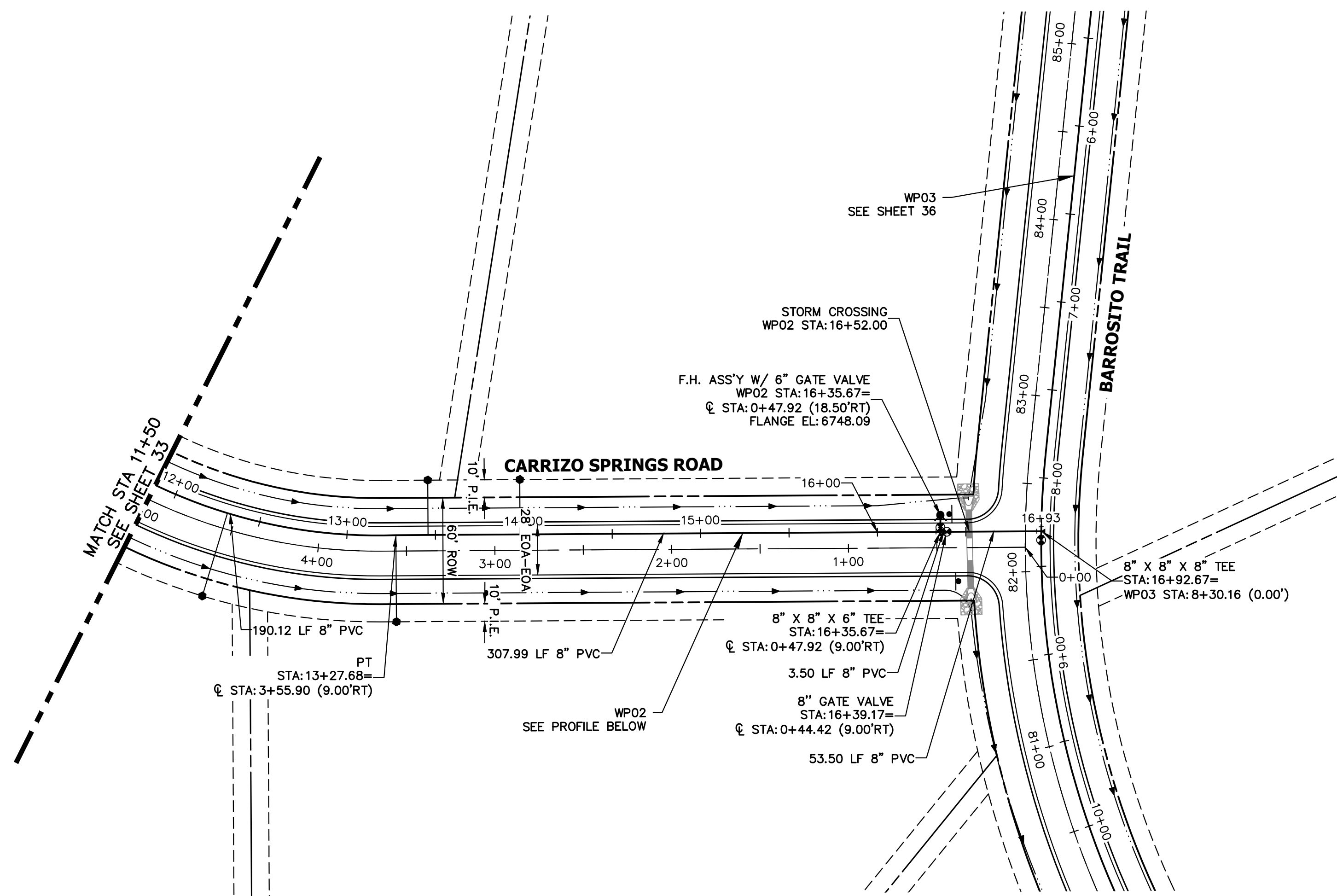
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

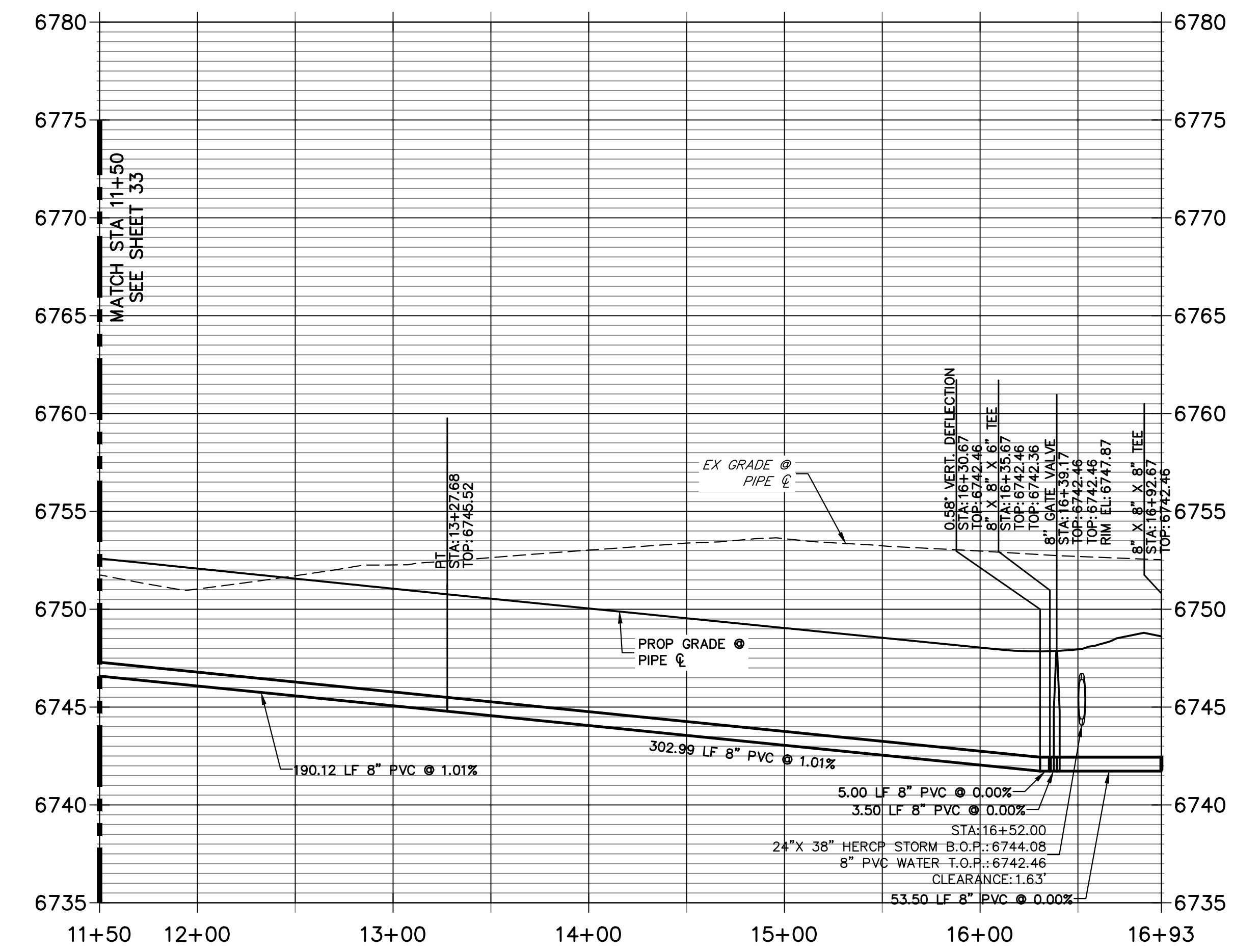
SADDLEHORN RANCH -  
 FILING 3  
 WATER DISTRIBUTION PLAN  
 SHEET 32 OF 63  
 JOB NO. 25142.05







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

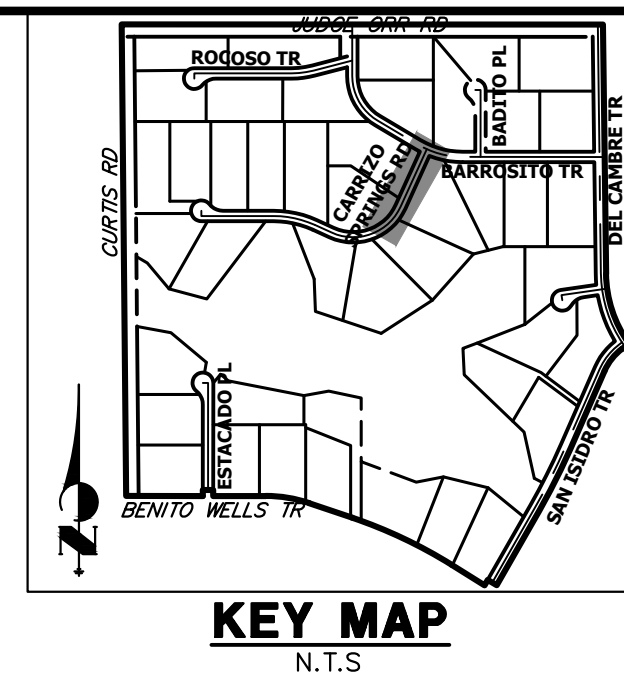


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HORIZONTAL ORIGINAL SCALE: 1" = 50'  
 VERTICAL ORIGINAL SCALE: 1" = 5'

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 11/15/23

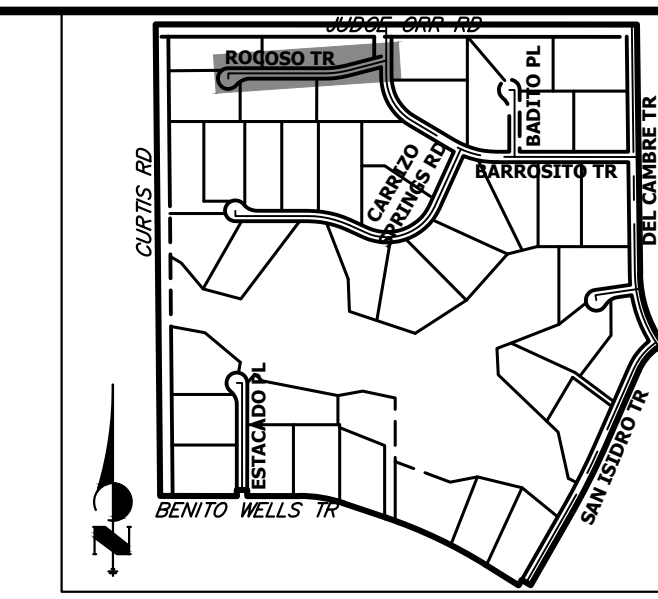


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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/15/23	JMC	JMC	



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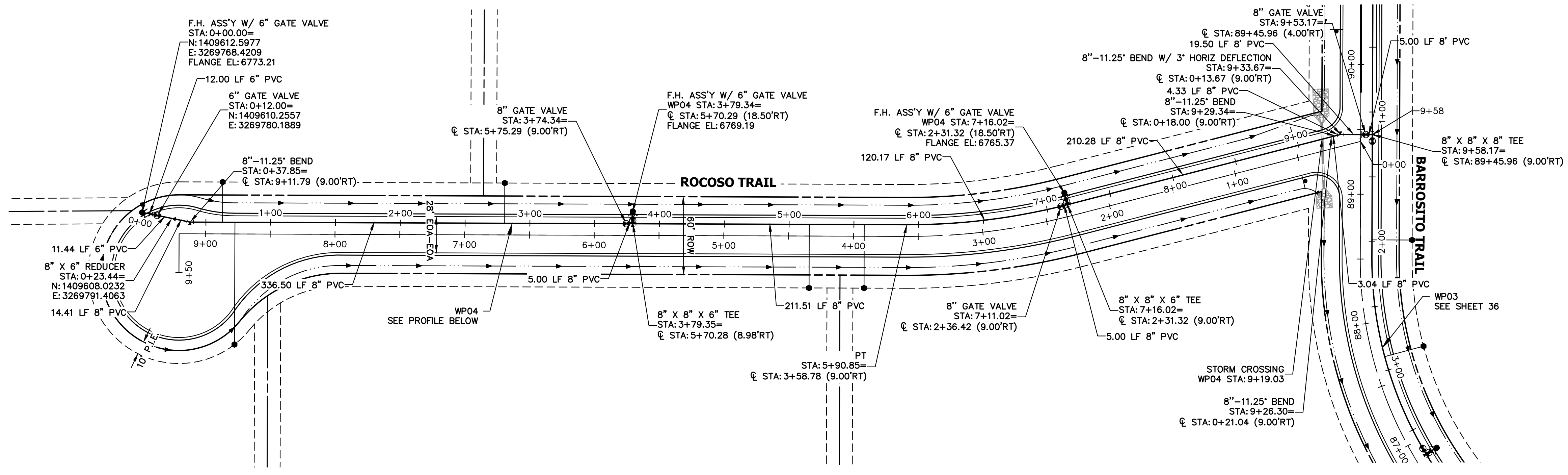
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 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

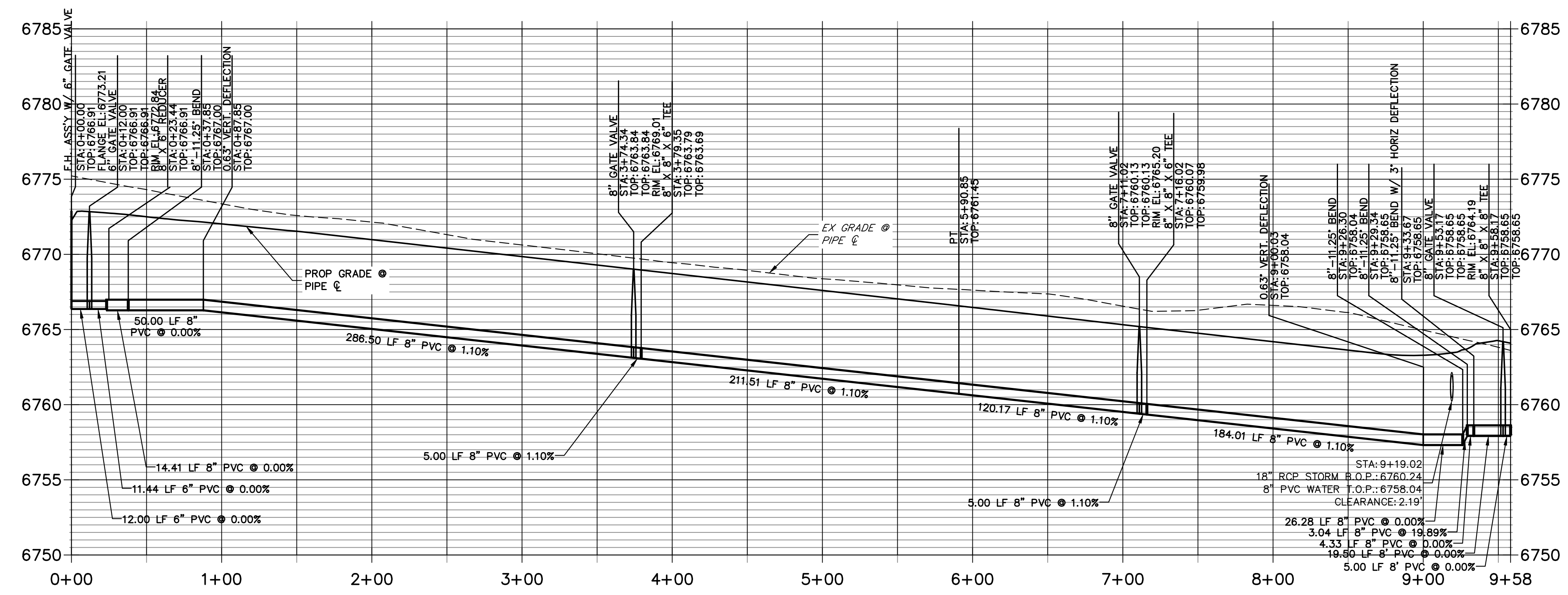
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/15/23	JMC	JMC	

SADDLEHORN RANCH -  
 FILING 3  
**WATER DISTRIBUTION PLAN**  
 SHEET 35 OF 63  
 JOB NO. 25142.05

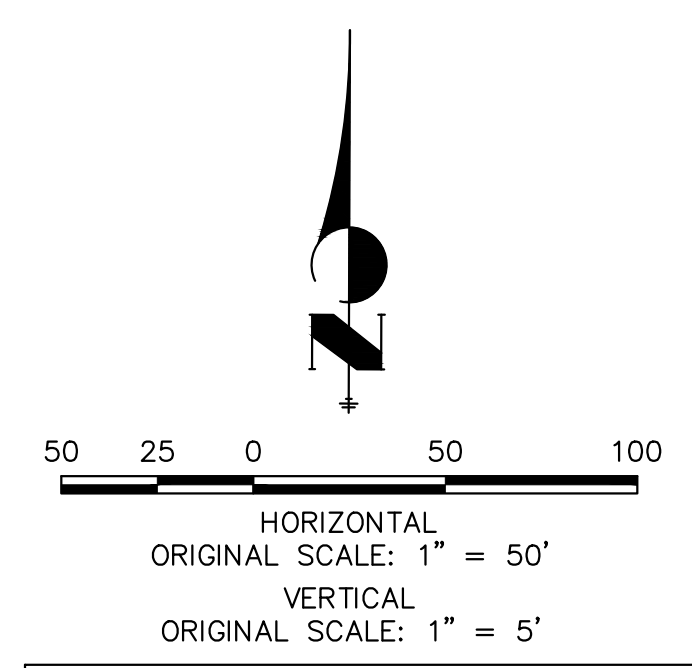


**WP04 PROFILE**  
**STA 0+00.00 TO 9+58.17**



**NOTES**

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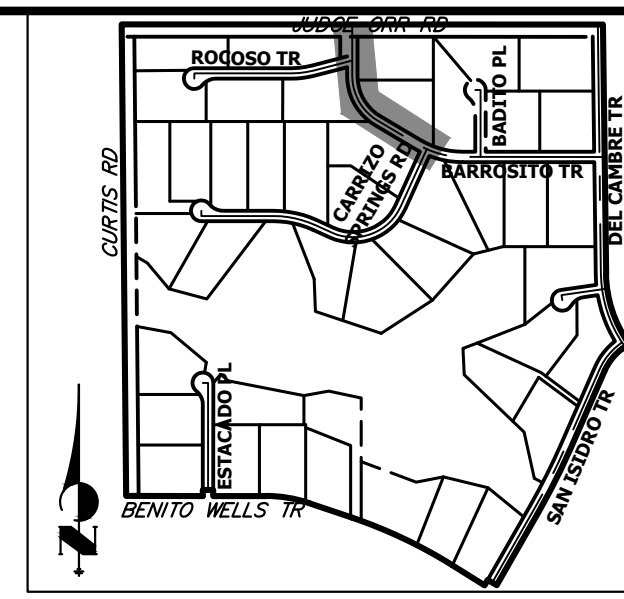
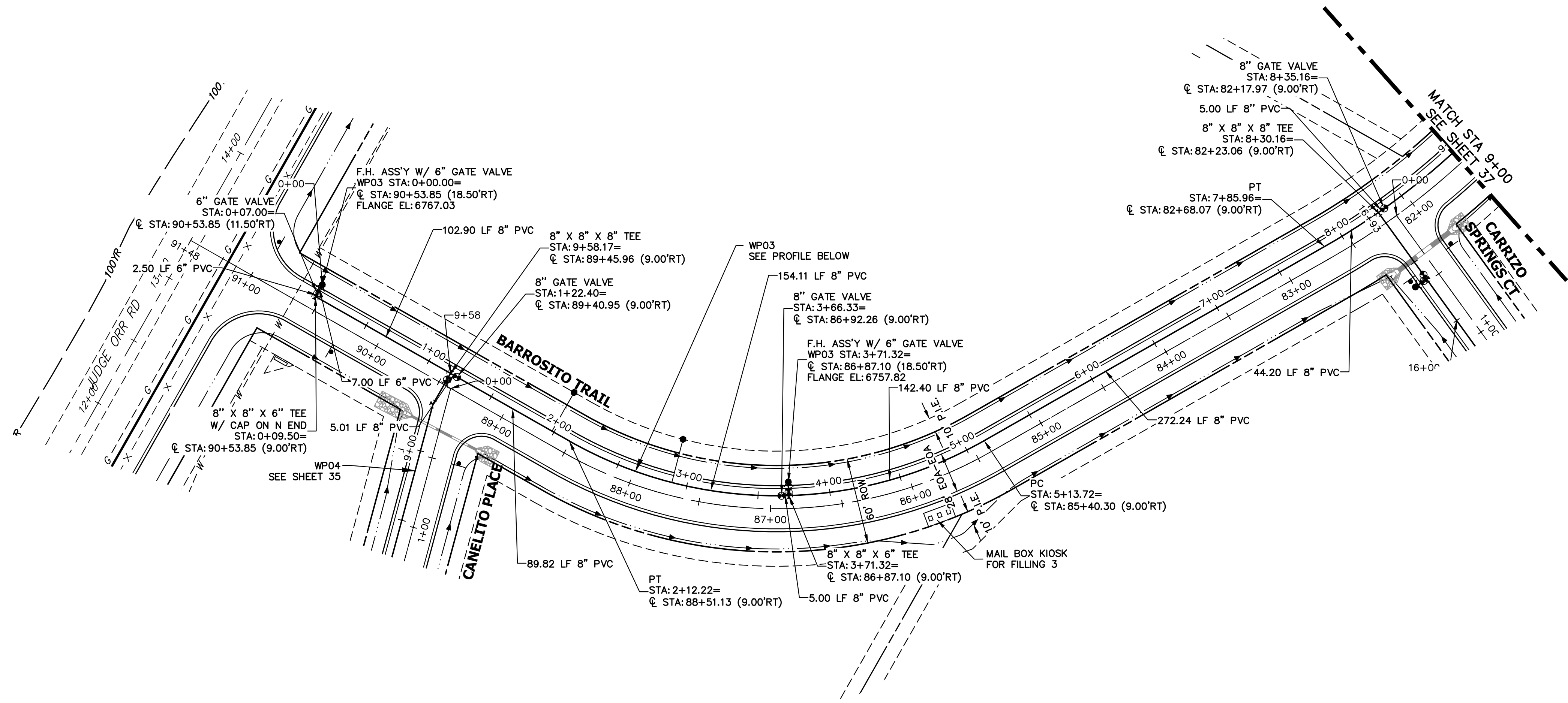
**811**  
 Know what's below.  
 Call before you dig.

**ENGINEER'S STATEMENT**

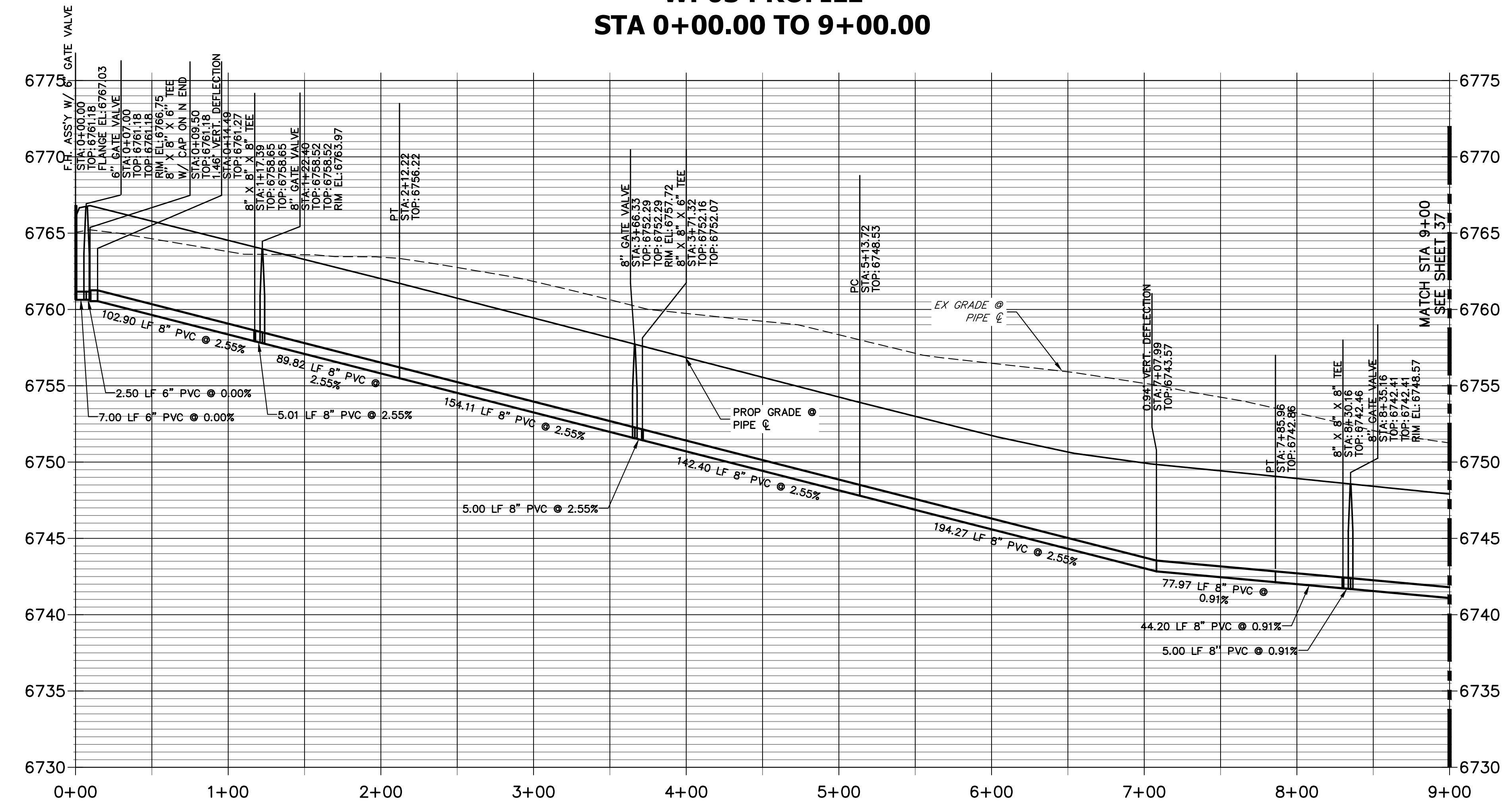
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/23  
 DATE



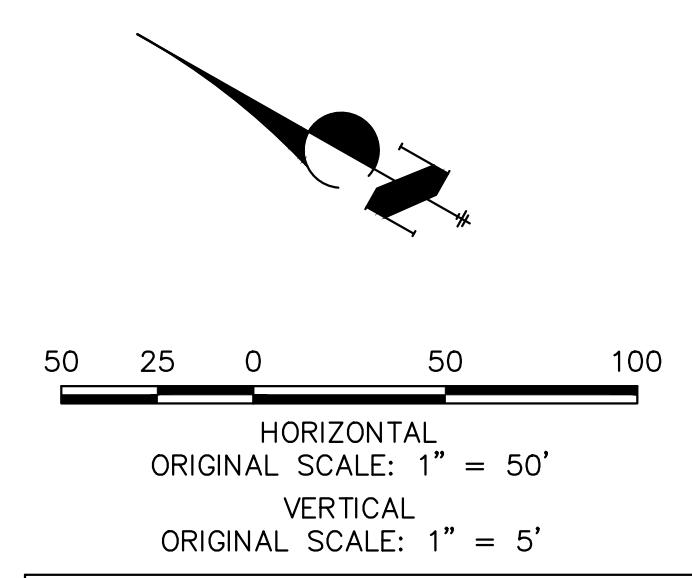


**WP03 PROFILE  
STA 0+00.00 TO 9+00.00**



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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: 11/15/23

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

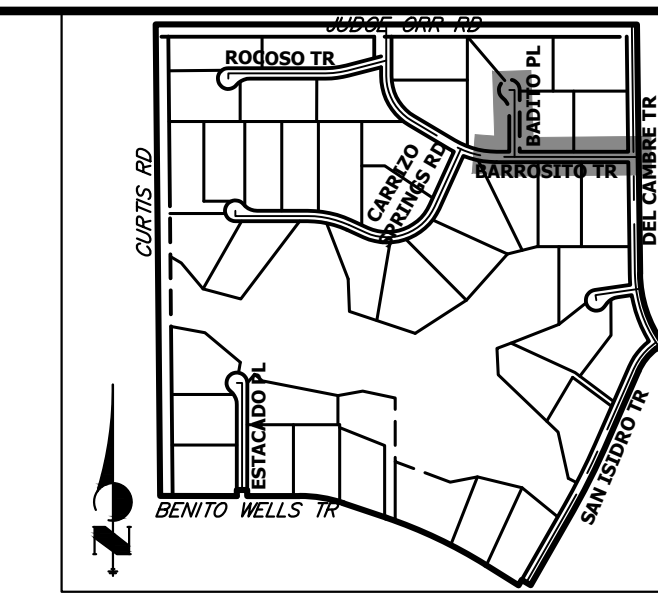
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 11/15/23  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

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

SHEET 36 OF 63  
 JOB NO. 25142.05



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

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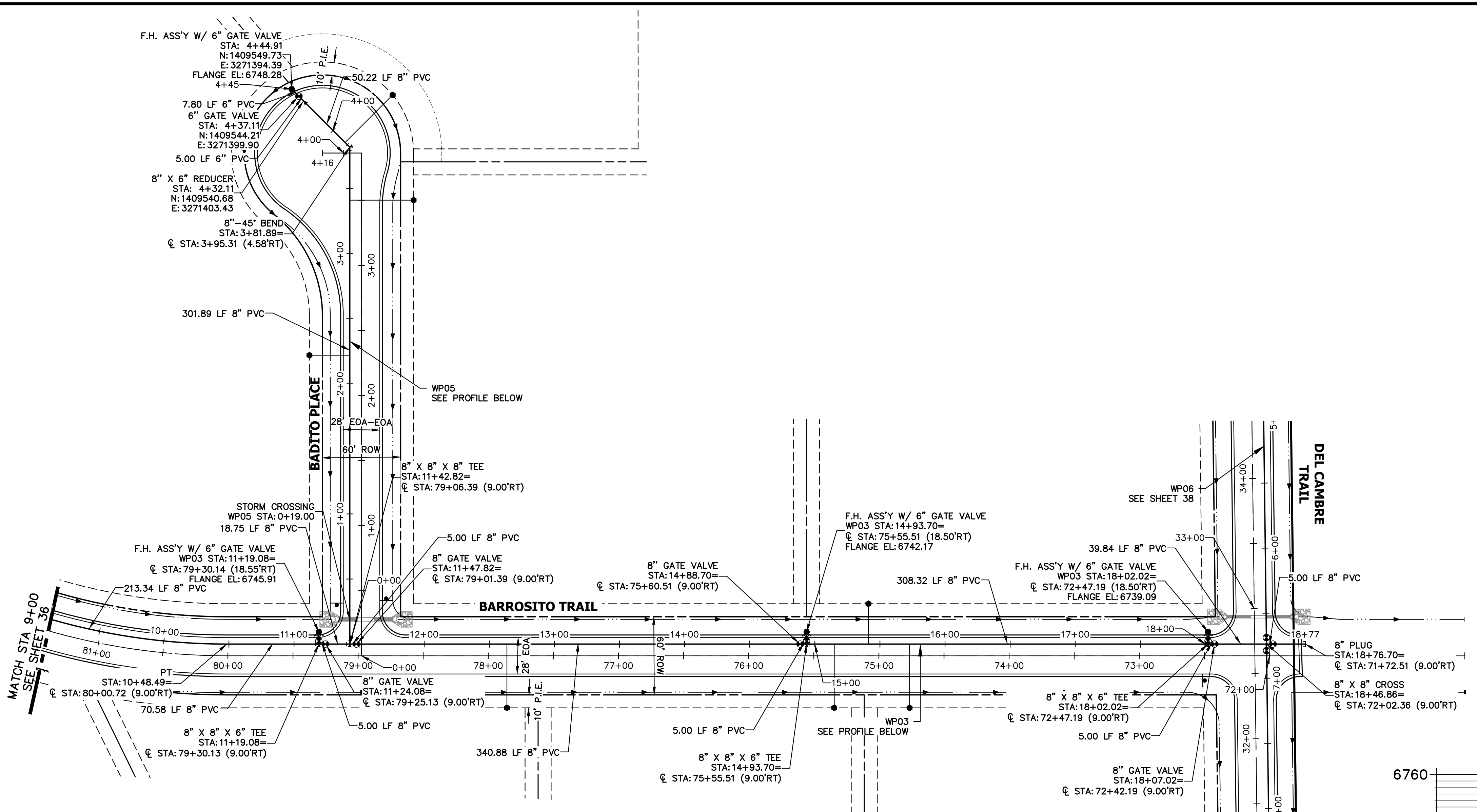
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891

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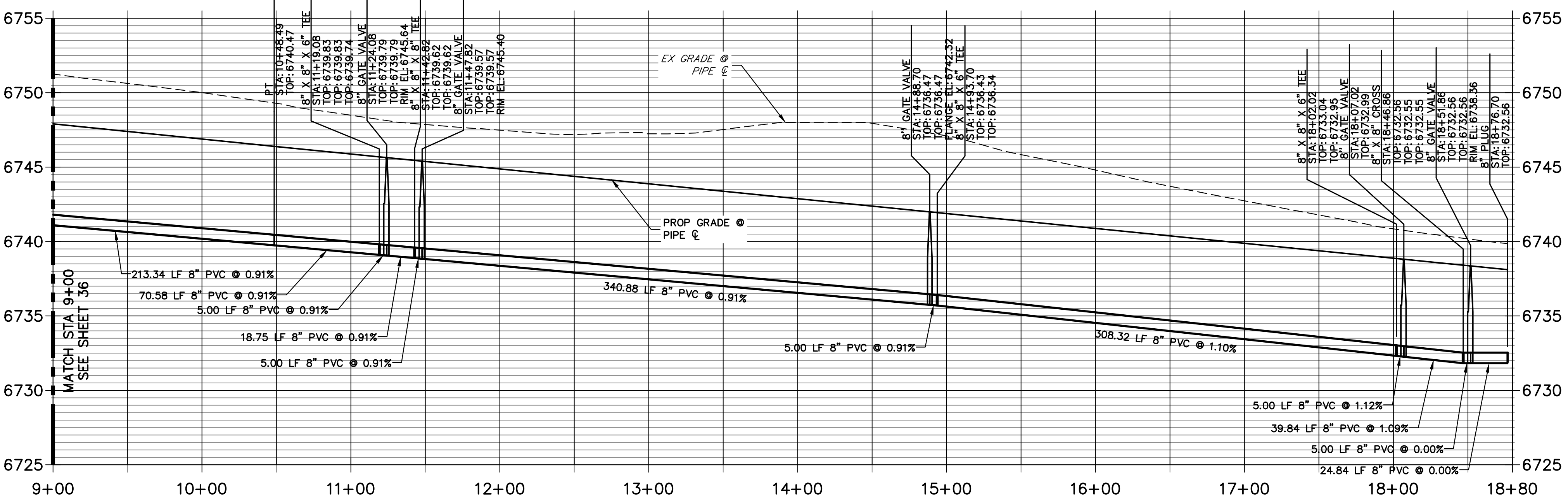
No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	11/15/23
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	

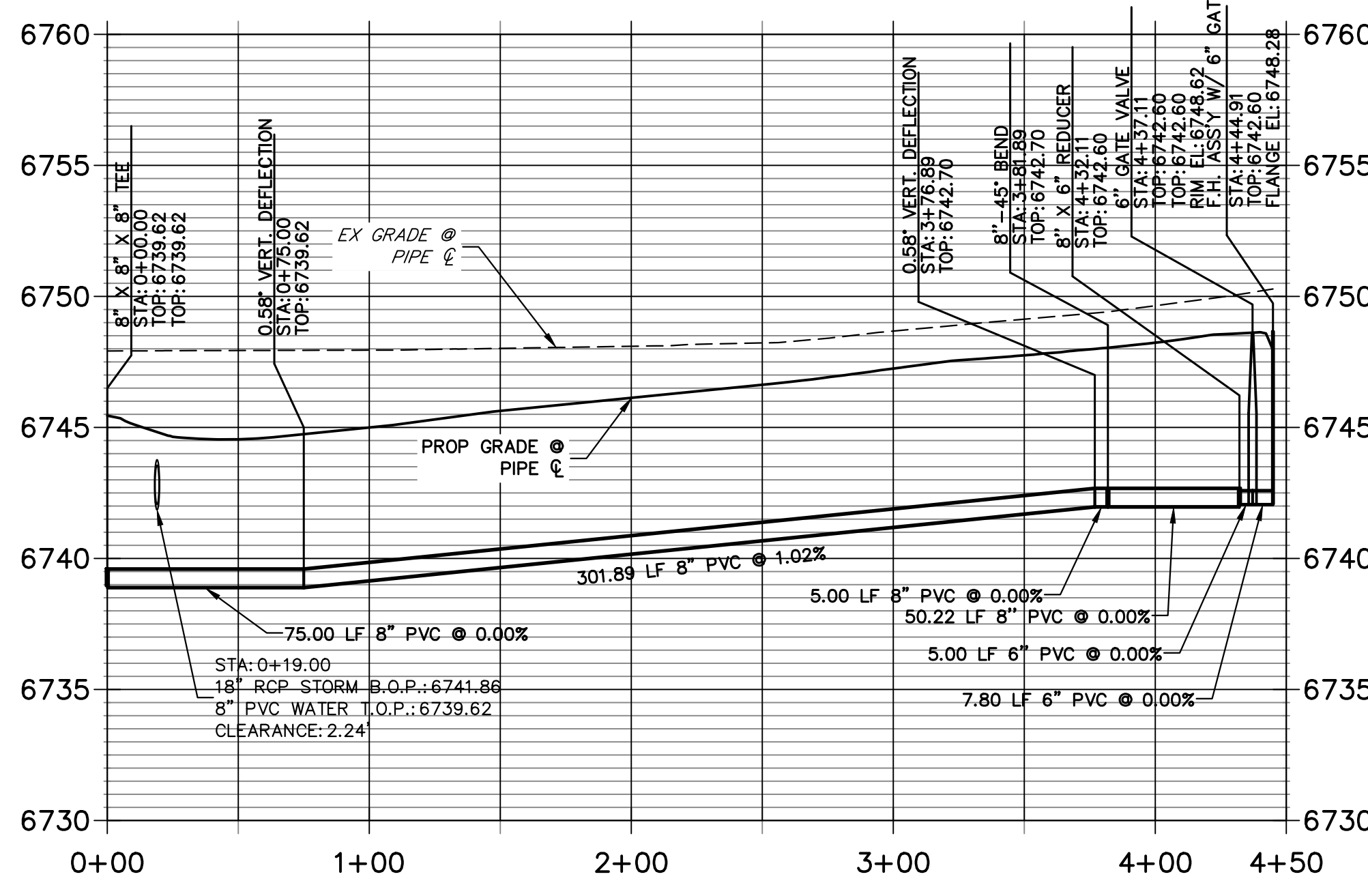
**SADDLEHORN RANCH**  
FILING 3  
WATER DISTRIBUTION PLAN  
SHEET 37 OF 63  
JOB NO. 25142.05



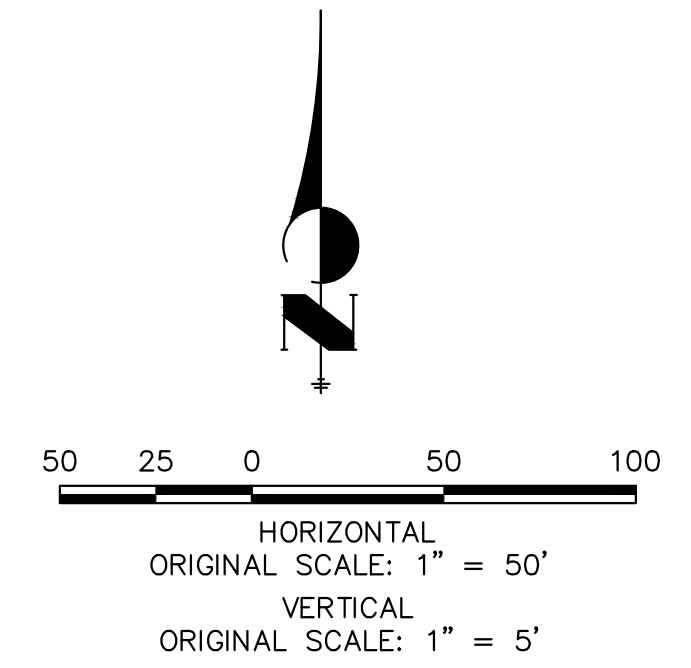
**WP03 PROFILE (2)**  
STA 9+00.00 TO 18+79.97



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



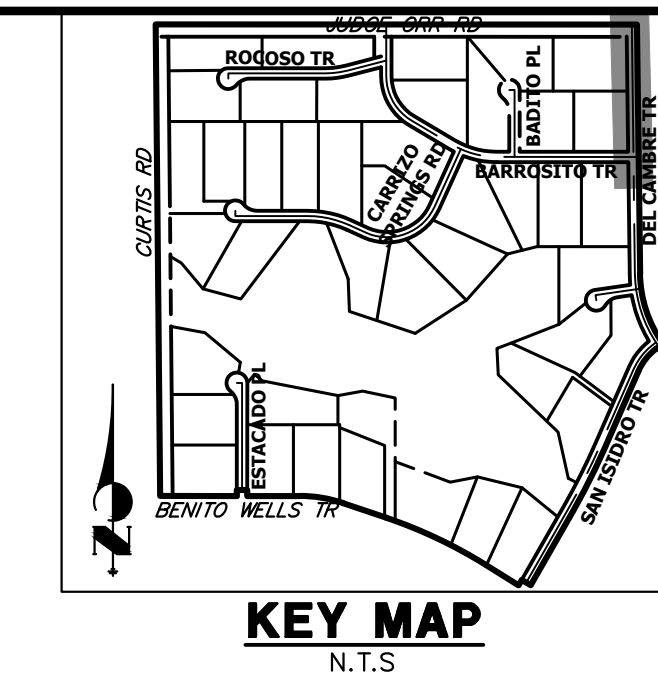
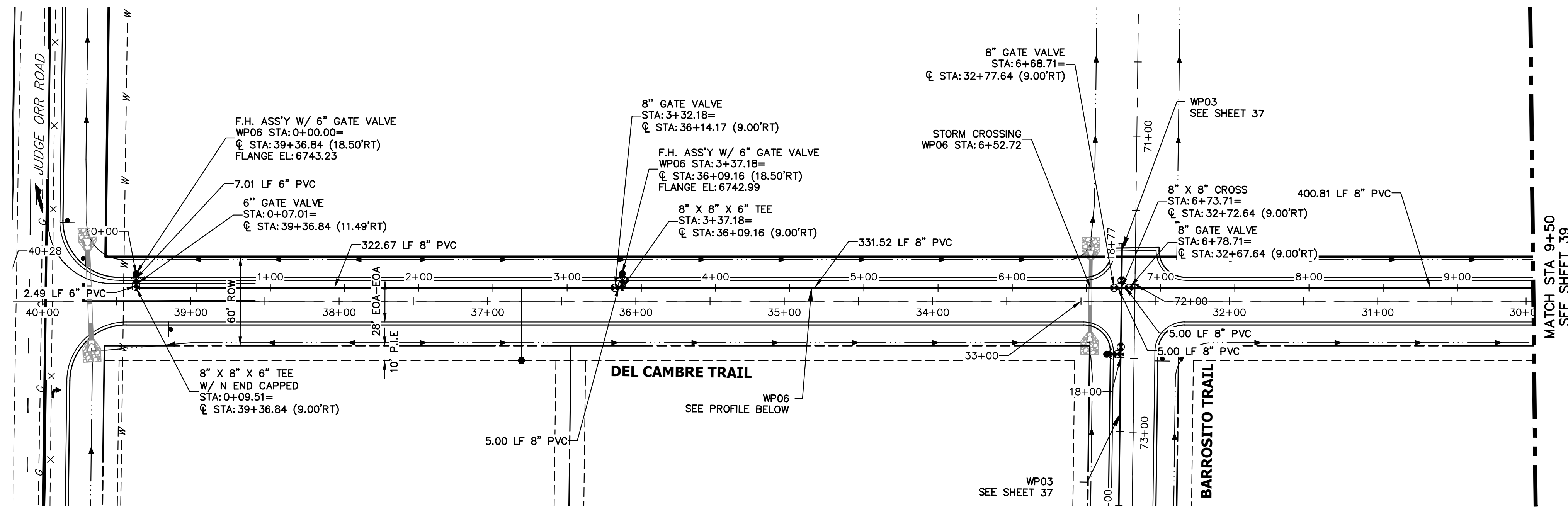
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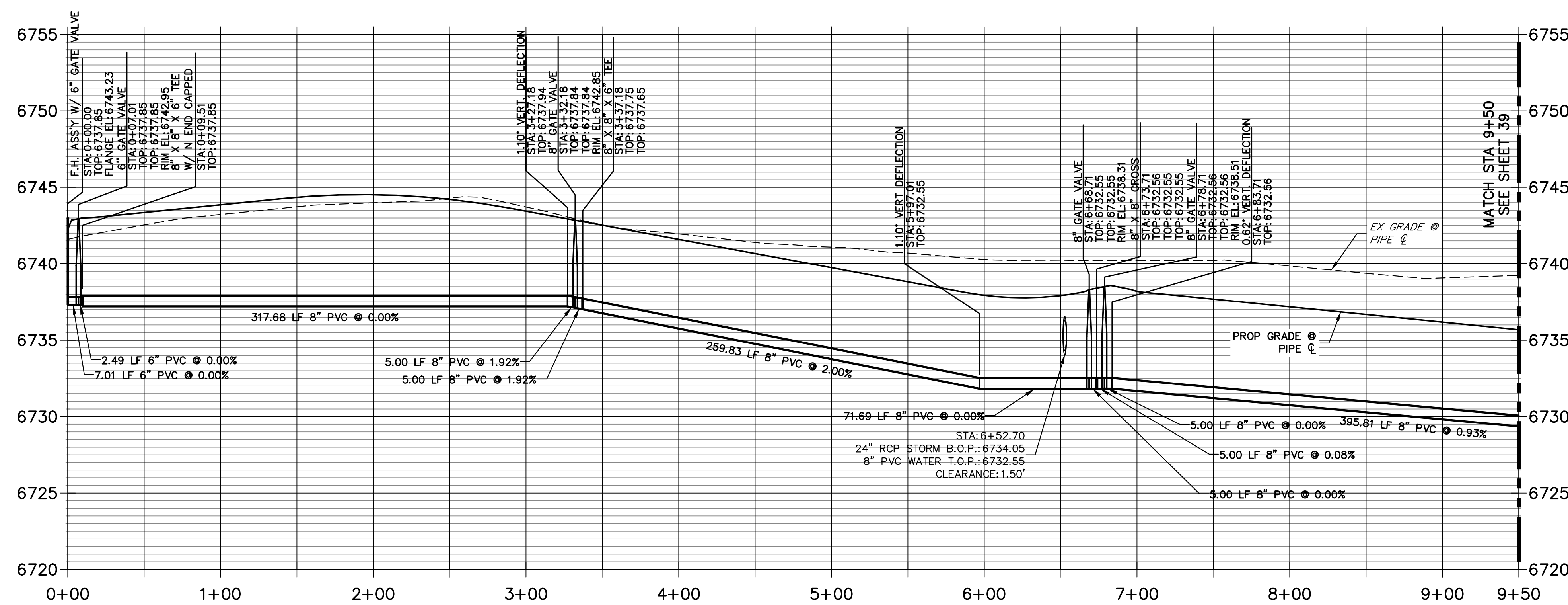
**ENGINEER'S STATEMENT**

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: 11/15/23











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

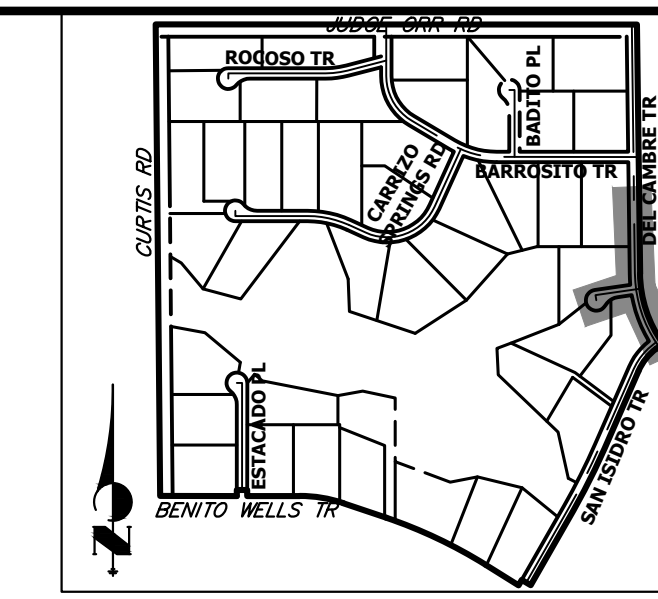


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 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 11/15/23

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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS  
  
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 BY DATE  
 No. REVISION  
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 V-SCALE 1"=5'  
 DATE 11/15/23  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY  
  
**SADDLEHORN RANCH - FILING 3**  
**WATER DISTRIBUTION PLAN**  
 SHEET 38 OF 63  
 JOB NO. 25142.05



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

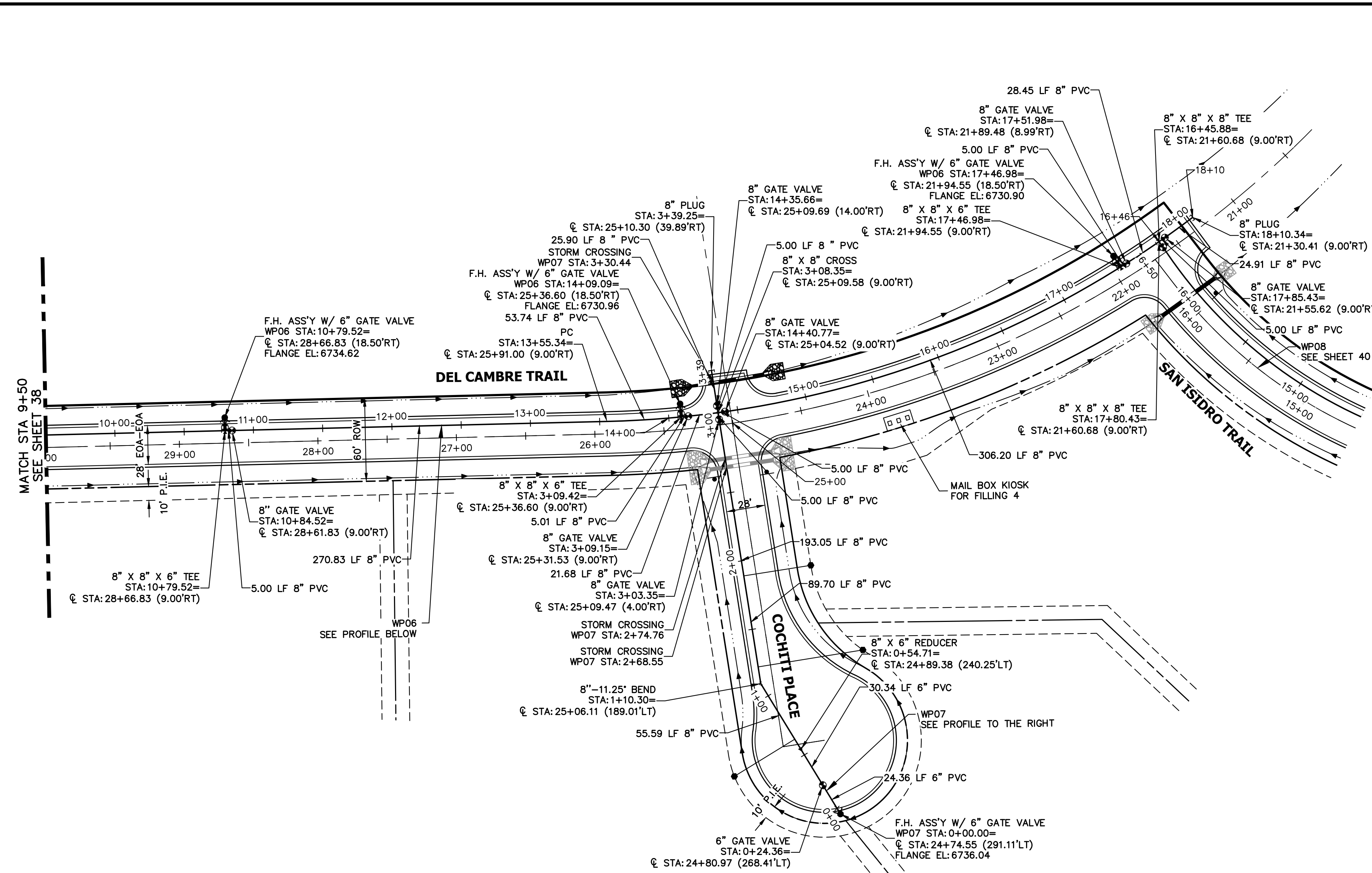
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BRADY WILLIAMS

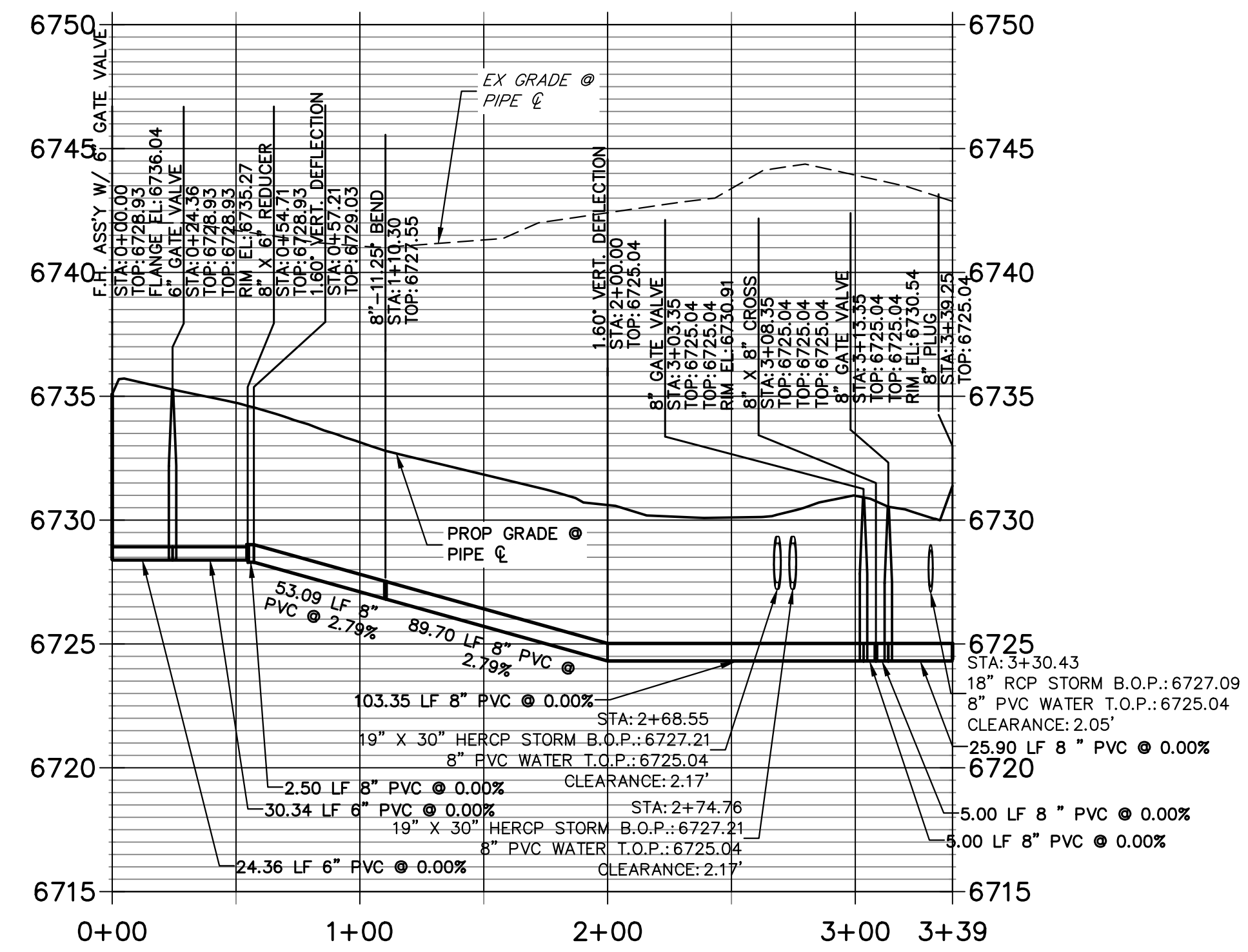
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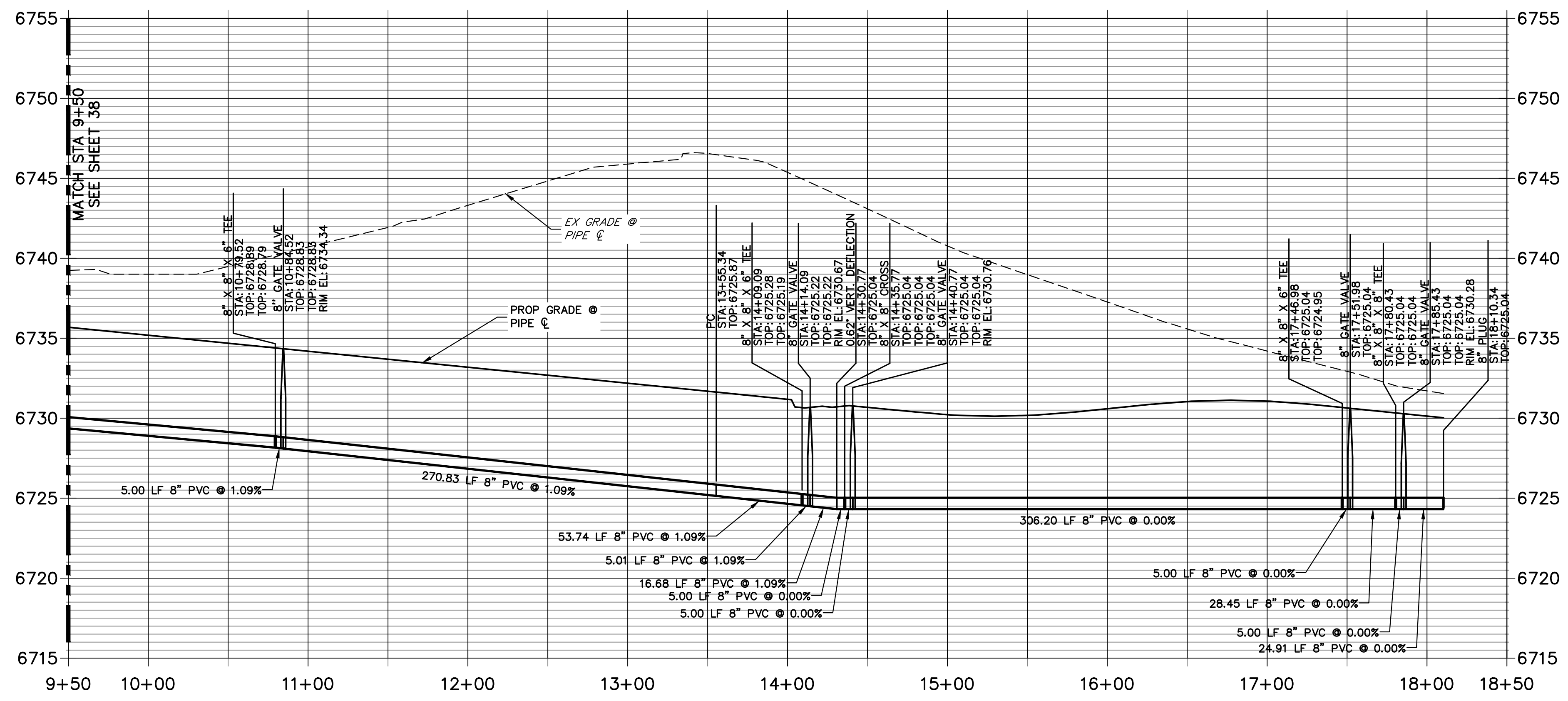
SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN



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

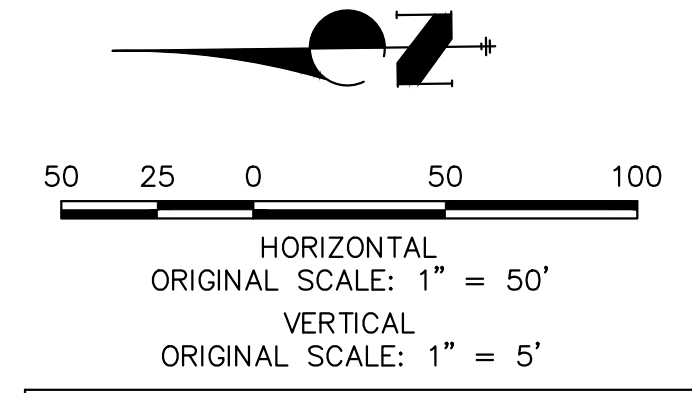


**WP06 PROFILE (2)**  
STA 9+50.00 TO 18+50.00



**NOTES**

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



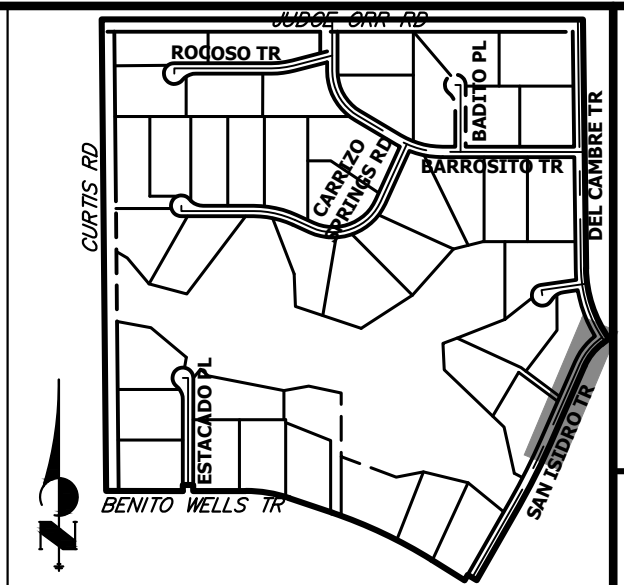
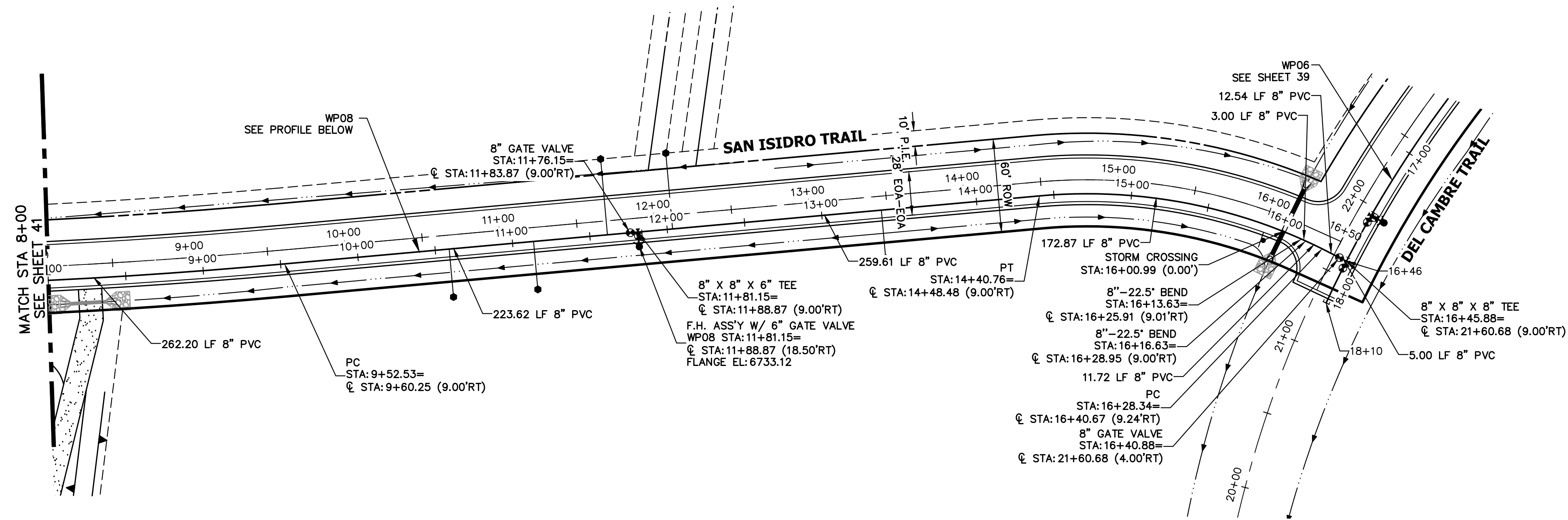
**811**  
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Call before you dig.

**ENGINEER'S STATEMENT**

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

11/15/23  
DATE



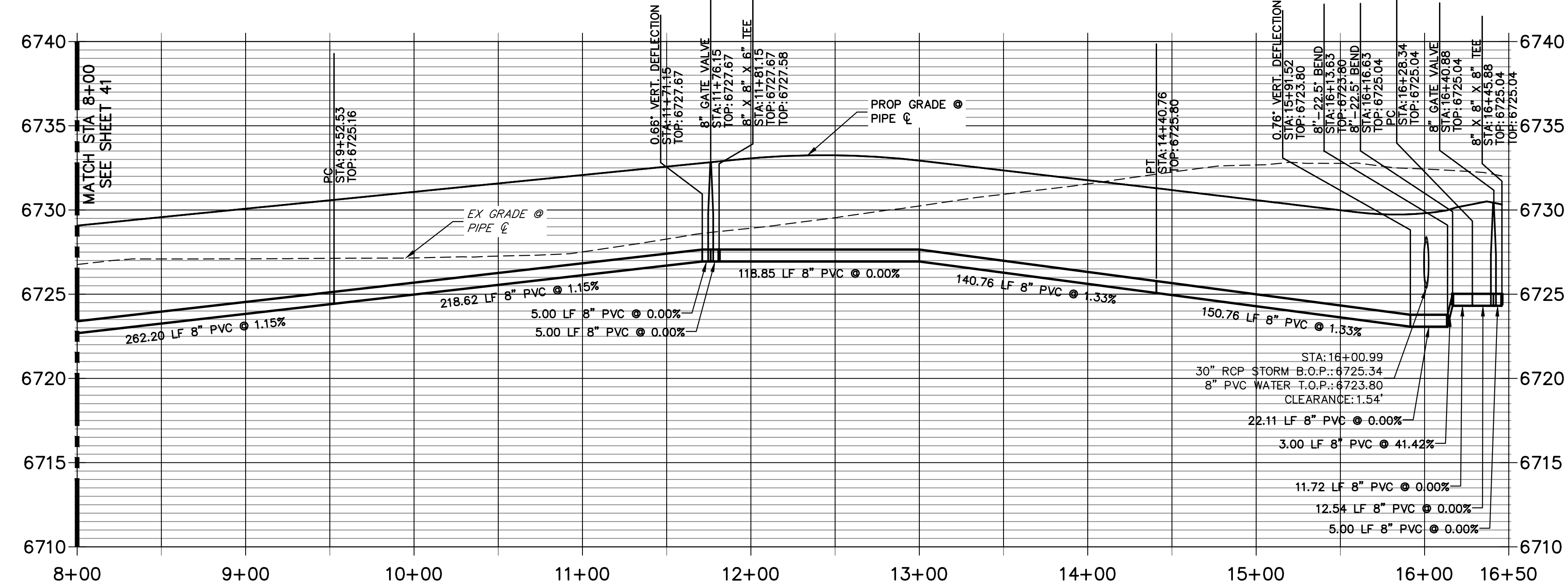


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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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



- NOTES**
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  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.

No.	REVISION	BY	DATE

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

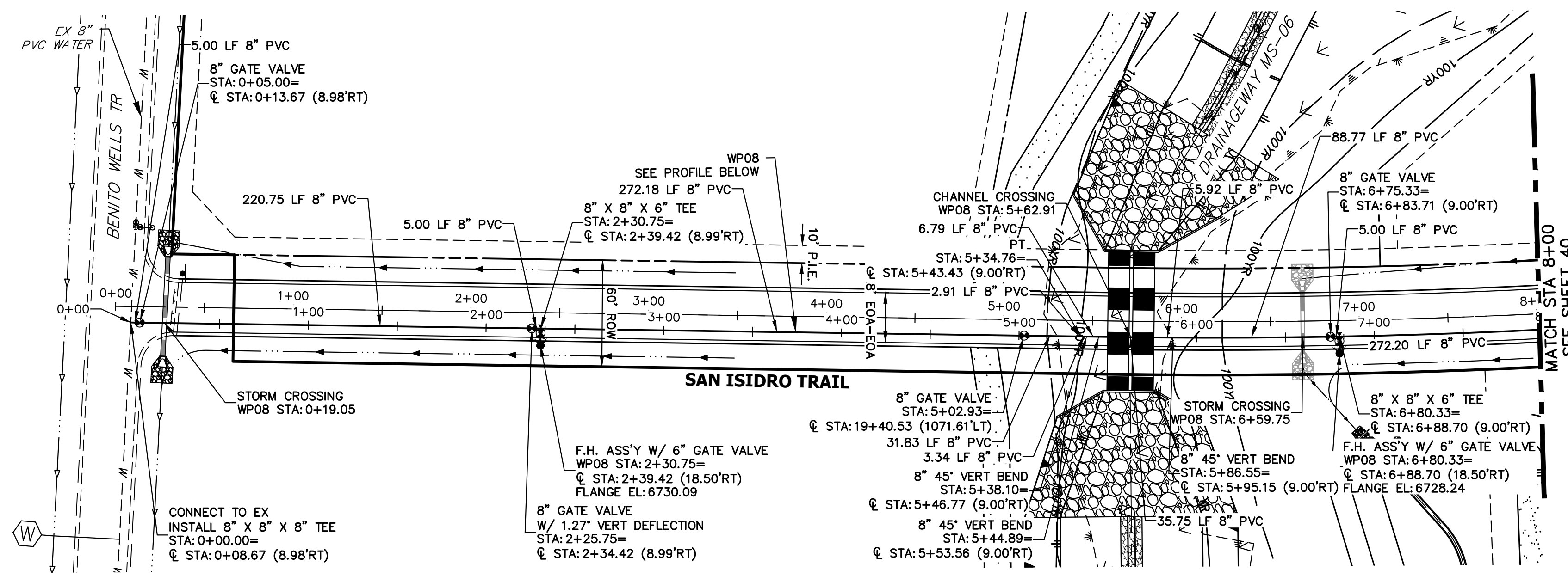
**811**  
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 Call before you dig.

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

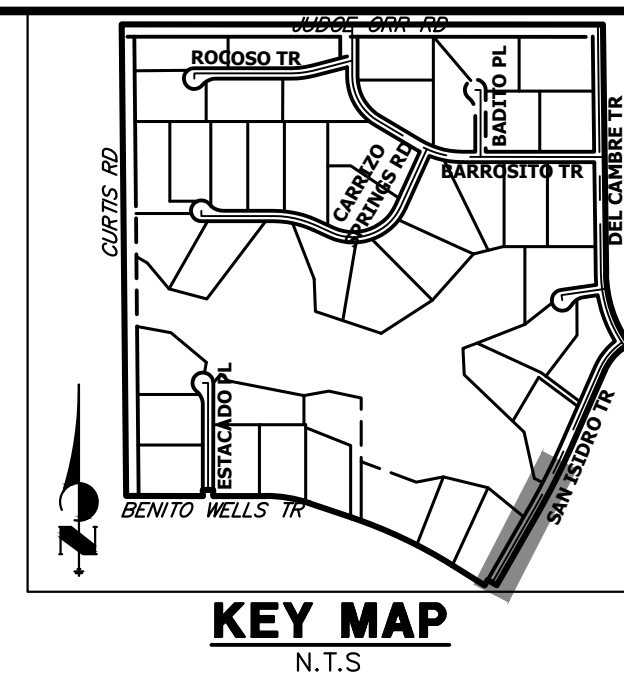
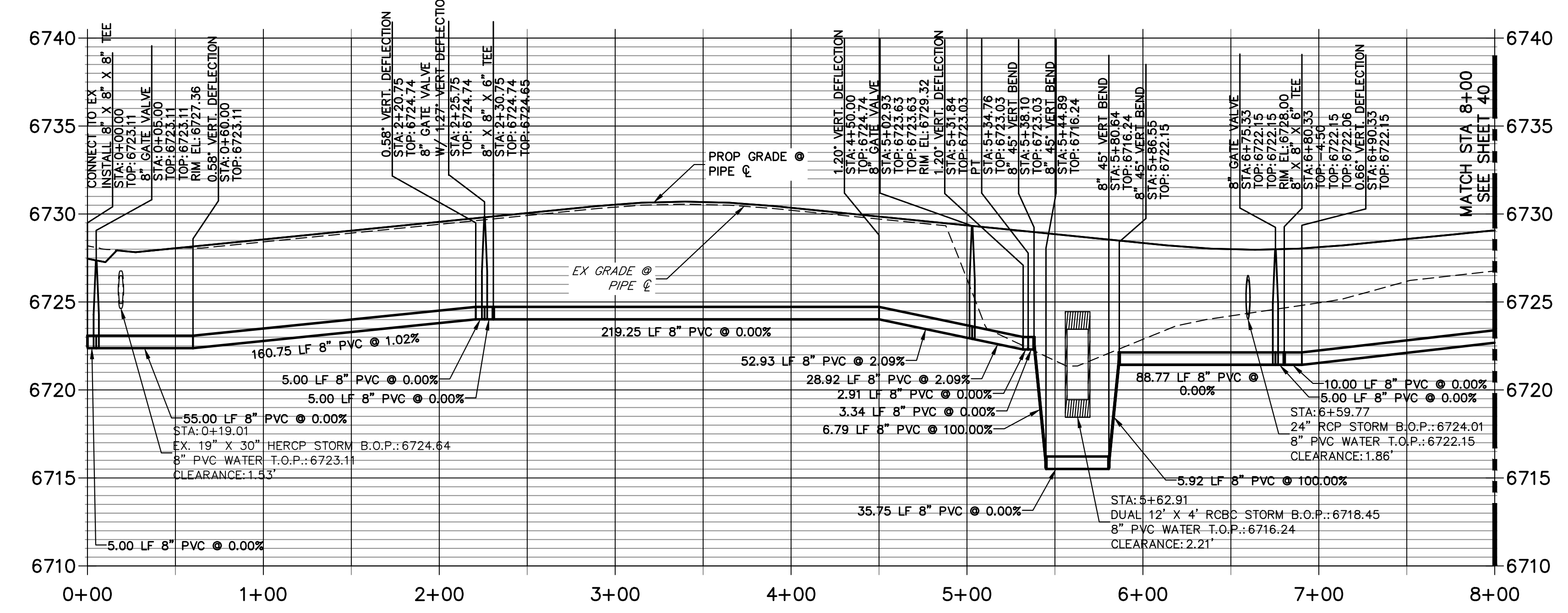
11/15/23  
 DATE

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

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

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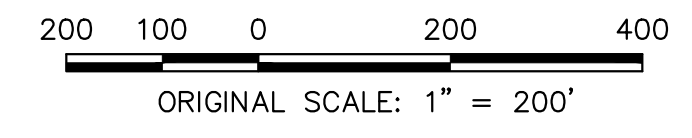
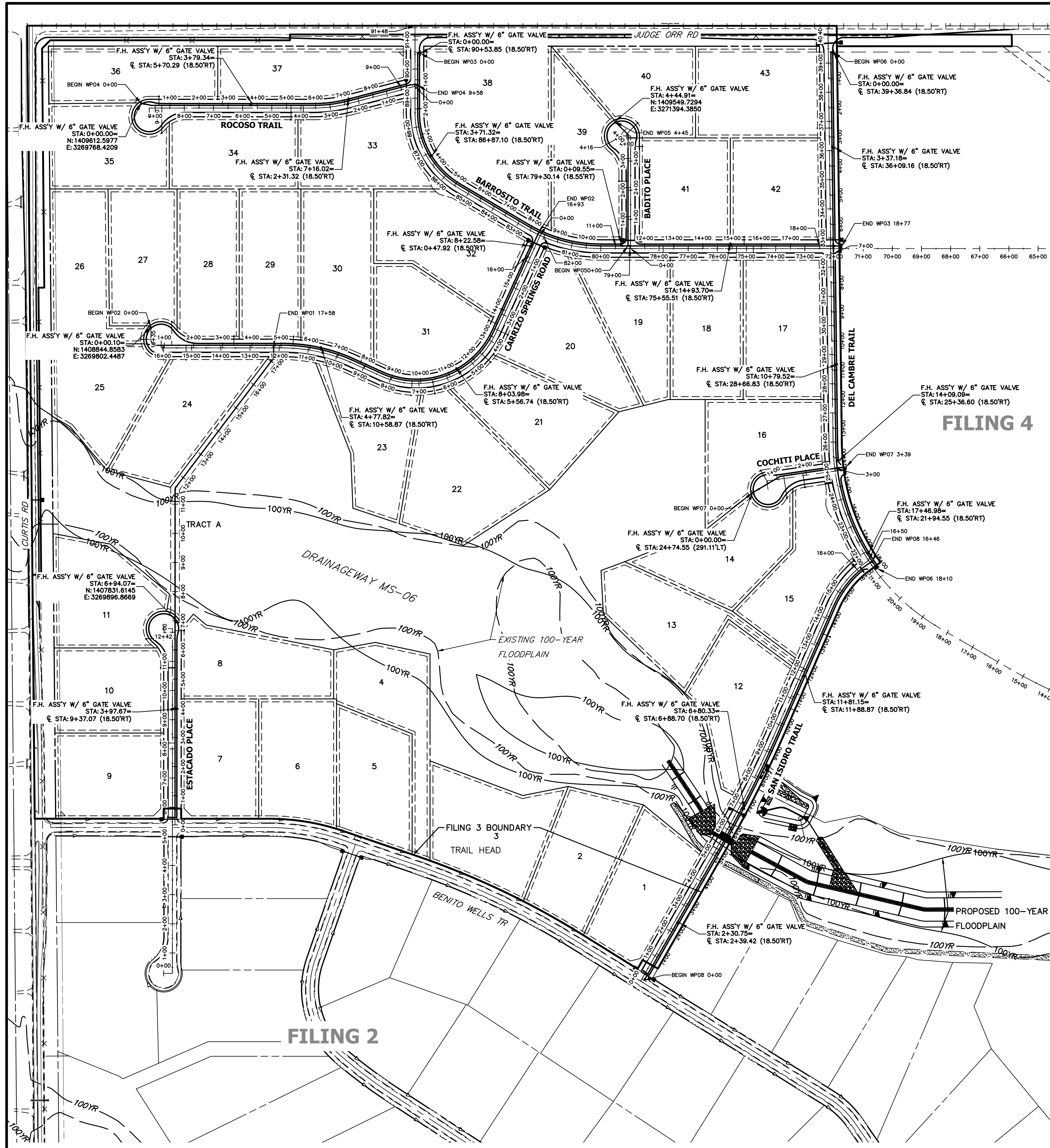
**811**  
Know what's below.  
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50 25 0 50 100  
HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'

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

25043  
11/15/23  
DATE

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

11/15/23  
 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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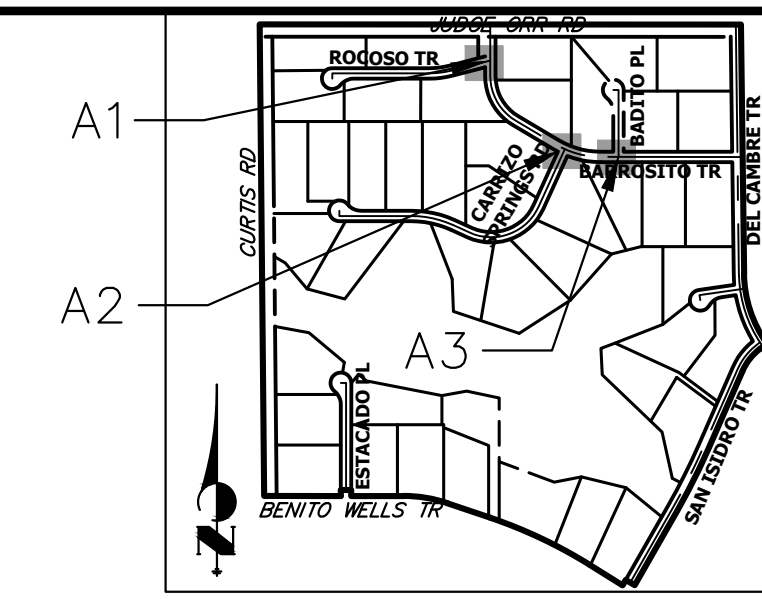
No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	11/15/23
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	

SADDLEHORN RANCH -  
 FILING 3  
 OVERALL FIRE HYDRANT  
 PLAN

SHEET 42 OF 63  
 JOB NO. 25142.05

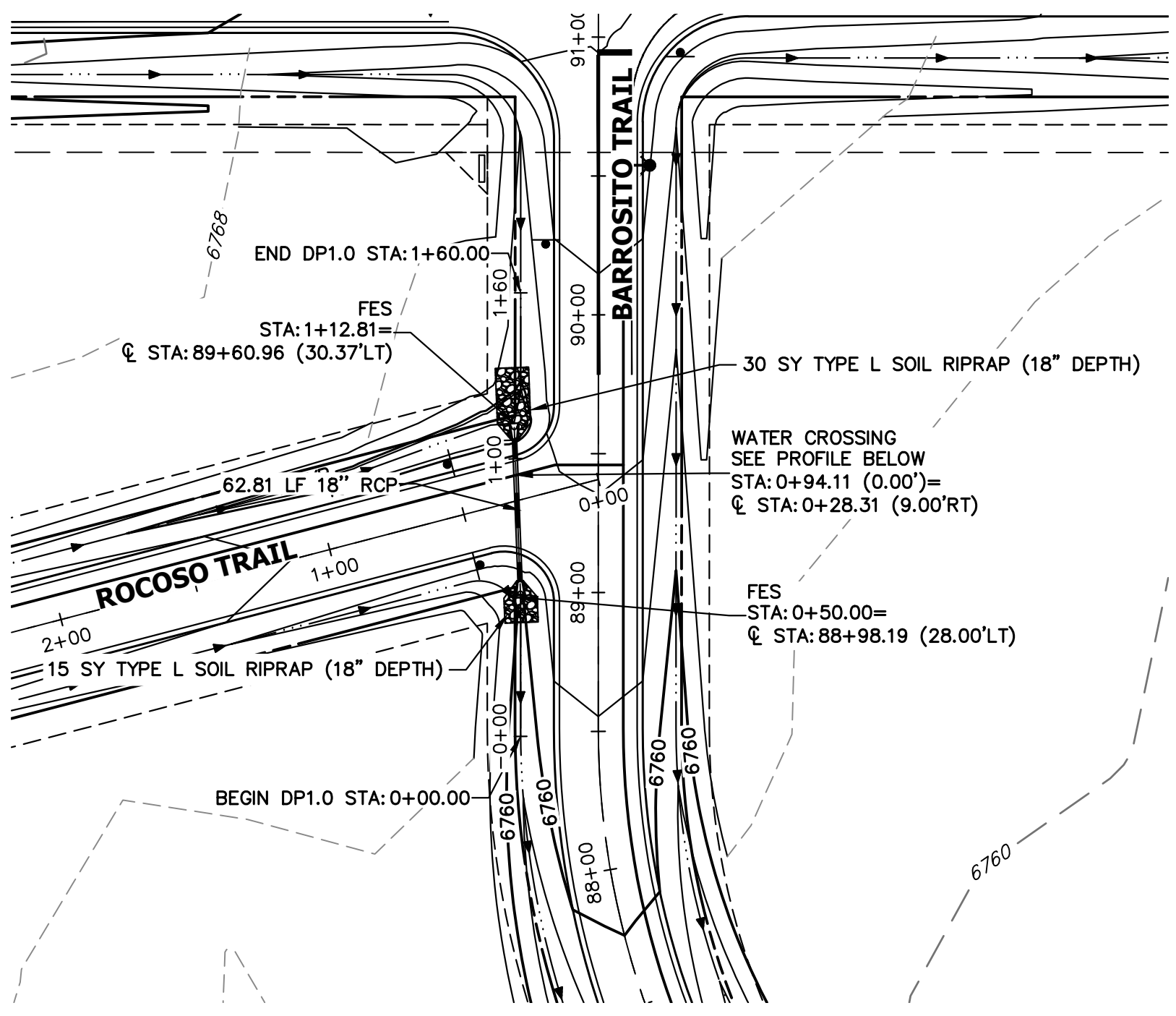




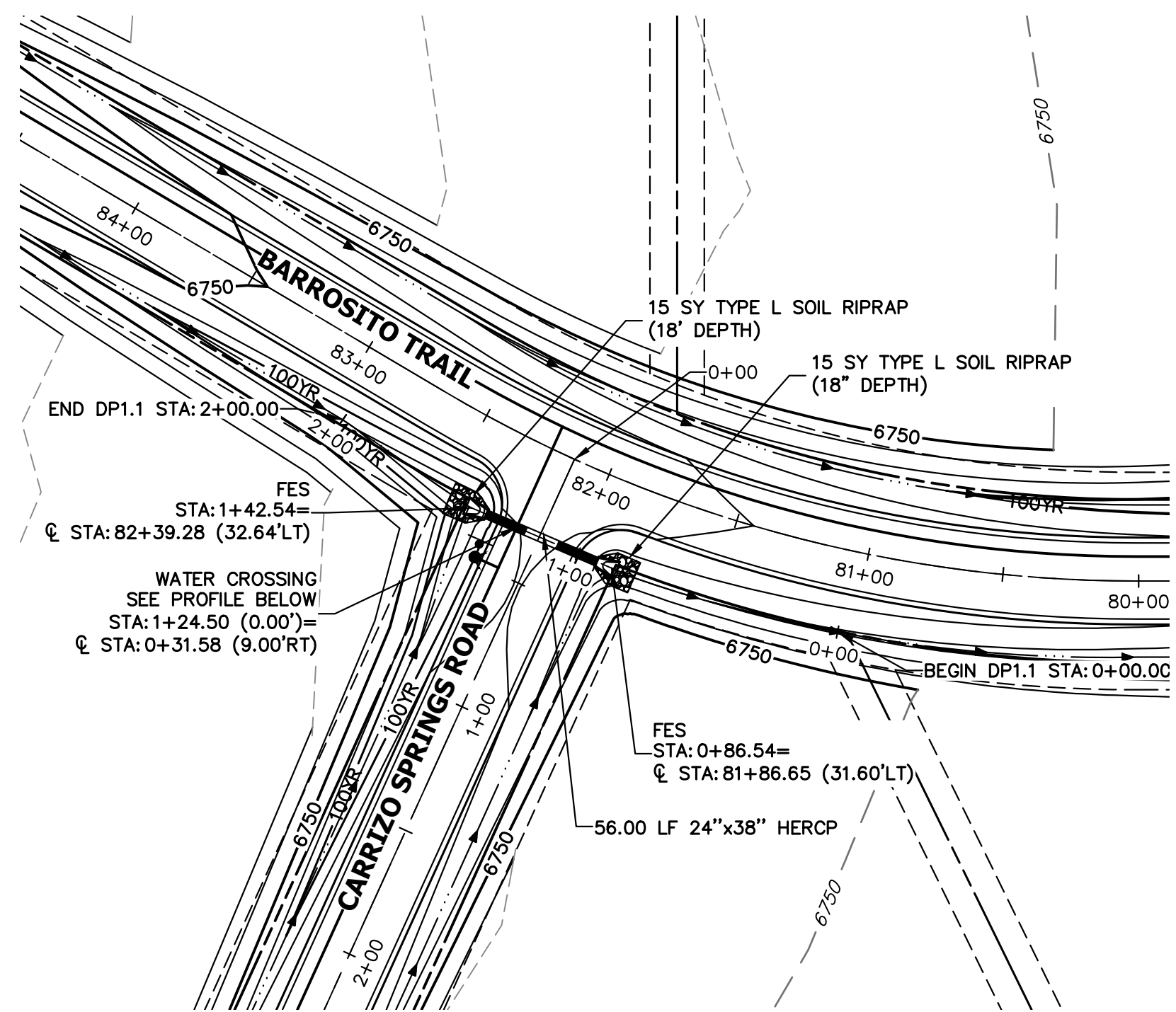
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 BRADY WILLIAMS

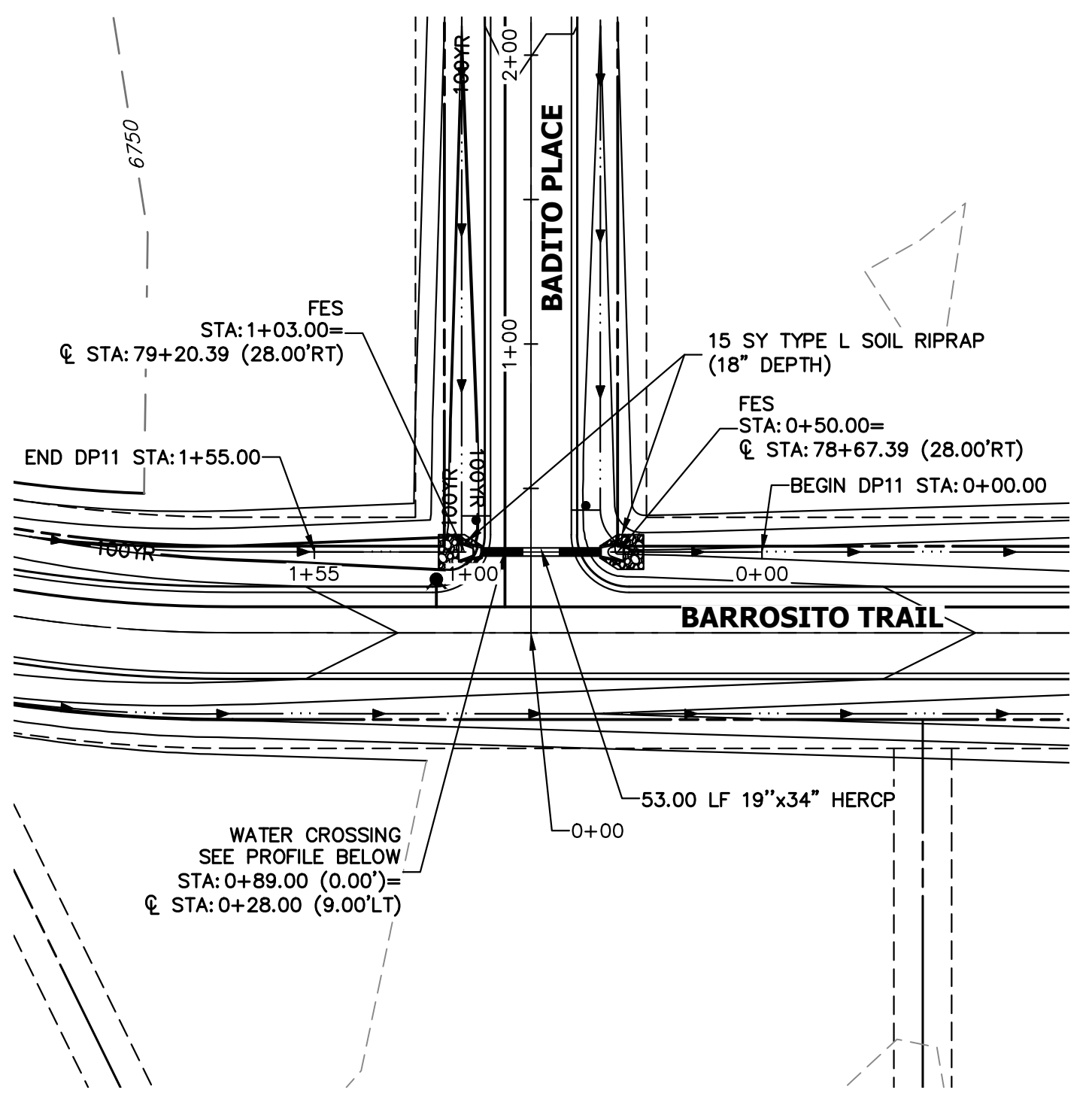
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**A1 CULVERT - PLAN**

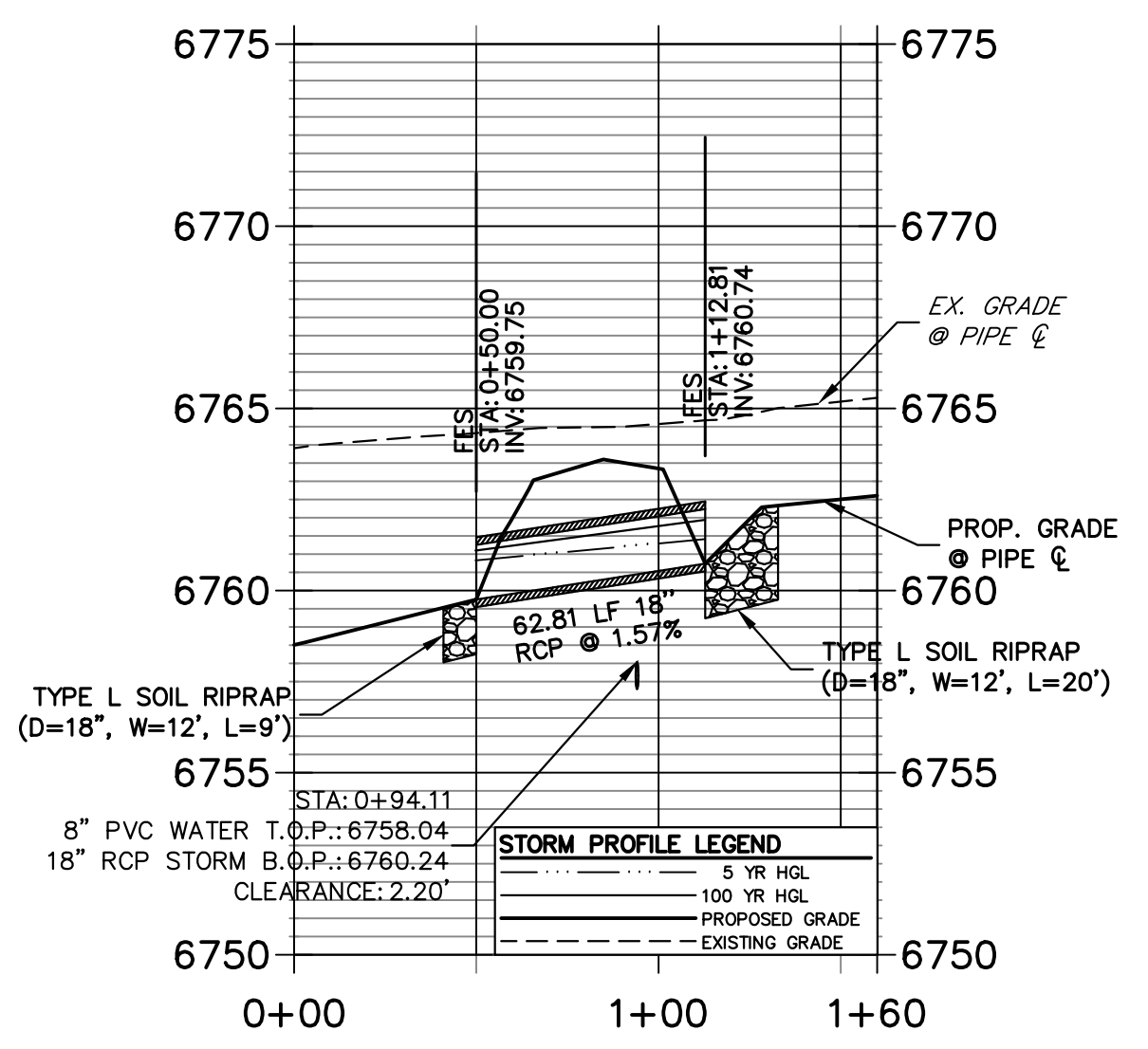


**A2 CULVERT - PLAN**



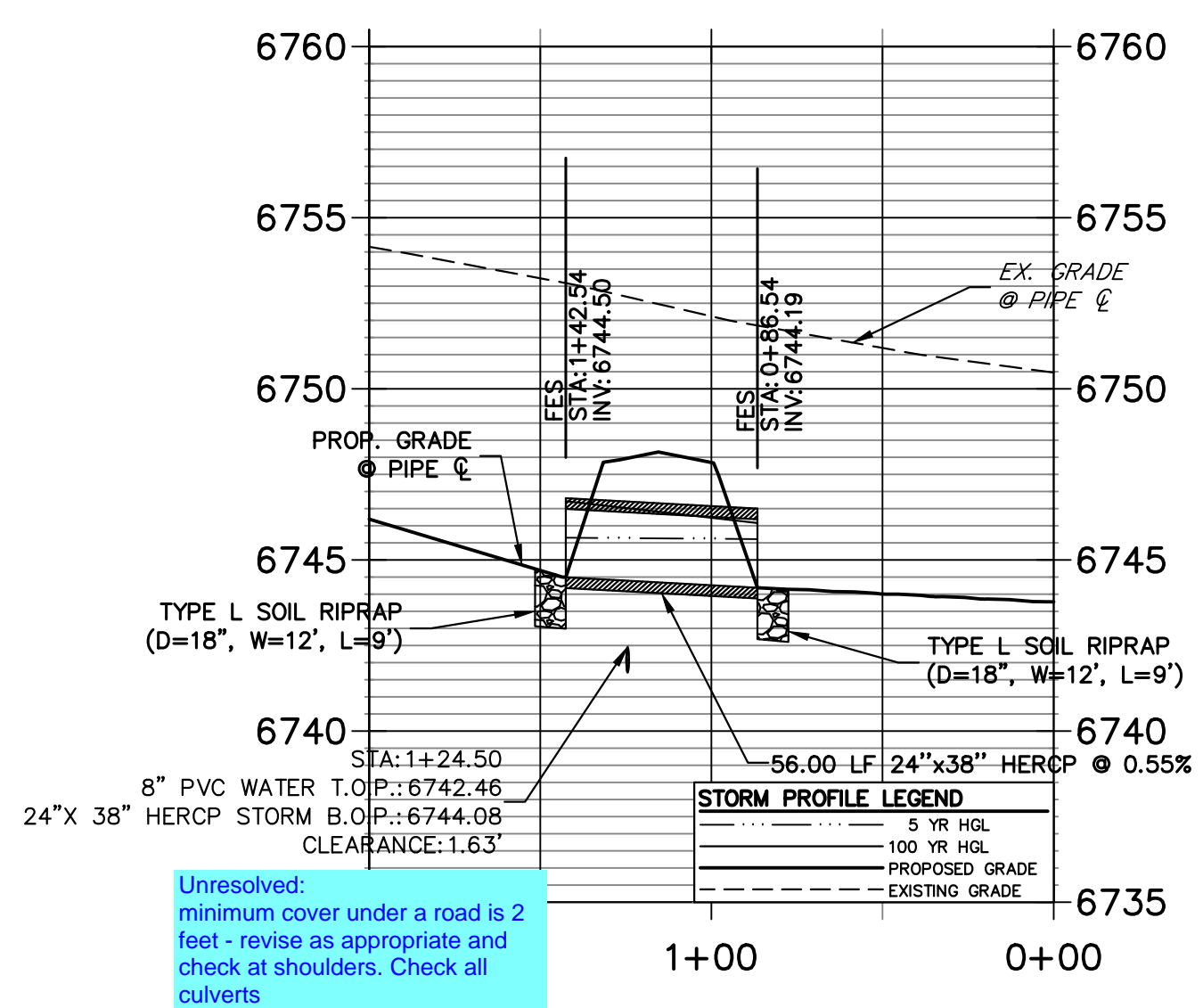
**A3 CULVERT - PLAN**

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



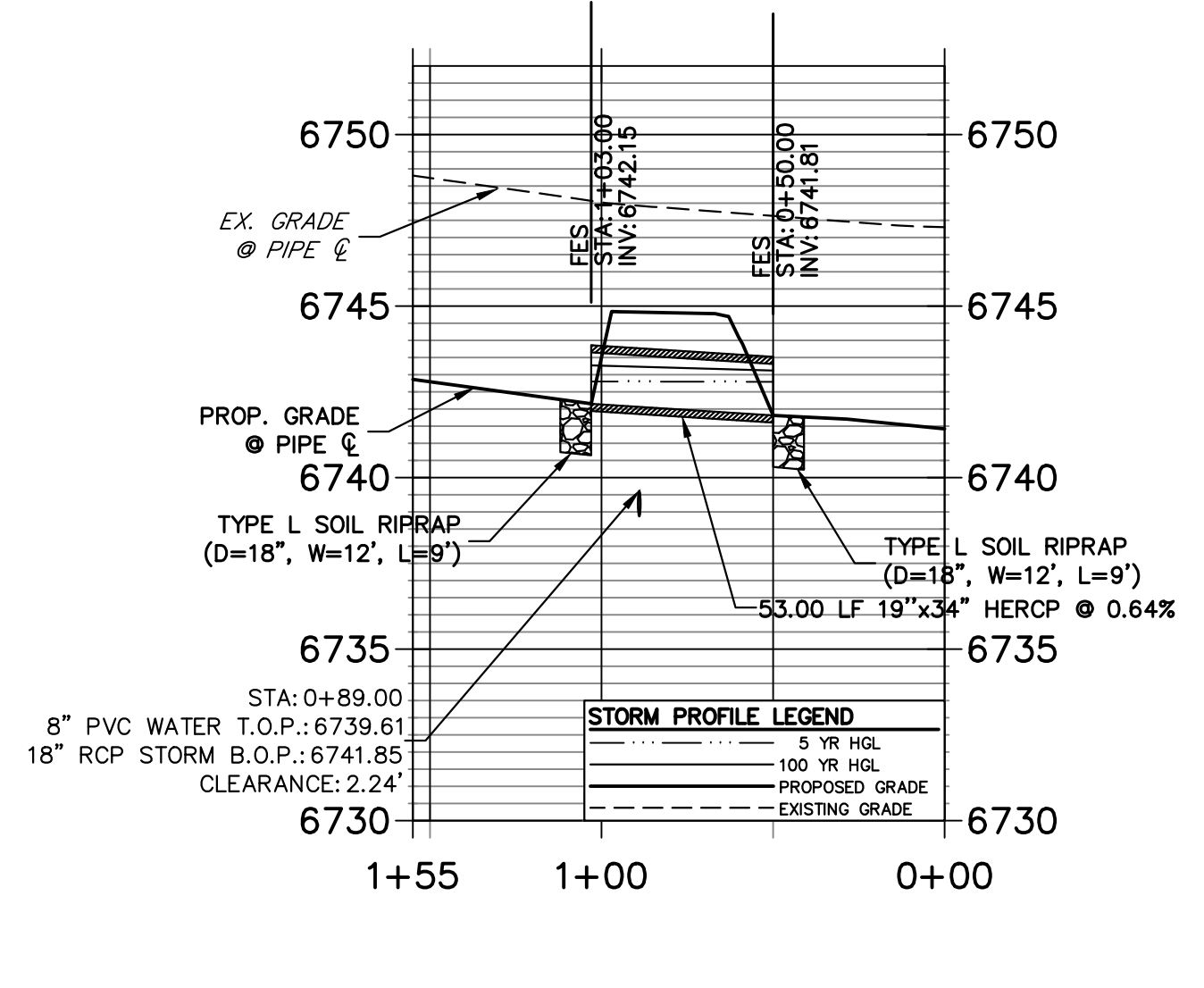
**A1 CULVERT - PROFILE**

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



**A2 CULVERT - PROFILE**

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



**A3 CULVERT - PROFILE**

**STORM SEWER NOTES**

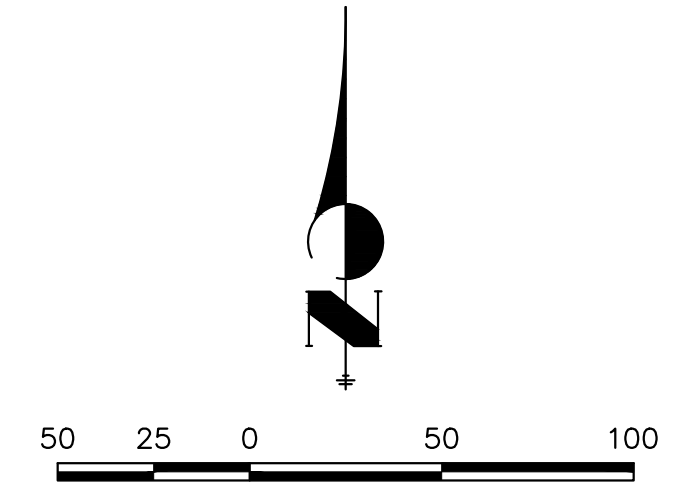
1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2.  $\phi$  STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. PRIOR TO EXTENSION 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  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/23  
 DATE



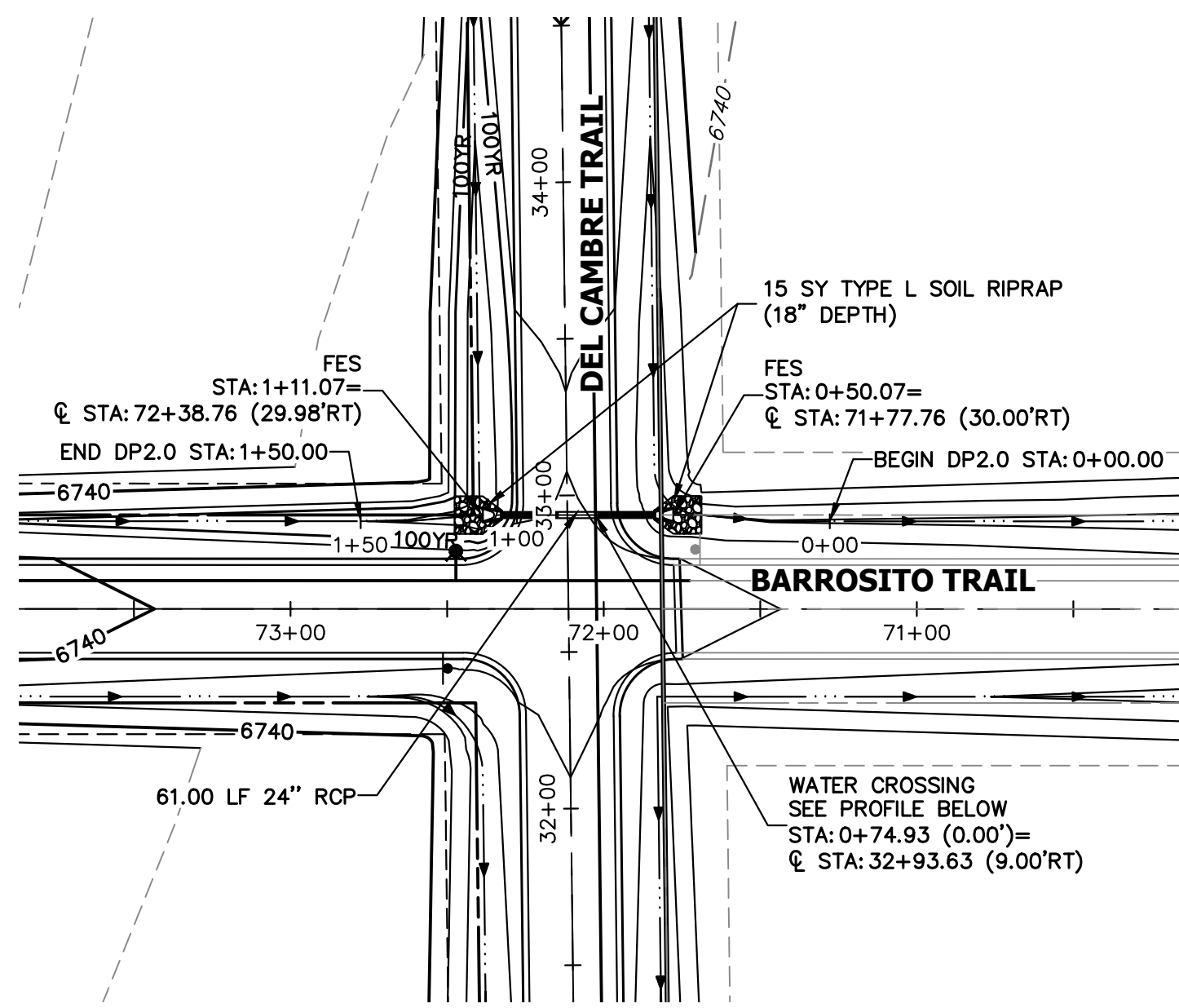
BY	DATE	NO.	REVISION

SADDLEHORN RANCH - FILING 3  
 STORM SEWER PLAN AND PROFILE

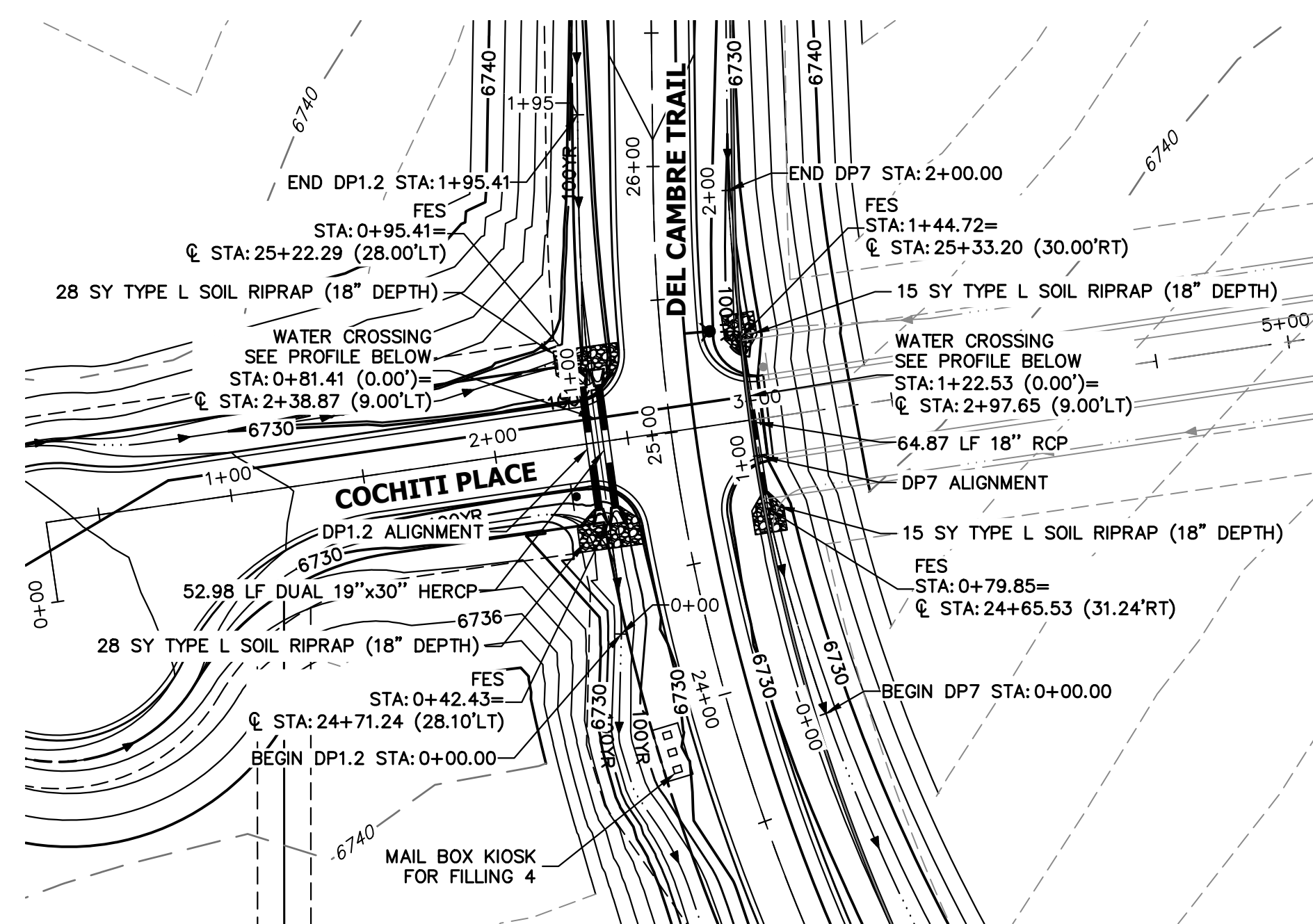
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 DATE 11/15/23  
 DESIGNED BY AMT  
 DRAWN BY WKN  
 CHECKED BY

SHEET 43 OF 63  
 JOB NO. 25142.05

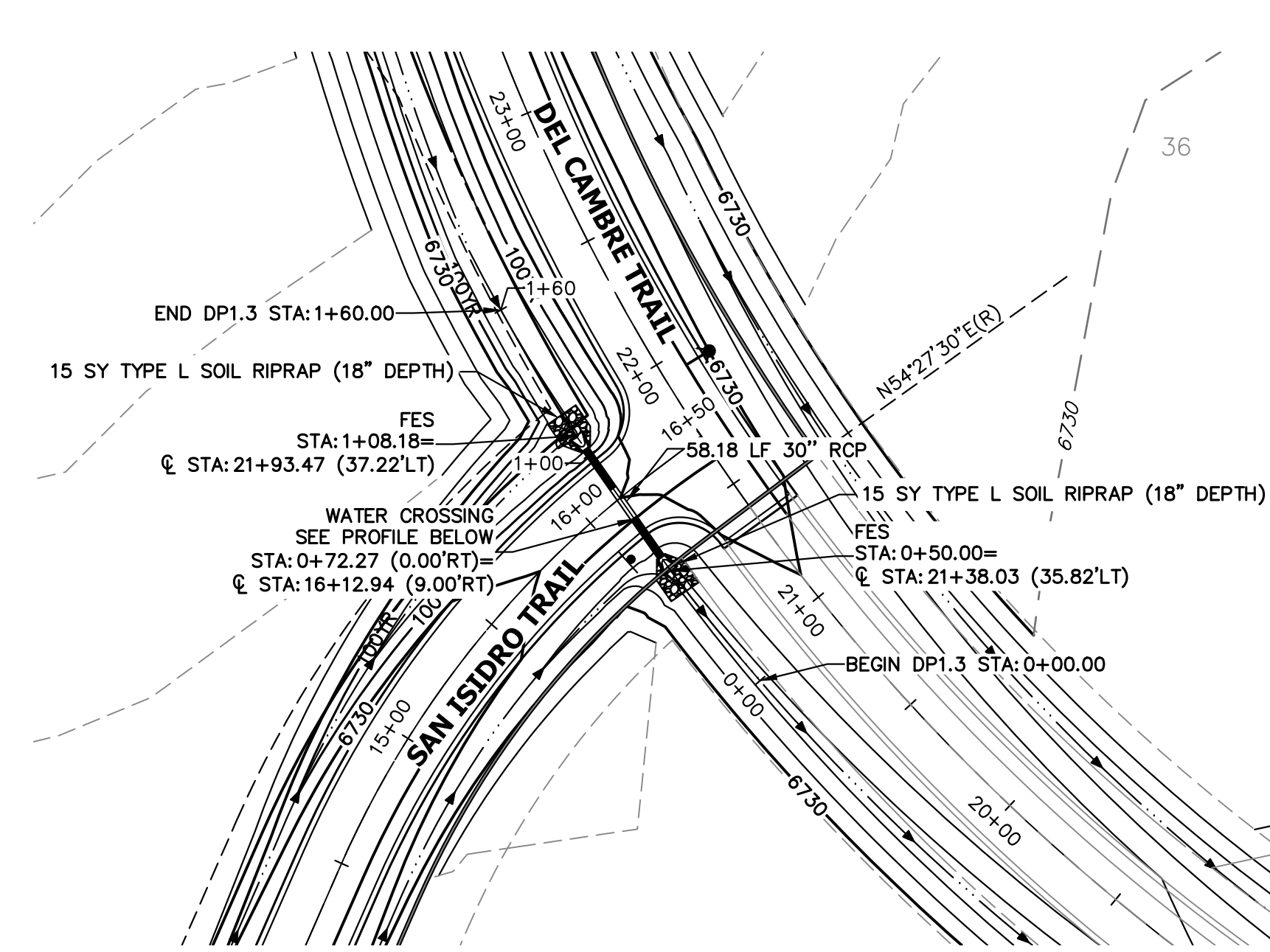




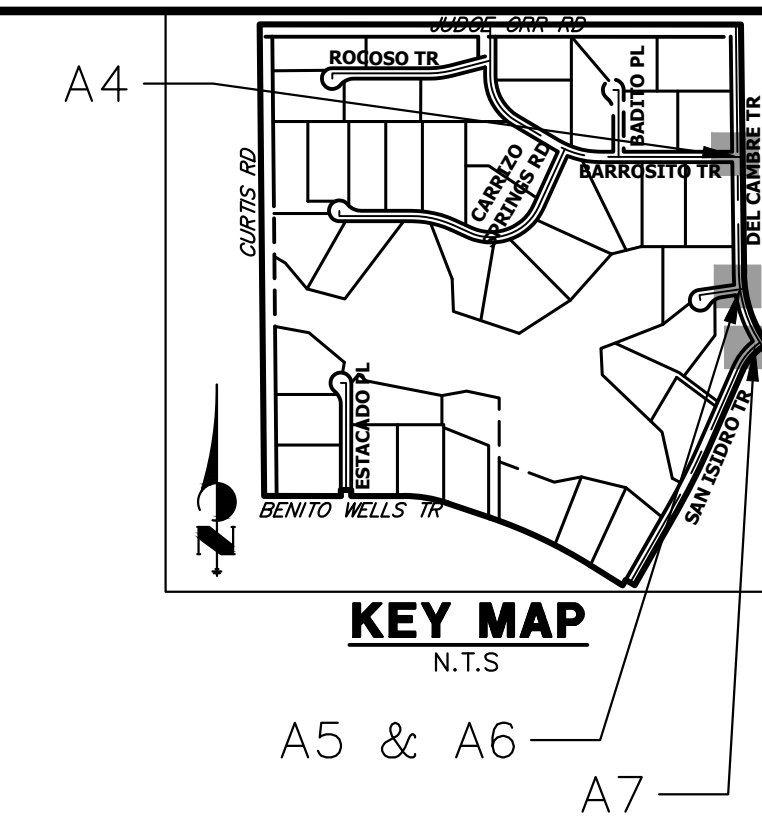
**A4 CULVERT - PLAN**



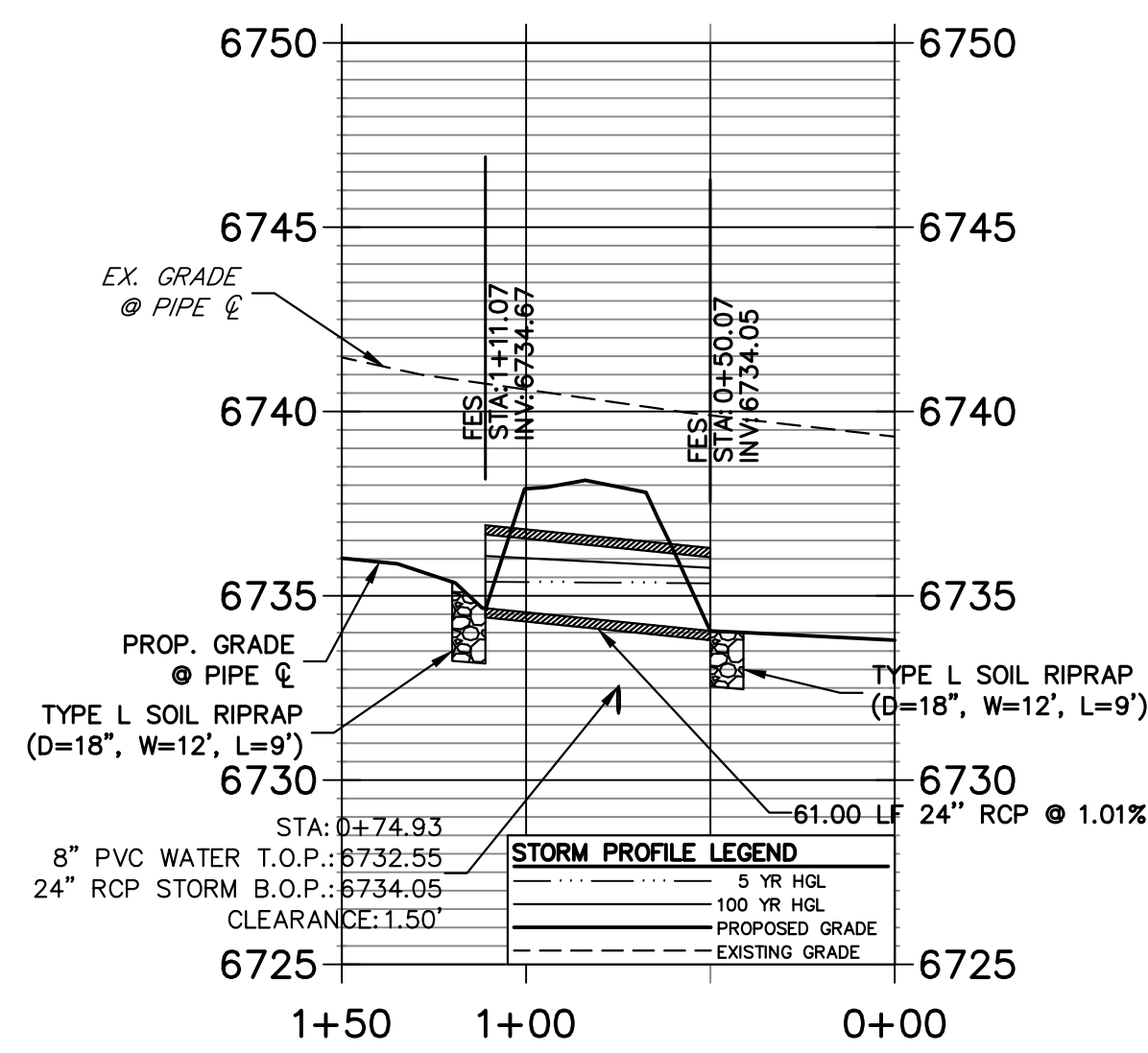
**A5 & A6 CULVERT - PLAN**



**A7 CULVERT - PLAN**

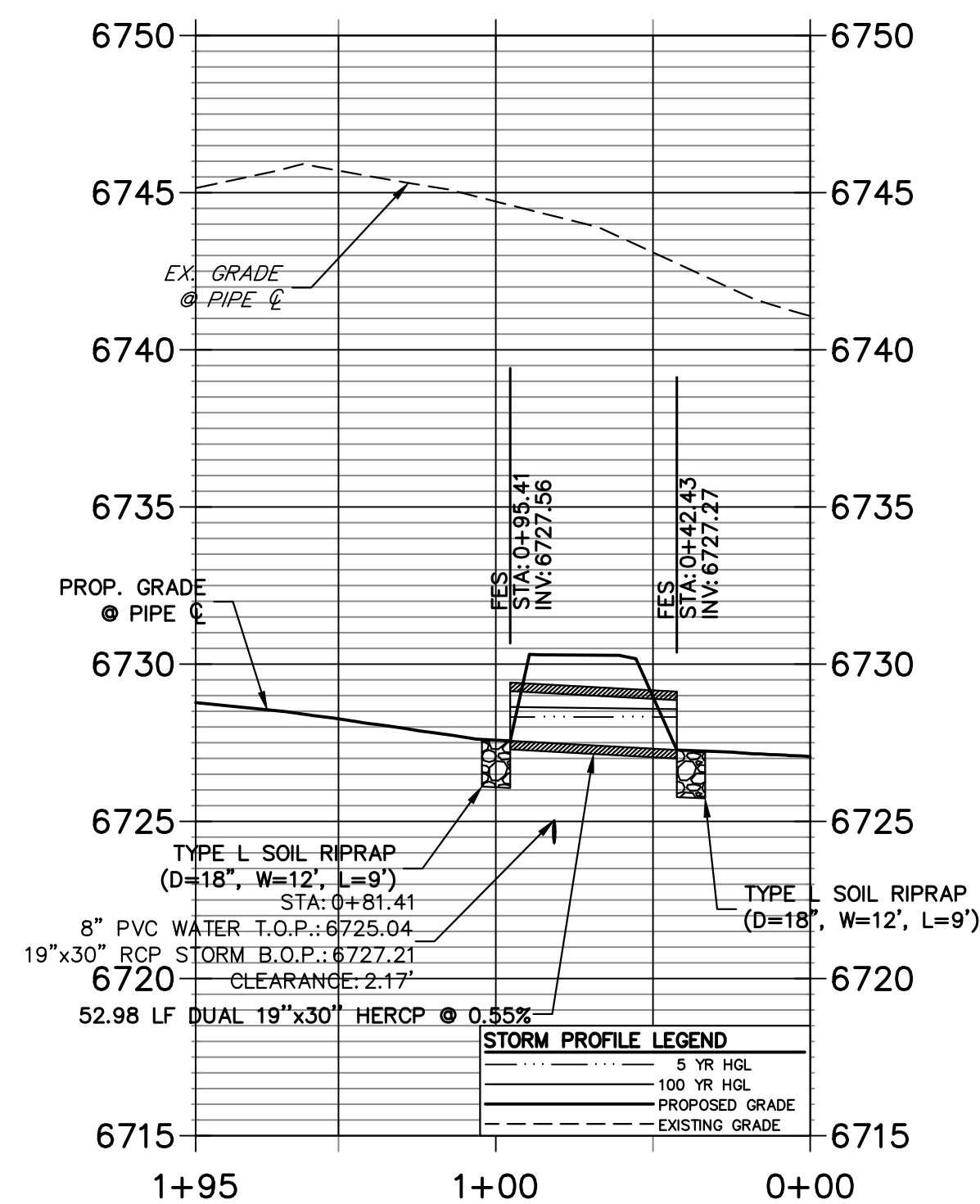


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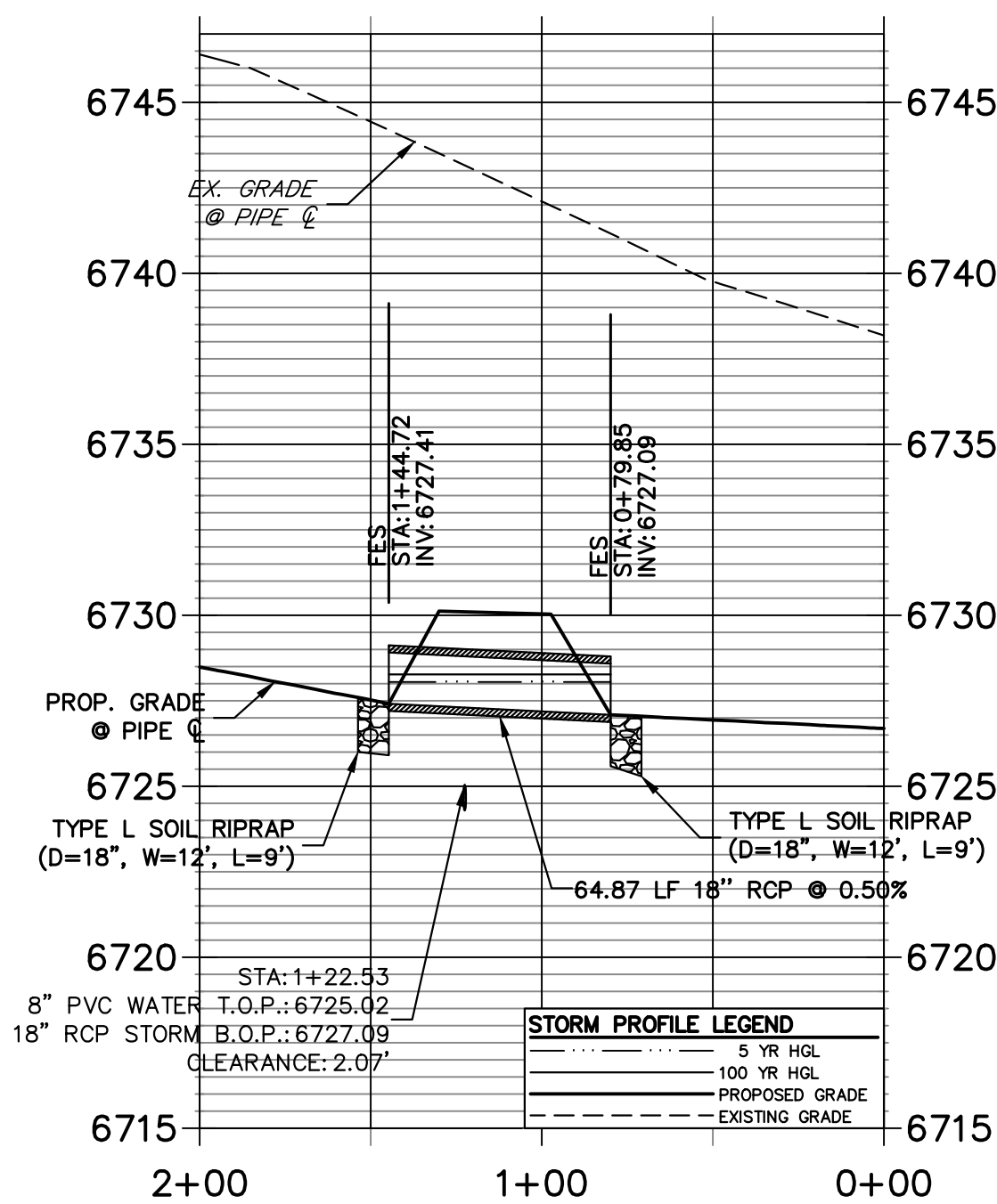
**A4 CULVERT - PROFILE**

**DP1.2 PROFILE  
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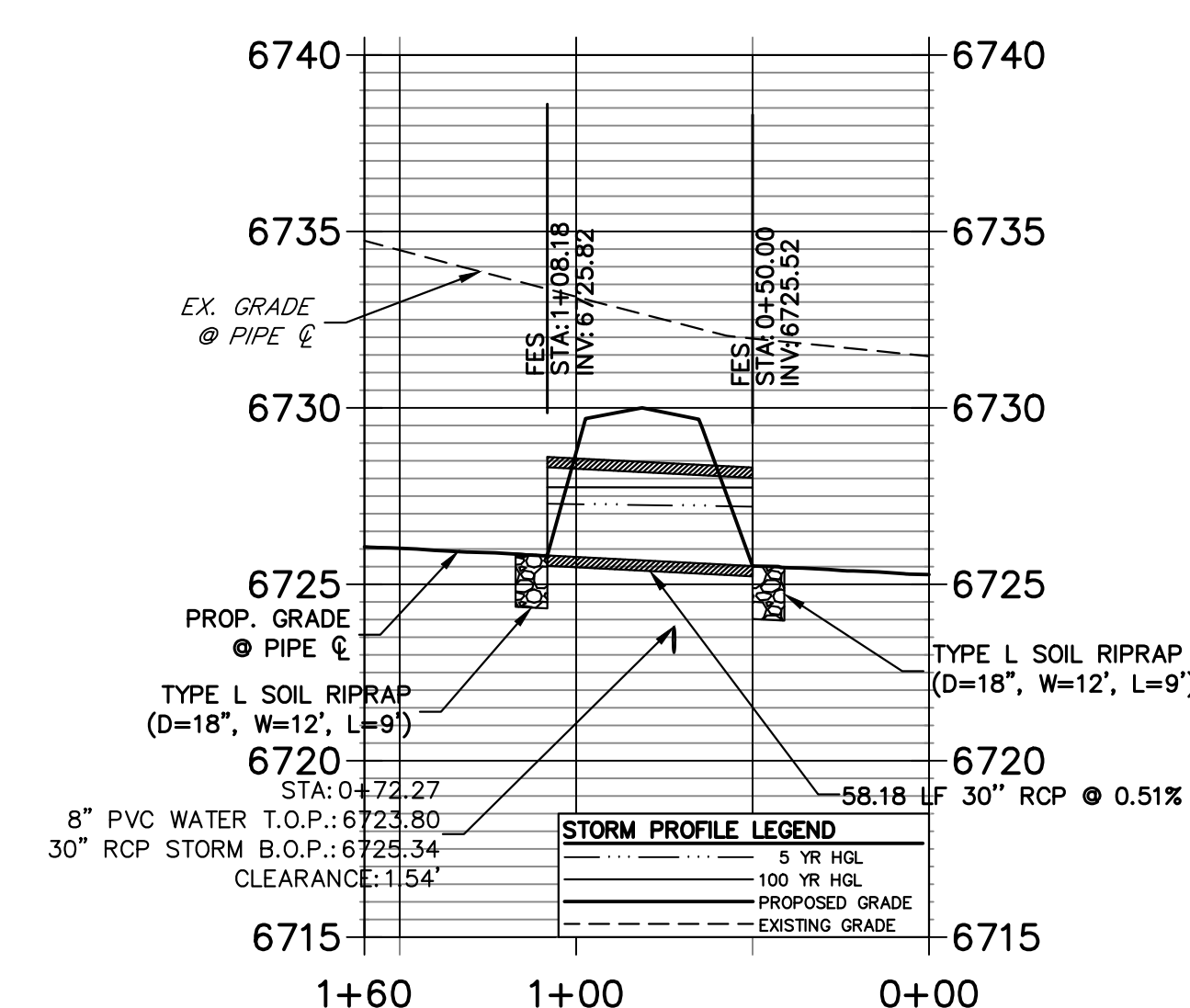
**A5 CULVERT - PROFILE**

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



**A6 CULVERT - PROFILE**

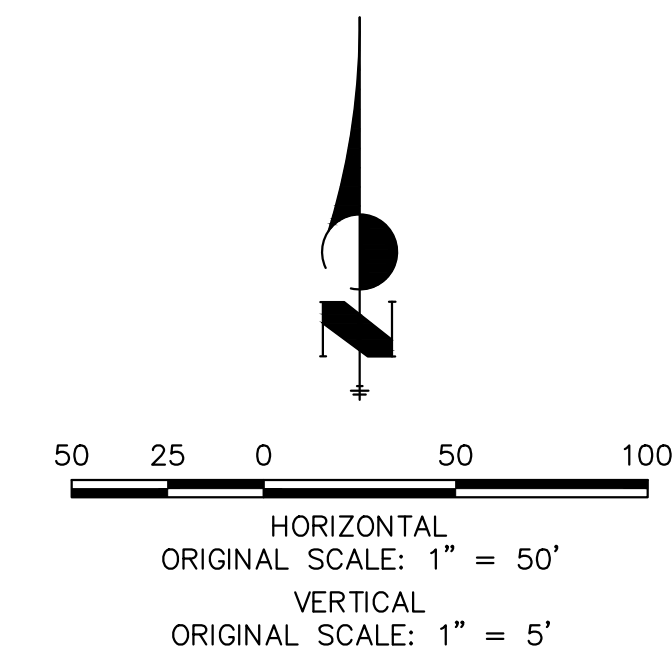
**DP1.3 PROFILE  
STA 0+00.00 TO 1+60.00**



**A7 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.
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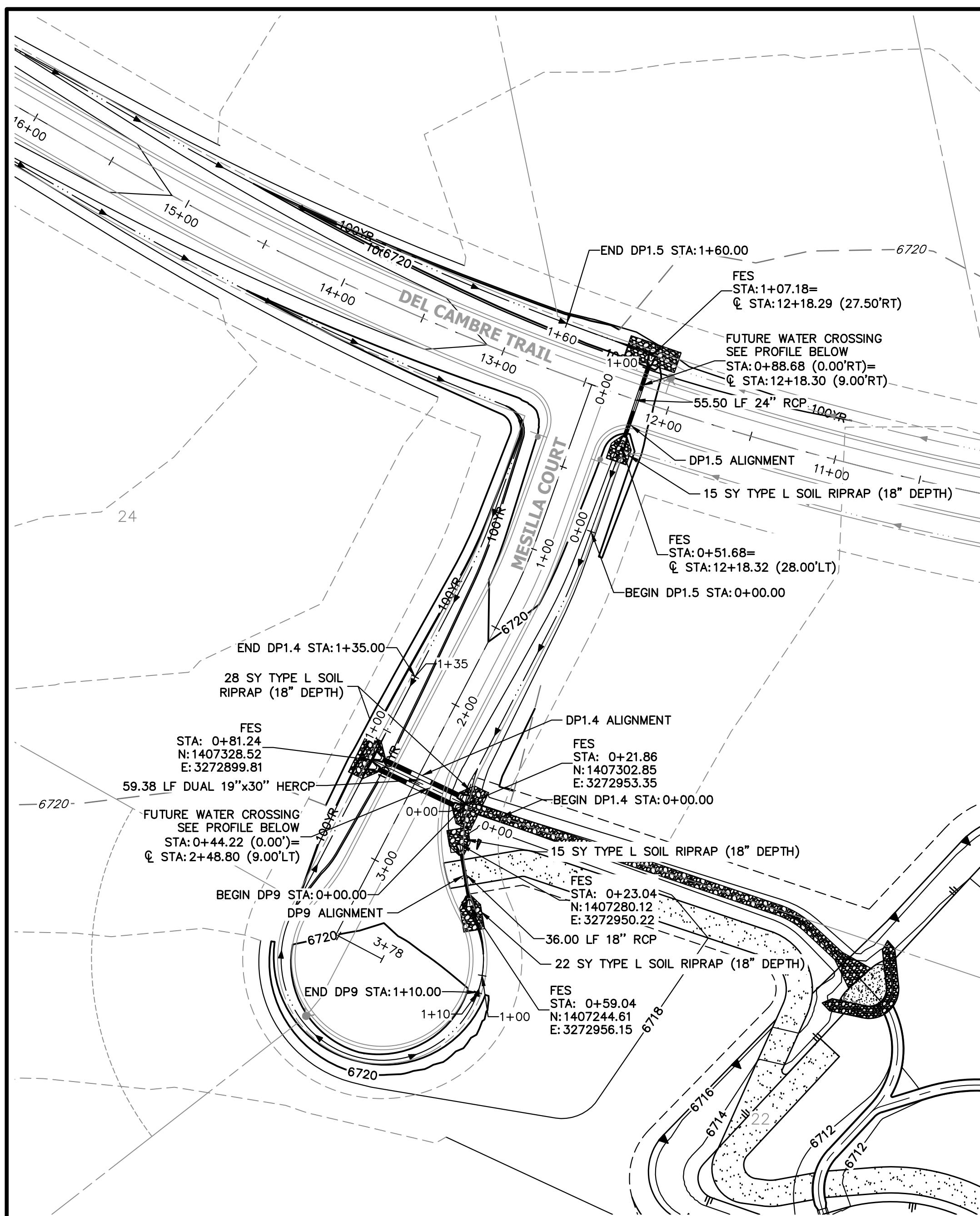


**ENGINEER'S STATEMENT**

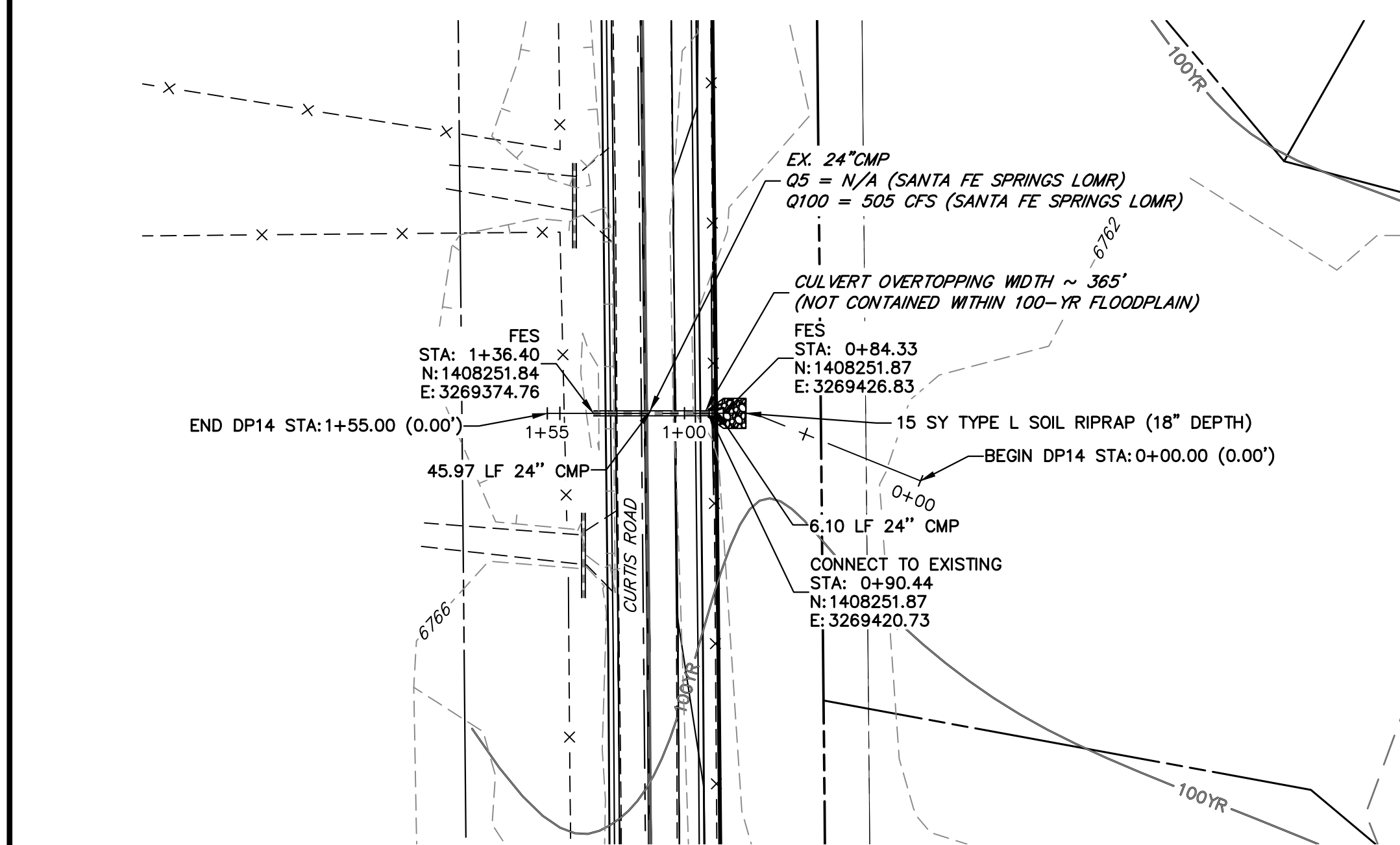
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/23  
DATE

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PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 <b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-0888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	11/15/23
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

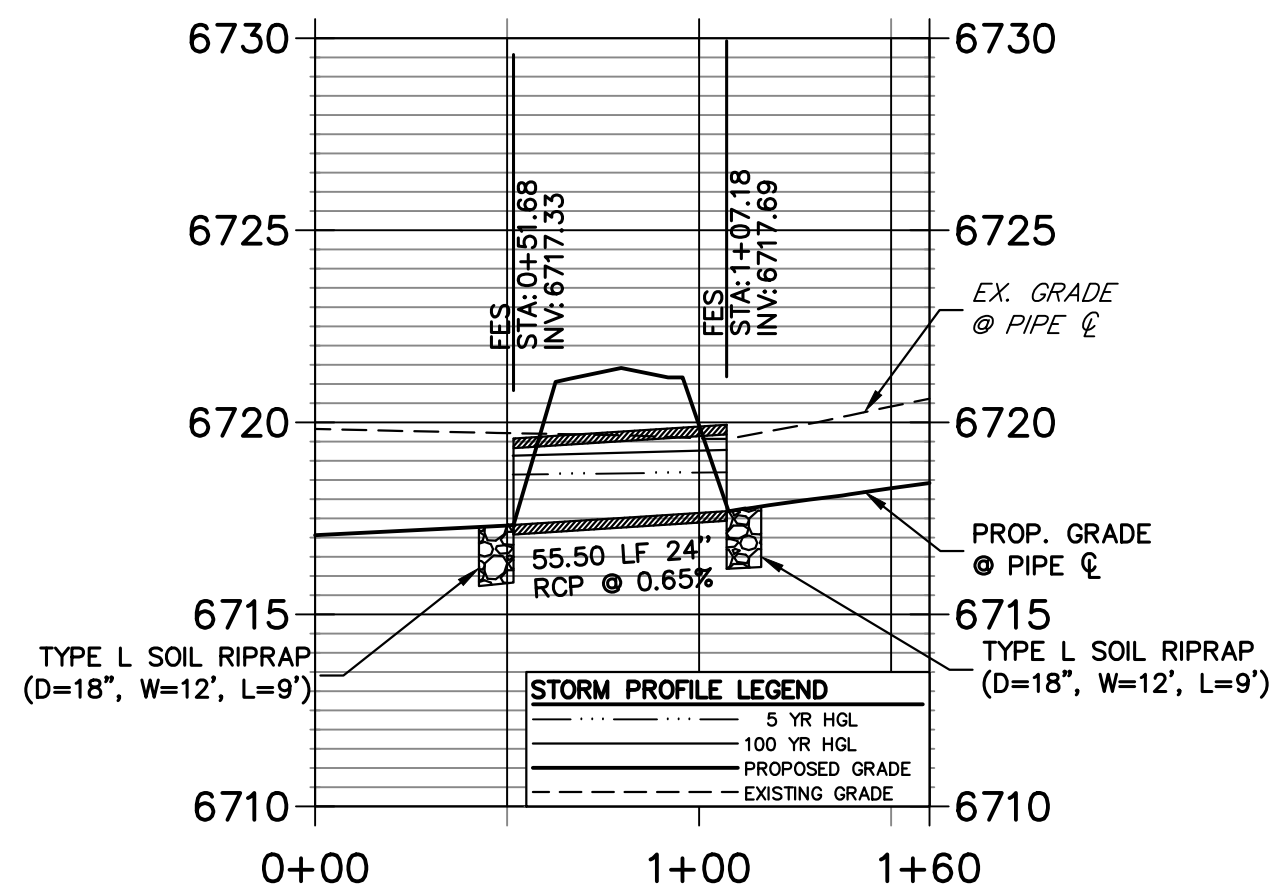


**A8 + A9 + A12 CULVERT - PLAN**



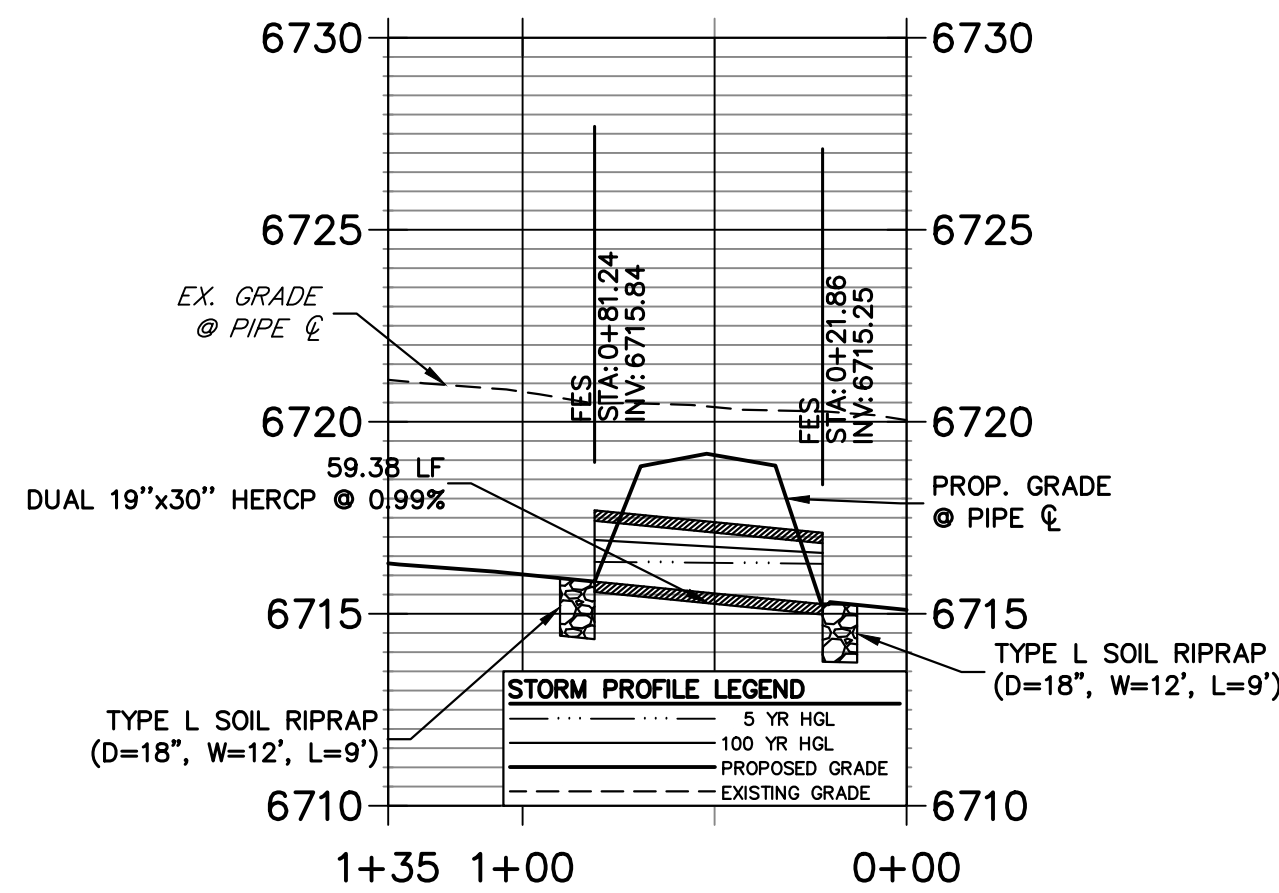
**A14 CULVERT - PLAN**

**DP1.5 PROFILE  
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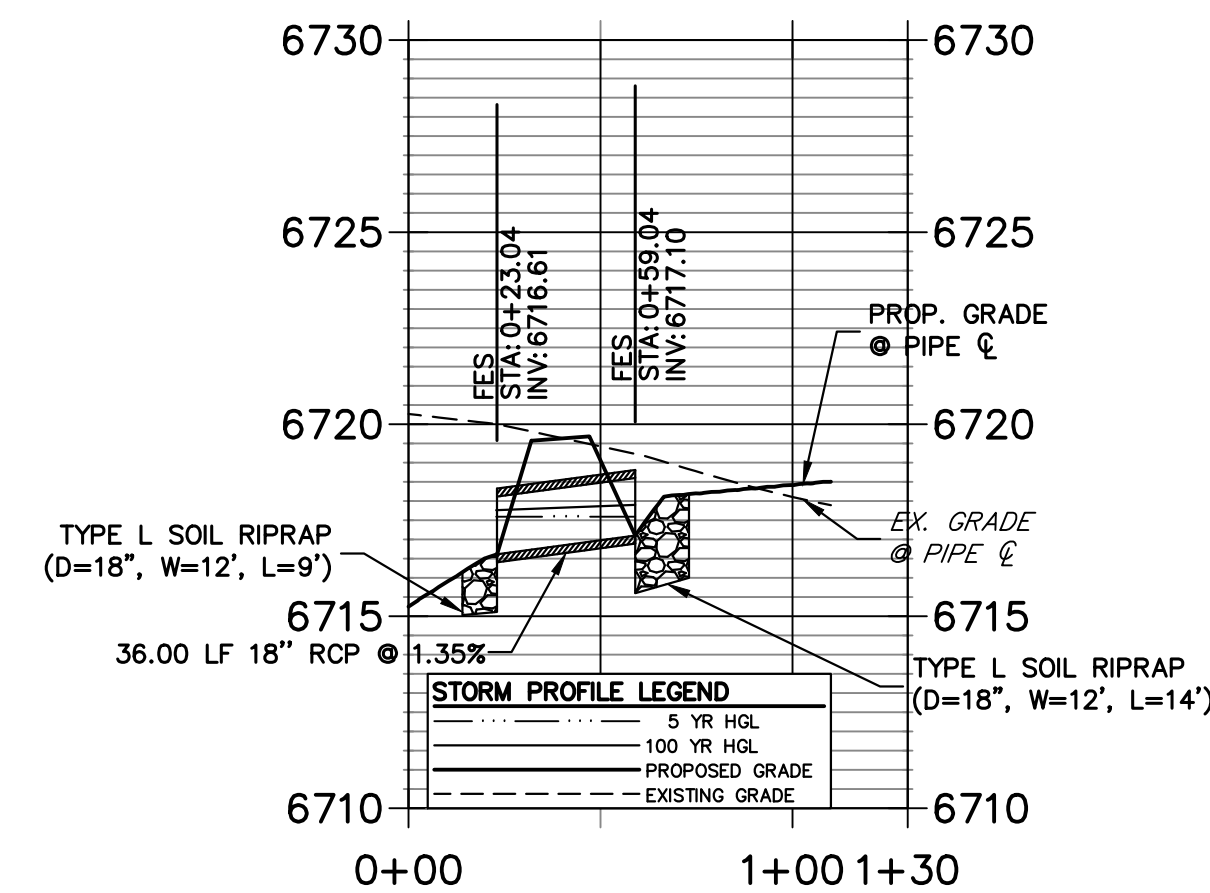
**A8 CULVERT - PROFILE**

**DP1.4 PROFILE  
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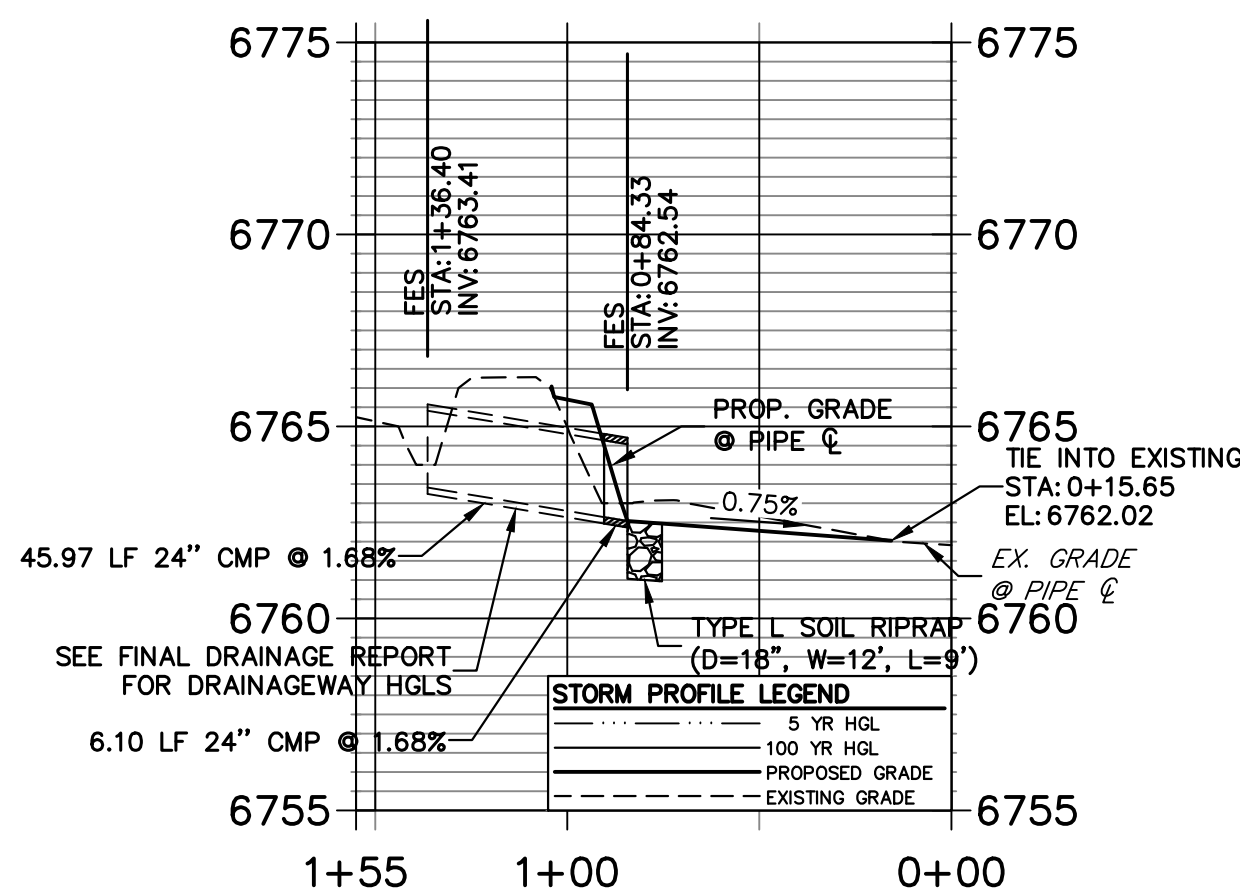
**A9 CULVERT - PROFILE**

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

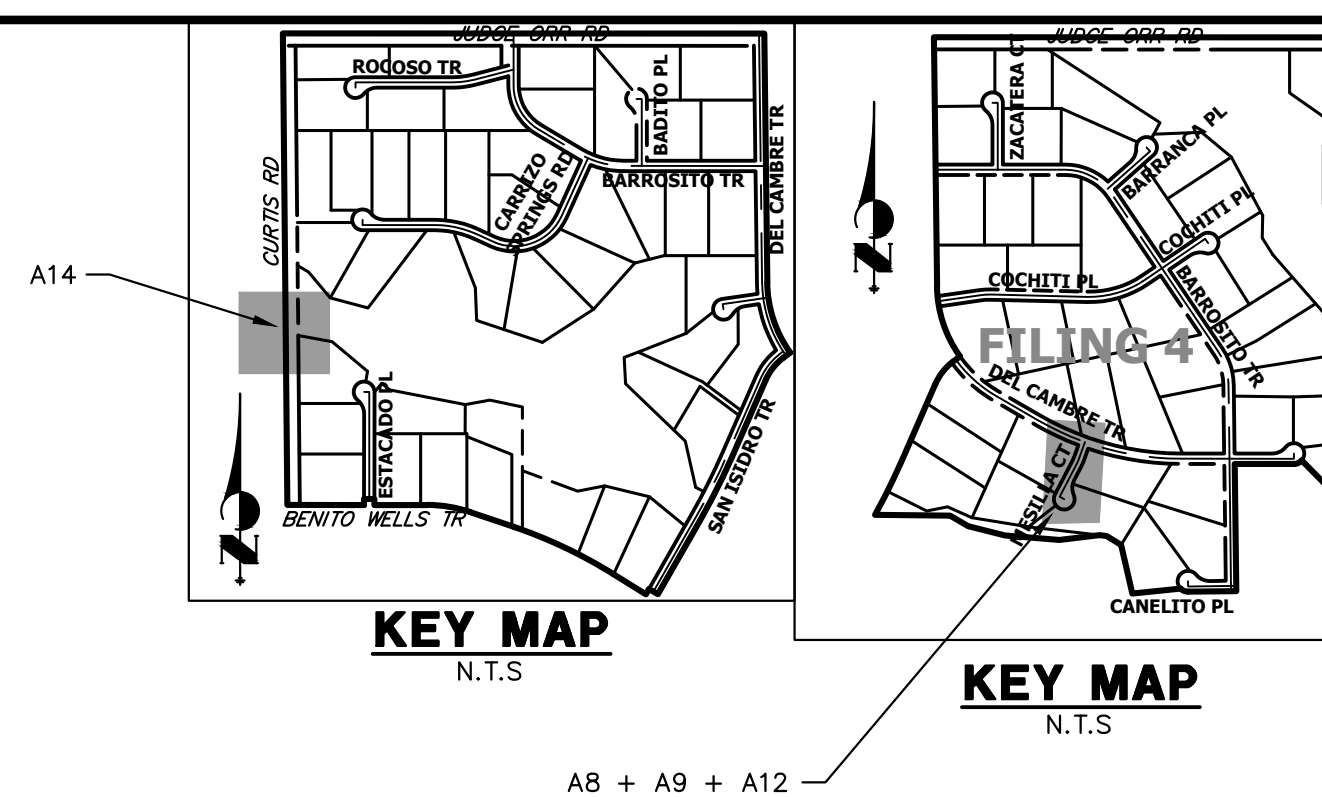


**A12 CULVERT - PROFILE**

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



**A14 CULVERT - PROFILE**



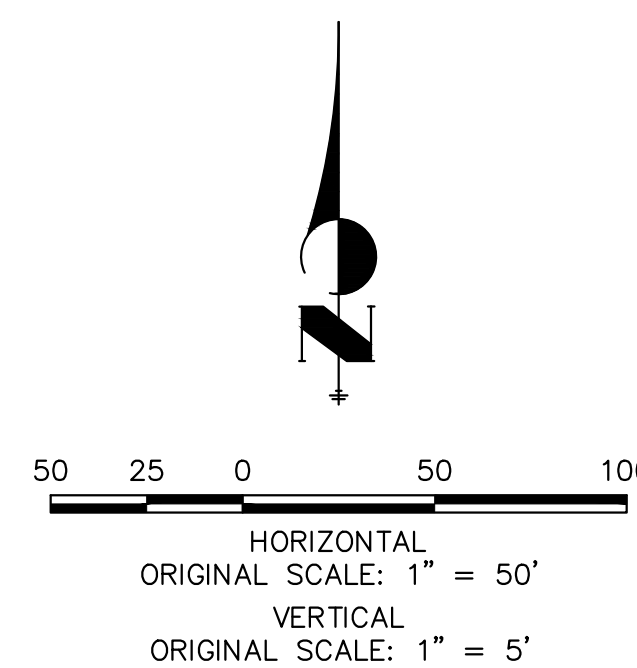
A14

A8 + A9 + A12



**STORM SEWER NOTES**

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 COLORADO P.E. 25043  
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 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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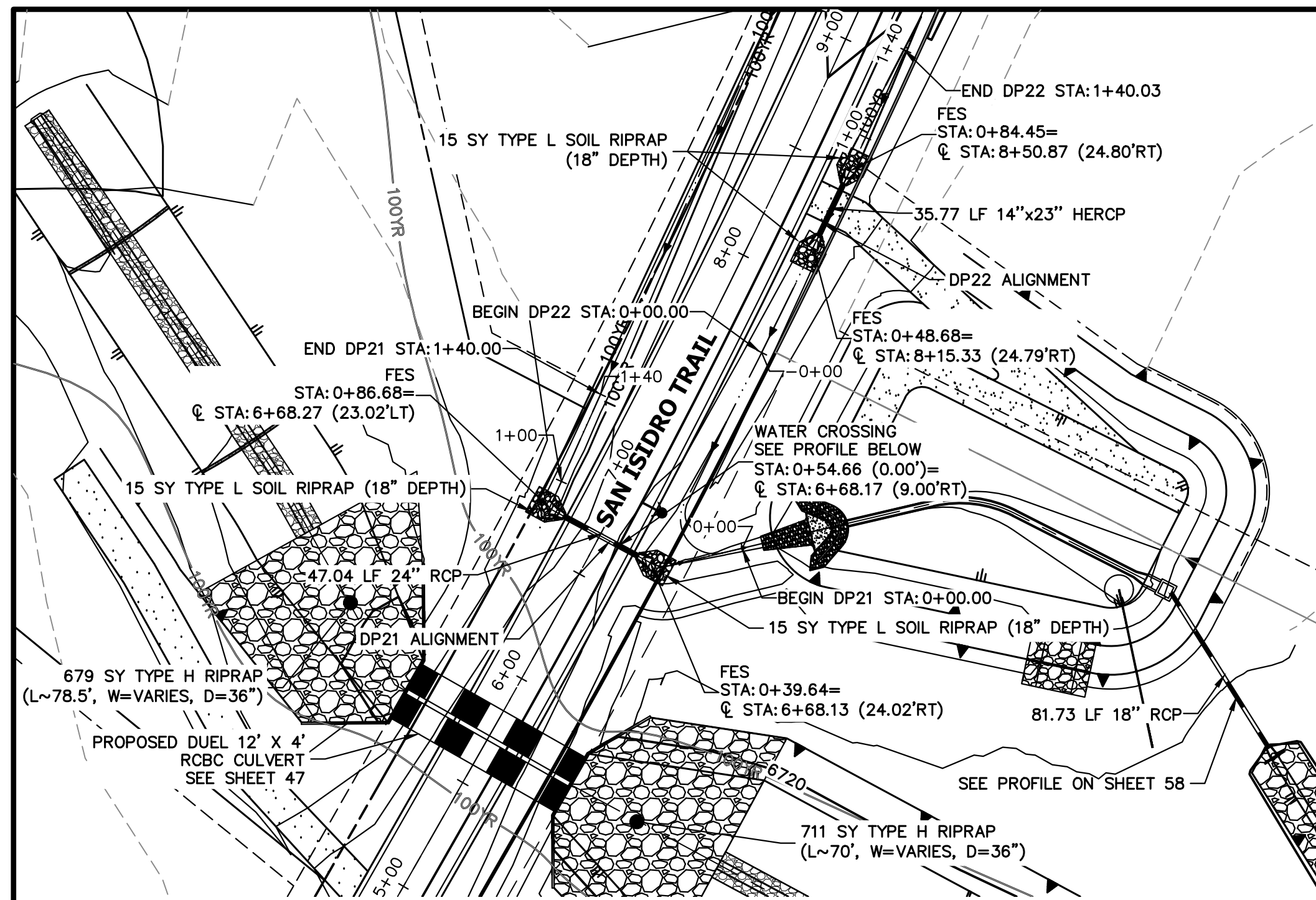
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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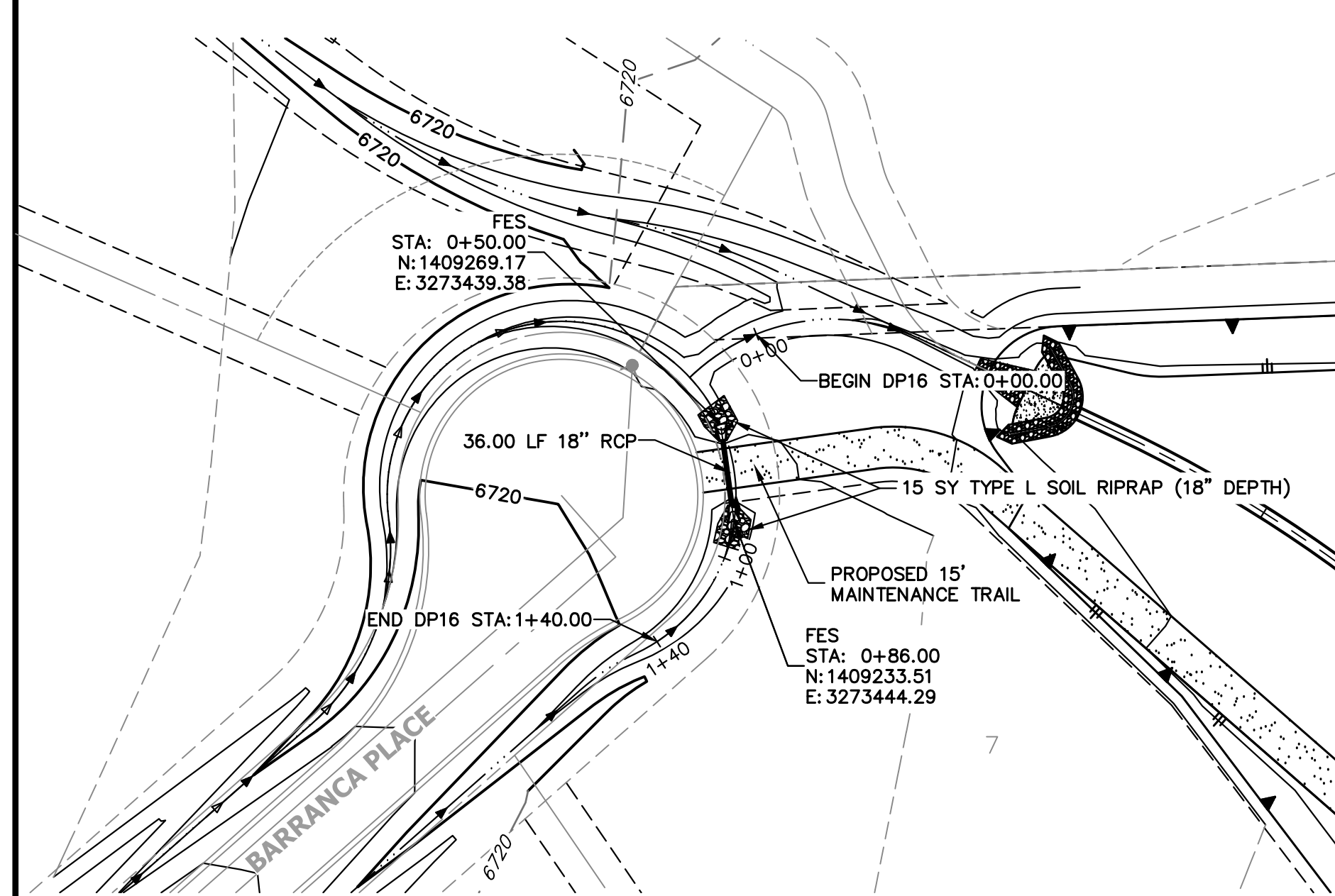
SADDLEHORN RANCH -  
 FILING 3  
 STORM SEWER PLAN AND  
 PROFILE

SHEET 45 OF 63  
 JOB NO. 25142.05

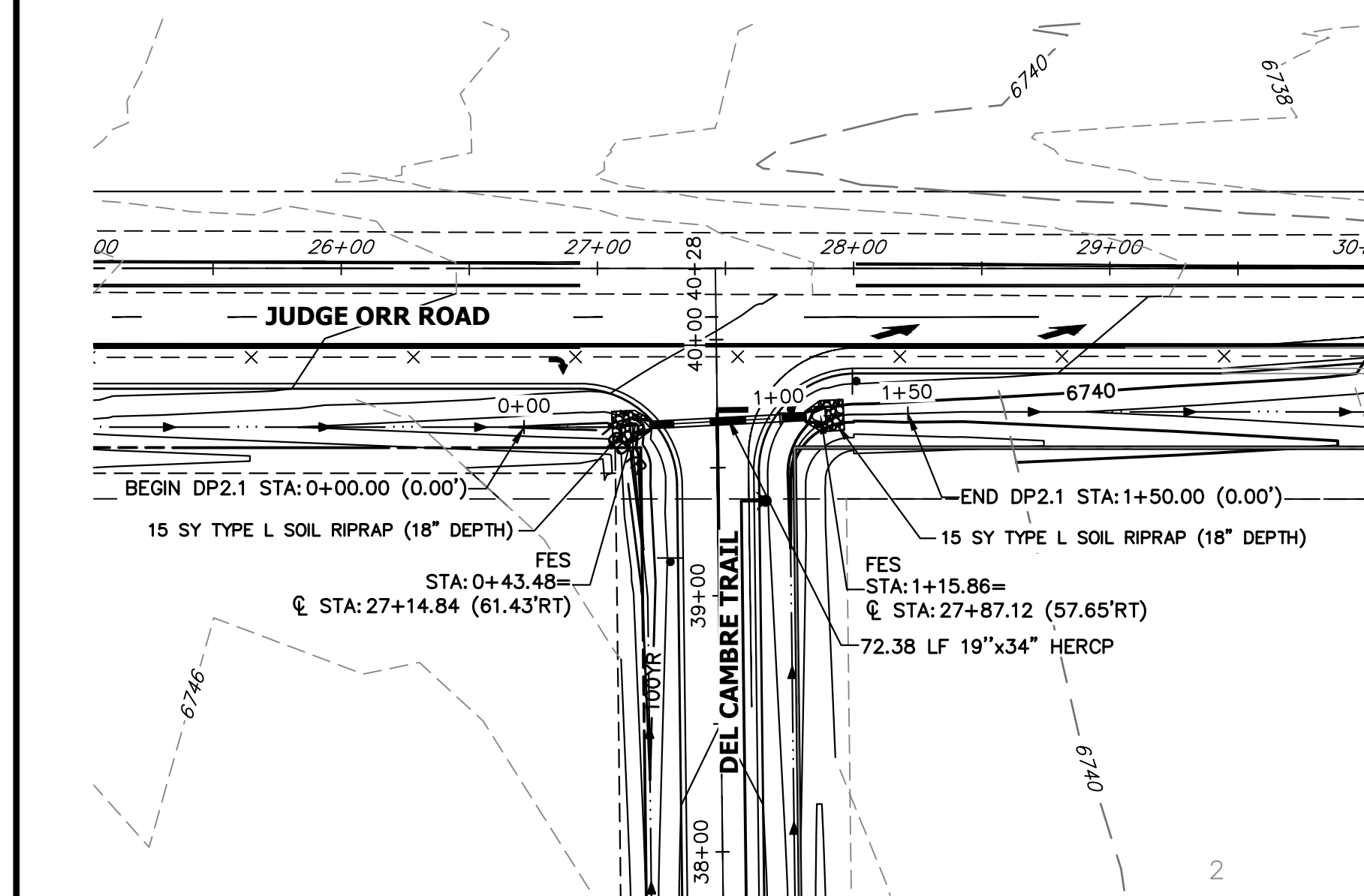




**A10 & A11 CULVERT - PLAN**

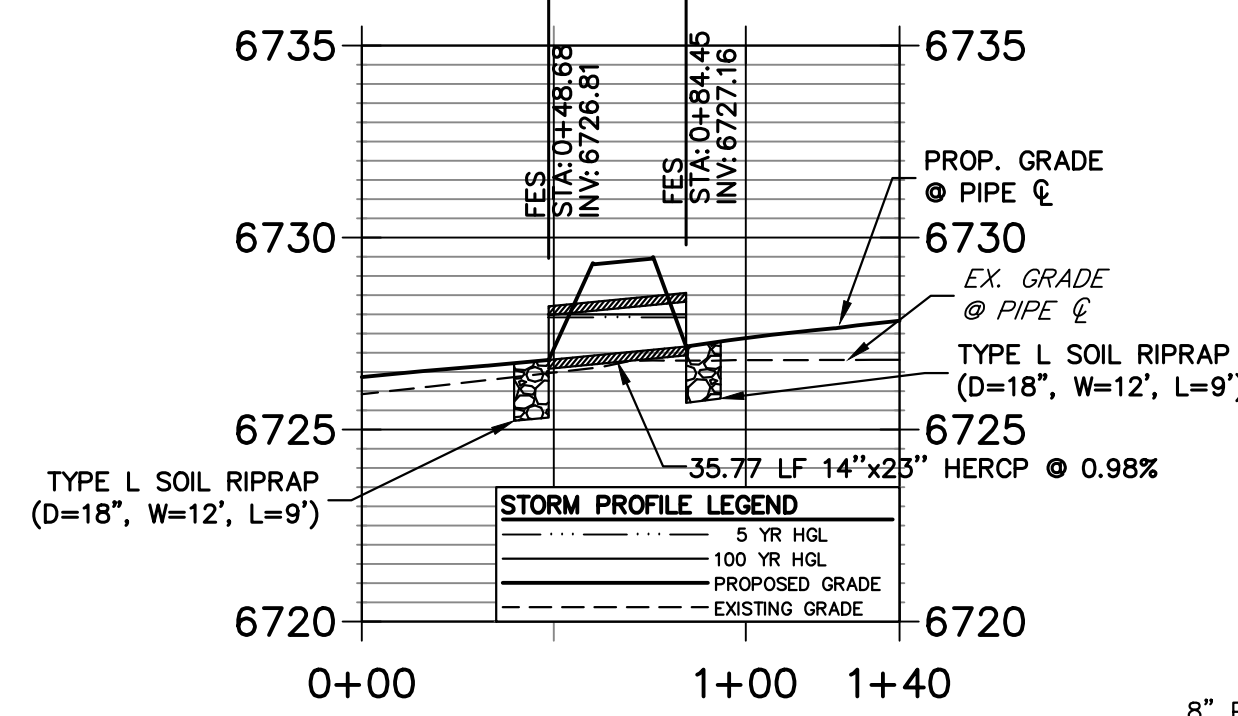


**A13 CULVERT - PLAN**



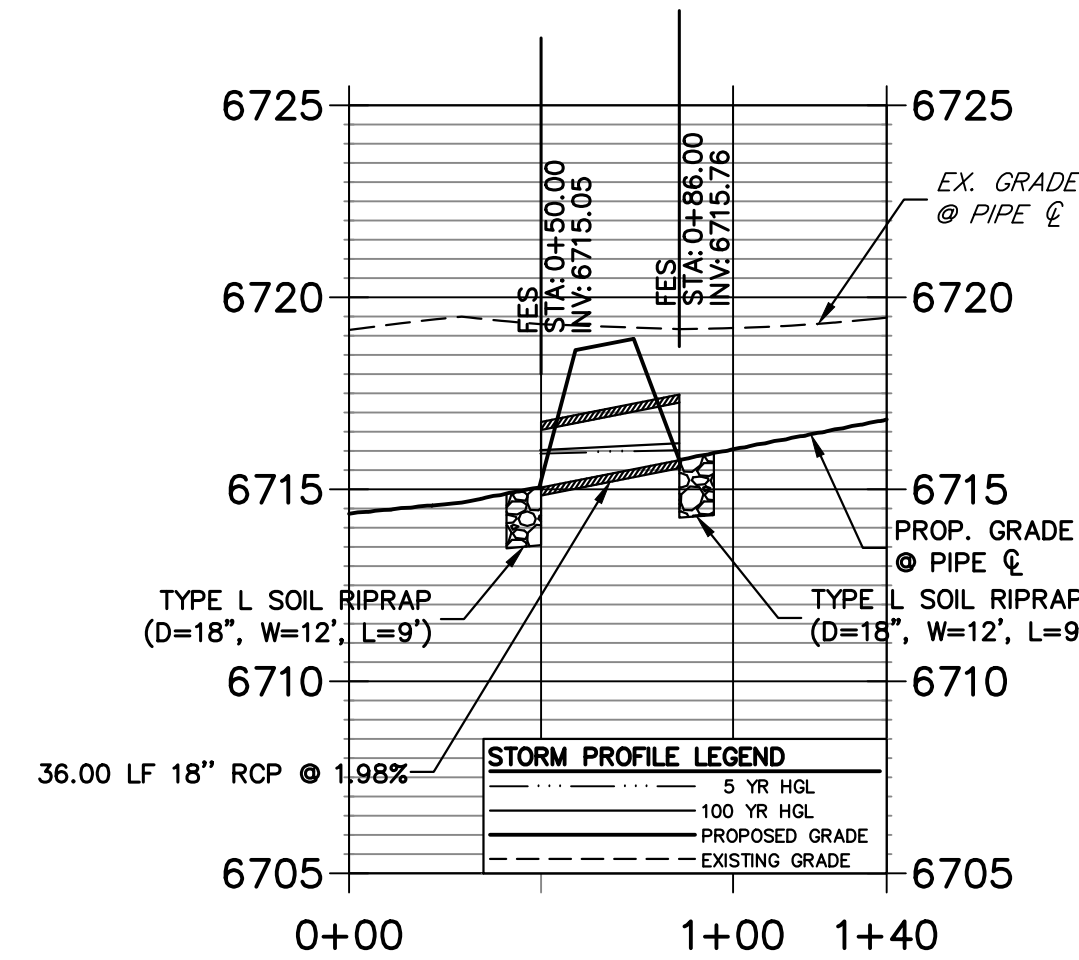
**A15 CULVERT - PLAN**

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



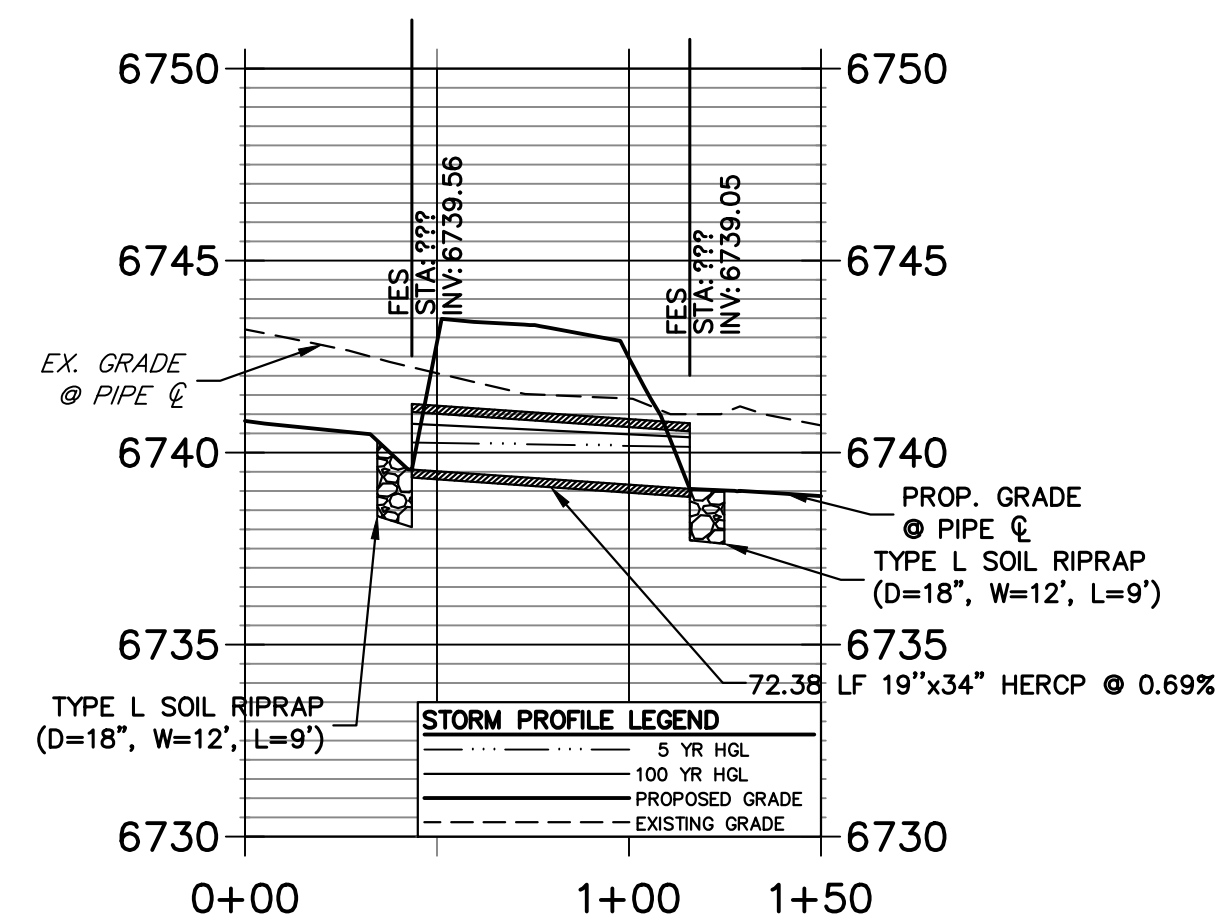
**A10 CULVERT - PROFILE**

**DP16 PROFILE  
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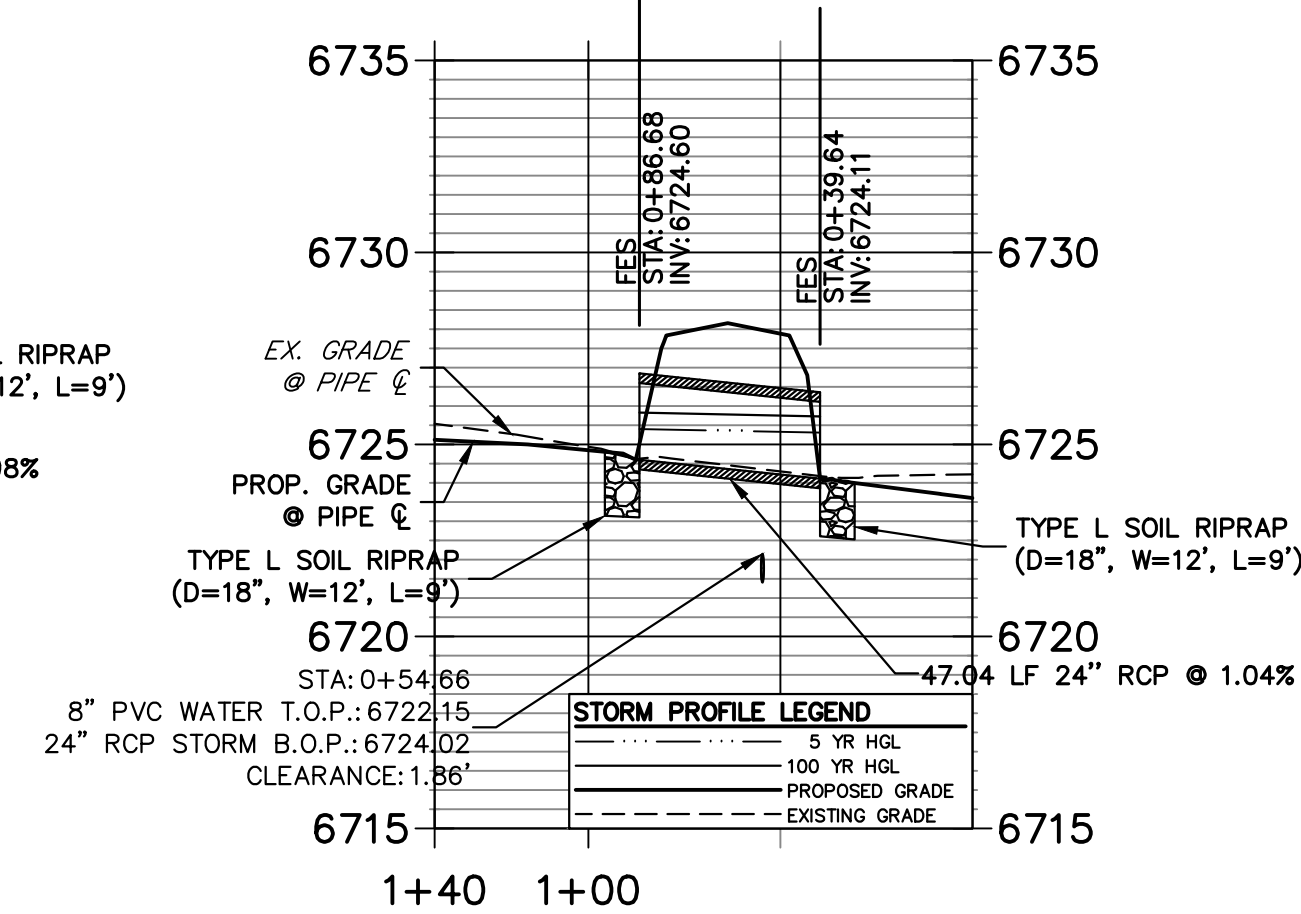
**A13 CULVERT - PROFILE**

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

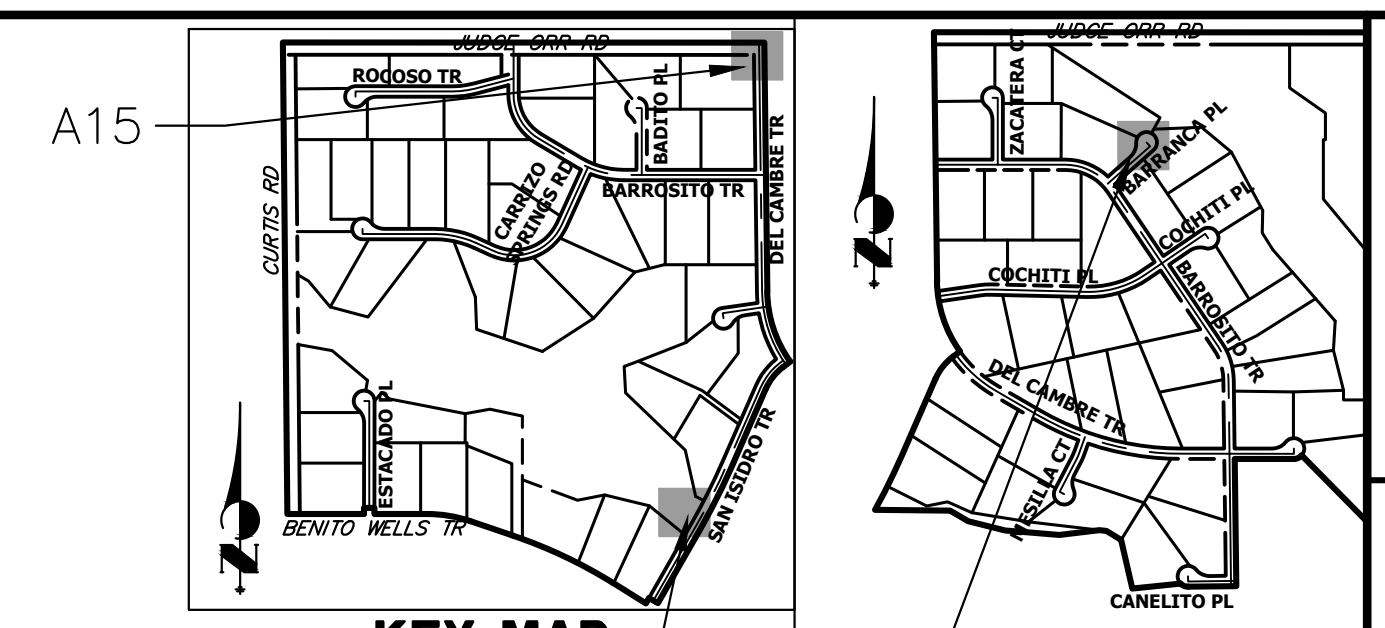


**A15 CULVERT - PROFILE**

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



**A11 CULVERT - PROFILE**

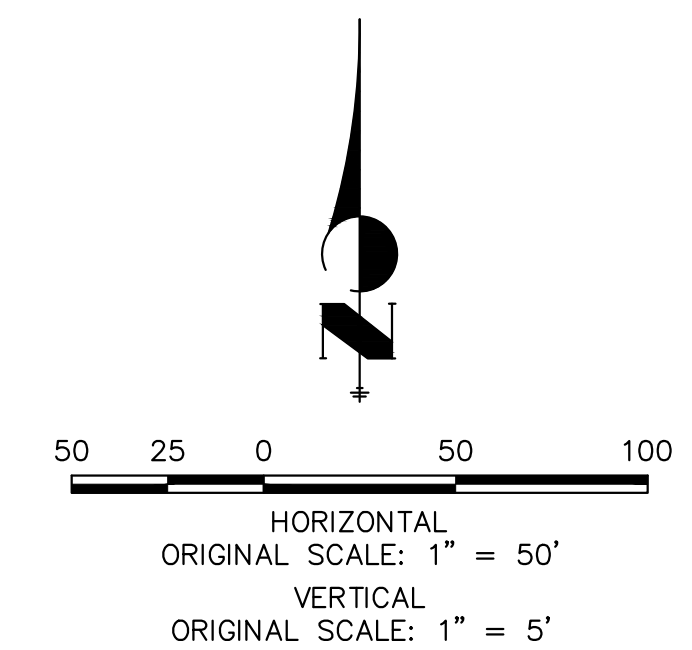


**A10 & A11**

**A13**

**STORM SEWER NOTES**

1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. @ 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.

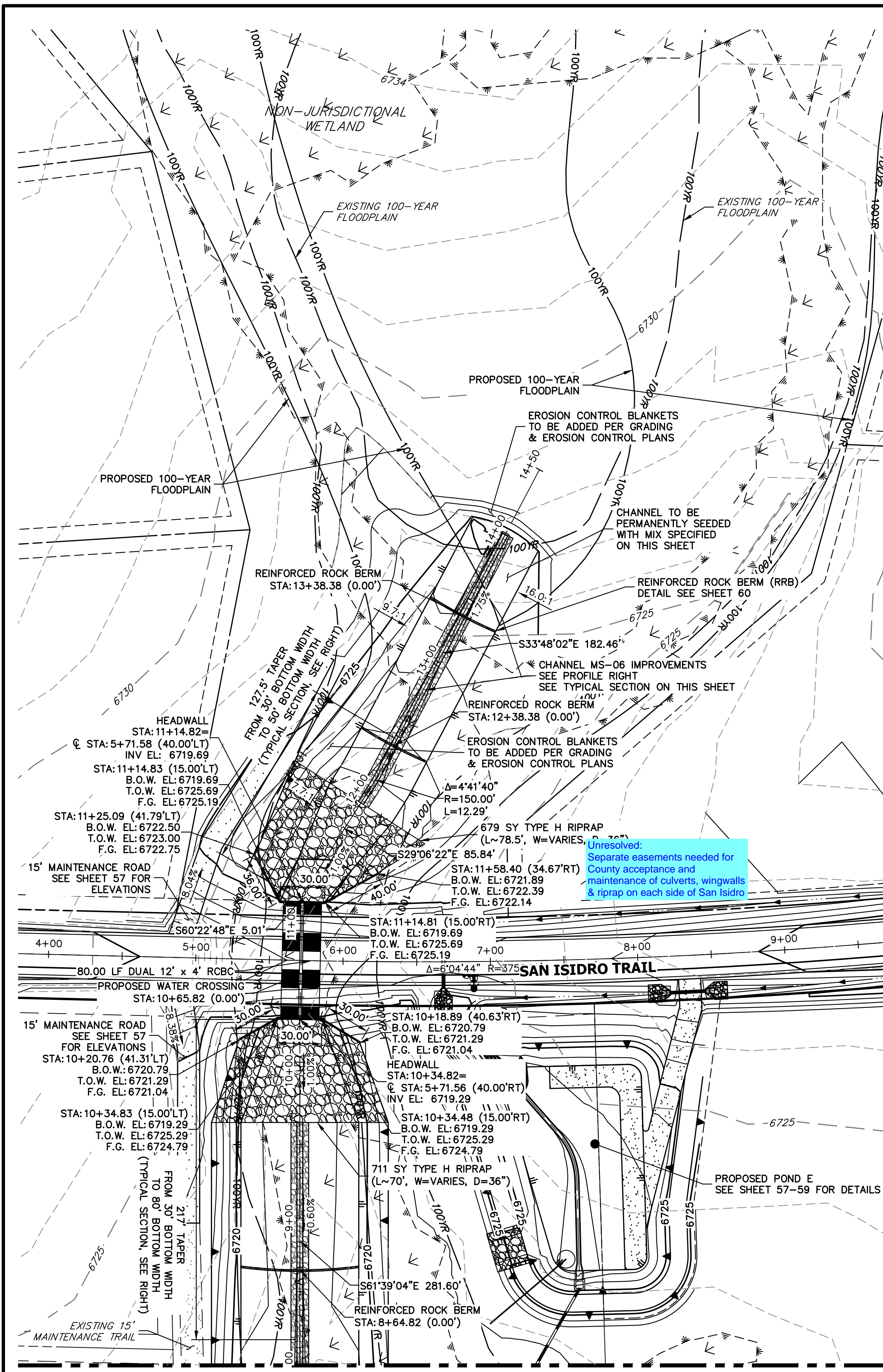


**ENGINEER'S STATEMENT**

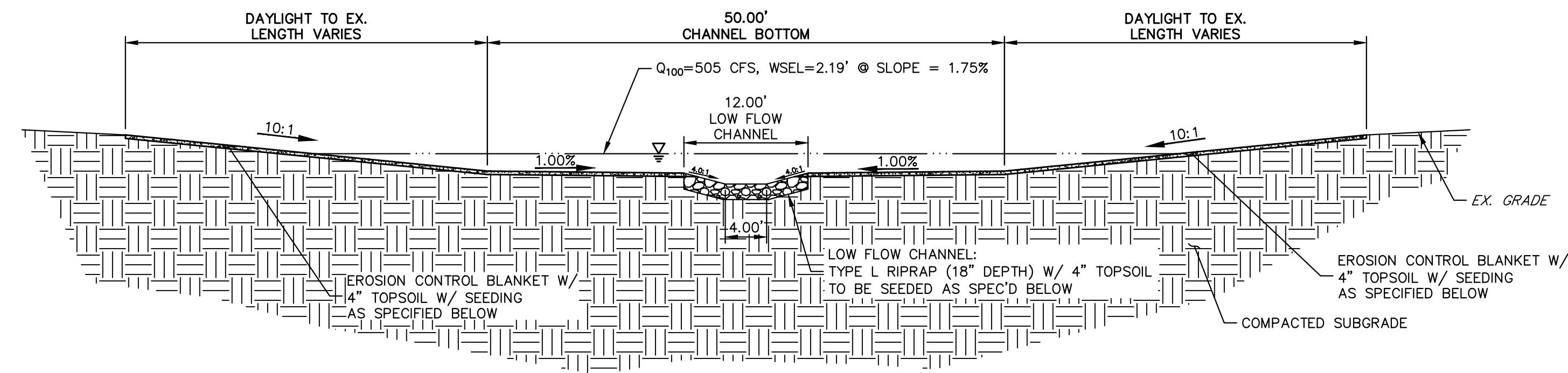
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 11/15/23  
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 <b>J.R. ENGINEERING</b> A Westman Company Centennial 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 1"=5'
DATE 11/15/23	DESIGNED BY AMT
DRAWN BY WKN	CHECKED BY
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**

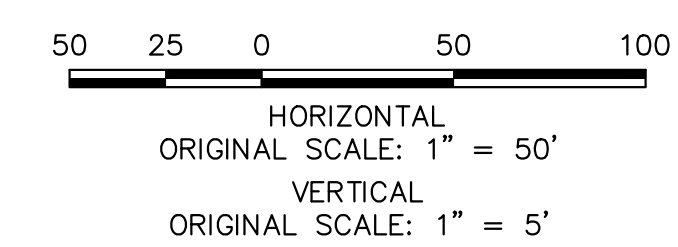
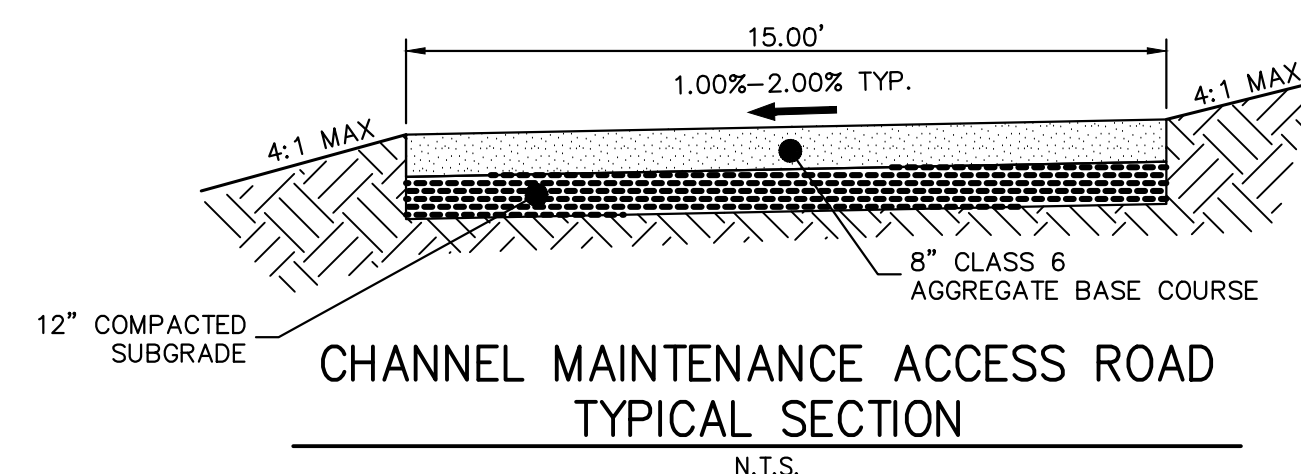
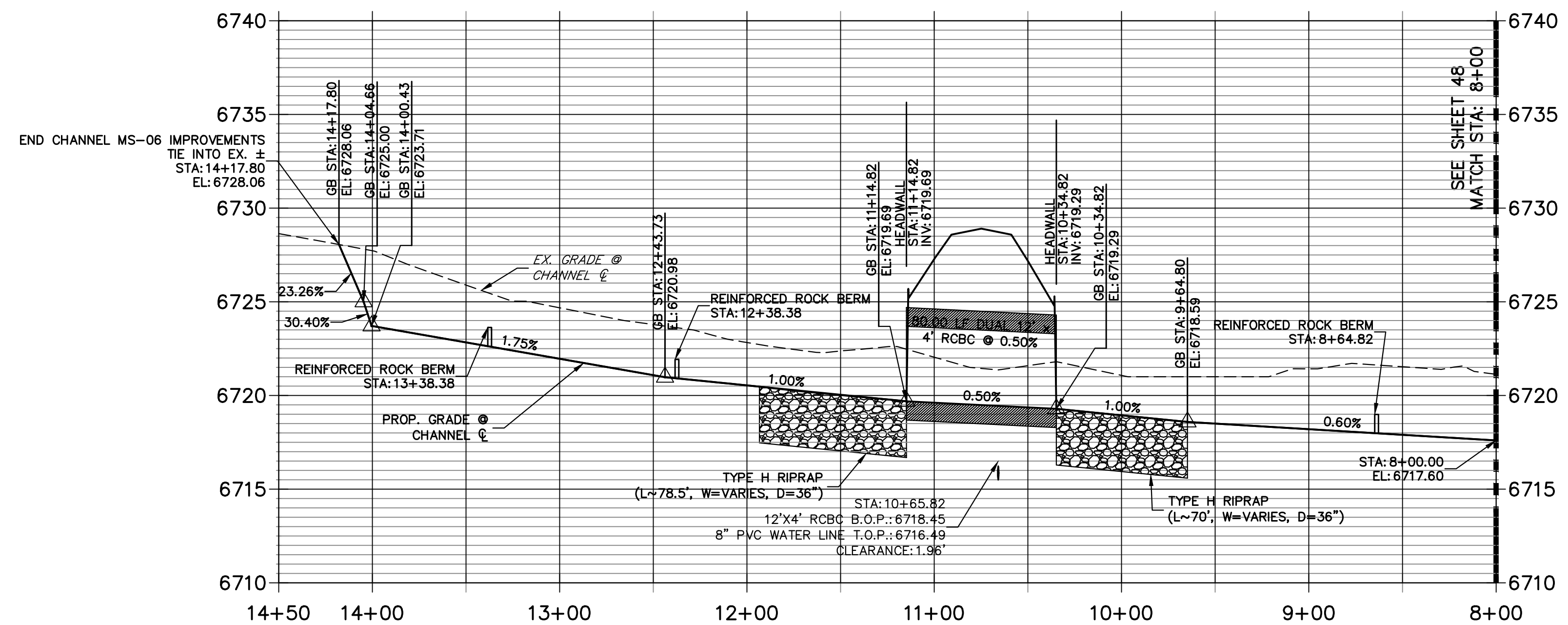
SCALE: 1"=10'

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

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



Know what's below. Call before you dig.

**ENGINEER'S STATEMENT**

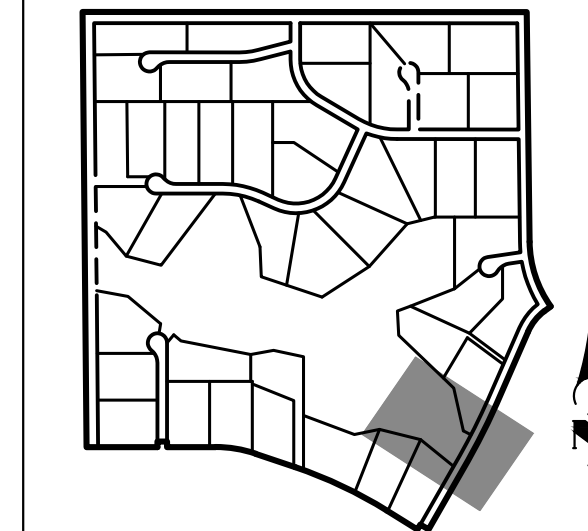
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

25043

11/15/23

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



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

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

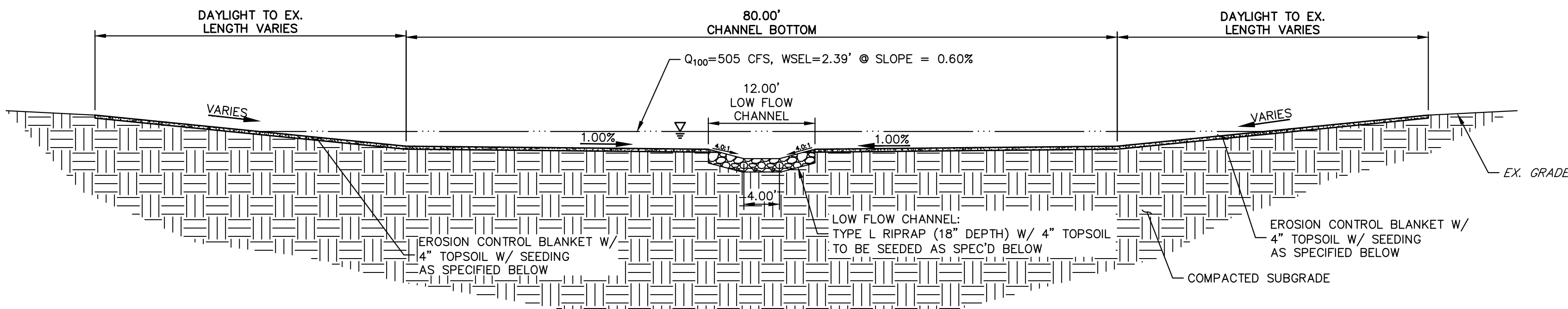
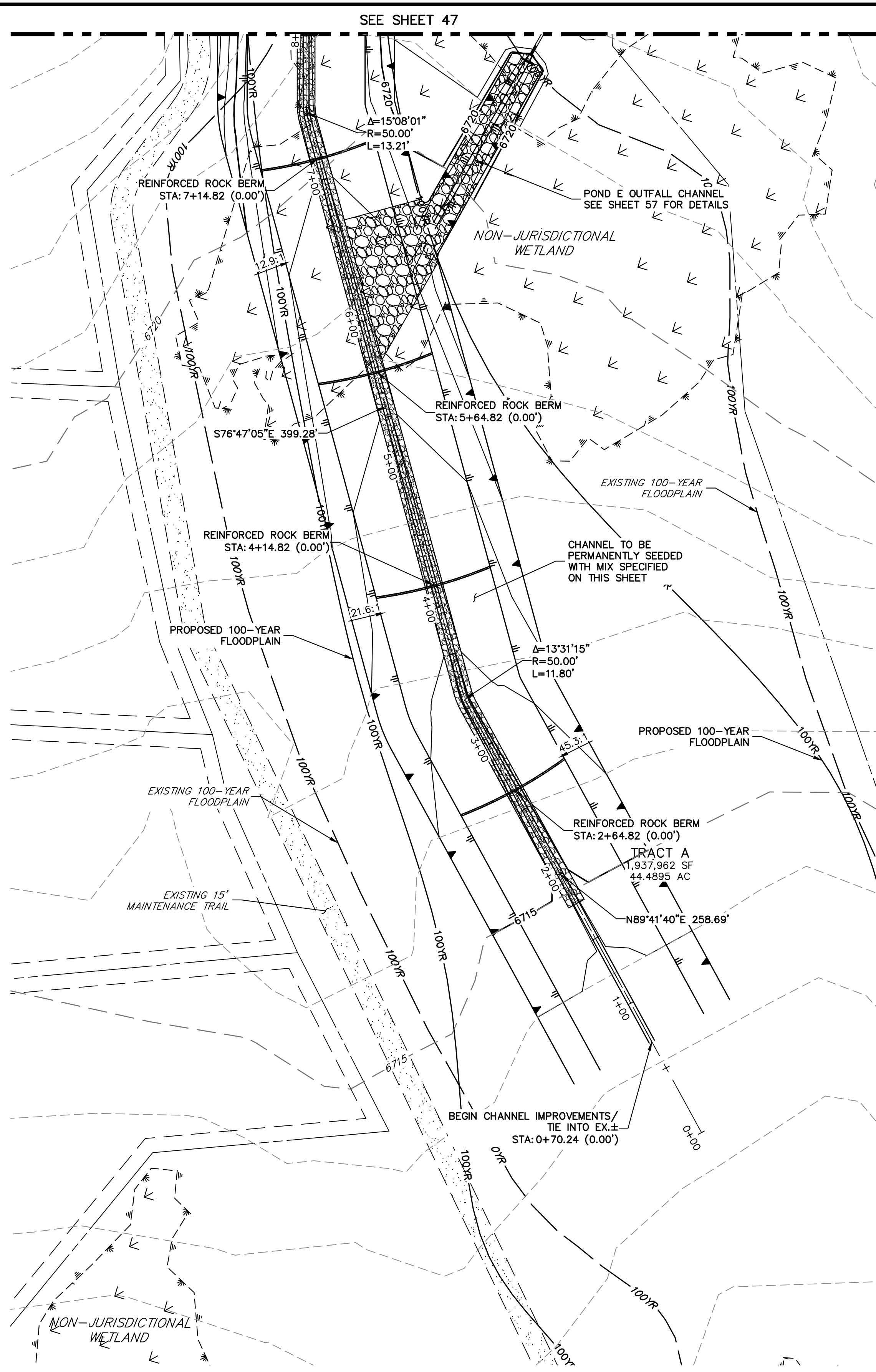
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/15/23	AAM	AAM	

SADDLEHORN RANCH - FILING 3  
CHANNEL IMPROVEMENT PLANS

SHEET 47 OF 63  
JOB NO. 25142.05

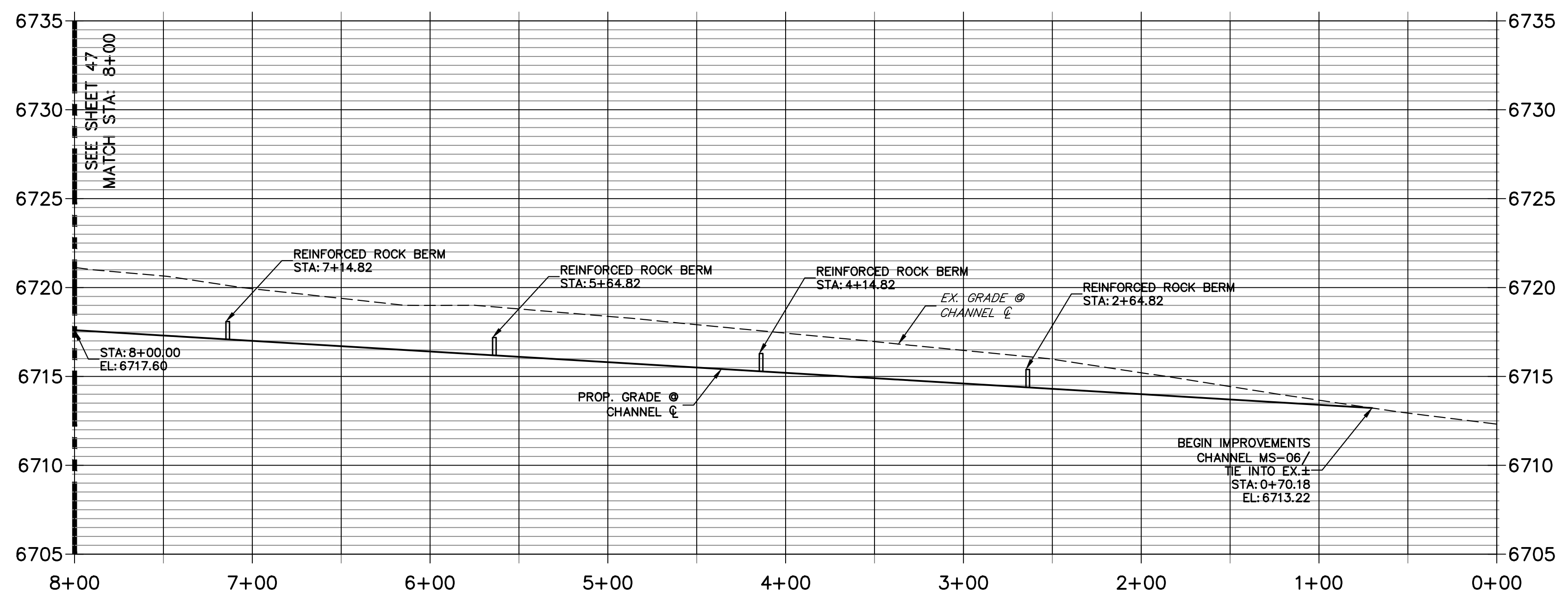




**MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION**

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**

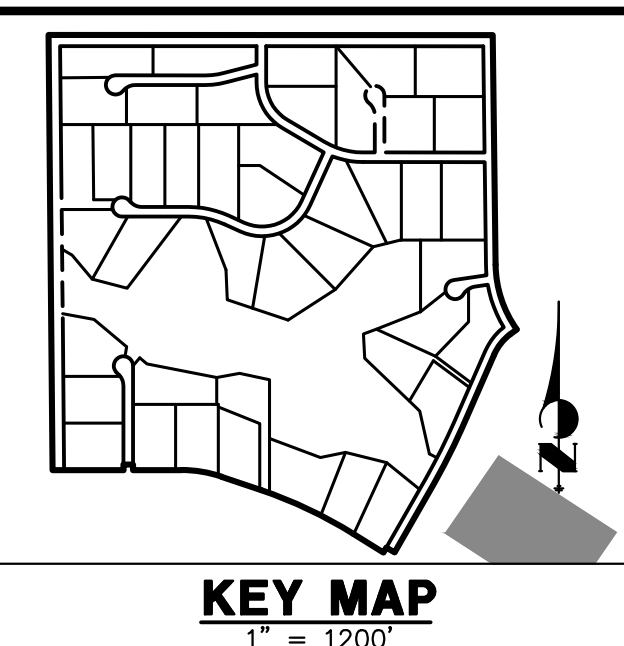


811  
 Know what's below.  
 Call before you dig.

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

11/15/23  
 DATE



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

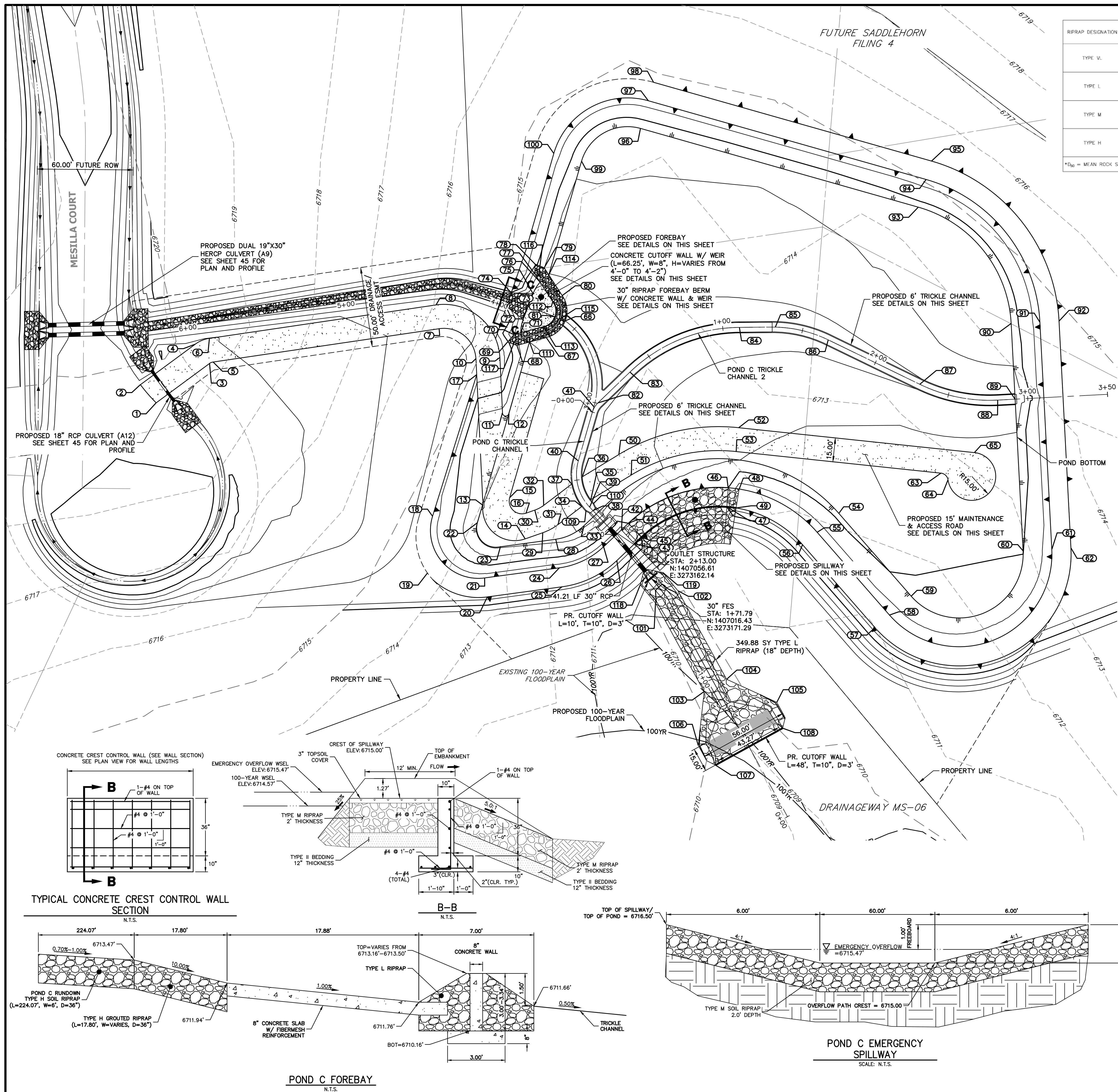
PREPARED FOR  
 ROI PROPERTY GROUP, LLC  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

No.	REVISION	BY	DATE

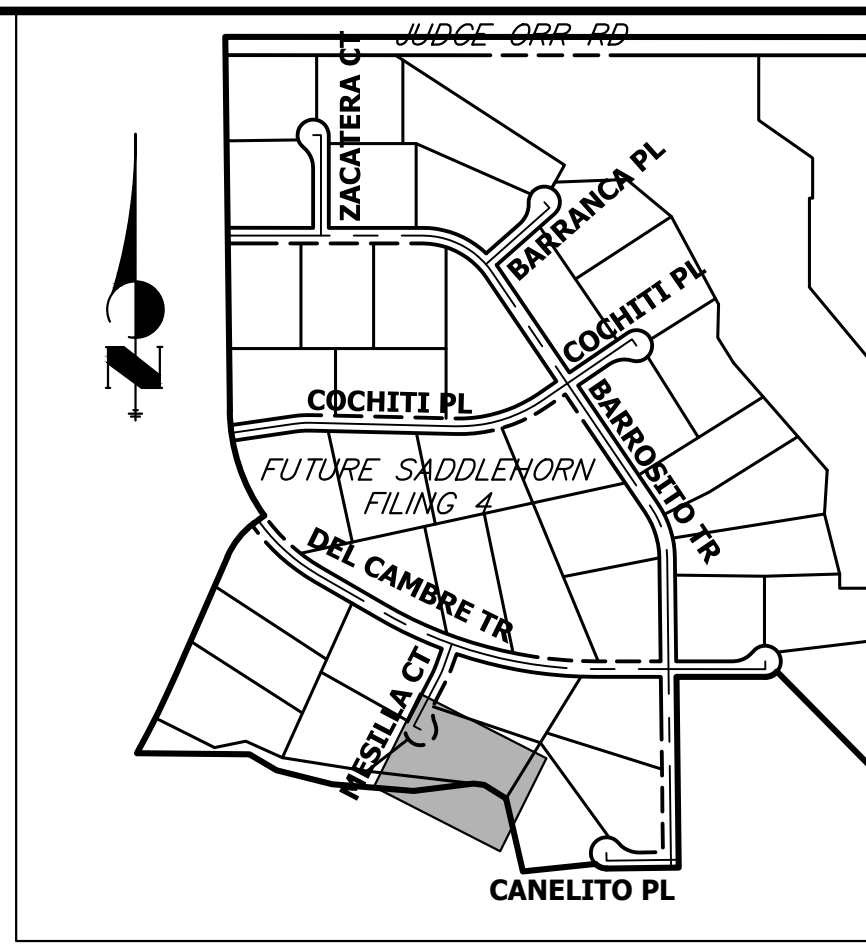
SADDLEHORN RANCH -  
 FILING 3  
 CHANNEL IMPROVEMENT  
 PLANS

SHEET 48 OF 63  
 JOB NO. 25142.05

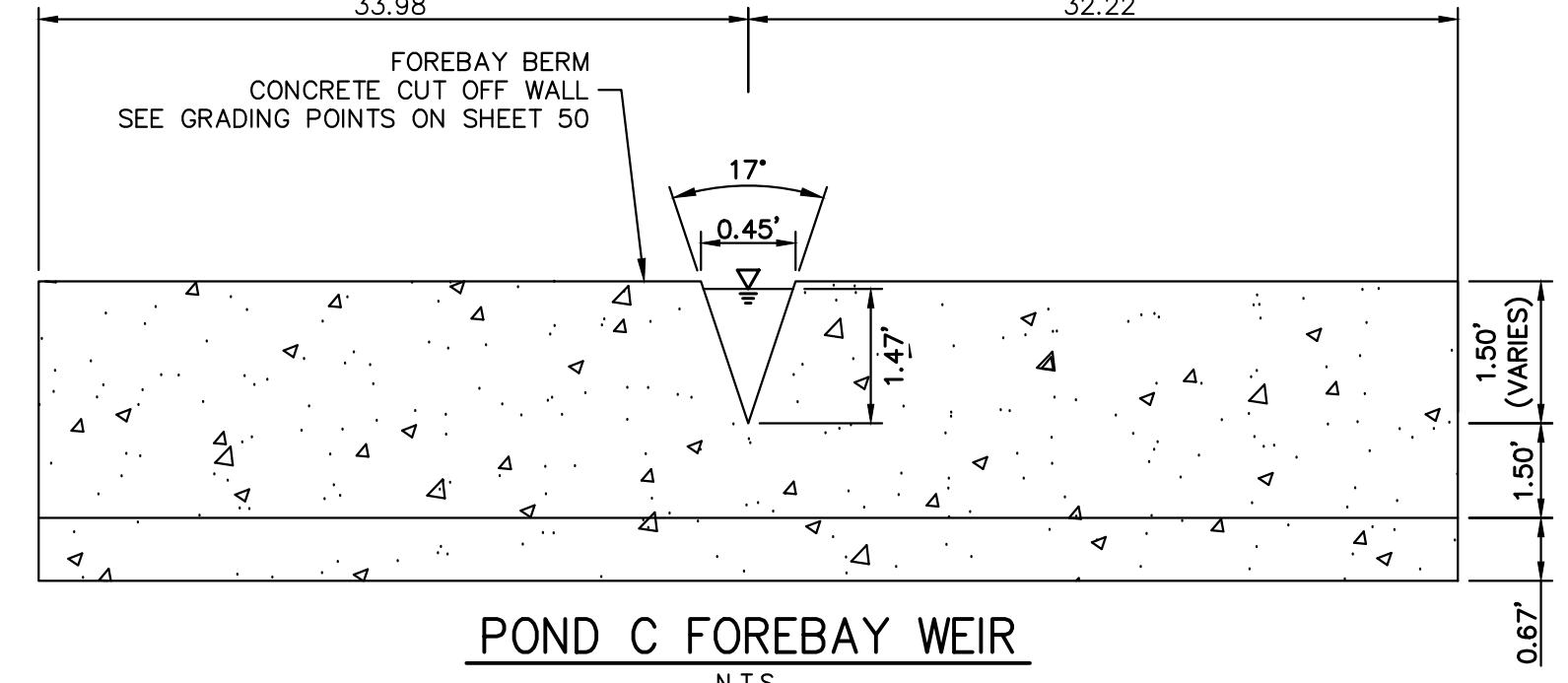


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D <sub>50</sub> (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 -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

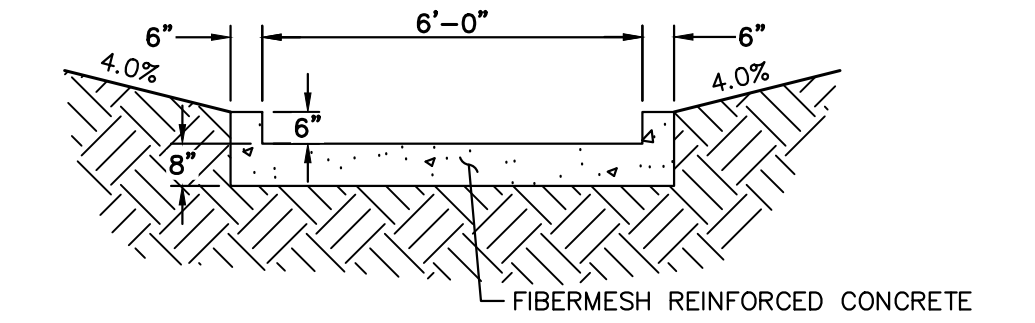
\*D<sub>50</sub> = MEAN ROCK SIZE



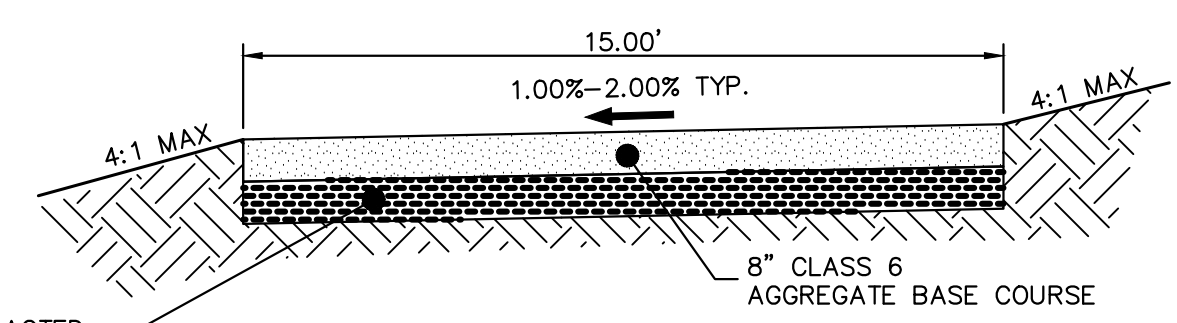
**KEY MAP**  
N.T.S.



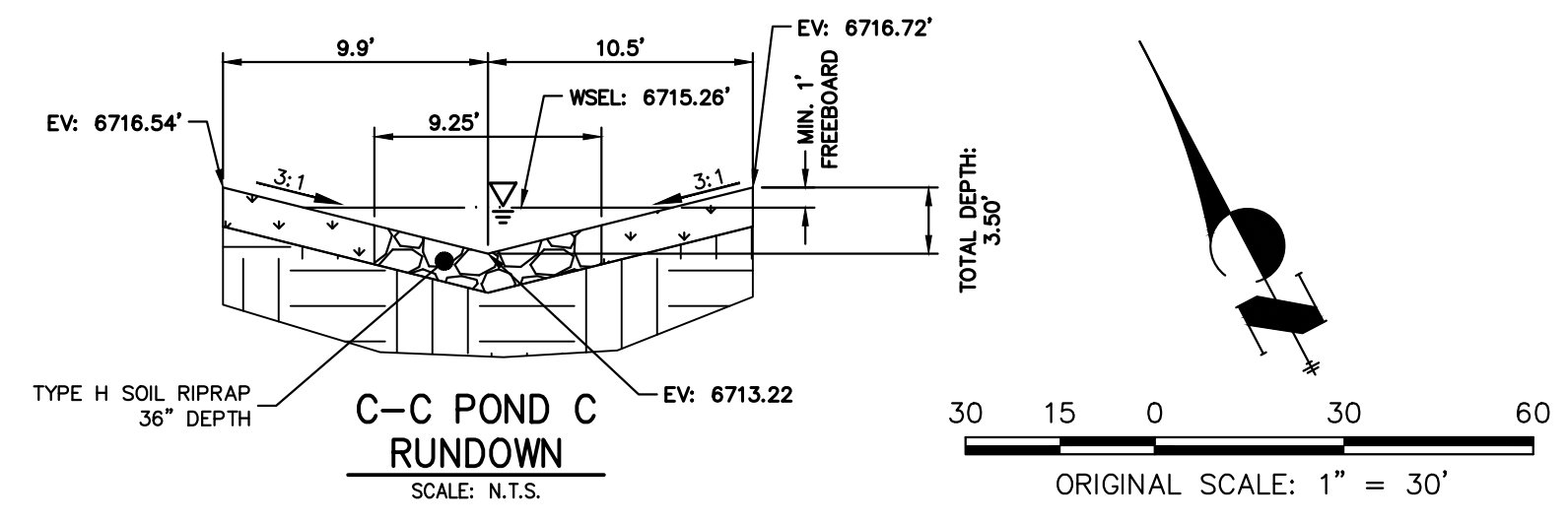
**POND C FOREBAY WEIR**  
N.T.S.



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

25043  
11/15/23  
DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, OR THEIR 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 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

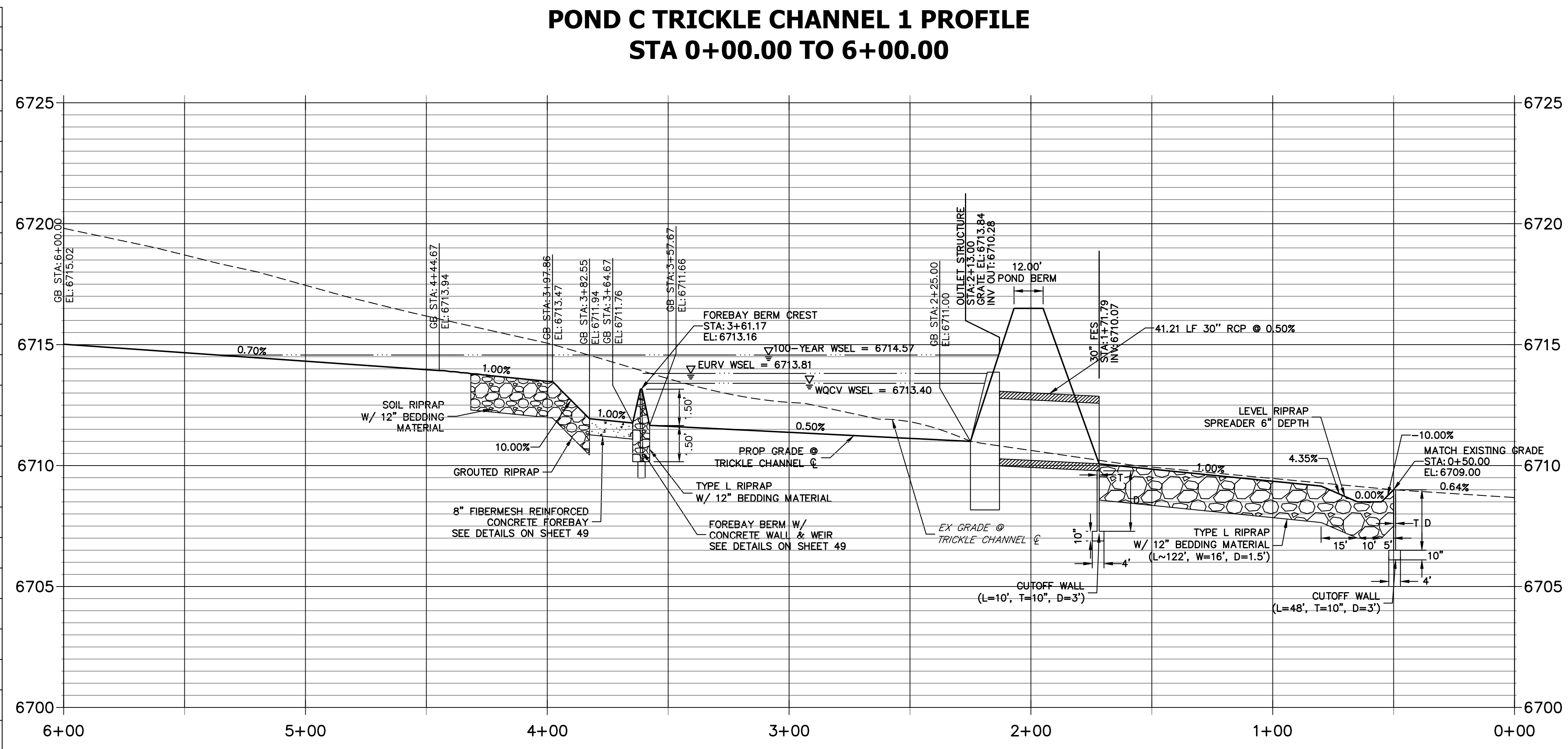
H-SCALE: 1" = 30'  
V-SCALE: N/A  
DATE: 11/15/23  
DESIGNED BY: AAM  
DRAWN BY: AAM  
CHECKED BY: AAM

SADDLEHORN RANCH - FILING 3  
POND C GRADING PLAN  
SHEET 49 OF 63  
JOB NO. 25142.05



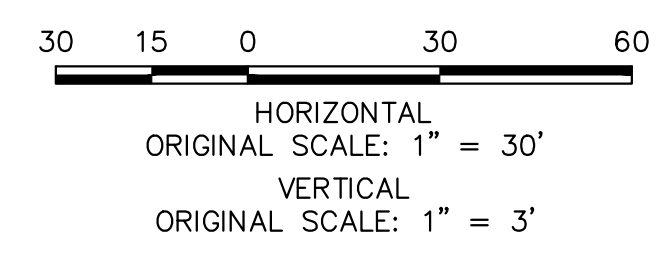
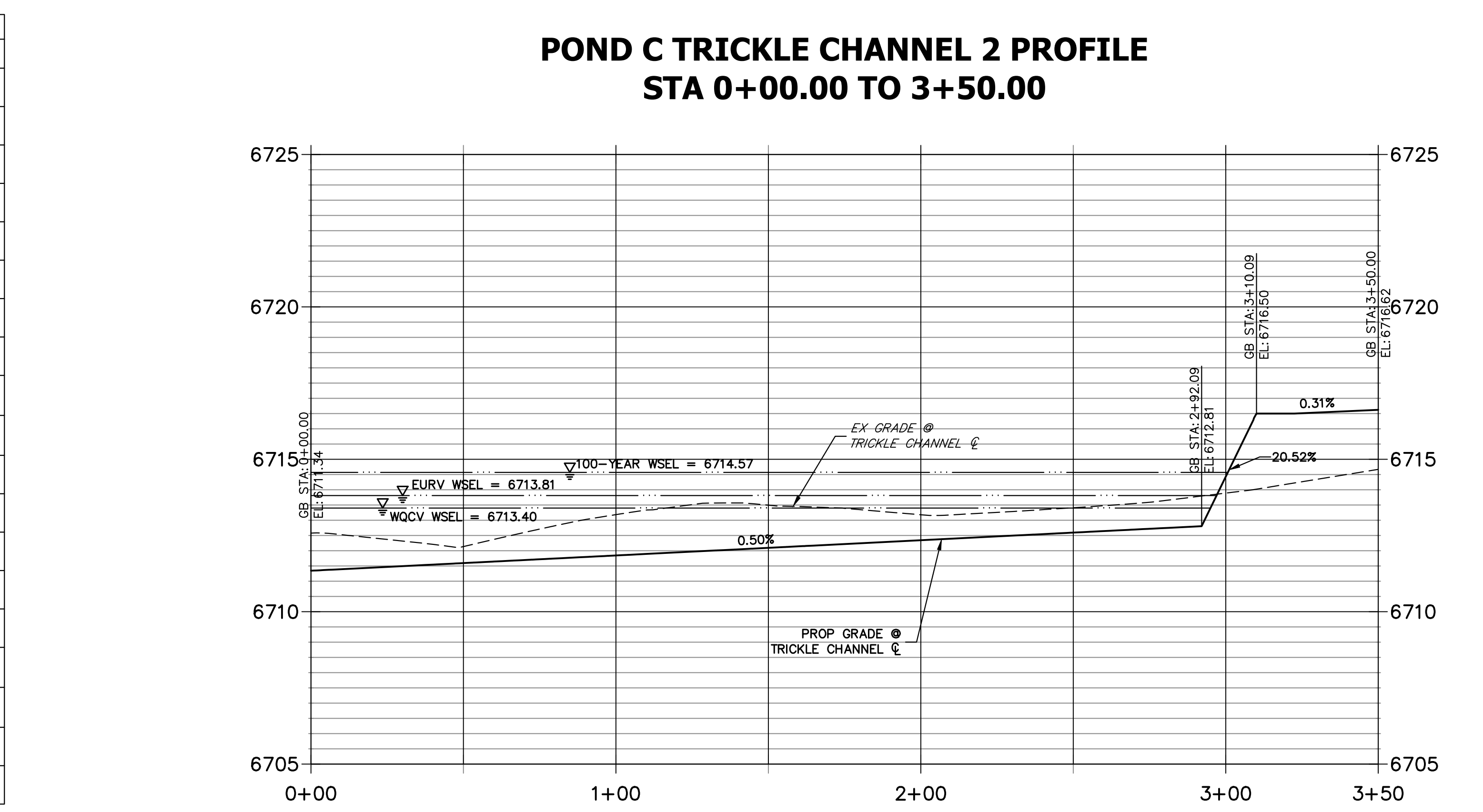
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1407254.86 E: 3272944.69	6719.40
2	ACCESS ROAD	N: 1407269.48 E: 3272941.04	6719.25
3	ACCESS ROAD	N: 1407261.69 E: 3272985.54	6719.38
4	ACCESS ROAD	N: 1407276.48 E: 3272983.06	6719.18
5	ACCESS ROAD	N: 1407261.50 E: 3272987.95	6719.36
6	ACCESS ROAD	N: 1407275.72 E: 3272992.72	6719.06
7	ACCESS ROAD	N: 1407215.98 E: 3273123.69	6717.60
8	ACCESS ROAD	N: 1407230.20 E: 3273128.46	6717.30
9	ACCESS ROAD	N: 1407182.68 E: 3273149.26	6716.58
10	ACCESS ROAD	N: 1407188.83 E: 3273135.58	6716.74
11	ACCESS ROAD	N: 1407151.05 E: 3273135.05	6713.72
12	ACCESS ROAD/TOE	N: 1407148.86 E: 3273138.34	6713.15
13	ACCESS ROAD/TOE	N: 1407105.14 E: 3273097.99	6713.01
14	ACCESS ROAD	N: 1407074.40 E: 3273112.09	6712.71
15	ACCESS ROAD	N: 1407101.87 E: 3273115.13	6712.80
16	ACCESS ROAD	N: 1407088.49 E: 3273119.92	6712.67
17	ACCESS ROAD/TOP	N: 1407179.74 E: 3273131.49	6716.49
18	TOP	N: 1407113.33 E: 3273066.82	6716.50
19	TOP	N: 1407082.99 E: 3273047.83	6716.67
20	TOP	N: 1407052.73 E: 3273074.50	6716.50
21	TOP	N: 1407064.07 E: 3273078.45	6716.50
22	TOE	N: 1407096.95 E: 3273089.95	6712.98
23	TOE	N: 1407077.00 E: 3273096.04	6712.88
24	TOP	N: 1407048.55 E: 3273123.00	6716.50
25	TOP	N: 1407037.22 E: 3273119.05	6716.50
26	TOP	N: 1407036.33 E: 3273157.07	6716.50
27	TOP	N: 1407047.84 E: 3273153.66	6716.50
28	TOE	N: 1407065.55 E: 3273128.92	6712.54
29	ACCESS ROAD	N: 1407072.85 E: 3273123.67	6712.59
30	ACCESS ROAD	N: 1407087.72 E: 3273125.66	6712.61
31	ACCESS ROAD	N: 1407073.10 E: 3273134.59	6712.29
32	ACCESS ROAD	N: 1407087.86 E: 3273131.91	6712.41
33	TOE	N: 1407065.09 E: 3273148.54	6711.76
34	ACCESS ROAD/TRICKLE CHANNEL	N: 1407076.42 E: 3273152.81	6711.55
35	ACCESS ROAD/TRICKLE CHANNEL	N: 1407077.67 E: 3273159.70	6711.53
36	ACCESS ROAD/TRICKLE CHANNEL	N: 1407092.85 E: 3273161.41	6711.59
37	ACCESS ROAD/TRICKLE CHANNEL	N: 1407091.81 E: 3273153.61	6711.62
38	OUTLET STRUCTURE	N: 1407070.99 E: 3273157.89	6711.02
39	TRICKLE CHANNEL INV	N: 1407073.89 E: 3273157.01	6711.03
40	TRICKLE CHANNEL INV	N: 1407102.87 E: 3273163.83	6711.19
41	TRICKLE CHANNEL INV	N: 1407128.63 E: 3273187.83	6711.36
42	SPILLWAY TOP	N: 1407052.17 E: 3273168.27	6716.50
43	SPILLWAY TOP	N: 1407040.67 E: 3273171.68	6716.50
44	SPILLWAY CREST	N: 1407053.88 E: 3273174.02	6715.00
45	SPILLWAY CREST	N: 1407042.37 E: 3273177.44	6715.00
46	SPILLWAY CREST	N: 1407045.39 E: 3273239.85	6715.00
47	SPILLWAY CREST	N: 1407035.12 E: 3273233.63	6715.00
48	SPILLWAY TOP	N: 1407041.61 E: 3273245.54	6716.50
49	SPILLWAY TOP	N: 1407031.90 E: 3273238.49	6716.50
50	ACCESS ROAD	N: 1407094.91 E: 3273188.13	6712.53

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
51	ACCESS ROAD	N: 1407079.95 E: 3273189.28	6712.69
52	ACCESS ROAD	N: 1407075.97 E: 3273262.60	6713.77
53	ACCESS ROAD	N: 1407063.38 E: 3273254.44	6713.92
54	TOE	N: 1406999.84 E: 3273294.28	6714.67
55	TOP	N: 1406995.41 E: 3273276.83	6716.50
56	TOP	N: 1406992.46 E: 3273265.20	6716.50
57	TOP	N: 1406925.76 E: 3273282.11	6716.50
58	TOP	N: 1406928.71 E: 3273293.74	6716.50
59	TOE	N: 1406933.13 E: 3273311.19	6715.14
60	TOE	N: 1406926.74 E: 3273386.53	6714.98
61	TOP	N: 1406919.45 E: 3273402.98	6716.50
62	TOP	N: 1406914.58 E: 3273413.95	6716.50
63	ACCESS ROAD	N: 1406993.25 E: 3273362.69	6714.33
64	ACCESS ROAD	N: 1406987.47 E: 3273364.71	6714.39
65	ACCESS ROAD	N: 1406995.30 E: 3273387.09	6714.24
66	TRICKLE CHANNEL INV	N: 1407184.71 E: 3273196.17	6711.66
67	TOE OF BERM	N: 1407180.78 E: 3273180.81	6712.62
68	RIPRAP	N: 1407184.73 E: 3273162.16	6714.22
69	RIPRAP	N: 1407189.19 E: 3273158.00	6715.13
70	RIPRAP	N: 1407191.58 E: 3273163.61	6713.13
71	TOE OF BERM	N: 1407190.66 E: 3273167.95	6712.02
72	RIPRAP/CONCRETE	N: 1407197.45 E: 3273173.15	6711.98
73	RIPRAP/CONCRETE	N: 1407209.47 E: 3273167.37	6714.79
74	RIPRAP/CONCRETE	N: 1407215.67 E: 3273174.02	6714.80
75	RIPRAP/CONCRETE	N: 1407208.97 E: 3273185.91	6711.98
76	TOE OF BERM	N: 1407213.42 E: 3273193.12	6712.02
77	RIPRAP	N: 1407219.55 E: 3273192.48	6713.66
78	RIPRAP	N: 1407224.89 E: 3273195.44	6715.28
79	RIPRAP	N: 1407220.29 E: 3273199.44	6714.04
80	TOE OF BERM	N: 1407199.68 E: 3273201.60	6712.53
81	TOE OF BERM	N: 1407189.93 E: 3273191.50	6711.76
82	TRICKLE CHANNEL INV	N: 1407129.65 E: 3273191.16	6711.38
83	TRICKLE CHANNEL INV	N: 1407137.77 E: 3273217.72	6711.52
84	TRICKLE CHANNEL INV	N: 1407131.73 E: 3273291.42	6711.90
85	TRICKLE CHANNEL INV	N: 1407121.70 E: 3273311.56	6712.01
86	TRICKLE CHANNEL INV	N: 1407099.52 E: 3273337.56	6712.18
87	TRICKLE CHANNEL INV	N: 1407048.87 E: 3273375.99	6712.50
88	TRICKLE CHANNEL INV	N: 1407017.92 E: 3273415.10	6712.75
89	TRICKLE CHANNEL INV	N: 1407013.52 E: 3273425.02	6712.81
90	TOE	N: 1407056.86 E: 3273444.24	6714.49
91	TOP	N: 1407049.56 E: 3273460.69	6716.50
92	TOP	N: 1407044.70 E: 3273471.66	6716.50
93	TOE	N: 1407148.05 E: 3273425.41	6714.59
94	TOP	N: 1407161.27 E: 3273437.62	6716.50
95	TOP	N: 1407170.08 E: 3273445.77	6716.50
96	TOE	N: 1407270.67 E: 3273292.72	6714.31
97	TOP	N: 1407283.89 E: 3273304.94	6716.50
98	TOP	N: 1407292.70 E: 3273313.08	6716.50
99	TOE	N: 1407269.09 E: 3273250.41	6714.16
100	TOP	N: 1407281.37 E: 3273237.25	6716.50



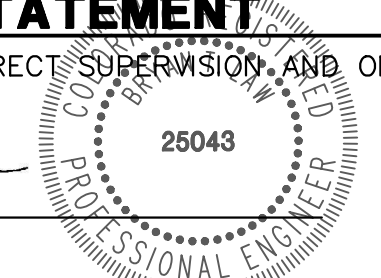
### POINT TABULATION

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
101	RIPRAP	N: 1407001.63 E: 3273166.61	6709.99
102	RIPRAP	N: 1407002.15 E: 3273182.60	6710.02
103	RIPRAP	N: 1406938.50 E: 3273168.67	6709.60
104	RIPRAP	N: 1406939.02 E: 3273184.66	6709.63
105	RIPRAP	N: 1406911.99 E: 3273206.11	6710.18
106	RIPRAP	N: 1406910.17 E: 3273150.14	6710.16
107	RIPRAP	N: 1406894.29 E: 3273154.10	6709.75
108	RIPRAP	N: 1406895.85 E: 3273202.07	6710.04
109	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407073.03 E: 3273154.13	6711.03
110	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407074.74 E: 3273159.89	6711.03
111	TOE OF BERM	N: 1407183.03 E: 3273170.19	6713.00
112	TOE OF BERM	N: 1407198.82 E: 3273194.66	6711.88
113	TOE OF BERM	N: 1407187.61 E: 3273182.36	6711.88
114	TOE OF BERM	N: 1407215.00 E: 3273199.99	6712.97
115	TOP OF BERM	N: 1407187.32 E: 3273193.63	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


  
 11/15/23  
 DATE

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNED BY: WRITES 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 303-740-8888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

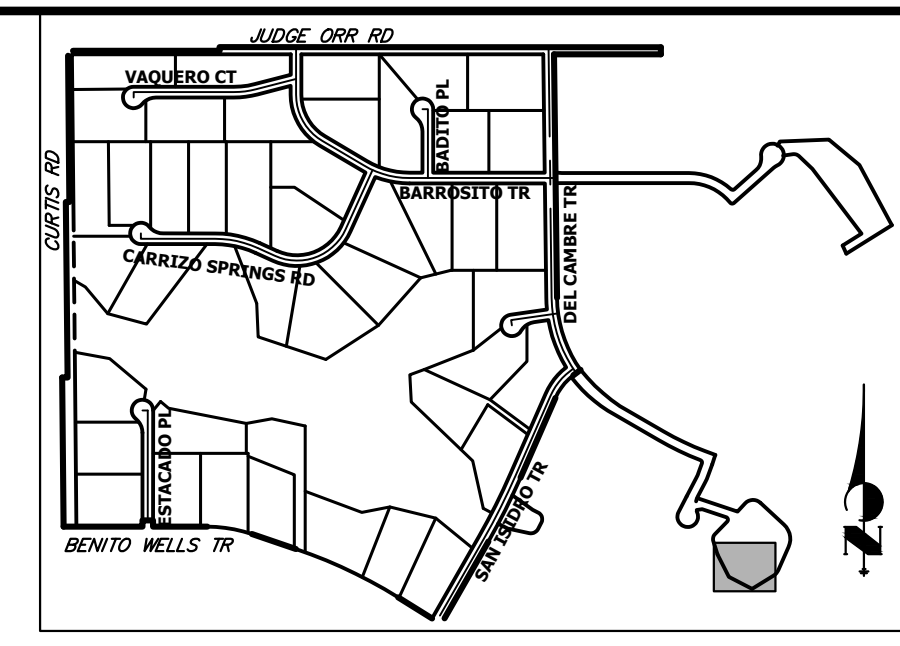
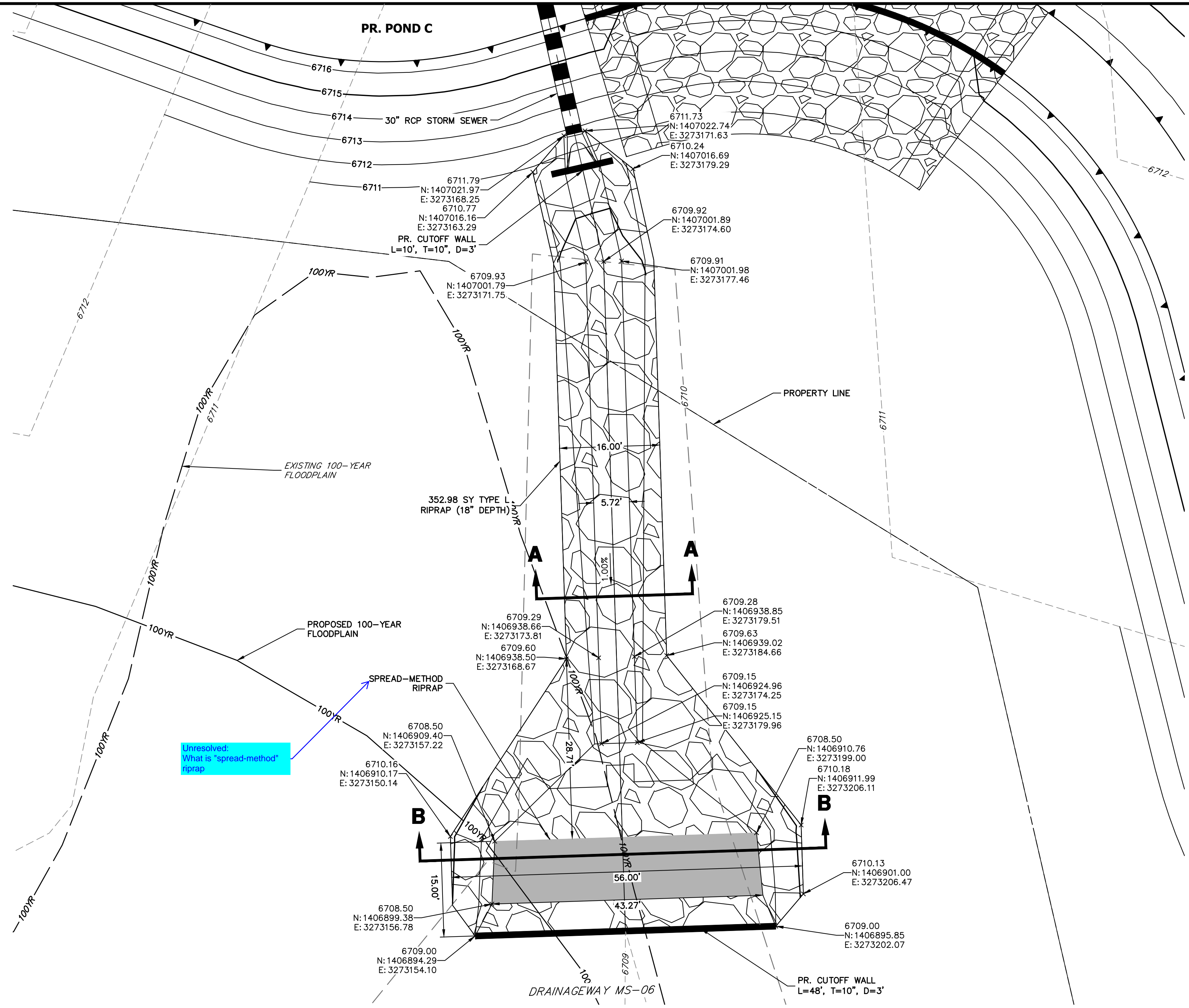
BY	DATE	REVISION

H-SCALE 1"=30'  
 V-SCALE 1"=3'  
 DATE 11/15/23  
 DESIGNED BY AAM  
 DRAWN BY AAM  
 CHECKED BY

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

SHEET 50 OF 63  
 JOB NO. 25142.05





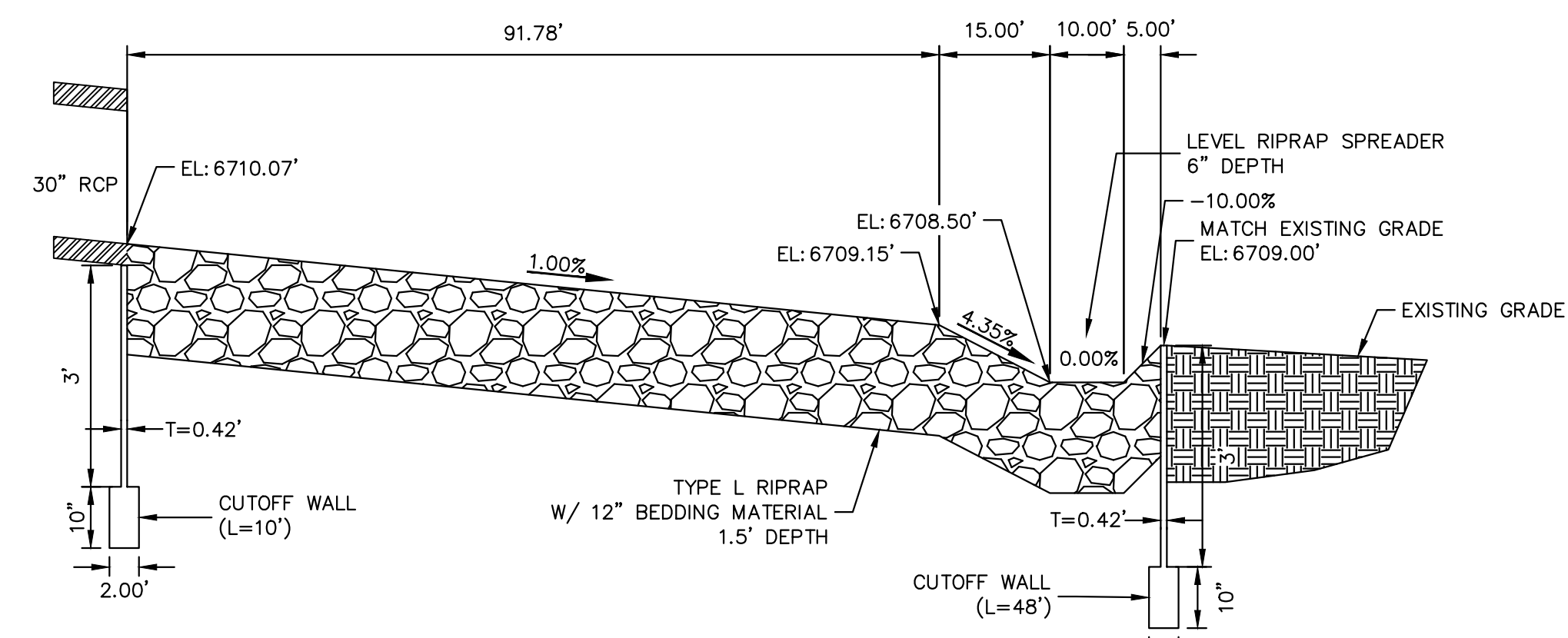
**KEY MAP**  
N.T.S.

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

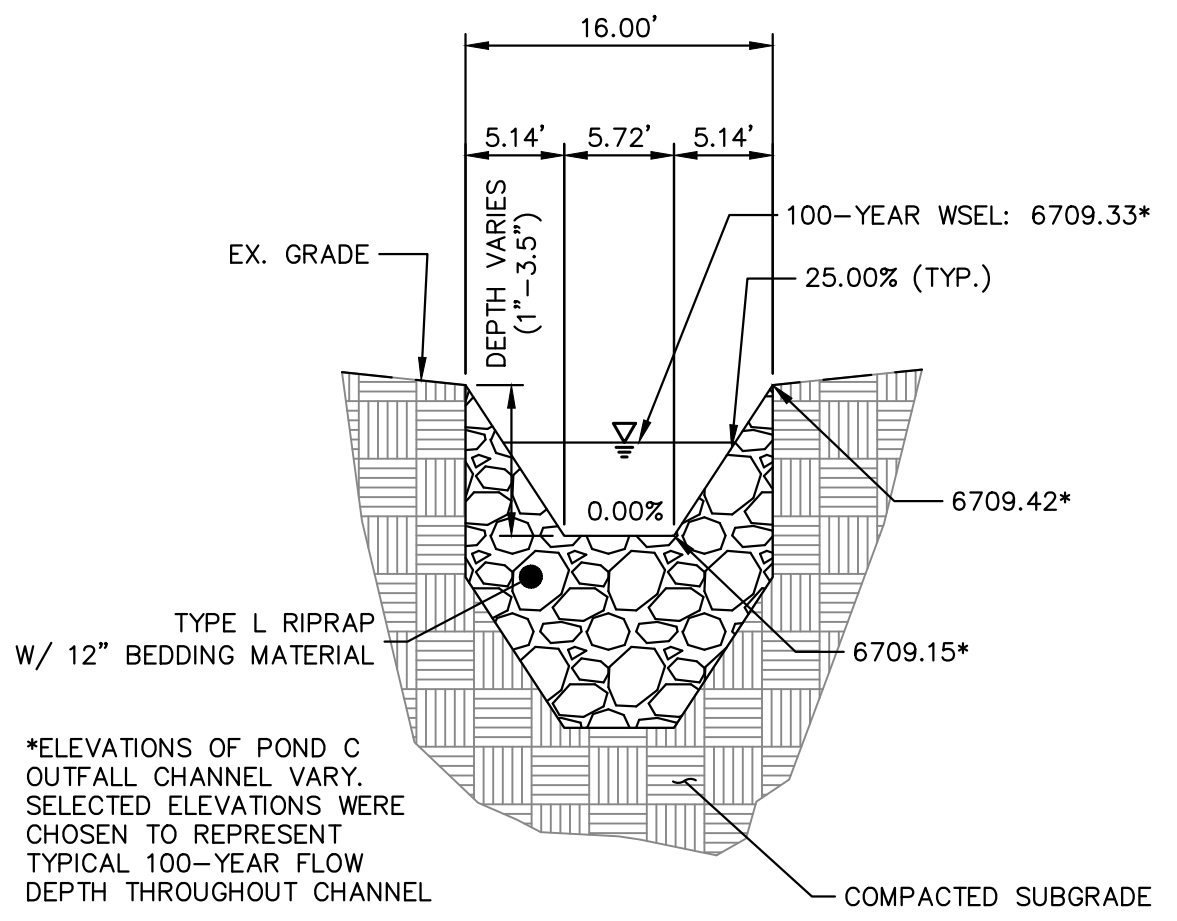
PREPARED FOR  
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NAPA, CALIFORNIA  
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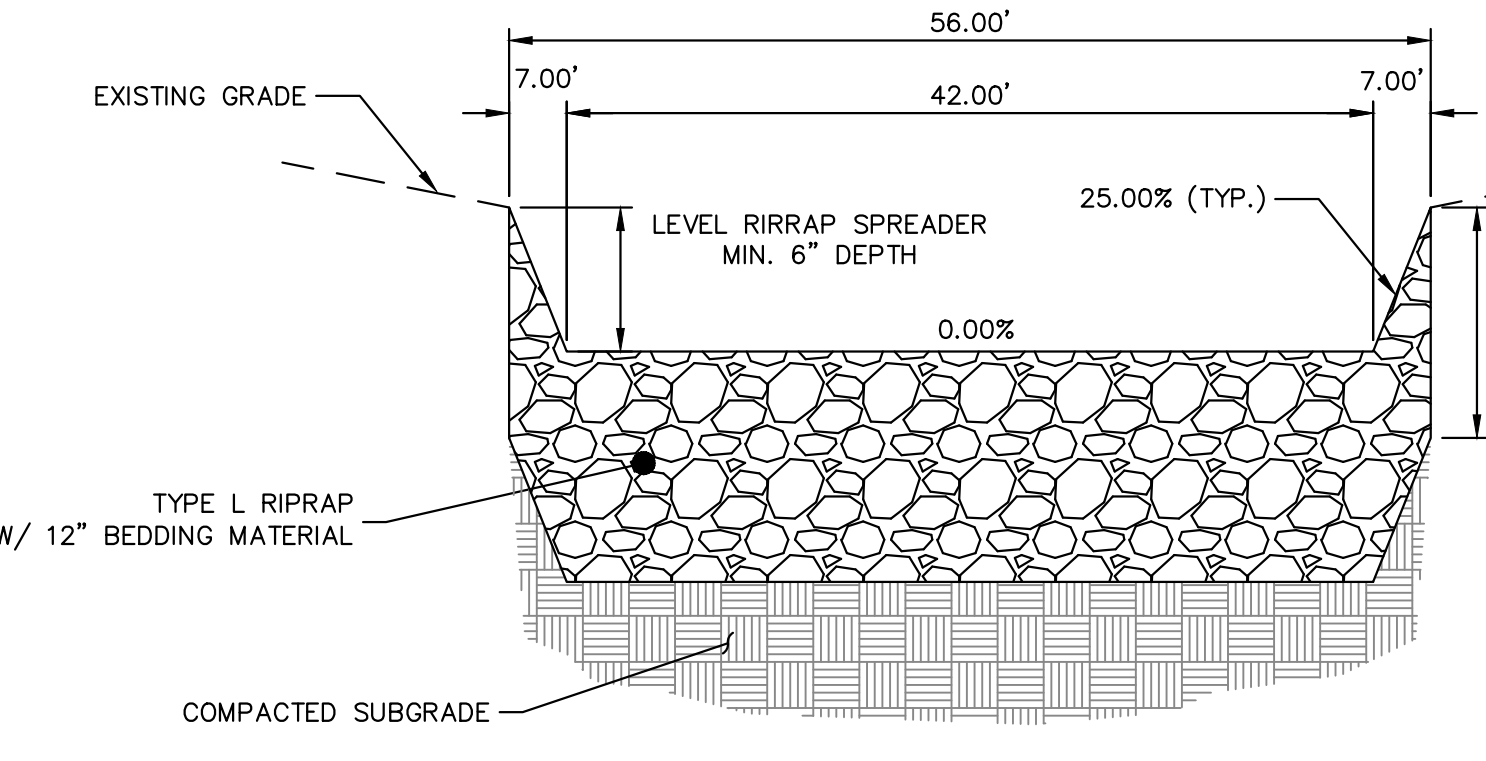
No.	REVISION	BY	DATE
1	1"=10'		
2	H-SCALE		
3	V-SCALE		
4	DATE		
5	DESIGNED BY		
6	DRAWN BY		
7	CHECKED BY		



**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.



10 5 0 10 20  
ORIGINAL SCALE: 1" = 10'

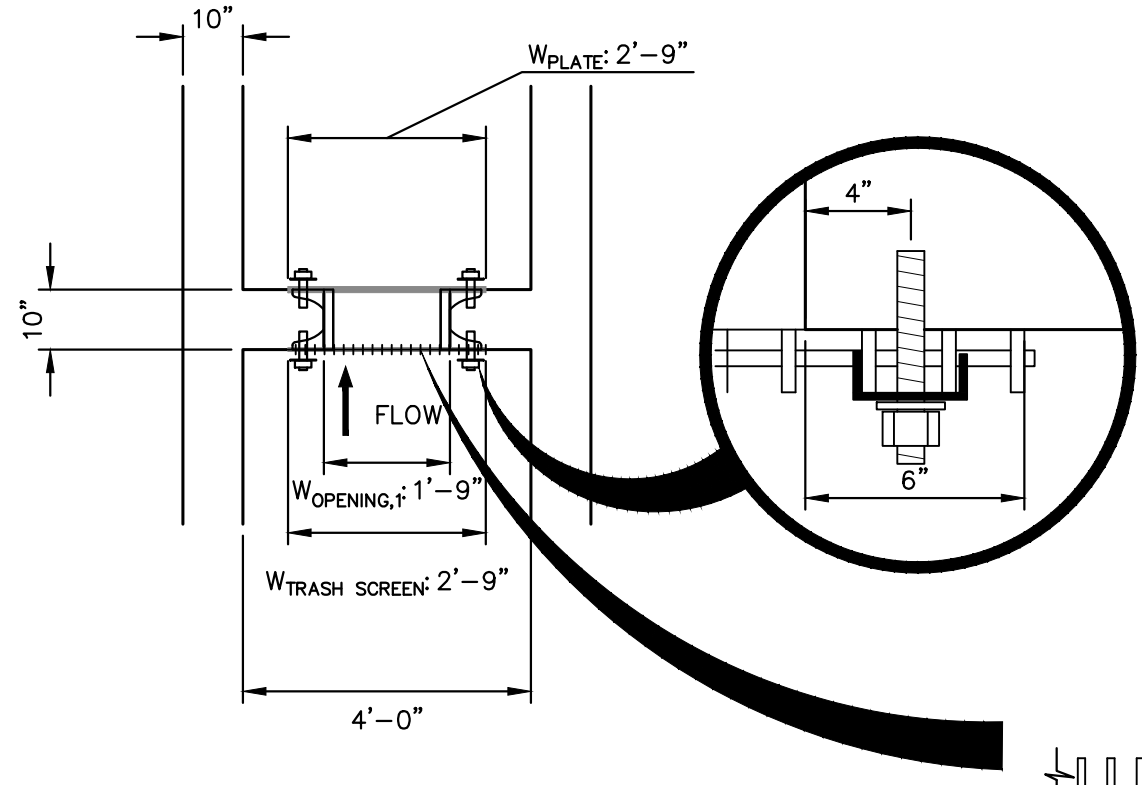
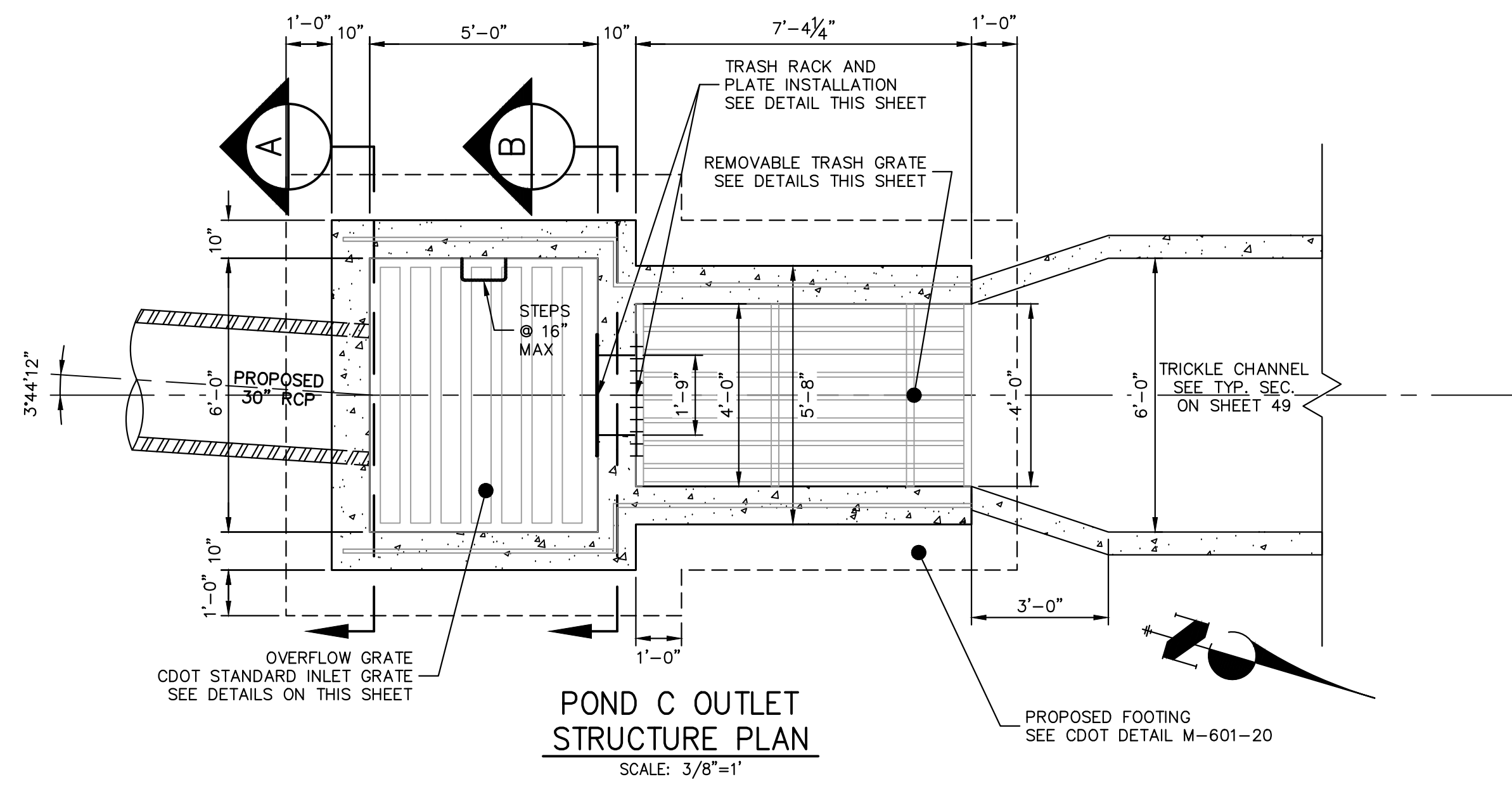
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043  
PROFESSIONAL ENGINEER  
11/15/23  
DATE

SADDLEHORN RANCH -  
FILING 3  
POND C GRADING PLAN

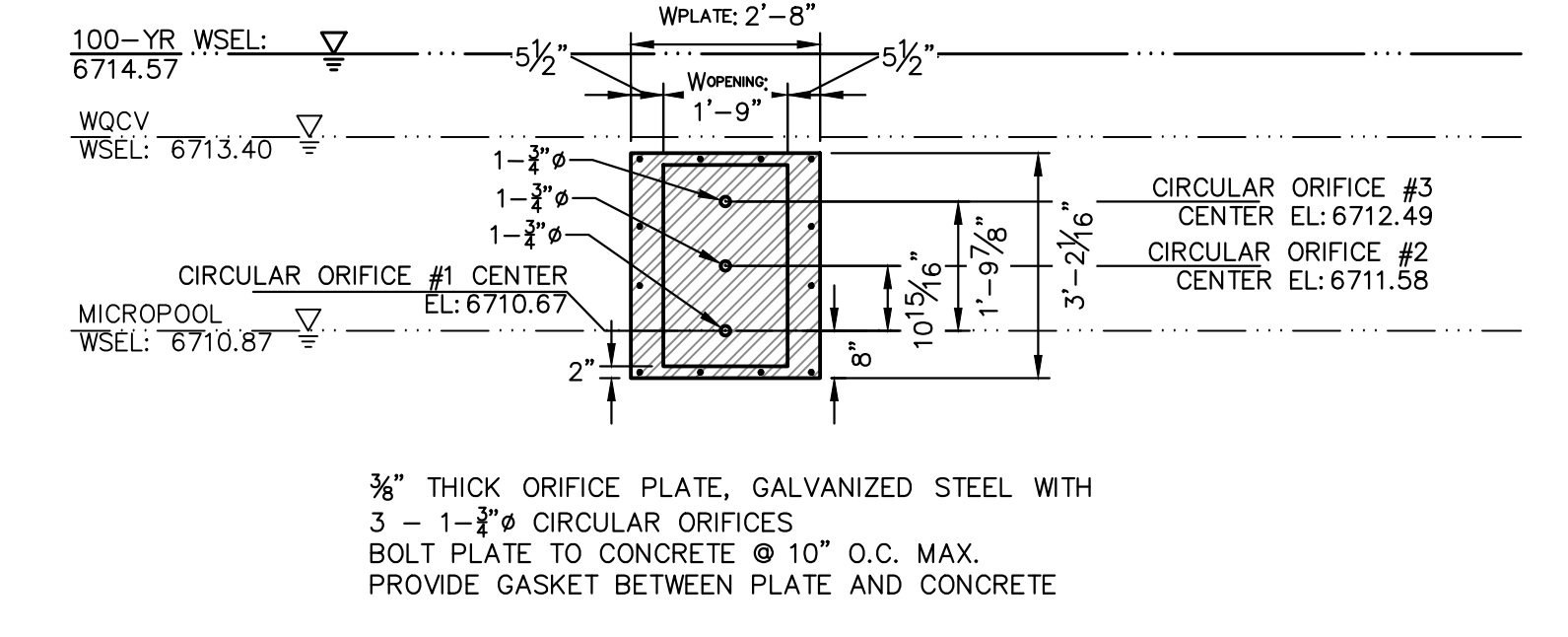
SHEET 51 OF 63  
JOB NO. 25142.05



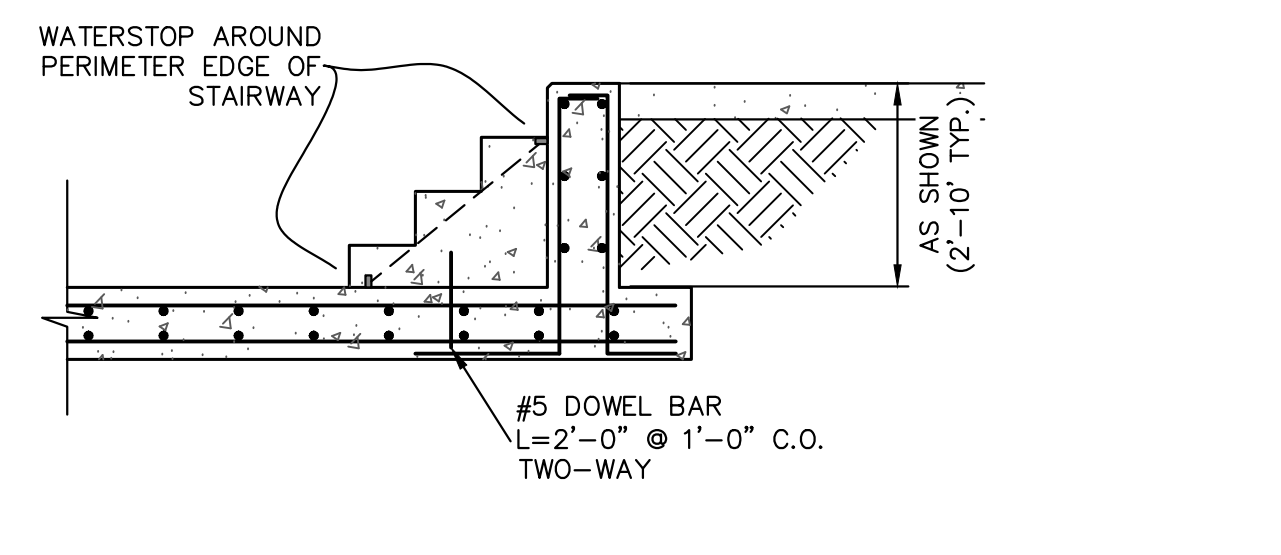
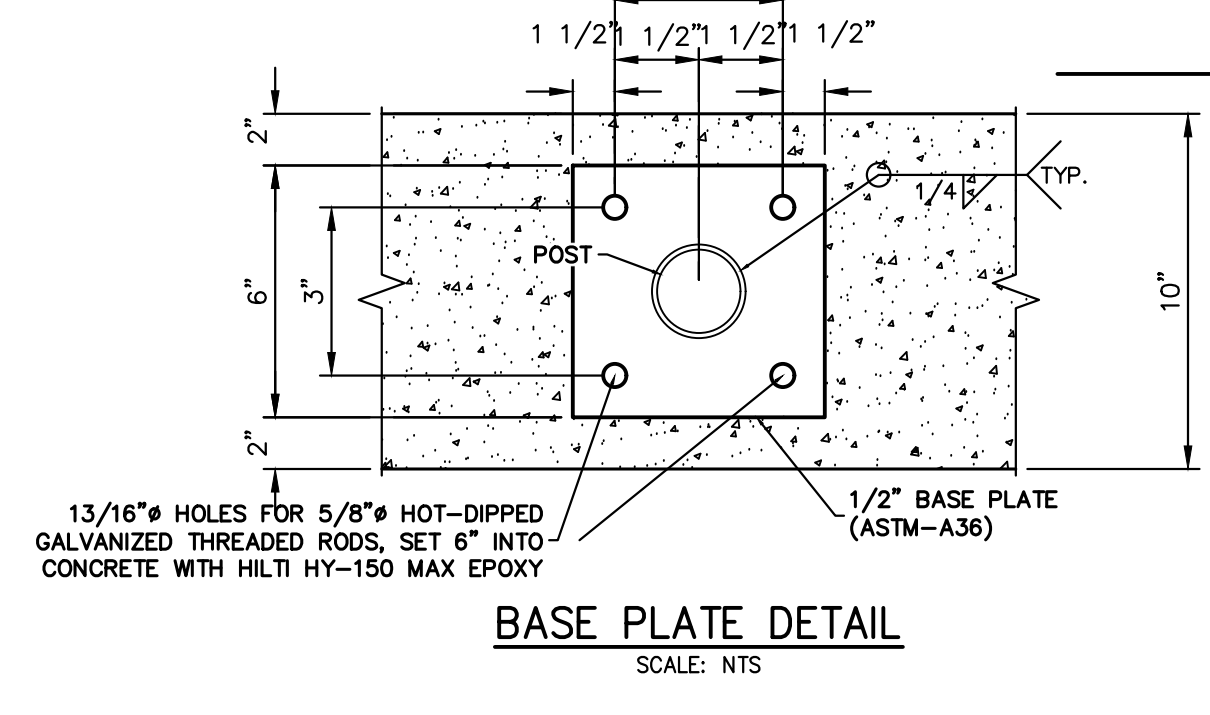
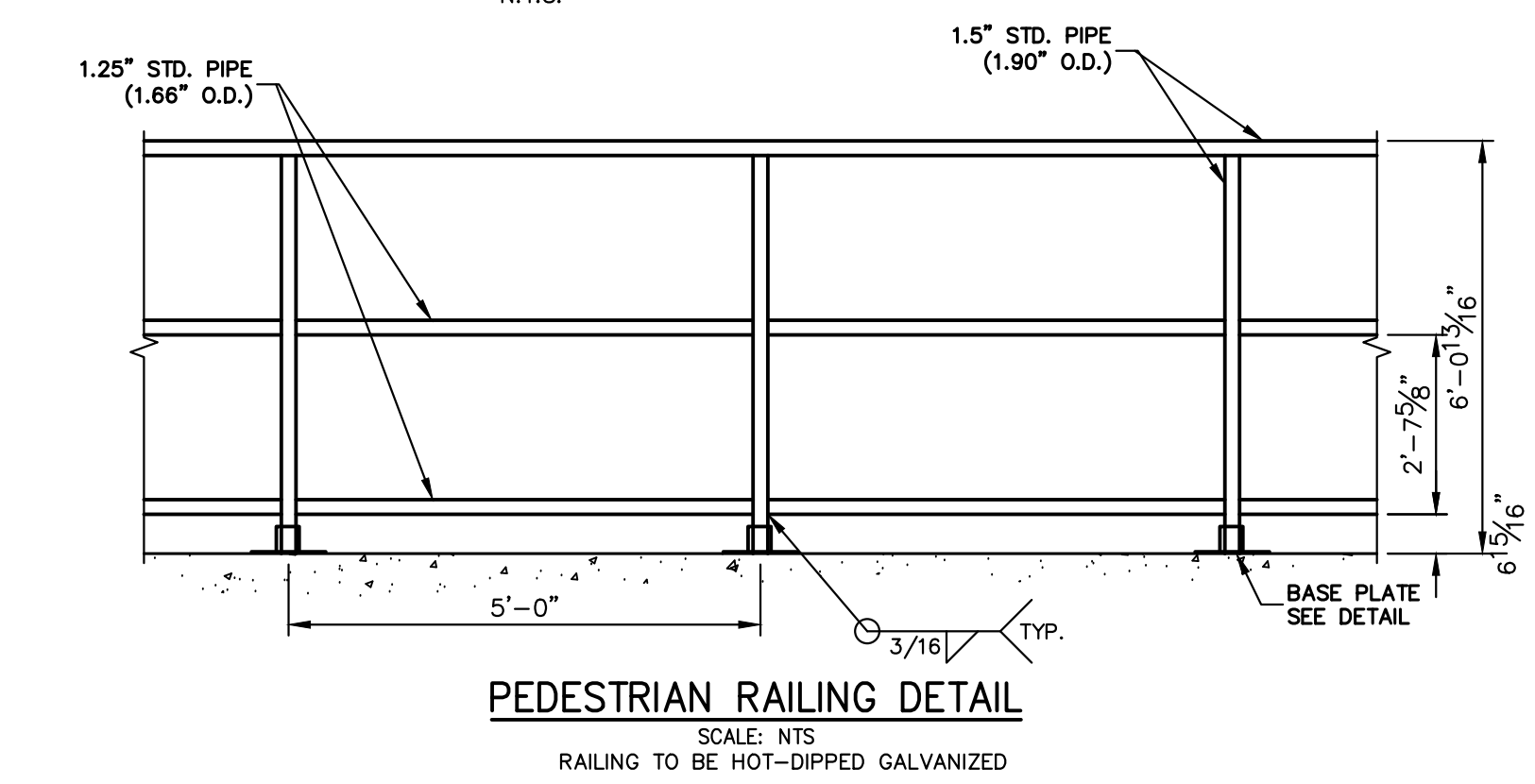
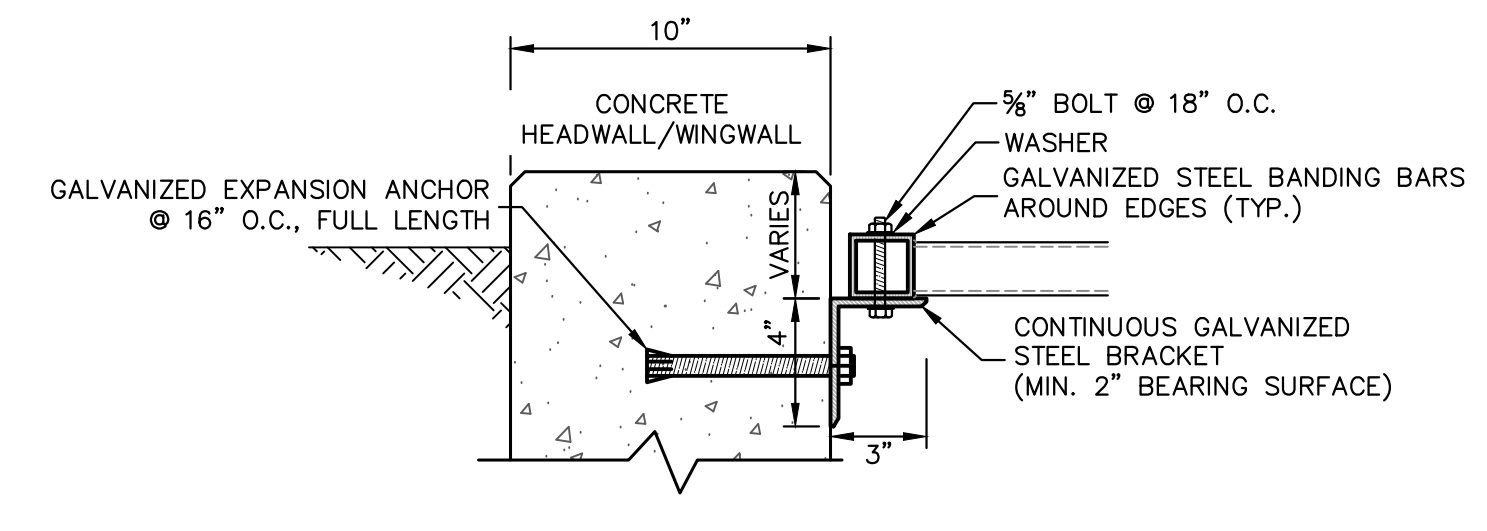
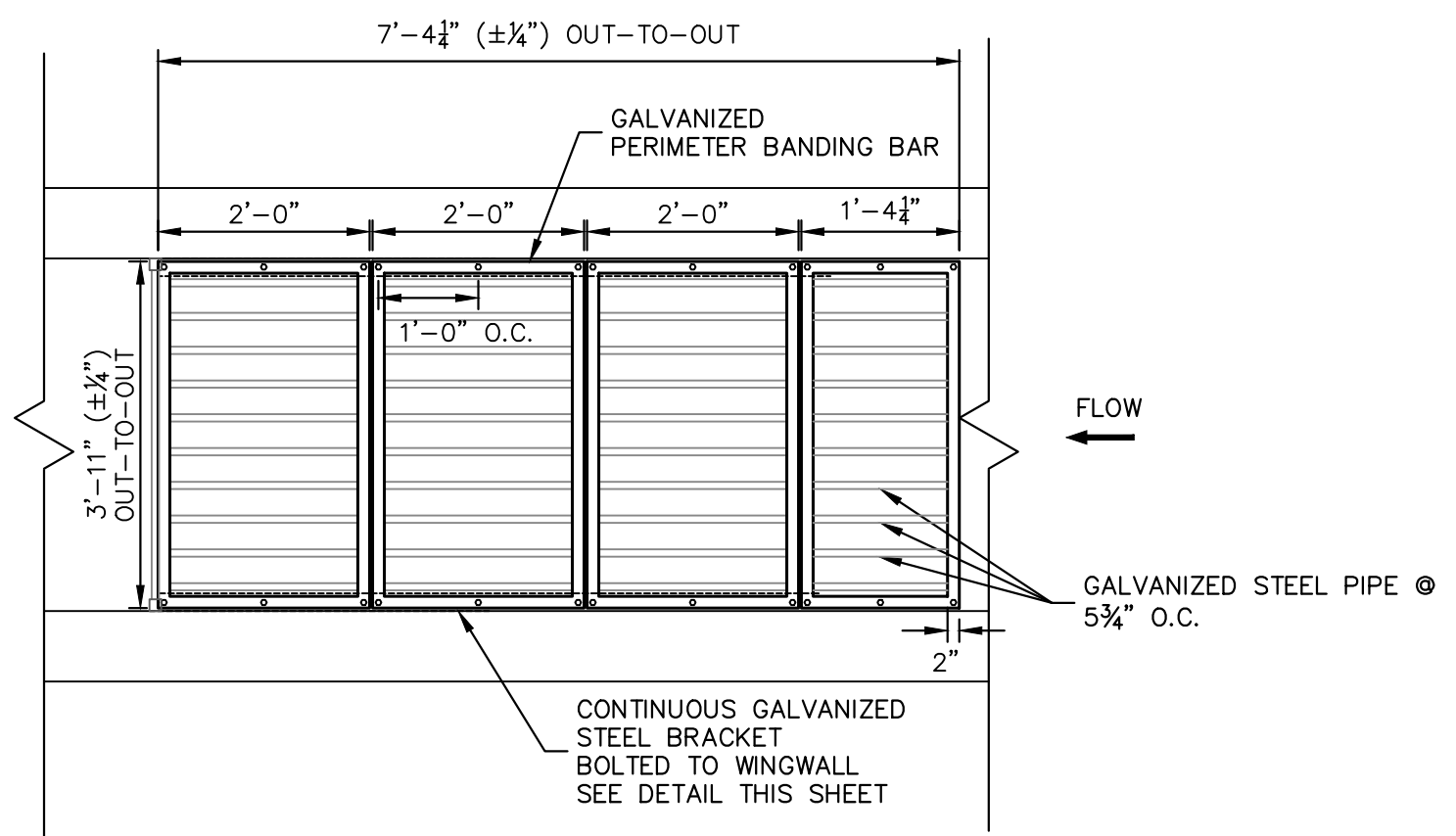
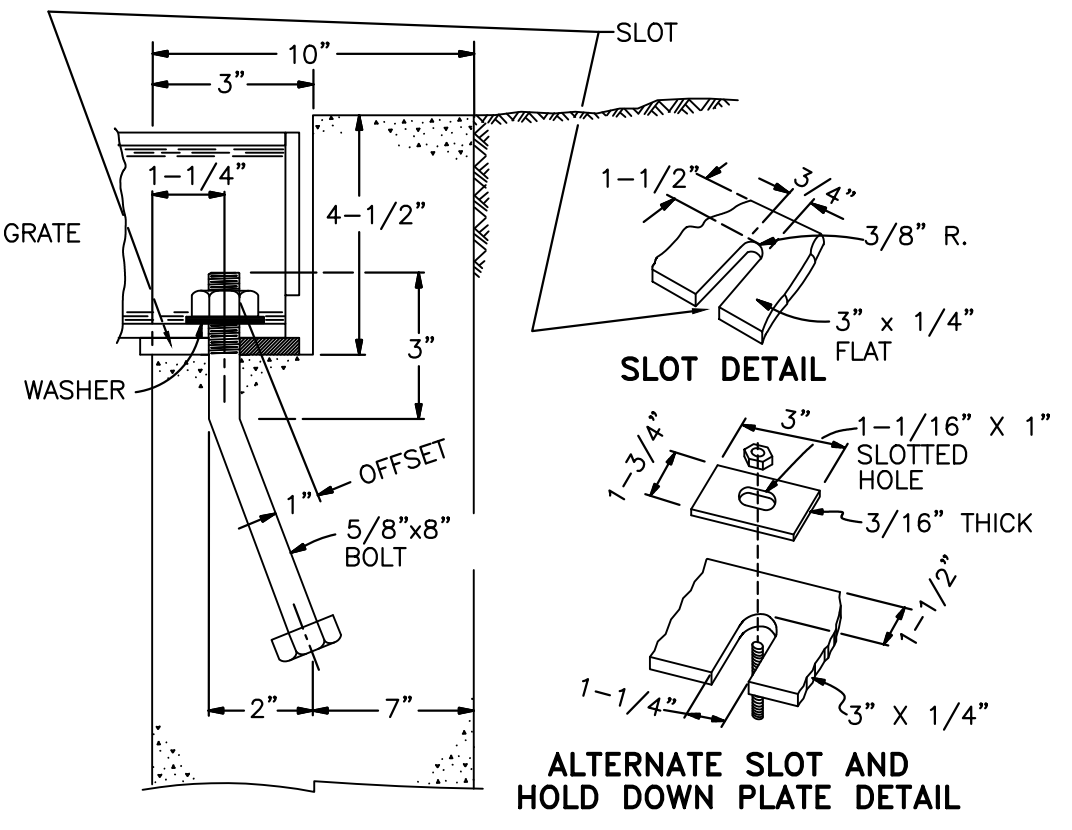
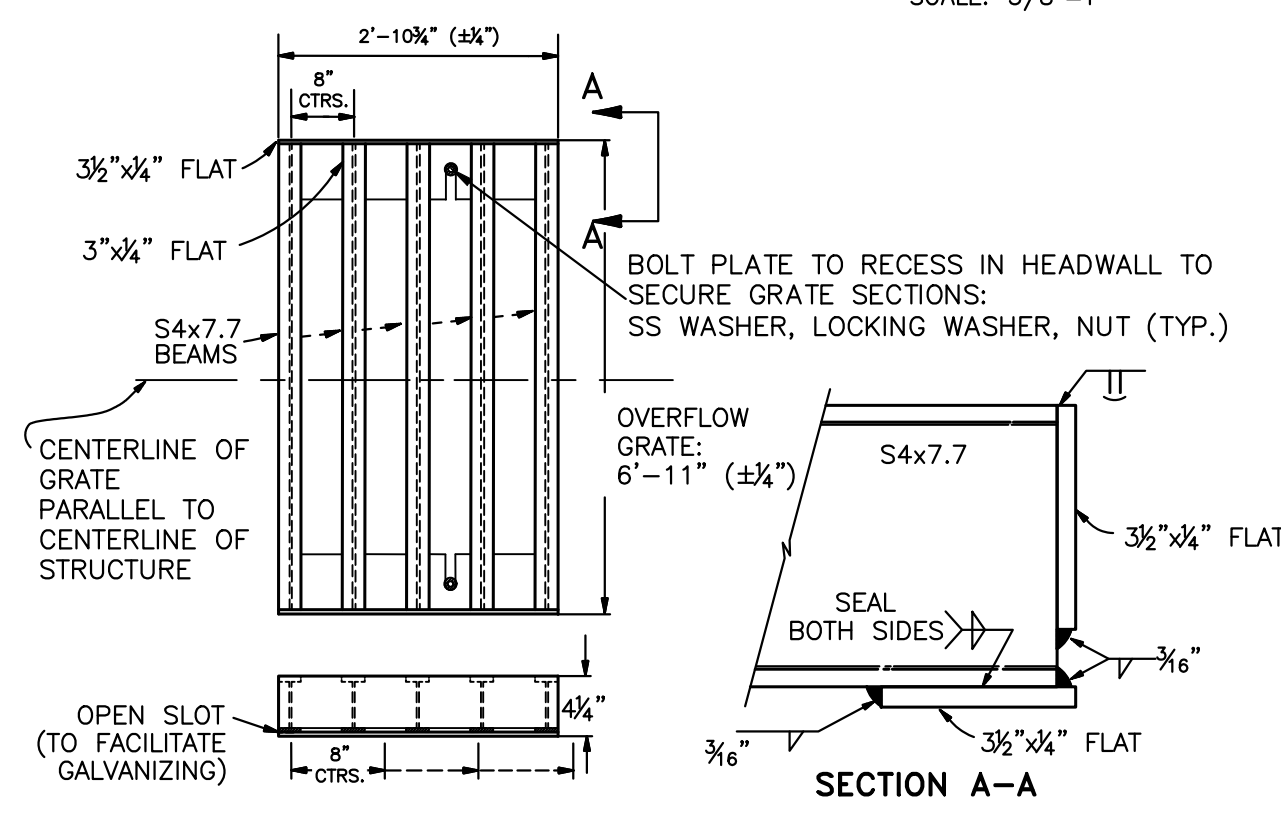
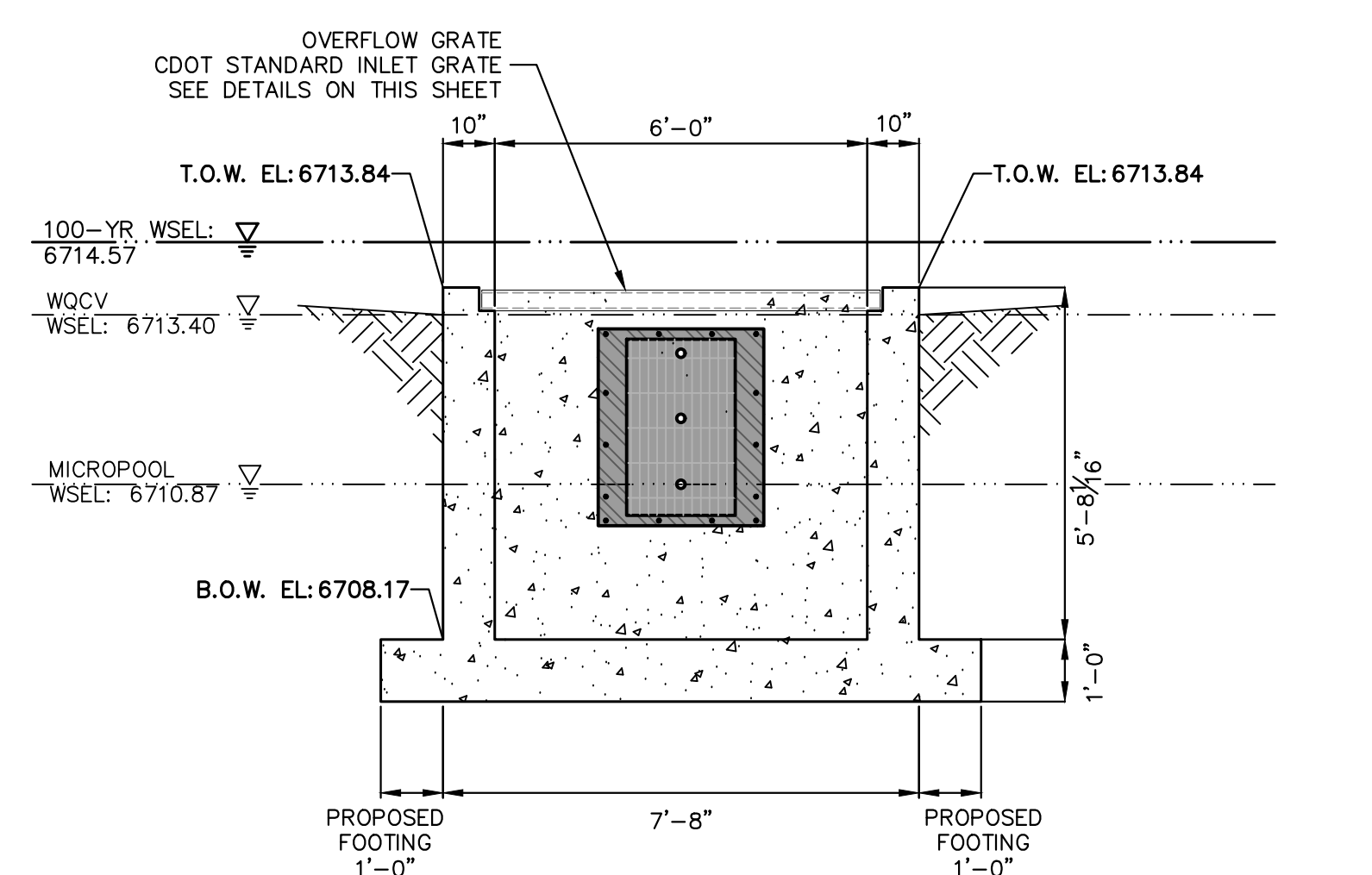
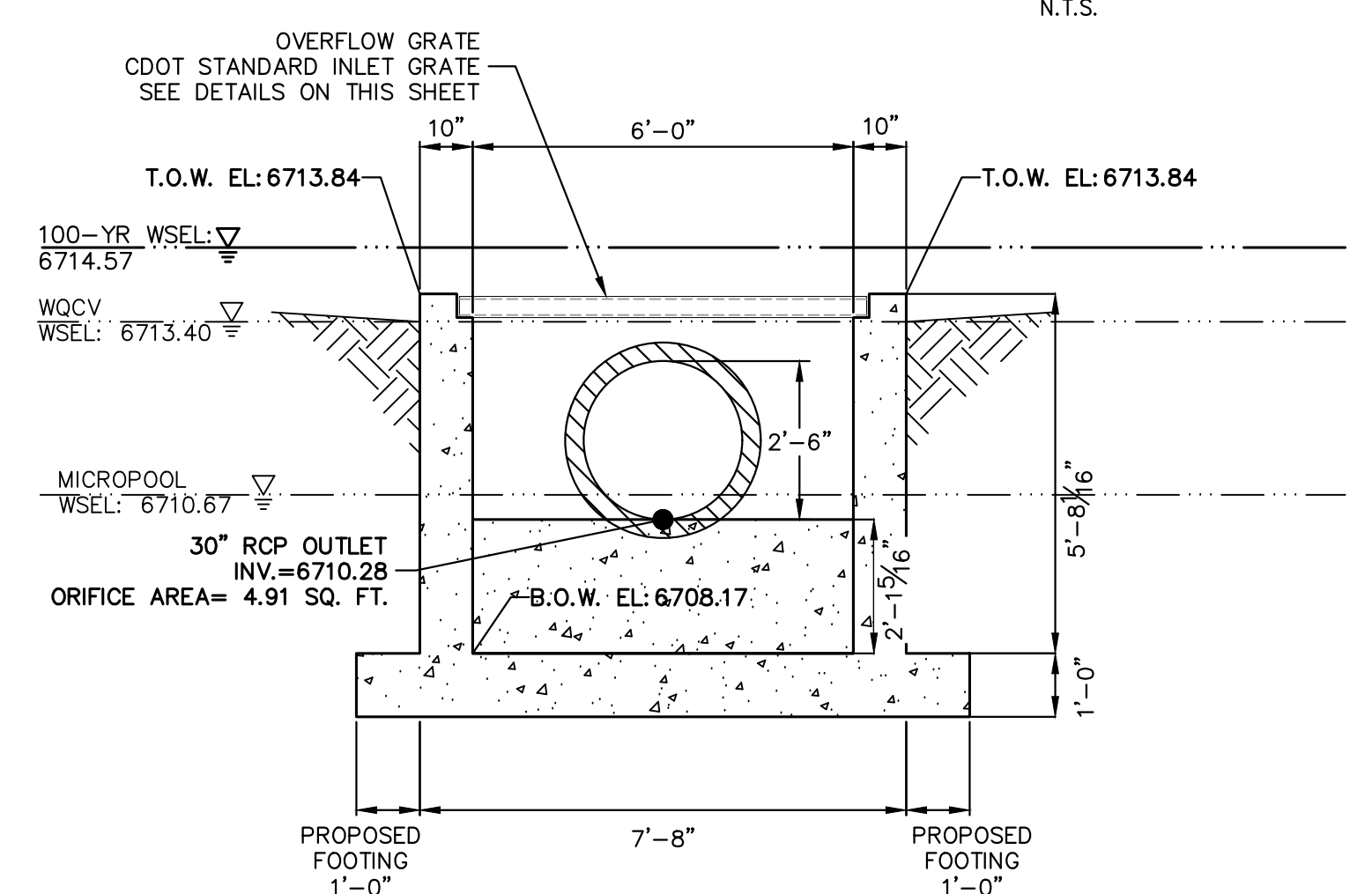
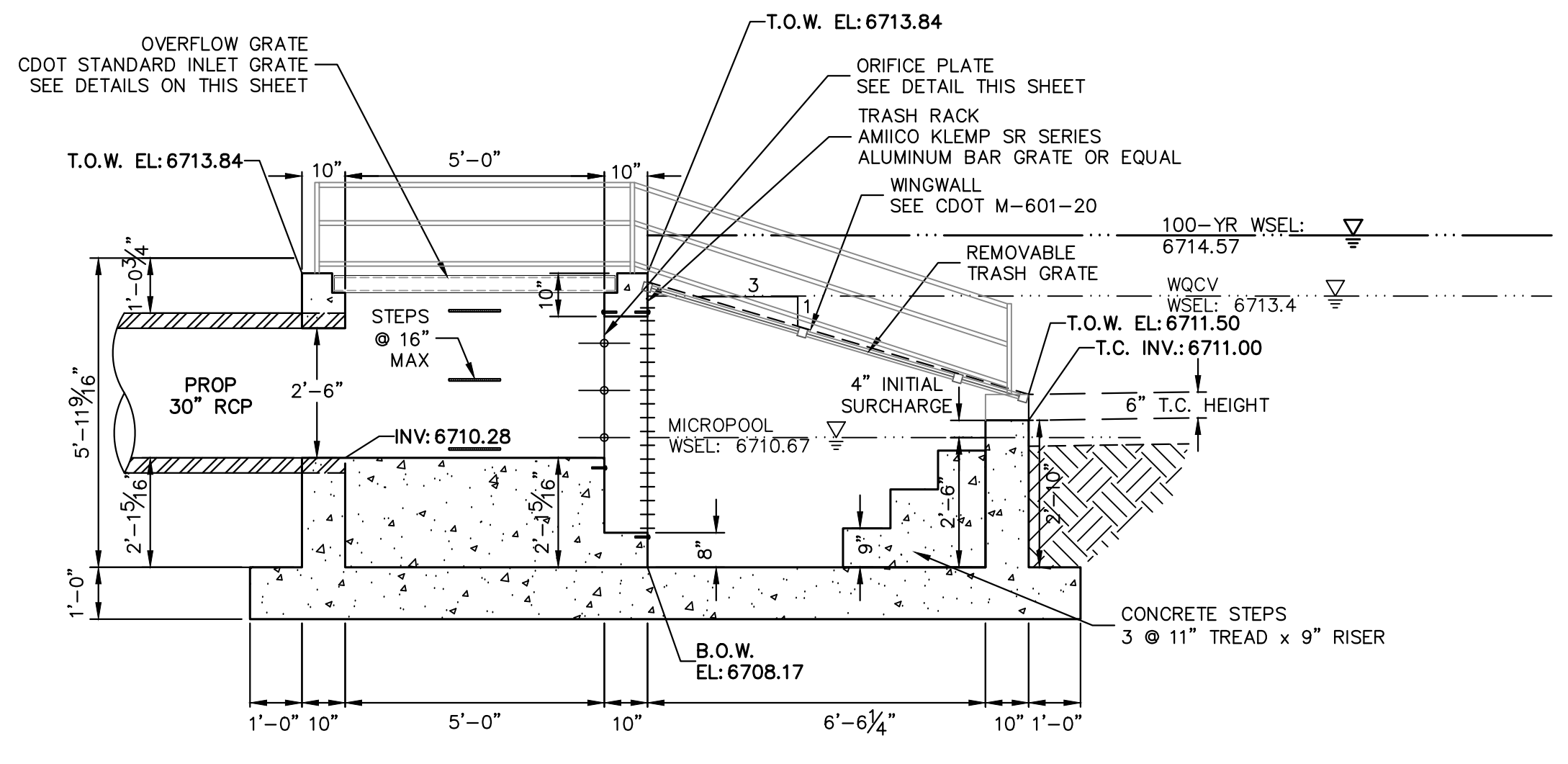


WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

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.



3/8" THICK ORIFICE PLATE, GALVANIZED STEEL WITH 3 - 1-3/4" Ø CIRCULAR ORIFICES  
 BOLT PLATE TO CONCRETE @ 10" O.C. MAX.  
 PROVIDE GASKET BETWEEN PLATE AND CONCRETE



**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  
 11/15/23  
 DATE

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PREPARED FOR  
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 2495 RIGDON STREET  
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 BRADY WILLIAMS

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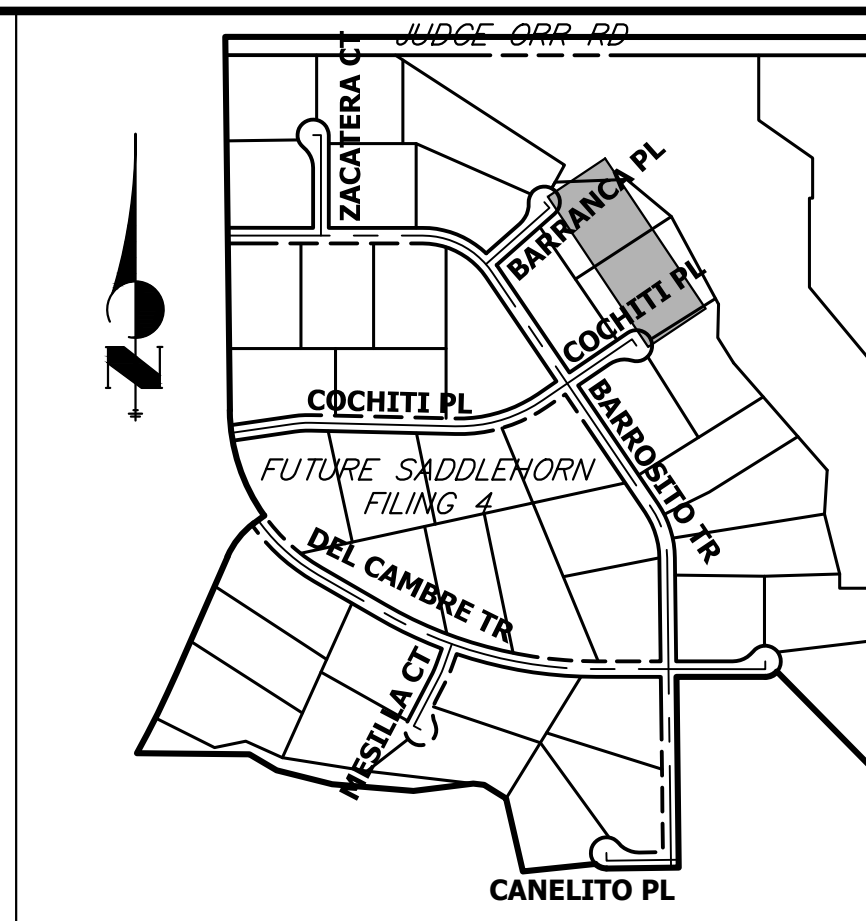
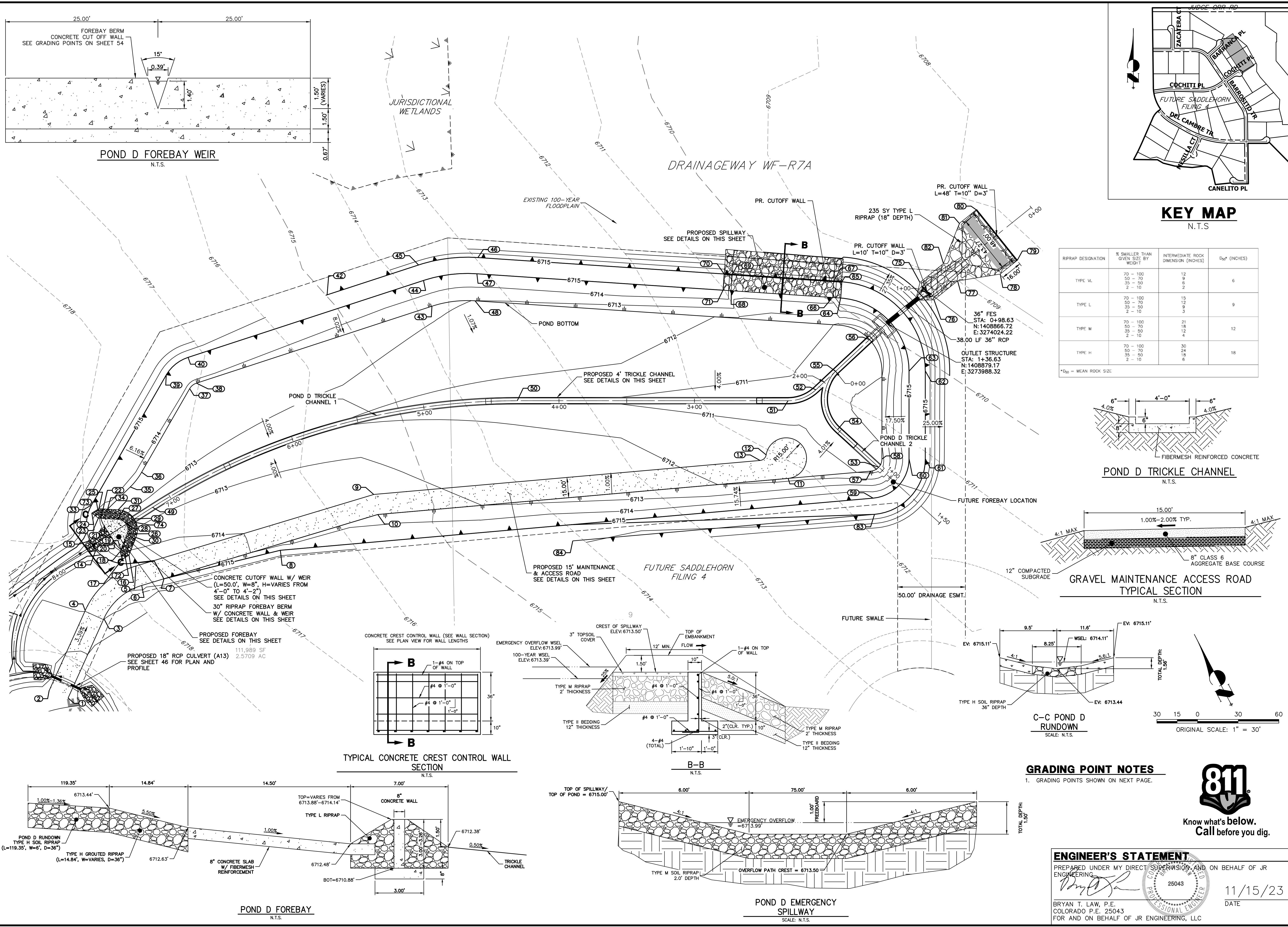
BY	DATE	REVISION

H-SCALE 3/8"=1'  
 V-SCALE 3/8"=1'  
 DATE 11/15/23  
 DESIGNED BY AAM  
 DRAWN BY MMC  
 CHECKED BY

SADDELEHORN 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 <sub>50</sub> (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	

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

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BY	DATE	REVISION

H-SCALE: 1"=30'  
V-SCALE: N/A  
DATE: 11/15/23  
DESIGNED BY: AAM  
DRAWN BY: AAM  
CHECKED BY: AAM

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

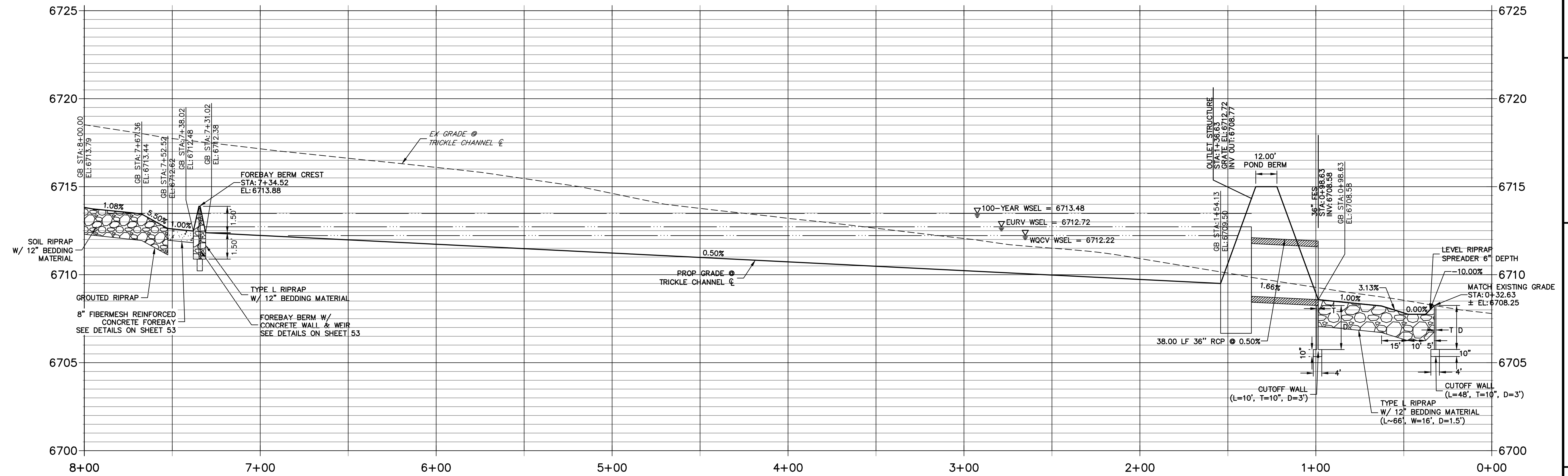
SHEET 53 OF 63  
JOB NO. 25142.05



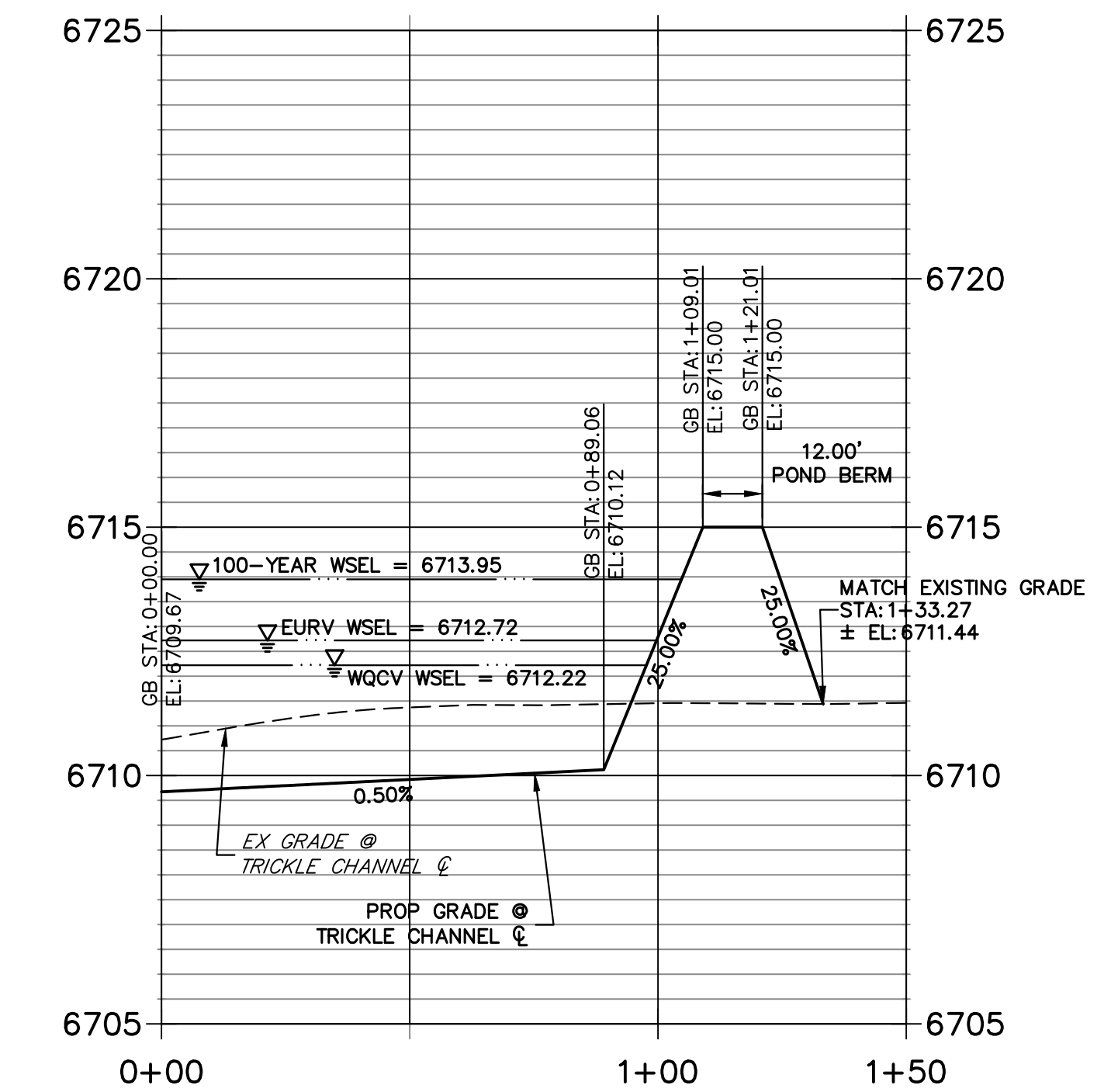
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COLORADO P.E. 25043  
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## POND D TRICKLE CHANNEL 1 PROFILE STA 0+00.00 TO 8+00.00



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

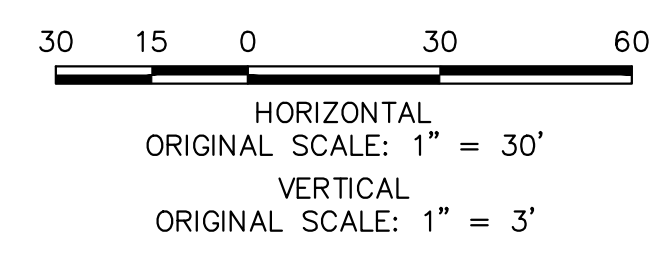


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16	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: 1409169.37 E: 3273608.56	6715.00
9	ACCESS ROAD	N: 1409132.79 E: 3273680.17	6713.23
10	ACCESS ROAD/TOE	N: 1409122.51 E: 3273669.14	6713.37
11	ACCESS ROAD/TOE	N: 1408880.14 E: 3273852.69	6711.70
12	ACCESS ROAD	N: 1408903.04 E: 3273858.87	6711.59
13	ACCESS ROAD	N: 1408904.63 E: 3273852.96	6711.66
14	RIPRAP/CONCRETE	N: 1409284.74 E: 3273536.25	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: 3273873.76	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



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

NO. REVISION: \_\_\_\_\_

H-SCALE 1"=30'  
 V-SCALE 1"=3'  
 DATE 11/15/23  
 DESIGNED BY AAM  
 DRAWN BY AAM  
 CHECKED BY \_\_\_\_\_

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

SHEET 54 OF 63  
 JOB NO. 25142.05













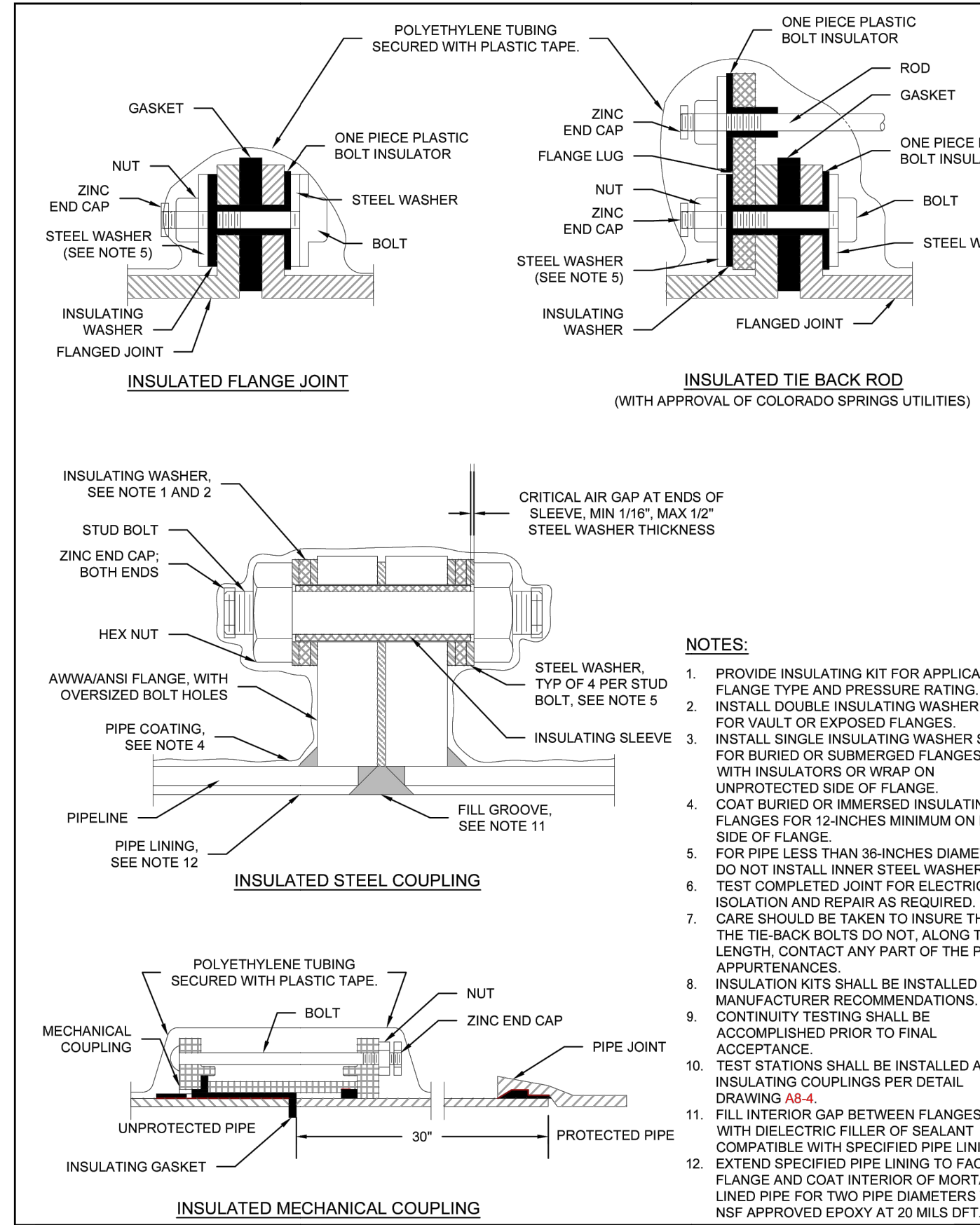




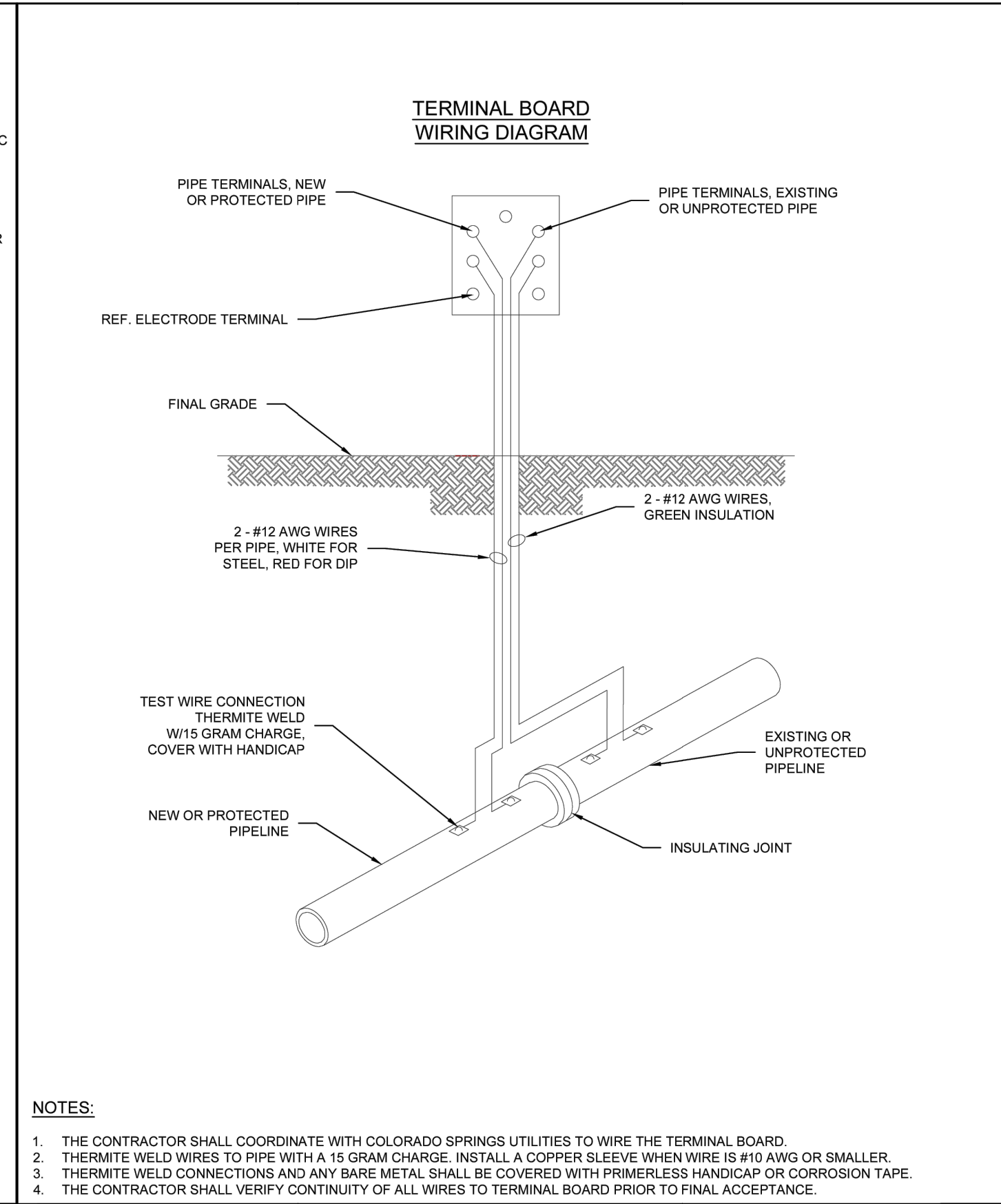




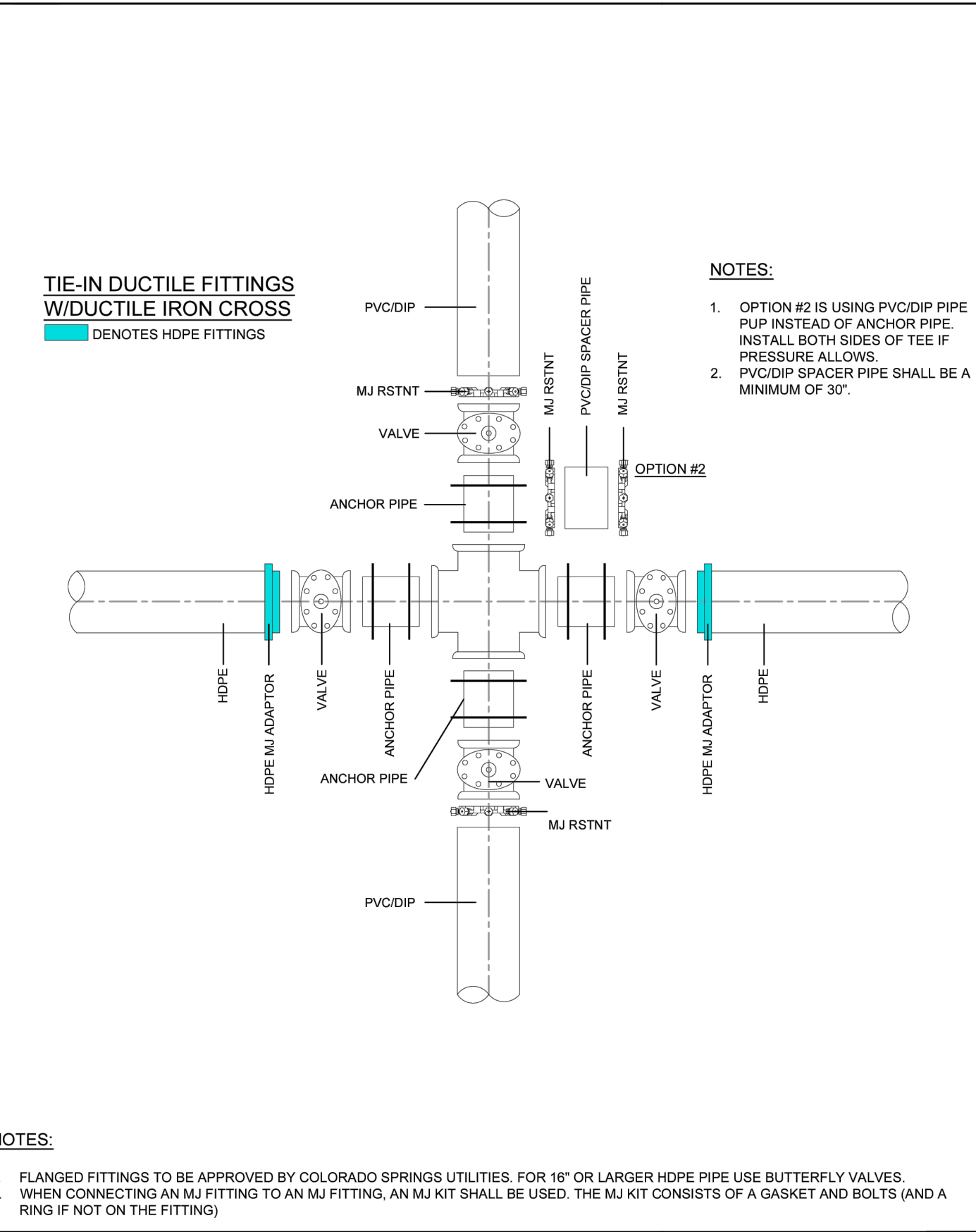




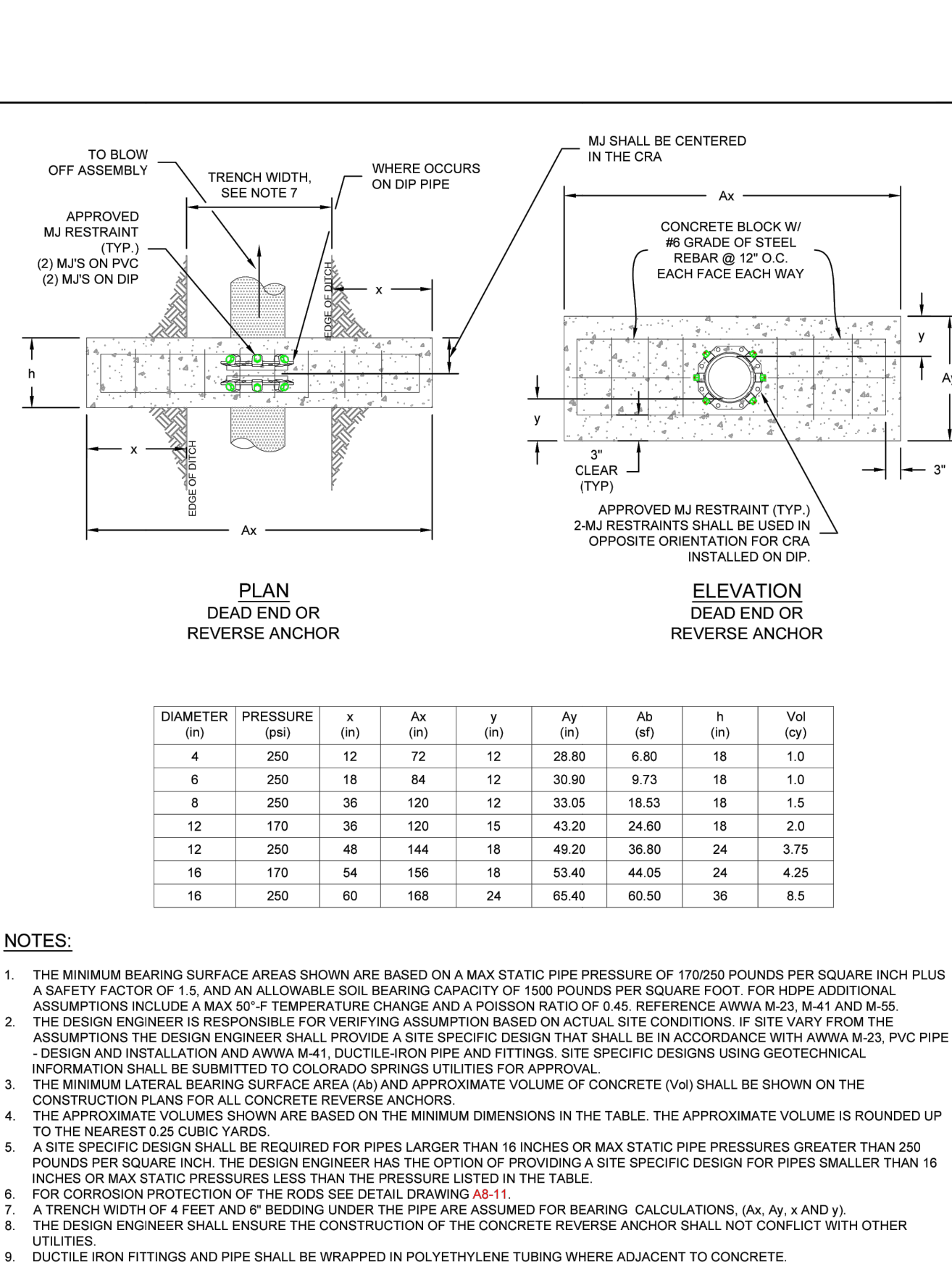
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATING.
  2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
  3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
  4. COAT BURIED 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 HOPE 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).



- NOTES:**
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5, AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. FOR HOPE ADDITIONAL ASSUMPTIONS INCLUDE A MAX 50° F TEMPERATURE CHANGE AND A POISSON RATIO OF 0.45. REFERENCE AWWA M-23, M-41 AND M-55.
  2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTION BASED ON ACTUAL SITE CONDITIONS. IF SITE VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN THAT SHALL BE IN ACCORDANCE WITH AWWA M-23, PVC PIPE DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS USING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR APPROVAL.
  3. THE MINIMUM LATERAL BEARING SURFACE AREA (A<sub>0</sub>) AND APPROXIMATE VOLUME OF CONCRETE (V<sub>0</sub>) SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE REVERSE ANCHORS.
  4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM DIMENSIONS IN THE TABLE. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
  5. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN THE PRESSURE LISTED IN THE TABLE.
  6. FOR CORROSION PROTECTION OF THE RODS SEE DETAIL DRAWING A8-11.
  7. A TRENCH WIDTH OF 4 FEET AND 8" BEDDING UNDER THE PIPE ARE ASSUMED FOR BEARING CALCULATIONS. (A<sub>x</sub>, A<sub>y</sub>, V<sub>0</sub> AND V<sub>1</sub>).
  8. THE DESIGN ENGINEER SHALL ENSURE THE CONSTRUCTION OF THE CONCRETE REVERSE ANCHOR SHALL NOT CONFLICT WITH OTHER UTILITIES.
  9. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

DIAMETER (IN)	PRESSURE (PSI)	x (IN)	A <sub>x</sub> (IN)	y (IN)	A <sub>y</sub> (IN)	A <sub>0</sub> (IN)	h (IN)	V <sub>0</sub> (CY)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250	90	168	24	65.40	60.50	36	8.5

Colorado Springs Utilities  
A8-3  
DATED 03/2014

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

Colorado Springs Utilities  
DUCTILE IRON MAIN CROSS CONNECTION TO PVC/DIP USING HOPE FITTINGS AND/OR DUCTILE FITTINGS  
A10-5  
DATED 06/2015

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

**CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS**

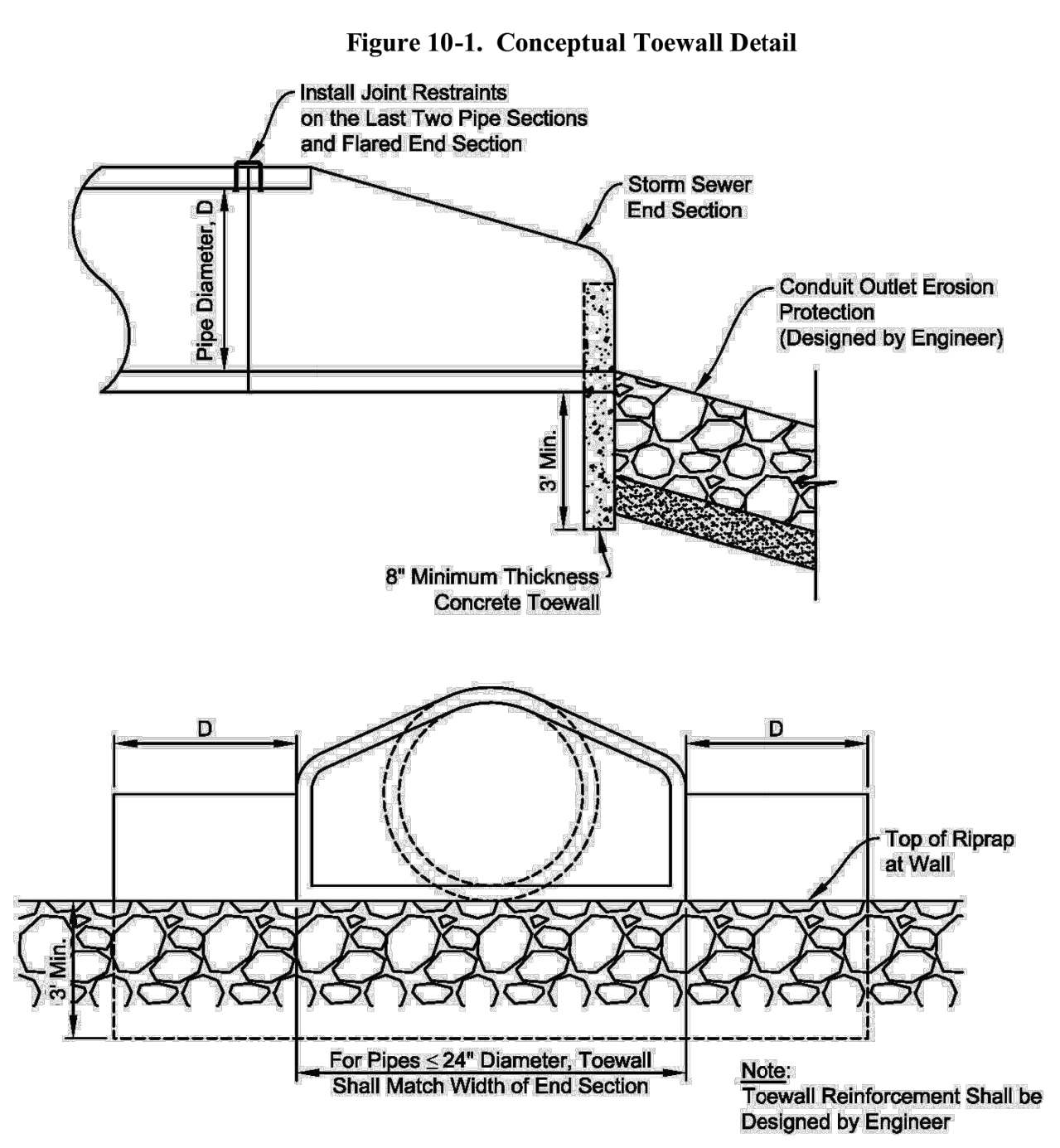
WHEN CROSSING ANOTHER UTILITY, MINIMUM VERTICAL SEPARATION IS REQUIRED TO BE MAINTAINED, REFER TO SECTION 2.6.G. WHEN CROSSING A STORM SEWER OR WASTEWATER MAIN, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE STORM SEWER OR WASTEWATER MAIN. HOWEVER, A WATER LOWERING MAY BE REQUIRED TO MEET DEPTH AND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

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

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

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

Conduit Outlet Structures Chapter 10



Note: Toewall Reinforcement Shall be Designed by Engineer

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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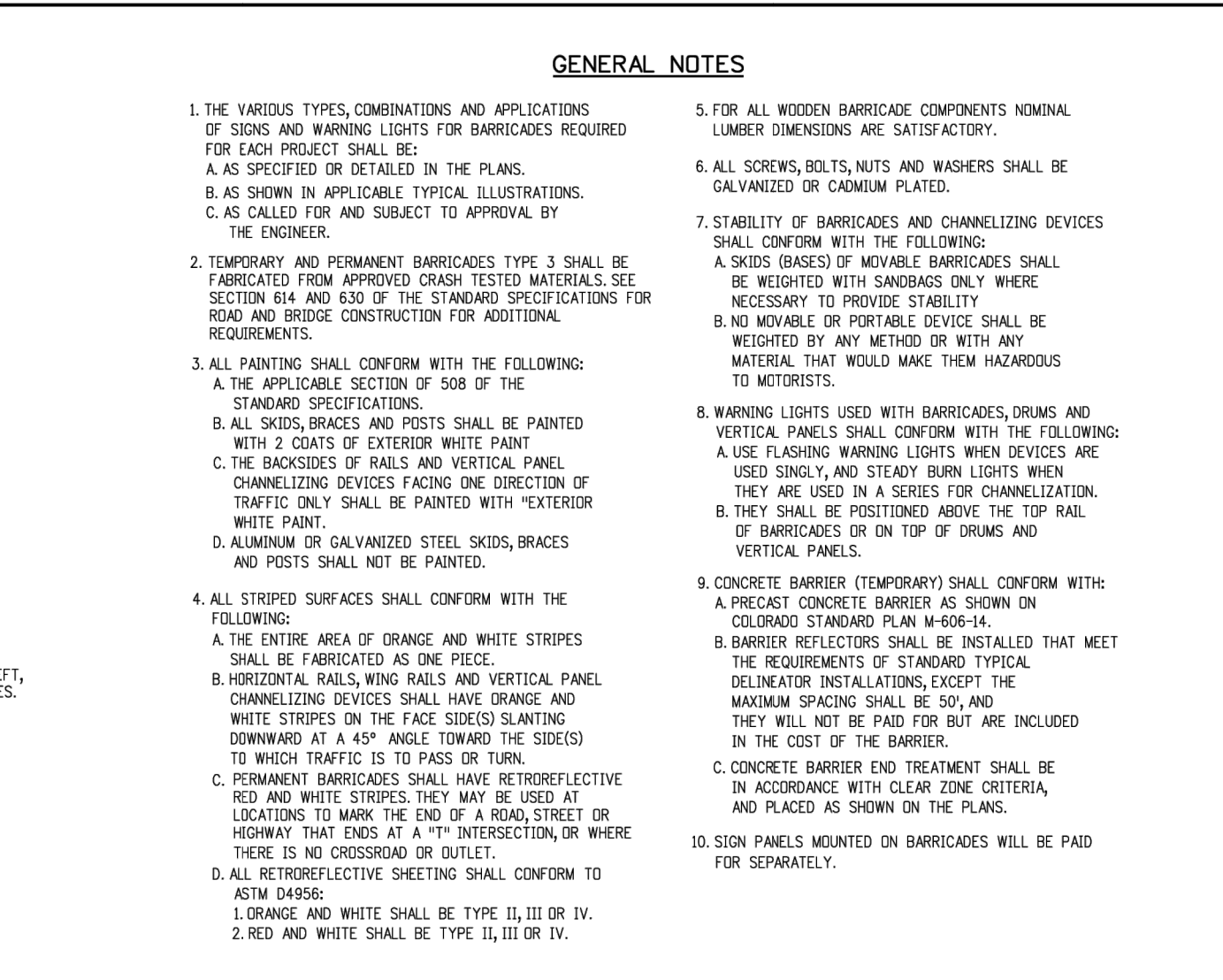
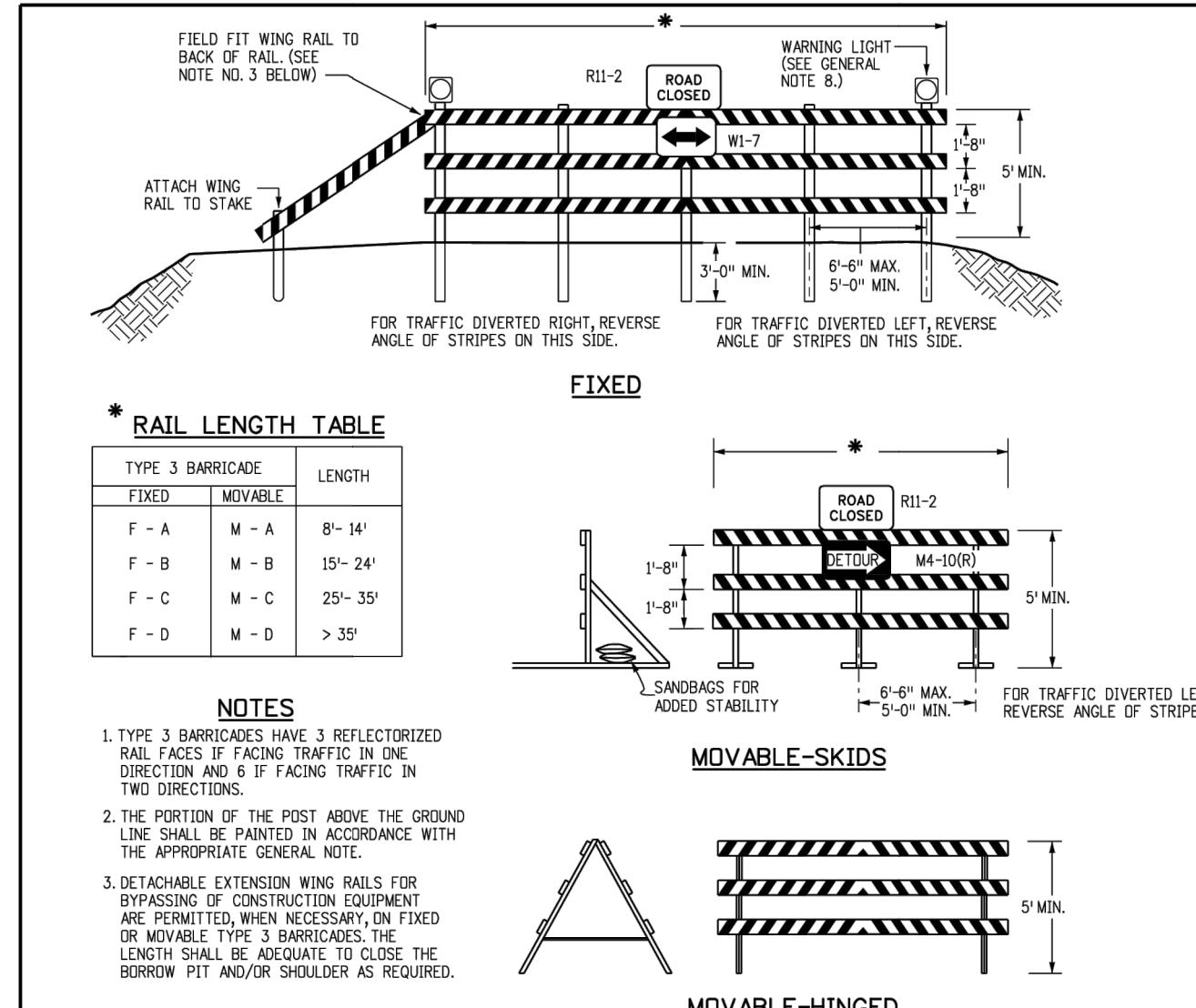
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	11/15/23	MMC	MMC	
SADDLEHORN RANCH - FILING 3 DETAILS									
ENGINEER'S STATEMENT									
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING									
 BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC									
DATE 11/15/23									
SHEET 61 OF 63									
JOB NO. 25142.05									



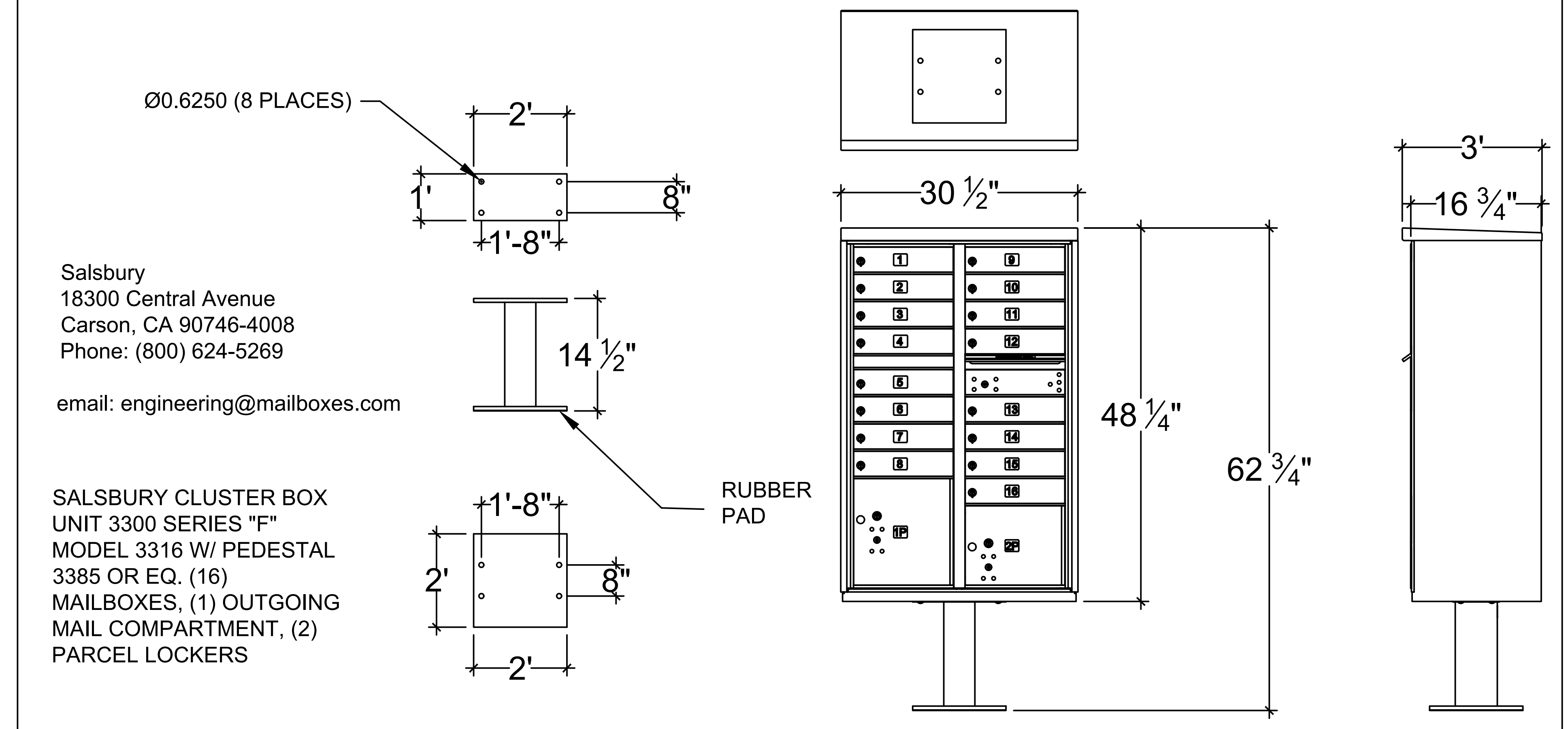
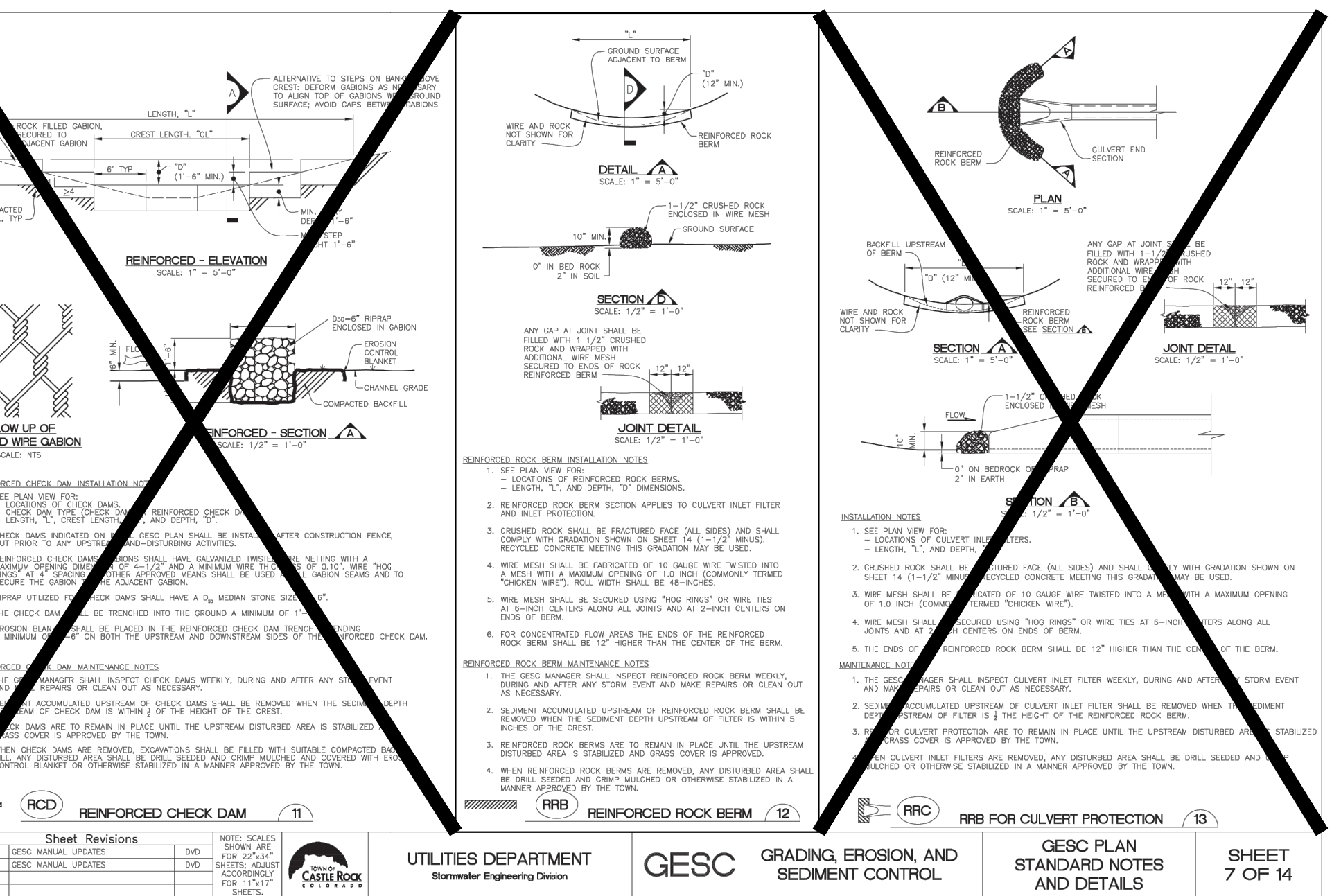
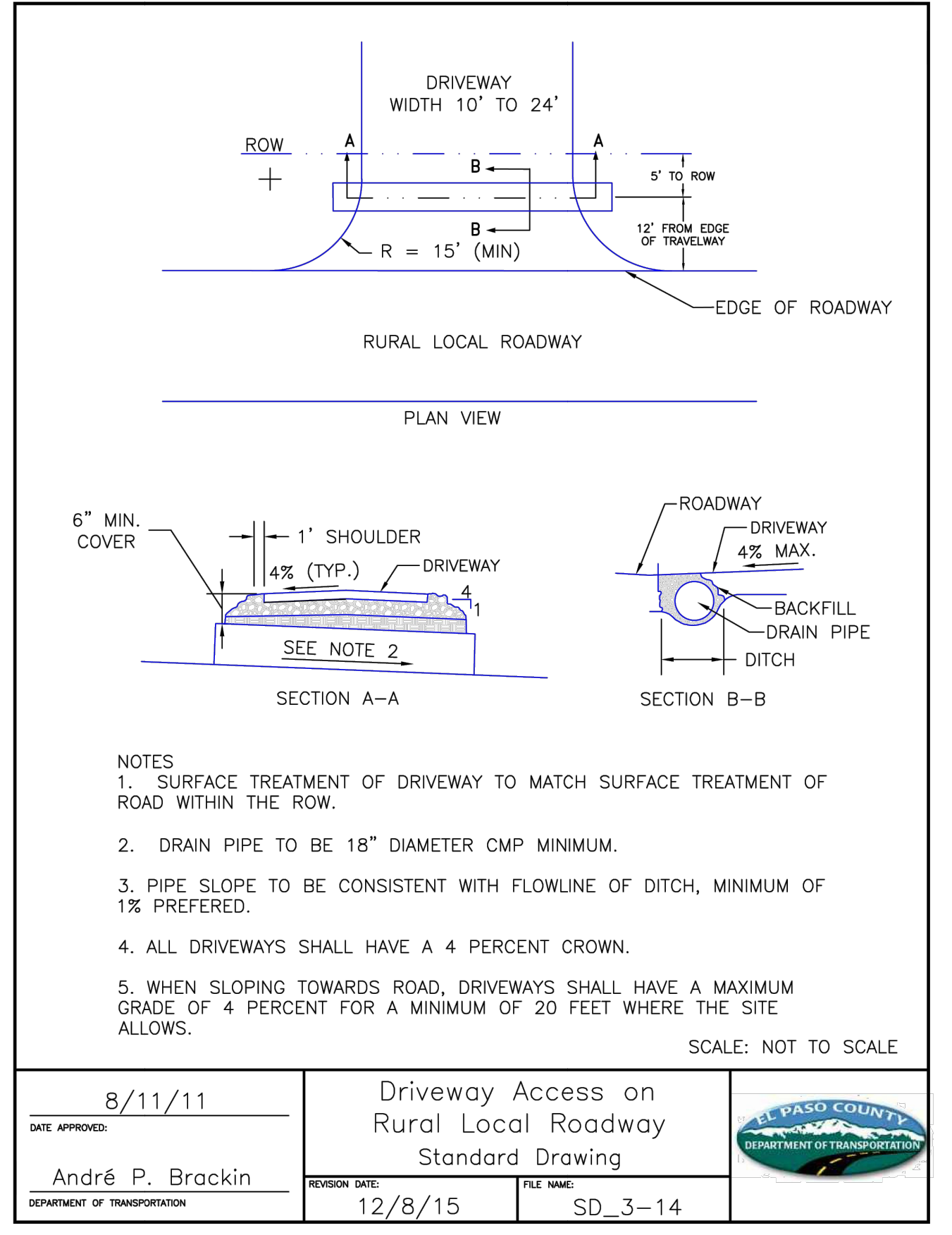
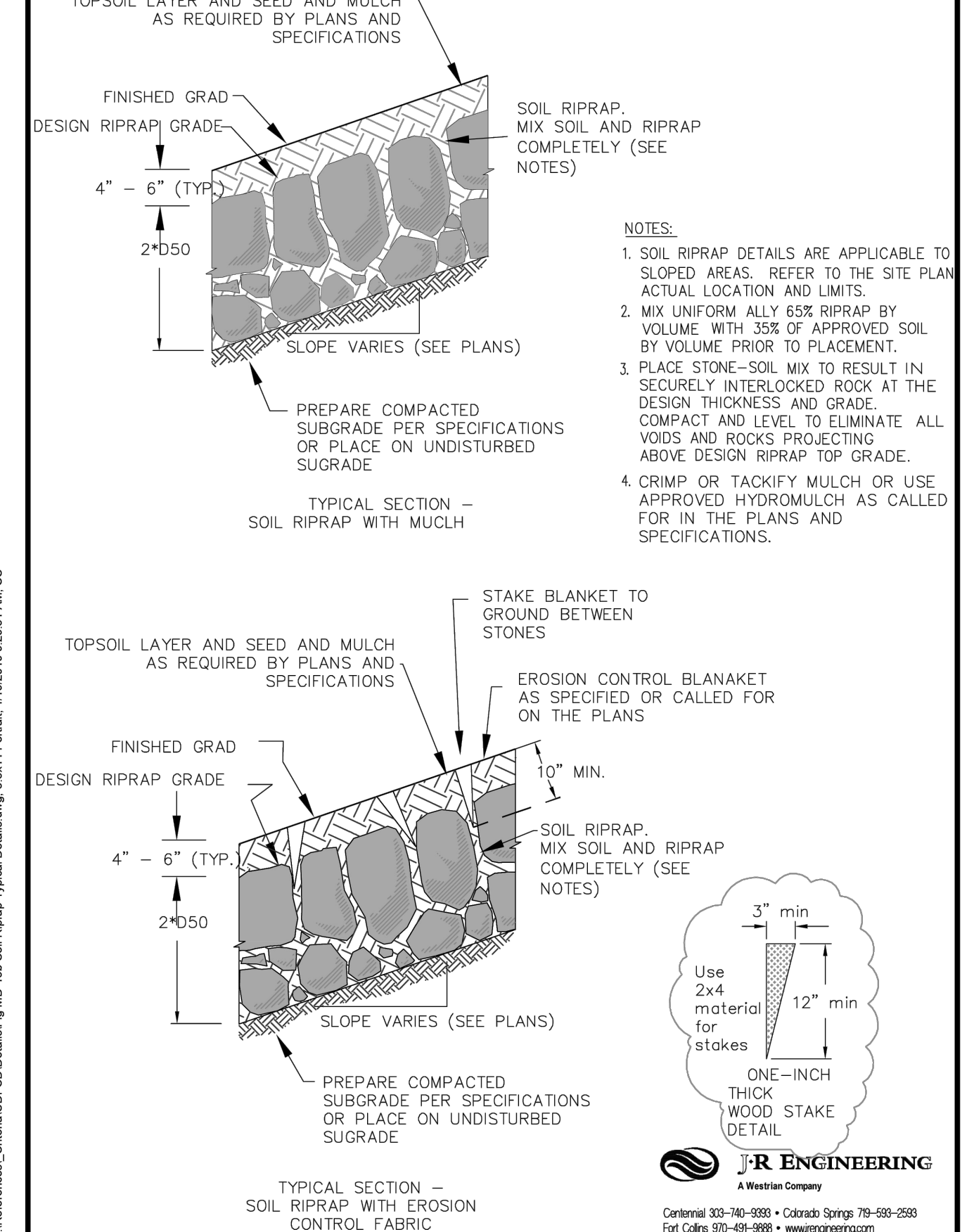
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE 11/15/23





<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) &amp; VERTICAL PANELS</b>	<b>STANDARD PLAN NO.</b>
Creation Date: 07/04/12 Last Modification Date: 06/03/16 Full Path: \\colorado\m\library\traffic\stdplans\draw Drawing File Name: S-630-02.dwg CAD Ver: MicroStation V8i Scale: Not to Scale Units: English	Date: 06/03/16 Comments: SPANS GENERAL NOTES 4 & c	2825 N. Howard Place Denver, Colorado 80204 Phone: 303-757-9543 FAX: 303-757-9219	Issued By: Safety & Traffic Engineering Branch July 4, 2012	S-630-2
		<b>Safety &amp; Traffic Engineering KCM</b>		Sheet No. 1 of 1



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Carson, CA 90746-4008  
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SALSURY CLUSTER BOX  
UNIT 3300 SERIES "F"  
MODEL 3316 W/ PEDESTAL  
3385 OR EQ. (16)  
MAILBOXES, (1) OUTGOING  
MAIL COMPARTMENT, (2)  
PARCEL LOCKERS



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

25043

11/15/23

DATE

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

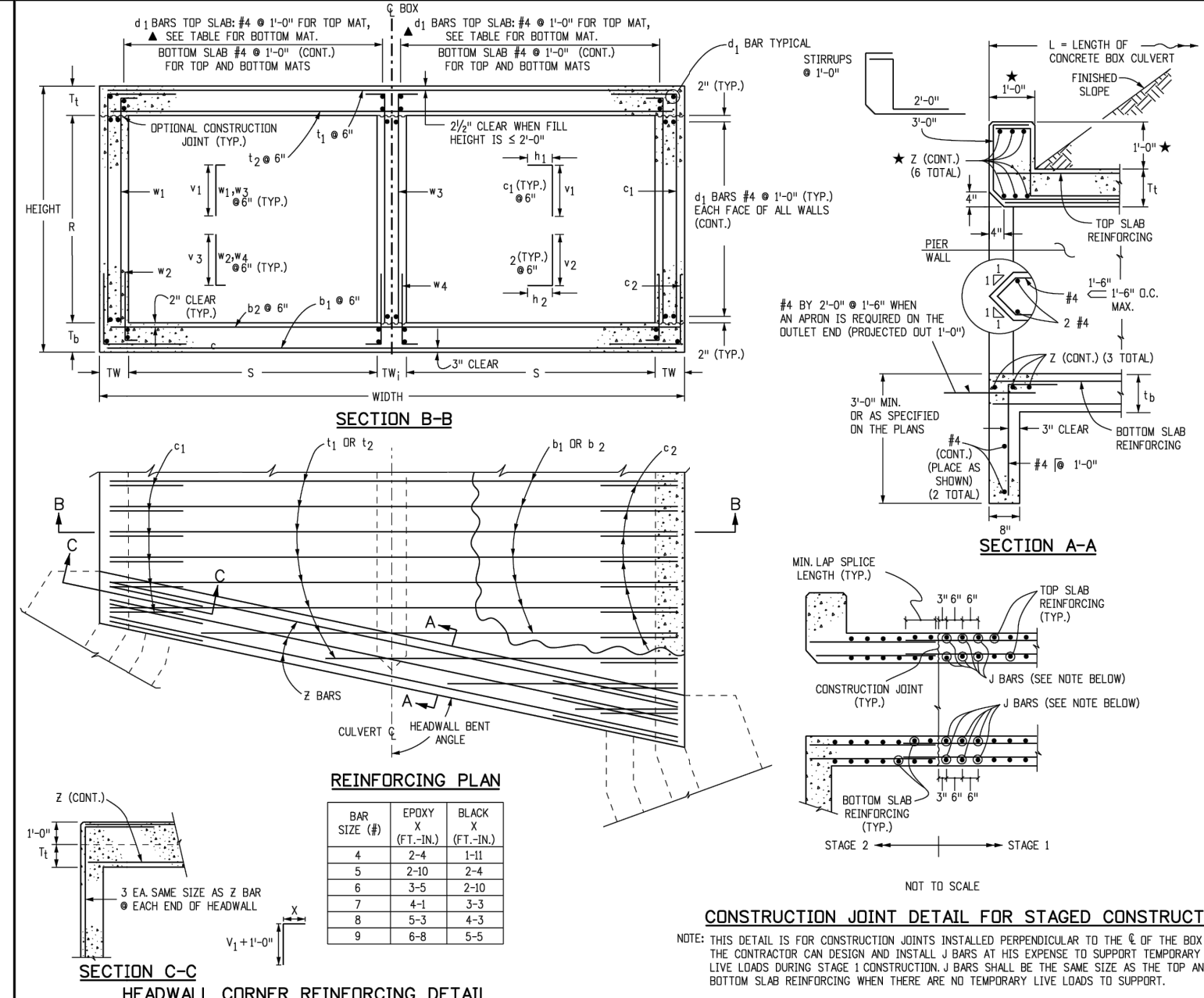
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SHEET 62 OF 63									
JOB NO. 25142.05									





**GENERAL NOTES**

- CONCRETE SHALL BE CLASS 0 BOX CULVERT.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS PLACED ON TOP OF PREVIOUS CONCRETE. JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 109.01 APPROVED BY THE ENGINEER.
- ONE CONTRACTOR SHALL MAINTAIN THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD PLAN M-200-1.
- FOR ANY CULVERT SPAN 20 FT OR GREATER A FOUNDATION INVESTIGATION AND REPORT ARE REQUIRED.
- MINIMUM LAP SPICE LENGTH FOR BLACK REINFORCING BARS SHALL BE:
  - SPICE QUANTITIES FOR LONGITUDINAL AND TRANSVERSE BARS ARE NOT INCLUDED.
  - REINFORCING STEEL SHALL BE GRADE 60.
- THE MINIMUM LAP SPICE LENGTH FOR EPOXY COATED REINFORCING BARS SHALL BE:
  - BAR SIZE: #4 - 14", #5 - 16", #6 - 18", #7 - 20", #8 - 22", #9 - 24"
  - SPICE LENGTH: 1'-3" (1'-2" TO 1'-4") 2'-0" (1'-10" TO 2'-2") 3'-0" (2'-8" TO 3'-2") 4'-0" (3'-8" TO 4'-2")
  - FOR EPOXY COATED BARS, LAP SPICE LENGTH SHALL BE 150% OF ABOVE SPICE LENGTHS UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE PERPENDICULAR TO THE CENTERLINE OF THE BOX.
- MINIMUMS SHALL BE TIED TO CONCRETE BOX CULVERT IN ACCORDANCE WITH STANDARD PLAN M-600-20.
- ALL TRANSVERSE REINFORCING SHALL BE NORMAL TO THE CENTERLINE OF THE BOX.
- THE FIN. HEIGHT IS THE DISTANCE MEASURED FROM THE TOP OF THE TOP SLAB TO THE TOP OF THE TOP SLAB AND 1/2" DOWN ALONG THE TOPS OF THE EXTERIOR WALLS.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- FOR FULL HEIGHTS LESS THAN 3.5 ft, A MINIMUM 1/2" REINFORCING SHALL BE PROVIDED FOR THE TOP OF THE TOP SLAB AND 1/2" DOWN ALONG THE TOPS OF THE EXTERIOR WALLS.
- FOR FULL HEIGHTS LESS THAN 3.5 ft, THE #4 BARS FOR THE BOTTOM MAT OF THE TOP SLAB SHALL BE AS FOLLOWS:
  - BAR SIZE: #4 - 14", #5 - 16", #6 - 18", #7 - 20", #8 - 22", #9 - 24"
  - SPACING: 1'-0" (1'-0" TO 1'-2") 2'-0" (1'-10" TO 2'-2") 3'-0" (2'-8" TO 3'-2") 4'-0" (3'-8" TO 4'-2")
- LOADING:
  - WIND LOAD = 4.000 K/FT
  - LINE LOAD = ADJUSTED 10% TRUCK, 10% 4 AXLE, COLORED PAVEMENT TRUCK AND WEL DEAD LOAD CASE 1 VERTICAL EARTH LOAD = 100 LBS./SQ.FT.
  - HORIZONTAL EARTH LOAD = 30 LBS./SQ.FT.
  - DEAD LOAD CASE 2 VERTICAL EARTH LOAD = 60 LBS./SQ.FT.
  - HORIZONTAL EARTH LOAD = 30 LBS./SQ.FT.
  - WEARING SURFACE = 12 IN. THICK CONCRETE PAVEMENT.
  - DEAD LOAD = 7 TYPE 7 FIBERS.
  - EXTRINSIC FIBERS SHALL BE PROVIDED IN ACCORDANCE WITH THE COOT DRAINAGE MANUAL. EXTRINSIC FIBERS TO BE PROVIDED TO DEPTH RATIO AND INCLUDED IN THE CULVERT DESIGN BUT EXCLUDED FROM THE RATINGS AS PER THE ASHTO MANUAL FOR BRIDGE EVALUATION.
  - LINE LOAD SHOWN ON EXTERIOR WALLS = 2 FT. OF EARTH.
  - IF HEADWALL MAT SUBGRADE IS USED SEE STANDARD PLAN M-600-4.
- REINFORCING STEEL SHALL BE ACCORDING TO THIS BOX CULVERT PLAN AND SPECIAL DESIGN FOR STAIRS. ALL REINFORCING SHALL BE PROVIDED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- HEADWALL CONSTRUCTION AND QUANTITIES SHALL BE ACCORDING TO STANDARD PLAN M-600-1, SHEET 10.
- PRELIMINARY SHALL BE PROVIDED ACCORDING TO STANDARD PLAN M-600-1, SHEET 10.
- POST AND CONCRETE FOR HEADWALL MAT SHALL BE PROVIDED PERPENDICULAR TO THE 5' OF THE BOX ONLY. THE CONTRACTOR SHALL DESIGN AND INSTALL BARS AT HIS EXPENSE TO SUPPORT TEMPORARY LIVE LOAD DURING STAGE 1. THE #4 BARS SHALL BE THE SAME SIZE AS TOP AND BOTTOM SLAB REINFORCING WHEN THERE ARE NO TEMPORARY LIVE LOADS TO SUPPORT.
- SEE 4003.4 FOR PRECAST CONCRETE BOX CULVERT DETAILS.

**DOUBLE CONCRETE BOX CULVERT DIMENSIONS, QUANTITIES & RATING FACTORS (EXCLUDING HEADWALL & TOWEL WALL QUANTITIES)**

BOX SIZE (FT)	DIMENSIONS		QUANTITIES		RATING FACTORS	
	W	H	CONCRETE	REBAR	CLASS	COEFFICIENT
4	4	4	1.48	3.00	1.00	1.00
6	6	6	2.20	4.50	1.00	1.00
8	8	8	3.00	6.00	1.00	1.00
10	10	10	3.80	7.50	1.00	1.00
12	12	12	4.60	9.00	1.00	1.00
14	14	14	5.40	10.50	1.00	1.00
16	16	16	6.20	12.00	1.00	1.00
18	18	18	7.00	13.50	1.00	1.00
20	20	20	7.80	15.00	1.00	1.00

**HEADWALL AND TOWEL WALL QUANTITIES**

CLEAR SPAN (FT)	HEADWALL		TOWEL WALL	
	CONCRETE	REBAR	CONCRETE	REBAR
4	1.48	3.00	1.48	3.00
6	2.20	4.50	2.20	4.50
8	3.00	6.00	3.00	6.00
10	3.80	7.50	3.80	7.50
12	4.60	9.00	4.60	9.00
14	5.40	10.50	5.40	10.50
16	6.20	12.00	6.20	12.00
18	7.00	13.50	7.00	13.50
20	7.80	15.00	7.80	15.00

**CONSTRUCTION JOINT DETAIL FOR STAGED CONSTRUCTION**

NOTE: THIS DETAIL IS FOR CONSTRUCTION JOINTS PERPENDICULAR TO THE 5' OF THE BOX ONLY. THE CONTRACTOR SHALL DESIGN AND INSTALL BARS AT HIS EXPENSE TO SUPPORT TEMPORARY LIVE LOAD DURING STAGE 1. THE #4 BARS SHALL BE THE SAME SIZE AS TOP AND BOTTOM SLAB REINFORCING WHEN THERE ARE NO TEMPORARY LIVE LOADS TO SUPPORT.

**DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE)**

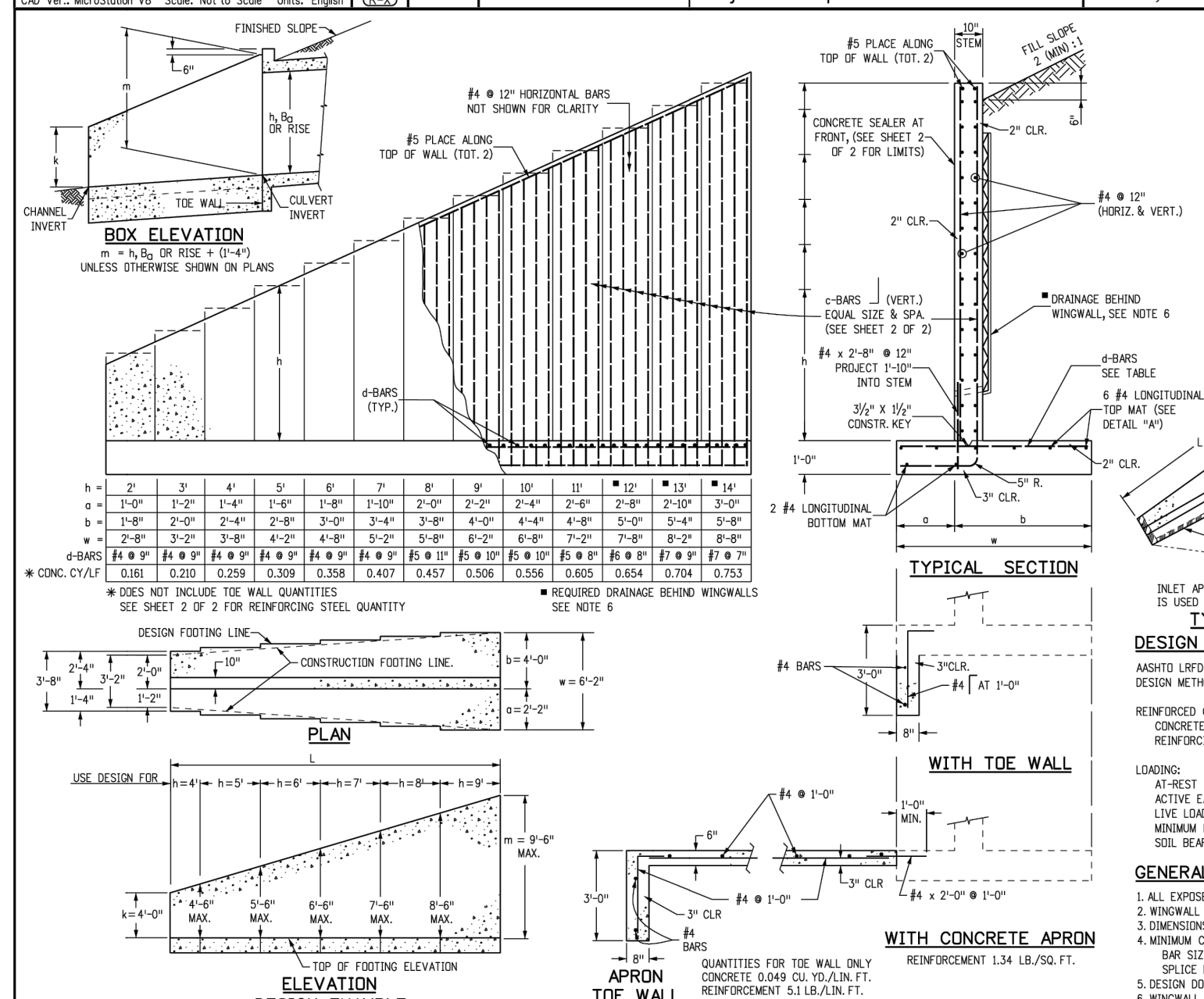
**STANDARD PLAN NO. M-601-2**  
Standard Sheet No. 1 of 2

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Comments: \_\_\_\_\_

**DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE)**

**STANDARD PLAN NO. M-601-2**  
Standard Sheet No. 2 of 2



**GENERAL NOTES**

- PRECAST CONCRETE BOX CULVERT SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:
- ITEM OR CONDITION
- MIN. COVER
- ASHTO
- EQUIV. ASTM

ITEM OR CONDITION	MIN. COVER	ASHTO	EQUIV. ASTM
2 FT. OR MORE COVER	2 IN.	M 253, TABLE 2	C 1433, TABLE 2
LESS THAN 2 FT. COVER	0 FT.	M 253, TABLE 2	C 1433, TABLE 2
PREFORMED JOINT MATERIAL	0 FT.	M 96, 6.1 OR 6.2	C 956, 6.1 OR 6.2
SPAN 20 FT. OR MORE	0 FT.		C 1577

THE SPECIFICATIONS LISTED ABOVE SHOW REINFORCING PLACEMENT, EARTH COVER AND OTHER DETAILS NEEDED TO MANUFACTURE THE BOX CULVERTS. THE DESIGN FOR A PRECAST CONCRETE BOX WITH A SPAN LARGER THAN 12 FT. SHALL BE PROVIDED BY THE MANUFACTURER.

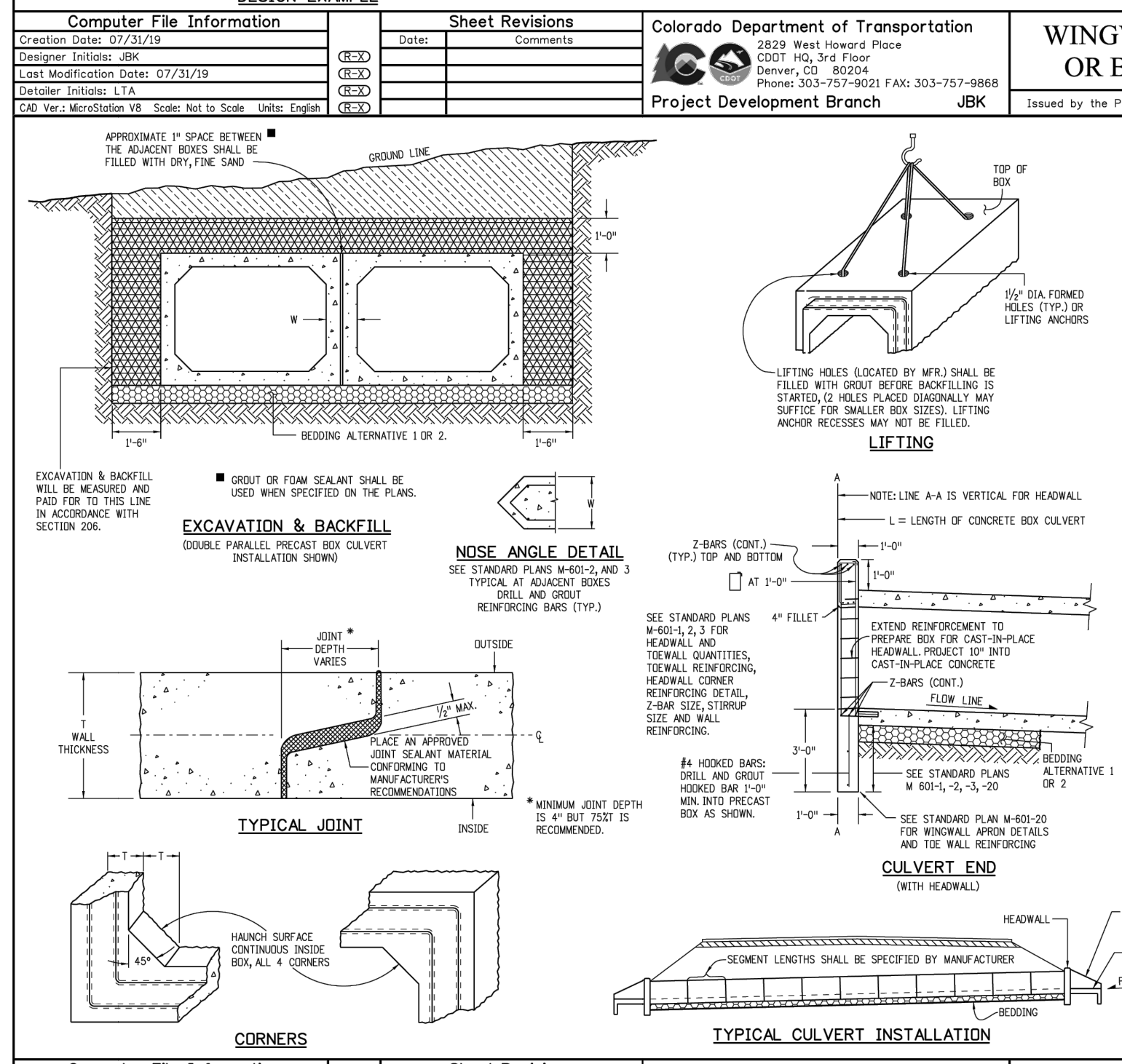
- BEHIND ALTERNATIVE 1 OR 2 IS REQUIRED:
- BEHIND ALTERNATIVE 1 IS AT THE CONTRACTOR'S OPTION BEHIND AND EXCAVATION FOR BEHINDING WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- BEHIND ALTERNATIVE 2 CONSISTS OF 6 IN. OF AGRICULTURE BASE COURSE (COURSE 1) PLACED AT THE CONTRACTOR'S OPTION BEHIND AND EXCAVATION FOR BEHINDING WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- FOR ANY CULVERT SPAN 20 FT. OR GREATER A FOUNDATION INVESTIGATION AND REPORT ARE REQUIRED. A LOAD-AND-RESISTANCE FACTOR DESIGN (LRF) IS REQUIRED IN ACCORDANCE WITH SECTION 109.01.
- SEE 4003.4 FOR PRECAST CONCRETE BOX CULVERT DETAILS.

**c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TIE WALL)**

MULTIPLE OF (ft)	S (0.0 x m)		S (0.25 x m)		S (0.50 x m)		S (0.75 x m)		S (1.00 x m)		S (1.25 x m)		S (1.50 x m)		S (1.75 x m)		S (2.00 x m)	
	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR	CONCRETE	REBAR
1	1.48	3.00	2.20	4.50	3.00	6.00	3.80	7.50	4.60	9.00	5.40	10.50	6.20	12.00	7.00	13.50	7.80	15.00

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**WINGWALLS FOR PIPE OR BOX CULVERTS**

**STANDARD PLAN NO. M-601-20**  
Standard Sheet No. 1 of 2

**DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE)**

**STANDARD PLAN NO. M-601-2**  
Standard Sheet No. 2 of 2

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**PRECAST CONCRETE BOX CULVERT**

**STANDARD PLAN NO. M-603-3**  
Standard Sheet No. 1 of 1

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**WINGWALLS FOR PIPE OR BOX CULVERTS**

**STANDARD PLAN NO. M-601-20**  
Standard Sheet No. 2 of 2



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

25043

11/15/23

DATE

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

SHEET 63 OF 63

JOB NO. 25142.05

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BY DATE

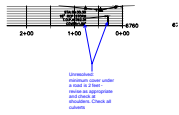
No.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	11/15/23	MMC	MMC	

SADDLEHORN RANCH - FILING 3 DETAILS



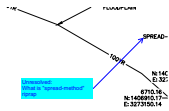
# ENG-SF23004-R4\_Construction Drawings (Plans\_Profiles).pdf Markup Summary

## Callout (2)



**Subject:** Callout  
**Page Label:** [21] 21 Atoka Court  
**Author:** CDurham  
**Date:** 1/16/2024 8:37:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

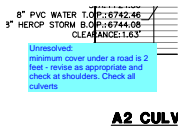
Unresolved:  
minimum cover under a road is 2 feet - revise as appropriate and check at shoulders. Check all culverts



**Subject:** Callout  
**Page Label:** [47] 47 2514205 CH01 - CH02  
**Author:** CDurham  
**Date:** 1/16/2024 8:53:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved:  
What is "spread-method" riprap

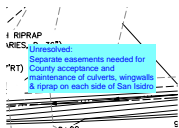
## Text Box (2)



**A2 CULV**

**Subject:** Text Box  
**Page Label:** [39] 39 WP09  
**Author:** CDurham  
**Date:** 1/16/2024 8:48:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Text Box  
**Page Label:** [43] 43 2514205 DP01  
**Author:** CDurham  
**Date:** 1/16/2024 8:50:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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