

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
 A Westman Company

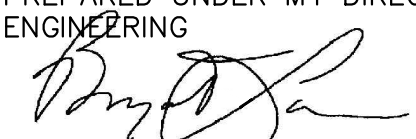
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

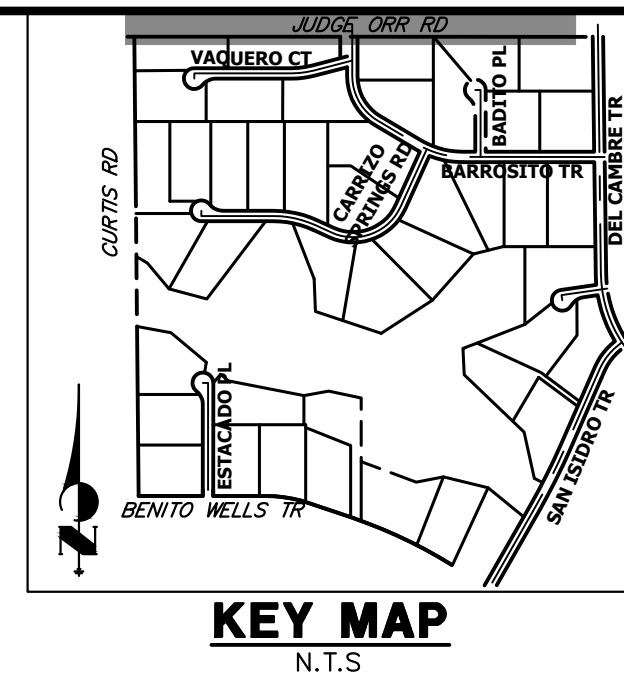
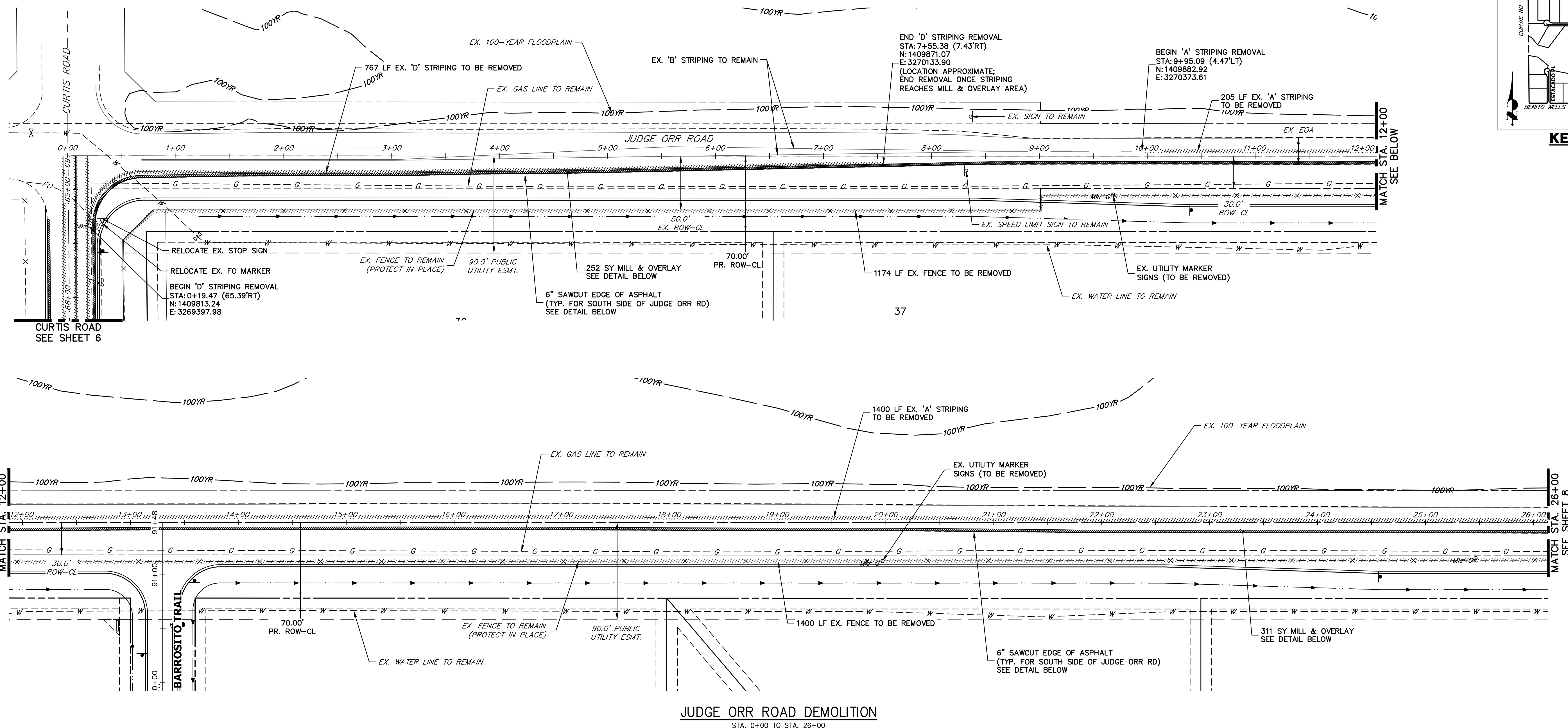
SADDLEHORN RANCH -
 FILING 3
 GENERAL NOTES

SHEET 2 OF 63
 JOB NO. 25142.05



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

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

8/10/23
 DATE



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

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 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

No.	REVISION	BY	DATE

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

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

LEGEND

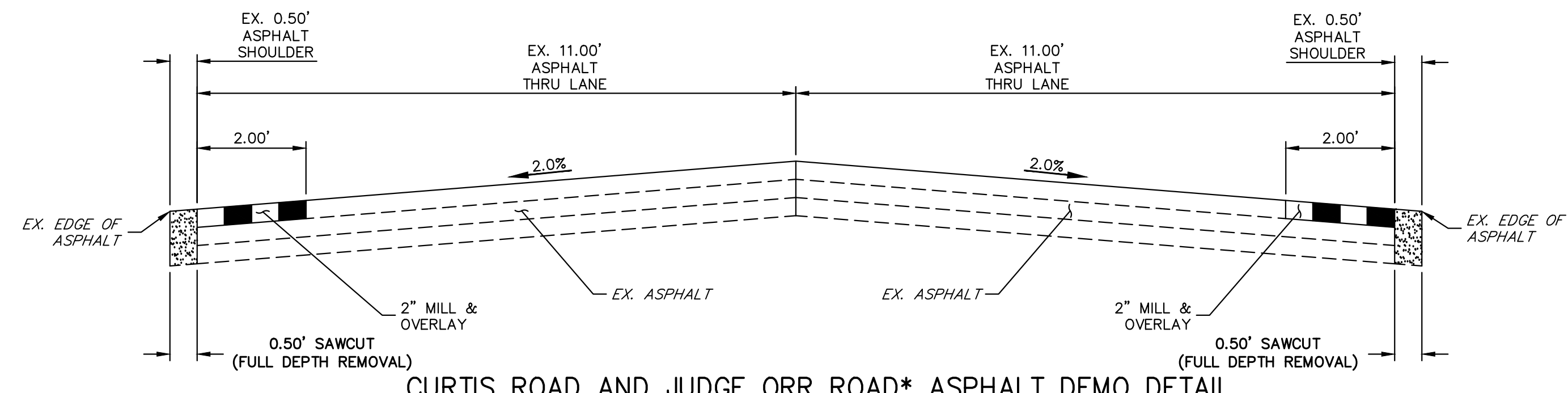
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING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

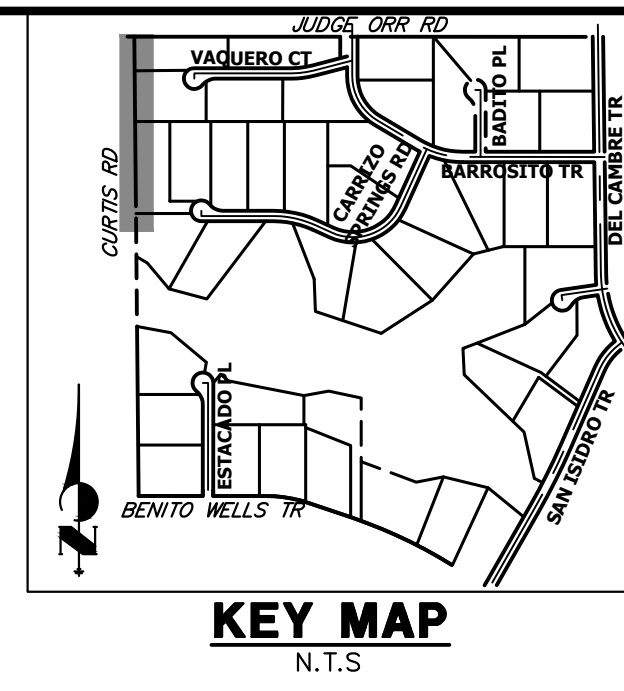
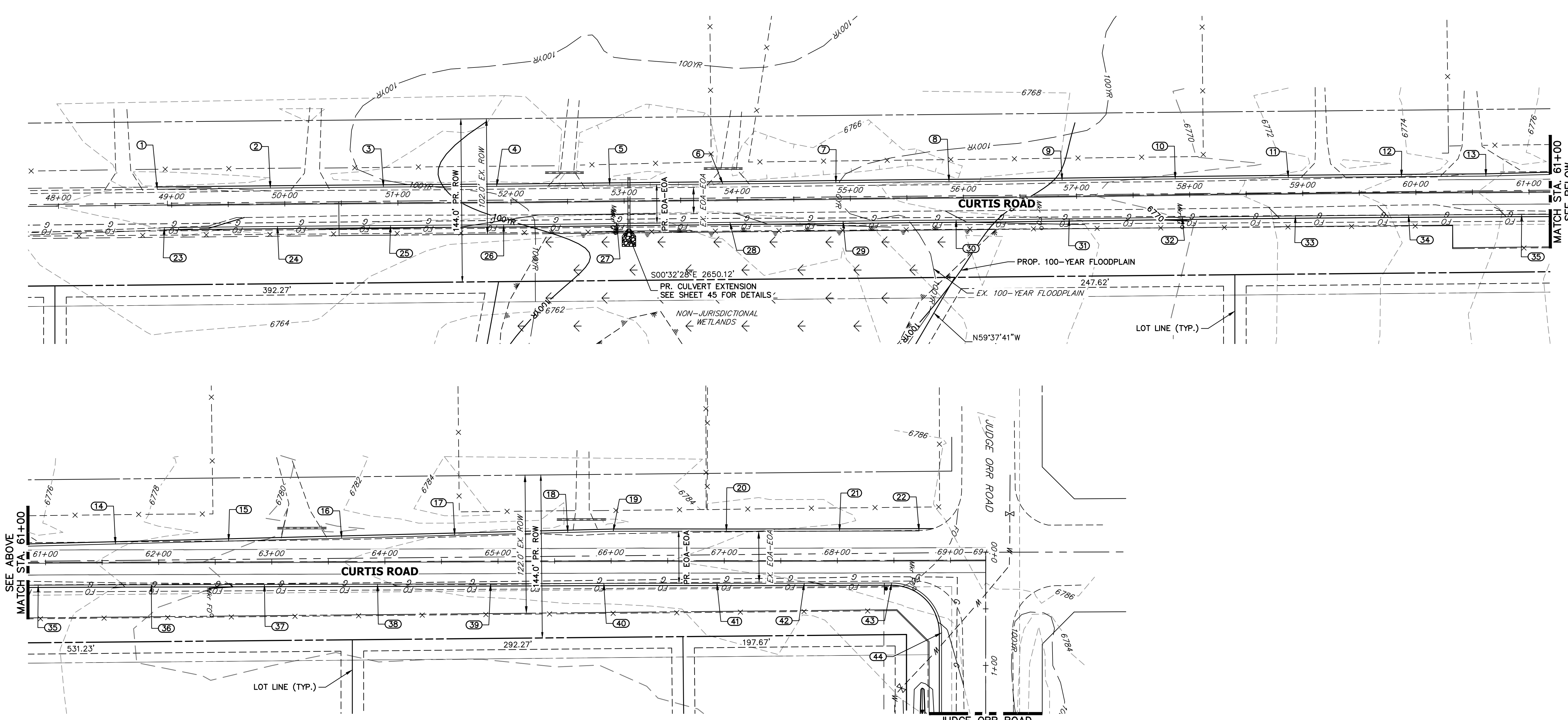
SCALE: 1" = 2'
 *JUDGE ORR ROAD TO HAVE DEMO WORK ON SOUTH SIDE OF ROAD ONLY

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

ORIGINAL SCALE: 1" = 50'

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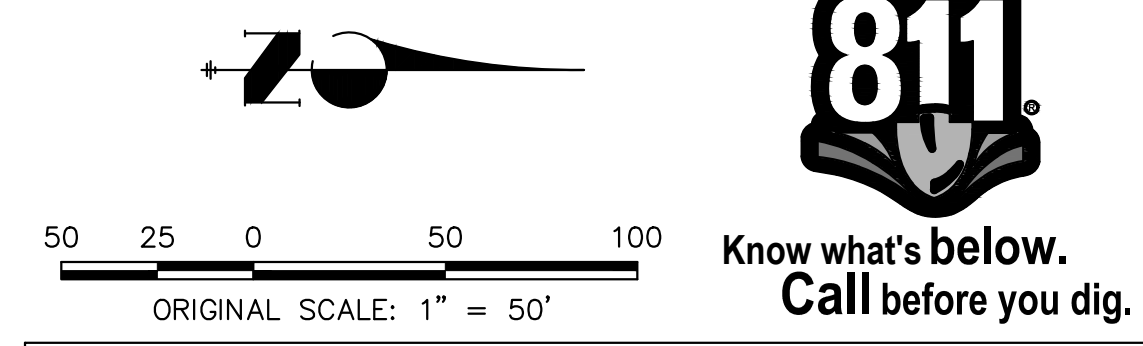
CURTIS ROAD GRADING
STA. 48+00 TO STA. 69+40

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	48+87.43	14.00' (LT)	EX. CURTIS ROAD	6766.18	±	MATCH EX ASPH
2	49+87.40	14.00' (LT)	EX. CURTIS ROAD	6766.44		EOA
3	50+87.37	14.00' (LT)	EX. CURTIS ROAD	6766.55		EOA
4	51+87.36	14.00' (LT)	EX. CURTIS ROAD	6766.19		EOA
5	52+87.42	14.00' (LT)	EX. CURTIS ROAD	6765.59		EOA
6	53+87.41	14.00' (LT)	EX. CURTIS ROAD	6766.00		EOA
7	54+87.43	14.00' (LT)	EX. CURTIS ROAD	6767.18		EOA
8	55+87.38	14.00' (LT)	EX. CURTIS ROAD	6767.46		EOA
9	56+87.45	14.00' (LT)	EX. CURTIS ROAD	6769.09		EOA
10	57+87.45	14.00' (LT)	EX. CURTIS ROAD	6770.61		EOA
11	58+87.40	14.00' (LT)	EX. CURTIS ROAD	6772.20		EOA
12	59+87.36	14.00' (LT)	EX. CURTIS ROAD	6774.00		EOA
13	60+61.95	14.04' (LT)	EX. CURTIS ROAD	6775.80		EOA PI
14	61+61.88	16.17' (LT)	EX. CURTIS ROAD	6777.69		EOA
15	62+61.88	18.46' (LT)	EX. CURTIS ROAD	6779.29		EOA
16	63+61.83	20.72' (LT)	EX. CURTIS ROAD	6781.05		EOA
17	64+61.84	22.95' (LT)	EX. CURTIS ROAD	6782.03		EOA
18	65+61.81	25.11' (LT)	EX. CURTIS ROAD	6783.00		EOA
19	66+01.93	26.00' (LT)	EX. CURTIS ROAD	6783.51		EOA PI
20	67+01.83	26.00' (LT)	EX. CURTIS ROAD	6783.54		EOA
21	68+01.93	26.00' (LT)	EX. CURTIS ROAD	6784.18		EOA
22	68+72.31	26.00' (LT)	EX. CURTIS ROAD	6785.63	±	MATCH EX ASPH
23	48+93.29	20.00' (RT)	EX. CURTIS ROAD	6766.04	±	MATCH EX ASPH
24	49+93.33	20.00' (RT)	EX. CURTIS ROAD	6766.44		EOA
25	50+93.37	20.00' (RT)	EX. CURTIS ROAD	6766.22		EOA

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

STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

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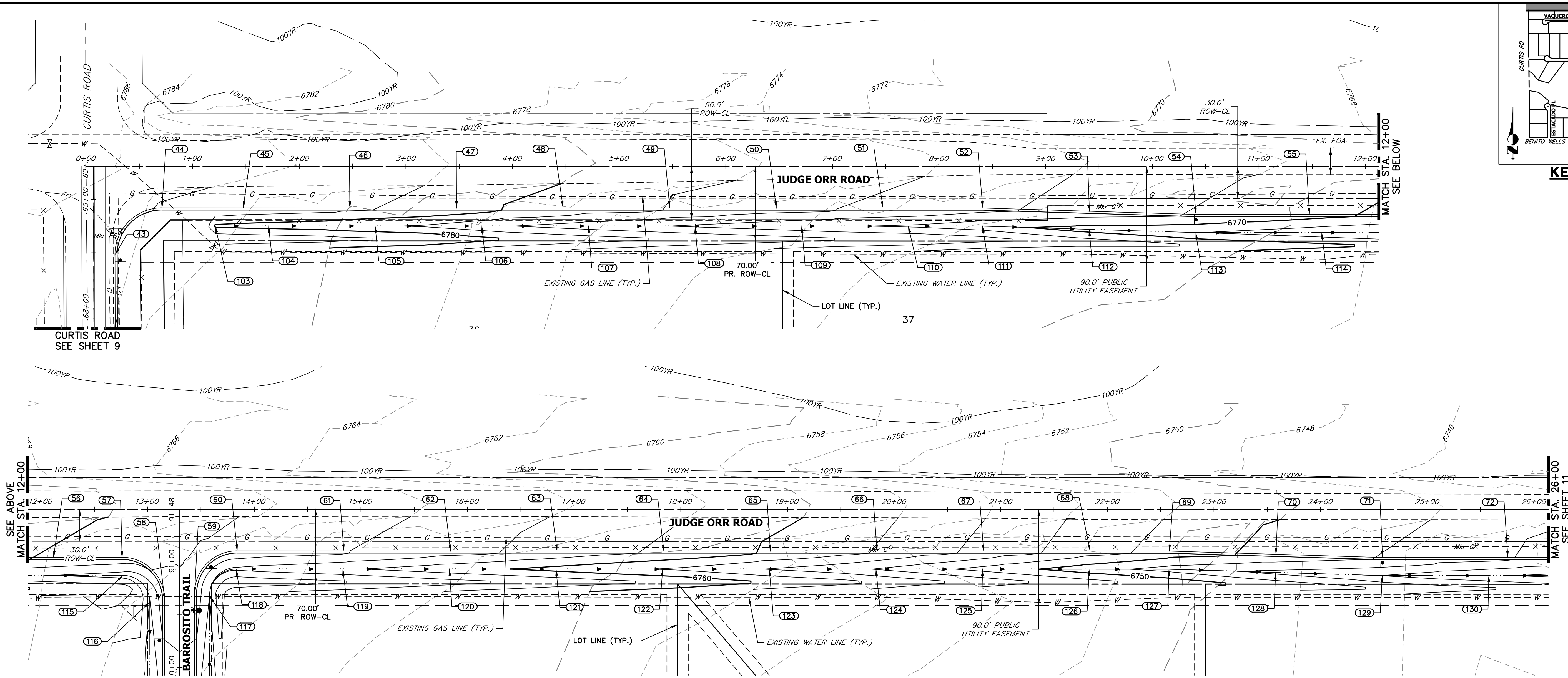
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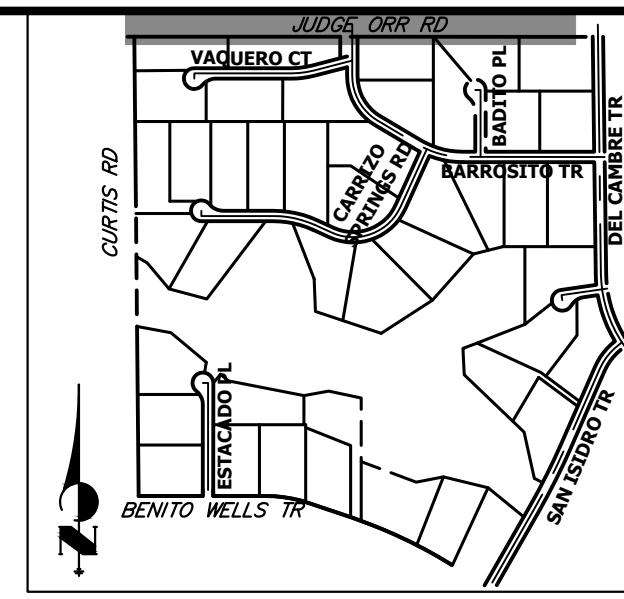
H-SCALE 1"=50'
 V-SCALE N/A
 DATE 4/25/23
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

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



KEY MAP
N.T.S.

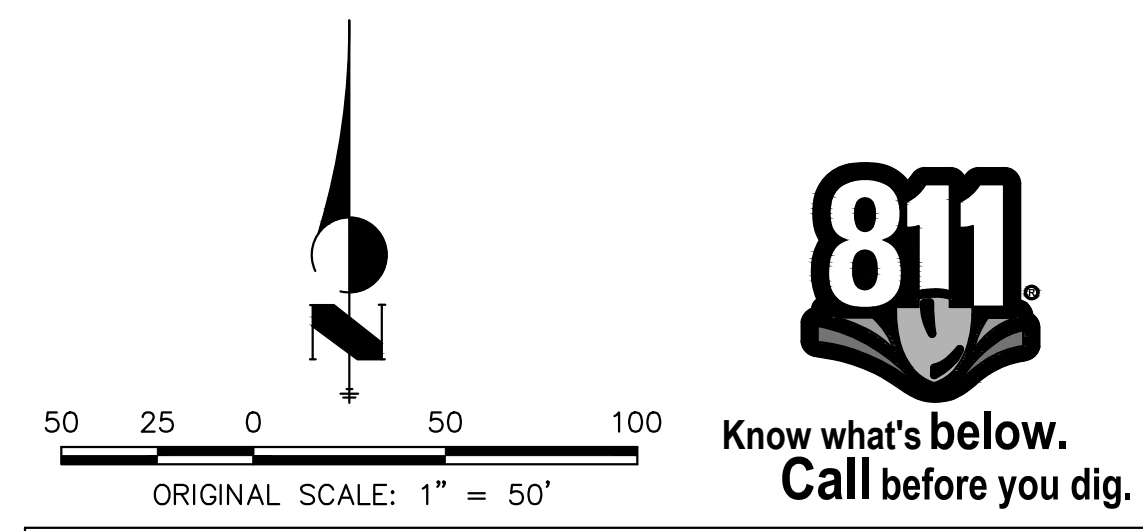
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
43	0+27.19	83.14' (RT)	EX. JUDGE ORR CL	6784.76		PCR
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
45	1+47.47	39.00' (RT)	EX. JUDGE ORR CL	6783.15		EOA
46	2+47.47	39.00' (RT)	EX. JUDGE ORR CL	6782.24		EOA
47	3+47.47	39.00' (RT)	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+40.78	59.00' (RT)	EX. JUDGE ORR CL	6769.14		SWALE

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

STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- 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

8/10/23
 DATE

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

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

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

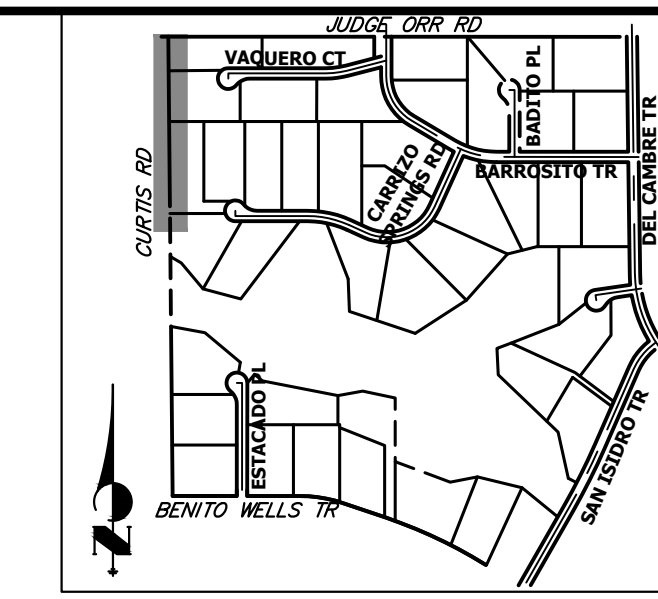
BY DATE

No.	REVISION

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



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

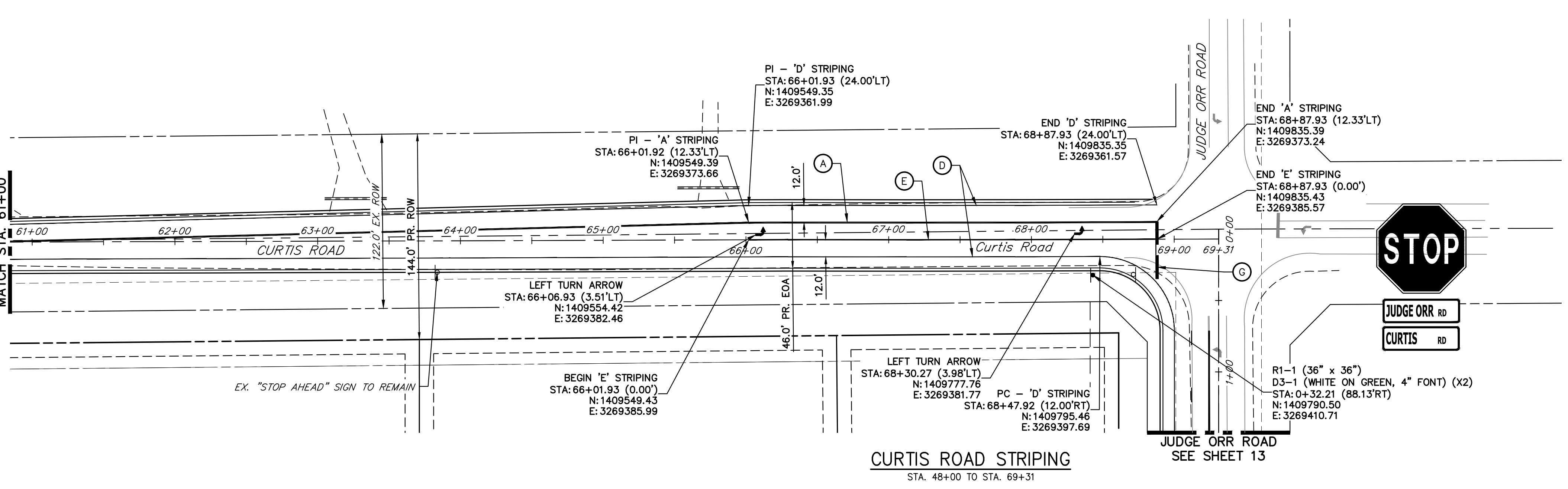
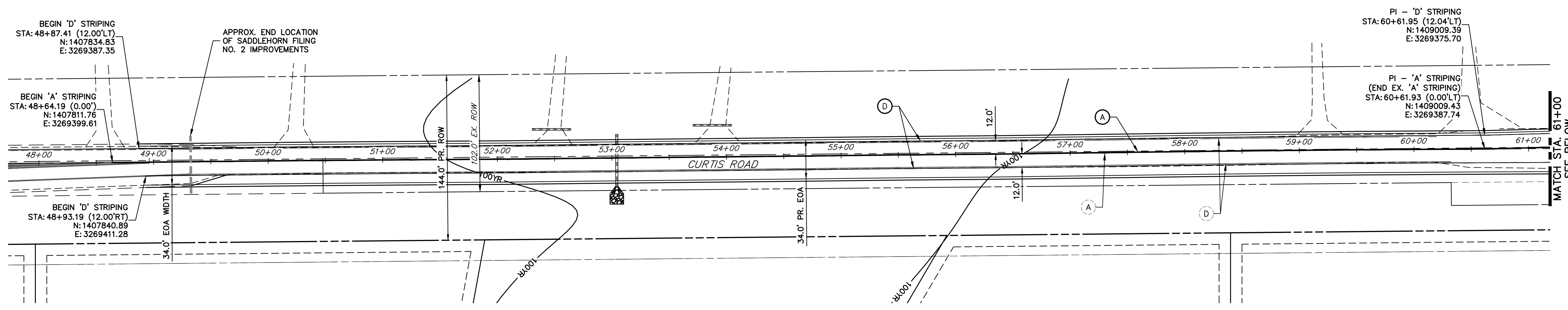
J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

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

SHEET 12 OF 63
 JOB NO. 25142.05



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

SIGNING AND STRIPING NOTES

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

LEGEND

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

Curtis Road Sign Tabulation

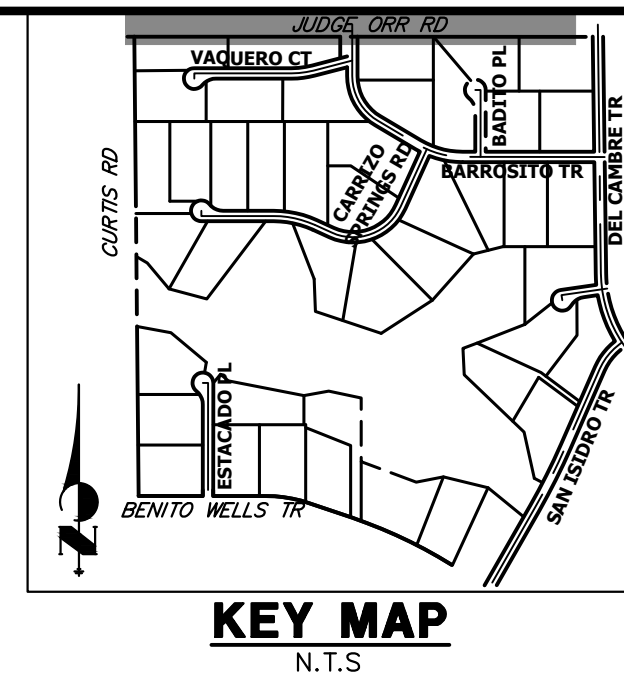
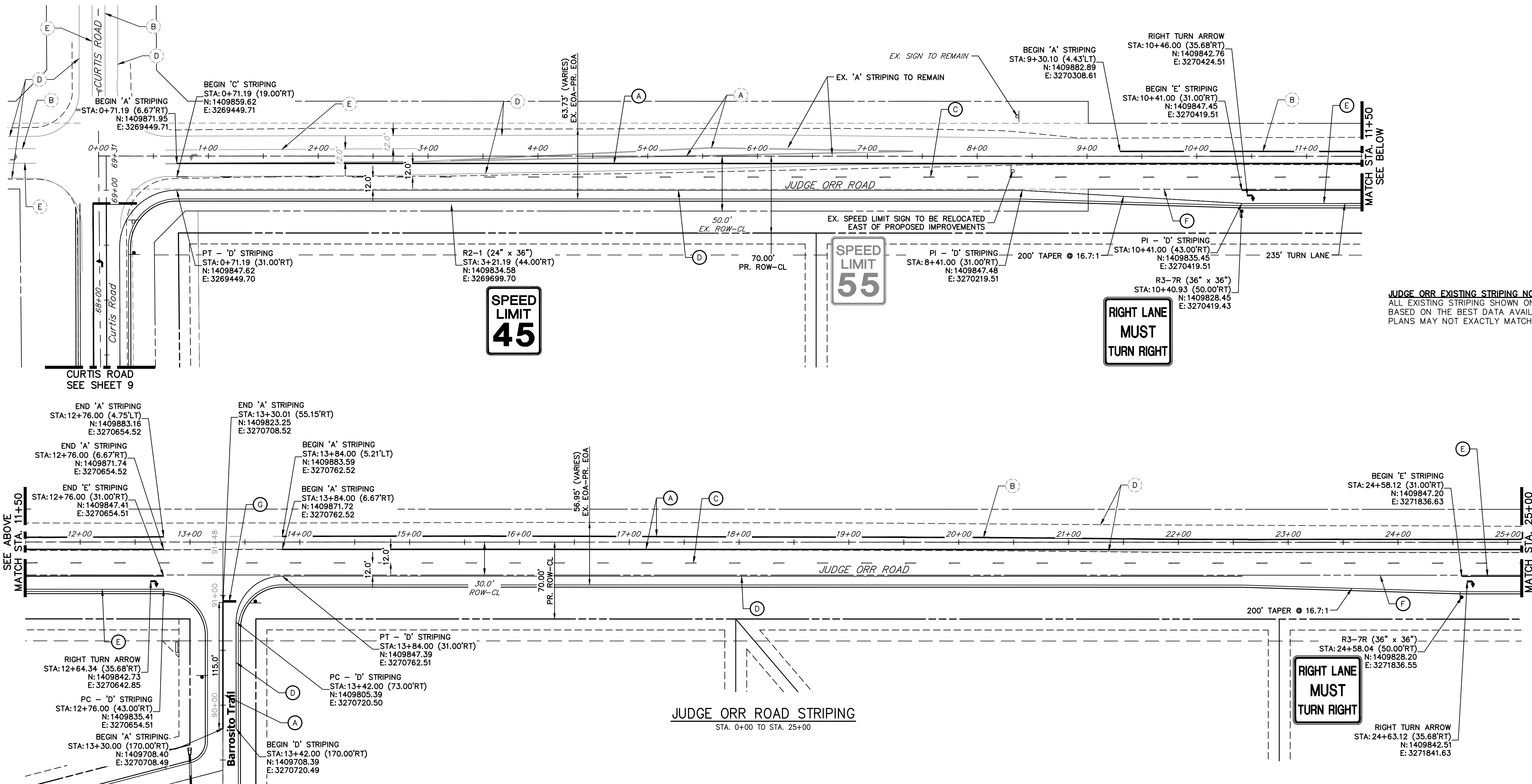
Sign	Dimensions	Proposed
R1-1	36" x 36"	1
D3-1	Varies* x 12"	2

*Sign width depends on street name

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

8/10/23
 DATE



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

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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- 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.
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- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

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

Judge Orr 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

8/10/23
 DATE

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

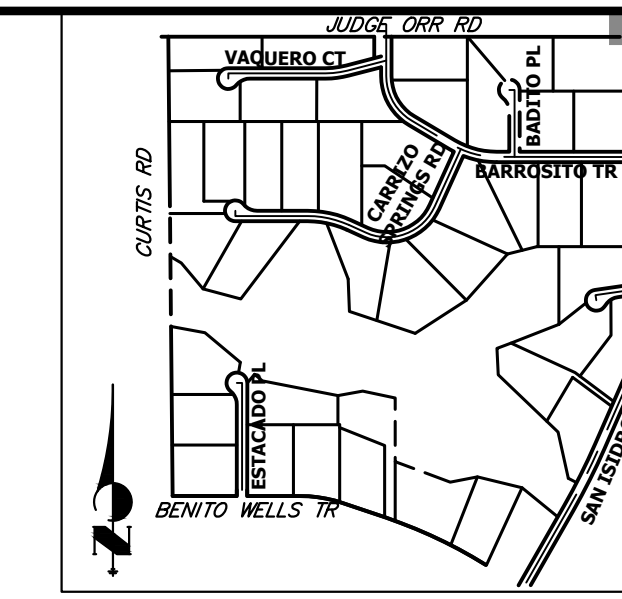
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

No.	REVISION	BY	DATE

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

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

SHEET 13 OF 63
 JOB NO. 25142.05



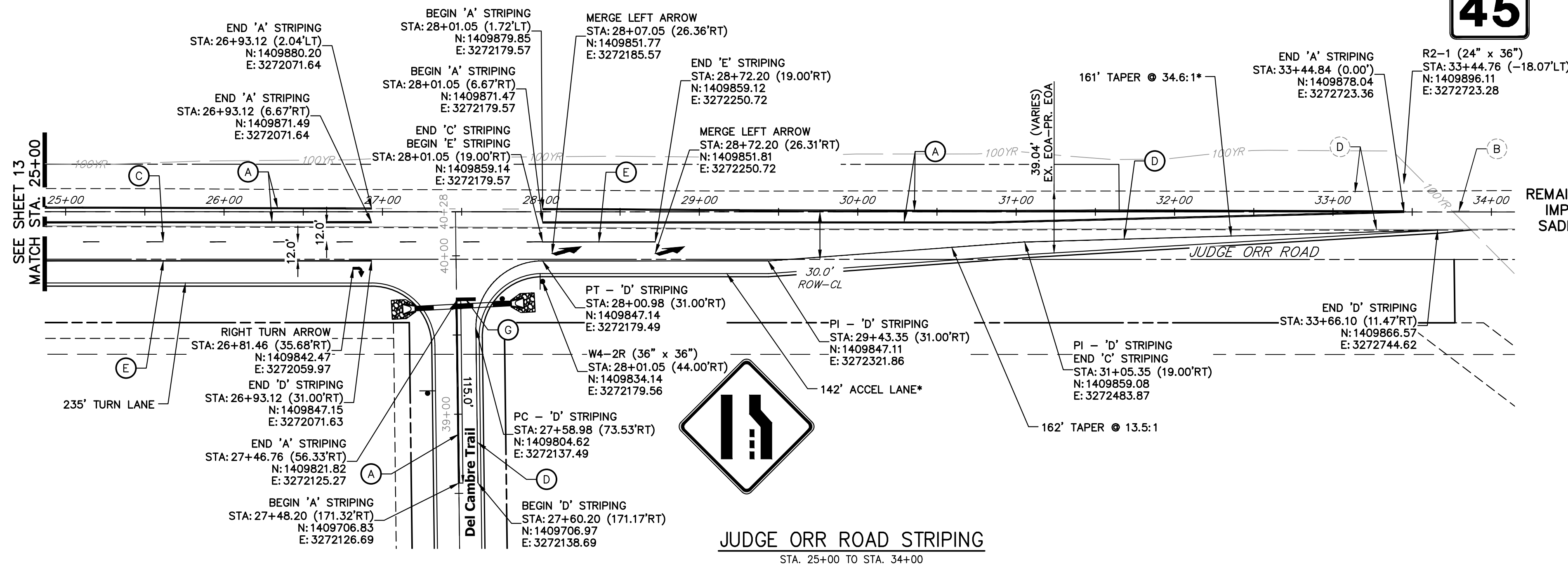
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company

 Centennial 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.



JUDGE ORR EXISTING STRIPING NOTE:
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REMAINDER OF JUDGE ORR ROAD IMPROVEMENTS INCLUDED IN SADDLEHORN RANCH FILING 4

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

SIGNING AND STRIPING NOTES

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LEGEND

- PROPOSED SIGN
- - - EXISTING SIGN
- XX PROPOSED STRIPE
- XX EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
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- (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

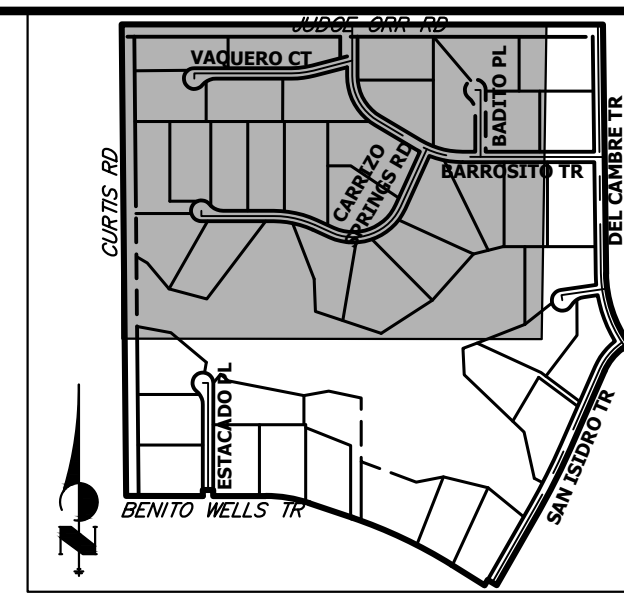
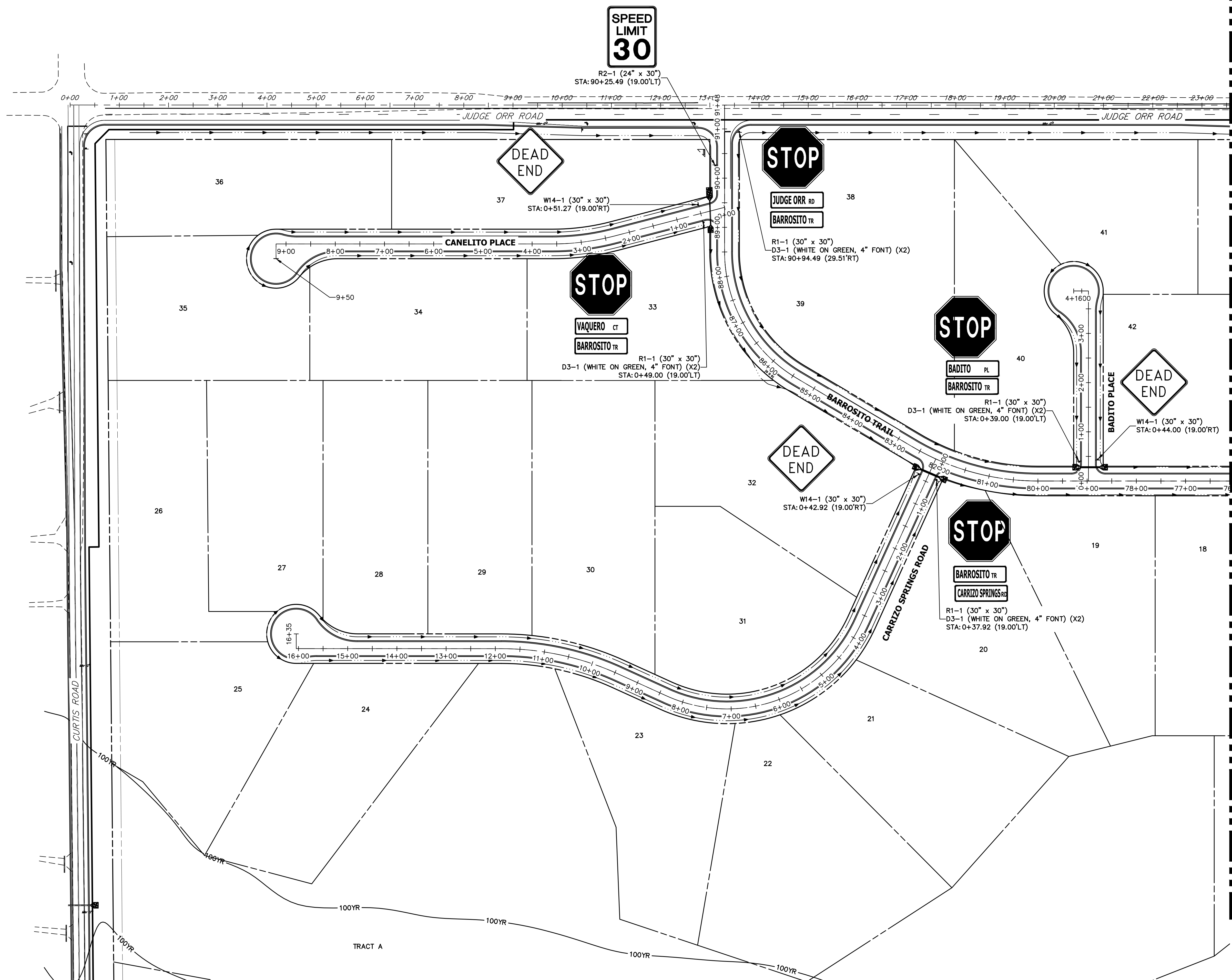
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043
 PROFESSIONAL ENGINEER
 8/10/23
 DATE

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

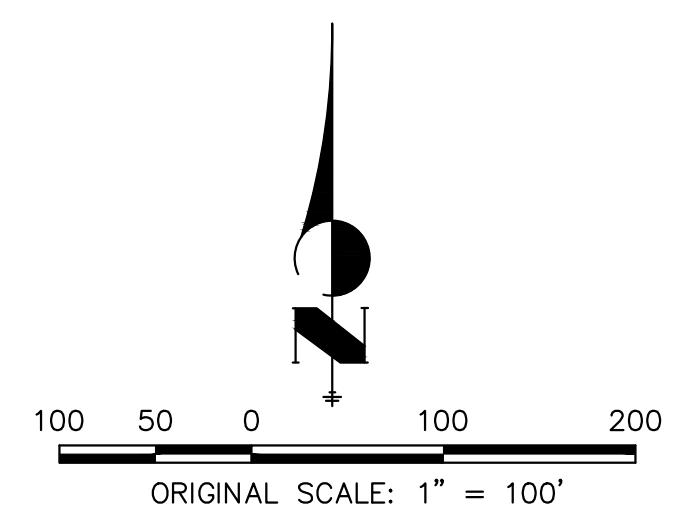
SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 SIGNAGE & STRIPING PLAN

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

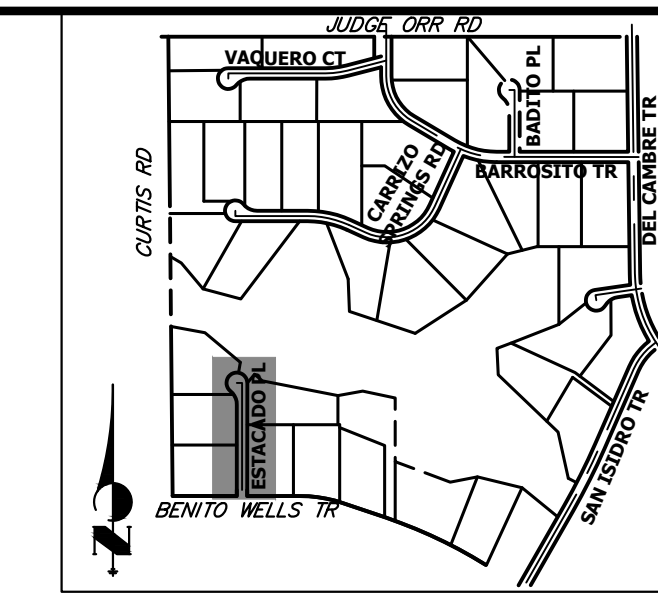
J.R. ENGINEERING
A Westman Company
Central 300-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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



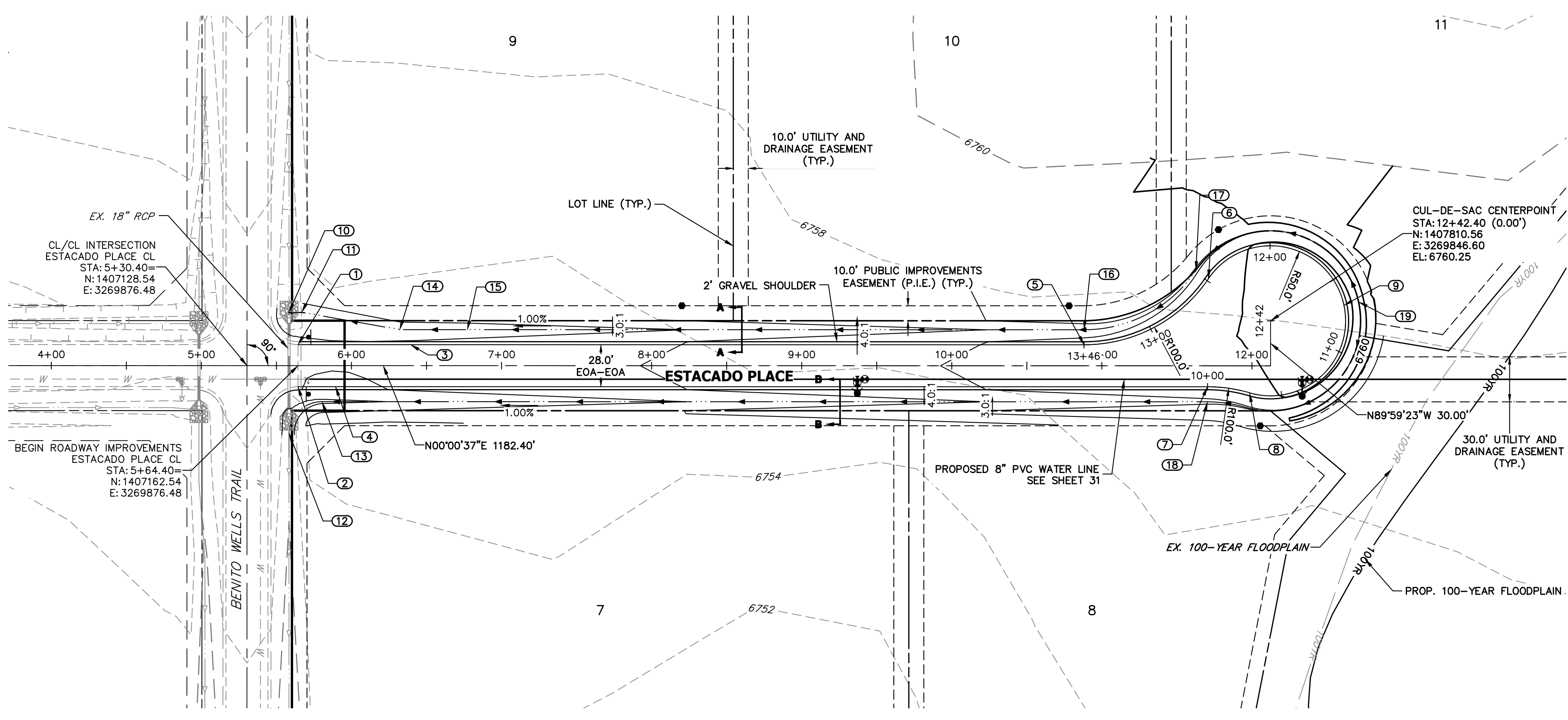
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
25043
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
8/10/23
DATE



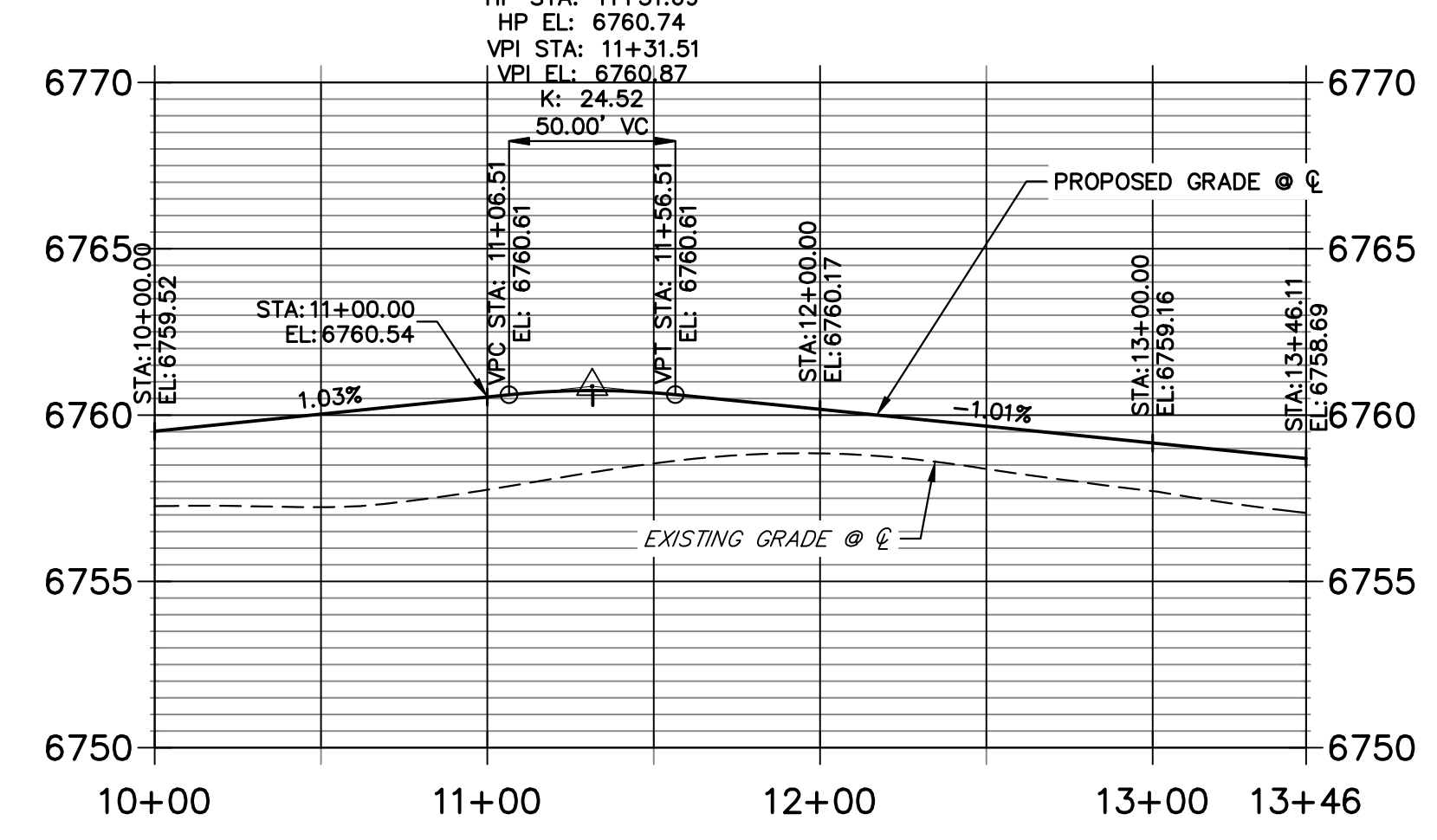
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

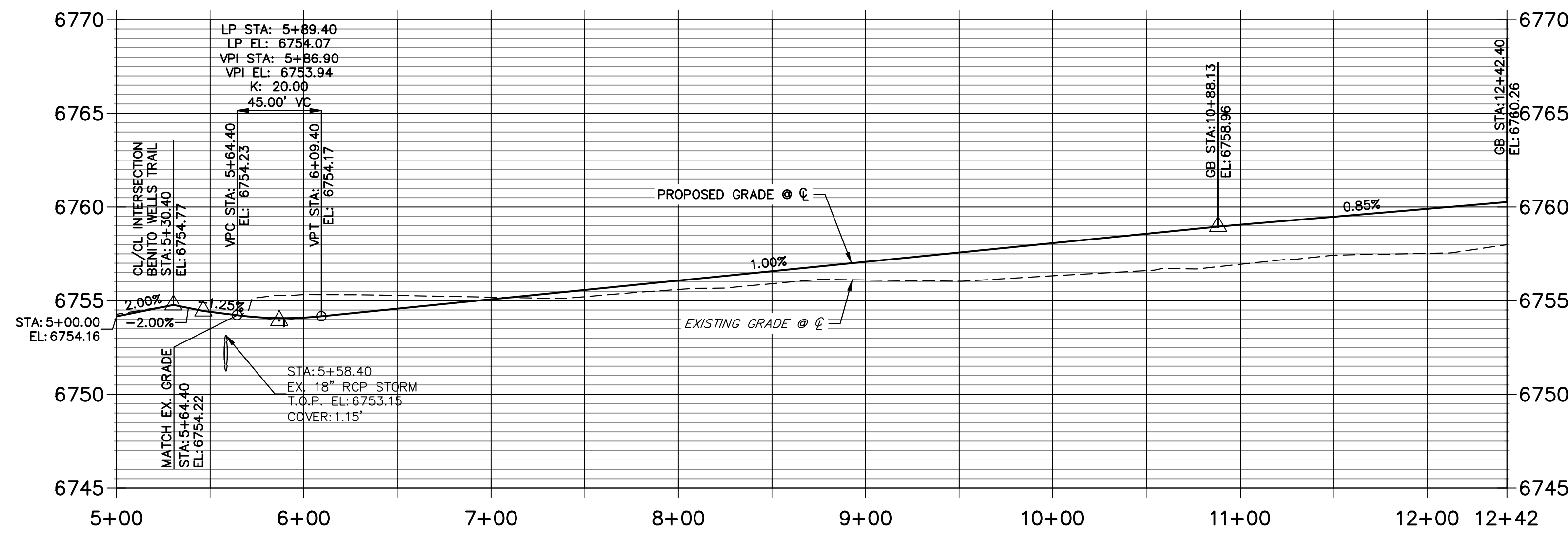
J.R. ENGINEERING
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 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



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

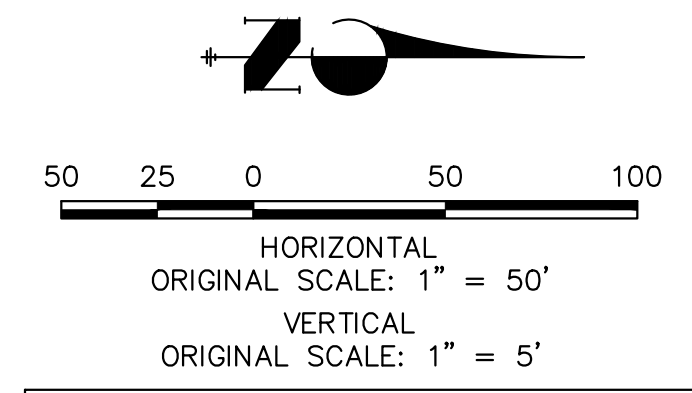


**ESTACADO PLACE CL PROFILE
 STA 5+00.00 TO 12+42.40**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	5+64.40	14.00' (LT)	ESTACADO PLACE CL	6754.36		MATCH EX ASPH
2	5+64.40	14.00' (RT)	ESTACADO PLACE CL	6754.08		MATCH EX ASPH
3	6+39.40	14.00' (LT)	ESTACADO PLACE CL	6754.19		GB
4	5+89.40	14.00' (RT)	ESTACADO PLACE CL	6753.79		LOW PT
5	10+88.13	14.00' (LT)	ESTACADO PLACE CL	6758.69		PC
6	???	???' (???)	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.
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ENGINEER'S STATEMENT

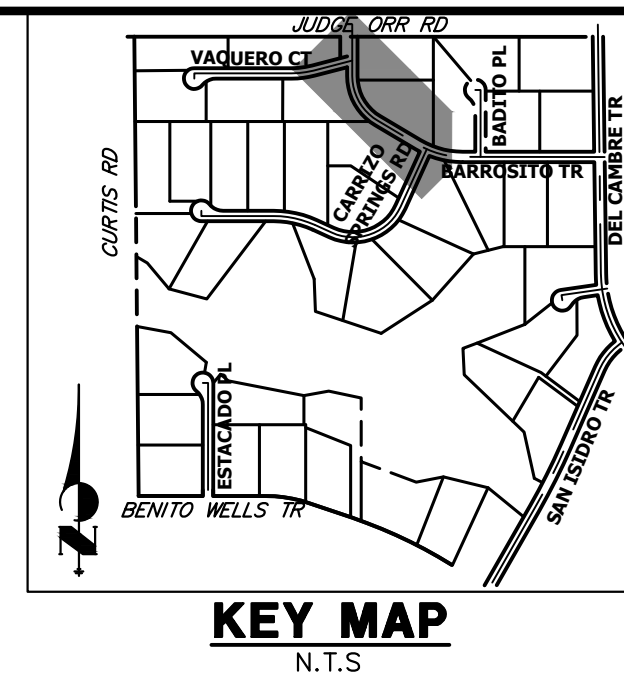
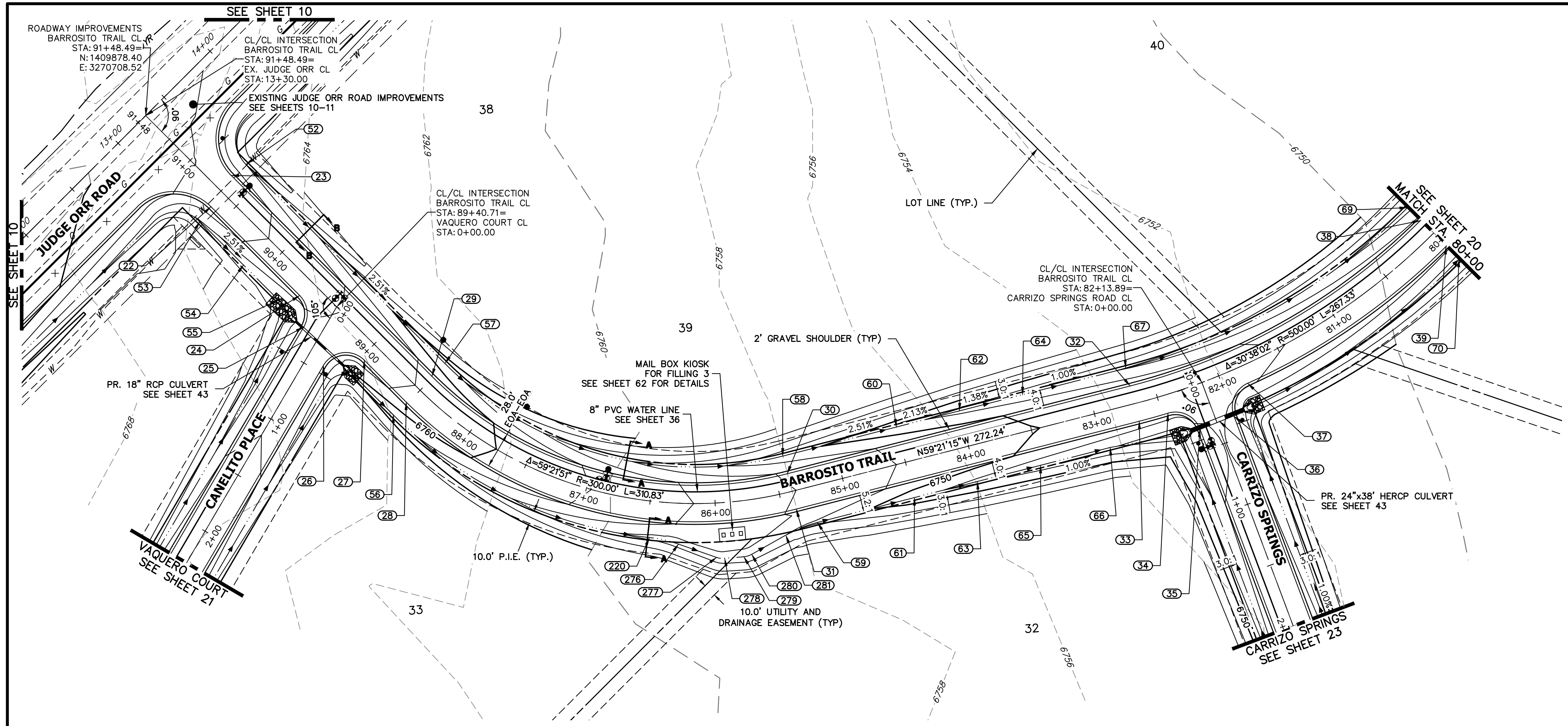
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 8/10/23
 DATE

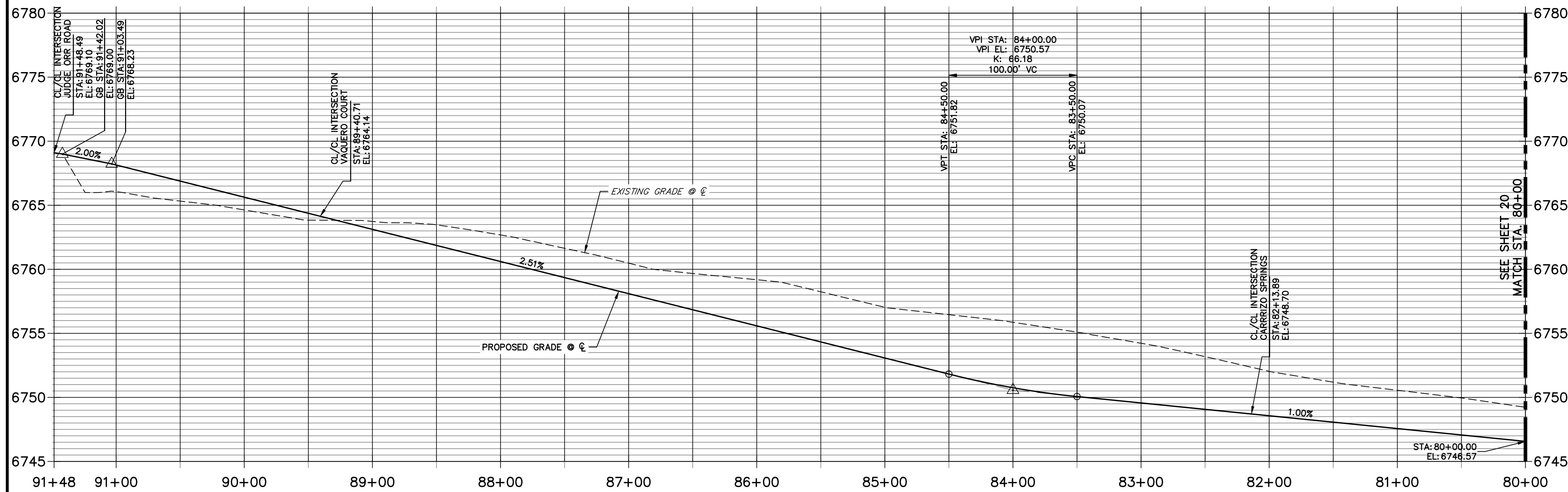
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	DATE	RWK	RWK
						4/25/23		

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

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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

8/10/23
 DATE

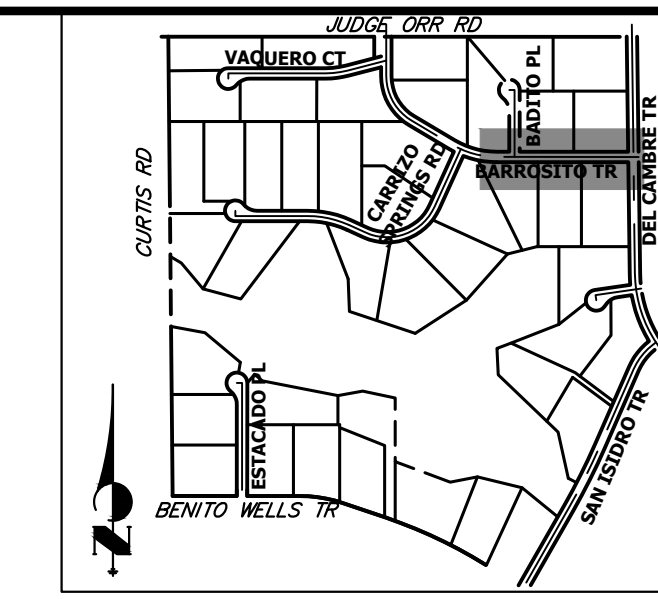
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 (707) 365-6891
 BRADY WILLIAMS

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SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

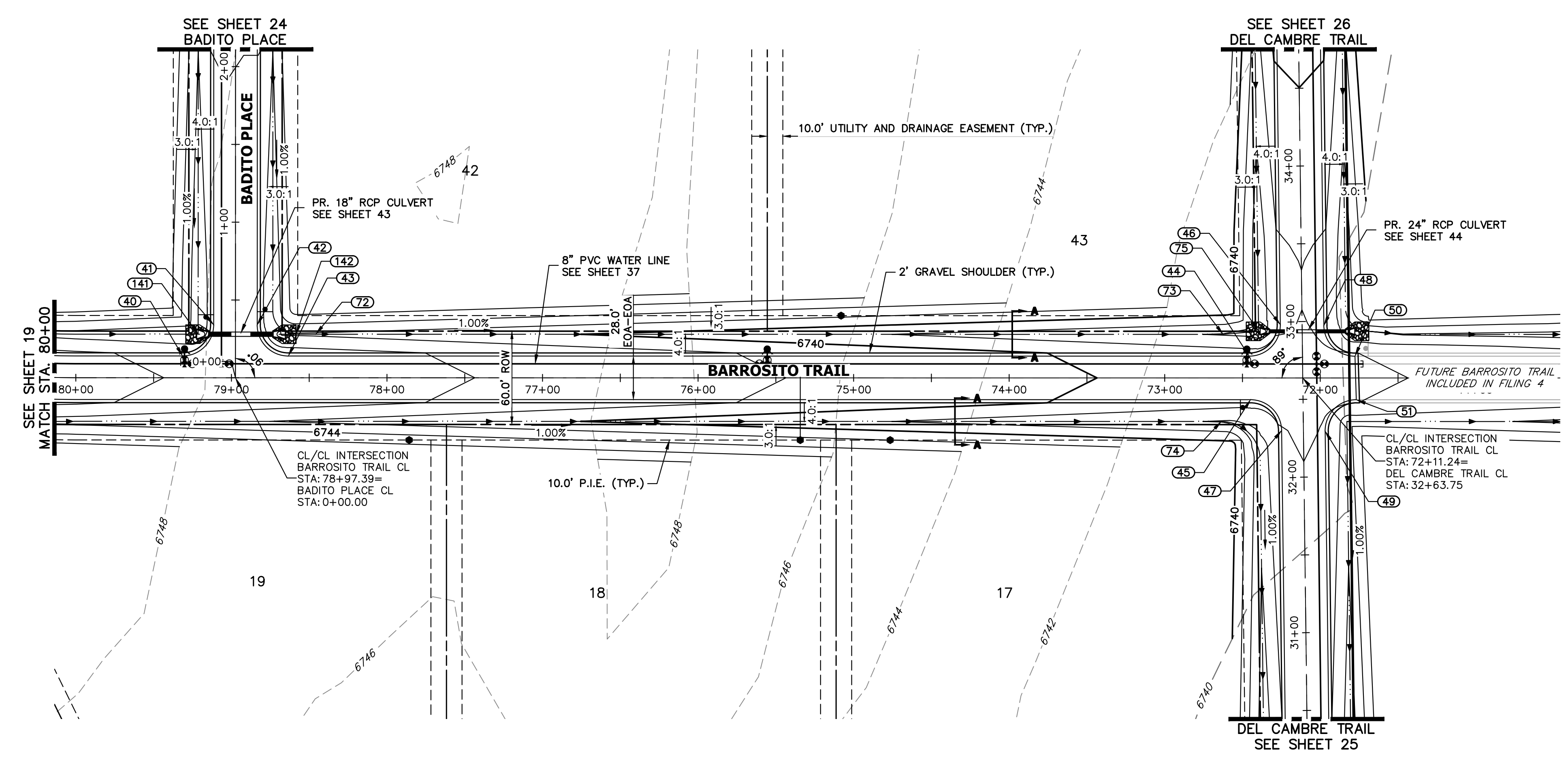
SHEET 19 OF 63
 JOB NO. 25142.05



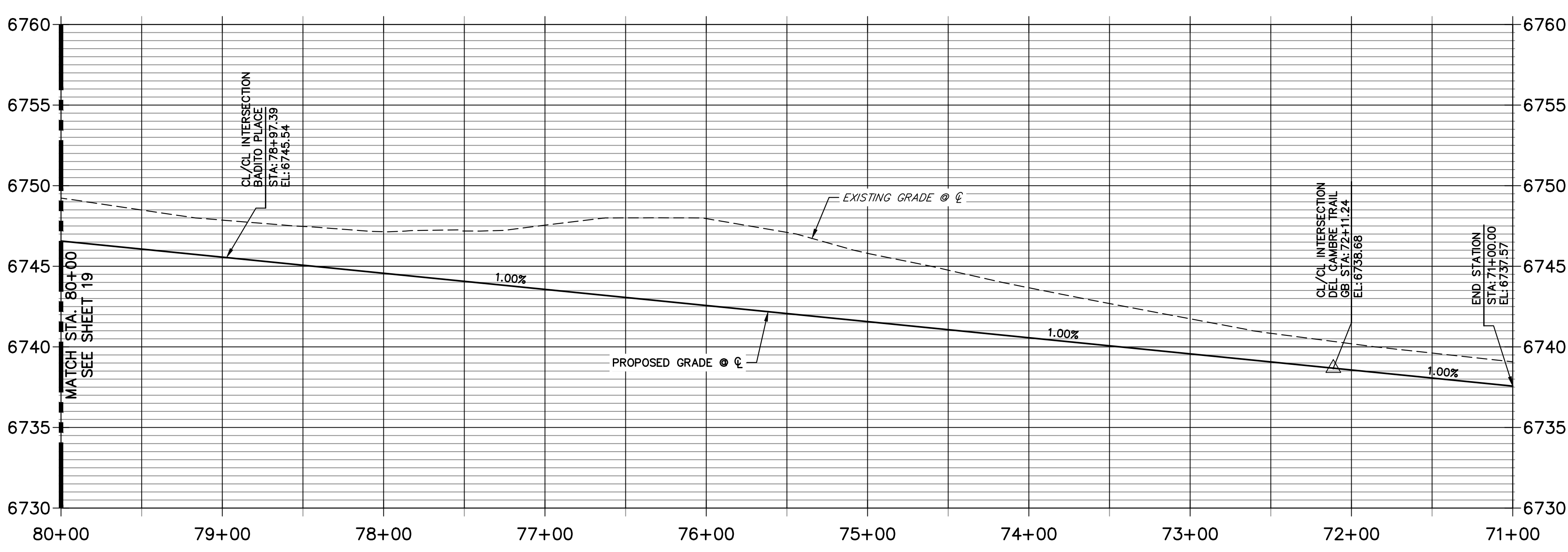
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**BARROSITO TRAIL CL PROFILE (2)
 STA 71+00.00 TO 80+00.00**



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

811 logo with text: "Know what's below. Call before you dig."

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

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ENGINEER'S STATEMENT

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

8/10/23
 DATE

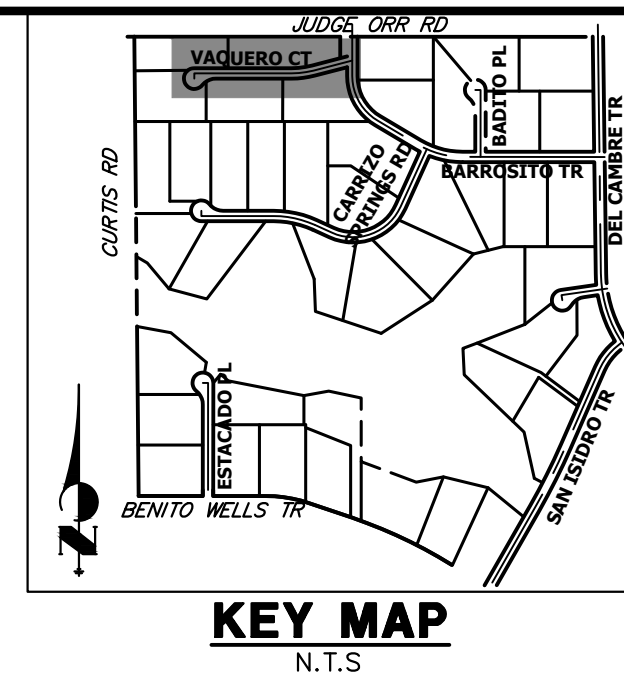
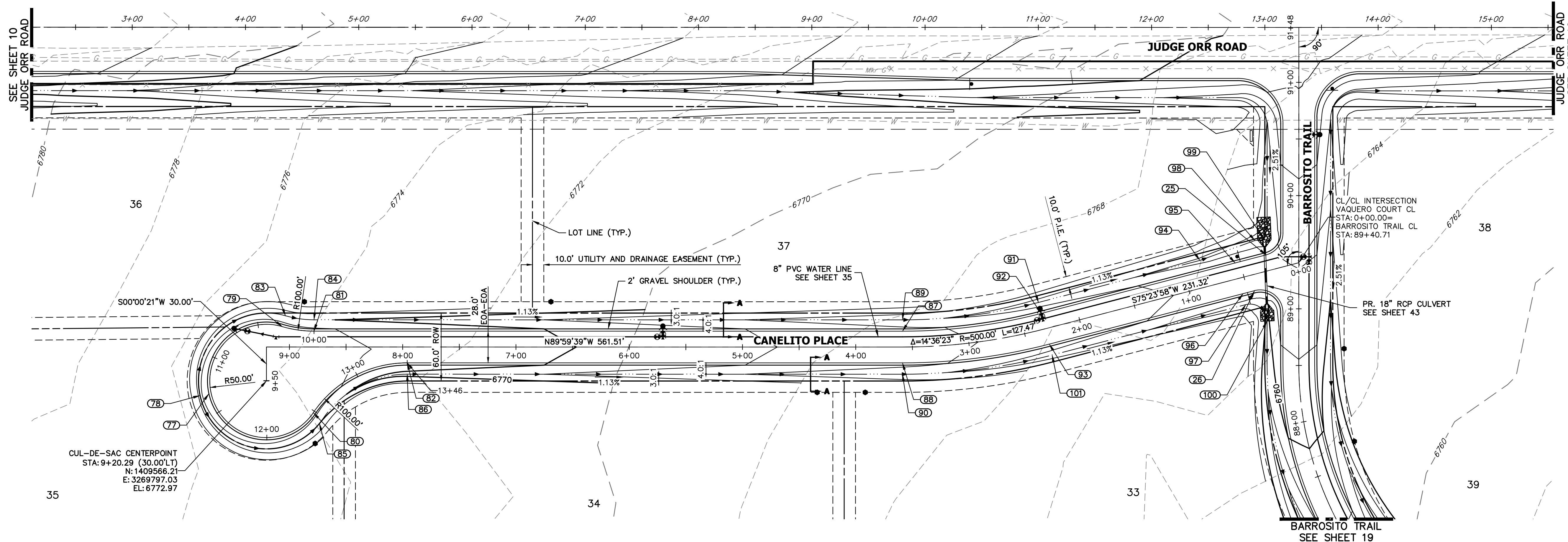
BY DATE

No. REVISION

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

SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

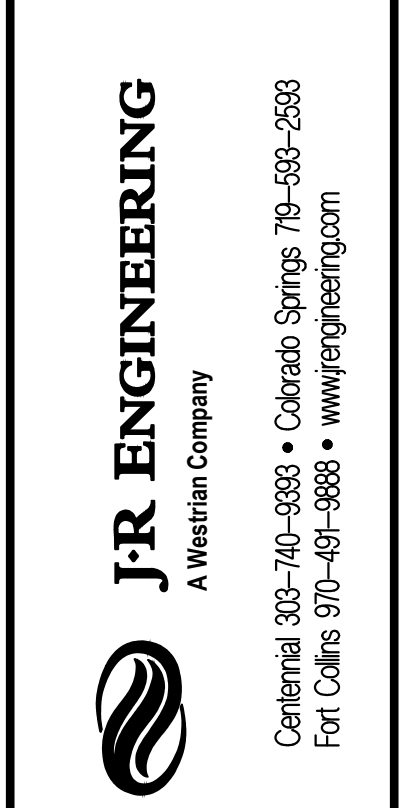
SHEET 20 OF 63
 JOB NO. 25142.05



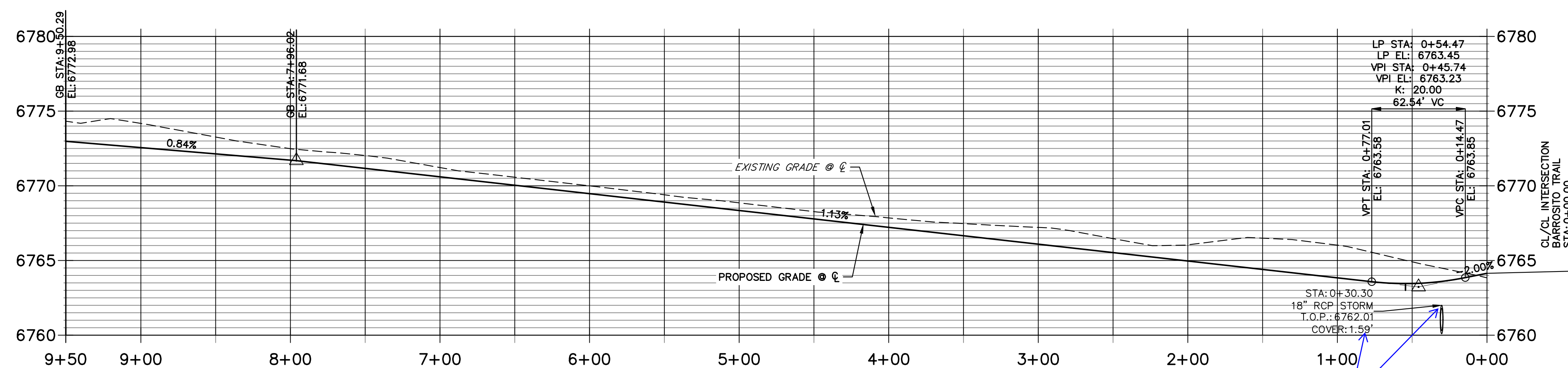
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 BRADY WILLIAMS

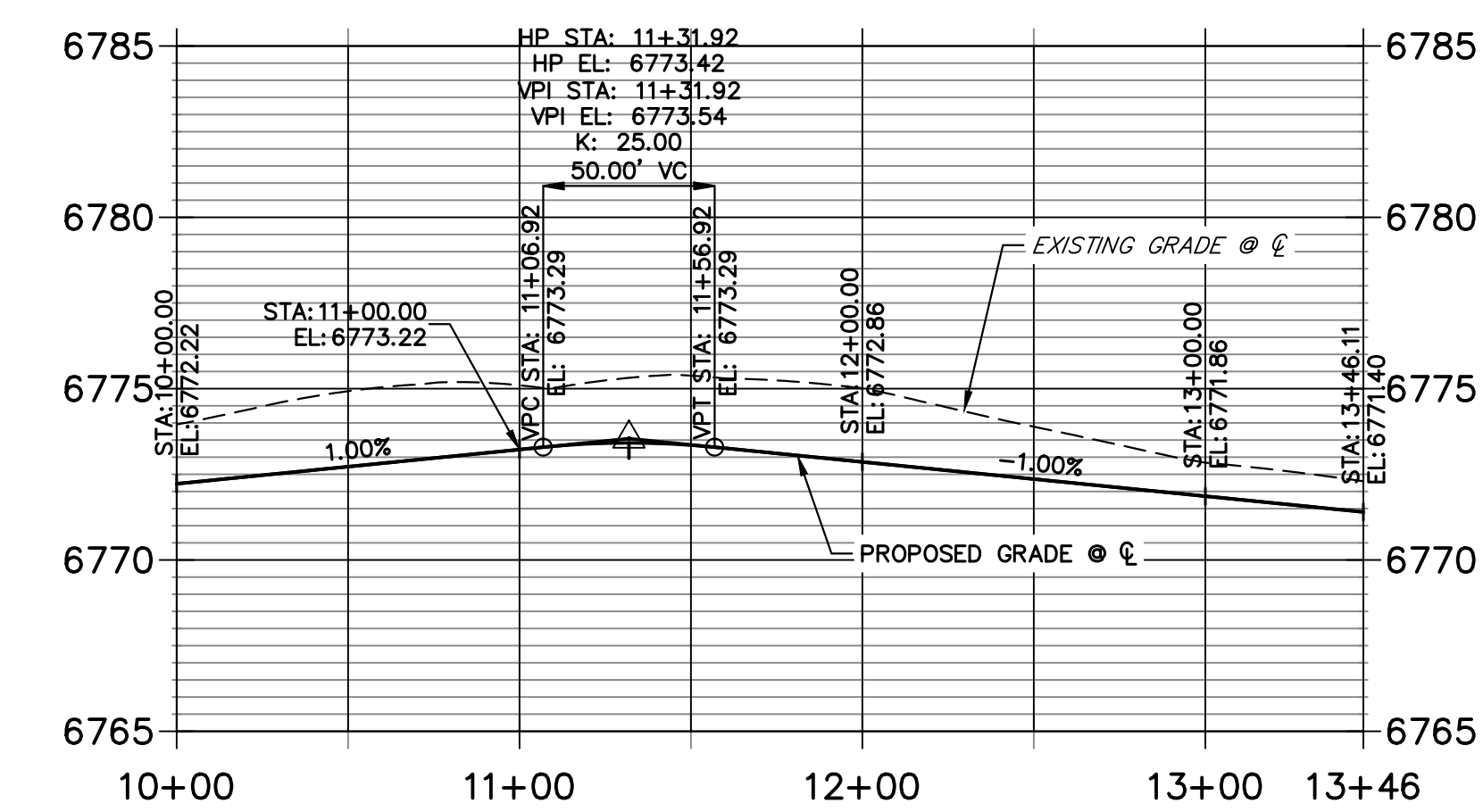
FOR AND ON BEHALF OF
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 Centennial 300-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com



**CANELITO PLACE CL PROFILE
 STA 0+00.00 TO 9+50.29**



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



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

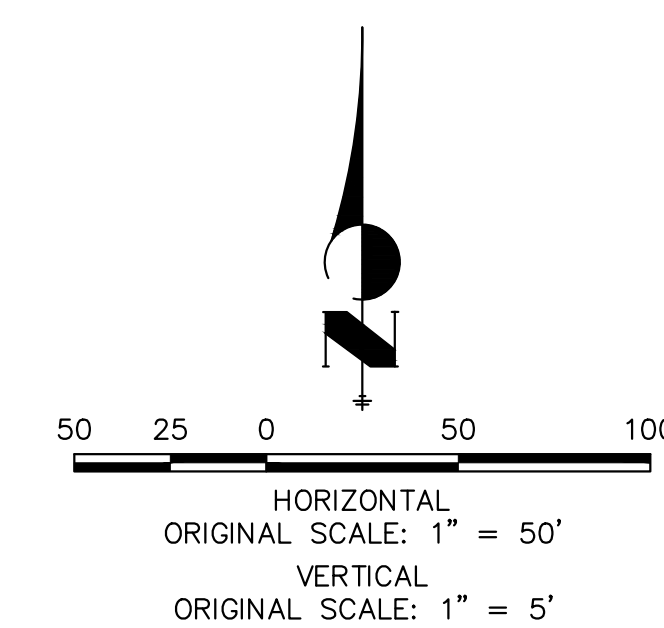
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
25	0+26.27	14.00' (RT)	VAQUERO COURT CL	6763.38		PCR
26	0+44.00	14.00' (LT)	VAQUERO COURT CL	6763.20		PCR
79	9+06.29	18.00' (RT)	VAQUERO COURT CL	6772.51		PRC
80	???	???	VAQUERO COURT CL	6772.38		PRC
81	8+78.29	14.00'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

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

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

STREET IMPROVEMENT NOTES

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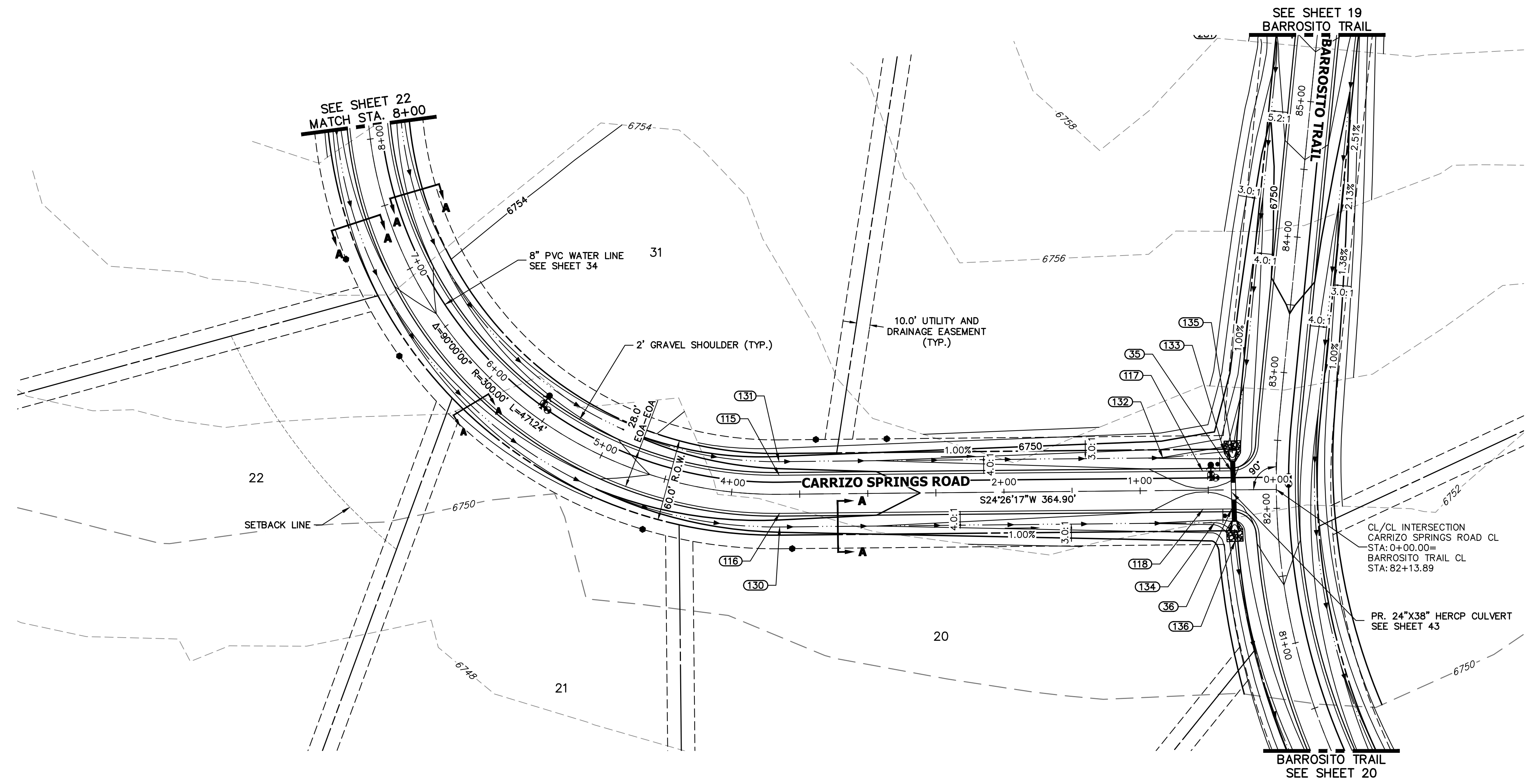
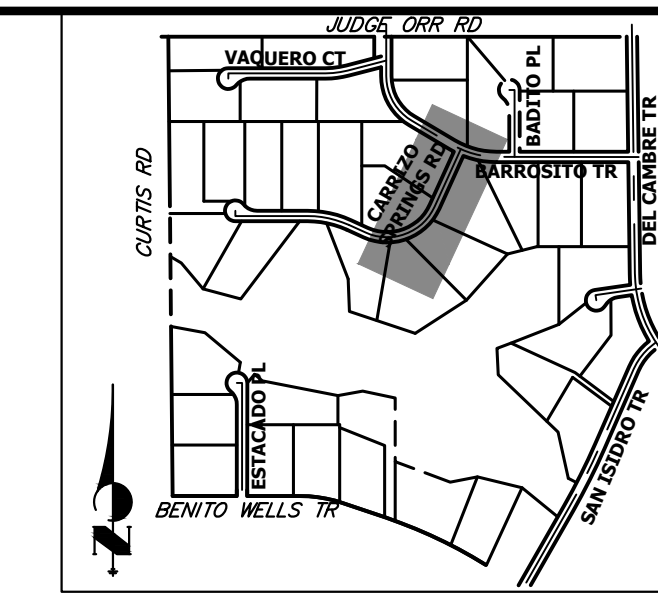
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

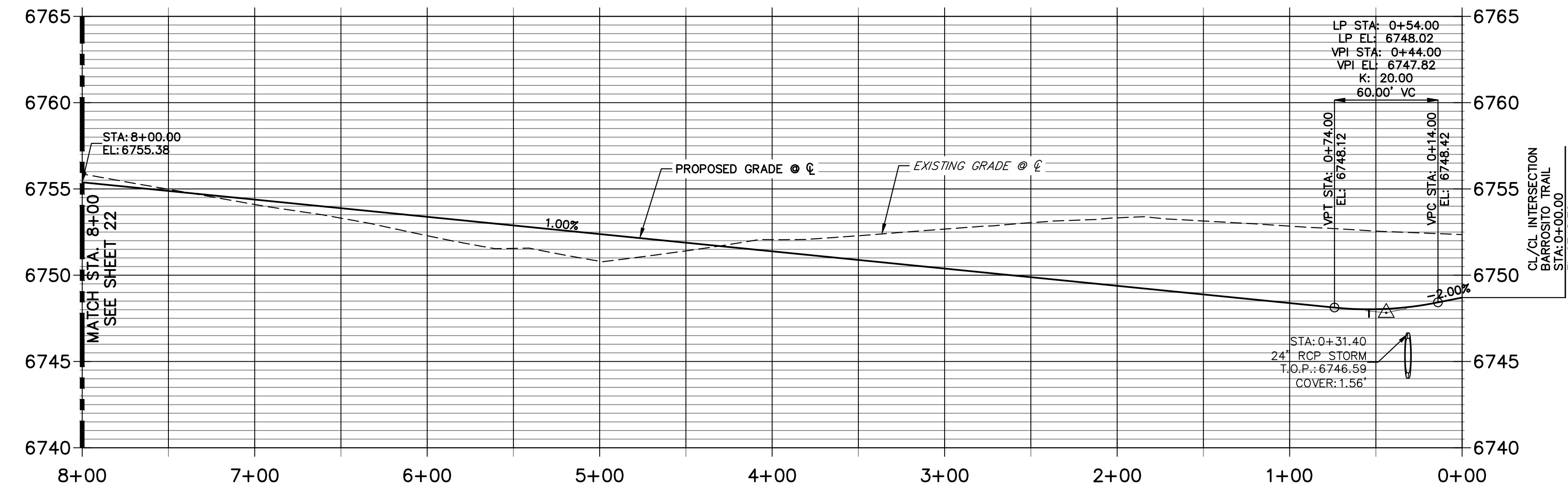
Bryan T. Law
 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

8/10/23
 DATE

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



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



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

STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- 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
 DATE: 8/10/23

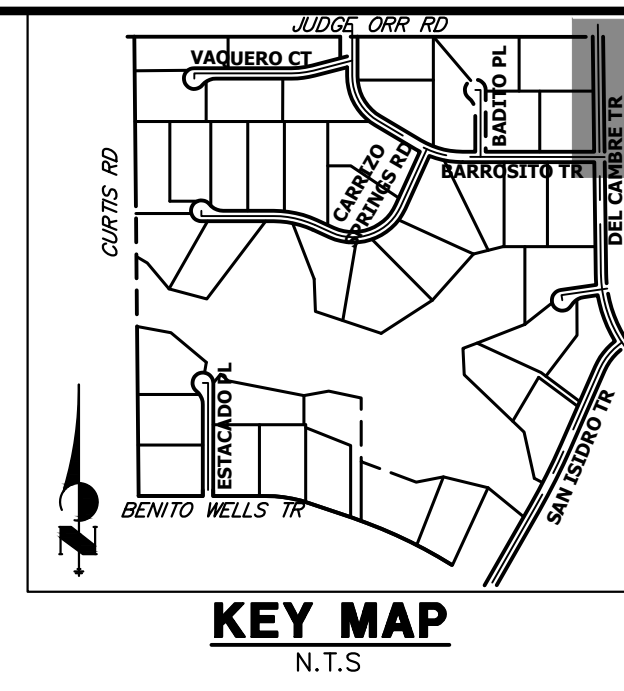
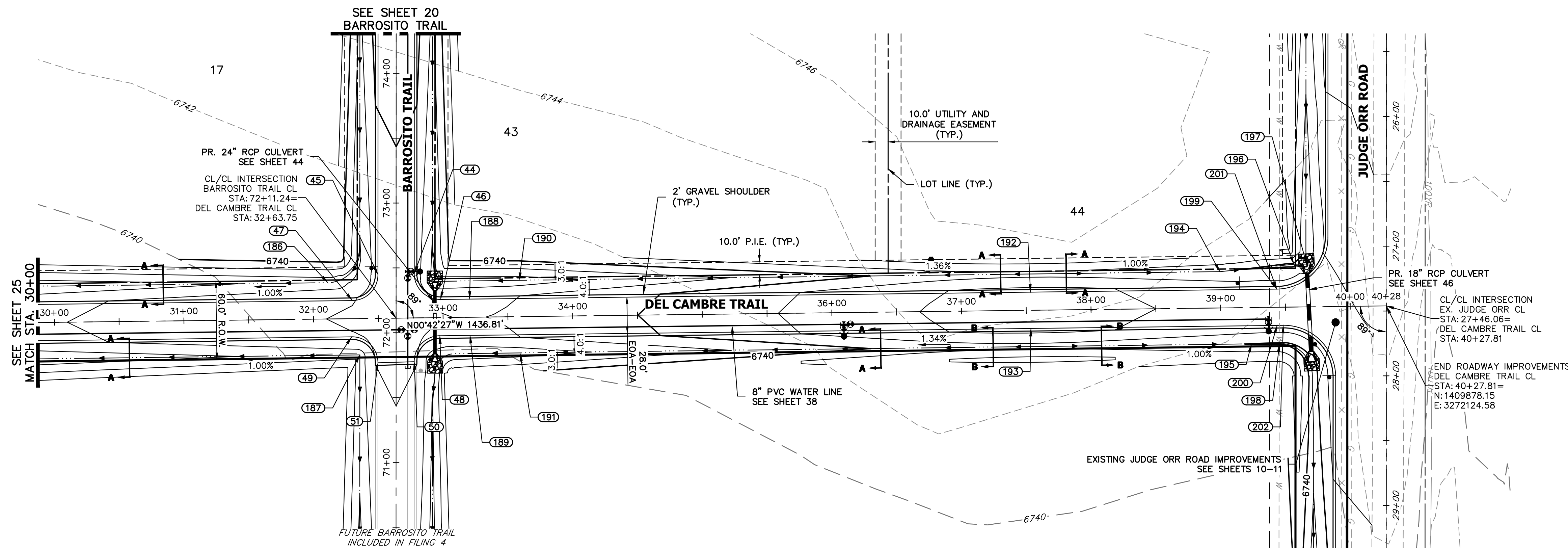
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

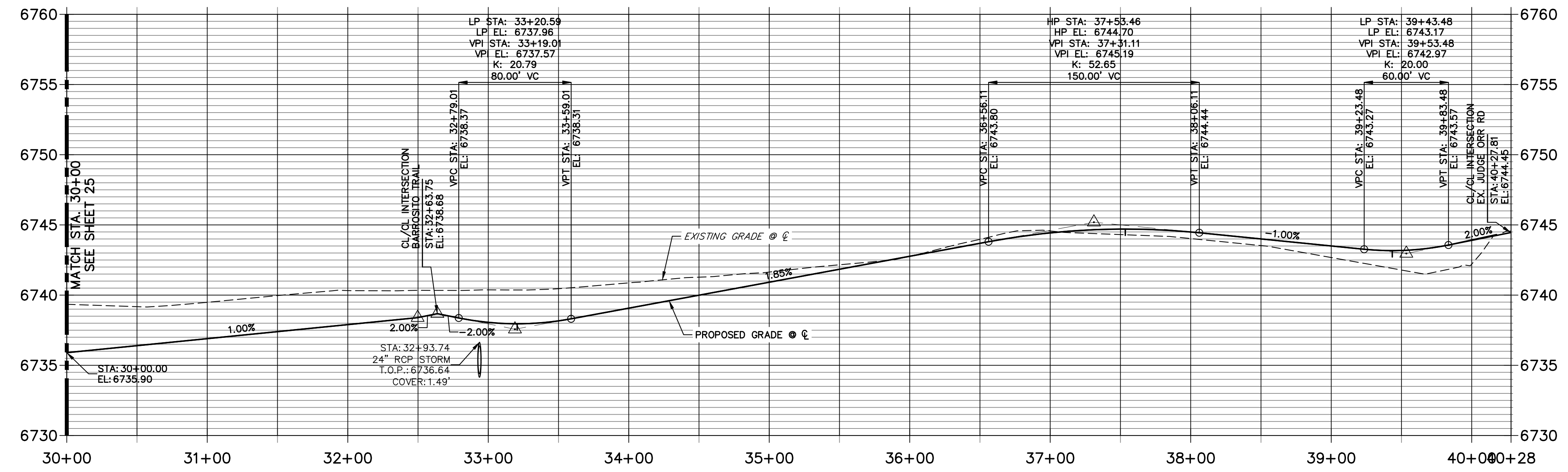
BY	DATE	REVISION

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

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



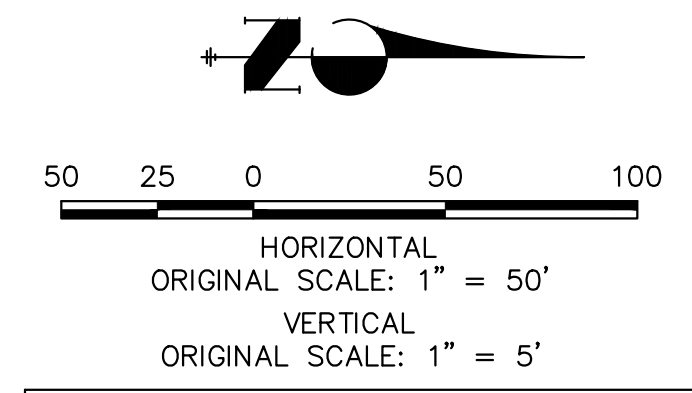
**DEL CAMBRE TRAIL CL PROFILE (2)
STA 30+00.00 TO 40+28.00**



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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ENGINEER'S STATEMENT

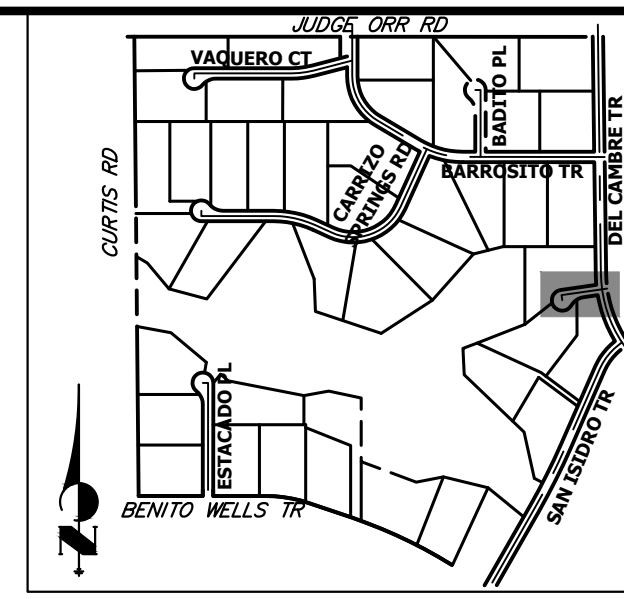
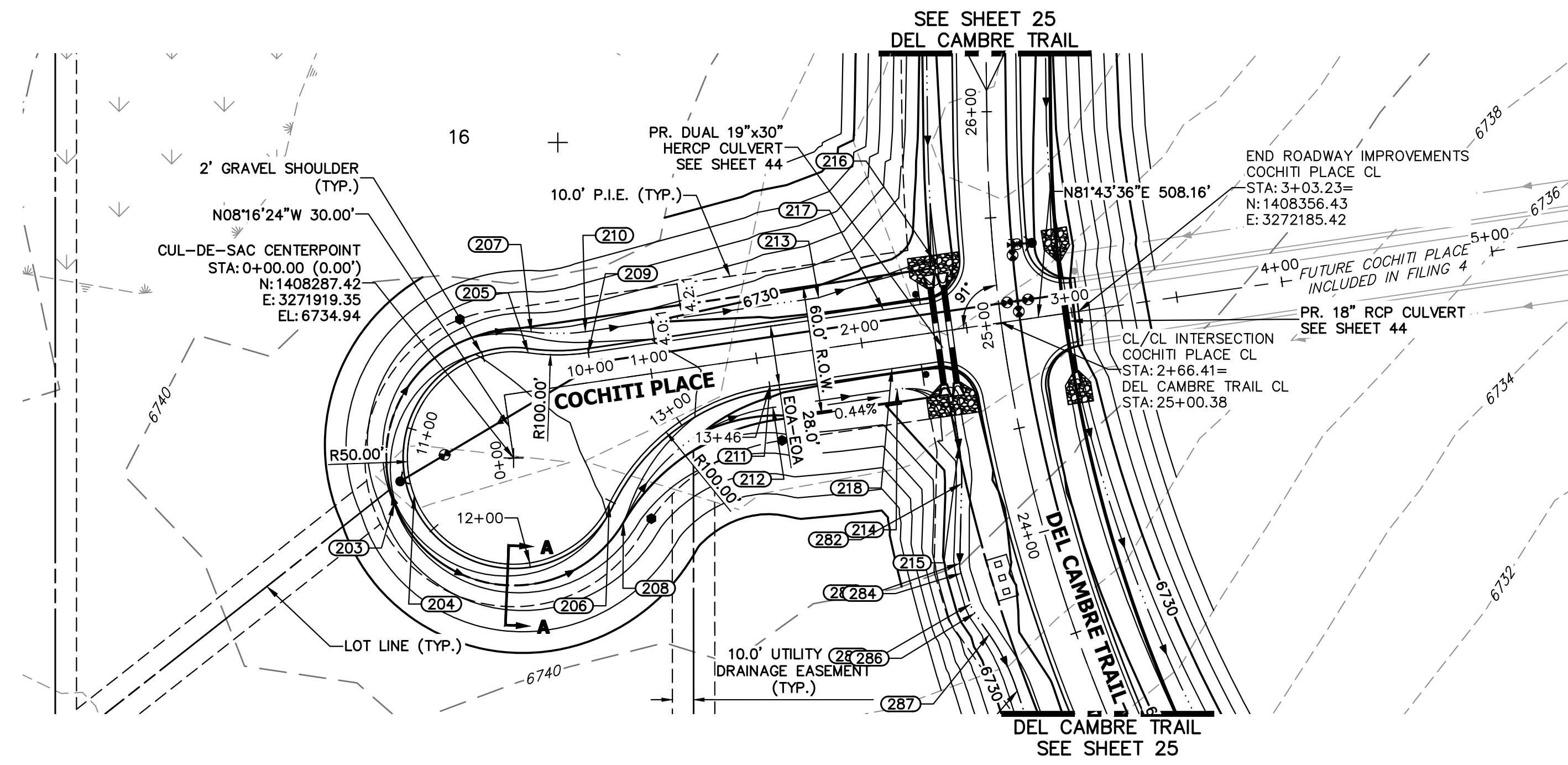
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 8/10/23

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.

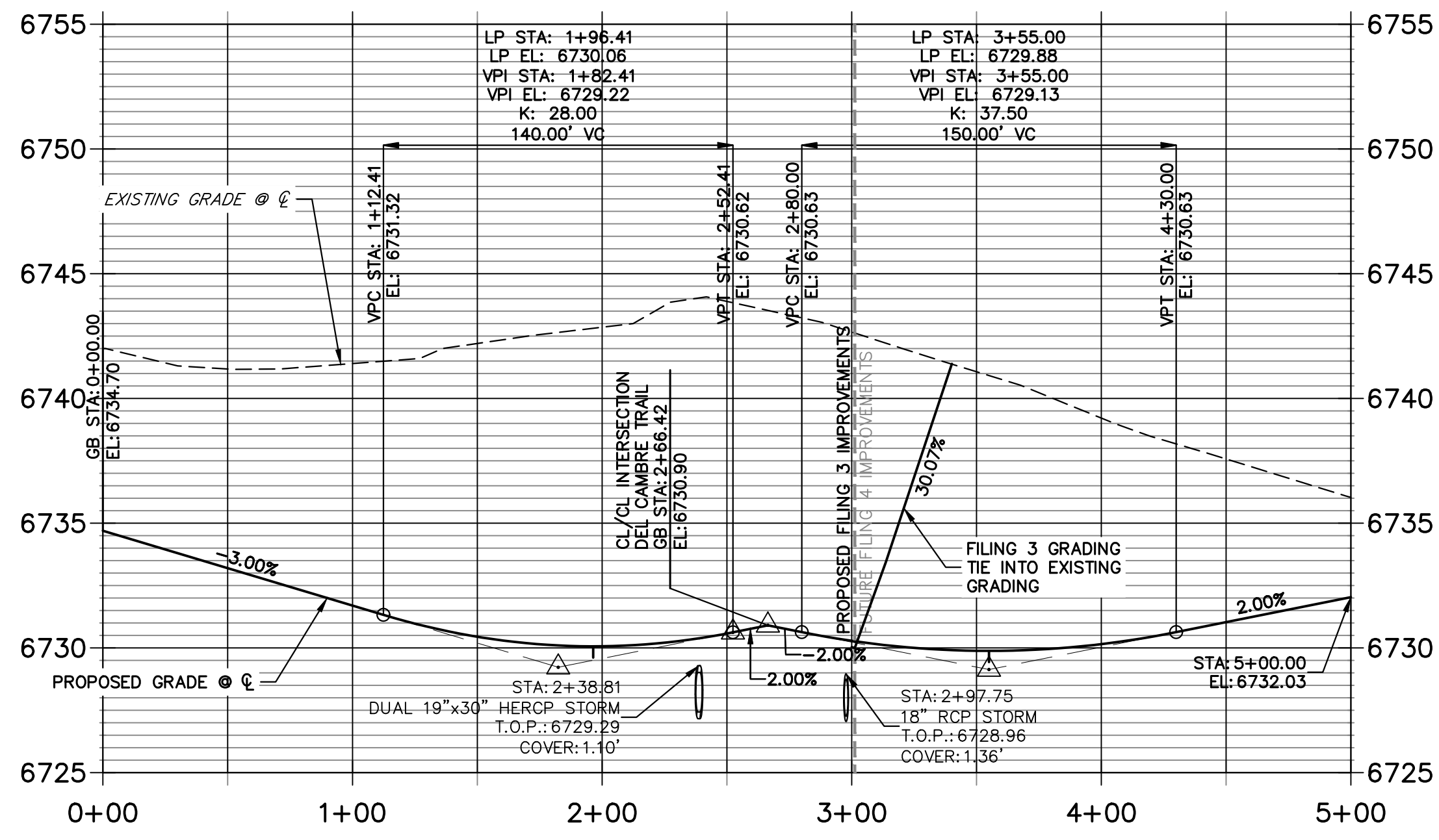
PREPARED FOR
ROI PROPERTY GROUP, LLC
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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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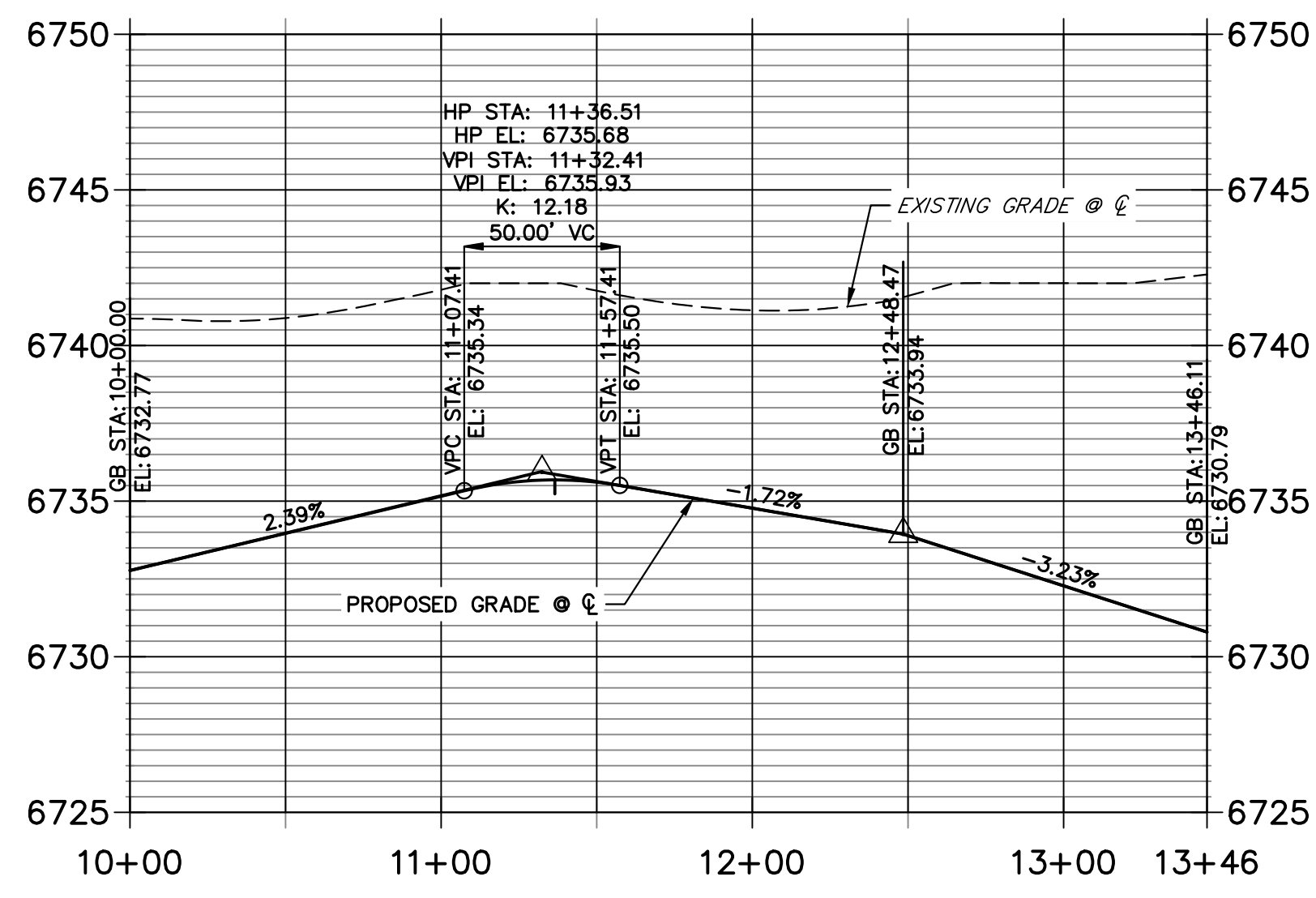
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 26 OF 63
 JOB NO. 25142.05



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



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
176	2+32.84	14.00' (RT)	COCHITI PLACE CL	6730.15		PCR
177	2+33.47	14.00' (LT)	COCHITI PLACE CL	6730.16		PCR
205	0+44.00	18.00' (LT)	COCHITI PLACE CL	6733.45		PRC
206	???	???' (???)	COCHITI PLACE CL	6733.94		PRC
207	0+46.80	27.60' (LT)	COCHITI PLACE CL	6731.41		PRC
208	???	???' (???)	COCHITI PLACE CL	6731.99		PRC
209	0+72.00	14.00' (LT)	COCHITI PLACE CL	6732.77		PT
210	0+72.00	24.00' (LT)	COCHITI PLACE CL	6730.73		PT
211	1+54.27	14.00' (RT)	COCHITI PLACE CL	6730.79		PT
212	1+54.27	24.00' (RT)	COCHITI PLACE CL	6728.75		PT
213	1+83.02	24.00' (LT)	COCHITI PLACE CL	6728.19		SWALE PI/GB
214	2+13.48	24.00' (RT)	COCHITI PLACE CL	6728.10		SWALE PC/GB
215	2+38.51	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

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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

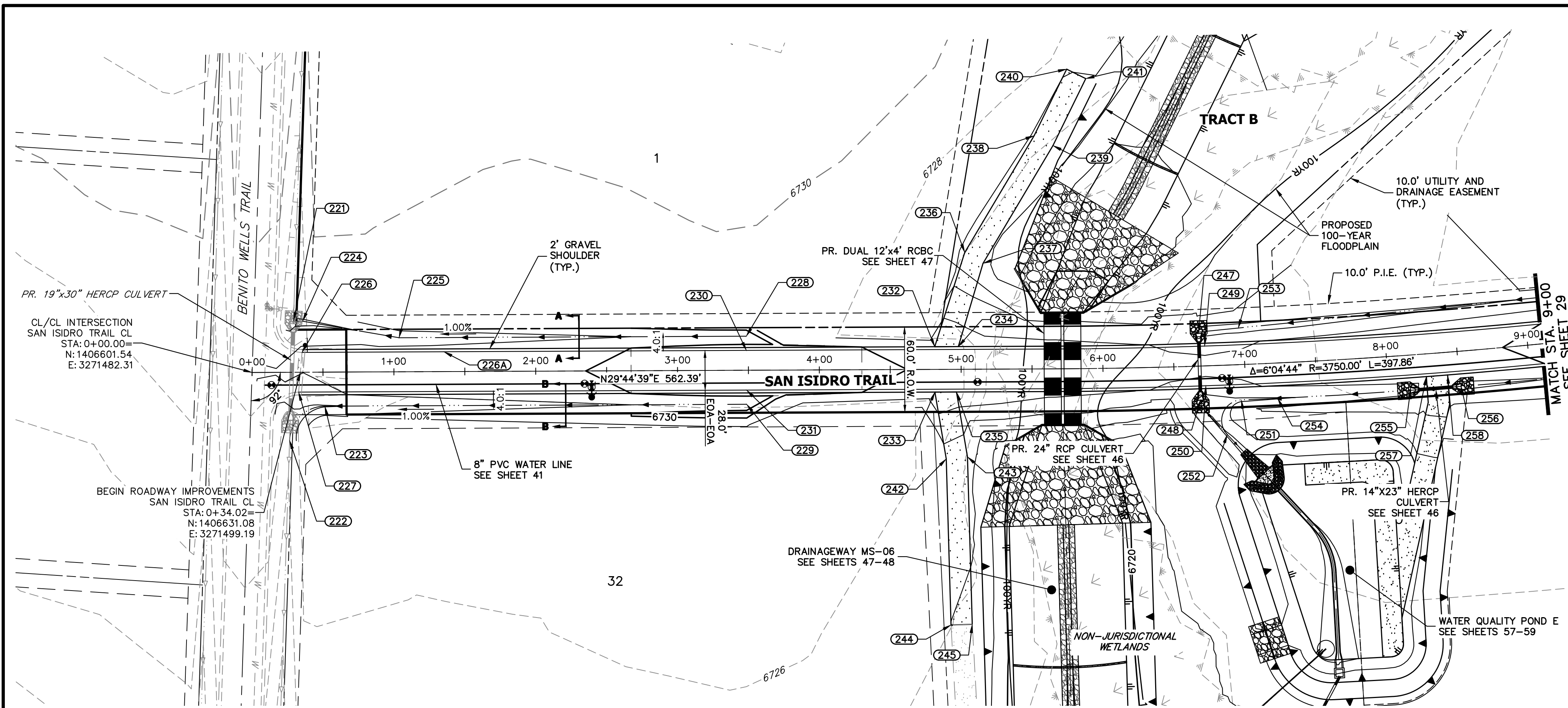
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 8/10/23
 DATE

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

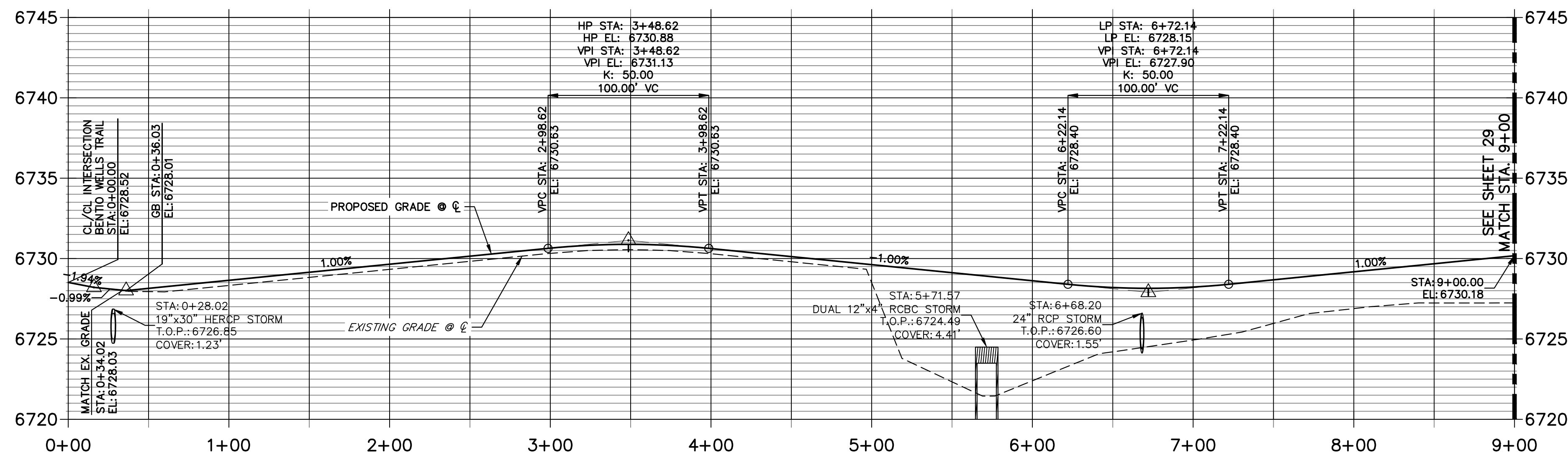
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SADDLEHORN RANCH -
 FILING 3
 STREET IMPROVEMENT PLAN
 AND PROFILE

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

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

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
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 8/10/23
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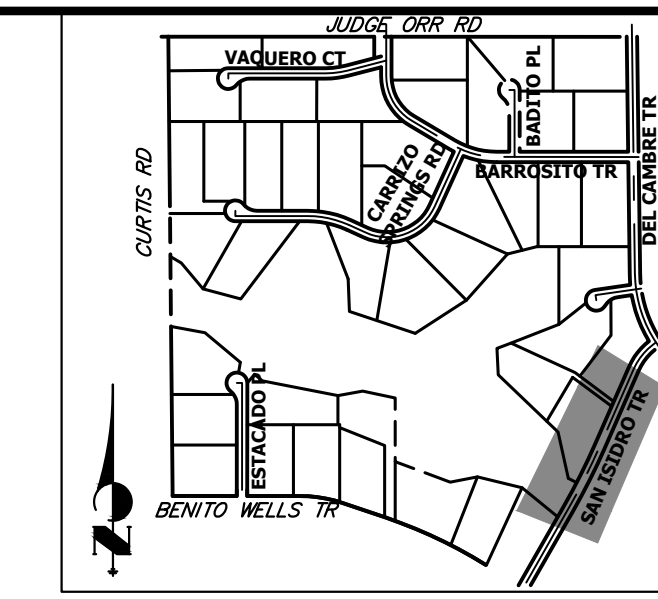
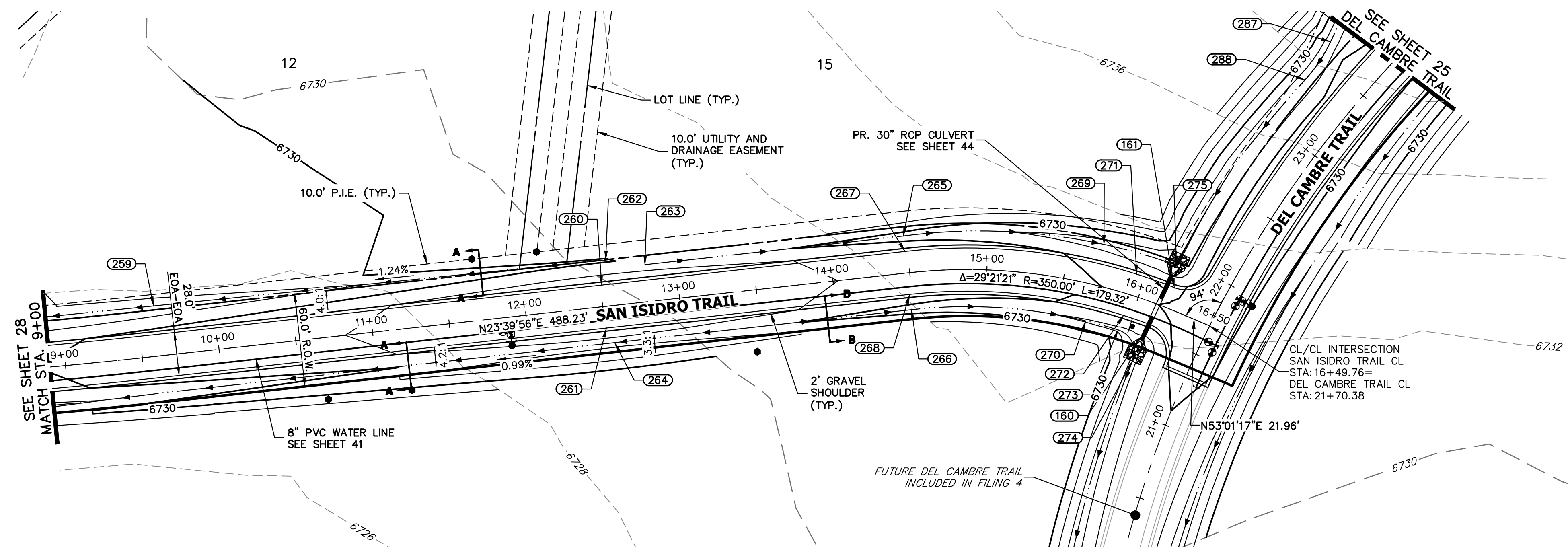
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 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company

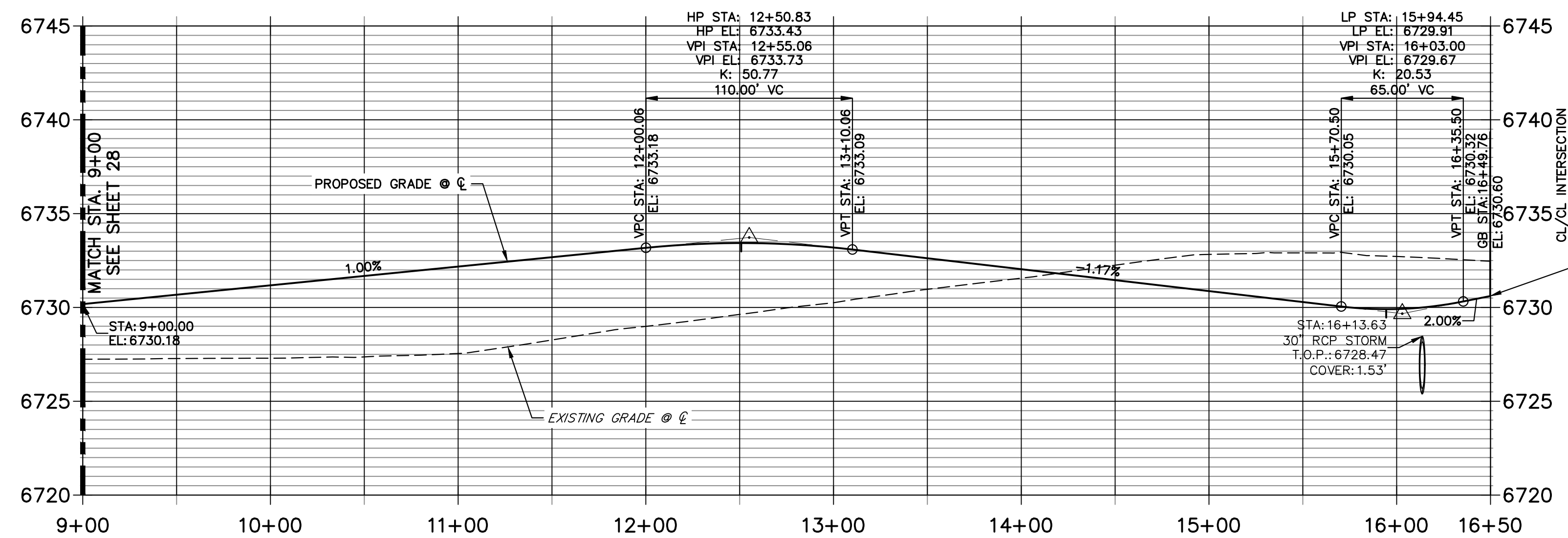
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BY DATE
 No. REVISION
 H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 4/25/23
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

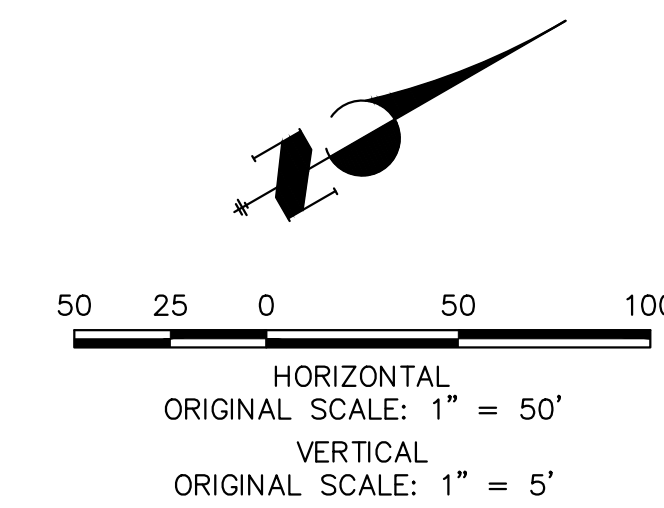
SADDLEHORN RANCH - FILING 3
STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 28 OF 63
 JOB NO. 25142.05



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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
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
 BRYAN T. LAW, P.E.
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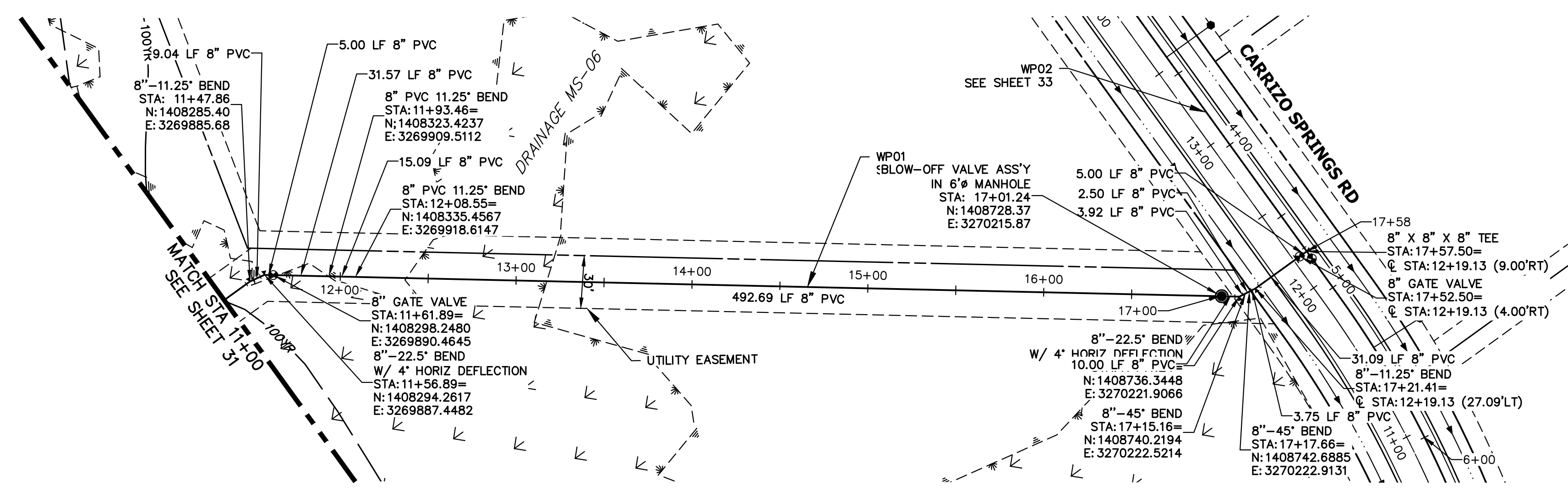
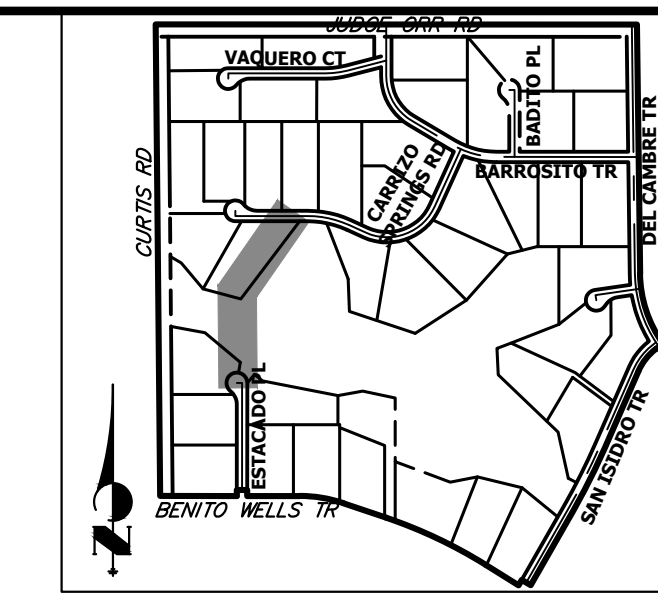
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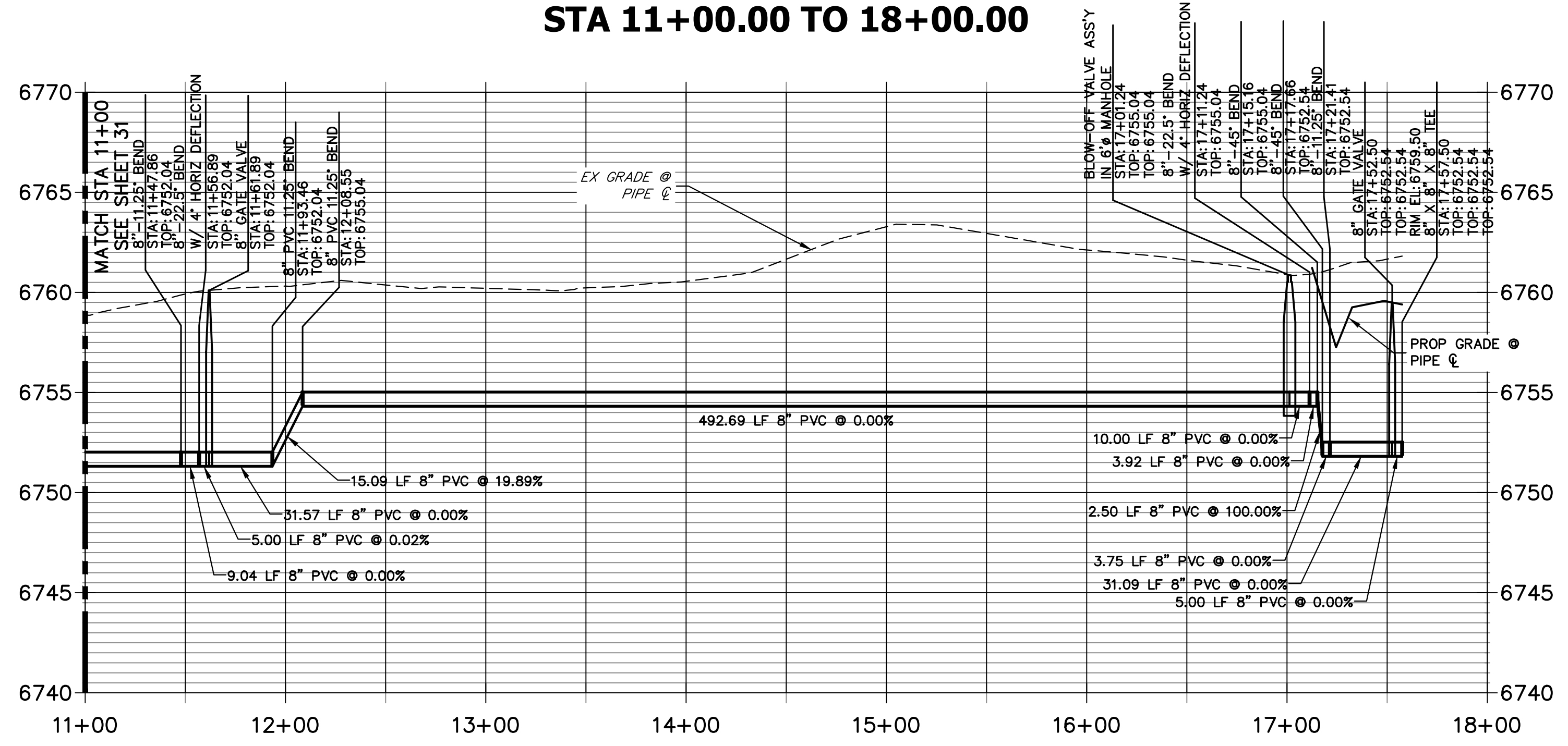
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

SHEET 29 OF 63
 JOB NO. 25142.05

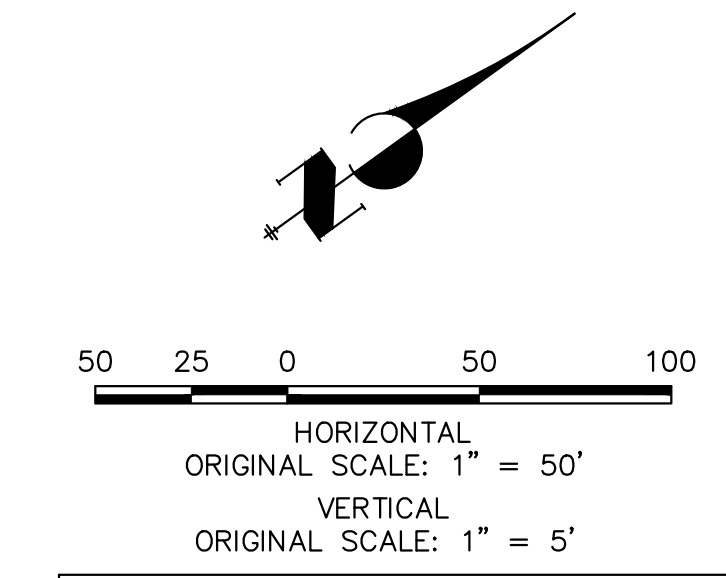


**WP01 PROFILE (2)
STA 11+00.00 TO 18+00.00**



NOTES

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811
Know what's below.
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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

25043
 PROFESSIONAL ENGINEER

8/10/23
 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

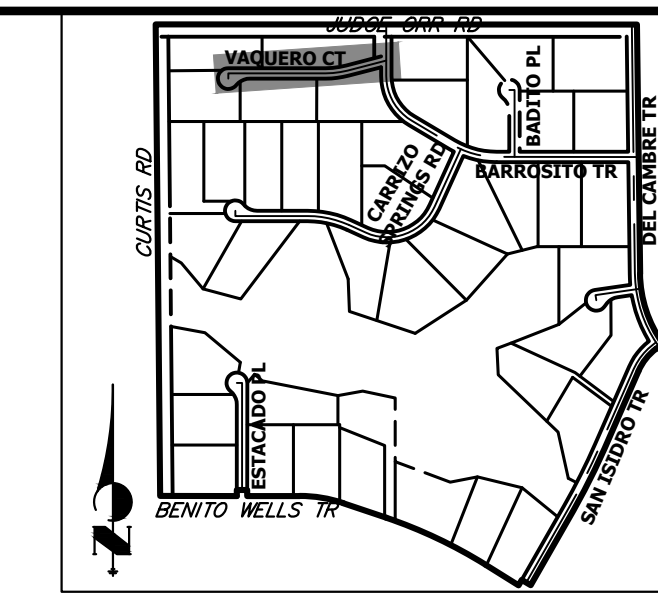
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No.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SHEET 32 OF 63
 JOB NO. 25142.05



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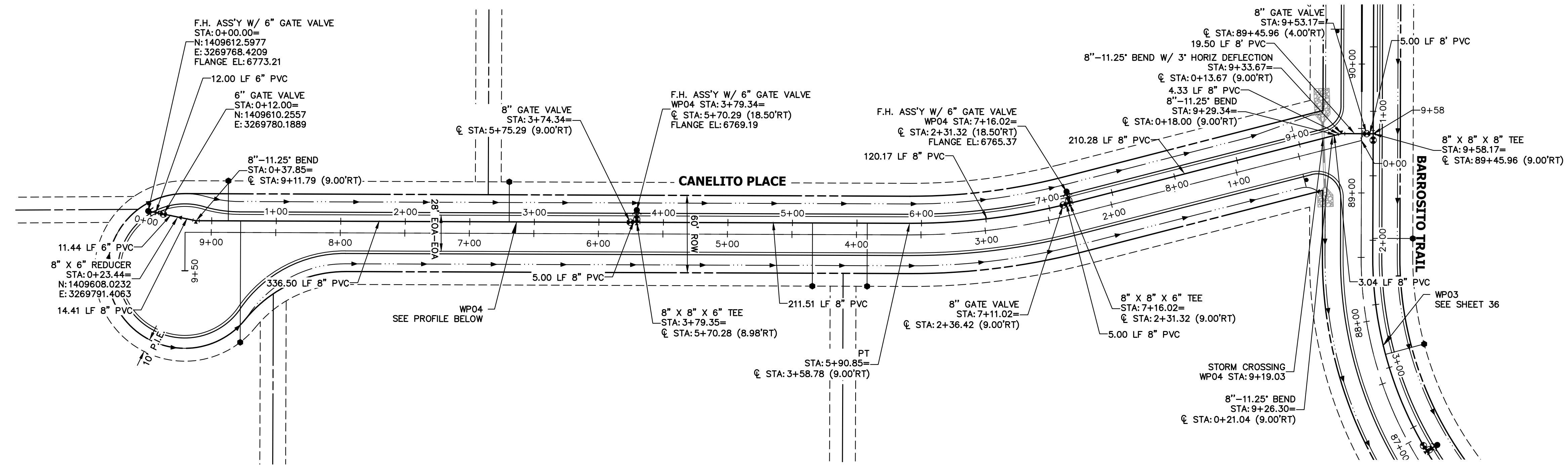
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIDGON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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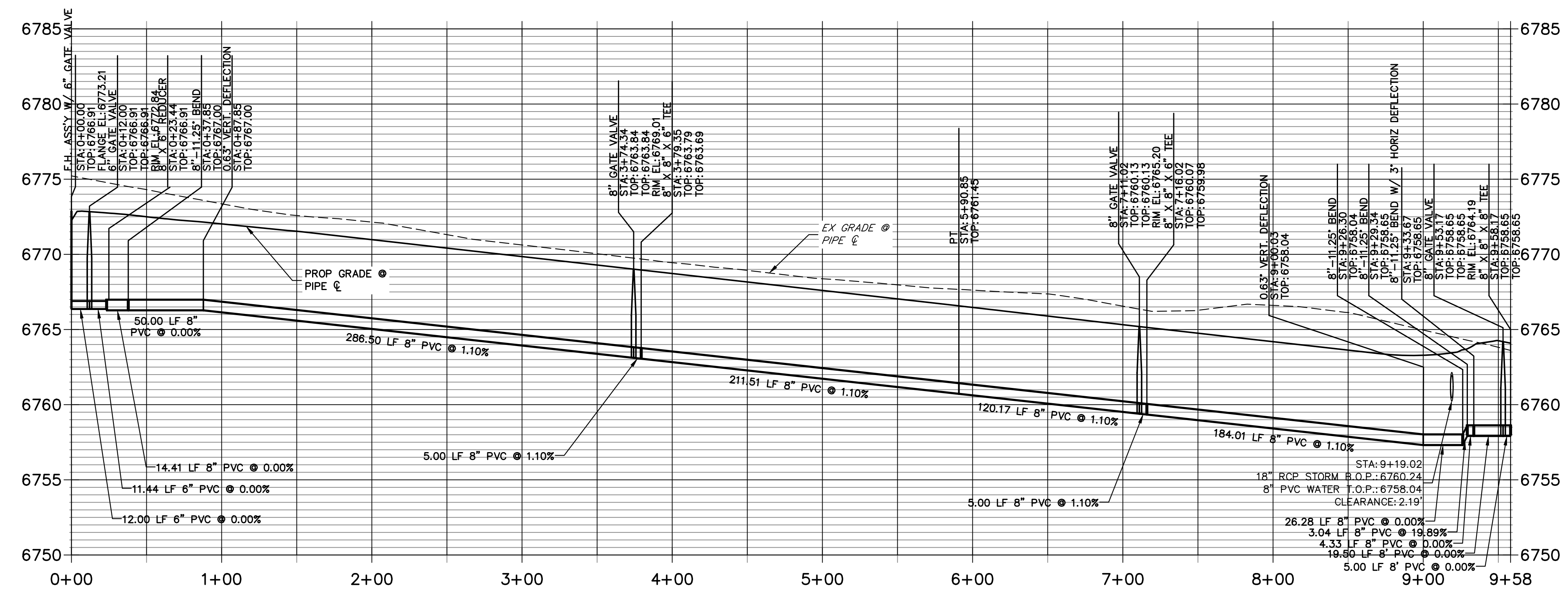
No.	REVISION	BY	DATE

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

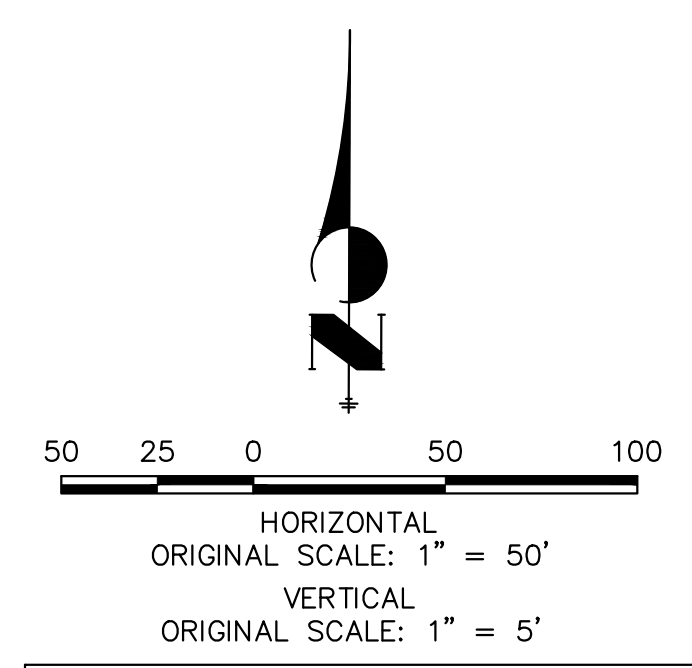
SADDLEHORN RANCH -
 FILING 3
WATER DISTRIBUTION PLAN
 SHEET 35 OF 63
 JOB NO. 25142.05



WP04 PROFILE
STA 0+00.00 TO 9+58.17



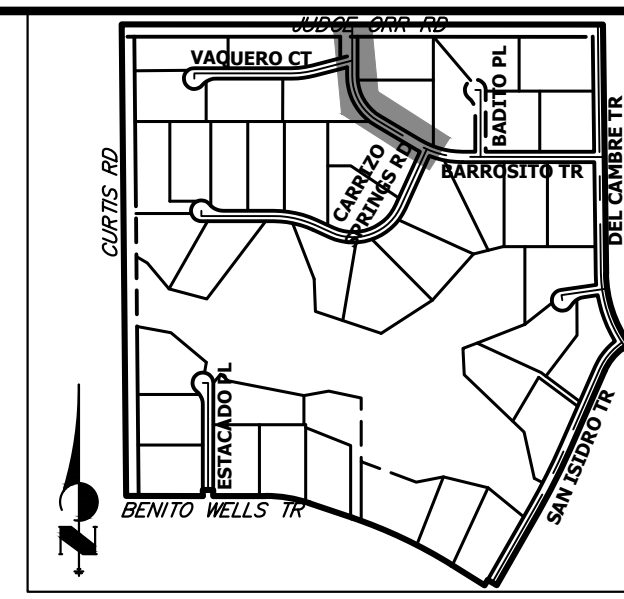
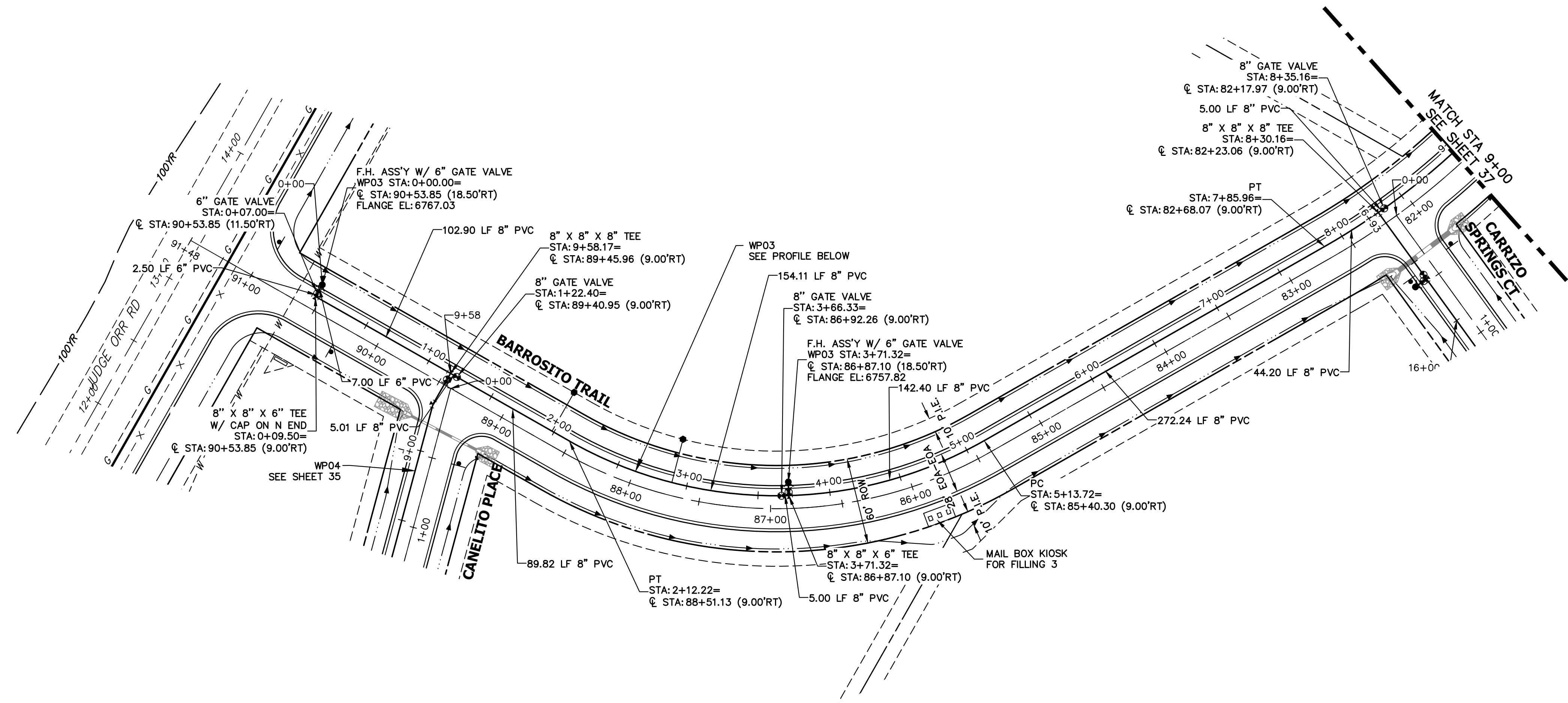
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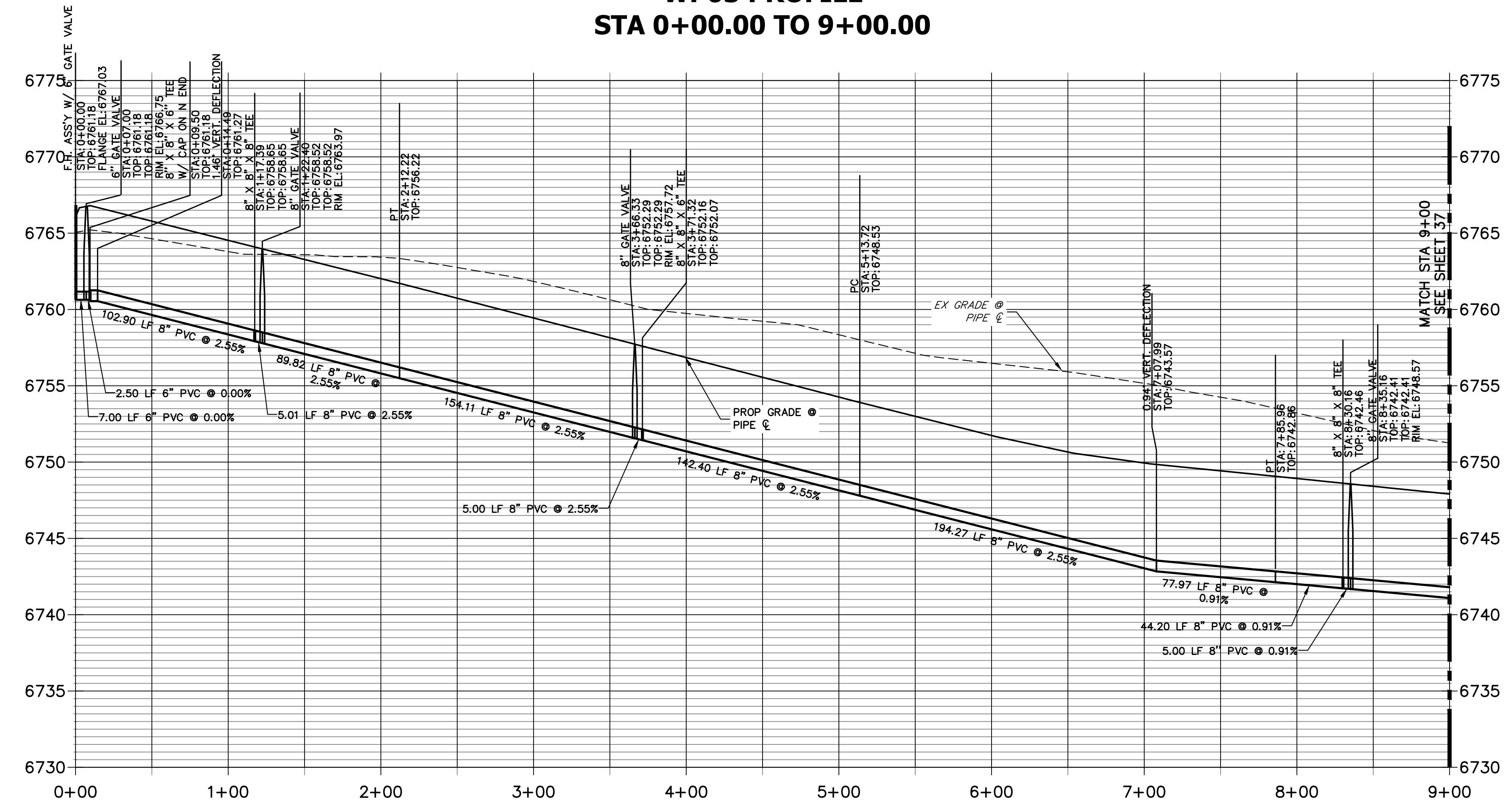
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 Know what's below.
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

8/10/23
 DATE

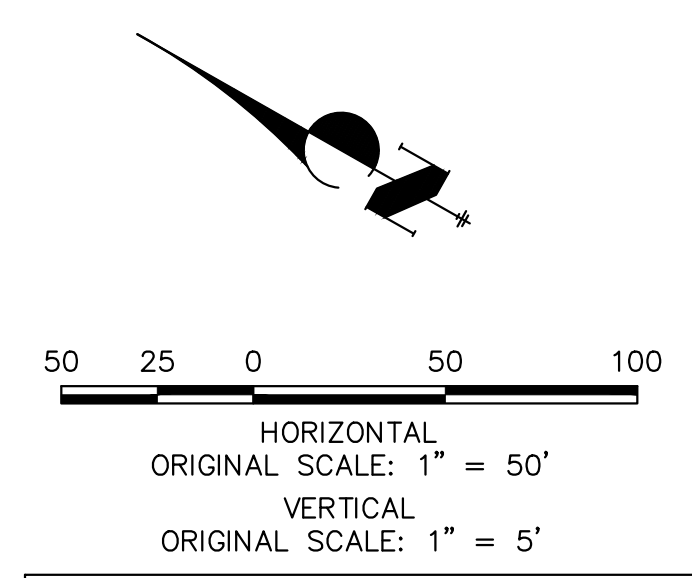


**WP03 PROFILE
STA 0+00.00 TO 9+00.00**



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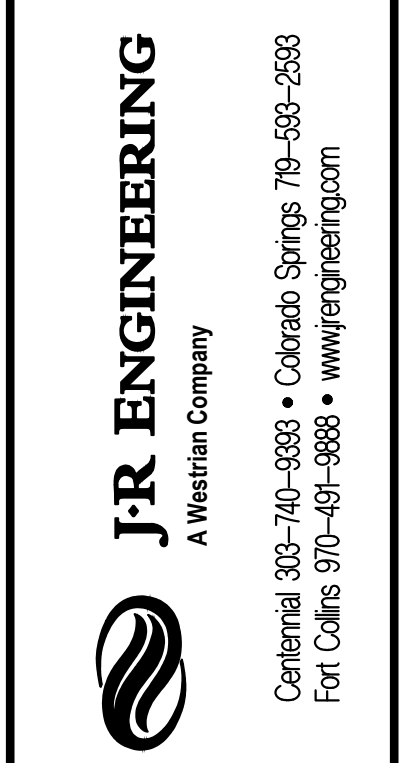
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 8/10/23

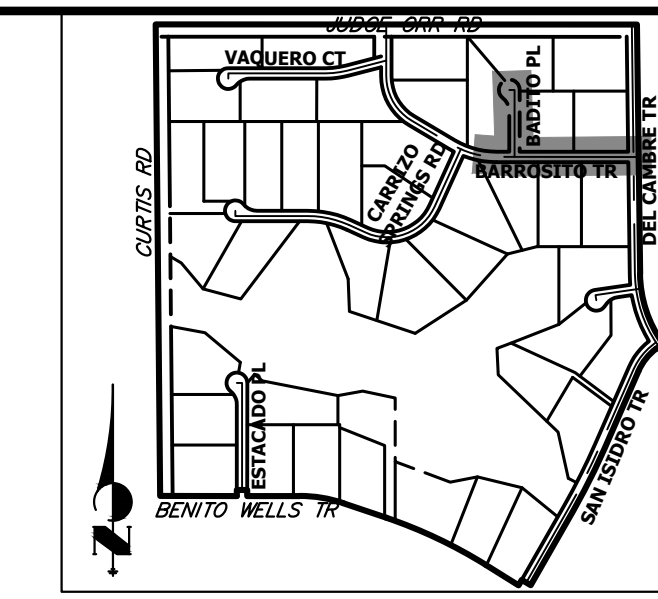
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	No.	REVISION

SADDLEHORN RANCH -
 FILING 3
WATER DISTRIBUTION PLAN
 SHEET 36 OF 63
 JOB NO. 25142.05



KEY MAP
N.T.S.

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BRADY WILLIAMS

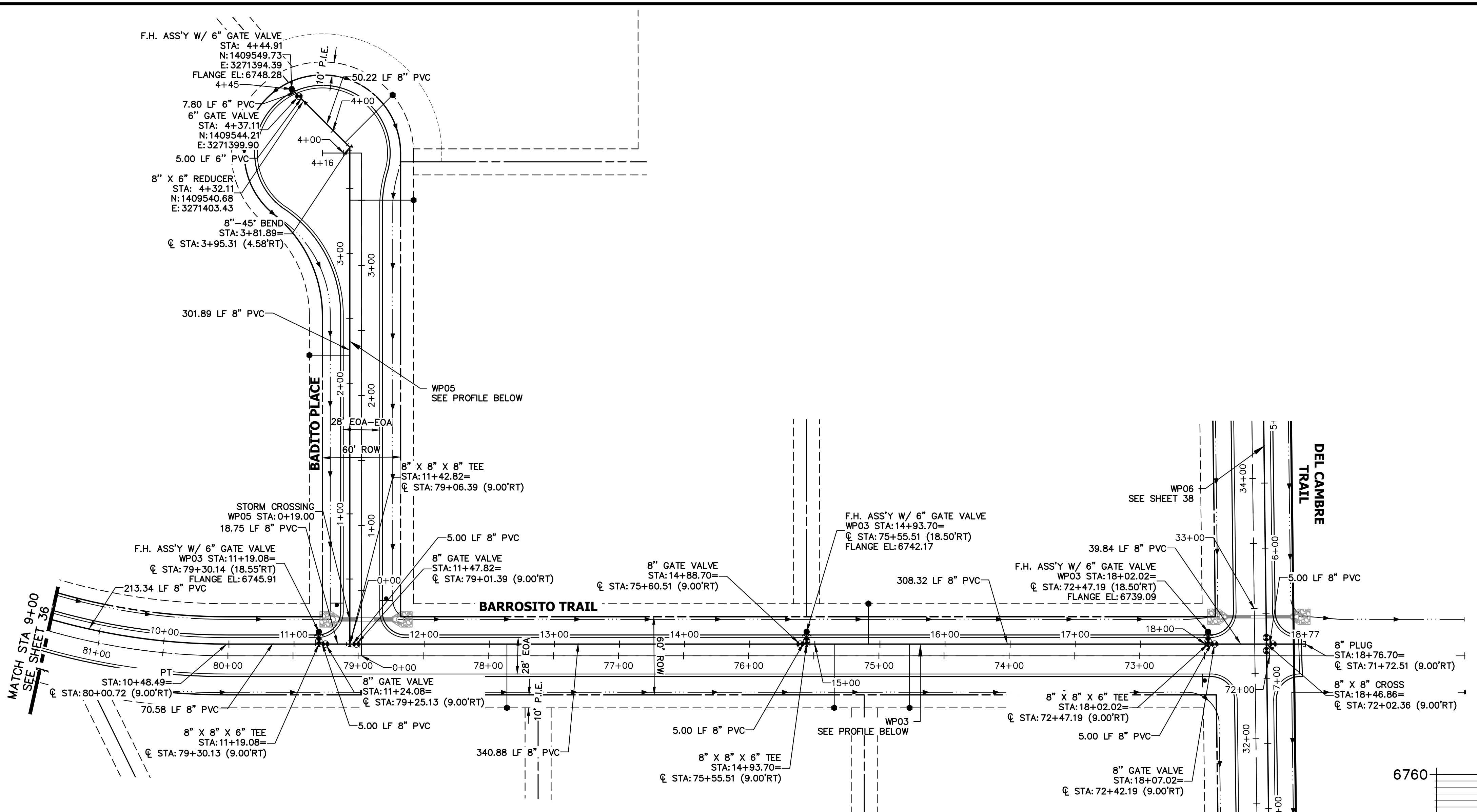
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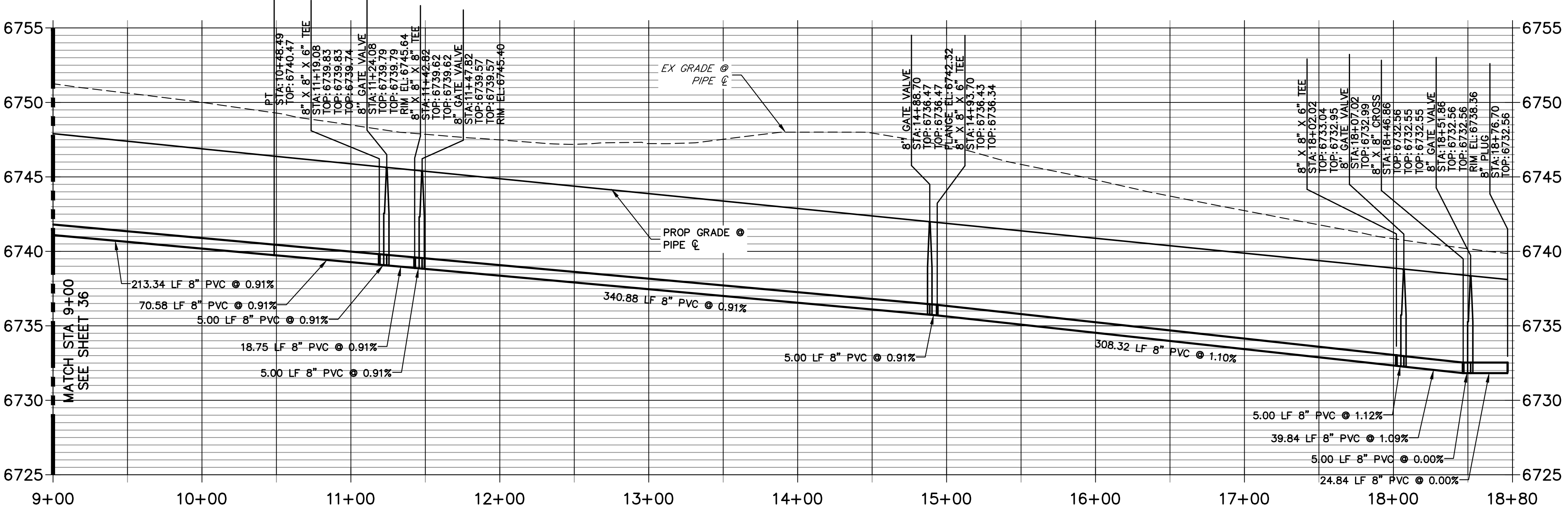
No.	REVISION	BY	DATE

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

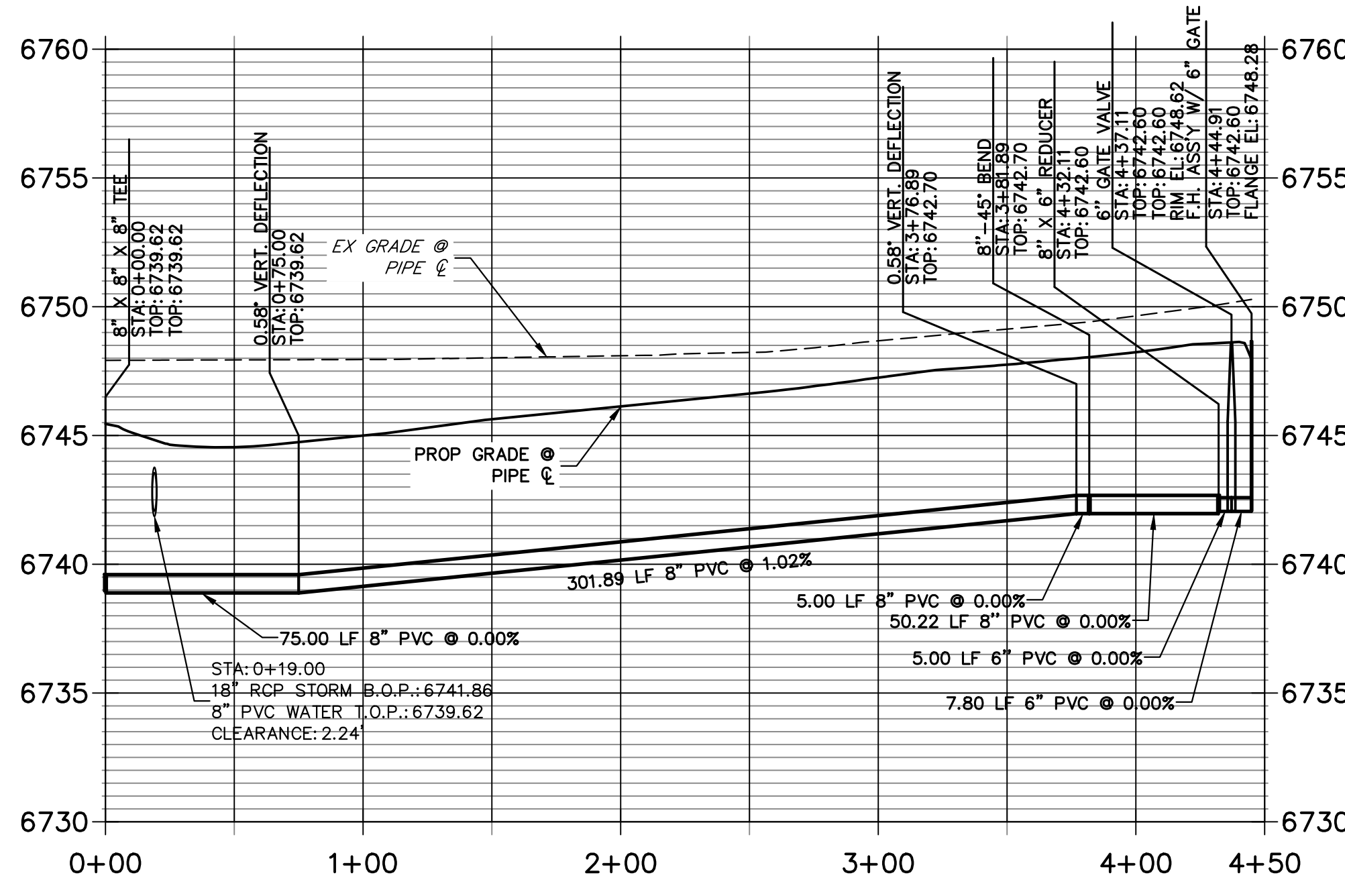
SADDLEHORN RANCH
FILING 3
WATER DISTRIBUTION PLAN
SHEET 37 OF 63
JOB NO. 25142.05



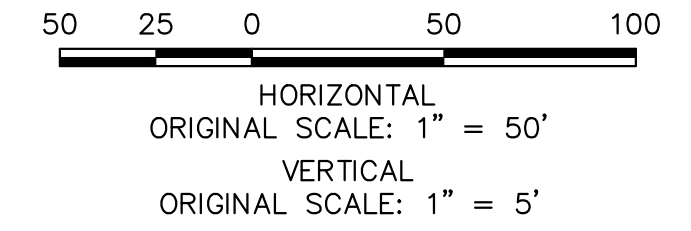
WP03 PROFILE (2)
STA 9+00.00 TO 18+79.97



WP05 PROFILE
STA 0+00.00 TO 4+50.00

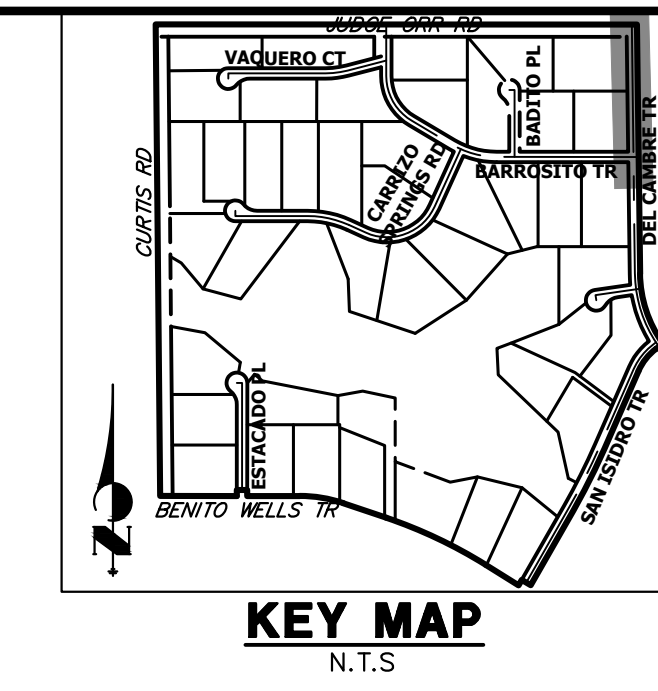
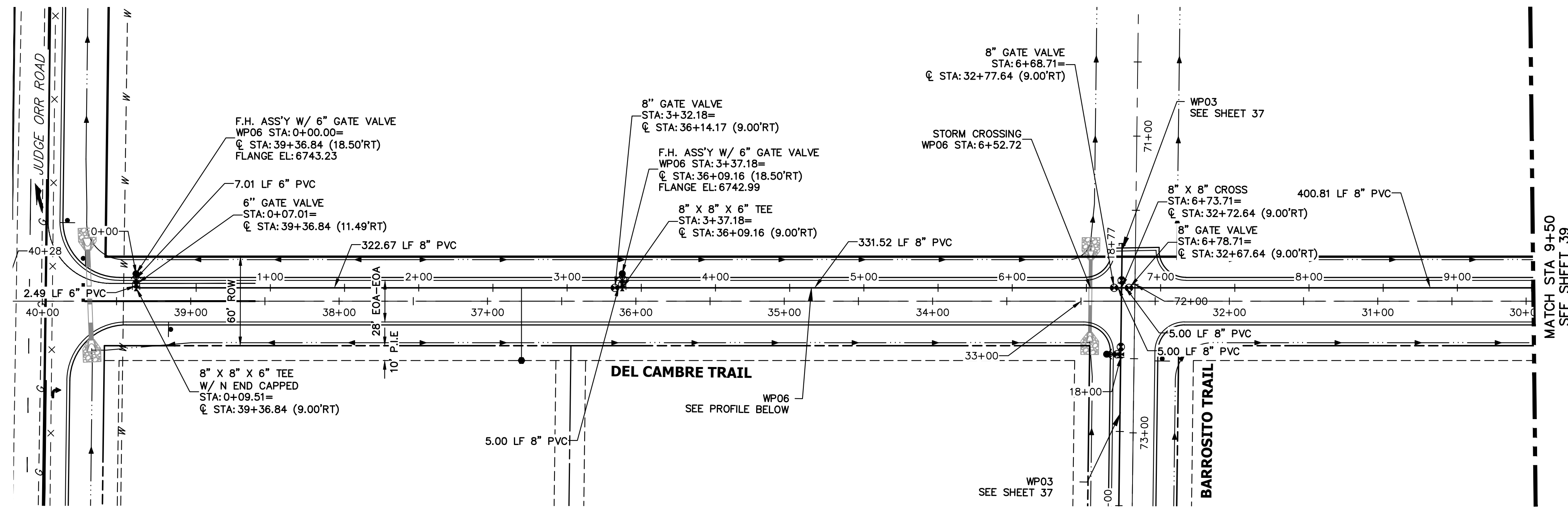


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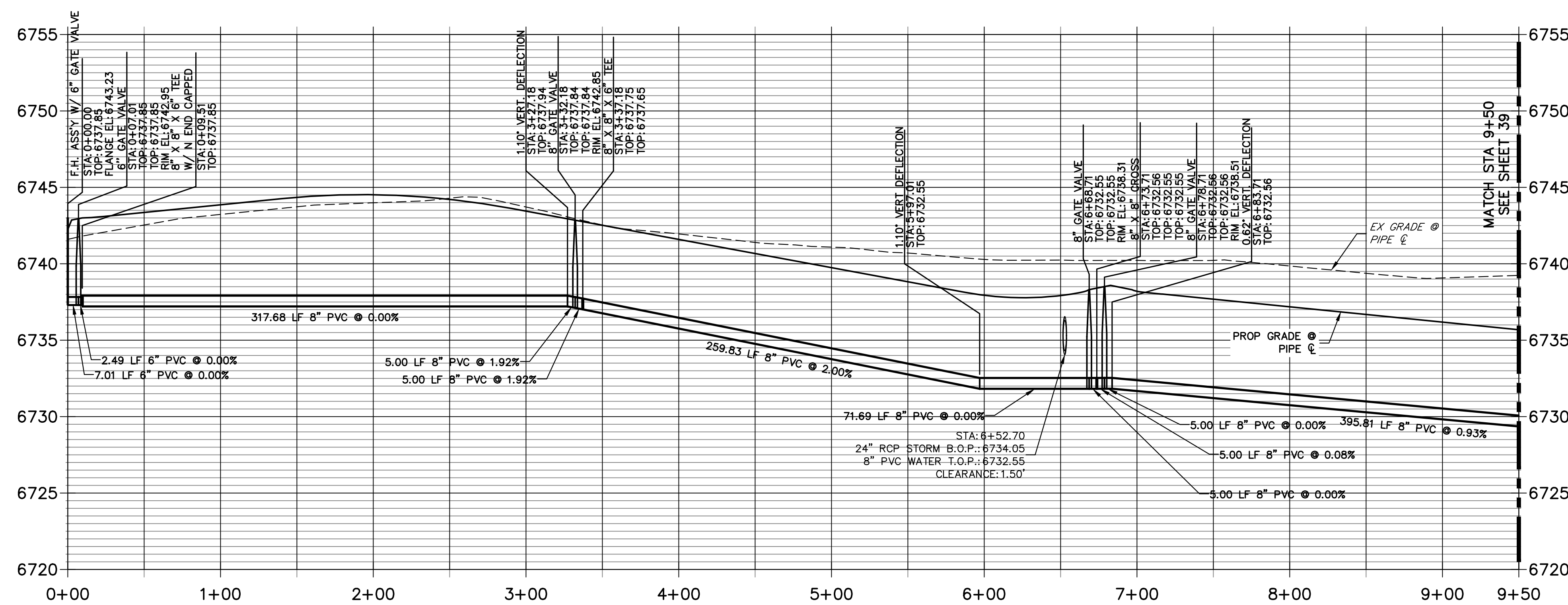


ENGINEER'S STATEMENT

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: 8/10/23



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



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 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: 8/10/23

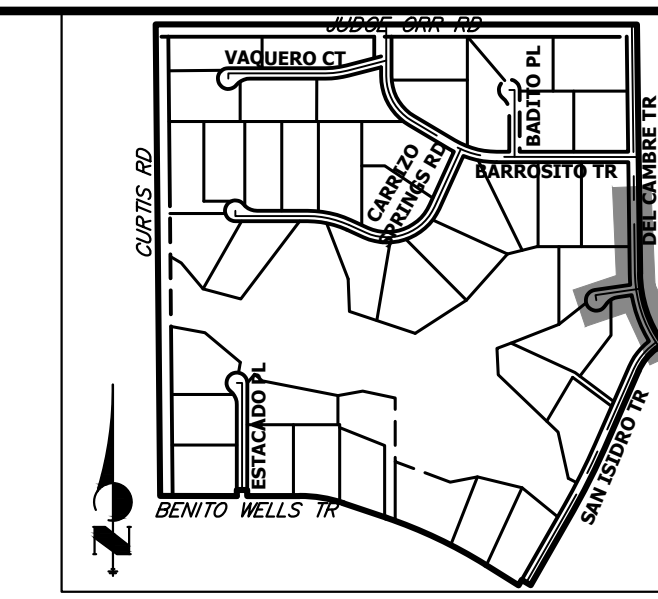
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 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company

 Centennial 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 4/25/23
 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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(707) 365-6891
BRADY WILLIAMS

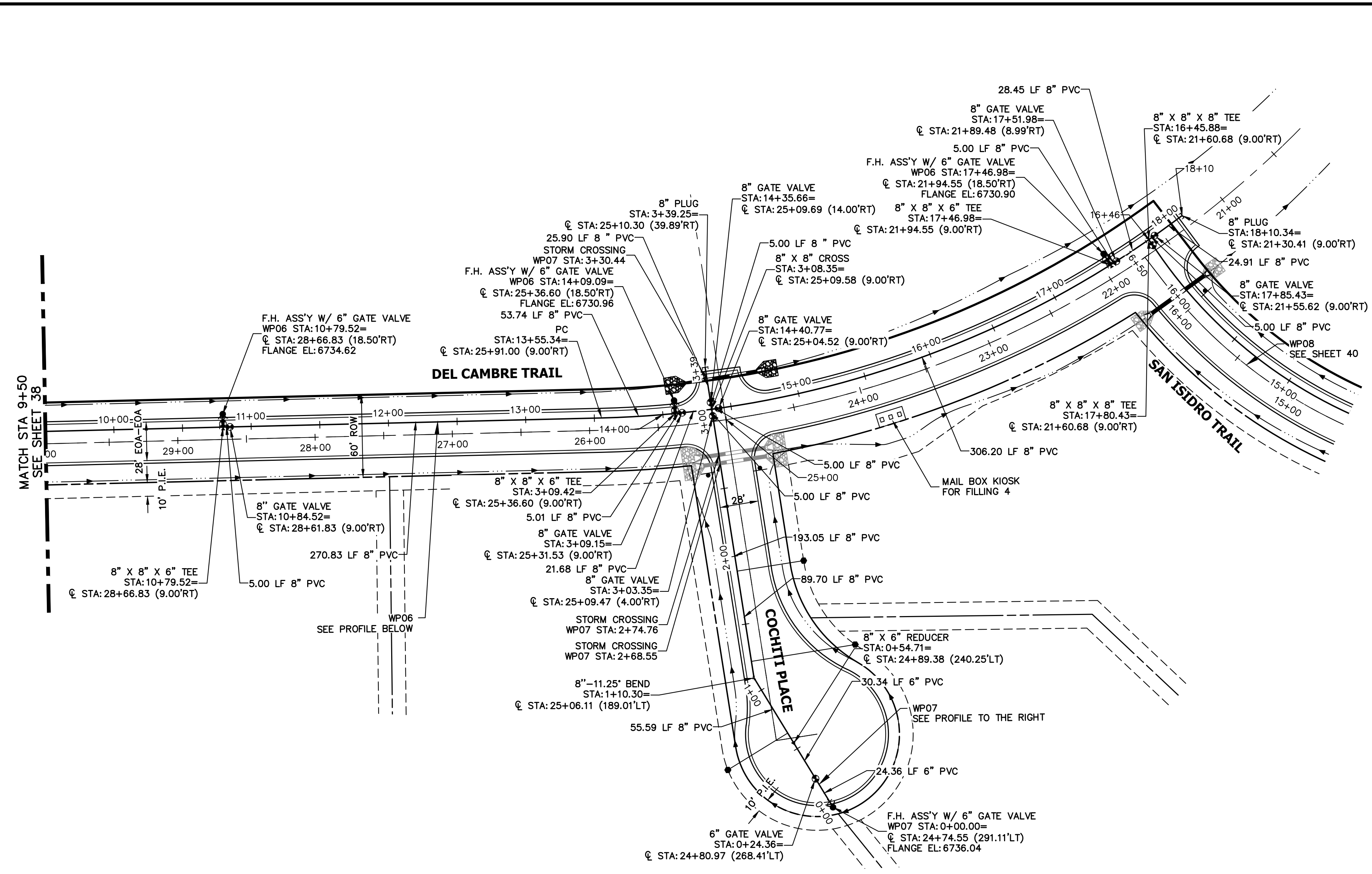
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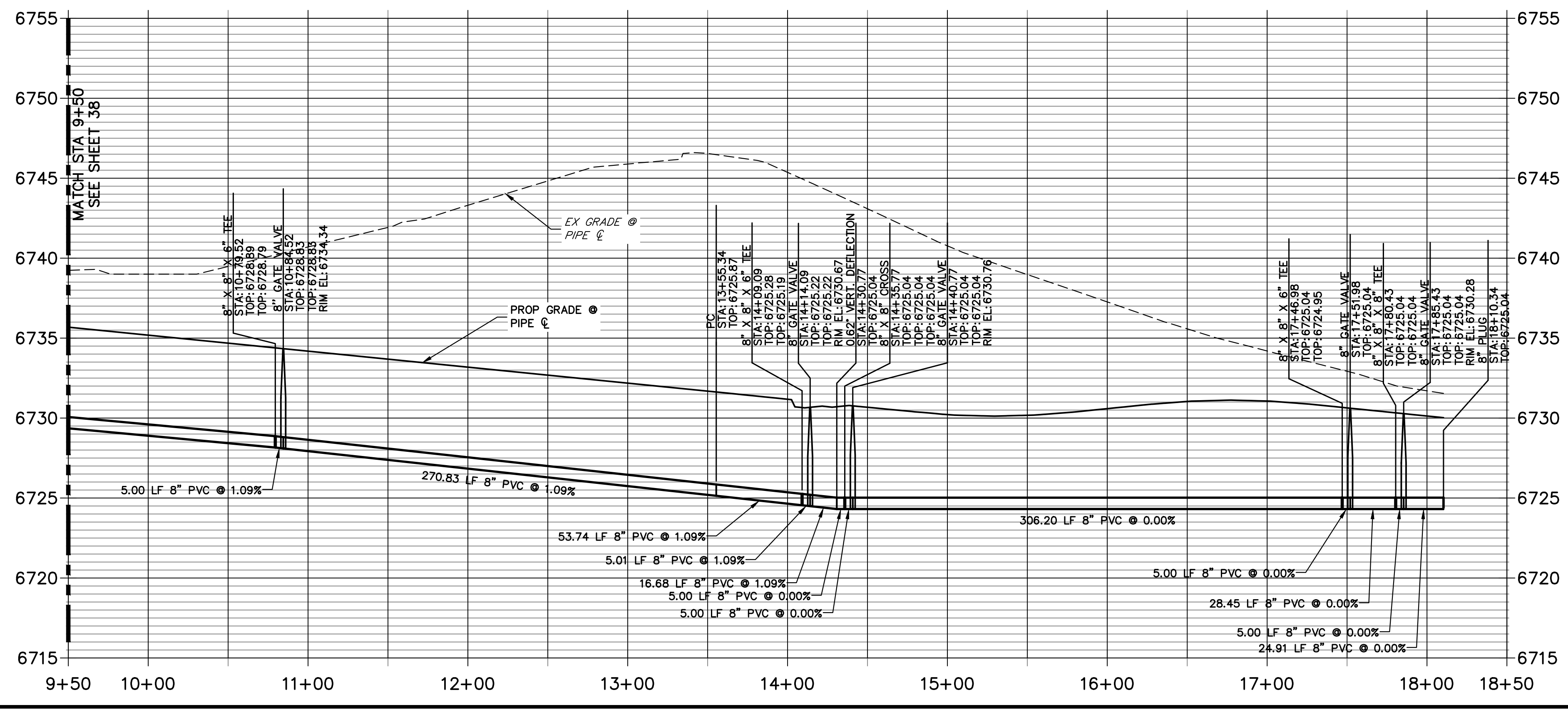
BY	DATE	No.	REVISION

SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

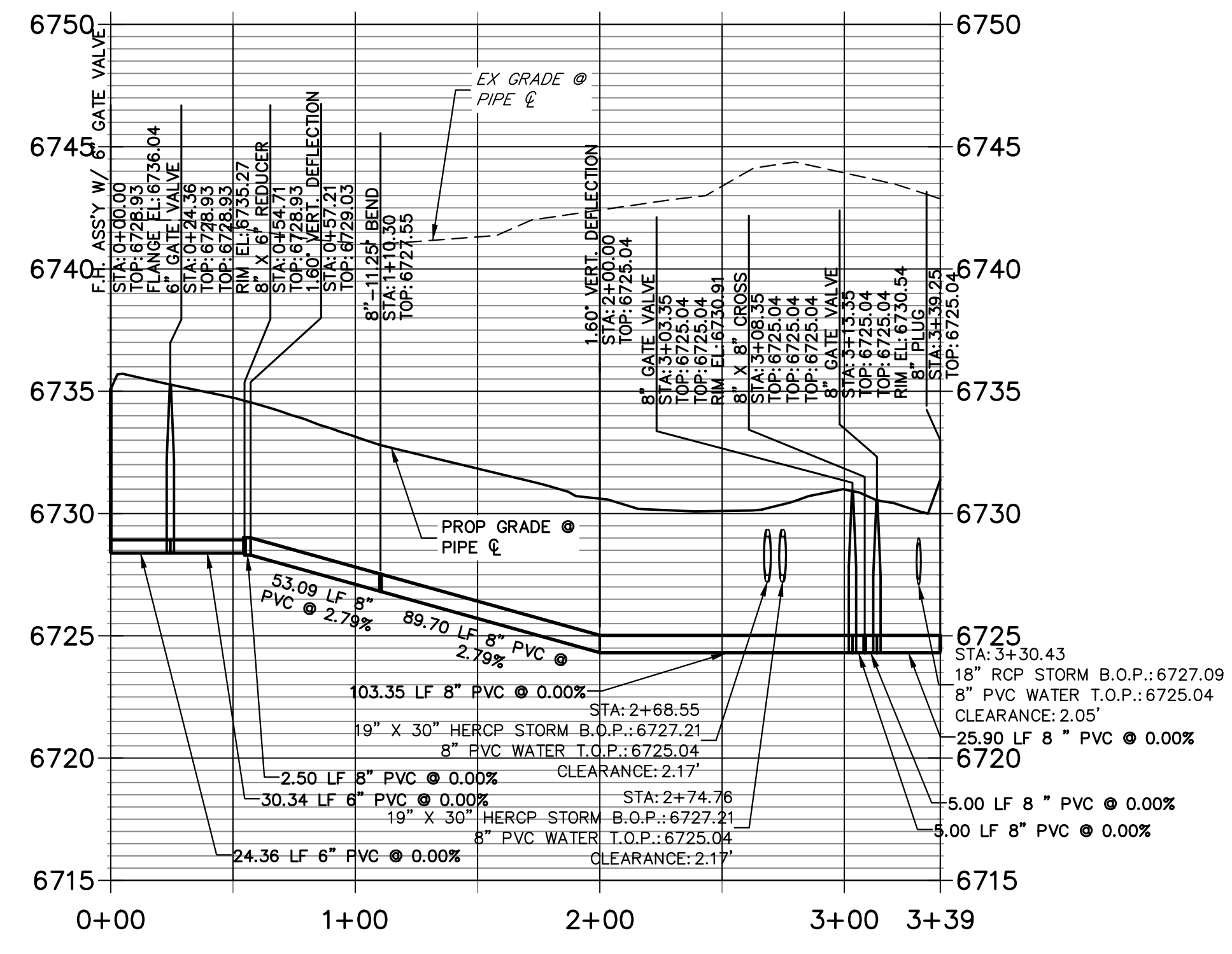
SHEET 39 OF 63
JOB NO. 25142.05



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

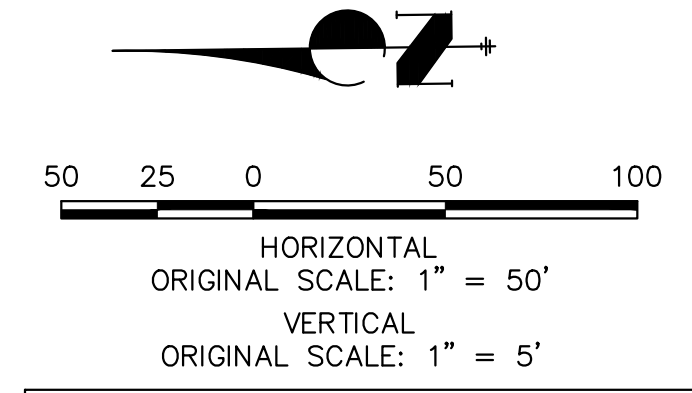


WP07 PROFILE
STA 0+00.00 TO 3+39.25



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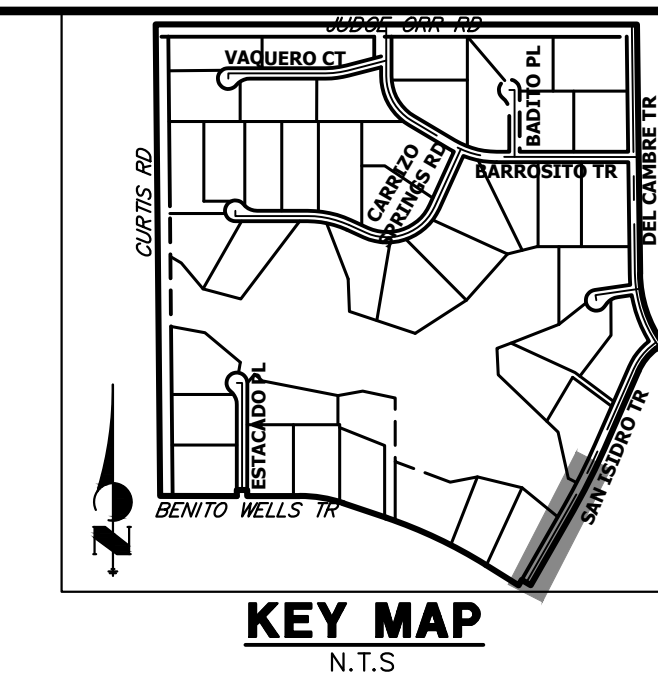
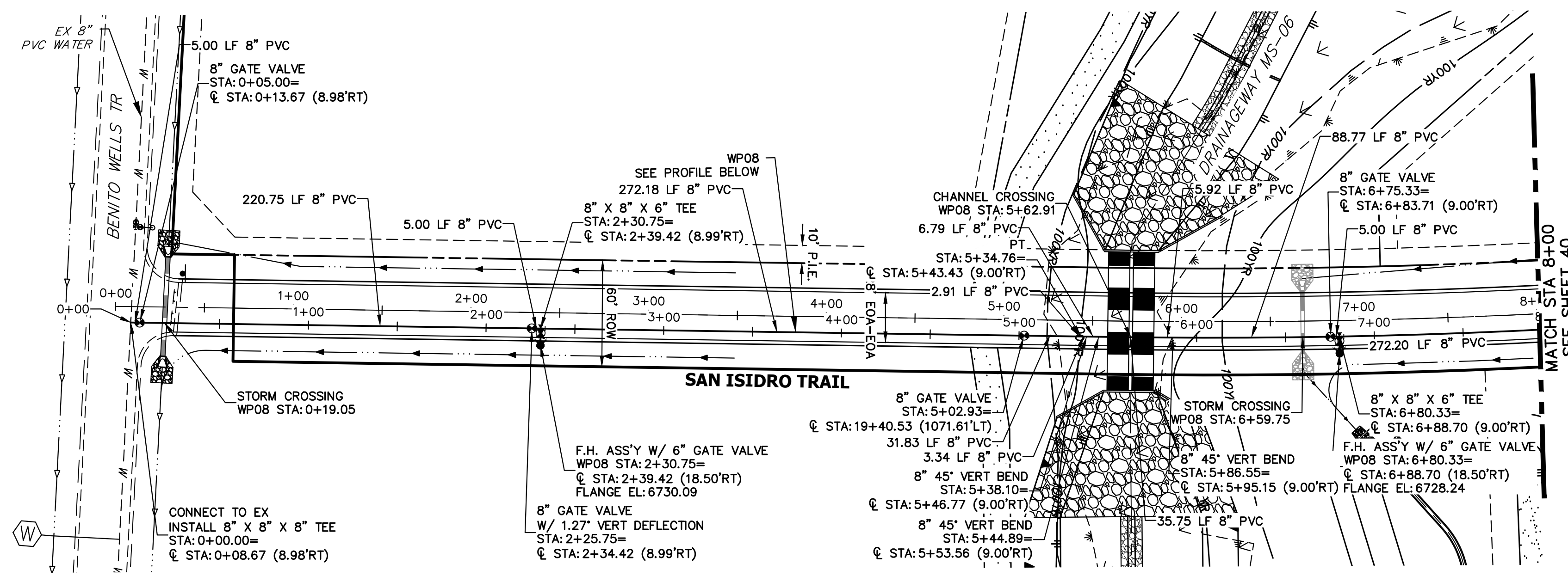
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ENGINEER'S STATEMENT

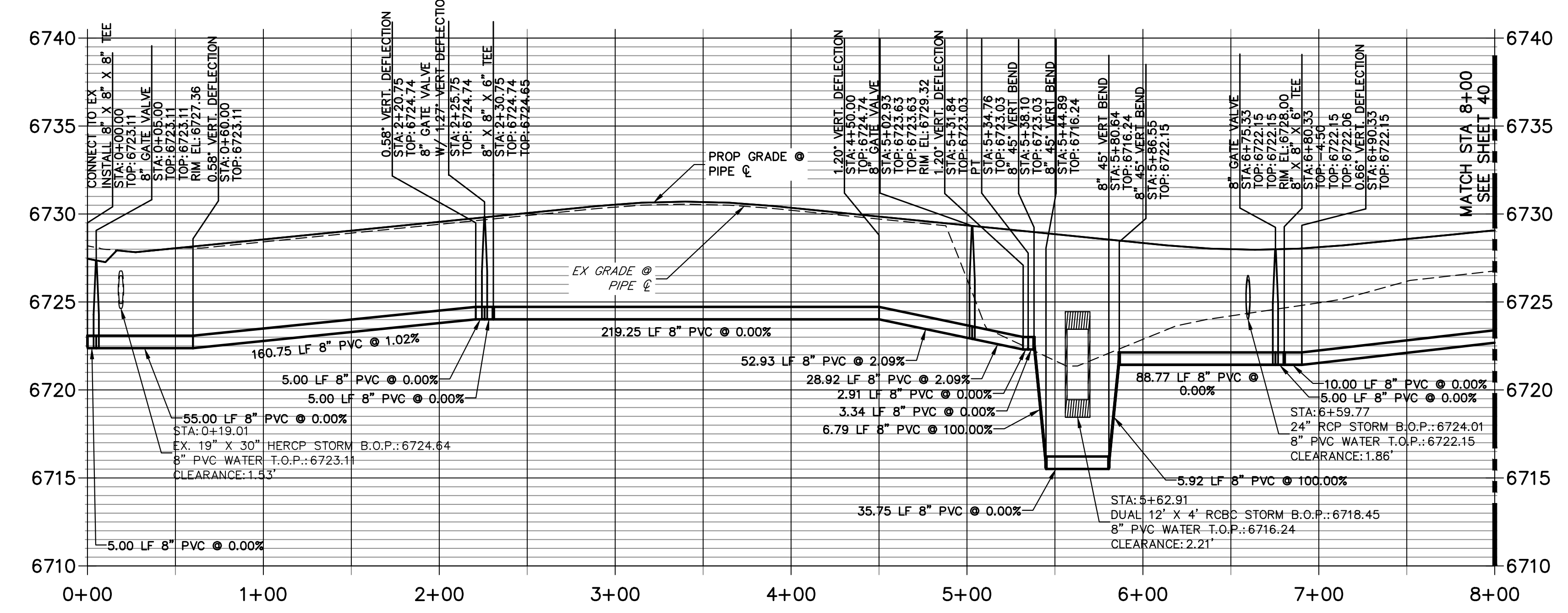
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

25043
8/10/23
DATE



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



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

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 8/10/23

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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

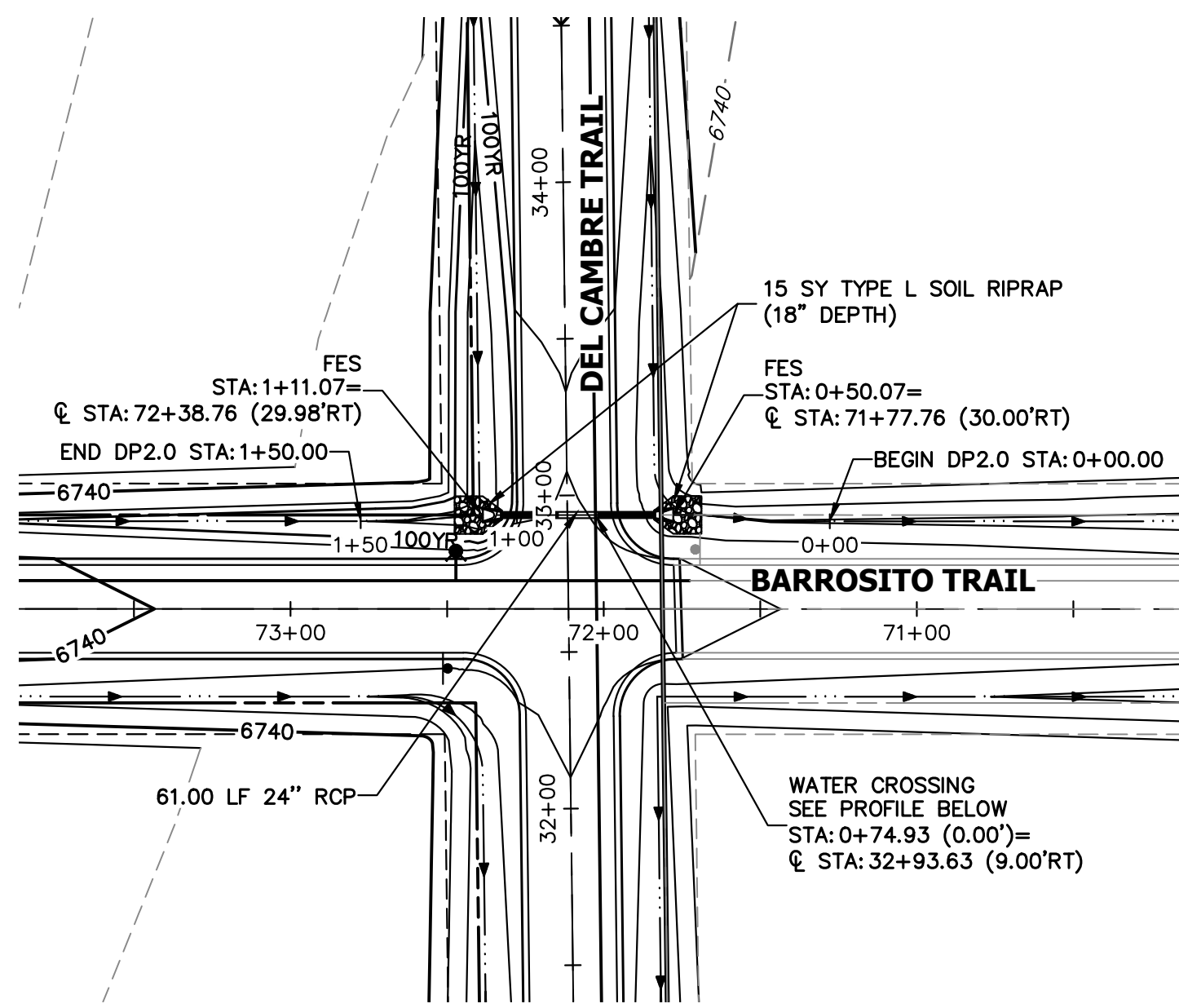
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BY	DATE	REVISION

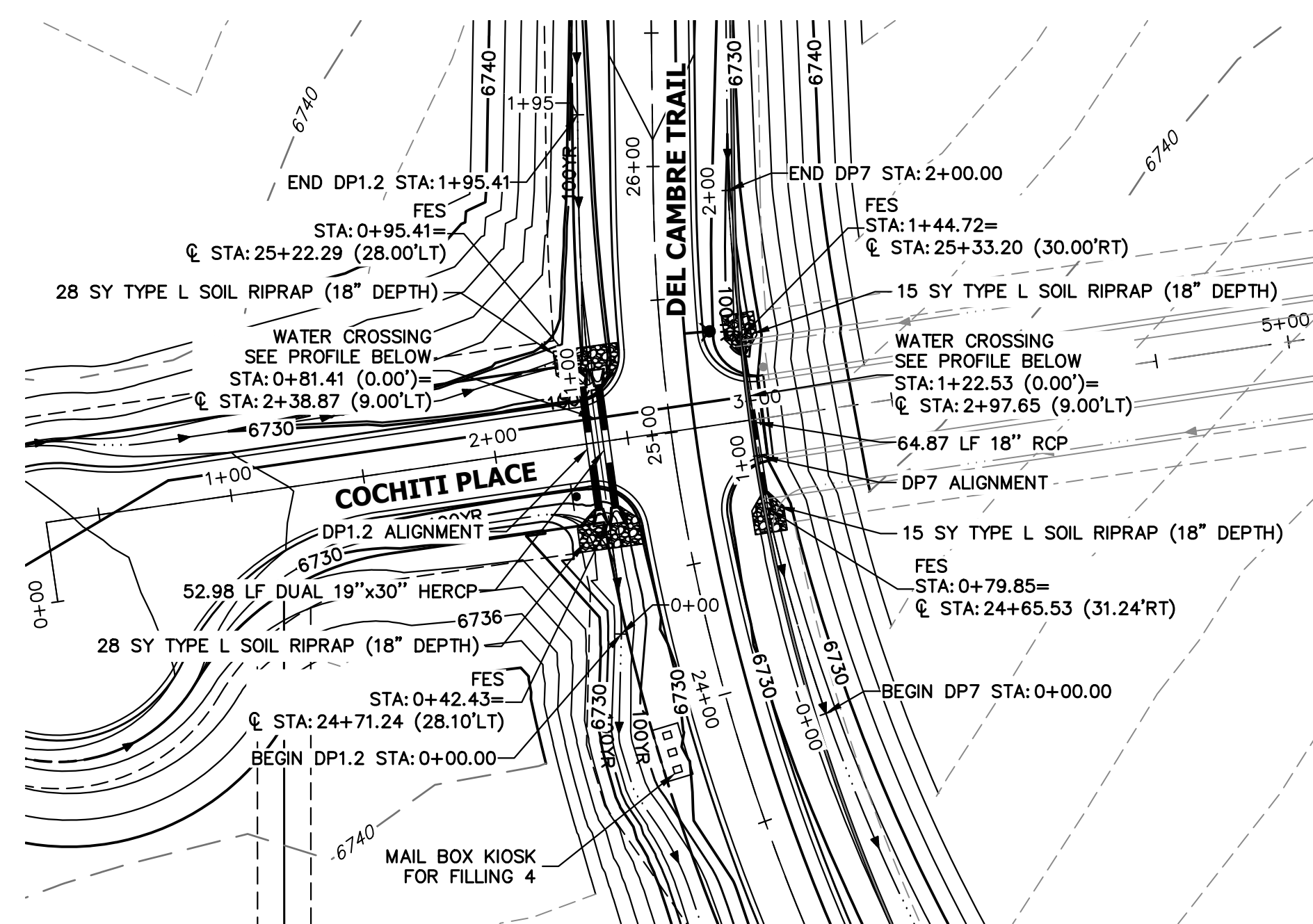
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 4/25/23
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

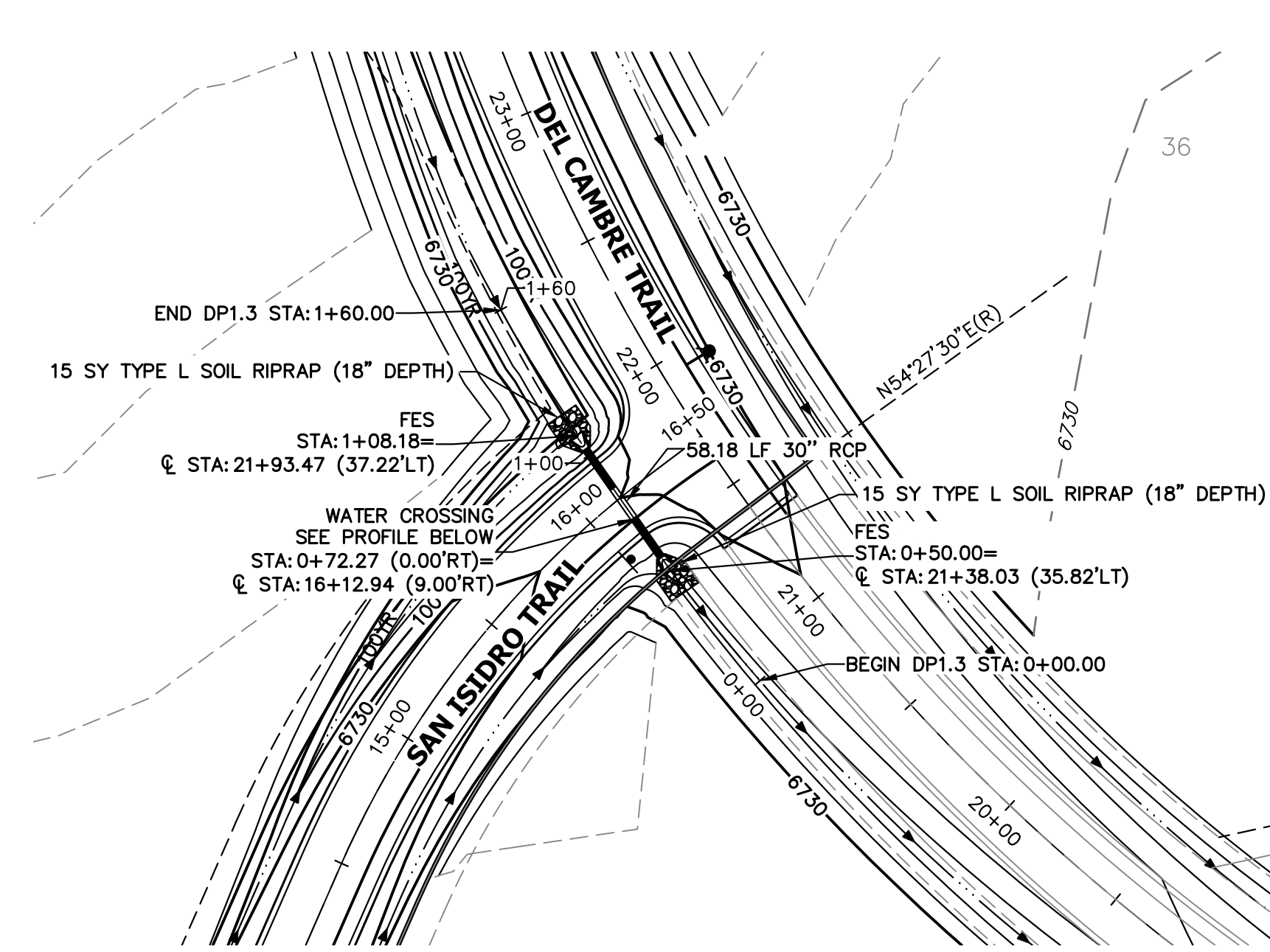
SHEET 41 OF 63
 JOB NO. 25142.05



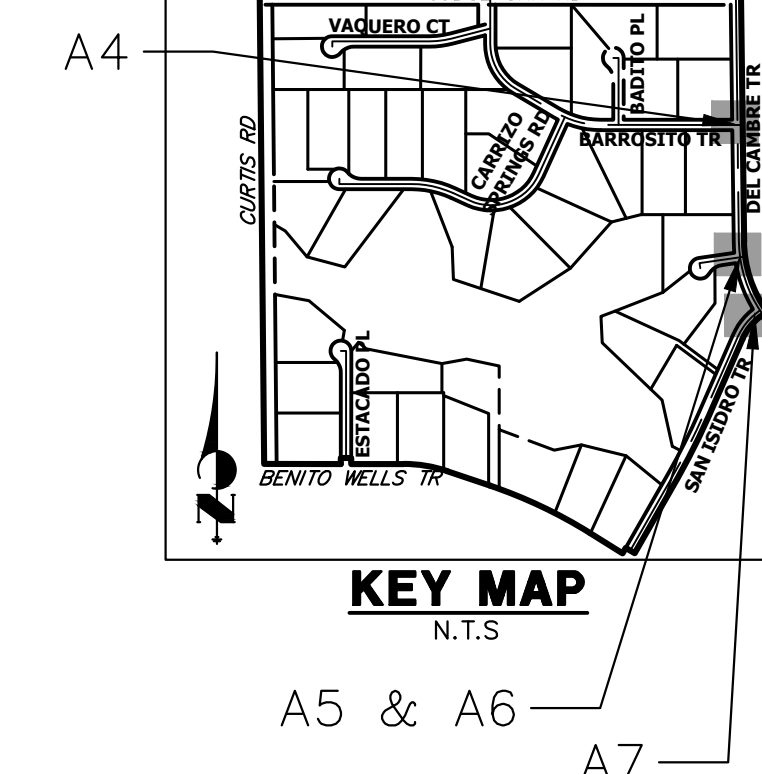
A4 CULVERT - PLAN



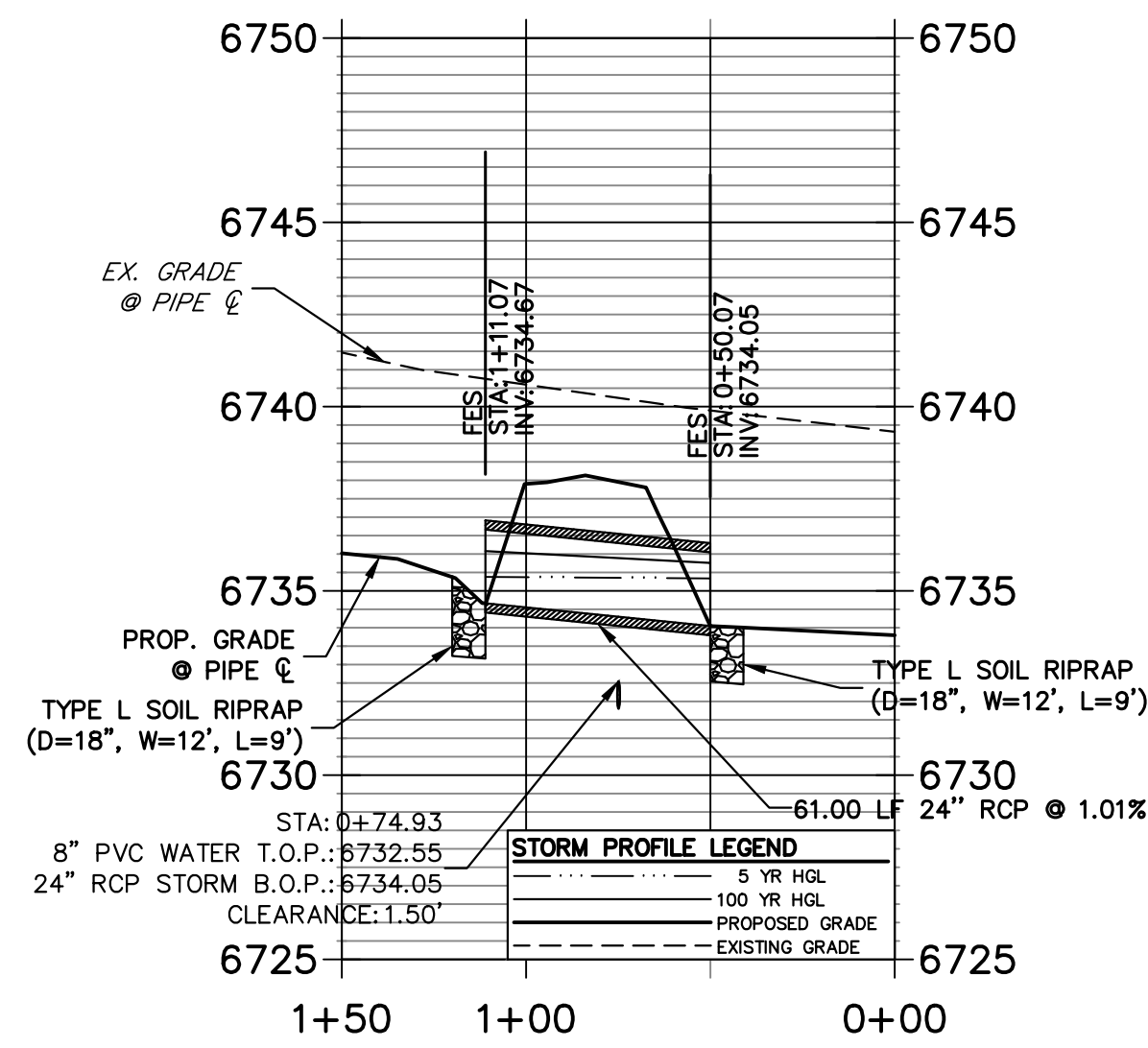
A5 & A6 CULVERT - PLAN



A7 CULVERT - PLAN

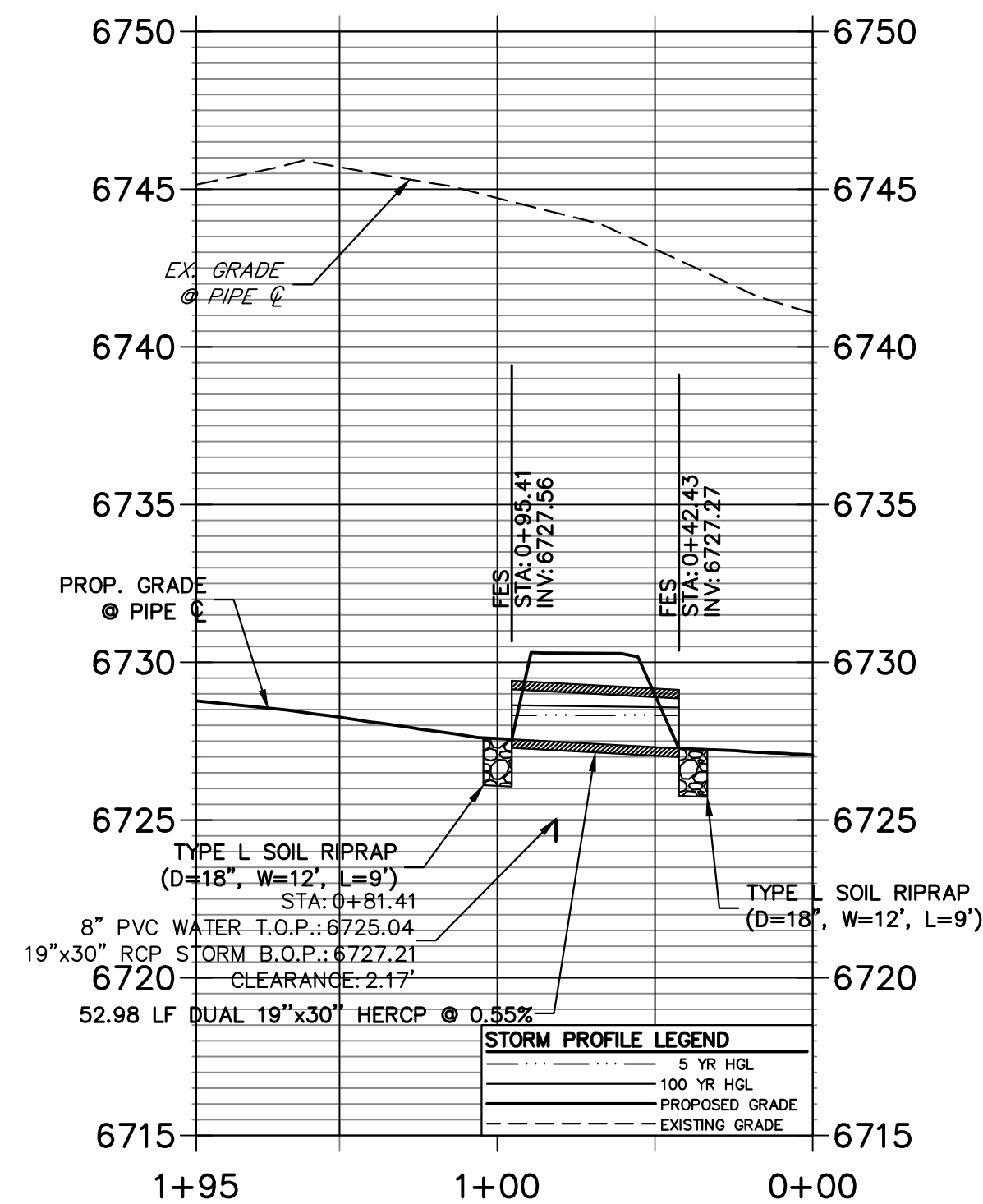


**DP2.0 PROFILE
STA 0+00.00 TO 1+50.00**



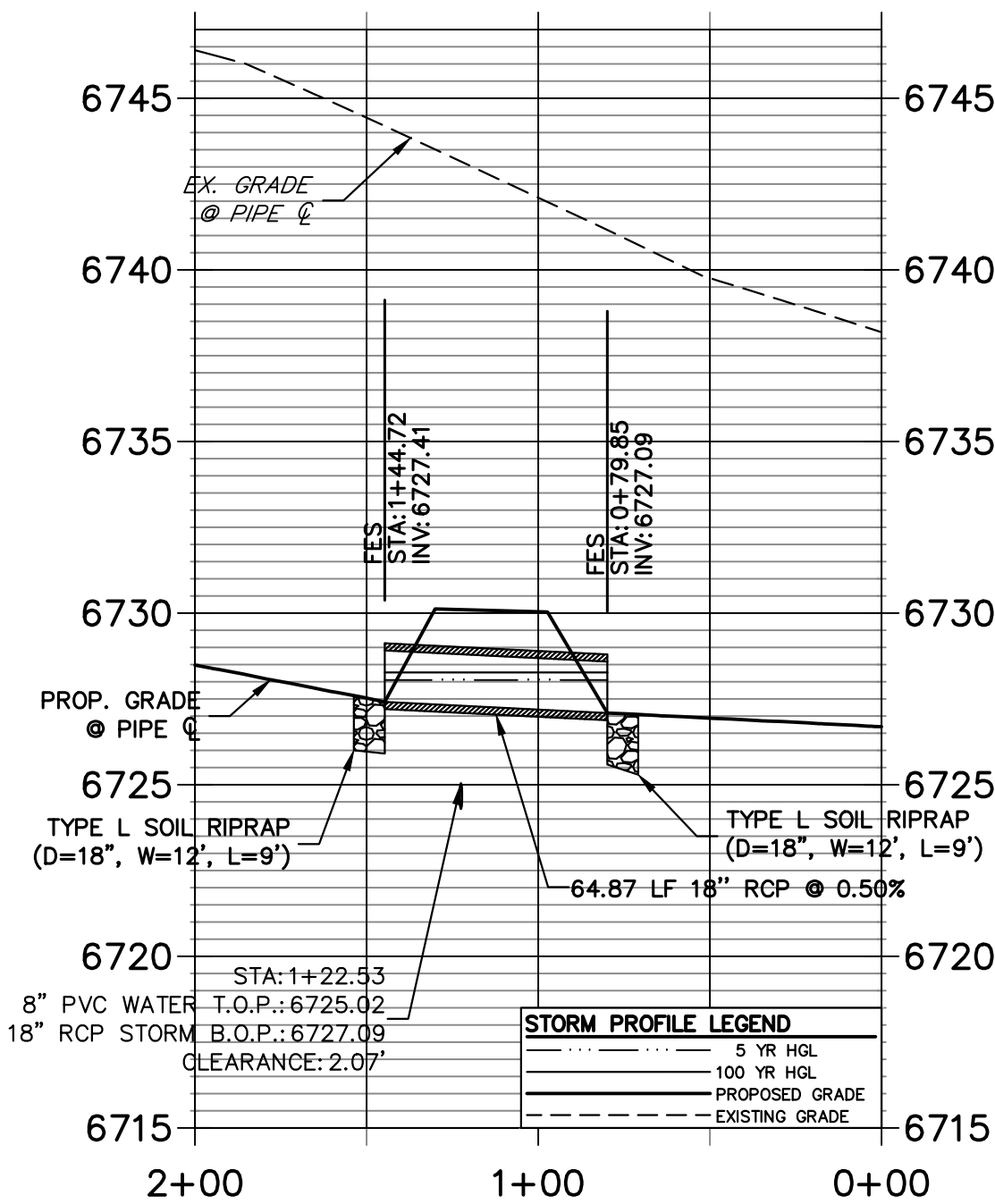
A4 CULVERT - PROFILE

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



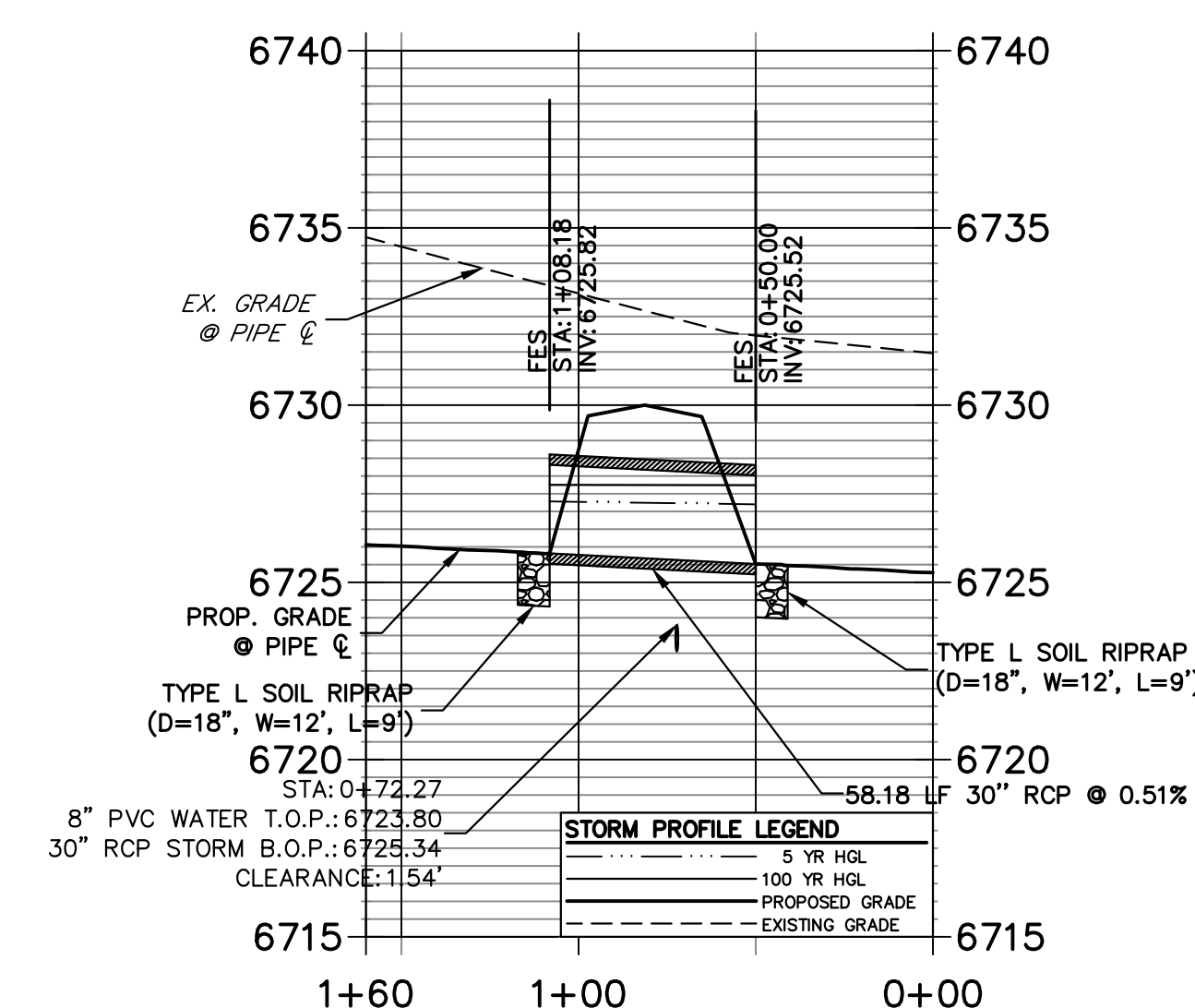
A5 CULVERT - PROFILE

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



A6 CULVERT - PROFILE

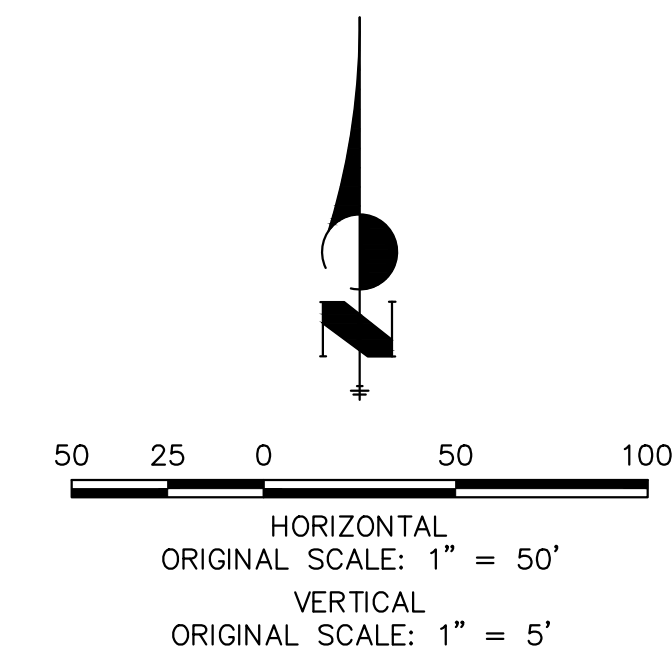
**DP1.3 PROFILE
STA 0+00.00 TO 1+60.00**



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

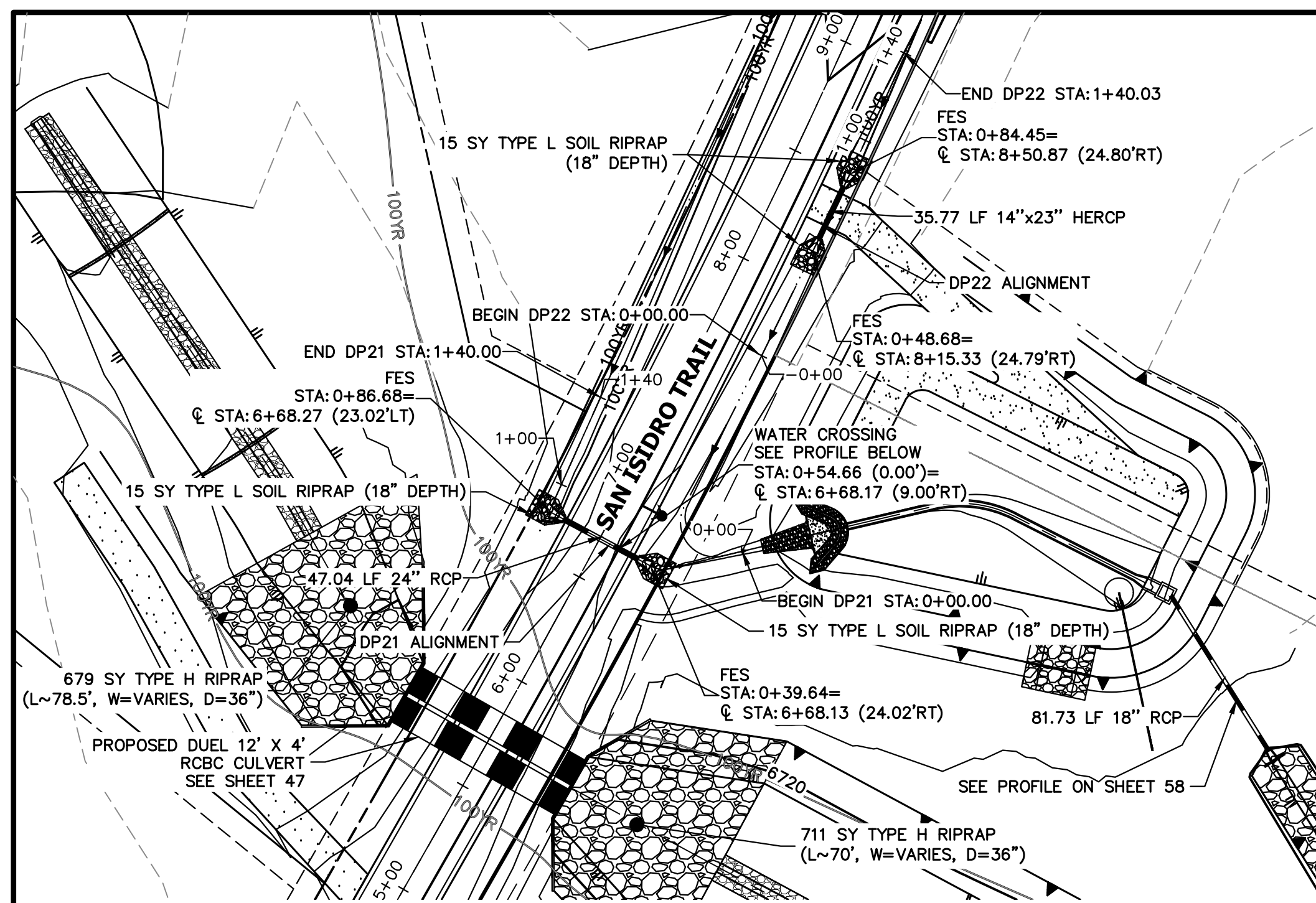


ENGINEER'S STATEMENT

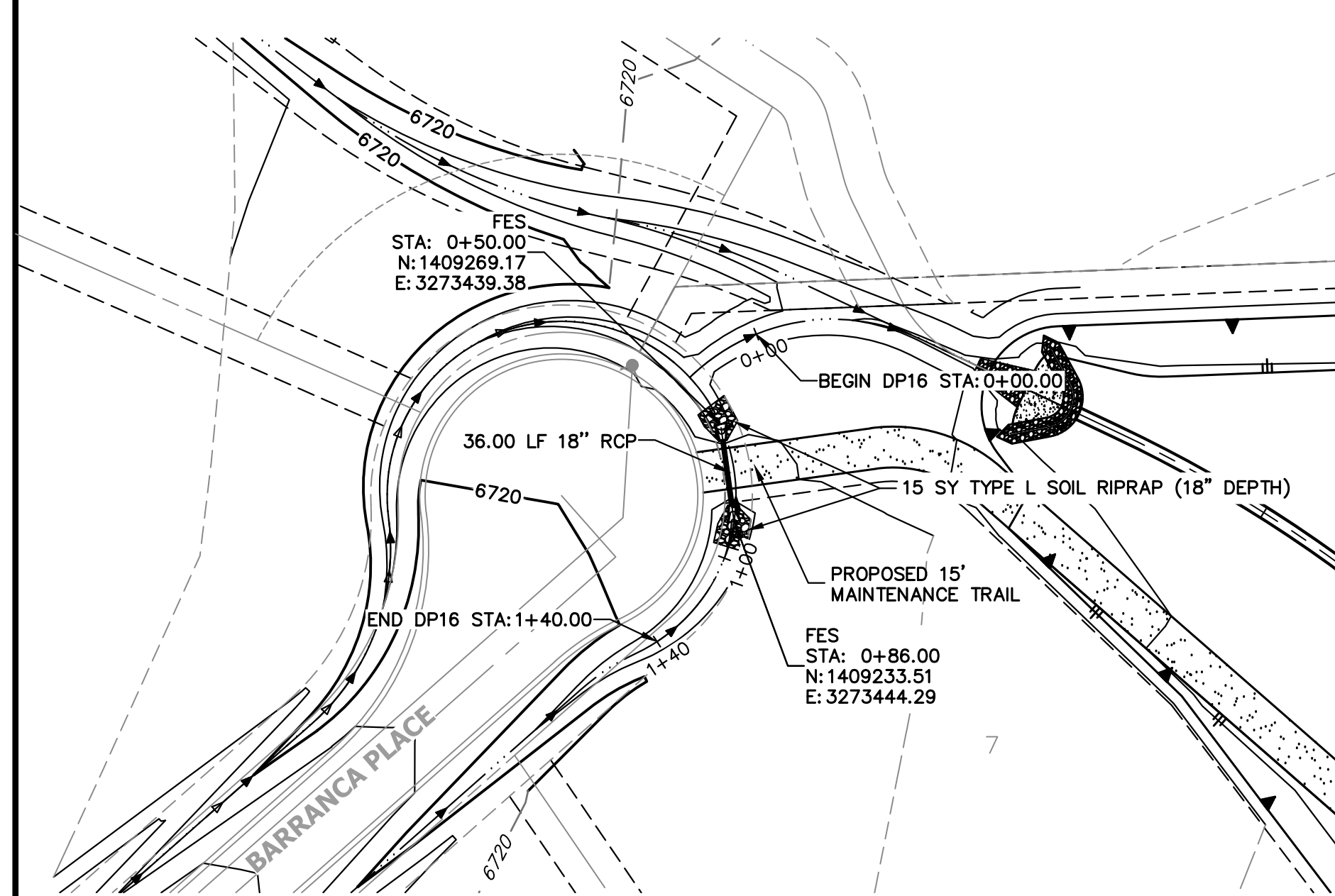
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

8/10/23
DATE

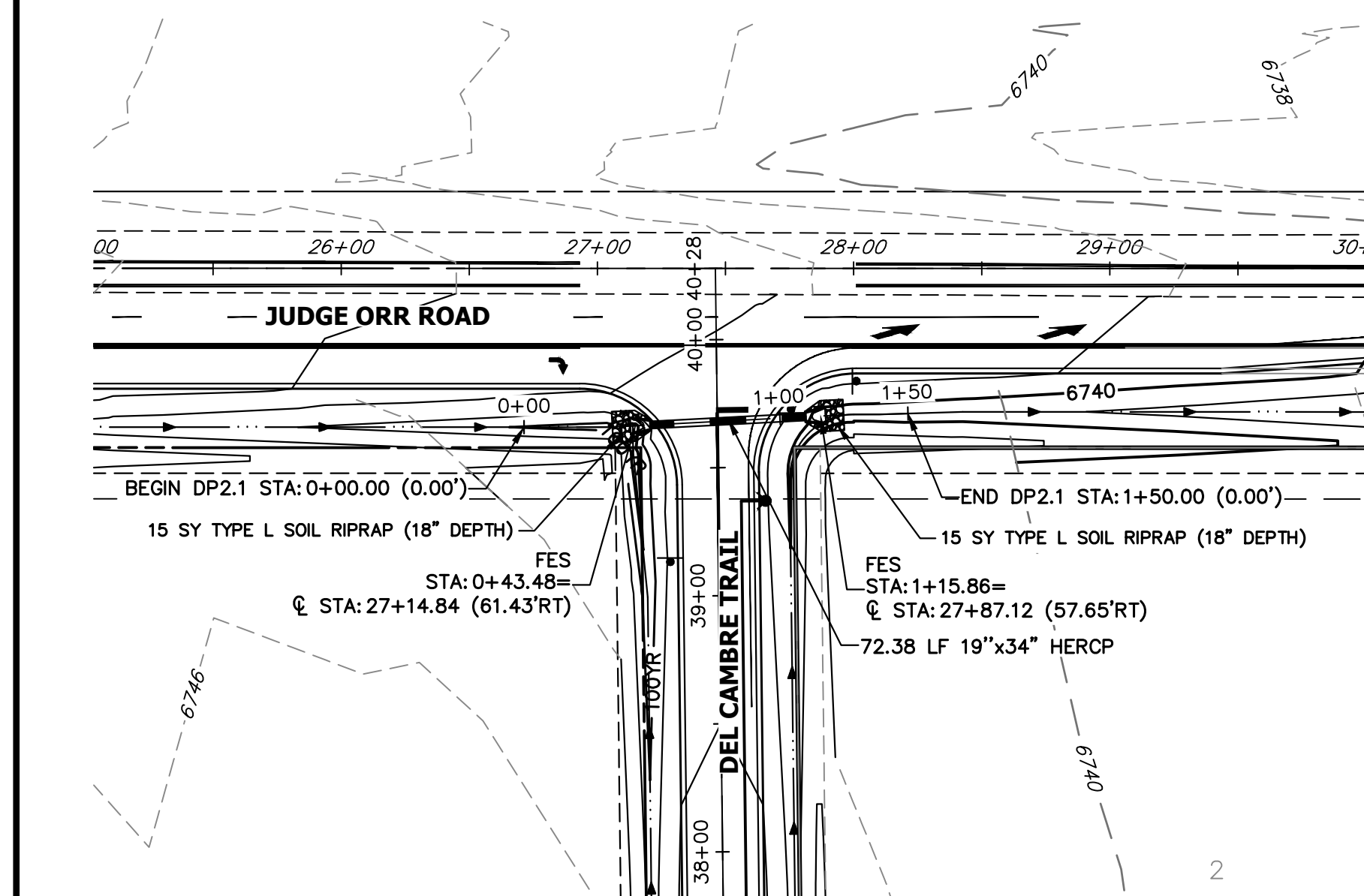
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 J.R. ENGINEERING A Westman Company Centennial 300-740-0888 • 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	4/25/23
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



A10 & A11 CULVERT - PLAN

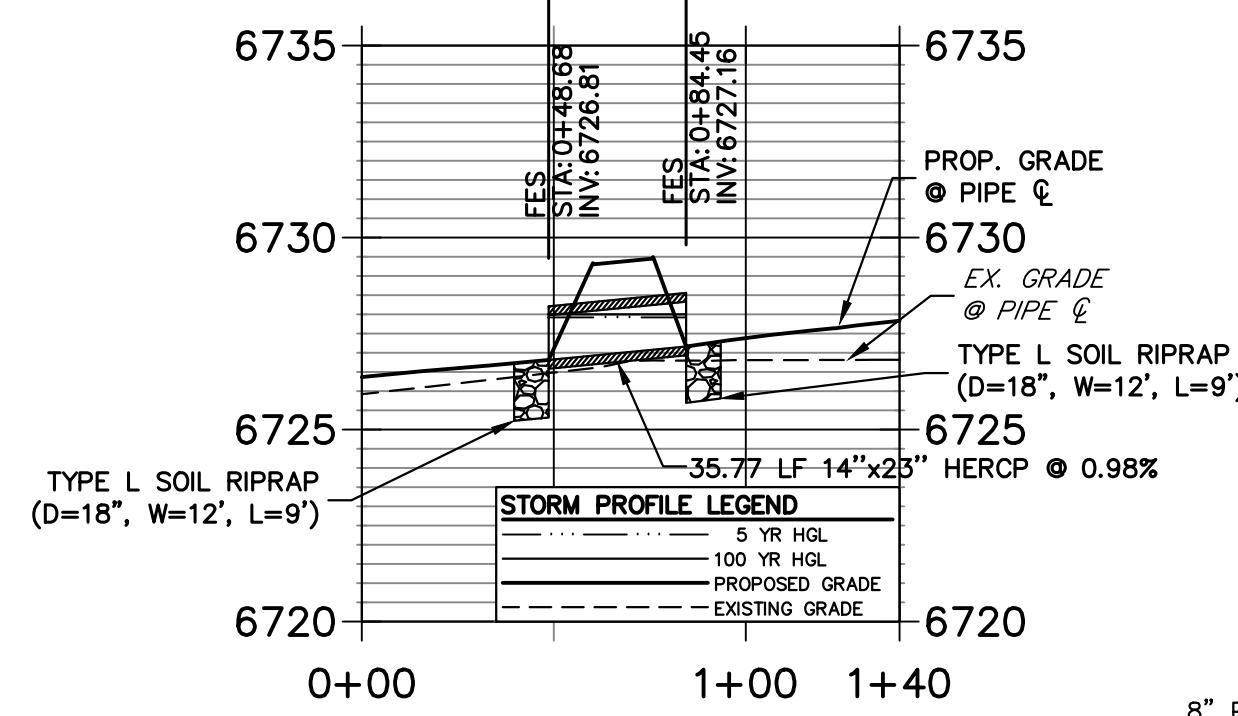


A13 CULVERT - PLAN



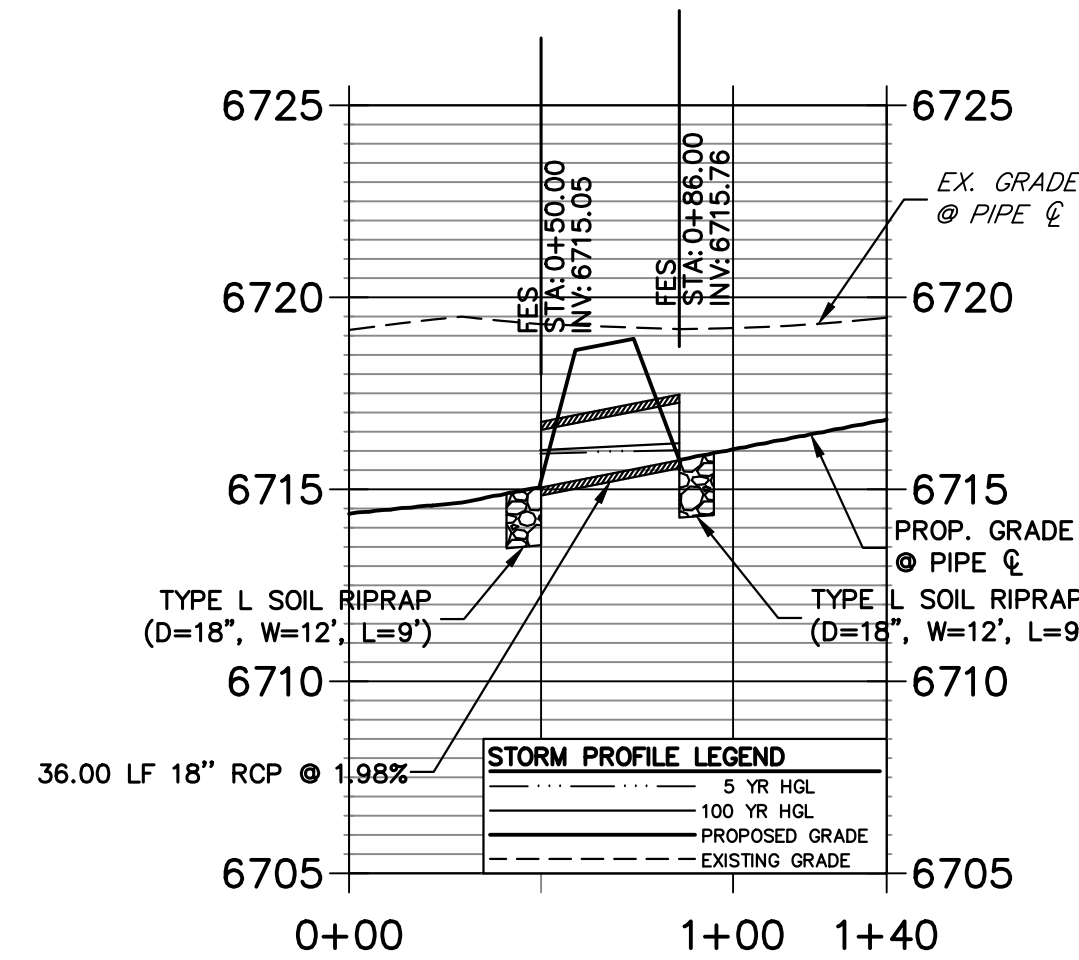
A15 CULVERT - PLAN

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



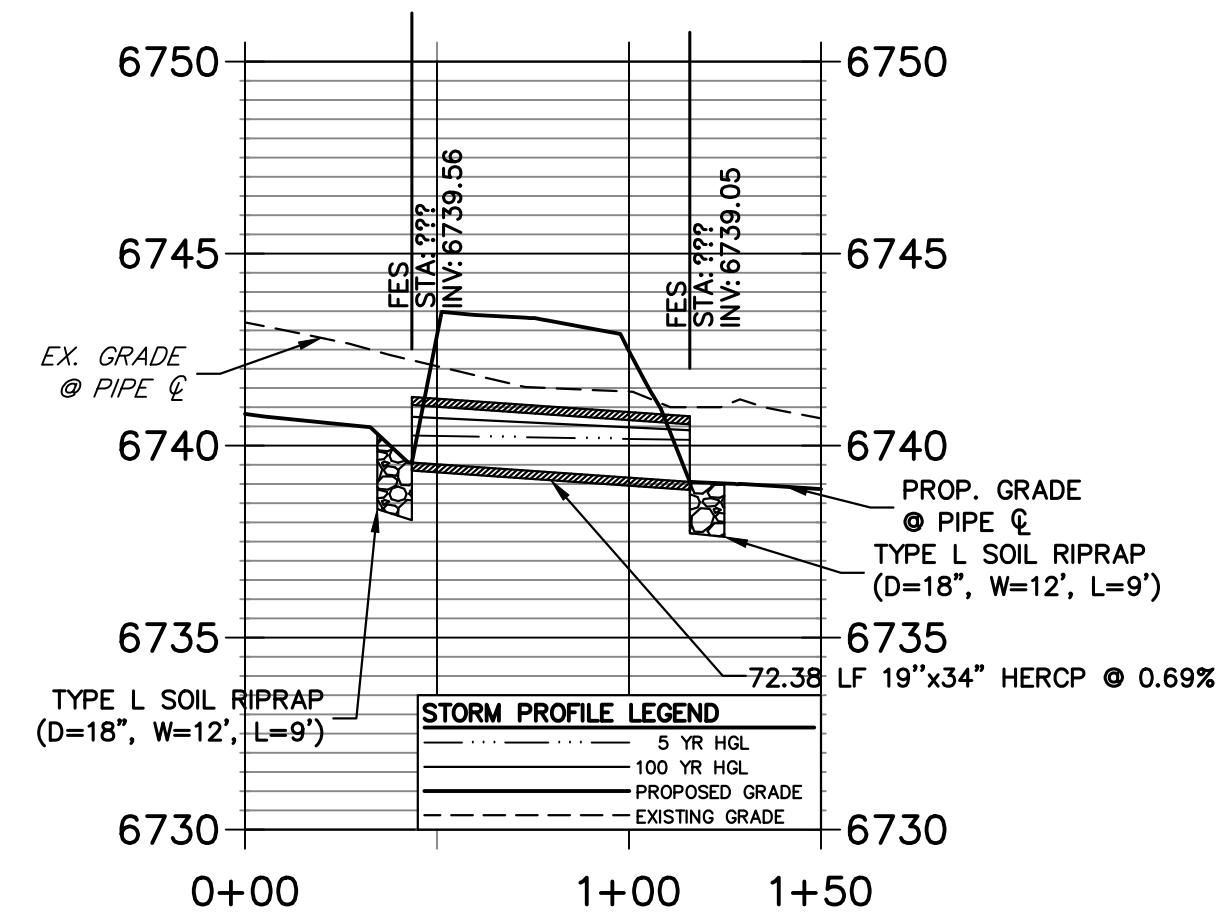
A10 CULVERT - PROFILE

**DP16 PROFILE
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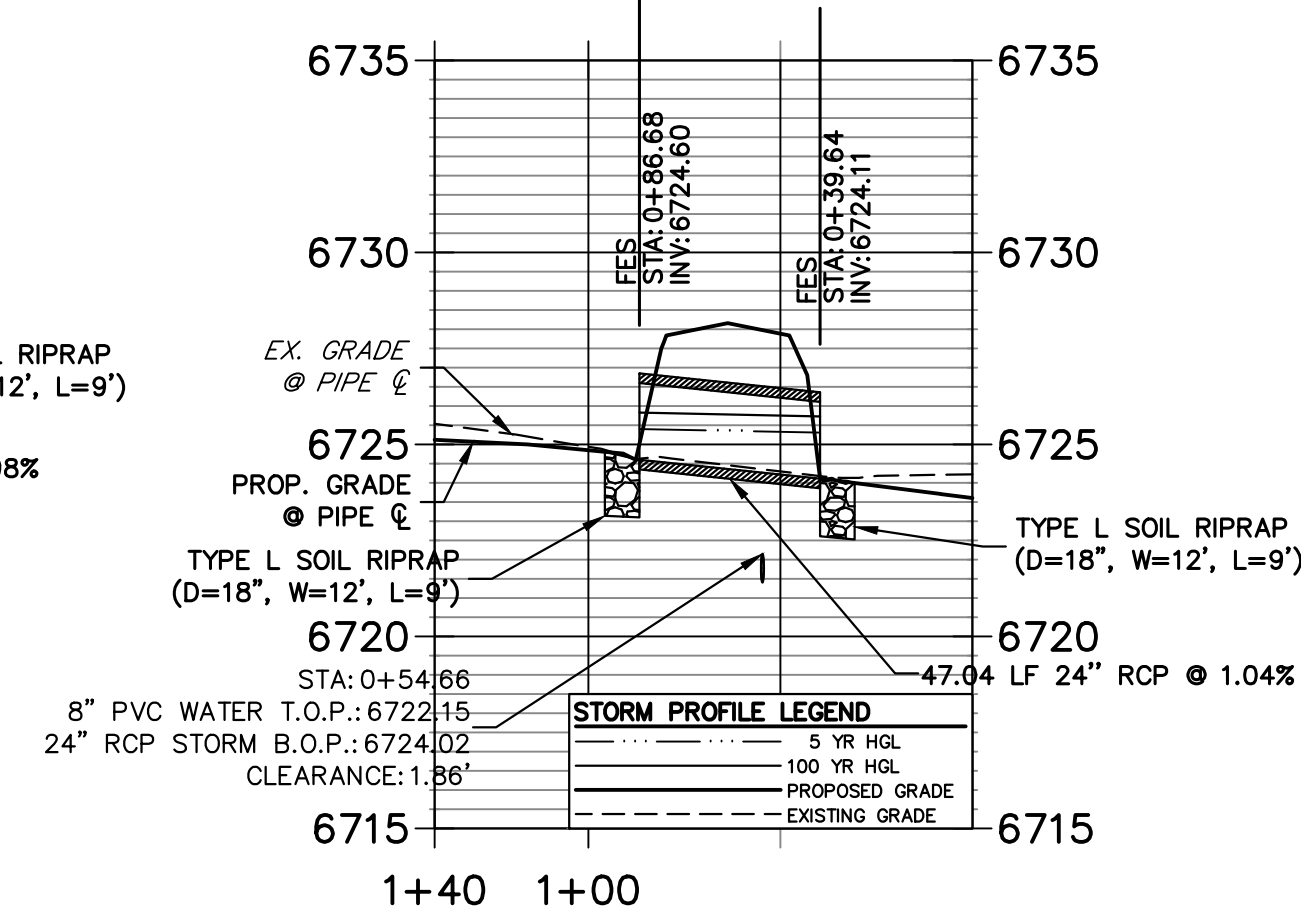
A13 CULVERT - PROFILE

**DP2.1 PROFILE
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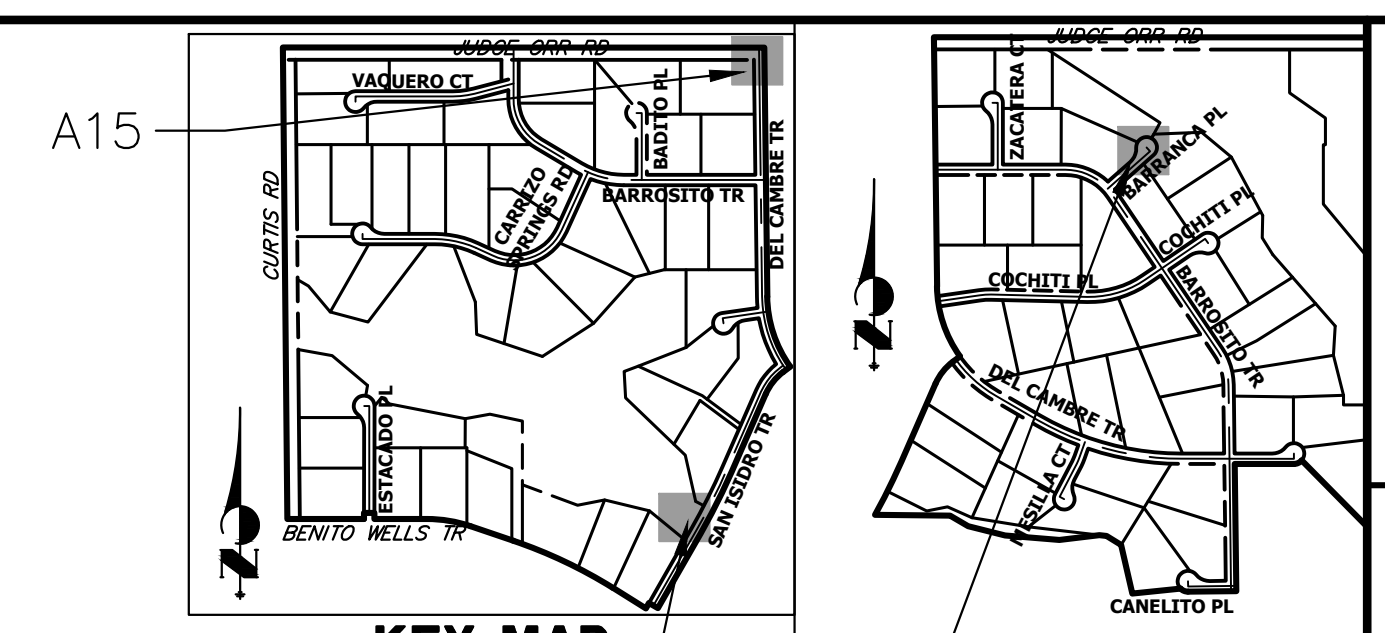


A15 CULVERT - PROFILE

**DP21 PROFILE
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A11 CULVERT - PROFILE

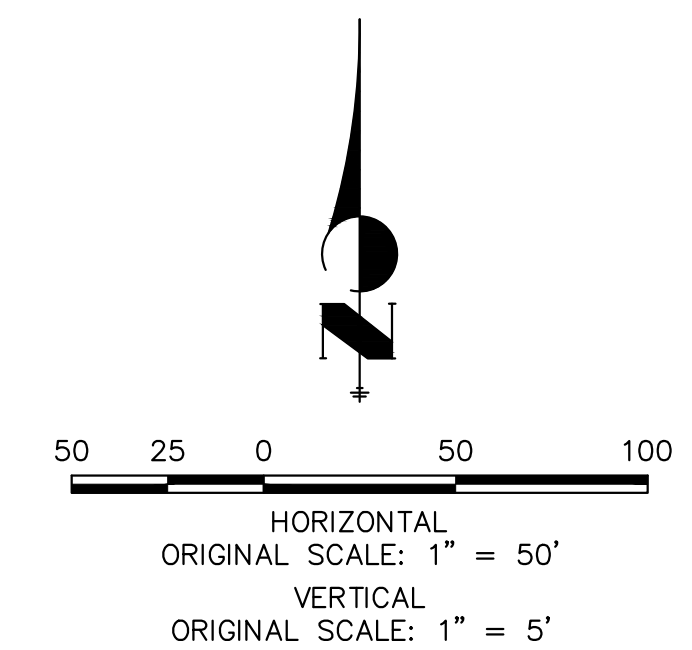


A10 & A11

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.

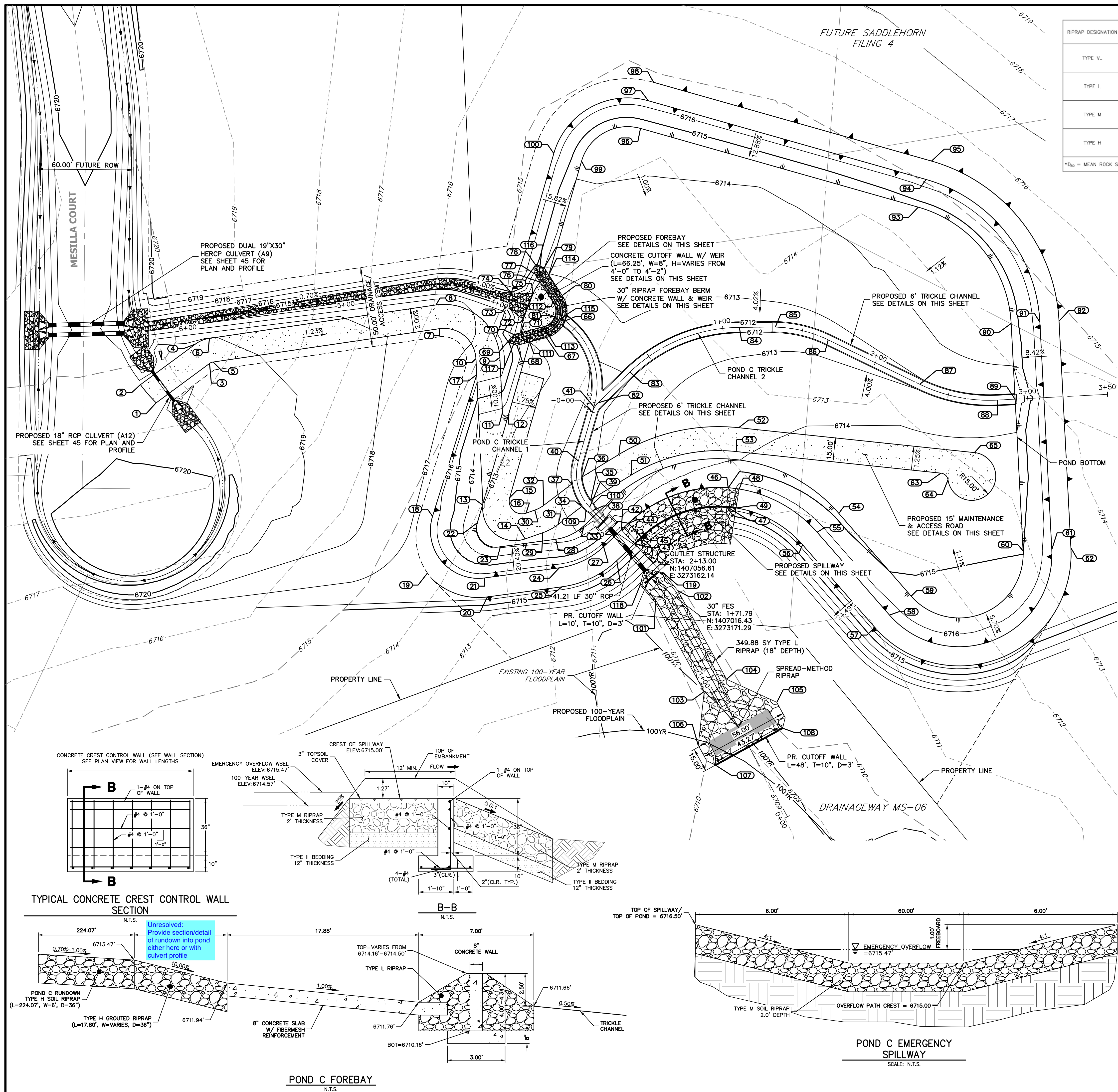


ENGINEER'S STATEMENT

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

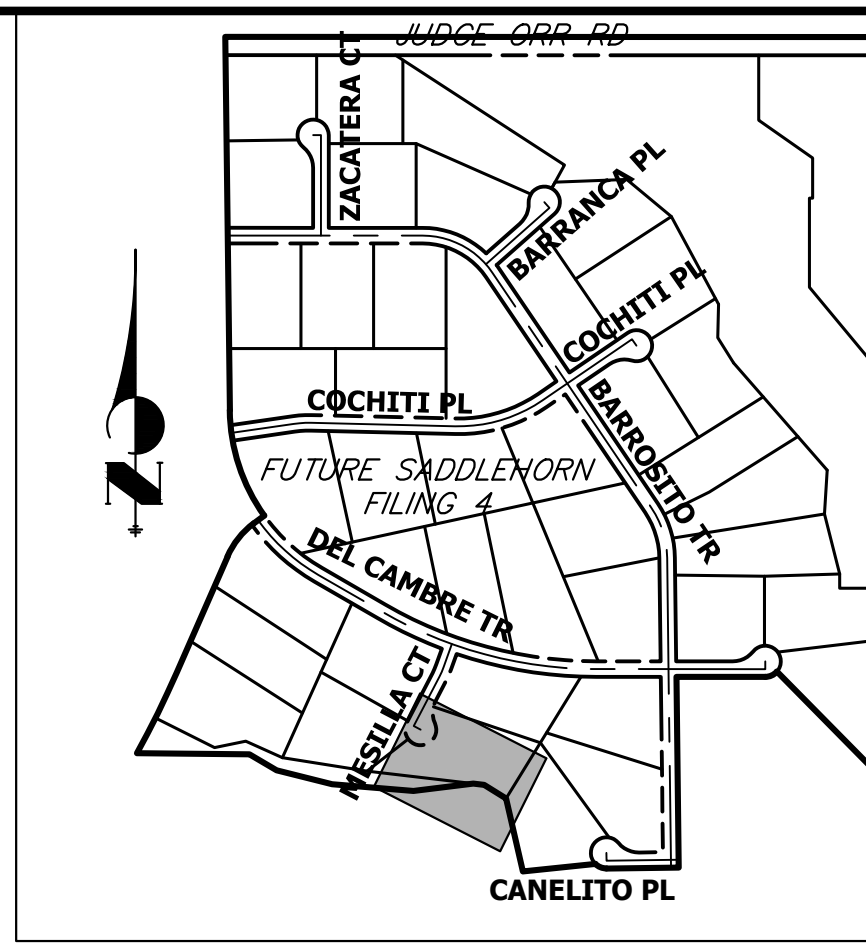
8/10/23
 DATE

PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE	No. REVISION
H-SCALE 1"=50' V-SCALE 1"=5' DATE 4/25/23 DESIGNED BY AMT DRAWN BY WKN CHECKED BY	SADDLEHORN RANCH - FILING 3 STORM SEWER PLAN AND PROFILE
SHEET 46 OF 63 JOB NO. 25142.05	811 logo and text

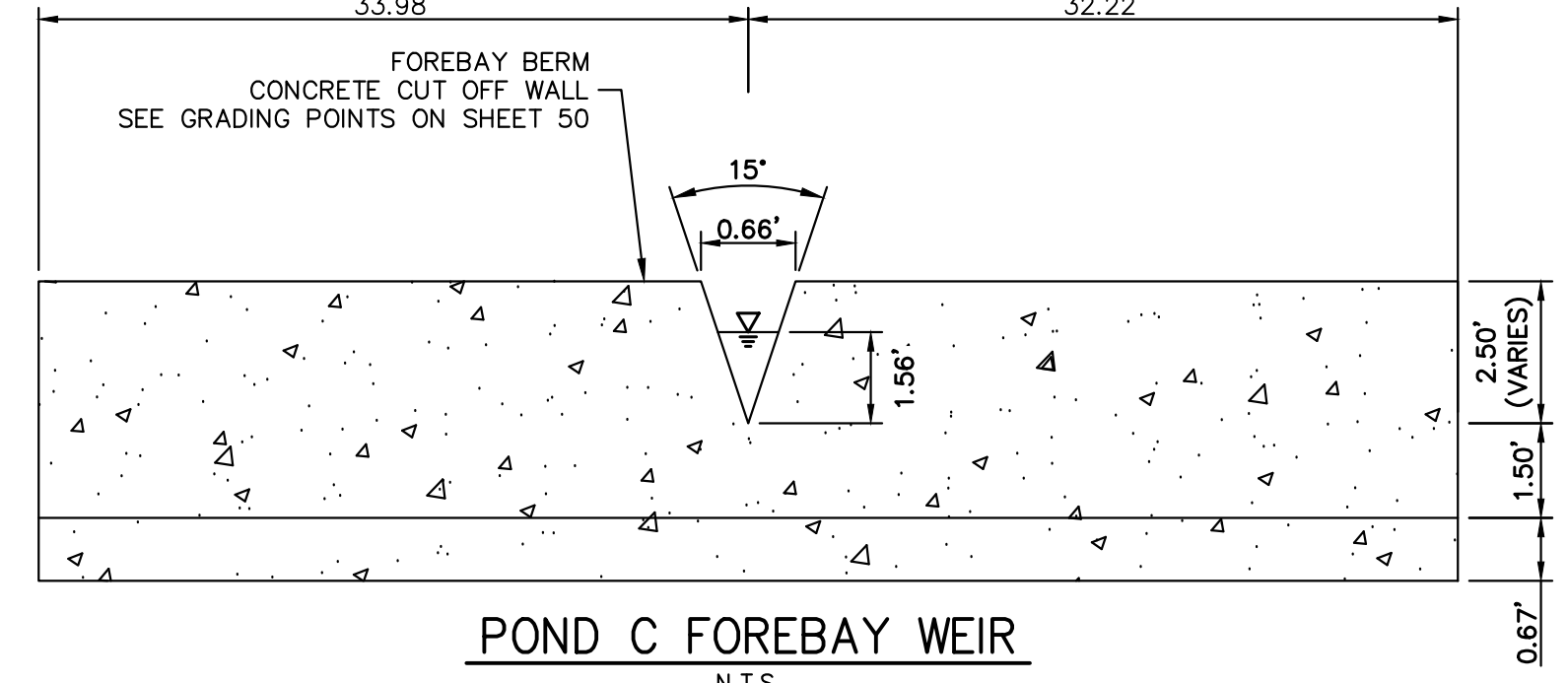


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

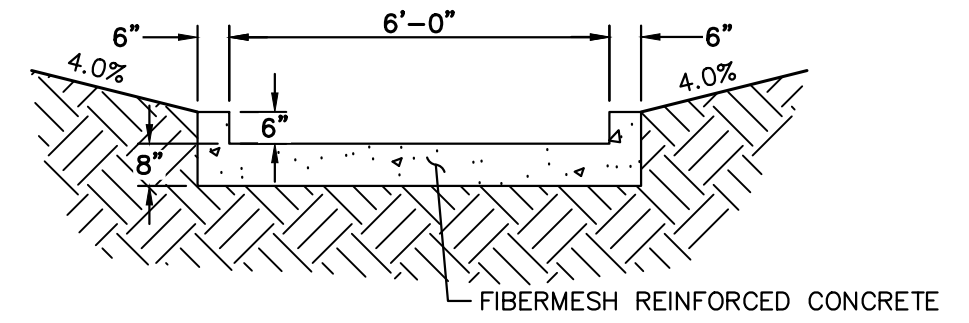
*D₅₀ = MEAN ROCK SIZE



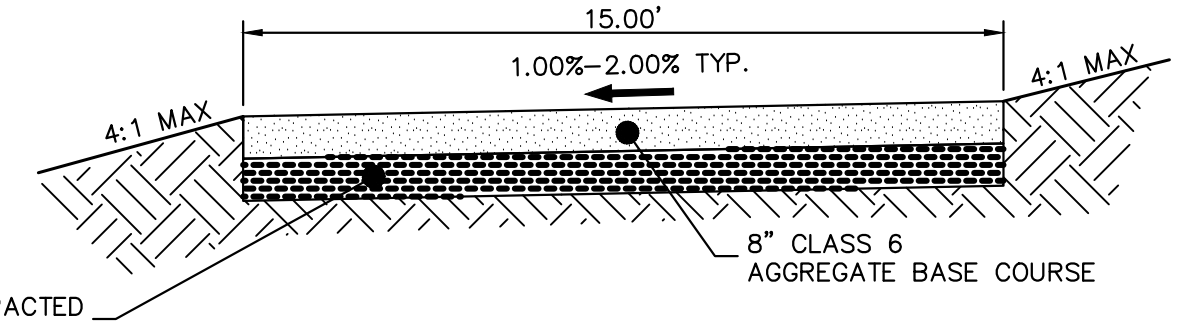
KEY MAP
N.T.S.



POND C FOREBAY WEIR
N.T.S.



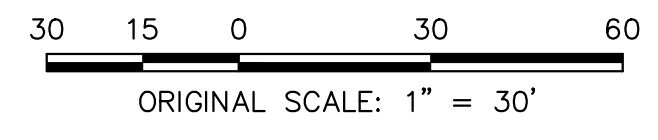
POND C TRICKLE CHANNEL
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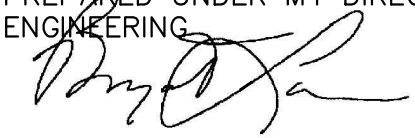
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.

GRADING POINT NOTES

1. GRADING POINTS SHOWN ON NEXT PAGE.




ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING.

 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 8/10/23
 DATE

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

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

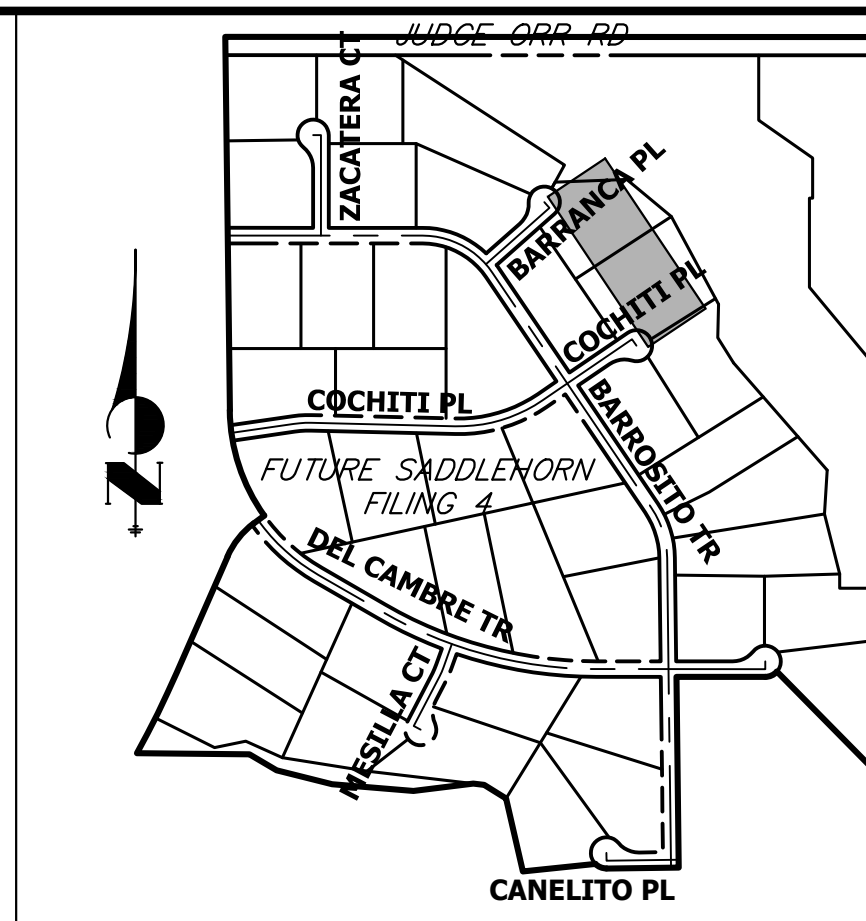
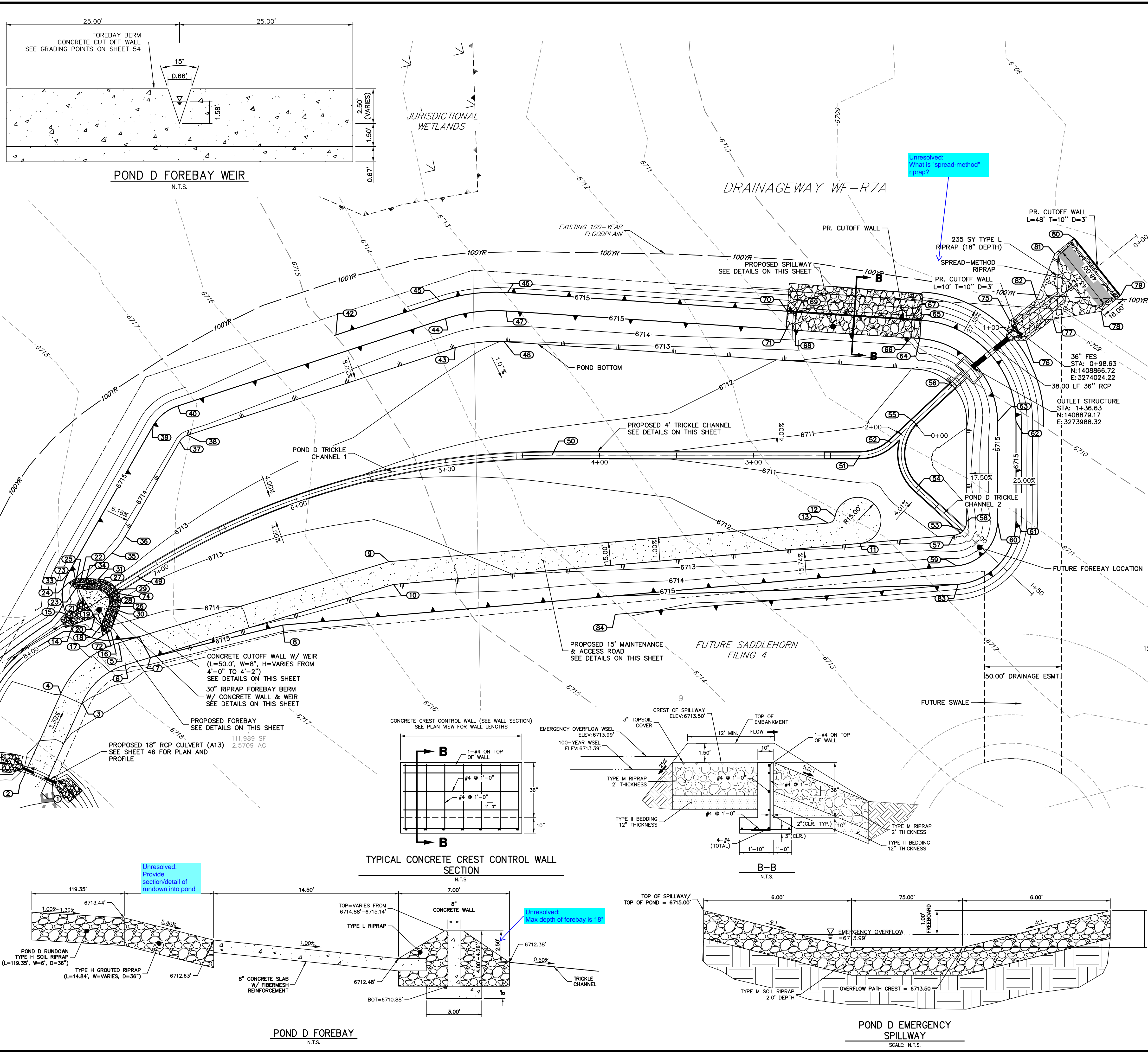
J.R. ENGINEERING
 A Westman Company

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

No.	REVISION	BY	DATE

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

SADDLEHORN RANCH - FILING 3
POND C GRADING PLAN

SHEET 49 OF 63
 JOB NO. 25142.05



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

*D₅₀ = MEAN ROCK SIZE

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

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

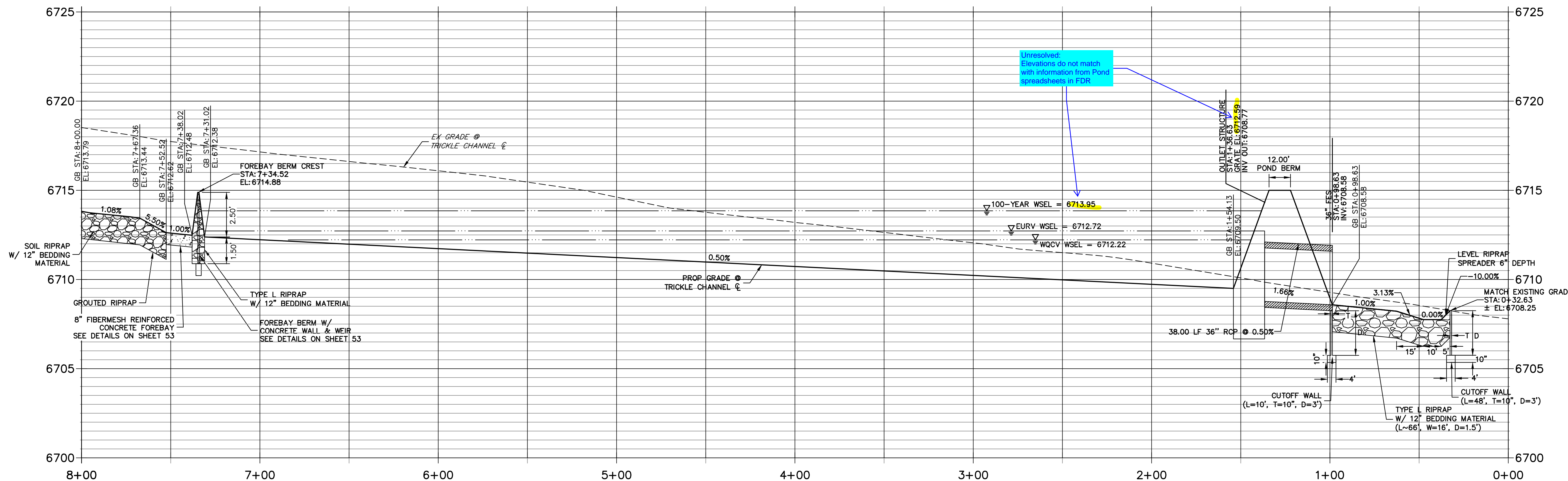
No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

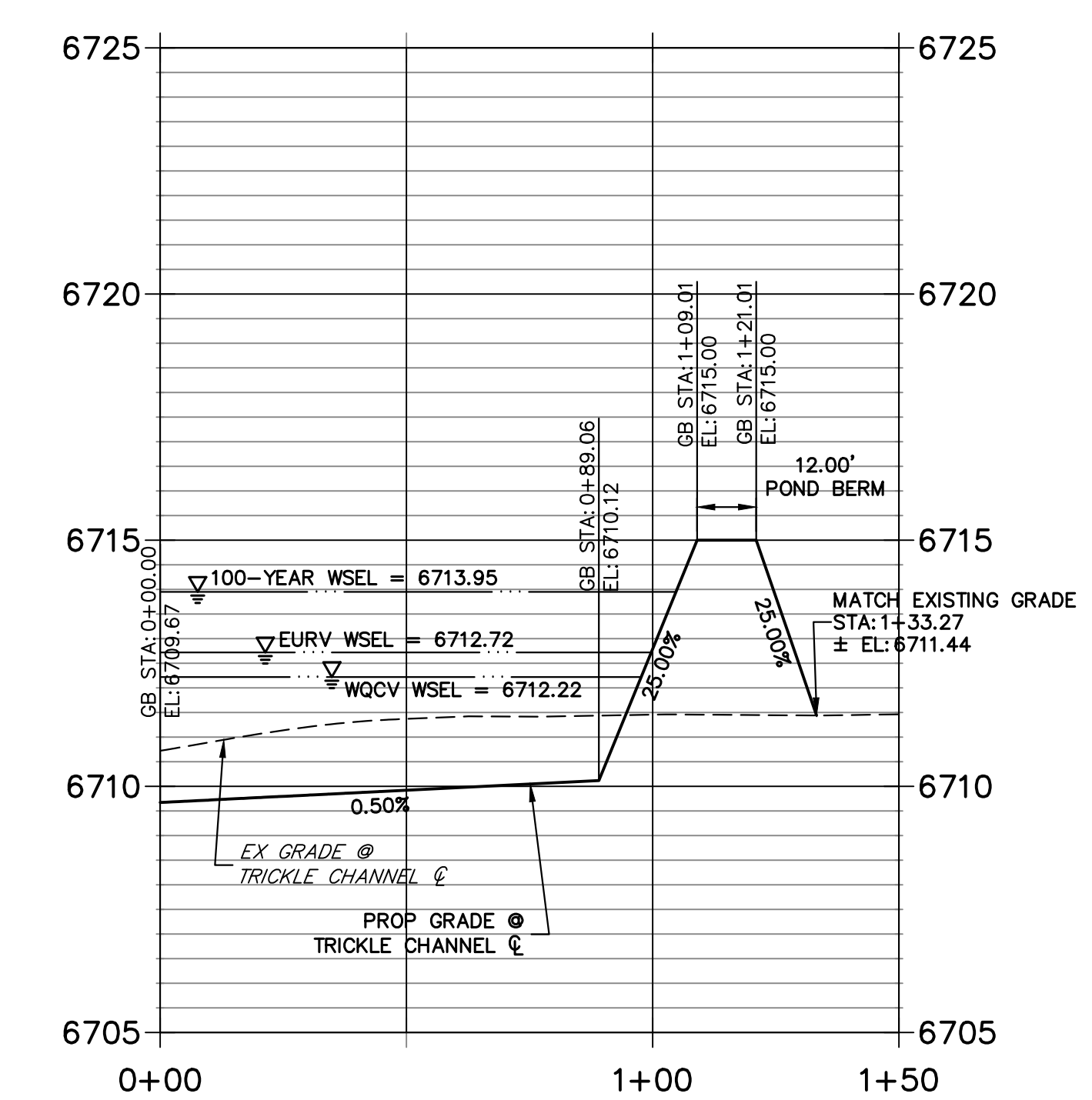
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V-SCALE N/A
DATE 4/25/23
DESIGNED BY AAM
DRAWN BY AAM
CHECKED BY

SHEET 53 OF 63
JOB NO. 25142.05

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

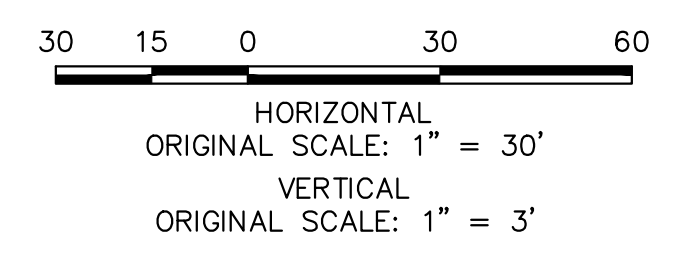


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16	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: 3273873.78	6715.00
60	TOP	N: 1408812.12 E: 3273912.32	6715.00
61	TOP	N: 1408801.95 E: 3273918.69	6715.00
62	TOP	N: 1408836.42 E: 3273973.62	6715.00
63	TOP	N: 1408846.59 E: 3273967.24	6715.00
64	SPILLWAY TOP	N: 1408917.92 E: 3273986.08	6715.00
65	SPILLWAY TOP	N: 1408923.61 E: 3273996.64	6715.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
66	SPILLWAY CREST	N: 1408923.21 E: 3273983.23	6713.50
67	SPILLWAY CREST	N: 1408928.90 E: 3273993.80	6713.50
68	SPILLWAY CREST	N: 1408989.24 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	6715.14
73	END CONCRETE WALL/ TOP OF BERM	N: 1409297.35 E: 3273560.34	6715.14
74	TOP OF BERM	N: 1409274.42 E: 3273567.70	6714.88
75	RIPRAP	N: 1408874.52 E: 3274026.93	6709.18
76	RIPRAP	N: 1408858.93 E: 3274021.52	6709.31
77	RIPRAP	N: 1408851.63 E: 3274042.58	6709.00
78	RIPRAP	N: 1408827.67 E: 3274063.60	6708.62
79	RIPRAP	N: 1408822.42 E: 3274078.72	6708.34
80	RIPRAP	N: 1408867.77 E: 3274094.45	6708.09
81	RIPRAP	N: 1408873.02 E: 3274079.33	6708.31
82	RIPRAP	N: 1408867.22 E: 3274047.98	6708.85
83	TOP	N: 1408811.93 E: 3273864.22	6715.00
84	TOP	N: 1408990.16 E: 3273729.23	6714.21



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

DATE: 8/10/23

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**
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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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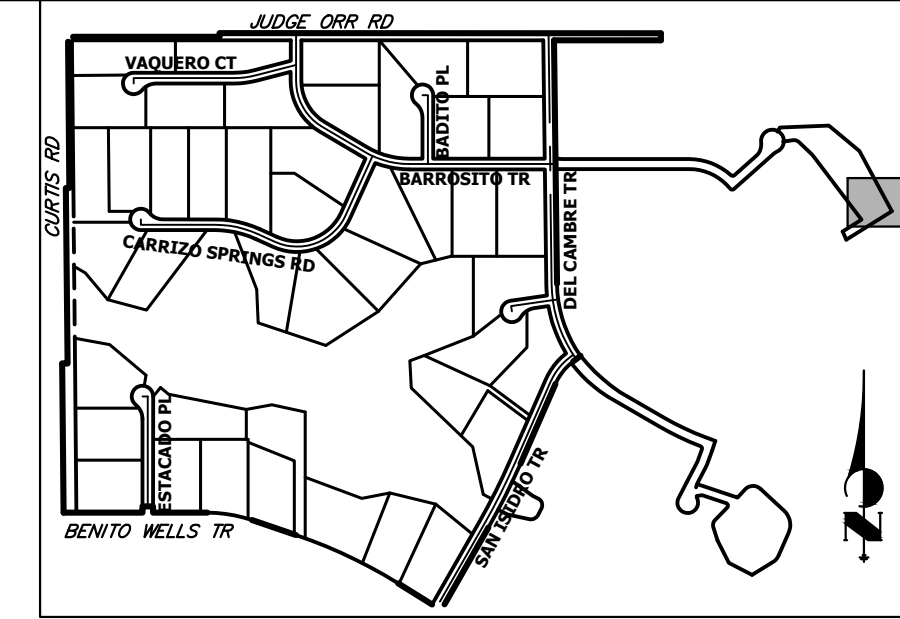
BY: _____ DATE: _____

NO. REVISION: _____

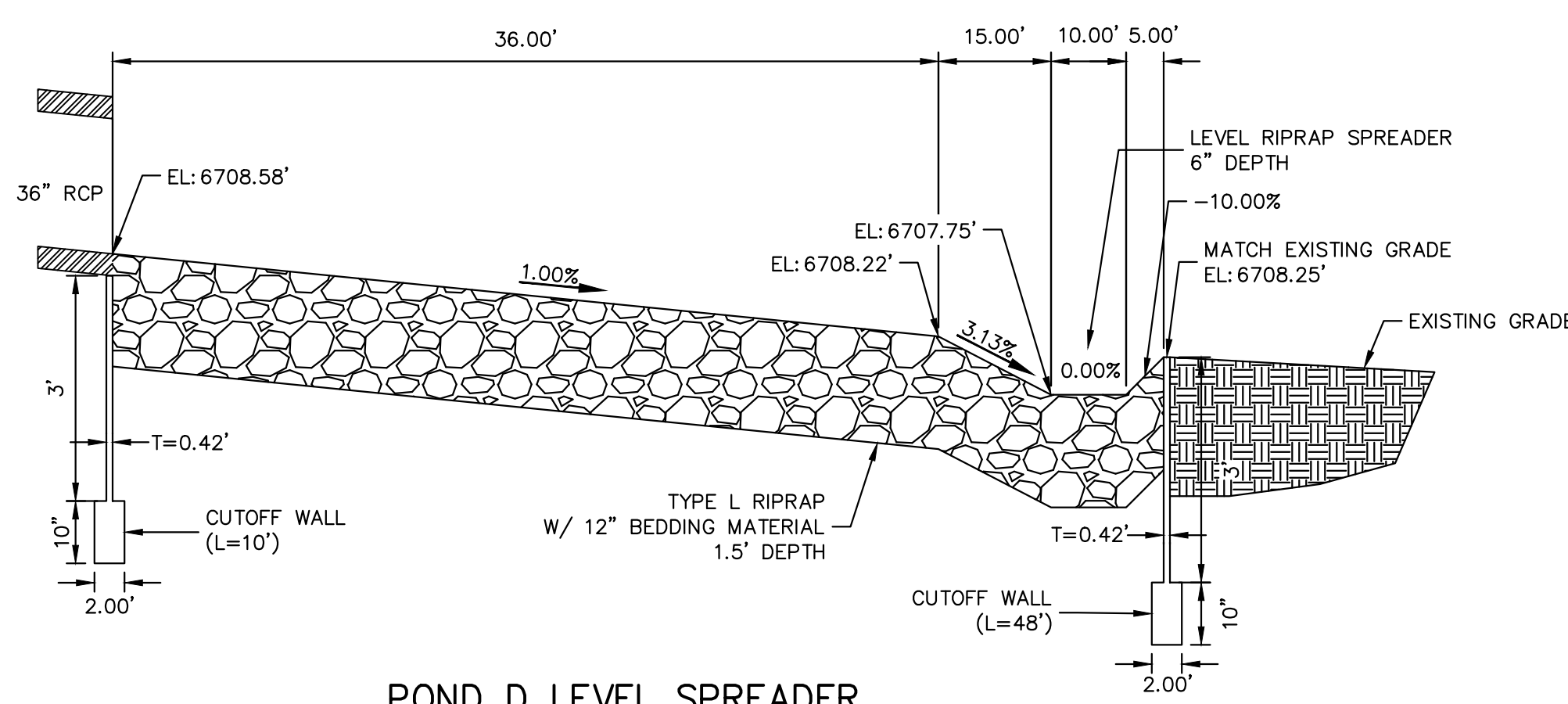
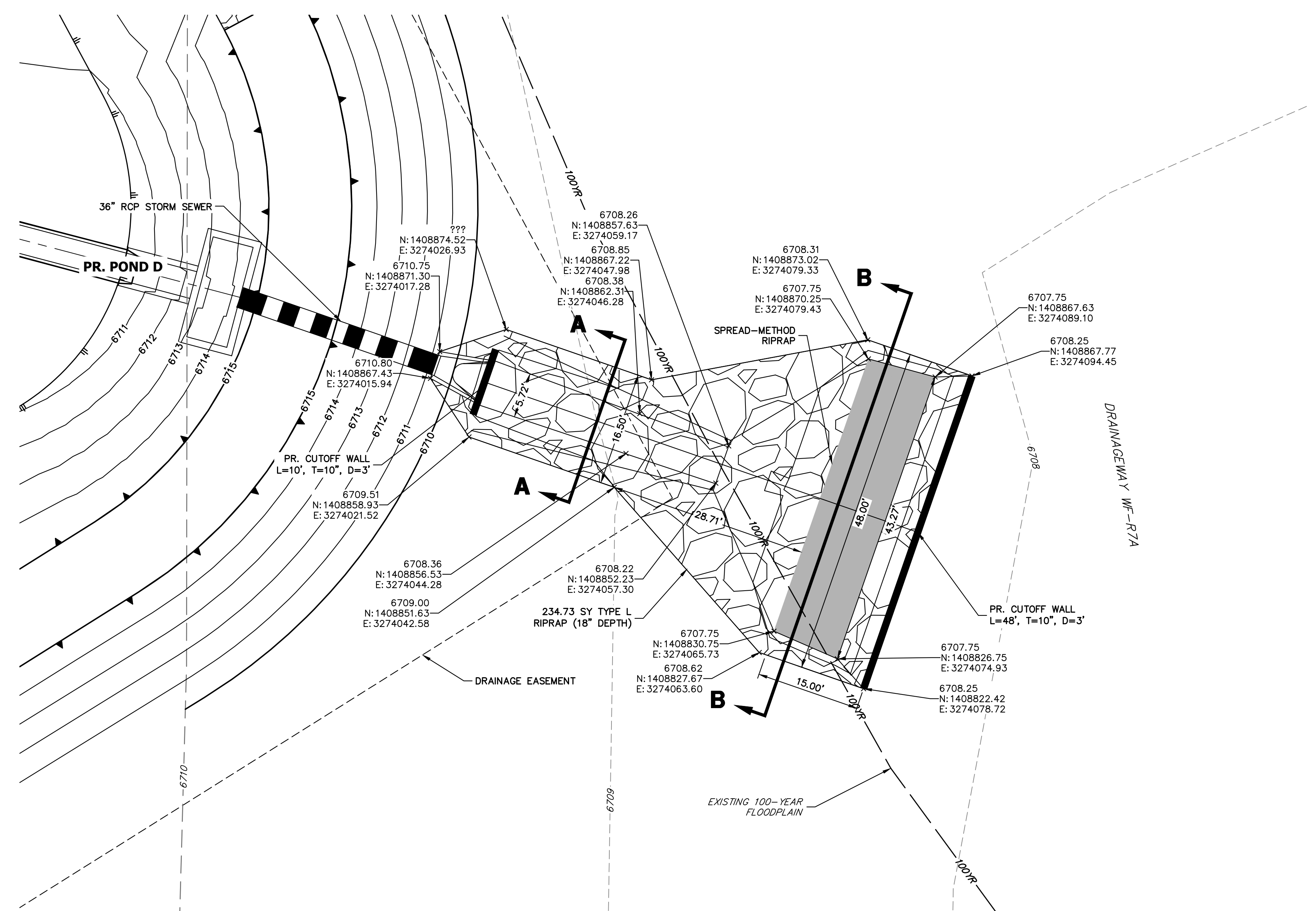
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 V-SCALE: 1" = 3'
 DATE: 4/25/23
 DESIGNED BY: AAM
 DRAWN BY: AAM
 CHECKED BY: _____

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

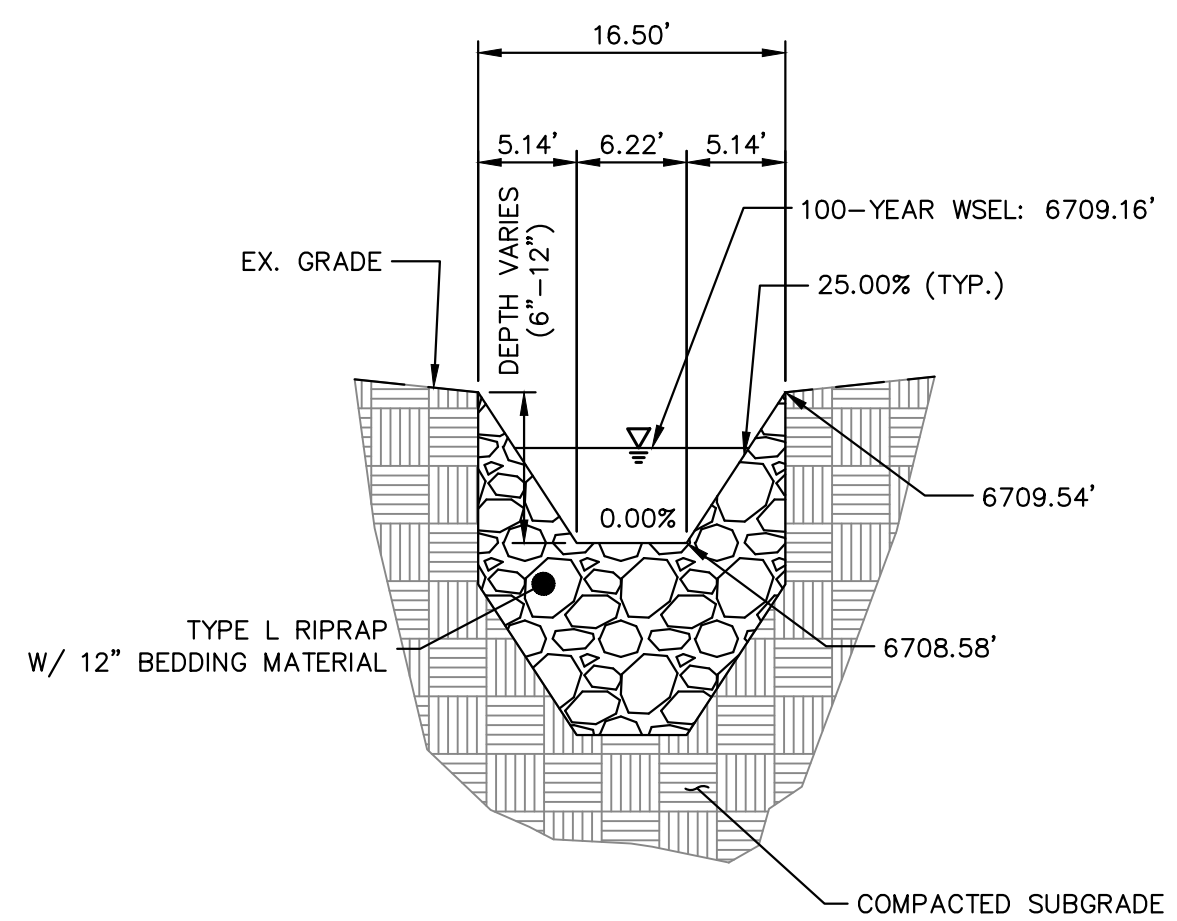
SHEET 54 OF 63
 JOB NO. 25142.05



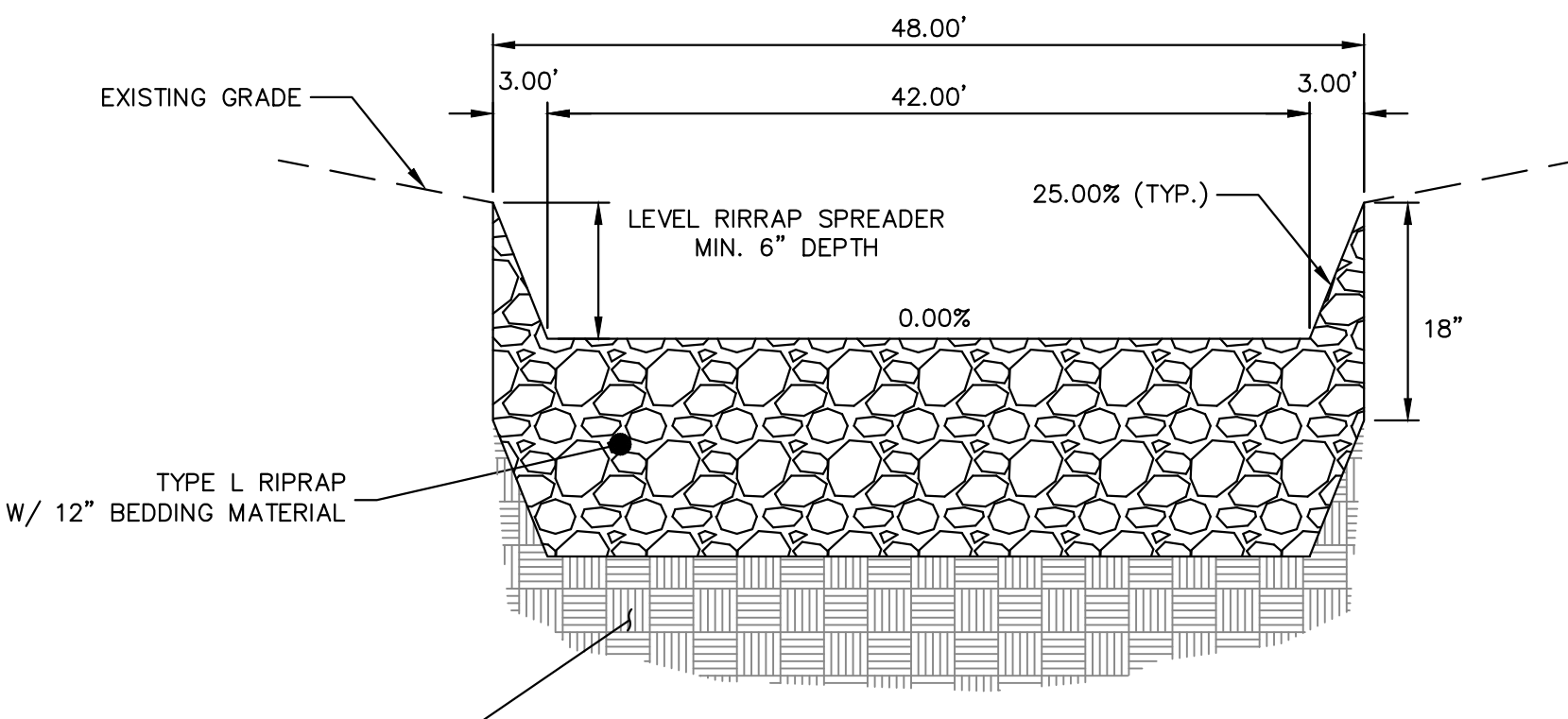
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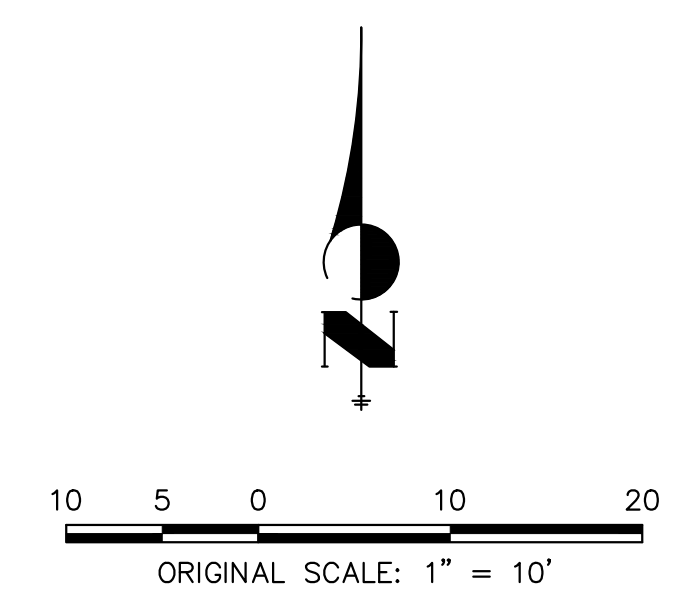
POND D LEVEL SPREADER
N.T.S.



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



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



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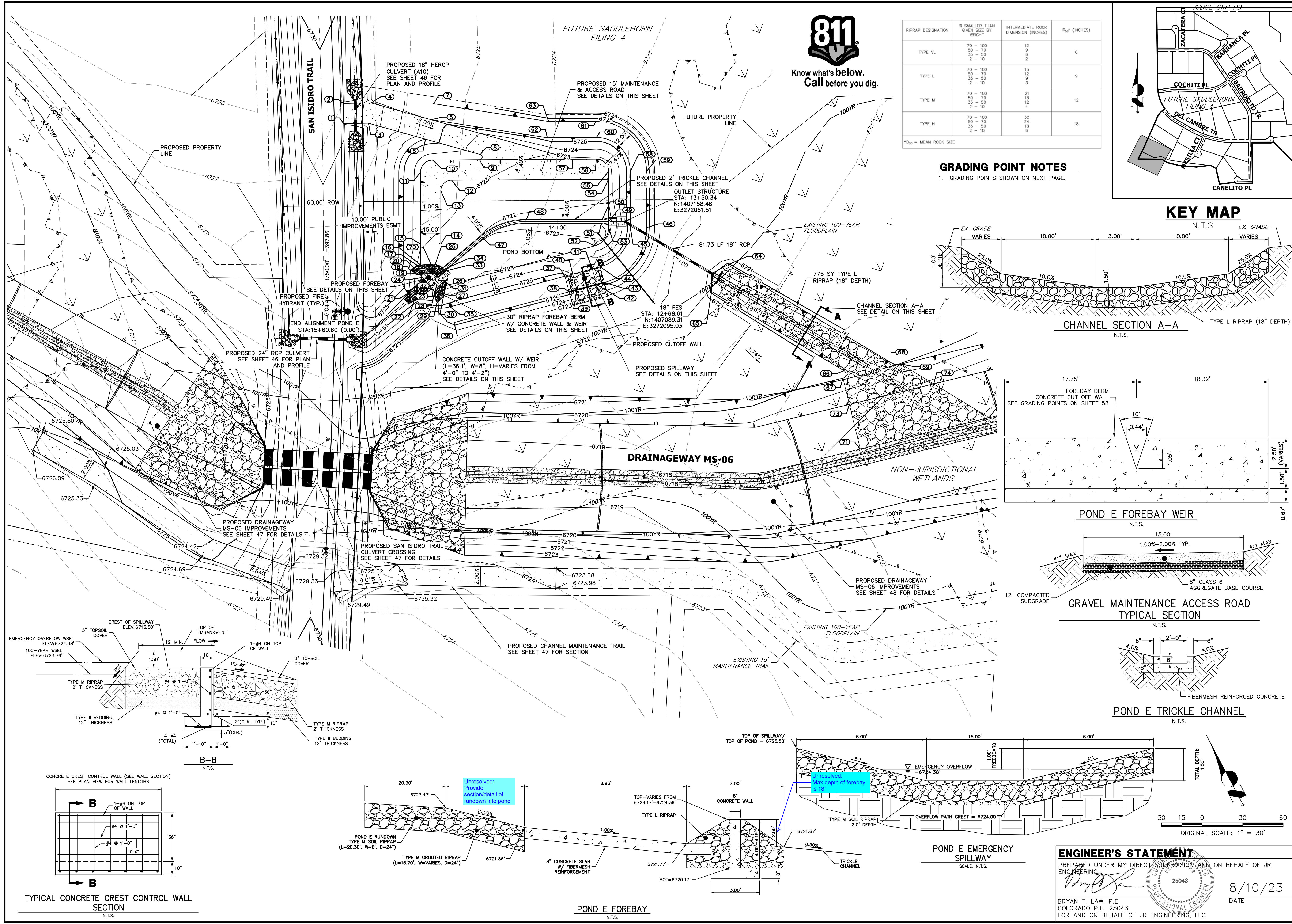
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	4/25/23	MMC	MMC	

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN



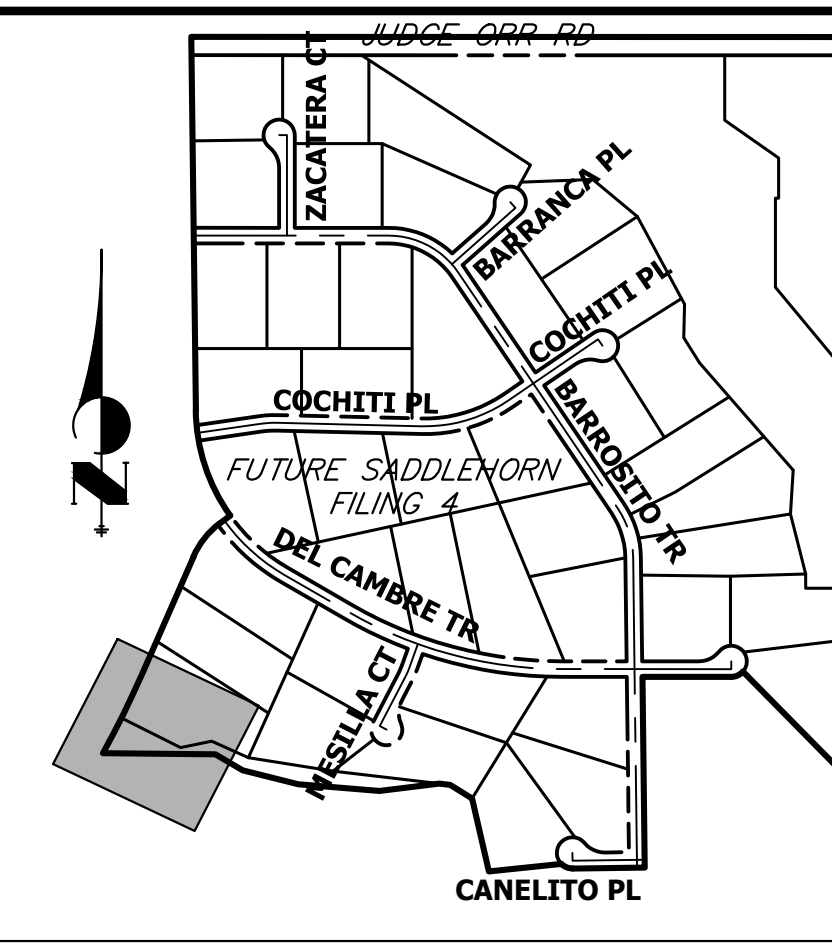
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
25043
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 8/10/23



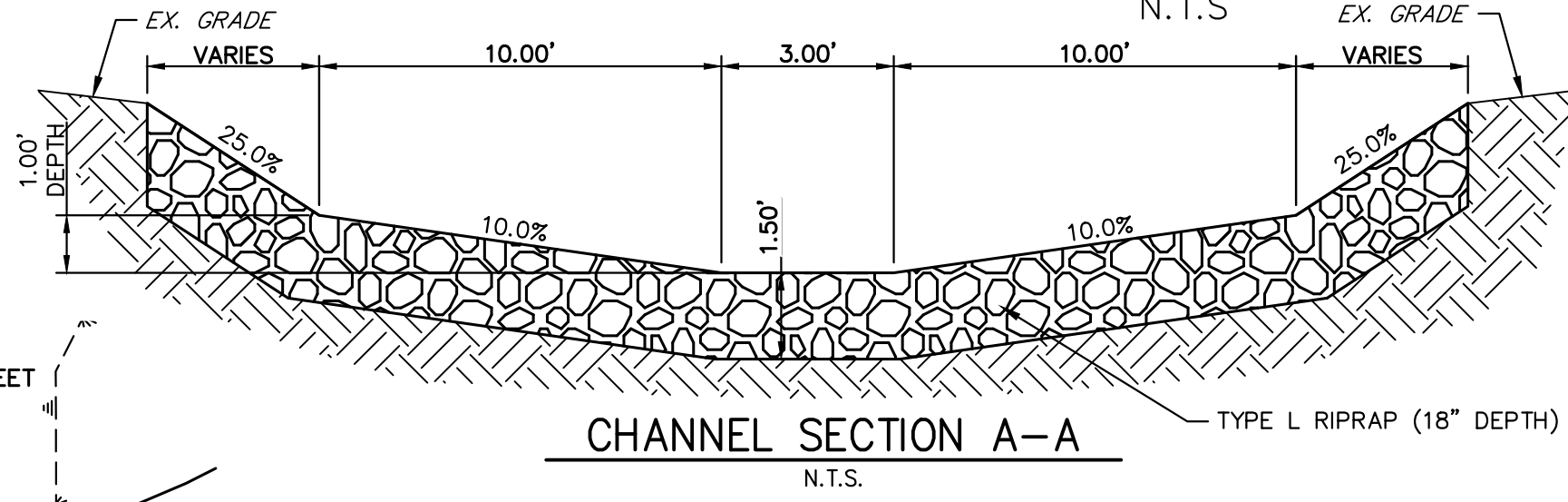
RIPRAP DESIGNATION	% SMALLER THAN OVER SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V _L	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 5	9
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*D₅₀ = MEAN ROCK SIZE

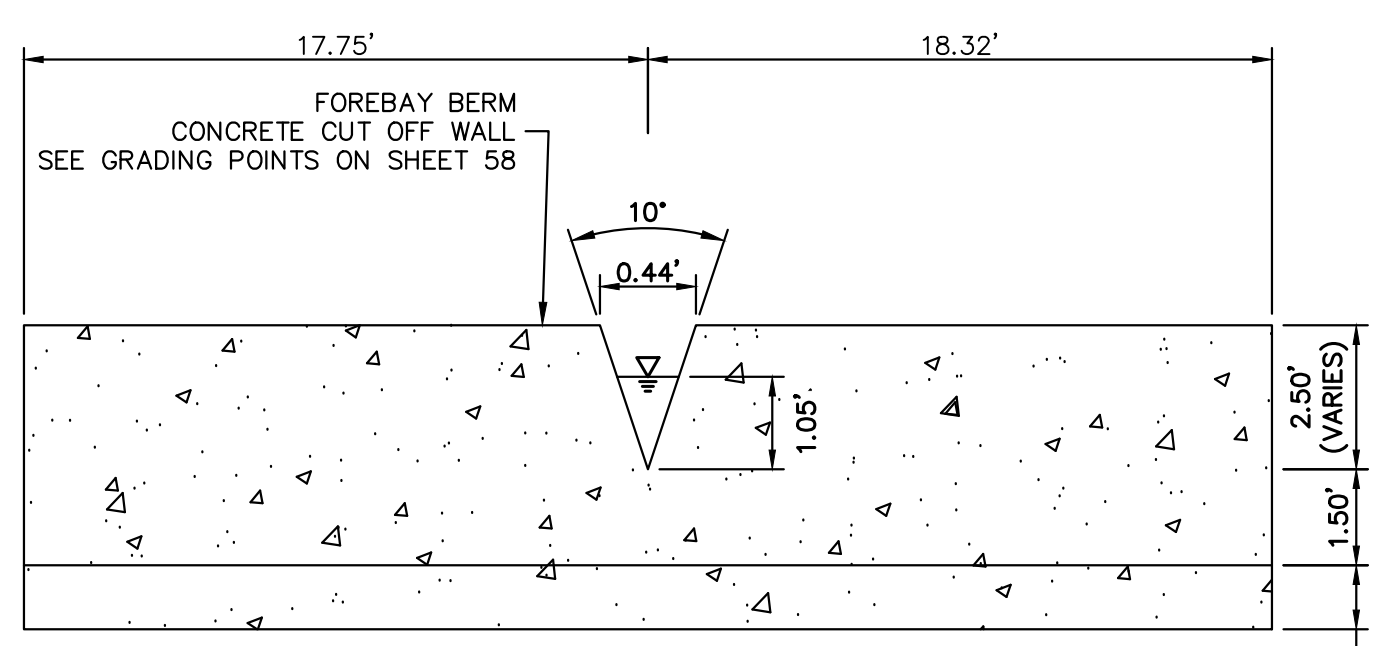
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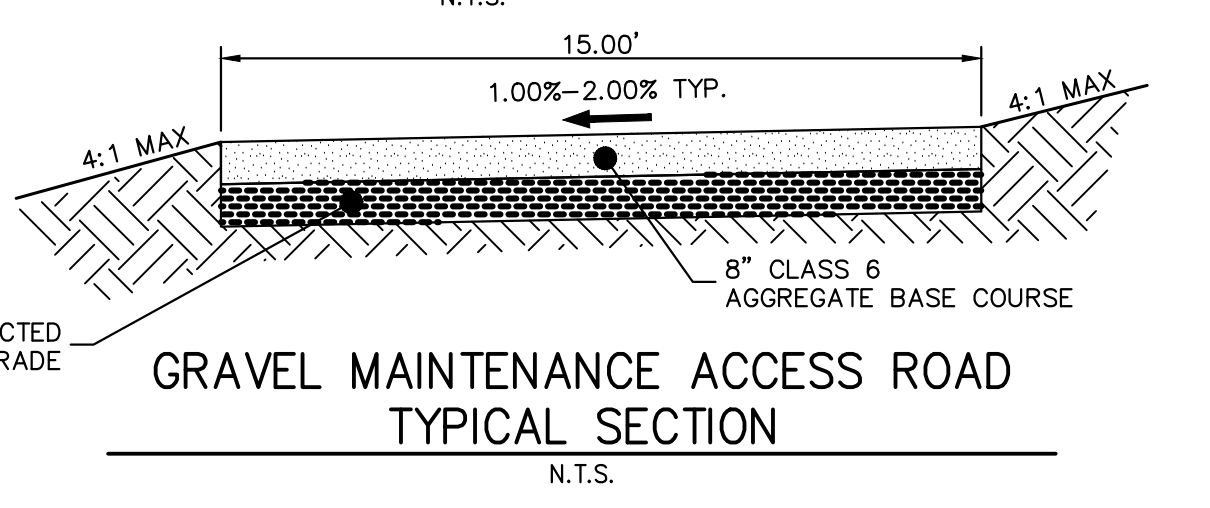
KEY MAP
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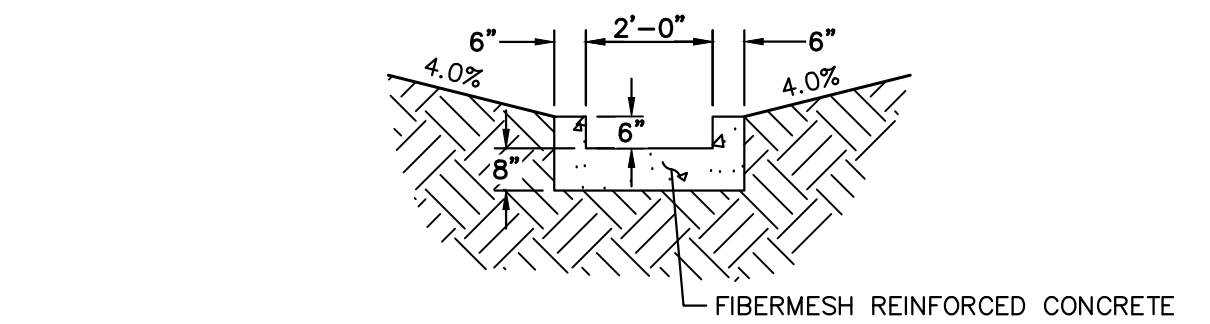
CHANNEL SECTION A-A
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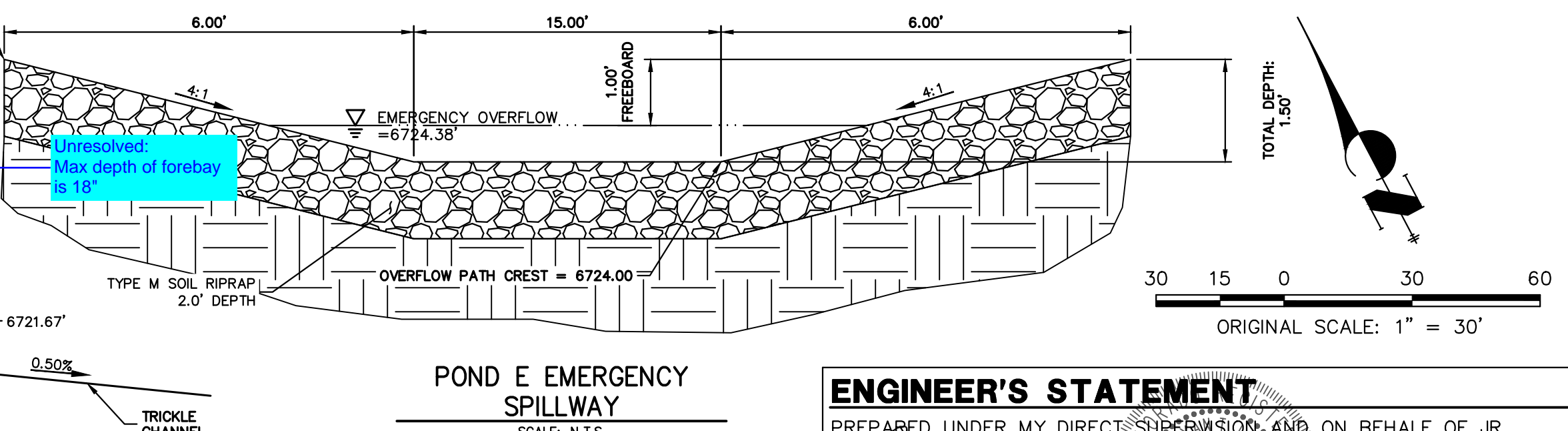
POND E FOREBAY WEIR
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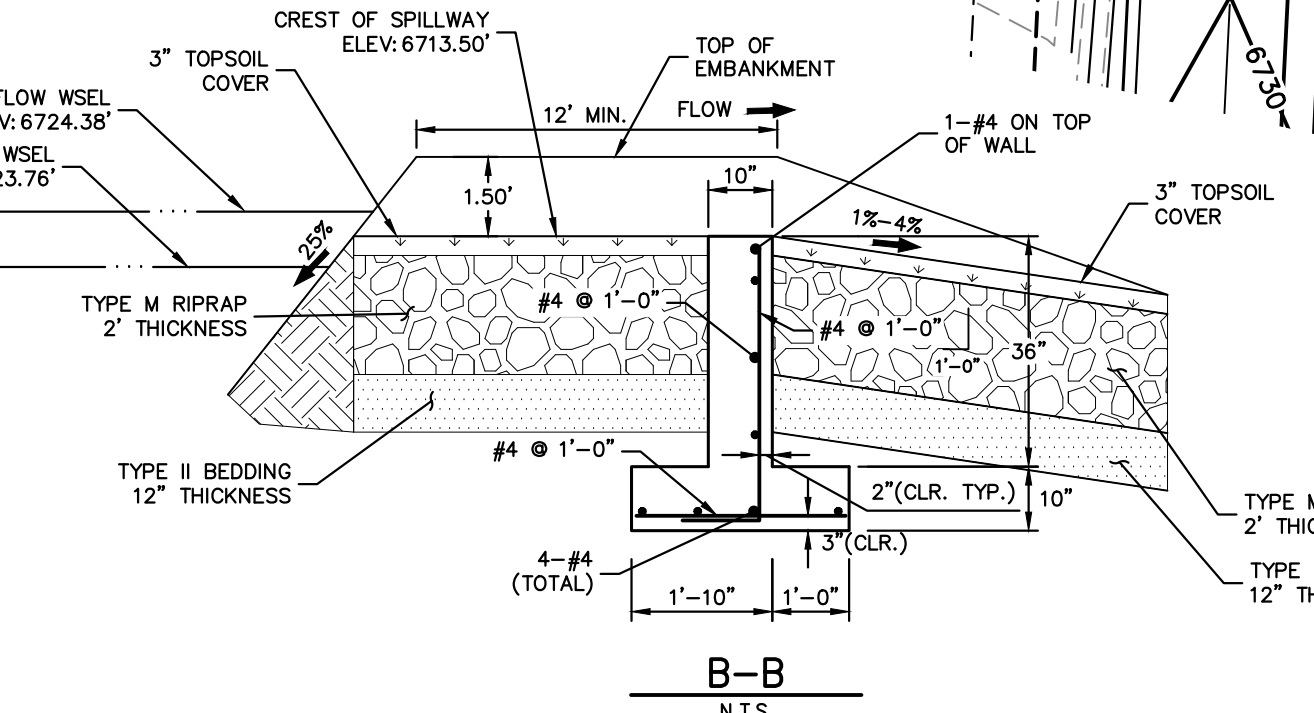
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
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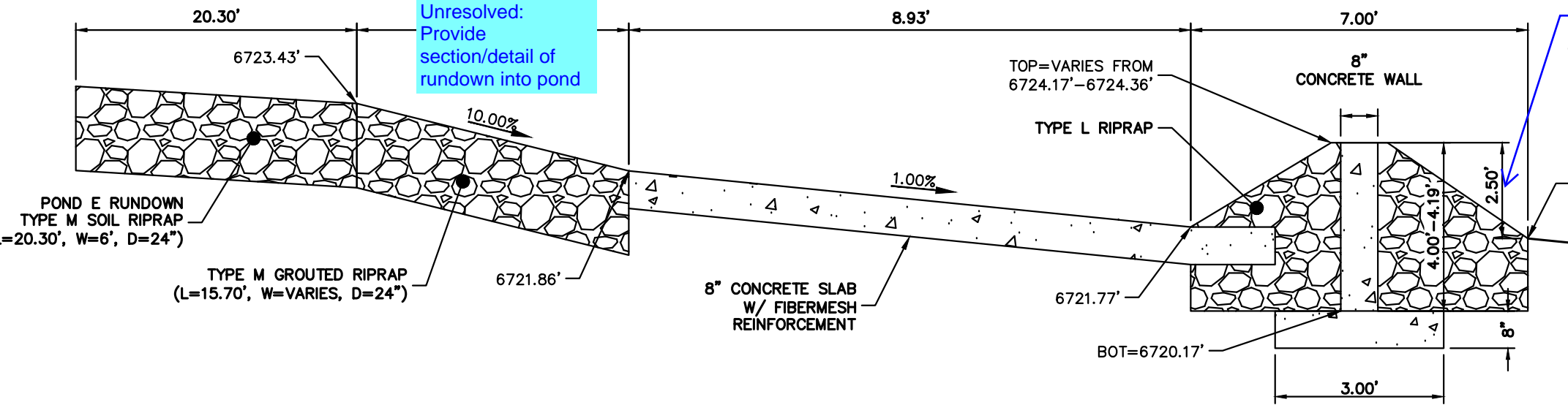
POND E TRICKLE CHANNEL
N.T.S.



POND E EMERGENCY SPILLWAY
SCALE: N.T.S.



TYPICAL CONCRETE CREST CONTROL WALL SECTION
N.T.S.



POND E FOREBAY
N.T.S.

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

J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-583-2593
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NO.	REVISION	BY	DATE

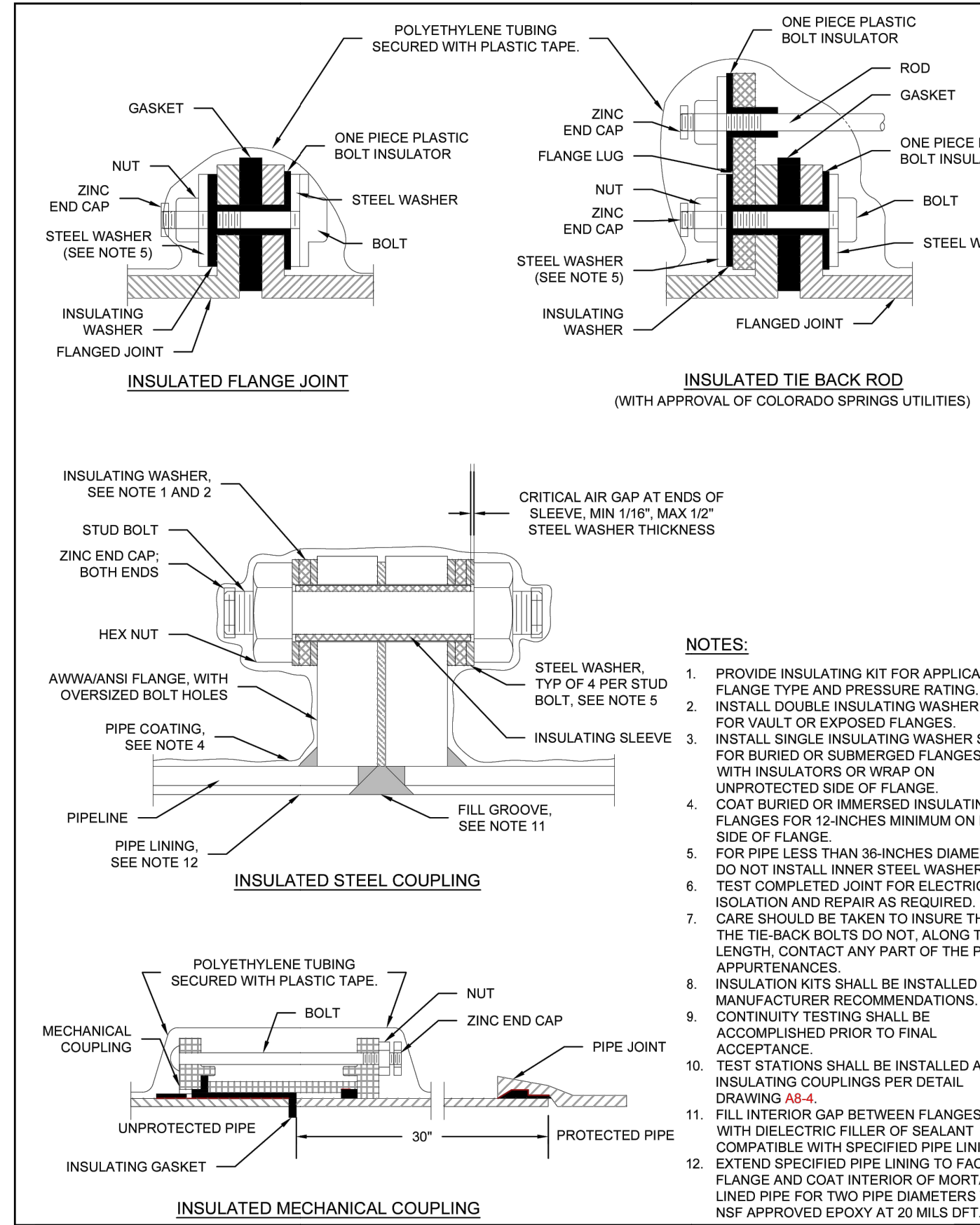
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DESIGNED BY: AAM
DRAWN BY: AAM
CHECKED BY: AAM

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

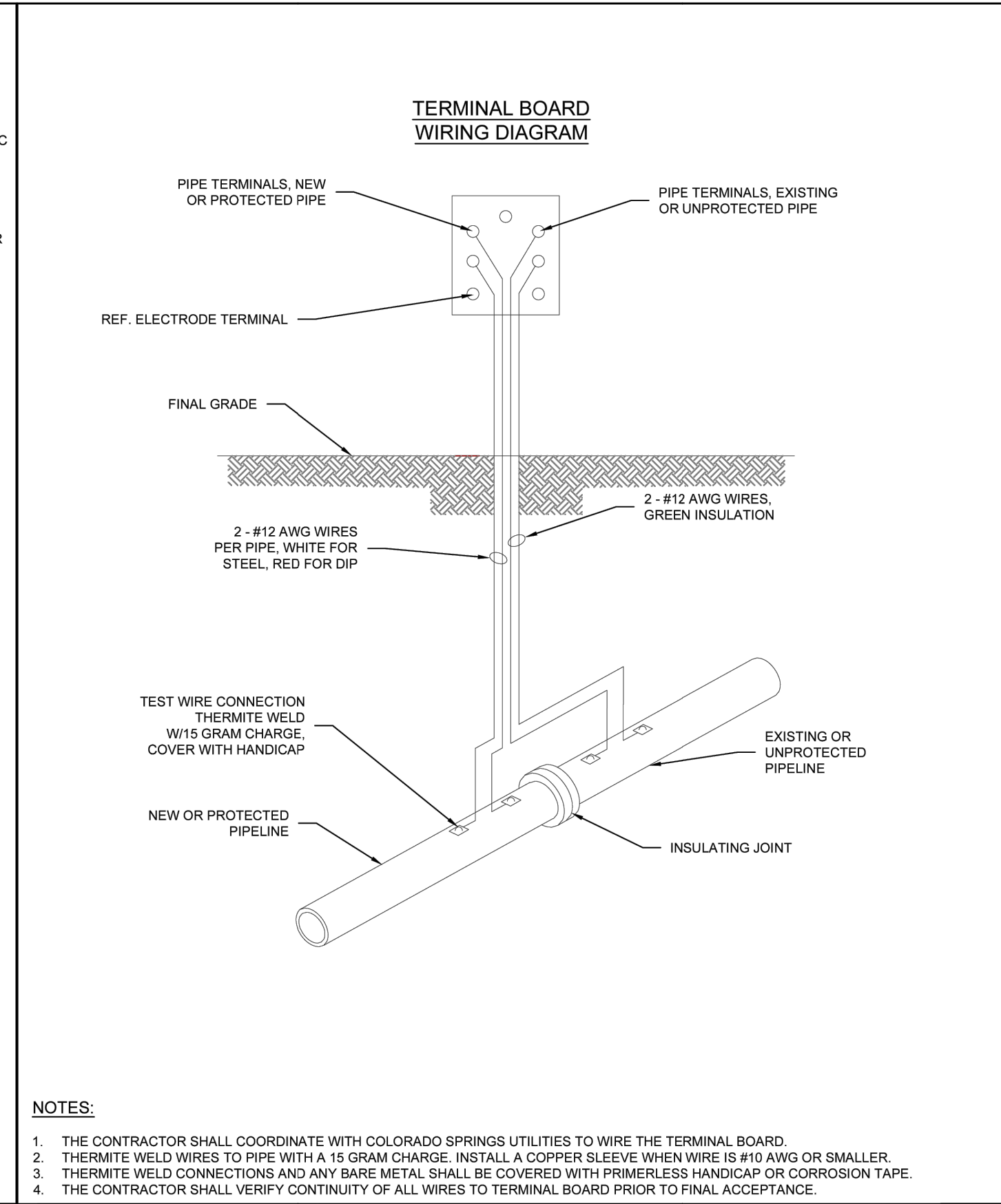
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SADDLEHORN RANCH - FILING 3
POND E GRADING PLAN

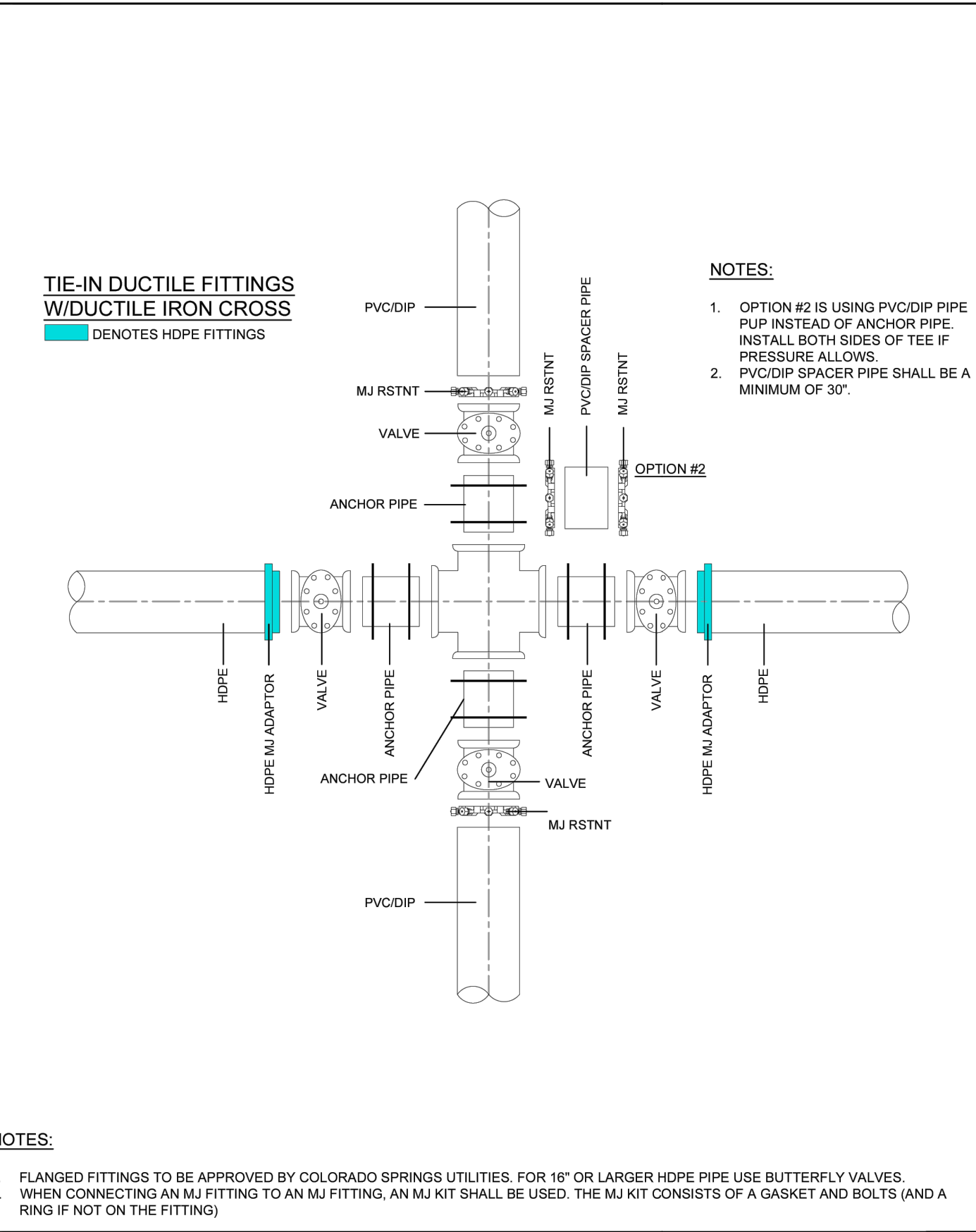
SHEET 57 OF 63
JOB NO. 25142.05



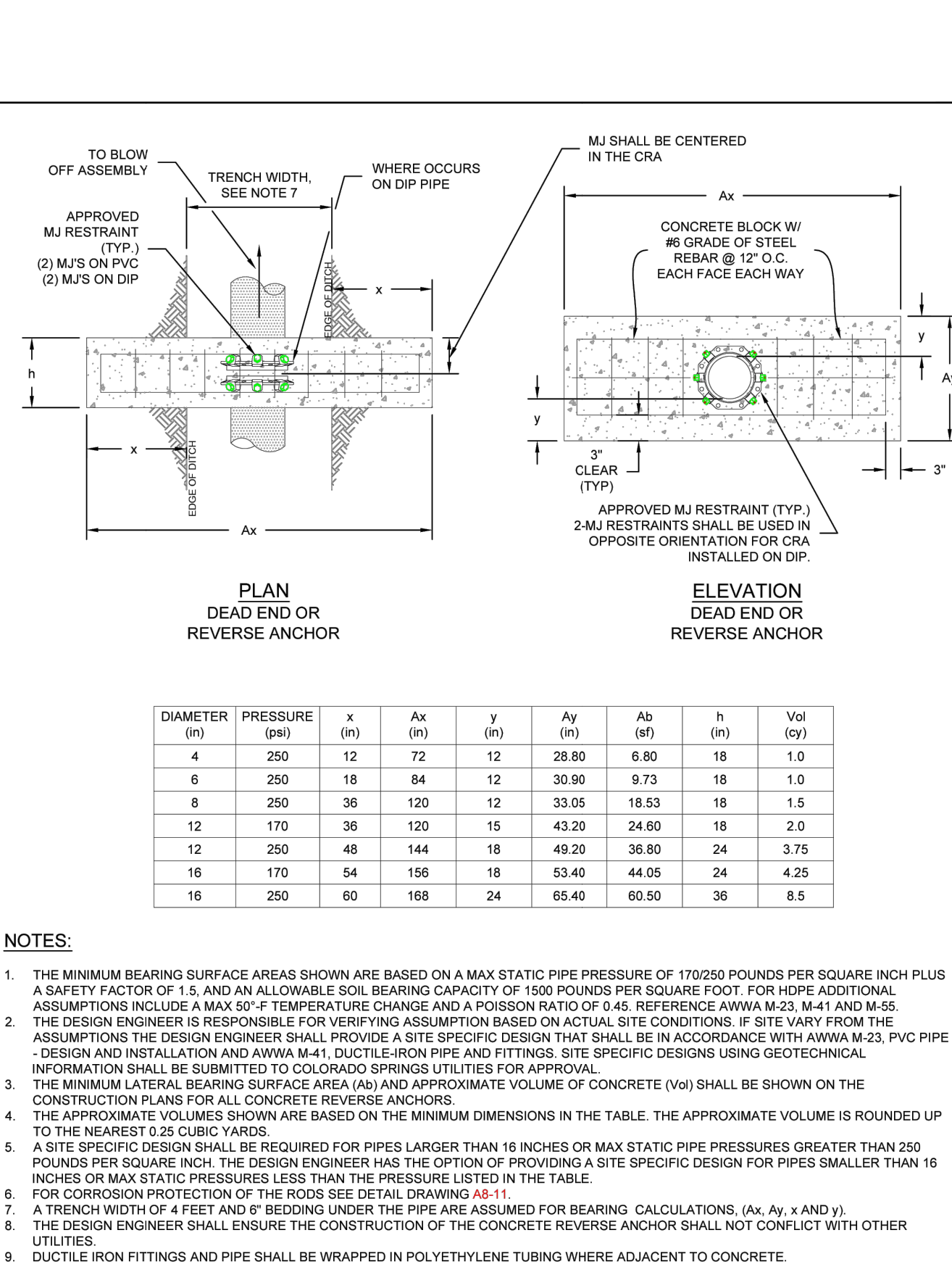
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATING.
 2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
 3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
 4. COAT BURIED OR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



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



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



INSULATOR INSTALLATION
A8-3
DATED 03/2014



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



DUCTILE IRON MAIN CROSS CONNECTION TO PVC/DIP USING HDPE FITTINGS AND/OR DUCTILE FITTINGS
A10-5
DATED 06/2015



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

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

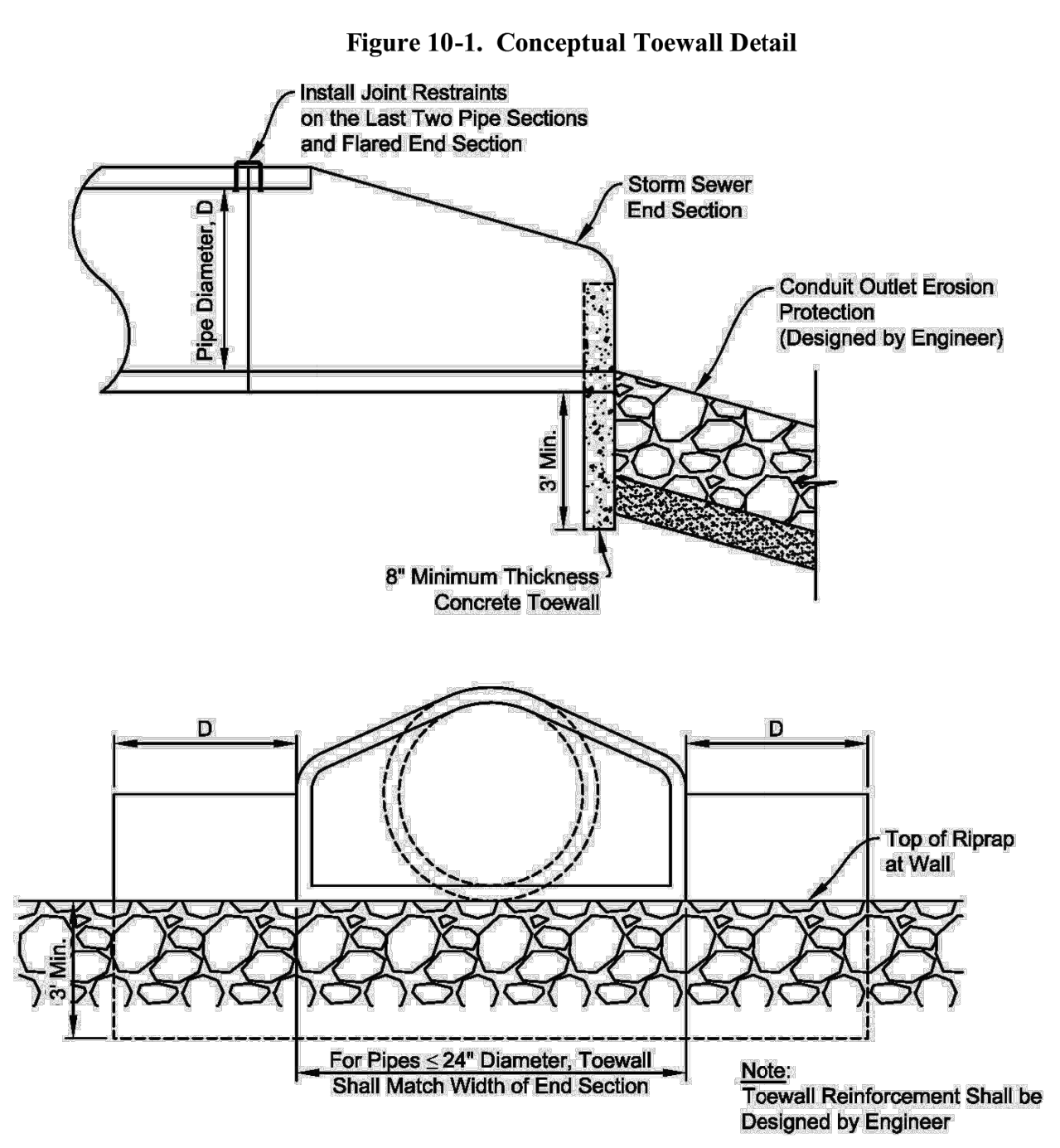
WHERE THE WATER MAIN CROSSES OTHER UTILITY INFRASTRUCTURE AND THE REQUIRED SEPARATION CANNOT BE MET, THE DESIGN ENGINEER SHALL DESIGN AND CONSTRUCT THE CROSSING TO PROTECT THE WATER MAIN FROM OTHER UTILITY INFRASTRUCTURE. WHERE THE WATER MAIN CROSSES A WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN OR SERVICE LINE AND THE WATER MAIN IS THE LOWER UTILITY OR WHERE THE MINIMUM SEPARATION CANNOT BE MET, THE WATER OR OTHER UTILITY SHALL HAVE SECONDARY CONTAINMENT. IF THE WATER MAIN IS GREATER THAN 5 FEET BELOW THE WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN SECONDARY CONTAINMENT IS NOT REQUIRED. THE FOLLOWING METHODS OF INSTALLATION SHALL BE CONSIDERED SECONDARY CONTAINMENT BY COLORADO SPRINGS UTILITIES:

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.5, FOR 9 FEET ON EITHER SIDE OF THE CROSSING, WITH LIMITS EXTENDING TO 6 INCHES AND ABOVE THE PIPE.
- THE WATER MAIN IS CONSTRUCTED OF HDPE OR WELDED STEEL AND THERE ARE NO MECHANICAL FITTINGS WITHIN 9 FEET ON EITHER SIDE OF THE CROSSING.

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

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

Conduit Outlet Structures Chapter 10



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

25043

8/10/23

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, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY PARTISES DESIGNATED BY WRITTEN AUTHORIZATION.

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

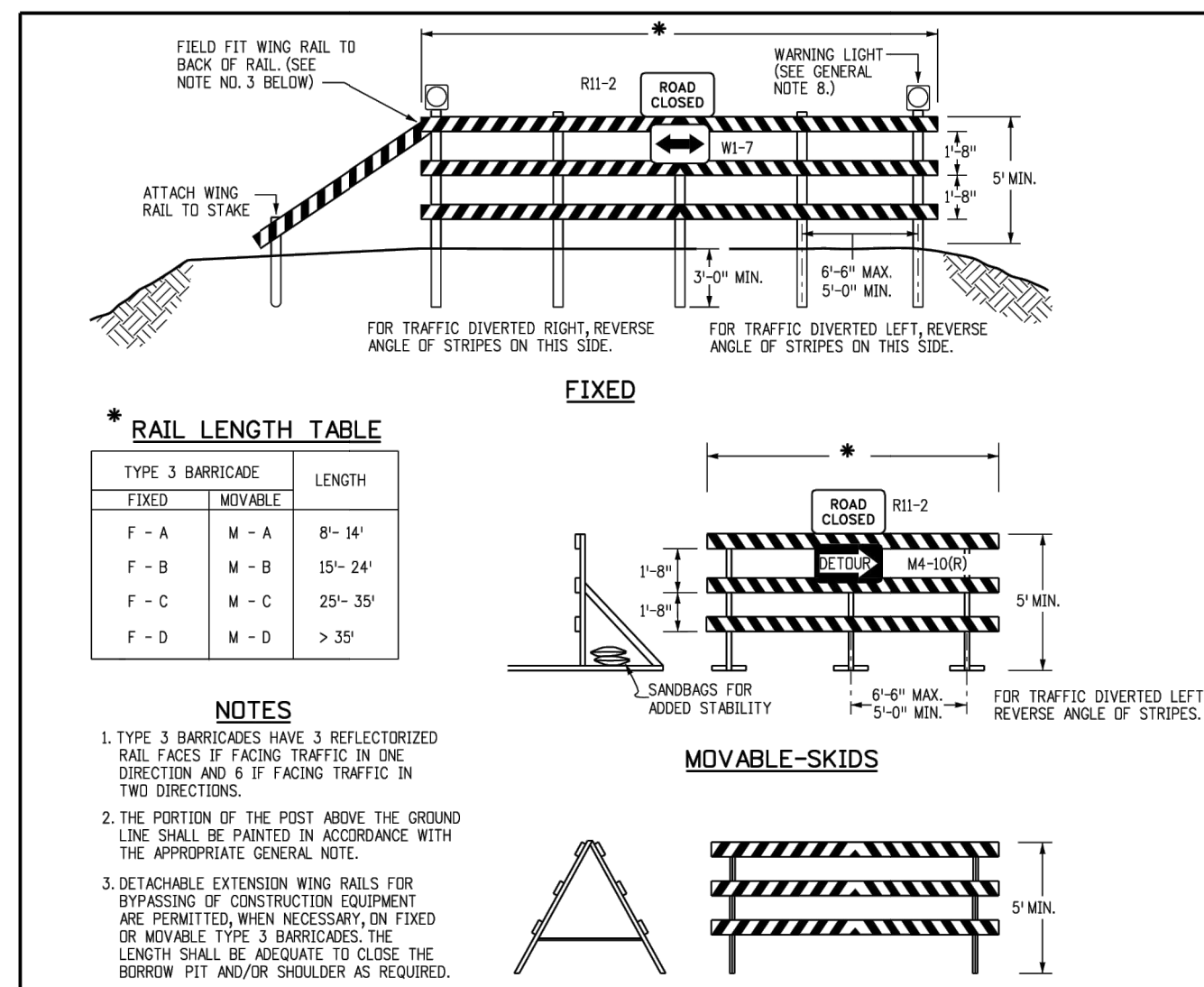
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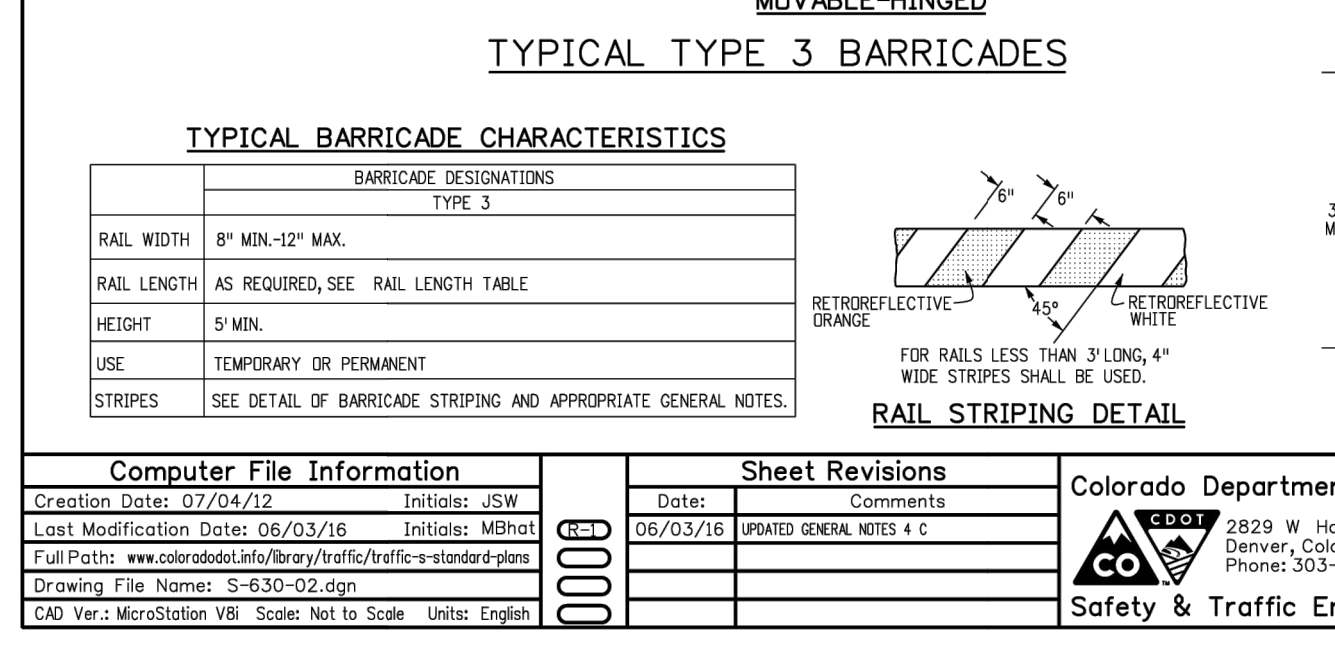
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DATE 4/25/23
DESIGNED BY MMC
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CHECKED BY

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SHEET 61 OF 63
JOB NO. 25142.05



- GENERAL NOTES**
- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
 - TEMPORARY AND PERMANENT BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 604 AND 610 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
 - ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE APPLICABLE SECTION 508 OF THE STANDARD SPECIFICATIONS.
 - ALL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
 - THE BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING THE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH "EXTERIOR WHITE PAINT."
 - ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
 - ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
 - HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE BRIDGE AND WHITE STRIPES ON THE FACE SIDES SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDES TO WHICH TRAFFIC IS TO PASS OR TURN.
 - PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION, OR WHERE THERE IS NO CROSSROAD OR OUTLET.
 - ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D3952:
 - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
 - RED AND WHITE SHALL BE TYPE II, III OR IV.
 - FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
 - ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
 - STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHED TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
 - WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SINGLY, AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
 - CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
 - A PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN W-609-14.
 - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
 - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
 - SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



Computer File Information

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 Last Modification Date: 06/03/16 Initials: MDM
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 CAD Ver: MicroStation V8i Scale: Not to Scale Units: English

Sheet Revisions

Date	Comments
06/03/16	ISSUED GENERAL NOTES 4 & 5

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

Safety & Traffic Engineering KCM

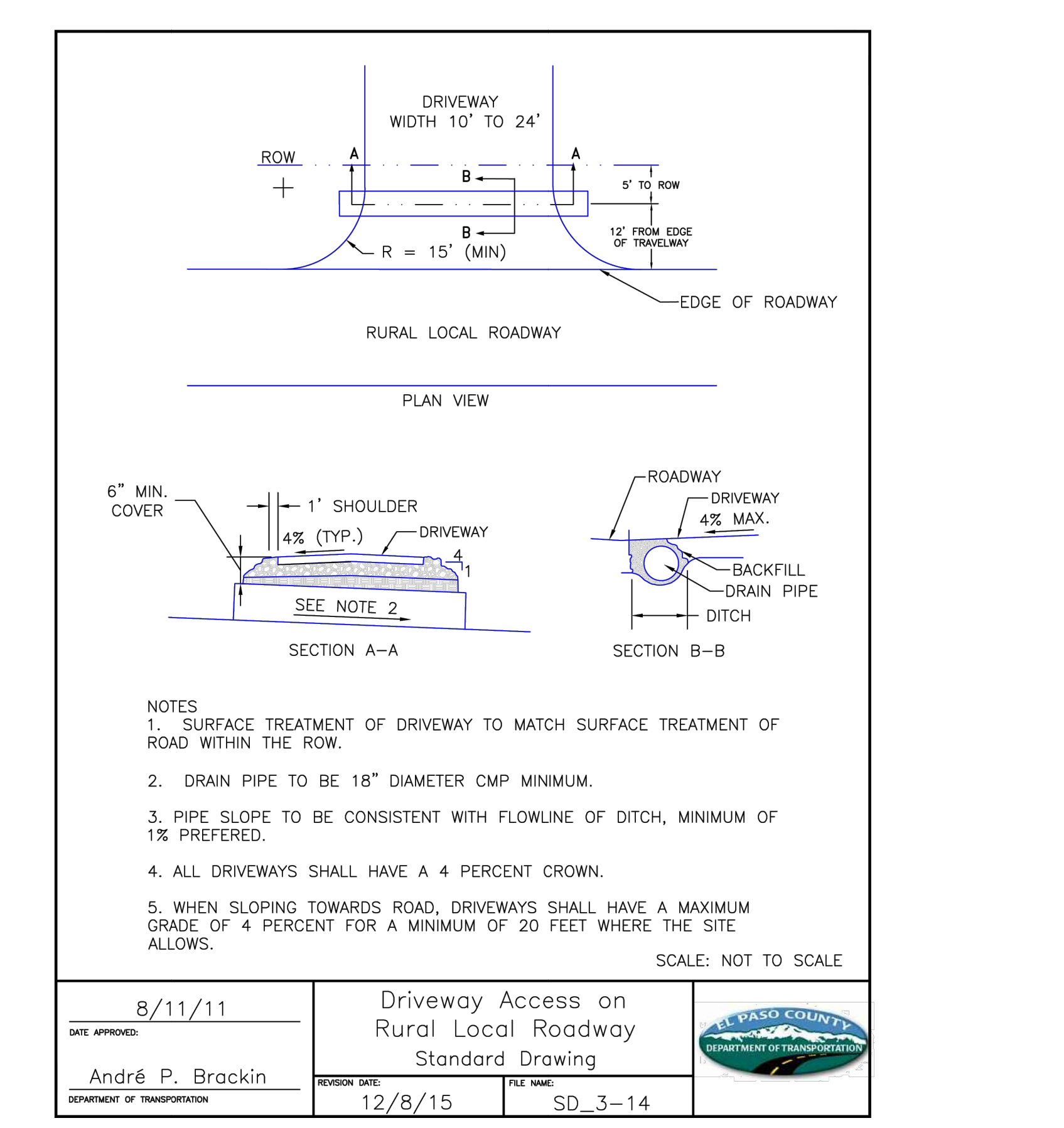
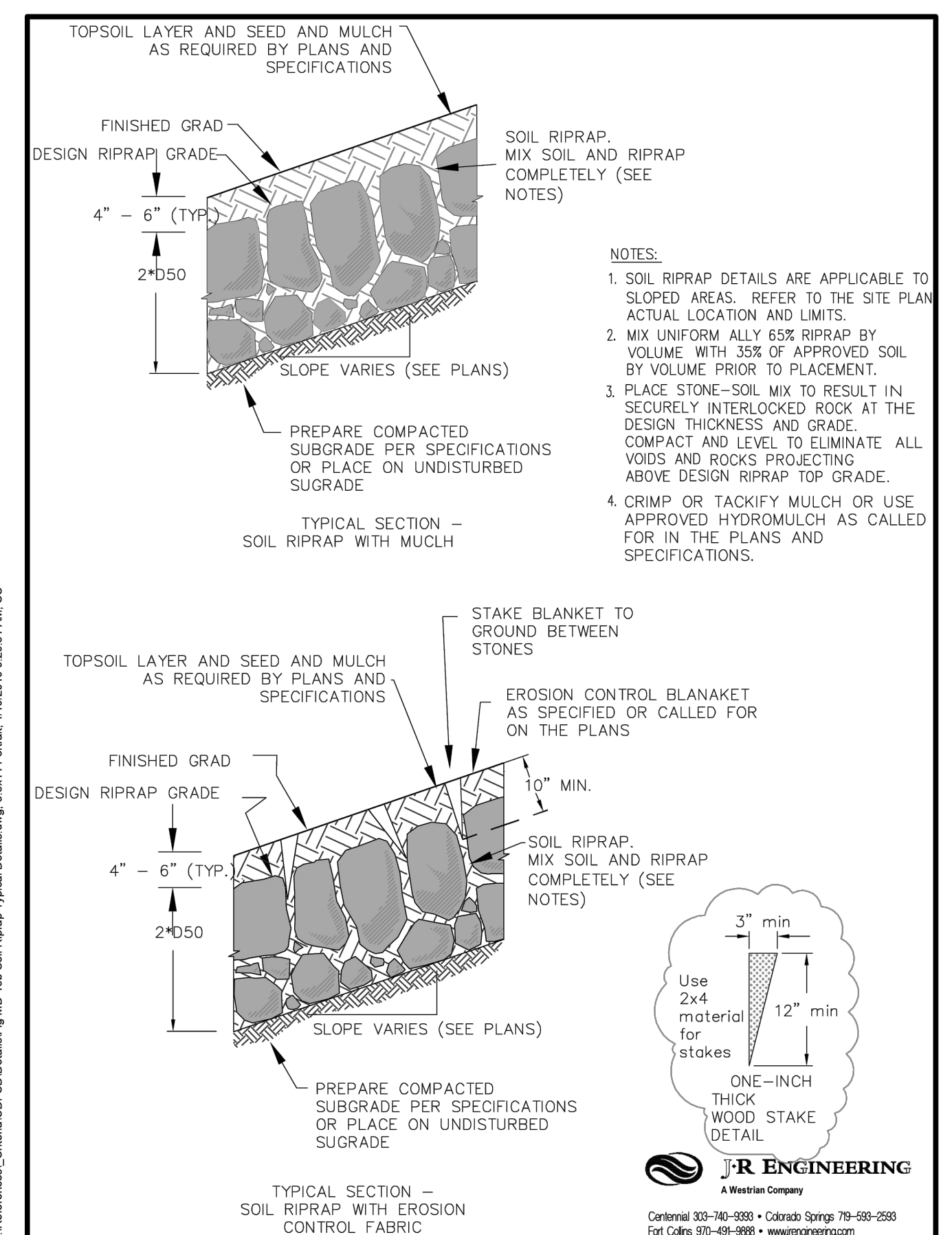
BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP & VERTICAL PANELS)

Issued By: Safety & Traffic Engineering Branch July 4, 2012

STANDARD PLAN NO. S-630-2

Sheet No. 1 of 1

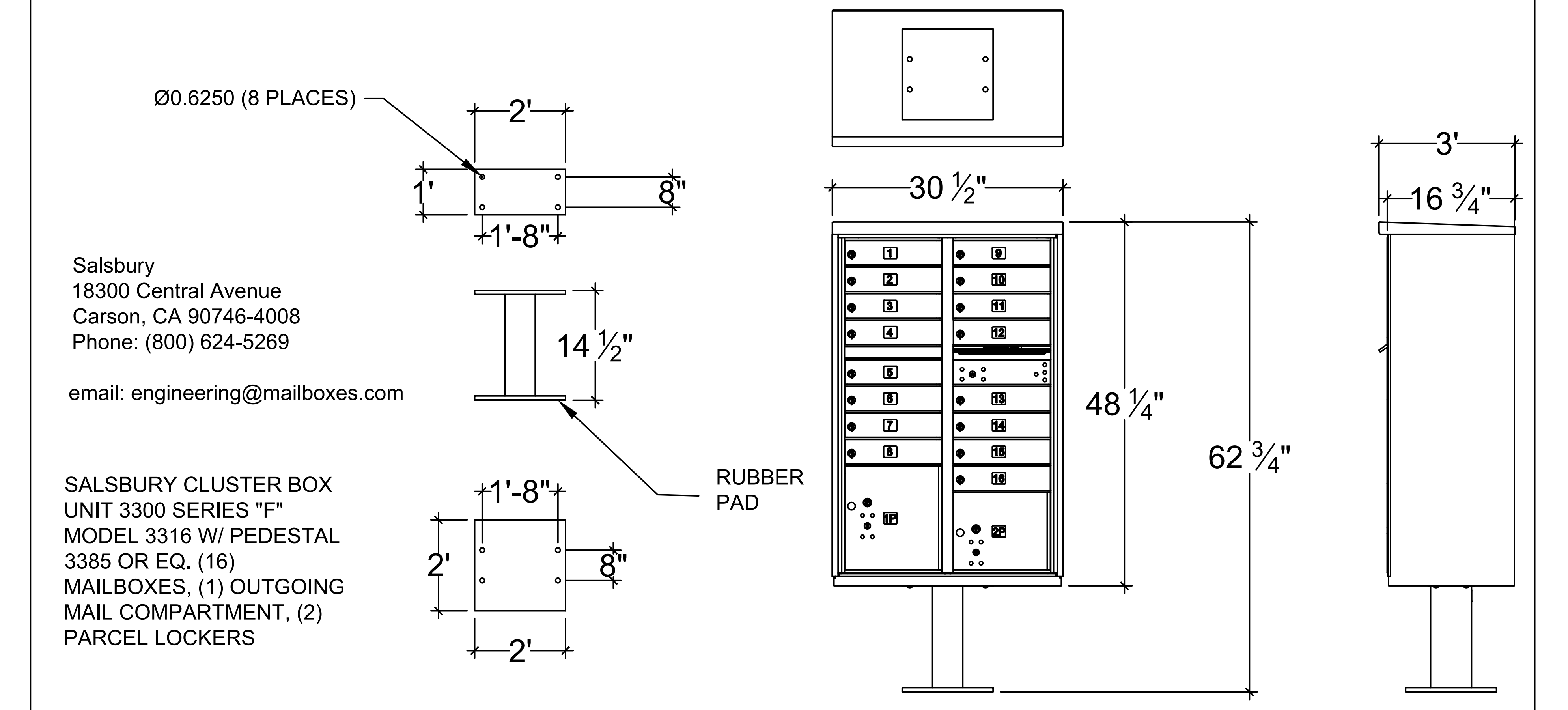
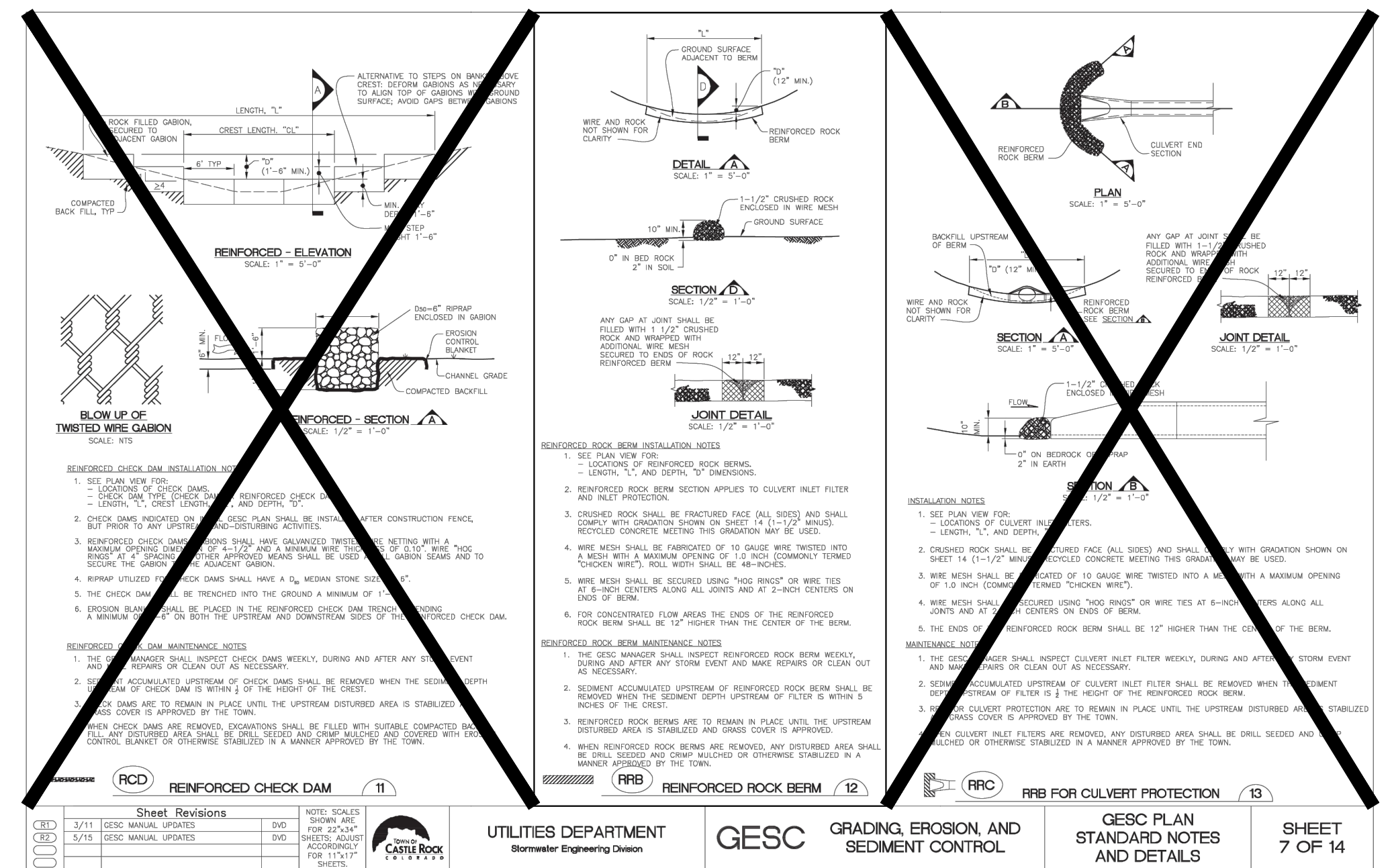
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PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9383 • Colorado Springs 719-583-2593
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Utilities Department
 GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 7 OF 14

Sheet Revisions

NO.	DATE	DESCRIPTION	BY	CHKD
1	5/11	DISC MANUAL UPDATES	DWG	
2	5/15	DISC MANUAL UPDATES	DWG	



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

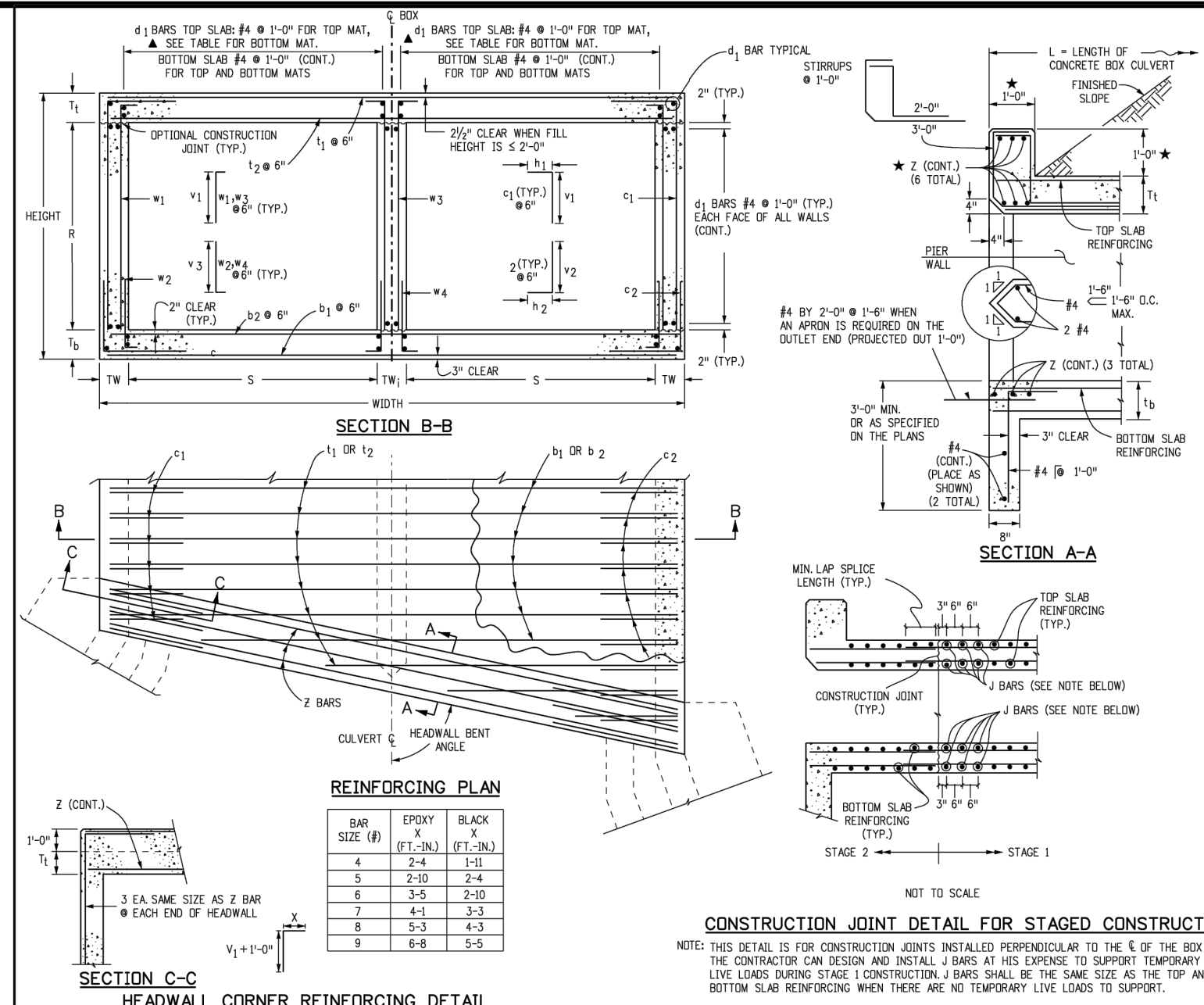
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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SHEET 62 OF 63
 JOB NO. 25142.05

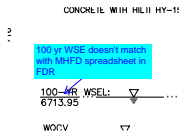


GENERAL NOTES

- CONCRETE SHALL BE CLASS 0 BOX CULVERT.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS PLACED ON TOP OF PREVIOUS CONCRETE. THE JOINT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 05100 PART 1.1 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 - 18" (#5 - 24" (#6 - 30" (#7 - 36" (#8 - 42" (#9 - 48" (#10 - 54" (#11 - 60" (#12 - 66" (#13 - 72" (#14 - 78" (#15 - 84" (#16 - 90" (#17 - 96" (#18 - 102" (#19 - 108" (#20 - 114" (#21 - 120" (#22 - 126" (#23 - 132" (#24 - 138" (#25 - 144" (#26 - 150" (#27 - 156" (#28 - 162" (#29 - 168" (#30 - 174" (#31 - 180" (#32 - 186" (#33 - 192" (#34 - 198" (#35 - 204" (#36 - 210" (#37 - 216" (#38 - 222" (#39 - 228" (#40 - 234" (#41 - 240" (#42 - 246" (#43 - 252" (#44 - 258" (#45 - 264" (#46 - 270" (#47 - 276" (#48 - 282" (#49 - 288" (#50 - 294" (#51 - 300" (#52 - 306" (#53 - 312" (#54 - 318" (#55 - 324" (#56 - 330" (#57 - 336" (#58 - 342" (#59 - 348" (#60 - 354" (#61 - 360" (#62 - 366" (#63 - 372" (#64 - 378" (#65 - 384" (#66 - 390" (#67 - 396" (#68 - 402" (#69 - 408" (#70 - 414" (#71 - 420" (#72 - 426" (#73 - 432" (#74 - 438" (#75 - 444" (#76 - 450" (#77 - 456" (#78 - 462" (#79 - 468" (#80 - 474" (#81 - 480" (#82 - 486" (#83 - 492" (#84 - 498" (#85 - 504" (#86 - 510" (#87 - 516" (#88 - 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1422" (#239 - 1428" (#240 - 1434" (#241 - 1440" (#242 - 1446" (#243 - 1452" (#244 - 1458" (#245 - 1464" (#246 - 1470" (#247 - 1476" (#248 - 1482" (#249 - 1488" (#250 - 1494" (#251 - 1500" (#252 - 1506" (#253 - 1512" (#254 - 1518" (#255 - 1524" (#256 - 1530" (#257 - 1536" (#258 - 1542" (#259 - 1548" (#260 - 1554" (#261 - 1560" (#262 - 1566" (#263 - 1572" (#264 - 1578" (#265 - 1584" (#266 - 1590" (#267 - 1596" (#268 - 1602" (#269 - 1608" (#270 - 1614" (#271 - 1620" (#272 - 1626" (#273 - 1632" (#274 - 1638" (#275 - 1644" (#276 - 1650" (#277 - 1656" (#278 - 1662" (#279 - 1668" (#280 - 1674" (#281 - 1680" (#282 - 1686" (#283 - 1692" (#284 - 1698" (#285 - 1704" (#286 - 1710" (#287 - 1716" (#288 - 1722" (#289 - 1728" (#290 - 1734" (#291 - 1740" (#292 - 1746" (#293 - 1752" (#294 - 1758" (#295 - 1764" (#296 - 1770" (#297 - 1776" (#298 - 1782" (#299 - 1788" (#300 - 1794" (#301 - 1800" (#302 - 1806" (#303 - 1812" (#304 - 1818" (#305 - 1824" (#306 - 1830" (#307 - 1836" (#308 - 1842" (#309 - 1848" (#310 - 1854" (#311 - 1860" (#312 - 1866" (#313 - 1872" (#314 - 1878" (#315 - 1884" (#316 - 1890" (#317 - 1896" (#318 - 1902" (#319 - 1908" (#320 - 1914" (#321 - 1920" (#322 - 1926" (#323 - 1932" (#324 - 1938" (#325 - 1944" (#326 - 1950" (#327 - 1956" (#328 - 1962" (#329 - 1968" (#330 - 1974" (#331 - 1980" (#332 - 1986" (#333 - 1992" (#334 - 1998" (#335 - 2004" (#336 - 2010" (#337 - 2016" (#338 - 2022" (#339 - 2028" (#340 - 2034" (#341 - 2040" (#342 - 2046" (#343 - 2052" (#344 - 2058" (#345 - 2064" (#346 - 2070" (#347 - 2076" (#348 - 2082" (#349 - 2088" (#350 - 2094" (#351 - 2100" (#352 - 2106" (#353 - 2112" (#354 - 2118" (#355 - 2124" (#356 - 2130" (#357 - 2136" (#358 - 2142" (#359 - 2148" (#360 - 2154" (#361 - 2160" (#362 - 2166" (#363 - 2172" (#364 - 2178" (#365 - 2184" (#366 - 2190" (#367 - 2196" (#368 - 2202" (#369 - 2208" (#370 - 2214" (#371 - 2220" (#372 - 2226" (#373 - 2232" (#374 - 2238" (#375 - 2244" (#376 - 2250" (#377 - 2256" (#378 - 2262" (#379 - 2268" (#380 - 2274" (#381 - 2280" (#382 - 2286" (#383 - 2292" (#384 - 2298" (#385 - 2304" (#386 - 2310" (#387 - 2316" (#388 - 2322" (#389 - 2328" (#390 - 2334" (#391 - 2340" (#392 - 2346" (#393 - 2352" (#394 - 2358" (#395 - 2364" (#396 - 2370" (#397 - 2376" (#398 - 2382" (#399 - 2388" (#400 - 2394" (#401 - 2400" (#402 - 2406" (#403 - 2412" (#404 - 2418" (#405 - 2424" (#406 - 2430" (#407 - 2436" (#408 - 2442" (#409 - 2448" (#410 - 2454" (#411 - 2460" (#412 - 2466" (#413 - 2472" (#414 - 2478" (#415 - 2484" (#416 - 2490" (#417 - 2496" (#418 - 2502" (#419 - 2508" (#420 - 2514" (#421 - 2520" (#422 - 2526" (#423 - 2532" (#424 - 2538" (#425 - 2544" (#426 - 2550" (#427 - 2556" (#428 - 2562" (#429 - 2568" (#430 - 2574" (#431 - 2580" (#432 - 2586" (#433 - 2592" (#434 - 2598" (#435 - 2604" (#436 - 2610" (#437 - 2616" (#438 - 2622" (#439 - 2628" (#440 - 2634" (#441 - 2640" (#442 - 2646" (#443 - 2652" (#444 - 2658" (#445 - 2664" (#446 - 2670" (#447 - 2676" (#448 - 2682" (#449 - 2688" (#450 - 2694" (#451 - 2700" (#452 - 2706" (#453 - 2712" (#454 - 2718" (#455 - 2724" (#456 - 2730" (#457 - 2736" (#458 - 2742" (#459 - 2748" (#460 - 2754" (#461 - 2760" (#462 - 2766" (#463 - 2772" (#464 - 2778" (#465 - 2784" (#466 - 2790" (#467 - 2796" (#468 - 2802" (#469 - 2808" (#470 - 2814" (#471 - 2820" (#472 - 2826" (#473 - 2832" (#474 - 2838" (#475 - 2844" (#476 - 2850" (#477 - 2856" (#478 - 2862" (#479 - 2868" (#480 - 2874" (#481 - 2880" (#482 - 2886" (#483 - 2892" (#484 - 2898" (#485 - 2904" (#486 - 2910" (#487 - 2916" (#488 - 2922" (#489 - 2928" (#490 - 2934" (#491 - 2940" (#492 - 2946" (#493 - 2952" (#494 - 2958" (#495 - 2964" (#496 - 2970" (#497 - 2976" (#498 - 2982" (#499 - 2988" (#500 - 2994" (#501 - 3000" (#502 - 3006" (#503 - 3012" (#504 - 3018" (#505 - 3024" (#506 - 3030" (#507 - 3036" (#508 - 3042" (#509 - 3048" (#510 - 3054" (#511 - 3060" (#512 - 3066" (#513 - 3072" (#514 - 3078" (#515 - 3084" (#516 - 3090" (#517 - 3096" (#518 - 3102" (#519 - 3108" (#520 - 3114" (#521 - 3120" (#522 - 3126" (#523 - 3132" (#524 - 3138" (#525 - 3144" (#526 - 3150" (#527 - 3156" (#528 - 3162" (#529 - 3168" (#530 - 3174" (#531 - 3180" (#532 - 3186" (#533 - 3192" (#534 - 3198" (#535 - 3204" (#536 - 3210" (#537 - 3216" (#538 - 3222" (#539 - 3228" (#540 - 3234" (#541 - 3240" (#542 - 3246" (#543 - 3252" (#544 - 3258" (#545 - 3264" (#546 - 3270" (#547 - 3276" (#548 - 3282" (#549 - 3288" (#550 - 3294" (#551 - 3300" (#552 - 3306" (#553 - 3312" (#554 - 3318" (#555 - 3324" (#556 - 3330" (#557 - 3336" (#558 - 3342" (#559 - 3348" (#560 - 3354" (#561 - 3360" (#562 - 3366" (#563 - 3372" (#564 - 3378" (#565 - 3384" (#566 - 3390" (#567 - 3396" (#568 - 3402" (#569 - 3408" (#570 - 3414" (#571 - 3420" (#572 - 3426" (#573 - 3432" (#574 - 3438" (#575 - 3444" (#576 - 3450" (#577 - 3456" (#578 - 3462" (#579 - 3468" (#580 - 3474" (#581 - 3480" (#582 - 3486" (#583 - 3492" (#584 - 3498" (#585 - 3504" (#586 - 3510" (#587 - 3516" (#588 - 3522" (#589 - 3528" (#590 - 3534" (#591 - 3540" (#592 - 3546" (#593 - 3552" (#594 - 3558" (#595 - 3564" (#596 - 3570" (#597 - 3576" (#598 - 3582" (#599 - 3588" (#600 - 3594" (#601 - 3600" (#602 - 3606" (#603 - 3612" (#604 - 3618" (#605 - 3624" (#606 - 3630" (#607 - 3636" (#608 - 3642" (#609 - 3648" (#610 - 3654" (#611 - 3660" (#612 - 3666" (#613 - 3672" (#614 - 3678" (#615 - 3684" (#616 - 3690" (#617 - 3696" (#618 - 3702" (#619 - 3708" (#620 - 3714" (#621 - 3720" (#622 - 3726" (#623 - 3732" (#624 - 3738" (#625 - 3744" (#626 - 3750" (#627 - 3756" (#628 - 3762" (#629 - 3768" (#630 - 3774" (#631 - 3780" (#632 - 3786" (#633 - 3792" (#634 - 3798" (#635 - 3804" (#636 - 3810" (#637 - 3816" (#638 - 3822" (#639 - 3828" (#640 - 3834" (#641 - 3840" (#642 - 3846" (#643 - 3852" (#644 - 3858" (#645 - 3864" (#646 - 3870" (#647 - 3876" (#648 - 3882" (#649 - 3888" (#650 - 3894" (#651 - 3900" (#652 - 3906" (#653 - 3912" (#654 - 3918" (#655 - 3924" (#656 - 3930" (#657 - 3936" (#658 - 3942" (#659 - 3948" (#660 - 3954" (#661 - 3960" (#662 - 3966" (#663 - 3972" (#664 - 3978" (#665 - 3984" (#666 - 3990" (#667 - 3996" (#668 - 4002" (#669 - 4008" (#670 - 4014" (#671 - 4020" (#672 - 4026" (#673 - 4032" (#674 - 4038" (#675 - 4044" (#676 - 4050" (#677 - 4056" (#678 - 4062" (#679 - 4068" (#680 - 4074" (#681 - 4080" (#682 - 4086" (#683 - 4092" (#684 - 4098" (#685 - 4104" (#686 - 4110" (#687 - 4116" (#688 - 4122" (#689 - 4128" (#690 - 4134" (#691 - 4140" (#692 - 4146" (#693 - 4152" (#694 - 4158" (#695 - 4164" (#696 - 4170" (#697 - 4176" (#698 - 4182" (#699 - 4188" (#700 - 4194" (#701 - 4200" (#702 - 4206" (#703 - 4212" (#704 - 4218" (#705 - 4224" (#706 - 4230" (#707 - 4236" (#708 - 4242" (#709 - 4248" (#710 - 4254" (#711 - 4260" (#712 - 4266" (#713 - 4272" (#714 - 4278" (#715 - 4284" (#716 - 4290" (#717 - 4296" (#718 - 4302" (#719 - 4308" (#720 - 4314" (#721 - 4320" (#722 - 4326" (#723 - 4332" (#724 - 4338" (#725 - 4344" (#726 - 4350" (#727 - 4356" (#728 - 4362" (#729 - 4368" (#730 - 4374" (#731 - 4380" (#732 - 4386" (#733 - 4392" (#734 - 4398" (#735 - 4404" (#736 - 4410" (#737 - 4416" (#738 - 4422" (#739 - 4428" (#740 - 4434" (#741 - 4440" (#742 - 4446" (#743 - 4452" (#744 - 4458" (#745 - 4464" (#746 - 4470" (#747 - 4476" (#748 - 4482" (#749 - 4488" (#750 - 4494" (#751 - 4500" (#752 - 4506" (#753 - 4512" (#754 - 4518" (#755 - 4524" (#756 - 4530" (#757 - 4536" (#758 - 4542" (#759 - 4548" (#760 - 4554" (#761 - 4560" (#762 - 4566" (#763 - 4572" (#764 - 4578" (#765 - 4584" (#766 - 4590" (#767 - 4596" (#768 - 4602" (#769 - 4608" (#770 - 4614" (#771 - 4620" (#772 - 4626" (#773 - 4632" (#774 - 4638" (#775 - 4644" (#776 - 4650" (#777 - 4656" (#778 - 4662" (#779 - 4668" (#780 - 4674" (#781 - 4680" (#782 - 4686" (#783 - 4692" (#784 - 4698" (#785 - 4704" (#786 - 4710" (#787 - 4716" (#788 - 4722" (#789 - 4728" (#790 - 4734" (#791 - 4740" (#792 - 4746" (#793 - 4752" (#794 - 4758" (#795 - 4764" (#796 - 4770" (#797 - 4776" (#798 - 4782" (#799 - 4788" (#800 - 4794" (#801 - 4800" (#802 - 4806" (#803 - 4812" (#804 - 4818" (#805 - 4824" (#806 - 4830" (#807 - 4836" (#808 - 4842" (#809 - 4848" (#810 - 4854" (#811 - 4860" (#812 - 4866" (#813 - 4872" (#814 - 4878" (#815 - 4884" (#816 - 4890" (#817 - 4896" (#818 - 4902" (#819 - 4908" (#820 - 4914" (#821 - 4920" (#822 - 4926" (#823 - 4932" (#824 - 4938" (#825 - 4944" (#826 - 4950" (#827 - 4956" (#828 - 4962" (#829 - 4968" (#830 - 4974" (#831 - 4980" (#832 - 4986" (#833 - 4992" (#834 - 4998" (#835 - 5004" (#836 - 5010" (#837 - 5016" (#838 - 5022" (#839 - 5028" (#840 - 5034" (#841 - 5040" (#842 - 5046" (#843 - 5052" (#844 - 5058" (#845 - 5064" (#846 - 5070" (#847 - 5076" (#848 - 5082" (#849 - 5088" (#850 - 5094" (#851 - 5100" (#852 - 5106" (#853 - 5112" (#854 - 5118" (#855 - 5124" (#856 - 5130" (#857 - 5136" (#858 - 5142" (#859 - 5148" (#860 - 5154" (#861 - 5160" (#862 - 5166" (#863 - 5172" (#864 - 5178" (#865 - 5184" (#866 - 5190" (#867 - 5196" (#868 - 5202" (#869 - 5208" (#870 - 5214" (#871 - 5220" (#872 - 5226" (#873 - 5232" (#874 - 5238" (#875 - 5244" (#876 - 5250" (#877 - 5256" (#878 - 5262" (#879 - 5268" (#880 - 5274" (#881 - 5280" (#882 - 5286" (#883 - 5292" (#884 - 5298" (#885 - 5304" (#886 - 5310" (#887 - 5316" (#888 - 5322" (#889 - 5328" (#890 - 5334" (#891 - 5340" (#892 - 5346" (#893 - 5352" (#894 - 5358" (#895 - 5364" (#896 - 5370" (#897 - 5376" (#898 - 5382" (#899 - 5388" (#900 - 5394" (#901 - 5400" (#902 - 5406" (#903 - 5412" (#904 - 5418" (#905 - 5424" (#906 - 5430" (#907 - 5436" (#908 - 5442" (#909 - 5448" (#910 - 5454" (#911 - 5460" (#912 - 5466" (#913 - 5472" (#914 - 5478" (#915 - 5484" (#916 - 5490" (#917 - 5496" (#918 - 5502" (#919 - 5508" (#920 - 5514" (#921 - 5520" (#922 - 5526" (#923 - 5532" (#924 - 5538" (#925 - 5544" (#926 - 5550" (#927 - 5556" (#928 - 5562" (#929 - 5568" (#930 - 5574" (#931 - 5580" (#932 - 5586" (#933 - 5592" (#934 - 5598" (#935 - 5604" (#936 - 5610" (#937 - 5616" (#938 - 5622" (#939 - 5628" (#940 - 5634" (#941 - 5640" (#942 - 5646" (#943 - 5652" (#944 - 5658" (#945 - 5664" (#946 - 5670" (#947 - 5676" (#948 - 5682" (#949 - 5688" (#950 - 5694" (#951 - 5700" (#952 - 5706" (#953 - 5712" (#954 - 5718" (#955 - 5724" (#956 - 5730" (#957 - 5736" (#958 - 5742" (#959 - 5748" (#960 - 5754" (#961 - 5760" (#962 - 5766" (#963 - 5772" (#964 - 5778" (#965 - 5784" (#966 - 5790" (#967 - 5796" (#968 - 5802" (#969 - 5808" (#970 - 5814" (#971 - 5820" (#972 - 5826" (#973 - 5832" (#974 - 5838" (#975 - 5844" (#976 - 5850" (#977 - 5856" (#978 - 5862" (#979 - 5868" (#980 - 5874" (#981 - 5880" (#982 - 5886" (#983 - 5892" (#984 - 5898" (#985 - 5904" (#986 - 5910" (#987 - 5916" (#988 - 5922" (#989 - 5928" (#990 - 5934" (#991 - 5940" (#992 - 5946" (#993 - 5952" (#994 - 5958" (#995 - 5964" (#996 - 5970" (#997 - 5976" (#998 - 5982" (#999 - 5988" (#1000 - 5994" (#1001 - 6000" (#1002 - 6006" (#1003 - 6012" (#1004 - 6018" (#1005 - 6024" (#1006 - 6030" (#1007 - 6036" (#1008 - 6042" (#1009 - 6048" (#1010 - 6054" (#1011 - 6060" (#1012 - 6066" (#1013 - 6072" (#1014 - 6078" (#1015 - 6084" (#1016 - 6090" (#1017 - 6096" (#1018 - 6102" (#1019 - 6108" (#1020 - 6114" (#1021 - 6120" (#1022 - 6126" (#1023 - 6132" (#1024 - 6138" (#1025 - 6144" (#1026 - 6150" (#1027 - 6156" (#1028 - 6162" (#1029 - 6168" (#1030 - 6174" (#1031 - 6180" (#1032 - 6186" (#1033 - 6192" (#1034 - 6198" (#1035 - 6204" (#1036 - 6210" (#1037 - 6216" (#1038 - 6222" (#1039 - 6228" (#1040 - 6234" (#1041 - 6240" (#1042 - 6246" (#1043 - 6252" (#1044 - 6258" (#1045 - 6264" (#1046 - 6270" (#1047 - 6276" (#1048 - 6282" (#1049 - 6288" (#1050 - 6294" (#1051 - 6300" (#1052 - 6306" (#1053 - 6312" (#1054 - 6318" (#1055 - 6324" (#1056 - 6330" (#1057 - 6336" (#1058 - 6342" (#1059 - 6348" (#1060 - 6354" (#1061 - 6360" (#1062 - 6366" (#1063 - 6372" (#1064 - 6378" (#1065 - 6384" (#1066 - 6390" (#1067 - 6396" (#1068 - 6402" (#1069 - 6408" (#1070 - 6414" (#1071 - 6420" (#1072 - 6426" (#1073 - 6432" (#1074 - 6438" (#1075 - 6444" (#1076 - 6450" (#1077 - 6456" (#1078 - 6462" (#1079 - 6468" (#1080 - 6474" (#1081 - 6480" (#1082 - 6486" (#1083 - 6492" (#1084 - 6498" (#1085 - 6504" (#1086 - 6510" (#1087 - 6516" (#1088 - 6522" (#1089 - 6528" (#1090 - 6534" (#1091 - 6540" (#1092 - 6546" (#1093 - 6552" (#1094 - 6558" (#1095 - 6564" (#1096 - 6570" (#1097 - 6576" (#1098 - 6582" (#1099 - 6588" (#1100 - 6594" (#1101 - 6600" (#1102 - 6606" (#1103 - 6612" (#1104 - 6618" (#1105 - 6624" (#1106 - 6630" (#1107 - 6636" (#1108 - 6642

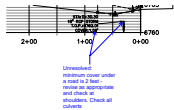
V3_Construction Drawings.pdf Markup Summary

Callout (8)



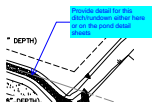
Subject: Callout
Page Label: [47] 47 2514205 CH01 - CH02
Author: CDurham
Date: 11/1/2023 3:32:56 PM
Status:
Color: ■
Layer:
Space:

100 yr WSE doesn't match with MHFD spreadsheet in FDR



Subject: Callout
Page Label: [16] 16 2514205 SG01 - SG01 (3)
Author: CDurham
Date: 11/1/2023 4:09:41 PM
Status:
Color: ■
Layer:
Space:

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



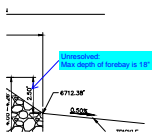
Subject: Callout
Page Label: [37] 37 WP07
Author: CDurham
Date: 11/1/2023 4:42:23 PM
Status:
Color: ■
Layer:
Space:

Provide detail for this ditch/rundown either here or on the pond detail sheets



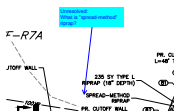
Subject: Callout
Page Label: [42] 42 FH01
Author: CDurham
Date: 11/1/2023 4:46:55 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
What is "spread-method" riprap



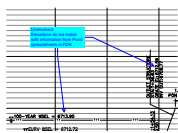
Subject: Callout
Page Label: [44] 44 2514205 DP02
Author: CDurham
Date: 11/1/2023 4:48:41 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Max depth of forebay is 18"



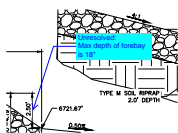
Subject: Callout
Page Label: [44] 44 2514205 DP02
Author: CDurham
Date: 11/1/2023 4:50:10 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
What is "spread-method" riprap?



Subject: Callout
Page Label: [45] 45 2514205 DP03
Author: CDurham
Date: 11/1/2023 4:52:35 PM
Status:
Color: ■
Layer:
Space:

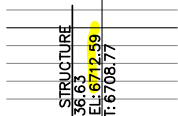
Unresolved:
 Elevations do not match with information from
 Pond spreadsheets in FDR



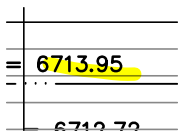
Subject: Callout
Page Label: [48] 48 2514205 CH01 - CH01
Author: CDurham
Date: 11/1/2023 4:59:50 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
 Max depth of forebay is 18"

Highlight (2)

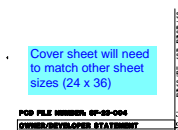


Subject: Highlight
Page Label: [45] 45 2514205 DP03
Author: CDurham
Date: 11/1/2023 4:52:16 PM
Status:
Color: ■
Layer:
Space:



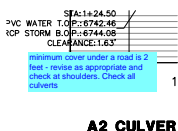
Subject: Highlight
Page Label: [45] 45 2514205 DP03
Author: CDurham
Date: 11/1/2023 4:52:18 PM
Status:
Color: ■
Layer:
Space:

Text Box (6)



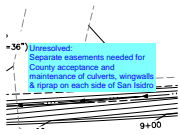
Subject: Text Box
Page Label: 1
Author: CDurham
Date: 11/1/2023 4:01:52 PM
Status:
Color: ■
Layer:
Space:

Cover sheet will need to match other sheet sizes
 (24 x 36)



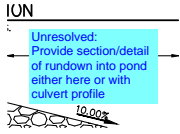
Subject: Text Box
Page Label: [36] 36 WP06
Author: CDurham
Date: 11/1/2023 4:12:17 PM
Status:
Color: ■
Layer:
Space:

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



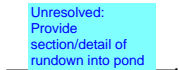
Subject: Text Box
Page Label: [38] 38 WP08
Author: CDurham
Date: 11/1/2023 4:13:41 PM
Status:
Color: ■
Layer:
Space:

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



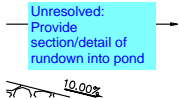
Subject: Text Box
Page Label: [40] 40 WP10
Author: CDurham
Date: 11/1/2023 4:45:24 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Provide section/detail of rundown into pond either here or with culvert profile



Subject: Text Box
Page Label: [44] 44 2514205 DP02
Author: CDurham
Date: 11/1/2023 4:49:03 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Provide section/detail of rundown into pond



Subject: Text Box
Page Label: [48] 48 2514205 CH01 - CH01
Author: CDurham
Date: 11/1/2023 4:59:27 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Provide section/detail of rundown into pond