

# SADDLEHORN RANCH - FILING 3

## LOCATED IN SECTION 3

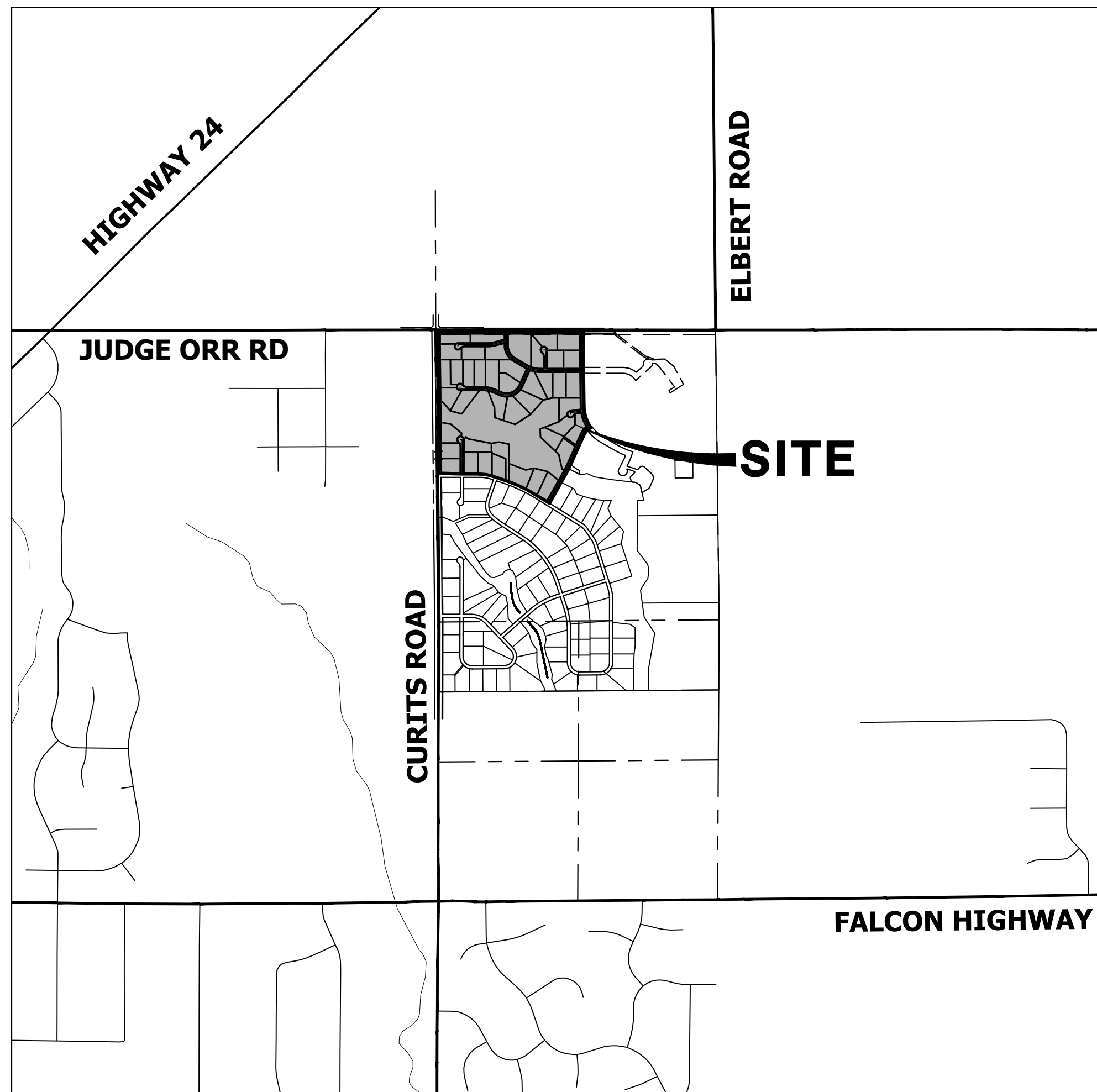
### TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,

#### EL PASO COUNTY, STATE OF COLORADO

## CONSTRUCTION DOCUMENTS

### ABBREVIATIONS

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



### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

1	- COVER SHEET
2	- GENERAL NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5	- HORIZONTAL CONTROL PLAN
6-8	- CURTIS RD & JUDGE ORR RD DEMOLITION PLAN
9-11	- CURTIS RD & JUDGE ORR RD GRADING PLAN
12-14	- CURTIS RD & JUDGE ORR RD SIGNAGE & STRIPING PLAN
15-17	- SIGNAGE PLAN
18-29	- STREET IMPROVEMENT PLAN AND PROFILE
30	- OVERALL UTILITY PLAN & SERVICE PLAN
31-41	- WATER DISTRIBUTION PLAN
42	- OVERALL FIRE HYDRANT PLAN
43-46	- STORM SEWER PLAN AND PROFILE
47-48	- CHANNEL IMPROVEMENT PLANS
49-51	- POND C GRADING PLAN
52	- POND C OUTLET STRUCTURE DETAILS
53-55	- POND D GRADING PLAN
56	- POND D OUTLET STRUCTURE DETAILS
57-58	- POND E GRADING PLAN
59	- POND E OUTLET STRUCTURE DETAILS
60-64	- DETAILS

### CONTACTS:

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

### BENCHMARK:

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

### BASIS OF BEARINGS:

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



### EL PASO COUNTY STATEMENT

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

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

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

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

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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

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

COLORADO P.E. 25043

FOR AND ON BEHALF OF JR ENGINEERING, LLC

5/15/24

### PCD FILE NUMBER: SF-23-004

### OWNER/DEVELOPER STATEMENT

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

*John Helmick* \_\_\_\_\_ DATE 3/20/24

JOHN HELMICK

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

### DISTRICT APPROVALS

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

*Sandra Lehmann* \_\_\_\_\_ DATE 10/16/2023

FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT

AA31C2C2F0F8418...

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

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

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

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=2000'	N/A	5/15/24	AMT	AMT	

SADDLEHORN RANCH - FILING 3	COVER SHEET
SHEET 1 OF 64	JOB NO. 25142.05



Know what's below.  
Call before you dig.

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

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

1. 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.
2. 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).
3. 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:
  - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - 3.4. CDOT M&S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. 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.
15. 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:**

1. 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.
2. 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.
3. 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.
4. 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**

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. PLACEMENT OF GROUND SIGNS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-614-1.
3. STRIPING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH CDOT DETAIL S-627-1.
4. 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.
5. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
6. 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.
7. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
8. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
9. 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".
10. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
11. 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.
12. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
16. 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  
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BY	DATE	No.	REVISION	H-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				V-SCALE	N/A				
						5/15/24			

SADDLEHORN RANCH -  
 FILING 3  
 GENERAL NOTES



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE		
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A ---	A ---
CENTERLINE	---	---
CITY LIMITS		
WIRE FENCE	-x-x-	-x-x-
CHAIN LINK FENCE	-o-o-	-o-o-
WOOD FENCE	-◇-◇-	-◇-◇-
MASONRY FENCE	-□-□-	-□-□-
GUARDRAIL	— — —	— — —
CONC. BARRIER	— — —	— — —
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-T-T-	-T-T-
TELEPHONE	-W-W-	-W-W-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	~>~>	~>~>
DIVERSION DITCH	~>~>	~>~>
DIVERSION CHANNEL	~>~>	~>~>
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE	~V~V~	~V~V~
TOE OF SLOPE	~V~V~	~V~V~
EDGE OF WATER	~V~V~	~V~V~
INDEX CONTOUR	-6100-	-6100-
INTERMEDIATE CONTOUR	-6100-	-6100-
DEPRESSION CONT. (INDEX)	-6100-	-6100-
DEPRESSION CONT. (INTER)	-6100-	-6100-
TOP OF CUTS	---C/F---	---C/F---
TOE OF FILLS	---C/F---	---C/F---
CUT AND FILL LINE	---C/F---	---C/F---
SILT FENCE	-SF-SF-	-SF-SF-
100 YEAR FLOODPLAIN	---100YR---	---100YR---
500 YEAR FLOODPLAIN	---500YR---	---500YR---
FLOODWAY	-FLDWY-	-FLDWY-
BASE FLOOD ELEVATION	~V~V~	~V~V~
EDGE OF WETLANDS	~V~V~	~V~V~
STONE WALL	○-○-	○-○-
FLOW ARROWS	→	→

UTILITIES LEGEND

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

MONUMENTATION LEGEND

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

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

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

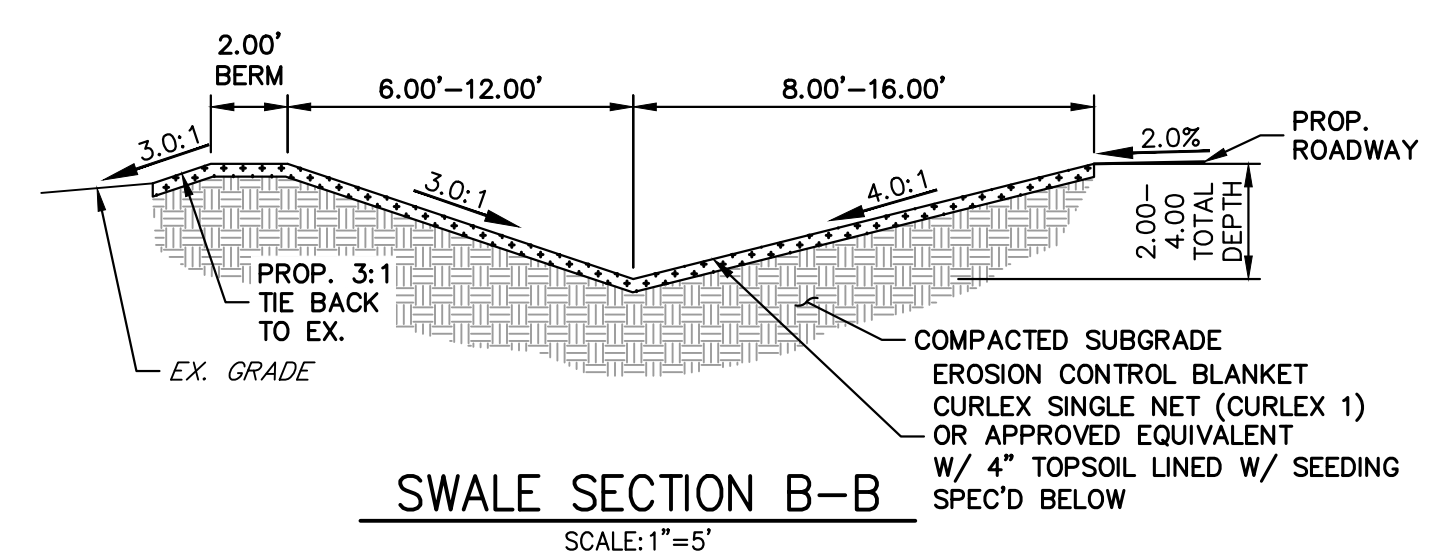
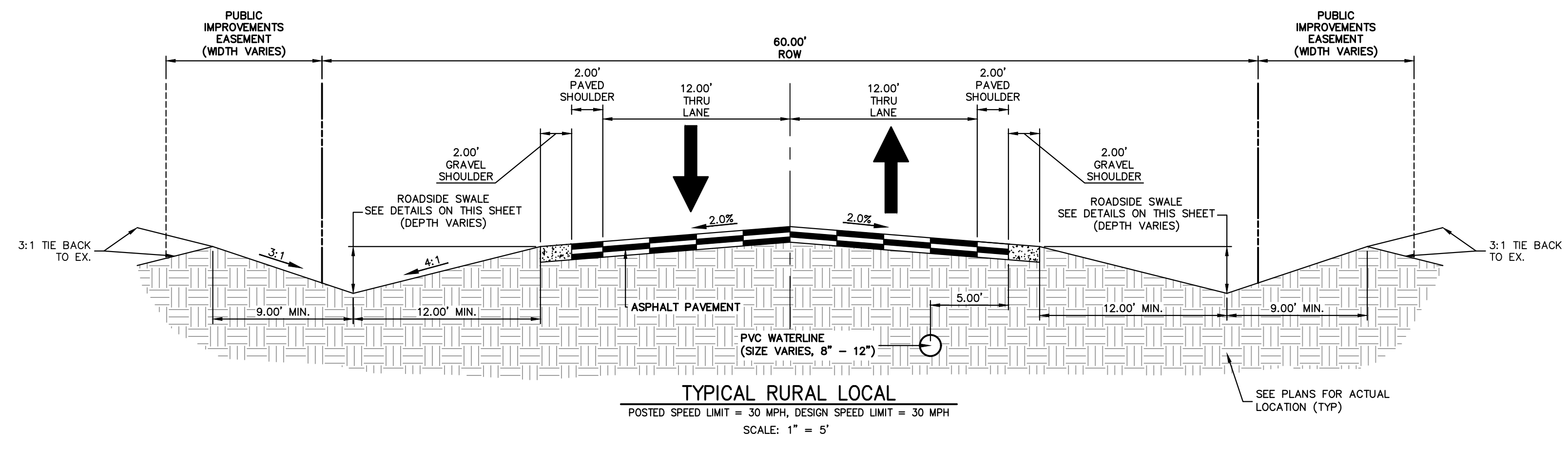
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION		BY	DATE
	DATE	DESCRIPTION		

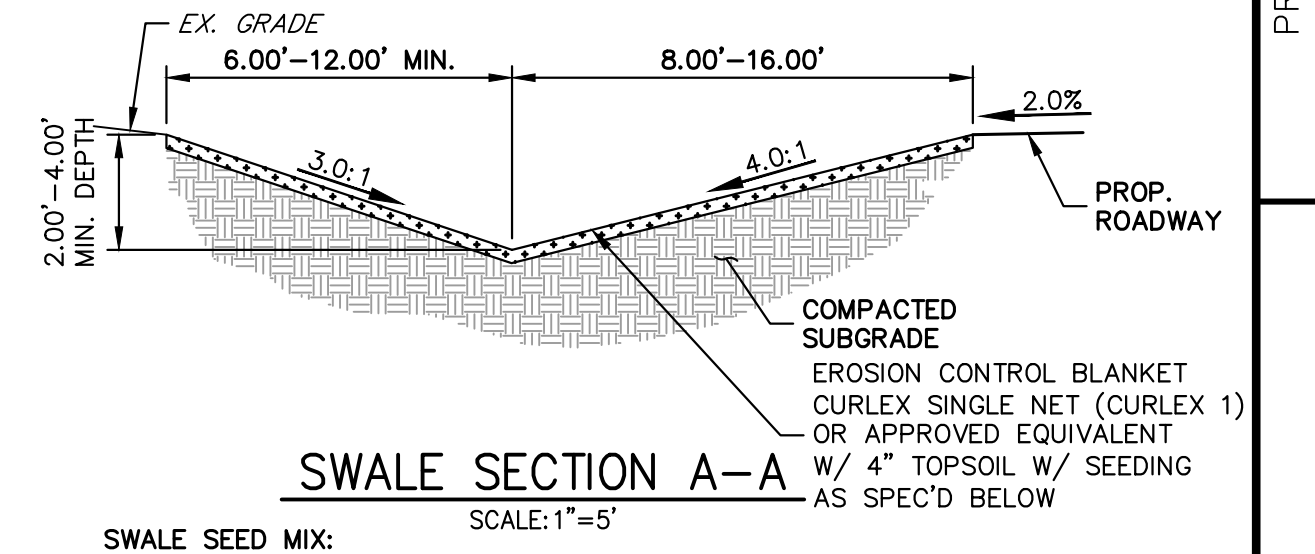
SADDLEHORN RANCH -  
FILING 3  
LEGEND



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



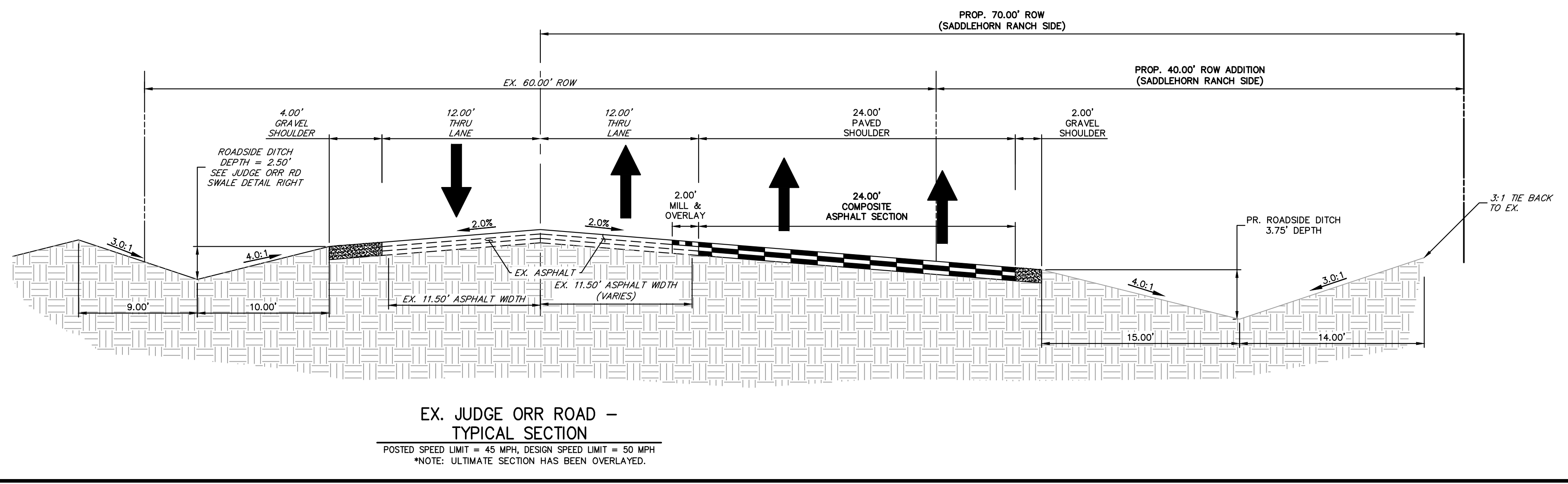
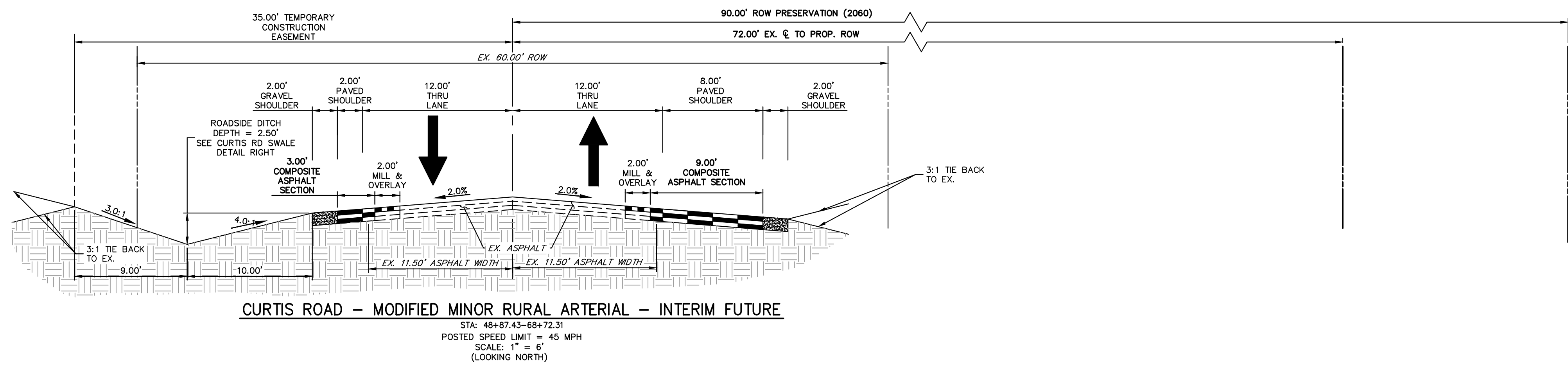
SWALE SEED MIX:  
 EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"  
 -IDAHO FESCUE  
 -SANDBERG BLUEGRASS  
 -ROCKY MOUNTAIN FESCUE  
 -BIG BLUEGRASS



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

**ROADSIDE SWALE NOTES**

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

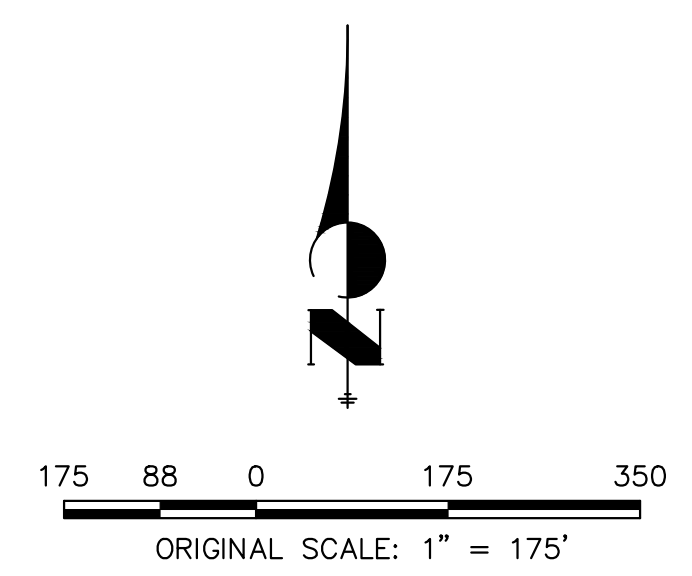
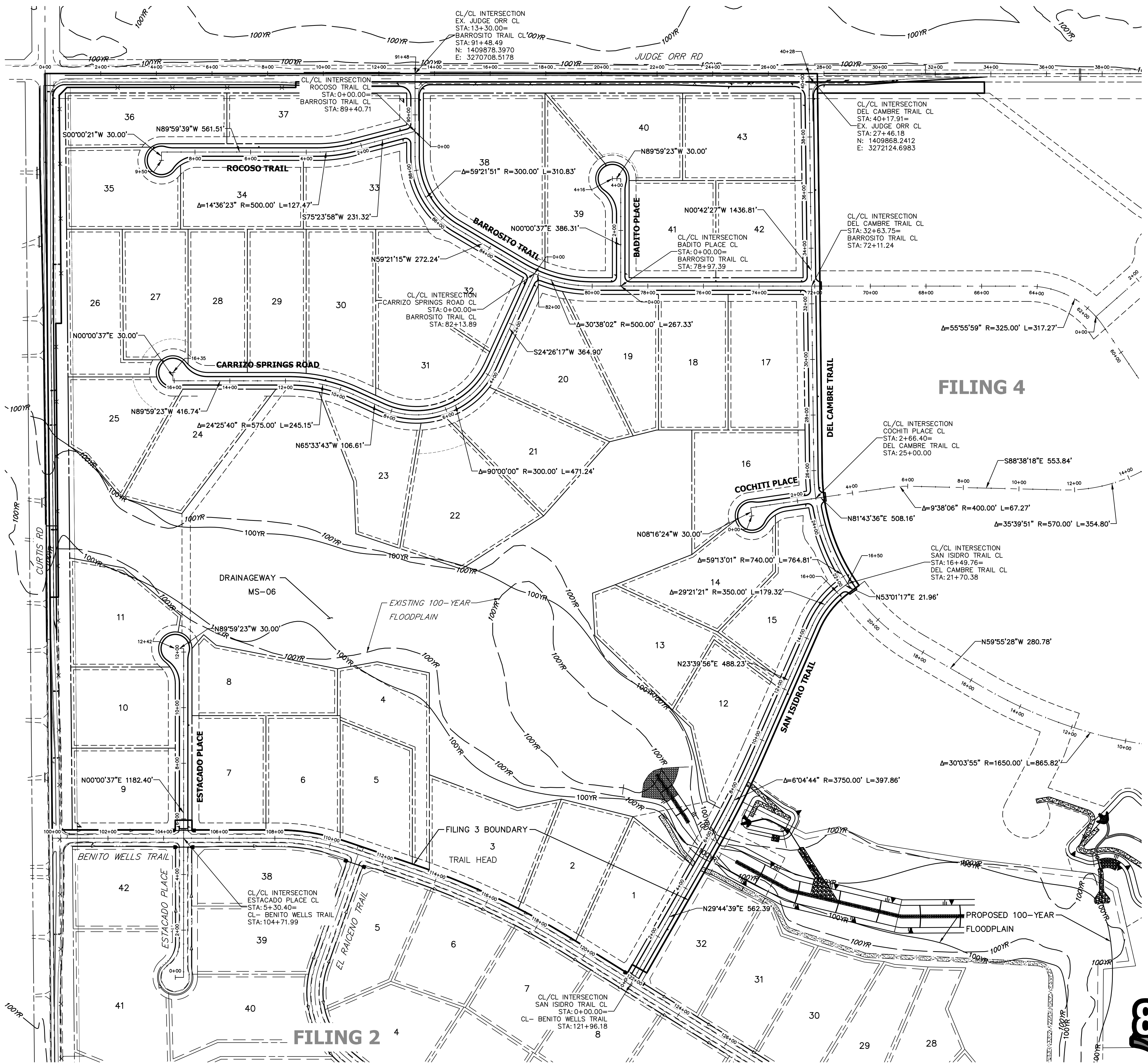


Know what's below.  
 Call before you dig.


**ENGINEER'S STATEMENT**

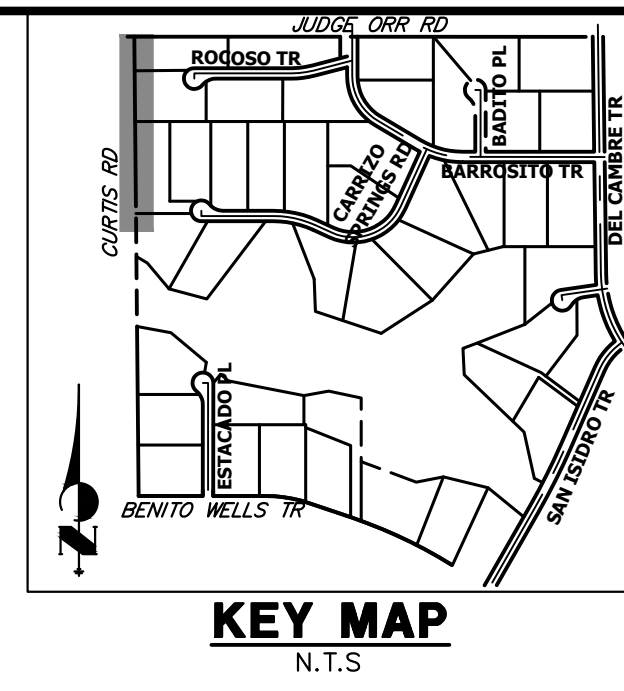
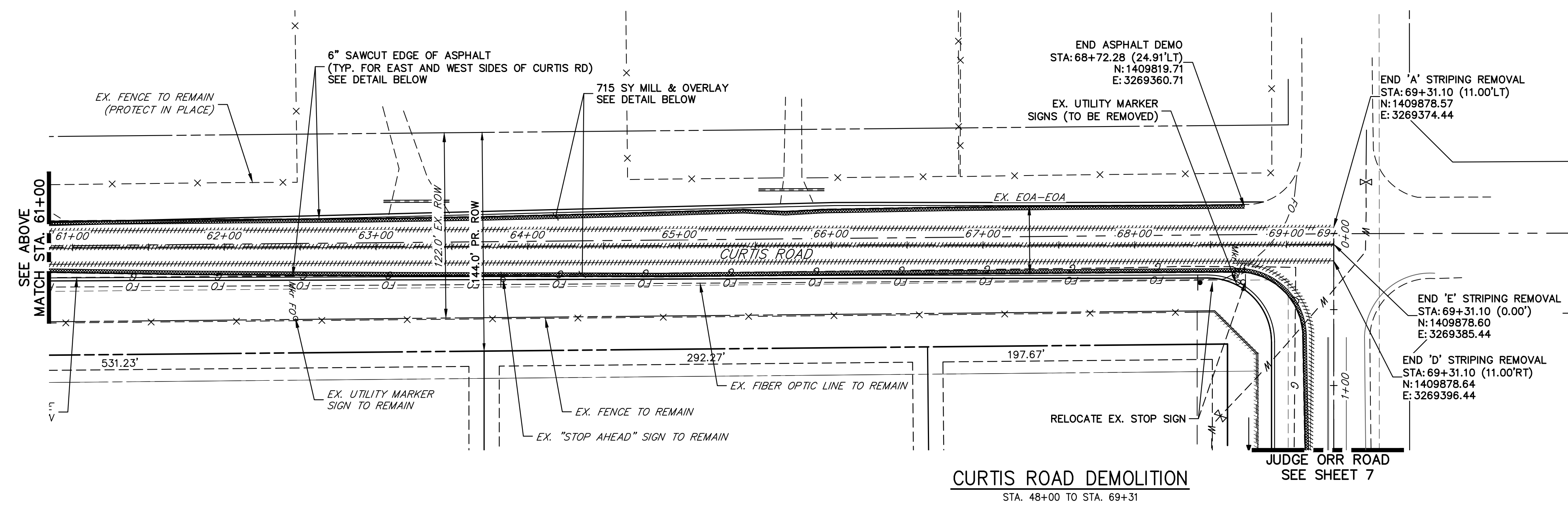
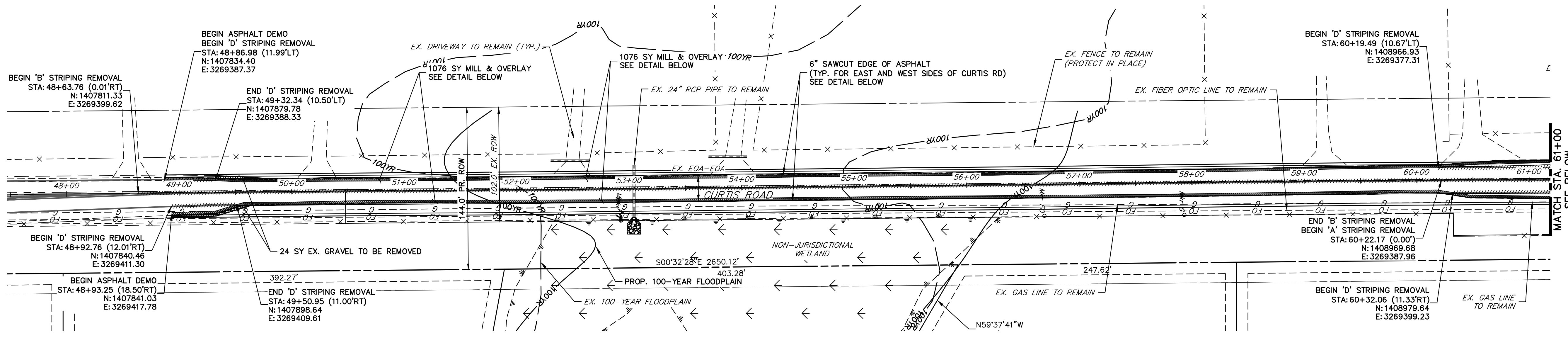
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
 25043 05/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	J.R. ENGINEERING A Western Company Centennial 300-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
SADDLEHORN RANCH - FILING 3 TYPICAL SECTIONS	SHEET 4 OF 64 JOB NO. 25142.05



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
 25043  
 5/15/24  
 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 REVIEW AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 <b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=175'
V-SCALE	N/A
DATE	5/15/24
DESIGNED BY	CJS
DRAWN BY	CJS
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
HORIZONTAL CONTROL PLAN	
SHEET 5	OF 64
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**  
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

**LEGEND**

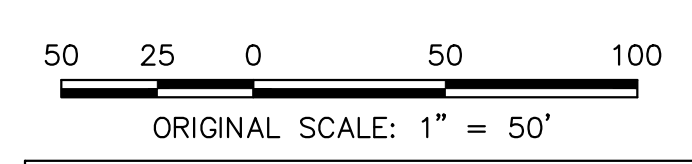
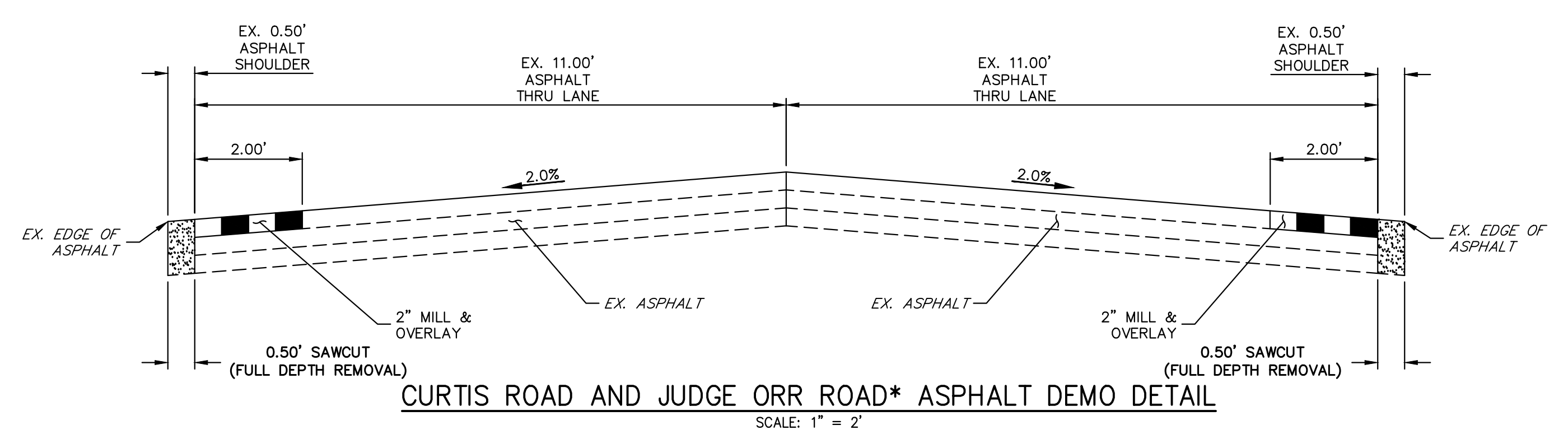
- ▬ PROPOSED SIGN
- ▬ EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊗ EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING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

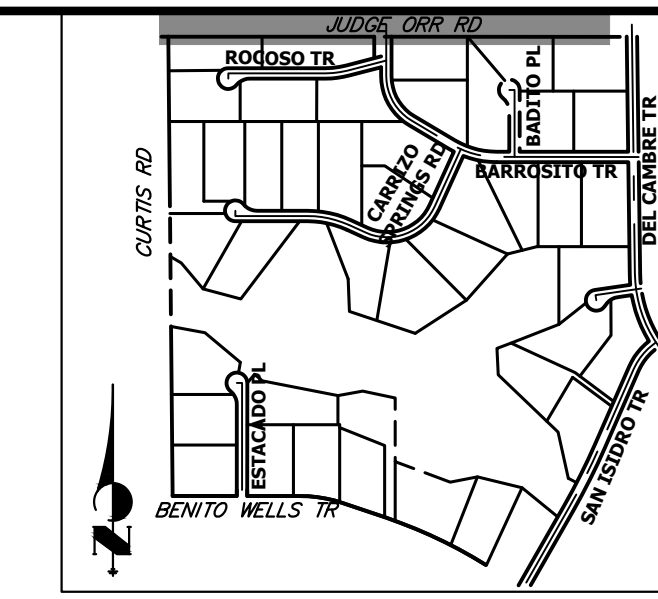
- ALL EXISTING C STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
- ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
- EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
- EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS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



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

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Bryan T. Law, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 5/15/24

SADDLEHORN RANCH -  
 FILING 3  
 CURTIS RD & JUDGE ORR RD  
 DEMOLITION PLAN  
 SHEET 6 OF 64  
 JOB NO. 25142.05



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

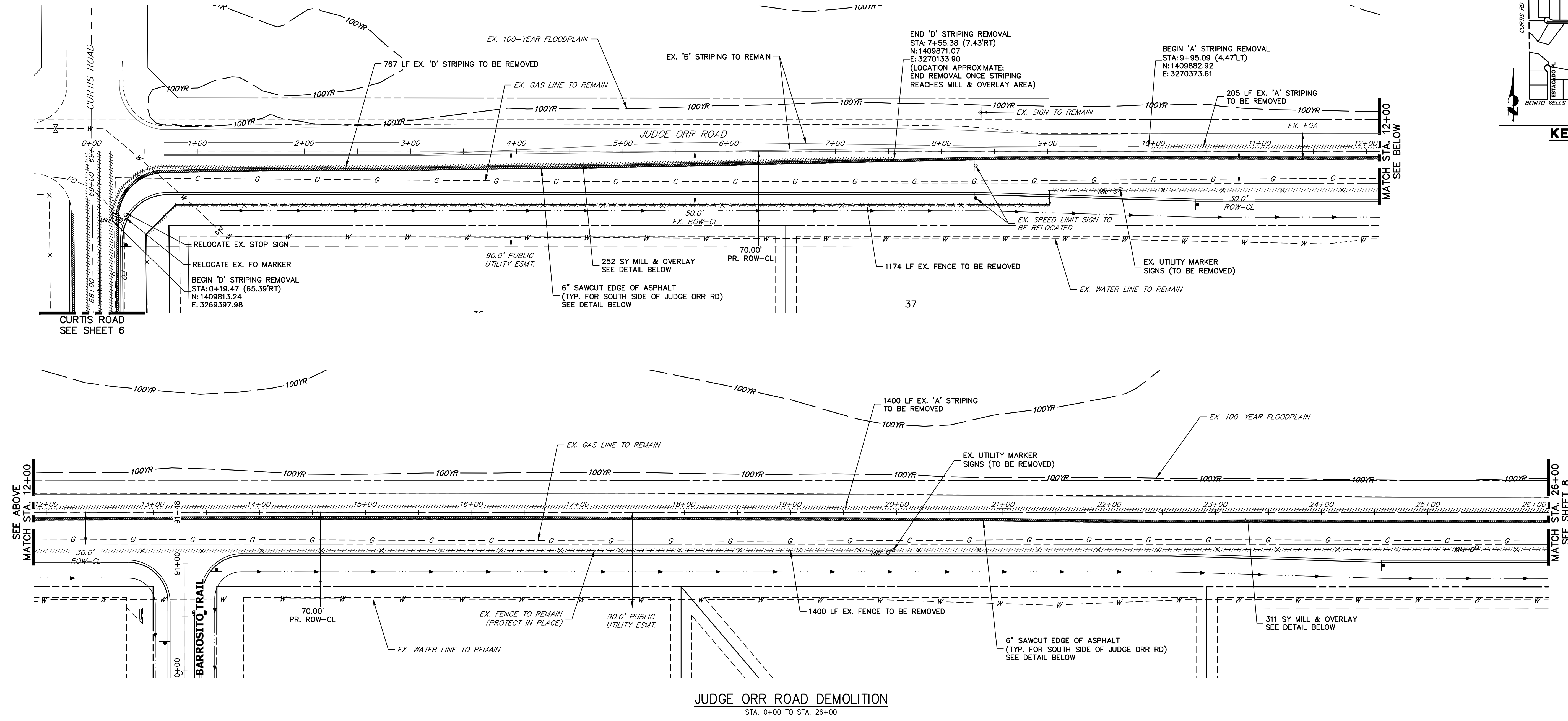
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	5/15/24	RWK	RWK	

SADDLEHORN RANCH - FILING 3  
**CURTIS RD & JUDGE ORR RD DEMOLITION PLAN**  
 SHEET 7 OF 64  
 JOB NO. 25142.05



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

**LEGEND**

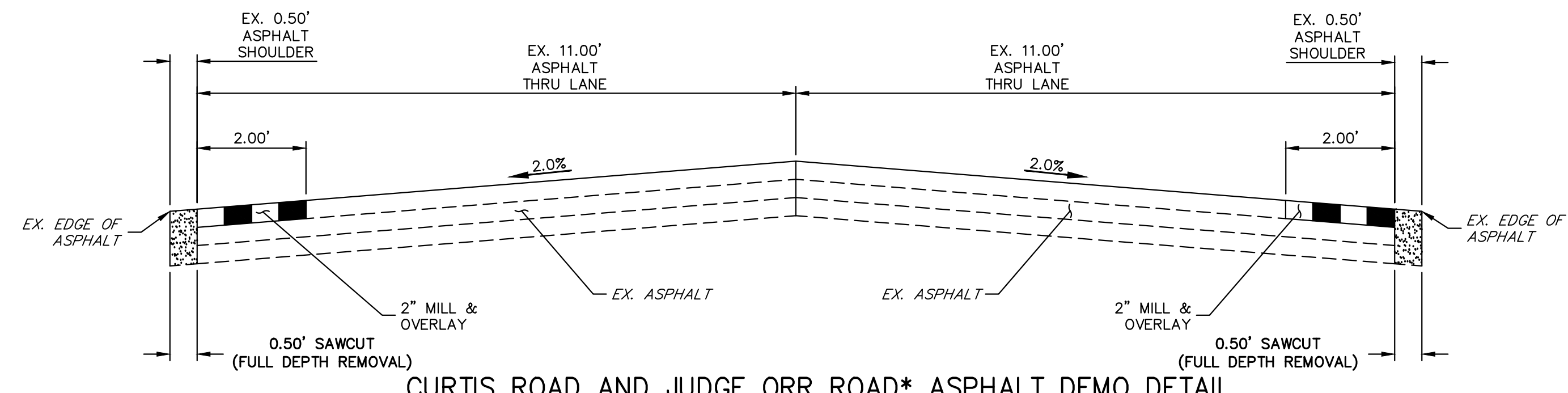
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED STRIPE
- EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
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- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE x 2' LONG, 4" GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

**DEMOLITION LEGEND**

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

**DEMOLITION NOTES**

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- EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS OF CURTIS ROAD IMPROVEMENTS. SEE CURTIS ROAD STRIPING PLAN FOR PROPOSED STRIPING.



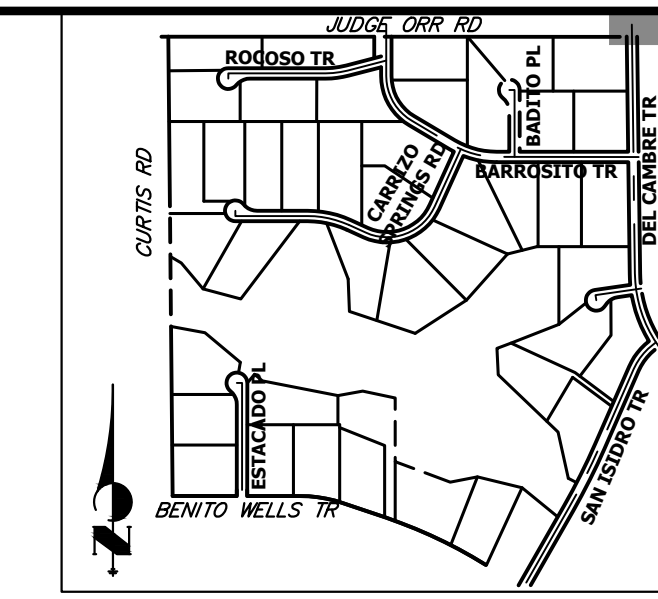
**CURTIS ROAD AND JUDGE ORR ROAD\* ASPHALT DEMO DETAIL**

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

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

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

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

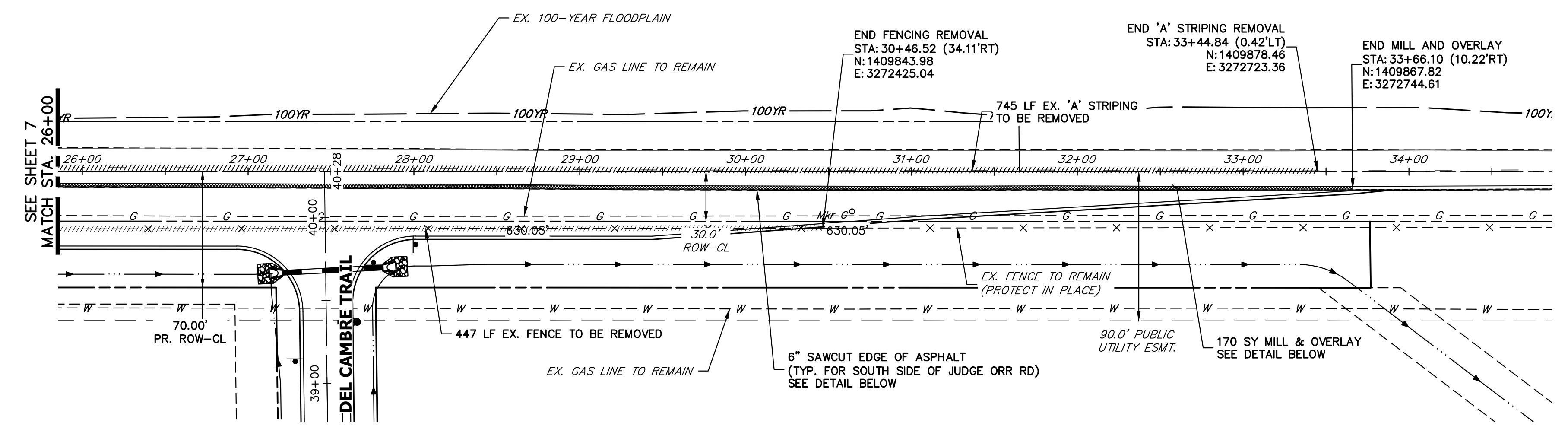


**KEY MAP**  
N.T.S.

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BRADY WILLIAMS

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

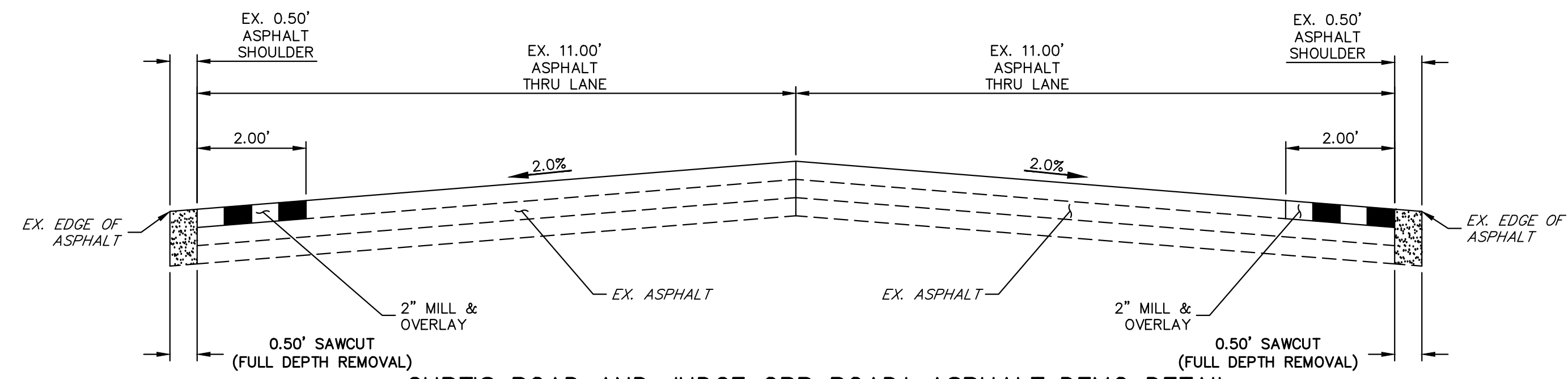
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Fort Collins 970-491-9888 • www.jrengineering.com



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

**LEGEND**

- ▬ PROPOSED SIGN
- ▬ EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊗ EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
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**CURTIS ROAD AND JUDGE ORR ROAD\* ASPHALT DEMO DETAIL**  
SCALE: 1" = 2'  
\*JUDGE ORR ROAD TO HAVE DEMO WORK ON SOUTH SIDE OF ROAD ONLY

**DEMOLITION LEGEND**

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

**DEMOLITION NOTES**

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Call before you dig.

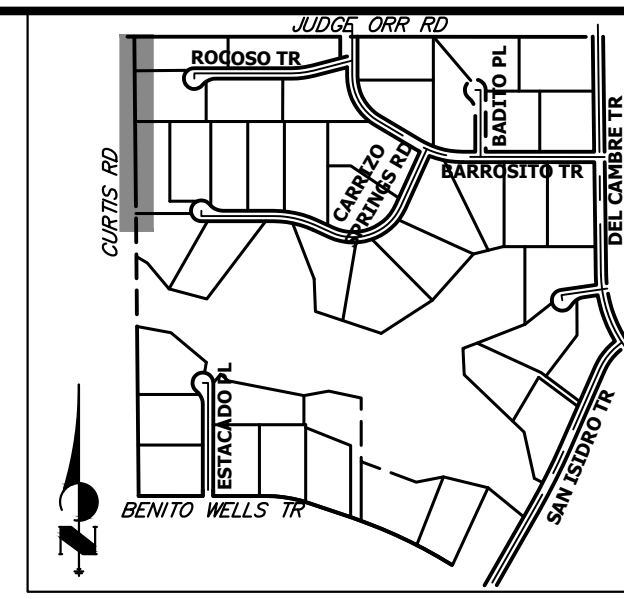
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE

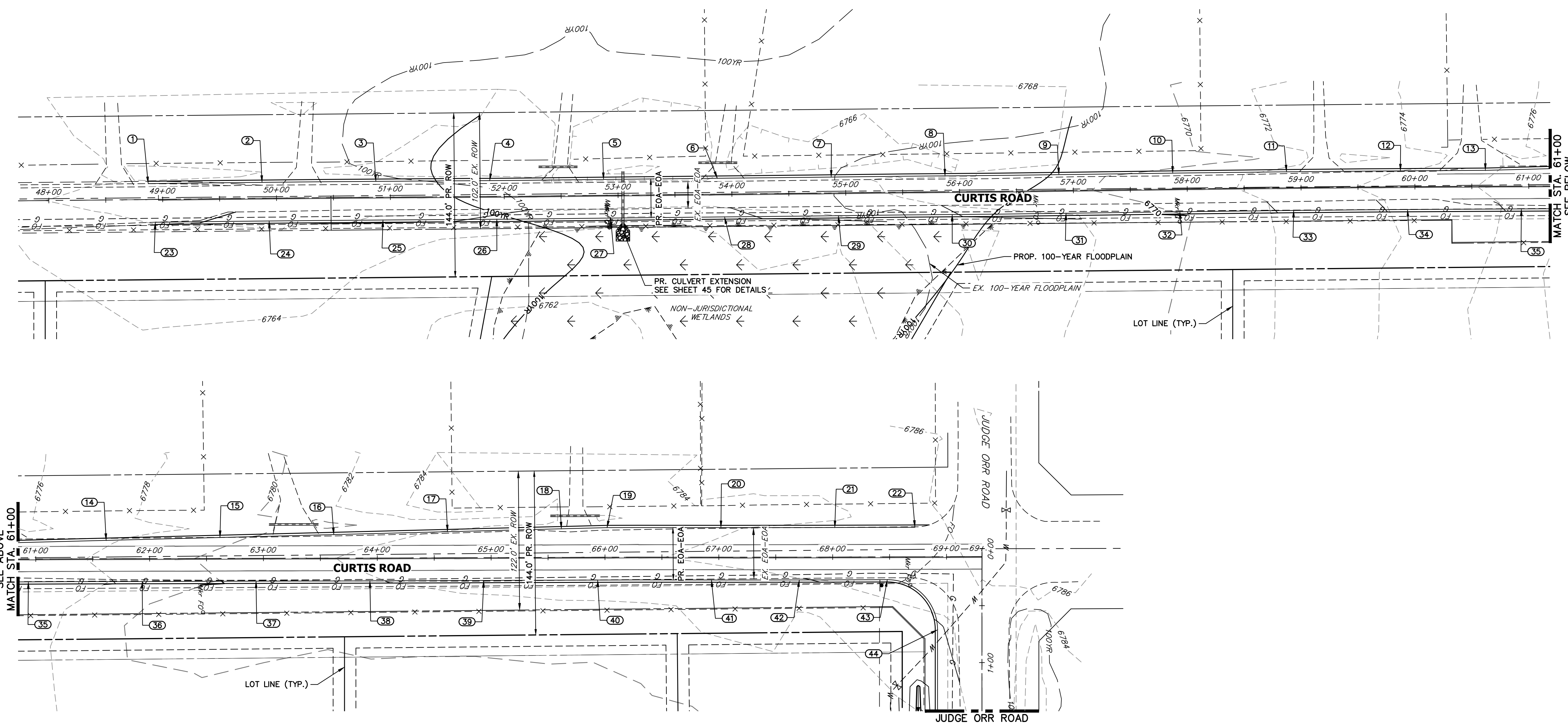
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	5/15/24	RWK	RWK	

SADDLEHORN RANCH - FILING 3  
CURTIS RD & JUDGE ORR RD  
DEMOLITION PLAN  
SHEET 8 OF 64  
JOB NO. 25142.05





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



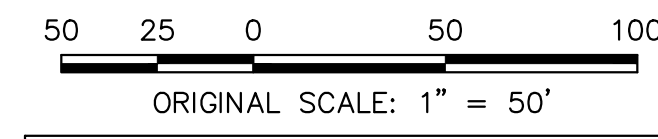
**CURTIS ROAD GRADING**  
 STA. 48+00 TO STA. 69+43

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

**STREET IMPROVEMENT NOTES**

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

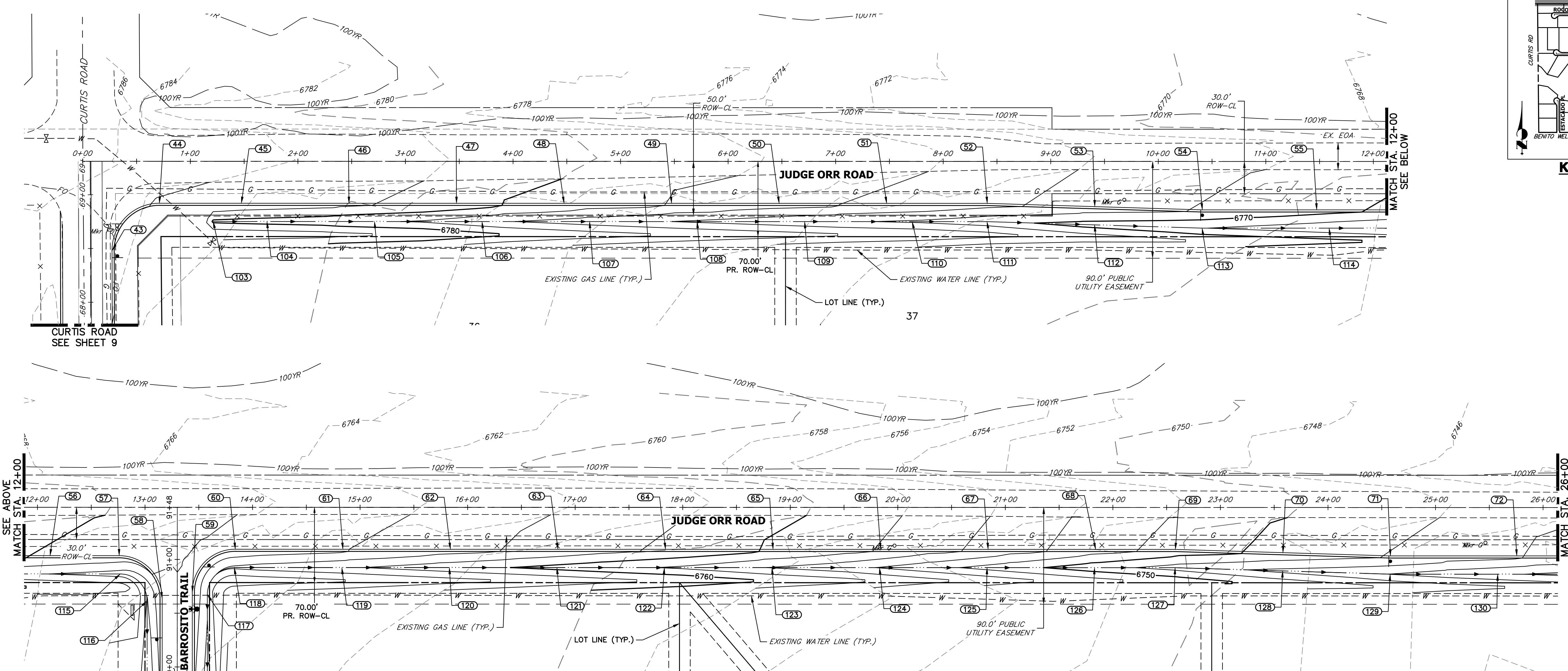


**ENGINEER'S STATEMENT**

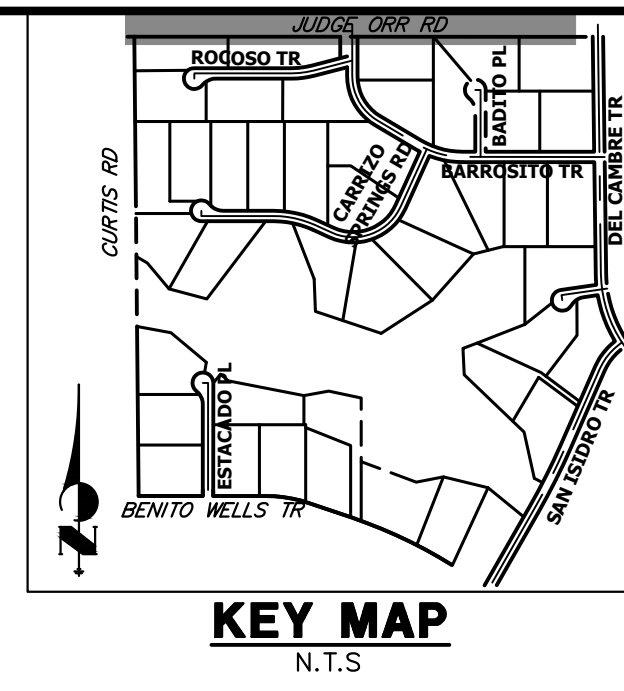
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*[Signature]*  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH - FILING 3 CURTIS RD & JUDGE ORR RD GRADING PLAN	DESIGNED BY DRAWN BY CHECKED BY	DATE 5/15/24	V-SCALE N/A	H-SCALE 1"=50'	No.	REVISION
					BY	DATE
SHEET 9 OF 64	JOB NO. 25142.05					

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



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



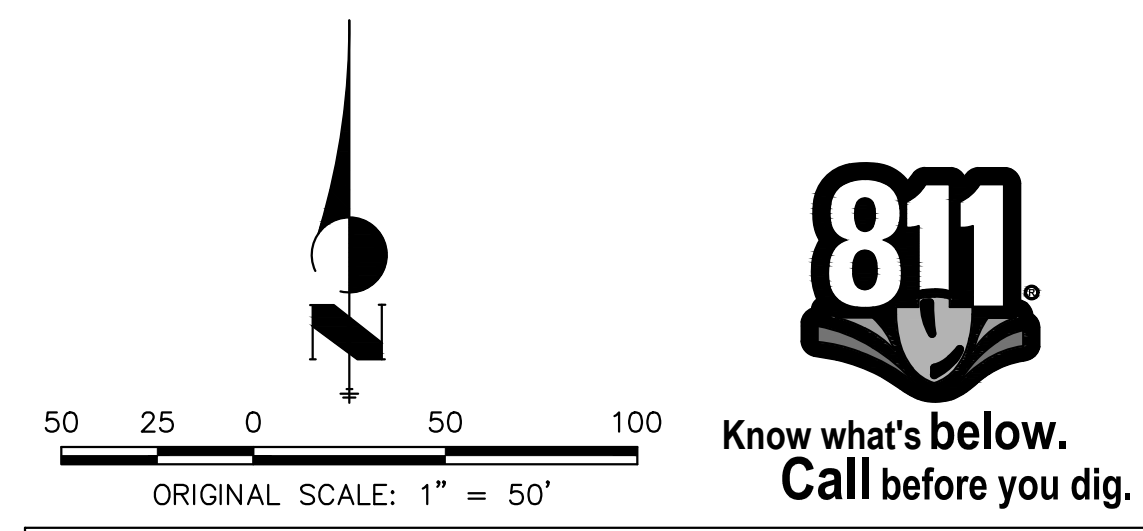
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
43	0+27.19	83.14' (RT)	EX. JUDGE ORR CL	6784.76		PCR
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
45	1+47.47	39.00' (RT)	EX. JUDGE ORR CL	6783.15		EOA
46	2+47.47	39.00' (RT)	EX. JUDGE ORR CL	6782.24		EOA
47	3+47.47	39.00' (RT)	EX. JUDGE ORR CL	6781.08		EOA
48	4+47.47	39.00' (RT)	EX. JUDGE ORR CL	6779.48		EOA
49	5+47.47	39.00' (RT)	EX. JUDGE ORR CL	6777.85		EOA
50	6+47.47	39.00' (RT)	EX. JUDGE ORR CL	6776.75		EOA
51	7+47.47	39.00' (RT)	EX. JUDGE ORR CL	6775.70		EOA
52	8+41.00	39.00' (RT)	EX. JUDGE ORR CL	6774.56		EOA PI
53	9+41.00	42.00' (RT)	EX. JUDGE ORR CL	6772.94		EOA
54	10+41.00	45.00' (RT)	EX. JUDGE ORR CL	6771.85		EOA PI
55	11+47.38	45.00' (RT)	EX. JUDGE ORR CL	6770.57		EOA
56	12+11.69	45.00' (RT)	EX. JUDGE ORR CL	6769.78		EOA
57	12+76.00	45.00' (RT)	EX. JUDGE ORR CL	6769.04		PCR
58	13+16.00	85.00' (RT)	EX. JUDGE ORR CL	6767.36		PCR
59	13+44.00	79.00' (RT)	EX. JUDGE ORR CL	6767.44		PCR
60	13+84.00	39.00' (RT)	EX. JUDGE ORR CL	6767.36		PCR
61	14+84.00	39.00' (RT)	EX. JUDGE ORR CL	6766.23		EOA
62	15+84.00	39.00' (RT)	EX. JUDGE ORR CL	6764.60		EOA

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

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
113	10+40.75	62.00' (RT)	EX. JUDGE ORR CL	6768.06		SWALE PI
114	11+58.87	62.00' (RT)	EX. JUDGE ORR CL	6766.61		SWALE
115	12+77.00	62.00' (RT)	EX. JUDGE ORR CL	6765.16		SWALE PC
116	13+02.00	87.00' (RT)	EX. JUDGE ORR CL	6763.85		SWALE PT
117	13+58.00	81.22' (RT)	EX. JUDGE ORR CL	6764.37		SWALE PC
118	13+83.00	56.00' (RT)	EX. JUDGE ORR CL	6763.62		SWALE PT
119	14+83.00	56.00' (RT)	EX. JUDGE ORR CL	6762.29		SWALE
120	15+83.00	56.00' (RT)	EX. JUDGE ORR CL	6760.77		SWALE
121	16+83.00	56.00' (RT)	EX. JUDGE ORR CL	6759.35		SWALE
122	17+83.00	56.00' (RT)	EX. JUDGE ORR CL	6757.89		SWALE
123	18+83.00	56.00' (RT)	EX. JUDGE ORR CL	6755.91		SWALE
124	19+83.00	56.00' (RT)	EX. JUDGE ORR CL	6753.90		SWALE
125	20+83.00	56.00' (RT)	EX. JUDGE ORR CL	6751.35		SWALE
126	21+83.00	56.00' (RT)	EX. JUDGE ORR CL	6748.81		SWALE
127	22+57.86	56.00' (RT)	EX. JUDGE ORR CL	6747.23		SWALE PI
128	23+57.86	59.00' (RT)	EX. JUDGE ORR CL	6745.48		SWALE
129	24+57.86	62.00' (RT)	EX. JUDGE ORR CL	6743.96		SWALE PI
130	25+57.87	61.90' (RT)	EX. JUDGE ORR CL	6742.36		SWALE

**STREET IMPROVEMENT NOTES**

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- 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: 5/15/24

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

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

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

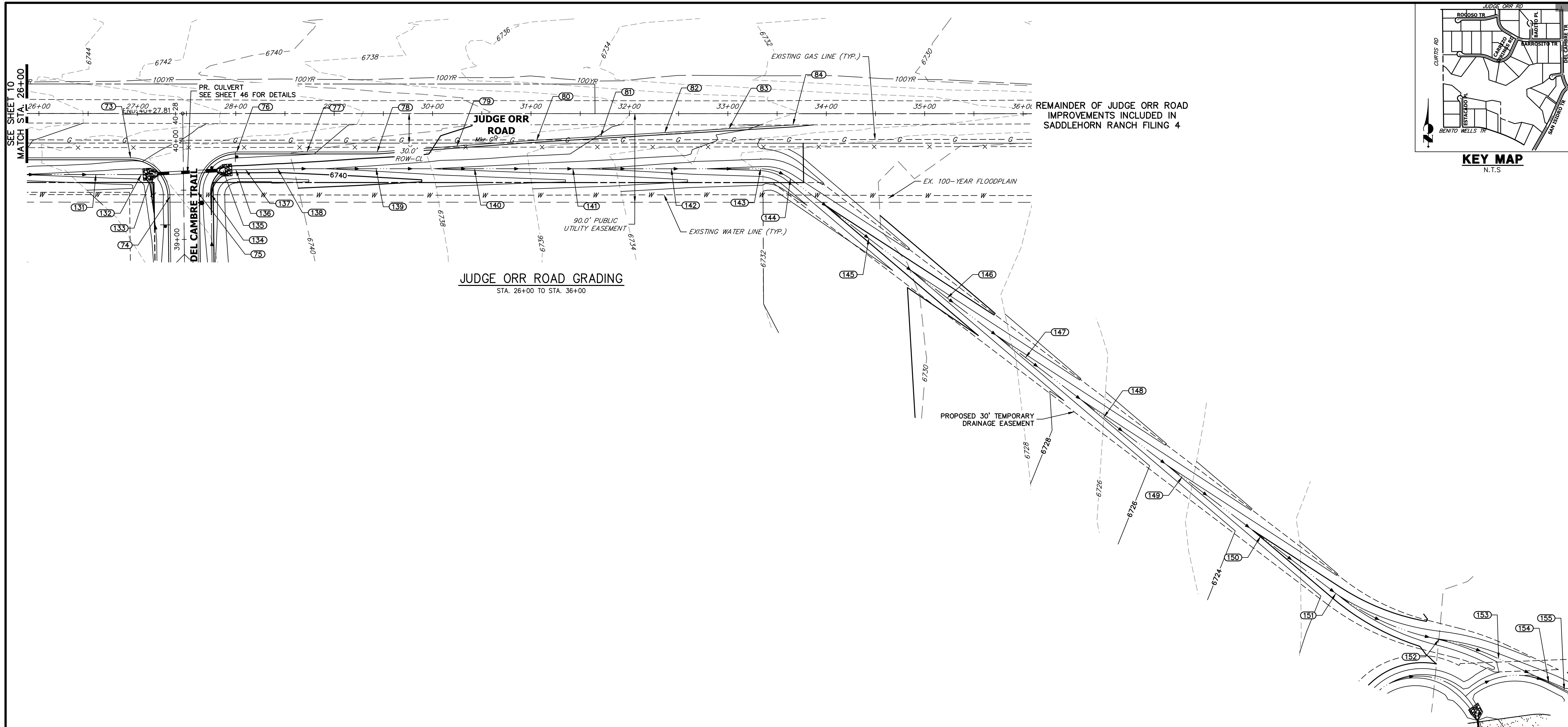
BY DATE

No.	REVISION	DATE

H-SCALE 1"=50'  
 V-SCALE N/A  
 DATE 5/15/24  
 DESIGNED BY RWK  
 DRAWN BY RWK  
 CHECKED BY

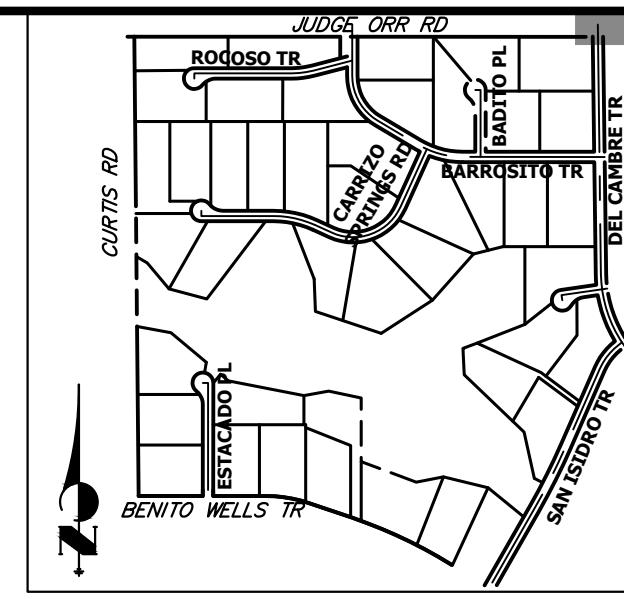
SADDLEHORN RANCH - FILING 3  
 CURTIS RD & JUDGE ORR RD  
 GRADING PLAN

SHEET 10 OF 64  
 JOB NO. 25142.05



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

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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
73	26+93.12	45.00' (RT)	EX. JUDGE ORR CL	6744.31		PCR
74	27+33.12	84.50' (RT)	EX. JUDGE ORR CL	6742.95		PCR
75	27+61.06	79.50' (RT)	EX. JUDGE ORR CL	6742.96		PCR
76	28+01.05	39.00' (RT)	EX. JUDGE ORR CL	6743.04		PCR
77	28+72.35	39.00' (RT)	EX. JUDGE ORR CL	6742.17		EOA
78	29+43.65	39.00' (RT)	EX. JUDGE ORR CL	6741.01		EOA PI
79	30+24.71	33.00' (RT)	EX. JUDGE ORR CL	6739.68		EOA
80	31+05.76	26.99' (RT)	EX. JUDGE ORR CL	6738.70		EOA PI
81	31+70.85	23.11' (RT)	EX. JUDGE ORR CL	6737.95		EOA
82	32+35.93	19.23' (RT)	EX. JUDGE ORR CL	6737.16		EOA
83	33+01.02	15.35' (RT)	EX. JUDGE ORR CL	6736.15		EOA
84	33+66.10	11.47' (RT)	EX. JUDGE ORR CL	6735.45	±	MATCH EX ASPH
131	26+57.87	61.97' (RT)	EX. JUDGE ORR CL	6741.01		SWALE
132	27+04.02	62.00' (RT)	EX. JUDGE ORR CL	6740.48		SWALE PI
133	27+14.84	61.43' (RT)	EX. JUDGE ORR CL	6739.56		SWALE
134	27+75.09	82.31' (RT)	EX. JUDGE ORR CL	6739.91		SWALE PC
135	27+87.12	57.65' (RT)	EX. JUDGE ORR CL	6739.05		SWALE
136	28+00.09	57.00' (RT)	EX. JUDGE ORR CL	6738.99		SWALE PT
137	28+10.09	57.00' (RT)	EX. JUDGE ORR CL	6738.94		SWALE PI
138	28+42.56	56.00' (RT)	EX. JUDGE ORR CL	6738.73		SWALE PI

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

**STREET IMPROVEMENT NOTES**

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

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

25043  
5/15/24

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

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

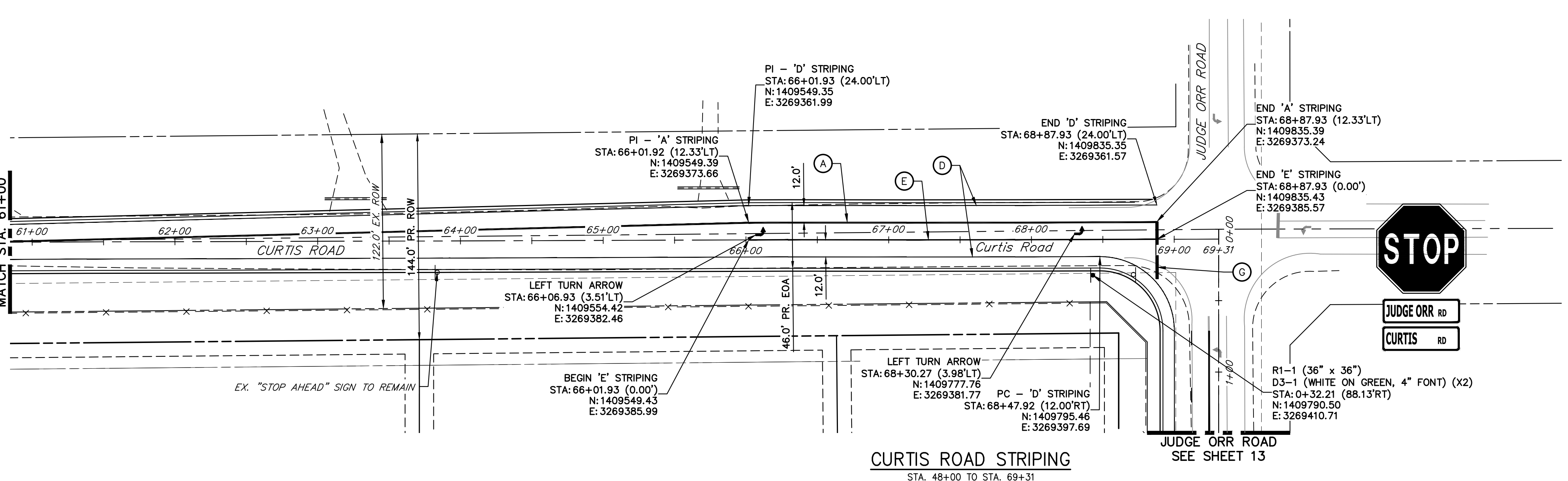
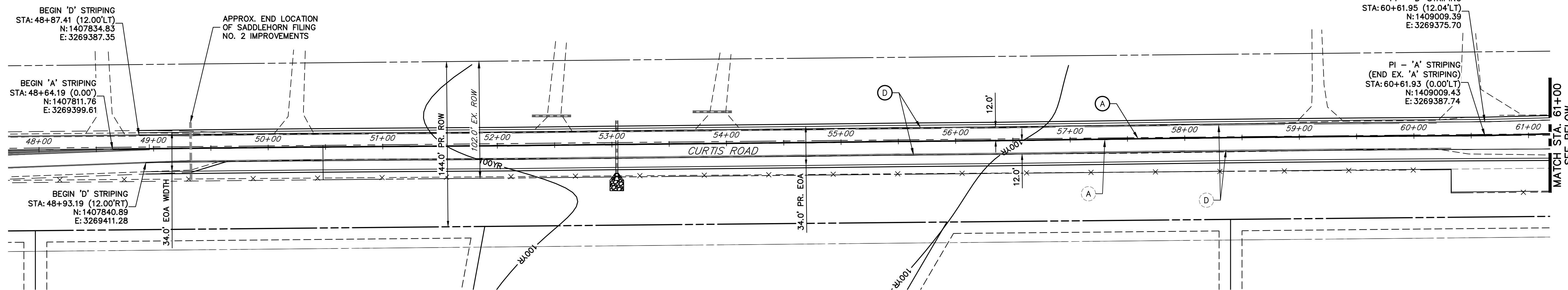
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE  
No. REVISION

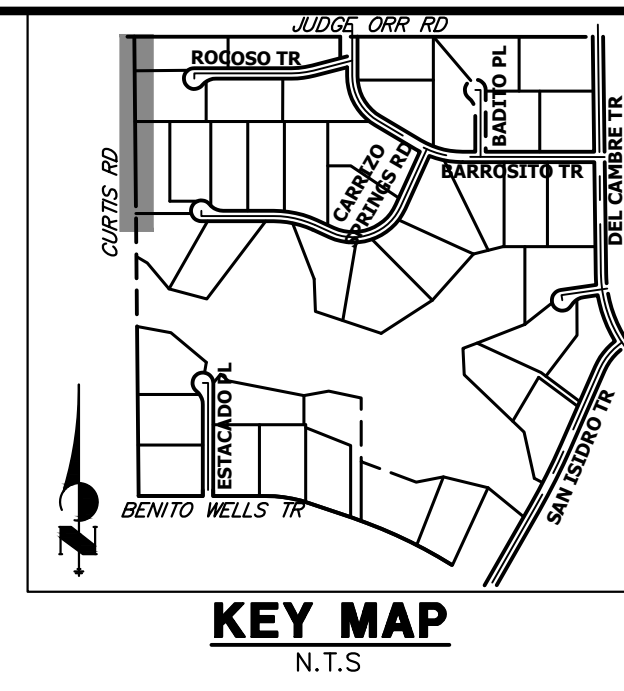
H-SCALE 1"=50'  
V-SCALE N/A  
DATE 5/15/24  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

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

SHEET 11 OF 64  
JOB NO. 25142.05



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



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

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

**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
- PROPOSED STRIPE
- EXISTING STRIPE
- CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- EDGE LINE - 4" WIDE, SOLID WHITE
- CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4" GAP, WHITE
- 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

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

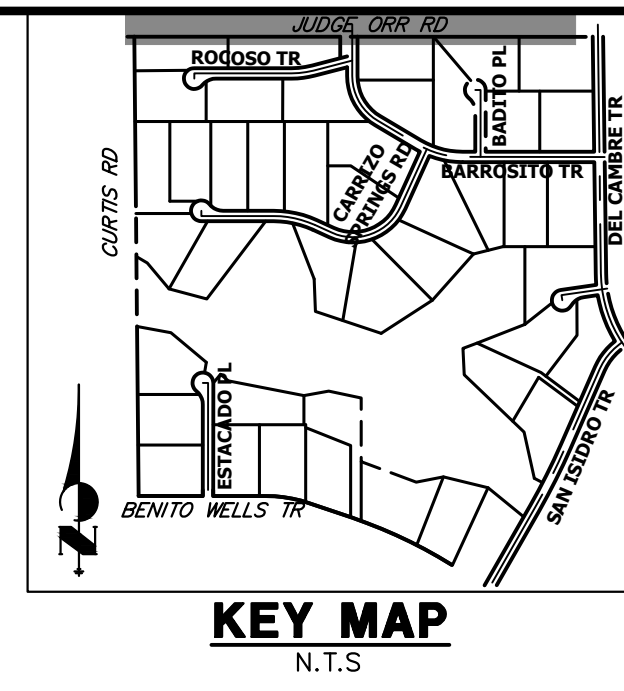
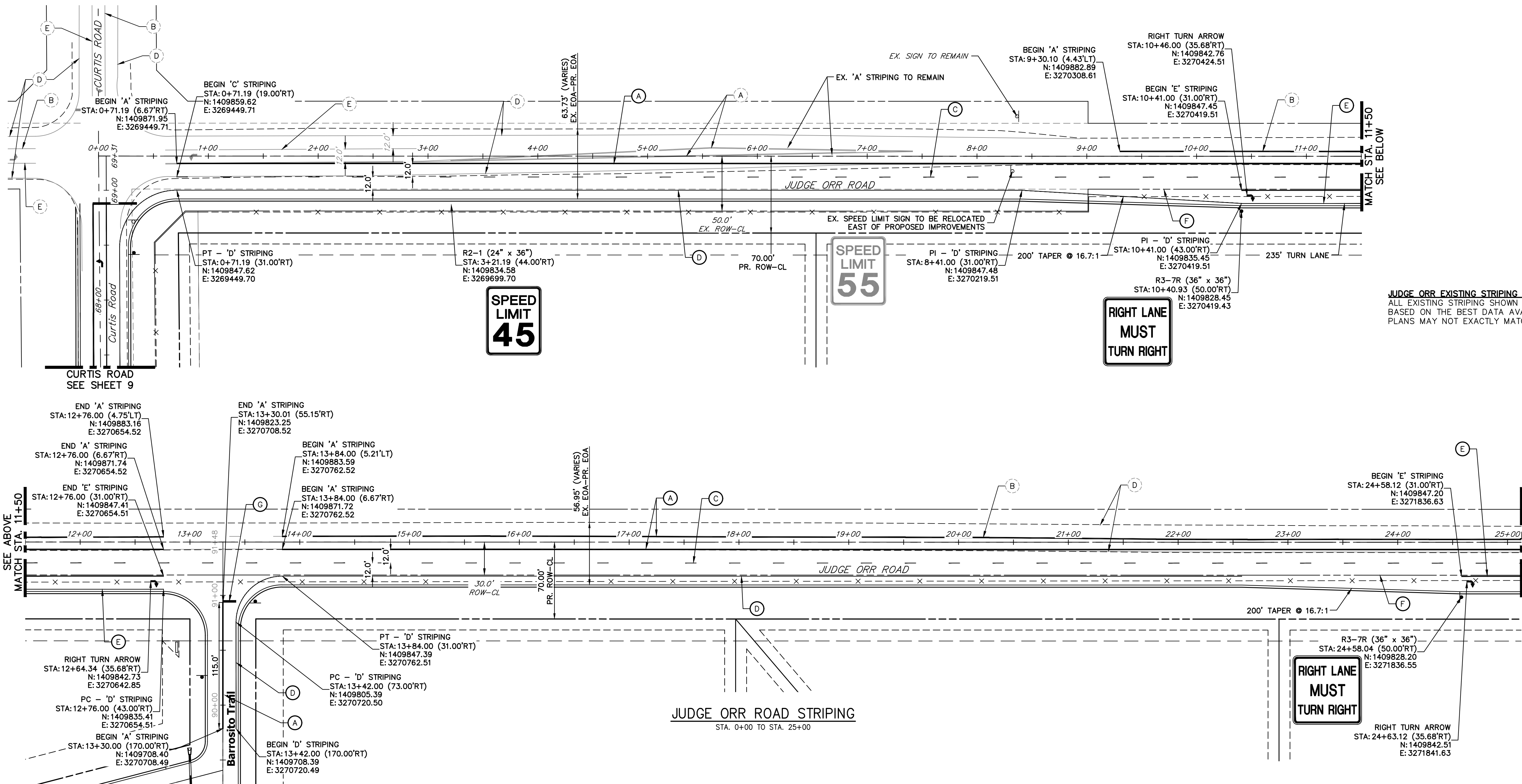
**811**  
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE	1"=50'		DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE			
				N/A				
			5/15/24			RWK	RWK	

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

SHEET 12 OF 64  
JOB NO. 25142.05



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

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

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

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

**SIGNING AND STRIPING NOTES**

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

**LEGEND**

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

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

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

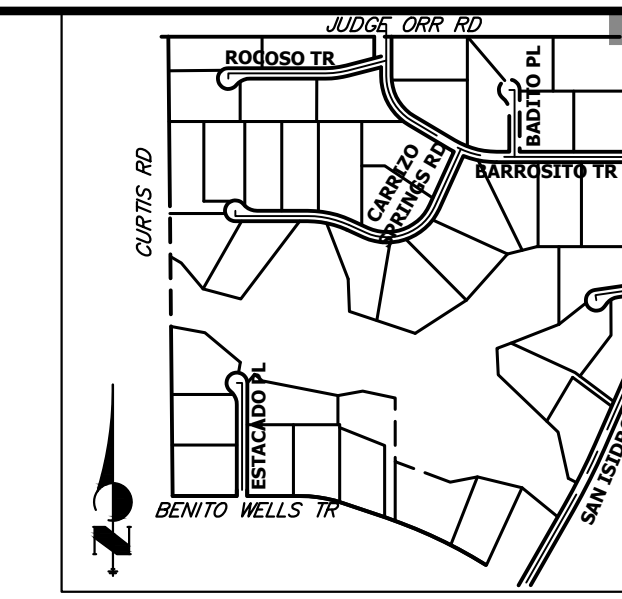
**811**  
 Know what's below.  
 Call before you dig.

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Bryan T. Law, P.E.  
 25043  
 5/15/24  
 PROFESSIONAL ENGINEER

No.	REVISION	BY	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
				1"=50'	V-SCALE	N/A	5/15/24	RWK	RWK

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

SHEET 13 OF 64  
 JOB NO. 25142.05



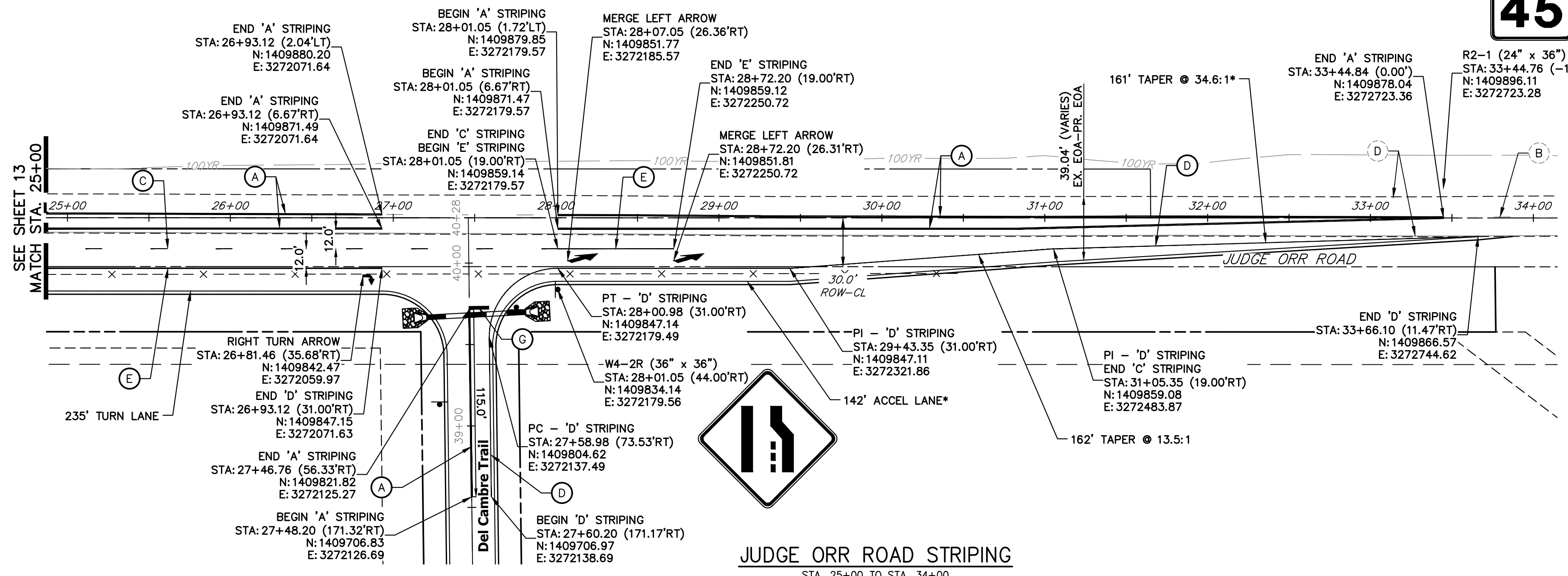
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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.

**SPEED LIMIT 45**



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

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

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

**SIGNING AND STRIPING NOTES**

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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- EXISTING SIGN
- XX PROPOSED STRIPE
- XX EXISTING STRIPE
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- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE X 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

Judge Orr 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.

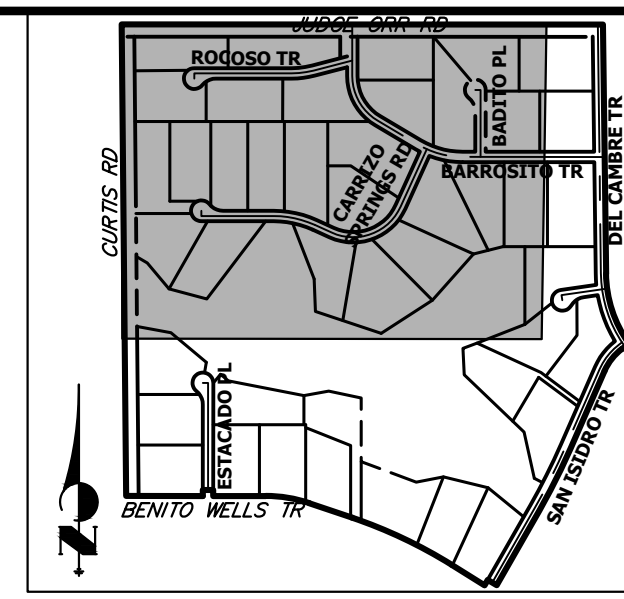
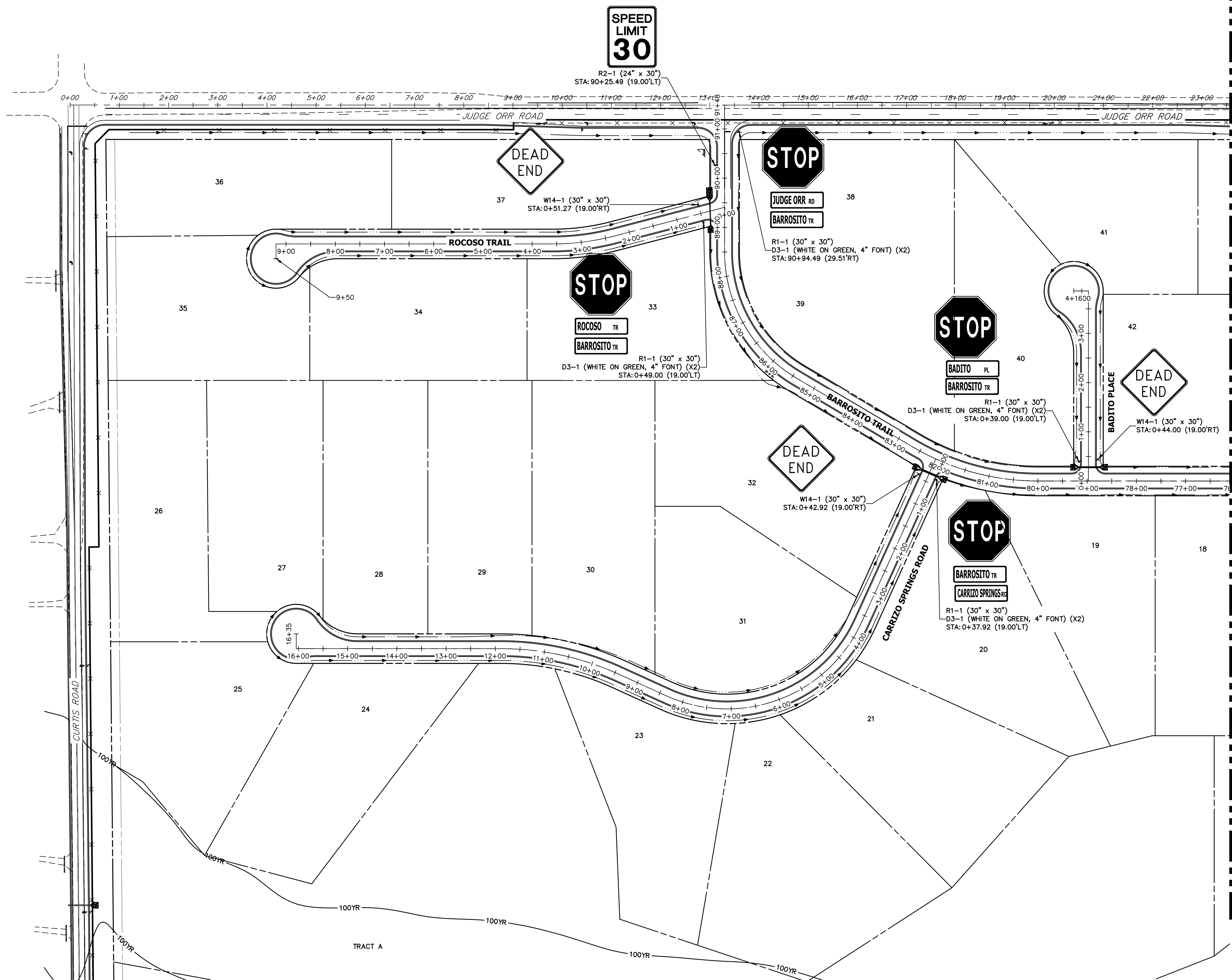
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

5/15/24

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

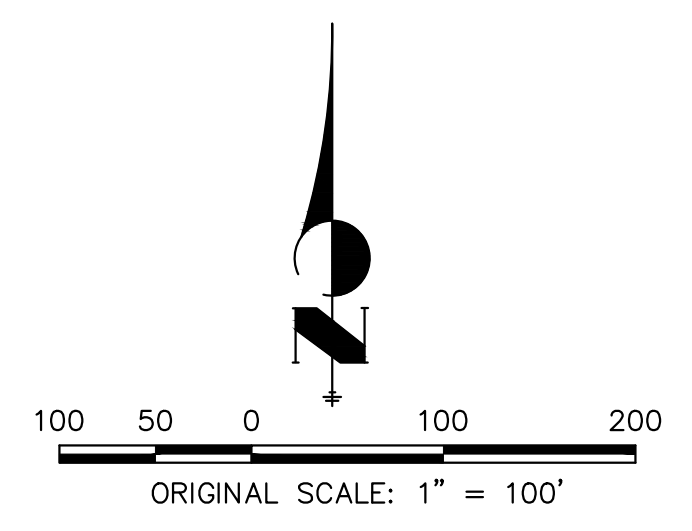
SADDLEHORN RANCH - FILING 3  
 CURTIS RD & JUDGE ORR RD  
 SIGNAGE & STRIPING PLAN

SHEET 14 OF 64  
 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.

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

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH -  
FILING 3  
SIGNAGE PLAN

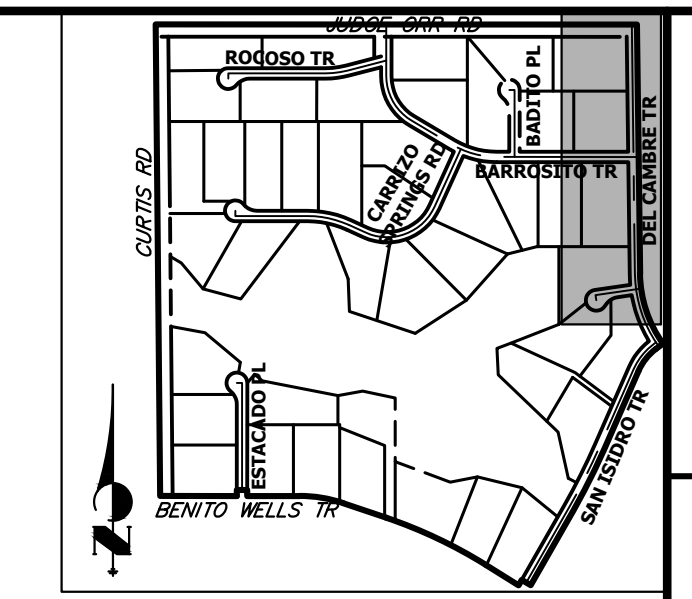
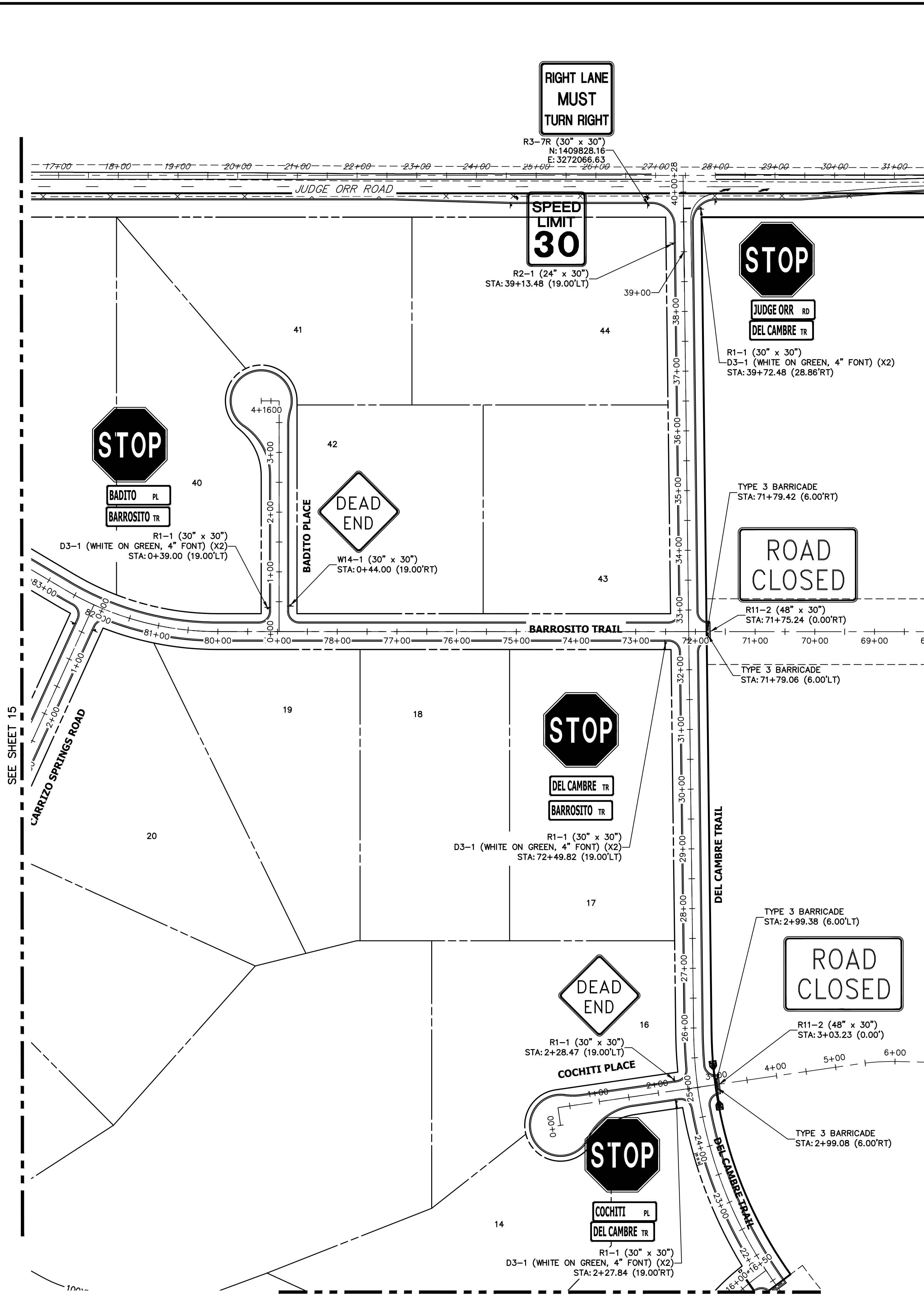
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V-SCALE N/A  
DATE 5/15/24  
DESIGNED BY AMT  
DRAWN BY AMT  
CHECKED BY

SHEET 15 OF 64  
JOB NO. 25142.05



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



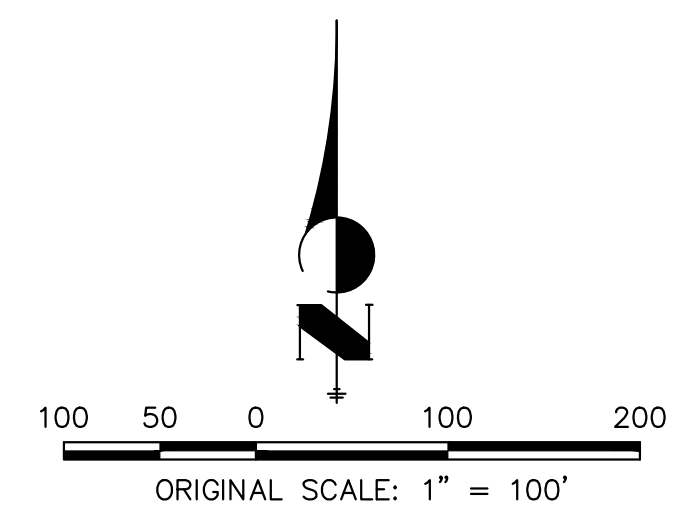
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
 ROJ PROPERTY GROUP, LLC  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

BY	DATE

SEE SHEET 15

SEE SHEET 17

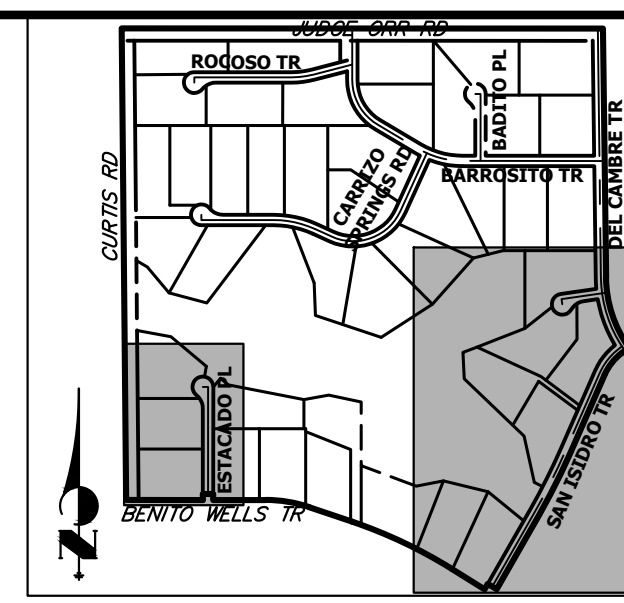
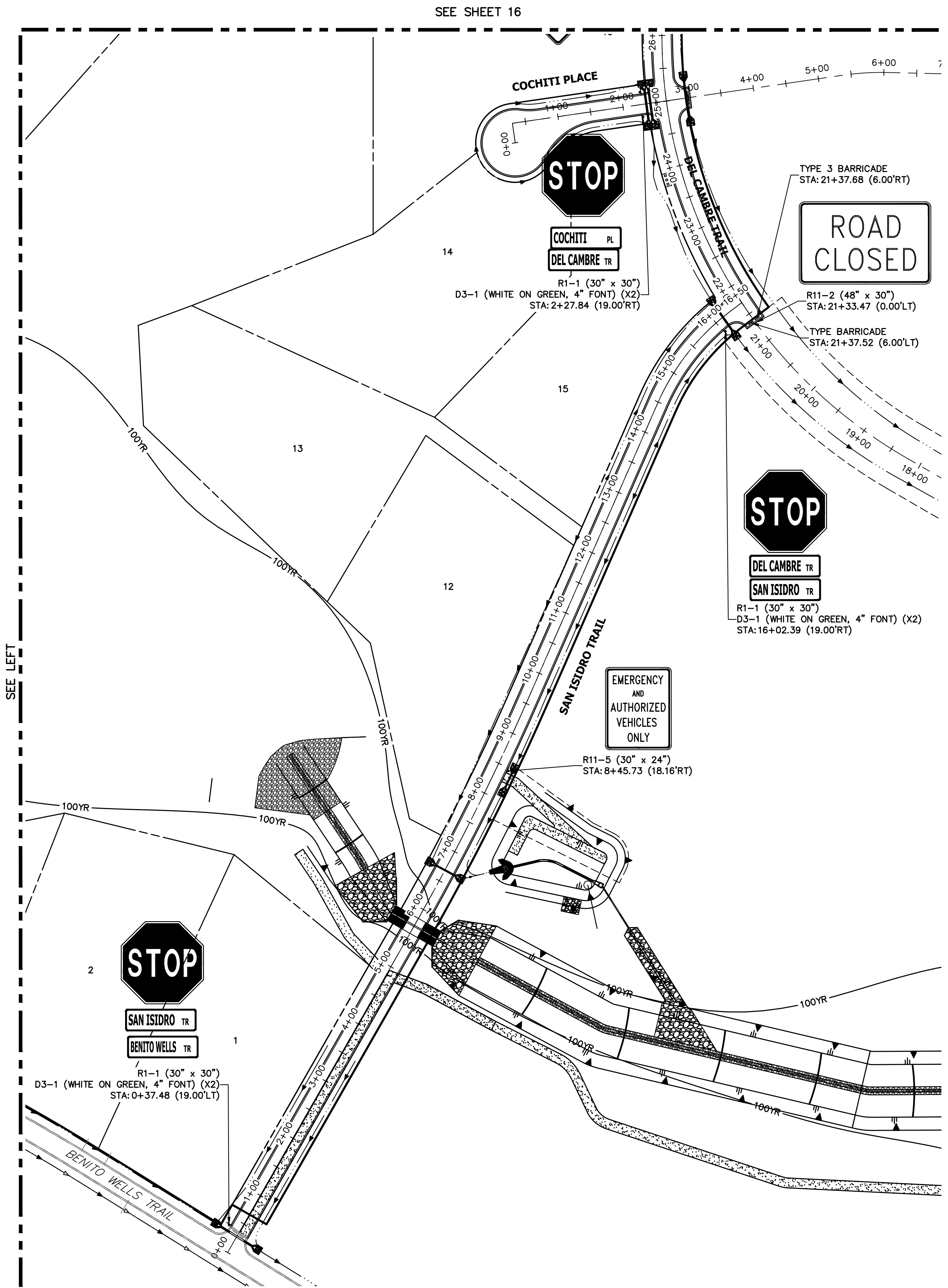
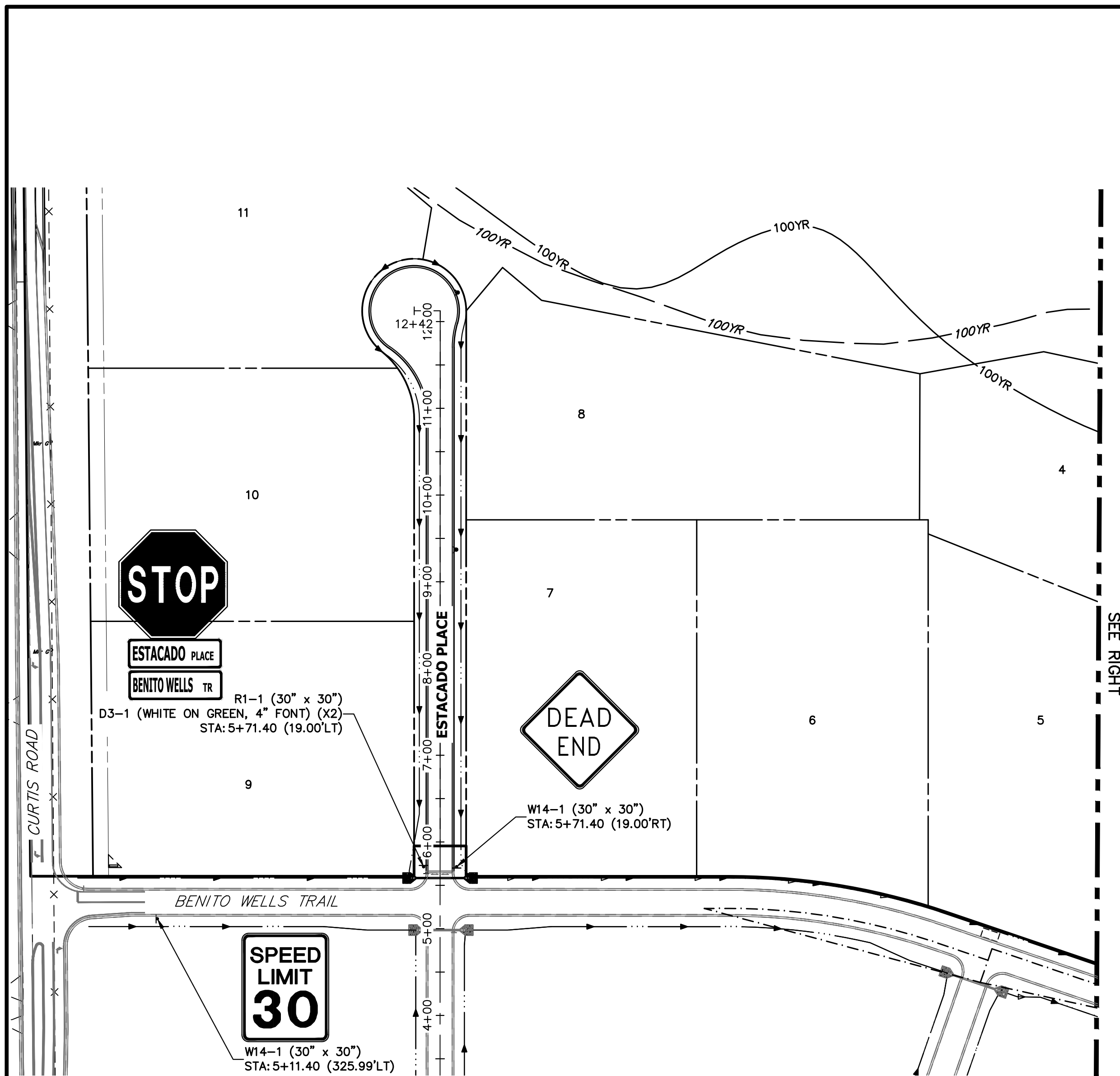


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 [Signature]  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 5/15/24  
 25043  
 PROFESSIONAL ENGINEER  
 STATE OF COLORADO

SADDLEHORN RANCH -  
 FILING 3  
 SIGNAGE PLAN

SHEET 16 OF 64  
 JOB NO. 25142.05





SEE SHEET 16

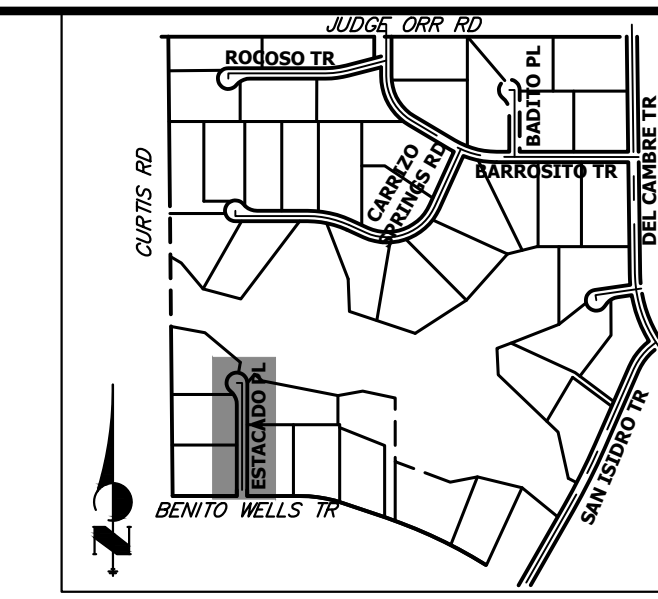
SEE LEFT

SEE RIGHT



**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: 5/15/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
<b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-0888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=100'
V-SCALE	N/A
DATE	5/15/24
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	
SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN	
SHEET 17 OF 64 JOB NO. 25142.05	

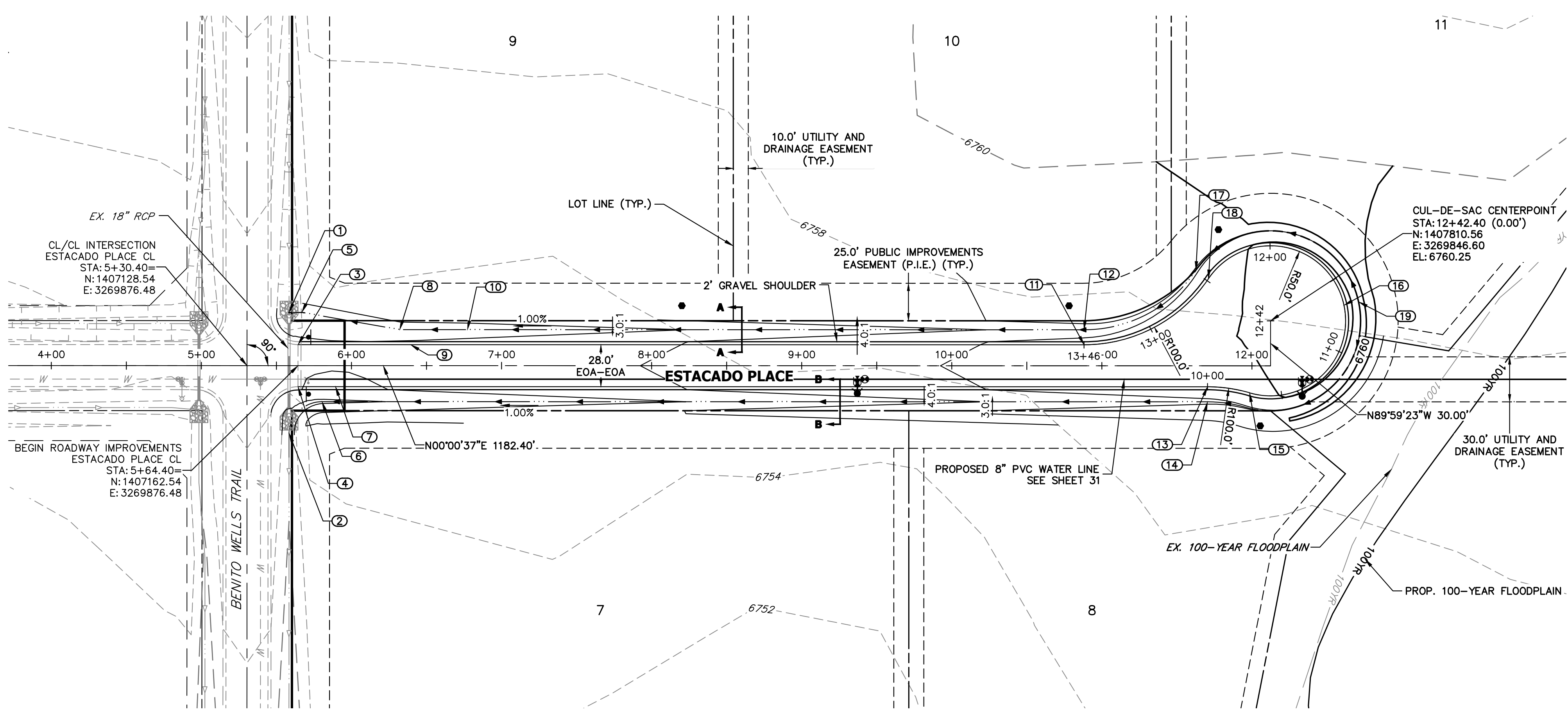


**KEY MAP**  
N.T.S.

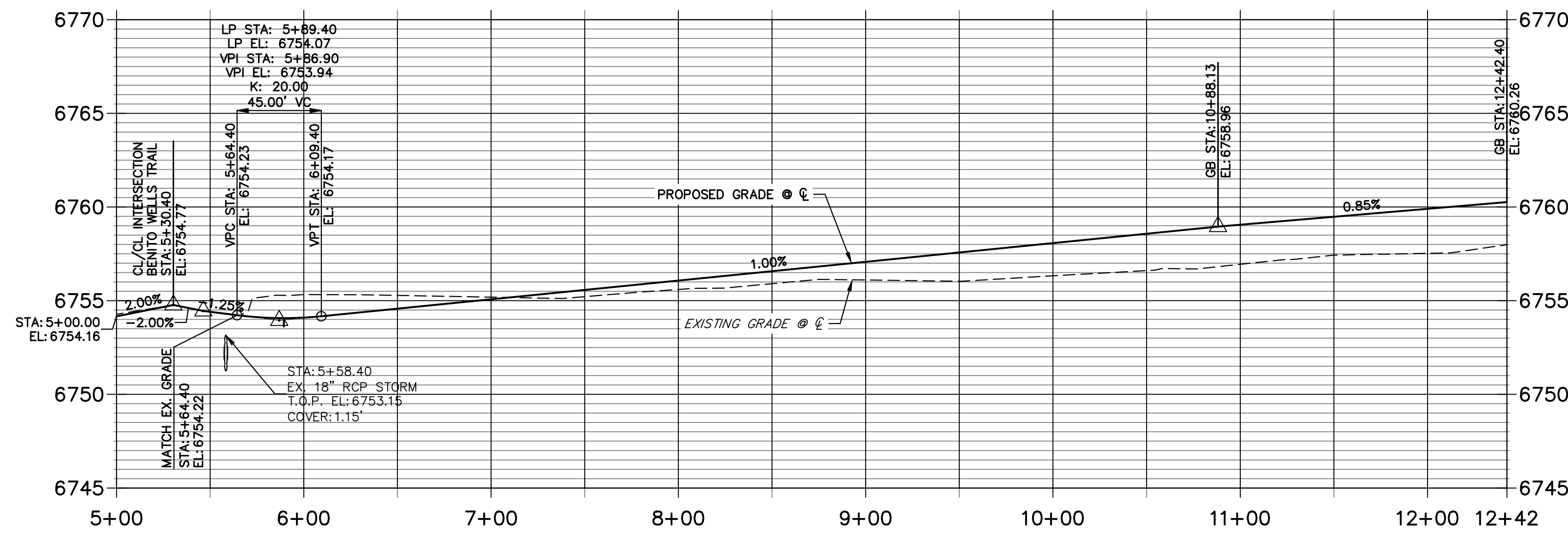
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BRADY WILLIAMS

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

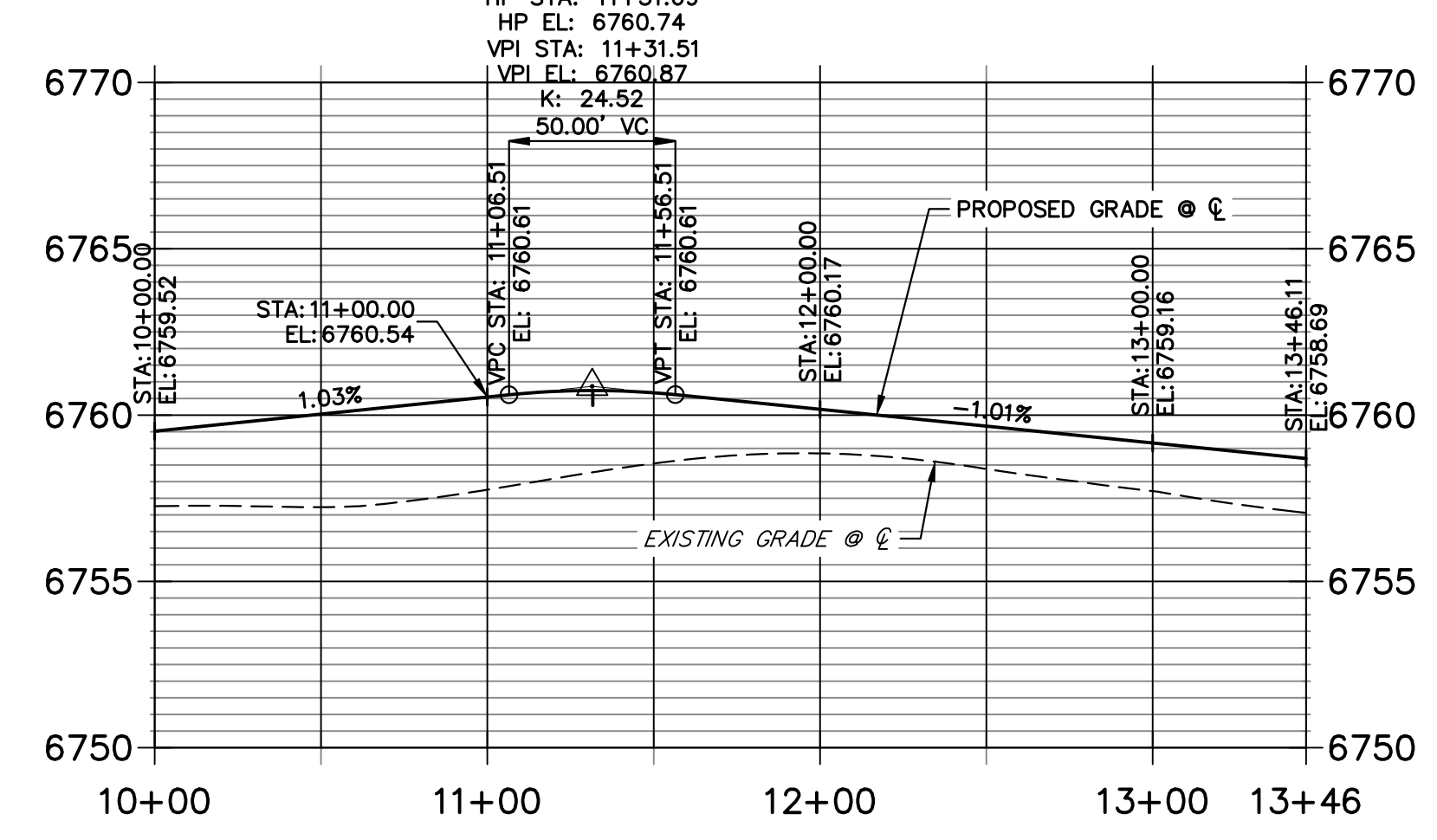
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-8888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com



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

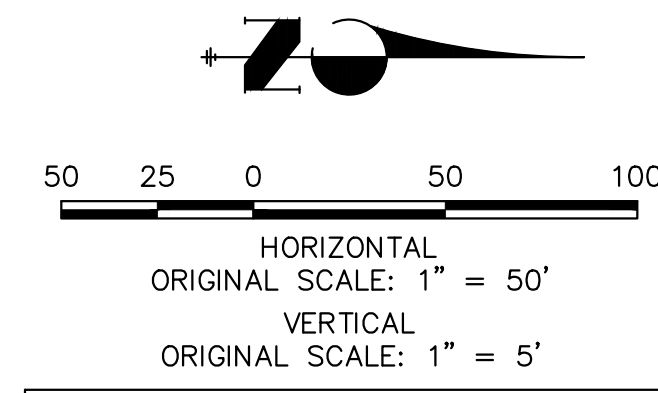


**ESTACADO PLACE CUL-DE-SAC PROFILE  
STA 10+00.00 TO 13+46.11**



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

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



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

**STREET IMPROVEMENT NOTES**

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

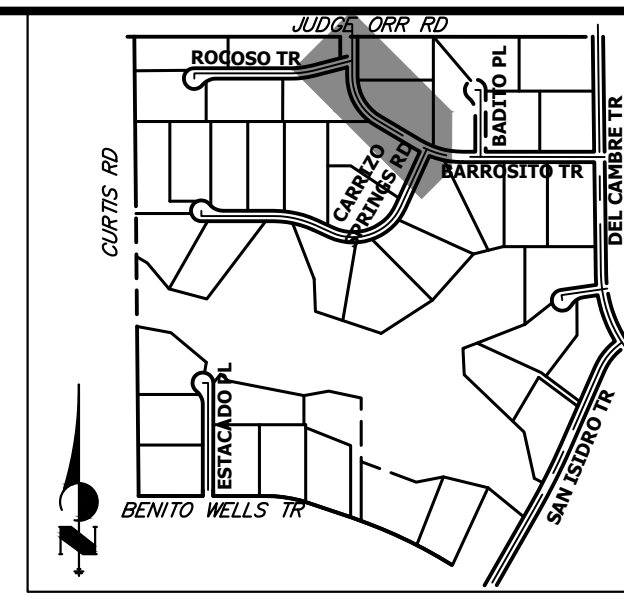
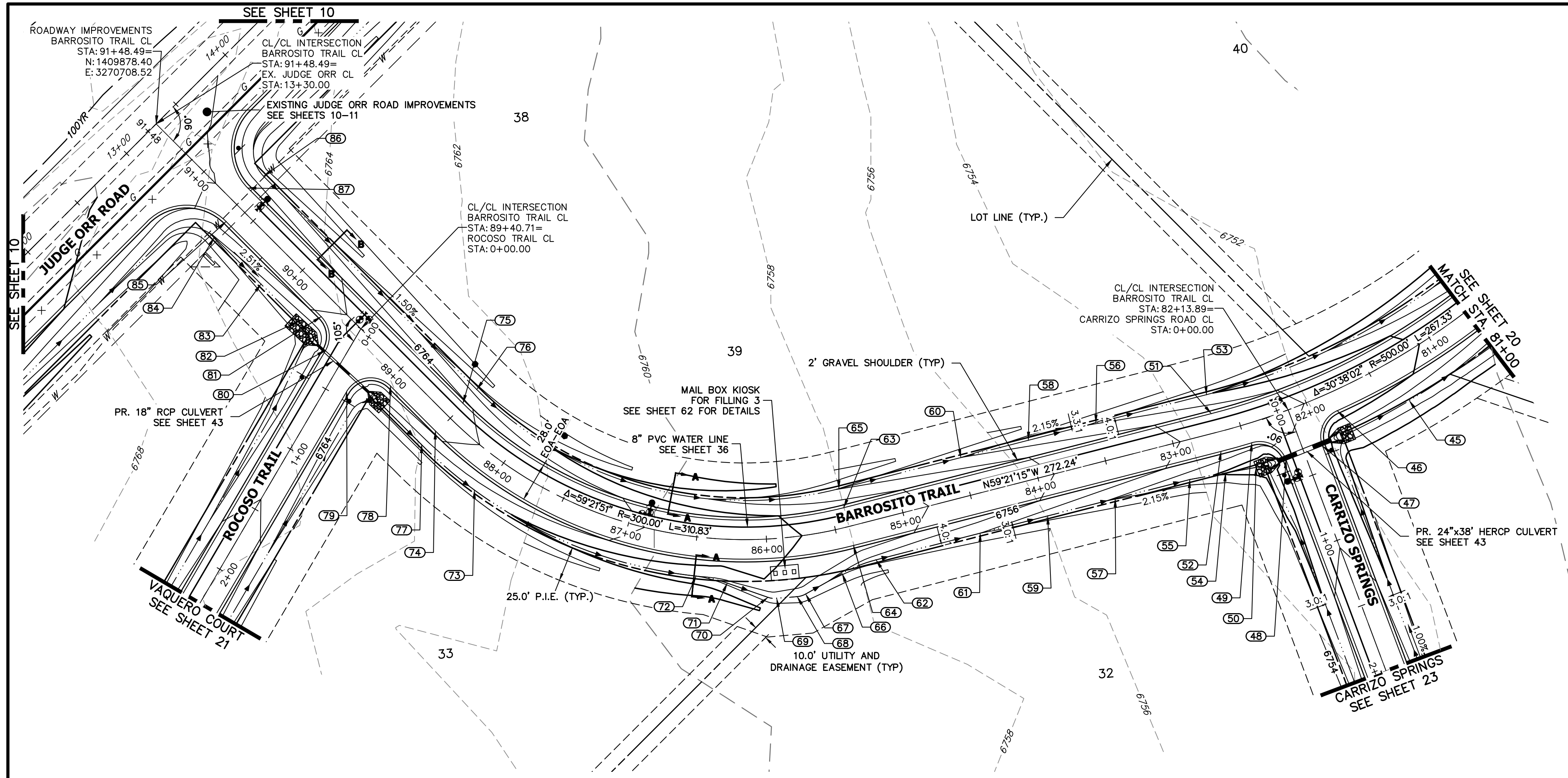
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

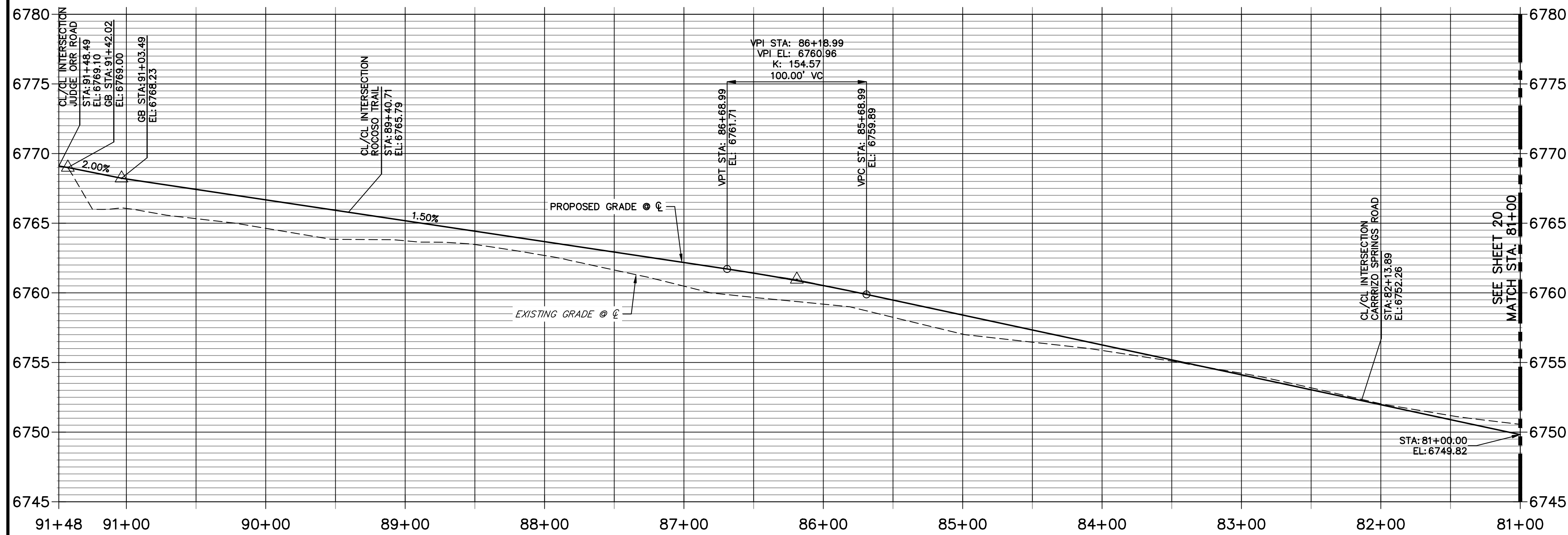
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	5/15/24	RWK	RWK	

SADDLEHORN RANCH -  
FILING 3  
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 18 OF 64  
JOB NO. 25142.05



**BARROSITO TRAIL CL PROFILE  
STA 81+00.00 TO 91+48.49**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
45	81+34.71	31.01' (LT)	BARROSITO TRAIL CL	6746.55		SWALE GB
46	81+82.03	14.00' (LT)	BARROSITO TRAIL CL	6751.30		PCR
47	82+00.76	33.10' (LT)	BARROSITO TRAIL CL	6751.42		PCR
48	82+27.02	33.10' (LT)	BARROSITO TRAIL CL	6751.42		PCR
49	82+45.75	14.00' (LT)	BARROSITO TRAIL CL	6752.67		PCR
50	82+47.83	31.76' (LT)	BARROSITO TRAIL CL	6748.44		SWALE GB
51	82+68.07	14.00' (RT)	BARROSITO TRAIL CL	6753.15		PC
52	82+68.07	14.00' (LT)	BARROSITO TRAIL CL	6753.15		PC
54	82+68.67	29.80' (LT)	BARROSITO TRAIL CL	6749.65		SWALE GB
55	82+94.74	28.00' (LT)	BARROSITO TRAIL CL	6750.68		SWALE PI/GB
56	83+50.00	28.00' (RT)	BARROSITO TRAIL CL	6751.87		SWALE GB
57	83+50.00	28.00' (LT)	BARROSITO TRAIL CL	6751.87		SWALE GB
58	84+00.00	28.00' (RT)	BARROSITO TRAIL CL	6752.94		SWALE GB
59	84+00.00	28.00' (LT)	BARROSITO TRAIL CL	6752.94		SWALE GB
60	84+50.00	28.00' (RT)	BARROSITO TRAIL CL	6754.01		SWALE GB
61	84+50.00	28.00' (LT)	BARROSITO TRAIL CL	6754.01		SWALE GB
62	85+27.11	28.00' (LT)	BARROSITO TRAIL CL	6755.09		SWALE PT/GB
63	85+40.30	14.00' (RT)	BARROSITO TRAIL CL	6758.99		PT
64	85+40.30	14.00' (LT)	BARROSITO TRAIL CL	6758.99		PT
65	85+40.30	28.00' (RT)	BARROSITO TRAIL CL	6755.95		SWALE PT/GB
66	85+51.83	31.67' (LT)	BARROSITO TRAIL CL	6752.01		SWALE PC/GB
67	85+77.07	41.79' (LT)	BARROSITO TRAIL CL	6752.53		SWALE PT/GB
68	85+82.52	42.93' (LT)	BARROSITO TRAIL CL	6752.60		SWALE PC/GB
69	85+95.46	42.93' (LT)	BARROSITO TRAIL CL	6752.74		SWALE PT/GB
70	86+00.91	41.79' (LT)	BARROSITO TRAIL CL	6752.74		SWALE PC/GB
71	86+26.93	31.40' (LT)	BARROSITO TRAIL CL	6752.74		SWALE PT/GB
72	86+47.54	28.00' (LT)	BARROSITO TRAIL CL	6753.46		SWALE PC/GB
73	88+05.40	28.00' (LT)	BARROSITO TRAIL CL	6760.44		SWALE GB
74	88+51.13	14.00' (LT)	BARROSITO TRAIL CL	6764.16		PC
75	88+51.13	14.00' (RT)	BARROSITO TRAIL CL	6764.16		PC
76	88+51.13	28.00' (RT)	BARROSITO TRAIL CL	6761.12		SWALE PC/GB
77	88+51.16	27.88' (LT)	BARROSITO TRAIL CL	6760.72		SWALE PC
78	88+96.71	14.00' (LT)	BARROSITO TRAIL CL	6764.85		PCR
79	89+16.06	39.05' (LT)	BARROSITO TRAIL CL	6764.90		PCR
80	89+47.63	28.95' (LT)	BARROSITO TRAIL CL	6765.09		PCR
81	89+66.98	14.00' (LT)	BARROSITO TRAIL CL	6765.90		PCR
82	89+76.20	28.00' (LT)	BARROSITO TRAIL CL	6762.00		SWALE GB
83	90+14.10	28.00' (LT)	BARROSITO TRAIL CL	6762.66		SWALE GB
84	90+61.49	28.00' (LT)	BARROSITO TRAIL CL	6763.85		SWALE GB
85	90+63.49	14.00' (LT)	BARROSITO TRAIL CL	6767.36		PCR
86	90+67.49	28.00' (RT)	BARROSITO TRAIL CL	6764.37		SWALE GB
87	90+69.49	14.00' (RT)	BARROSITO TRAIL CL	6767.44		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

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

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

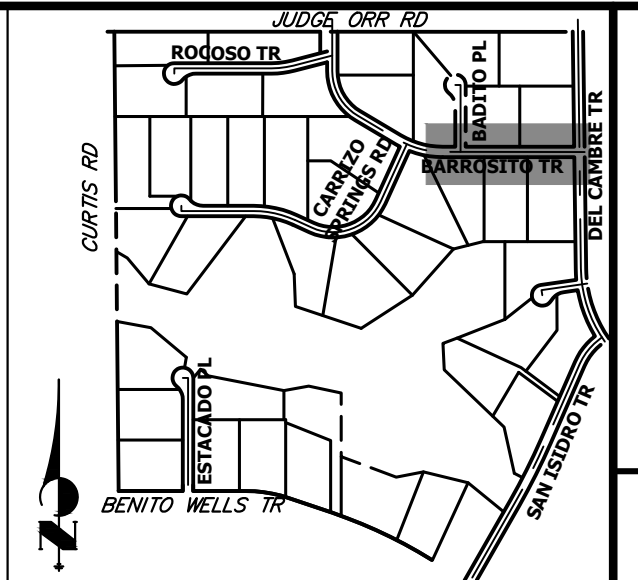
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE

DESIGNED BY: RWK  
 DRAWN BY: RWK  
 CHECKED BY:

DATE: 5/15/24

SHEET 19 OF 64  
 JOB NO. 25142.05

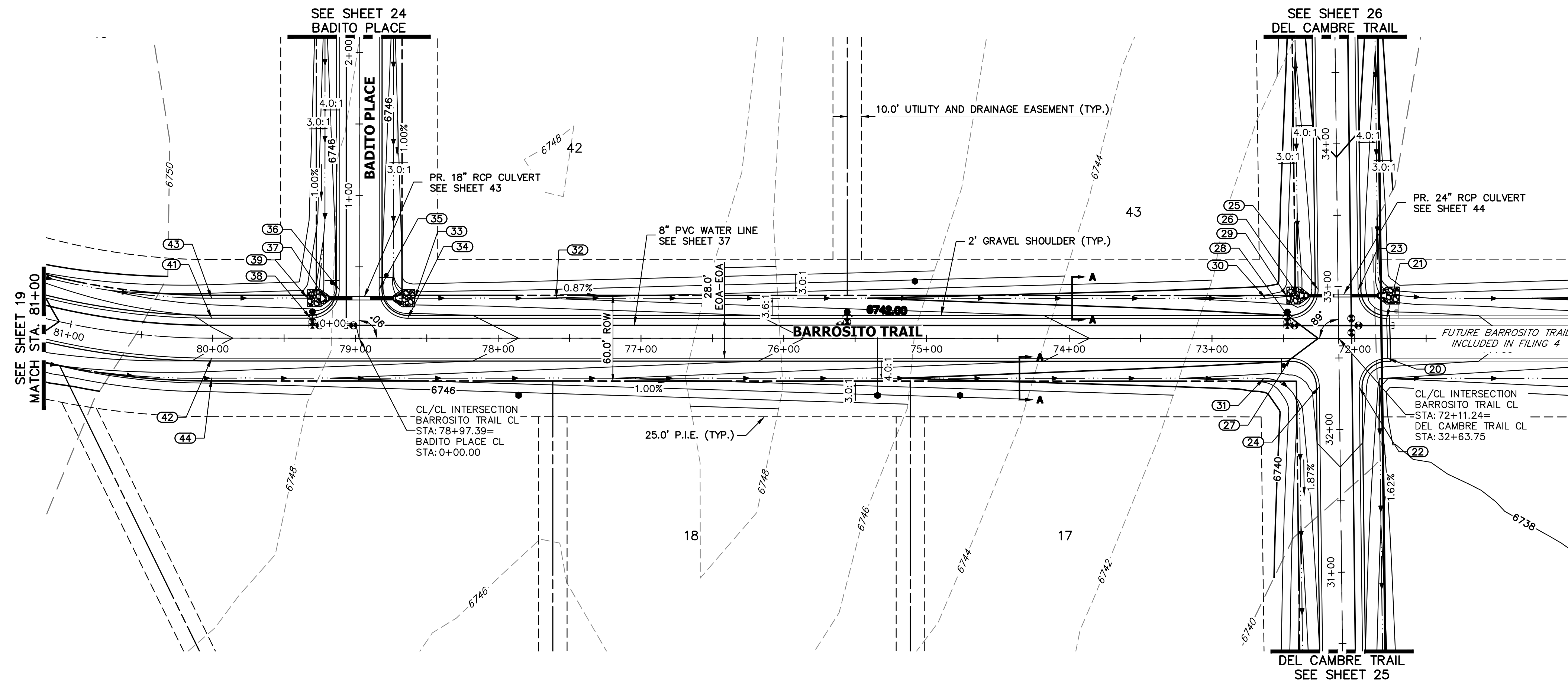


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 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

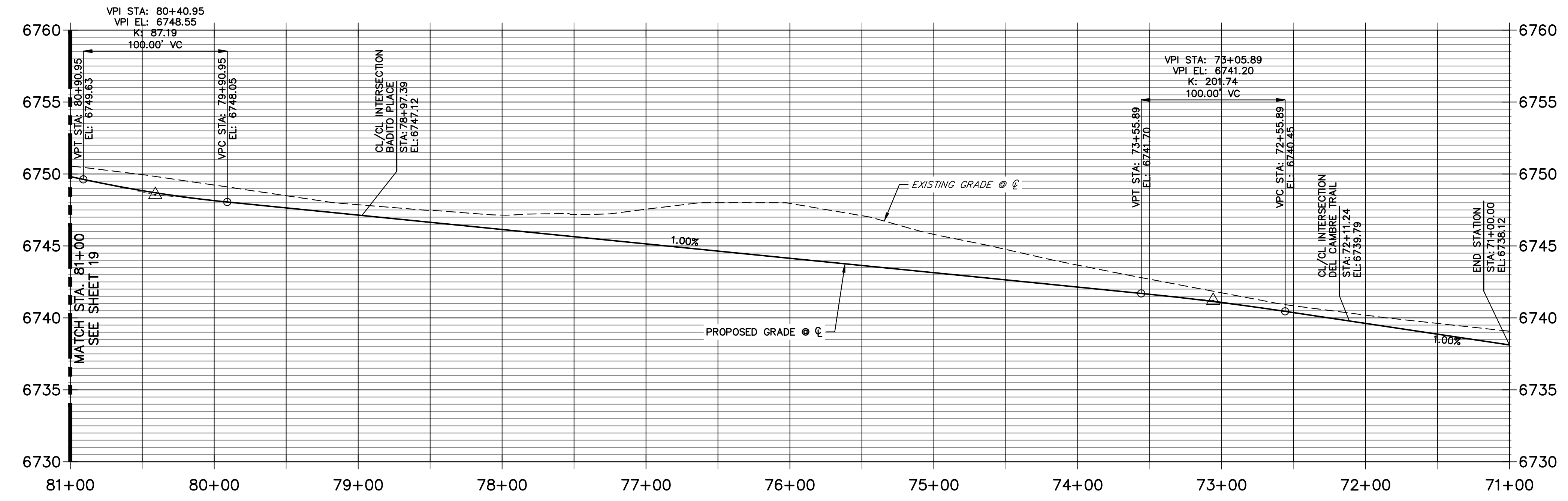
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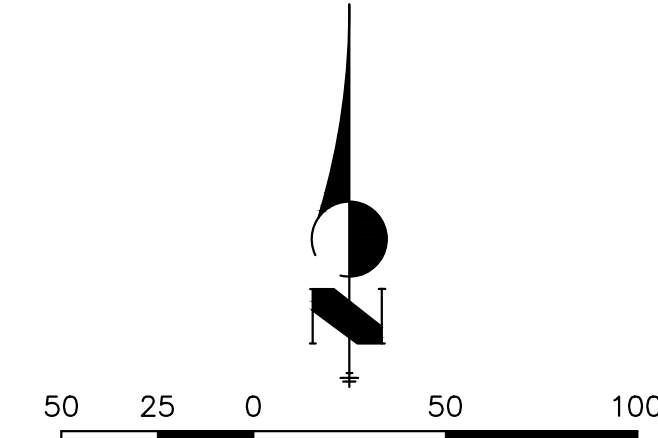
No.	REVISION	BY	DATE



**BARROSITO TRAIL CL PROFILE (2)  
 STA 71+00.00 TO 81+00.00**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
20	71+76.81	14.00' (LT)	BARROSITO TRAIL CL	6738.99		PCR
21	71+77.67	14.00' (RT)	BARROSITO TRAIL CL	6739.00		PCR
22	71+96.81	34.25' (LT)	BARROSITO TRAIL CL	6738.82		PCR
23	71+97.66	33.75' (RT)	BARROSITO TRAIL CL	6738.92		PCR
24	72+24.82	33.75' (LT)	BARROSITO TRAIL CL	6738.83		PCR
25	72+25.67	34.25' (RT)	BARROSITO TRAIL CL	6738.92		PCR
26	72+39.62	30.00' (RT)	BARROSITO TRAIL CL	6735.02		END SWALE
27	72+44.82	14.00' (LT)	BARROSITO TRAIL CL	6740.01		PCR
28	72+45.67	14.00' (RT)	BARROSITO TRAIL CL	6740.02		PCR
30	72+62.48	28.00' (RT)	BARROSITO TRAIL CL	6737.23		SWALE PI/GB
32	77+59.39	28.00' (RT)	BARROSITO TRAIL CL	6741.91		SWALE GB
33	78+58.41	28.00' (RT)	BARROSITO TRAIL CL	6742.42		BEGIN SWALE
34	78+63.39	14.00' (RT)	BARROSITO TRAIL CL	6746.50		PCR
35	78+83.39	34.00' (RT)	BARROSITO TRAIL CL	6746.25		PCR
36	79+11.39	34.00' (RT)	BARROSITO TRAIL CL	6746.27		PCR
37	79+21.39	28.00' (RT)	BARROSITO TRAIL CL	6743.90		END SWALE
38	79+31.39	14.00' (RT)	BARROSITO TRAIL CL	6747.18		PCR
39	79+33.53	28.00' (RT)	BARROSITO TRAIL CL	6744.16		SWALE GB
41	80+00.72	14.00' (RT)	BARROSITO TRAIL CL	6747.87		PT
42	80+00.72	14.00' (LT)	BARROSITO TRAIL CL	6747.87		PT
43	80+00.72	28.00' (RT)	BARROSITO TRAIL CL	6744.83		SWALE PT/GB
44	80+00.72	28.00' (LT)	BARROSITO TRAIL CL	6744.83		SWALE PT/GB



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

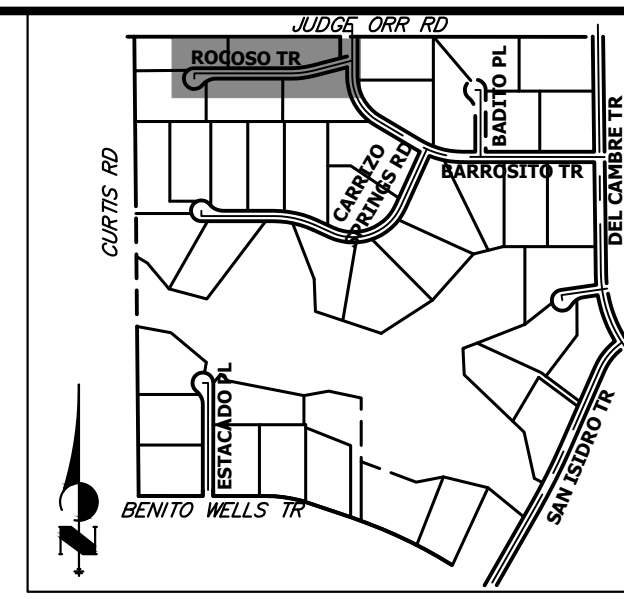
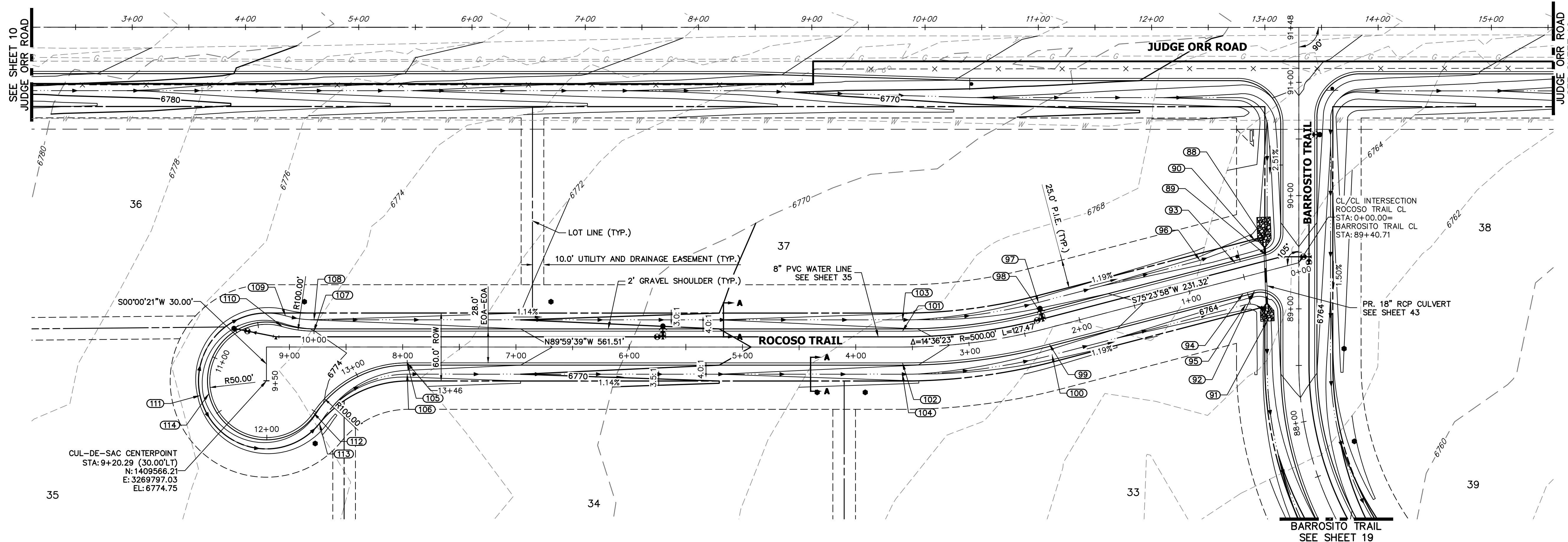
**STREET IMPROVEMENT NOTES**

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 (Signature)  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -  
 FILING 3  
 STREET IMPROVEMENT PLAN  
 AND PROFILE  
 SHEET 20 OF 64  
 JOB NO. 25142.05

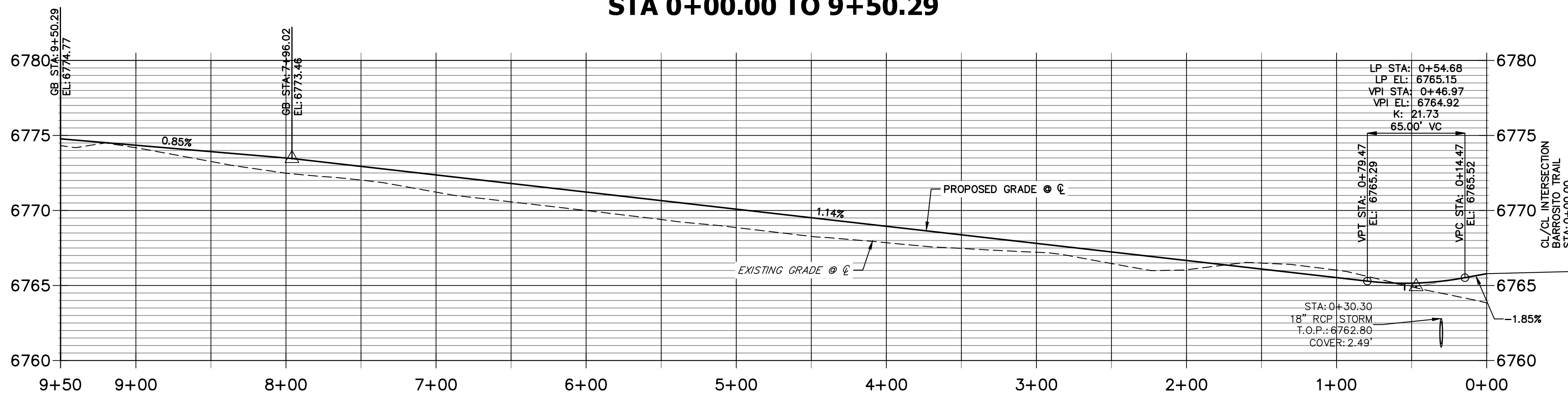


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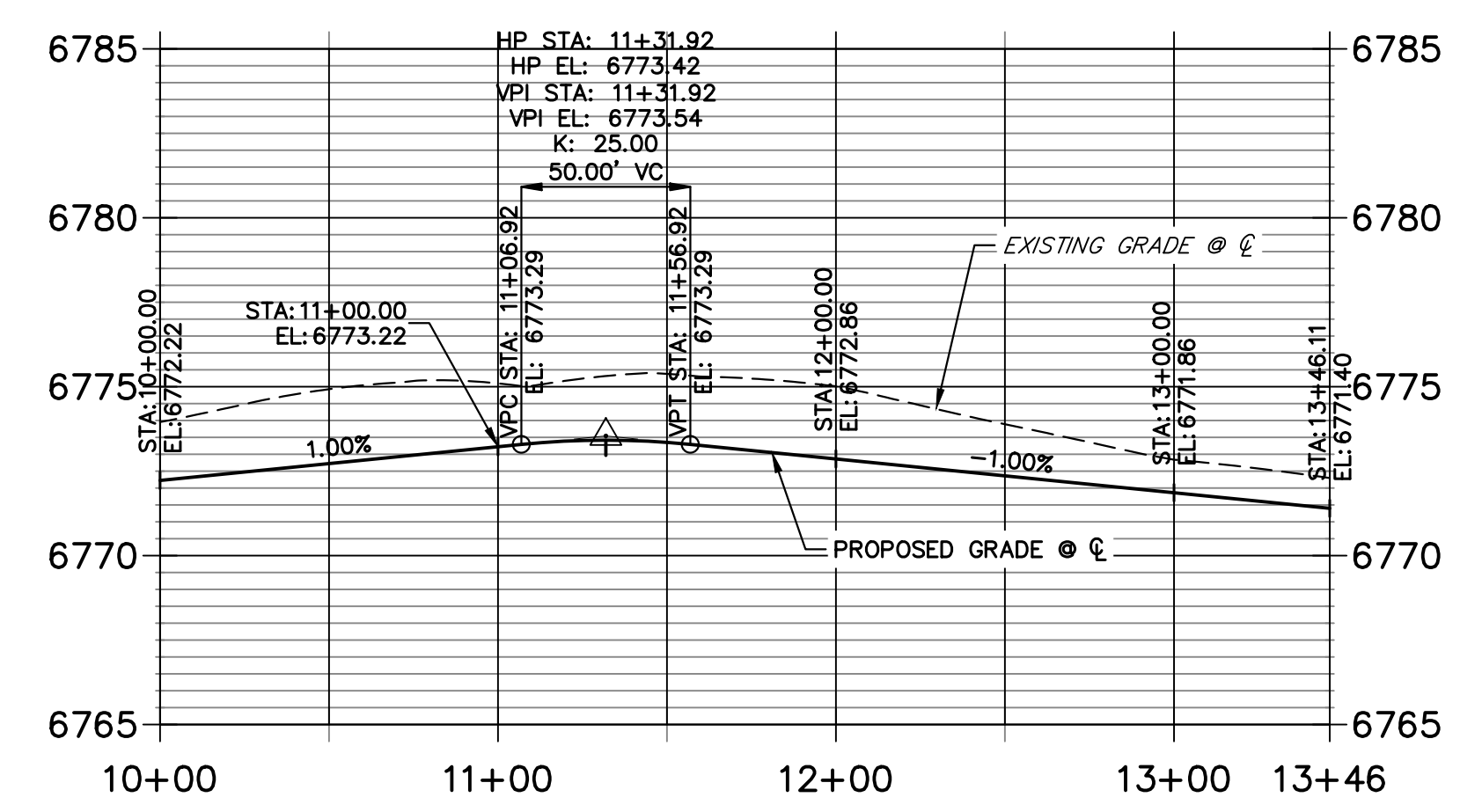
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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



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



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

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

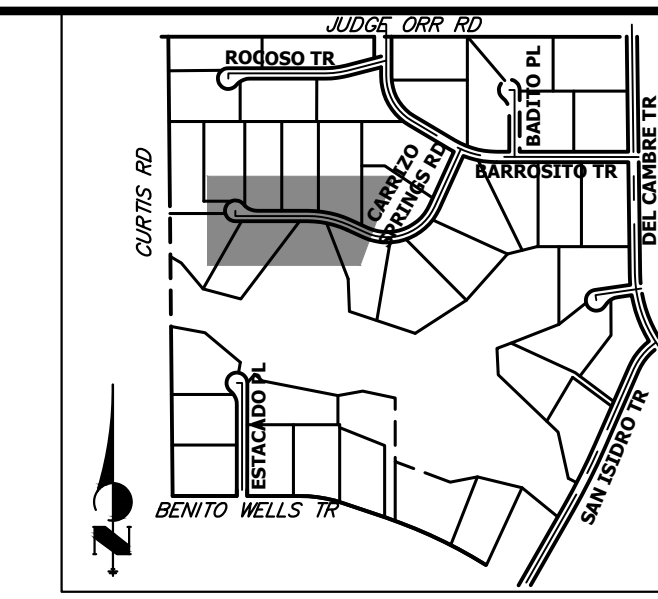
POINT TABULATION					
POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
111	1409553.35	3269738.43	6773.28		SWALE HIGH PT
112	1409538.21	3269838.45	6774.16		PRC
113	1409528.63	3269843.80	6772.18		SWALE PC/GB
114	1409555.06	3269746.24	6775.28		HIGH PT

**STREET IMPROVEMENT NOTES**

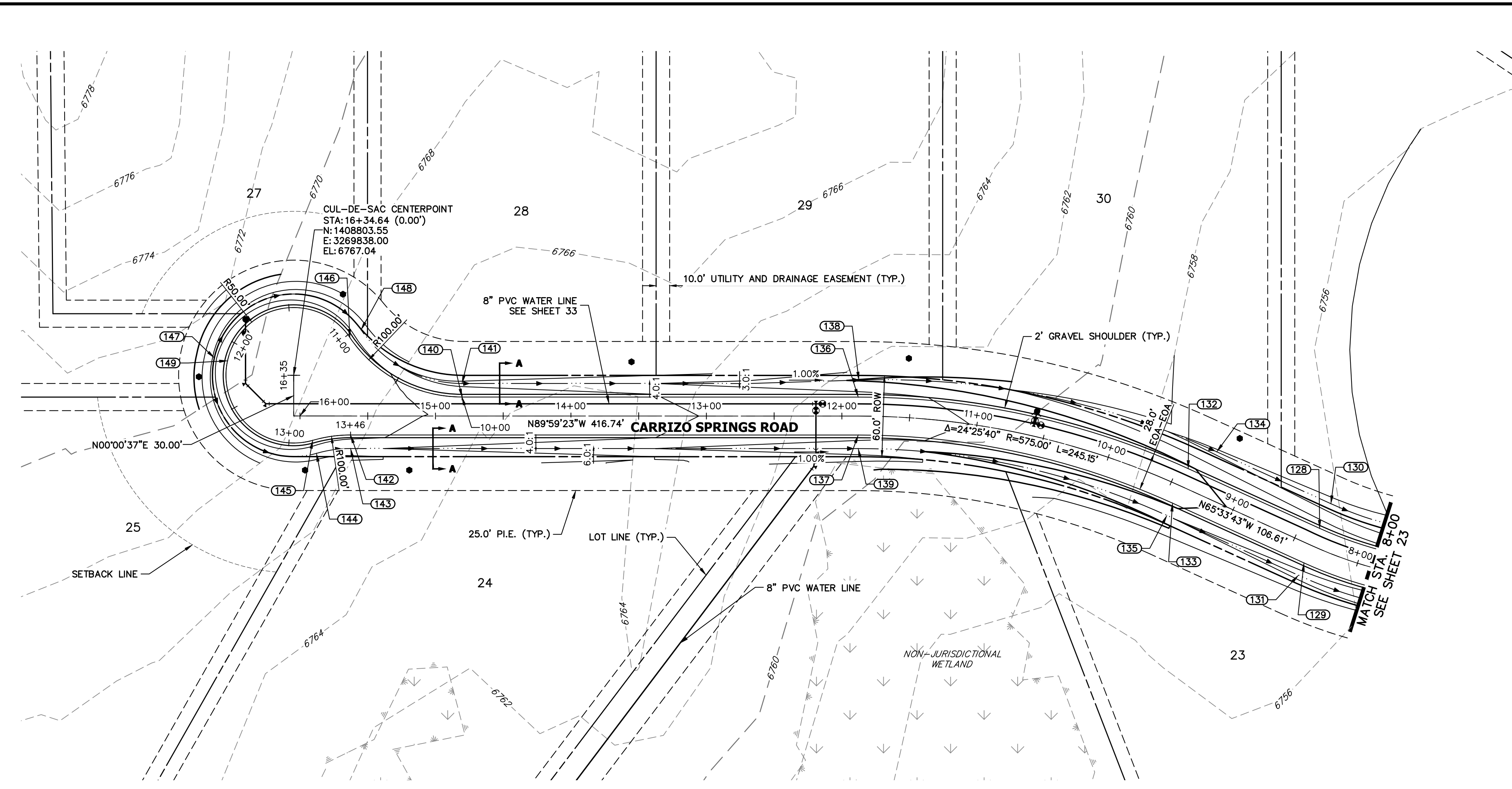
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Bryan T. Law, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 5/15/24

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 3									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 21 OF 64									
JOB NO. 25142.05									



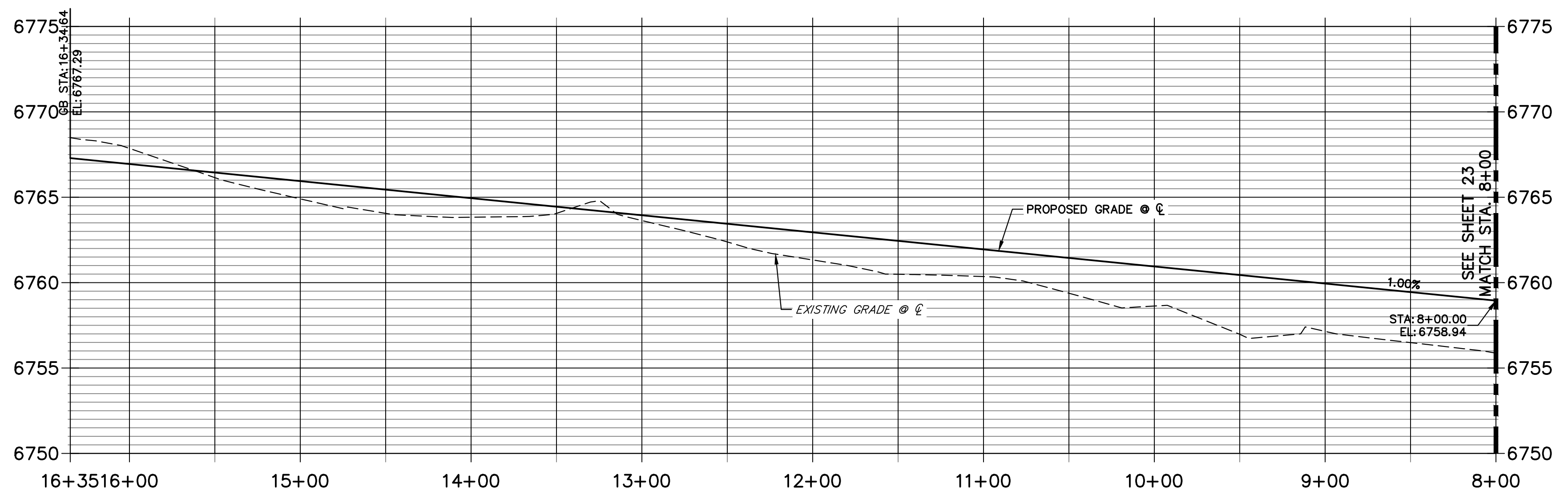
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 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS



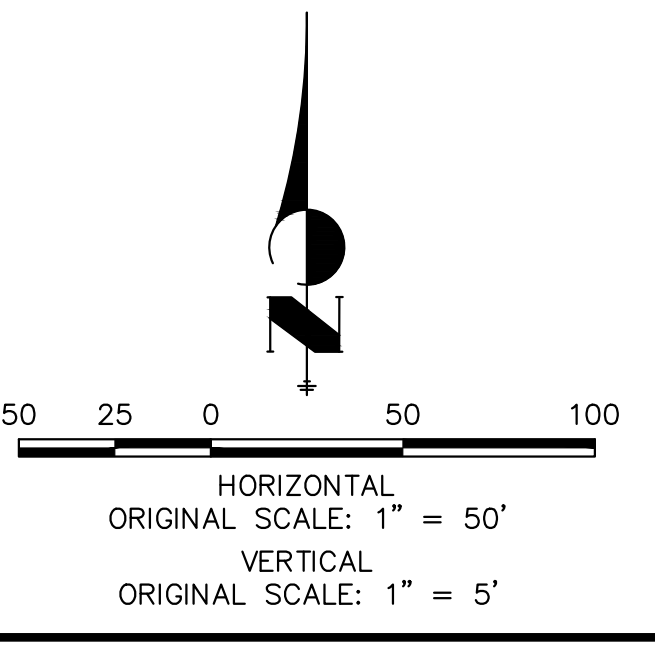
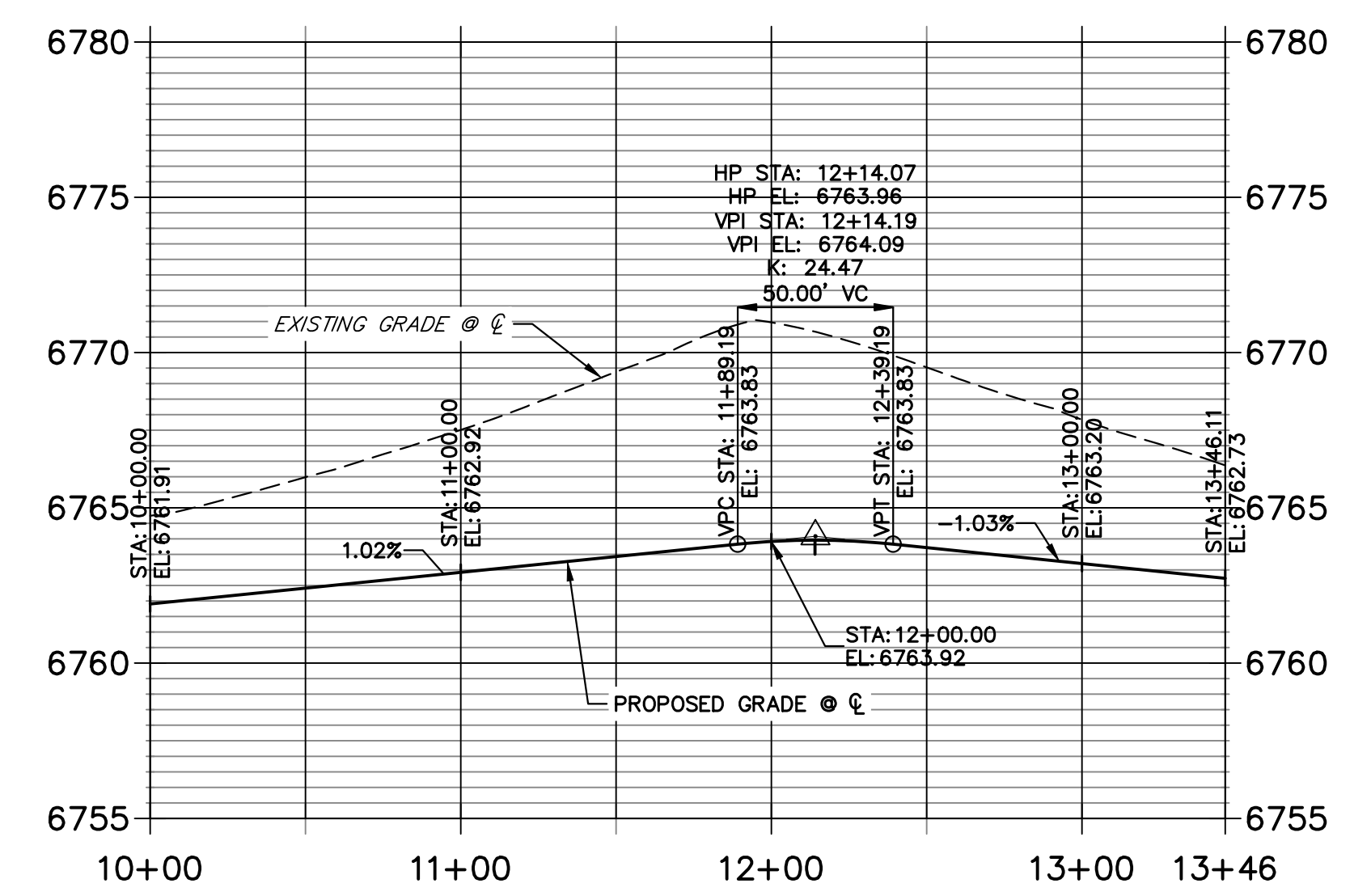
POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
128	8+36.14	14.00' (RT)	CARRIZO SPRINGS ROAD CL	6759.03		PT
129	8+36.14	14.00' (LT)	CARRIZO SPRINGS ROAD CL	6759.03		PT
130	8+36.14	34.00' (RT)	CARRIZO SPRINGS ROAD CL	6754.49		SWALE PT/GB
131	8+36.14	24.00' (LT)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

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

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



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

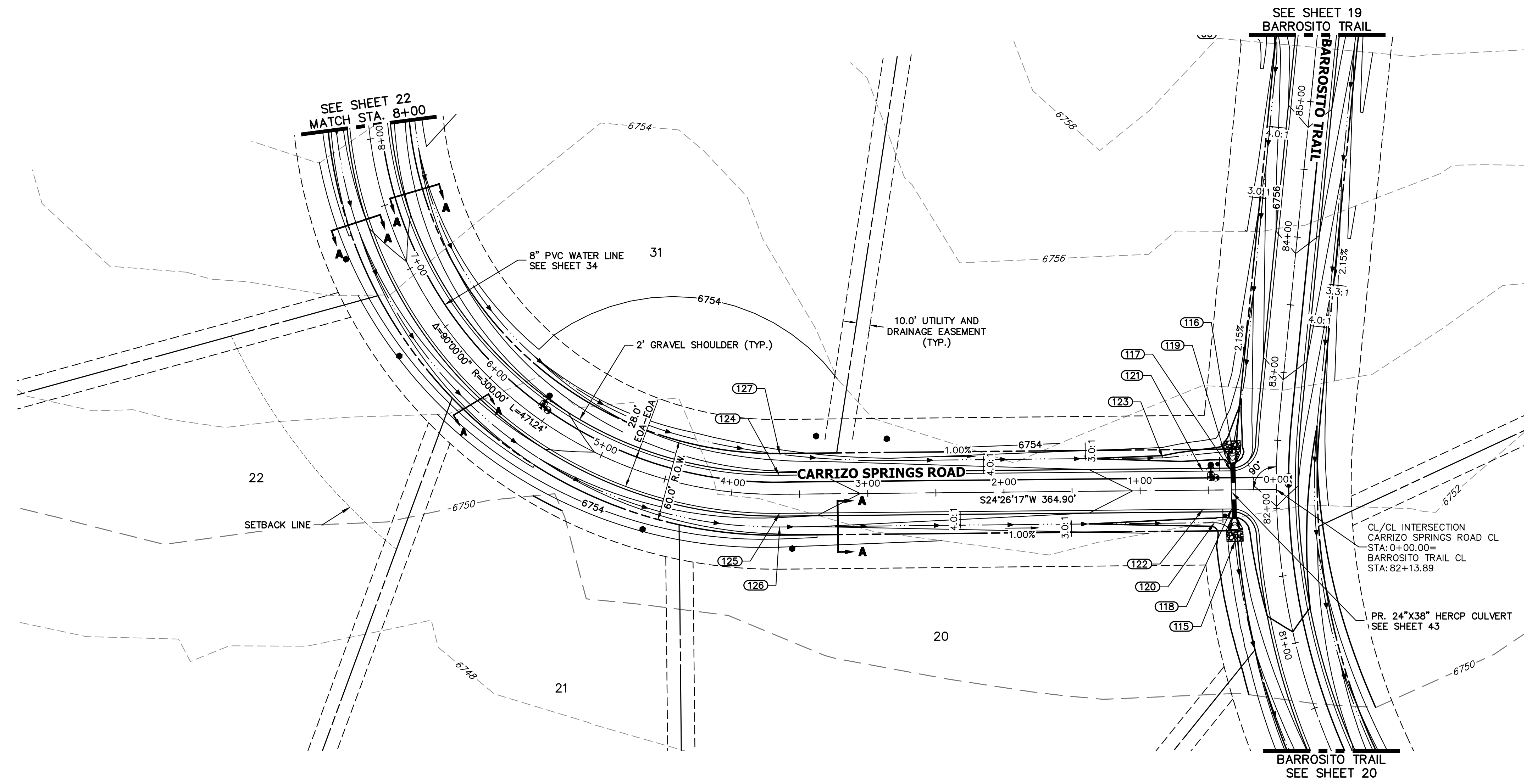
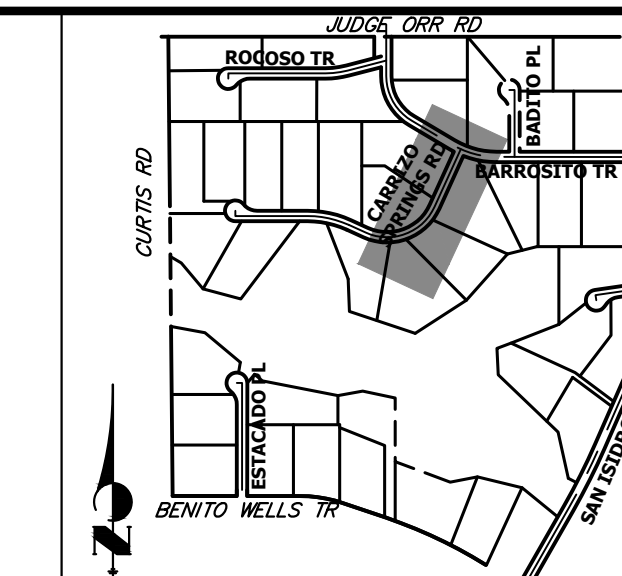


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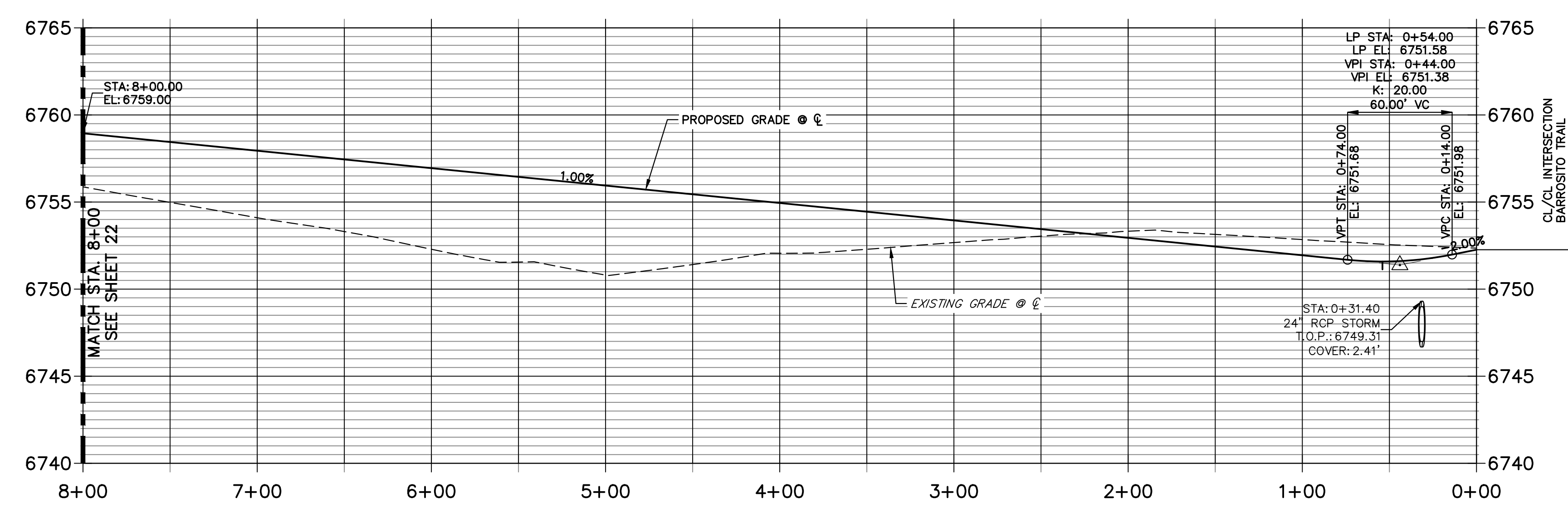
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 5/15/24



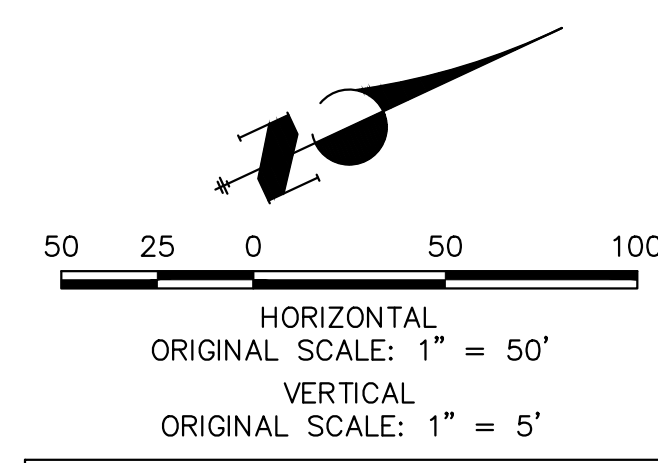
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH - FILING 3									
STREET IMPROVEMENT PLAN AND PROFILE									
SHEET 22 OF 64									
JOB NO. 25142.05									



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



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



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

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

25043 5/15/24

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

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

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

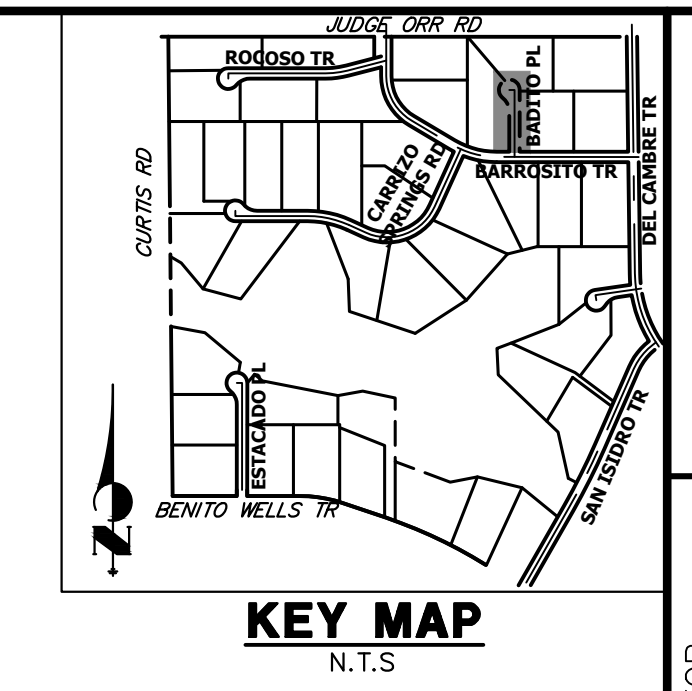
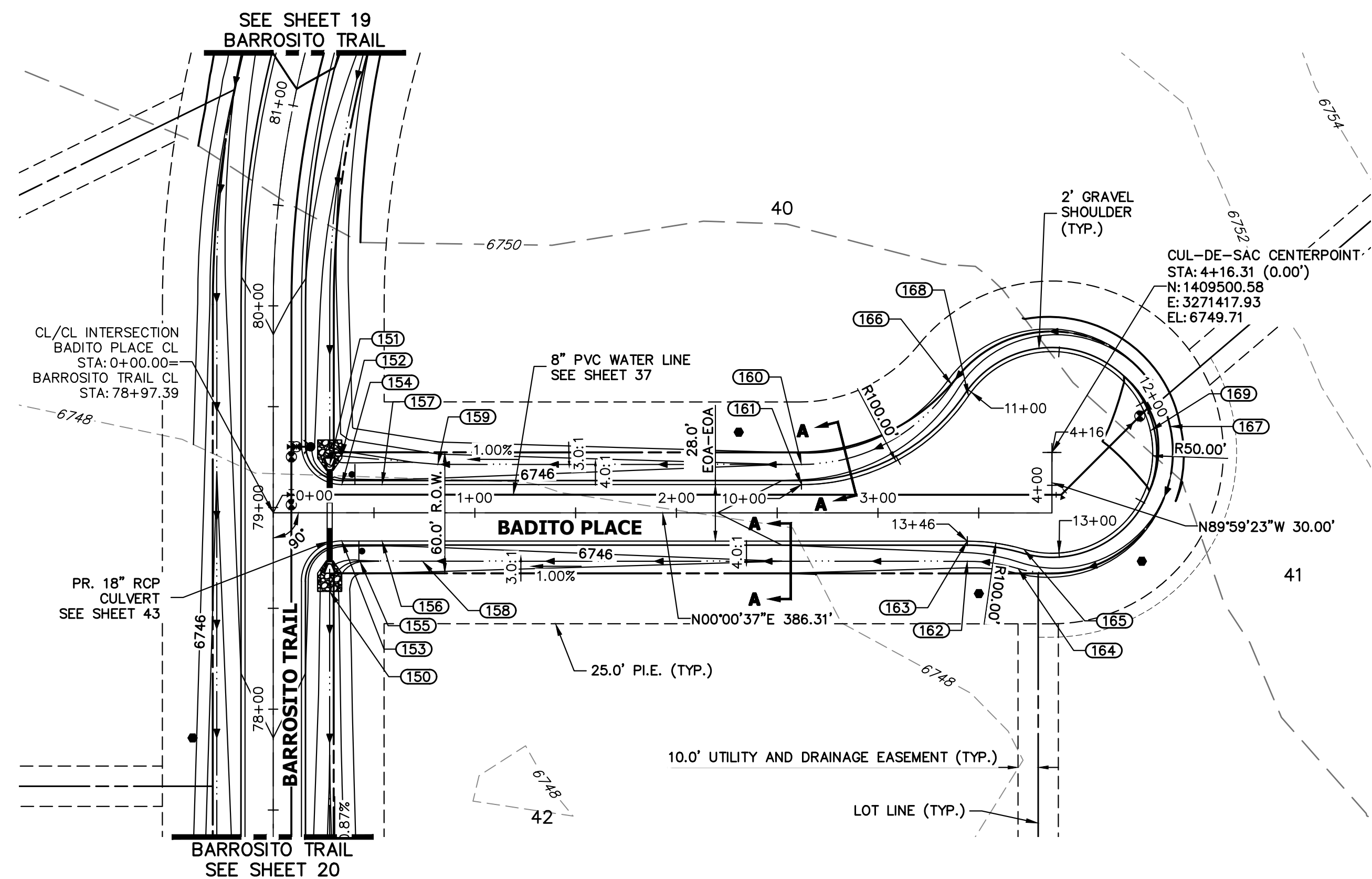
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 5/15/24  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

SADDLEHORN RANCH -  
FILING 3  
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 23 OF 64  
JOB NO. 25142.05

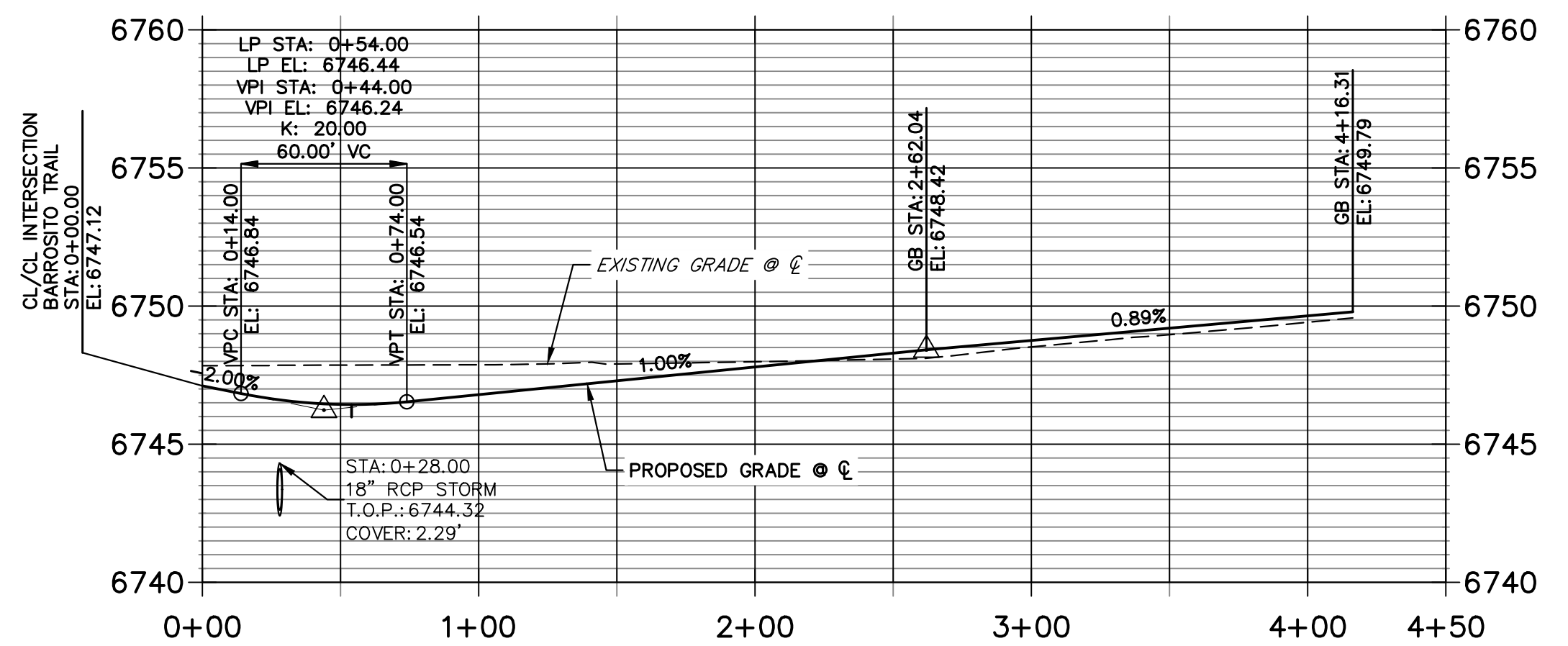


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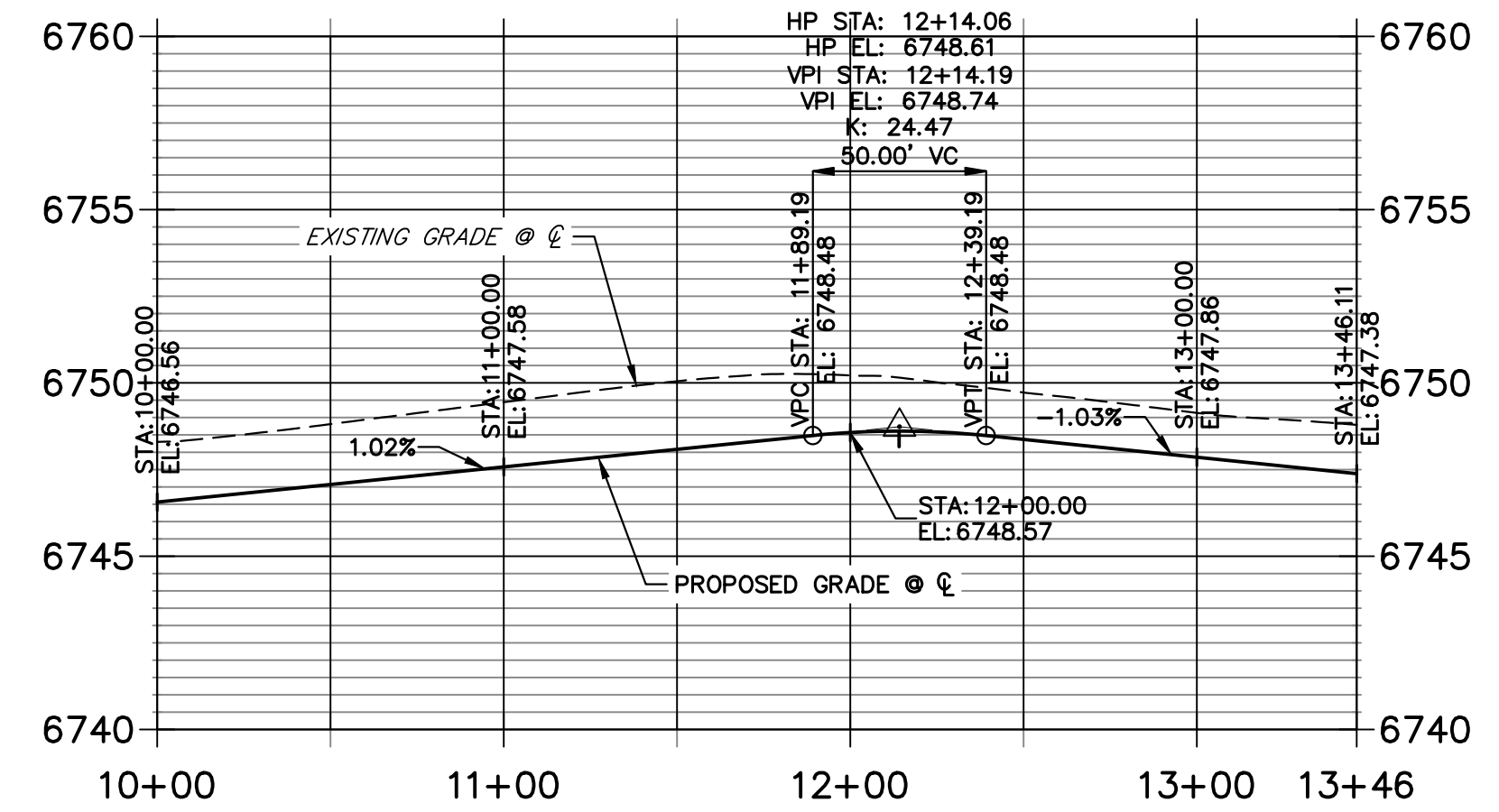
**BADITO PLACE CL PROFILE  
 STA 0+00.00 TO 4+50.00**



**POINT TABULATION**

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
150	0+28.00	39.00' (RT)	BADITO PLACE CL	6742.42		SWALE PT/GB
151	0+28.00	24.00' (LT)	BADITO PLACE CL	6743.90		END SWALE
152	0+34.00	28.17' (LT)	BADITO PLACE CL	6743.18		SWALE PI/GB
153	0+34.00	14.00' (RT)	BADITO PLACE CL	6746.25		PCR
154	0+34.00	14.00' (LT)	BADITO PLACE CL	6746.27		PCR
155	0+43.00	24.00' (RT)	BADITO PLACE CL	6743.91		SWALE PC/GB
156	0+54.00	14.00' (RT)	BADITO PLACE CL	6746.16		LOW PT
157	0+54.00	14.00' (LT)	BADITO PLACE CL	6746.16		LOW PT
158	0+74.00	24.00' (RT)	BADITO PLACE CL	6744.22		SWALE GB
159	0+81.62	24.00' (LT)	BADITO PLACE CL	6744.29		SWALE PI/GB
160	2+62.04	24.00' (LT)	BADITO PLACE CL	6746.10		SWALE PC/GB
161	2+62.04	14.00' (LT)	BADITO PLACE CL	6748.14		PC
162	3+44.31	24.00' (RT)	BADITO PLACE CL	6746.92		SWALE PC/GB
163	3+44.31	14.00' (RT)	BADITO PLACE CL	6748.96		PC
164	3+69.51	27.60' (RT)	BADITO PLACE CL	6747.20		PRC
165	3+72.31	18.00' (RT)	BADITO PLACE CL	6749.24		PRC

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



**POINT TABULATION**

POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	DESCRIPTION
166	1409450.88	3271384.33	6747.07		PRC
167	1409559.19	3271405.07	6748.32		SWALE HIGH PT
168	1409459.16	3271389.93	6749.11		PRC
169	1409549.42	3271407.22	6750.28		HIGH PT

No.	REVISION	BY	DATE

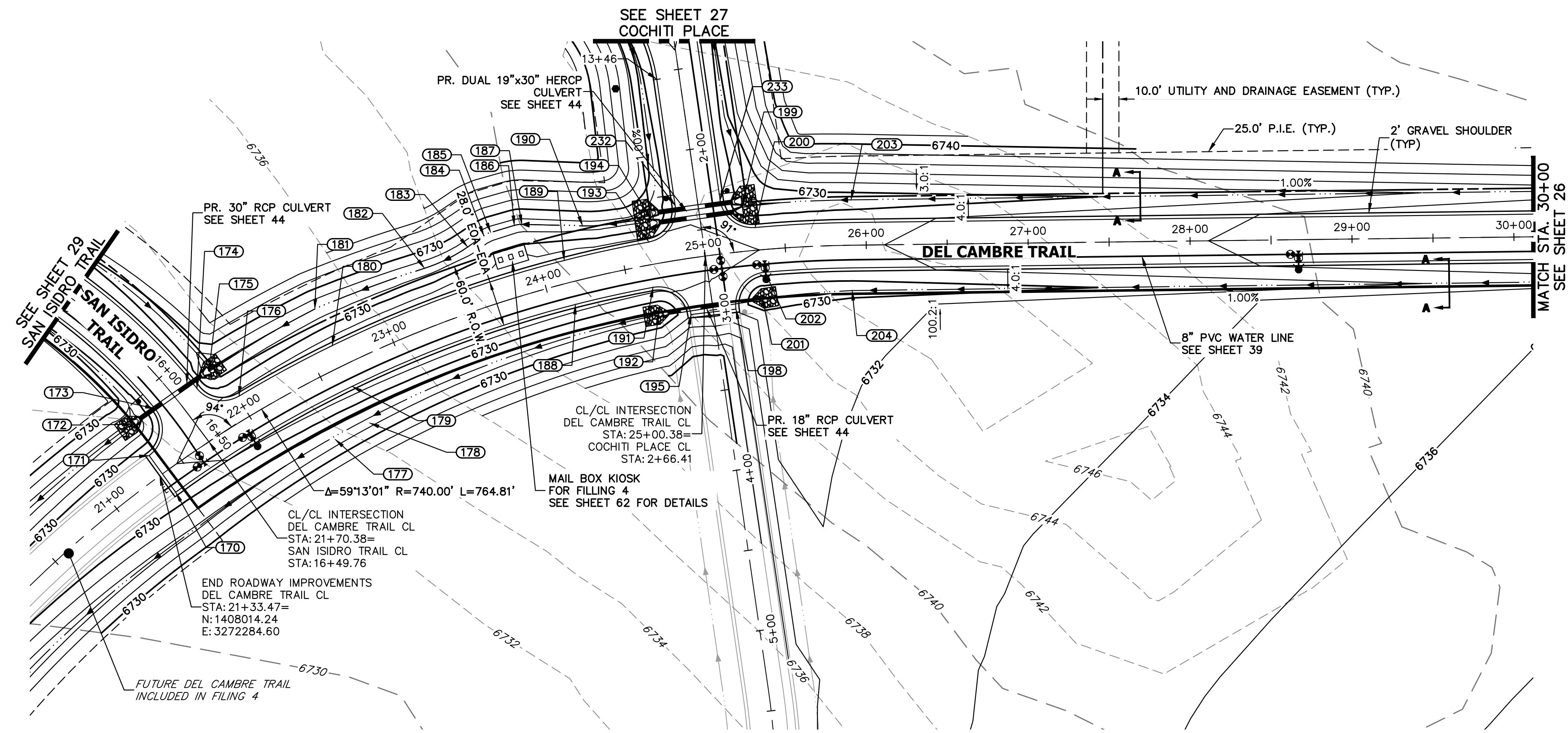
**STREET IMPROVEMENT NOTES**

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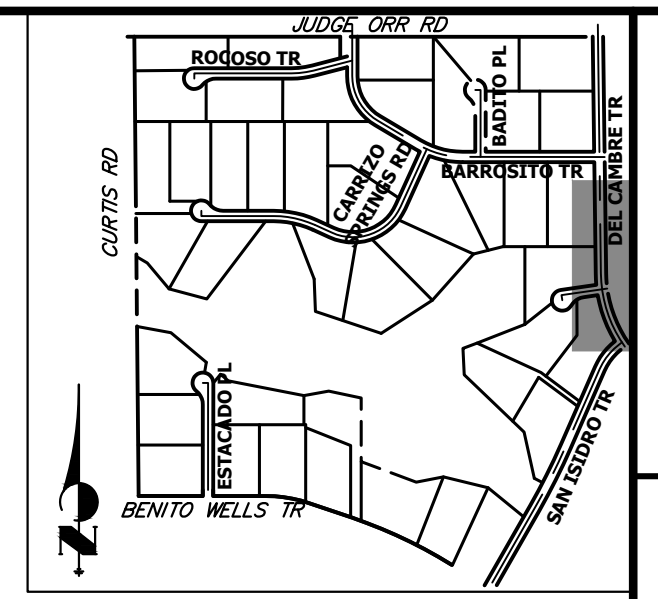
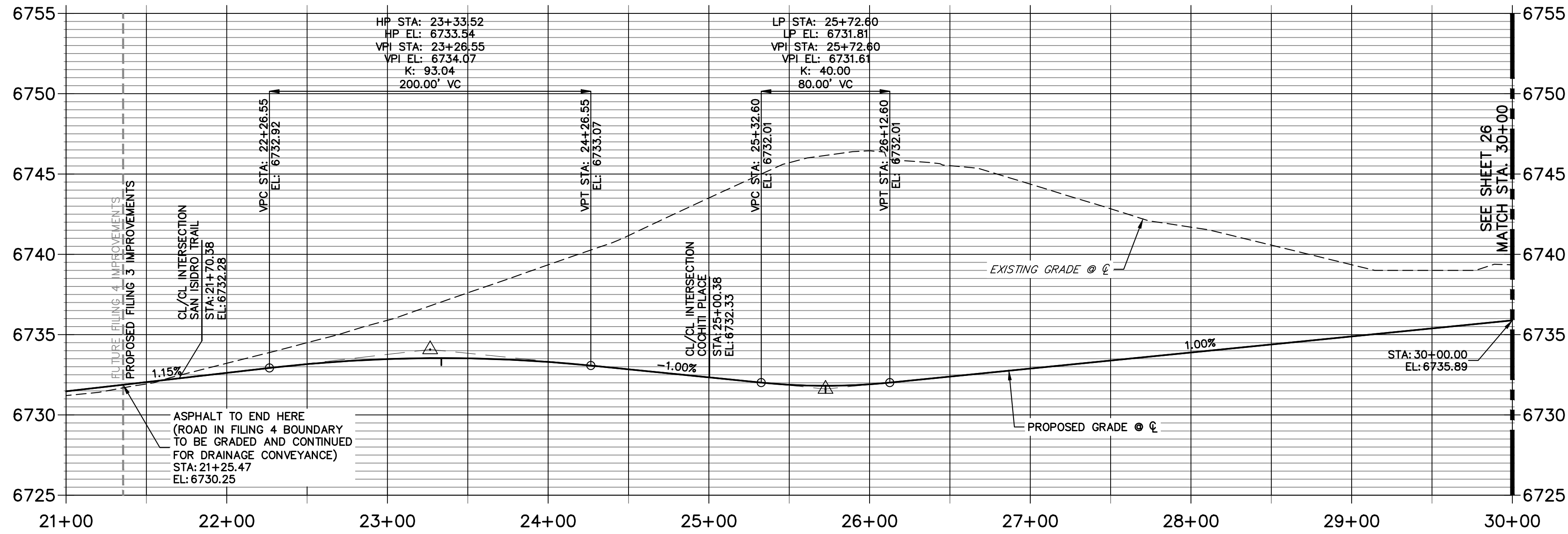
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/15/24





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



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
170	21+35.47	14.00' (RT)	DEL CAMBRE TRAIL CL	6731.60		PCR
171	21+35.47	14.00' (LT)	DEL CAMBRE TRAIL CL	6731.60		PCR
172	21+38.03	35.82' (LT)	DEL CAMBRE TRAIL CL	6725.39		BEGIN SWALE
173	21+54.52	35.46' (LT)	DEL CAMBRE TRAIL CL	6731.40		PCR
174	21+81.77	31.66' (LT)	DEL CAMBRE TRAIL CL	6731.48		PCR
175	21+93.47	37.22' (LT)	DEL CAMBRE TRAIL CL	6725.76		BEGIN SWALE
176	22+00.79	14.00' (LT)	DEL CAMBRE TRAIL CL	6732.35		PCR
177	22+40.08	38.40' (RT)	DEL CAMBRE TRAIL CL	6726.72		SWALE GB
178	22+64.87	39.00' (RT)	DEL CAMBRE TRAIL CL	6727.24		PCC
179	22+65.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6733.00		HIGH PT
180	22+65.08	14.00' (LT)	DEL CAMBRE TRAIL CL	6733.00		HIGH PT
181	22+65.27	39.00' (LT)	DEL CAMBRE TRAIL CL	6726.14		PC
182	23+34.00	35.32' (LT)	DEL CAMBRE TRAIL CL	6726.54		SWALE PRC
183	23+62.08	38.79' (LT)	DEL CAMBRE TRAIL CL	6726.69		SWALE PC
184	23+73.10	42.29' (LT)	DEL CAMBRE TRAIL CL	6726.75		SWALE PT
185	23+77.51	42.97' (LT)	DEL CAMBRE TRAIL CL	6726.77		SWALE PC
186	23+91.89	42.97' (LT)	DEL CAMBRE TRAIL CL	6726.85		SWALE PT
187	23+96.30	42.29' (LT)	DEL CAMBRE TRAIL CL	6726.87		SWALE PC
188	24+15.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6732.89		LOW PT
189	24+15.08	14.00' (LT)	DEL CAMBRE TRAIL CL	6732.89		LOW PT
190	24+30.69	32.04' (LT)	DEL CAMBRE TRAIL CL	6727.06		SWALE PT
191	24+65.08	14.00' (RT)	DEL CAMBRE TRAIL CL	6732.41		PCR
192	24+65.31	31.25' (RT)	DEL CAMBRE TRAIL CL	6727.28		END SWALE
193	24+67.56	14.00' (LT)	DEL CAMBRE TRAIL CL	6732.38		PCR
194	24+71.24	28.10' (LT)	DEL CAMBRE TRAIL CL	6727.55		END SWALE
195	24+86.05	34.48' (RT)	DEL CAMBRE TRAIL CL	6731.42		PCR
196	24+86.68	33.56' (LT)	DEL CAMBRE TRAIL CL	6731.45		PCR
197	25+13.48	33.20' (LT)	DEL CAMBRE TRAIL CL	6731.46		PCR
198	25+15.43	34.88' (RT)	DEL CAMBRE TRAIL CL	6731.41		PCR
199	25+26.15	28.00' (LT)	DEL CAMBRE TRAIL CL	6727.69		BEGIN SWALE
200	25+32.60	14.00' (LT)	DEL CAMBRE TRAIL CL	6731.73		PCR
201	25+33.20	30.00' (RT)	DEL CAMBRE TRAIL CL	6727.80		BEGIN SWALE
202	25+36.39	14.00' (RT)	DEL CAMBRE TRAIL CL	6731.70		PCR
203	25+91.00	28.00' (LT)	DEL CAMBRE TRAIL CL	6728.48		SWALE PC/GB
204	25+91.00	28.00' (RT)	DEL CAMBRE TRAIL CL	6728.49		SWALE PC/GB

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

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

### 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. 25043

5/15/24

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
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PREPARED FOR:  
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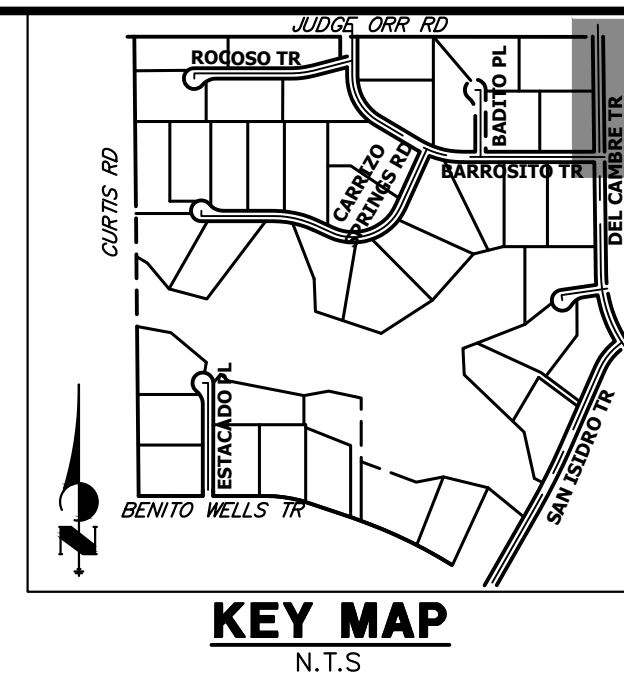
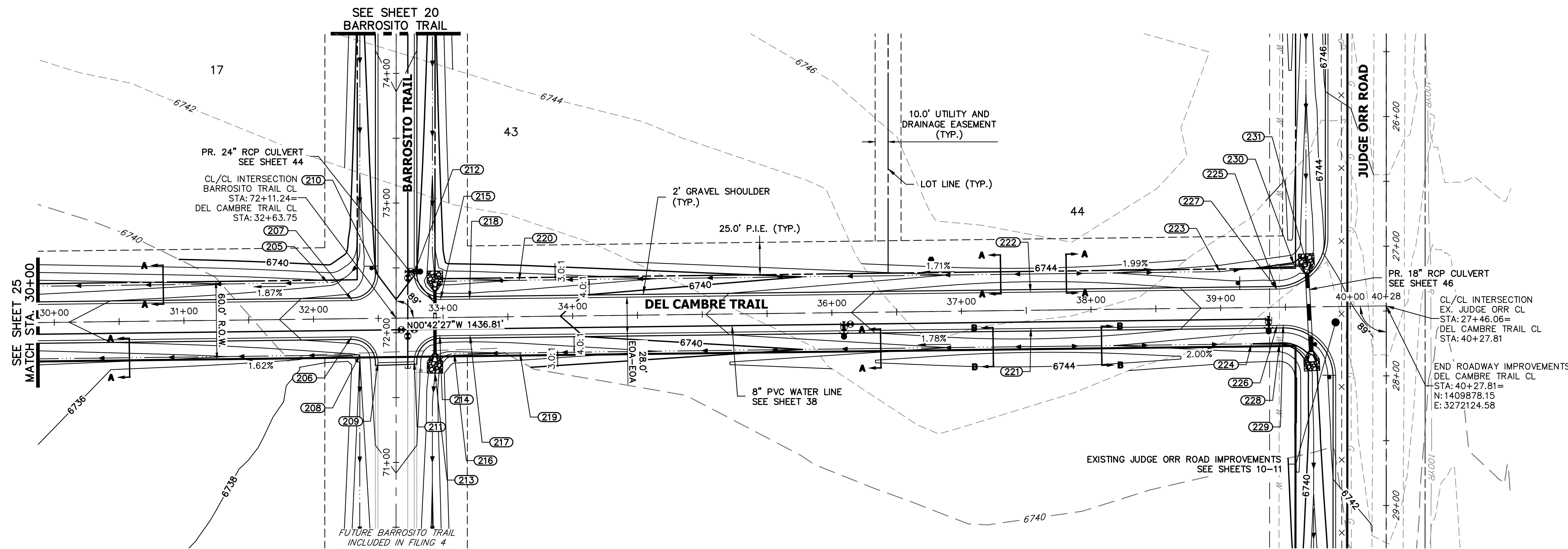
BY DATE

No. REVISION

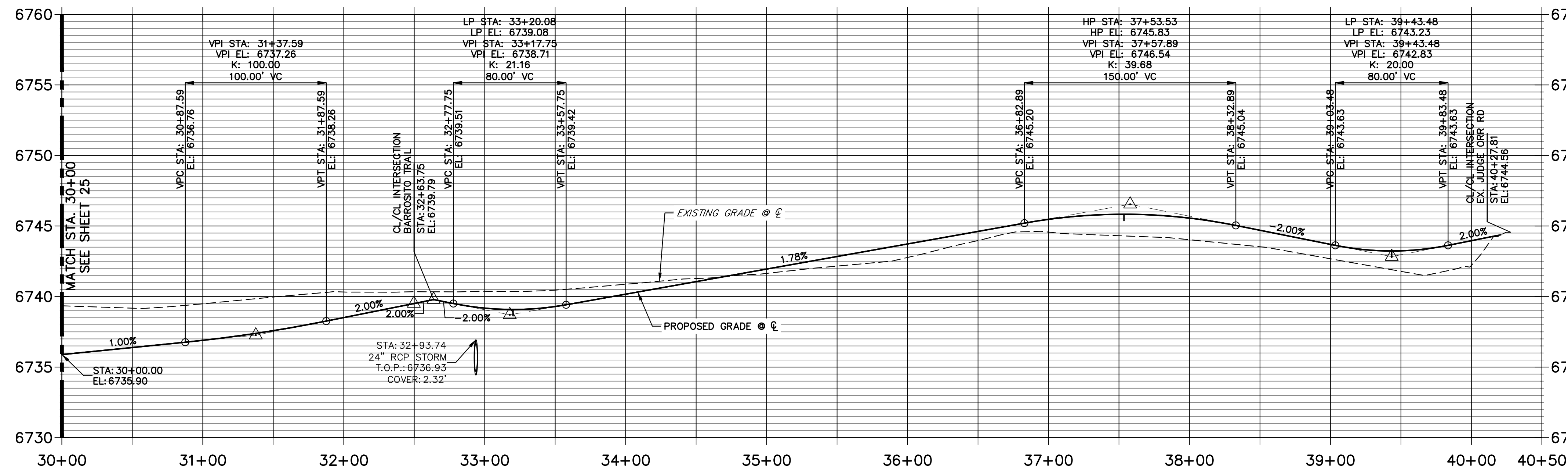
H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 5/15/24  
DESIGNED BY RWK  
DRAWN BY RWK  
CHECKED BY

SADDLEHORN RANCH - FILING 3  
STREET IMPROVEMENT PLAN AND PROFILE

SHEET 25 OF 64  
JOB NO. 25142.05



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



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

50 25 0 50 100
   
 HORIZONTAL ORIGINAL SCALE: 1" = 50'
   
 VERTICAL ORIGINAL SCALE: 1" = 5'
   
  
 Know what's below. Call before you dig.

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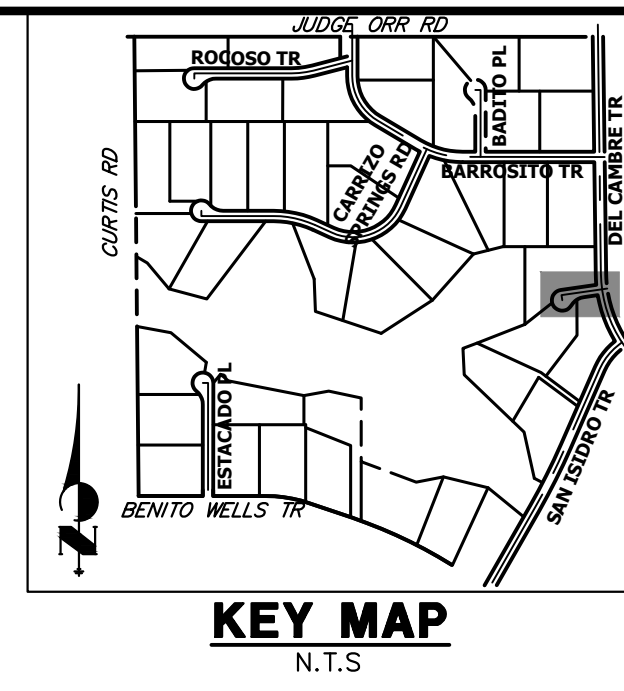
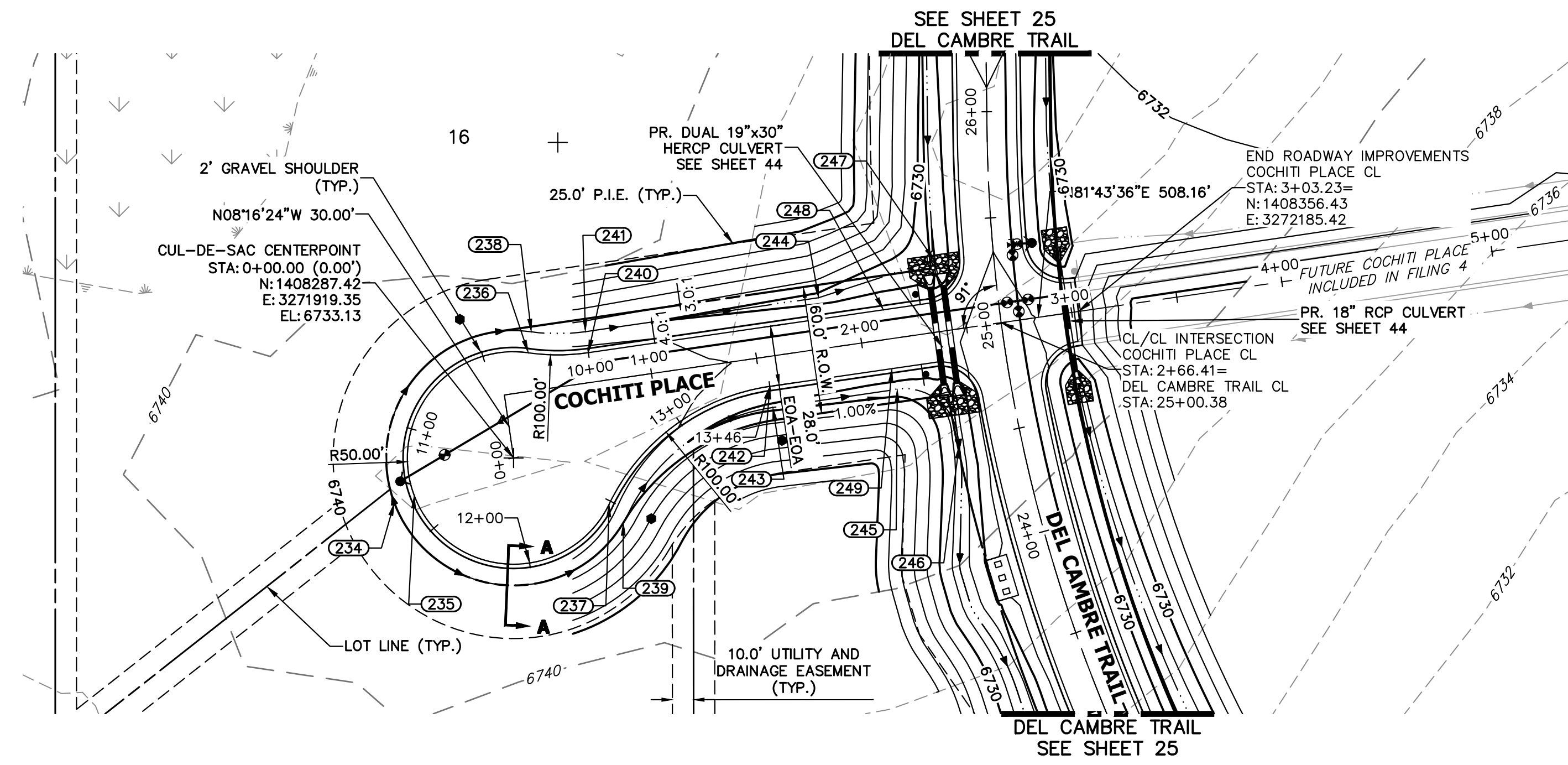
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
   
  
 25043
   
 5/15/24
   
 BRYAN T. LAW, P.E.
   
 COLORADO P.E. 25043
   
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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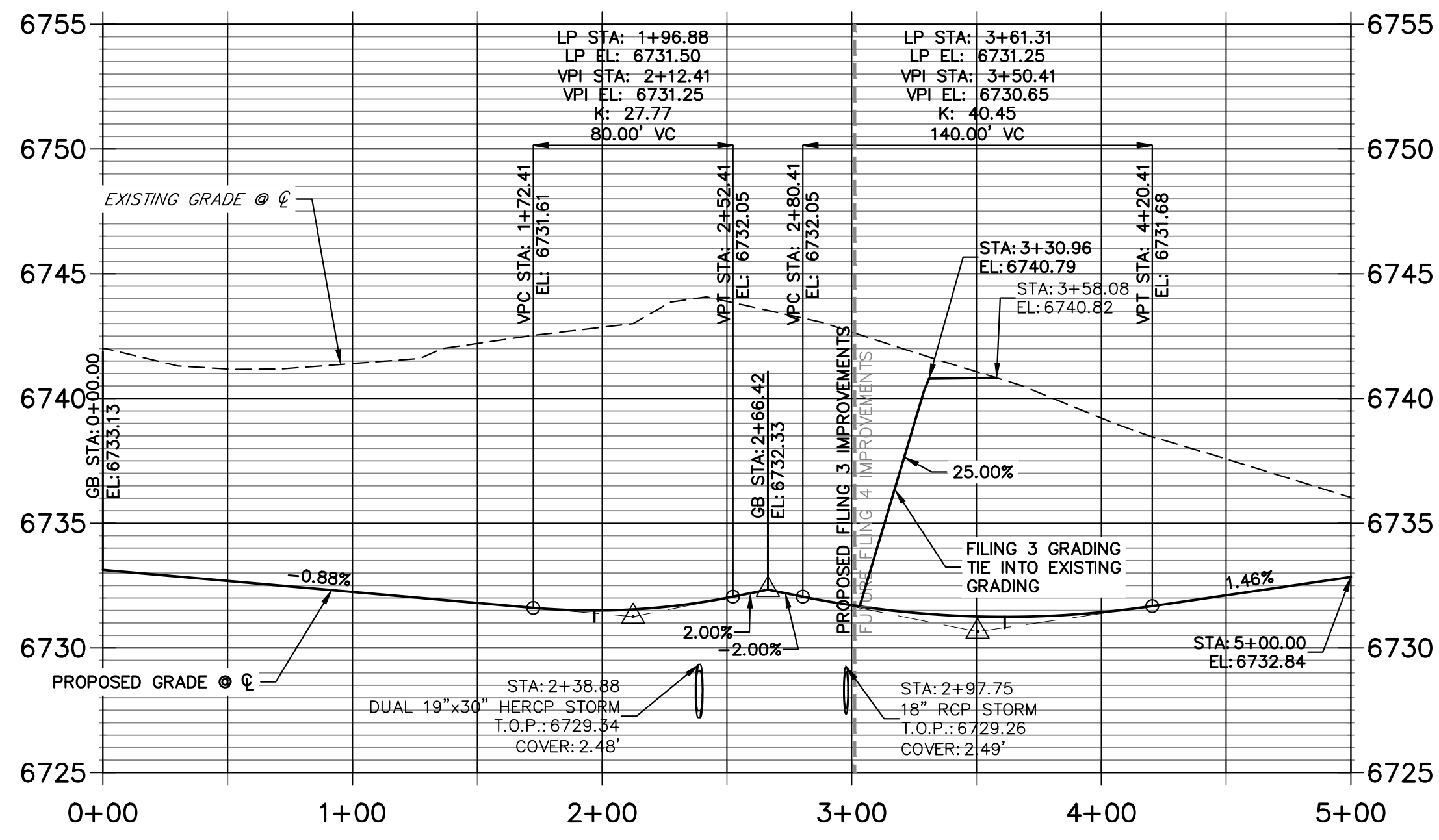
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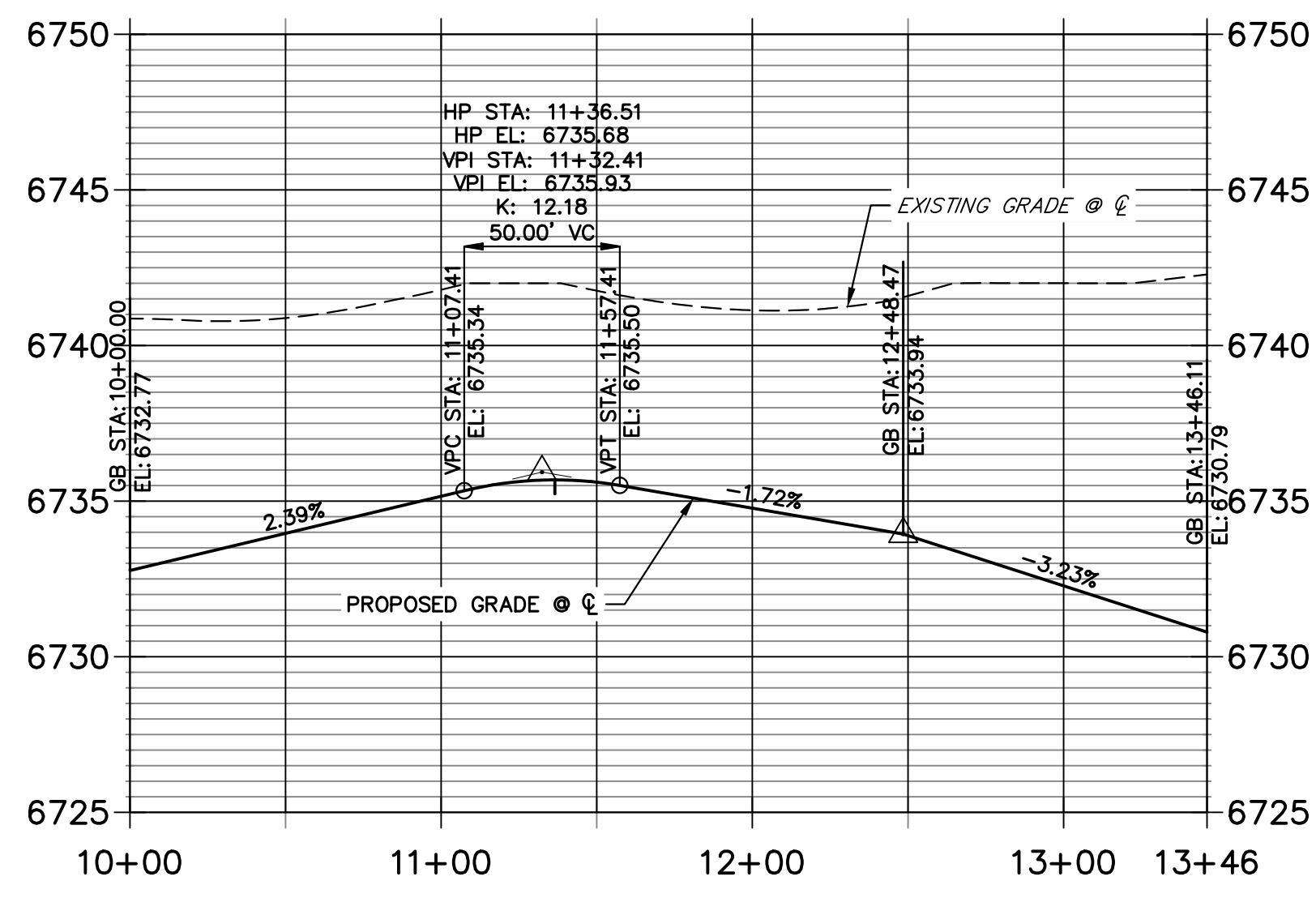
SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE  
 SHEET 26 OF 64  
 JOB NO. 25142.05



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



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



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

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

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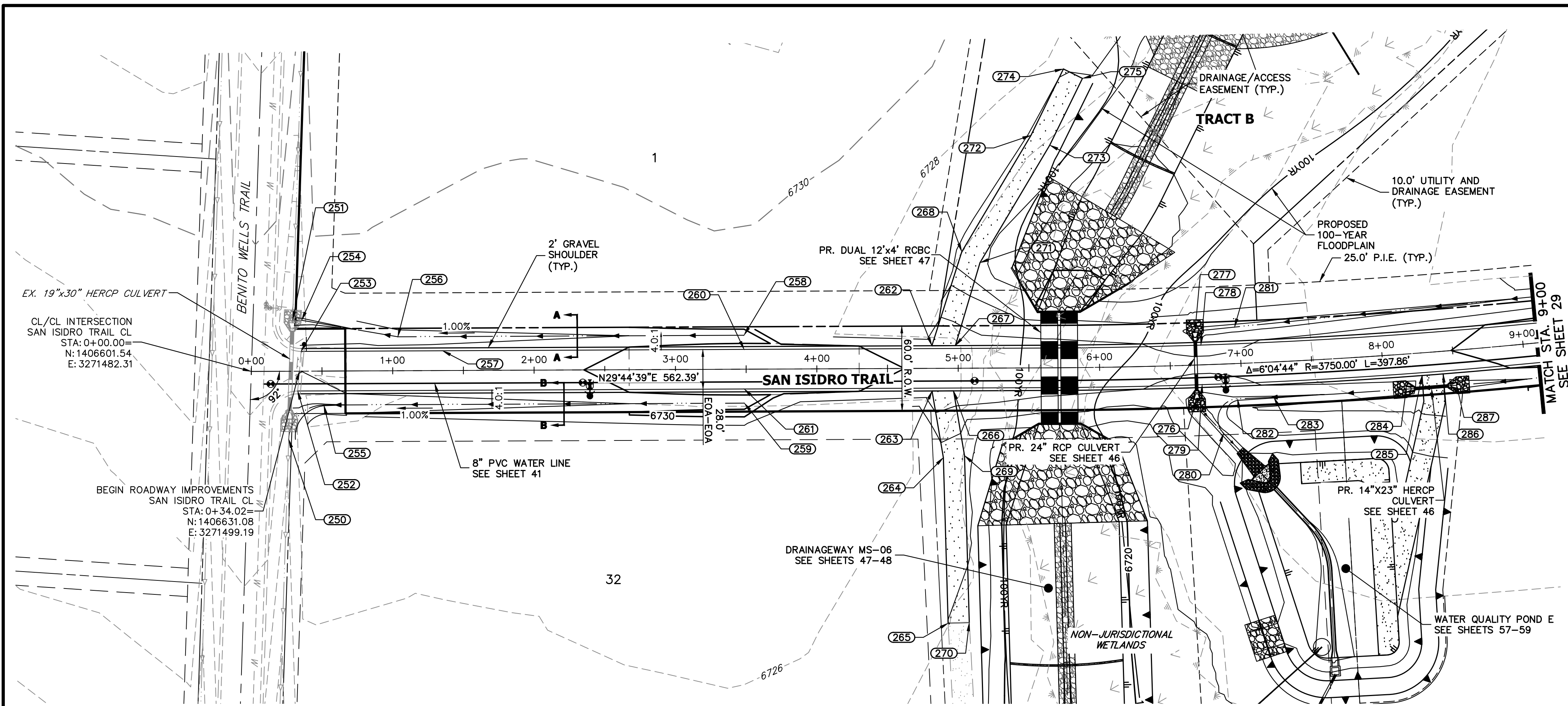
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/15/24  
 DESIGNED BY: RWK  
 DRAWN BY: RWK  
 CHECKED BY:

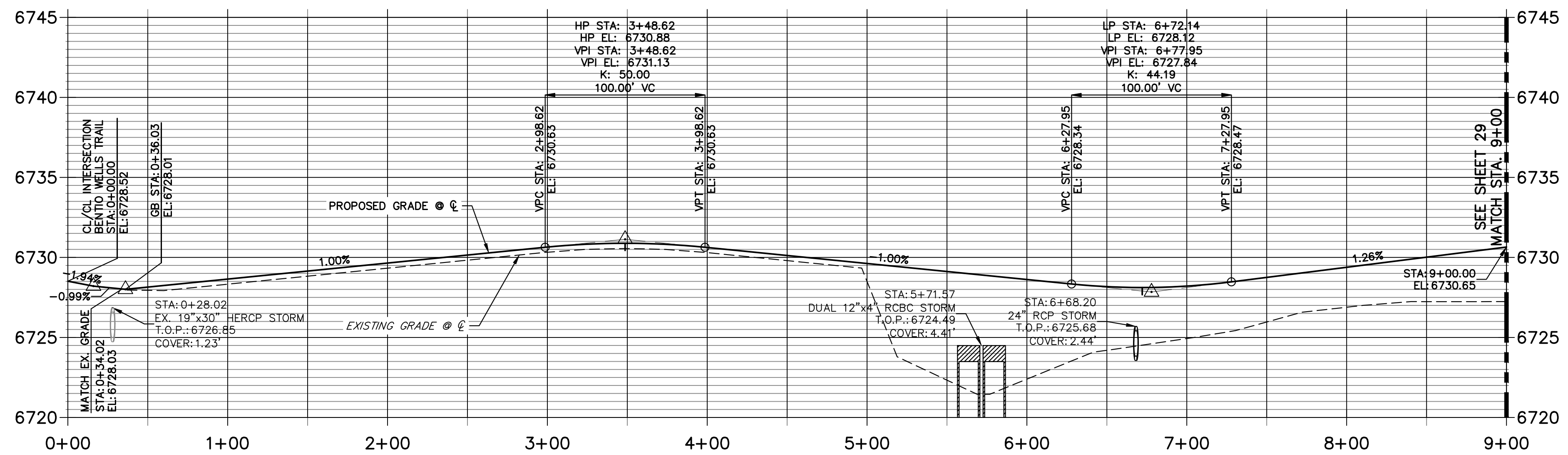
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 BRADY WILLIAMS

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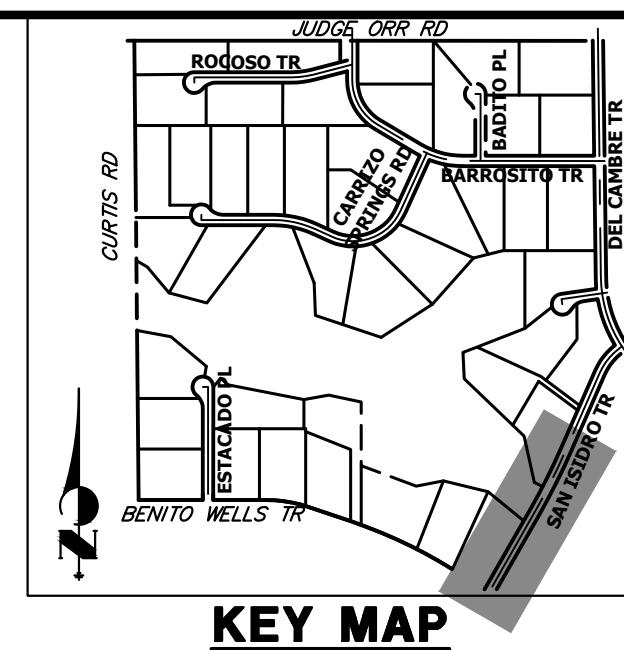
SADDLEHORN RANCH - FILING 3  
 STREET IMPROVEMENT PLAN AND PROFILE  
 SHEET 27 OF 64  
 JOB NO. 25142.05



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



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



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

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

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

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

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

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

**STREET IMPROVEMENT NOTES**

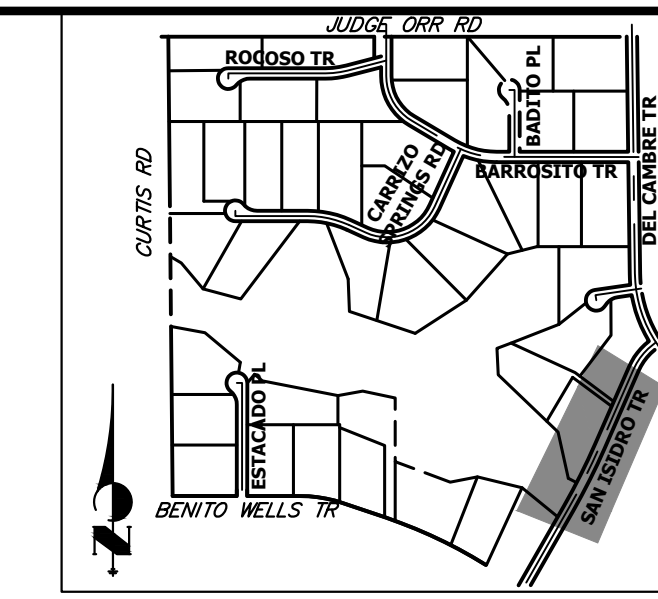
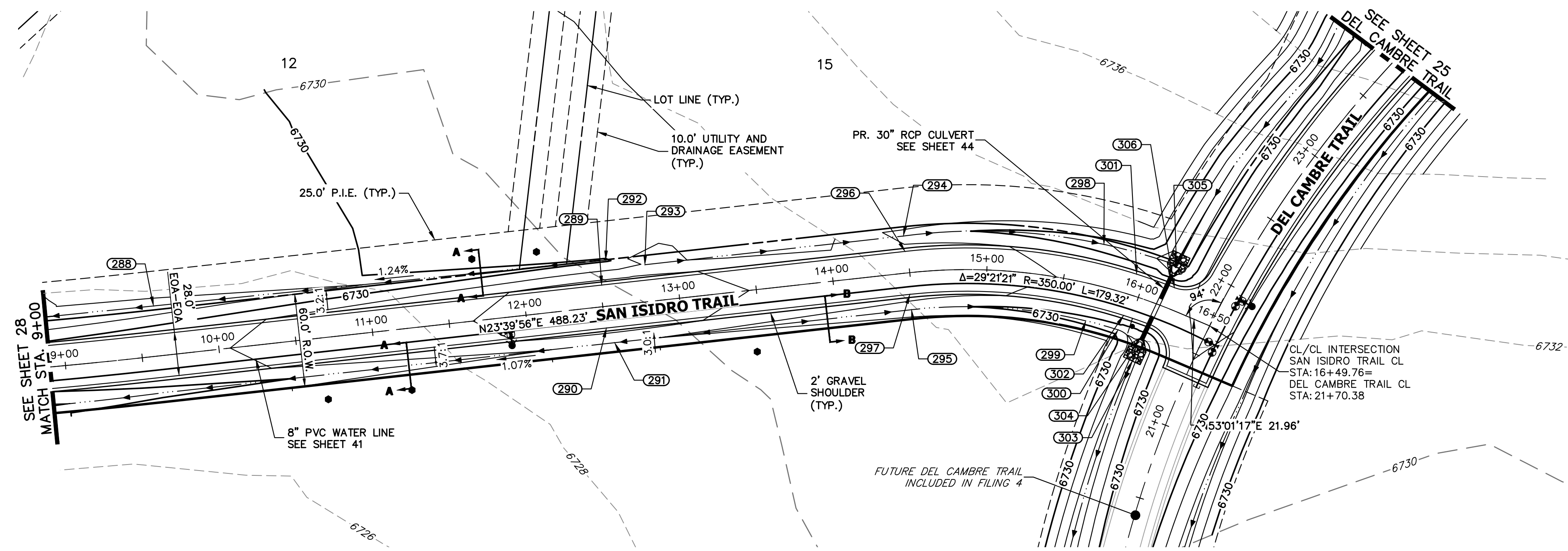
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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

**ENGINEER'S STATEMENT**

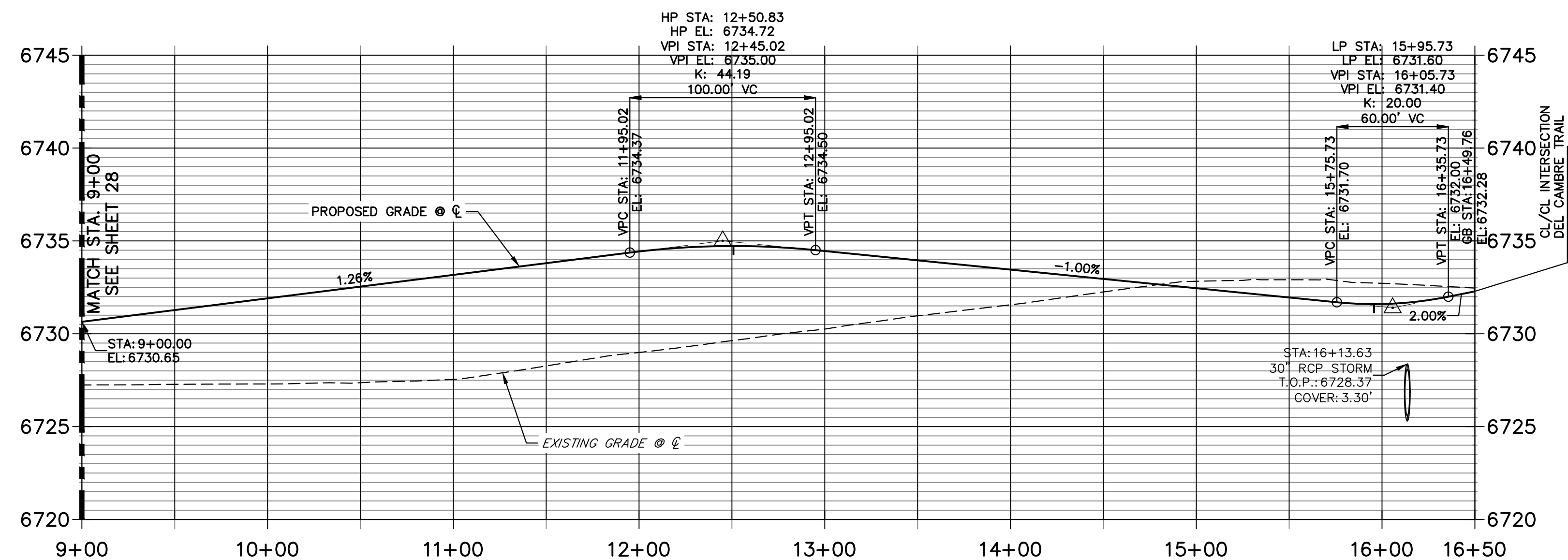
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -  
FILING 3  
STREET IMPROVEMENT PLAN  
AND PROFILE

SHEET 28 OF 64  
JOB NO. 25142.05



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



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

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

**STREET IMPROVEMENT NOTES**

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- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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**ENGINEER'S STATEMENT**

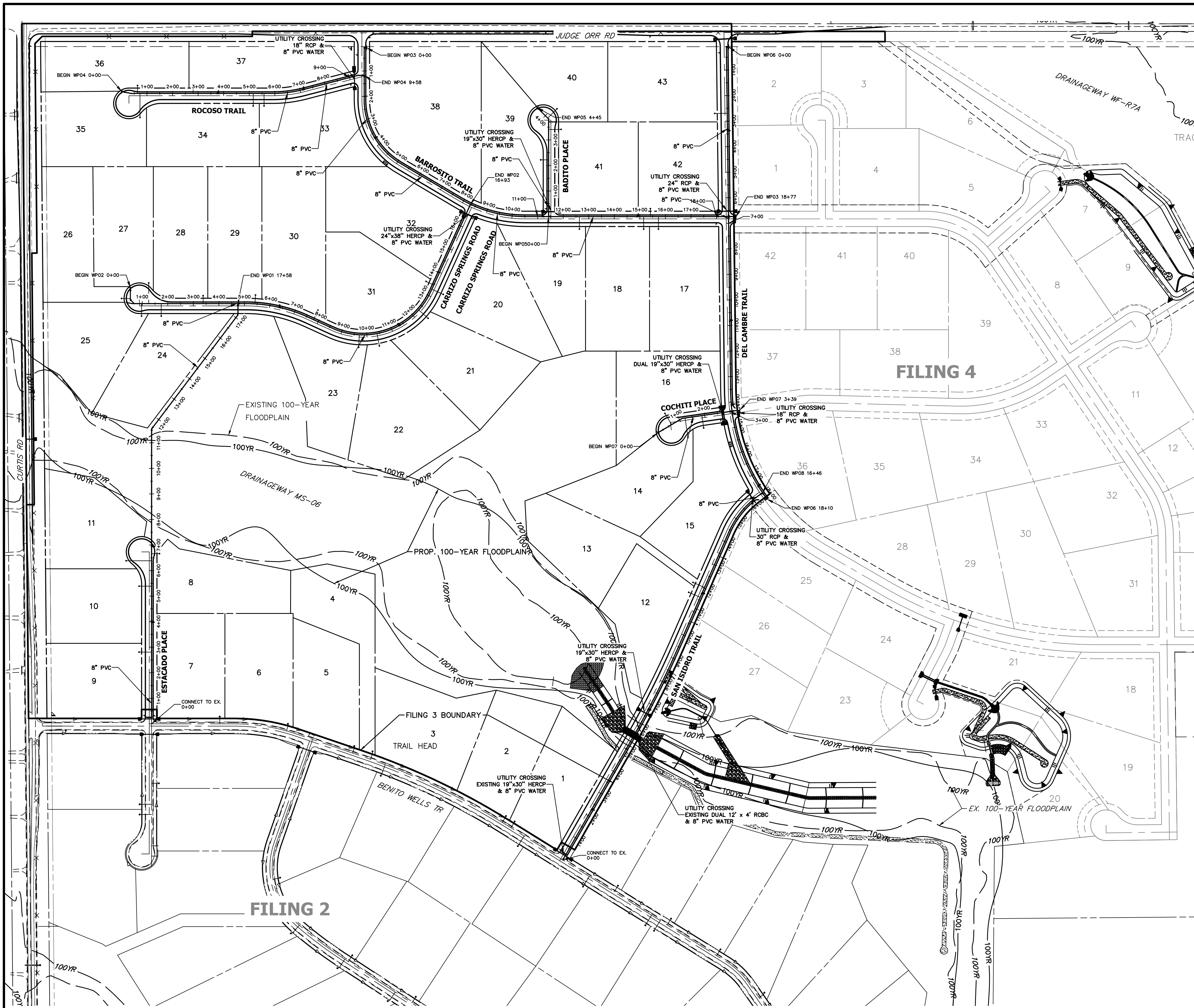
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

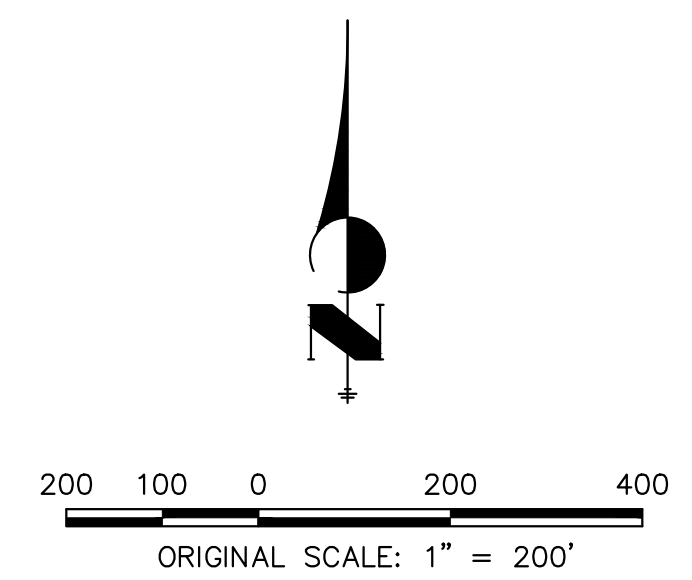
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	5/15/24	RWK	RWK	



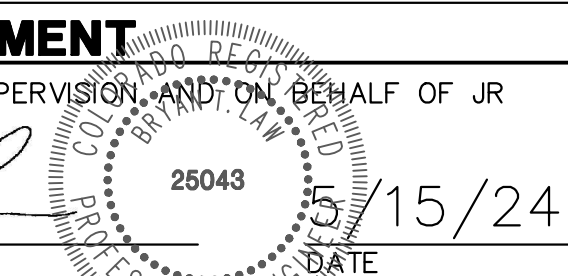
ID NO.	PIPE @ STATION	PIPE ALIGNMENT
FUTURE LOT 1	10+59.04	WP08
FUTURE LOT 2	11+13.56	WP08
FUTURE LOT 3	13+38.48	WP08
LOT 7	6+65.82	WP01
LOT 9	2+80.73	WP01
LOT 10	5+38.75	WP01
LOT 11	6+38.27	WP01
LOT 12	11+61.36	WP08
LOT 13	12+03.49	WP08
LOT 14	1+22.54	WP07
LOT 15	1+89.08	WP07
LOT 16	0+63.29	WP07
LOT 17	15+72.74	WP03
LOT 18	15+14.94	WP03
LOT 19	12+63.50	WP03
LOT 20	13+27.68	WP02
LOT 21	12+31.15	WP02
LOT 22	10+39.96	WP02
LOT 23	9+70.27	WP02
LOT 24	1+74.50	WP02
LOT 25	1+18.37	WP02
LOT 26	0+85.68	WP02
LOT 27	1+01.16	WP02
LOT 28	3+38.51	WP02
LOT 29	5+41.21	WP02
LOT 30	7+80.35	WP02
LOT 31	13+45.84	WP02
LOT 32	13+97.89	WP02
LOT 33	5+58.00	WP04
LOT 34	5+15.58	WP04
LOT 35	0+72.39	WP04
LOT 36	2+41.53	WP04
LOT 37	2+80.52	WP04
LOT 38	1+98.52	WP03
LOT 39	2+89.37	WP03
LOT 40	2+21.93	WP05
LOT 41	3+59.85	WP05
LOT 42	3+41.08	WP05
LOT 43	15+41.15	WP03
LOT 44	2+69.26	WP06

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



**ENGINEER'S STATEMENT**

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



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

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

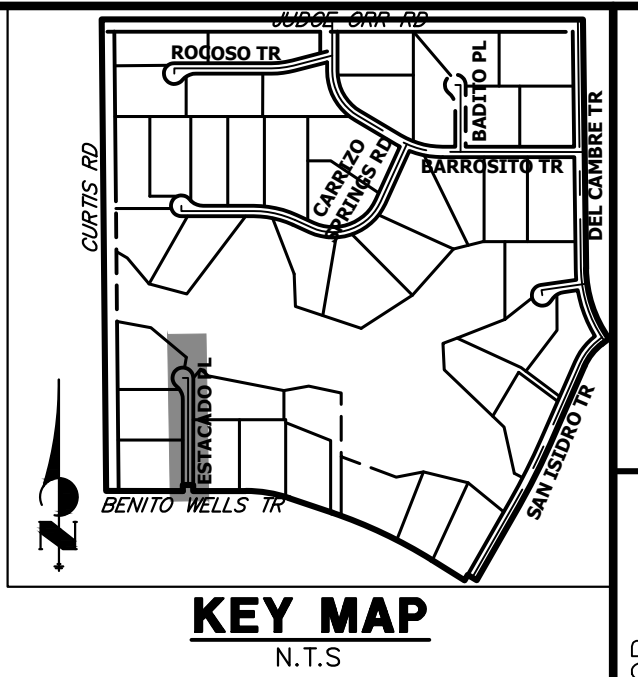
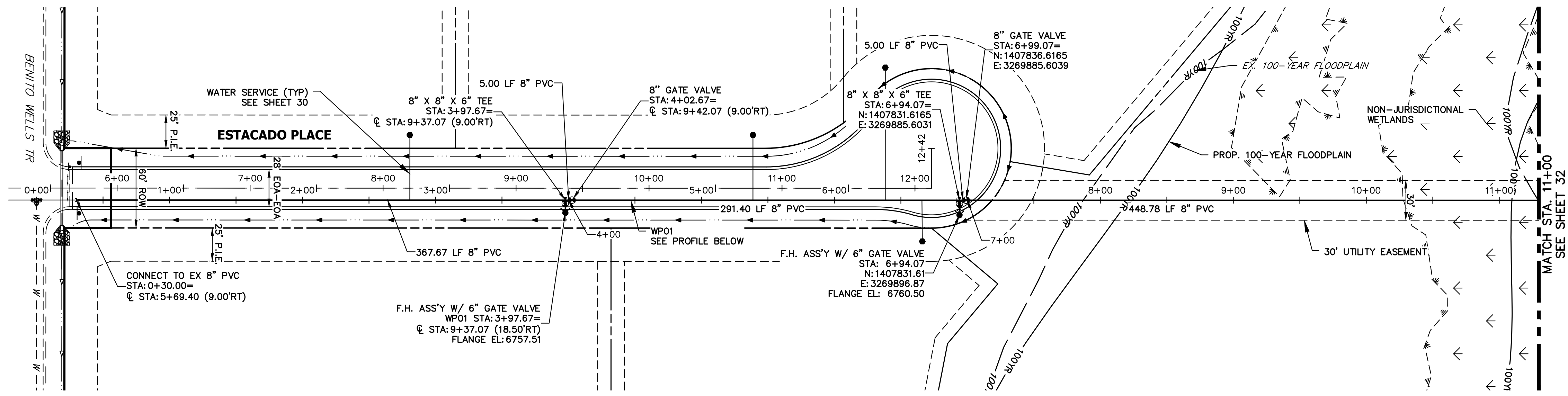
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

SADDEHORN RANCH -  
 FILING 3  
**OVERALL UTILITY PLAN &  
 SERVICE PLAN**

H-SCALE 1"=200'  
 V-SCALE N/A  
 DATE 5/15/24  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

SHEET 30 OF 64  
 JOB NO. 25142.05

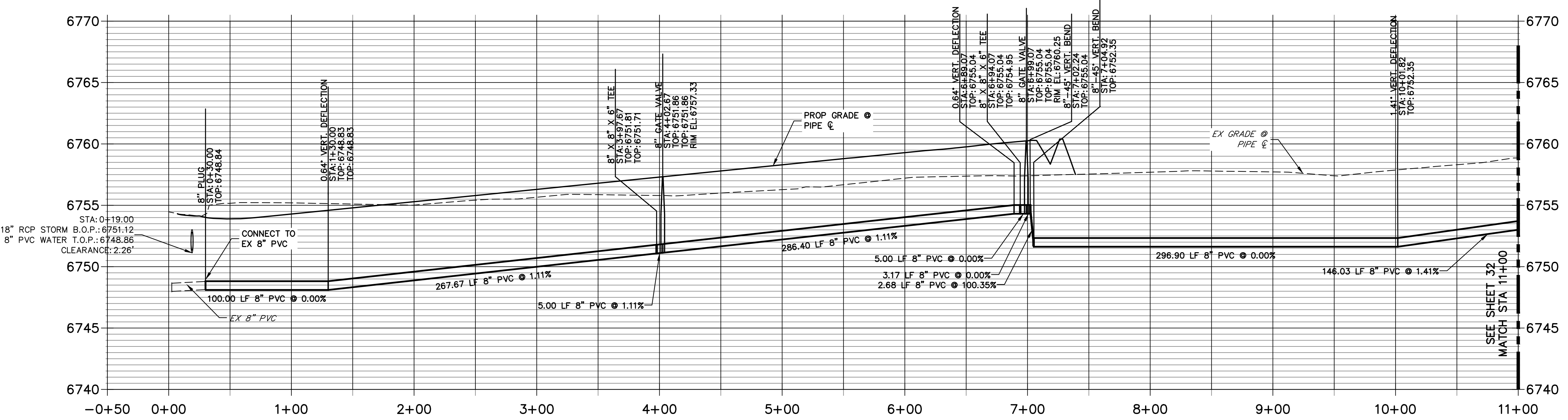


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS INDICATED BY WRITTEN AUTHORIZATION.

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

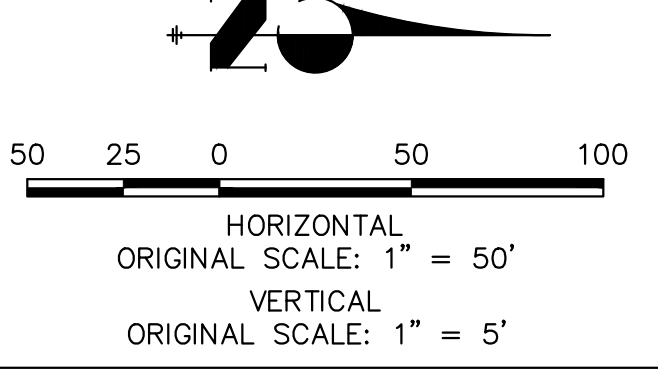
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

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



**NOTES**

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

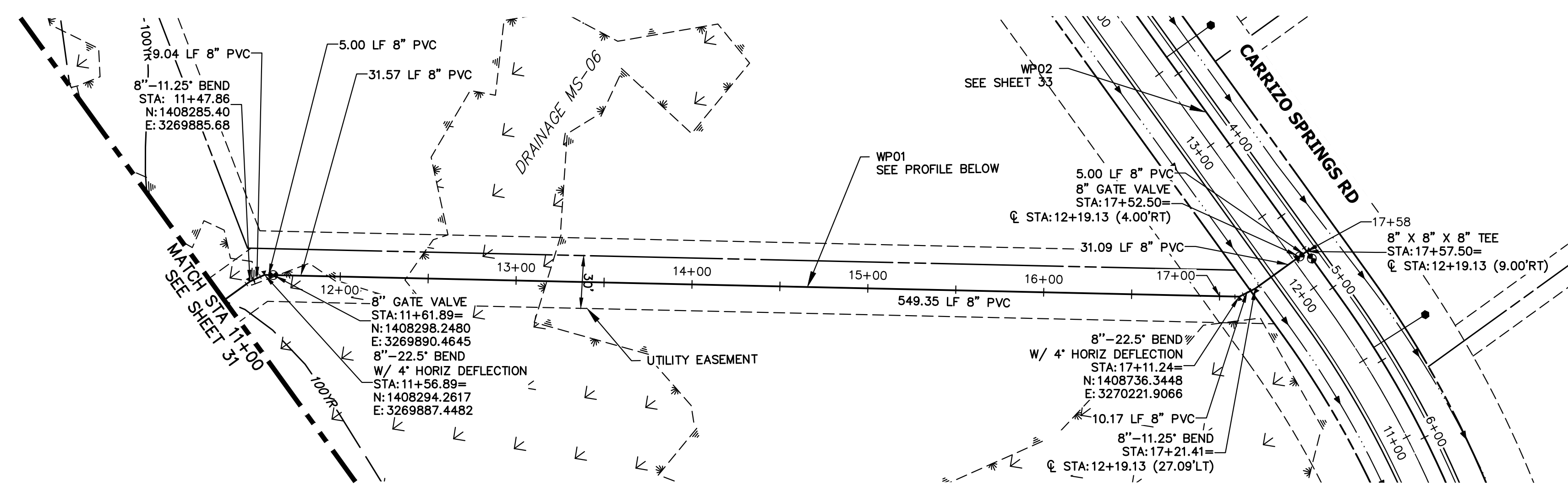
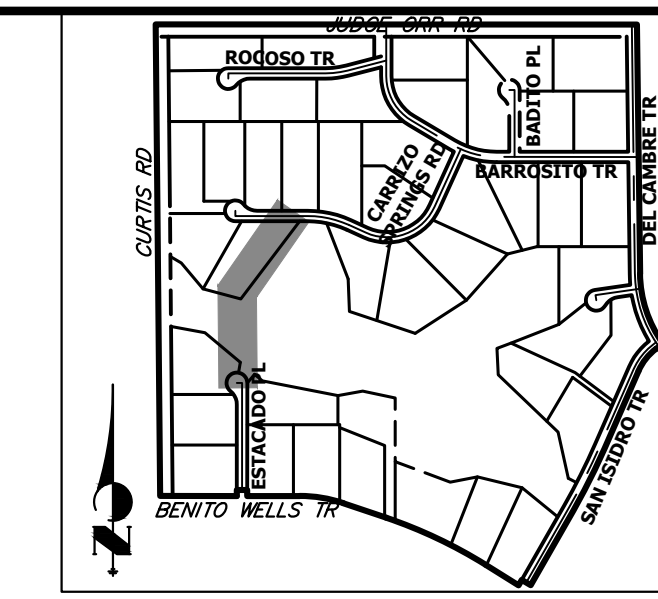


**ENGINEER'S STATEMENT**

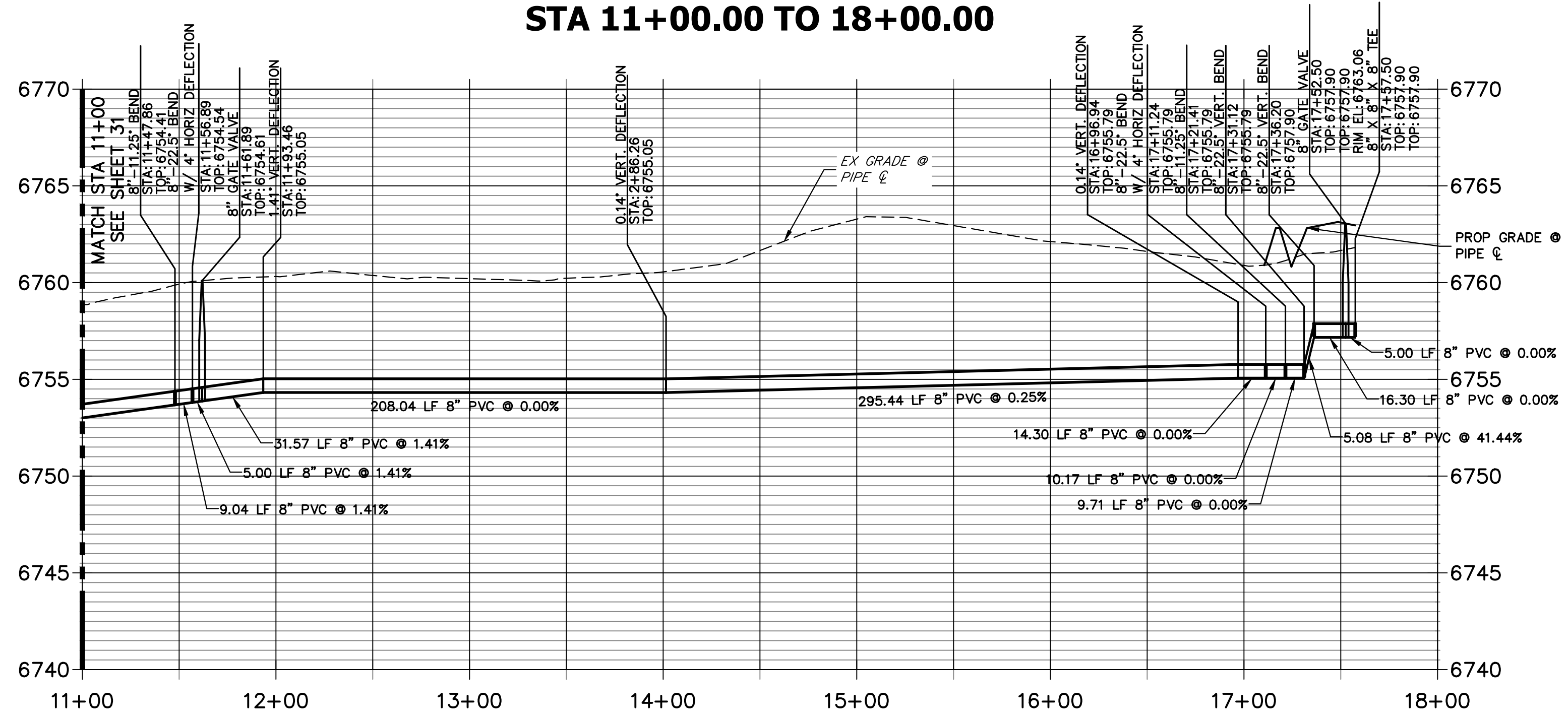
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION



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



**NOTES**

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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3. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
4. P.I.E REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
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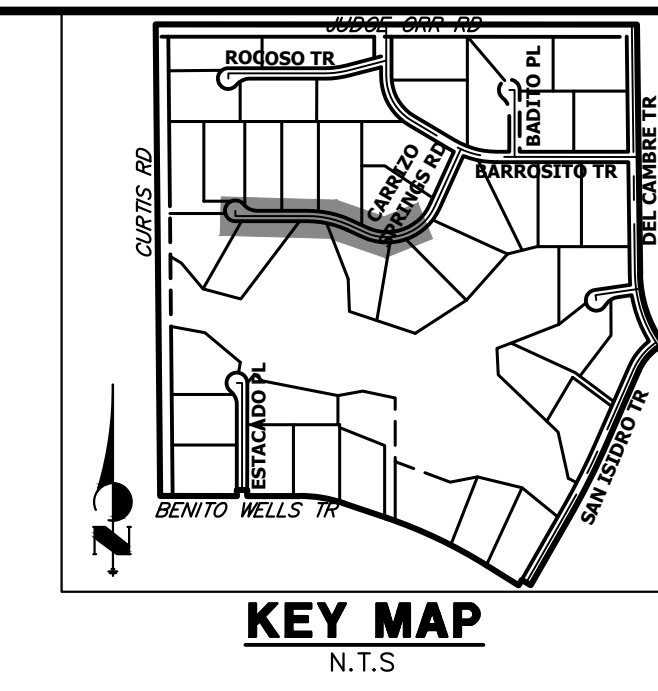
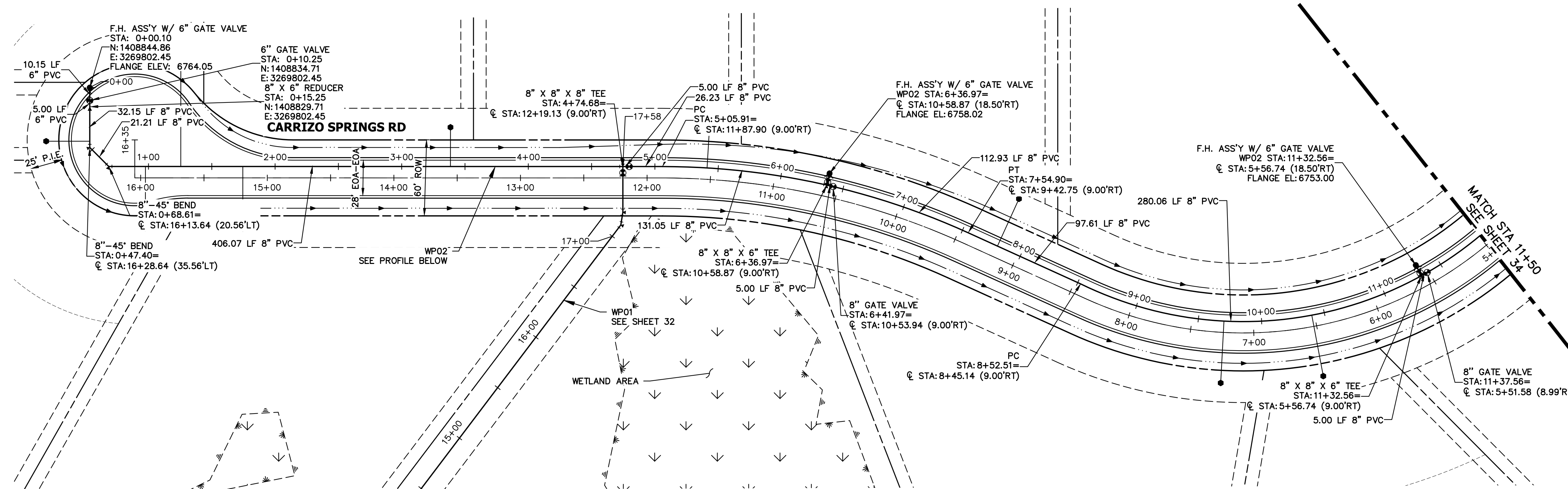
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Bryan T. Law  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 5/15/24

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

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

SADDLEHORN RANCH - FILING 3  
 WATER DISTRIBUTION PLAN  
 SHEET 32 OF 64  
 JOB NO. 25142.05



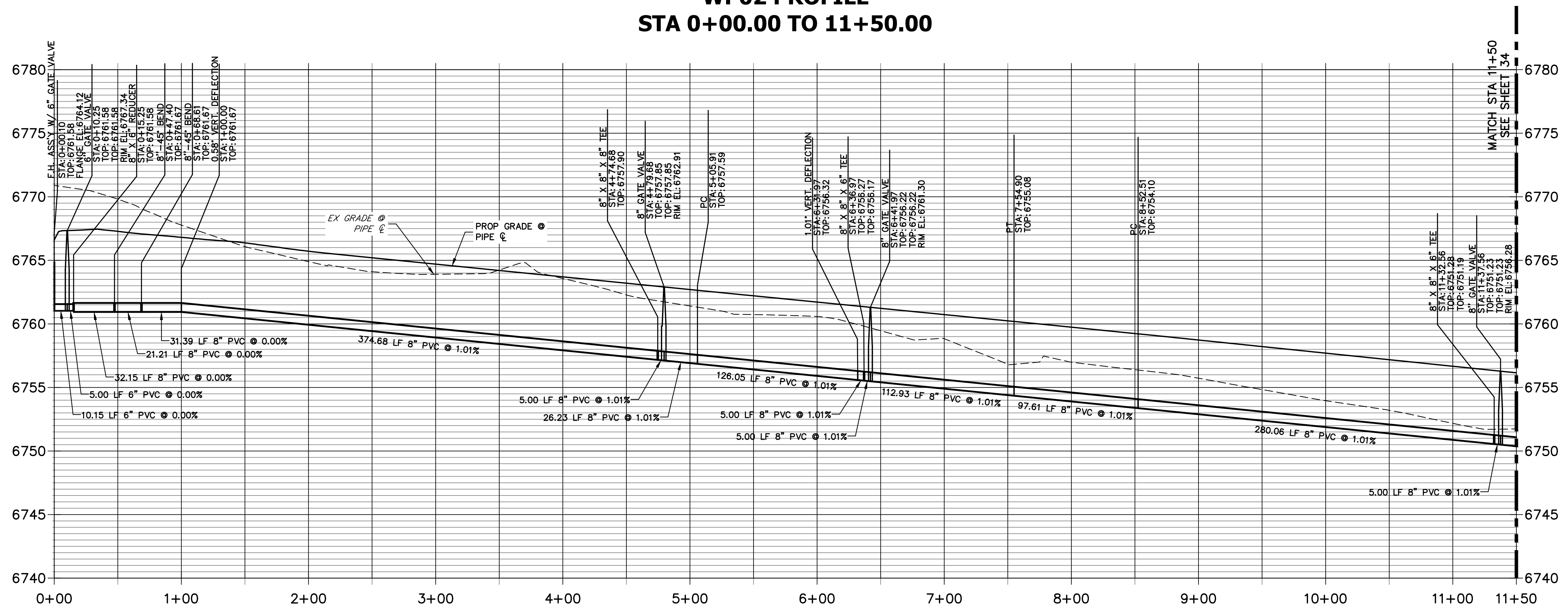


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

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



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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  3. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
  4. P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.
  5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
  6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
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50 25 0 50 100  
 HORIZONTAL  
 ORIGINAL SCALE: 1" = 50'  
 VERTICAL  
 ORIGINAL SCALE: 1" = 5'

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

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

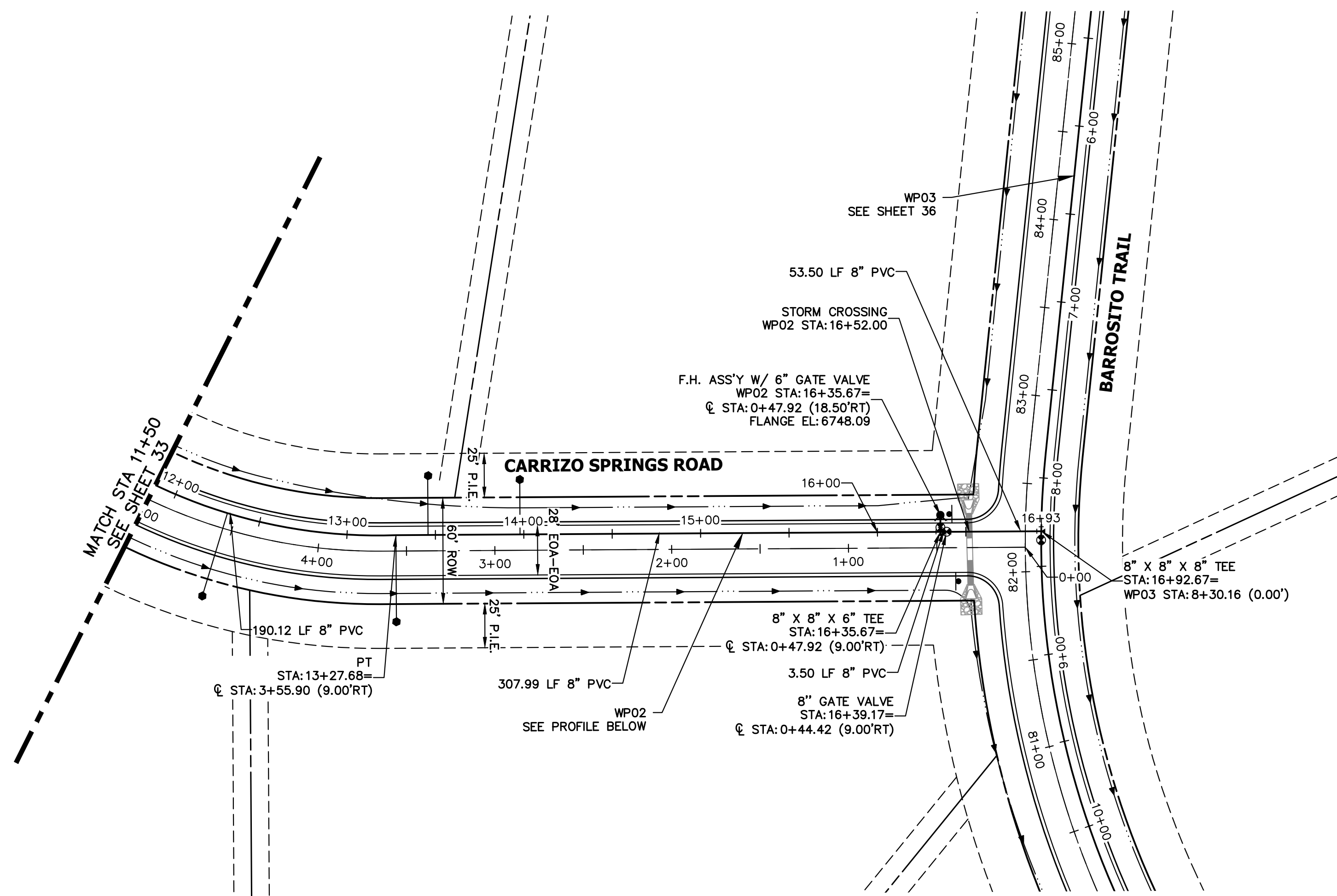
25043  
 5/15/24

BY	DATE	NO.	REVISION

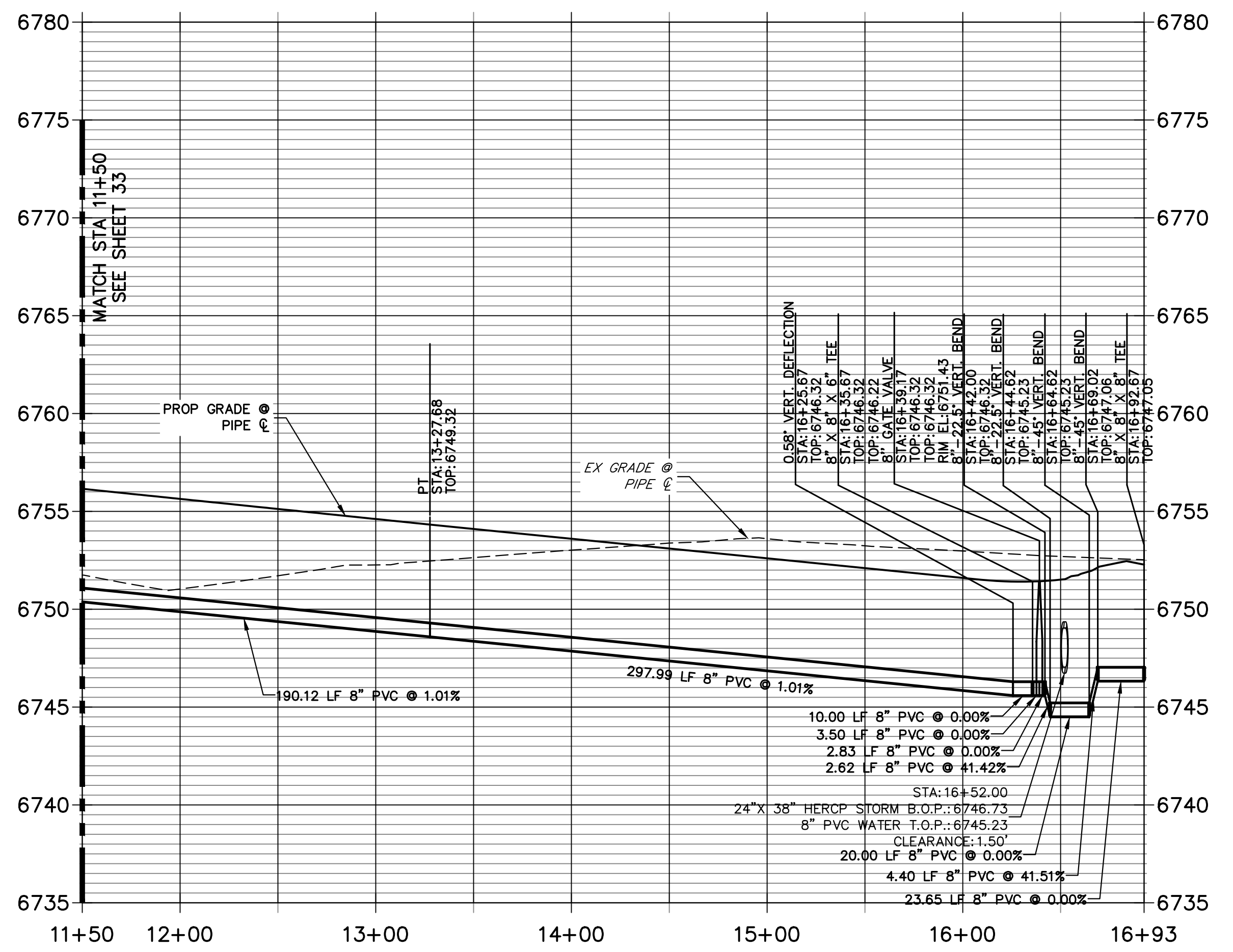
H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 5/15/24  
 DESIGNED BY JMC  
 DRAWN BY JMC  
 CHECKED BY

SADDLEHORN RANCH -  
 FILING 3  
 WATER DISTRIBUTION PLAN

SHEET 33 OF 64  
 JOB NO. 25142.05

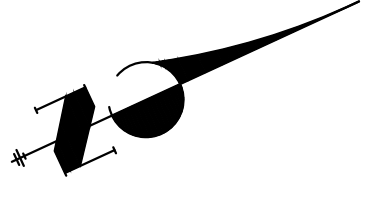


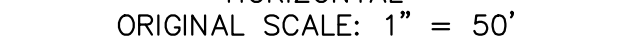



**WP02 PROFILE (2)  
STA 11+50.00 TO 16+92.67**




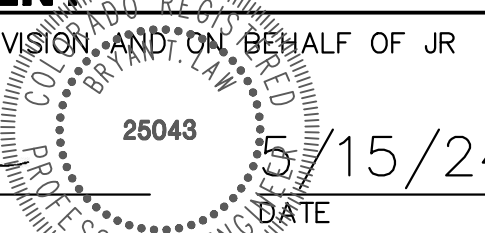
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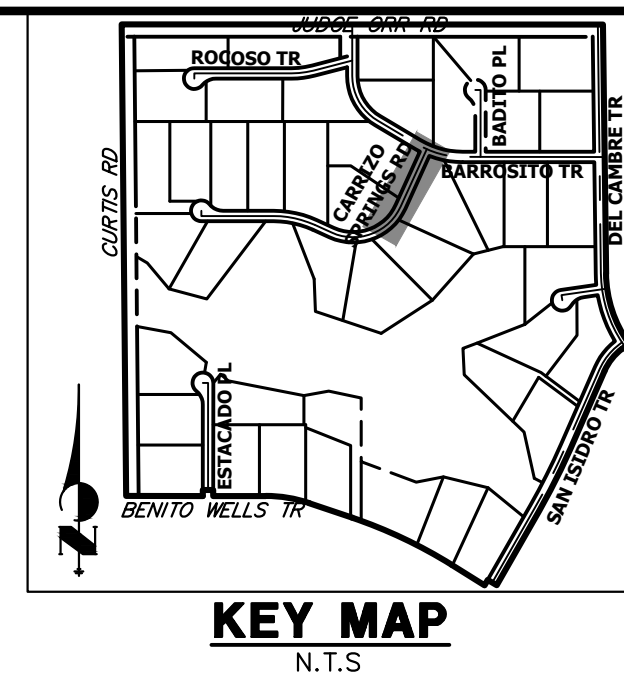
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**811**  
Know what's below.  
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF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

  
 25043  
 5/15/24  
 PROFESSIONAL ENGINEER



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

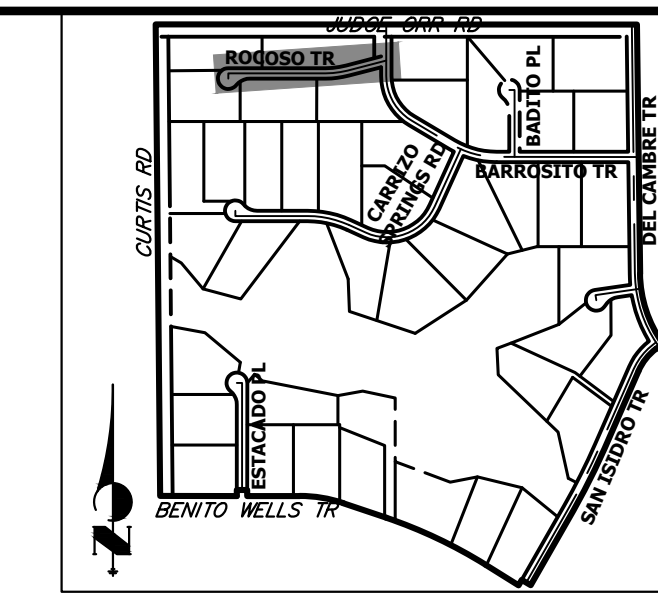
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891

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

BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
 FILING 3  
 WATER DISTRIBUTION PLAN

SHEET 34 OF 64  
 JOB NO. 25142.05



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

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

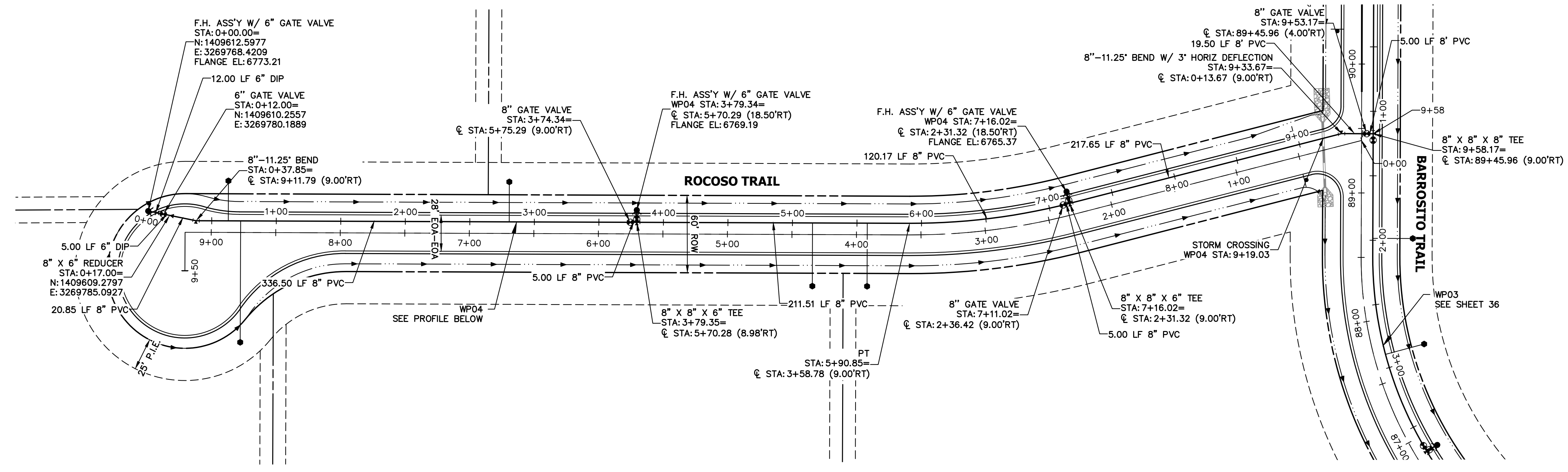
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No.	REVISION	BY	DATE

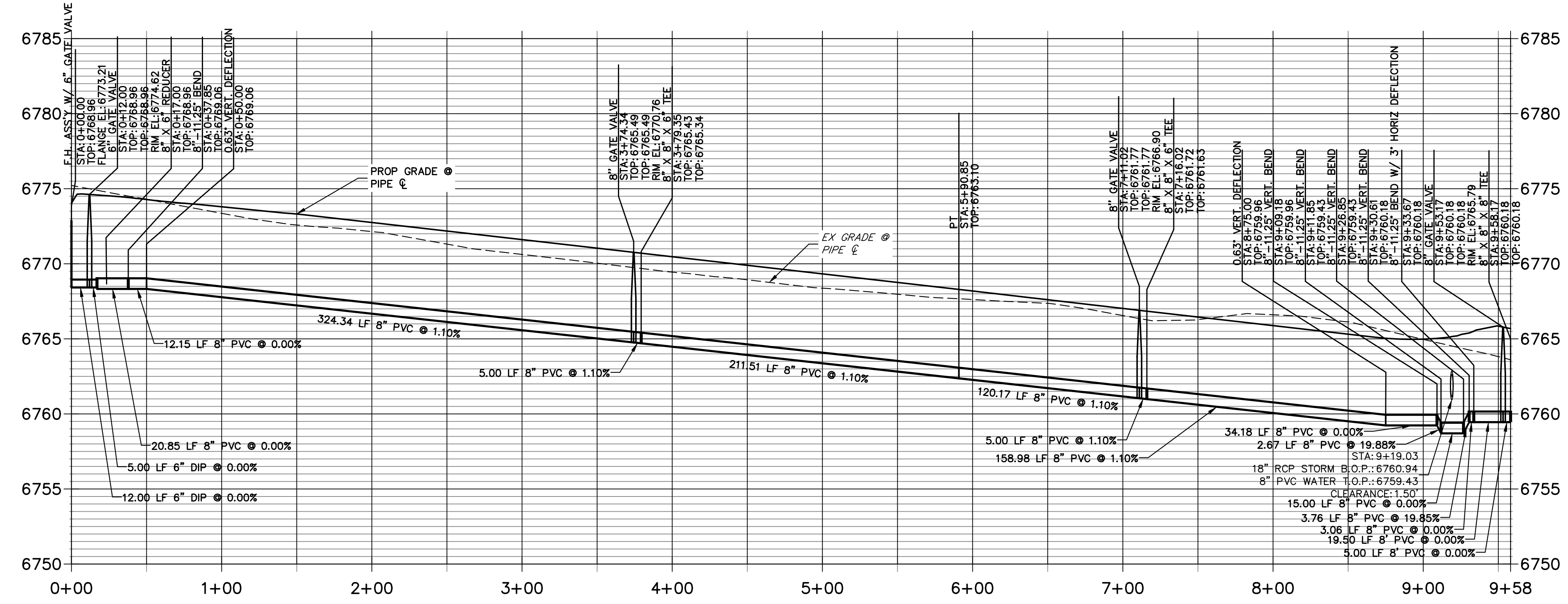
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/15/24	JMC	JMC	

SADDLEHORN RANCH -  
 FILING 3  
 WATER DISTRIBUTION PLAN

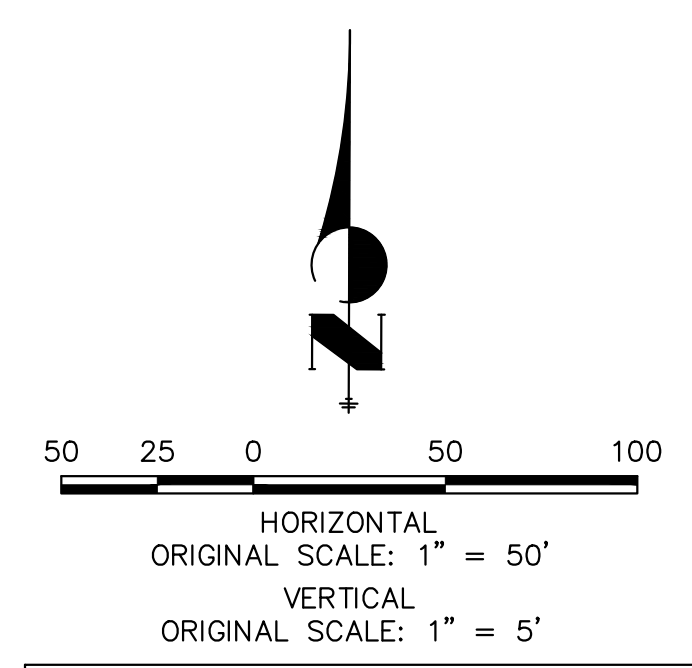
SHEET 35 OF 64  
 JOB NO. 25142.05



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

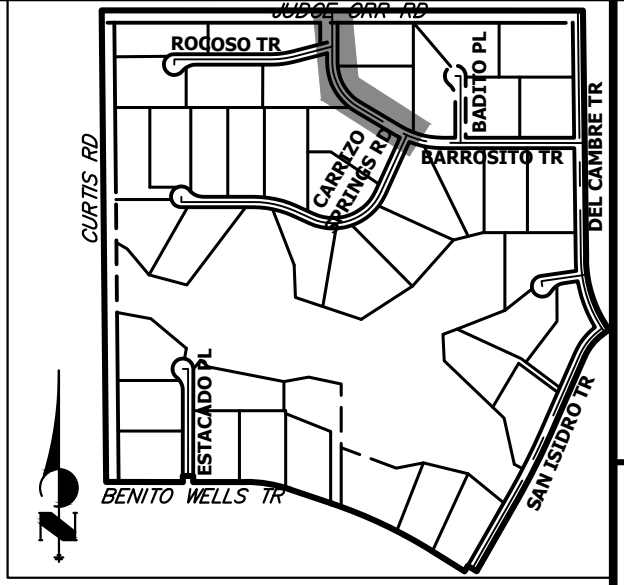
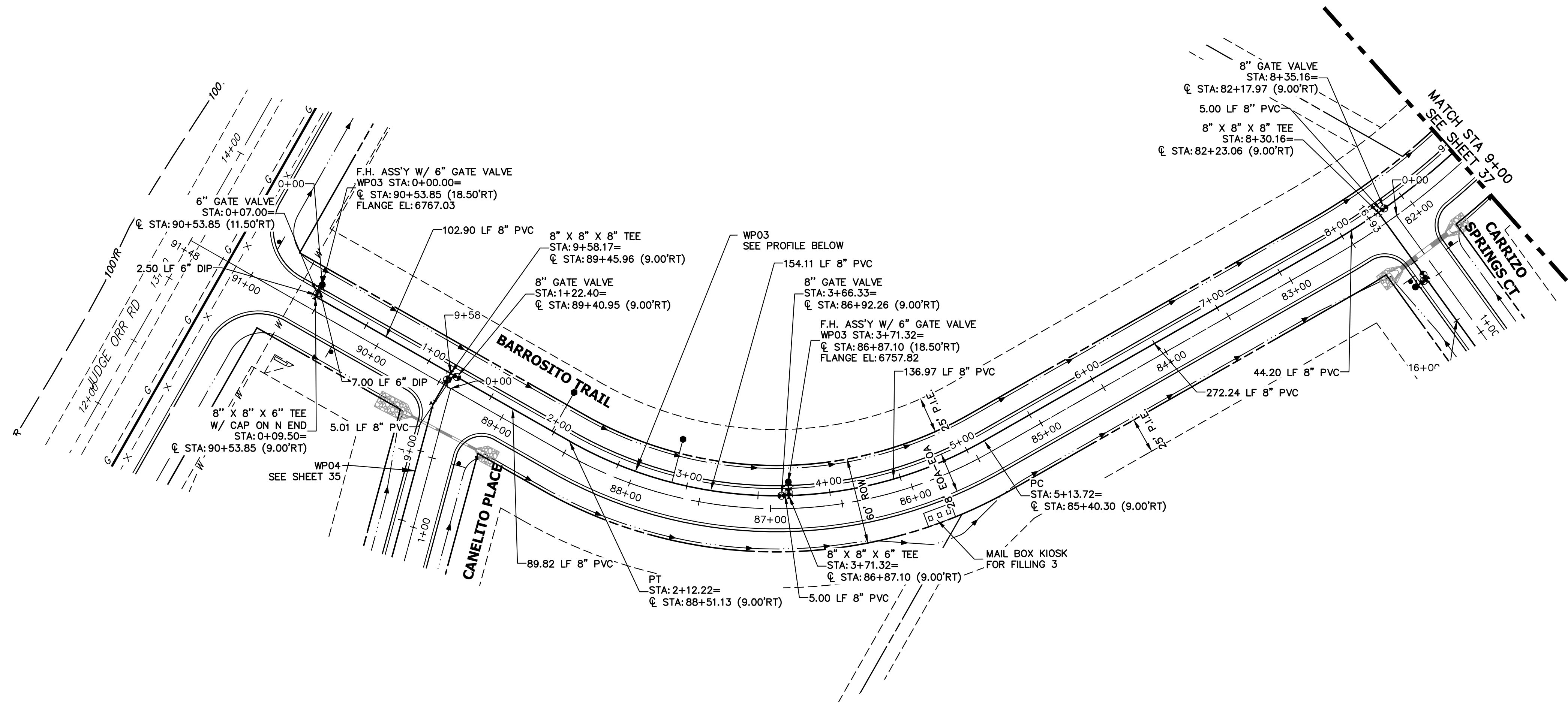


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**811**  
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Bryan T. Law  
 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

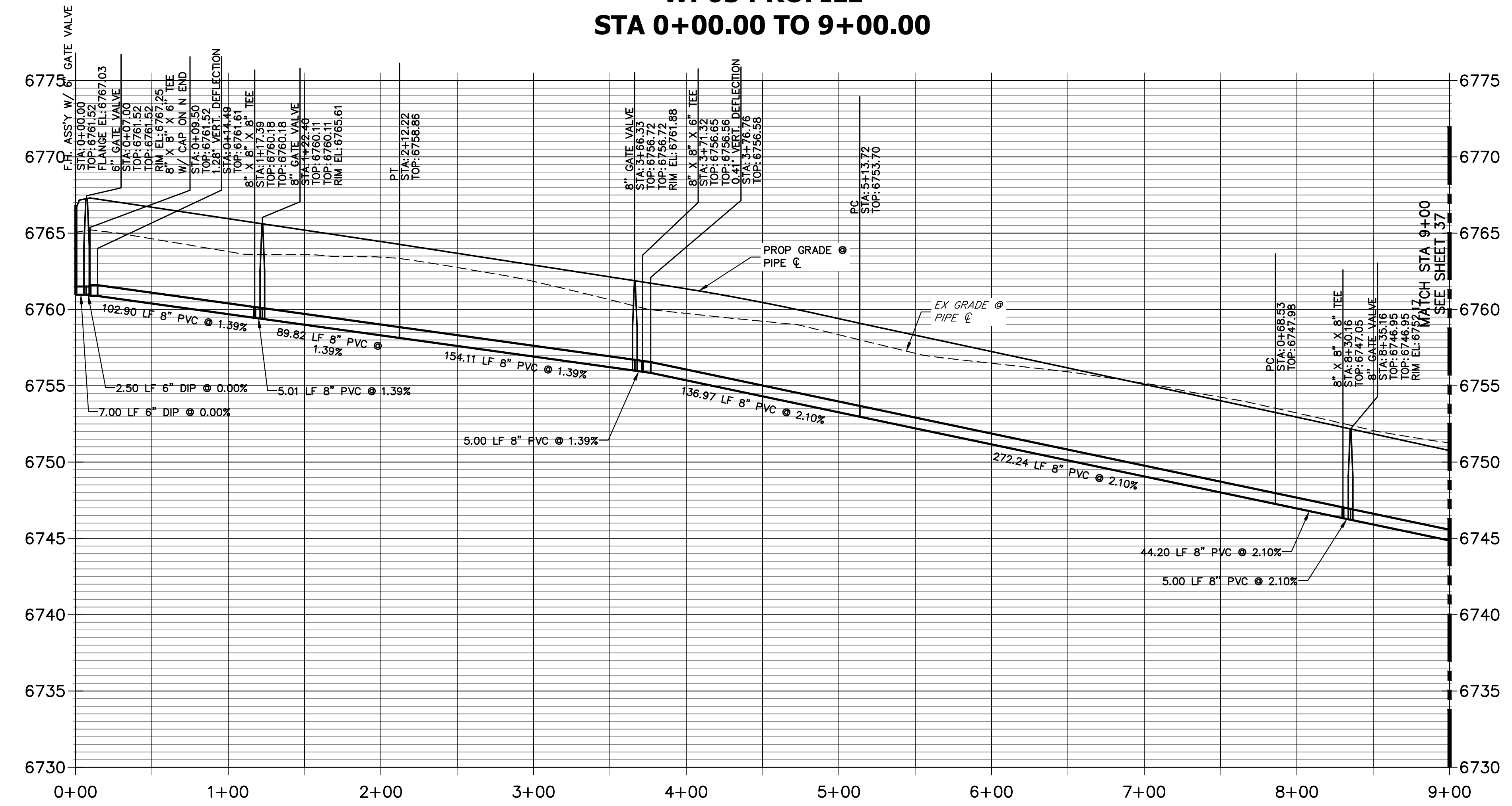


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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

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



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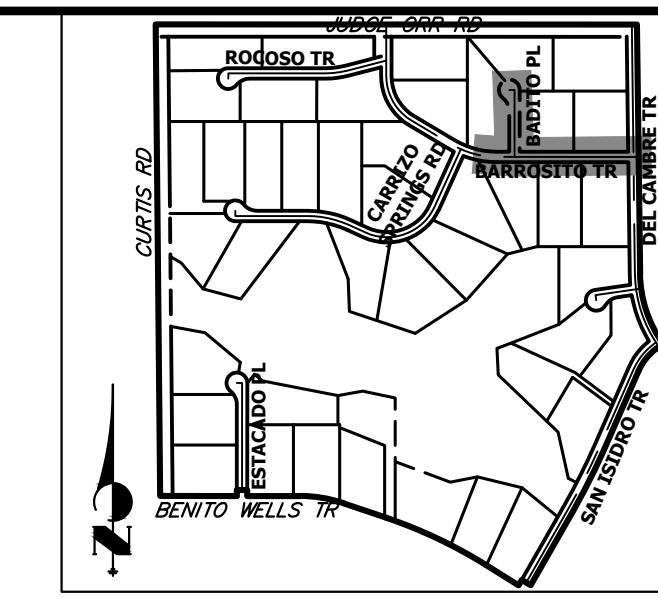
811 Know what's below. Call before you dig.

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

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
Bryan T. Law, P.E.  
DATE: 5/15/24  
PROFESSIONAL ENGINEER  
25043

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	5/15/24	JMC	JMC	

SADDLEHORN RANCH - FILING 3  
WATER DISTRIBUTION PLAN  
SHEET 36 OF 64  
JOB NO. 25142.05



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

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

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

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

NO.	REVISION	DATE

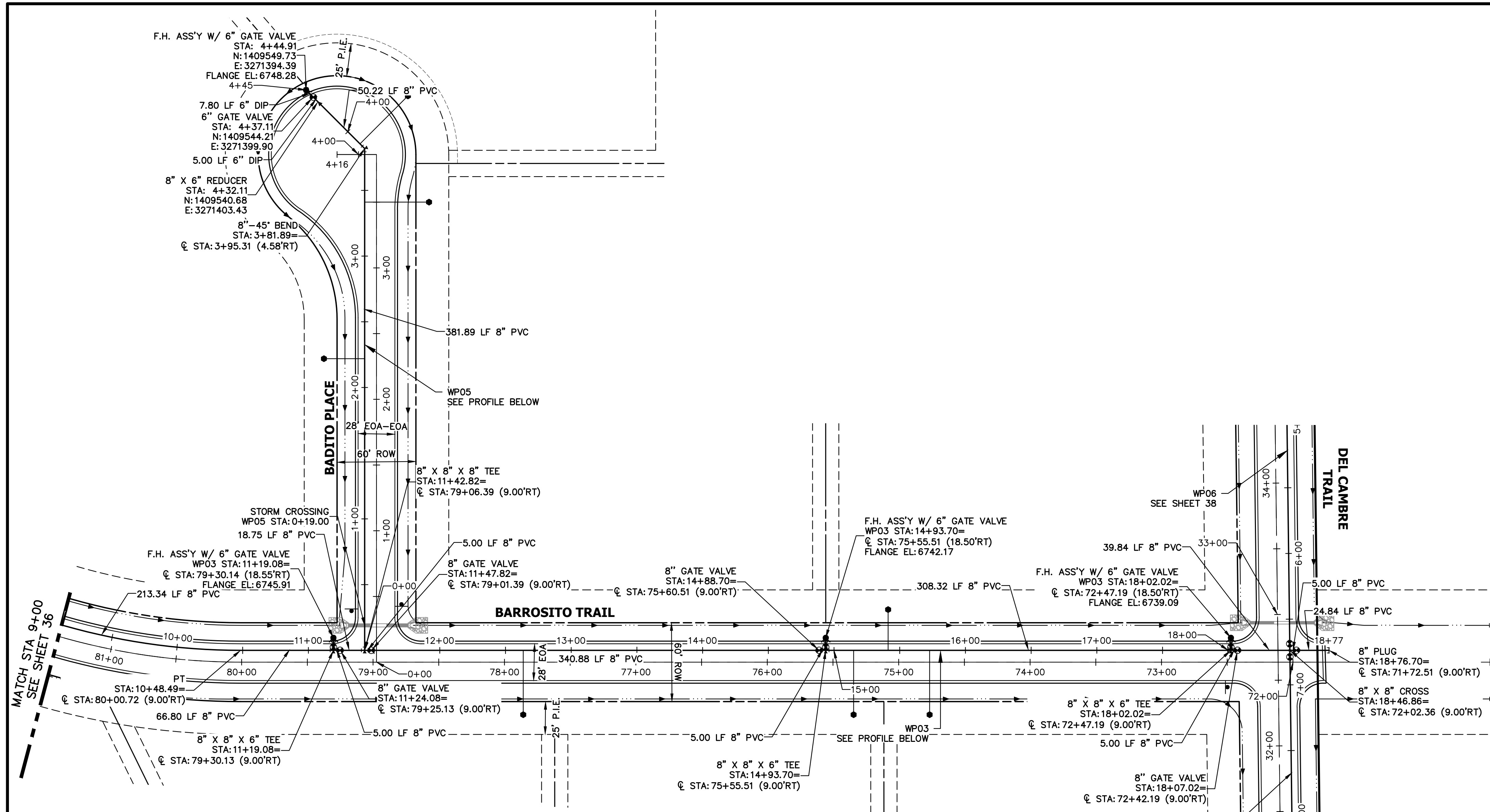
SADDLEHORN RANCH  
FILING 3  
WATER DISTRIBUTION PLAN

DESIGNED BY JMC  
DRAWN BY JMC  
CHECKED BY

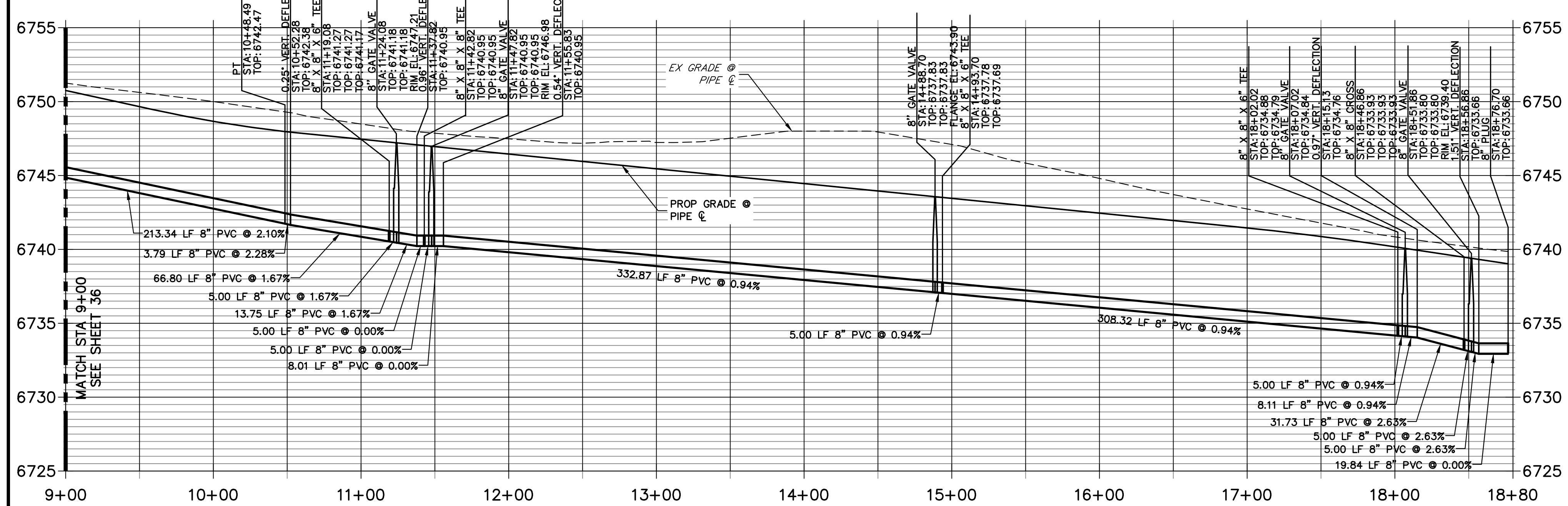
SHEET 37 OF 64  
JOB NO. 25142.05

**NOTES**

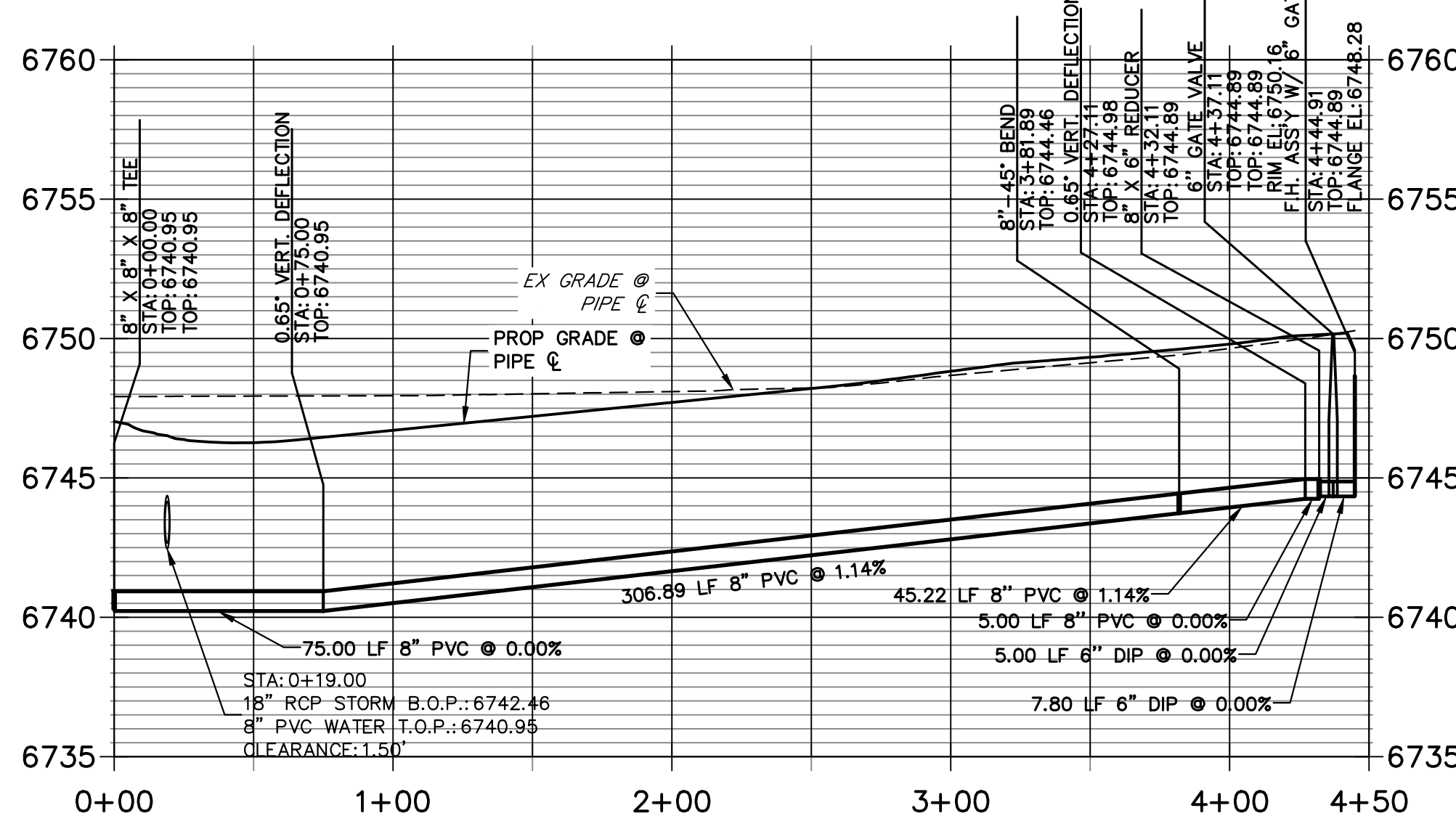
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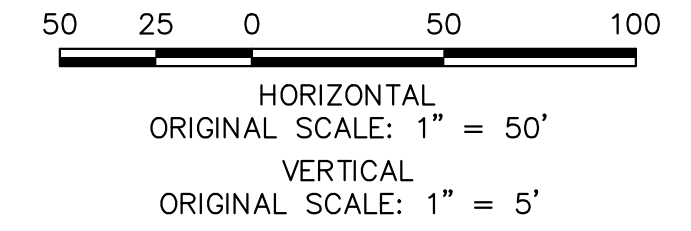
**WP03 PROFILE (2)  
STA 9+00.00 TO 18+79.97**



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



Know what's below.  
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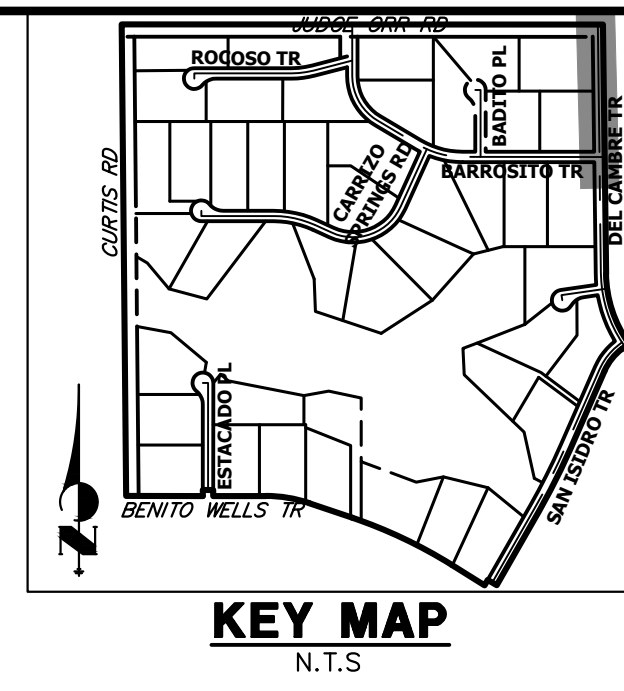
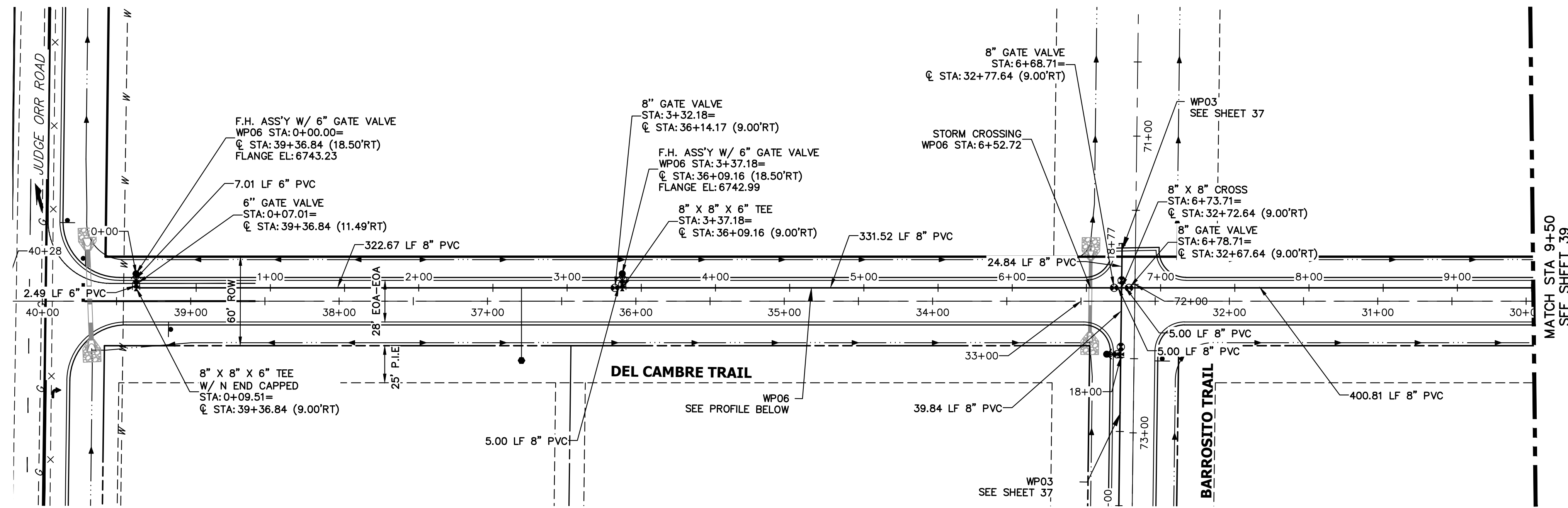


**ENGINEER'S STATEMENT**

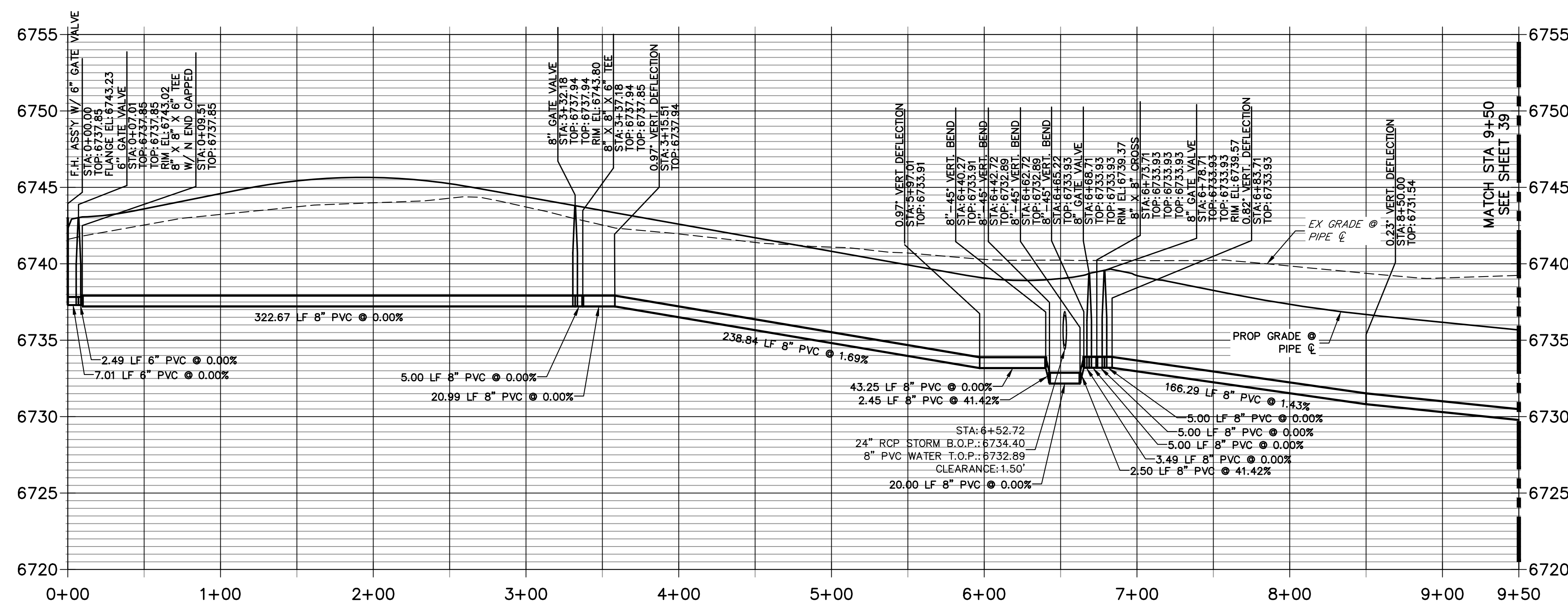
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 5/15/24



**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: 5/15/24  
 PROFESSIONAL ENGINEER

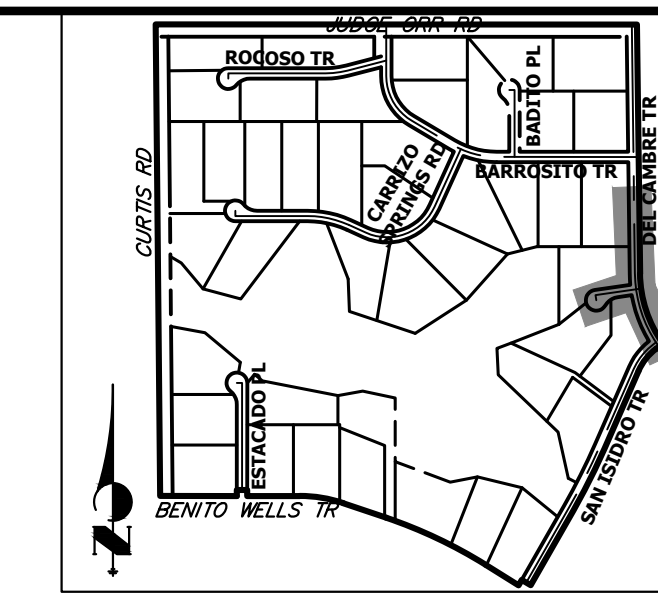
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 305-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

SADDLEHORN RANCH - FILING 3  
 WATER DISTRIBUTION PLAN  
 SHEET 38 OF 64  
 JOB NO. 25142.05



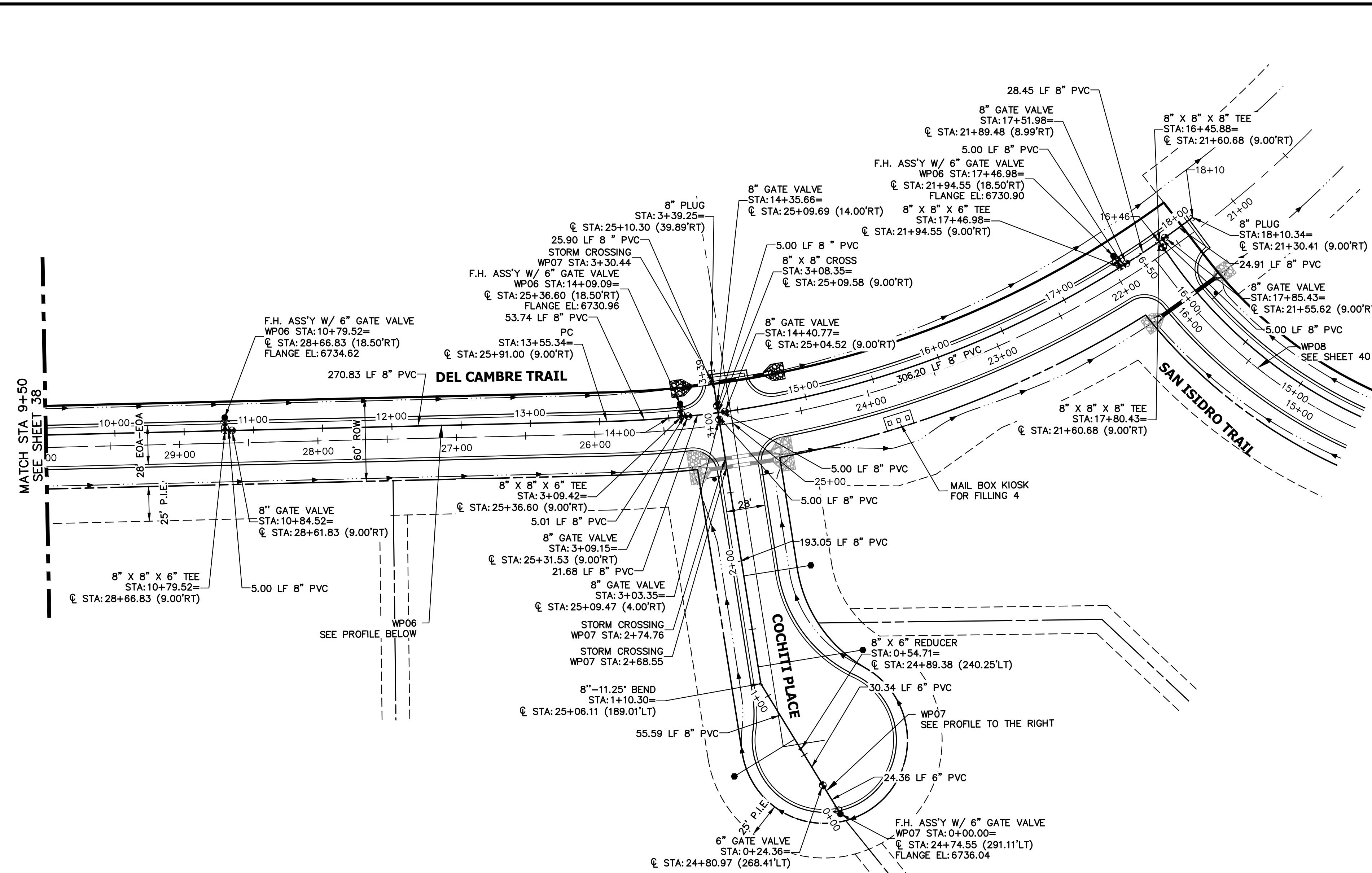
**KEY MAP**  
N.T.S.

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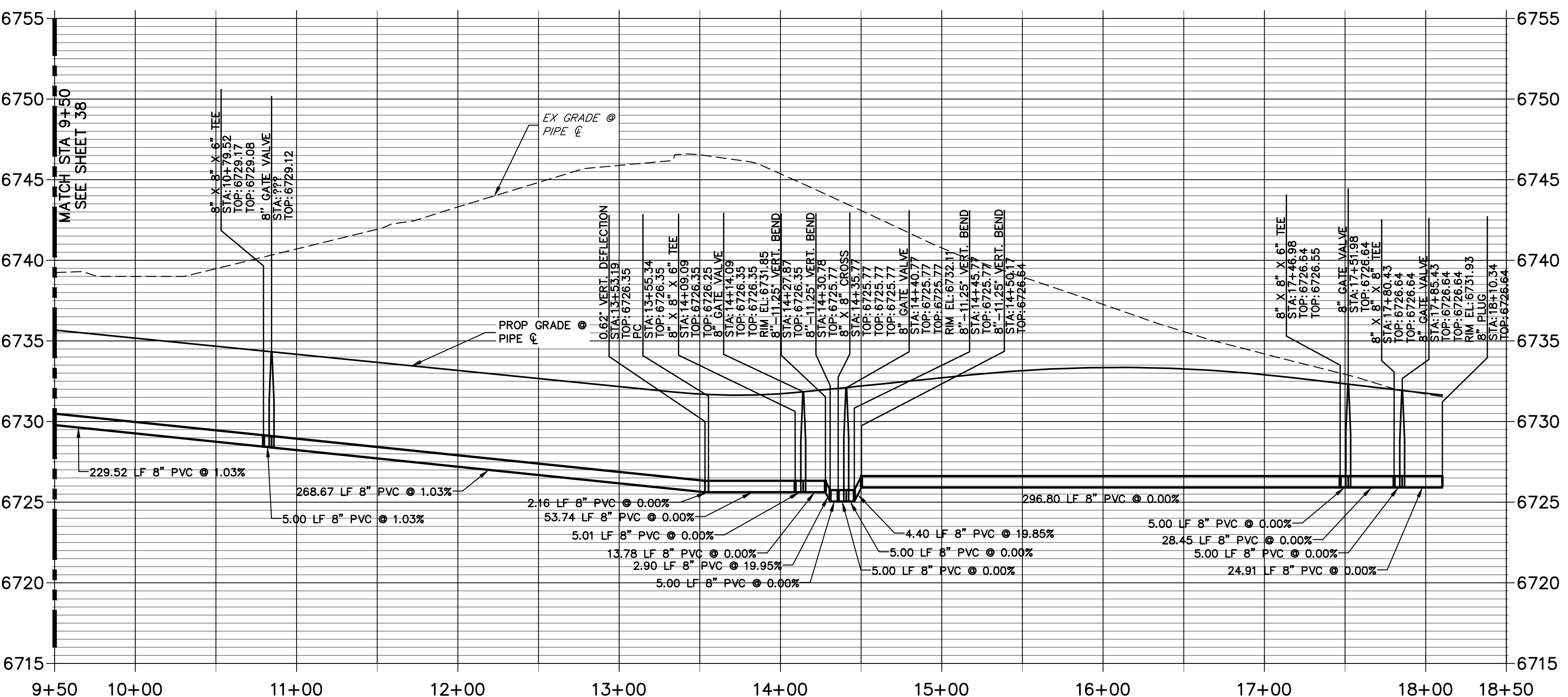
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NAPA, CALIFORNIA  
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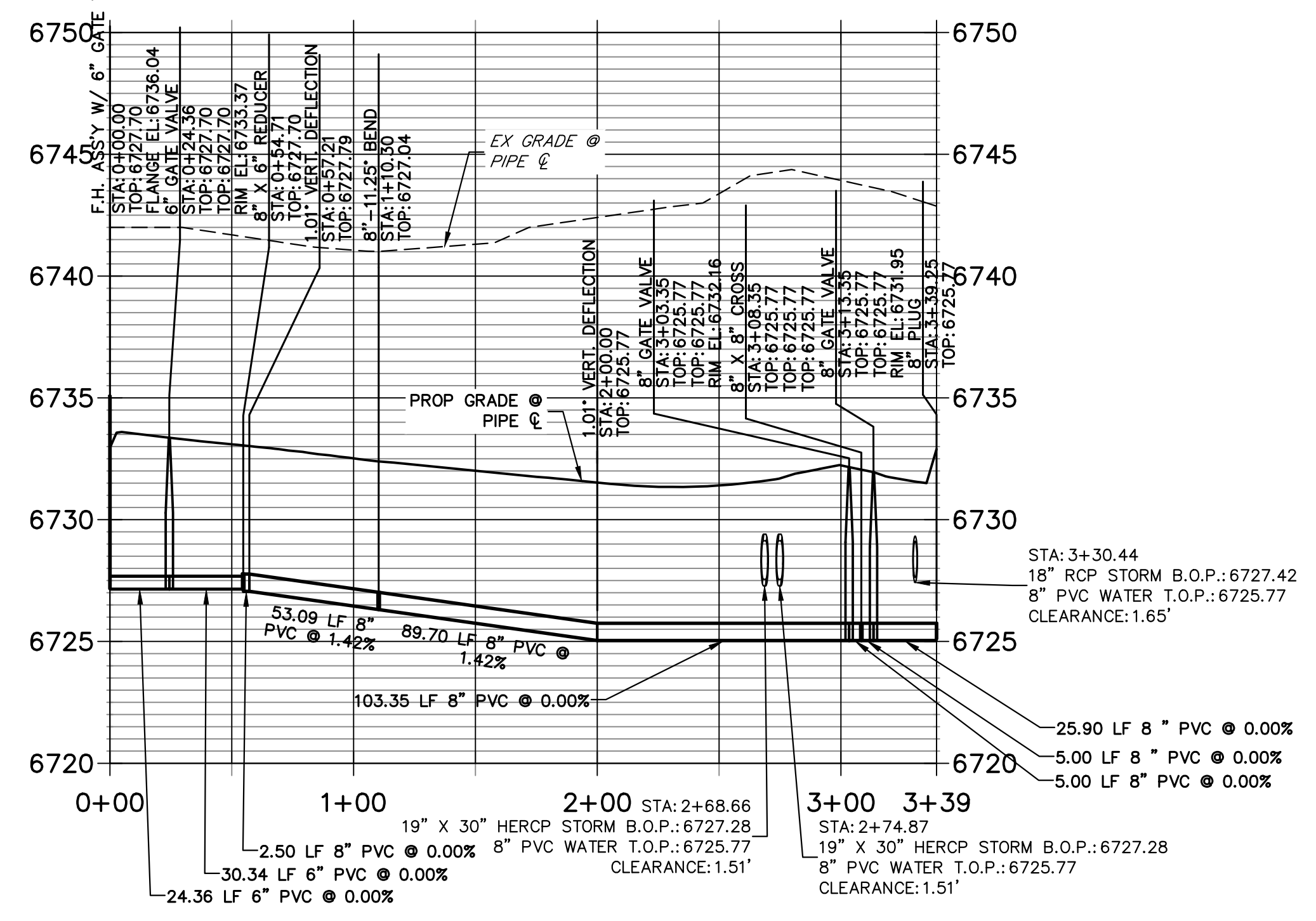
BY	DATE	NO.	REVISION



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

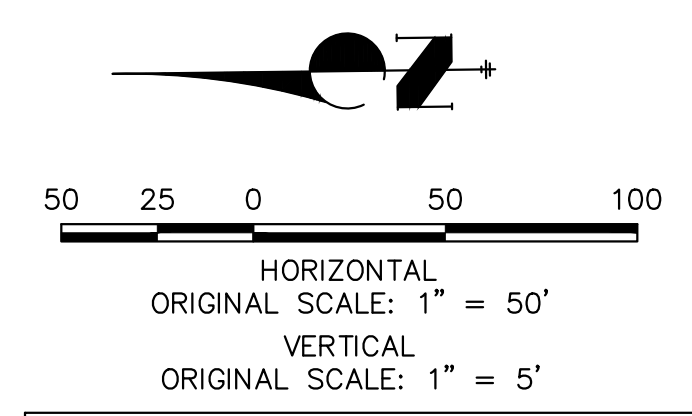


**WP07 PROFILE**  
**STA 0+00.00 TO 3+39.25**



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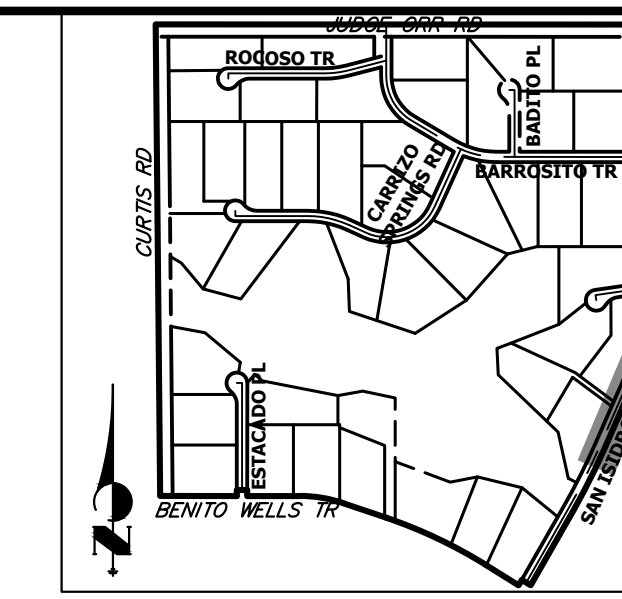


**811**  
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**ENGINEER'S STATEMENT**

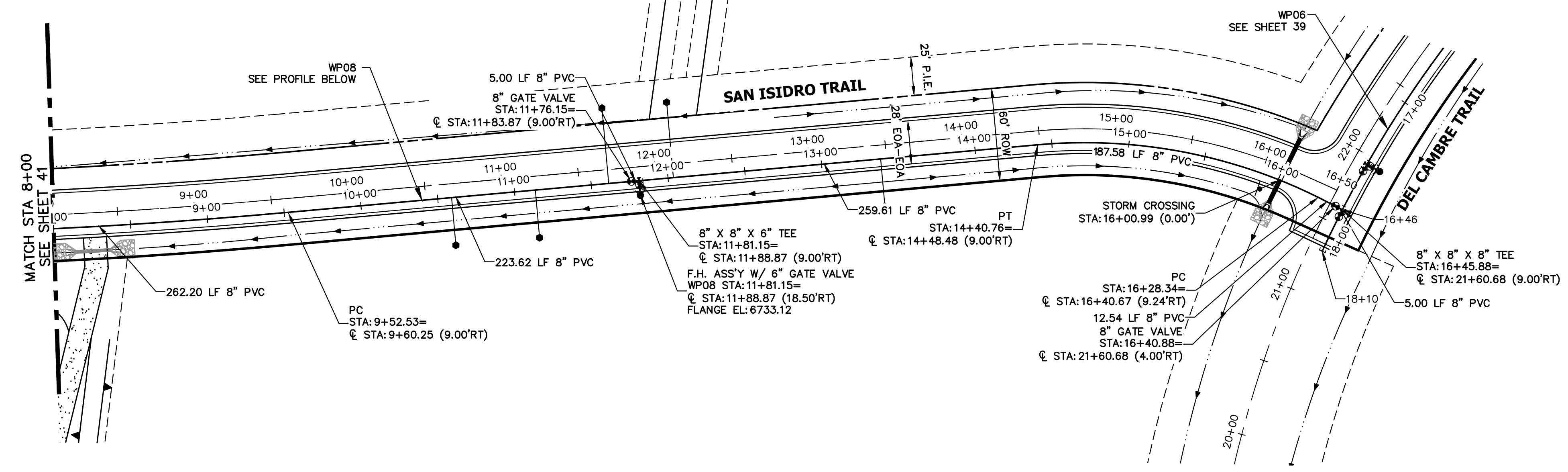
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 5/15/24

SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN  
SHEET 39 OF 64  
JOB NO. 25142.05

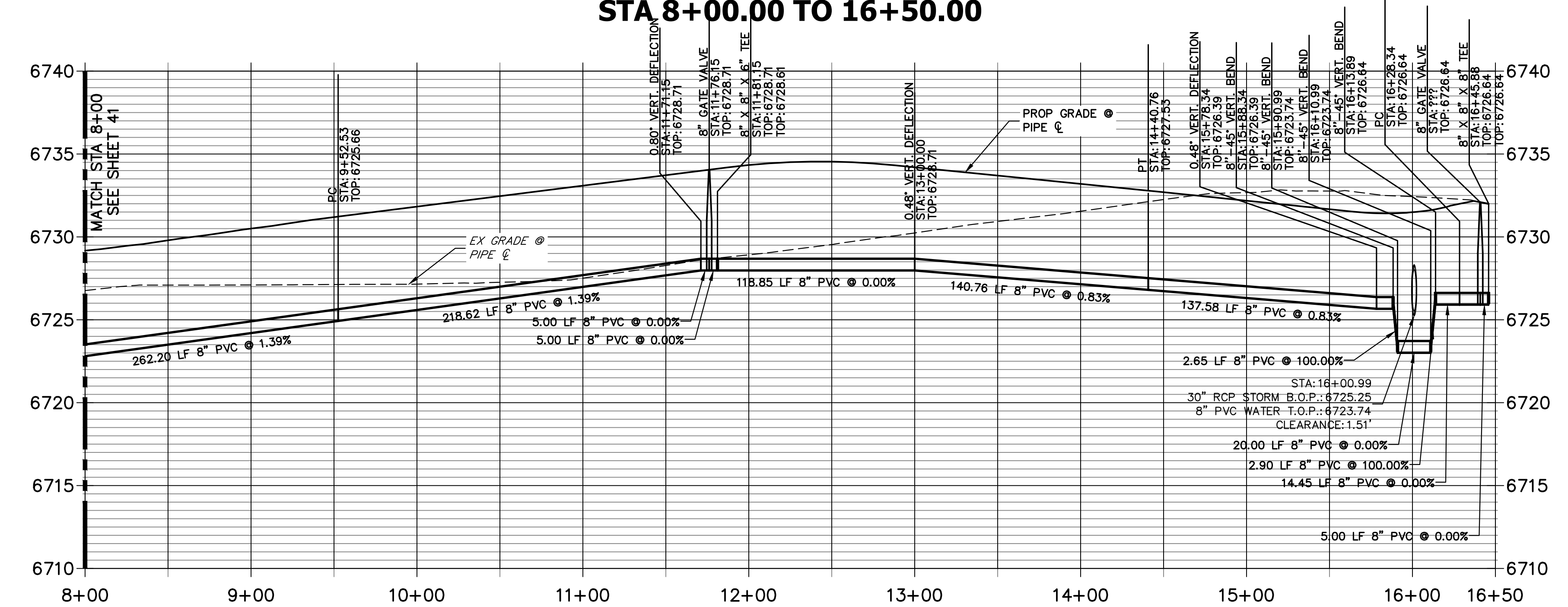


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 2495 RIGDON STREET  
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 BRADY WILLIAMS

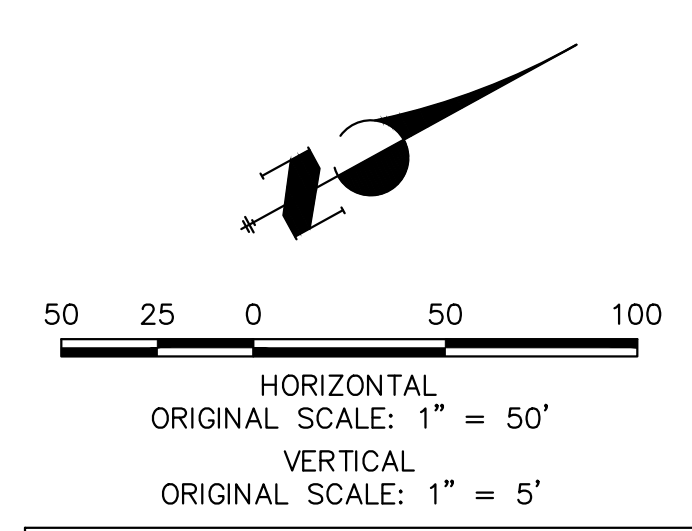
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**WP08 PROFILE  
 STA 8+00.00 TO 16+50.00**



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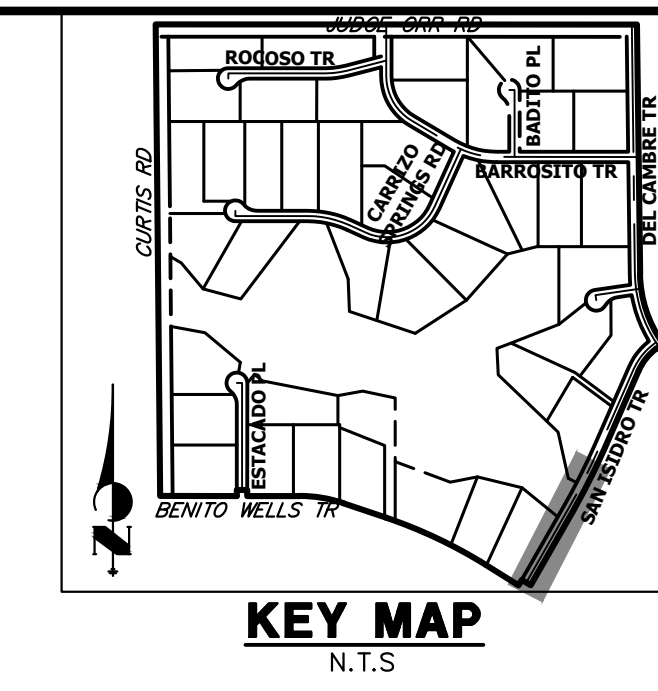
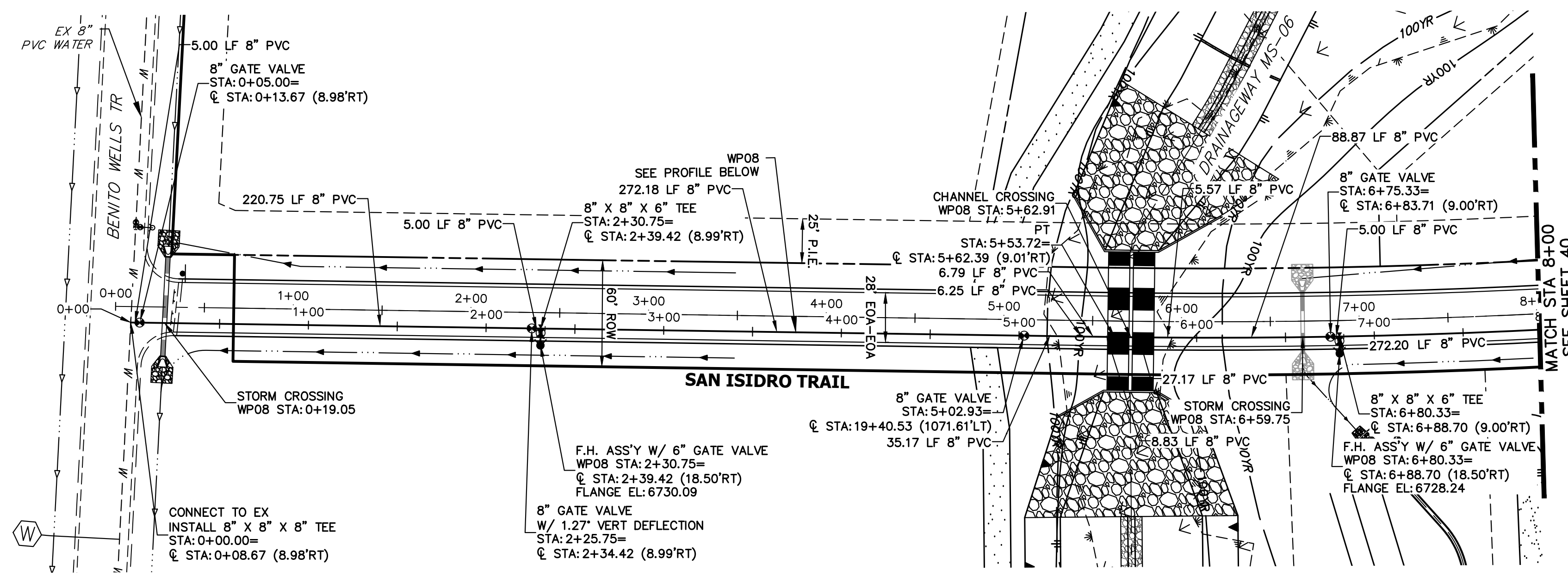
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 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/15/24

PROFESSIONAL ENGINEER

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION		BY	DATE
1"=50'	1"=5'	5/15/24	JMC	JMC						
SADDLEHORN RANCH - FILING 3										
WATER DISTRIBUTION PLAN										
SHEET 40 OF 64										
JOB NO. 25142.05										



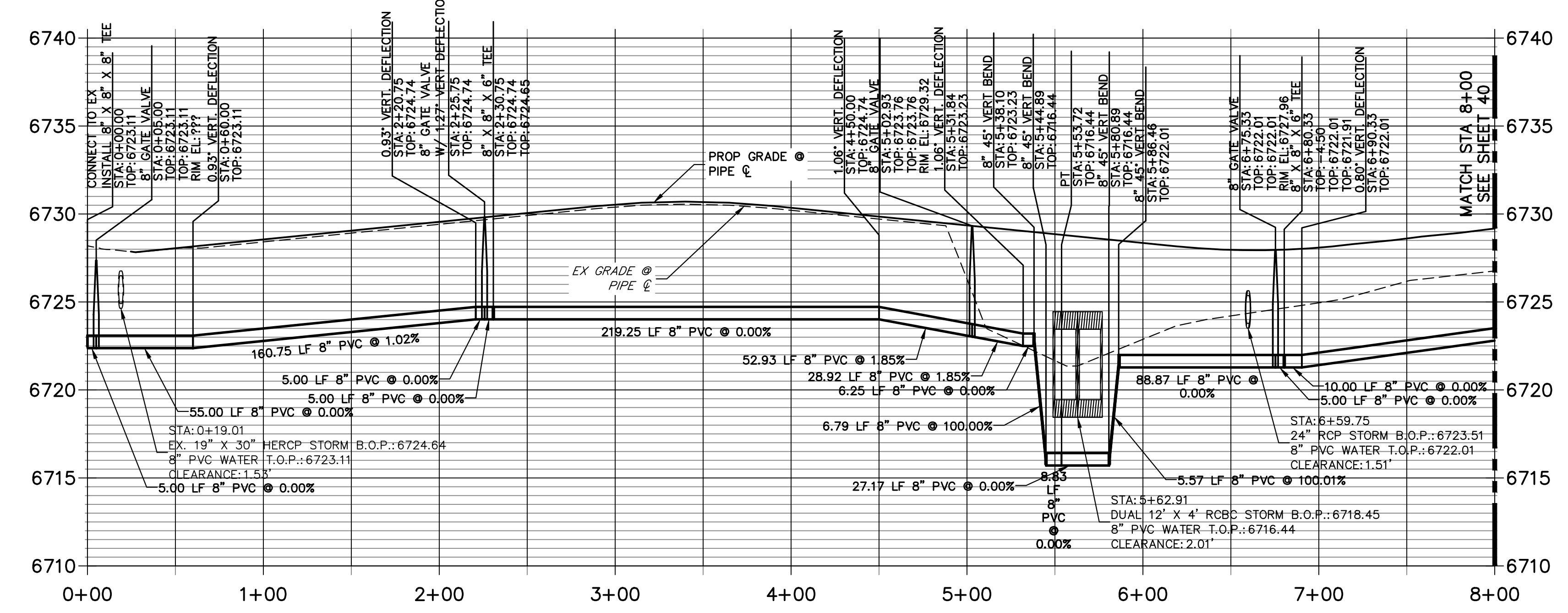


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

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



**NOTES**

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

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

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

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

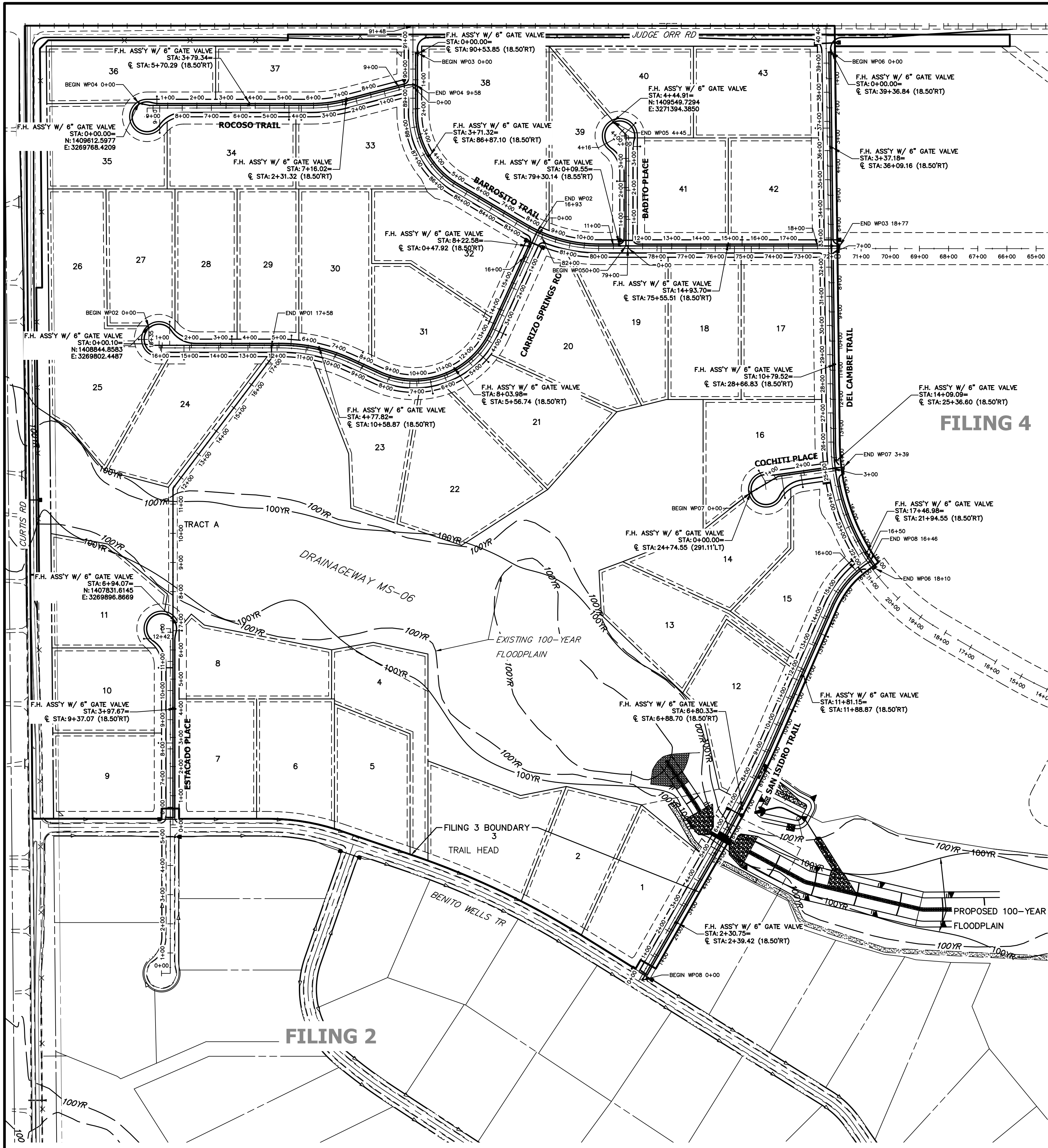
25043  
5/15/24  
PROFESSIONAL ENGINEER

BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
FILING 3  
WATER DISTRIBUTION PLAN

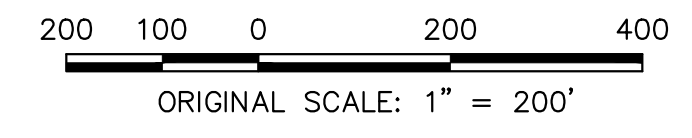
DESIGNED BY JMC  
DRAWN BY JMC  
CHECKED BY

SHEET 41 OF 64  
JOB NO. 25142.05



FILING 4

FILING 2



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

*Bryan T. Law*  
 25043  
 5/15/24

SADDLEHORN RANCH -  
 FILING 3  
 OVERALL FIRE HYDRANT  
 PLAN

SHEET 42 OF 64  
 JOB NO. 25142.05

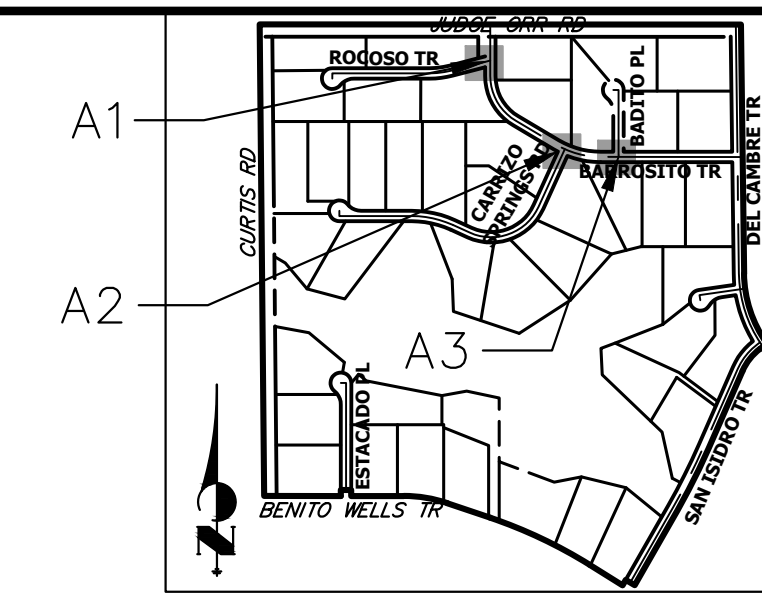
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1"=200'	N/A	5/15/24	JMC	JMC	

No.	REVISION	BY	DATE

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

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

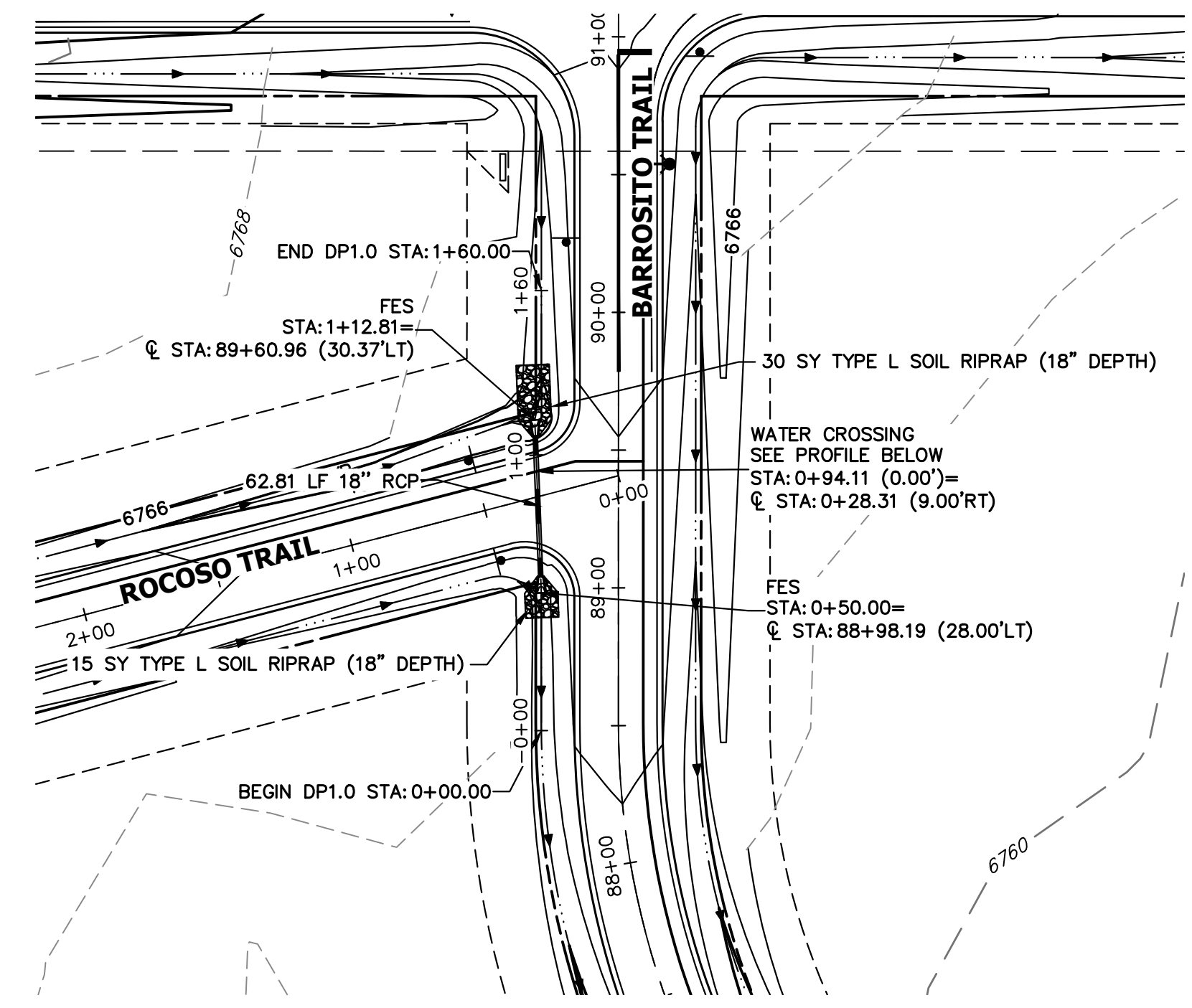
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 APPROPRIATE REVIEWING  
 AGENCIES, OR ENGINEERING  
 APPROVES THEIR USE,  
 THESE DRAWINGS ARE  
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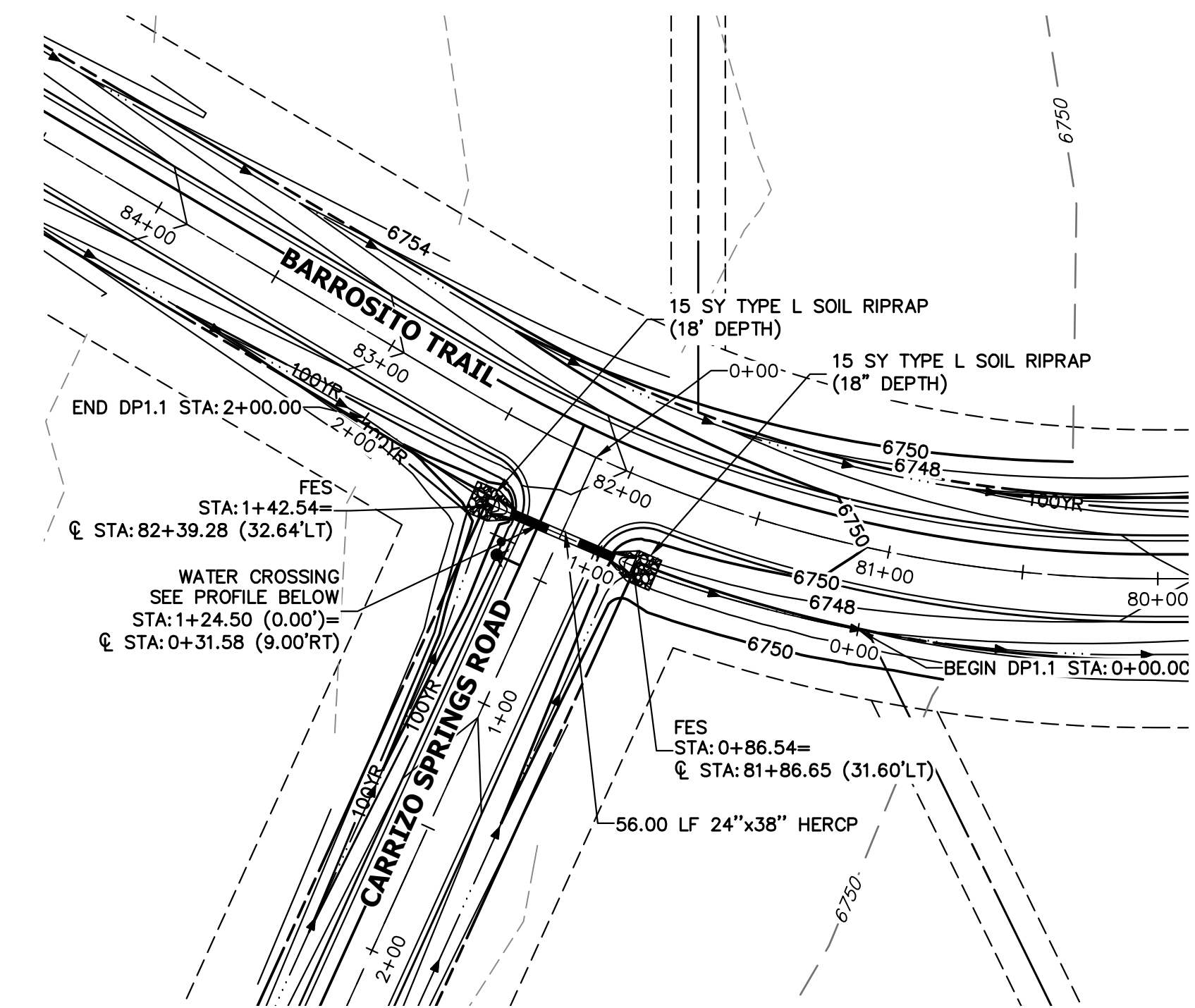
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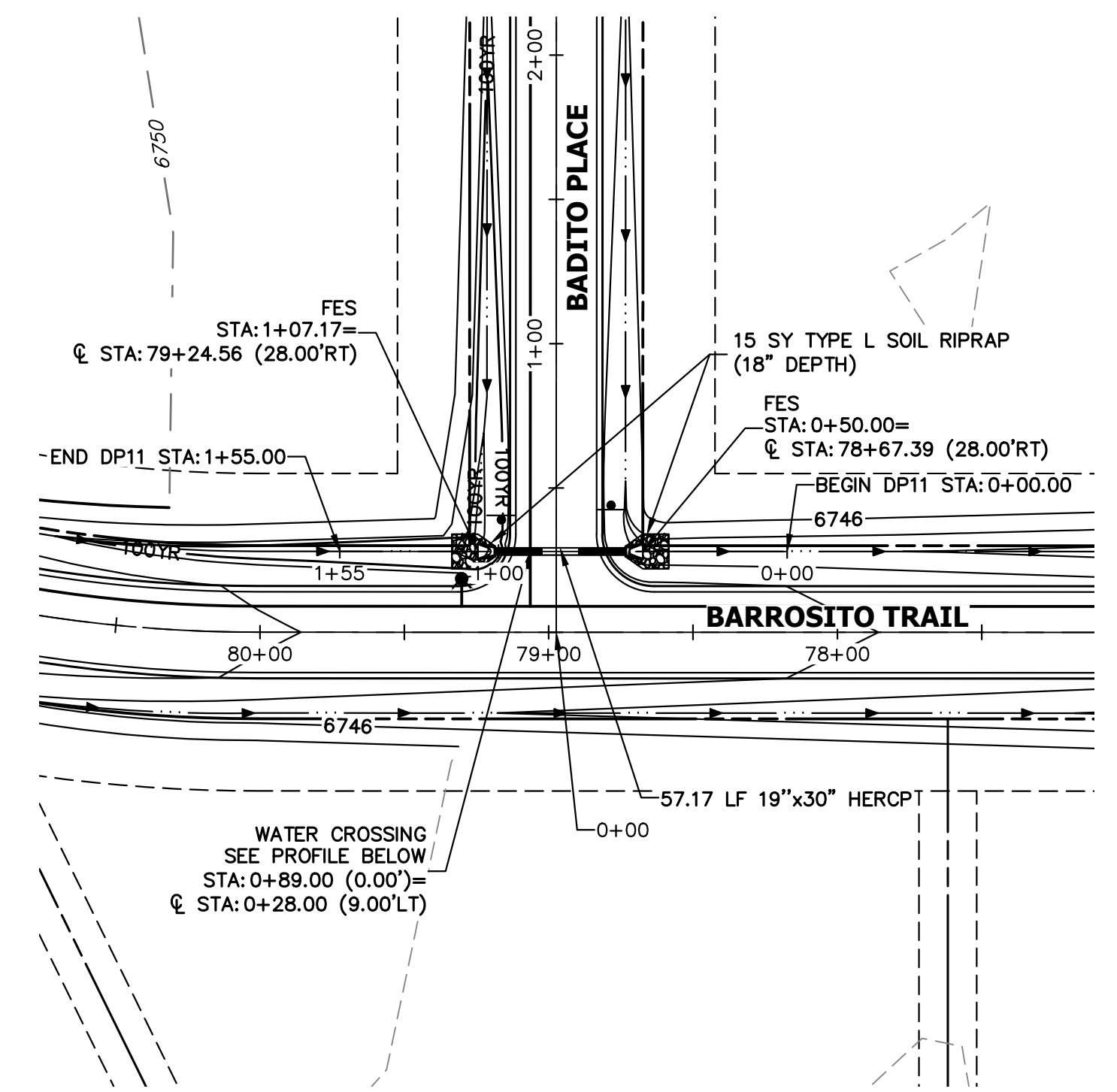
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**A1 CULVERT - PLAN**

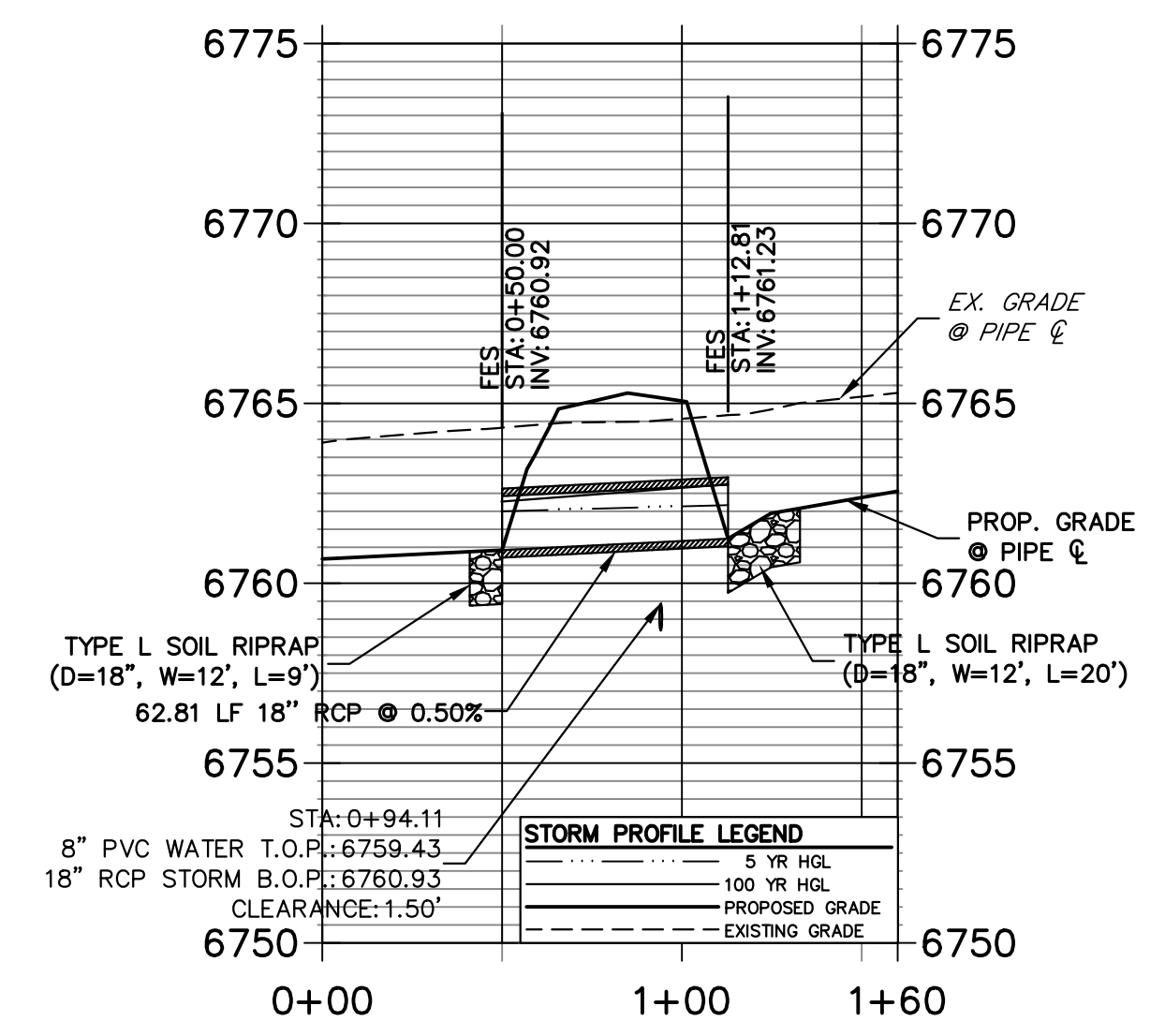


**A2 CULVERT - PLAN**



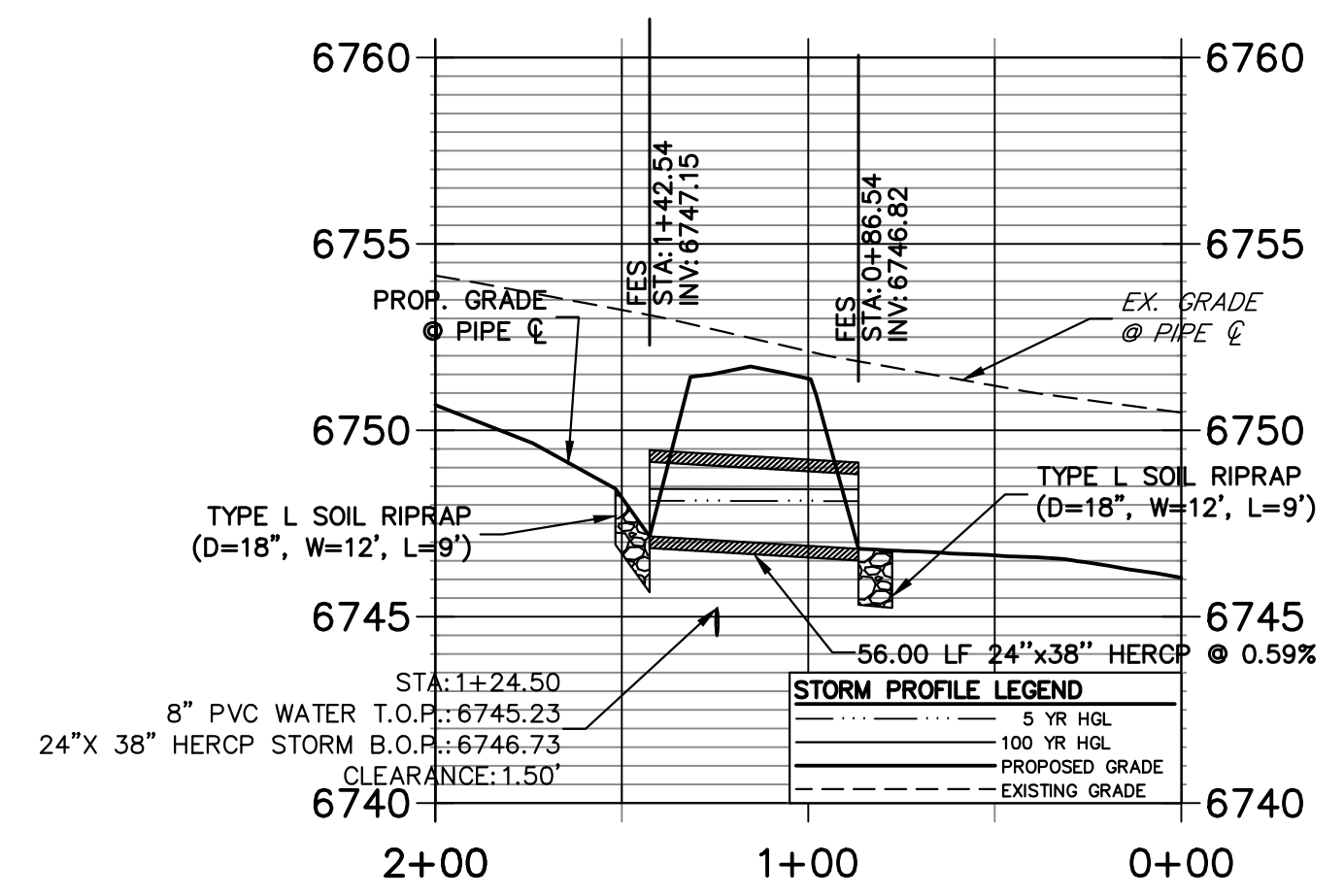
**A3 CULVERT - PLAN**

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



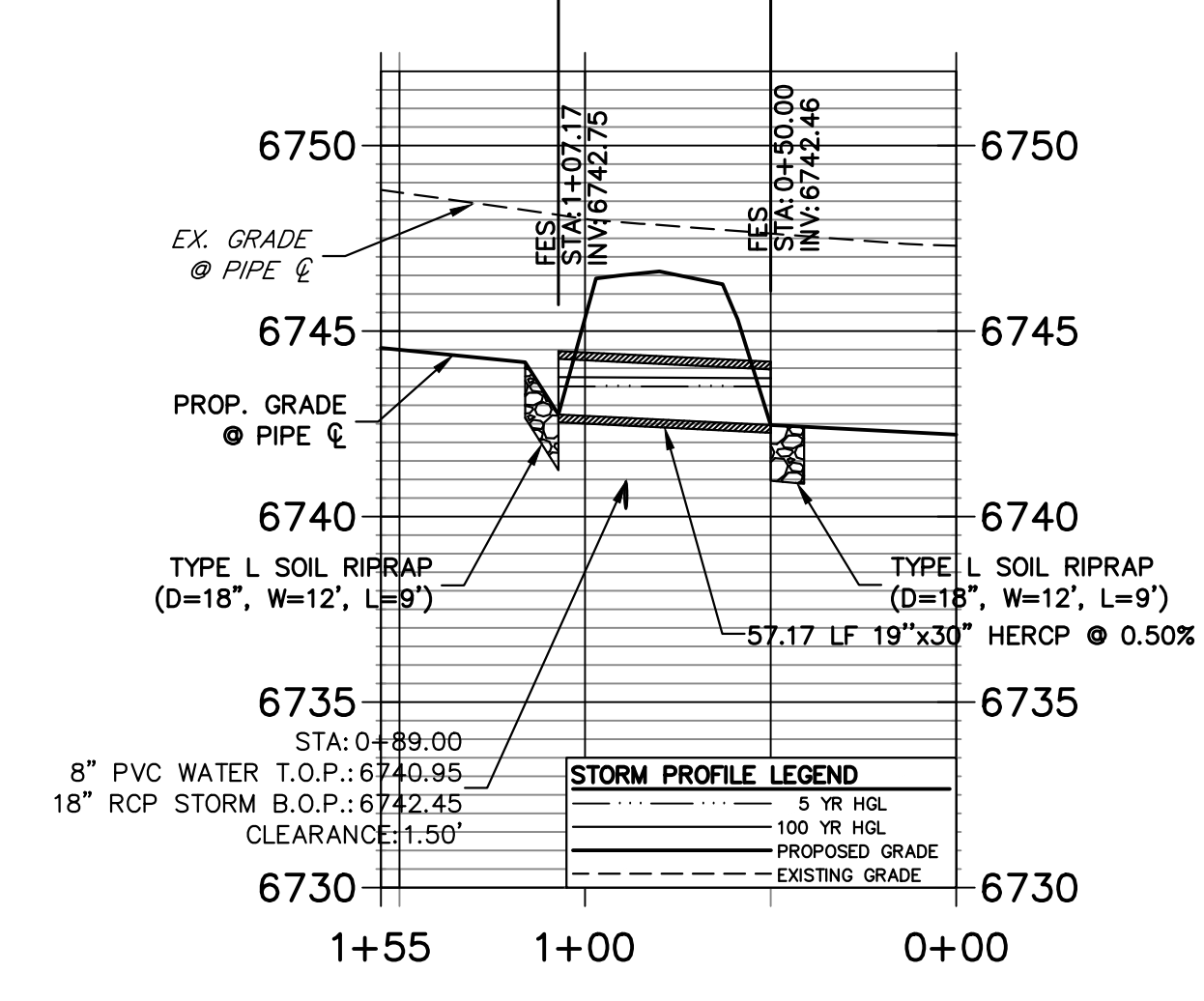
**A1 CULVERT - PROFILE**

**DP1.1 PROFILE  
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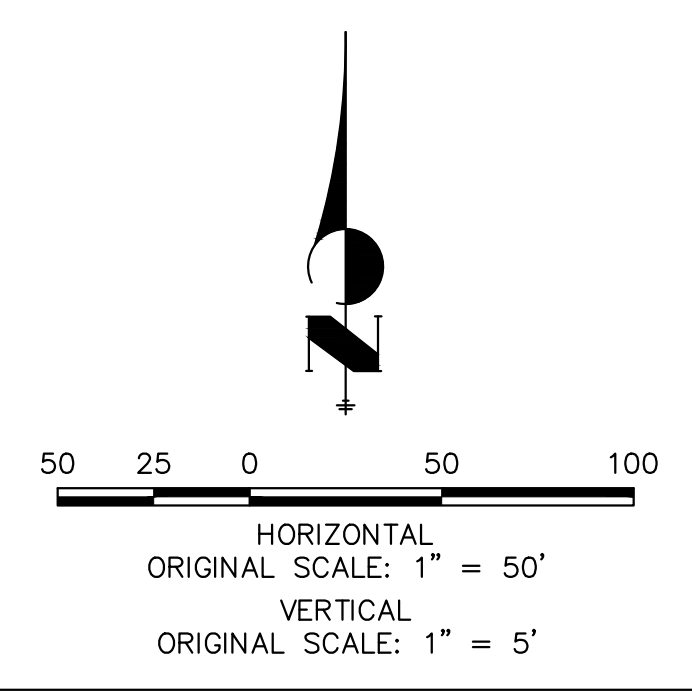


**A2 CULVERT - PROFILE**

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




**A3 CULVERT - PROFILE**



**STORM SEWER NOTES**

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



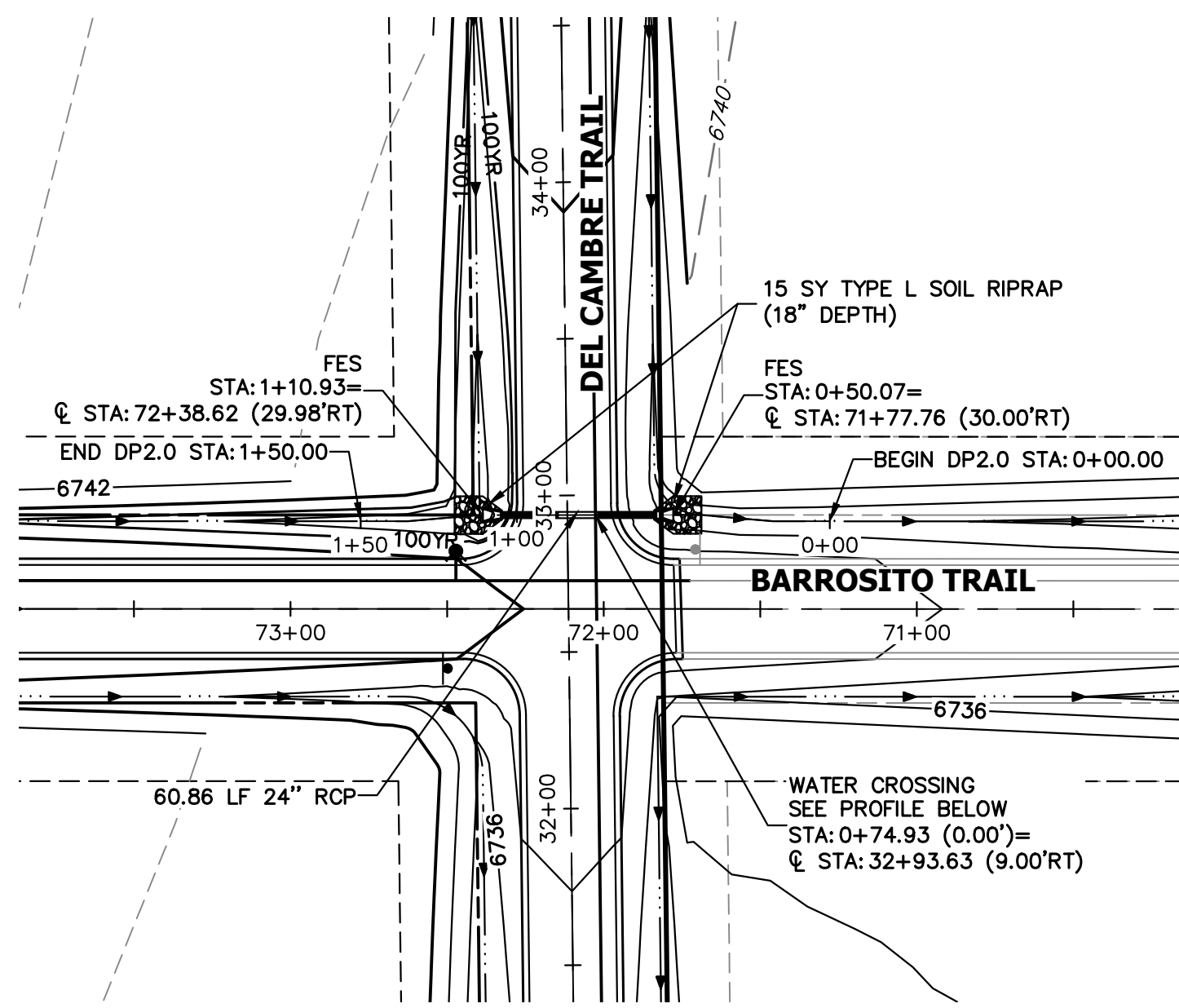
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 25043  
 5/15/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	NO.	REVISION

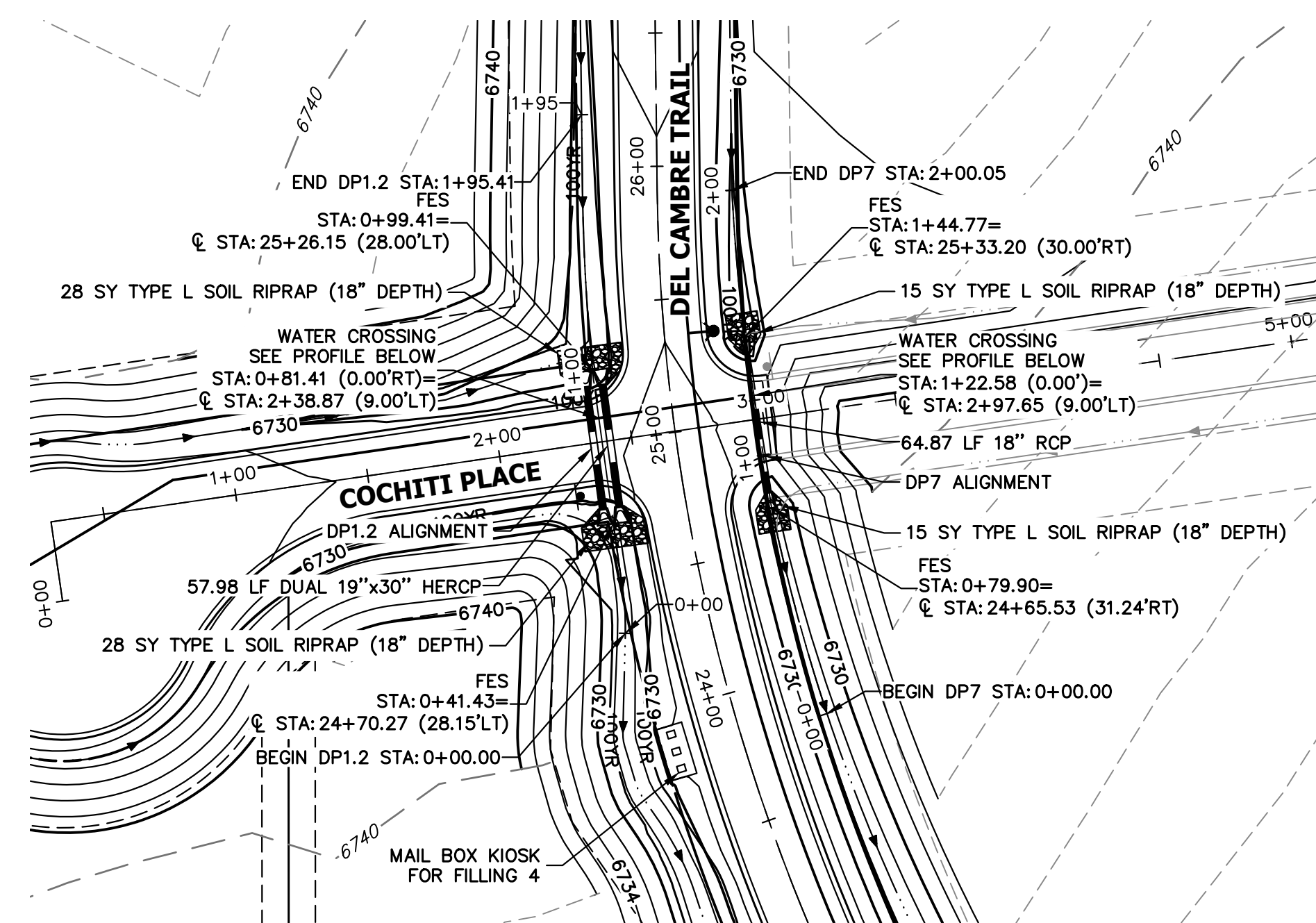
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 V-SCALE 1"=5'  
 DATE 5/15/24  
 DESIGNED BY AMT  
 DRAWN BY WKN  
 CHECKED BY

SADDLEHORN RANCH - FILING 3  
 STORM SEWER PLAN AND PROFILE

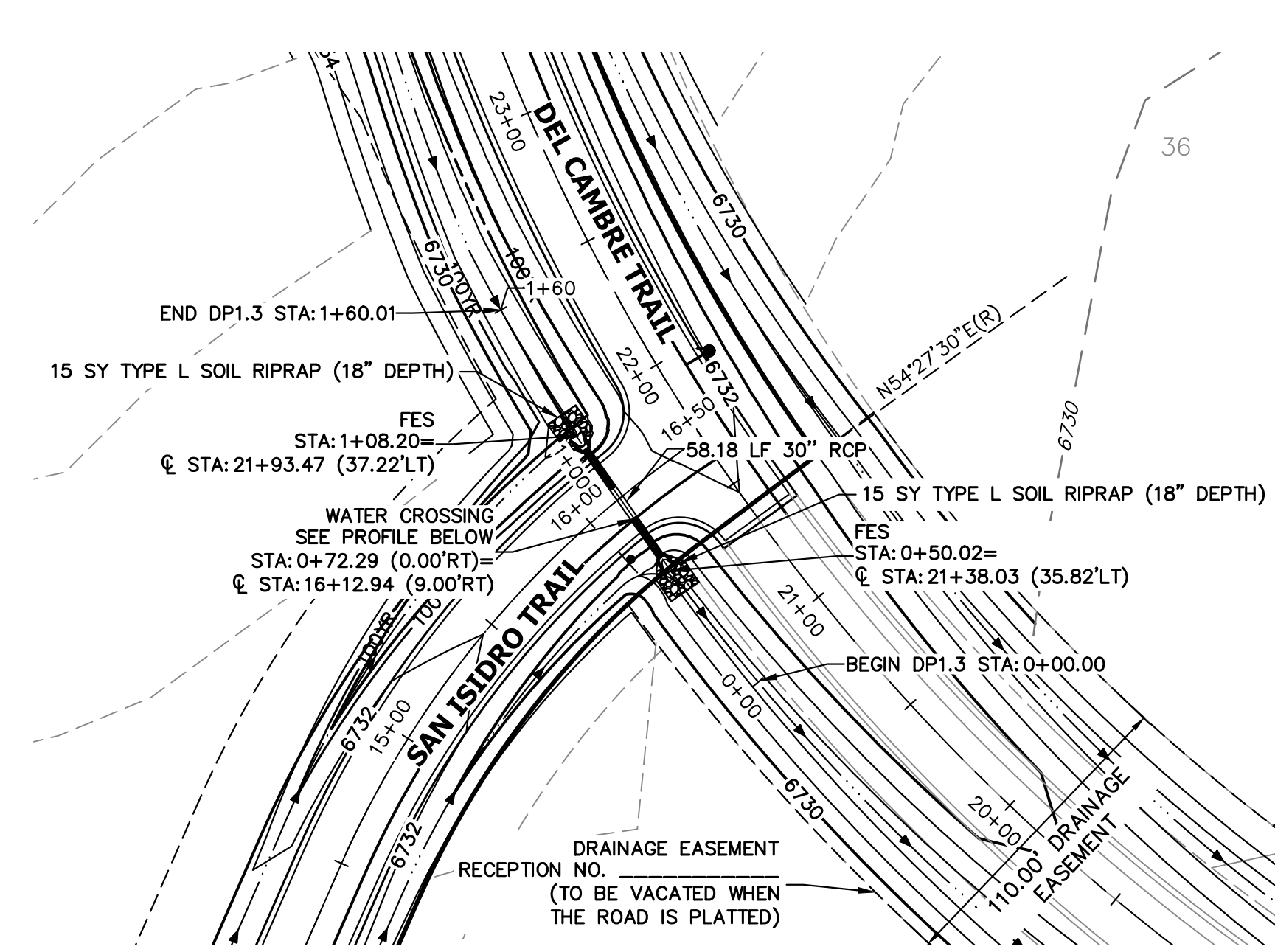
SHEET 43 OF 64  
 JOB NO. 25142.05



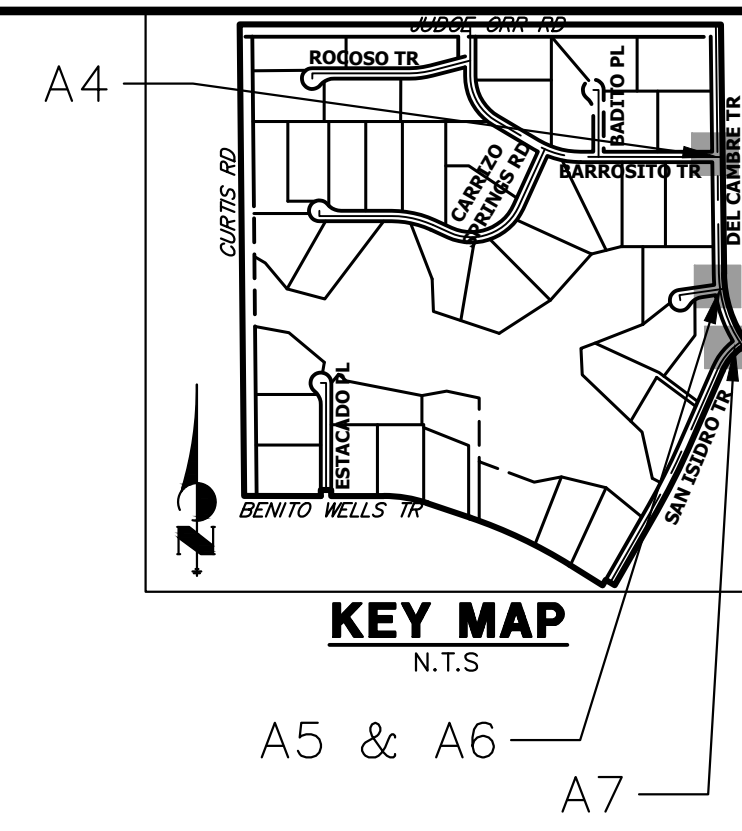
**A4 CULVERT - PLAN**



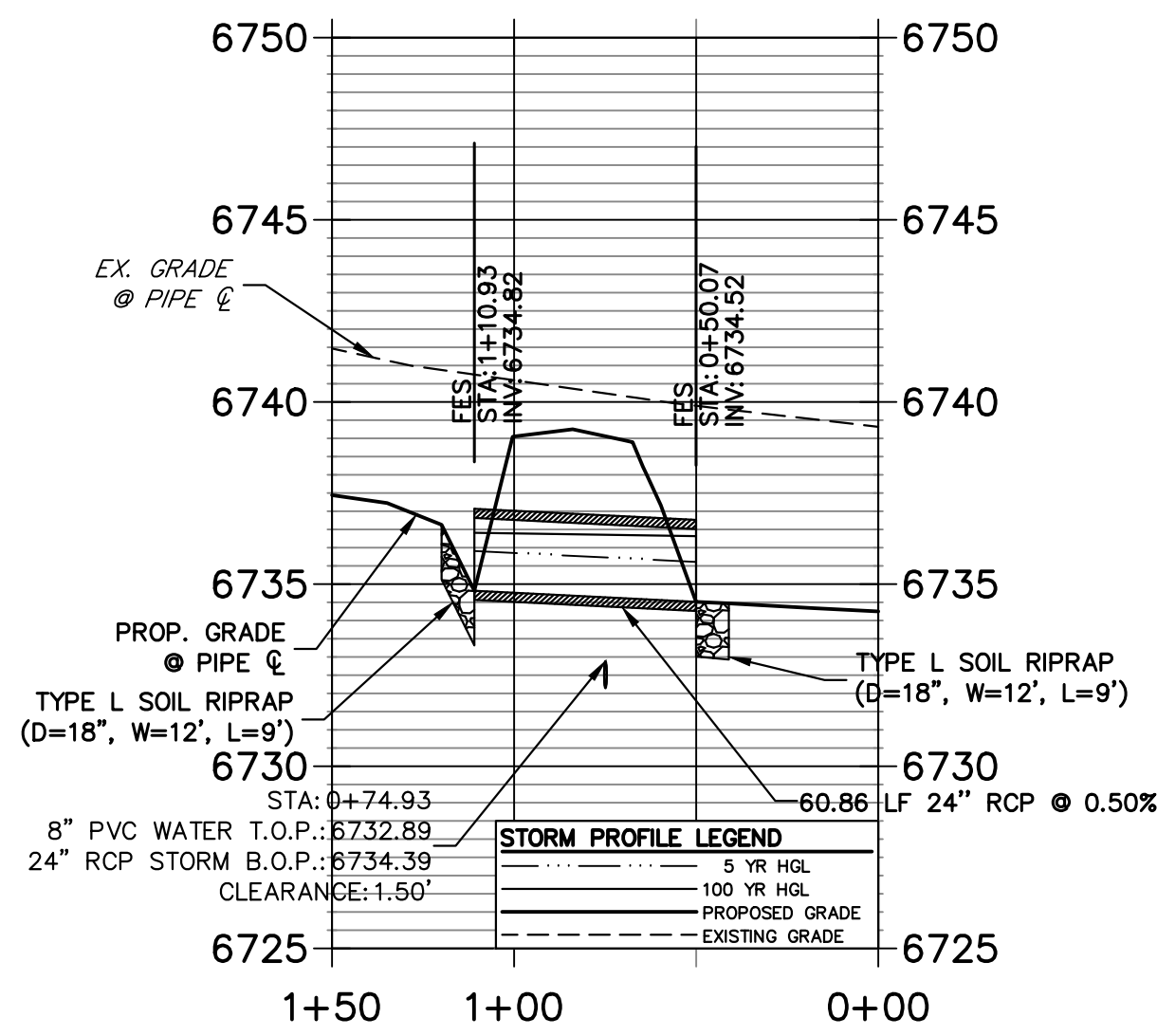
**A5 & A6 CULVERT - PLAN**



**A7 CULVERT - PLAN**

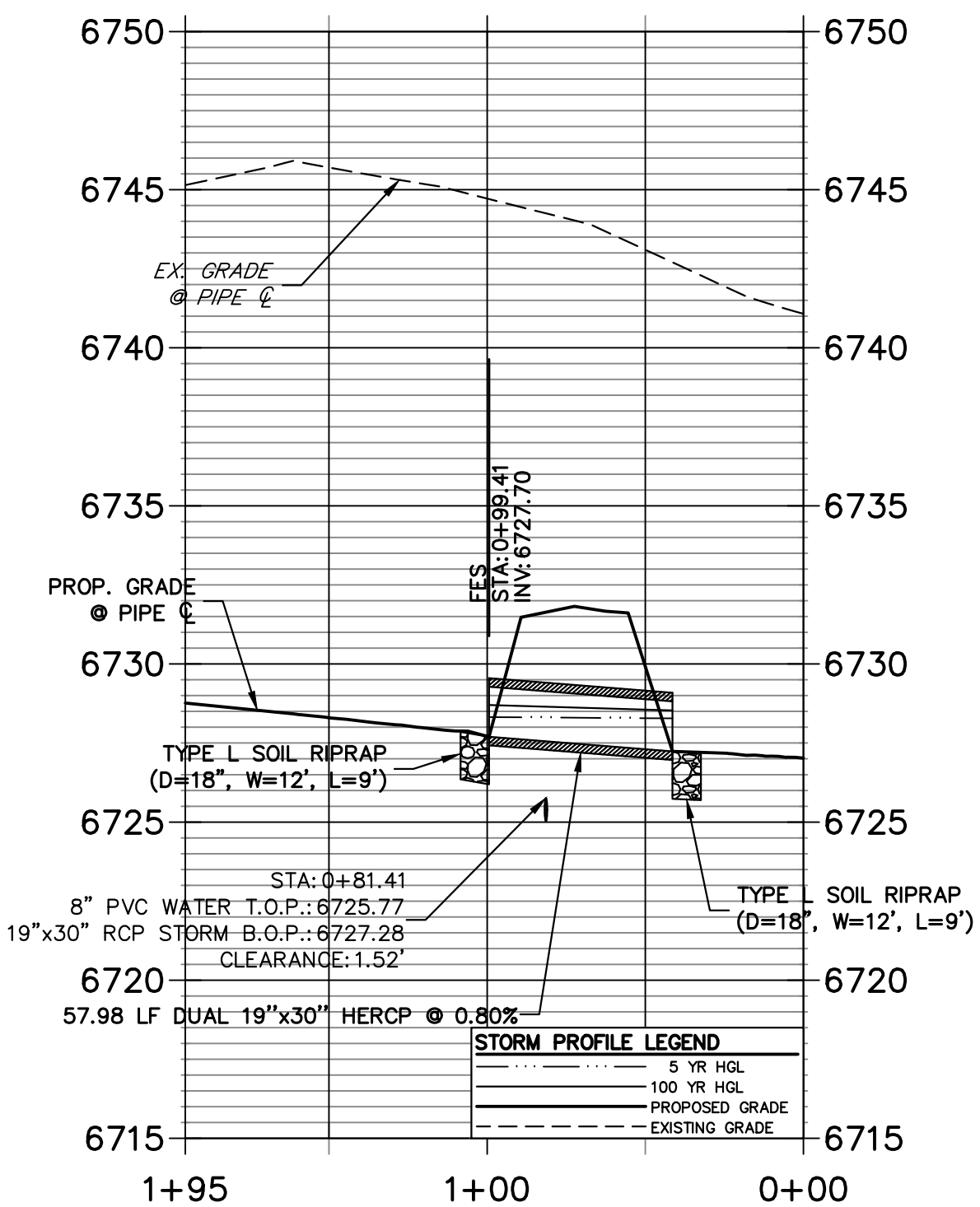


**DP2.0 PROFILE  
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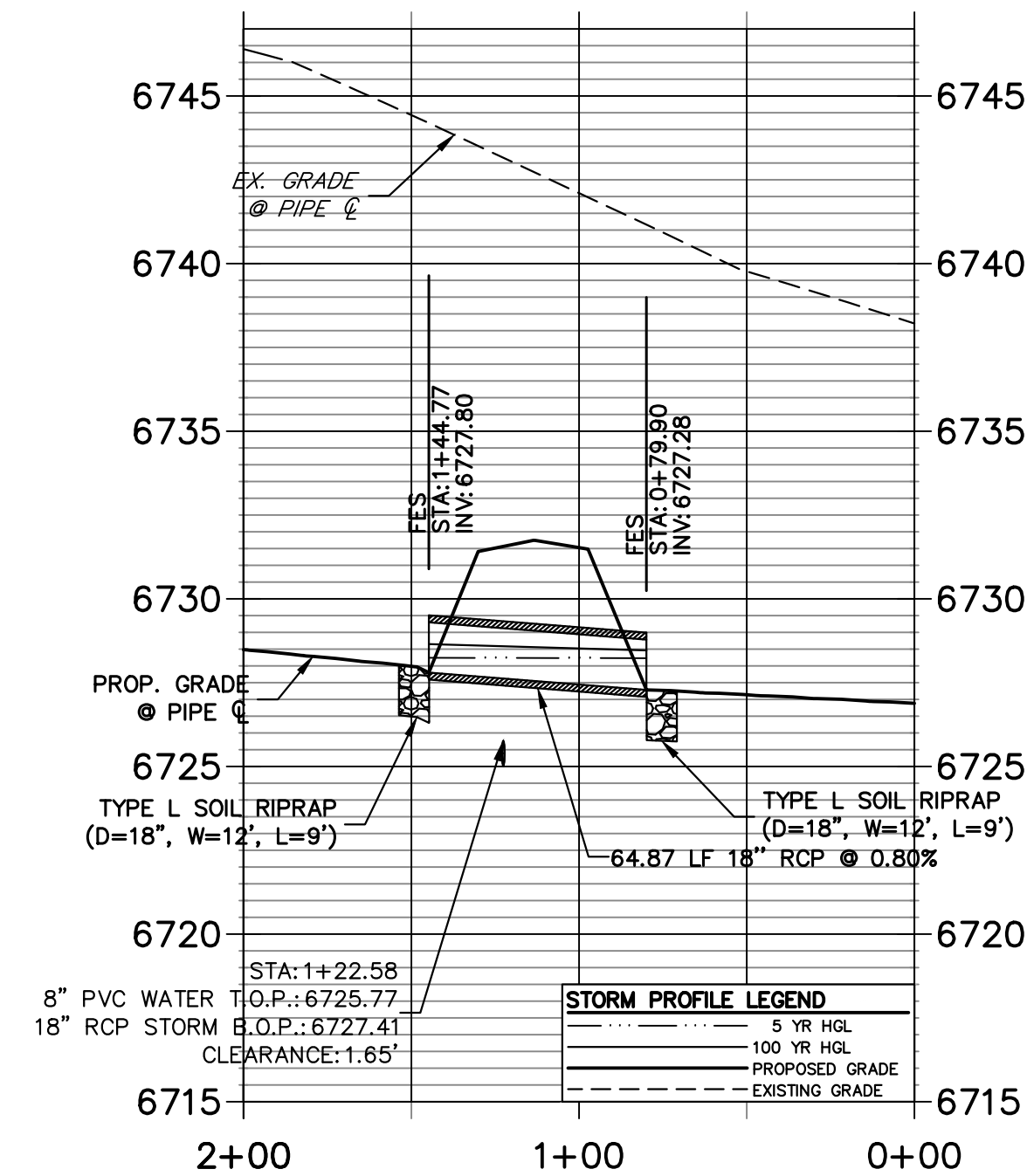
**A4 CULVERT - PROFILE**

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



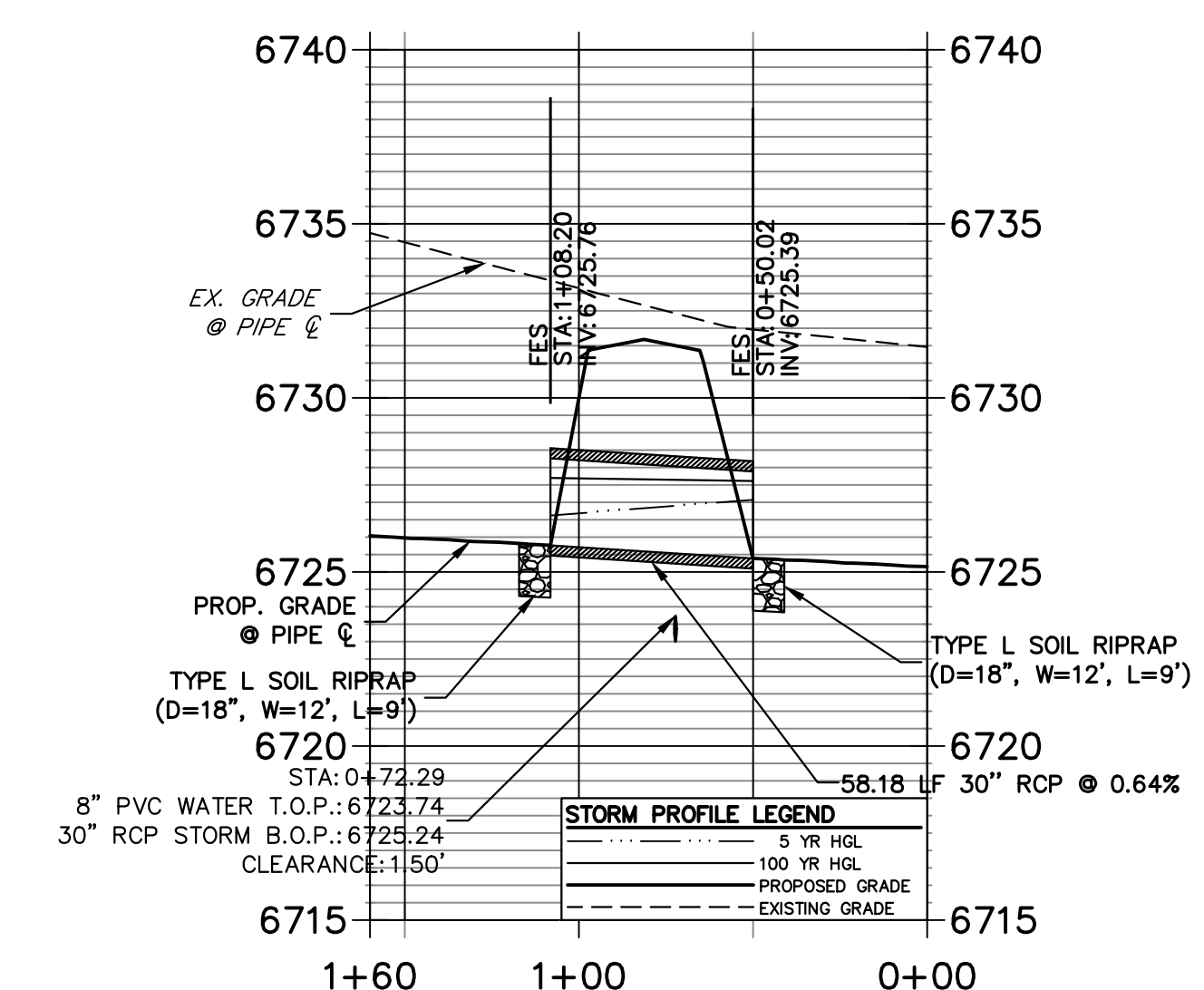
**A5 CULVERT - PROFILE**

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



**A6 CULVERT - PROFILE**

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



**A7 CULVERT - PROFILE**

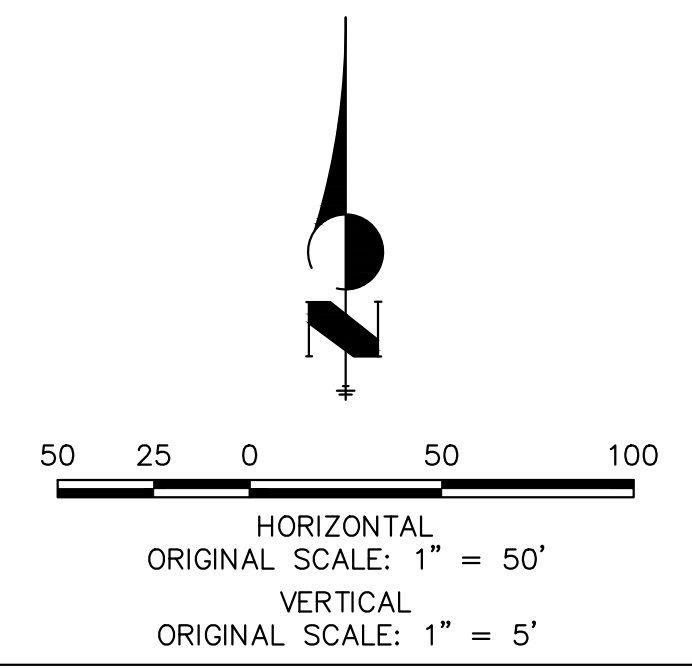
**STORM SEWER NOTES**

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 BRYAN T. LAW, P.E.  
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 BRADY WILLIAMS

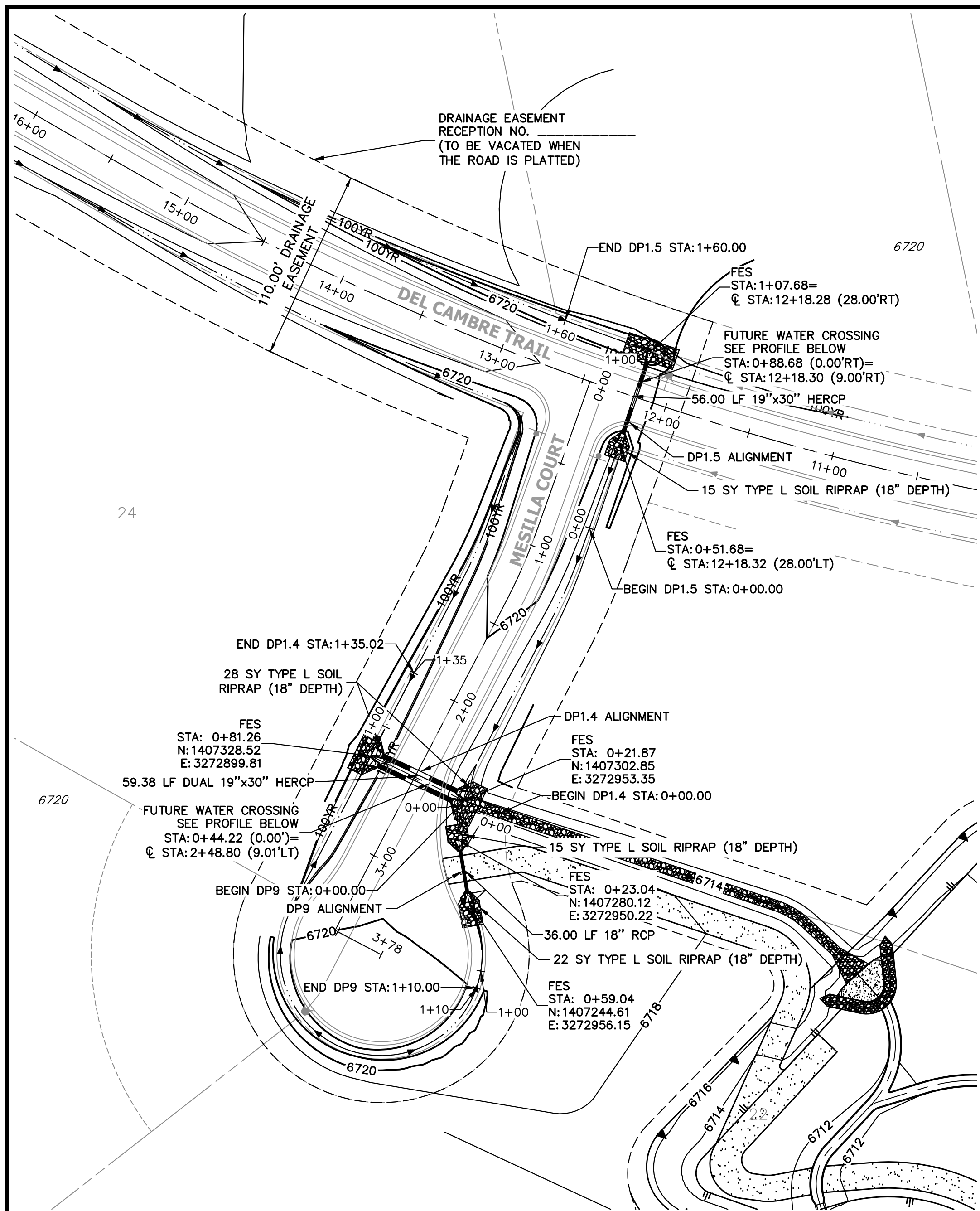
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NO.	REVISION	BY	DATE

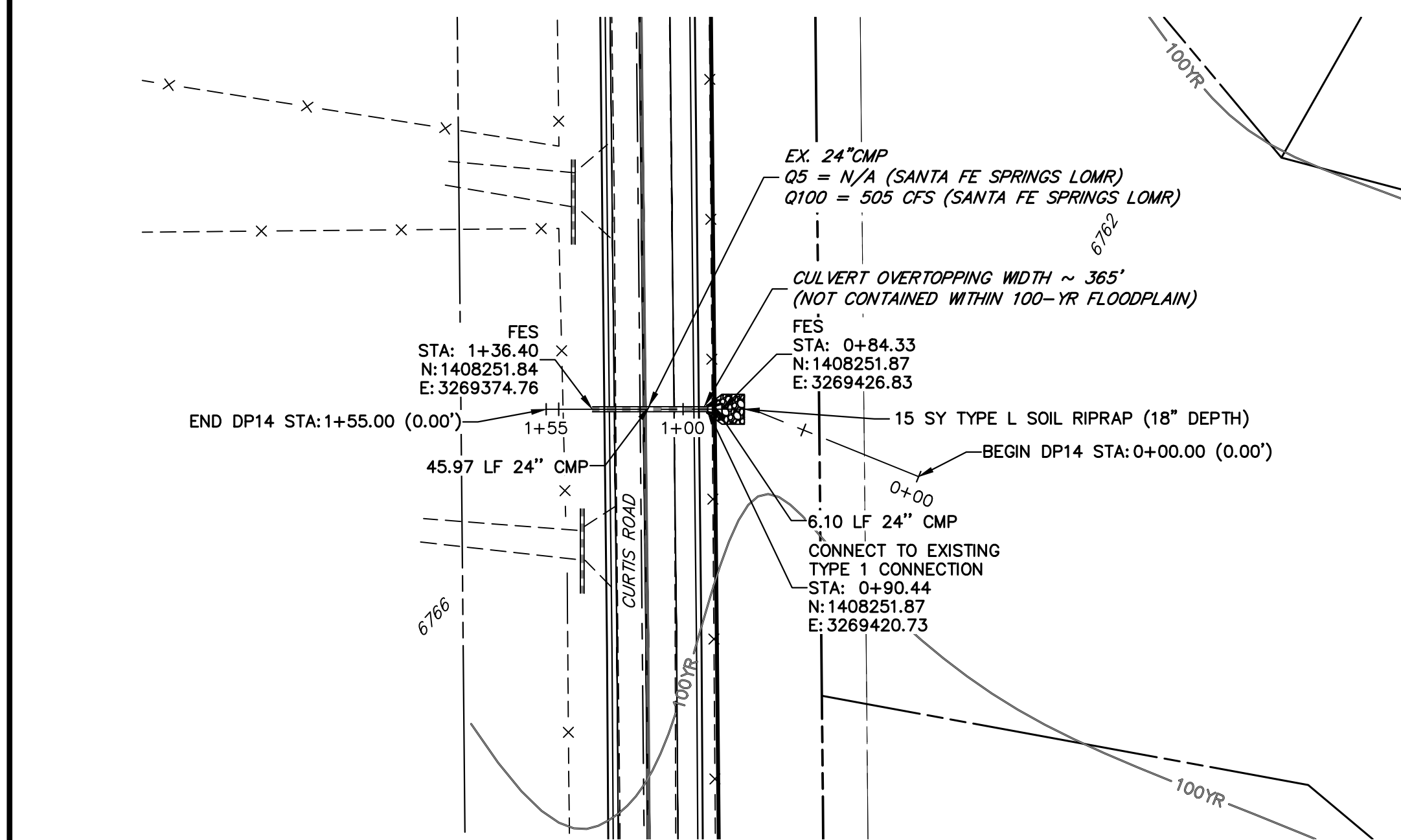
H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 5/15/24  
 DESIGNED BY AMT  
 DRAWN BY WKN  
 CHECKED BY

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

SHEET 44 OF 64  
 JOB NO. 25142.05

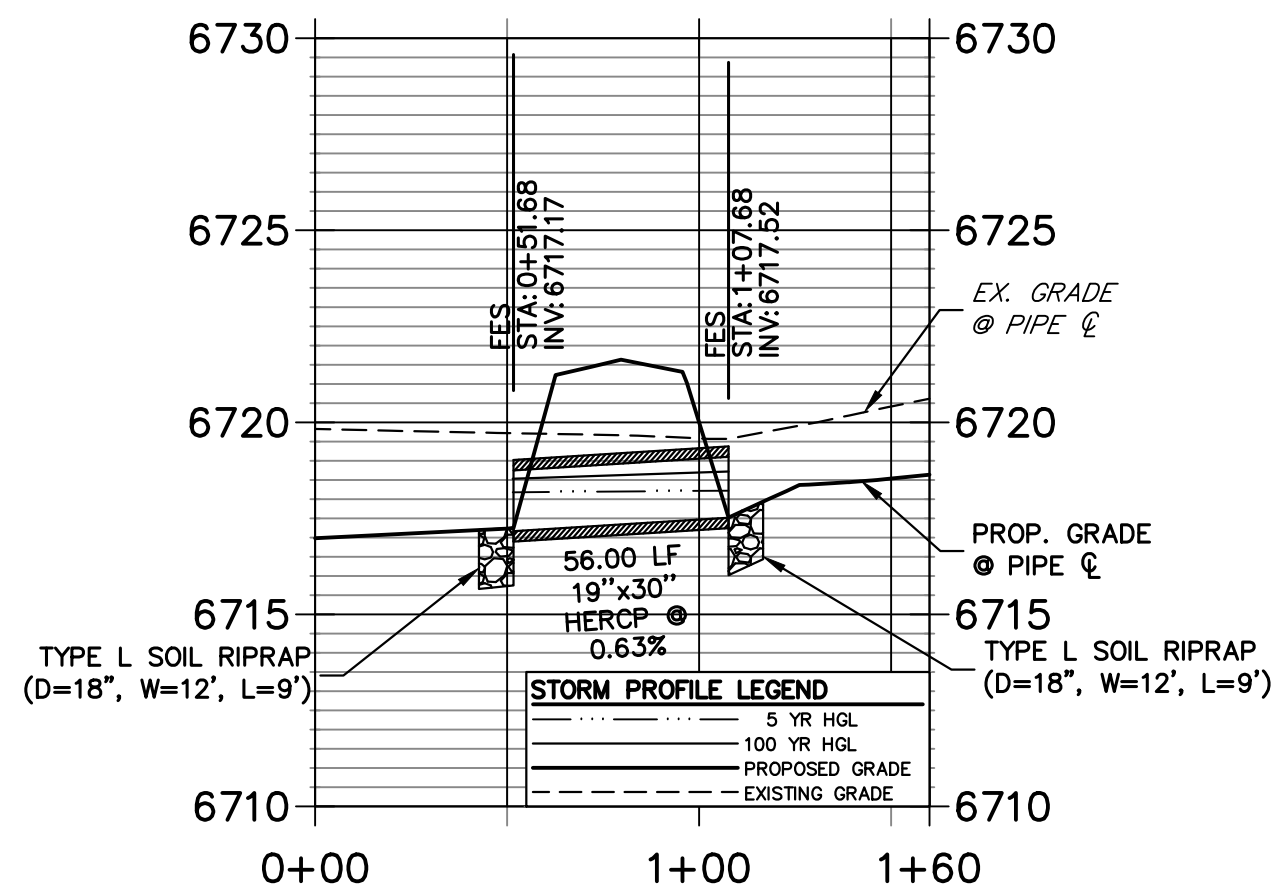


**A8 + A9 + A12 CULVERT - PLAN**



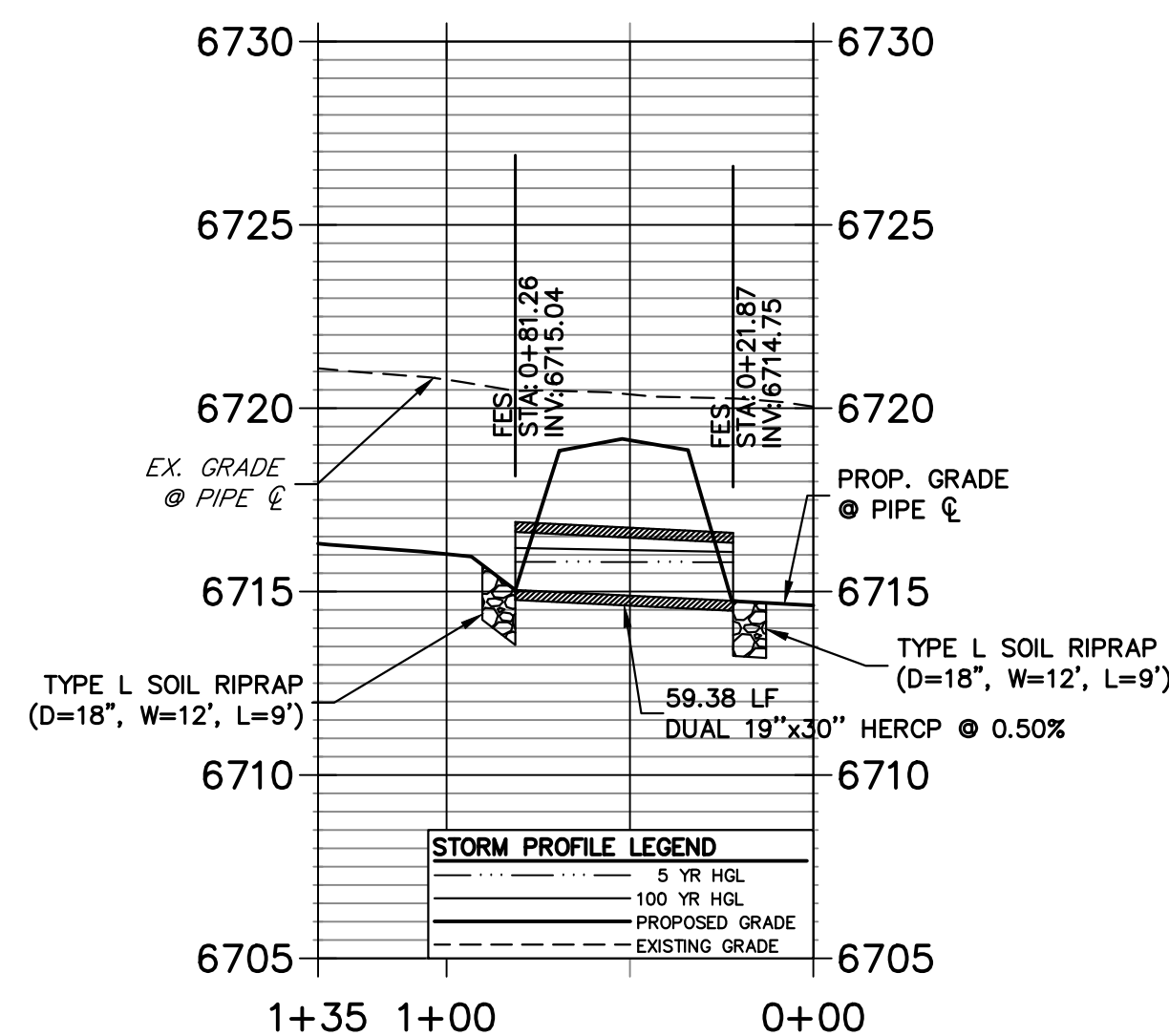
**A14 CULVERT - PLAN**

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



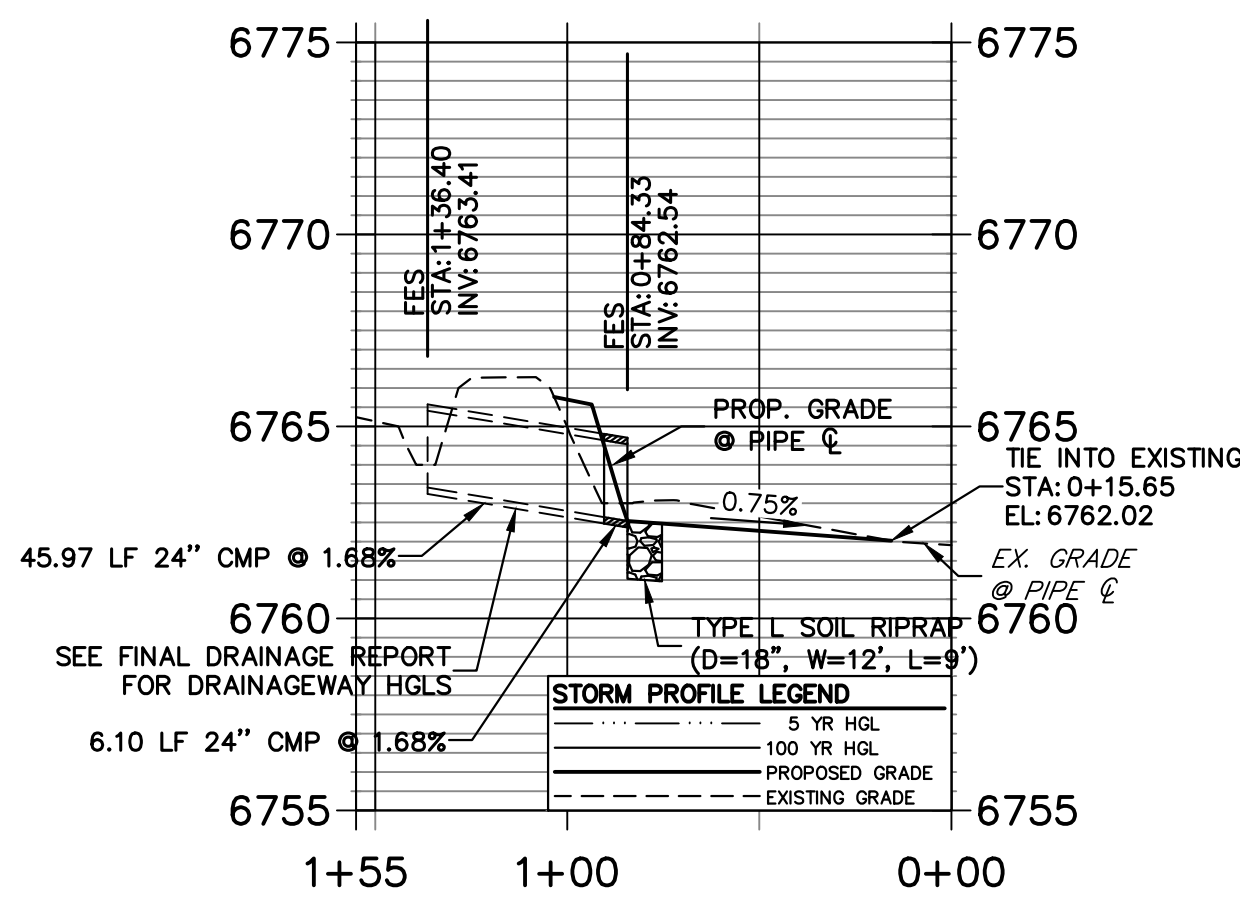
**A8 CULVERT - PROFILE**

**DP1.4 PROFILE  
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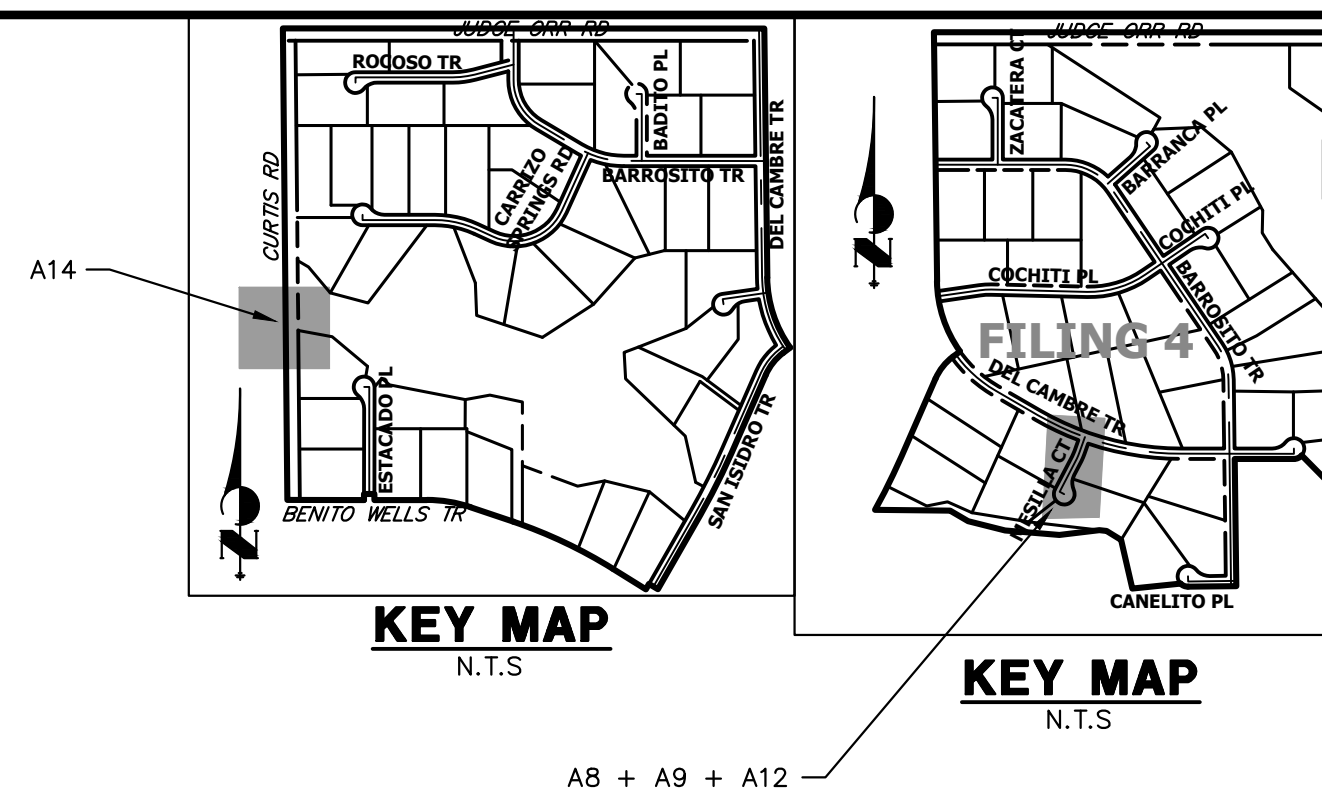


**A9 CULVERT - PROFILE**

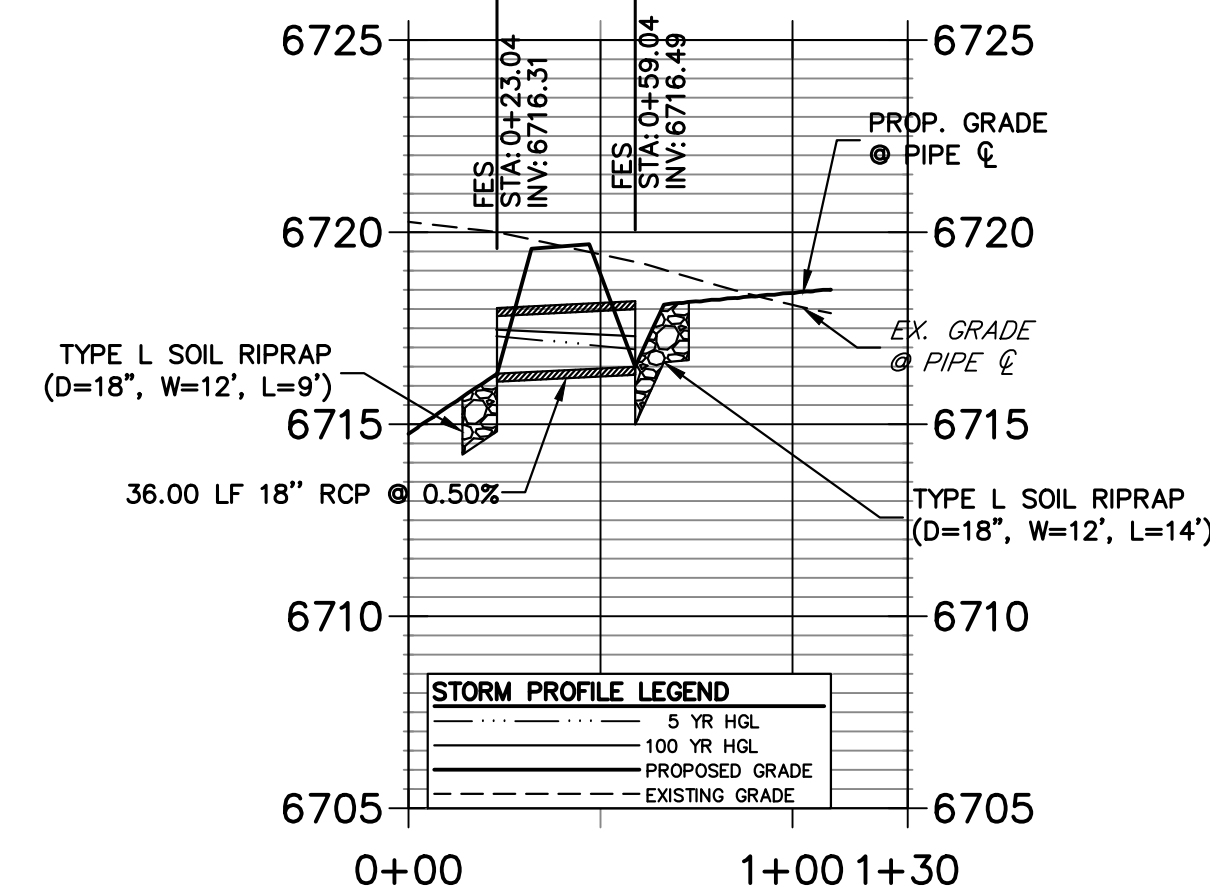
**DP14 PROFILE  
STA 0+00.00 TO 1+55.00**



**A14 CULVERT - PROFILE**



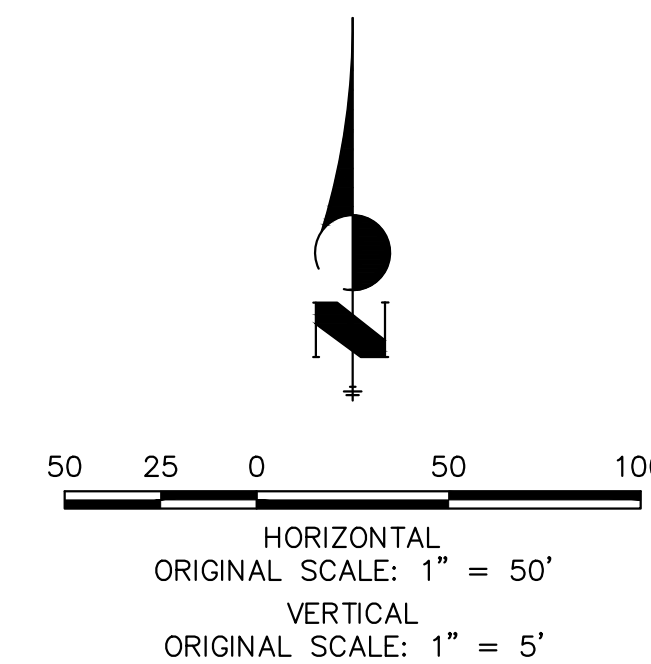
**DP9 PROFILE  
STA 0+00.00 TO 1+30.00**



**A12 CULVERT - PROFILE**

**STORM SEWER NOTES**

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Know what's below.  
Call before you dig.

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
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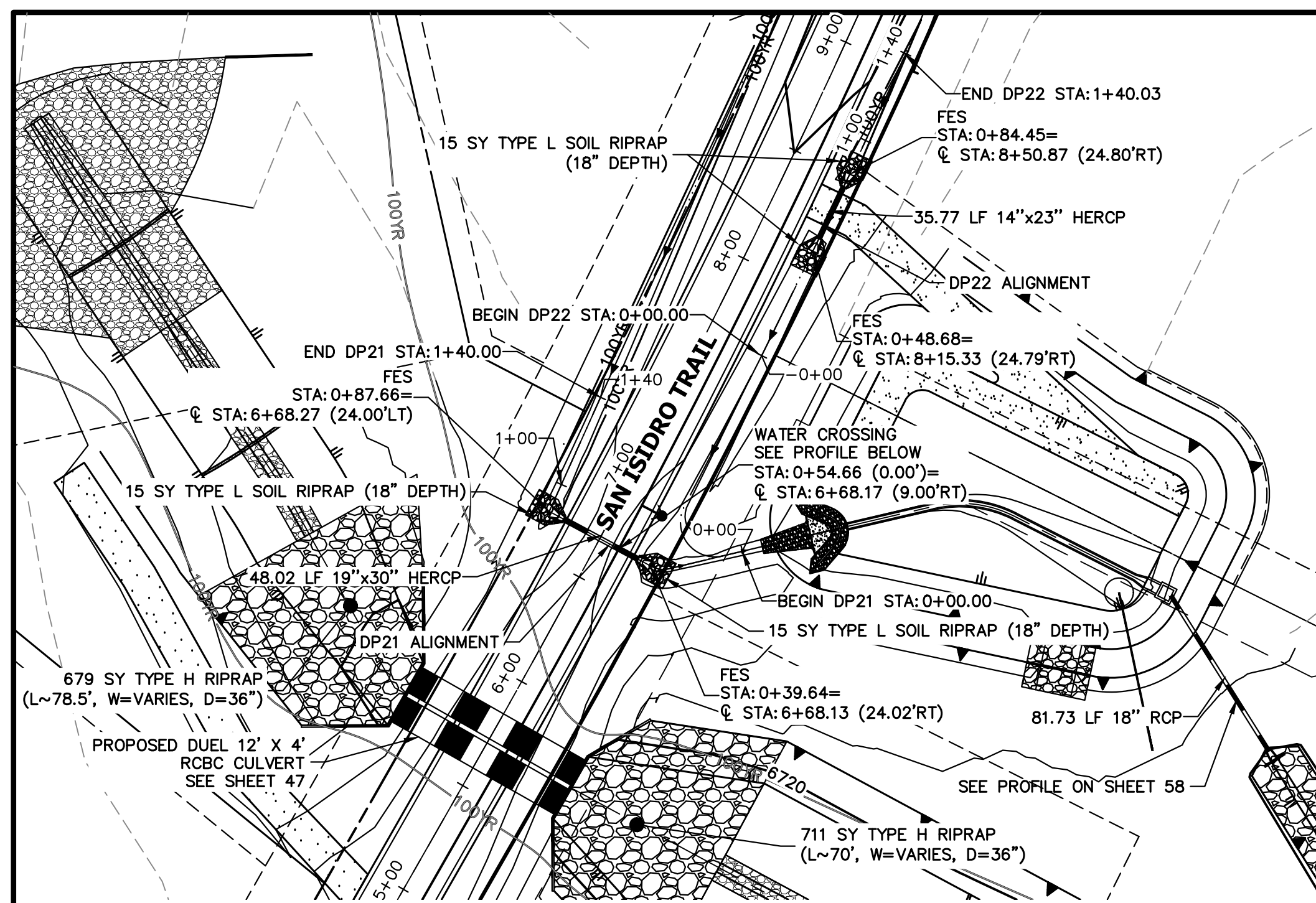
PREPARED FOR  
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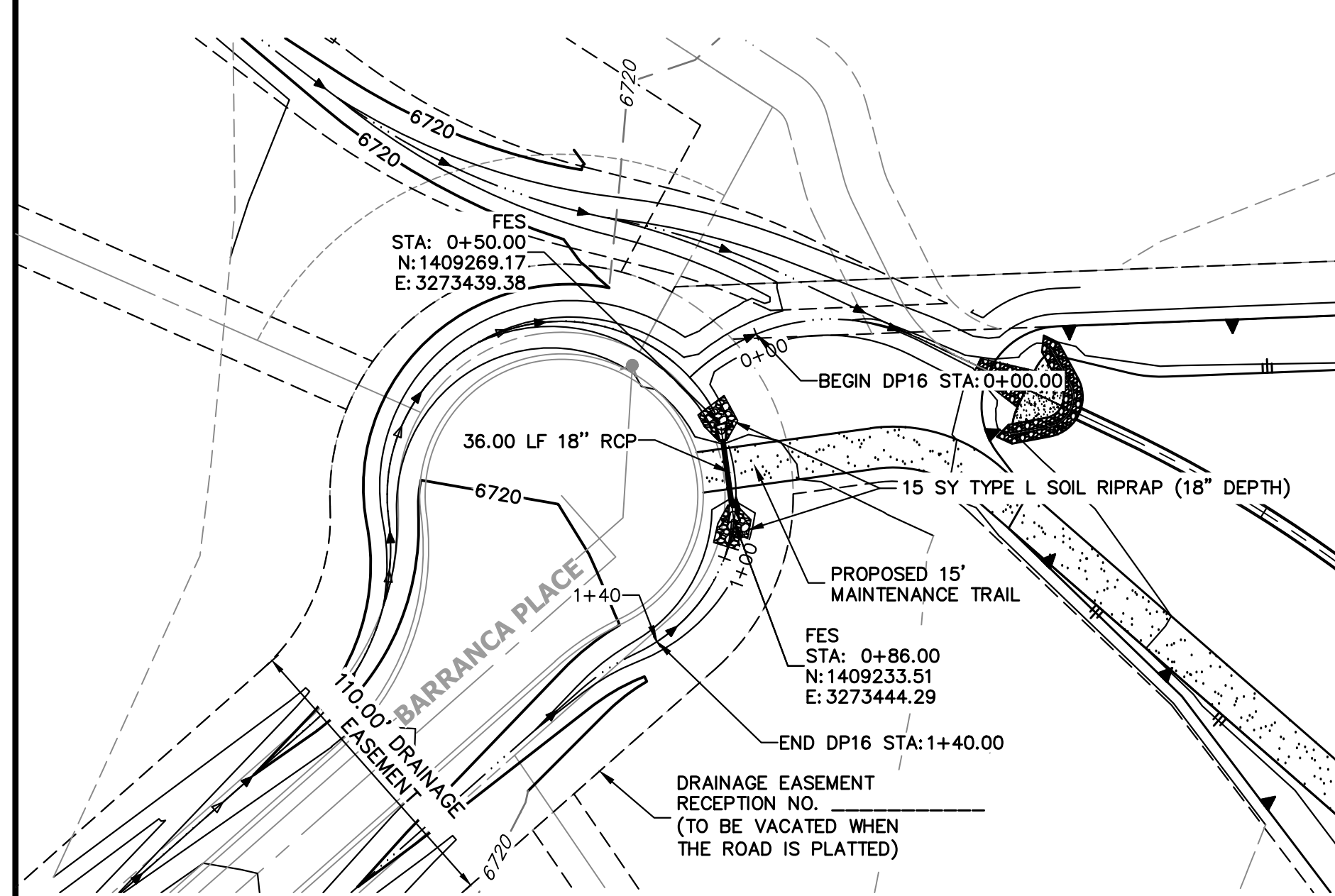
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	AMT	WKN	CHECKED BY
1"=50'	1"=5'	5/15/24				

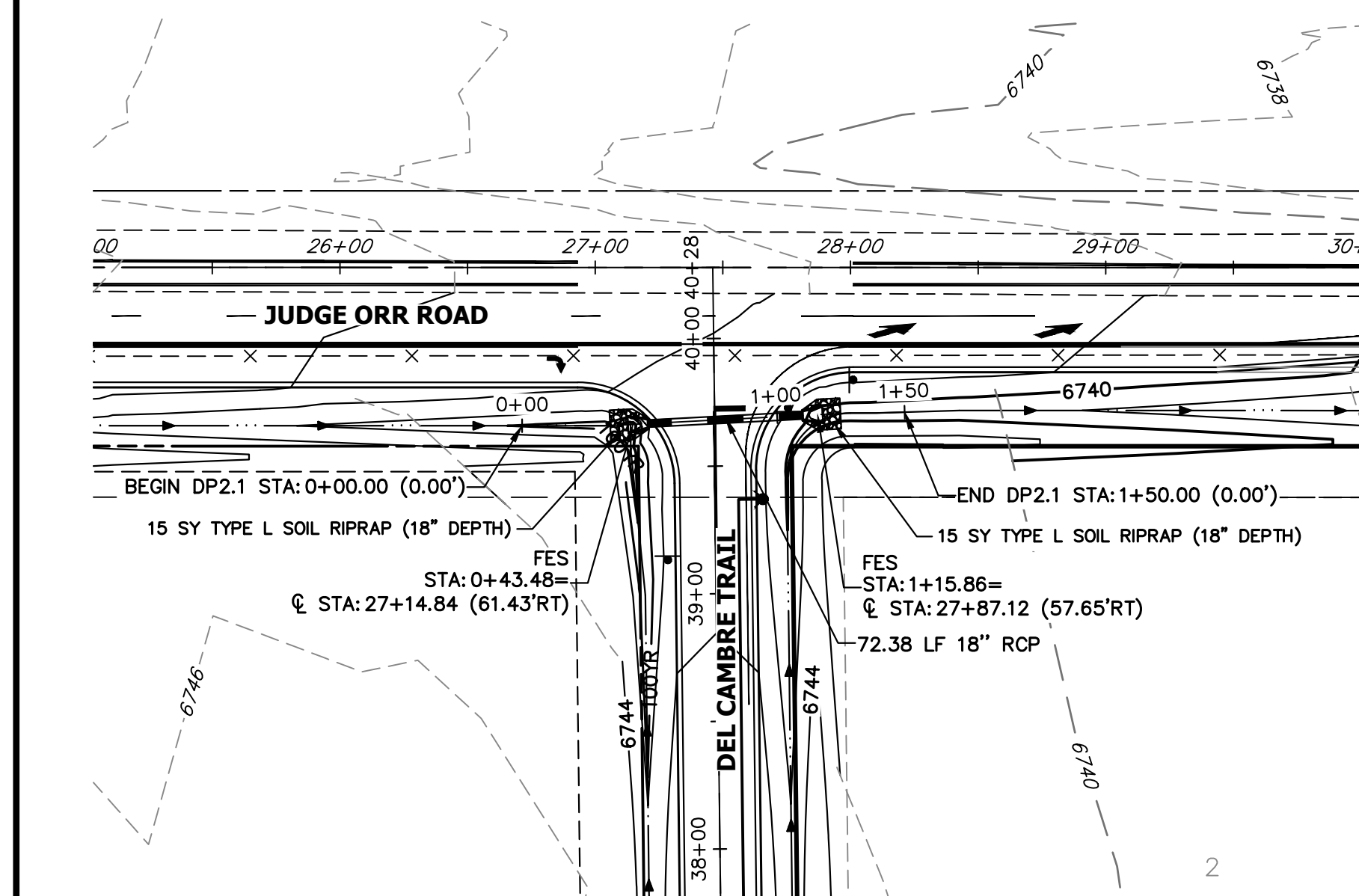
SADDLEHORN RANCH - FILING 3  
 STORM SEWER PLAN AND PROFILE  
 SHEET 45 OF 64  
 JOB NO. 25142.05



**A10 & A11 CULVERT - PLAN**

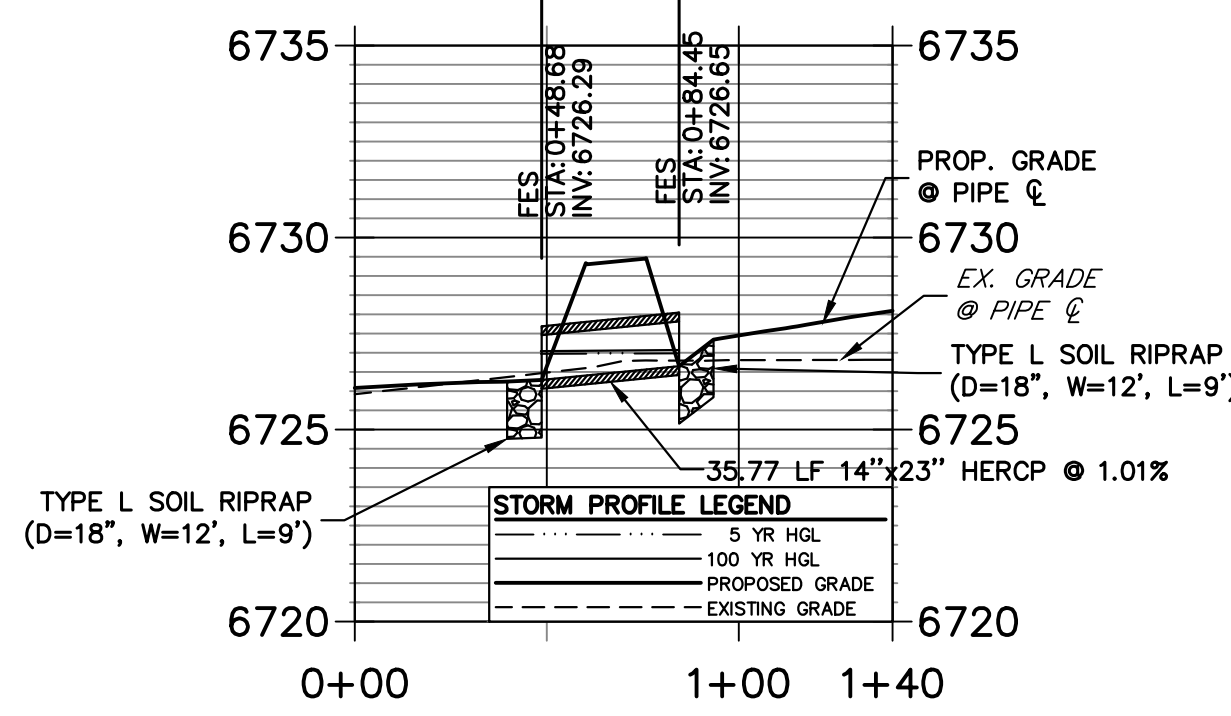


**A13 CULVERT - PLAN**



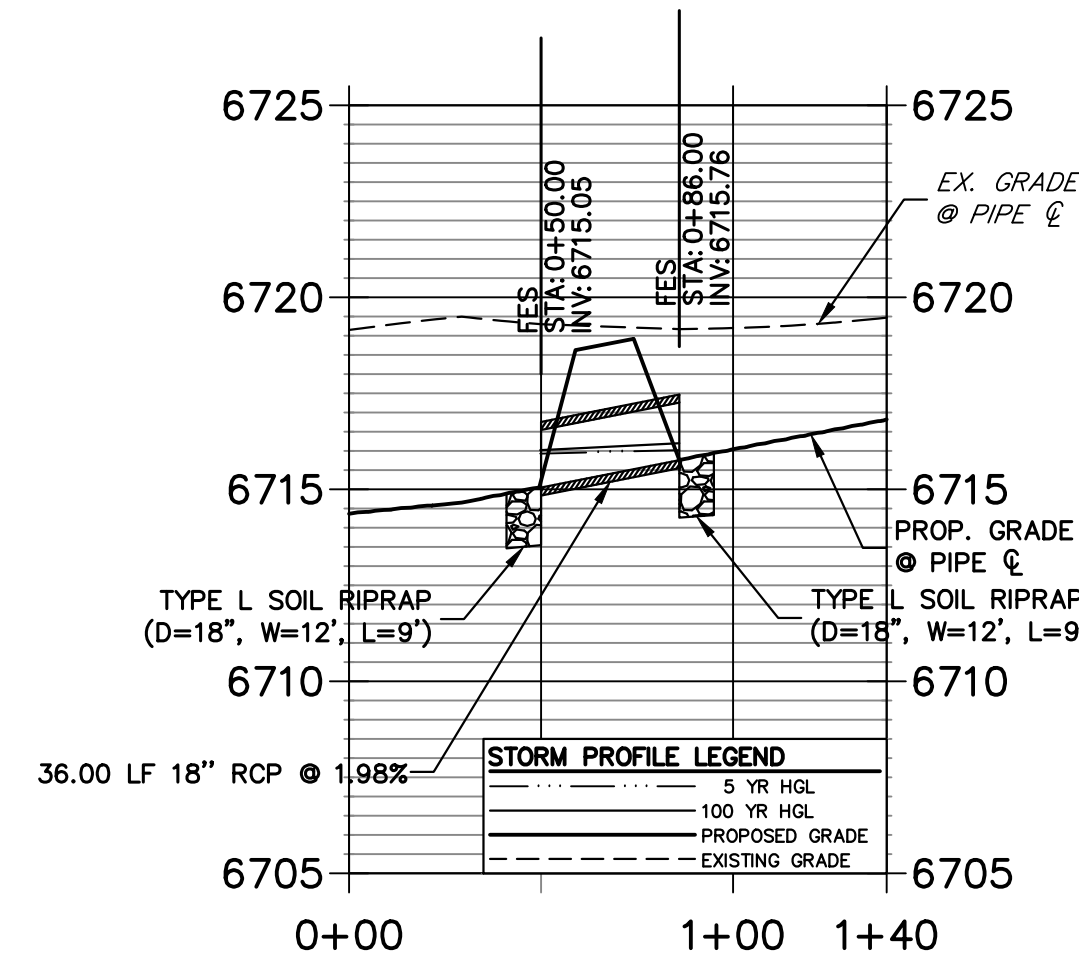
**A15 CULVERT - PLAN**

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



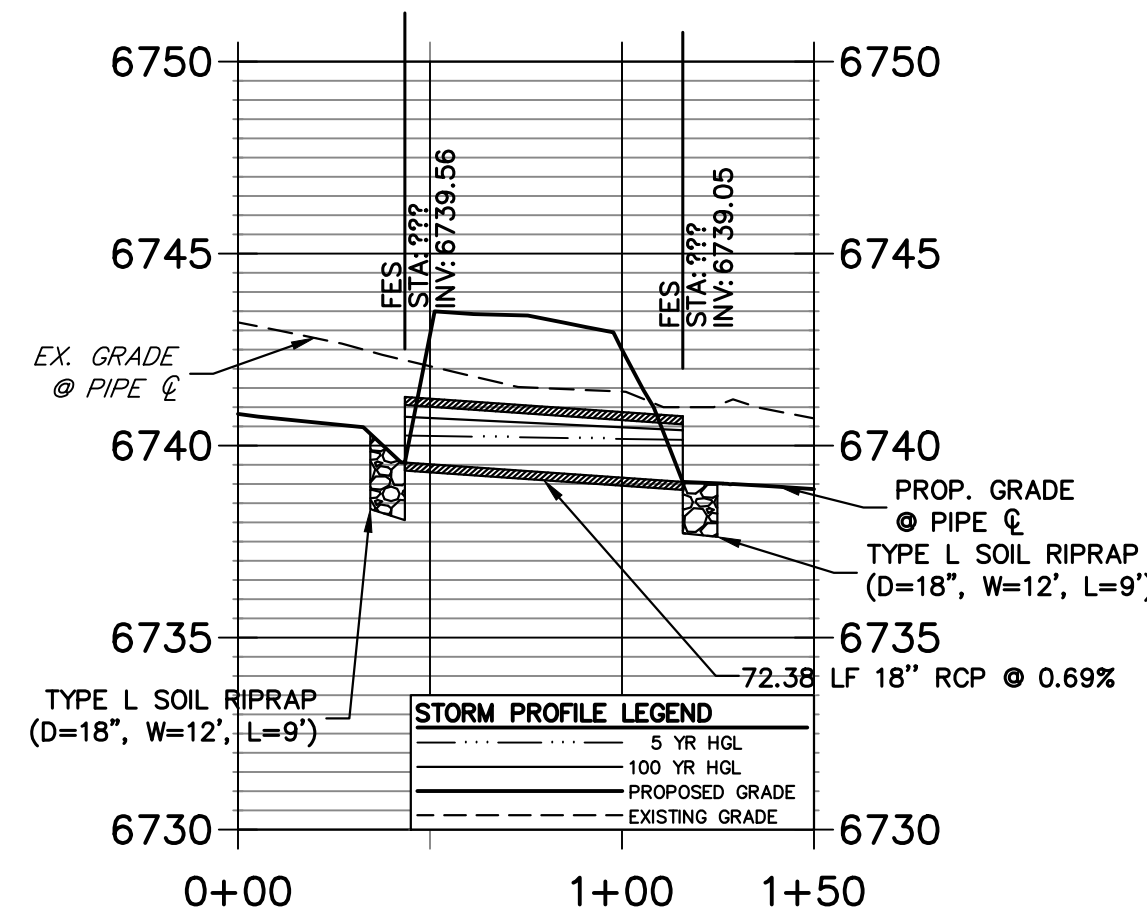
**A10 CULVERT - PROFILE**

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



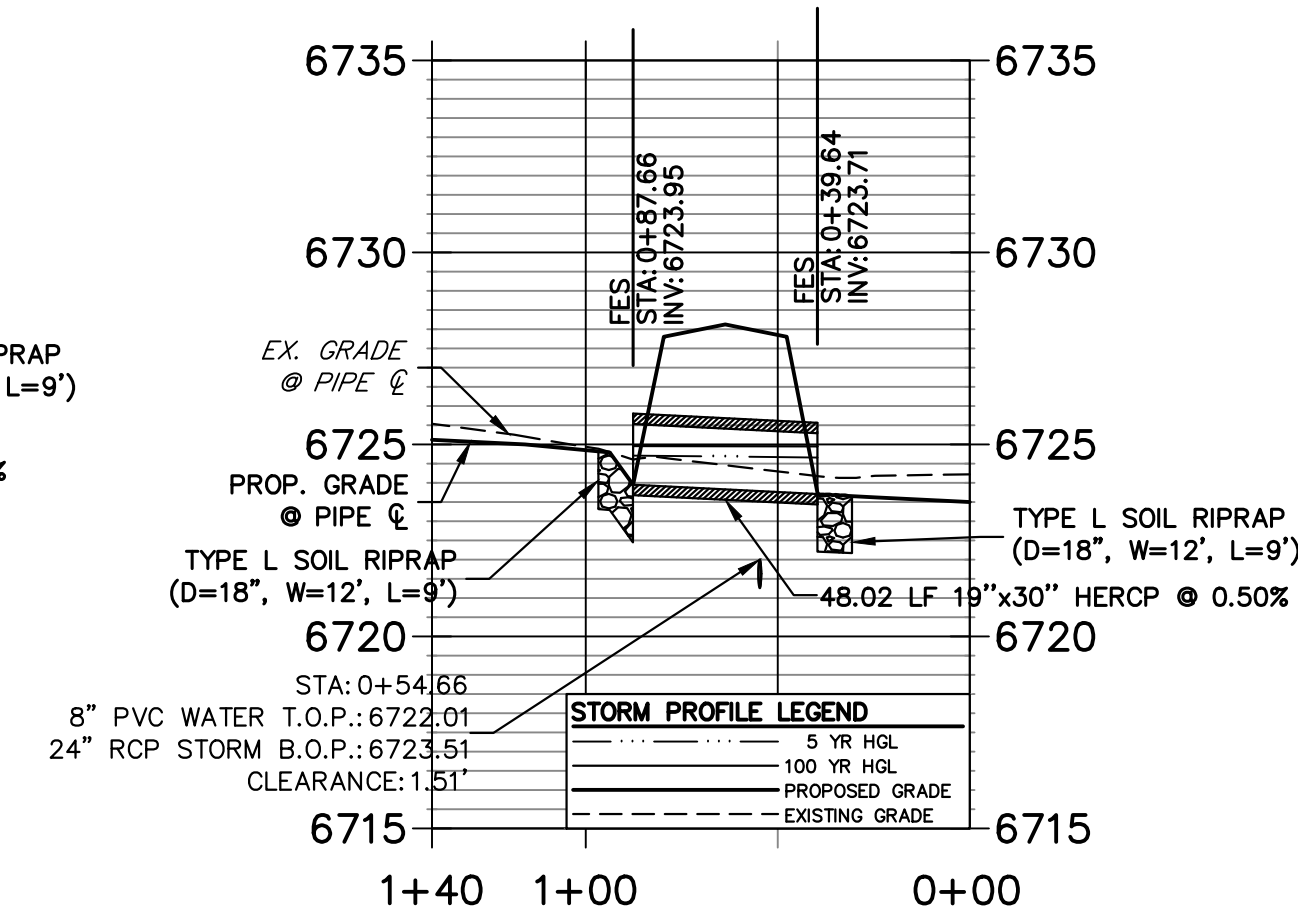
**A13 CULVERT - PROFILE**

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

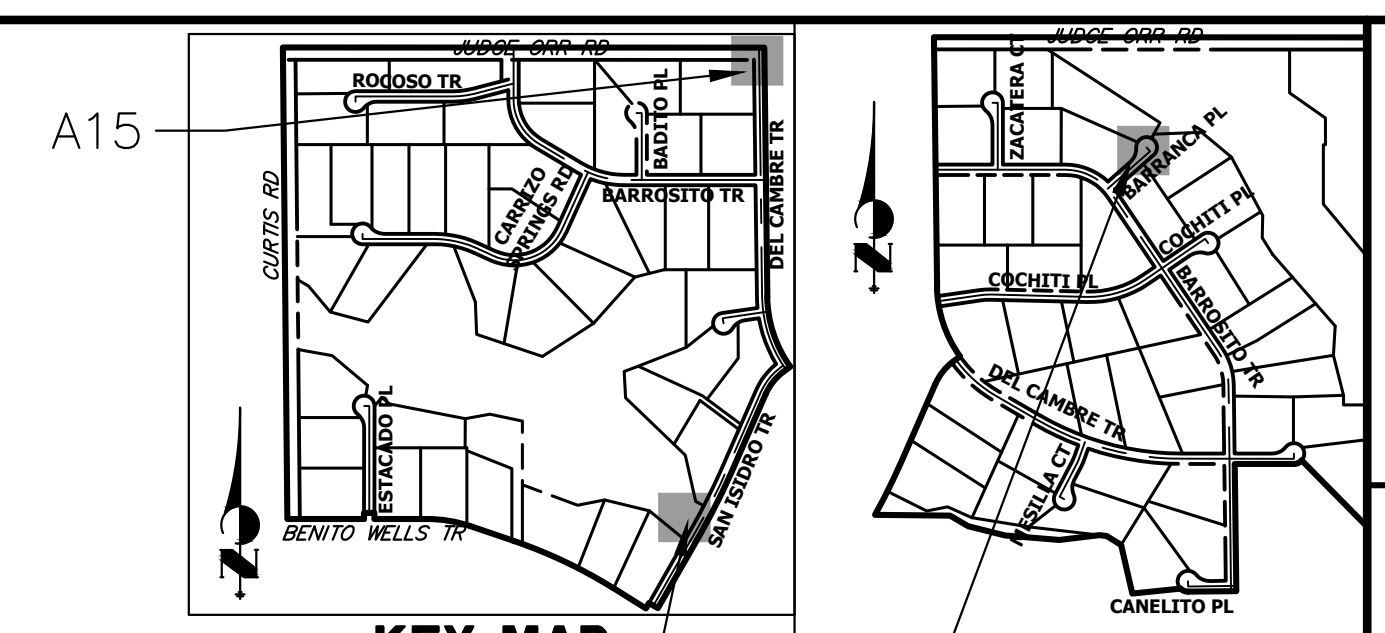


**A15 CULVERT - PROFILE**

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



**A11 CULVERT - PROFILE**



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

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

A10 & A11

A13

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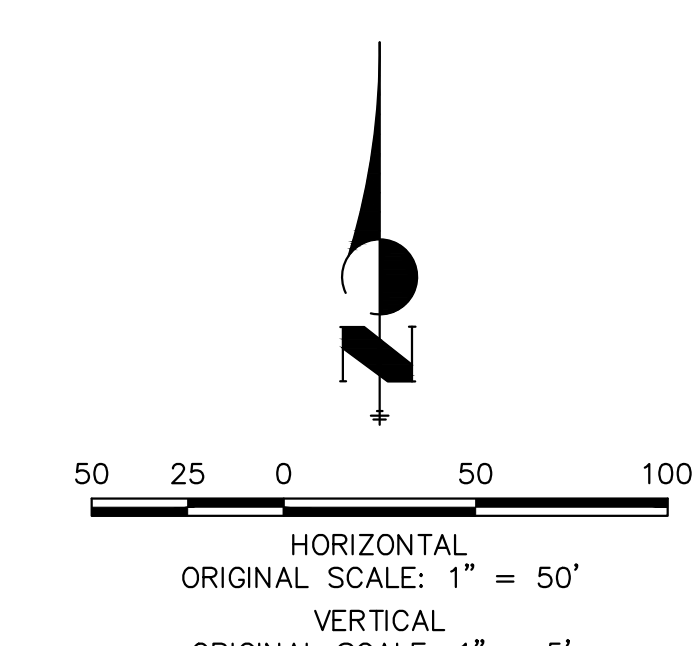
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No.	REVISION	BY	DATE

**STORM SEWER NOTES**

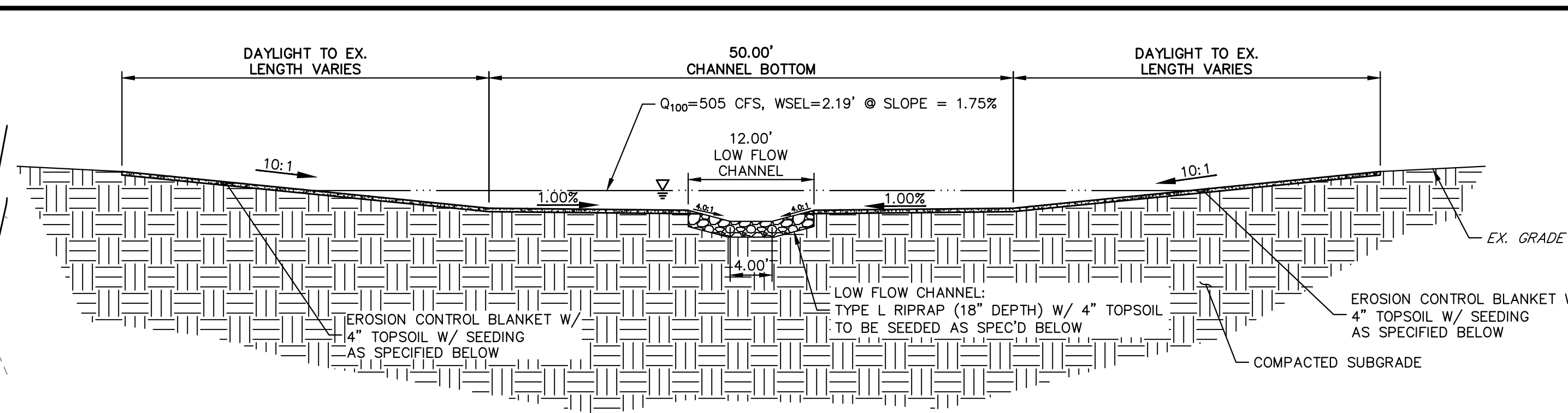
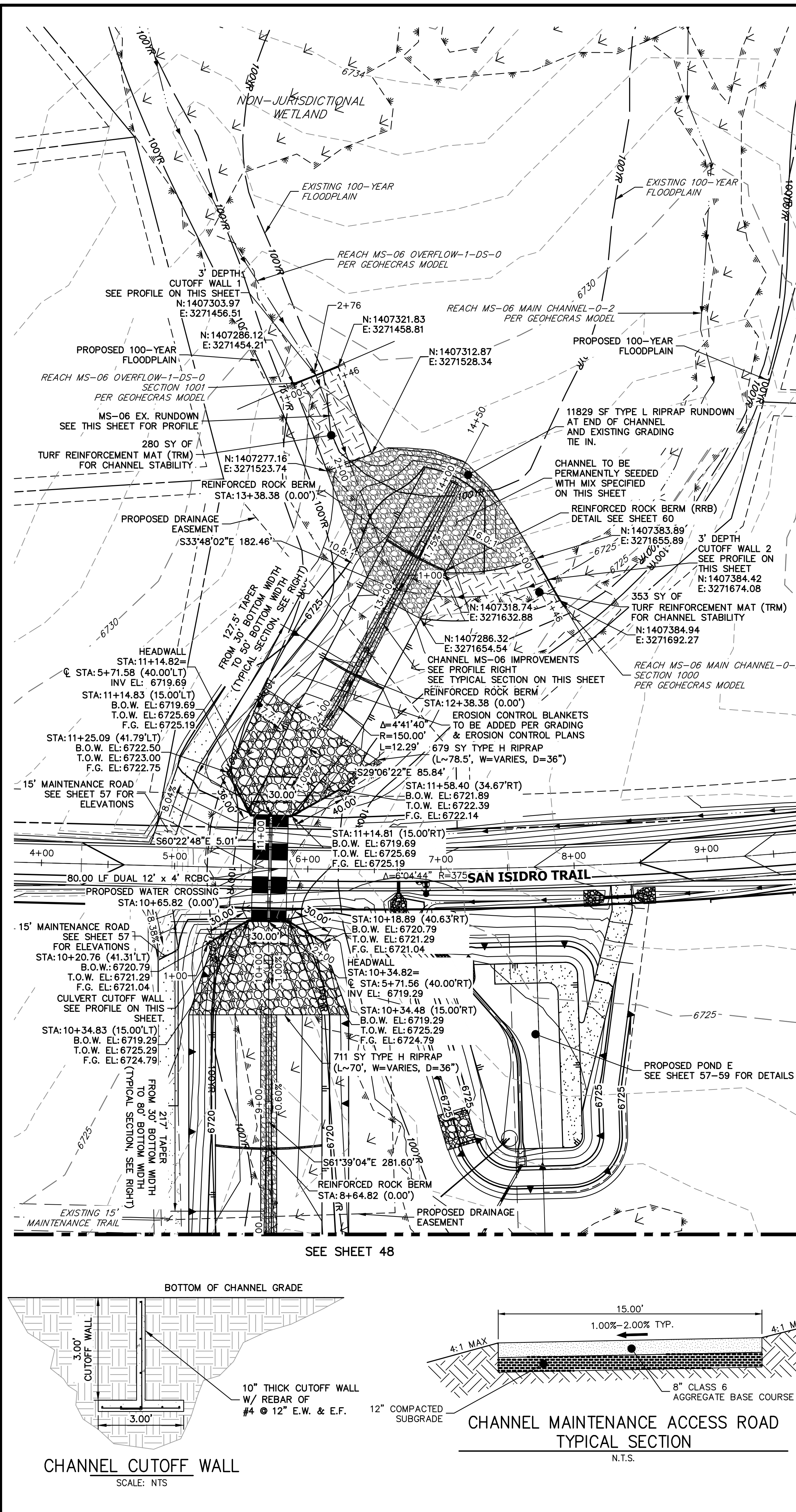
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*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -  
FILING 3  
STORM SEWER PLAN AND  
PROFILE

SHEET 46 OF 64  
JOB NO. 25142.05



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

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

**NOTES**

1. TURF REINFORCING MATS (TRM) PER URBAN STORM DRAINAGE CRITERIA MANUAL (USDCM) VOLUME 3 CRITERIA FOR ROLLED EROSION CONTROL PRODUCTS (RECP), EC-6, TABLE RECP-2.
2. DETAILS FOR THE ECB & TRM MEASURES CAN BE FOUND ON SHEET 64

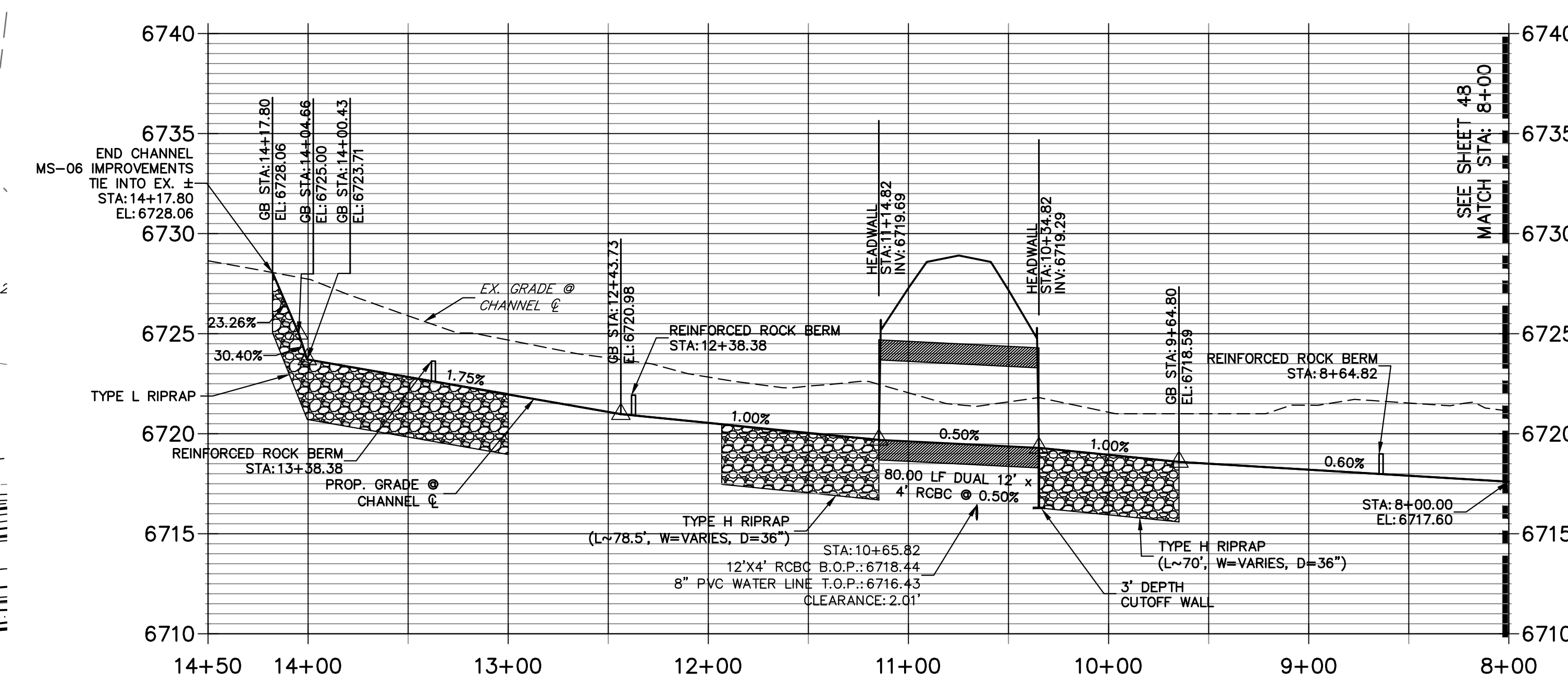


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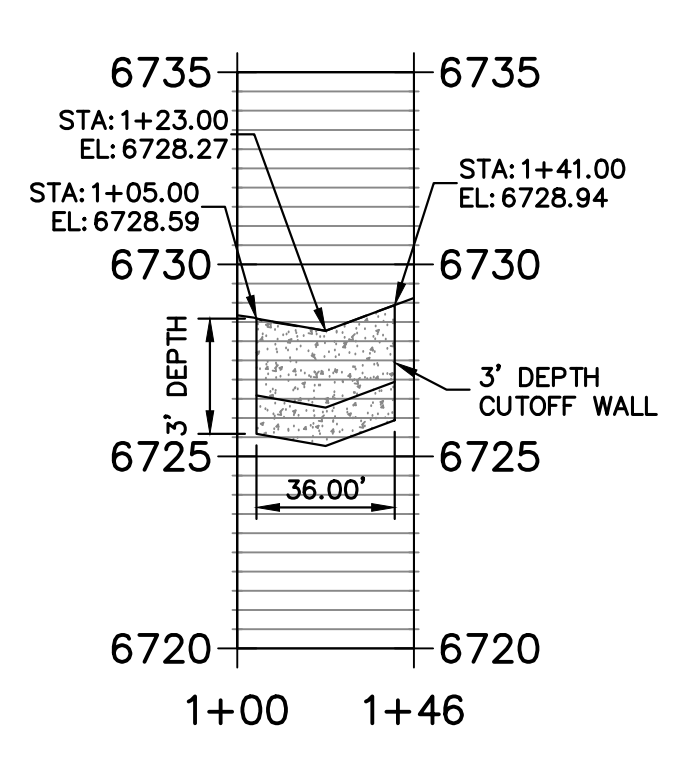
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIDGON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

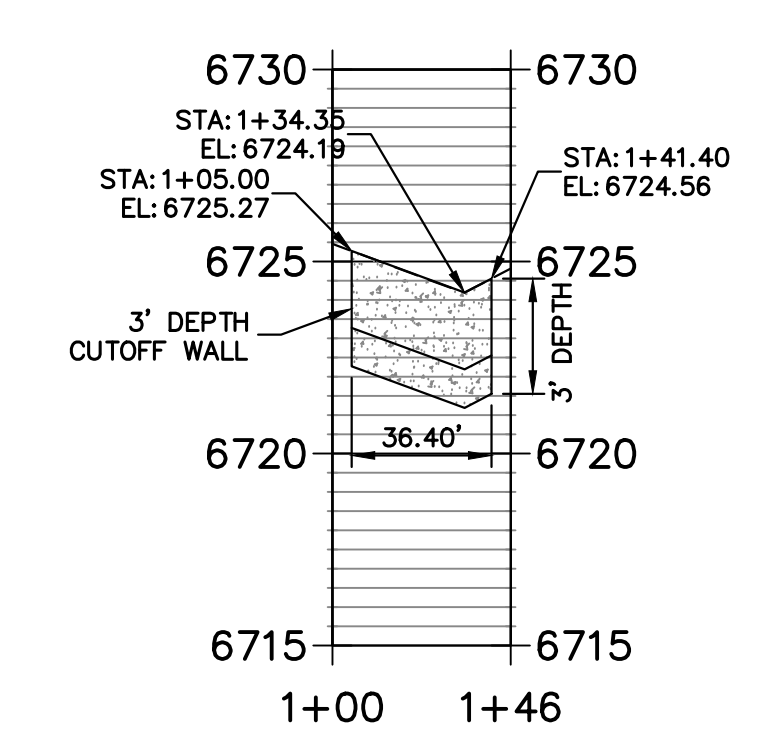
**MS-06 PROFILE (1)**  
STA 8+00.00 TO 14+50.00



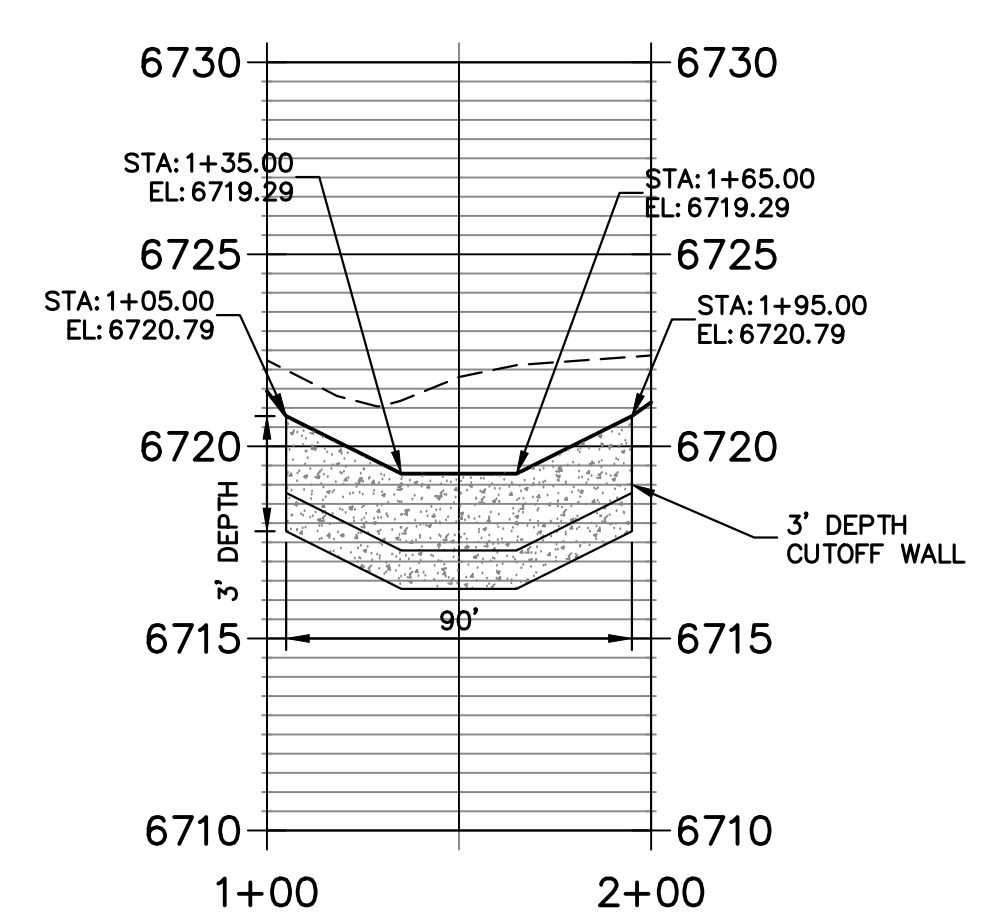
**CUTOFF WALL 1 PROFILE**  
STA 1+00.00 TO 1+46.00



**CUTOFF WALL 2 PROFILE**  
STA 1+00.00 TO 1+46.40



**CULVERT CUTOFF WALL PROFILE**  
STA 1+00.00 TO 2+00.00



No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3 CHANNEL IMPROVEMENT PLANS

DESIGNED BY AAM  
DRAWN BY AAM  
CHECKED BY

DATE 5/15/24

DESIGNED BY AAM  
DRAWN BY AAM  
CHECKED BY

H-SCALE 1"=50'  
V-SCALE 1"=5'

DATE 5/15/24

DESIGNED BY AAM  
DRAWN BY AAM  
CHECKED BY

SHEET 47 OF 64  
JOB NO. 25142.05

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

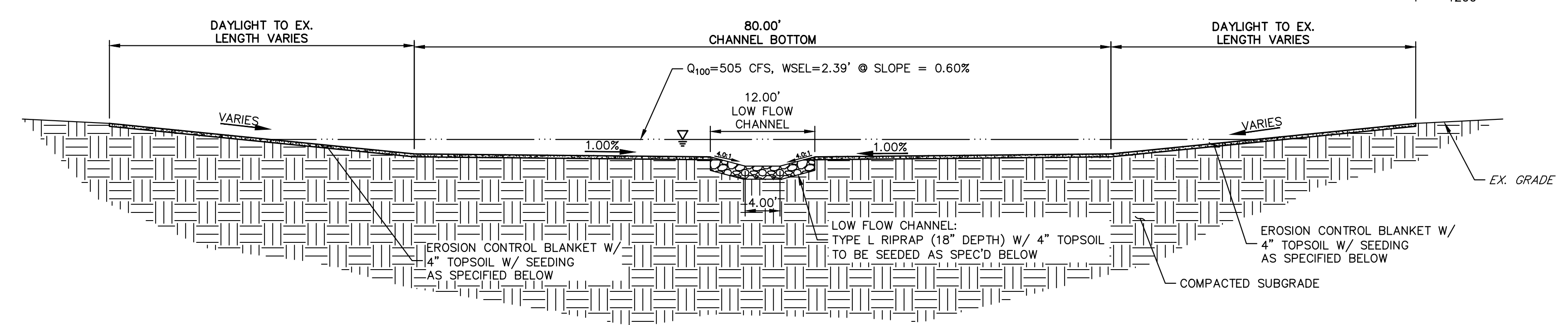
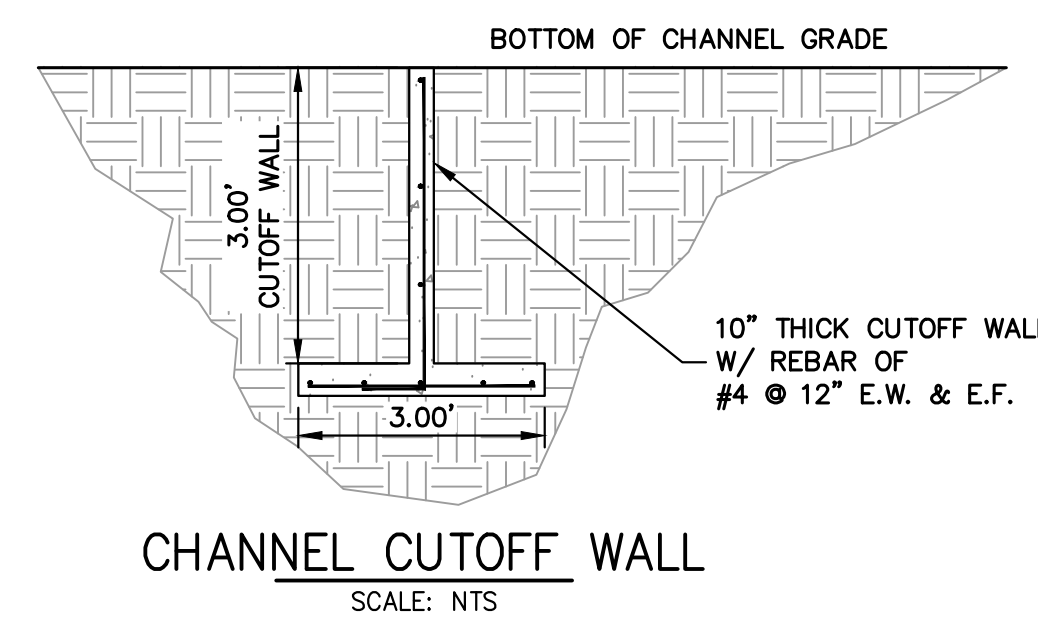
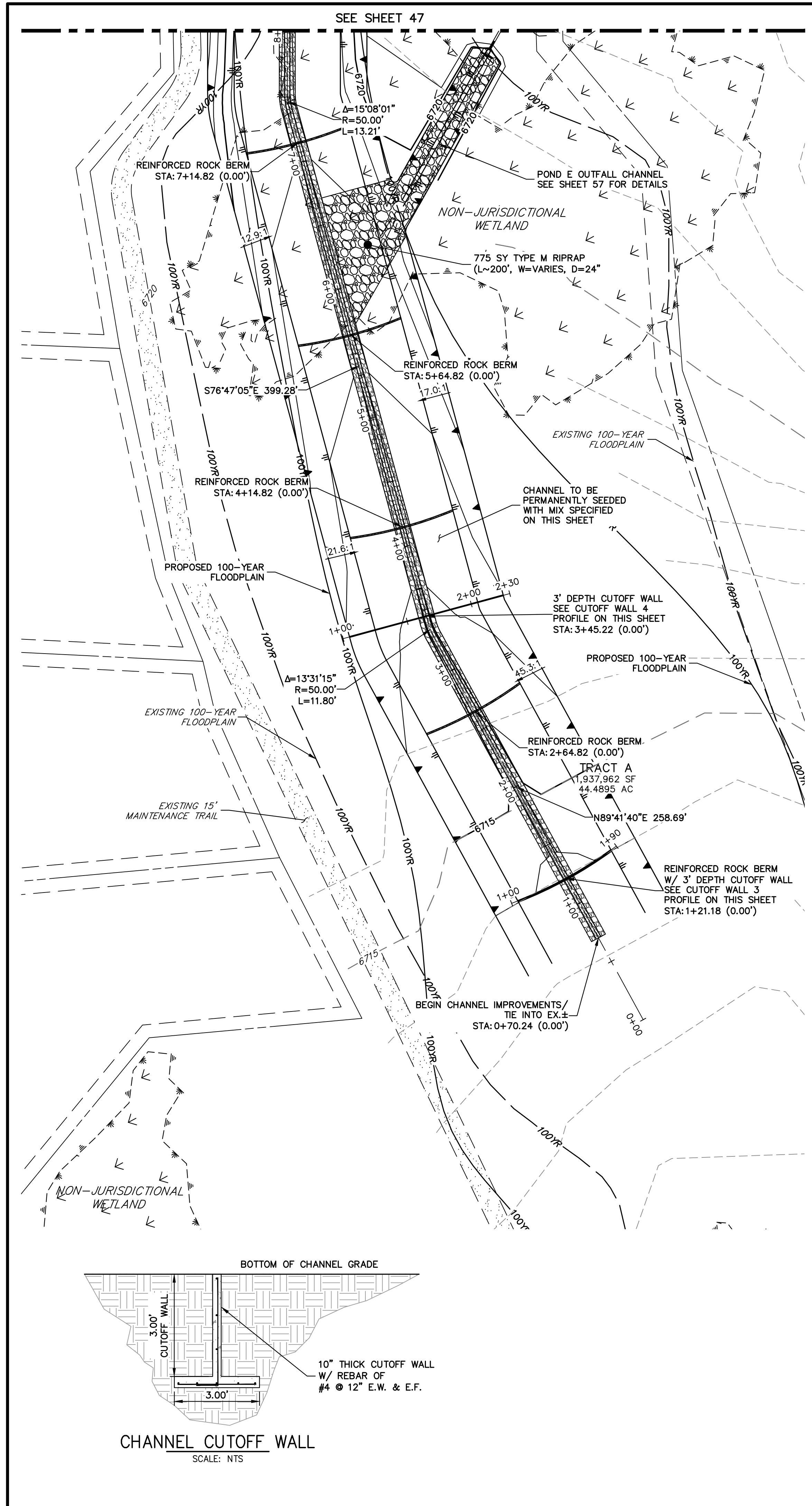
25043

5/15/24

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

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

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



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

SCALE: 1"=10'

TYPICAL SECTION FOR CHANNEL EAST OF SAN ISIDRO TRAIL

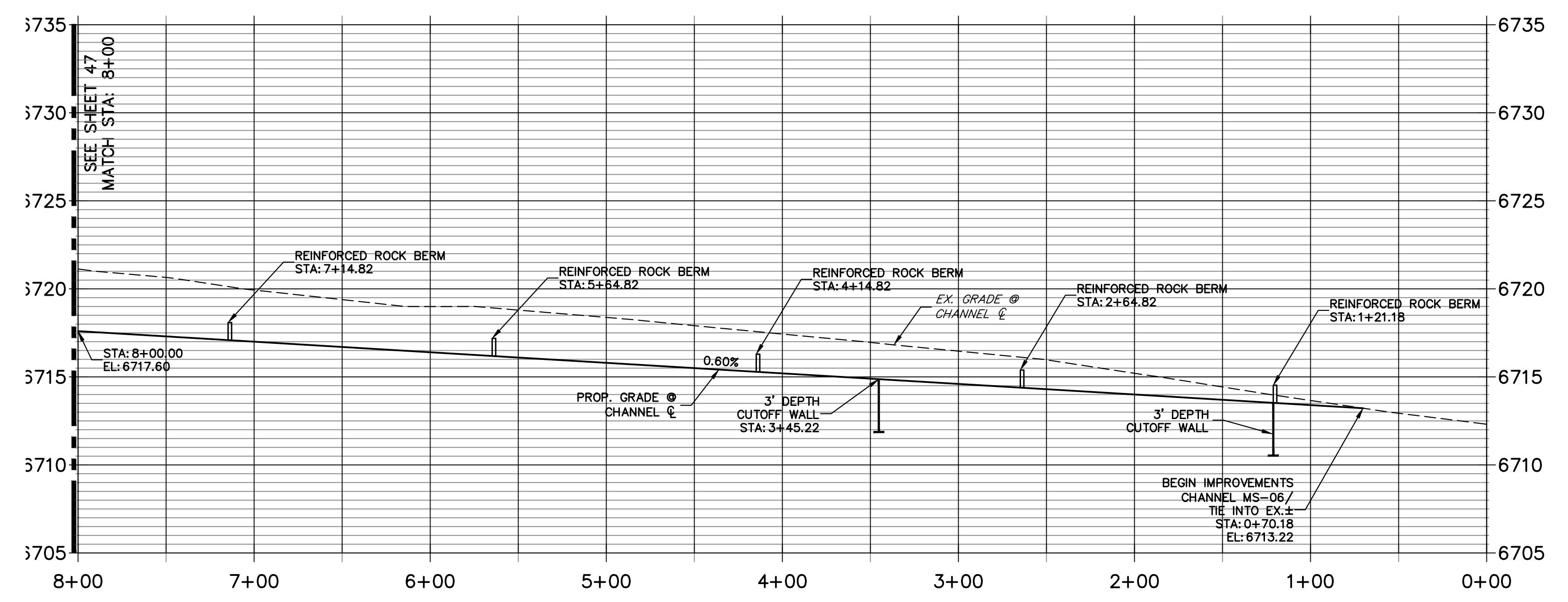
CHANNEL SEED MIX: EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"

- IDAHO FESCUE
- SANDBERG BLUEGRASS
- ROCKY MOUNTAIN FESCUE
- BIG BLUEGRASS

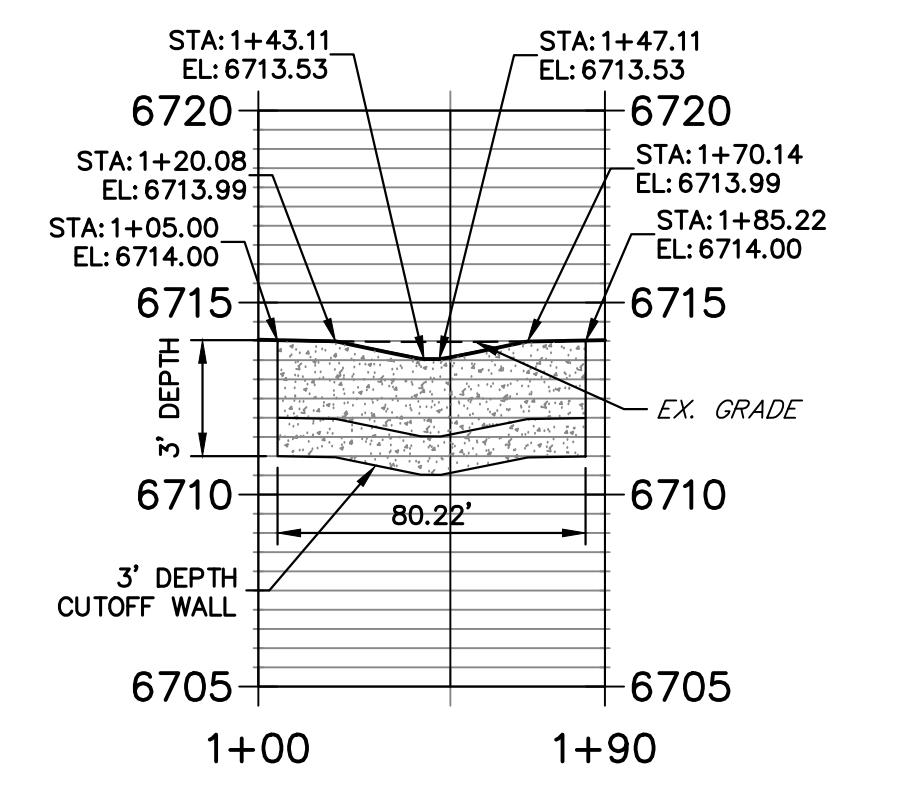
**NOTES**

1. TURF REINFORCING MATS (TRM) PER URBAN STORM DRAINAGE CRITERIA MANUAL (USDGM) VOLUME 3 CRITERIA FOR ROLLED EROSION CONTROL PRODUCTS (RECP), EC-6, TABLE RECP-2.
2. DETAILS FOR THE ECB & TRM MEASURES CAN BE FOUND ON SHEET 64

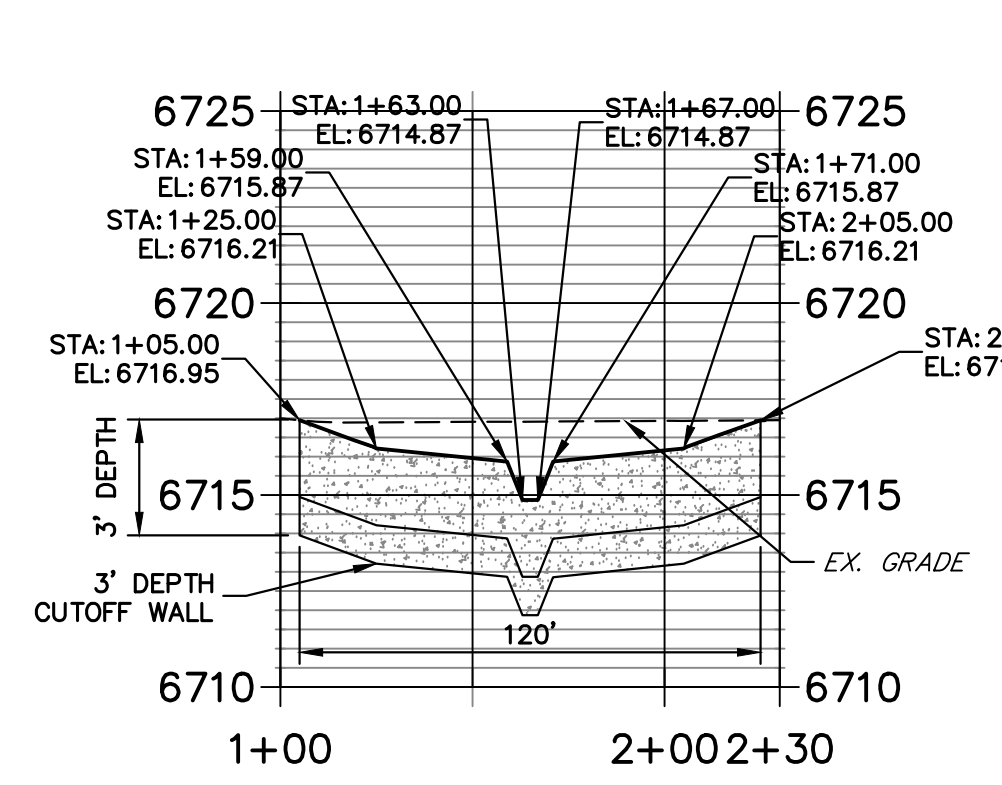
**MS-06 PROFILE  
STA 0+00.00 TO 8+00.00**



**CUTOFF WALL 3 PROFILE  
STA 1+00.00 TO 1+90.22**



**CUTOFF WALL 4 PROFILE  
STA 1+00.00 TO 2+30.00**



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

50 25 0 50 100

HORIZONTAL ORIGINAL SCALE: 1" = 50'

VERTICAL ORIGINAL SCALE: 1" = 5'

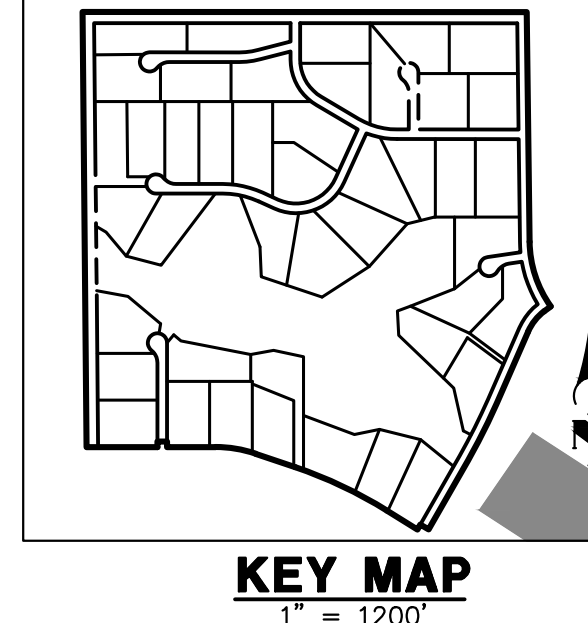
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law, P.E. 25043

5/15/24

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



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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2683  
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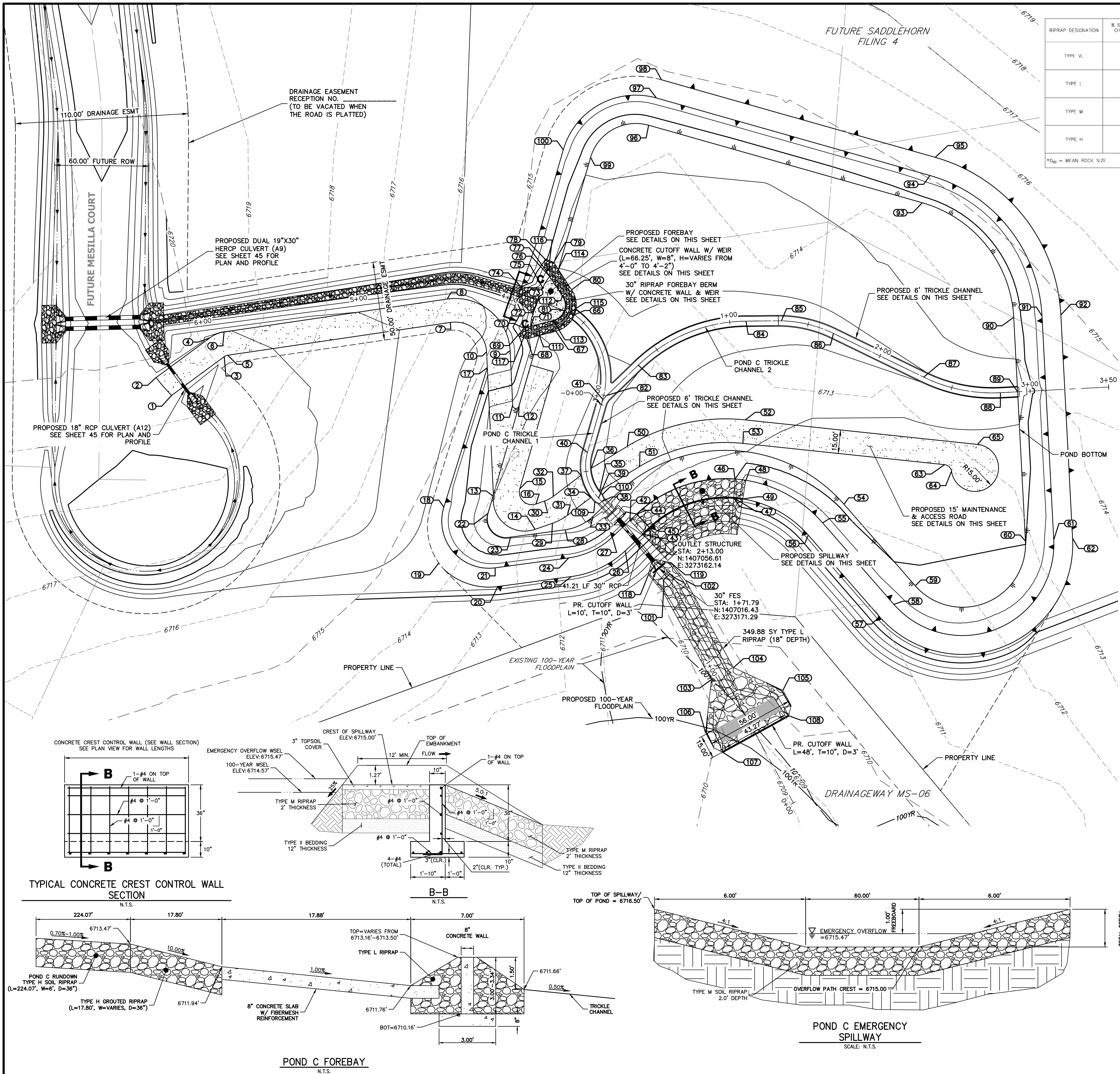
SADDLEHORN RANCH - FILING 3  
CHANNEL IMPROVEMENT PLANS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	5/15/24	AAM	AAM	

No.	REVISION	BY	DATE

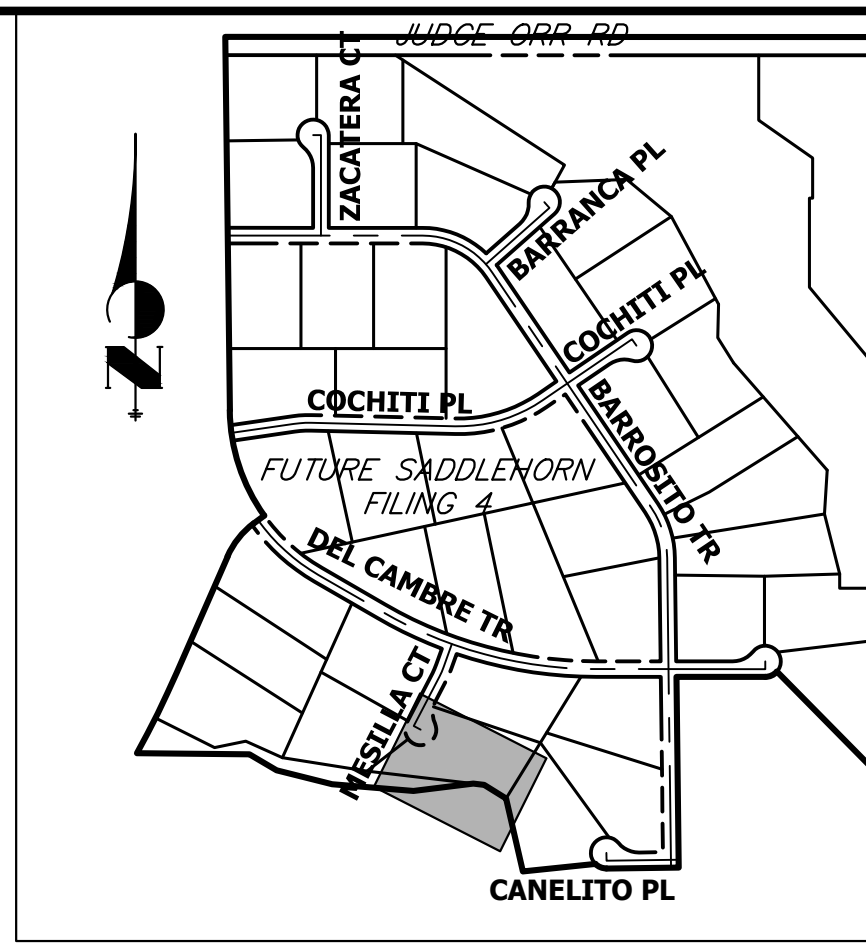
SHEET 48 OF 64  
JOB NO. 25142.05



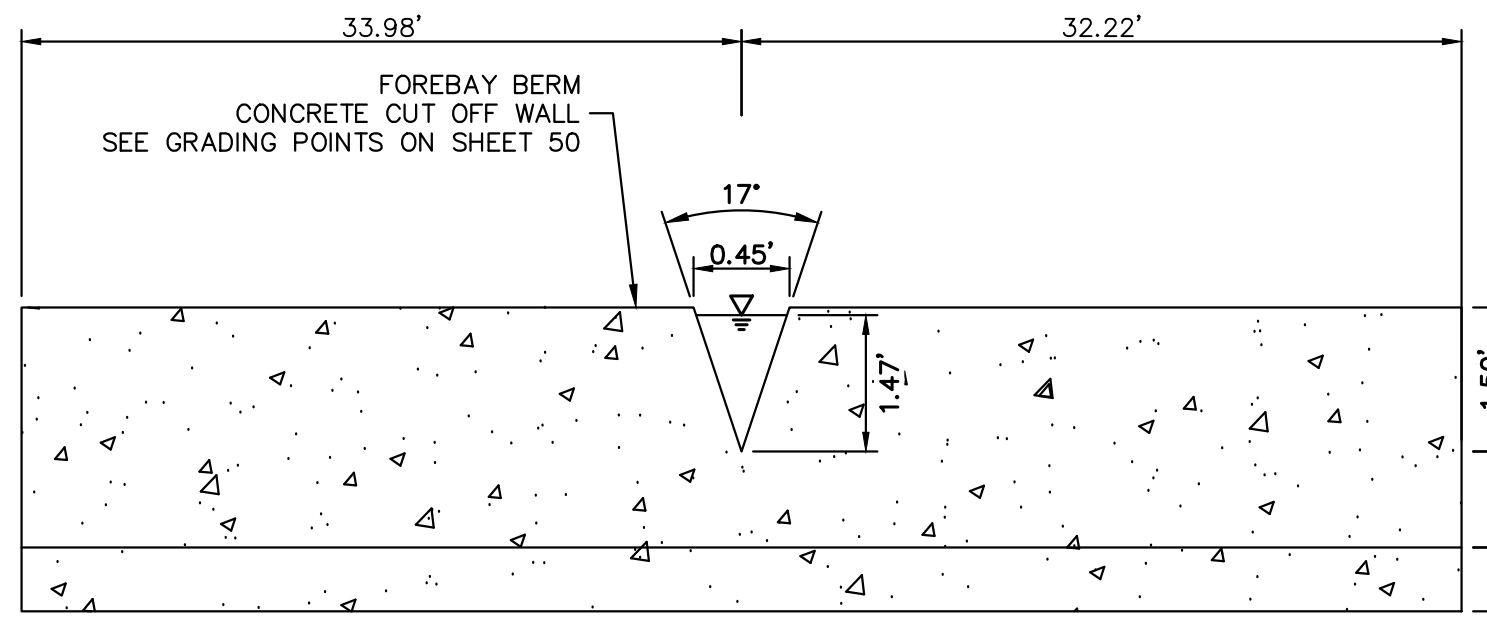


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D <sub>50</sub> (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 -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

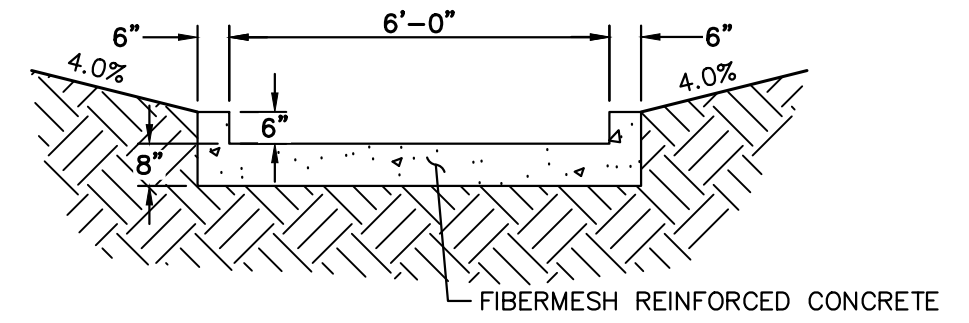
\*D<sub>50</sub> = MEAN ROCK SIZE



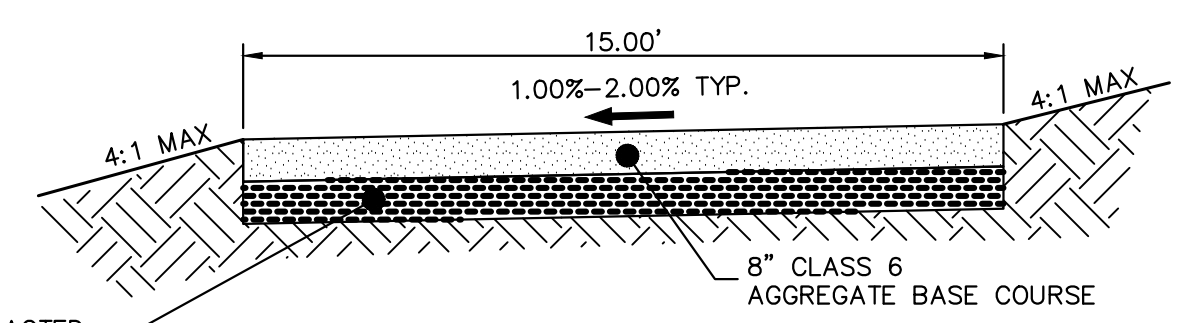
**KEY MAP**  
N.T.S.



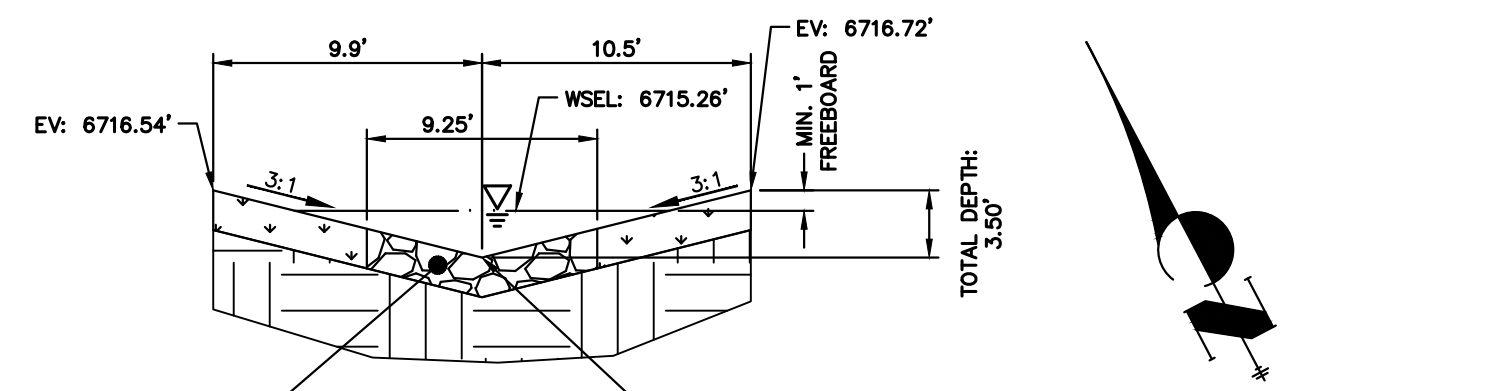
**POND C FOREBAY WEIR**  
N.T.S.



**POND C TRICKLE CHANNEL**  
N.T.S.



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



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

**GRADING POINT NOTES**

1. GRADING POINTS SHOWN ON NEXT PAGE.



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND, BY BEHALF OF JR ENGINEERING  
*[Signature]*  
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 AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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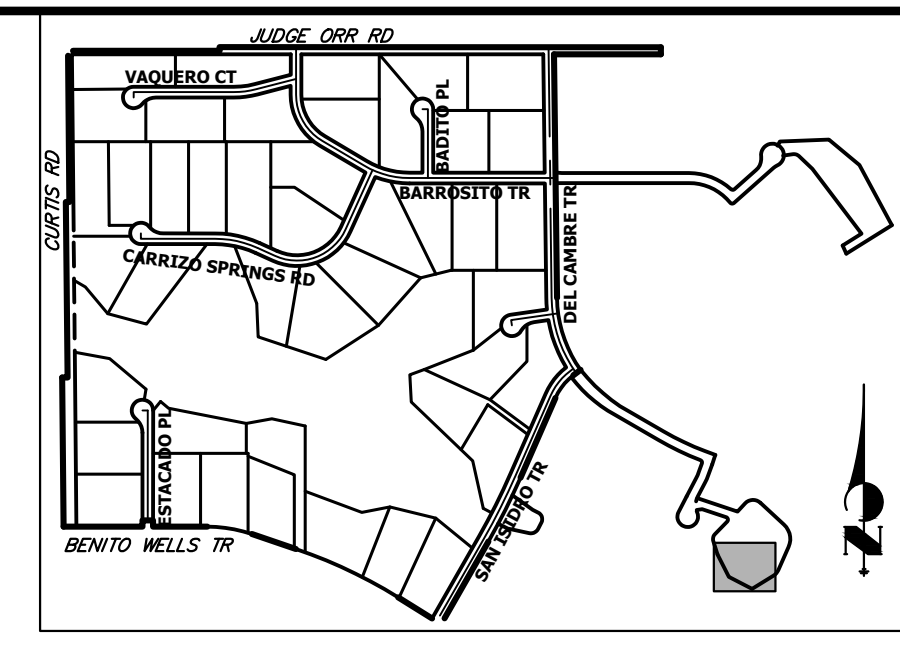
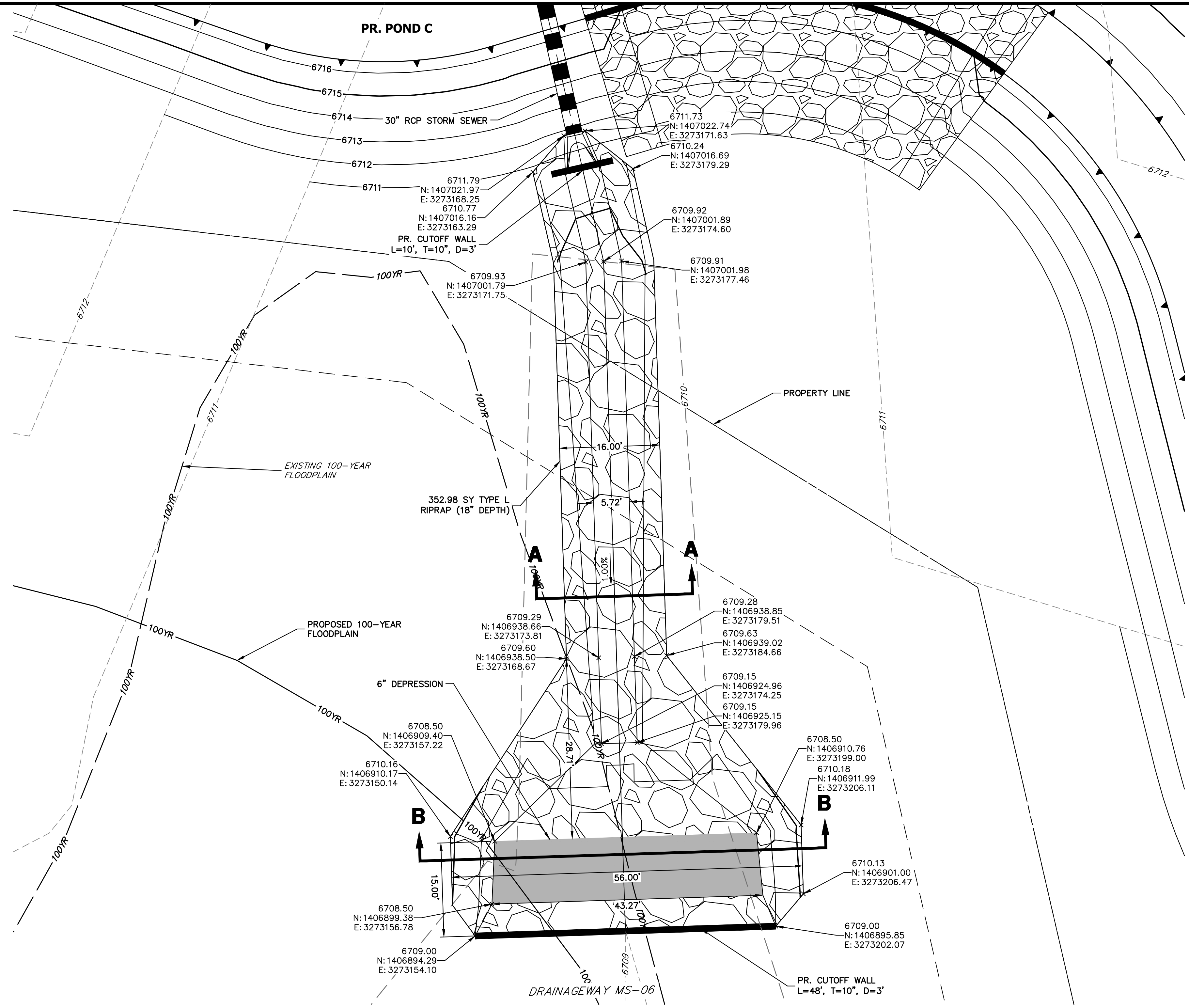
NO.	REVISION	BY	DATE

H-SCALE 1"=30'  
V-SCALE N/A  
DATE 5/15/24  
DESIGNED BY AAM  
DRAWN BY AAM  
CHECKED BY

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

SHEET 49 OF 64  
JOB NO. 25142.05





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

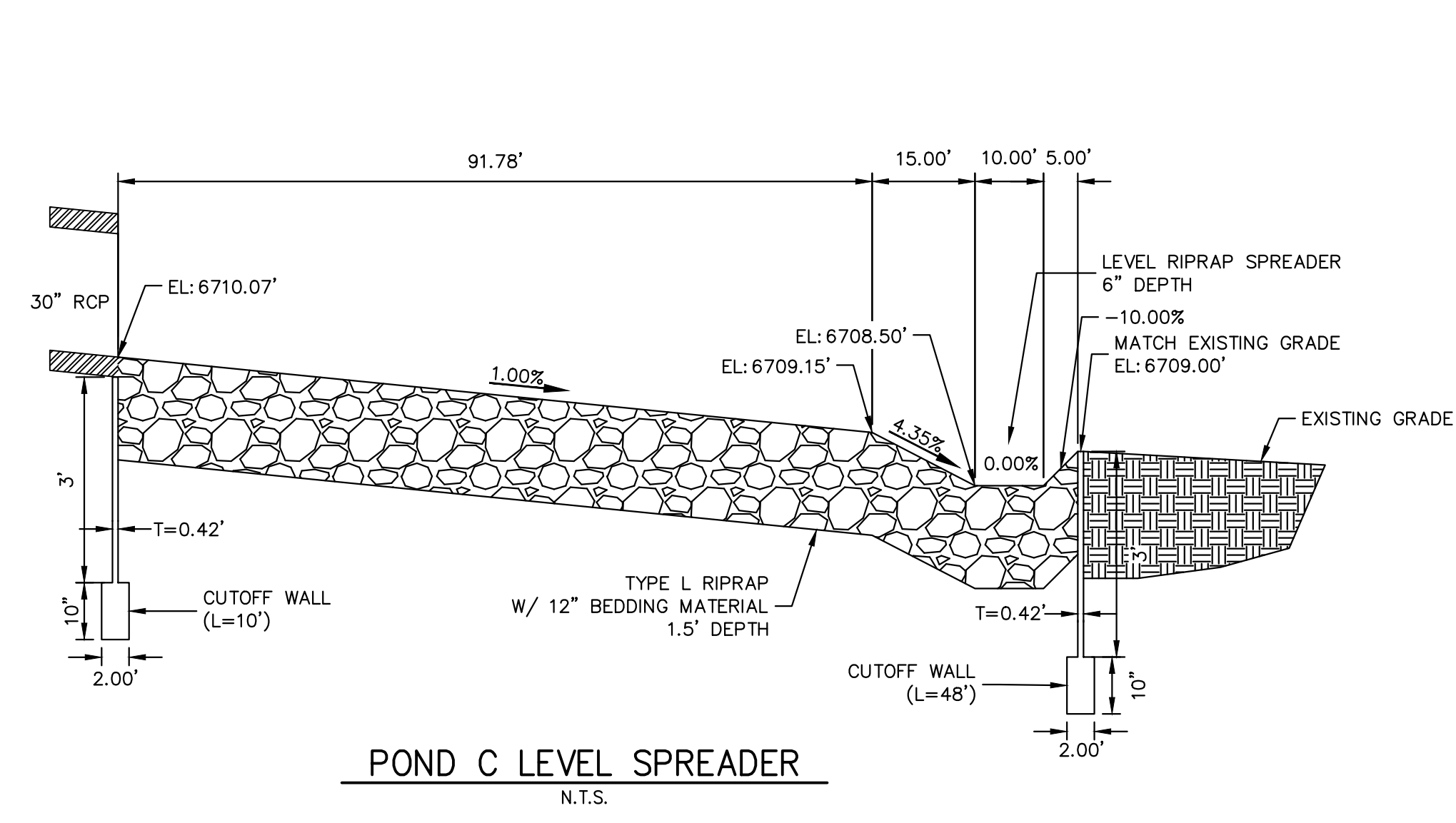
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**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

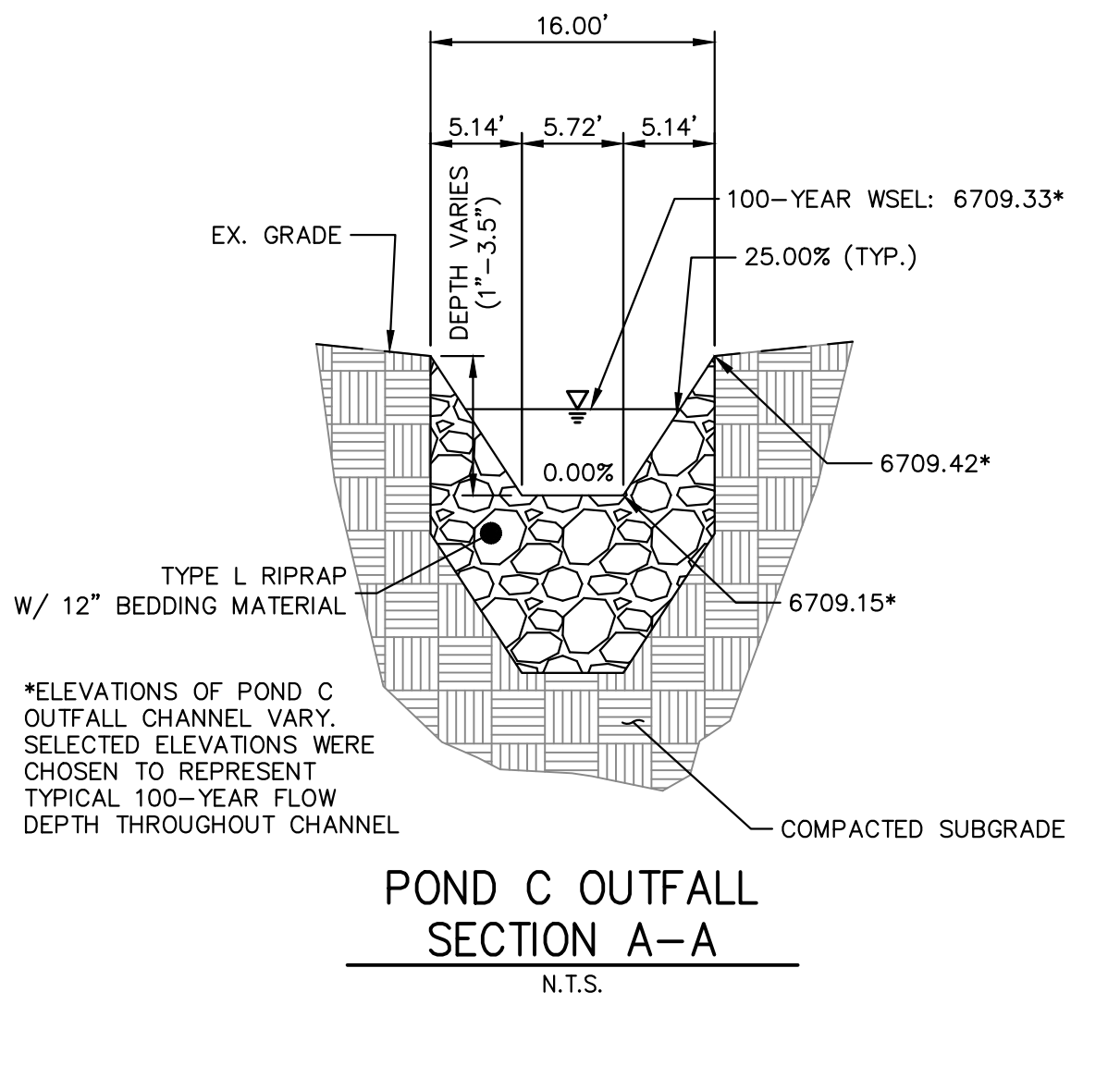
**J.R. ENGINEERING**  
A Westman Company  
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No.	REVISION	BY	DATE

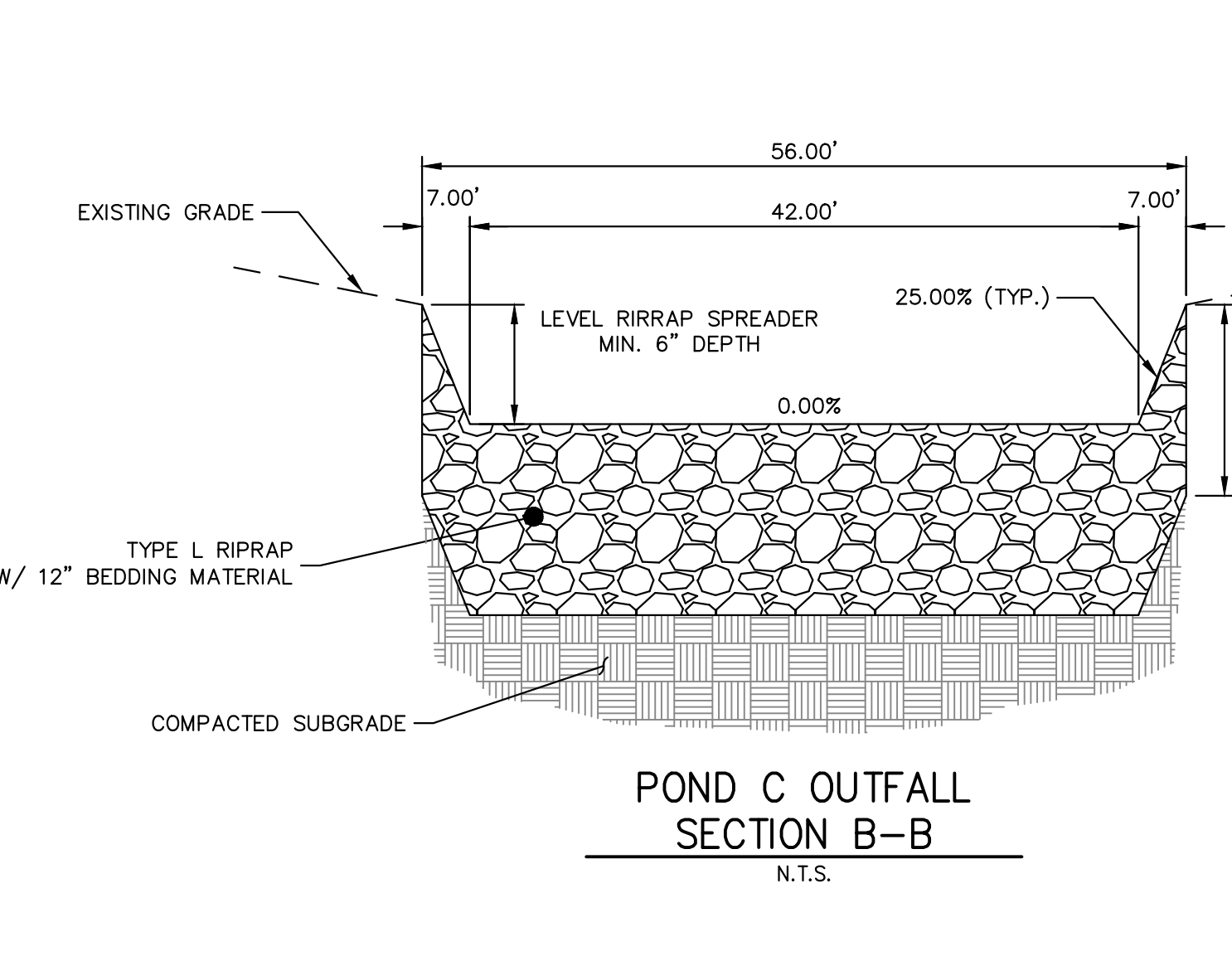
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	5/15/24	MMC	MMC	



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



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



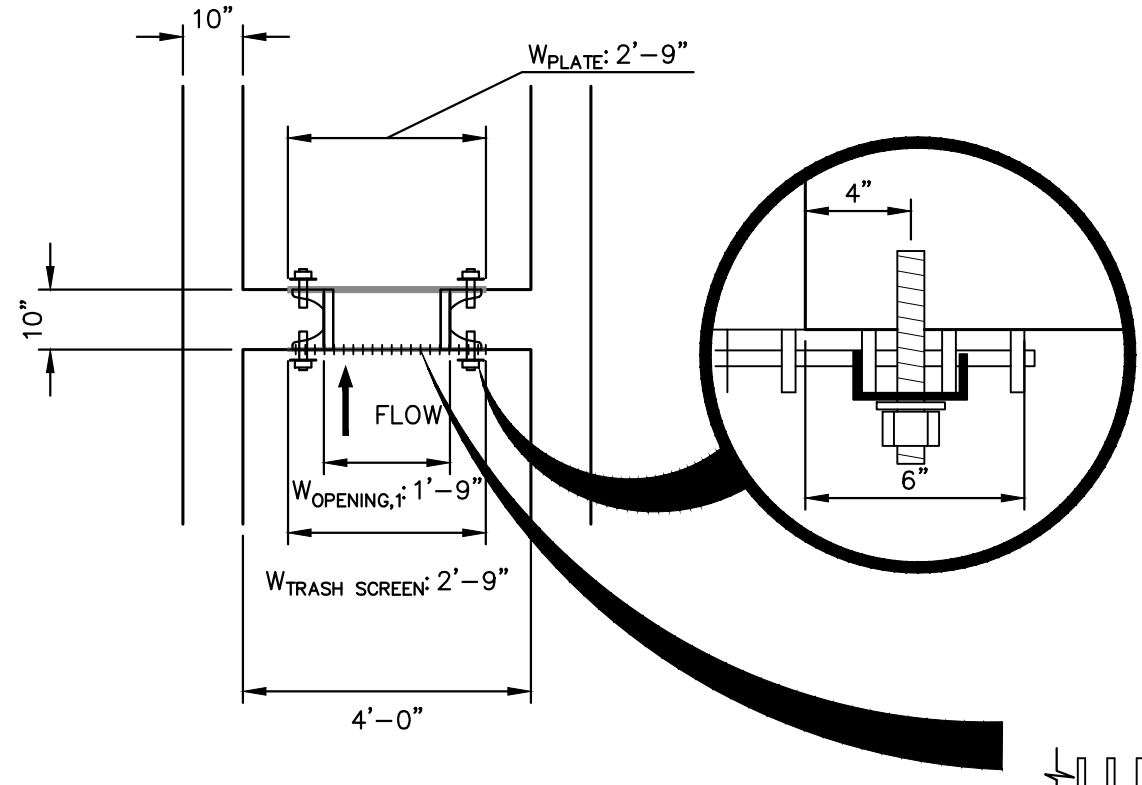
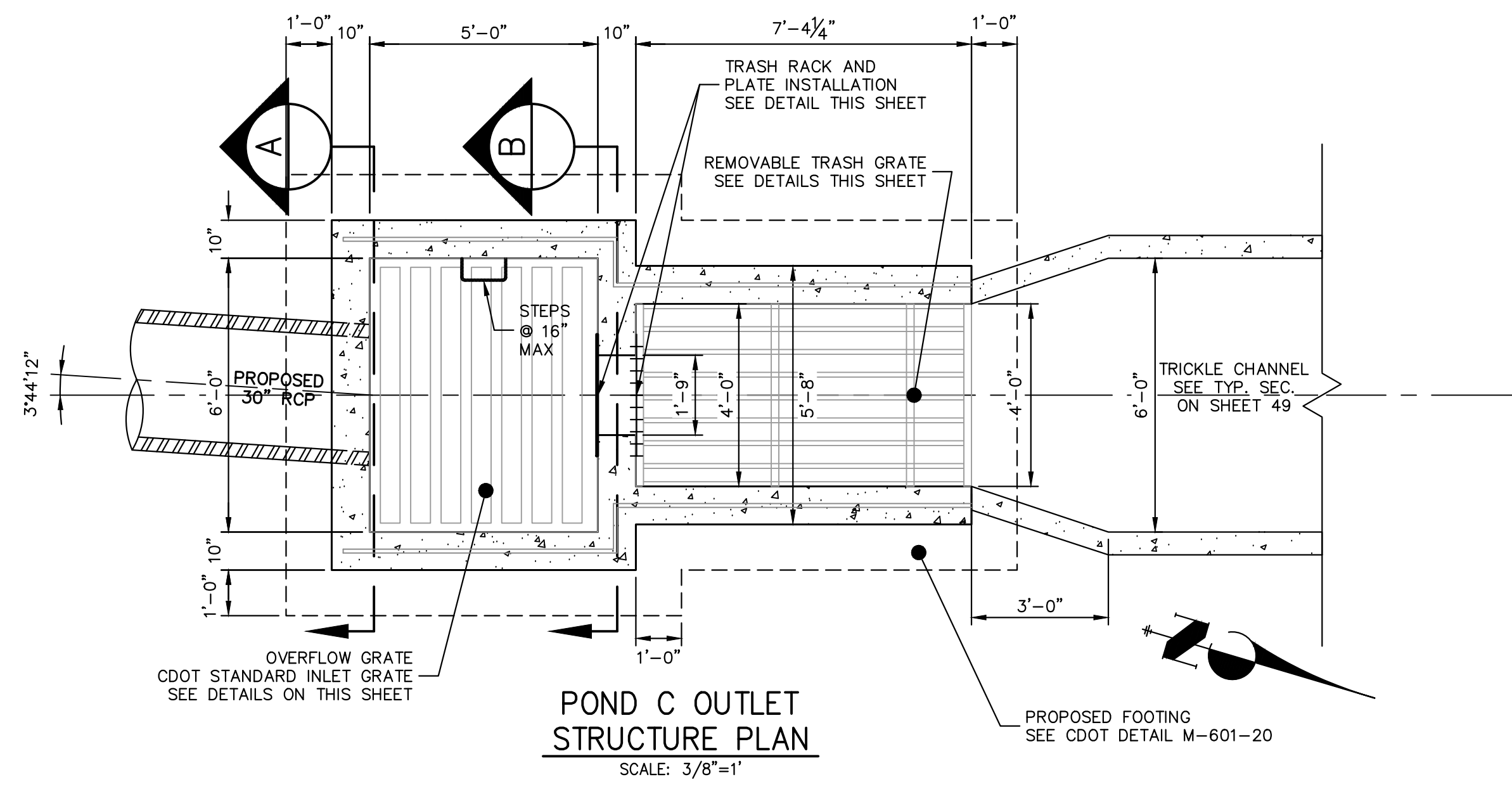
**POND C OUTFALL SECTION B-B**  
N.T.S.

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

ORIGINAL SCALE: 1" = 10'

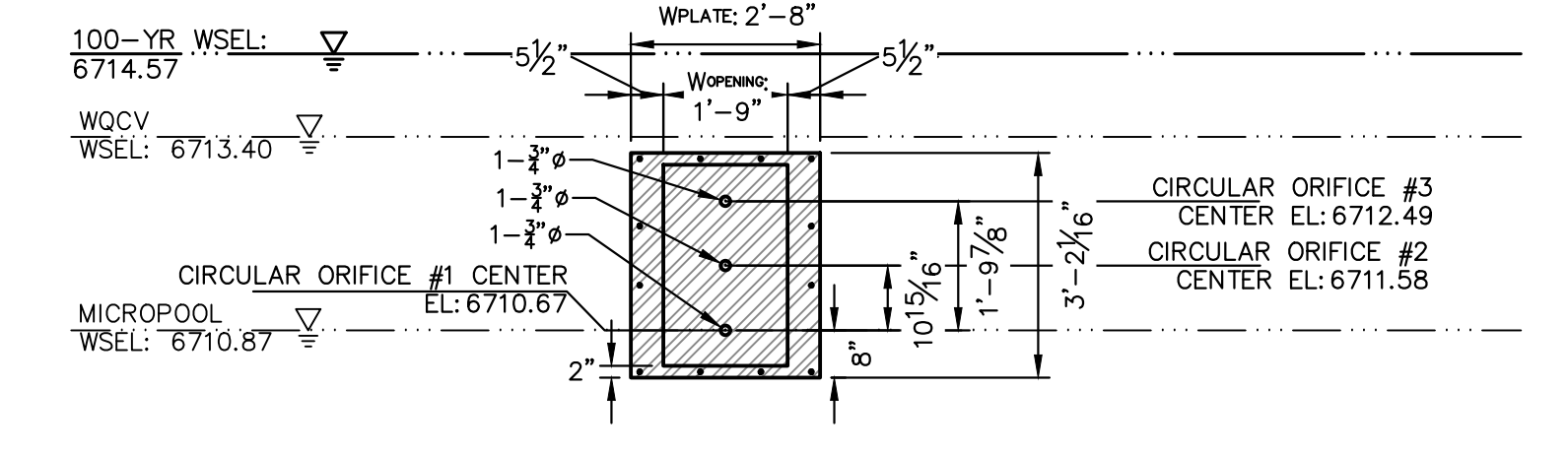
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/15/24

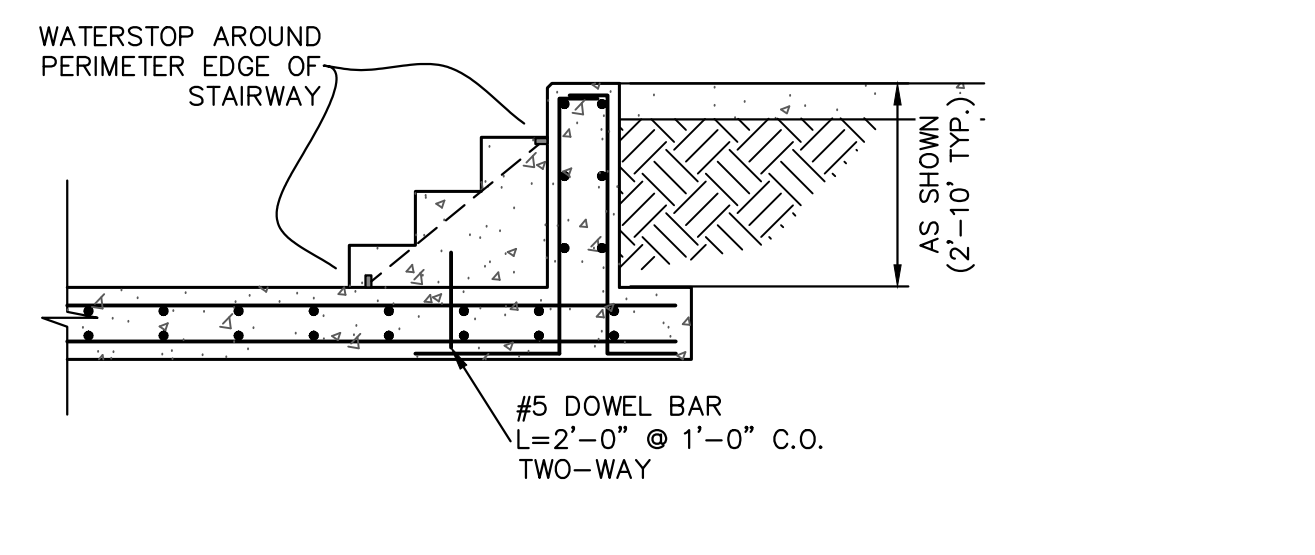
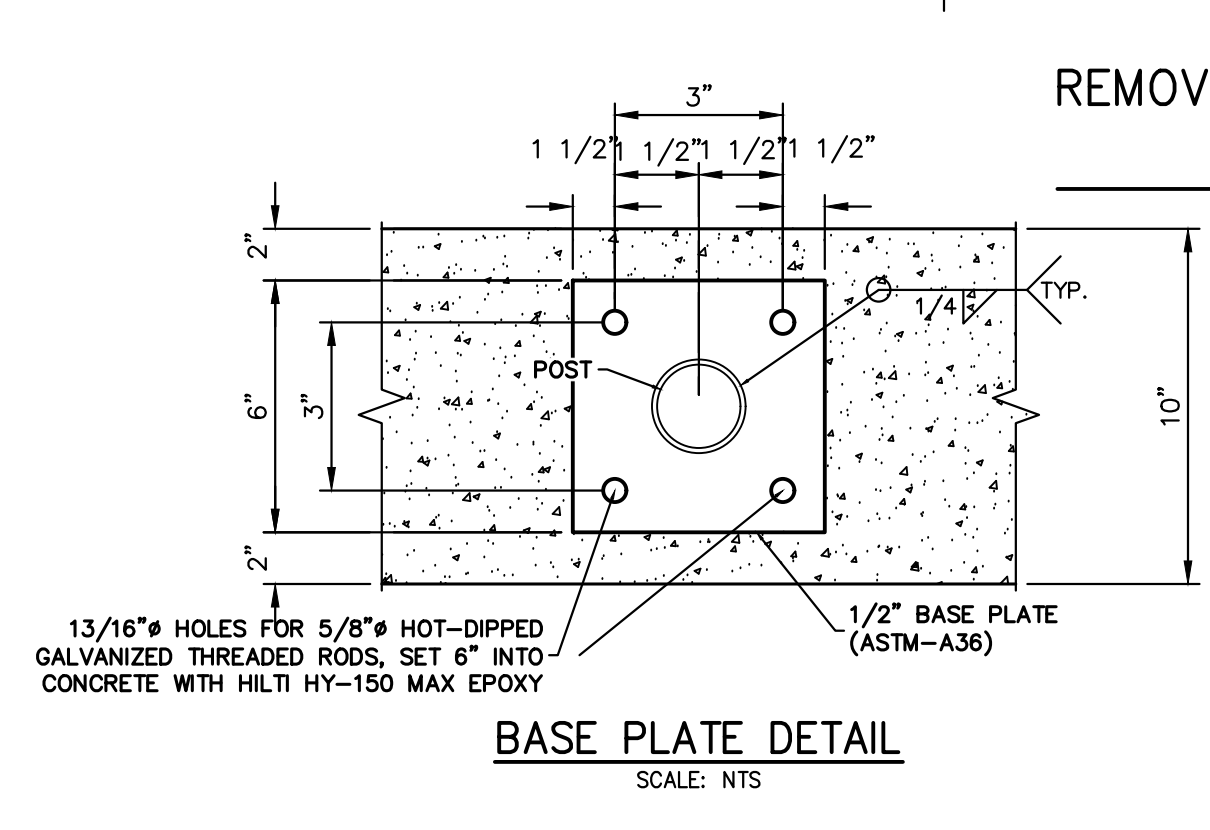
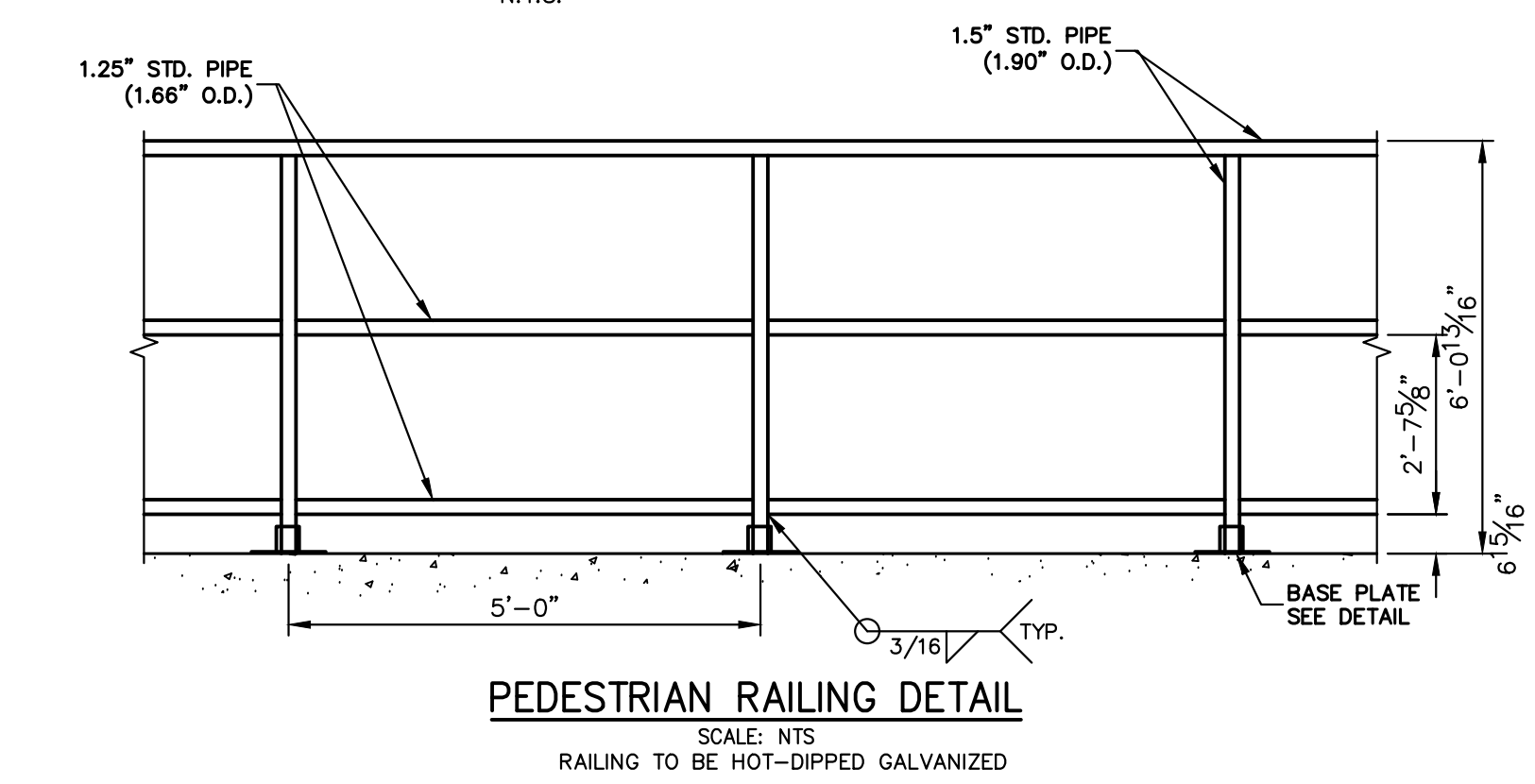
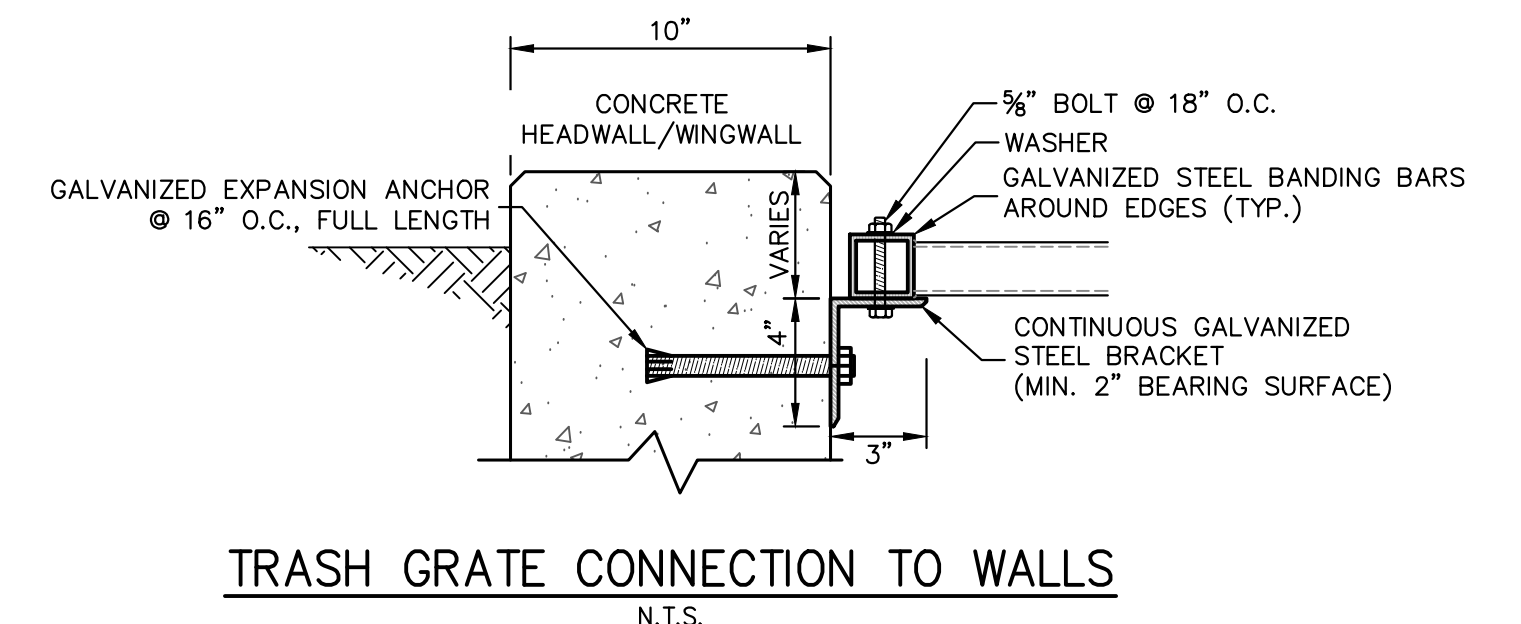
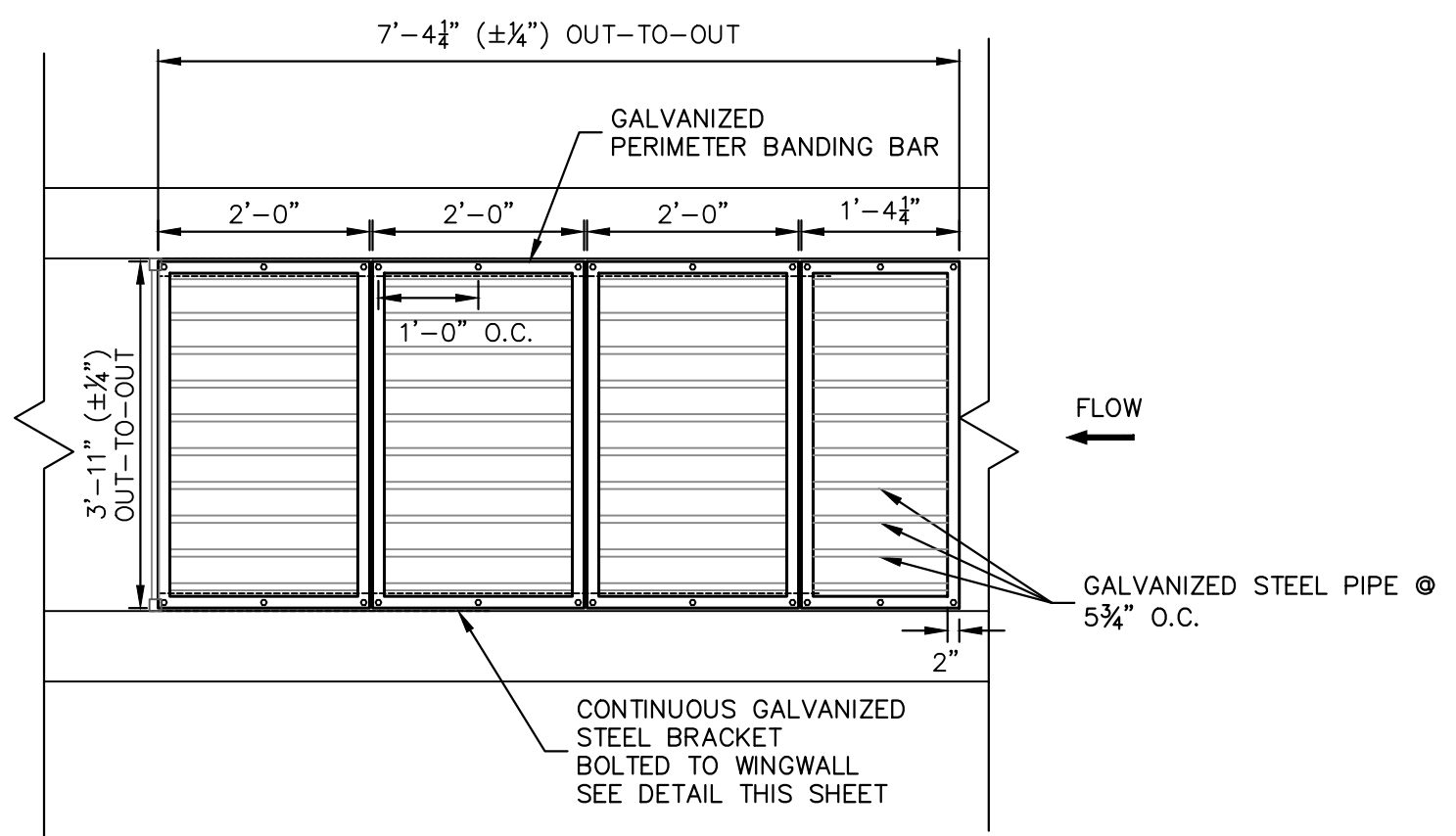
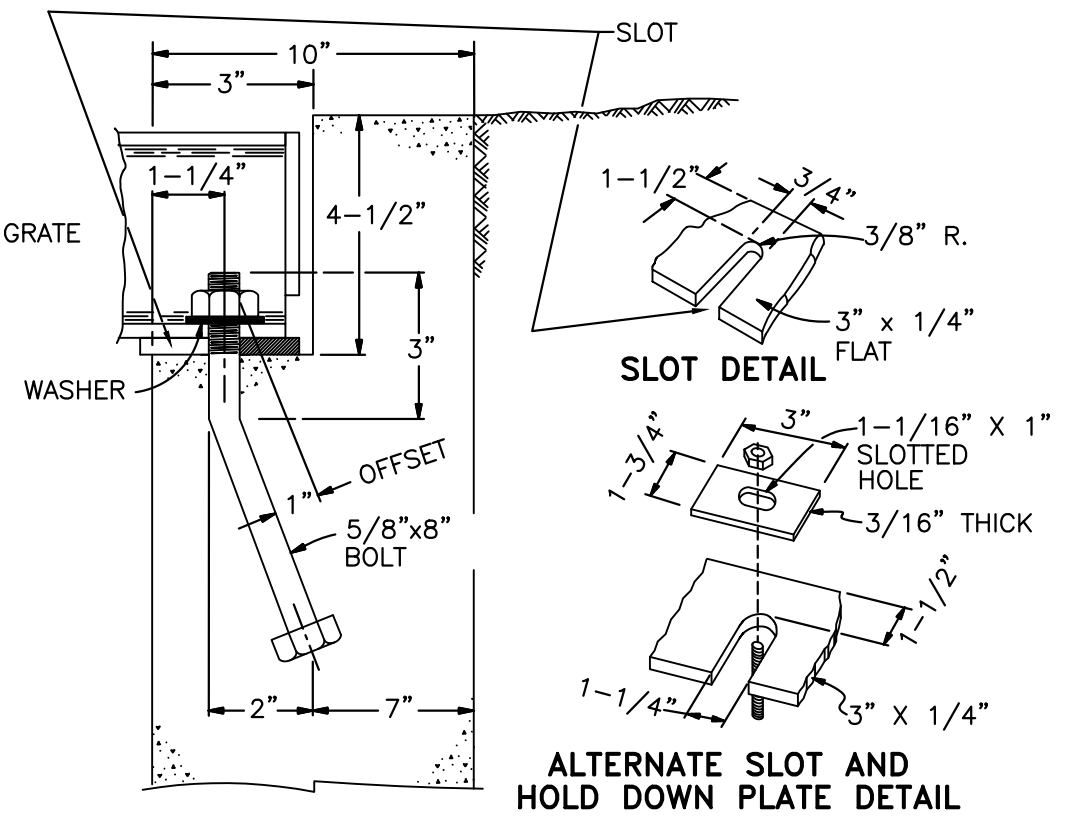
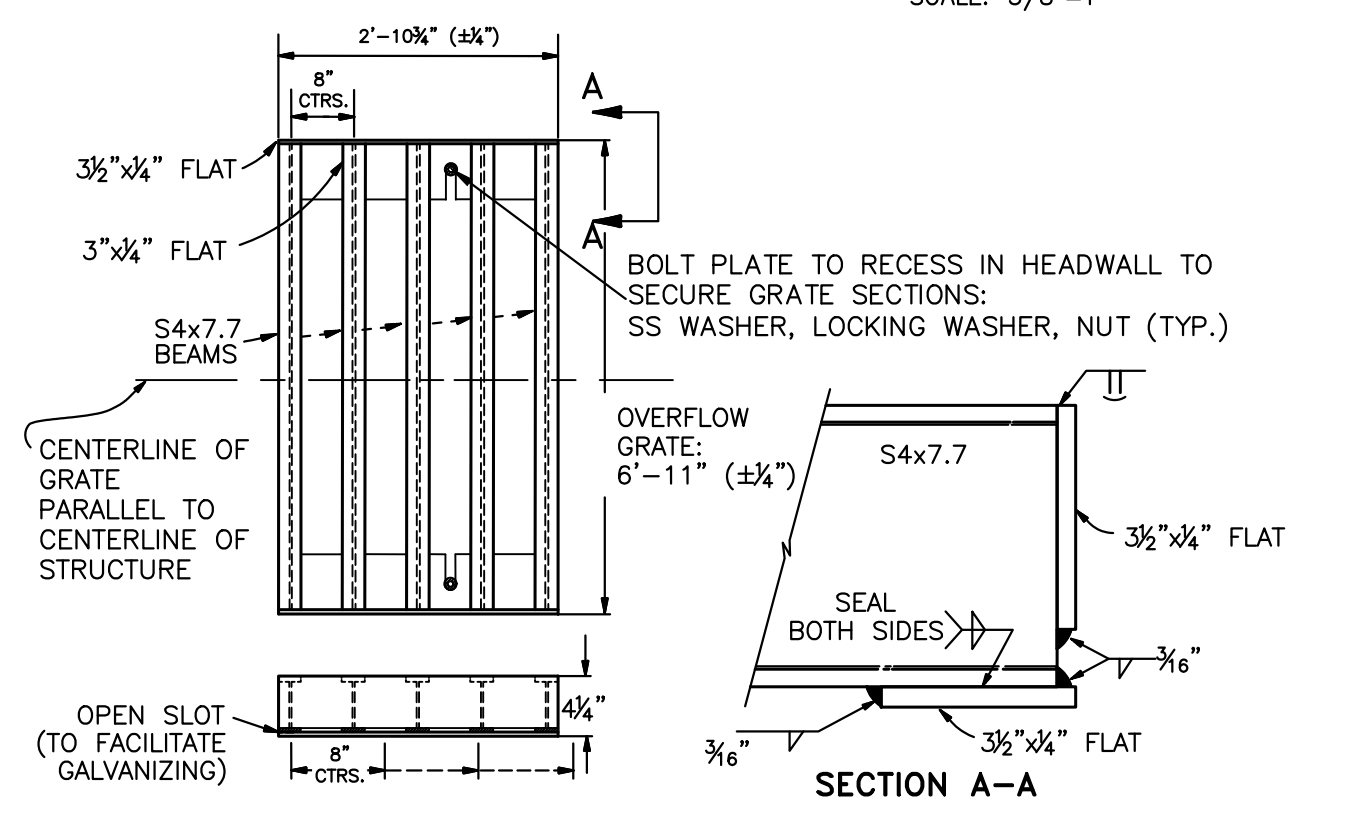
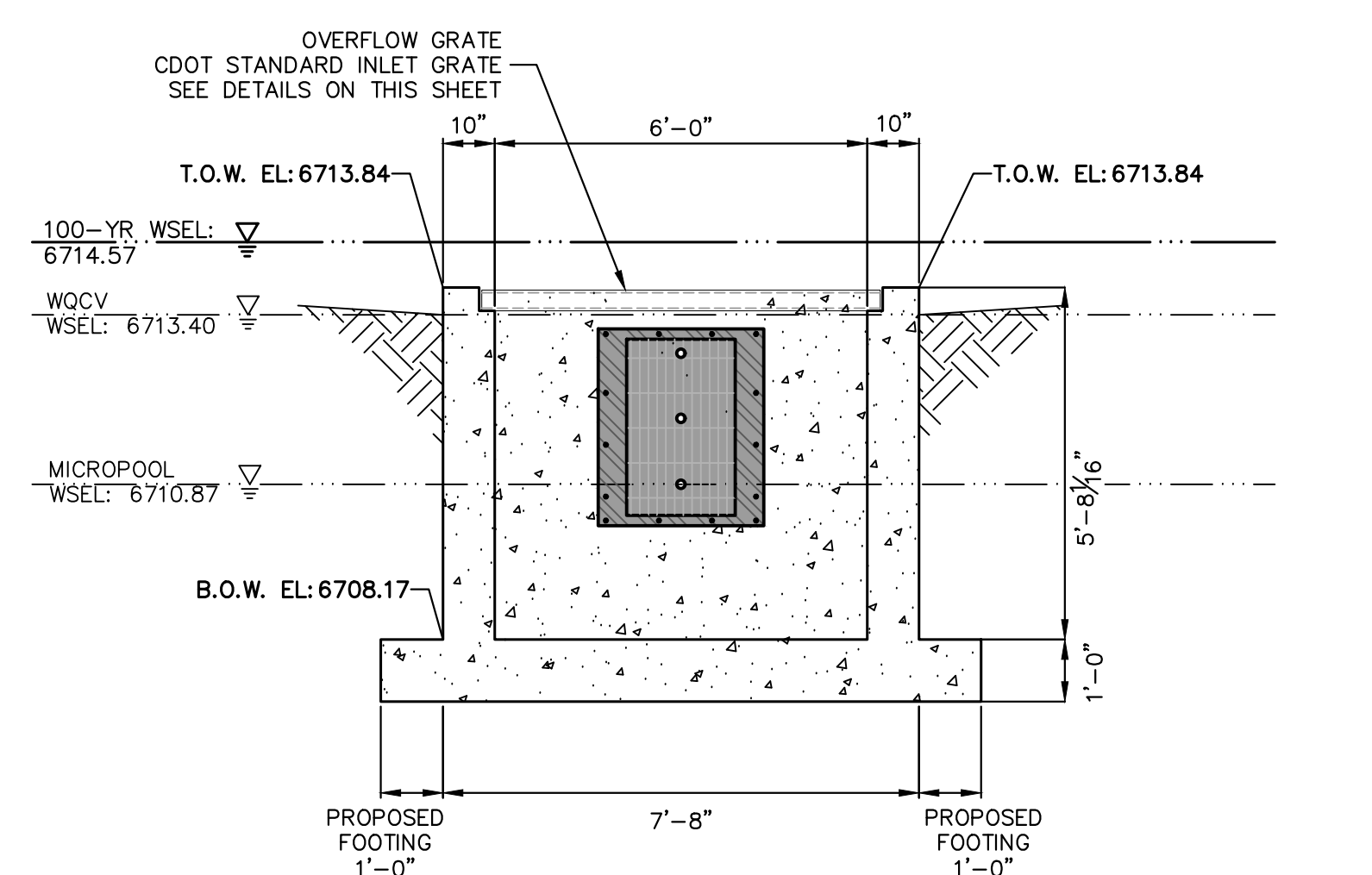
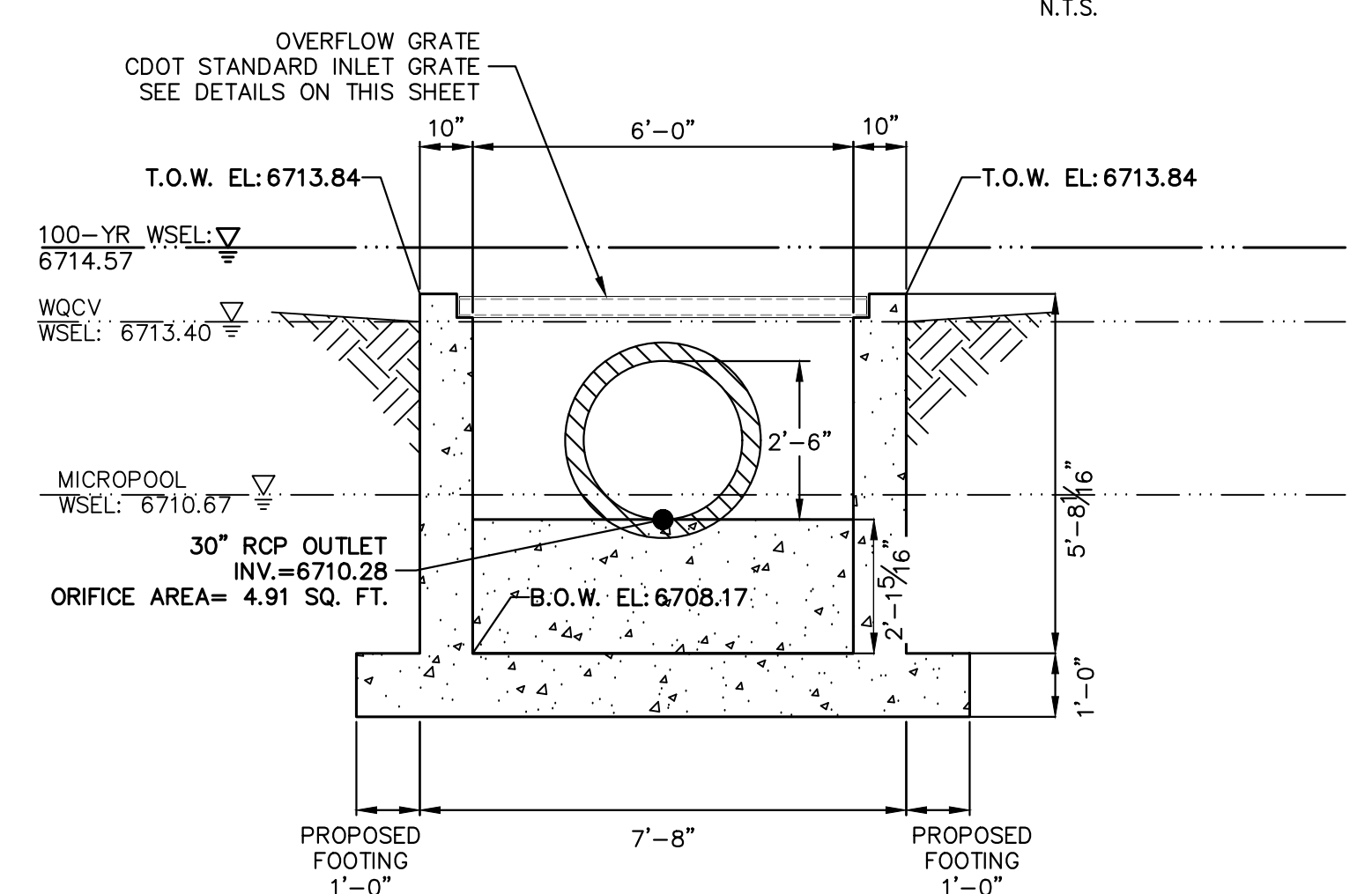
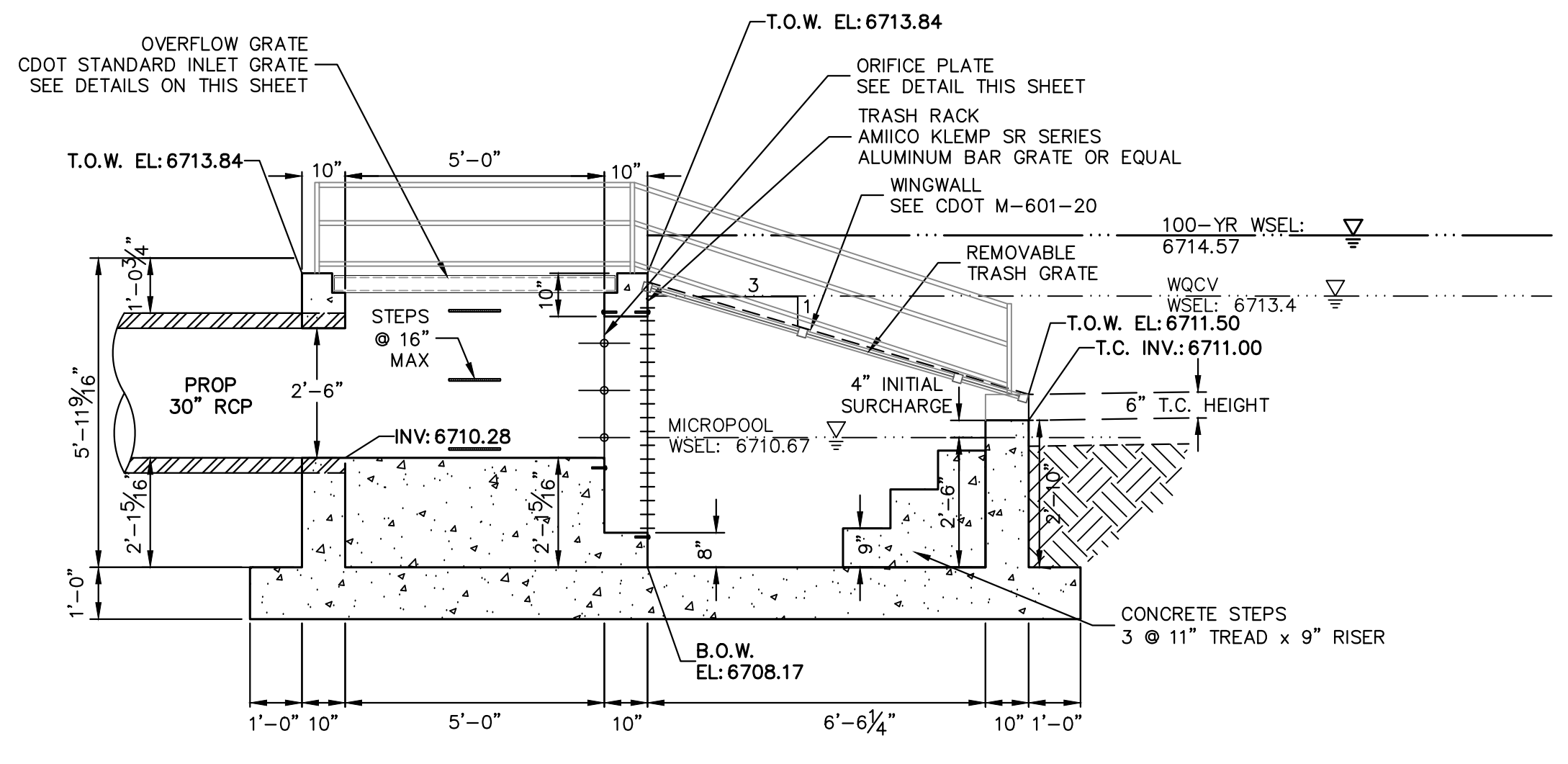


WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE = (NET OPEN AREA) / (GROSS RACK AREA)  
 = 0.71 FOR CROSS RODS ON 2" CENTERS  
 = 0.77 FOR CROSS RODS ON 4" CENTERS  
**BAR GRATE DETAIL**  
 N.T.S.

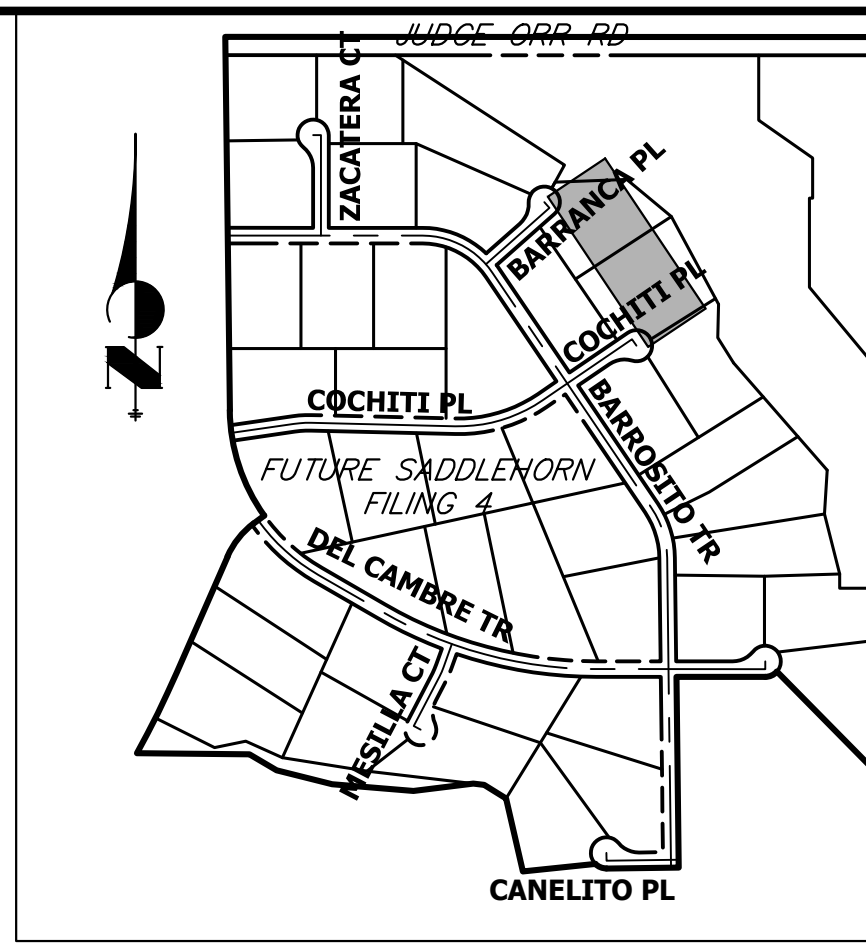
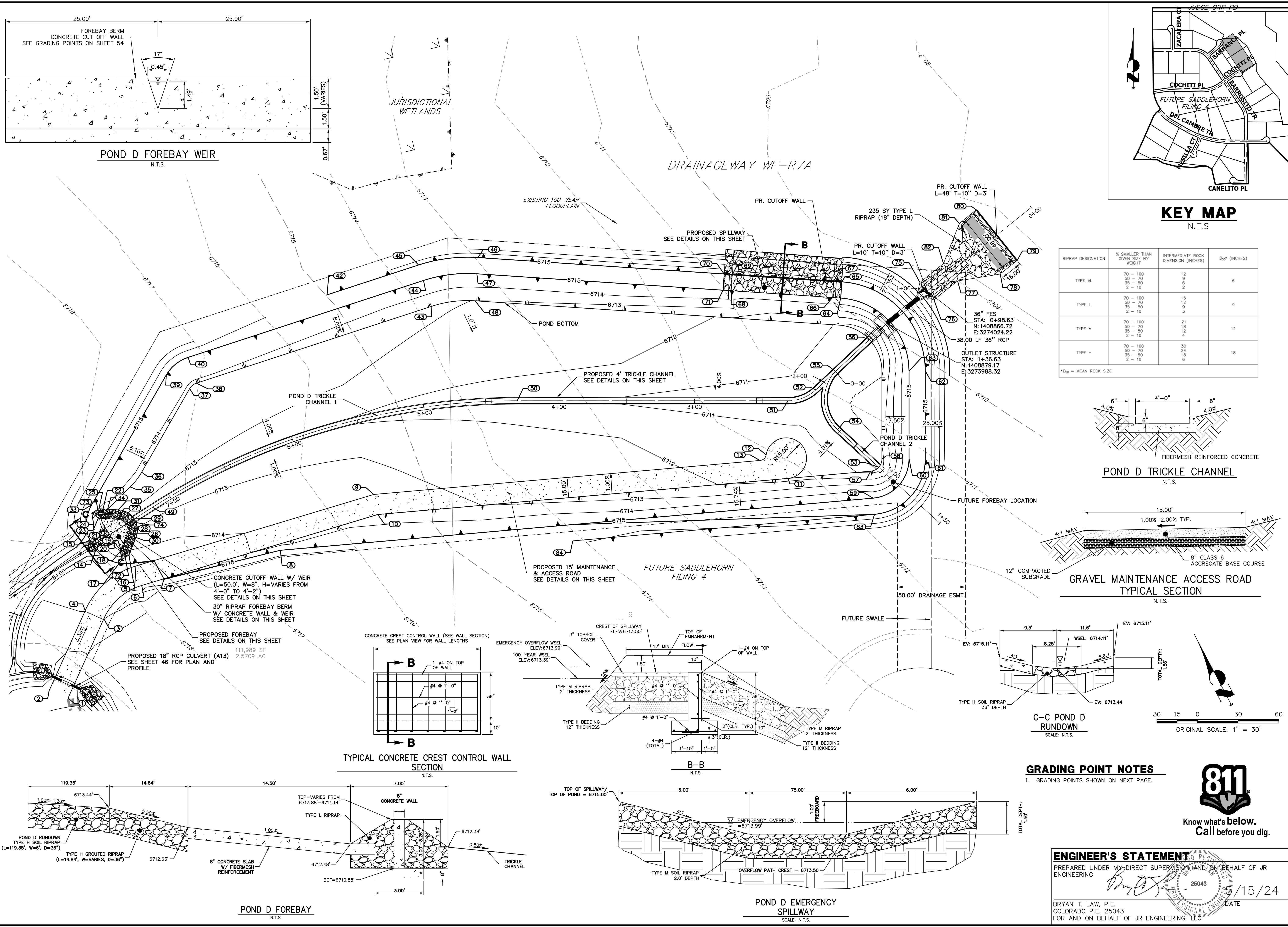


3/8" THICK ORIFICE PLATE, GALVANIZED STEEL WITH 3 - 1-3/4" CIRCULAR ORIFICES  
 BOLT PLATE TO CONCRETE @ 10" O.C. MAX.  
 PROVIDE GASKET BETWEEN PLATE AND CONCRETE



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 5/15/24

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 PREPARED FOR: **ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS  
**J.R. ENGINEERING**  
 A Westman Company  
 Central 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com  
 BY DATE  
 No. REVISION  
 H-SCALE 3/8"=1'  
 V-SCALE 3/8"=1'  
 DATE 5/15/24  
 DESIGNED BY AAM  
 DRAWN BY MMC  
 CHECKED BY  
**SADDEHORN RANCH - FILING 3**  
**POND C OUTLET STRUCTURE DETAILS**  
 SHEET 52 OF 64  
 JOB NO. 25142.05



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

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

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

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3  
POND D GRADING PLAN

H-SCALE: 1"=30'  
V-SCALE: N/A  
DATE: 5/15/24  
DESIGNED BY: AAM  
DRAWN BY: AAM  
CHECKED BY:

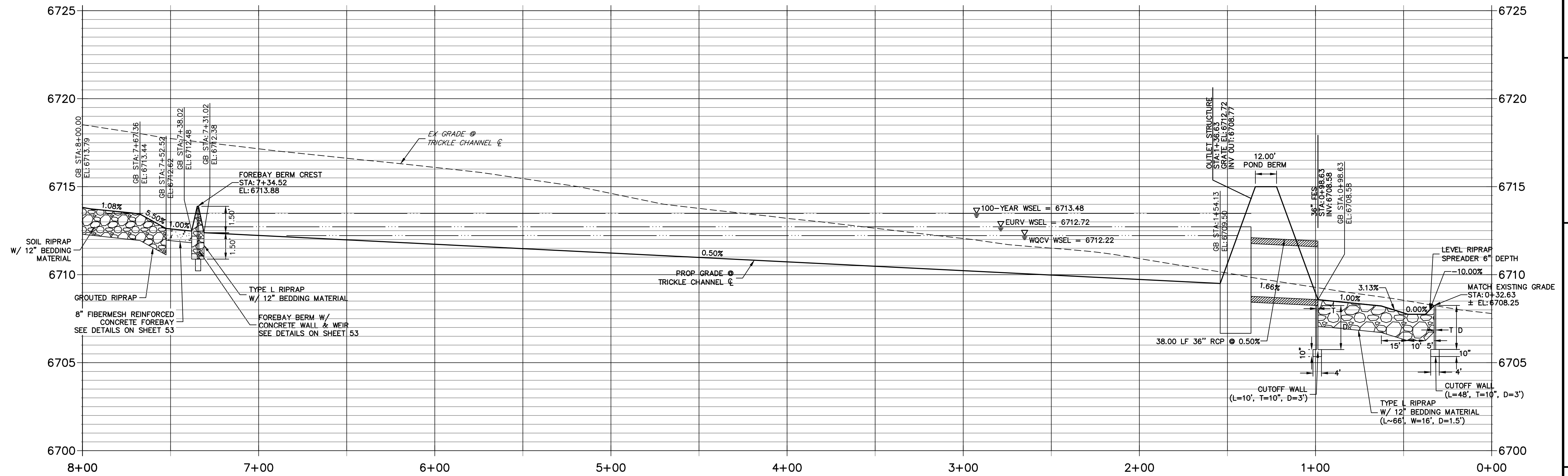
SHEET 53 OF 64  
JOB NO. 25142.05

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

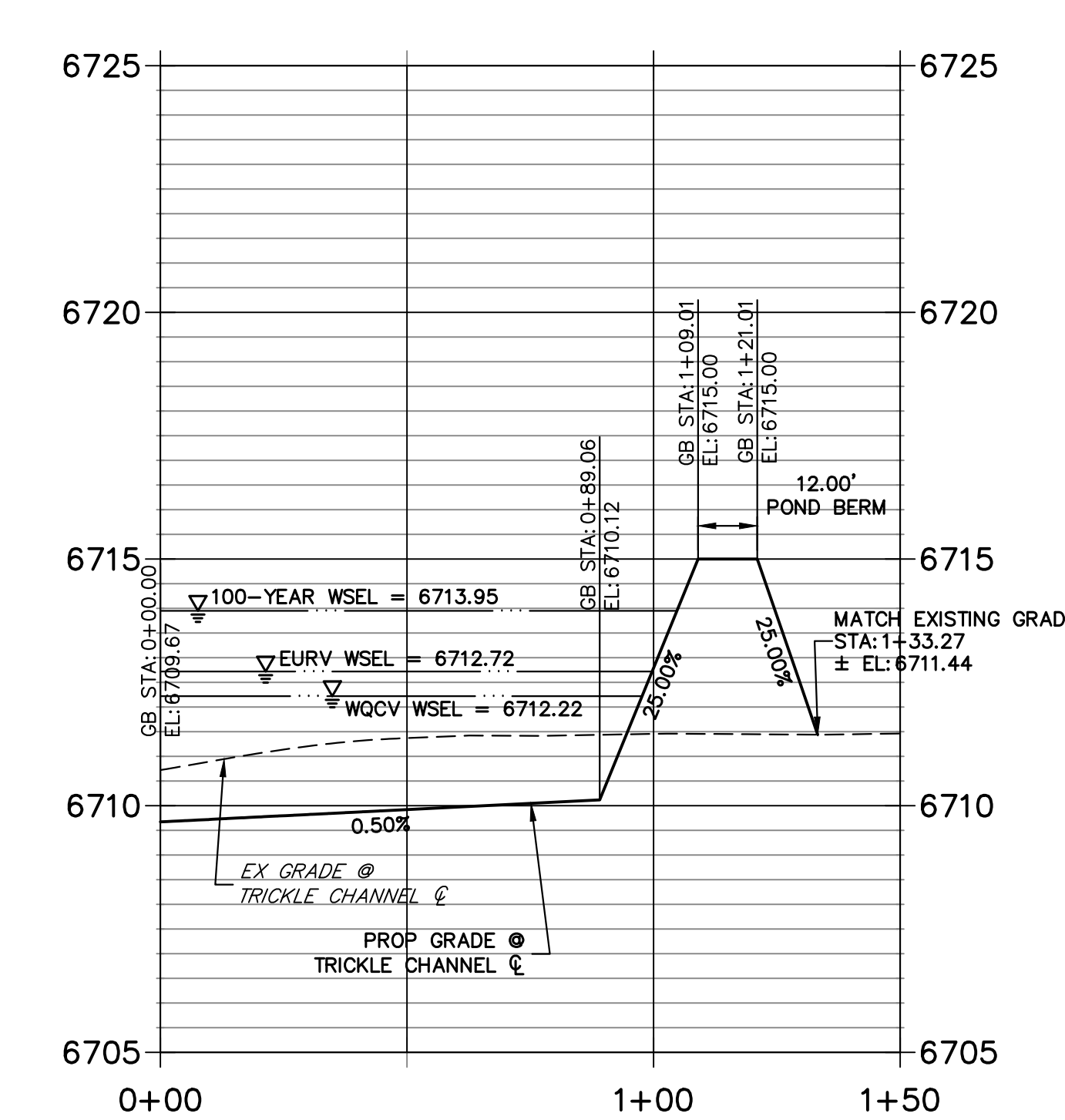
25043  
5/15/24



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



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

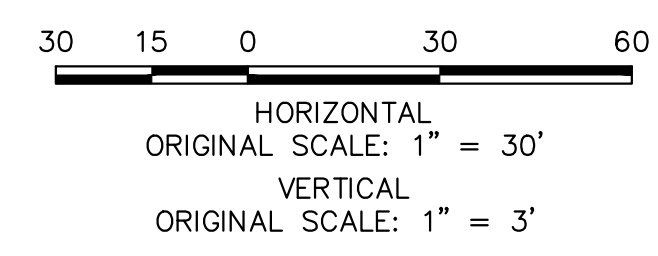


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16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

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

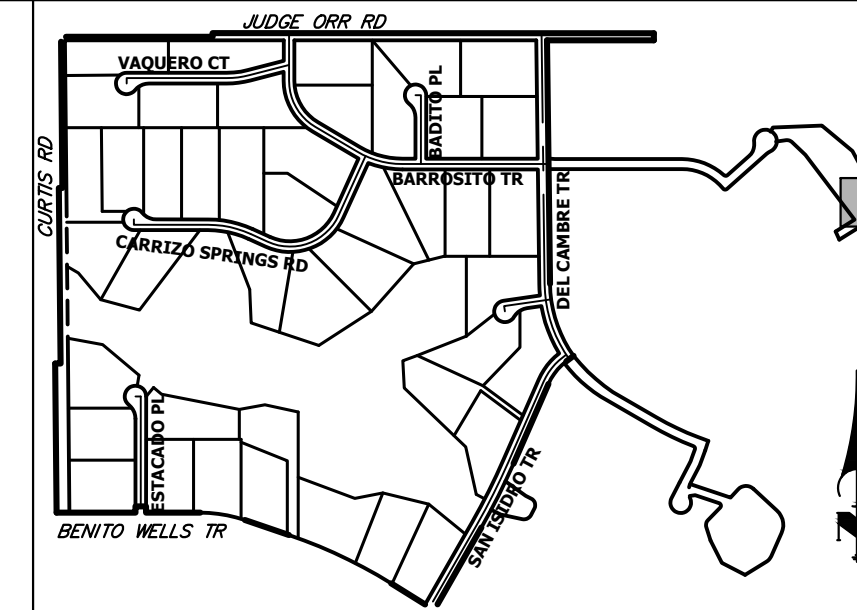
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
45	TOP	N: 1409194.80 E: 3273841.13	6715.00
46	TOP	N: 1409160.67 E: 3273869.01	6715.00
47	TOP	N: 1409154.98 E: 3273858.45	6715.00
48	TOE	N: 1409145.50 E: 3273840.84	6712.99
49	TRICKLE CHANNEL INV	N: 1409266.10 E: 3273585.27	6712.30
50	TRICKLE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

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



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR: ROI PROPERTY GROUP, LLC  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS  
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-8888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com  
 SADDLEHORN RANCH - FILING 3  
 POND D GRADING PLAN  
 SHEET 54 OF 64  
 JOB NO. 25142.05



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

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

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

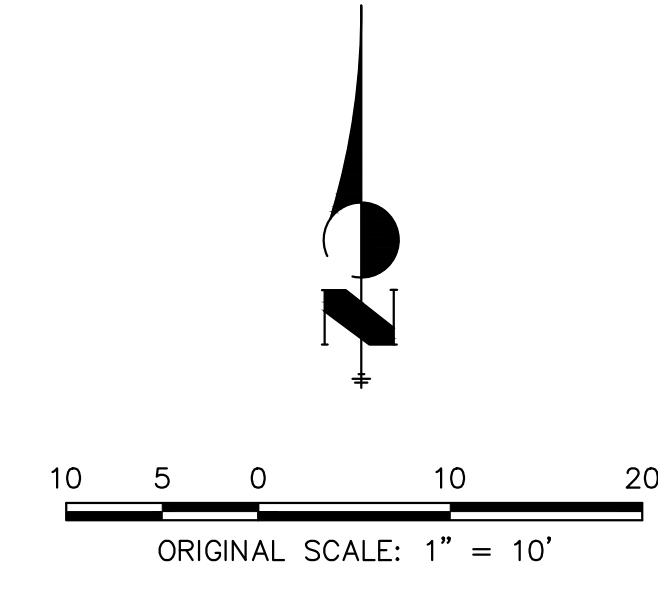
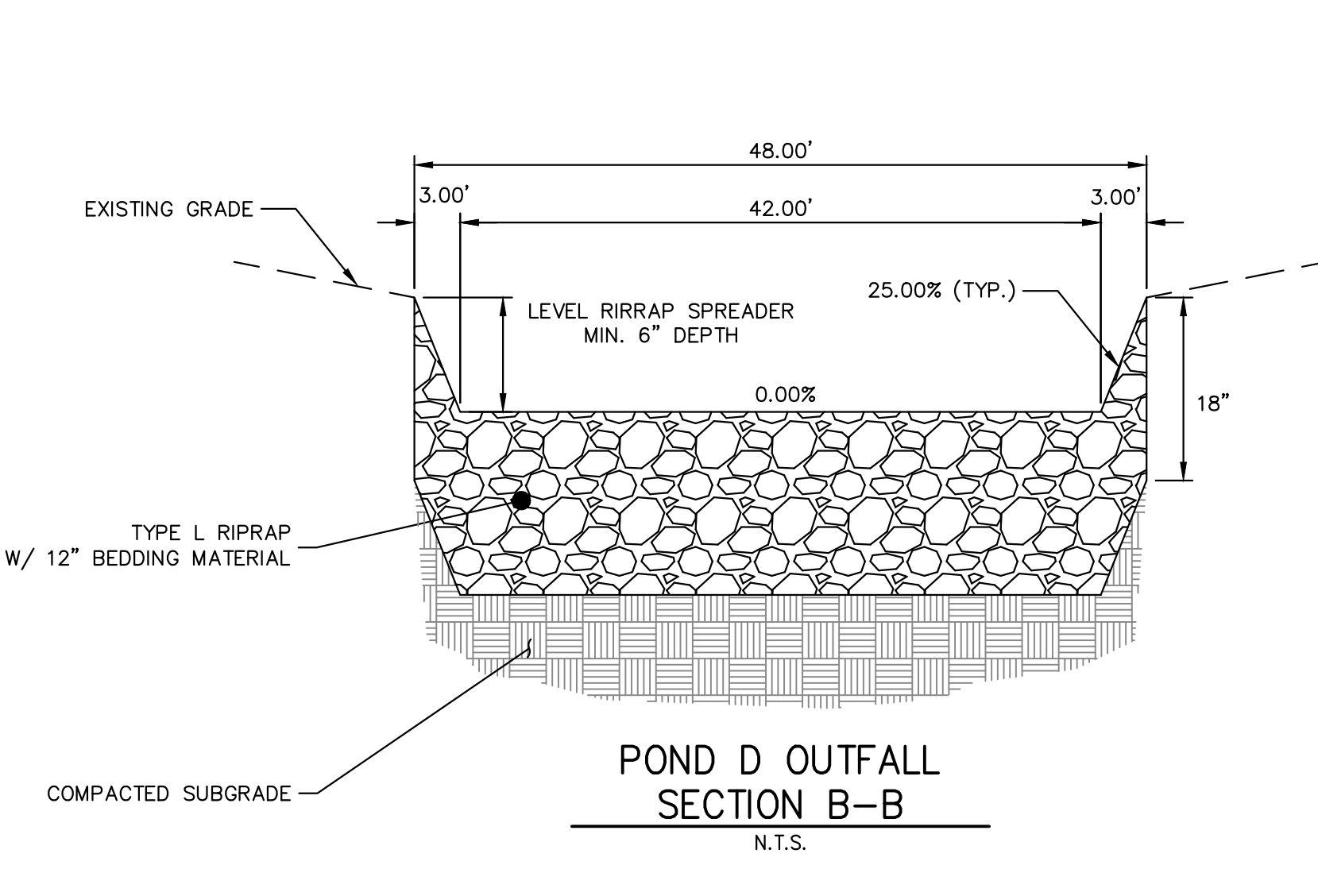
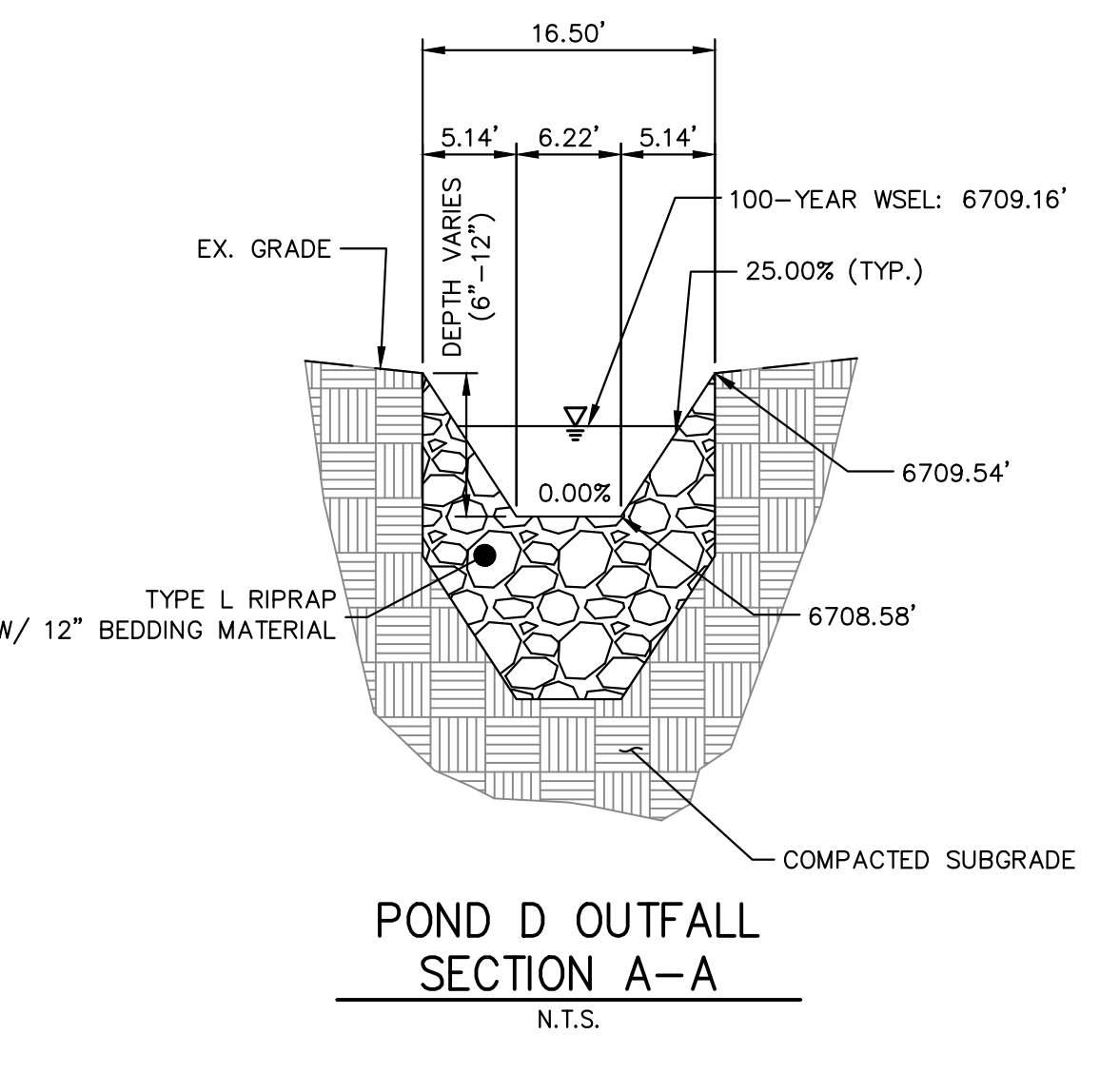
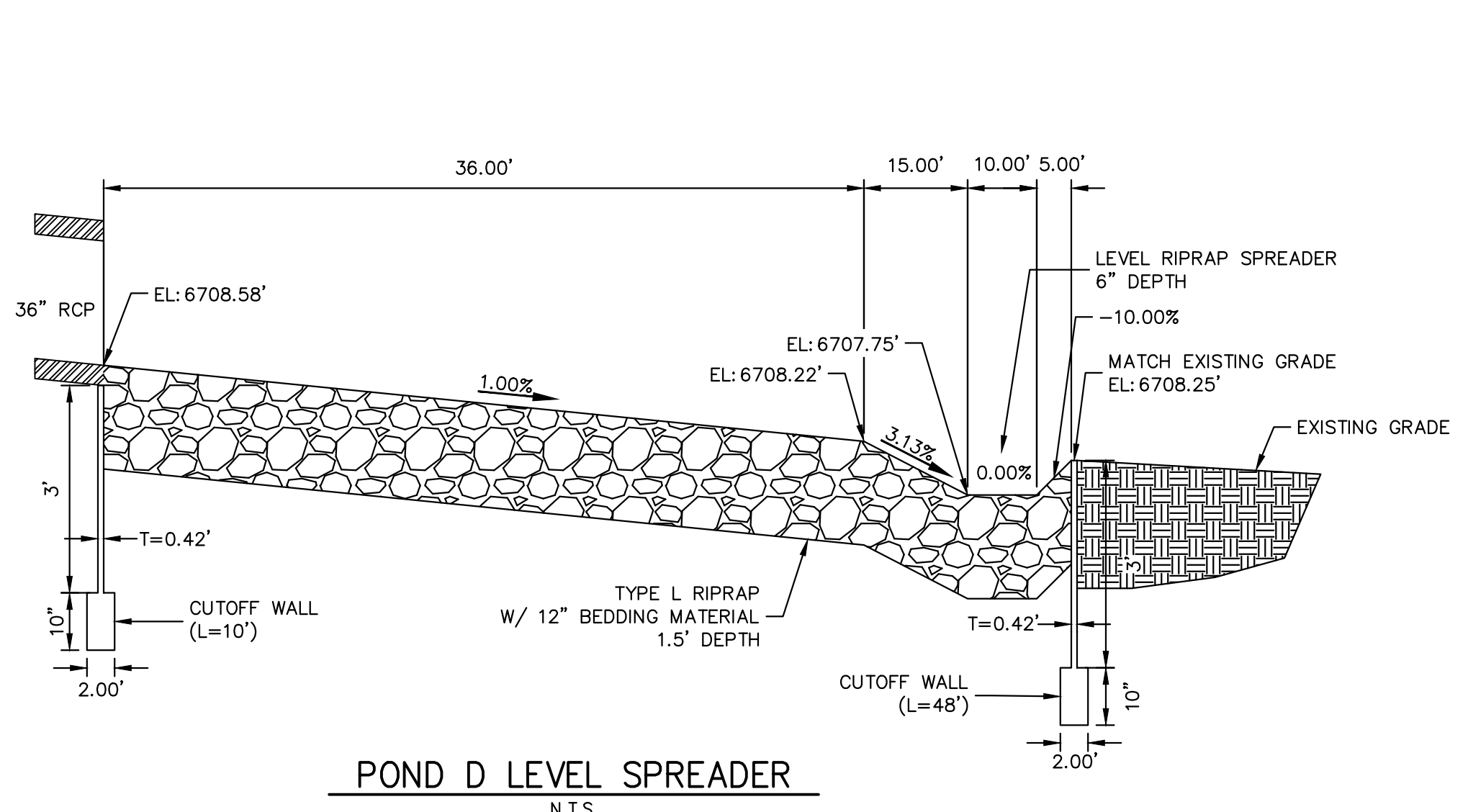
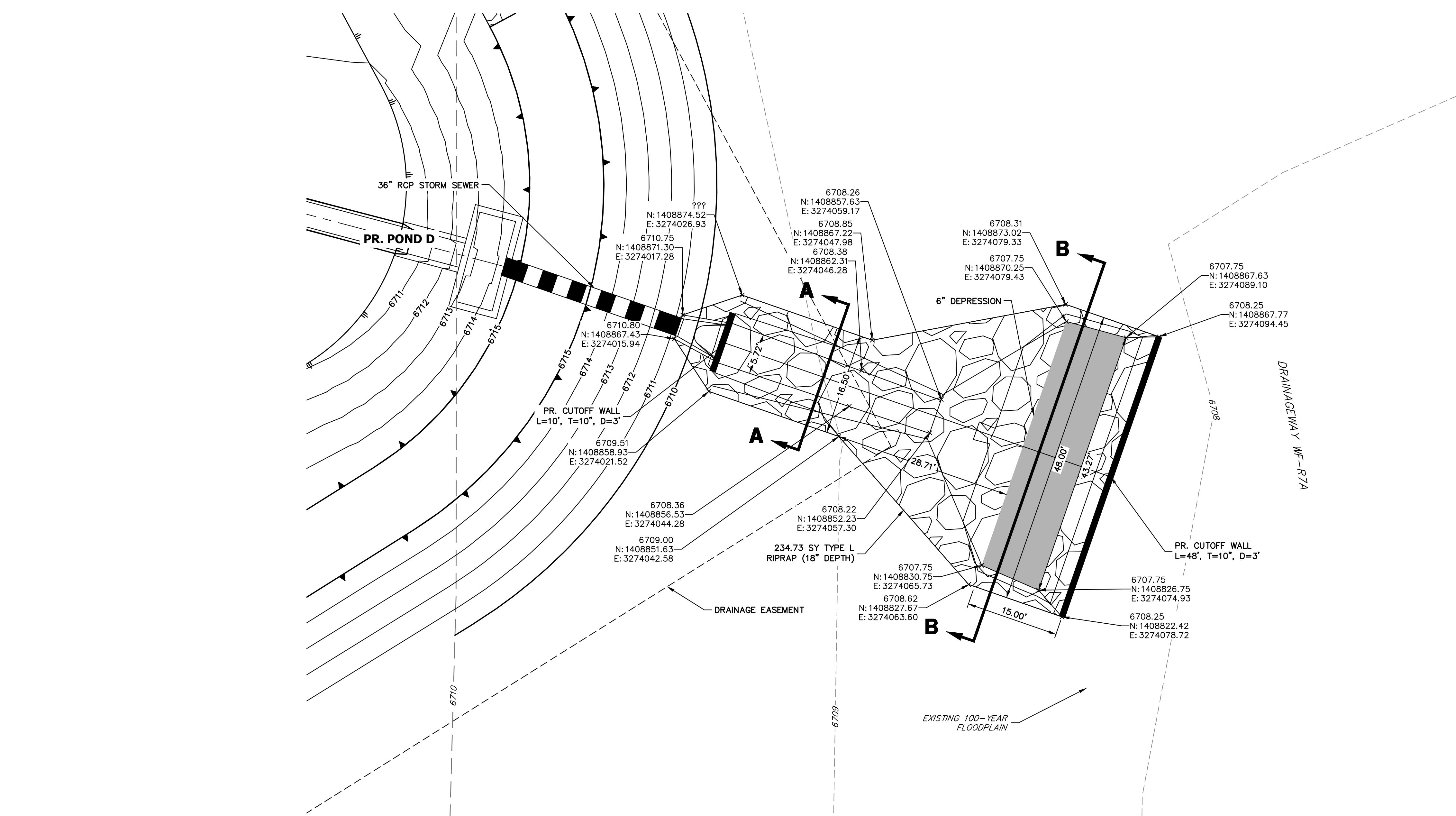
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	5/15/24	MMC	MMC	

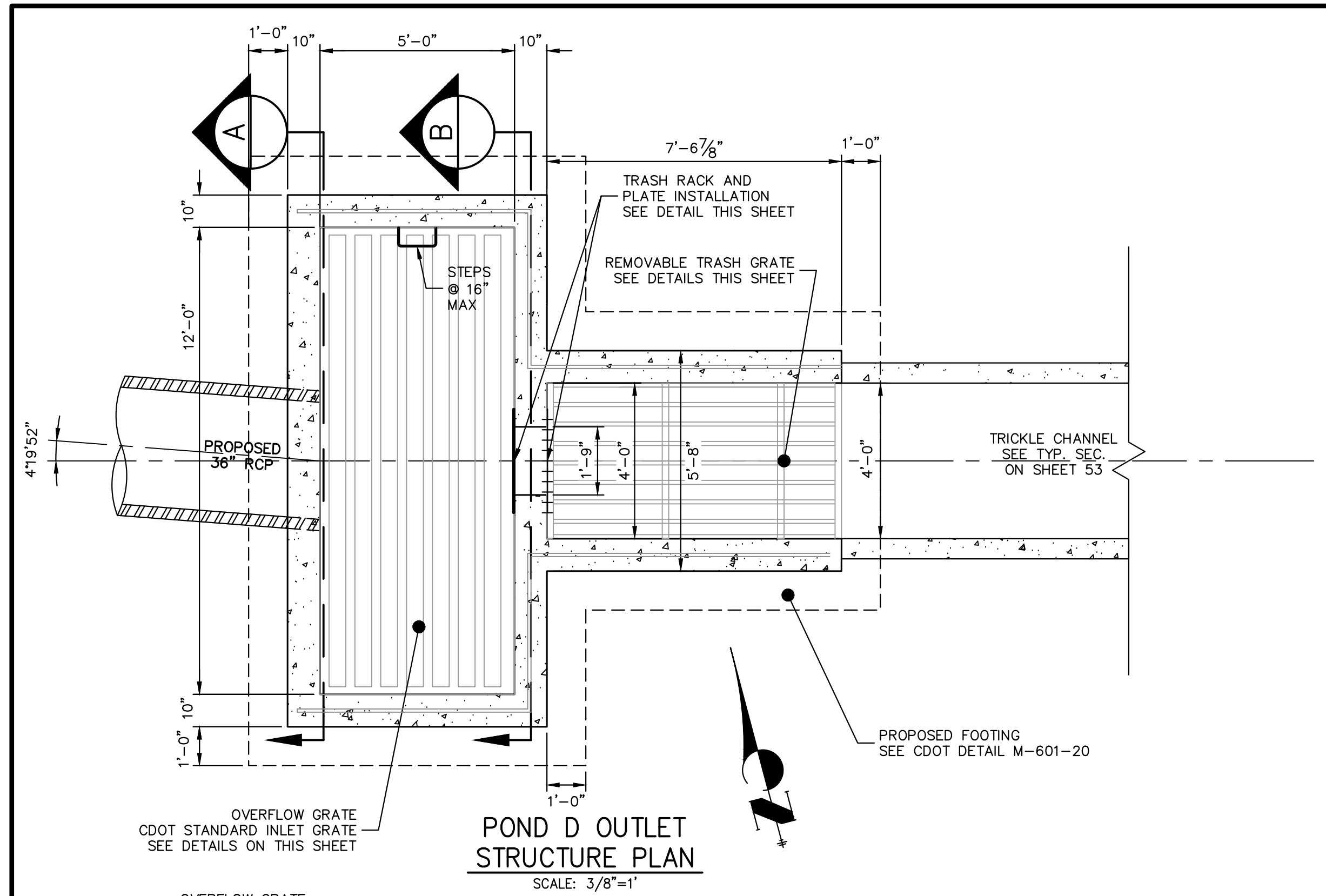
**SADDLEHORN RANCH - FILING 3**  
**POND D GRADING PLAN**

SHEET 55 OF 64  
JOB NO. 25142.05

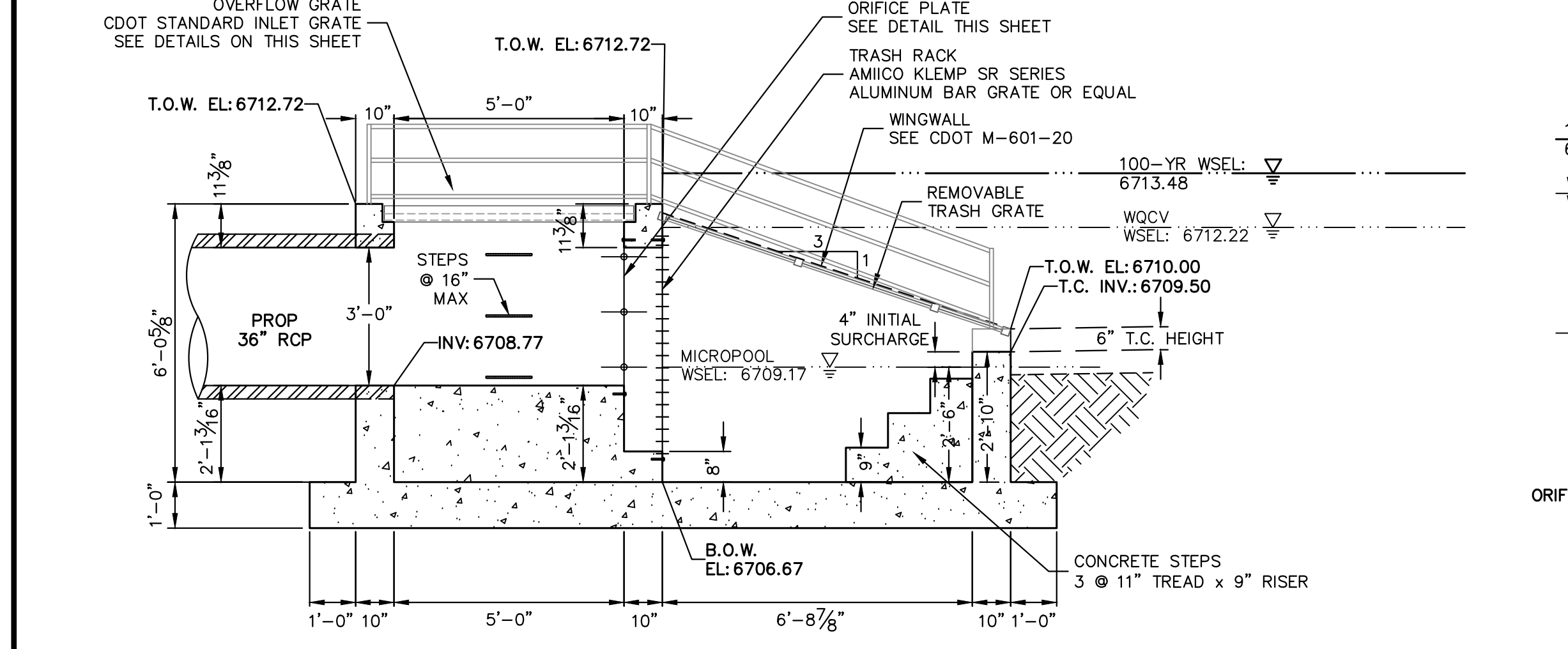


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*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

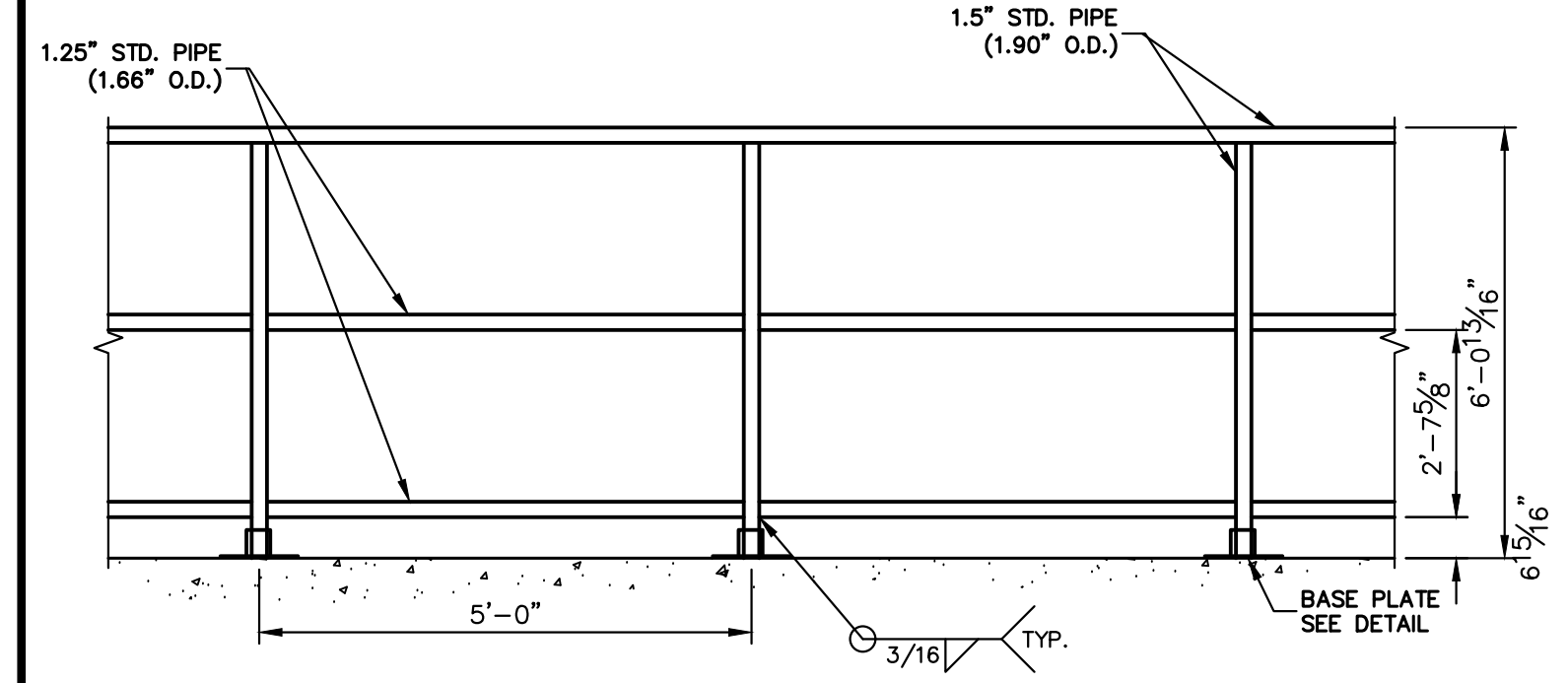
DATE: 5/15/24



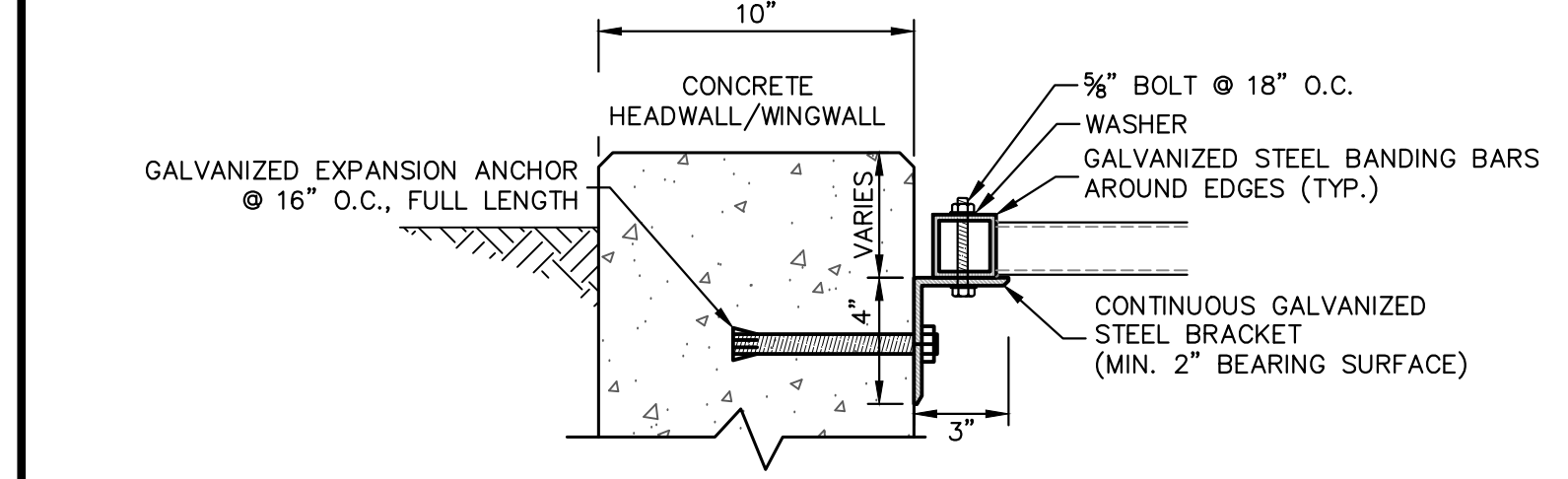
**POND D OUTLET STRUCTURE PLAN**  
SCALE: 3/8"=1'



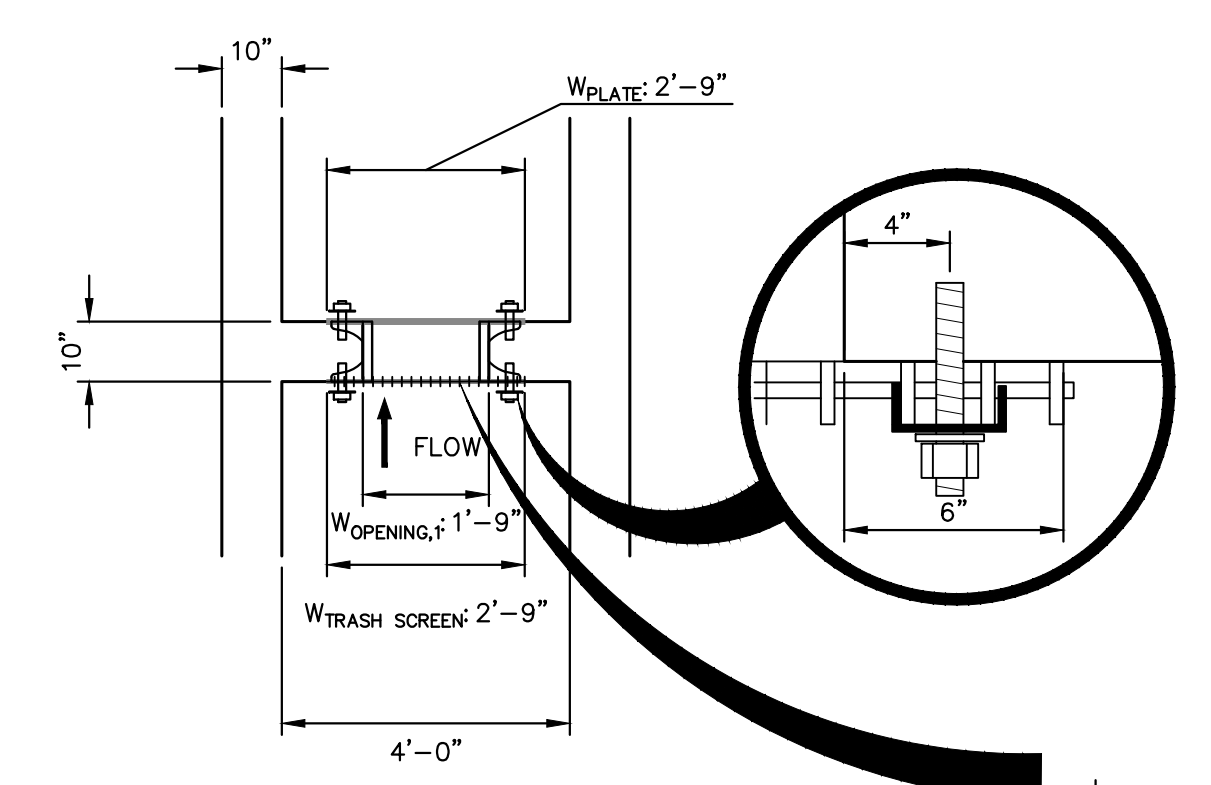
**POND D OUTLET STRUCTURE PROFILE**  
SCALE: 3/8"=1'



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



**TRASH GRATE CONNECTION TO WALLS**  
N.T.S.

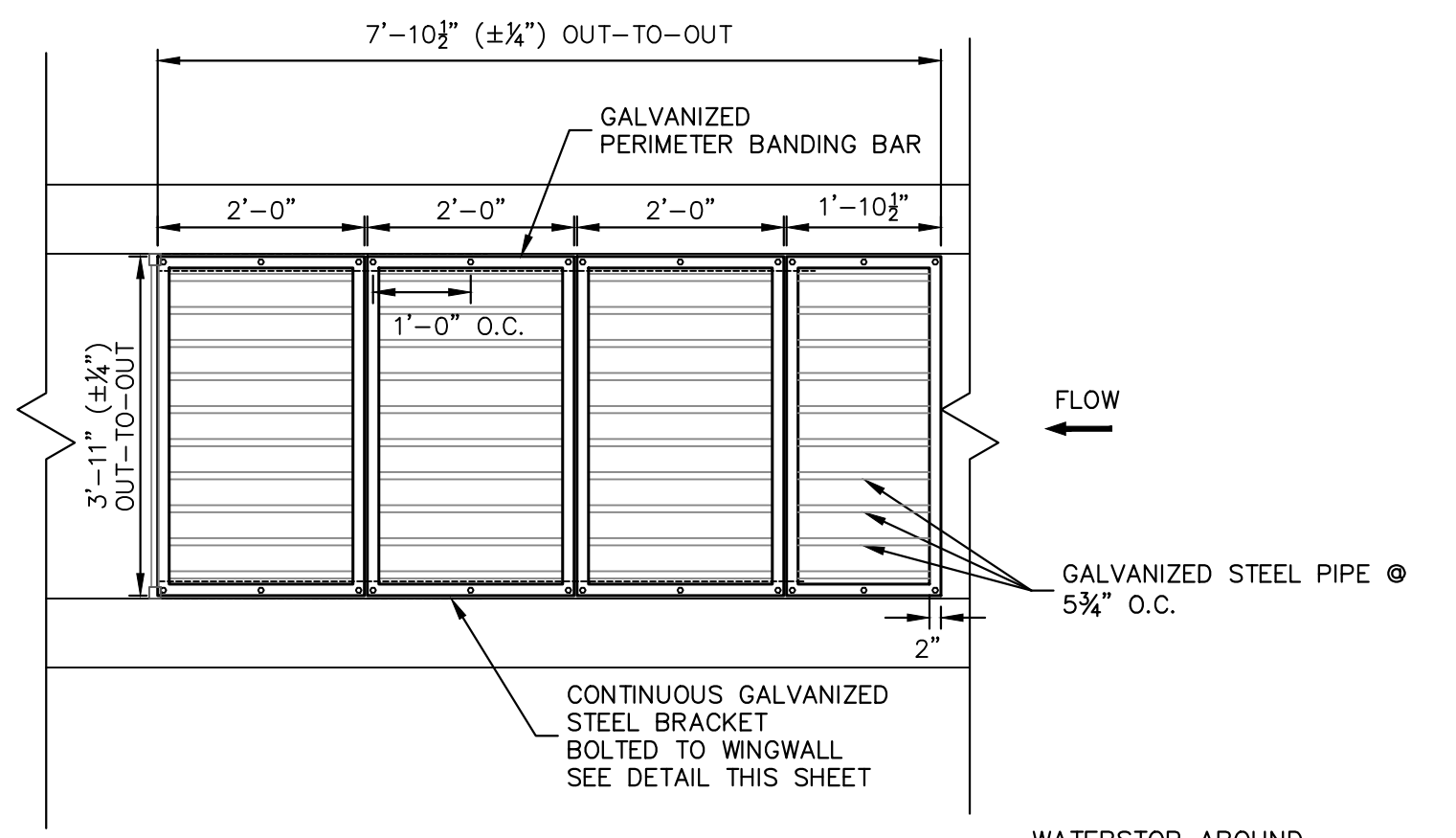


**BAR GRATE TRASH RACK AND PLATE DETAIL (PLAN)**  
SCALE: 3/8"=1'

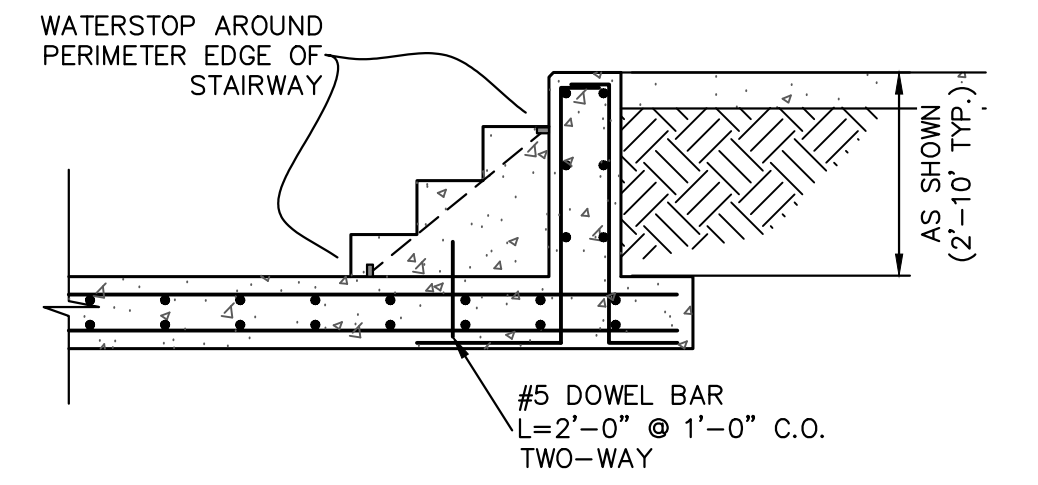
WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

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

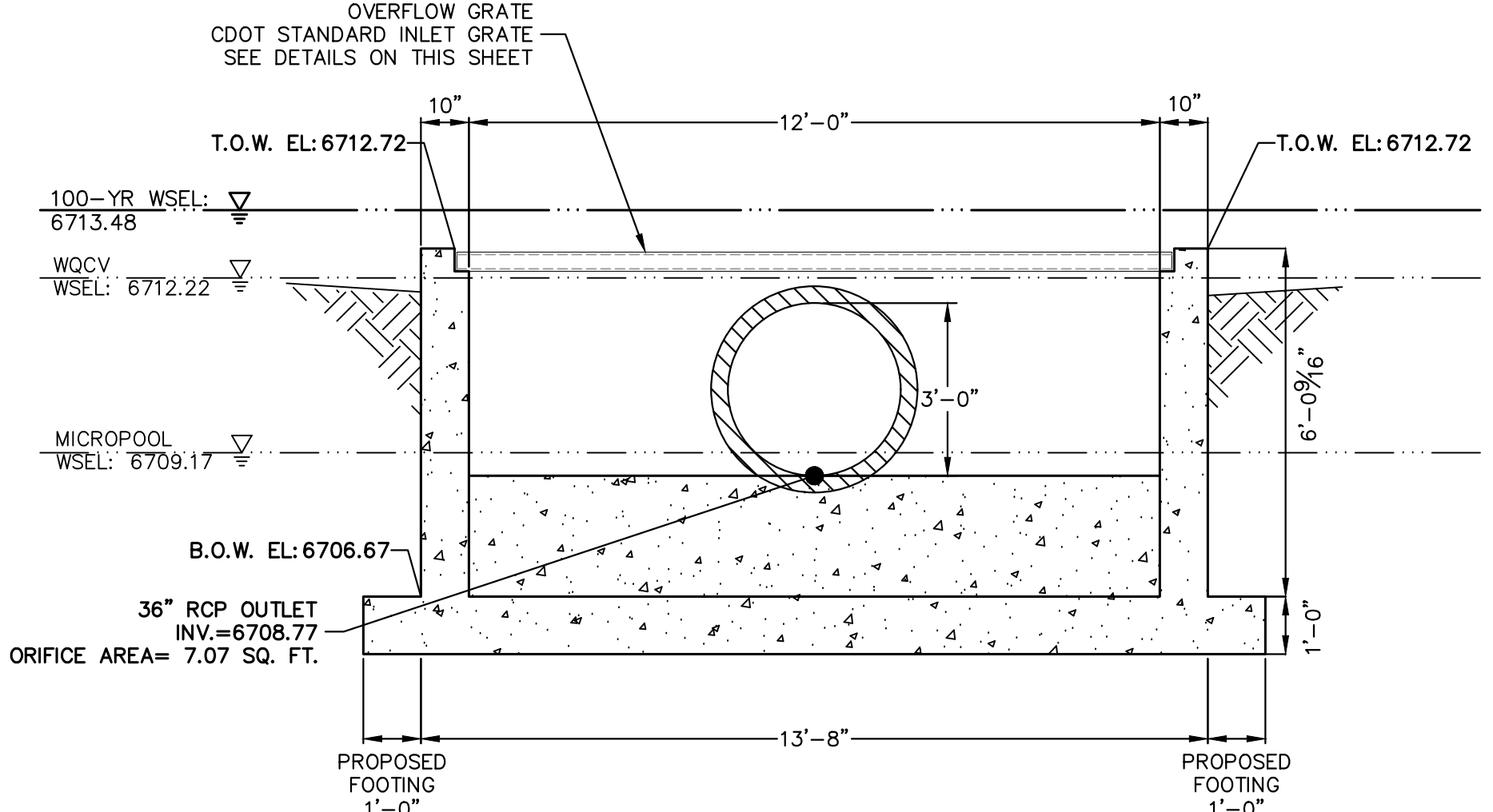
**BAR GRATE DETAIL**  
N.T.S.



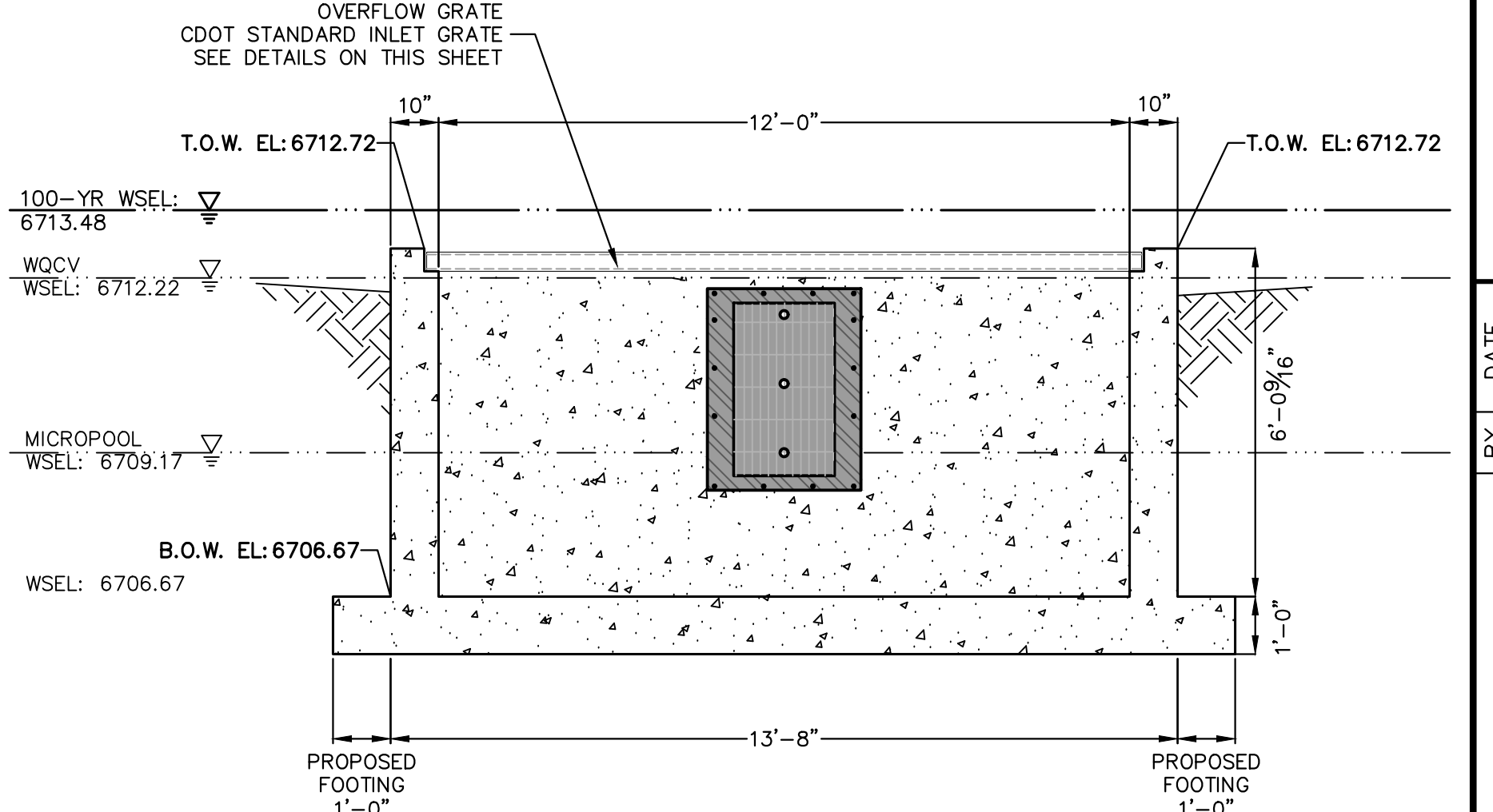
**REMOVABLE TRASH GRATE DETAIL (PLAN)**  
N.T.S.



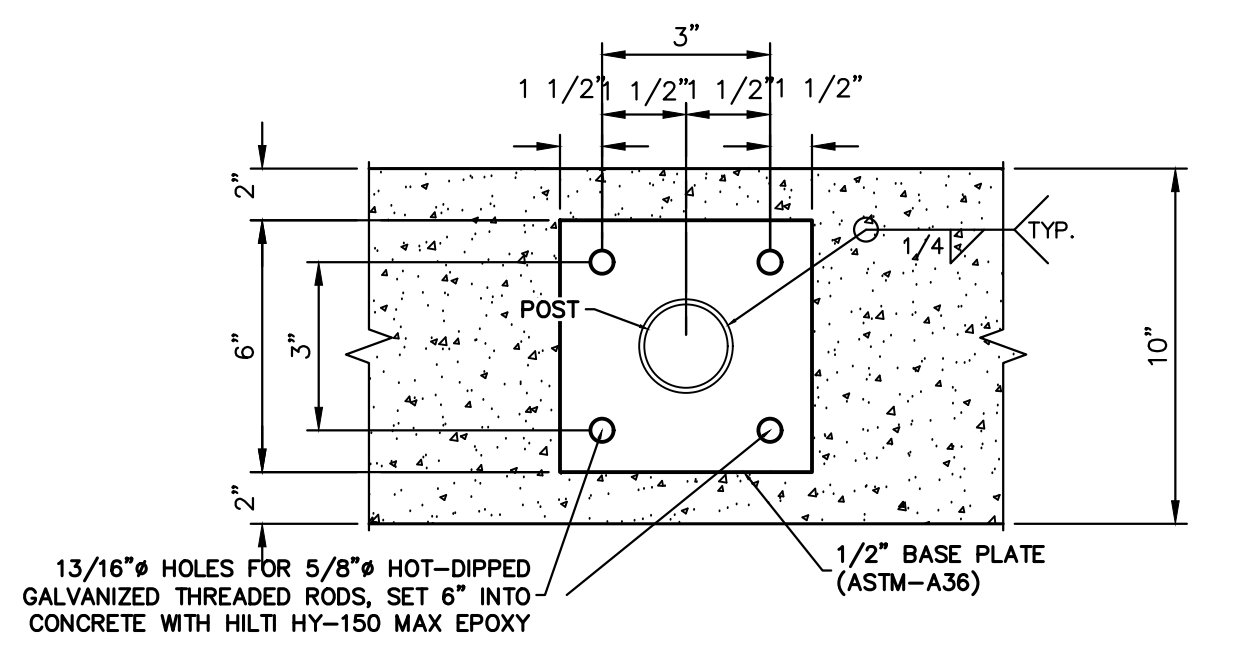
**CONCRETE STEP DETAIL**  
SCALE: 3/8"=1'



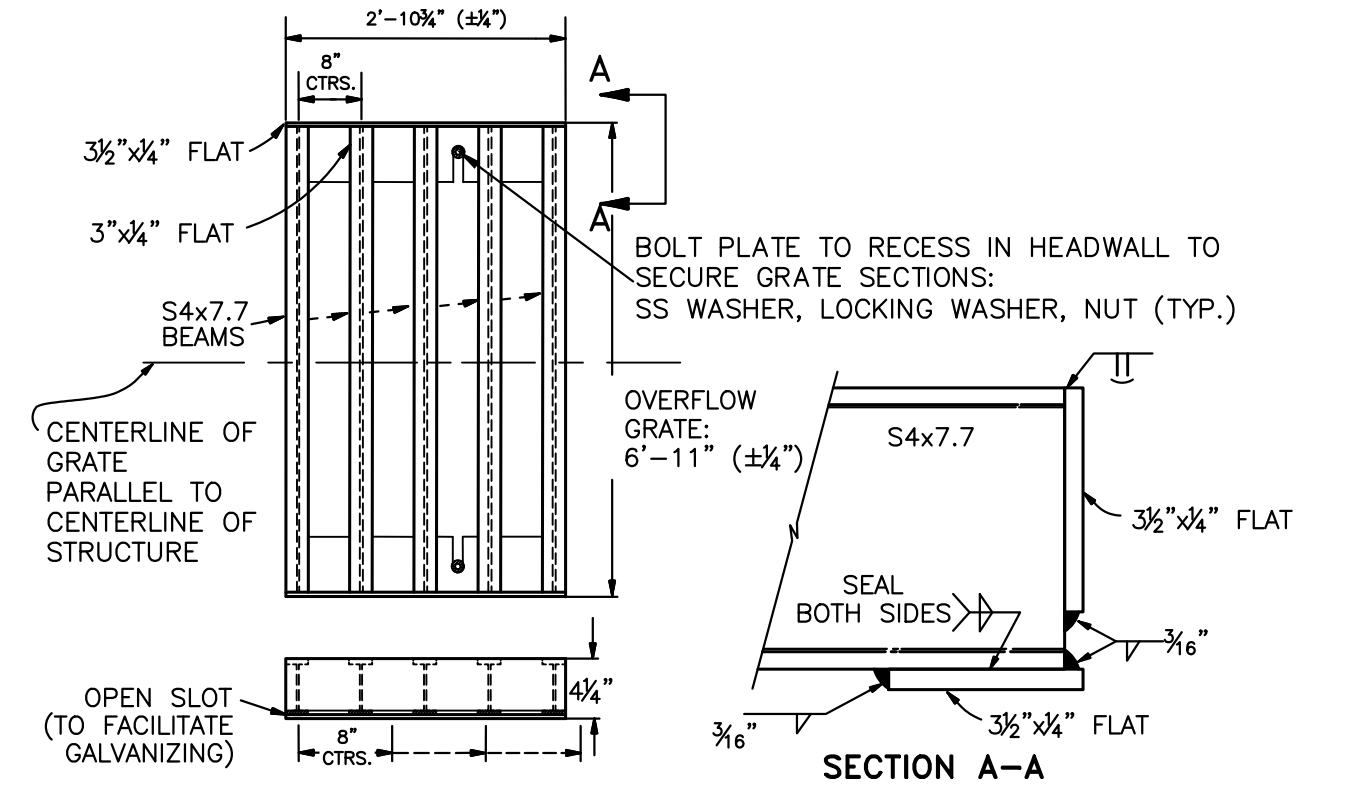
**B-B SECTION**  
SCALE: 3/8"=1'



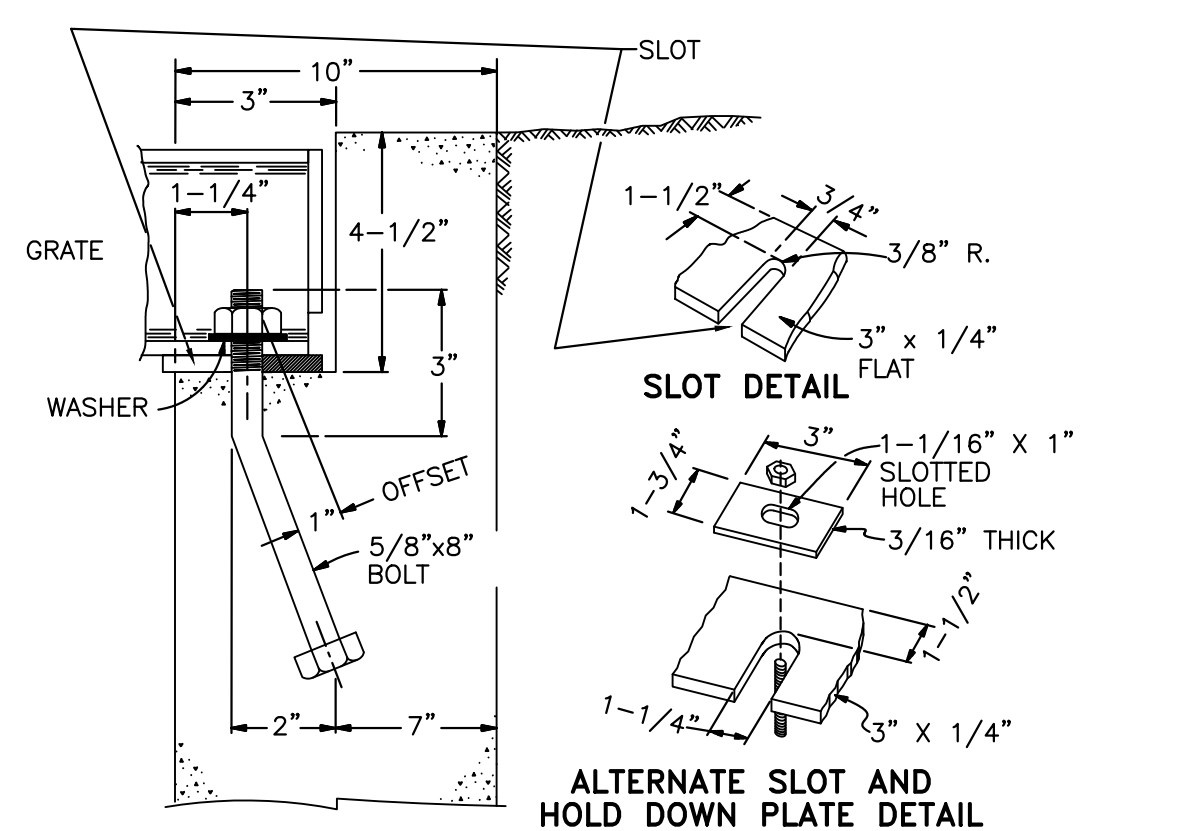
**B-B SECTION**  
SCALE: 3/8"=1'



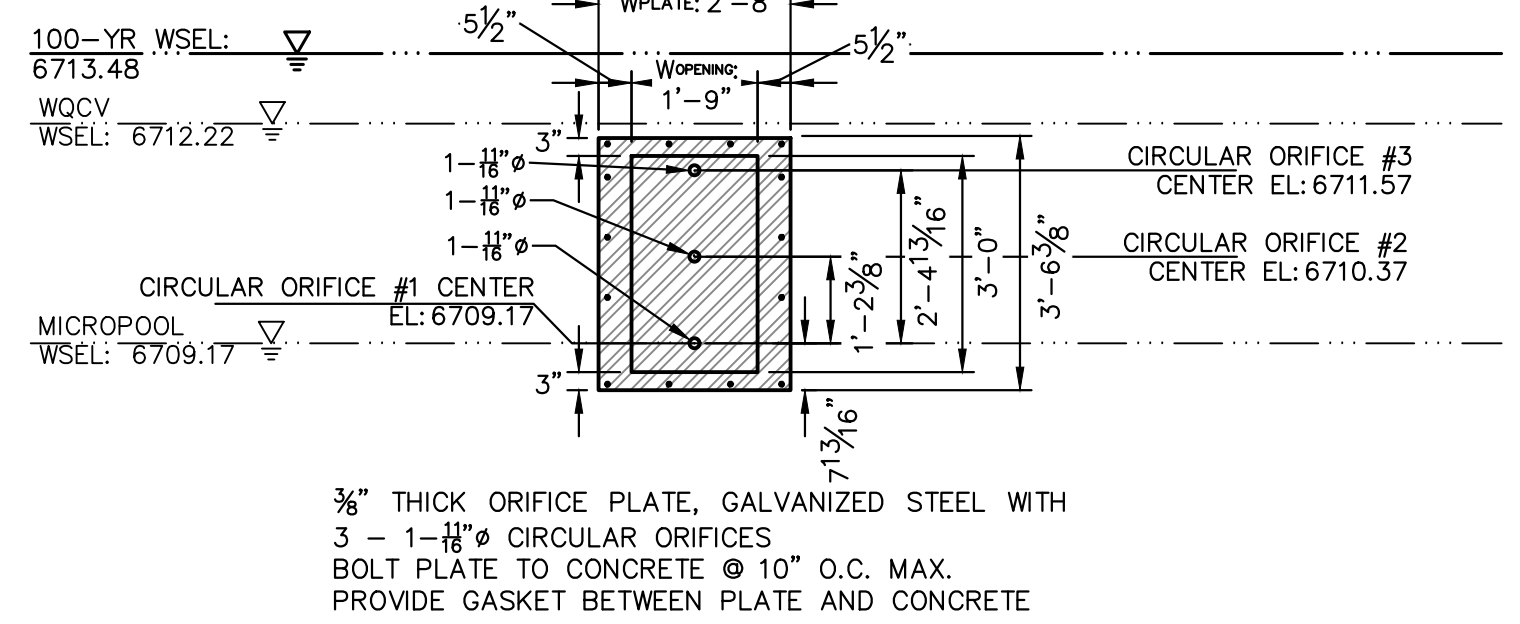
**BASE PLATE DETAIL**  
SCALE: N.T.S.



**OVERFLOW GRATE DETAILS**  
N.T.S.



**OVERFLOW GRATE INSTALLATION DETAIL**  
N.T.S.



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

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PREPARED FOR  
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NAPA, CALIFORNIA  
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BRADY WILLIAMS

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

NO.	REVISION	DATE

BY DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
3/8"=1'	3/8"=1'	5/15/24	AAM	MMC	

**SADDLEHORN RANCH - FILING 3**

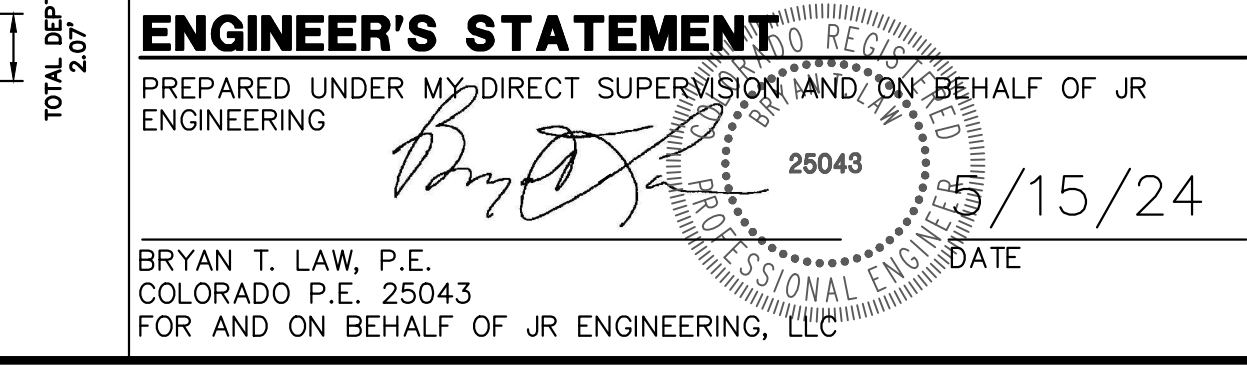
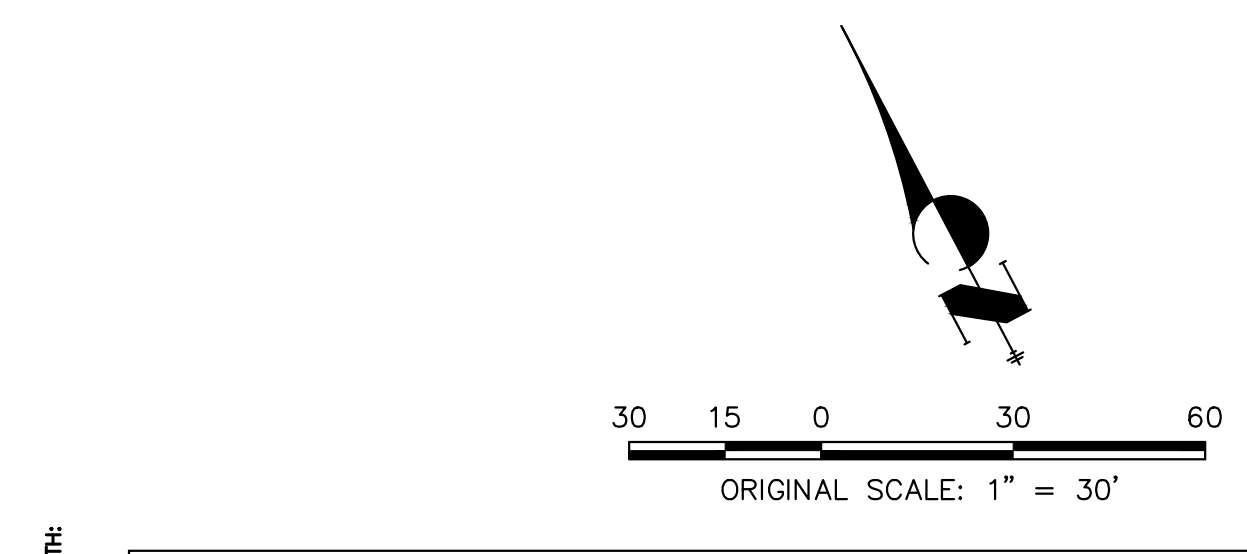
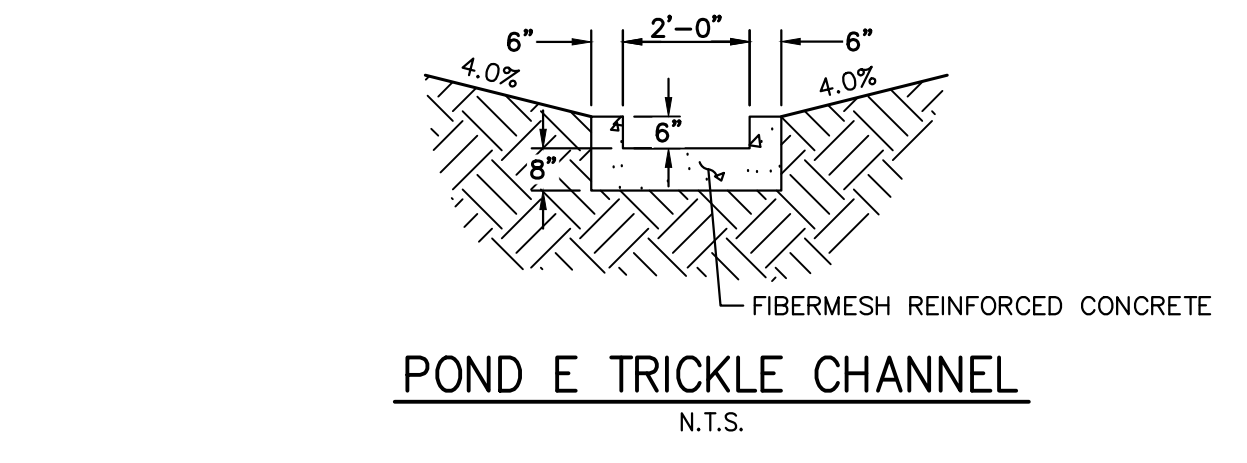
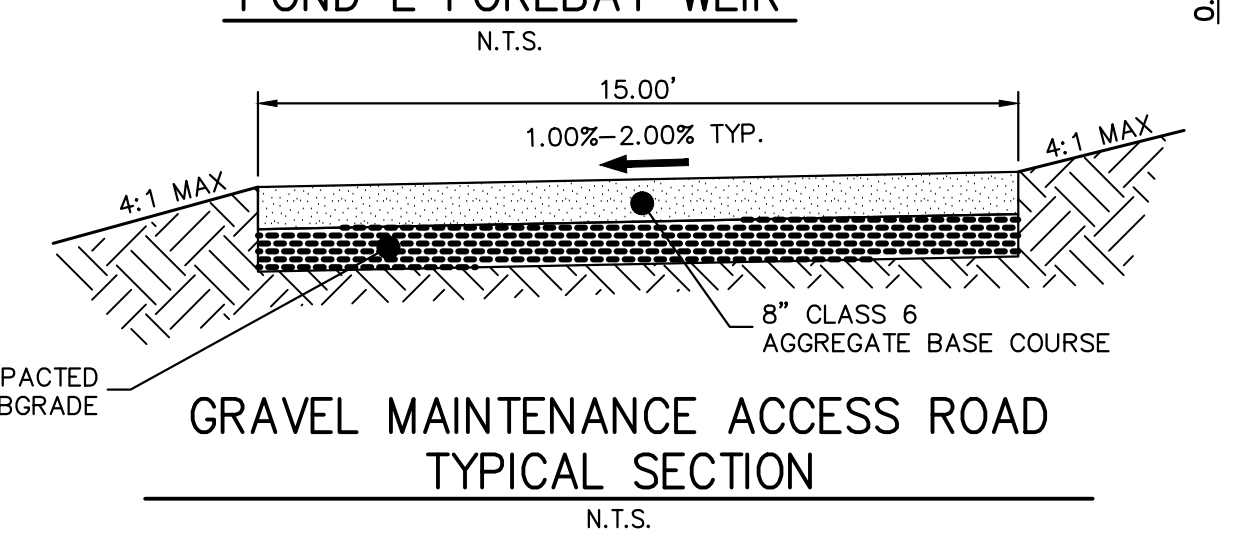
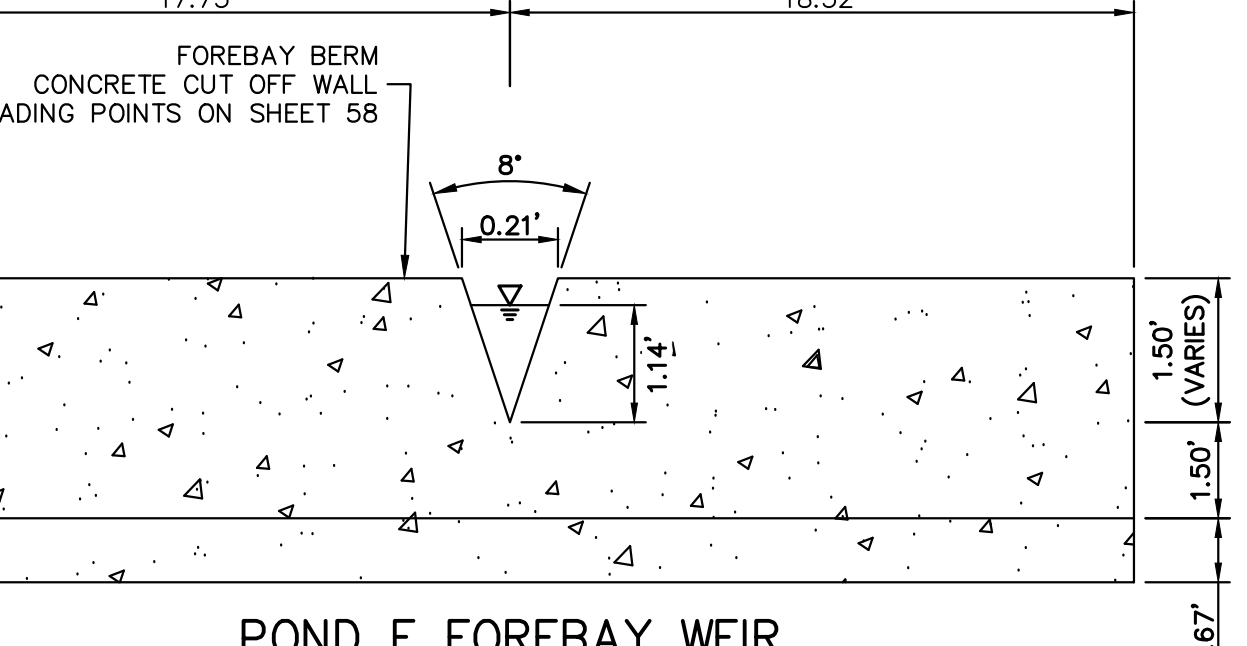
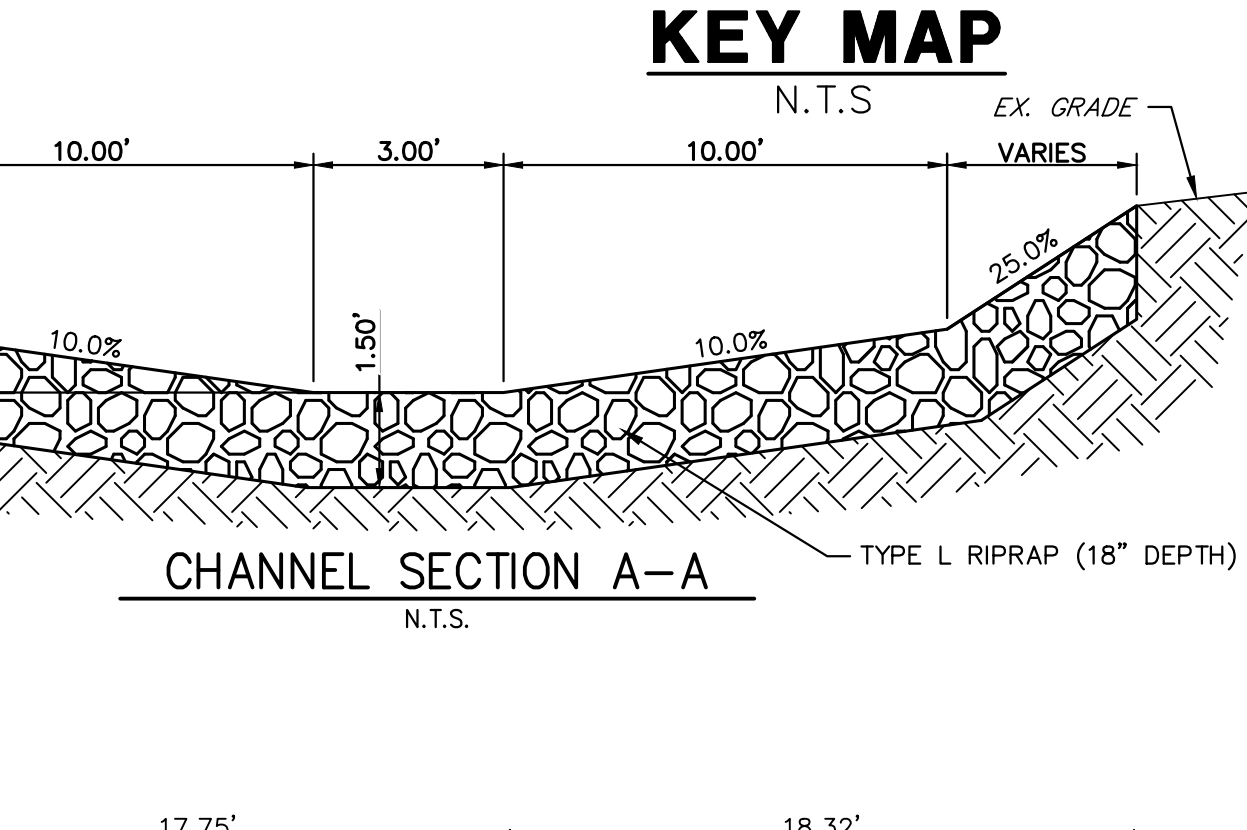
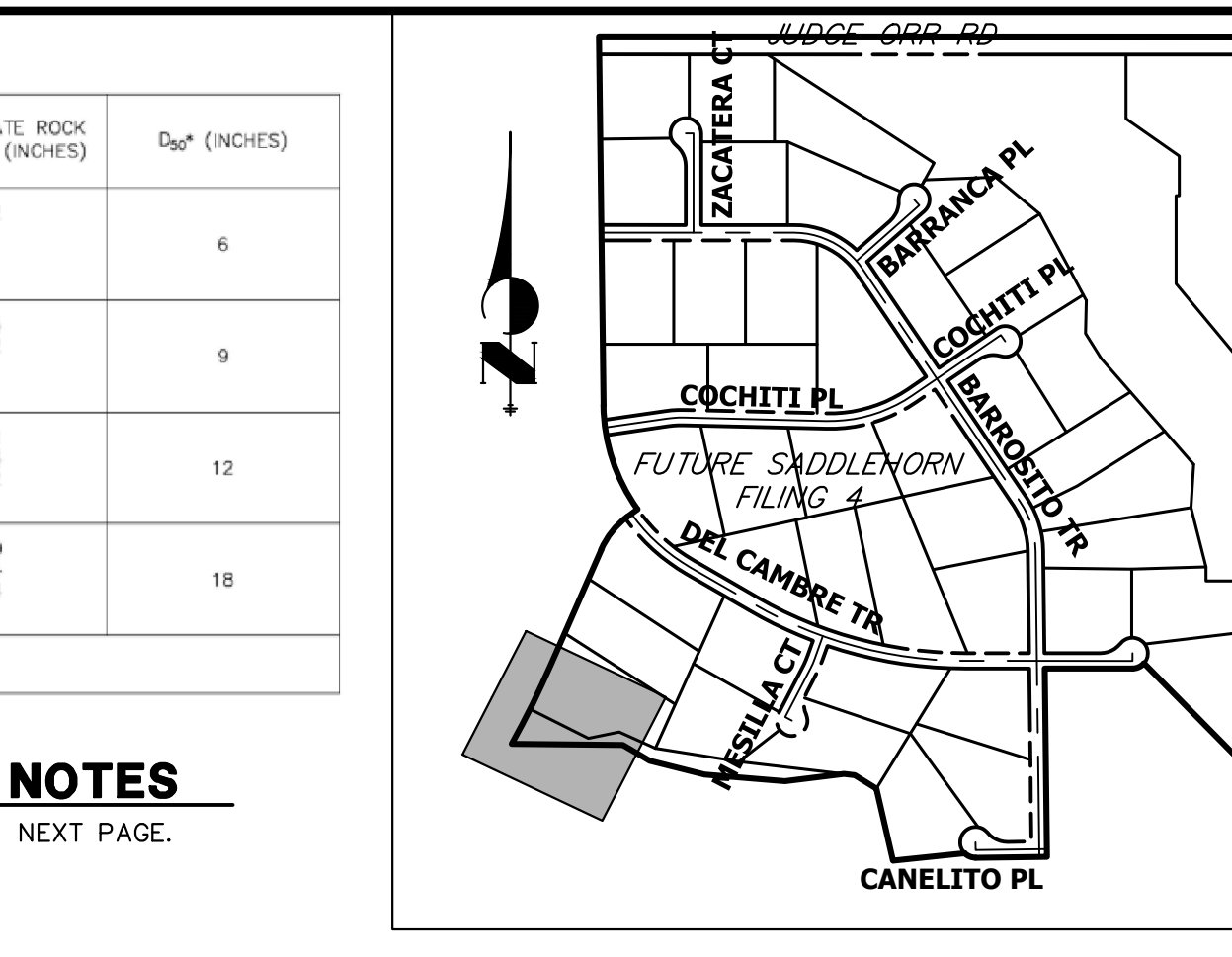
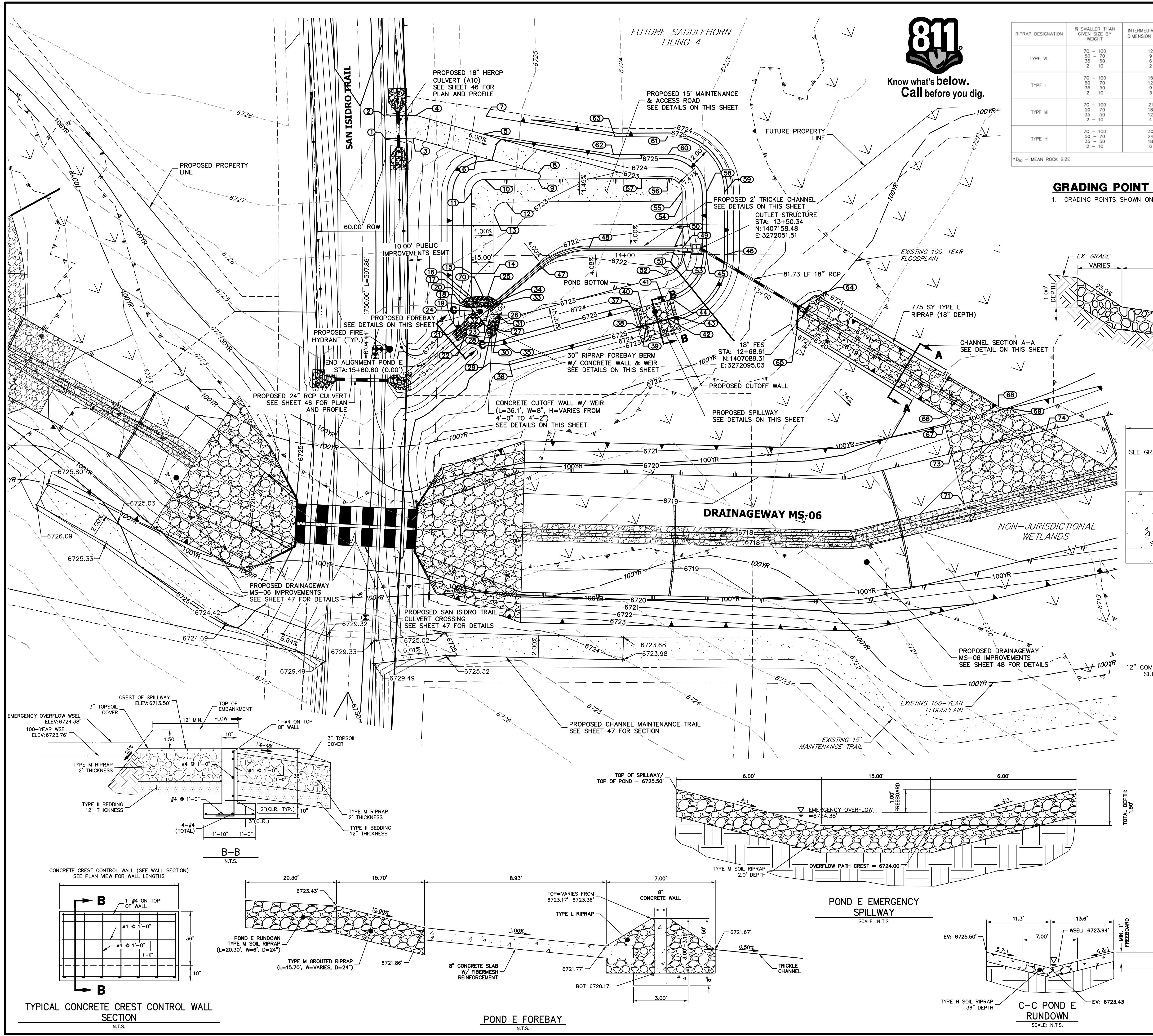
**POND D OUTLET STRUCTURE DETAILS**

SHEET 56 OF 64  
JOB NO. 25142.05



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
25043  
5/15/24  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC





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

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A Westplan Company  
Central 300-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

**ENGINEER'S STATEMENT**

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

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043

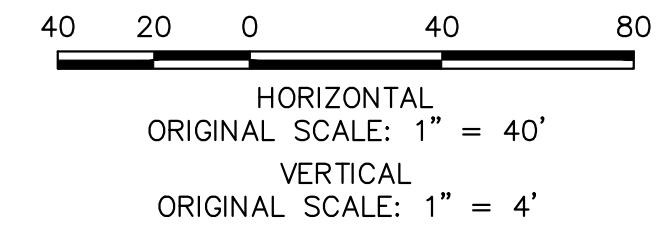
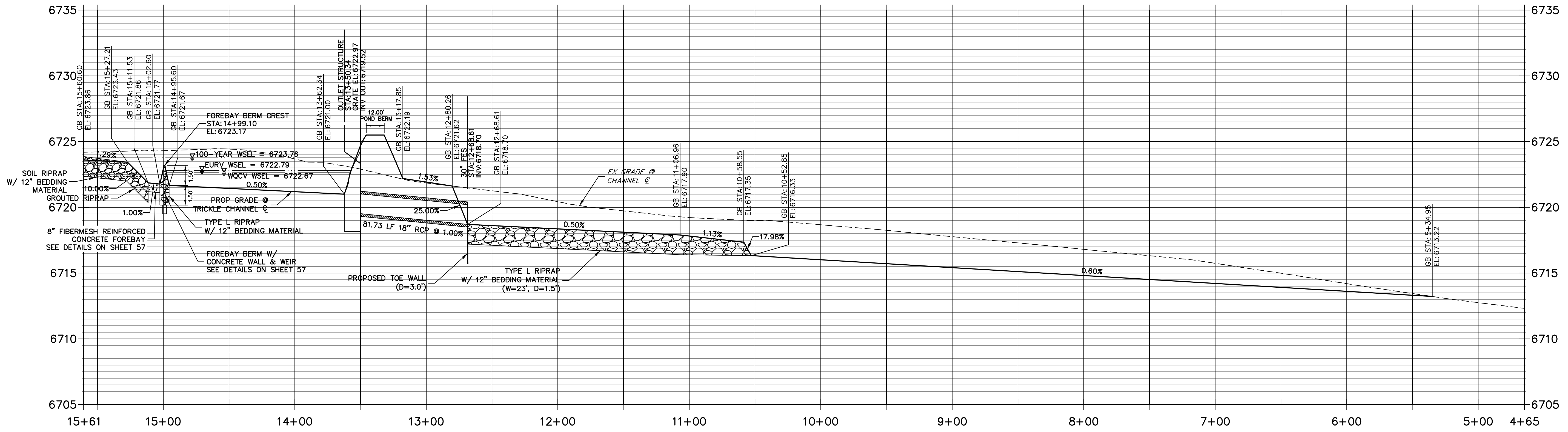
DATE: 5/15/24

DESIGNED BY: AAM  
DRAWN BY: AAM  
CHECKED BY:

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

SHEET 57 OF 64  
JOB NO. 25142.05

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



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

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
20	TOE OF BERM	N: 1407192.02 E: 3271898.99	6721.90
21	RIPRAP/CONCRETE	N: 1407183.83 E: 3271884.51	6724.10
22	RIPRAP/CONCRETE	N: 1407176.81 E: 3271886.15	6724.42
23	RIPRAP/CONCRETE	N: 1407178.57 E: 3271901.86	6721.89
24	RIPRAP/CONCRETE	N: 1407189.28 E: 3271899.36	6721.89
25	TOE OF BERM	N: 1407188.69 E: 3271906.84	6721.82
26	TOE OF BERM	N: 1407182.36 E: 3271908.35	6721.82
27	TOE OF BERM	N: 1407175.90 E: 3271902.75	6721.90
28	TOE OF BERM	N: 1407173.93 E: 3271901.04	6722.55
29	RIPRAP	N: 1407167.86 E: 3271900.41	6724.32
30	TOE OF BERM	N: 1407163.35 E: 3271906.33	6724.00
31	TOE OF BERM	N: 1407177.69 E: 3271913.57	6722.46
32	TOE OF BERM	N: 1407185.95 E: 3271909.30	6721.77
33	TOP OF BERM	N: 1407186.74 E: 3271912.71	6723.17
34	TRICKLE CHANNEL INV	N: 1407187.54 E: 3271916.12	6721.67
35	TOP	N: 1407160.73 E: 3271907.48	6725.50
36	TOP	N: 1407148.99 E: 3271904.99	6725.50
37	SPILLWAY TOP	N: 1407142.45 E: 3271993.62	6725.50
38	SPILLWAY TOP	N: 1407130.71 E: 3271991.13	6725.50

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
39	SPILLWAY CREST	N: 1407129.46 E: 3271997.00	6724.00
40	SPILLWAY CREST	N: 1407141.20 E: 3271999.49	6724.00
41	SPILLWAY CREST	N: 1407138.09 E: 3272014.16	6724.00
42	SPILLWAY CREST	N: 1407126.35 E: 3272011.67	6724.00
43	SPILLWAY TOP	N: 1407125.11 E: 3272017.54	6725.50
44	SPILLWAY TOP	N: 1407136.84 E: 3272020.03	6725.50
45	TOP	N: 1407152.61 E: 3272053.01	6725.50
46	TOP	N: 1407147.18 E: 3272063.71	6725.50
47	TRICKLE CHANNEL INV	N: 1407195.89 E: 3271952.01	6721.48
48	TRICKLE CHANNEL INV	N: 1407191.77 E: 3271985.98	6721.31
49	OUTLET STRUCTURE	N: 1407163.93 E: 3272040.81	6721.00
50	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407167.08 E: 3272036.81	6721.03
51	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1407165.30 E: 3272035.90	6721.03
52	TOE	N: 1407152.50 E: 3272023.35	6722.22
53	TOE	N: 1407159.85 E: 3272038.74	6721.62
54	ACCESS ROAD/TOE	N: 1407191.75 E: 3272054.94	6722.55
55	ACCESS ROAD/TOE	N: 1407197.05 E: 3272057.63	6722.61
56	TOE	N: 1407209.18 E: 3272053.63	6722.74
57	ACCESS ROAD/TOE	N: 1407217.11 E: 3272037.78	6722.83

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

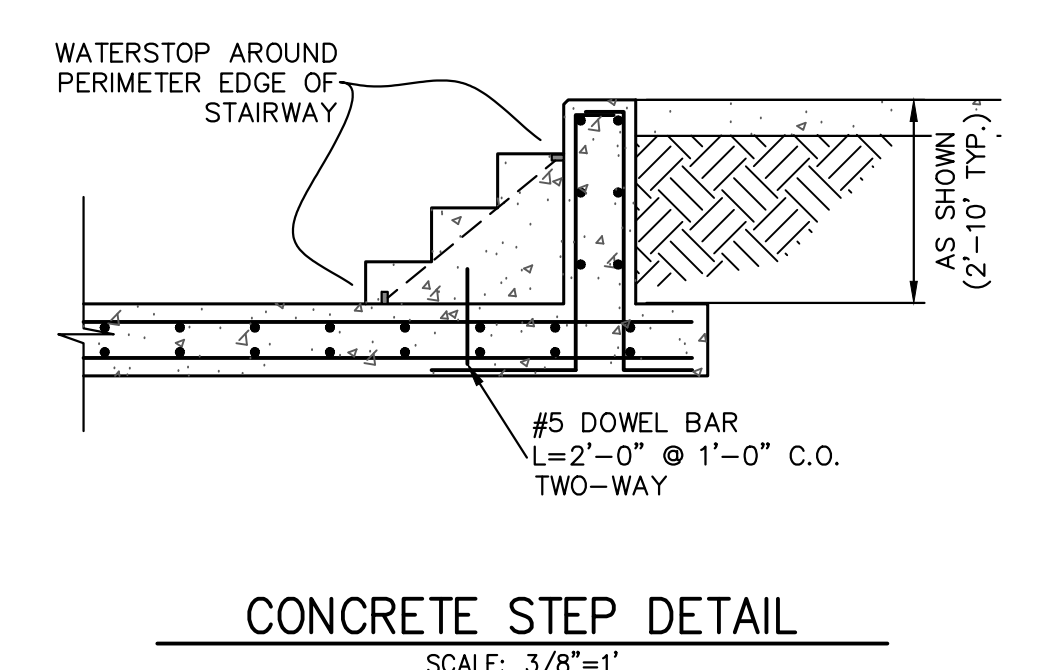
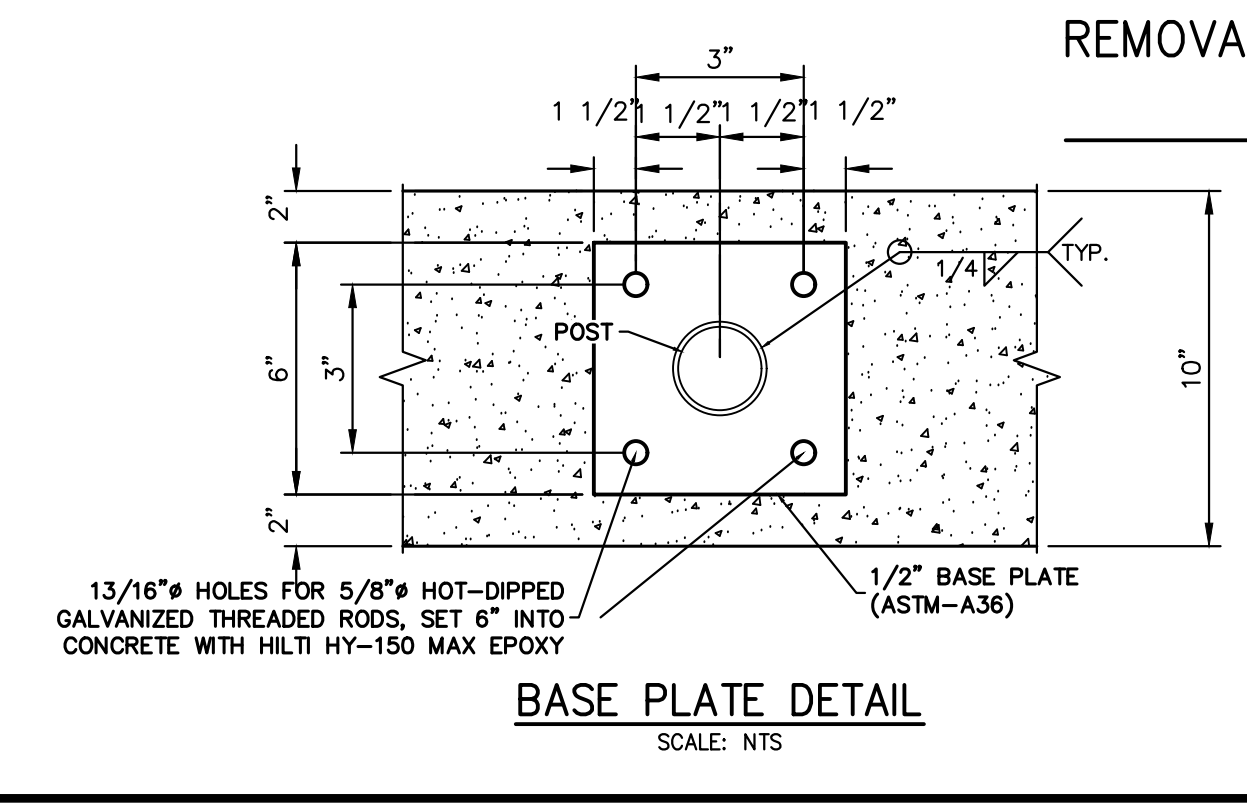
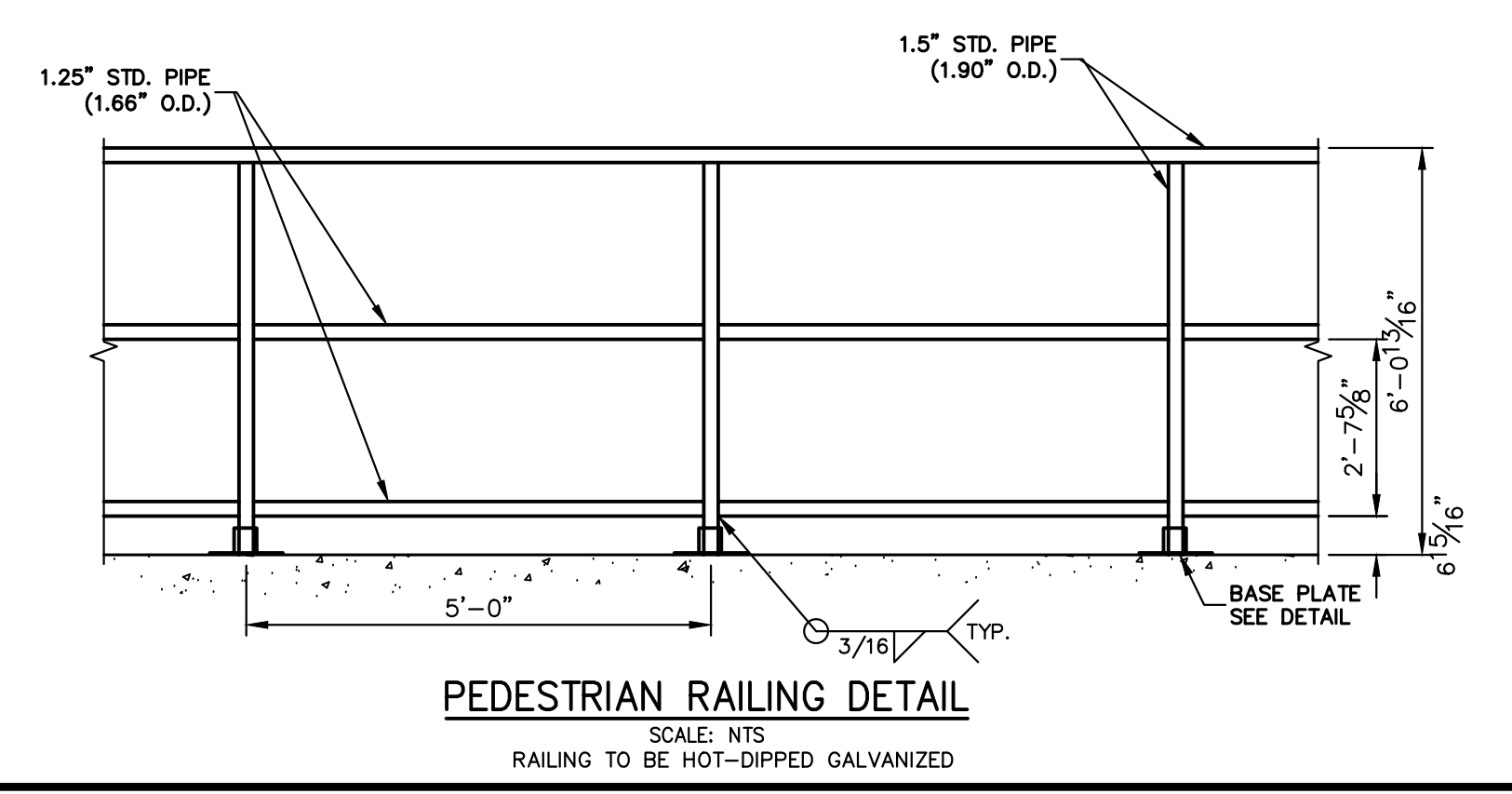
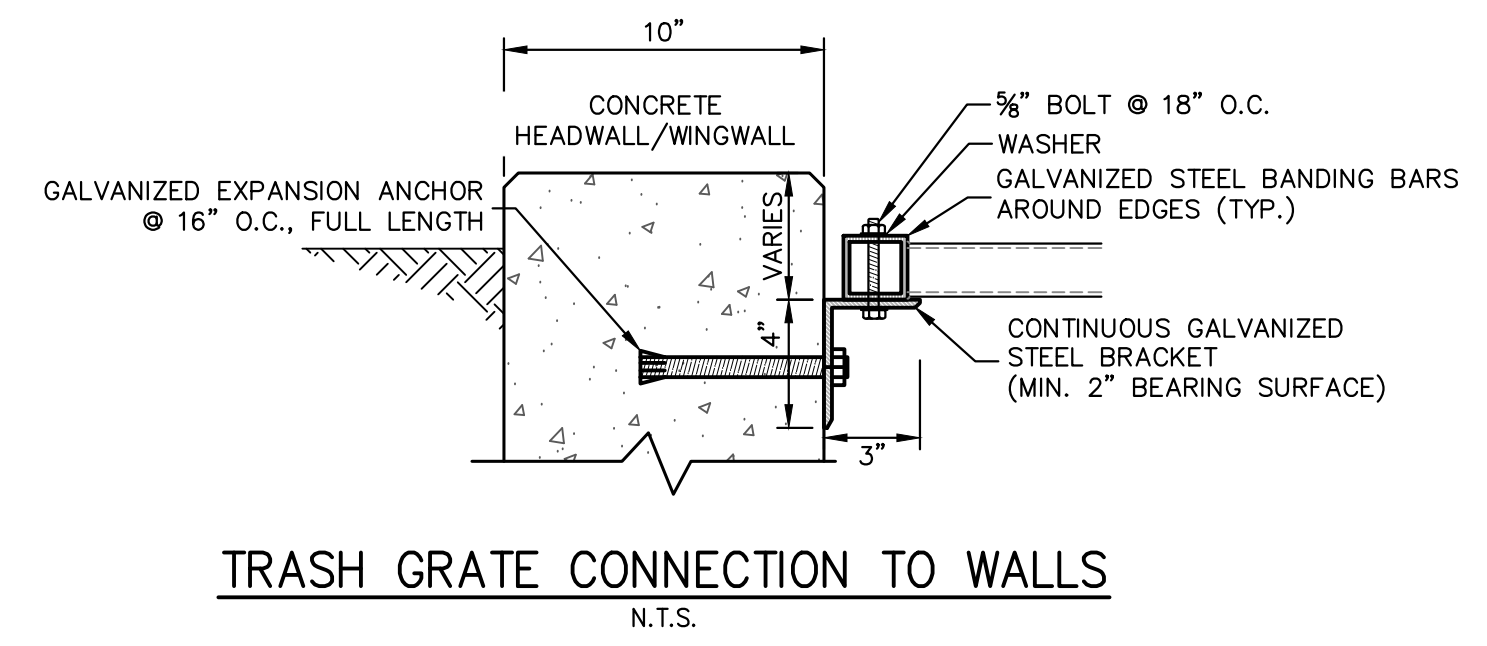
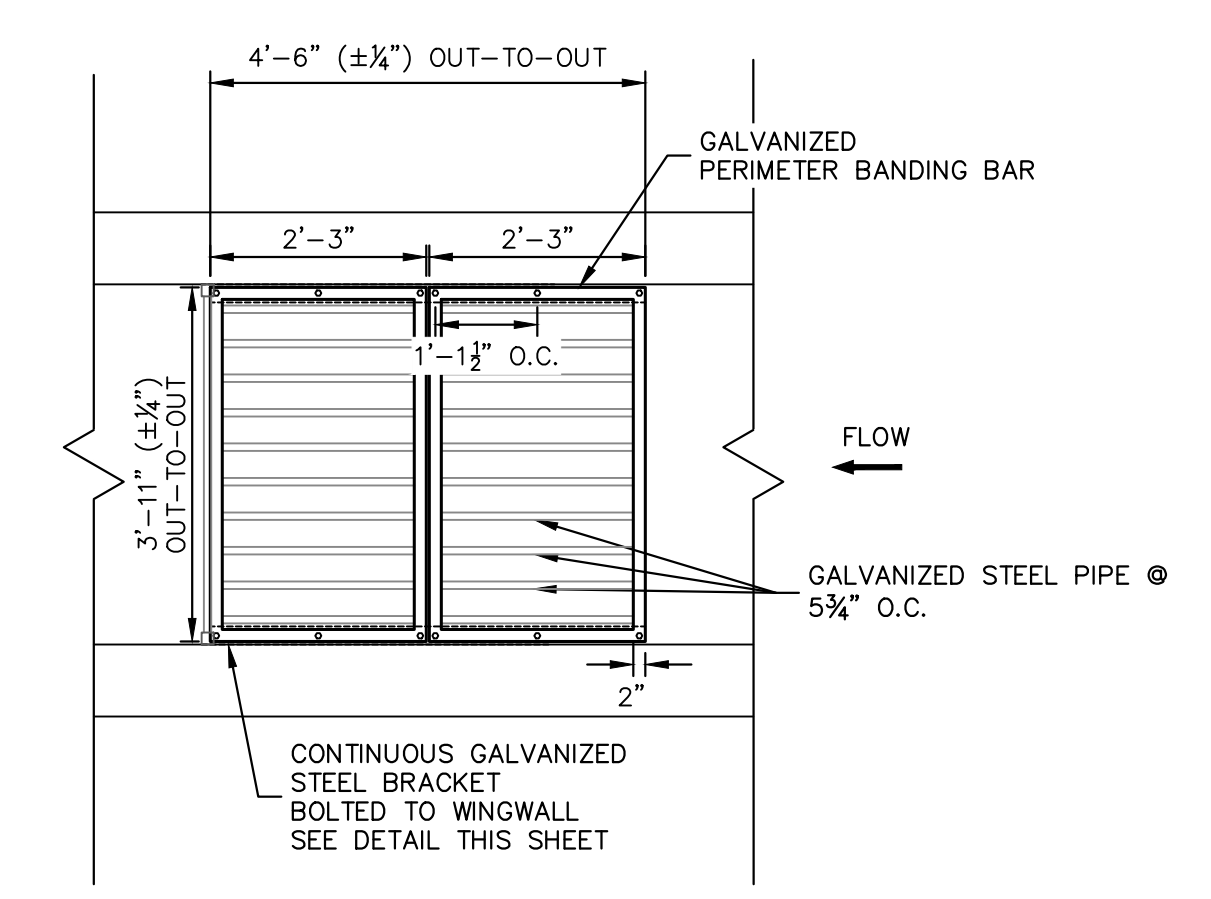
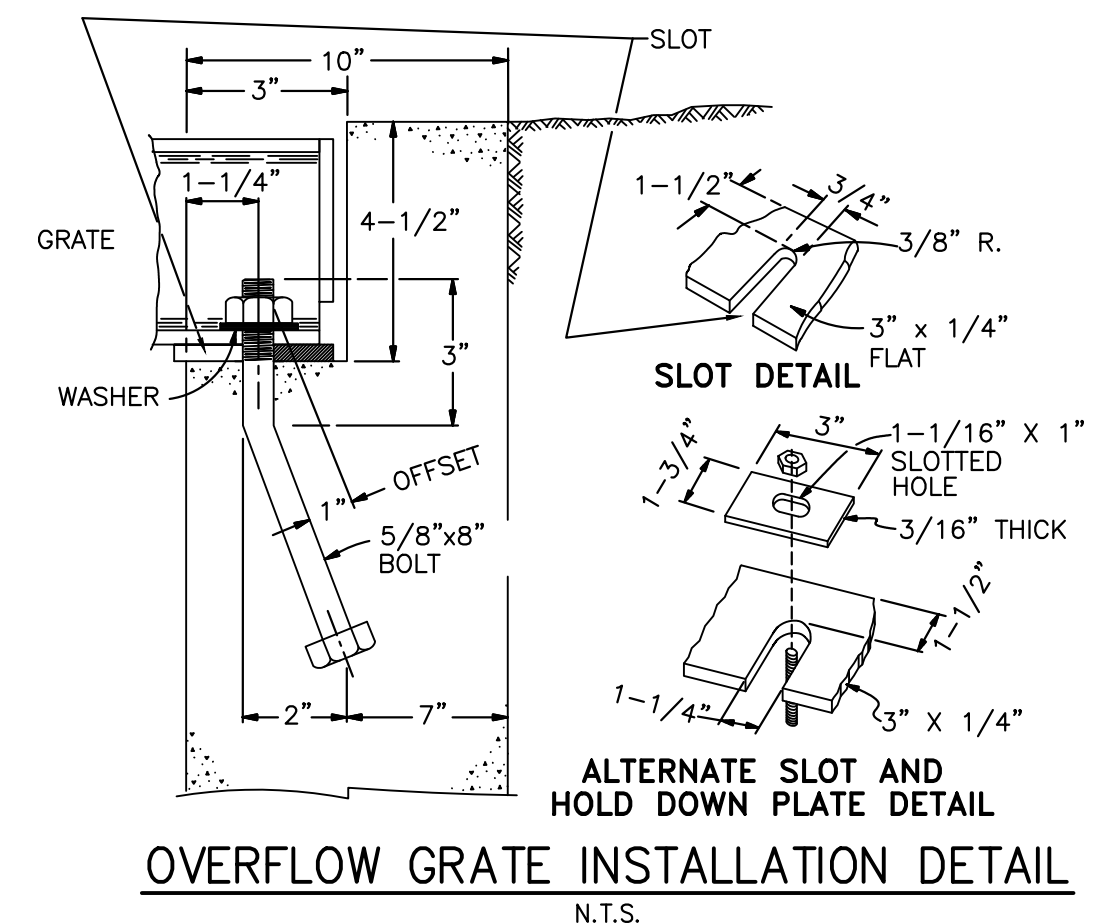
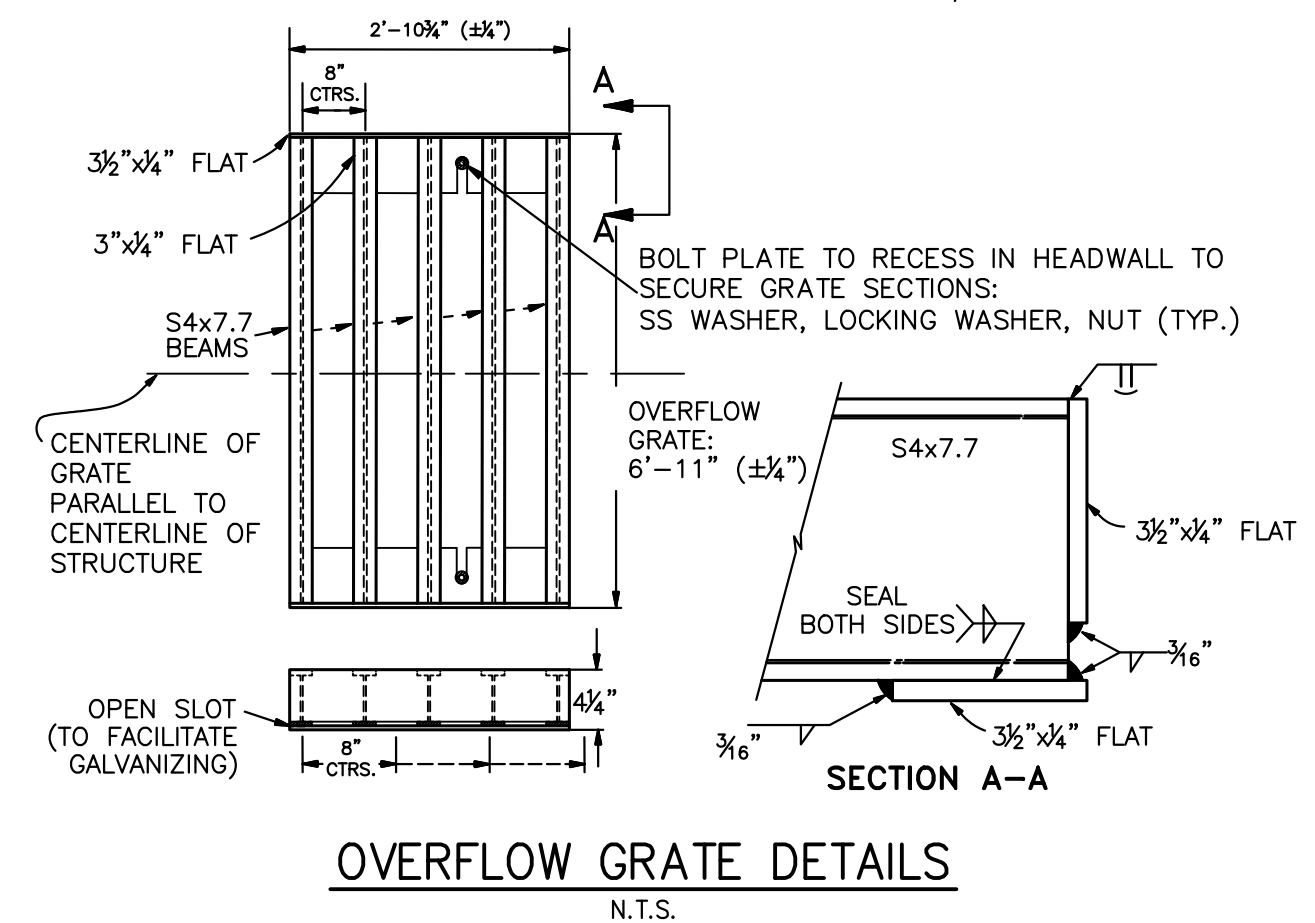
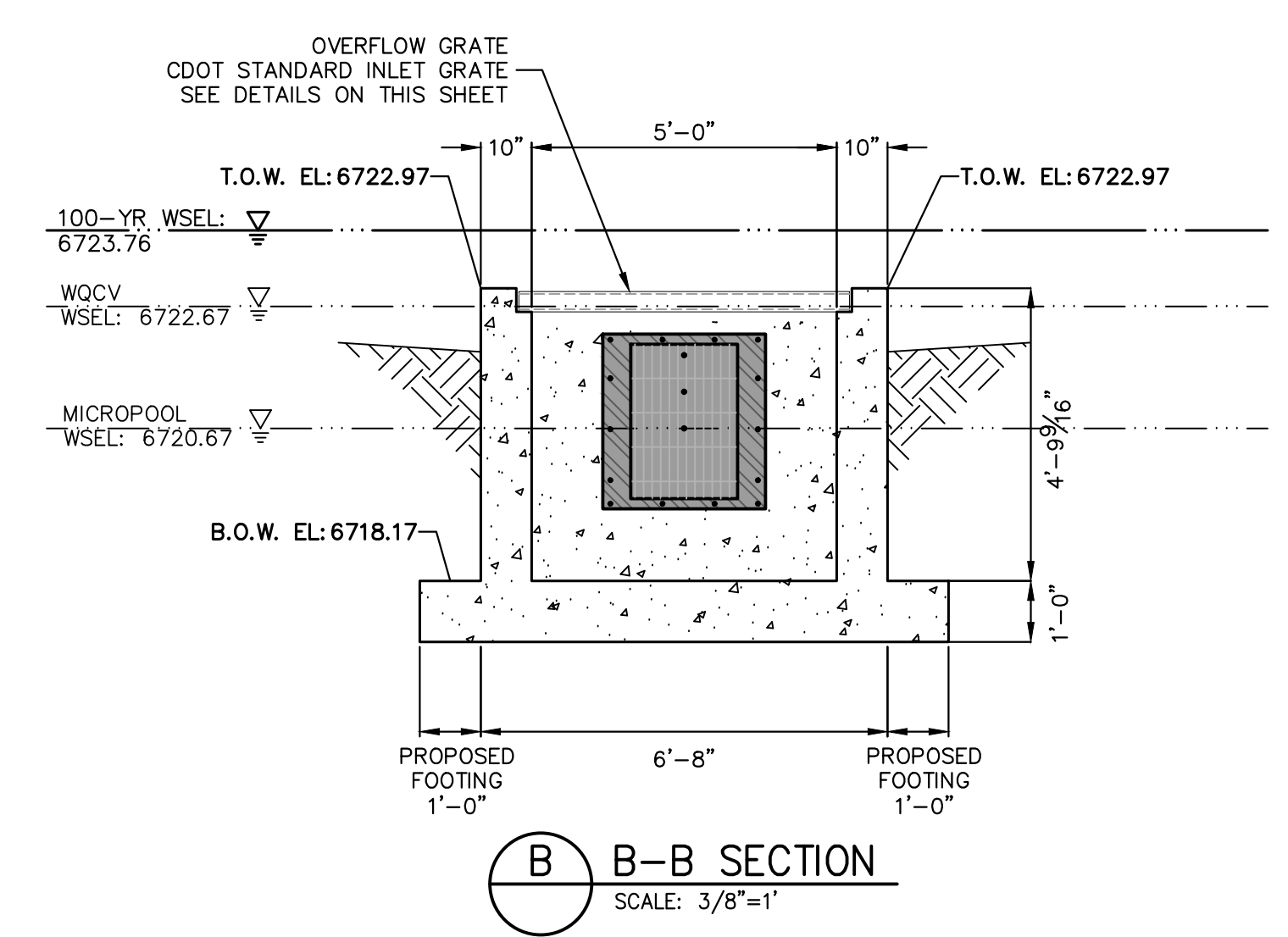
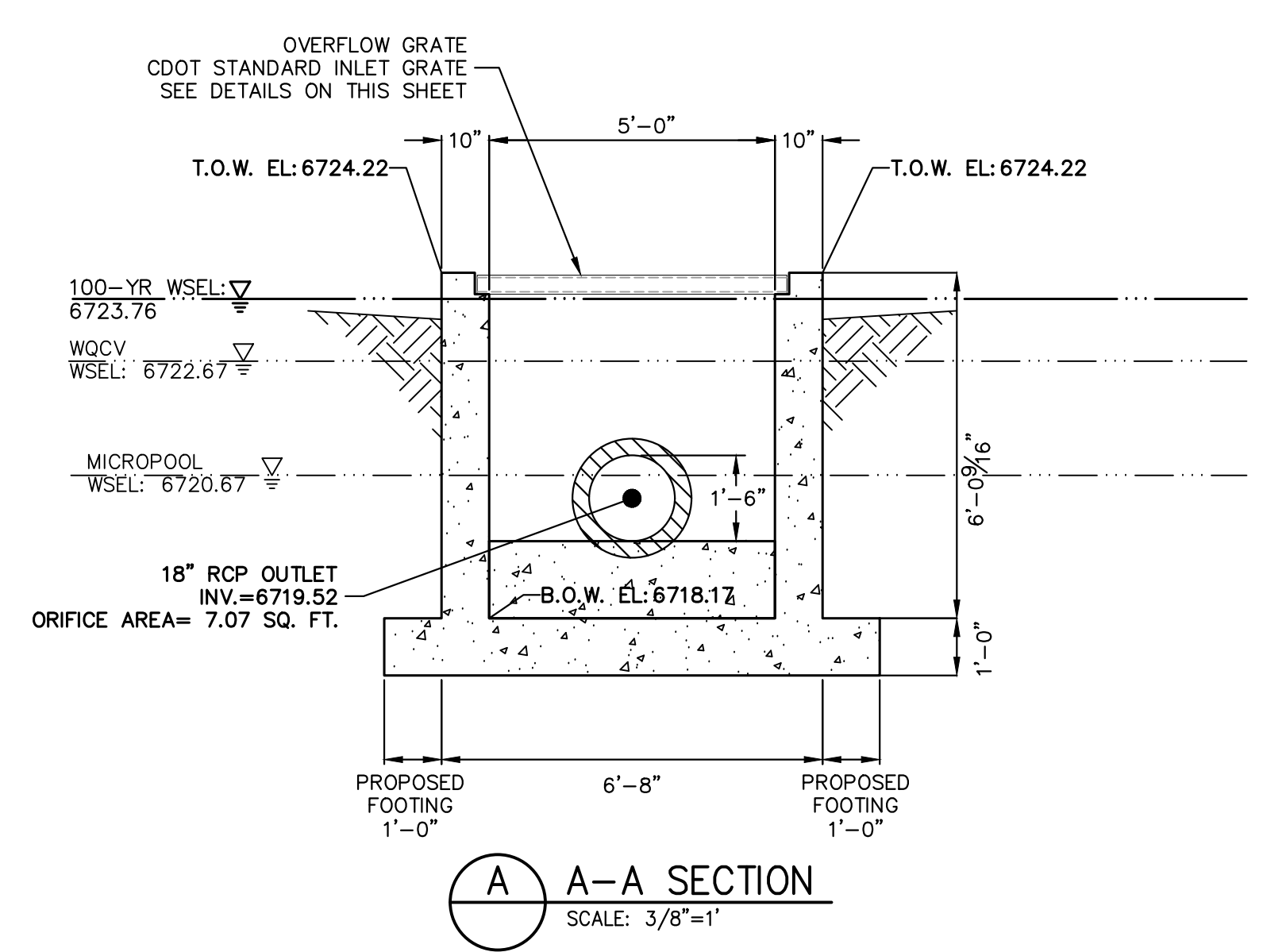
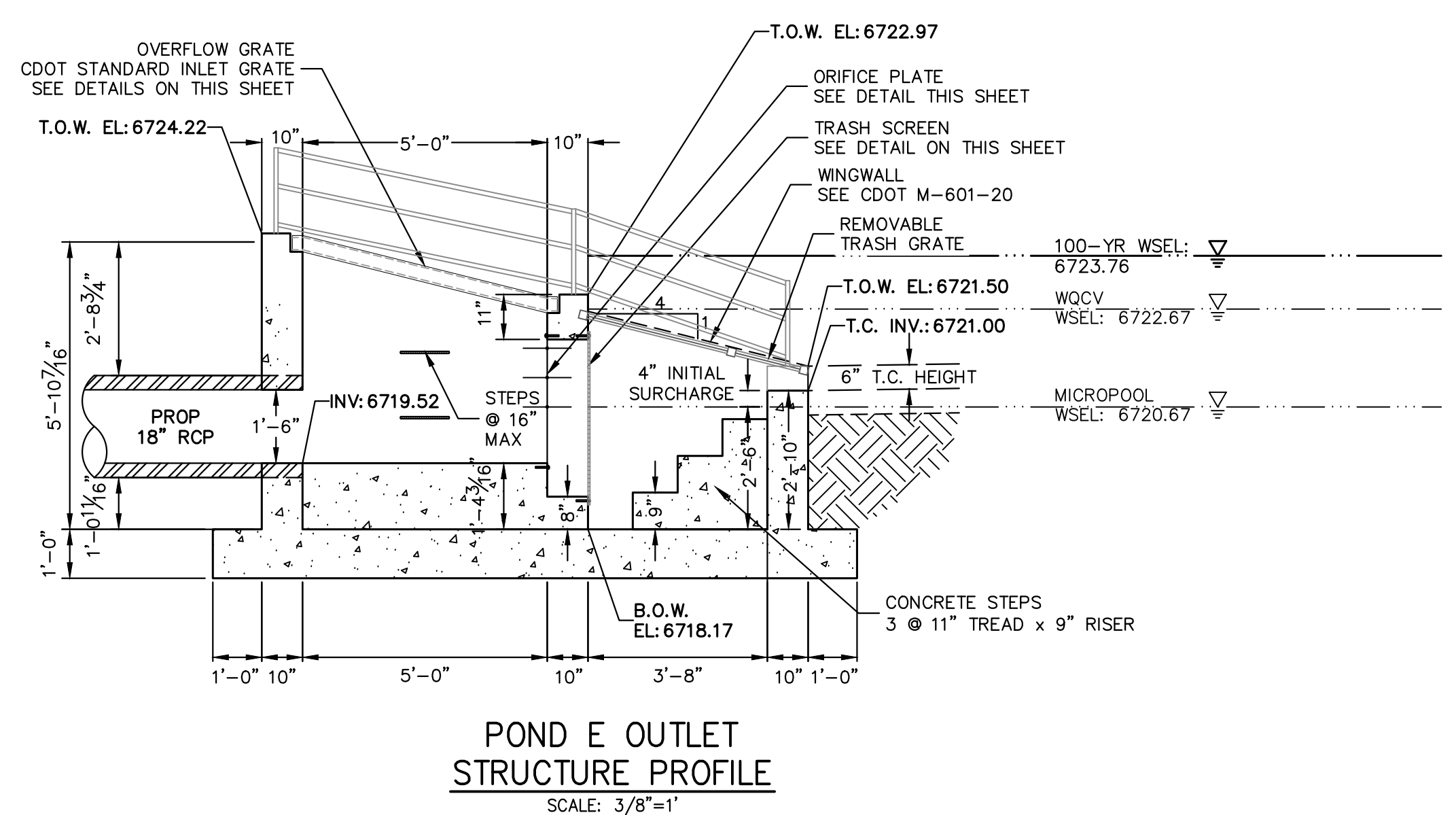
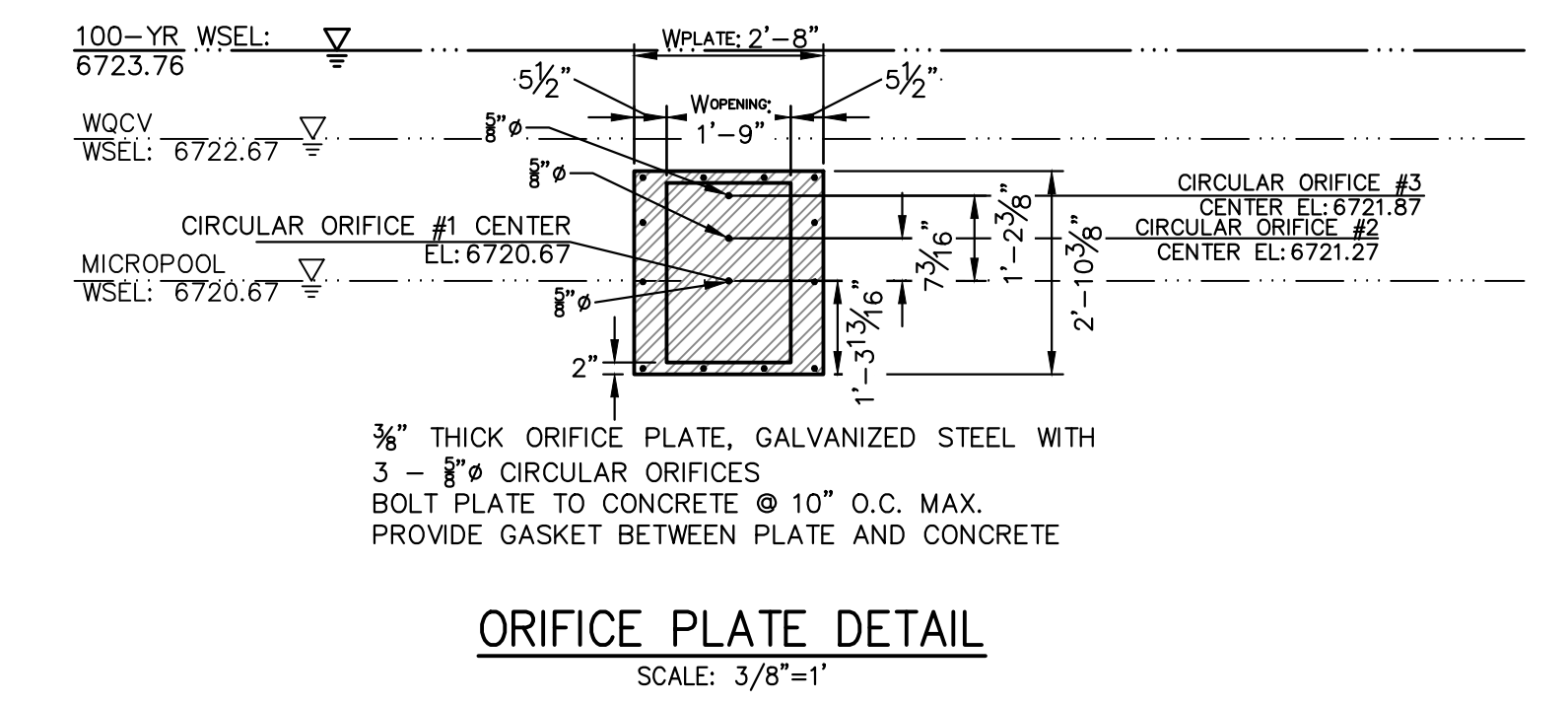
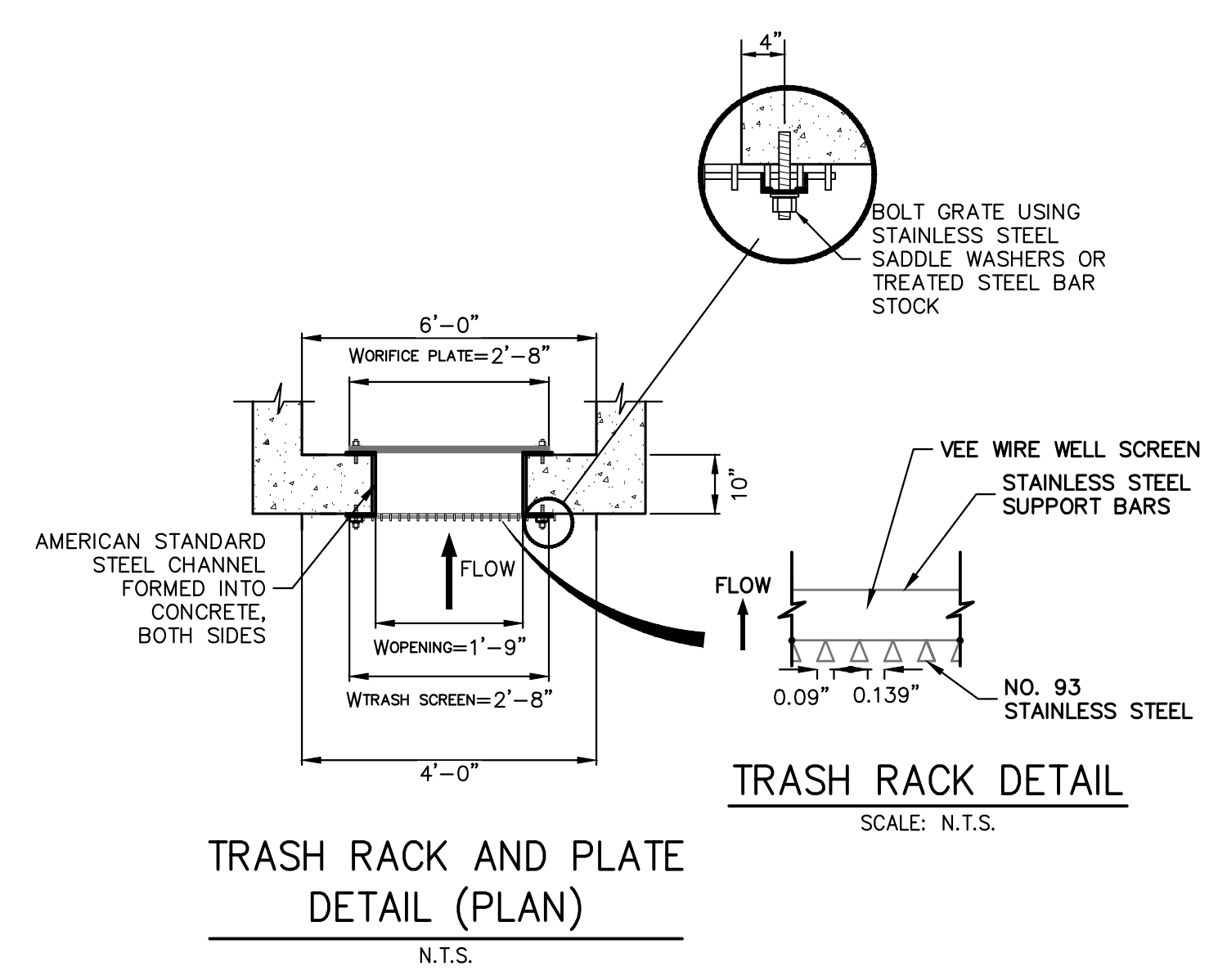
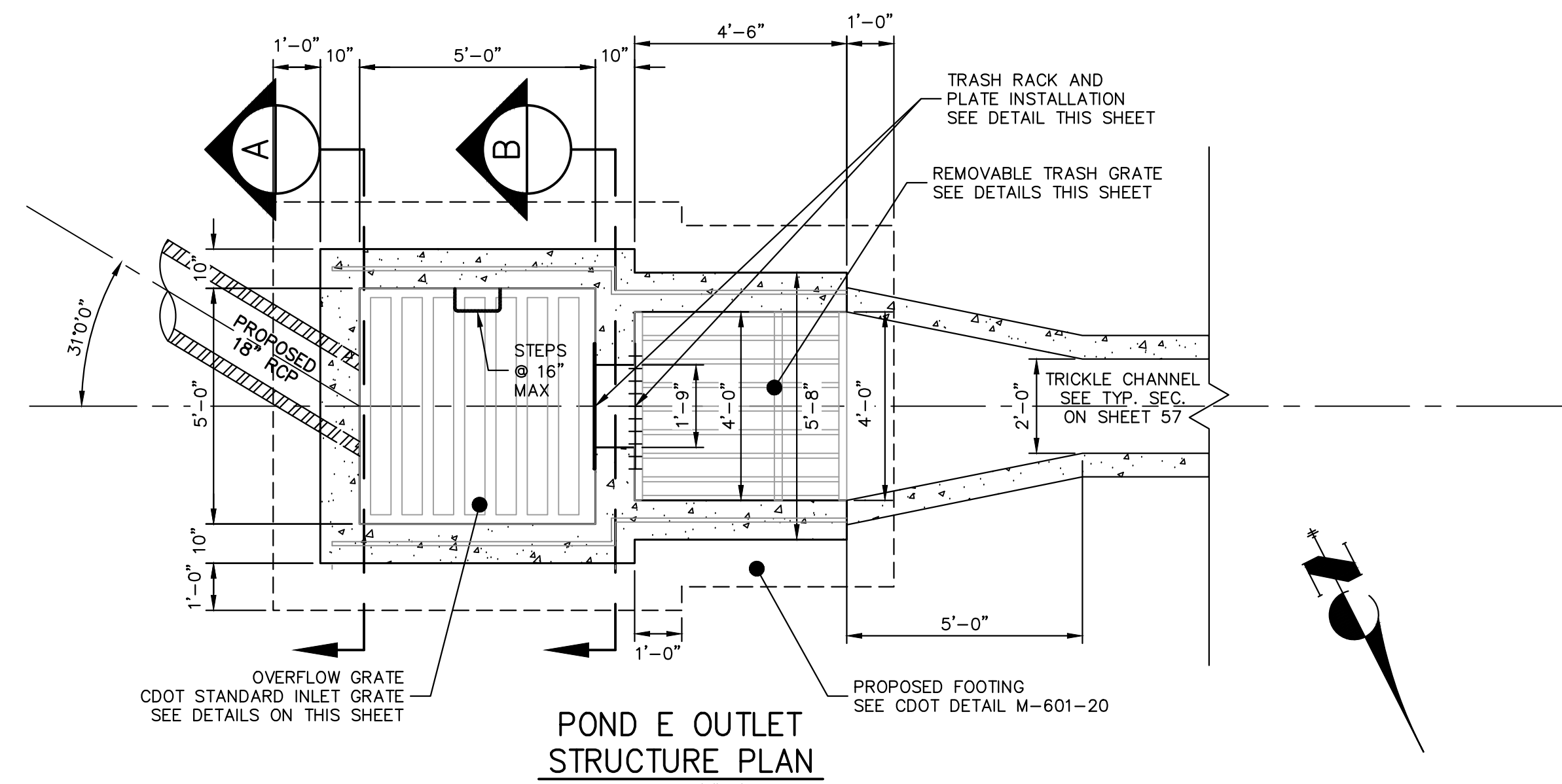


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 FOR AND ON BEHALF OF JR ENGINEERING, LLC

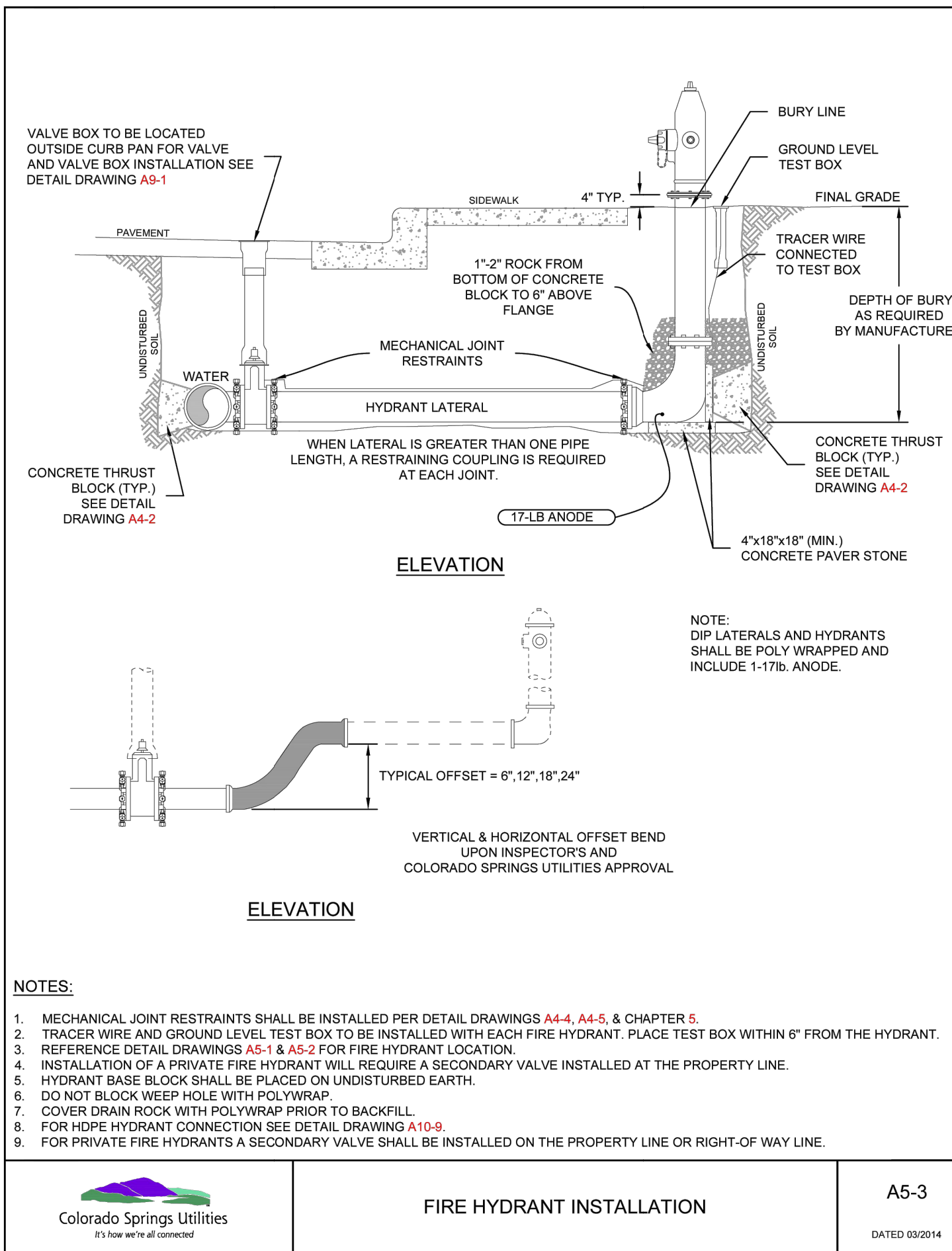
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 SADDLEHORN RANCH - FILING 3  
 POND E GRADING PLAN  
 SHEET 58 OF 64  
 JOB NO. 25142.05

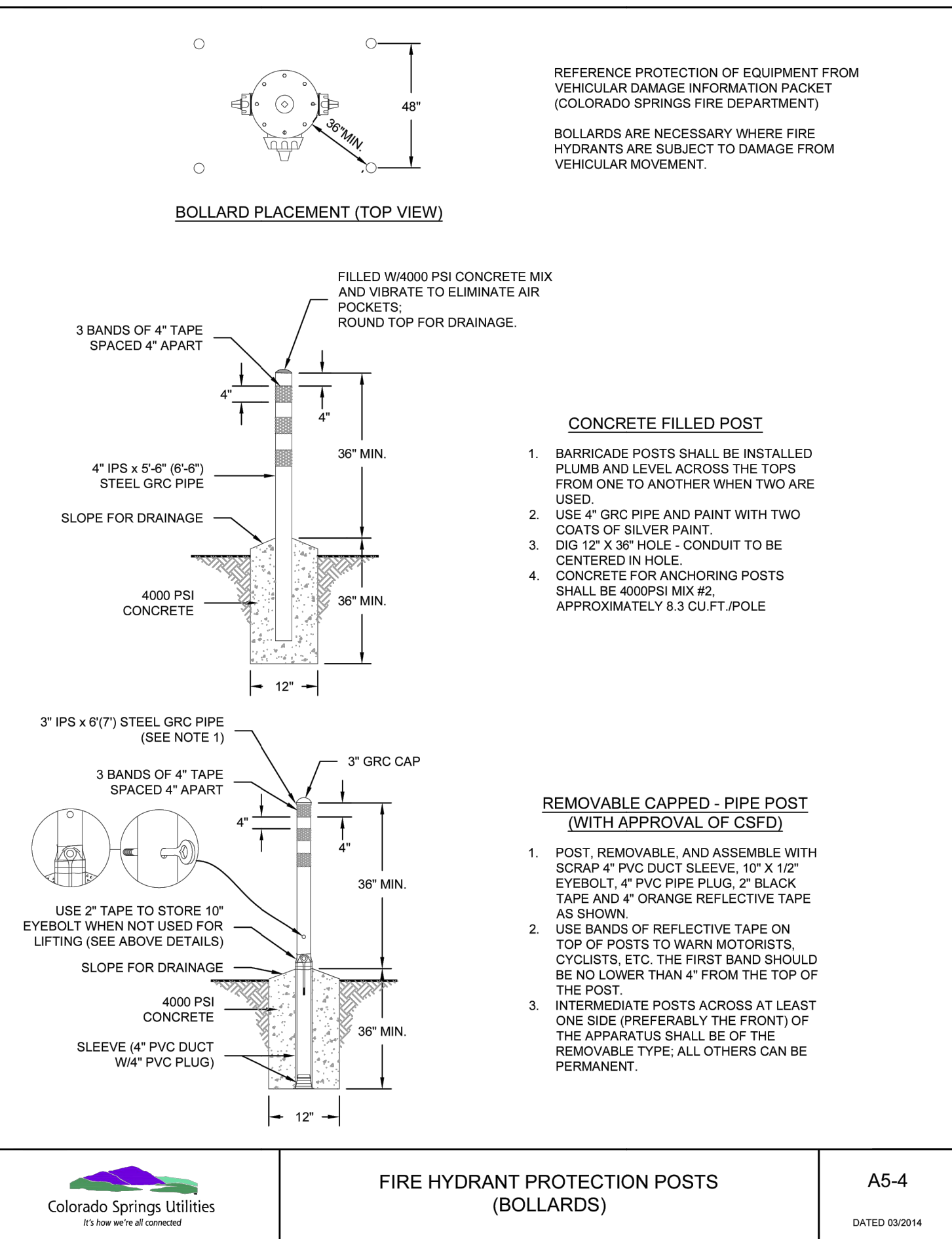


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BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 5/15/24

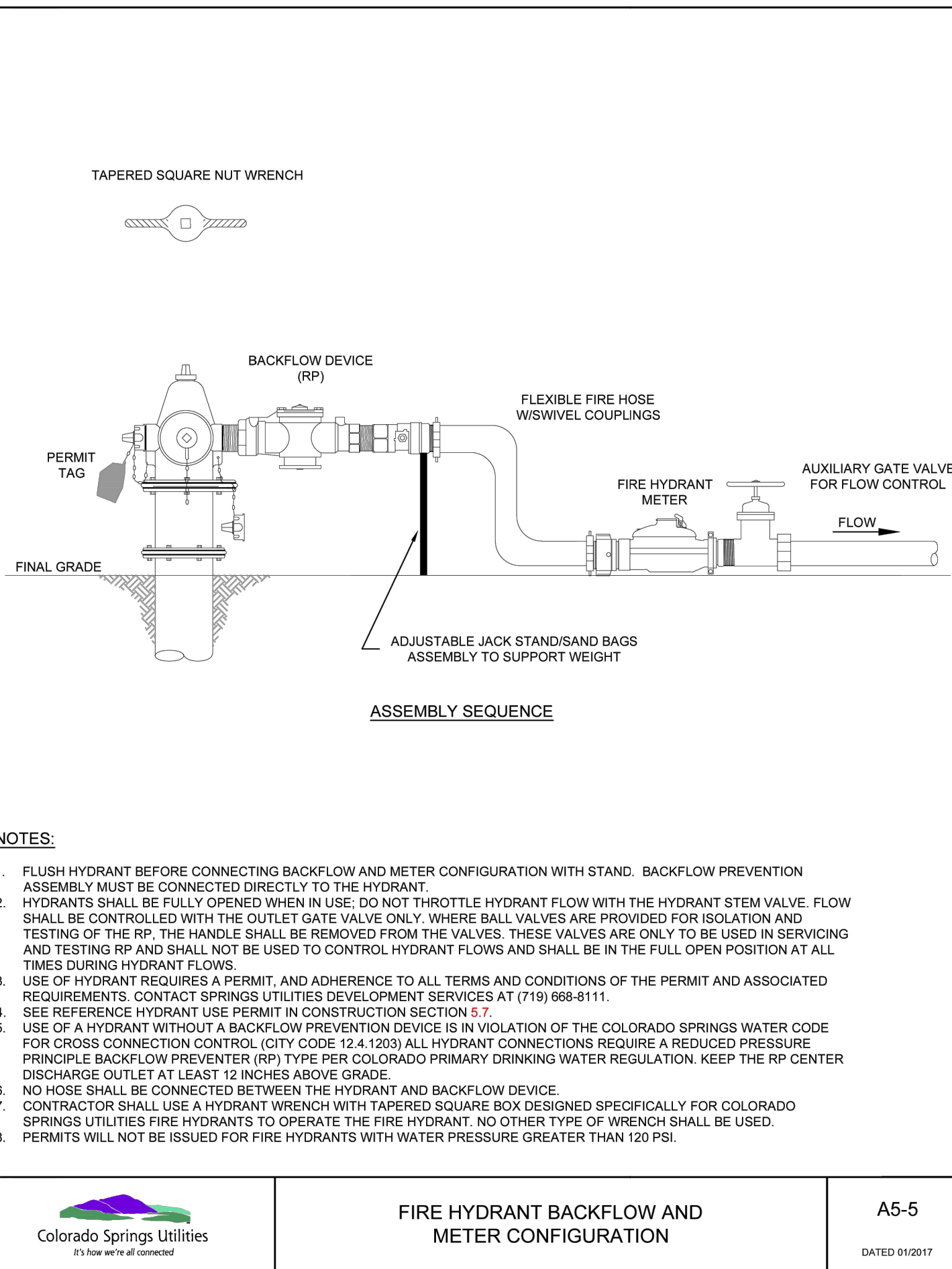
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BY	DATE
NO.	REVISION
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	5/15/24
DESIGNED BY	AAM
DRAWN BY	MMC
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
POND E OUTLET STRUCTURE DETAILS	
SHEET	59 OF 64
JOB NO.	25142.05



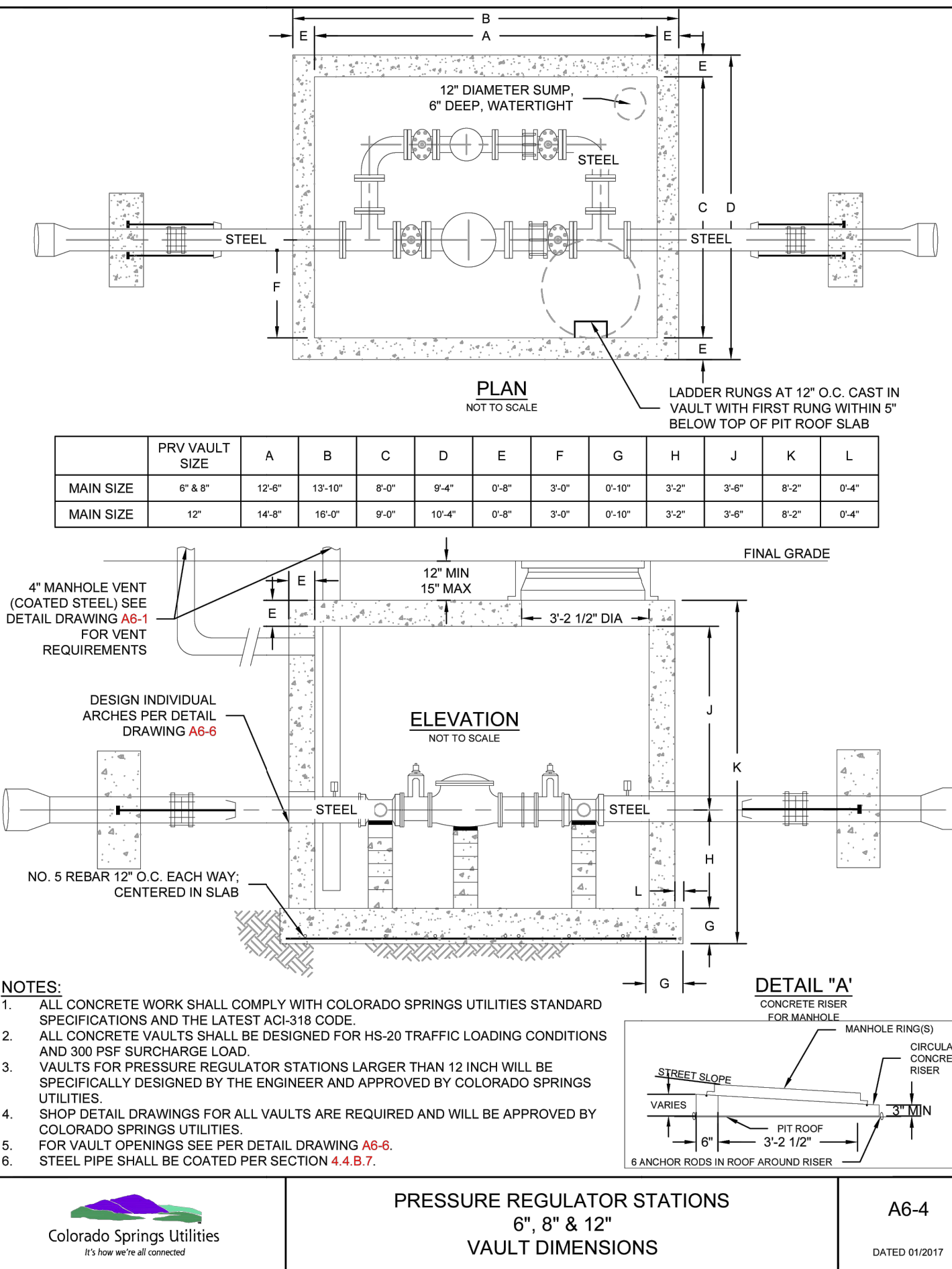
	<b>FIRE HYDRANT INSTALLATION</b>	<b>A5-3</b>
		DATED 03/2014



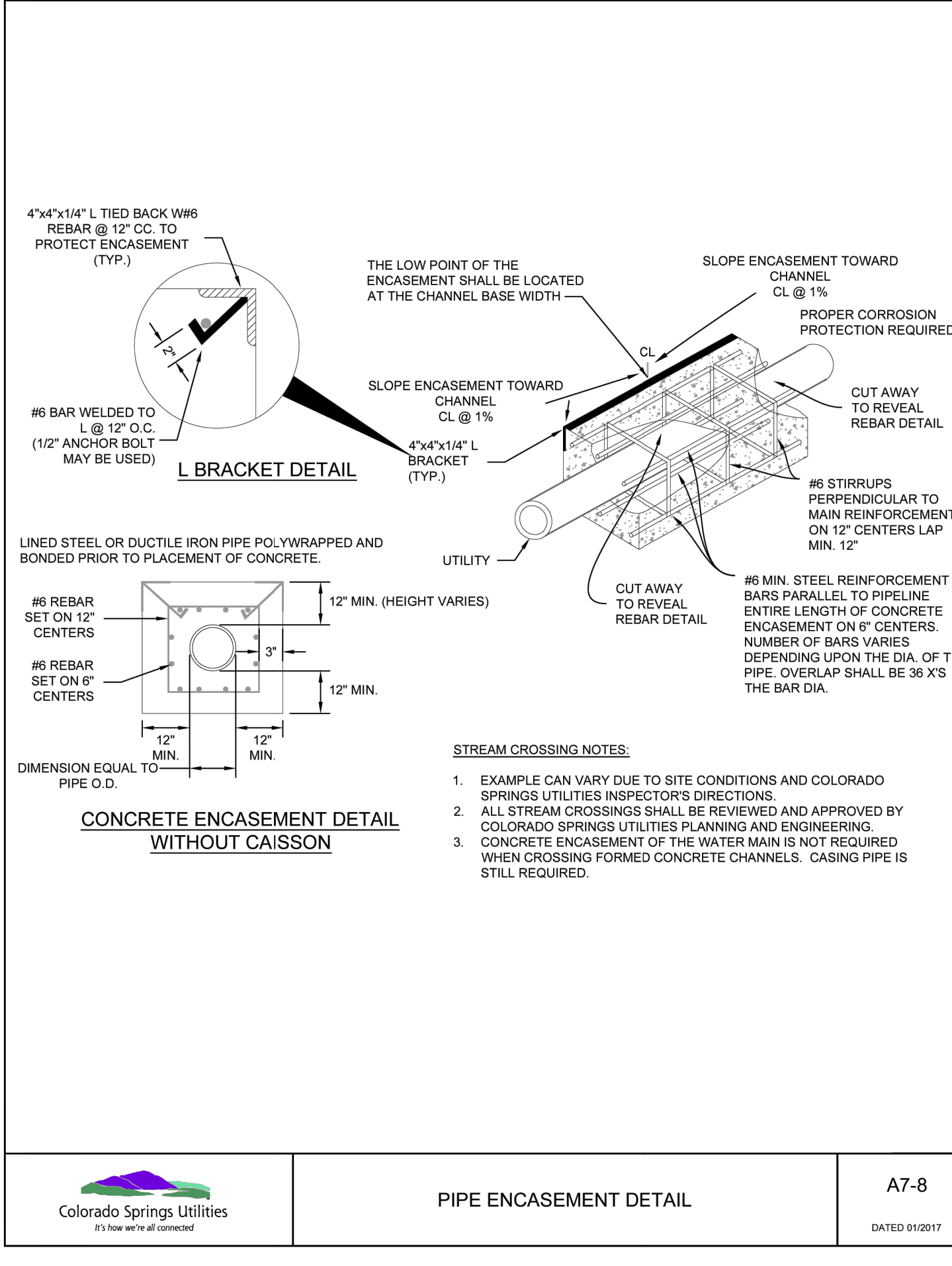
	<b>FIRE HYDRANT PROTECTION POSTS (BOLLARDS)</b>	<b>A5-4</b>
		DATED 03/2014



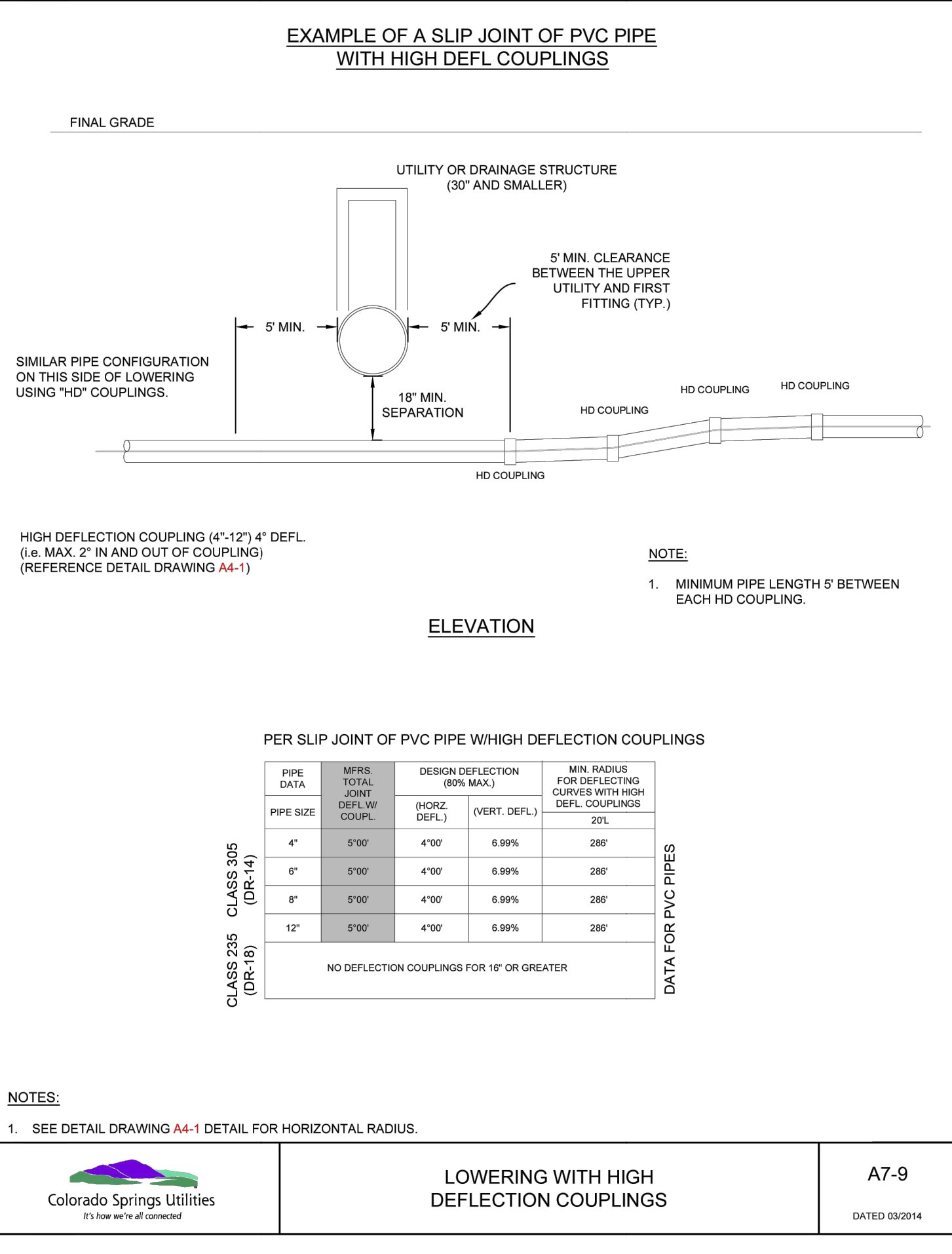
	<b>FIRE HYDRANT BACKFLOW AND METER CONFIGURATION</b>	<b>A5-5</b>
		DATED 01/2017



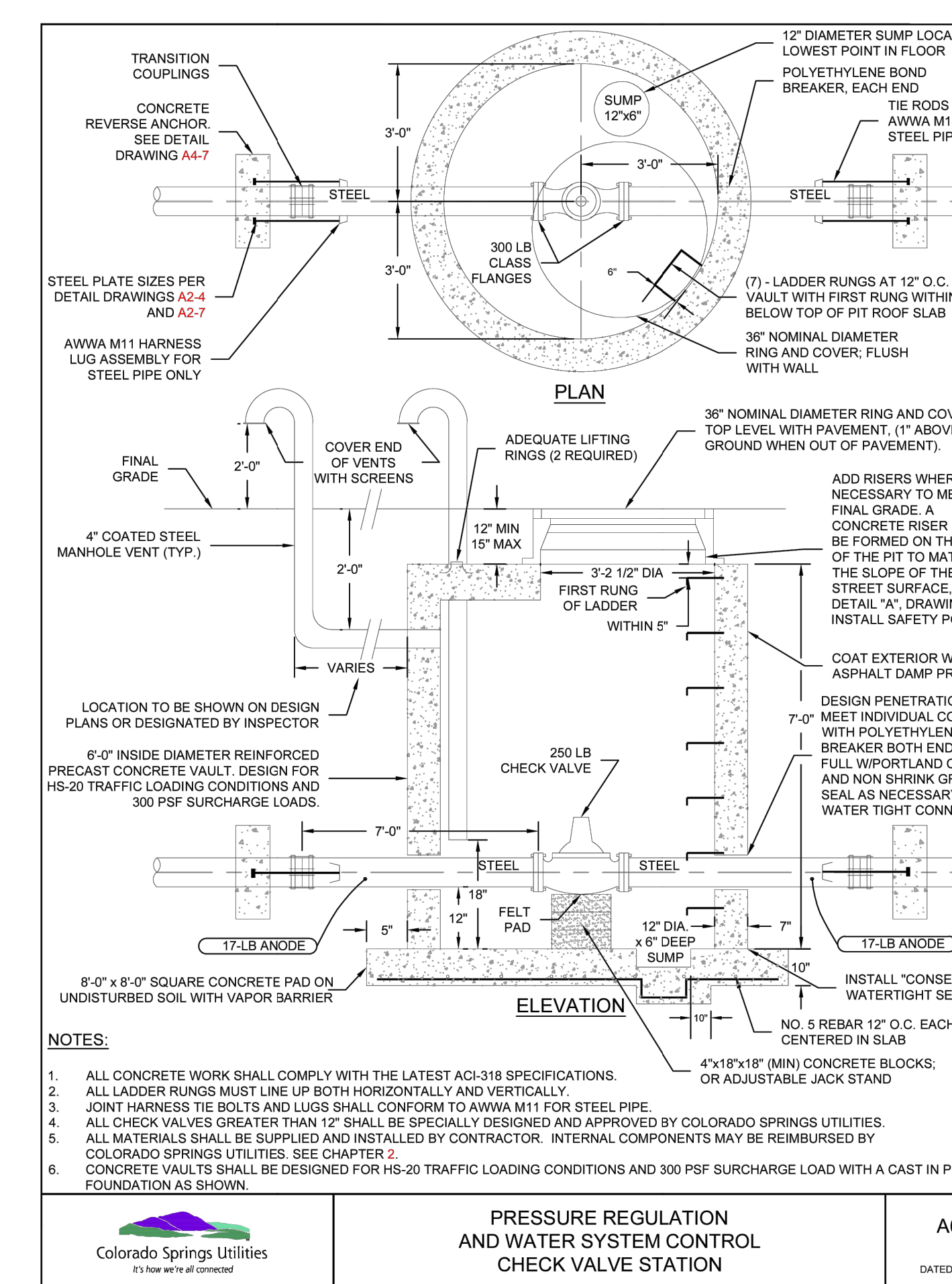
	<b>PRESSURE REGULATOR STATIONS 6", 8" &amp; 12" VAULT DIMENSIONS</b>	<b>A6-4</b>
		DATED 01/2017



	<b>PIPE ENCASUREMENT DETAIL</b>	<b>A7-8</b>
		DATED 01/2017



	<b>LOWERING WITH HIGH DEFLECTION COUPLINGS</b>	<b>A7-9</b>
		DATED 03/2014



	<b>PRESSURE REGULATION AND WATER SYSTEM CONTROL CHECK VALVE STATION</b>	<b>A6-1</b>
		DATED 01/2017

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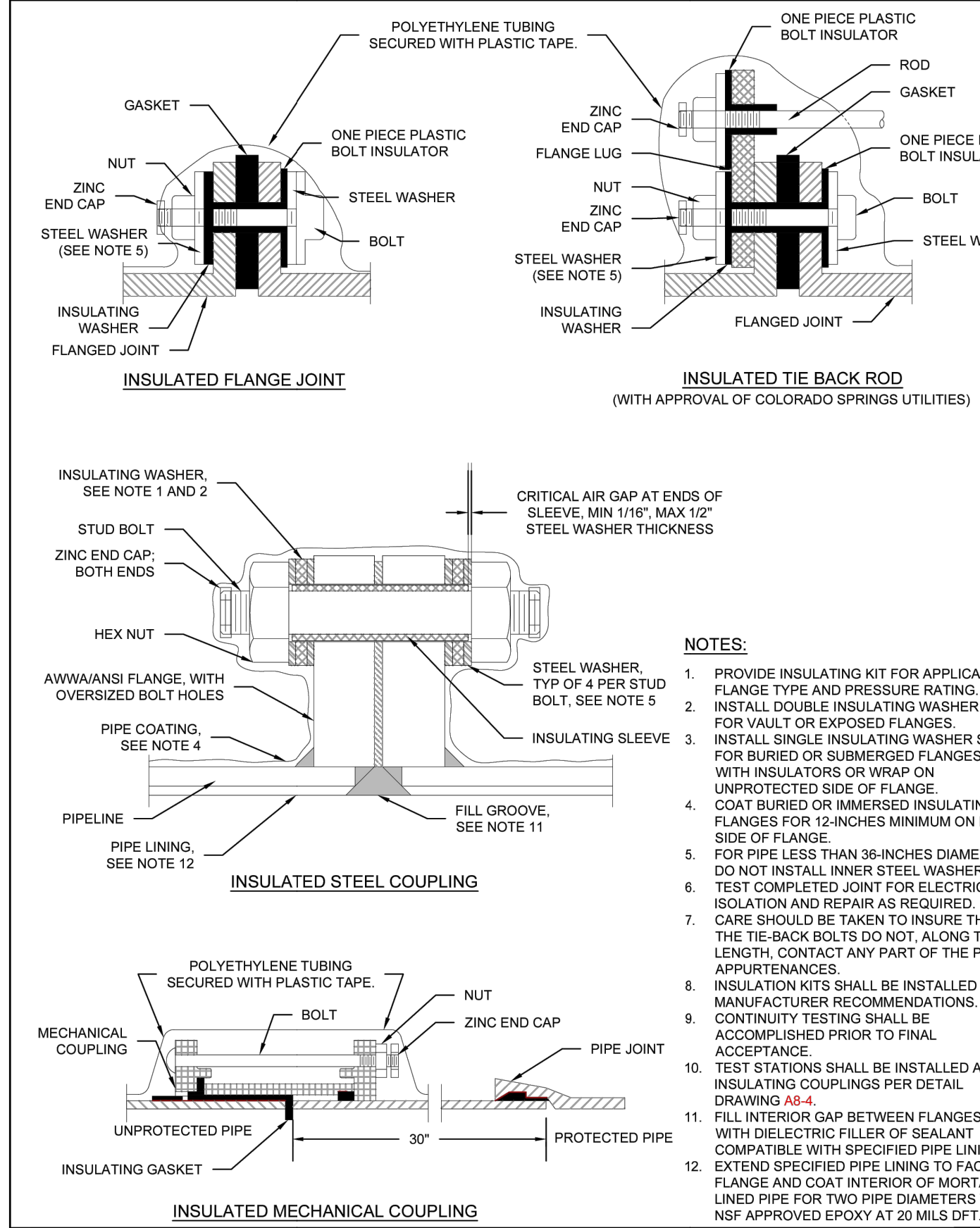
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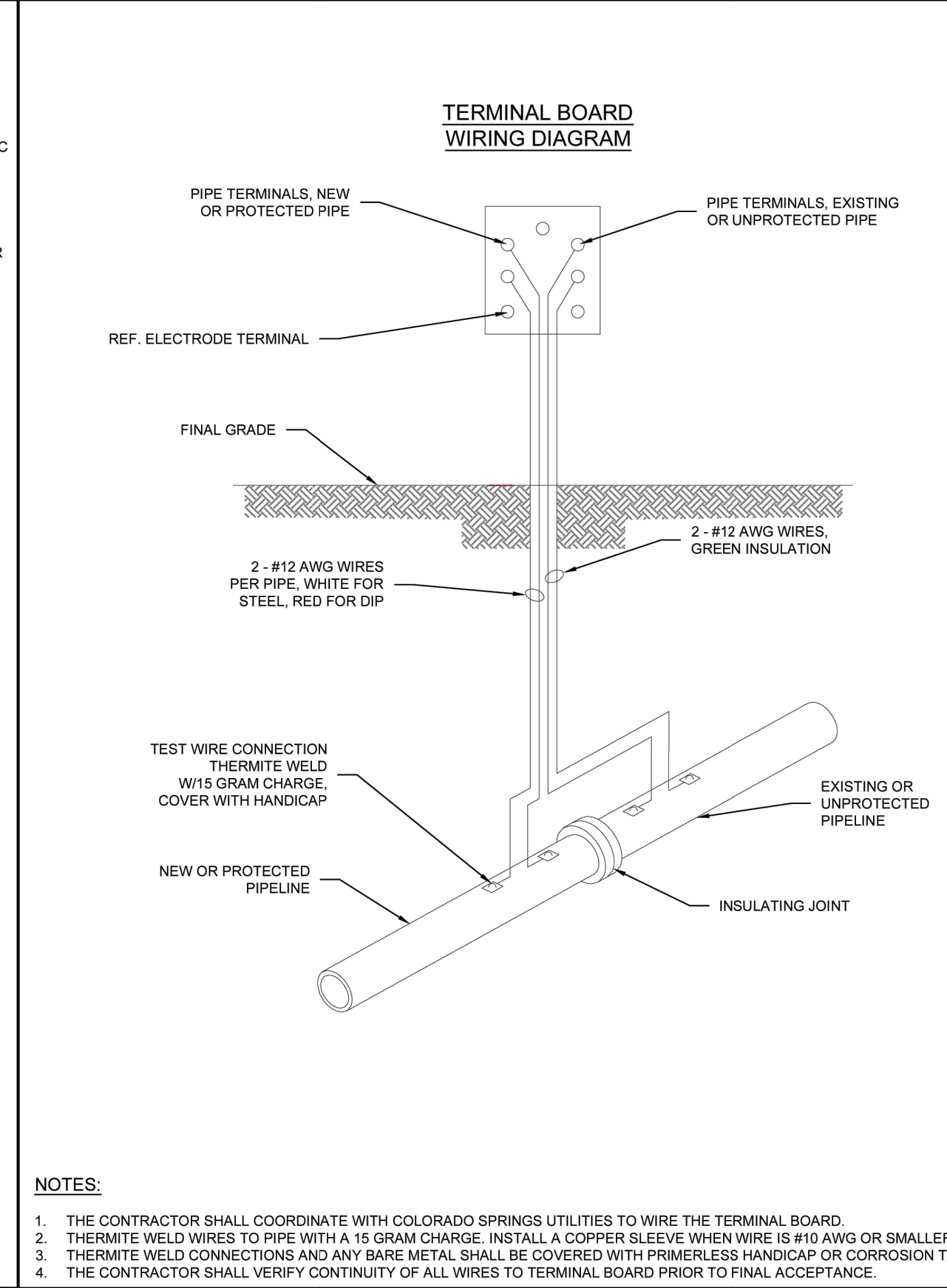
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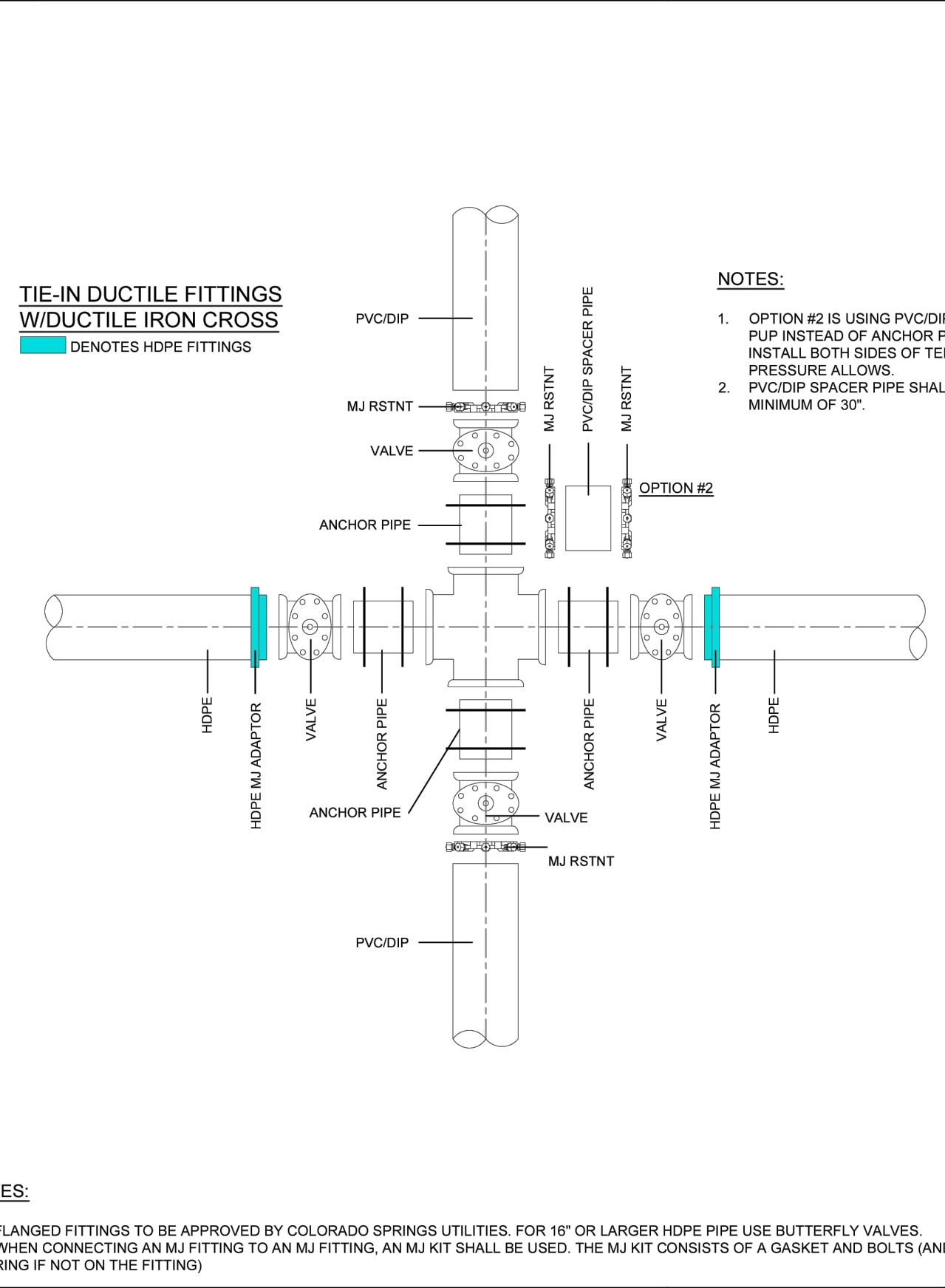
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FOR AND ON BEHALF OF JR ENGINEERING, LLC



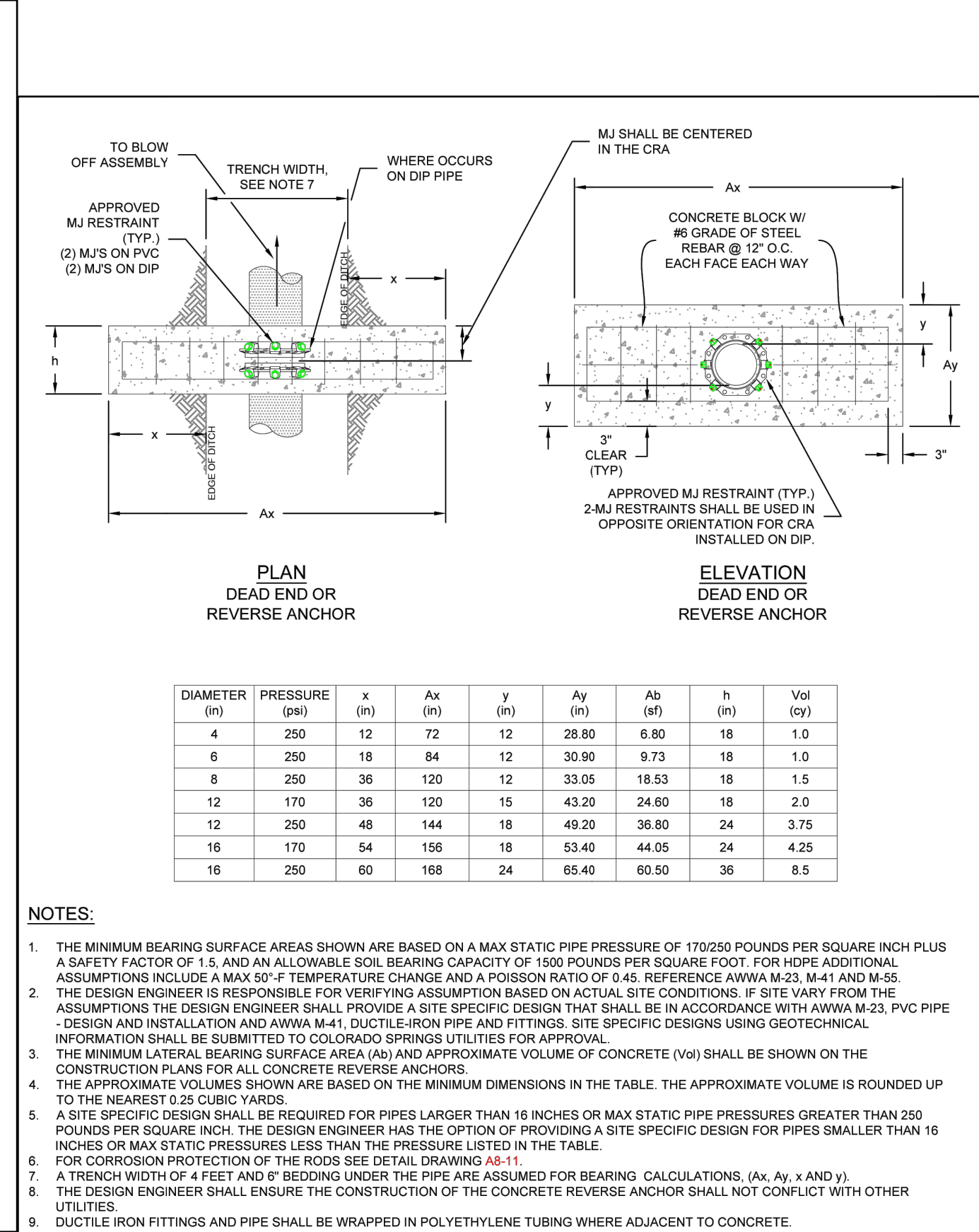
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATING.
  2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
  3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
  4. COAT BURIED 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 APERTURENANCES.
  8. INSULATION KITS SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
  9. CONTINUITY TESTING SHALL BE ACCOMPLISHED PRIOR TO FINAL ACCEPTANCE.
  10. TEST STATIONS SHALL BE INSTALLED AT INSULATING COUPLINGS PER DETAIL DRAWING A8-4.
  11. FILL INTERIOR GAP BETWEEN FLANGES WITH DIELECTRIC FILLER OF SEALANT COMPATIBLE WITH SPECIFIED PIPE LINING.
  12. EXTEND SPECIFIED PIPE LINING TO FACE OF FLANGE AND COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.



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



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



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



**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 HOPE 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 DETAIL LOWERING MAY BE REQUIRED TO MEET DEPTH AND VERTICAL SEPARATION CRITERIA, REFER TO DETAIL DRAWING A7-1. WHERE THE WATER MAIN CROSSES UNDER ANOTHER UTILITY GREATER THAN 30 INCHES IN DIAMETER, THE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE, SEE DETAIL DRAWING A7-2.

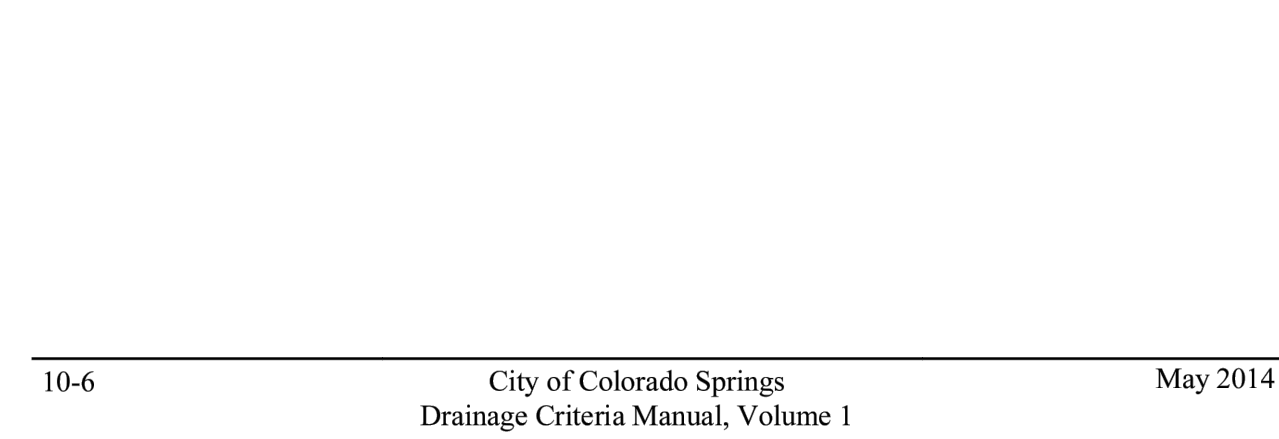
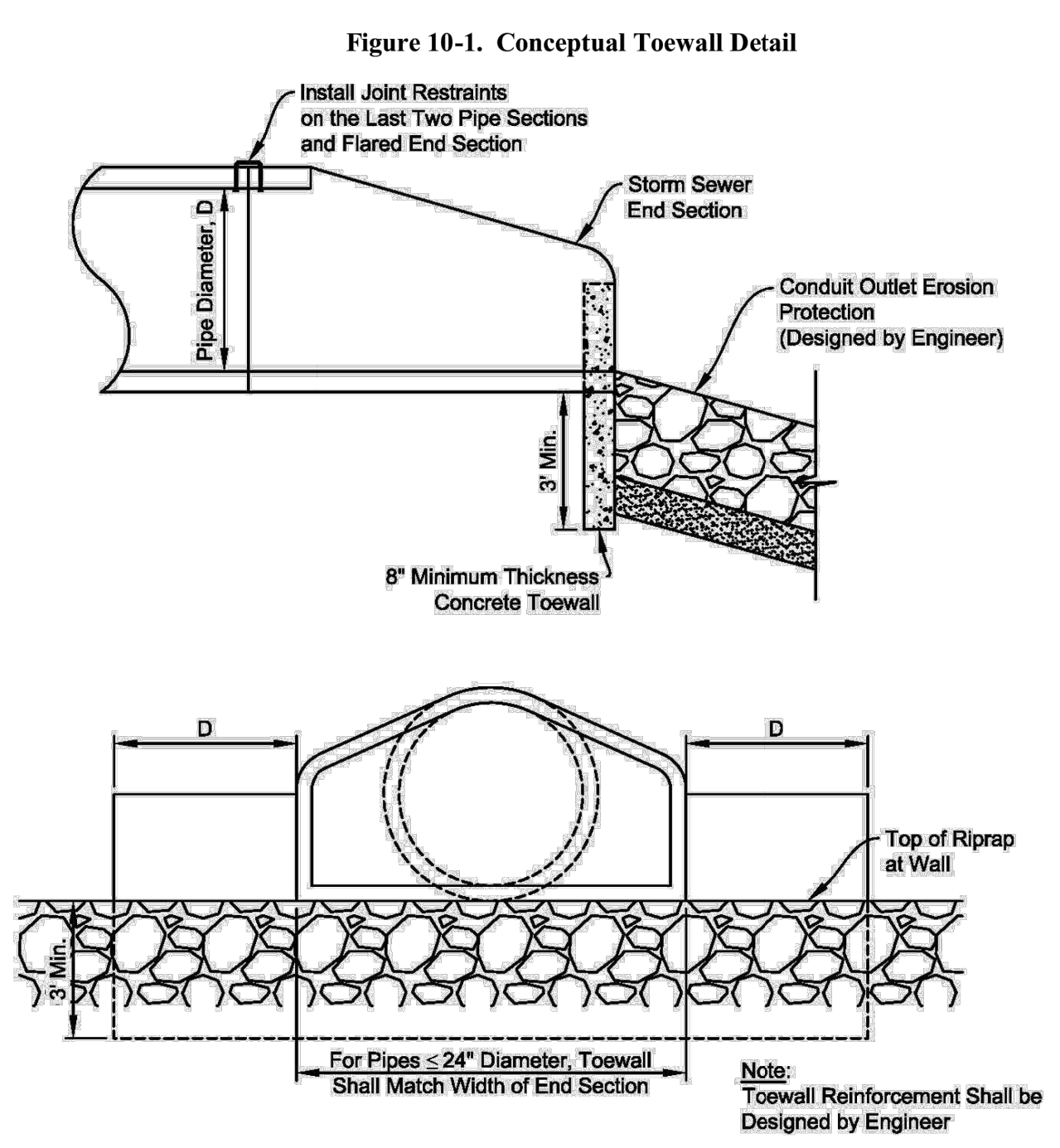
WHERE THE WATER MAIN CROSSES OTHER UTILITY INFRASTRUCTURE AND THE REQUIRED SEPARATION CANNOT BE MET, THE DESIGN ENGINEER SHALL DESIGN AND CONSTRUCT THE CROSSING TO PROTECT THE WATER MAIN FROM OTHER UTILITY INFRASTRUCTURE. WHERE THE WATER MAIN CROSSES A WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN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

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

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

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

### Conduit Outlet Structures Chapter 10



Note: Toewall Reinforcement Shall be Designed by Engineer



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*Bryan T. Law*  
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BY	DATE	REVISION	No.

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N/A	N/A	5/15/24	MMC	MMC	

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SHEET 61 OF 64  
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 605 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 ONE 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 D6989:
    - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
    - RED AND WHITE SHALL BE TYPE II, III OR IV.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
  - SKIDS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
  - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
  - USE FLASHING WARNING LIGHTS WHEN 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-609-54.
  - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
  - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
- SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

#### \* RAIL LENGTH TABLE

TYPE 3 BARRICADE	FIXED	MOVABLE	LENGTH
F - A	M - A	B - A'	8'-14"
F - B	M - B	15'-24"	
F - C	M - C	25'-35'	
F - D	M - D	> 35'	

**NOTES**

- TYPE 3 BARRICADES HAVE 3 REINFORCING RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR PASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED WHEN NECESSARY ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ACCURATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.

#### TYPICAL TYPE 3 BARRICADES

#### TYPICAL BARRICADE CHARACTERISTICS

BARRICADE DESIGNATIONS		TYPE 3
RAIL WIDTH	8" MIN-12" MAX.	
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE	
HEIGHT	9" MIN.	
USE	TEMPORARY OR PERMANENT	
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.	

#### TYPICAL VERTICAL PANEL

#### RAIL STRIPING DETAIL

#### TYPICAL DRUM

#### Computer File Information

Creation Date: 07/04/12 Initials: JSW  
 Last Modification Date: 06/03/16 Initials: MDM  
 Full Path: \\c:\projects\mailboxes\traffic\std-plan\std-plan.dwg  
 Drawing File Name: S-630-02.dwg  
 CAD Ver.: MicroStation V8i Scale: Not to Scale Units: English

#### Sheet Revisions

Date	Revised	Comments
06/03/16	SPWAS	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

### SOIL RIPRAP WITH MULCH

**NOTES:**

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORM ALLY 5/8" RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
- CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.

**USE 2x4 material for stakes**

**ONE-INCH THICK WOOD STAKE DETAIL**

### DRIVEWAY ACCESS ON RURAL LOCAL ROADWAY

**NOTES:**

- SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
- DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
- PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
- ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
- WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	REVISION DATE: 12/8/15	FILE NAME: SD_3-14
APPROVED BY: André P. Brackin	DESIGNED BY: M/MC	DRAWN BY: M/MC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR: ROI PROPERTY GROUP, LLC  
 2495 RIGDON STREET  
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 BRADY WILLIAMS

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

#### REINFORCED CHECK DAM

#### REINFORCED ROCK BEAM

#### RFB FOR CULVERT PROTECTION

### SALSBUARY CLUSTER BOX UNIT 3300 SERIES "F" MODEL 3316 W/ PEDESTAL 3385 OR EQ. (16) MAILBOXES, (1) OUTGOING MAIL COMPARTMENT, (2) PARCEL LOCKERS

Ø0.6250 (8 PLACES)

RUBBER PAD

Salsbury  
 18300 Central Avenue  
 Carson, CA 90746-4008  
 Phone: (800) 624-5269  
 email: engineering@mailboxes.com

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



#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

25043  
 5/15/24

BY	DATE	REVISION	DESIGNED BY		DRAWN BY		CHECKED BY	
			M/MC	M/MC	M/MC	M/MC	M/MC	M/MC

SADDLEHORN RANCH - FILING 3 DETAILS

SHEET 62 OF 64

JOB NO. 25142.05



**WESTERN EXCELSIOR**  
Instructions EXCEL PPS-8™

**Slope Installation**

**Step 1 - Site Preparation**  
Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

**Step 2 - Seeding**  
Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

**Step 3 - Staple Selection**  
At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

**Step 4 - Excavate Anchor Trench and Secure Blanket**  
Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

**Step 5 - Secure Body of Blanket**  
Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unattached to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

**Step 6 - Continue Along Slope - Complete Installation**  
Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

**Product Application/Equivalency Specifications**  
Excel PPS-8 is produced by Western Excelsior and consists of a permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PPS-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PPS-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE\_EXCEL\_PPS8\_SPEC and performance information may be found on document WE\_EXCEL\_PPS8\_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PPS-8 must meet identical criteria as Excel PPS-8 as follows:  
1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty synthetic nets.  
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.  
3. Listing within AASHTO NTPPE database.  
4. Meet ECTC specification for category 5A product.

Document # WE\_EXCEL\_PPS8\_SII

**TURF REINFORCEMENT MAT**

**WESTERN EXCELSIOR**  
Instructions EXCEL CC-4™

**Slope Installation**

**Step 1 - Site Preparation**  
Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

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**Product Application/Equivalency Specifications**  
Excel CC-4 is produced by Western Excelsior and consists of a long term Rolled Erosion Control Product (RECP) comprised of a coconut matrix mechanically (stitch) bound between two, UV stabilized photodegradable synthetic nets (top and bottom). The expected longevity of Excel CC-4 is approximately 36 months (actual longevity dependent on field and climatic conditions). Excel CC-4 is manufactured to include physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE\_EXCEL\_CC4\_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel CC-4 must meet identical criteria as Excel CC-4 as follows:  
1. Consist of a coconut matrix mechanically (stitch) bound between two synthetic, UV stabilized photodegradable nets.  
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance.  
3. Listing within AASHTO NTPPE database.  
4. Meet ECTC specification for category 4 products.

Document # WE\_EXCEL\_CC4\_SII

**EROSION CONTROL BLANKET**

**WESTERN EXCELSIOR**  
Instructions EXCEL CC-4™

**EROSION CONTROL BLANKET**

**Material Properties and Dimensions**

**Specifications**

Western Excelsior manufactures a full line of Rolled Erosion Control Products (RECPs). Excel CC-4 consists of a machine produced, clean coconut fiber matrix, manufactured for consistent coverage and thickness. The coconut fiber is confined by a UV stabilized photodegradable, synthetic net on top and bottom, mechanically (stitch) bound on two inch centers. Excel CC-4 is intended for slope or channel erosion control applications requiring up to thirty-six months of functional longevity. Actual field longevity is dependent on soil and climatic conditions.

Each roll of EXCEL CC-4 is made in the USA and manufactured under Western Excelsior's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness. Typical manufactured properties are provided in Table 1 and product characteristics are provided in Table 2.

**Table 1 - Specified Expected Values**

Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6818	18.4 lb/in (3.2 kN/m) x 12.7 lb/in (2.2 kN/m)
Elongation (MD) x (TD)	ASTM D6818	25 % x 25 %
Mass Per Unit Area	ASTM D6525	9.5 oz/yd² (322 g/m²)
Thickness	ASTM D6575	0.26 in (7 mm)
Light Penetration	ASTM D6567	15 % open
Water Absorption	ASTM D1117	250 %

**Table 2 - Netting**

Top Net Type	Bottom Net Type
Synthetic, UV Stable	Synthetic, UV Stable
Top Net Opening Dimensions	0.7 in (17 mm) x 0.7 in (17 mm)
Bottom Net Opening Dimensions	0.7 in (17 mm) x 0.7 in (17 mm)

Excel CC-4 is available in multiple roll sizes ranging in width from 8.0 ft to 16.0 ft. and 112.5 ft to 600 ft in length. Standard roll sizes are 100 square yards, measuring 8.0 ft wide by 112.5 ft long. Custom roll sizes are available upon request.

The information contained herein may represent product index data, performance ratings, bench scale testing or other material utility qualifications. Each representation may have unique utility and limitations. Every effort has been made to ensure accuracy, however, no warranty is claimed and no liability shall be assumed by Western Excelsior Corporation (WEC) or its affiliates regarding the completeness, accuracy or fitness of these values for any particular application or interpretation. While testing methods are provided for reference, values shown may be derived from interpretation or adjustment to the representative of intended use. For further information, please feel free to contact WEC.

Document # WE\_EXCEL\_CC4\_SPEC | 866-540-9810 / wexcotech@westernexcelsior.com | Updated 6/27/2017

**J.R. ENGINEERING**  
A Western Company

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Prepared For: **ROI PROPERTY GROUP, LLC**  
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Fort Collins 970-491-9888 • www.jrengineering.com

**WESTERN EXCELSIOR**  
Instructions EXCEL PPS-8™

**Channel Installation**

**Step 1 - Site Preparation**  
Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

**Step 2 - Seeding**  
Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

**Step 3 - Staple Selection**  
At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

**Step 4 - Excavate Anchor Trench and Secure Blanket**  
Excavate a trench along the top of the channel side slopes and the upstream terminal end of the channel to secure the edges of the blanket. The trench should run along the length and width of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

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4. Meet ECTC specification for category 5A product.

Document # WE\_EXCEL\_PPS8\_CII

**TURF REINFORCEMENT MAT**

**WESTERN EXCELSIOR**  
Instructions EXCEL CC-4™

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4. Meet ECTC specification for category 4 products.

Document # WE\_EXCEL\_CC4\_CII

**EROSION CONTROL BLANKET**

**WESTERN EXCELSIOR**  
Instructions EXCEL PPS-8™

**TURF REINFORCEMENT MAT**

**Design Data and Test Results**

**Specifications**

A variety of test methods are utilized to determine performance and conformance values for Rolled Erosion Control Products (RECPs). Information within this document is presented to provide conformance values and recommended design values. Test results obtained for the Excel PPS-8 Turf Reinforcement Mat (TRM) and general design values are presented in Tables 1-4. For specific information detailing testing protocols, results and application of design values, refer to document number WE\_EXCEL\_PERF\_GEN.

**Table 1 - Bench Scale Testing / NTPPE**

Test Method	Condition	Result
ASTM D7101 Bench Scale Rainfall and Rainsplash Test	2 in per hour	3.32
	4 in per hour	3.81
	6 in per hour	6.63
ASTM D7207 Bench Scale Shear Resistance Test	2.1 psf (102 PA)	0.5 in (12 mm)
	Top Soil, Fescue, 21 Day Incubation	599 %
NTPPE Report Number		ECP-2016-03-011

**Table 3 - Recommended Design Values\***

Design Value	Unvegetated	Vegetated
Typical RIUSE Cover Factor (C Factor)**	0.15	N/A
Maximum Slope Gradient (RIUSE)	2H : 1V	N/A
Max Allowable Velocity (0.5 in (12mm) soil loss)***	6.0 ft/s (1.8 m/s)	12.0 ft/s (3.7 m/s)
Max Allowable Shear Stress (0.5 in (12mm) soil loss)***	1.5 psf (72 PA)	8.0 psf (383 PA)
CF <sub>50</sub> /CF <sub>TRM</sub>	N/A	0.45

\*C Factor value compliant with ASTM D6459. \*\*\* Shear Stress and Velocity values compliant with ASTM D6460.

**Table 2 - Texas Transportation Institute (TTI) Results**

Class	Test Condition	Result
A	< 3H:1 Clay Slope Test	N/A
B	< 3H:1 Sand Slope Test	Approved
C	> 3H:1 Clay Slope Test	N/A
D	> 3H:1 Sand Slope Test	N/A
E	2 psf Partially Vegetated Channel Test	Approved
F	4 psf Partially Vegetated Channel Test	Approved
G	6 psf Partially Vegetated Channel Test	Approved
H	8 psf Partially Vegetated Channel Test	Approved

**Table 4 - HEC-15 Resistance to Flow Values**

Design Value	Unvegetated
Manning's n @ Tau lower (0.4 psf (18 PA))	0.031
Manning's n @ Tau mid (0.8 psf (36 PA))	0.030
Manning's n @ Tau upper (1.5 psf (72 PA))	0.029

\*Recommended Design Values are based on results of standardized industry full-scale testing and may not be applicable for all field conditions. For most accurate computation of field performance, consult Excel Erosion Design (EED) at www.westernexcelsior.com.

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Document # WE\_EXCEL\_PPS8\_PERF | 866-540-9810 / wexcotech@westernexcelsior.com | Updated 6/27/2017

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

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*  
25043  
5/15/24

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

**SADDLEHORN RANCH - FILING 3 DETAILS**

H-SCALE: N/A V-SCALE: N/A DATE: 5/15/24 DESIGNED BY: MMC DRAWN BY: MMC CHECKED BY:

SHEET 64 OF 64  
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