
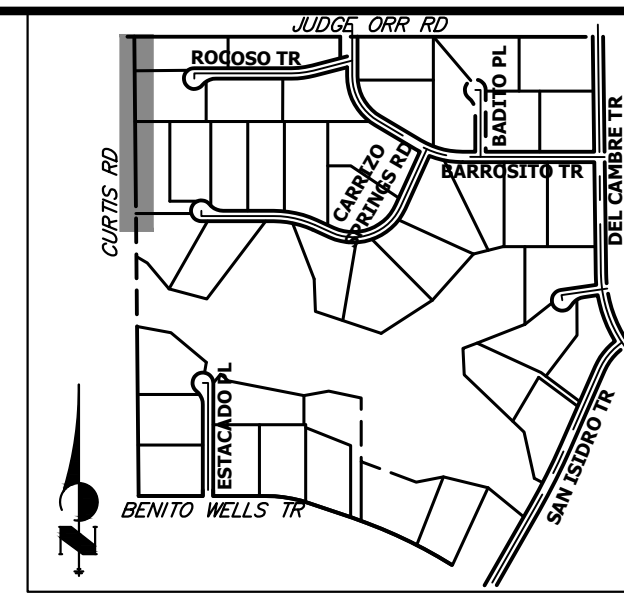
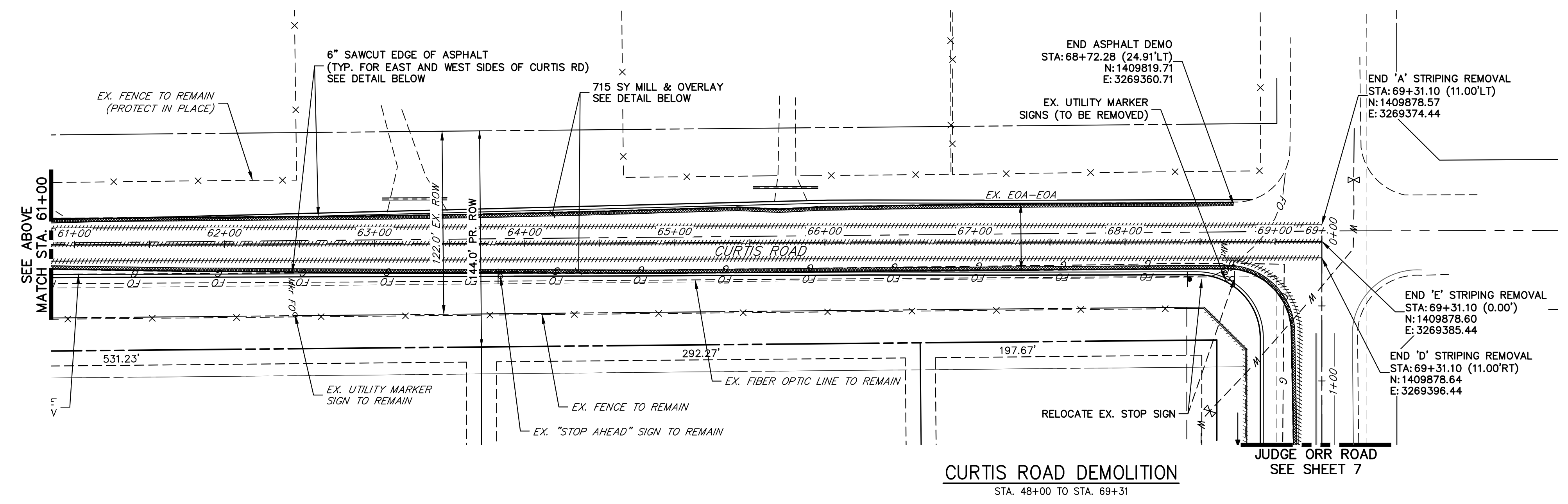
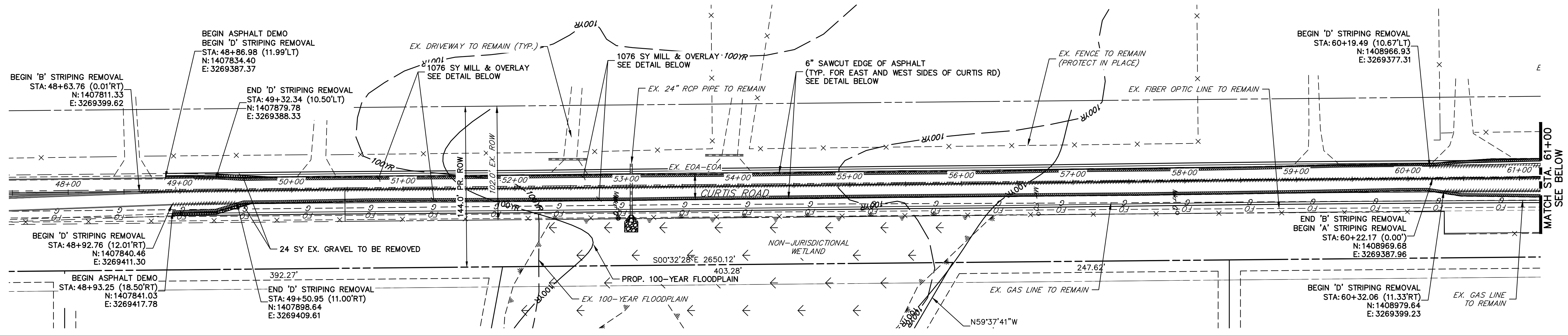


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Bryan T. Law
 25043
 5/15/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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
 J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=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
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 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

BY	DATE	REVISION

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

LEGEND

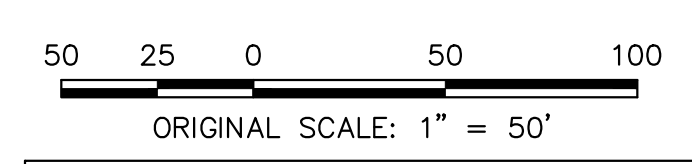
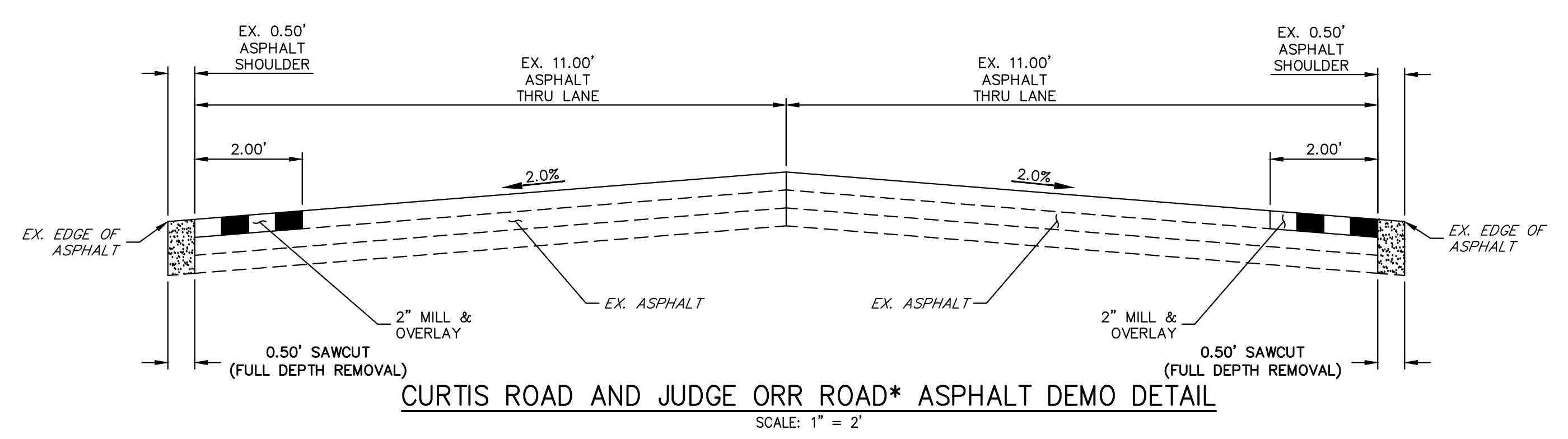
- PROPOSED SIGN
- EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊗ EXISTING STRIPE
- (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) LANE LINE - 4" WIDE, 10' LONG, 30' GAP, WHITE
- (D) EDGE LINE - 4" WIDE, SOLID WHITE
- (E) CHANNELIZING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

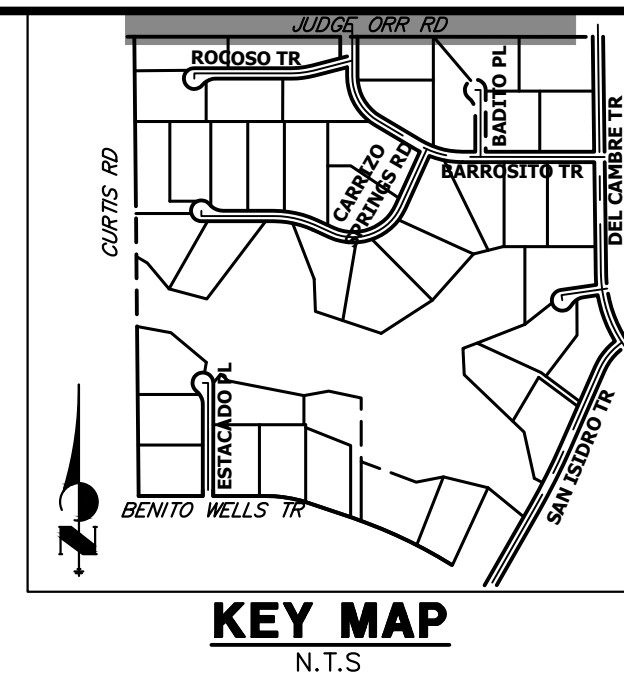
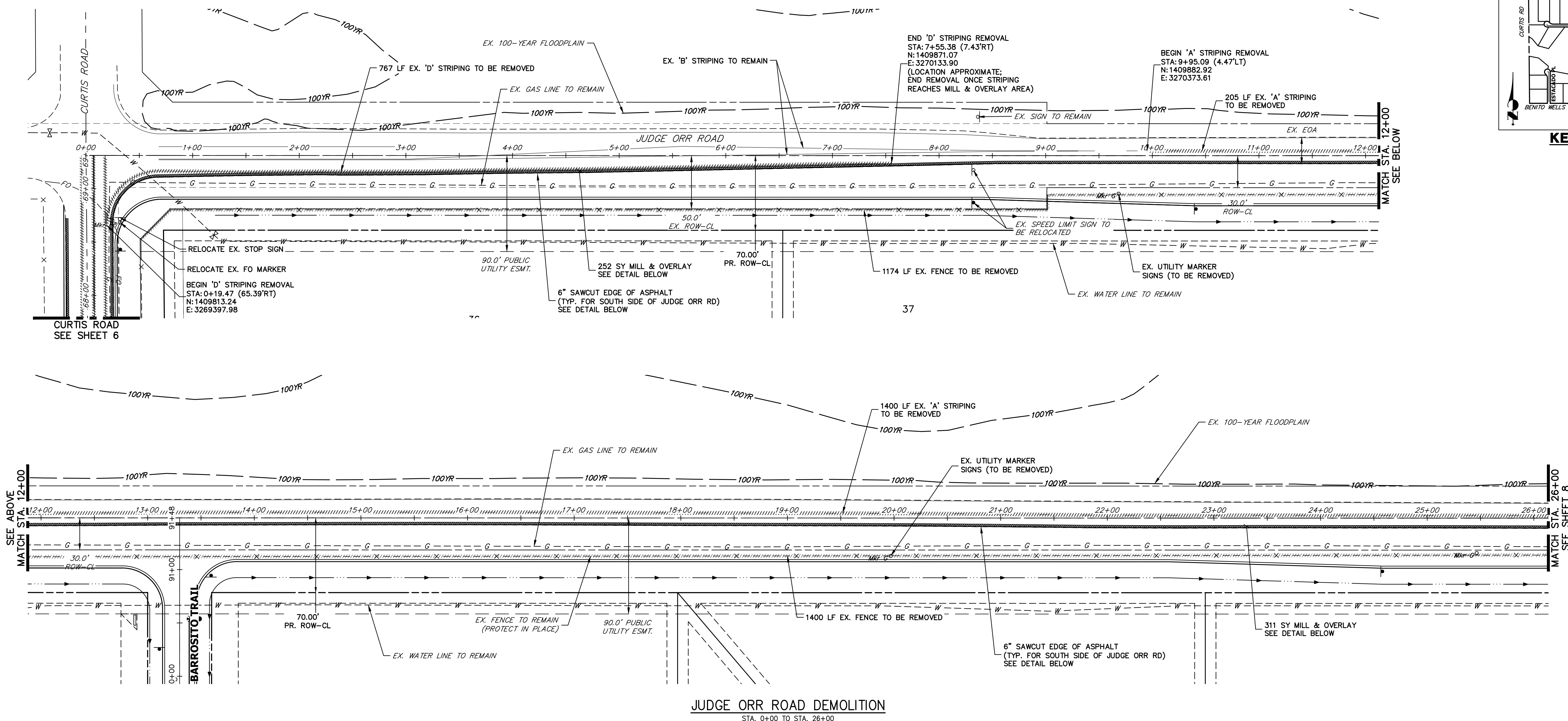
- ALL EXISTING C STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
- ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
- EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
- EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS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

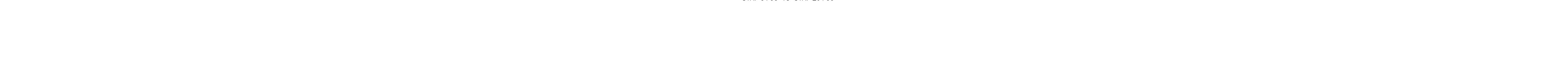
SADDLEHORN RANCH -
 FILING 3
 CURTIS RD & JUDGE ORR RD
 DEMOLITION PLAN
 SHEET 6 OF 64
 JOB NO. 25142.05



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



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

LEGEND

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

DEMOLITION LEGEND

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

DEMOLITION NOTES

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

CURTIS ROAD AND JUDGE ORR ROAD* ASPHALT DEMO DETAIL

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

50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'
811
 Know what's below.
 Call before you dig.

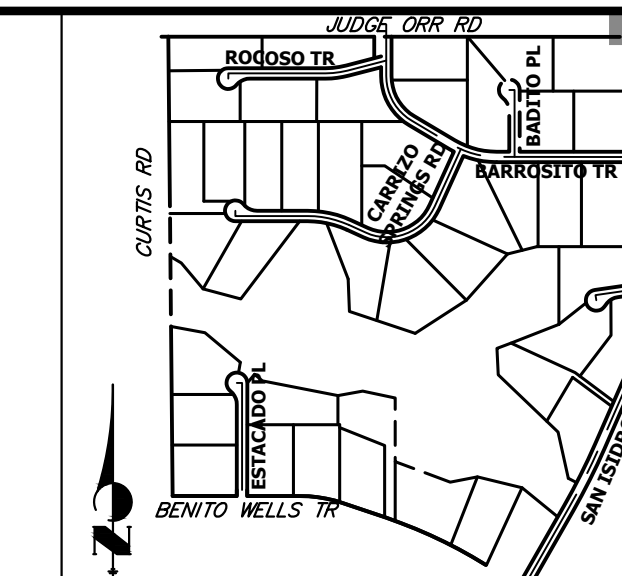
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 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'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY

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

SHEET 7 OF 64
 JOB NO. 25142.05

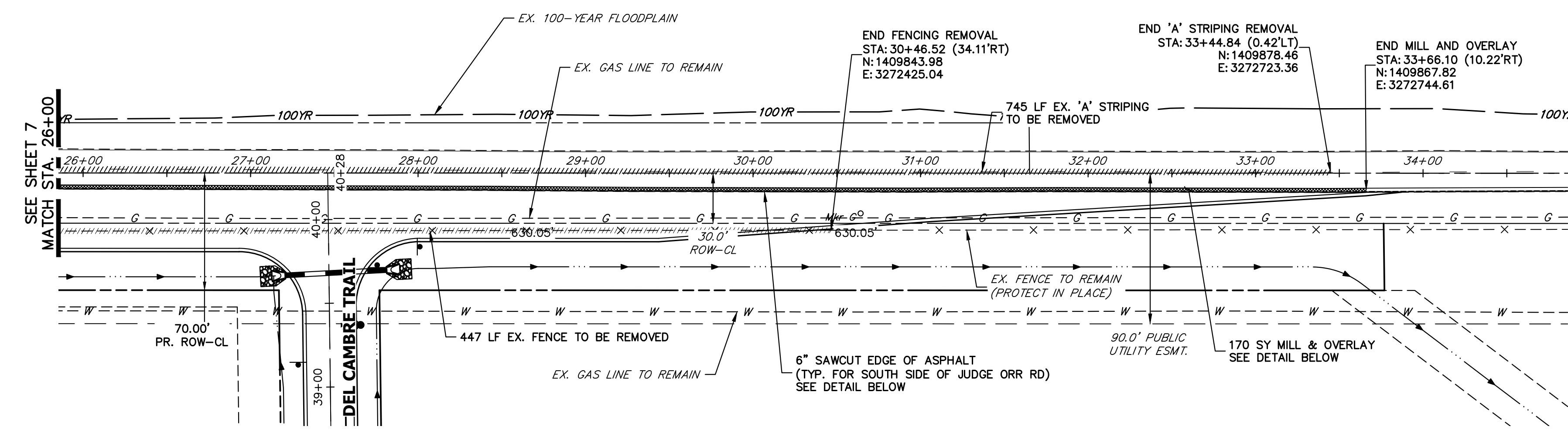


KEY MAP
N.T.S.

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

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

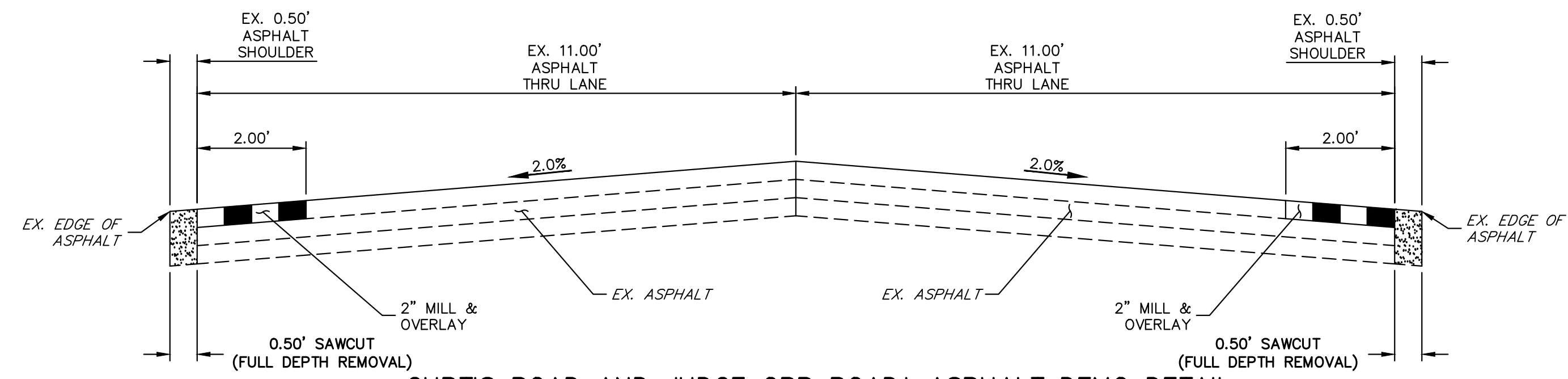
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



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

LEGEND

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



CURTIS ROAD AND JUDGE ORR ROAD* ASPHALT DEMO DETAIL

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

DEMOLITION LEGEND

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

DEMOLITION NOTES

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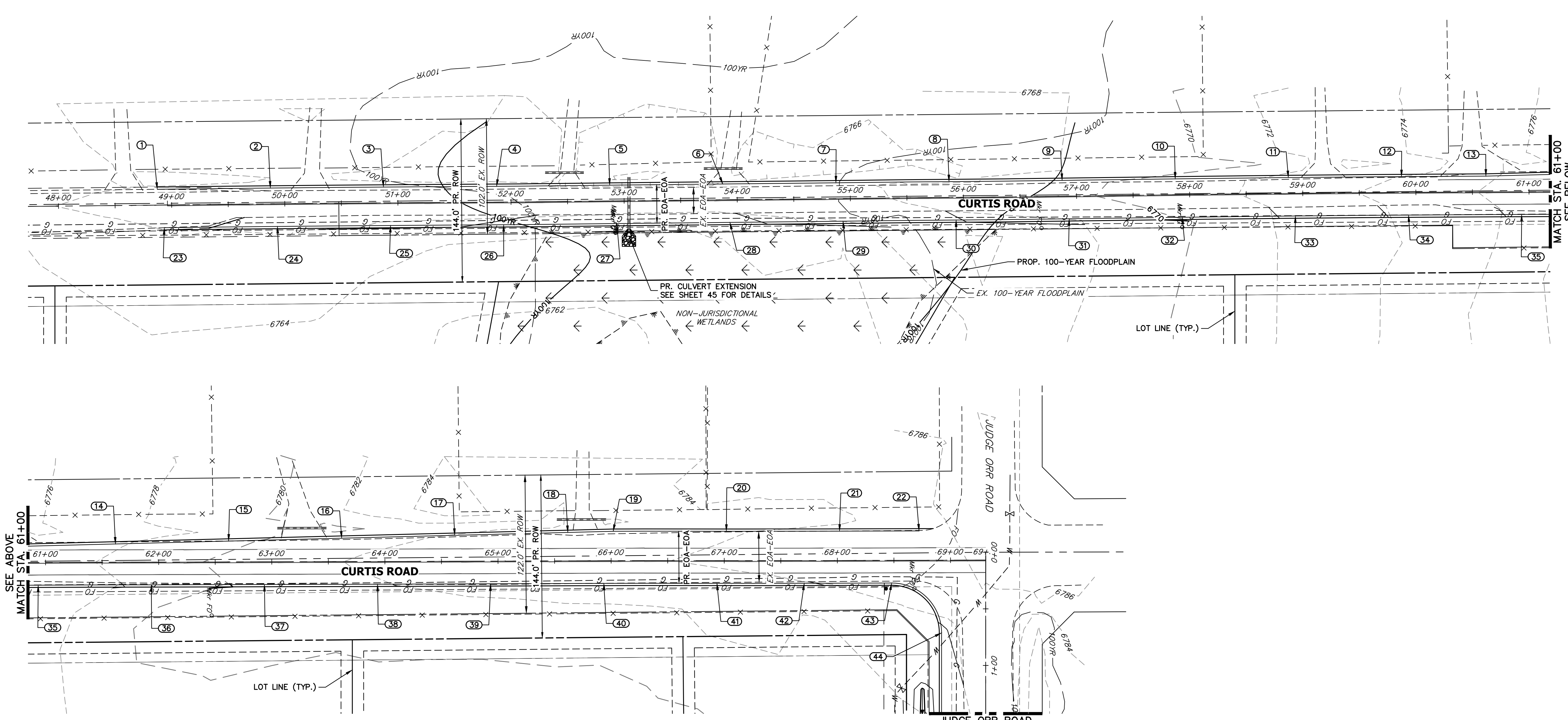
811 Know what's below. Call before you dig.

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

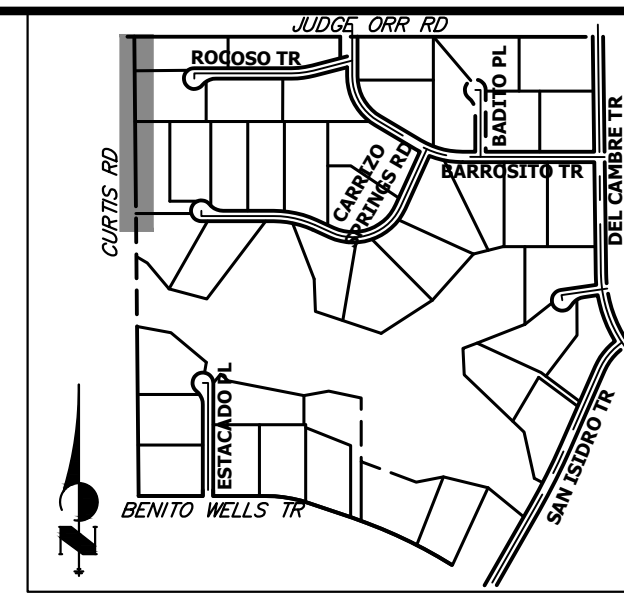
No.	REVISION	BY	DATE	1" = 50'	
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				N/A	N/A
			5/15/24		
				RWK	RWK
				RWK	RWK

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

SHEET 8 OF 64
JOB NO. 25142.05



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



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ROI PROPERTY GROUP, LLC
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BRADY WILLIAMS

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

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

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

STREET IMPROVEMENT NOTES

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

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

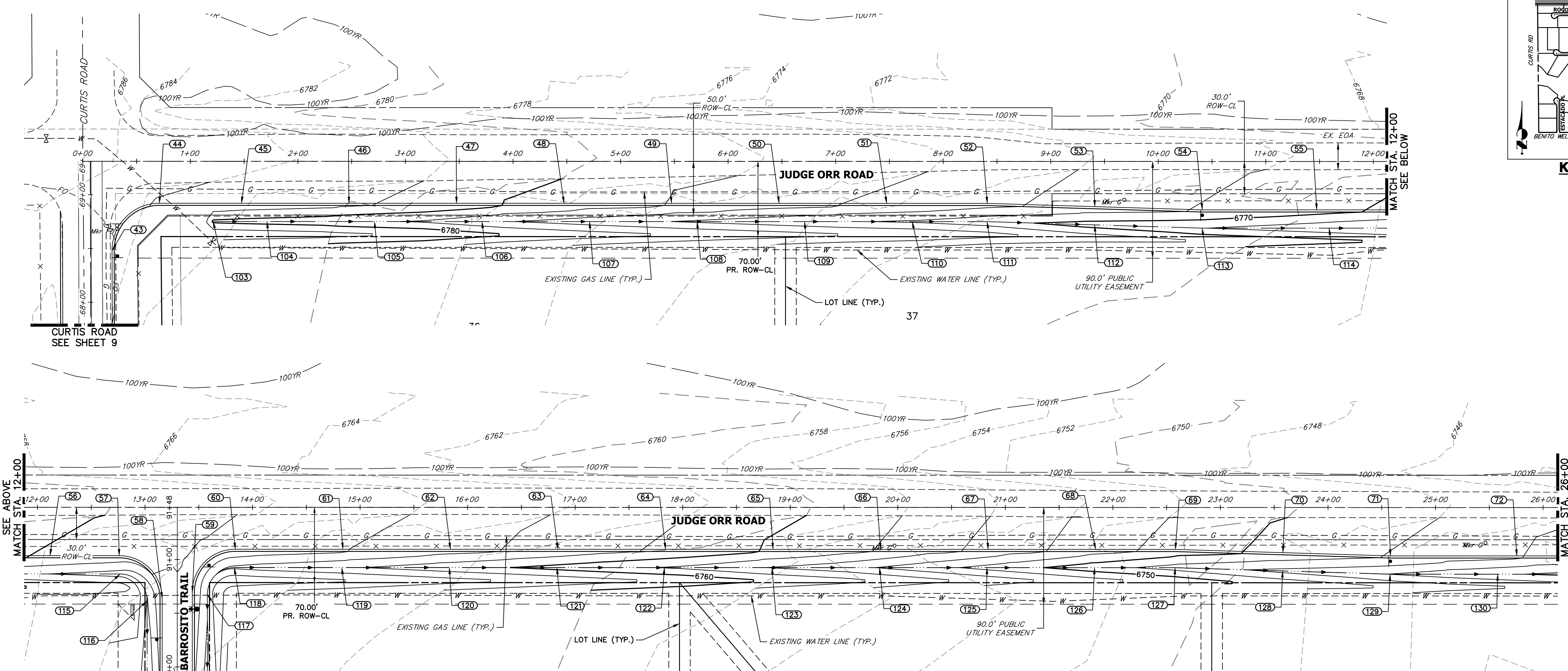
ENGINEER'S STATEMENT
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 5/15/24
 BRYAN T. LAW, P.E.
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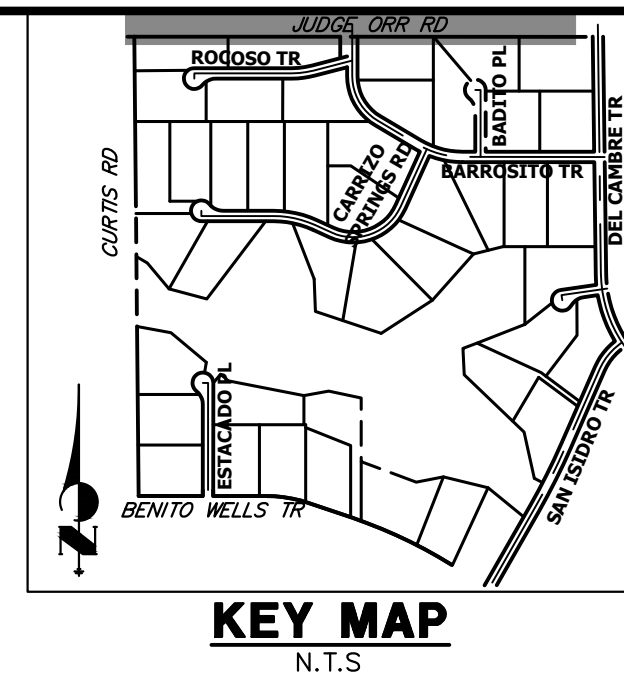
No.	REVISION	BY	DATE				
				H-SCALE	V-SCALE	DATE	DESIGNED BY
1"	50'	N/A	5/15/24	RWK	RWK		

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

SHEET 9 OF 64
 JOB NO. 25142.05



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



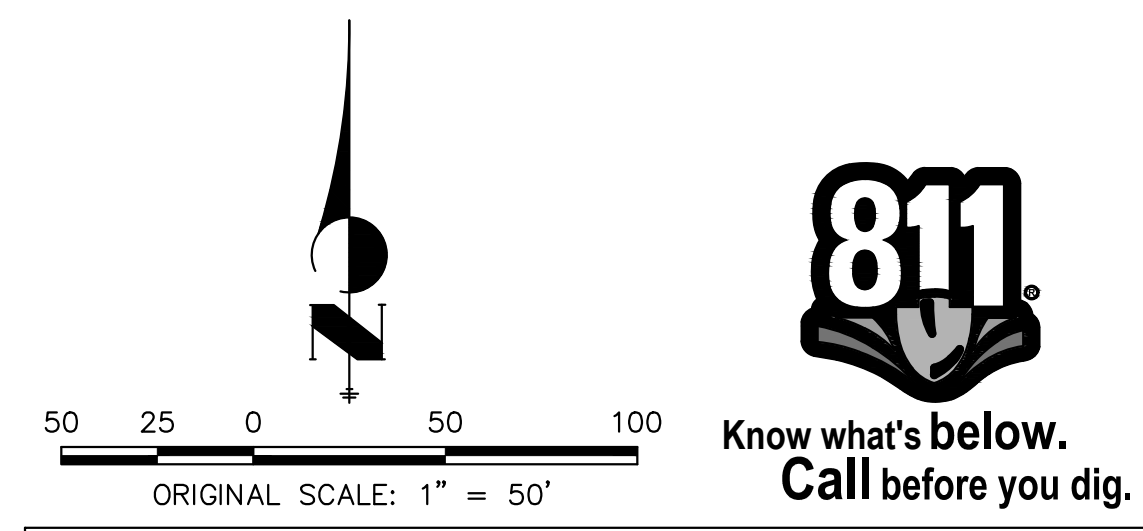
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
43	0+27.19	83.14' (RT)	EX. JUDGE ORR CL	6784.76		PCR
43	68+47.92	20.00' (RT)	EX. CURTIS ROAD	6784.76		PCR
45	1+47.47	39.00' (RT)	EX. JUDGE ORR CL	6783.15		EOA
46	2+47.47	39.00' (RT)	EX. JUDGE ORR CL	6782.24		EOA
47	3+47.47	39.00' (RT)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

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

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

STREET IMPROVEMENT NOTES

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

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

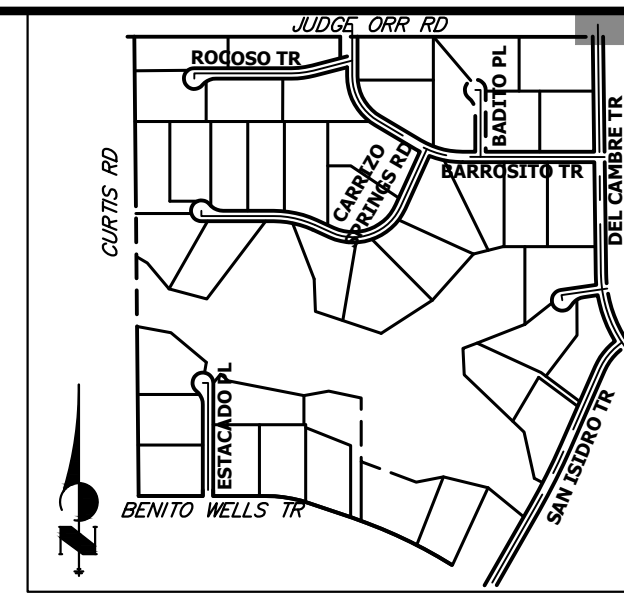
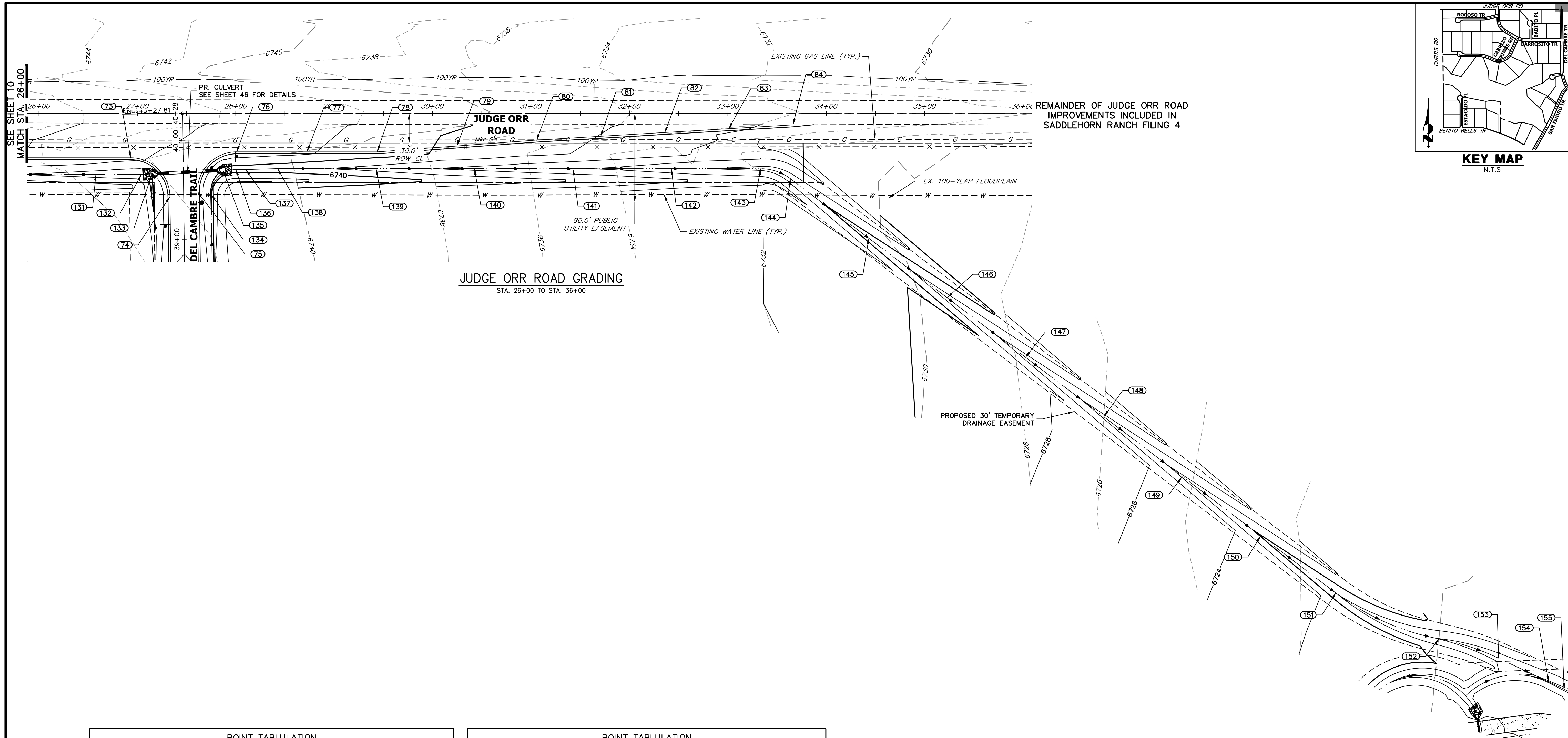
BY DATE

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

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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.
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8. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.

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

DATE: 5/15/24

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

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

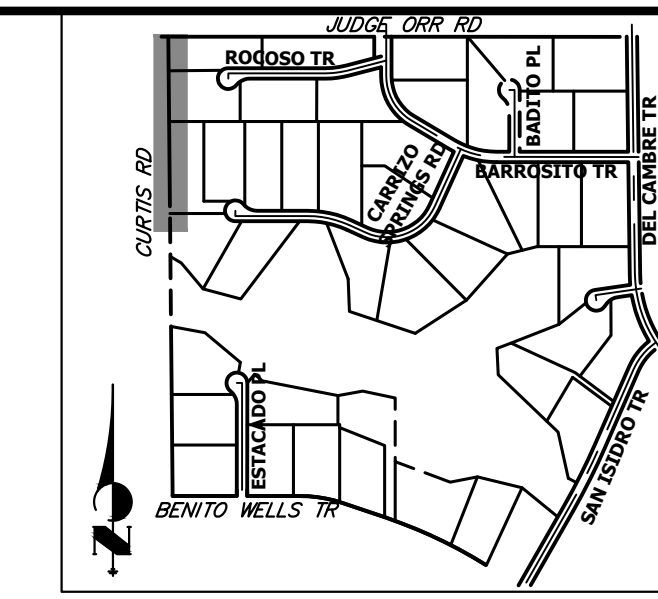
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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



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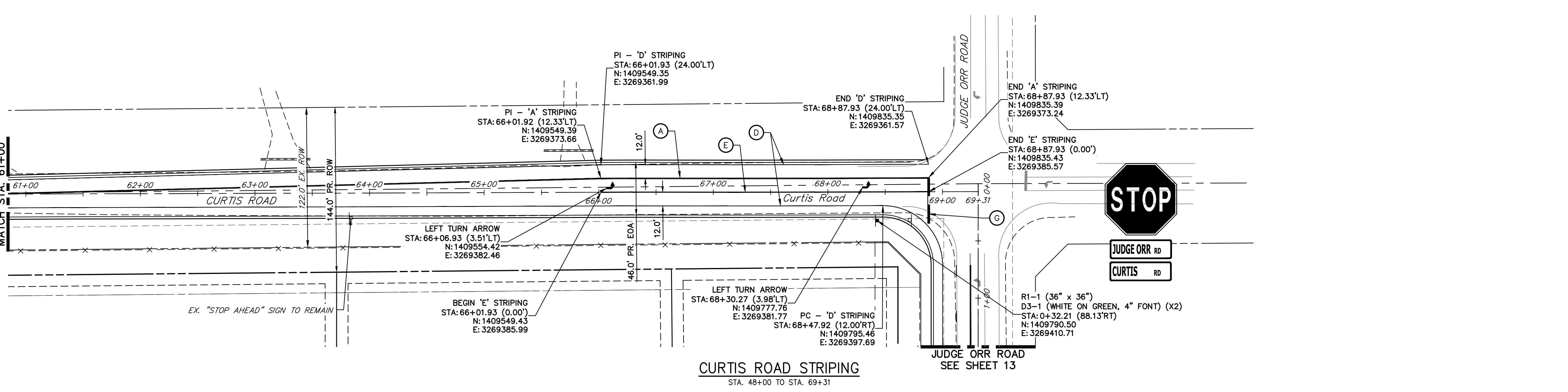
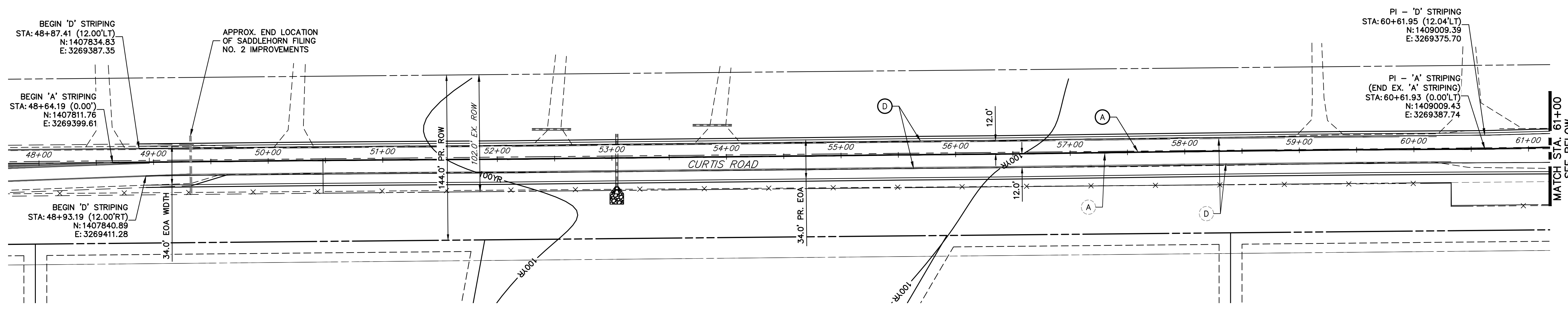
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION

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

SHEET 12 OF 64
 JOB NO. 25142.05



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

SIGNING AND STRIPING NOTES

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

LEGEND

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

Curtis Road Sign Tabulation

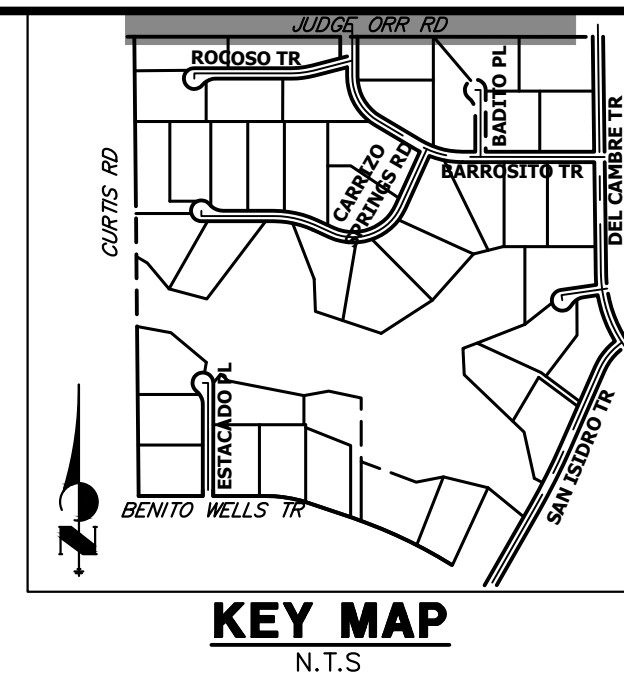
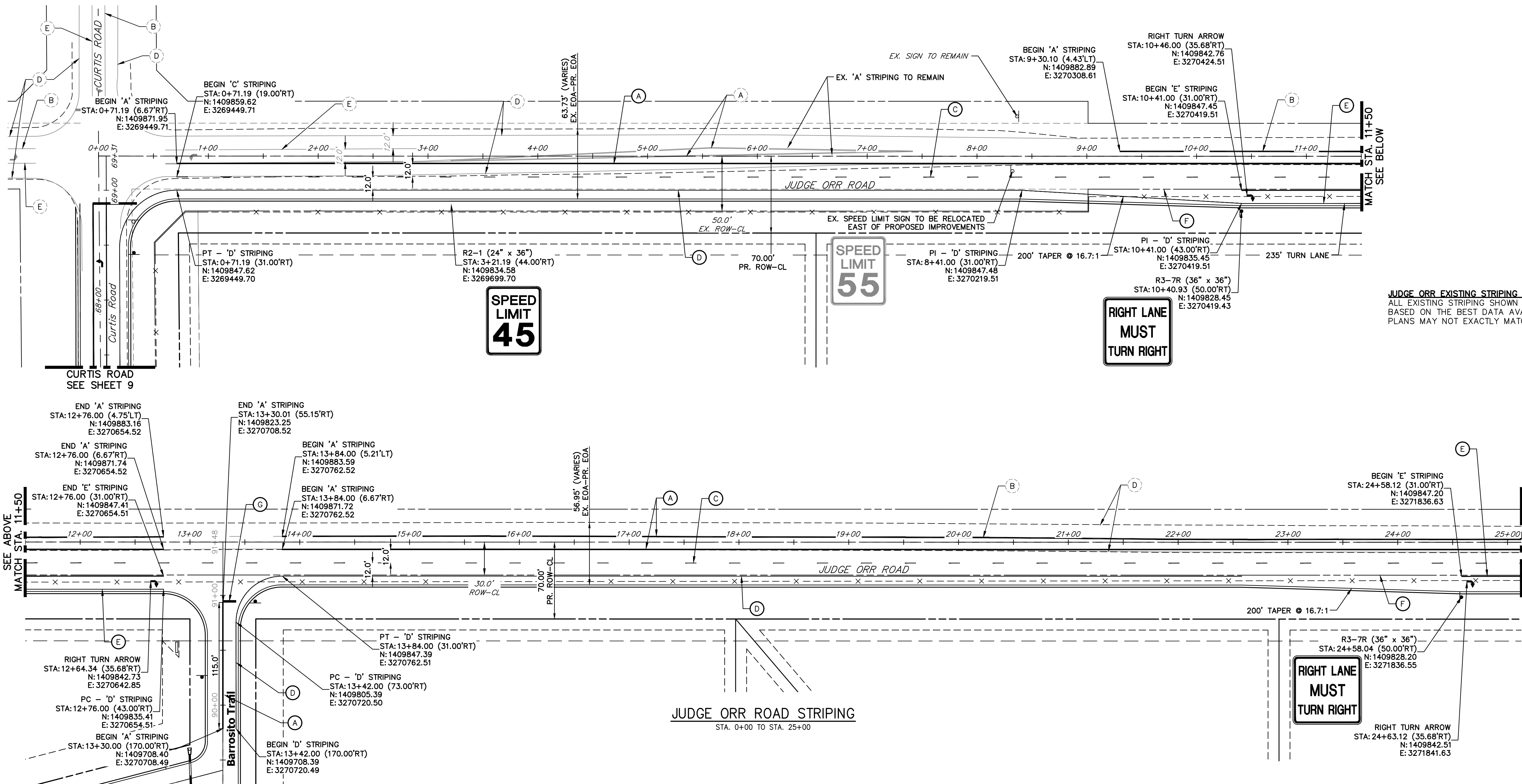
Sign	Dimensions	Proposed
R1-1	36" x 36"	1
D3-1	Varies* x 12"	2

*Sign width depends on street name

Know what's below.
 Call before you dig.

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

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
 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

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LEGEND

- PROPOSED SIGN
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- XX PROPOSED STRIPE
- XX EXISTING STRIPE
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- (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'

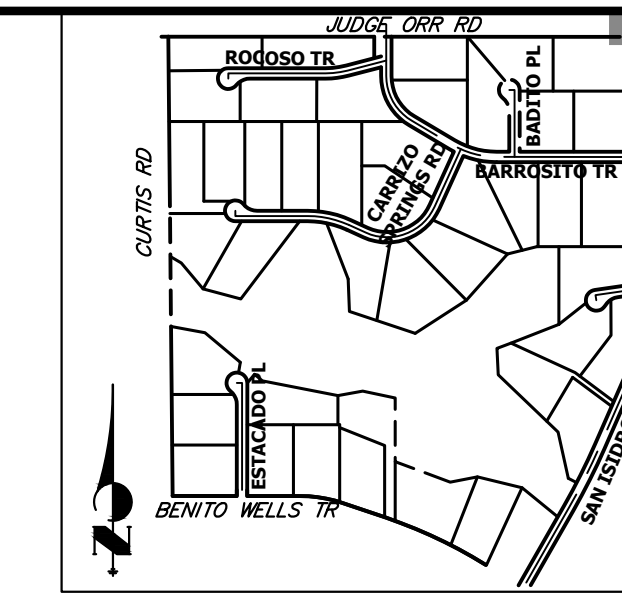
811
 Know what's below.
 Call before you dig.

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

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



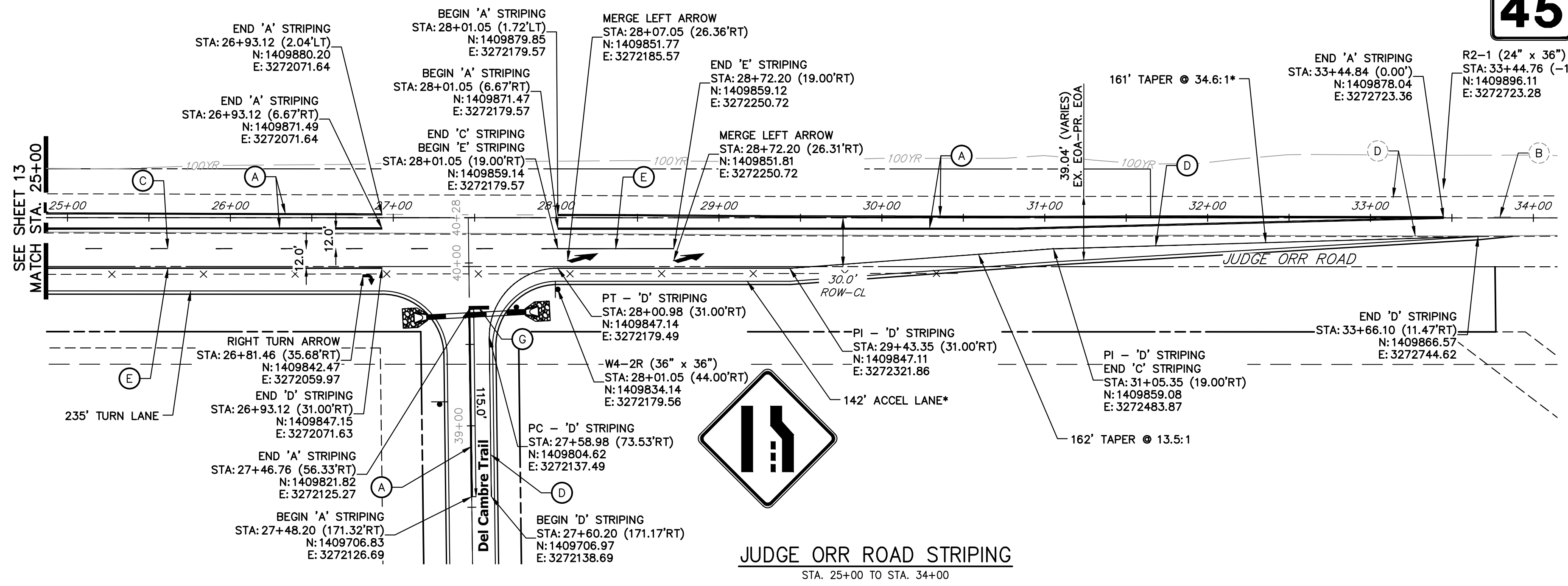
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PREPARED FOR
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

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

SPEED LIMIT 45



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

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

SIGNING AND STRIPING NOTES

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

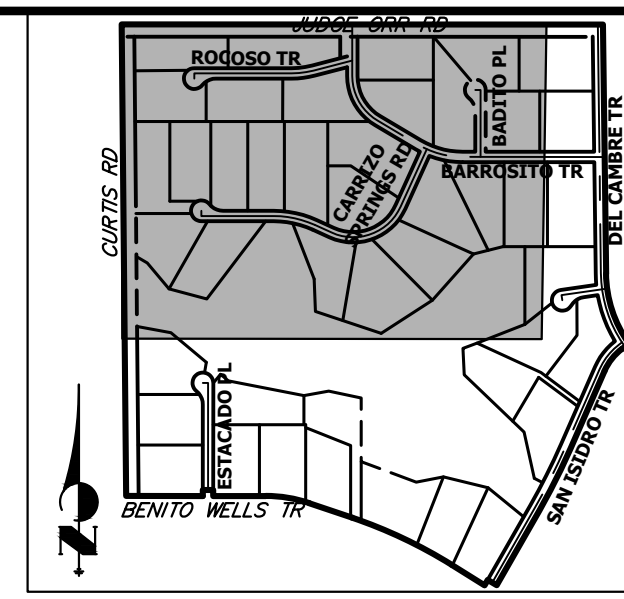
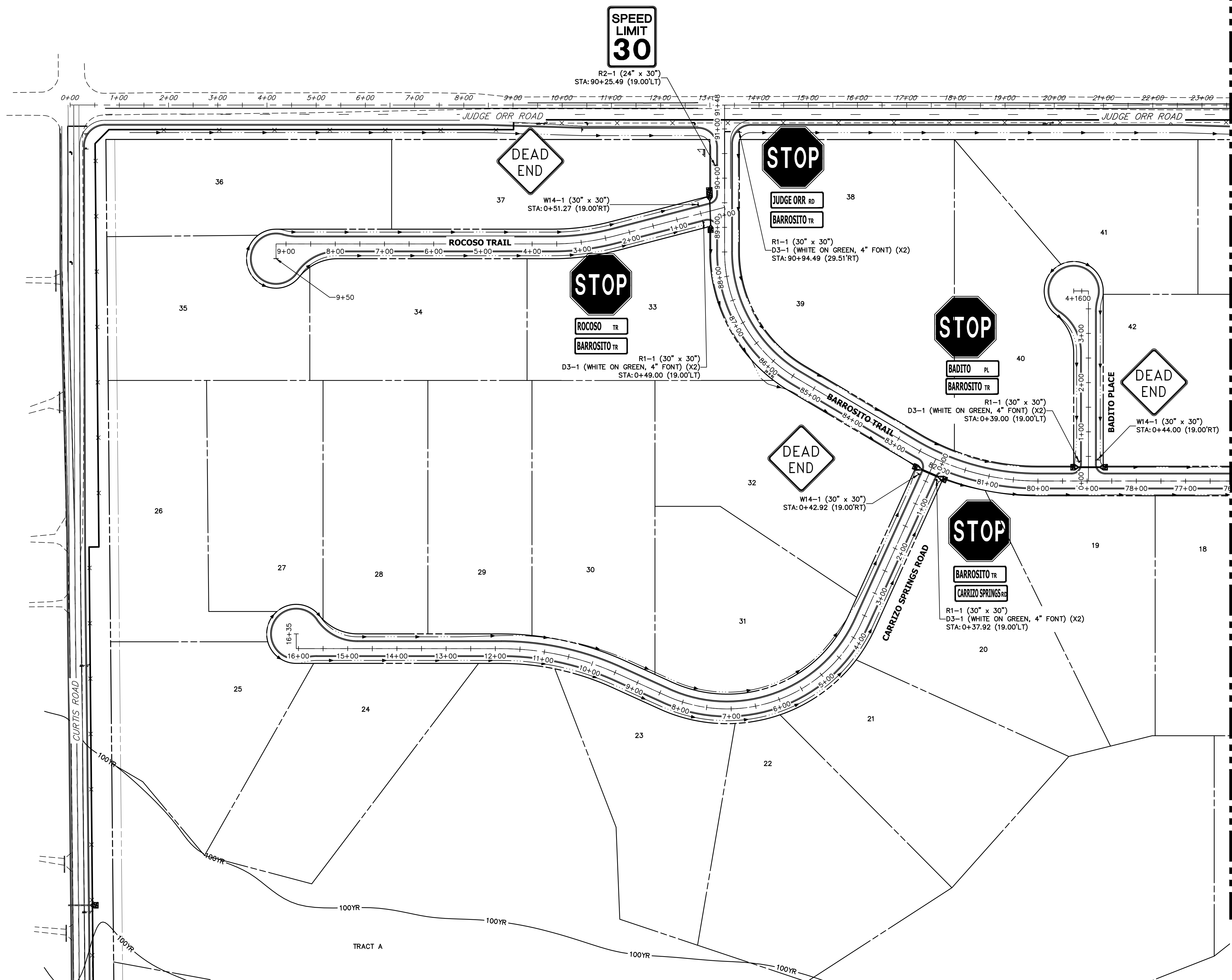
50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'
 Know what's below.
 Call before you dig.

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

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

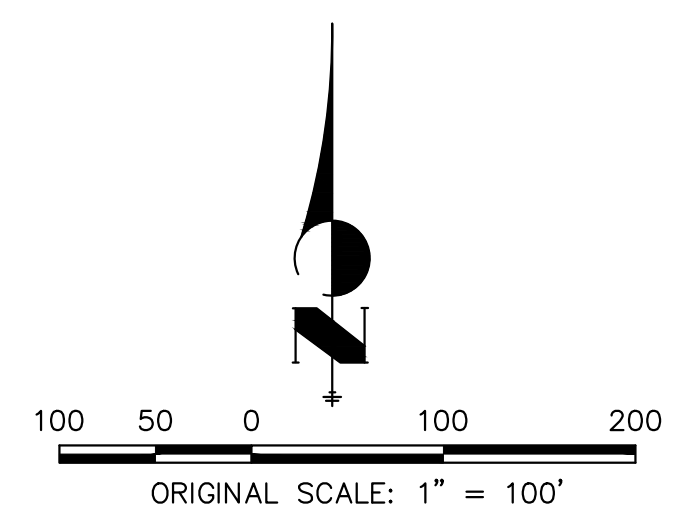
SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 SIGNAGE & STRIPING PLAN

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

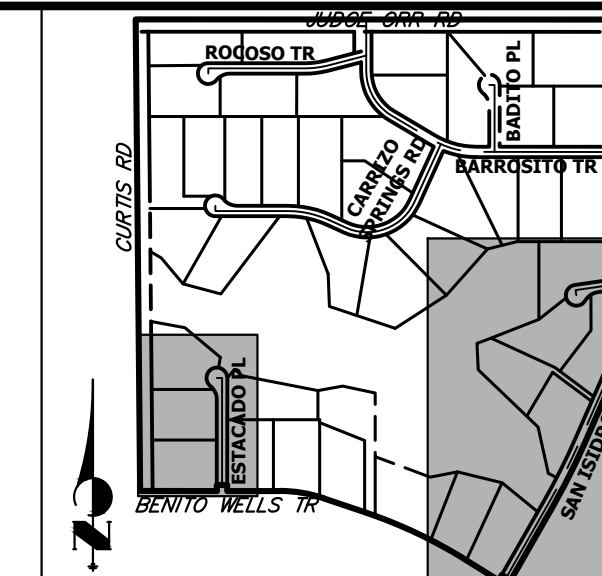
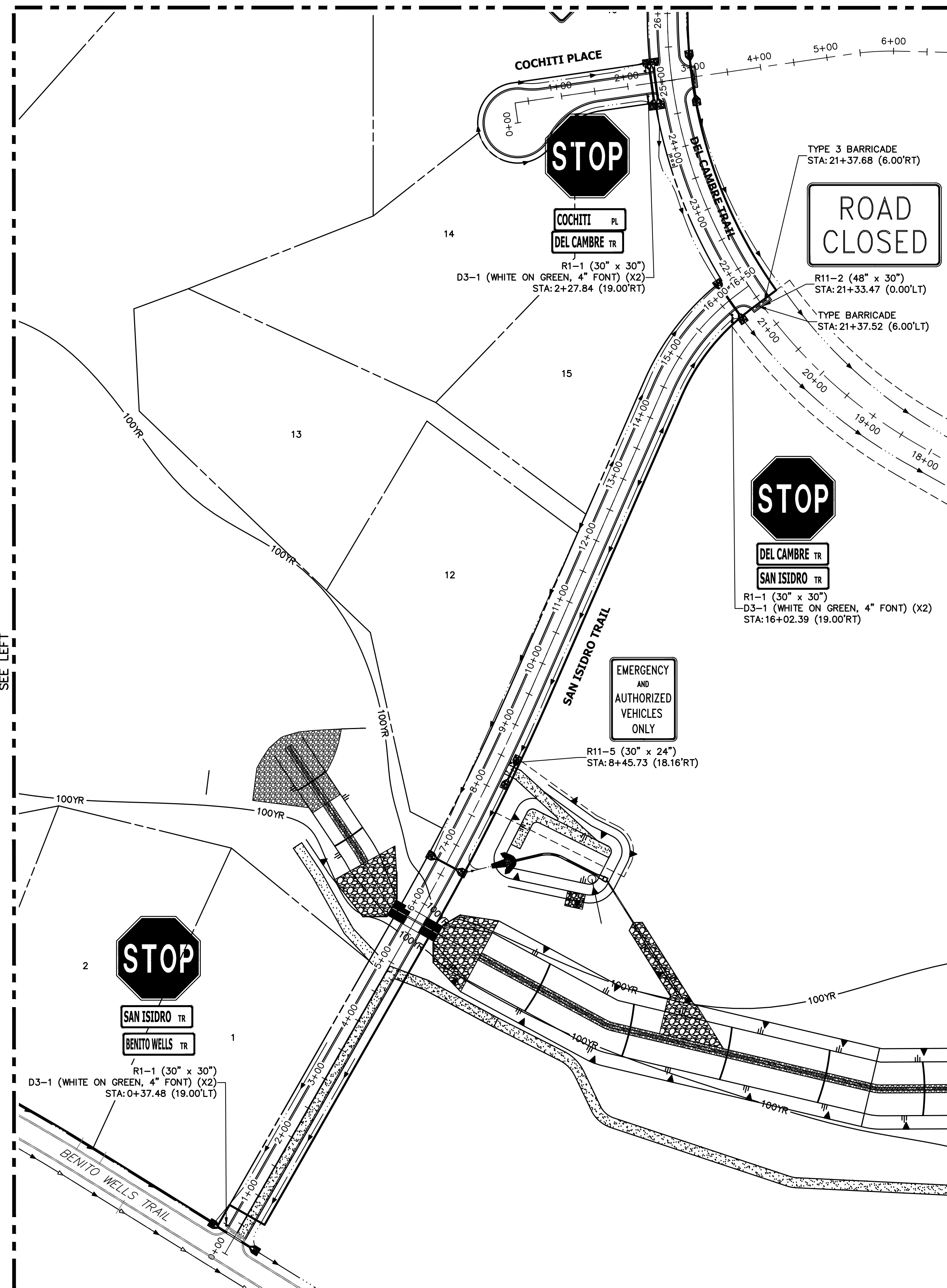
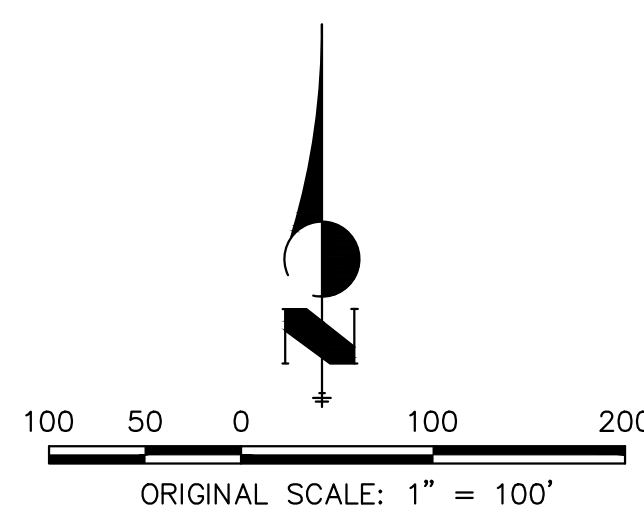
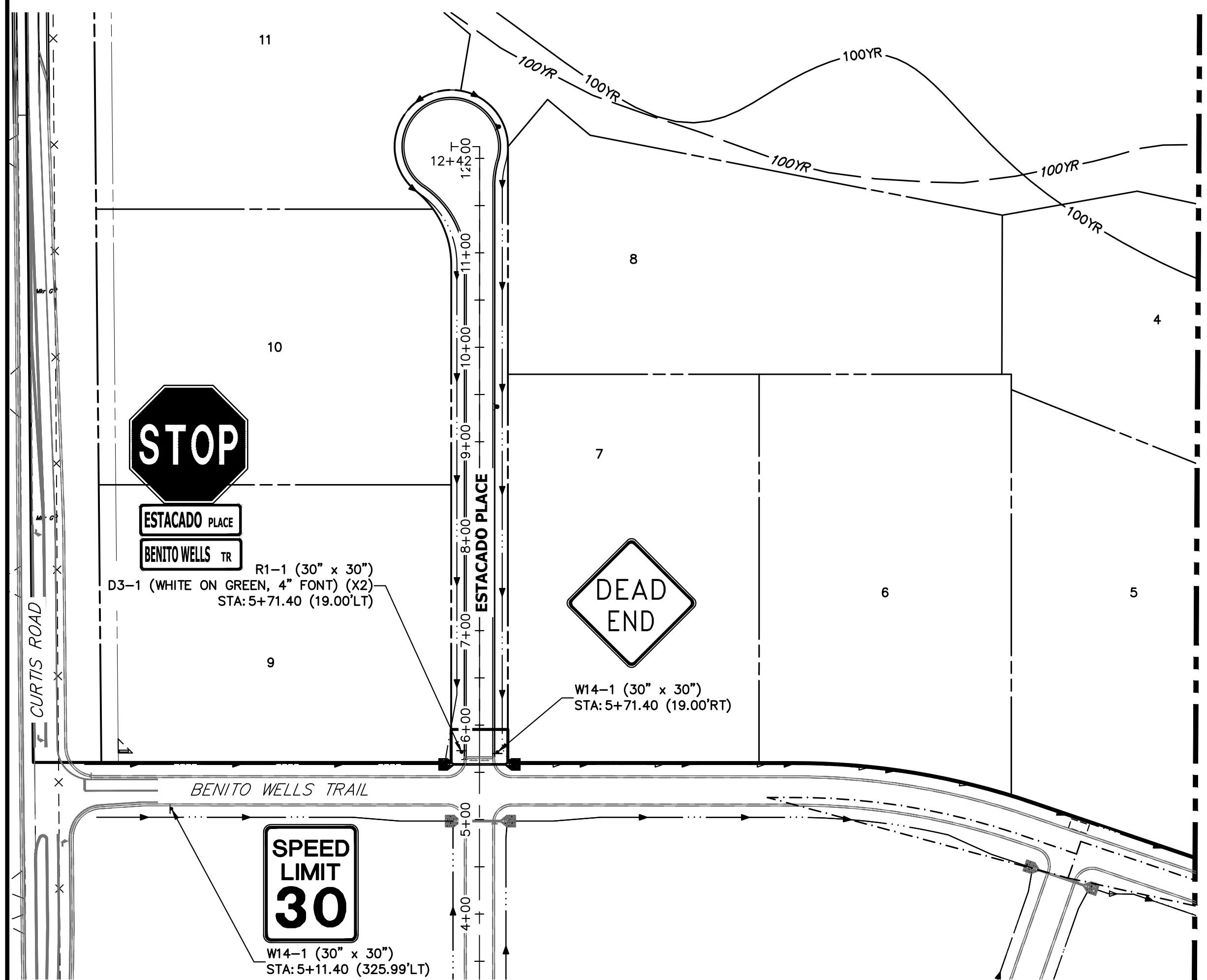
No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	5/15/24
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	

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



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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	5/15/24	AMT	AMT	

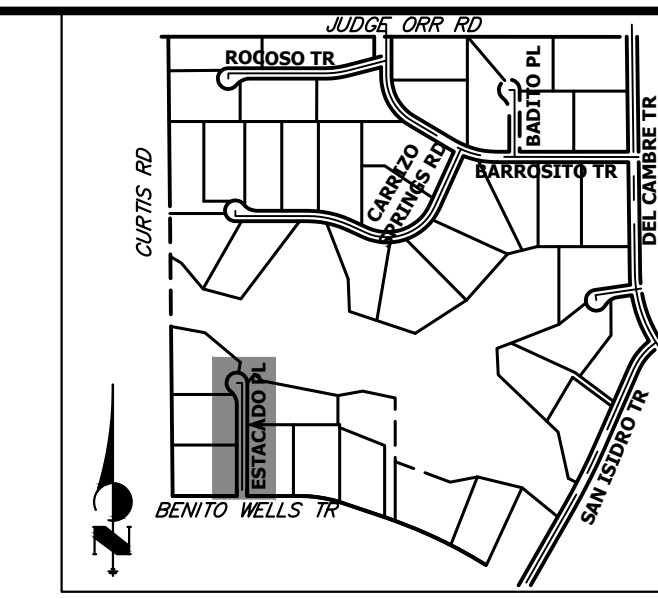
SADDLEHORN RANCH -
FILING 3
SIGNAGE PLAN

SHEET 17 OF 64
JOB NO. 25142.05



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

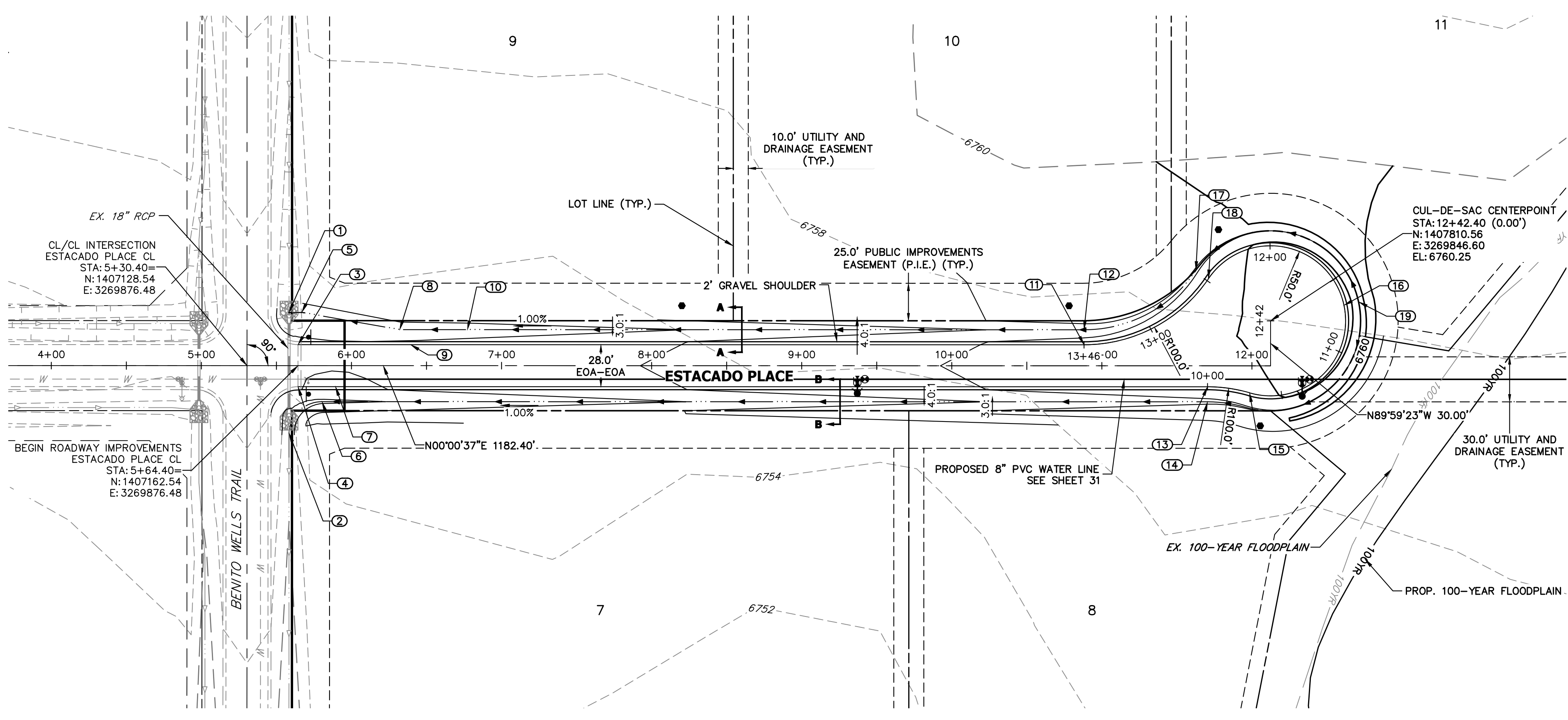
25043
5/15/24



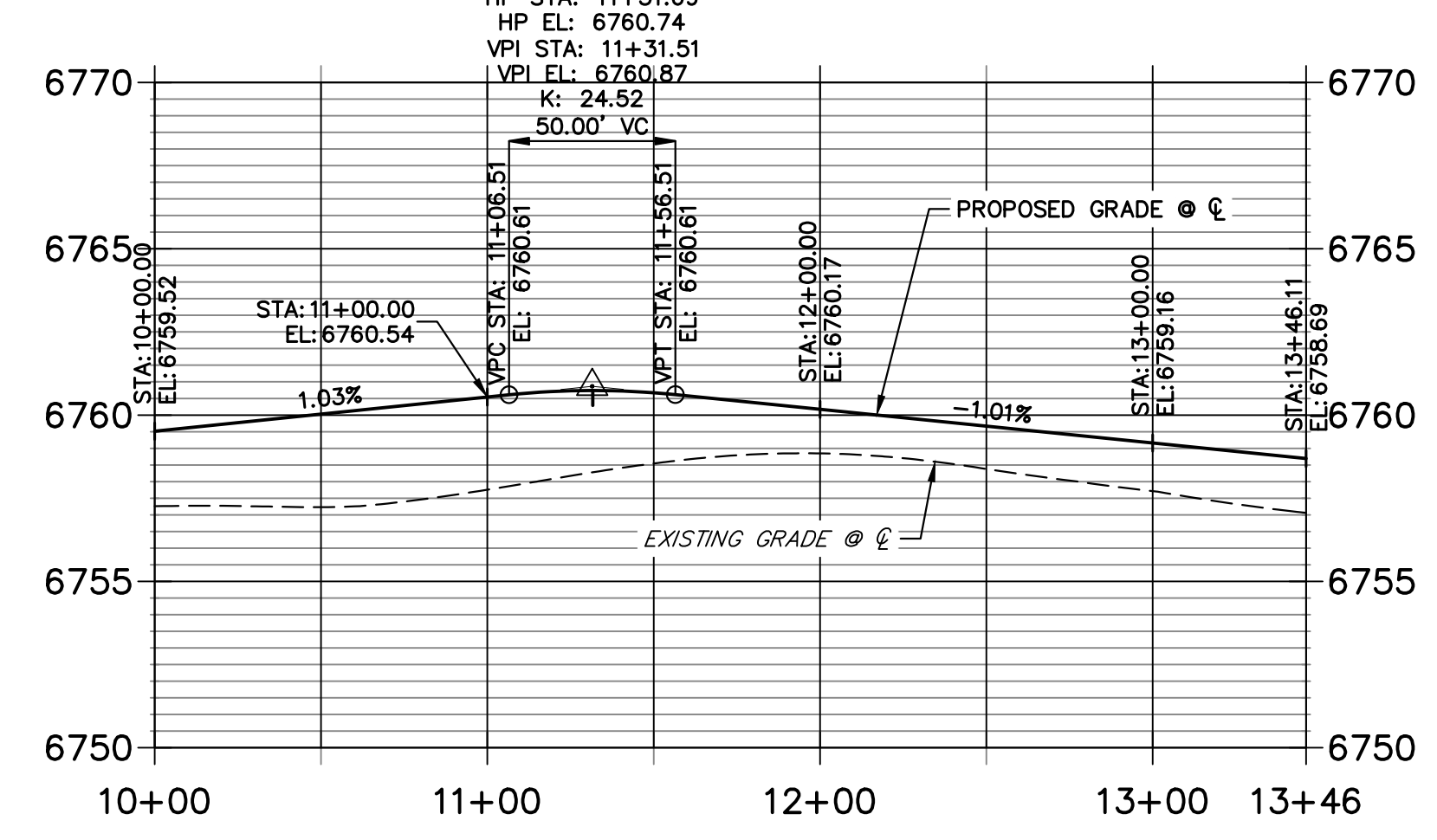
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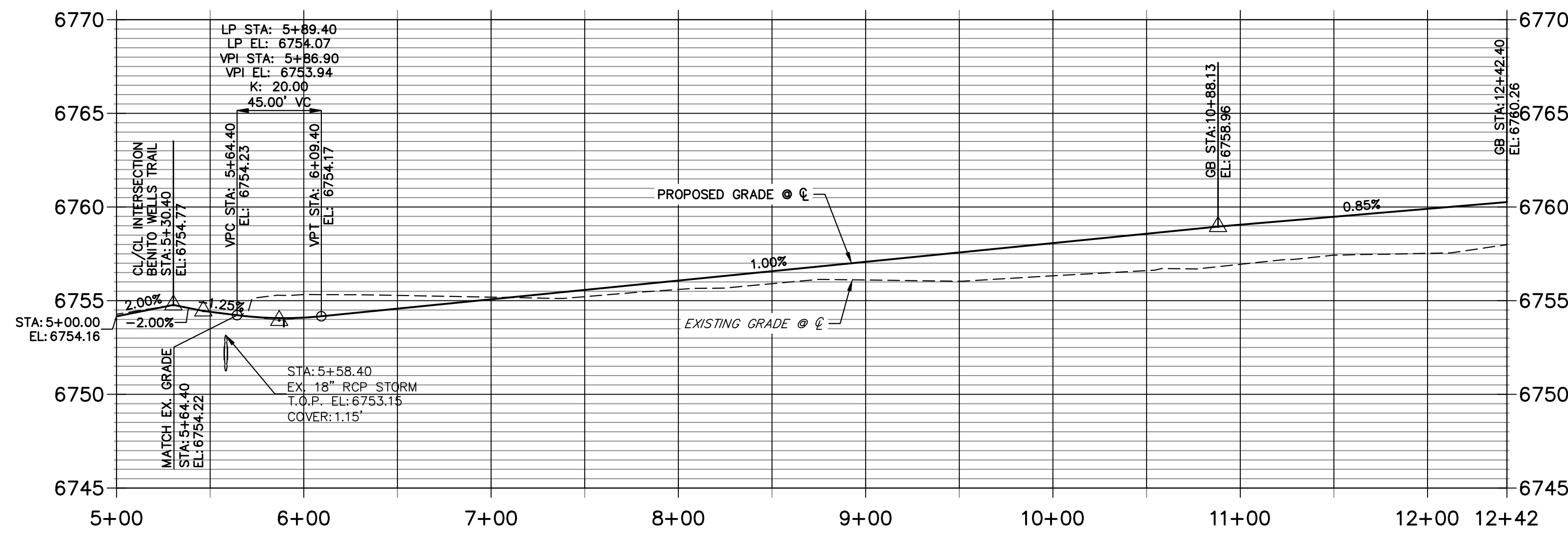
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**ESTACADO PLACE CUL-DE-SAC PROFILE
 STA 10+00.00 TO 13+46.11**

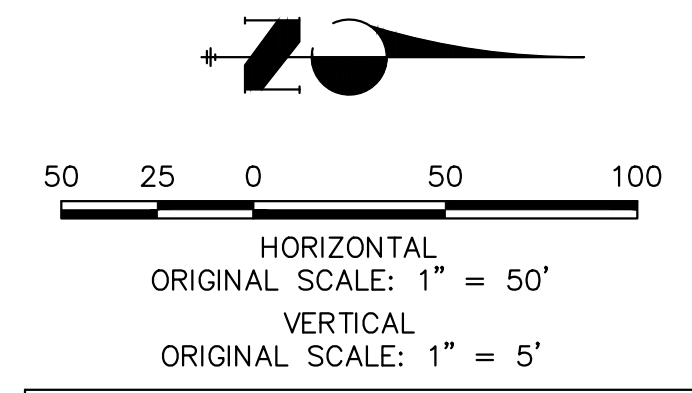


**ESTACADO PLACE CL PROFILE
 STA 5+00.00 TO 12+42.40**



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

POINT TABULATION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	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

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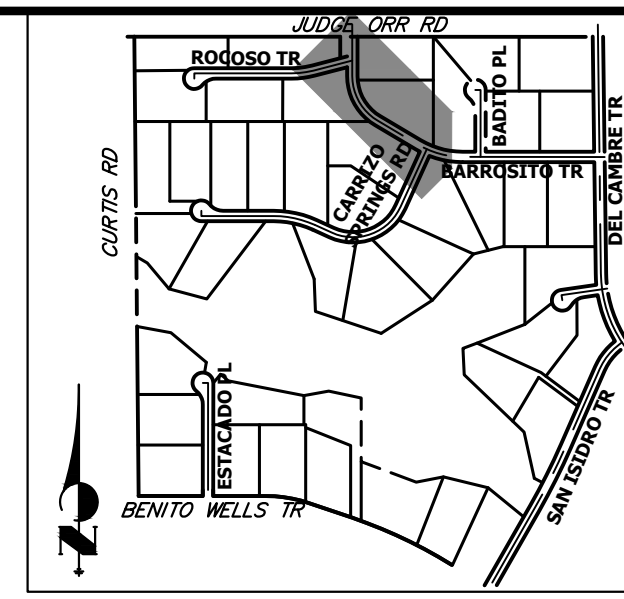
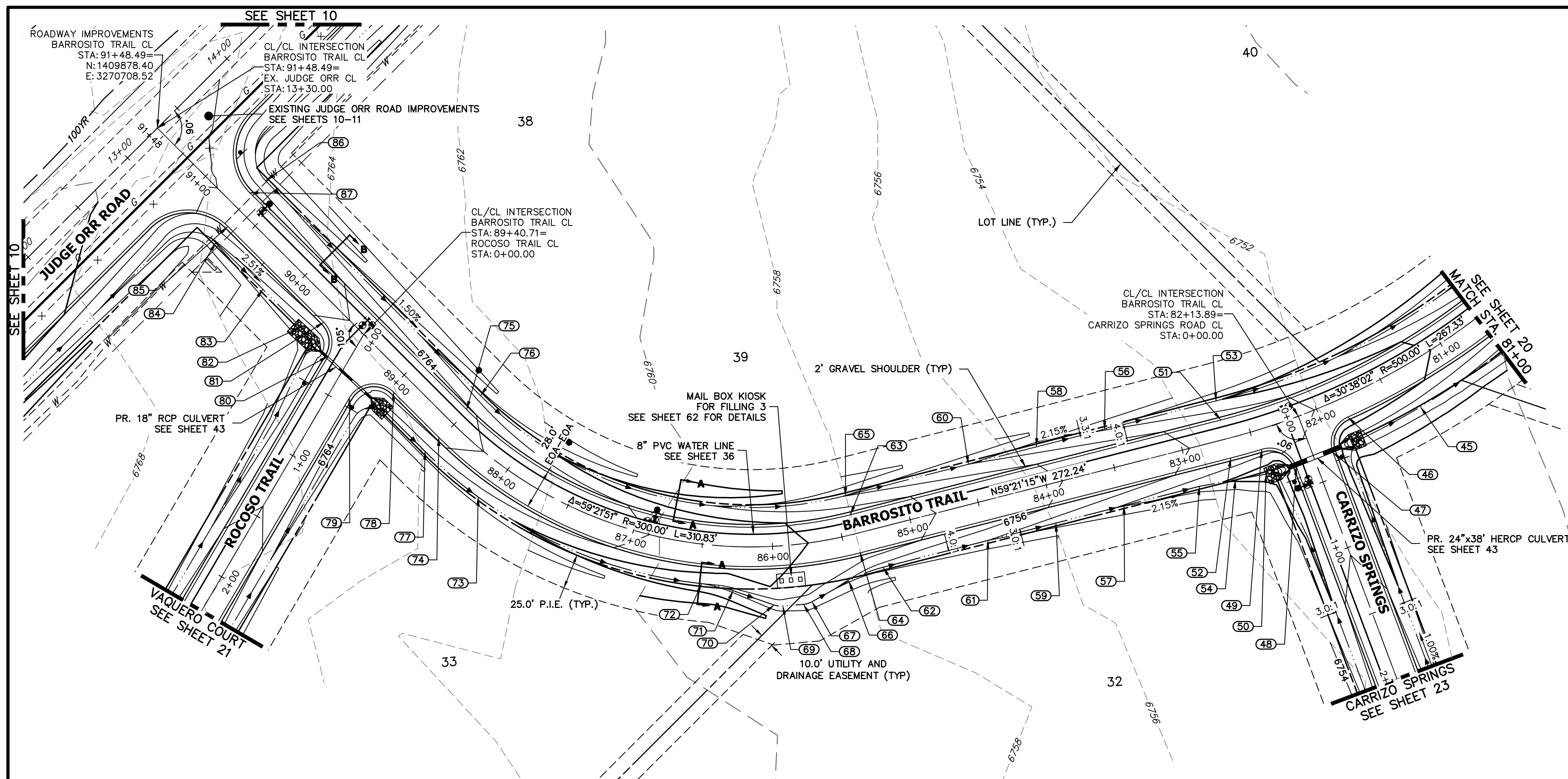
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

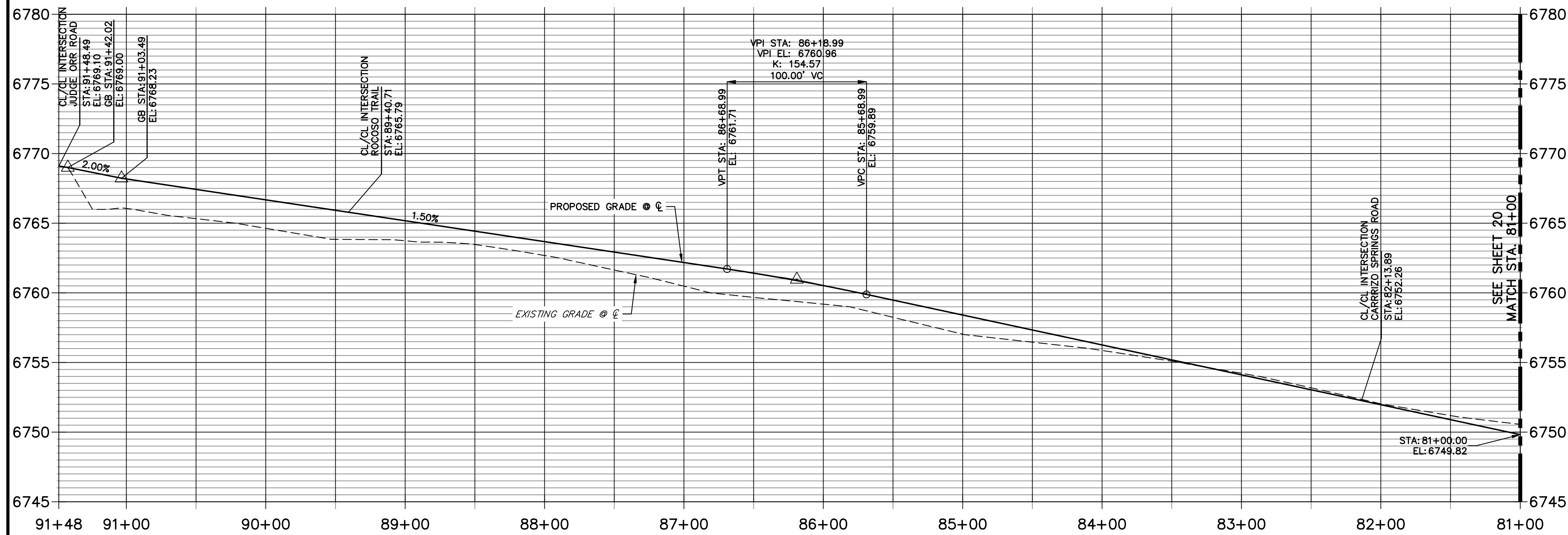
 25043
 5/15/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

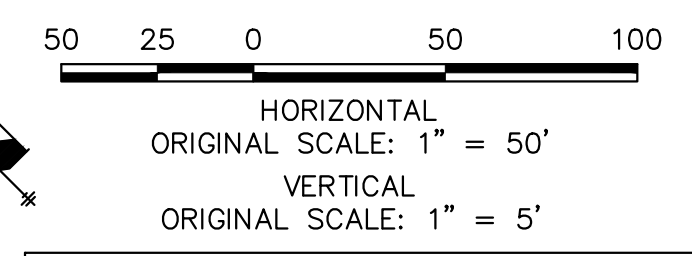
STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 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 AS DESIGNATED BY WRITTEN AUTHORIZATION.

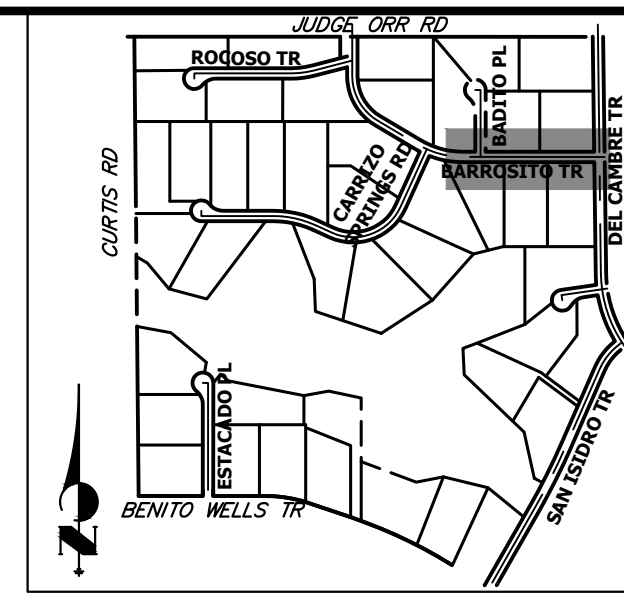
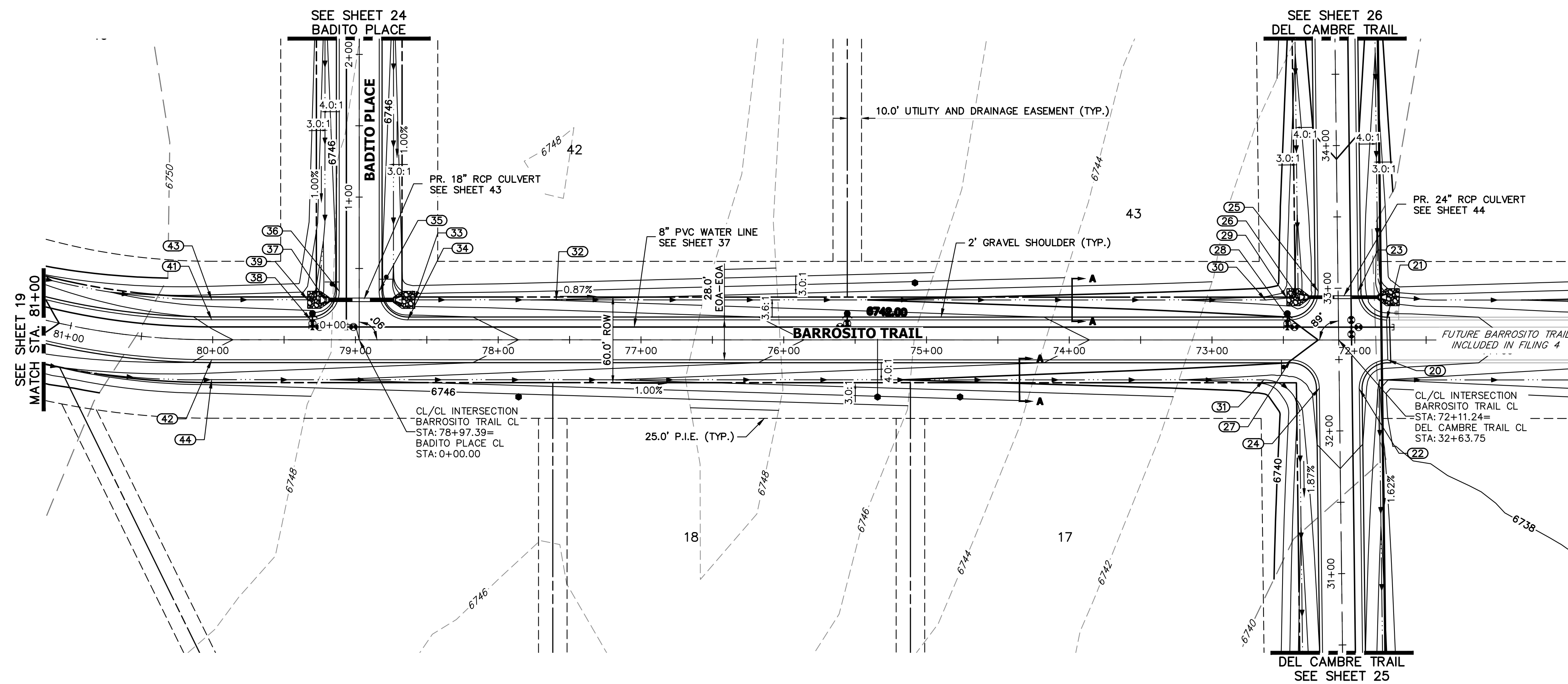
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE

DESIGNED BY: RWK
 DRAWN BY: RWK
 CHECKED BY:

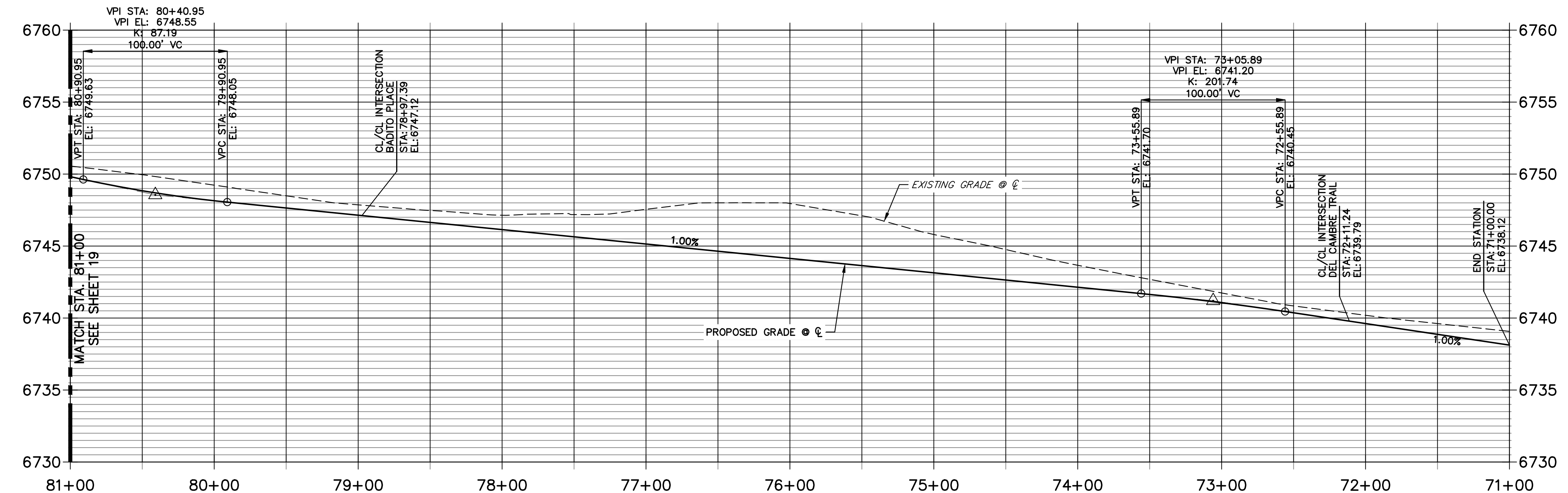
SHEET 19 OF 64
 JOB NO. 25142.05



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

**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

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

811
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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

BY DATE

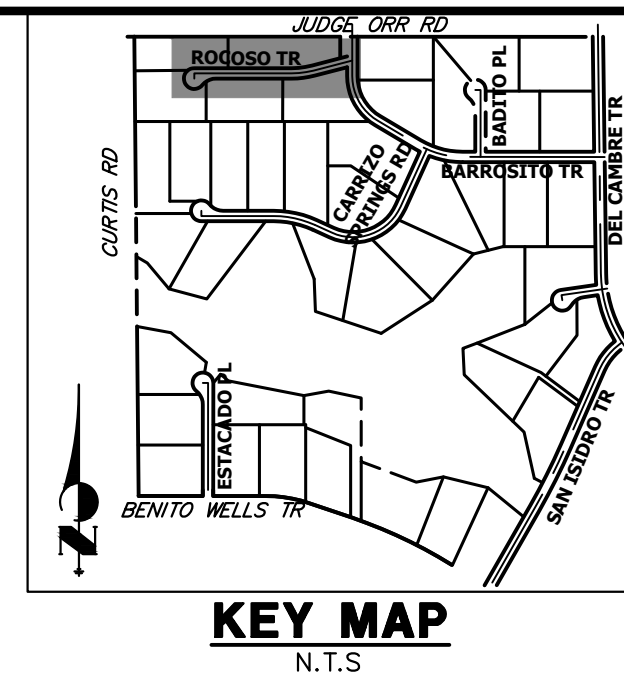
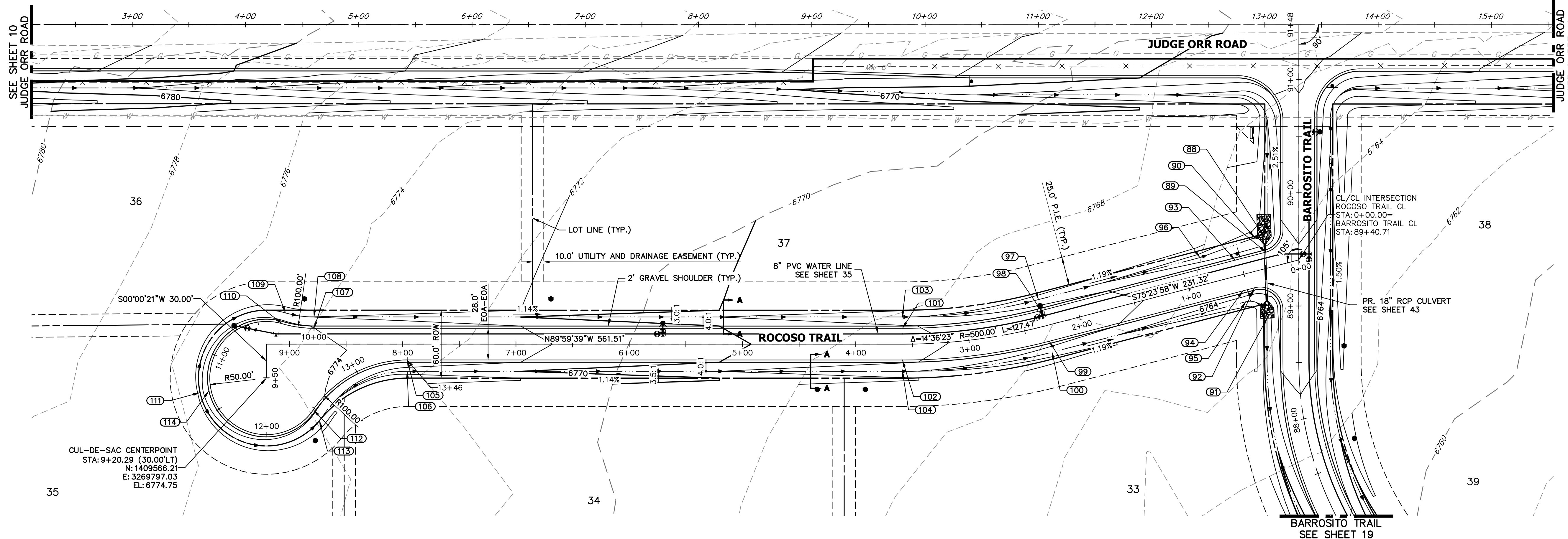
No. REVISION

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 20 OF 64
 JOB NO. 25142.05

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



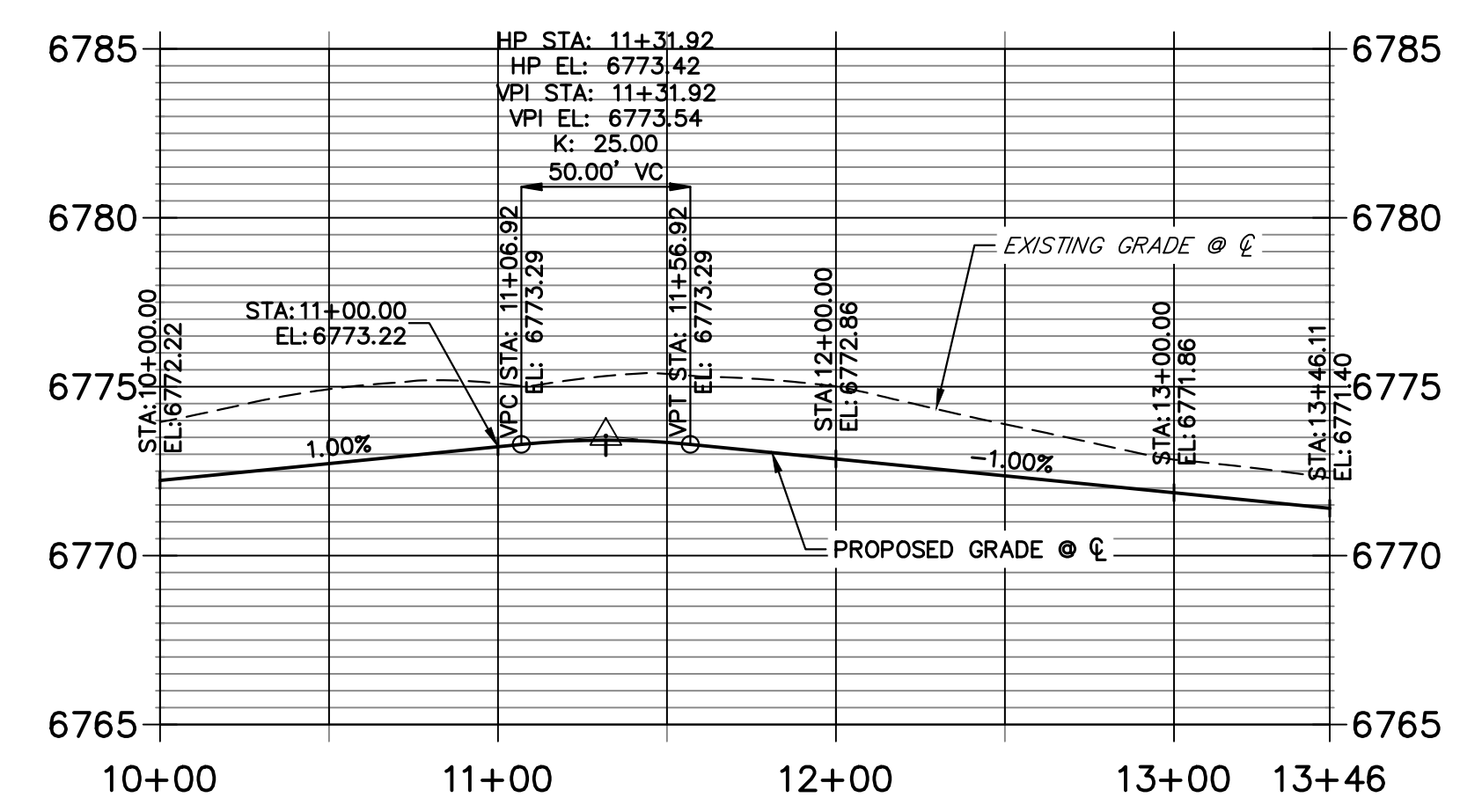
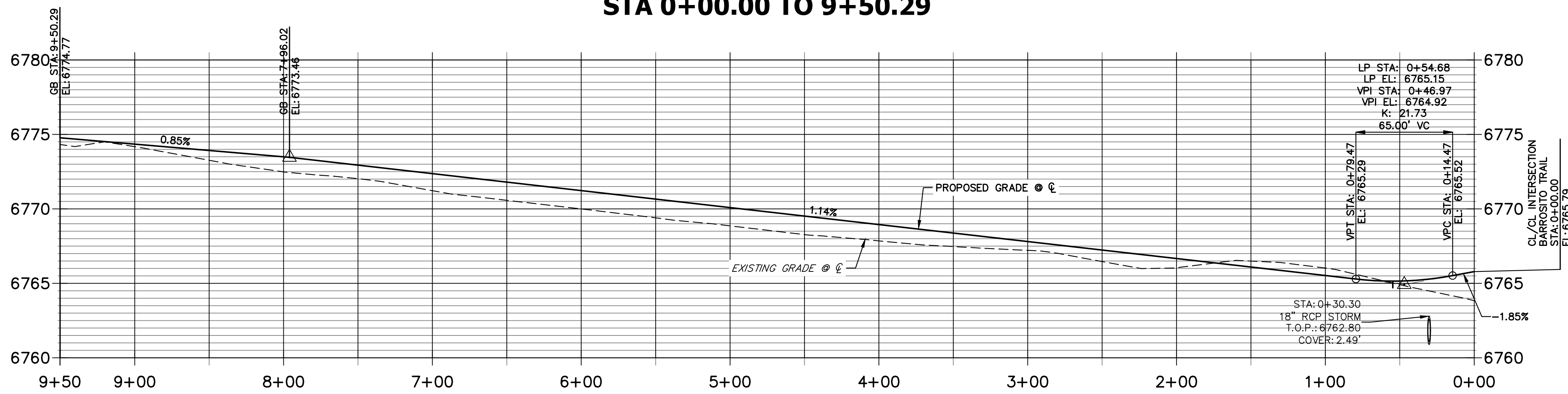
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
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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	

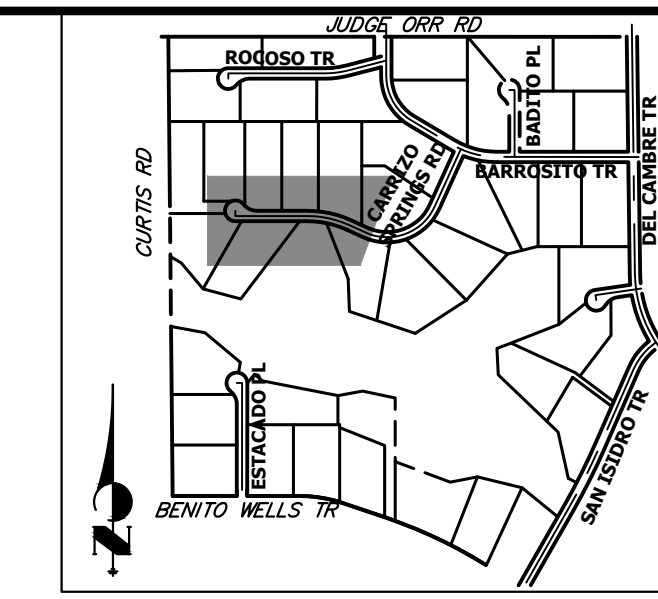
STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
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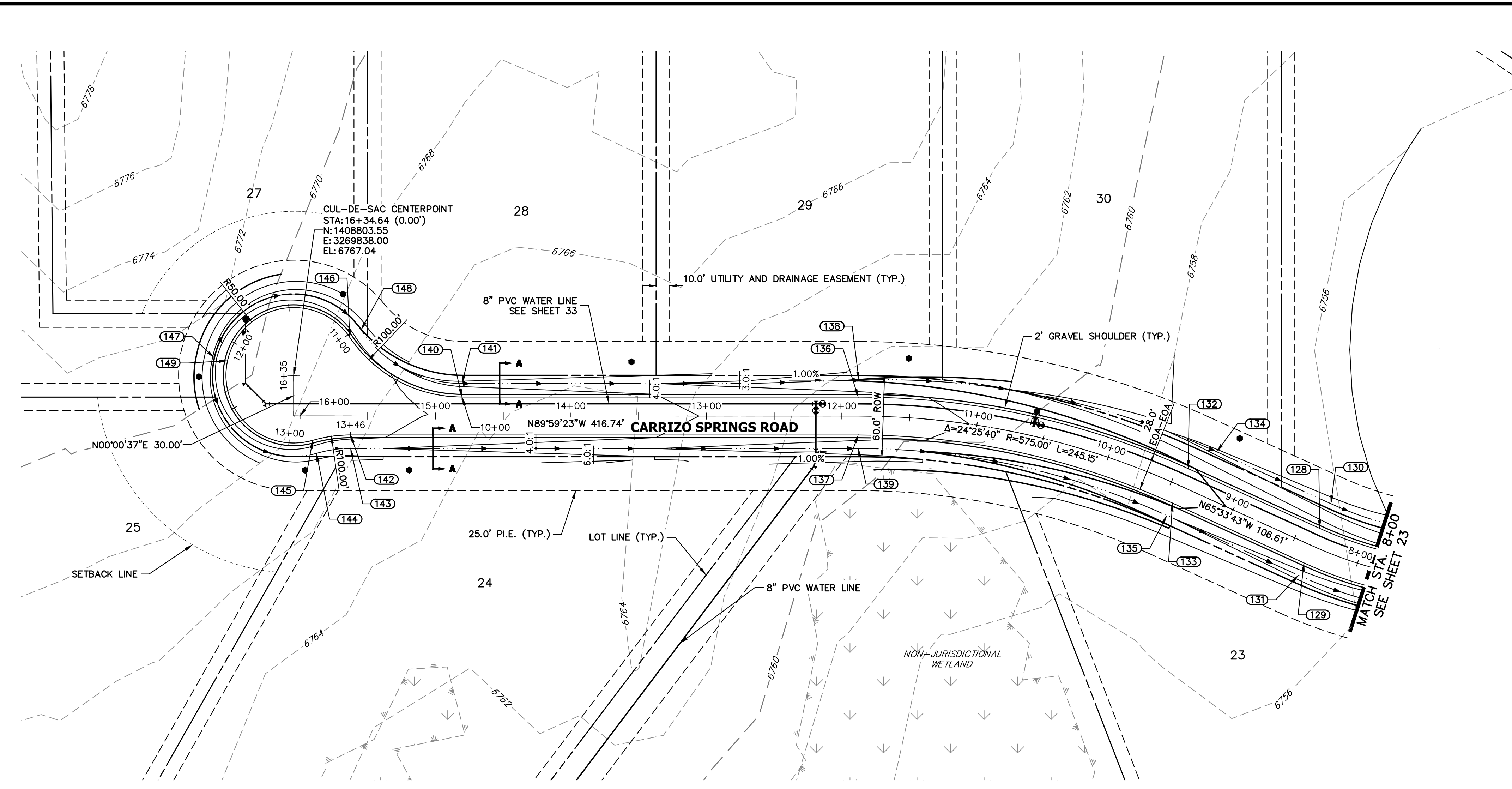
811
 Know what's below.
 Call before you dig.

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

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									



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



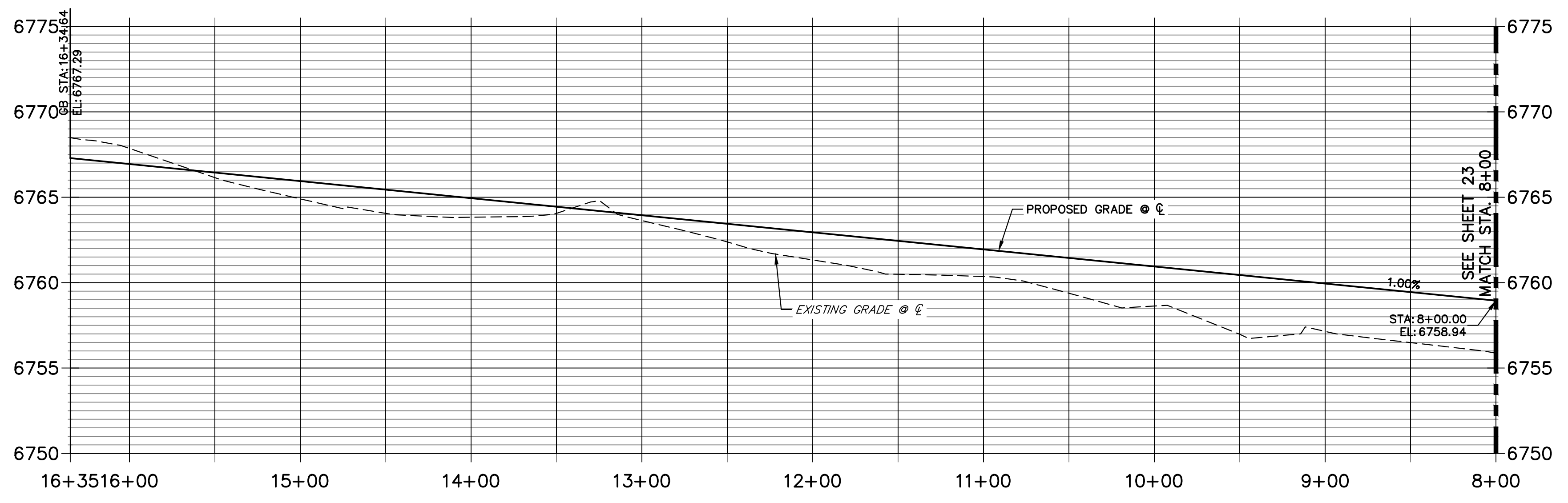
POINT TABULATION

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

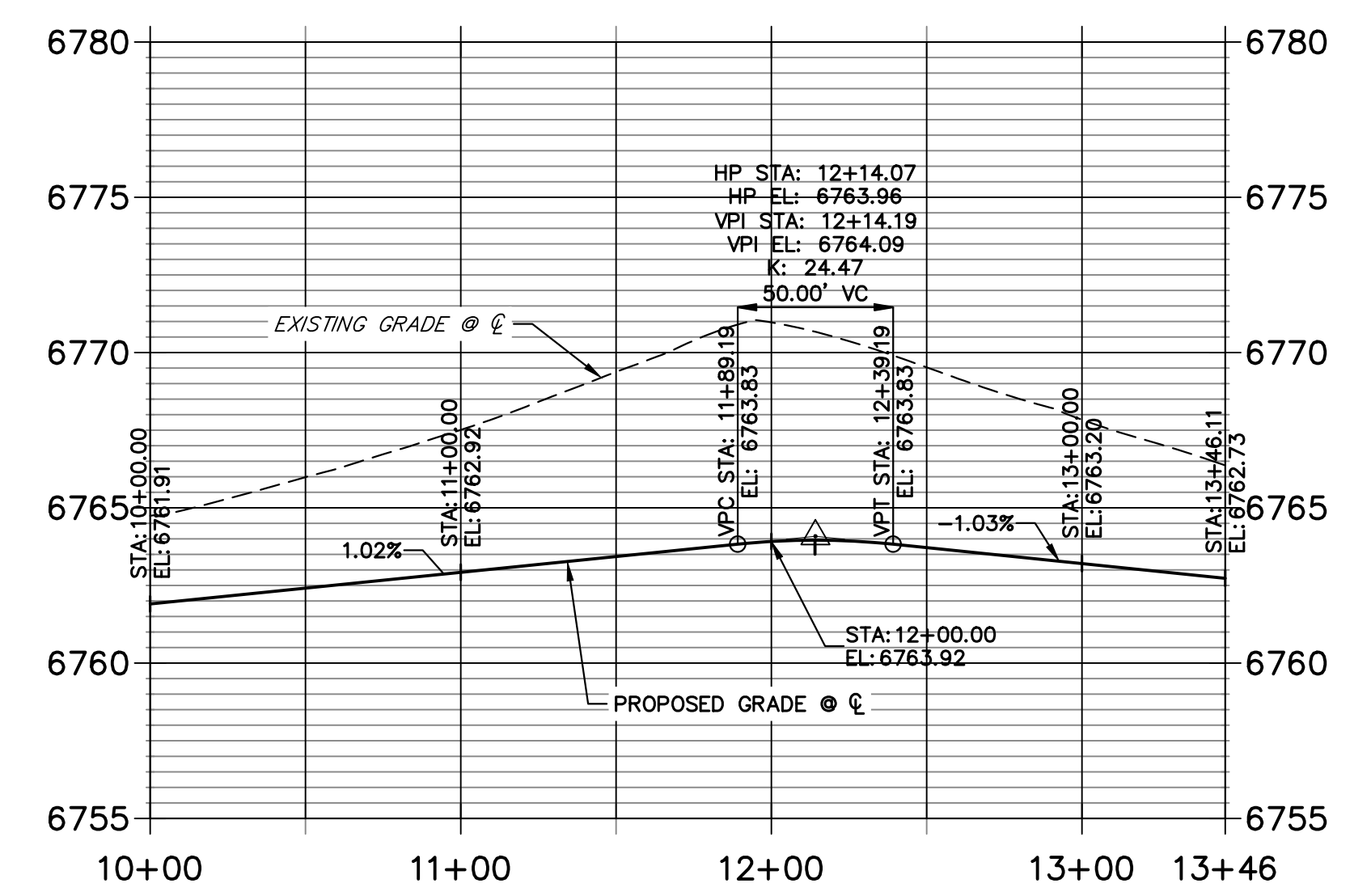
POINT TABULATION

POINT NUMBER	NORTHING	EASTING	ELEVATION	NOTES	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**



STREET IMPROVEMENT NOTES

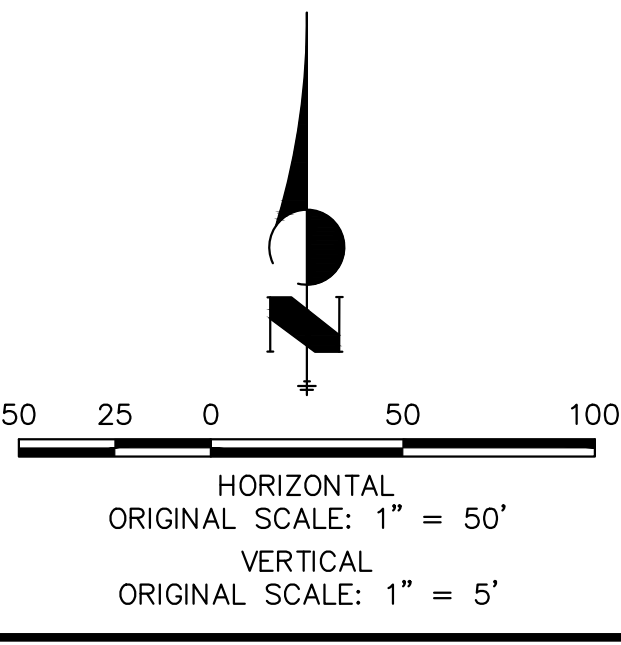
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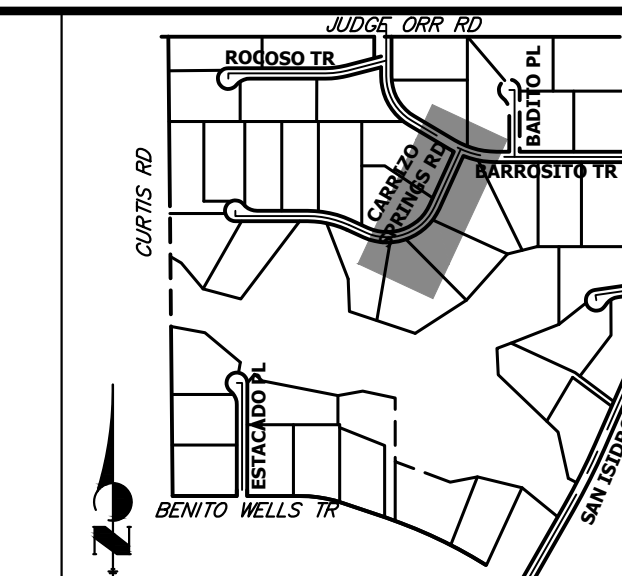
ENGINEER'S STATEMENT

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

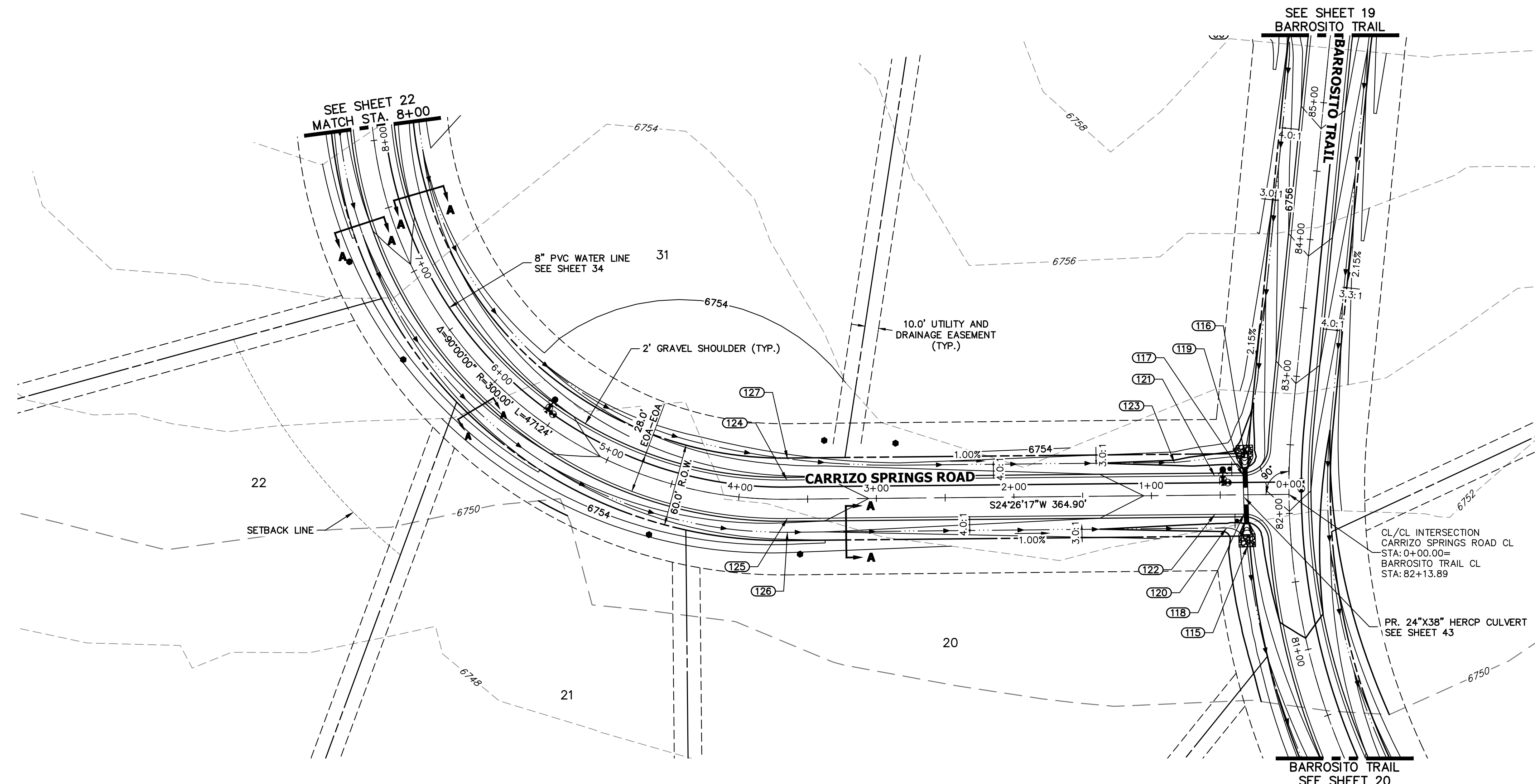


SADDLEHORN RANCH - FILING 3	DESIGNED BY RWK	DRAWN BY RWK	CHECKED BY	BY	DATE
				BY	DATE
STREET IMPROVEMENT PLAN AND PROFILE					
SHEET 22 OF 64					
JOB NO. 25142.05					

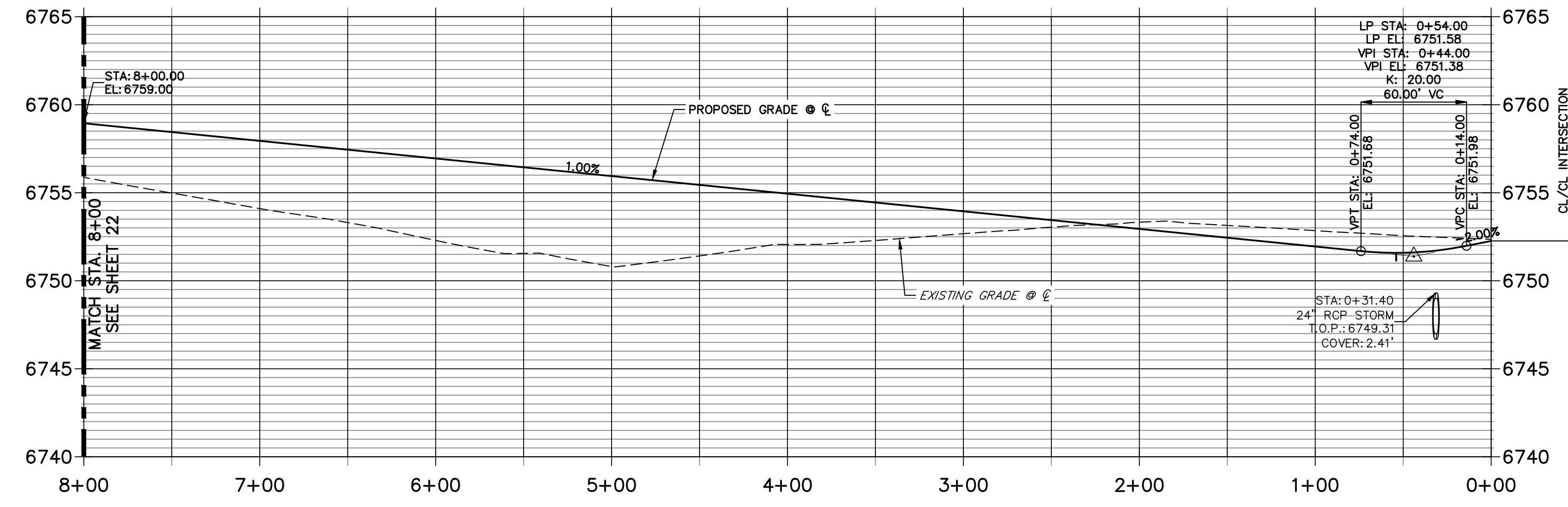




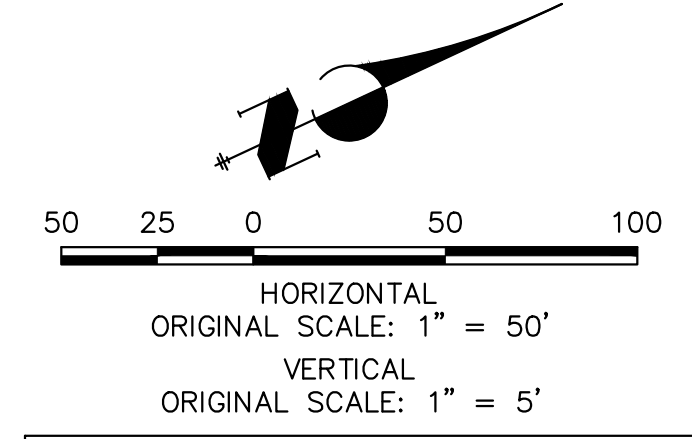
KEY MAP
N.T.S.



**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



STREET IMPROVEMENT NOTES

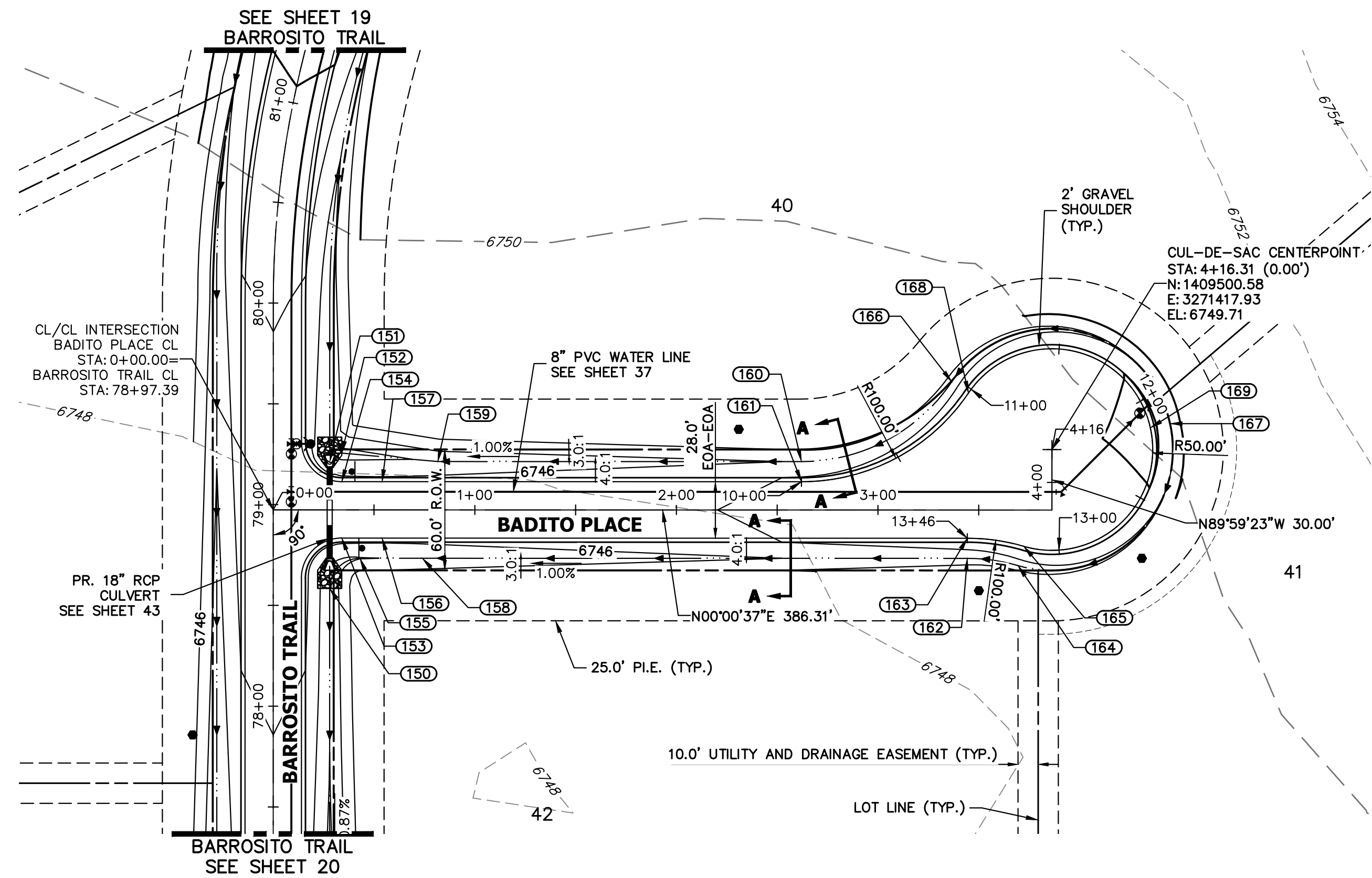
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ENGINEER'S STATEMENT

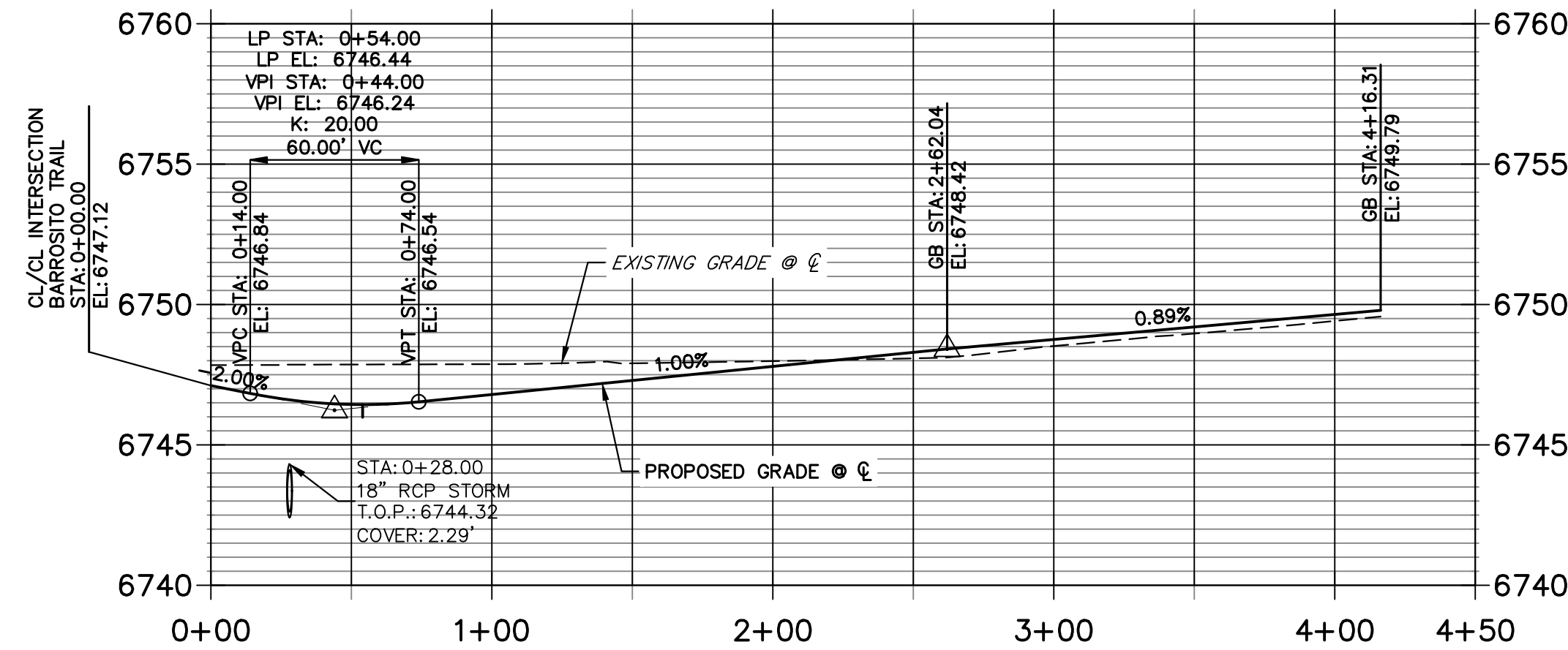
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

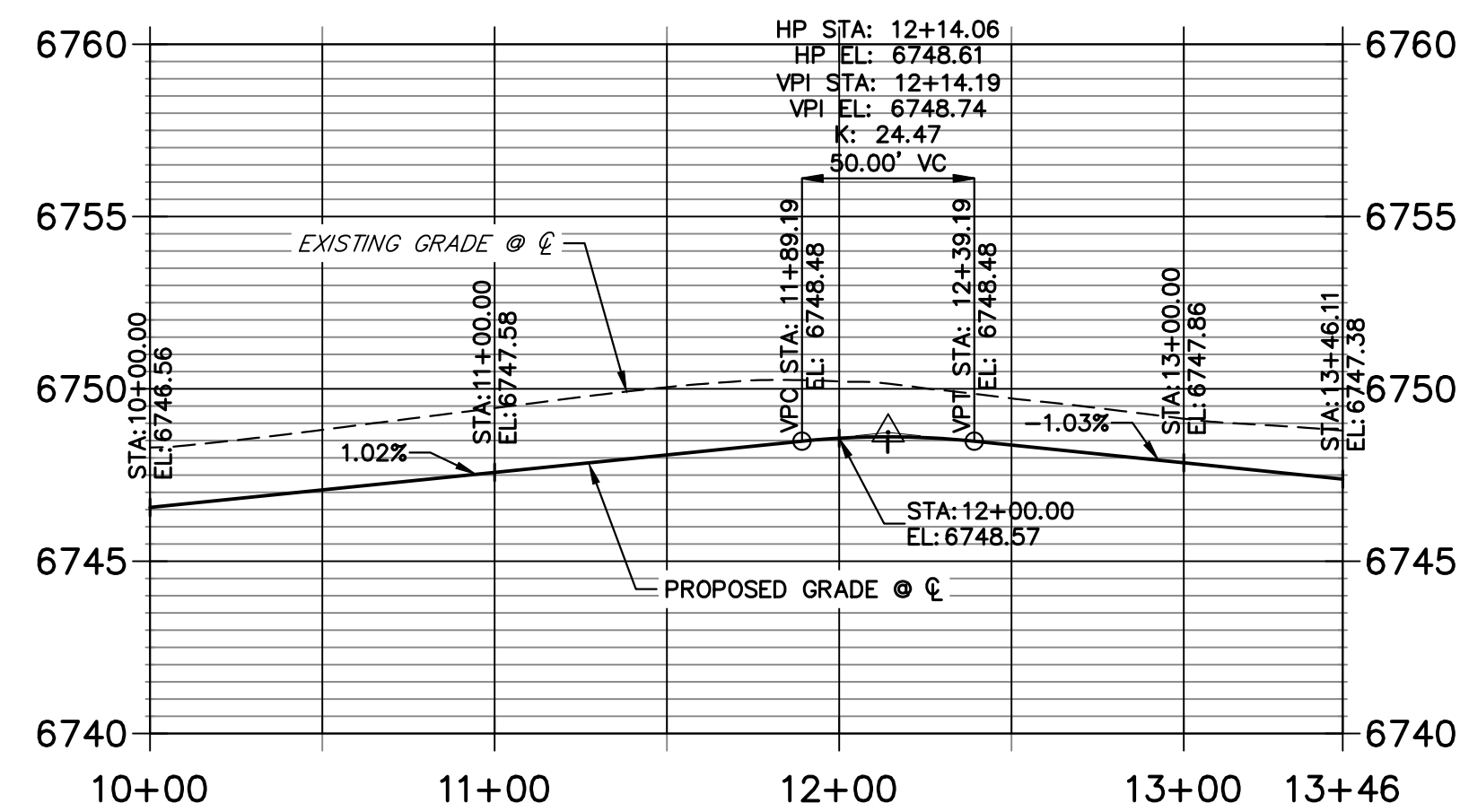
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	J.R. ENGINEERING A Westman Company Centennial 300-740-8888 • Colorado Springs 719-588-2683 Fort Collins 970-491-9888 • www.jrengineering.com
	BY DATE NO. REVISION H-SCALE 1"=50' V-SCALE 1"=5' DATE 5/15/24 DESIGNED BY DRAWN BY CHECKED BY
SADDLEHORN RANCH - FILING 3 STREET IMPROVEMENT PLAN AND PROFILE SHEET 23 OF 64 JOB NO. 25142.05	



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



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

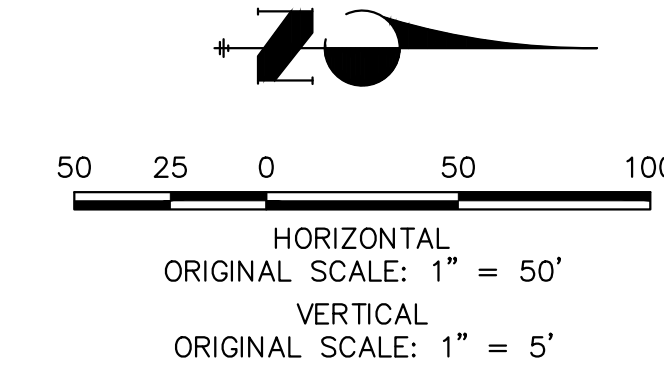


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
150	0+28.00	39.00' (RT)	BADITO PLACE CL	6742.42		SWALE PT/GB
151	0+28.00	24.00' (LT)	BADITO PLACE CL	6743.90		END SWALE
152	0+34.00	28.17' (LT)	BADITO PLACE CL	6743.18		SWALE PI/GB
153	0+34.00	14.00' (RT)	BADITO 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		PCR
165	3+72.31	18.00' (RT)	BADITO PLACE CL	6749.24		PCR

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

STREET IMPROVEMENT NOTES

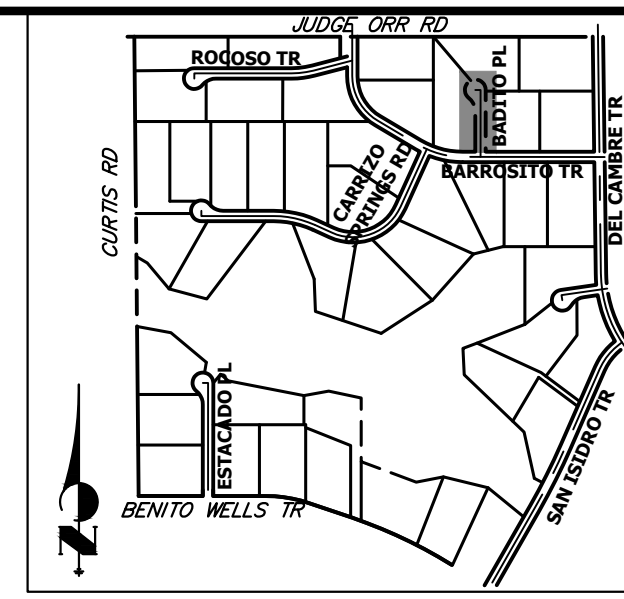
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ENGINEER'S STATEMENT

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



KEY MAP
N.T.S.

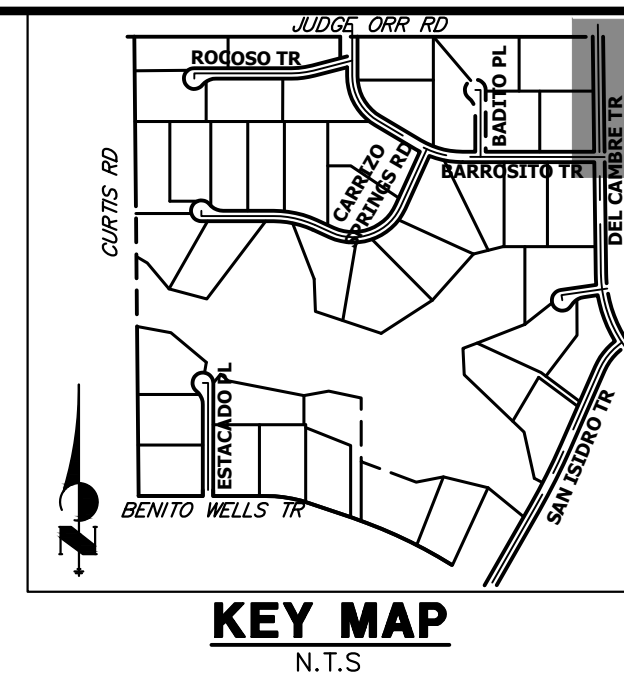
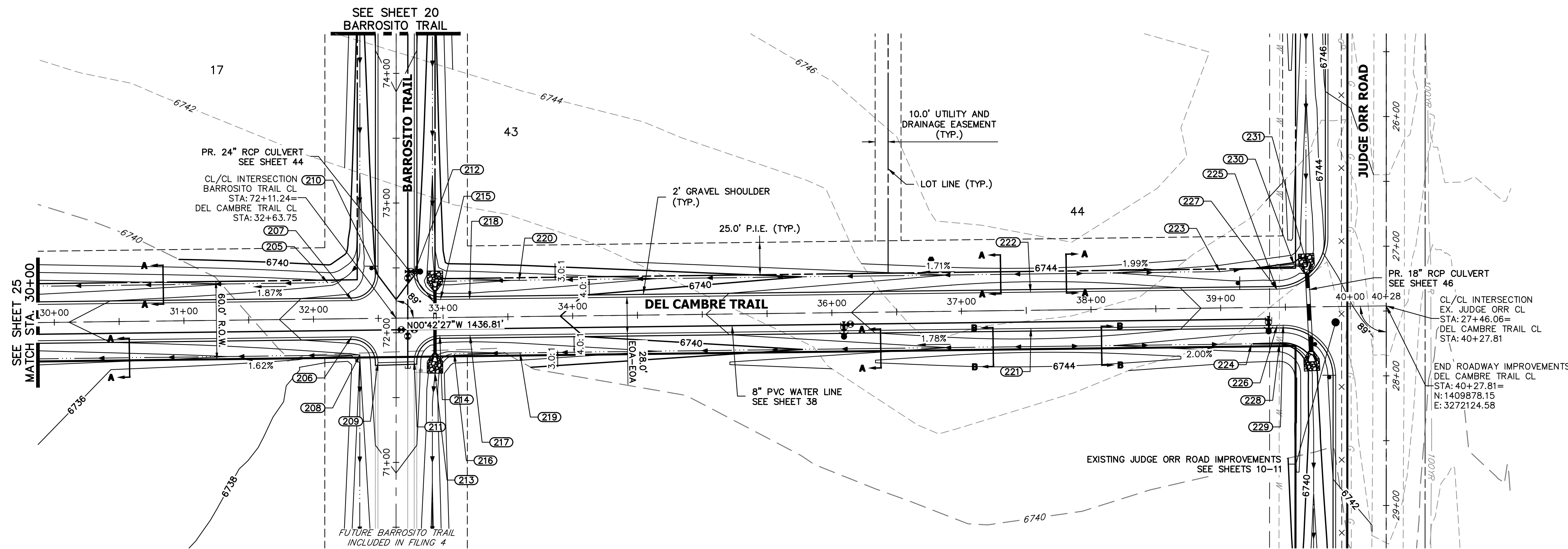
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 A Westman Company

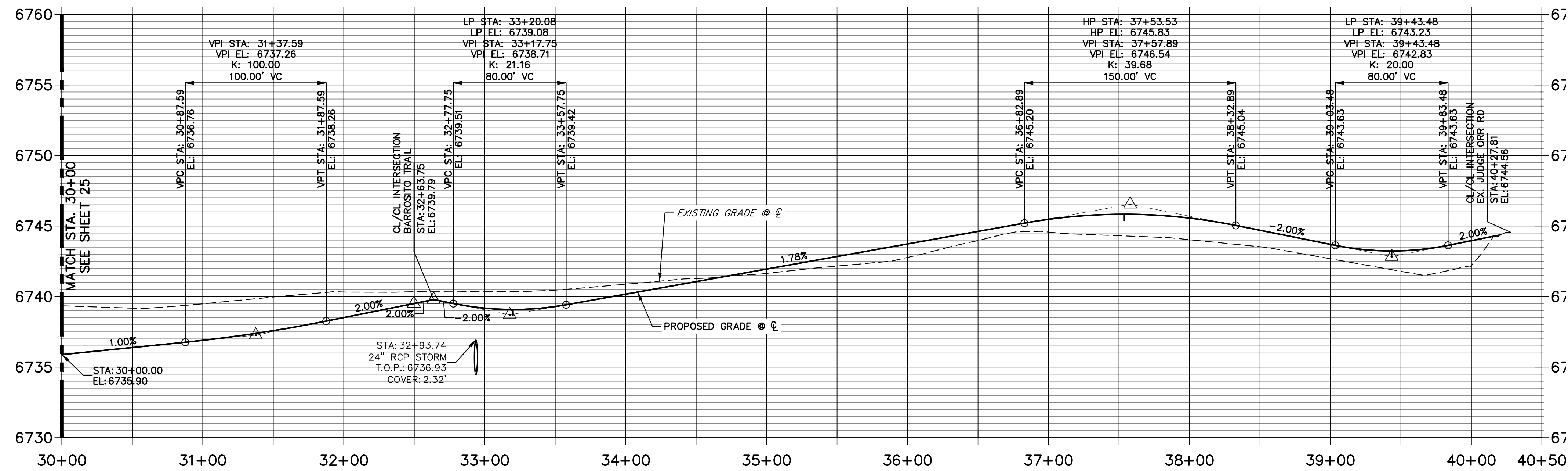
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

SADDLEHORN RANCH -
 FILING 3
**STREET IMPROVEMENT PLAN
 AND PROFILE**
 SHEET 24 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.

STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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- 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

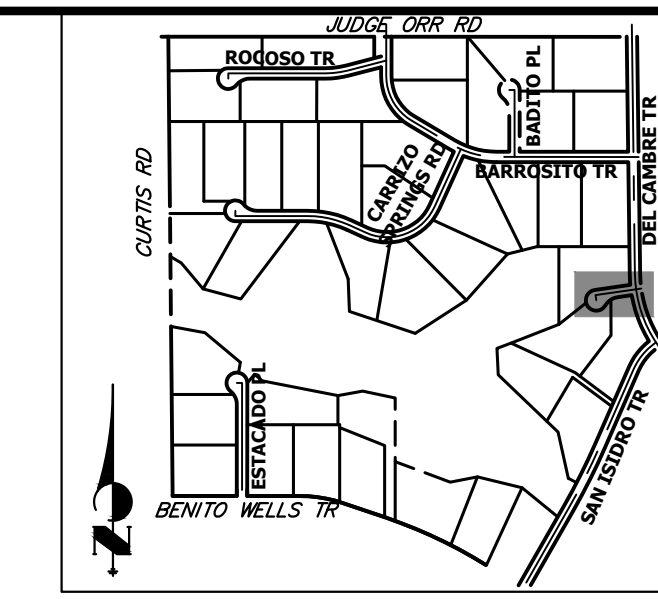
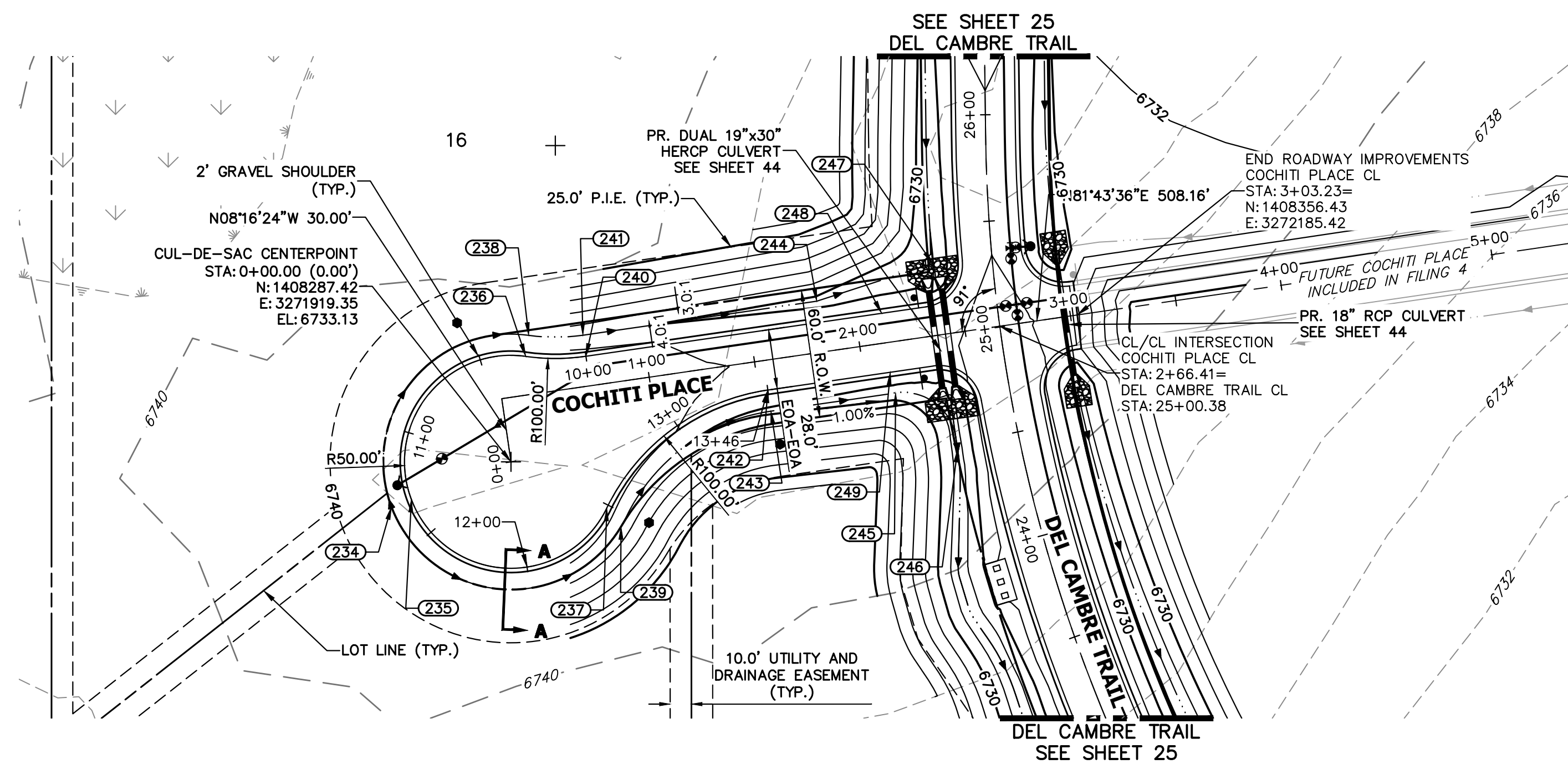
 25043 5/15/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

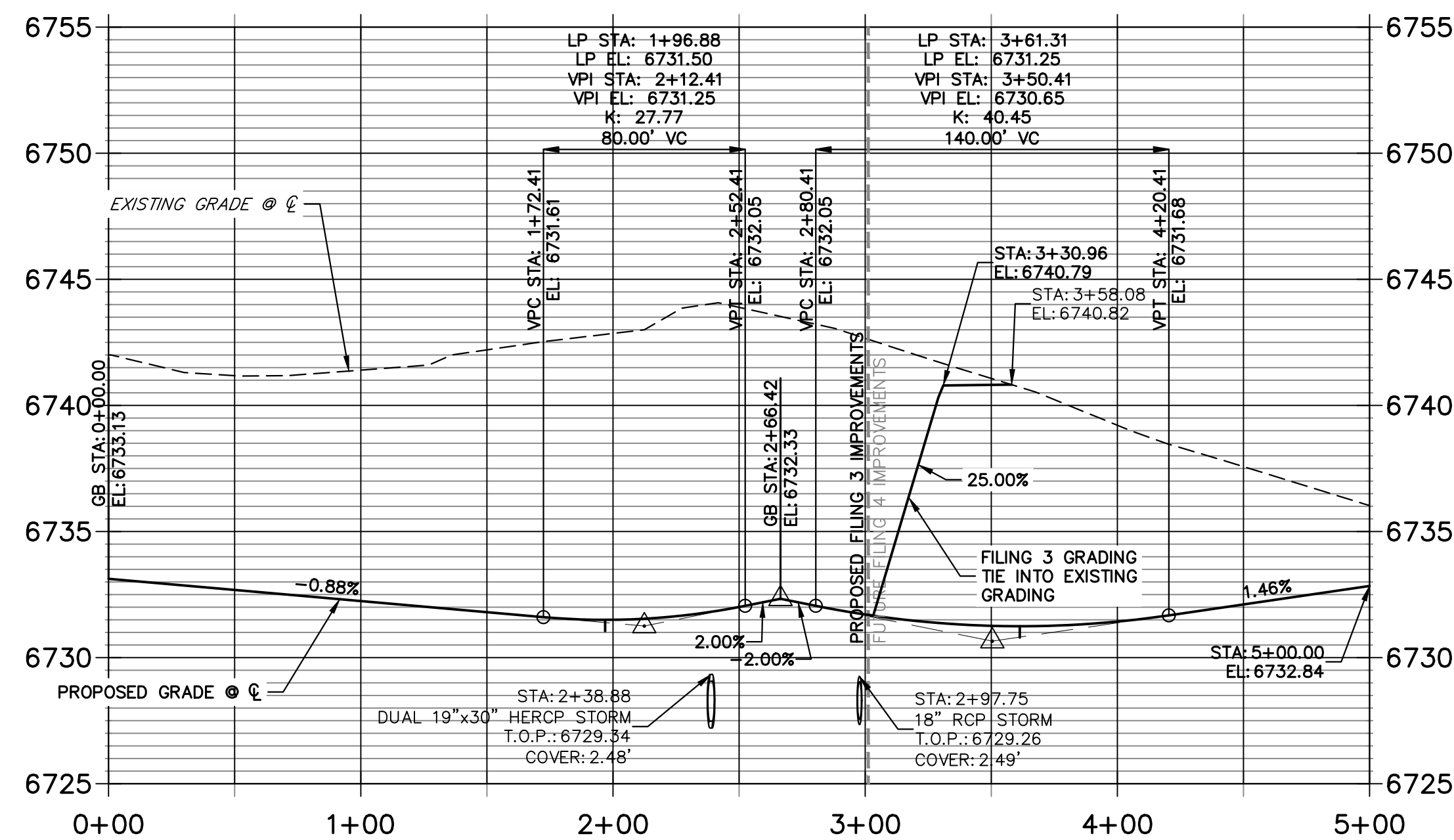
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

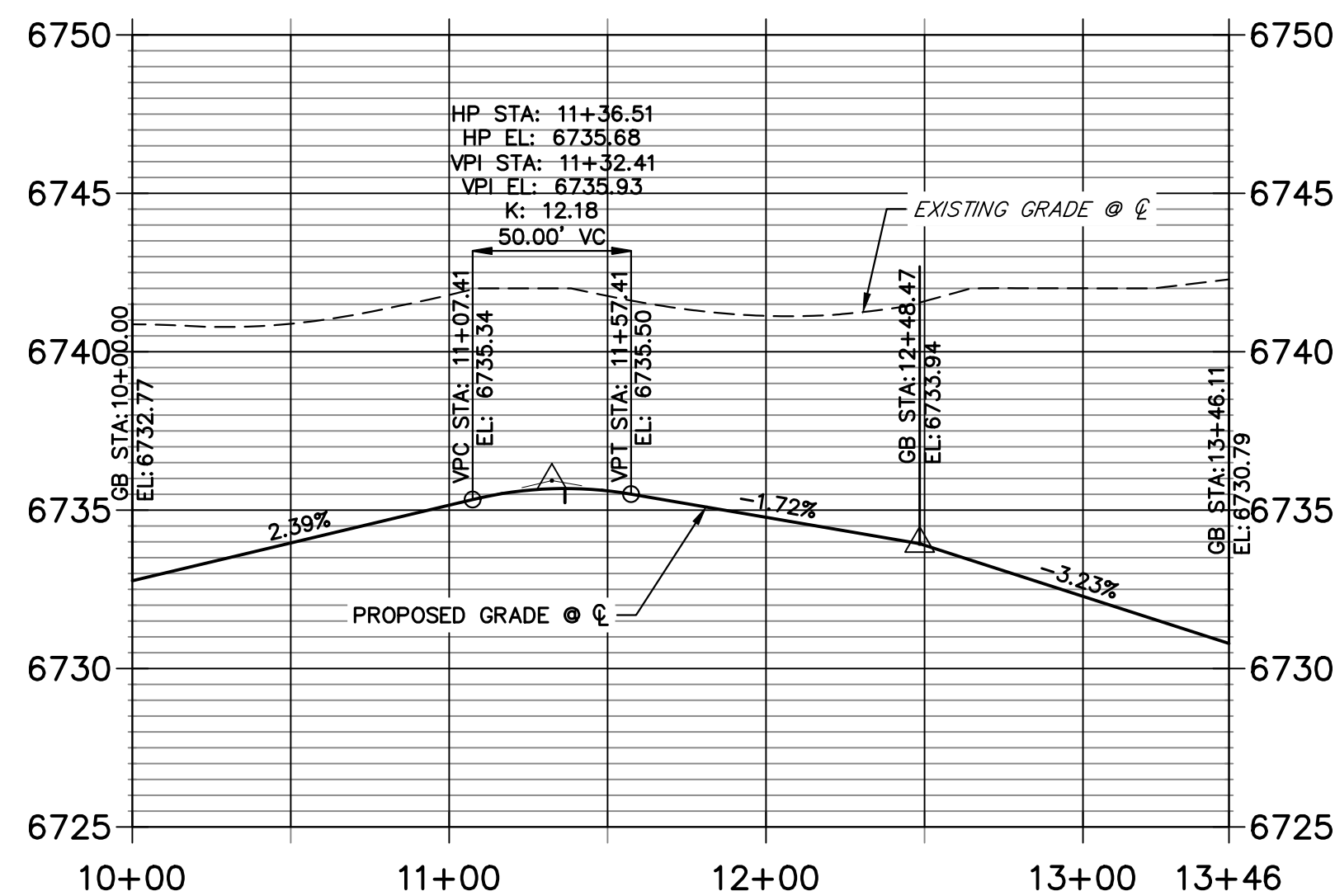
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 26 OF 64
 JOB NO. 25142.05



**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**

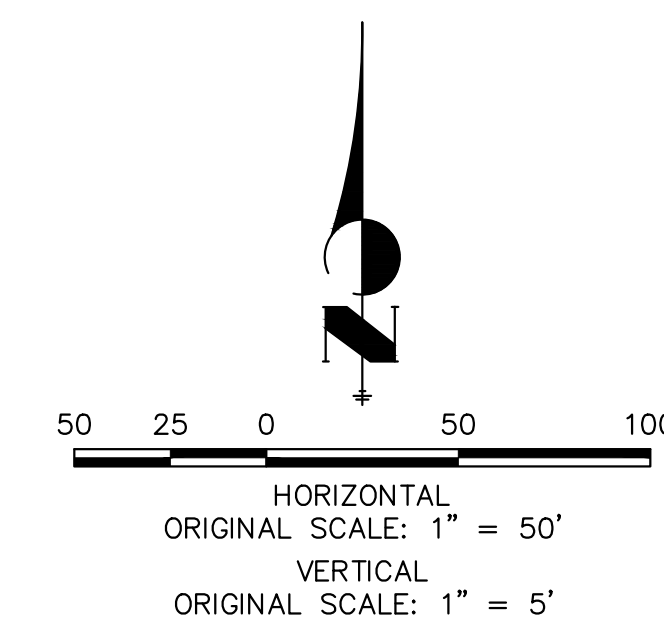


POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
232	2+32.84	14.00' (RT)	COCHITI PLACE CL	6731.45		PCR
233	2+33.47	14.00' (LT)	COCHITI PLACE CL	6731.46		PCR
236	0+44.00	18.00' (LT)	COCHITI PLACE CL	6732.66		PRC
238	0+46.80	27.60' (LT)	COCHITI PLACE CL	6730.62		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

STREET IMPROVEMENT NOTES

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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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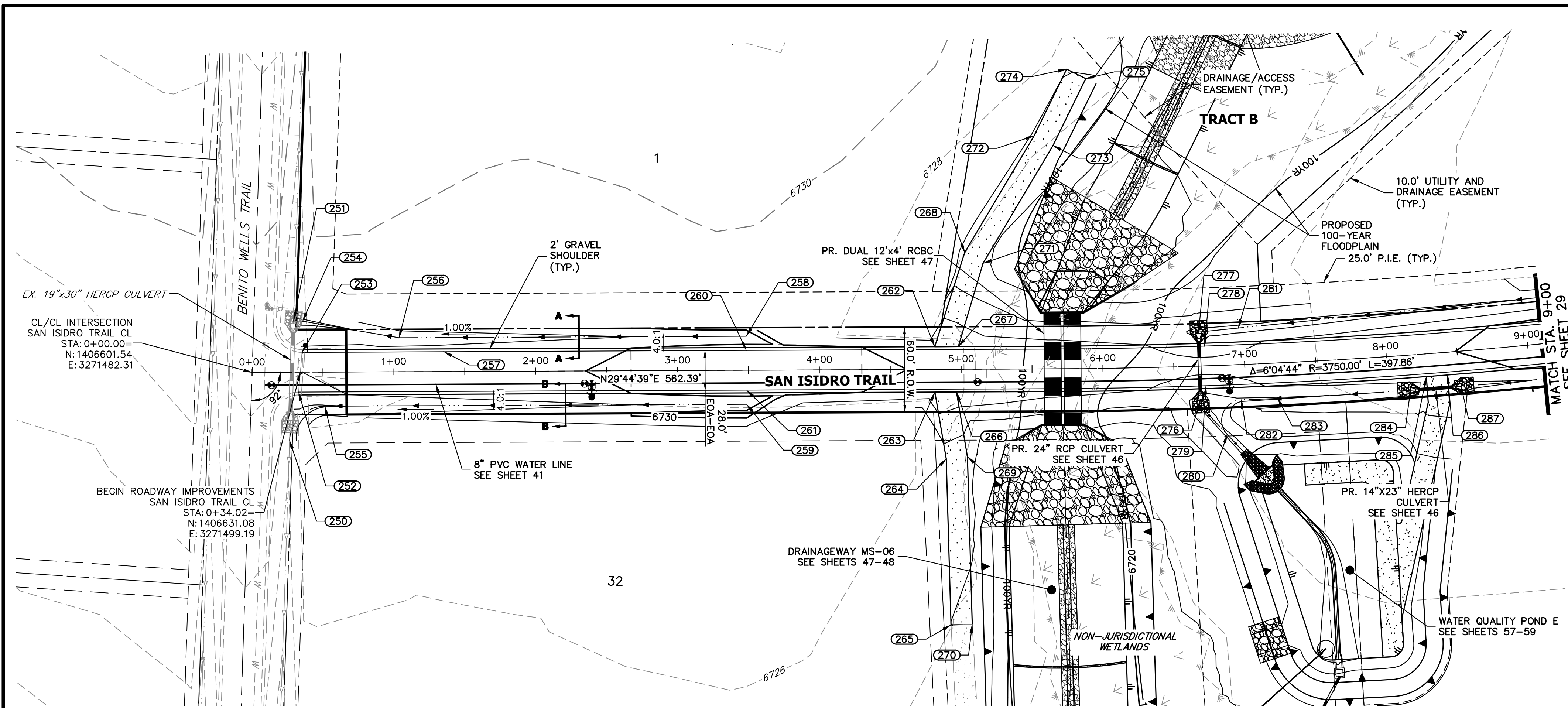
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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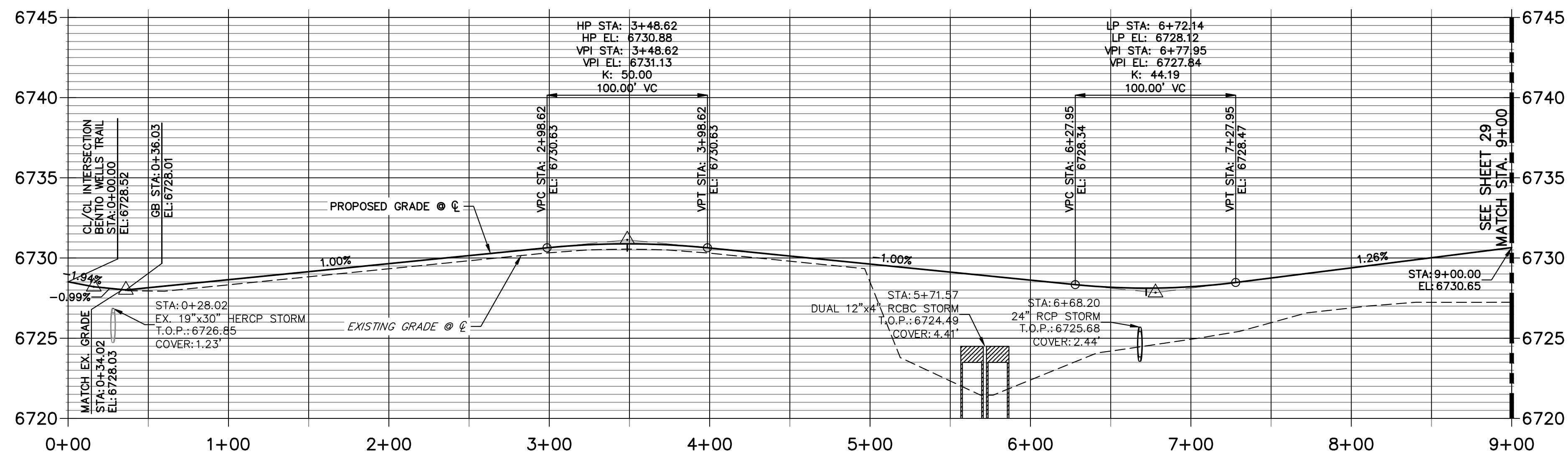
No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

SADDLEHORN RANCH -
FILING 3
STREET IMPROVEMENT PLAN
AND PROFILE

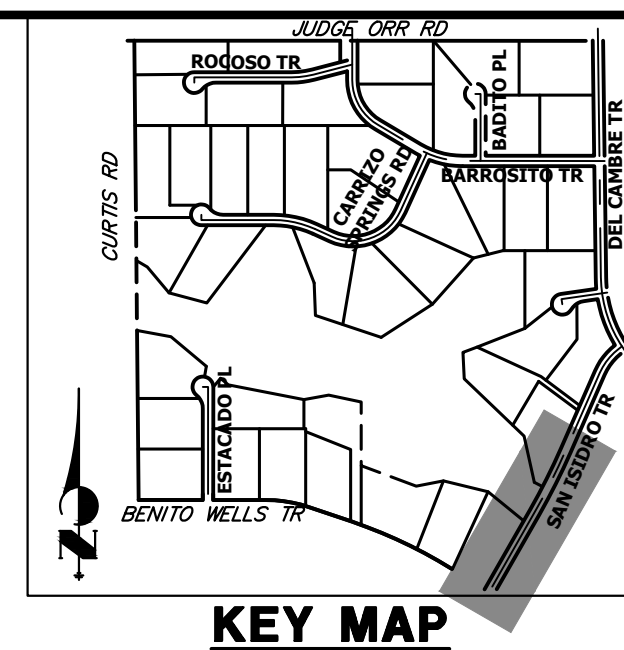
SHEET 27 OF 64
JOB NO. 25142.05



**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



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BRADY WILLIAMS

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

J.R. ENGINEERING
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Central 300-740-9888 • Colorado Springs 719-588-2593
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=50'	1"=5'	5/15/24					

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

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

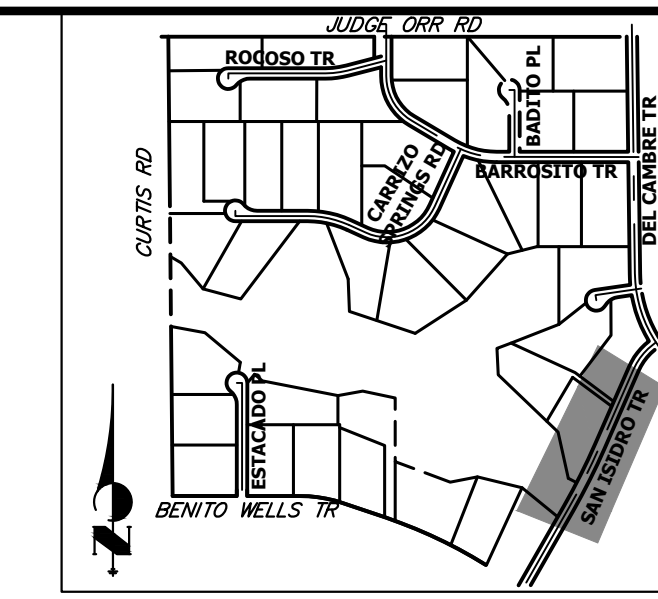
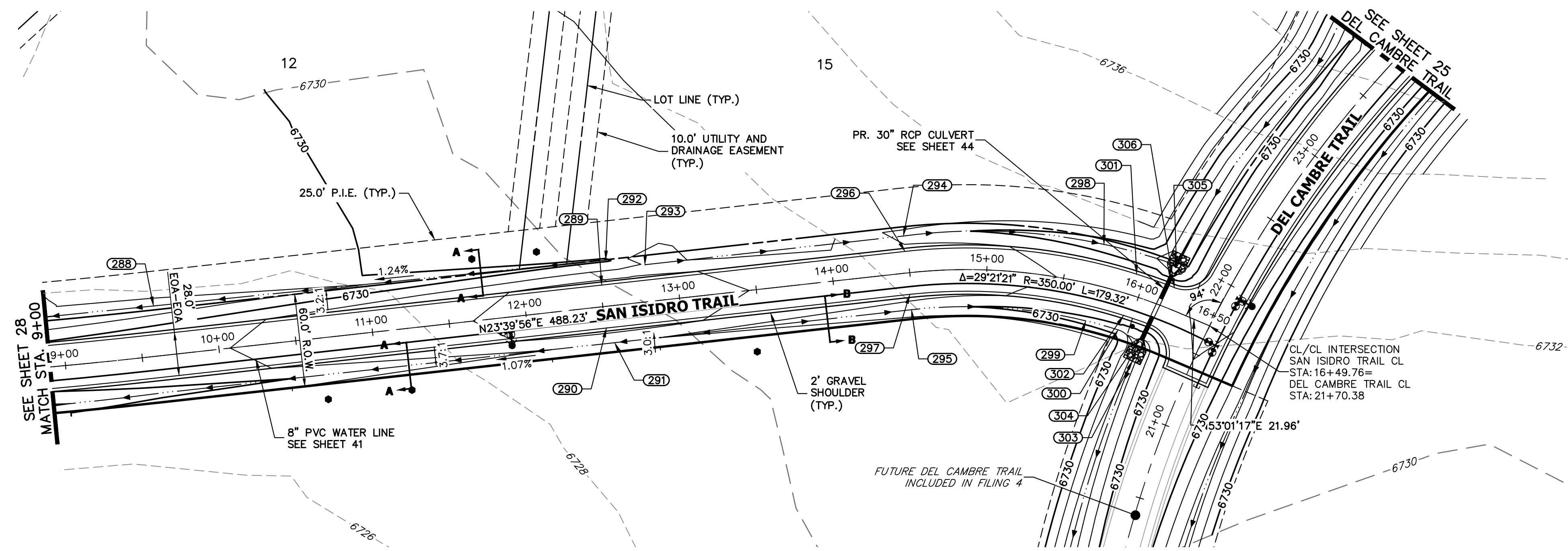
STREET IMPROVEMENT NOTES

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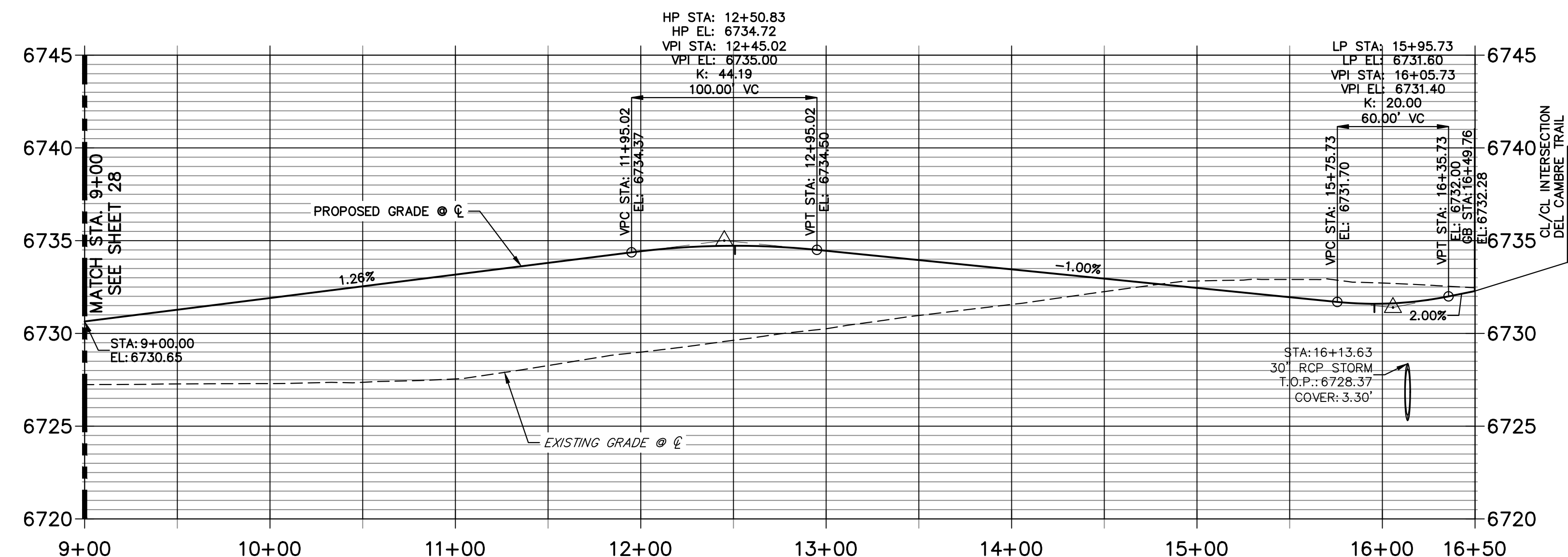
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



**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

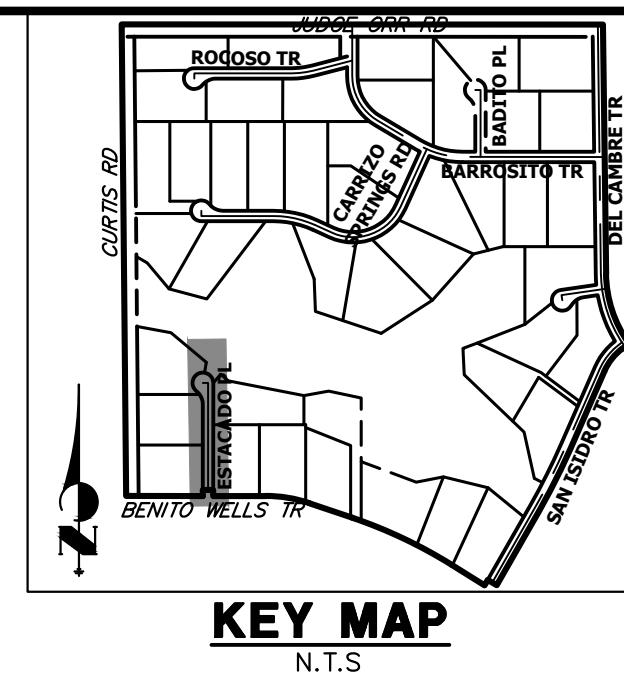
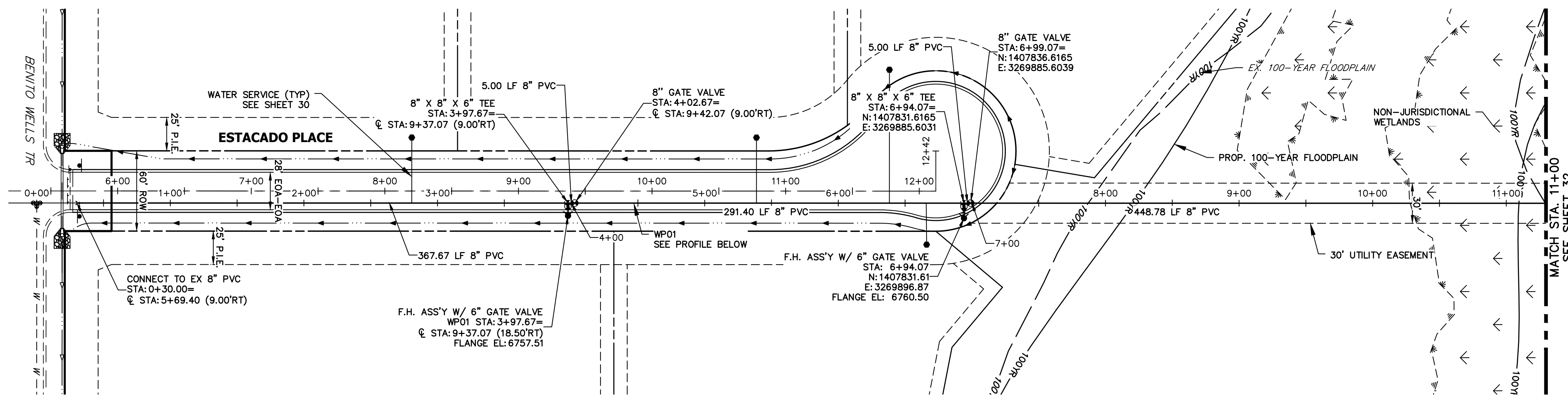
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ENGINEER'S STATEMENT

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: ROJ PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS
 J.R. ENGINEERING
 A Westman Company
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 SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 29 OF 64
 JOB NO. 25142.05

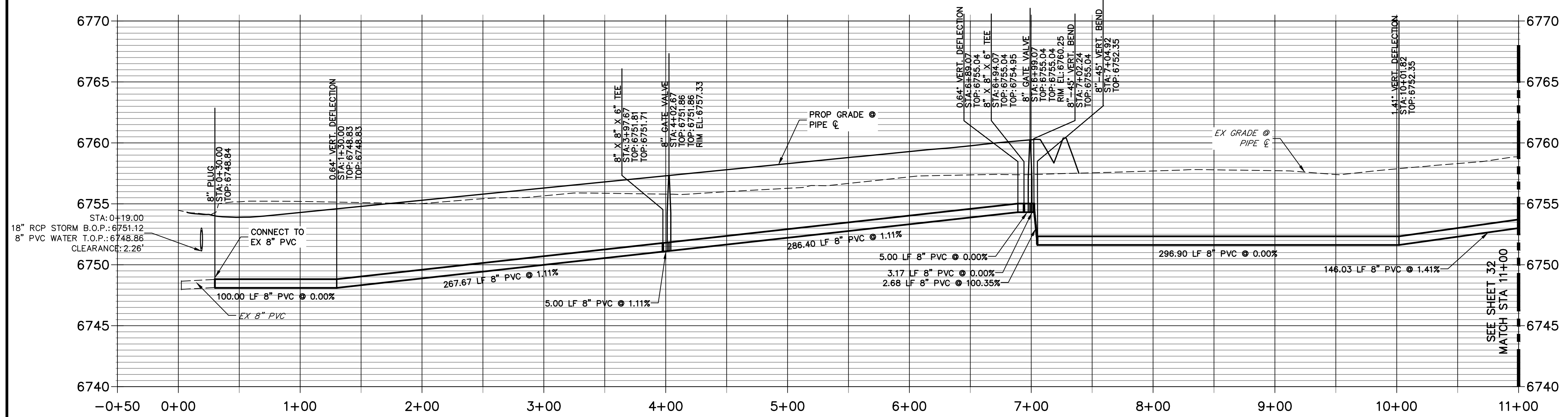


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**WP01 PROFILE
 STA -0+50.00 TO 11+00.00**



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

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

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

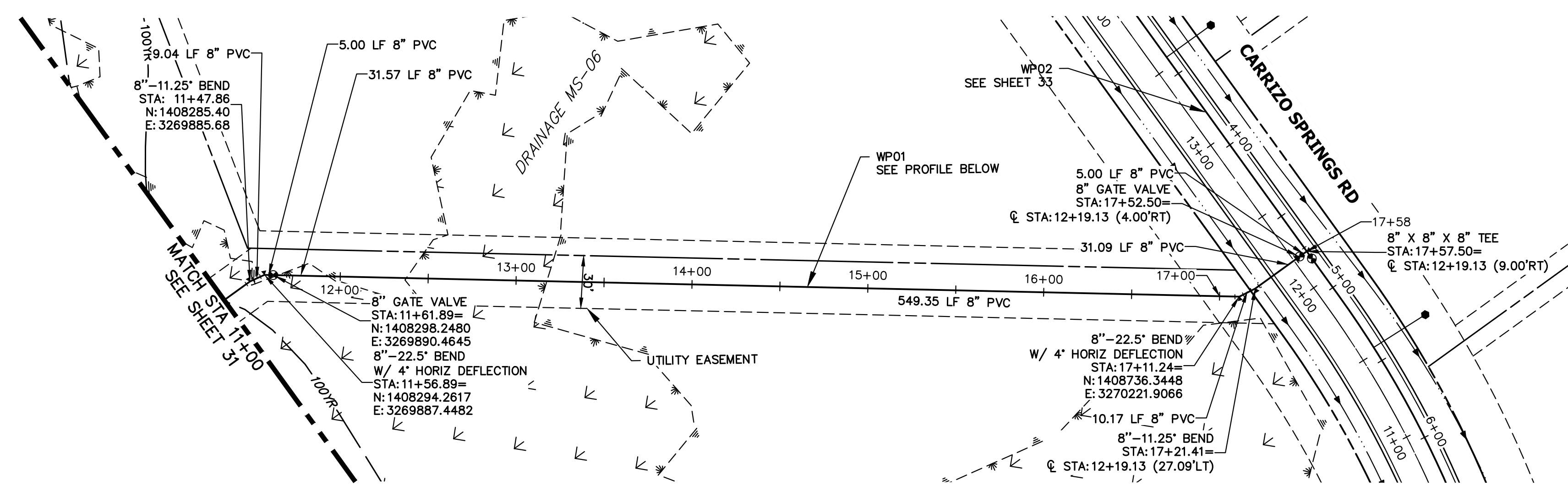
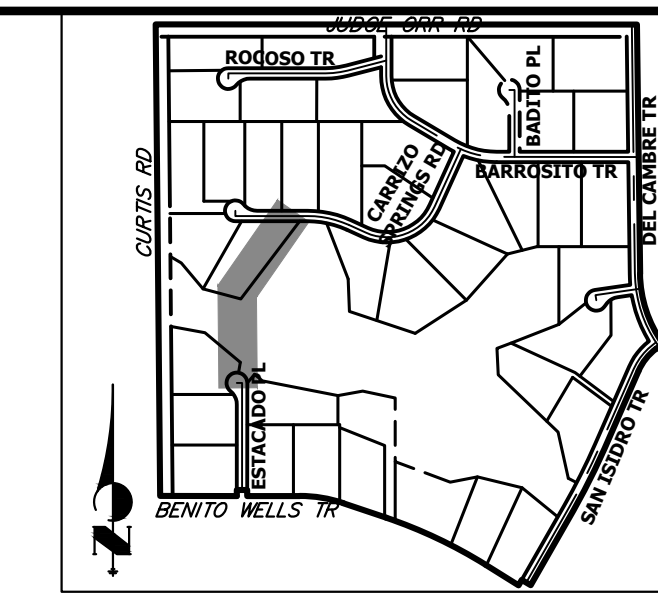
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Bryan T. Law
 25043
 5/15/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION

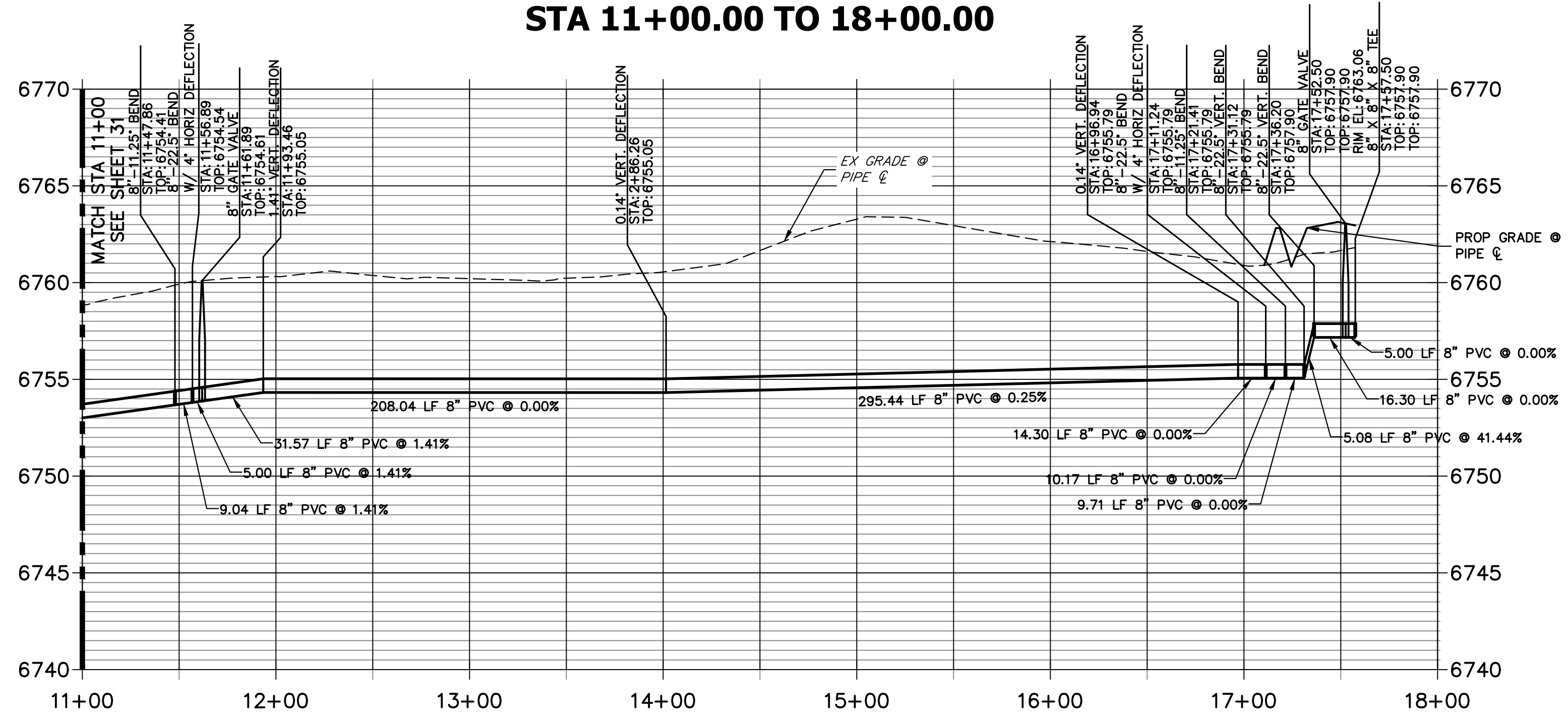
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 5/15/24
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 31 OF 64
 JOB NO. 25142.05



**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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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

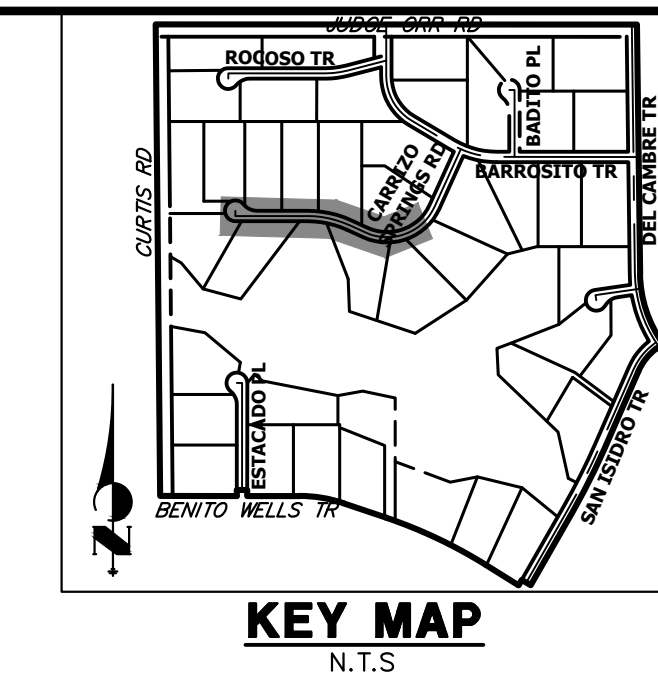
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SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN

NO.	REVISION	BY	DATE

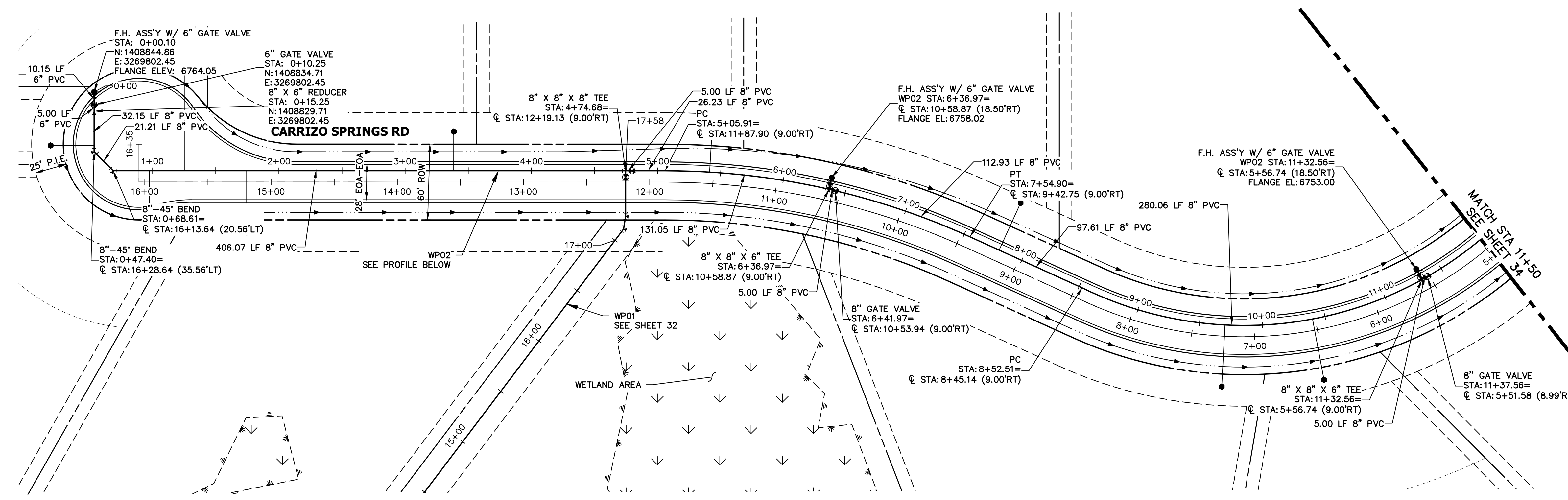
SHEET 32 OF 64
 JOB NO. 25142.05



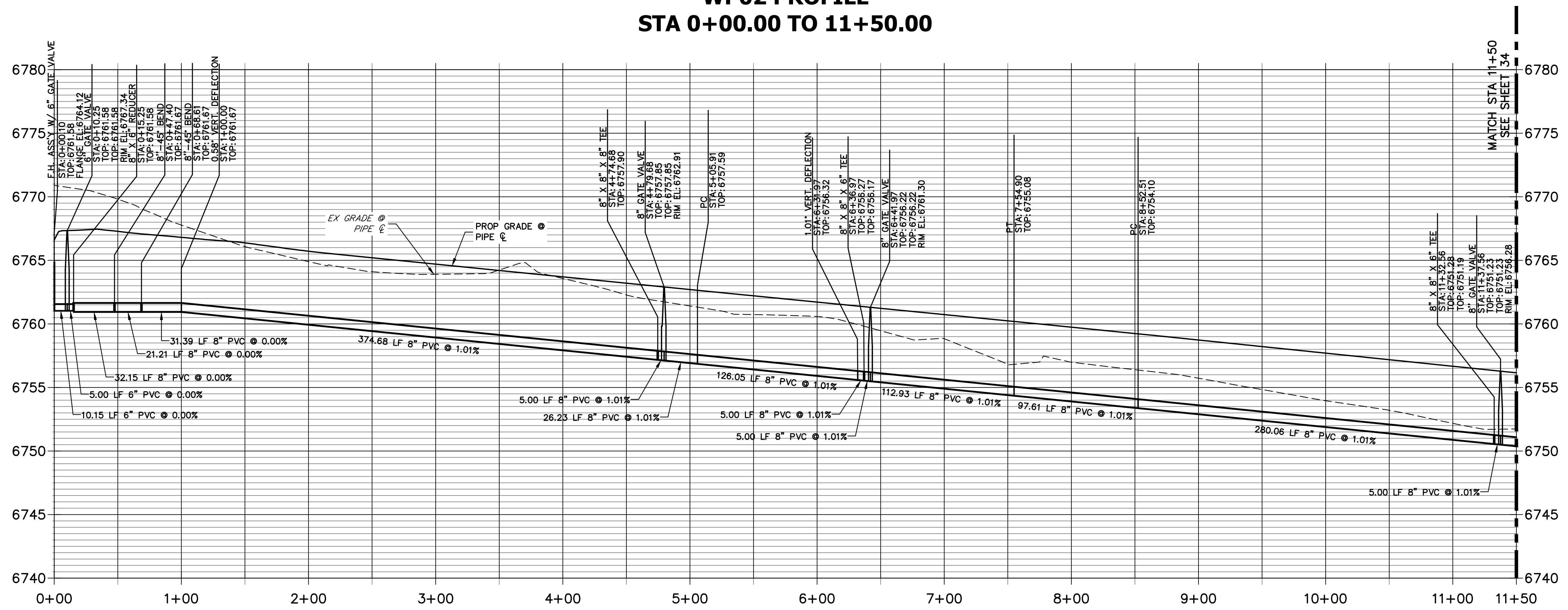
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. CHANGES DESIGNATED BY WRITES AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
 Central 303-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



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



- NOTES**
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 5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAILS A4-2 AND A4-3.
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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
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

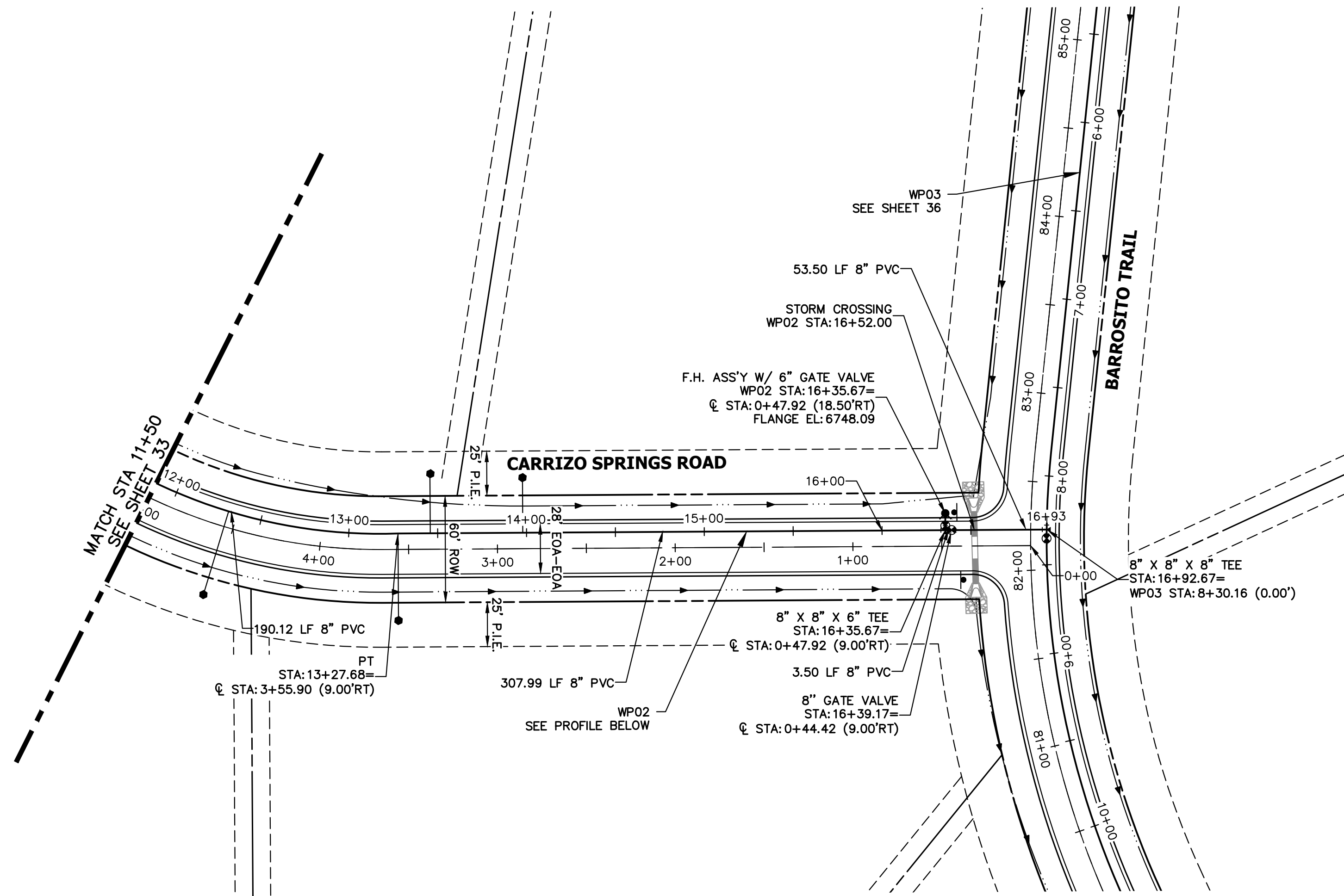
25043
 5/15/24

BY	DATE	No.	REVISION

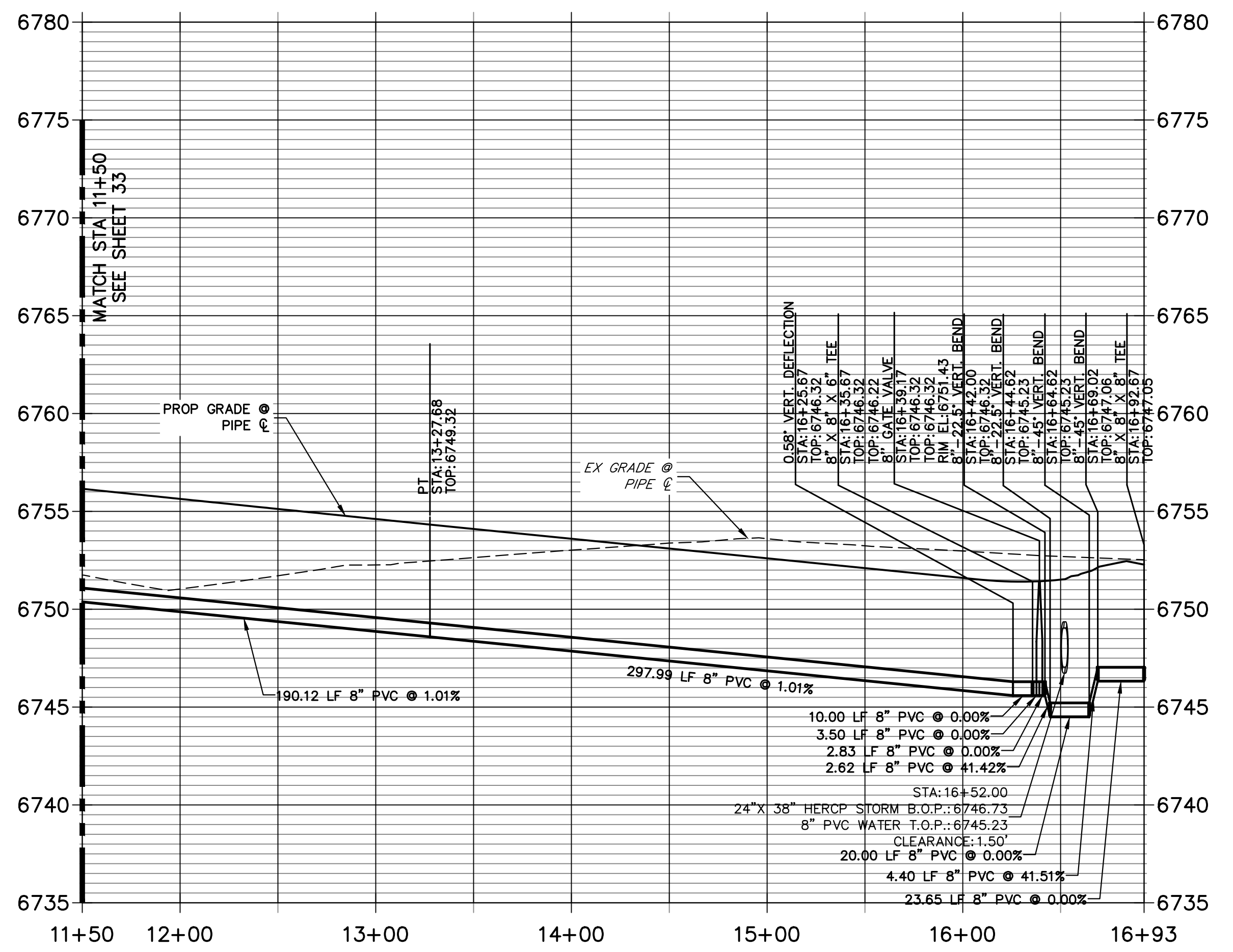
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 5/15/24
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

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**

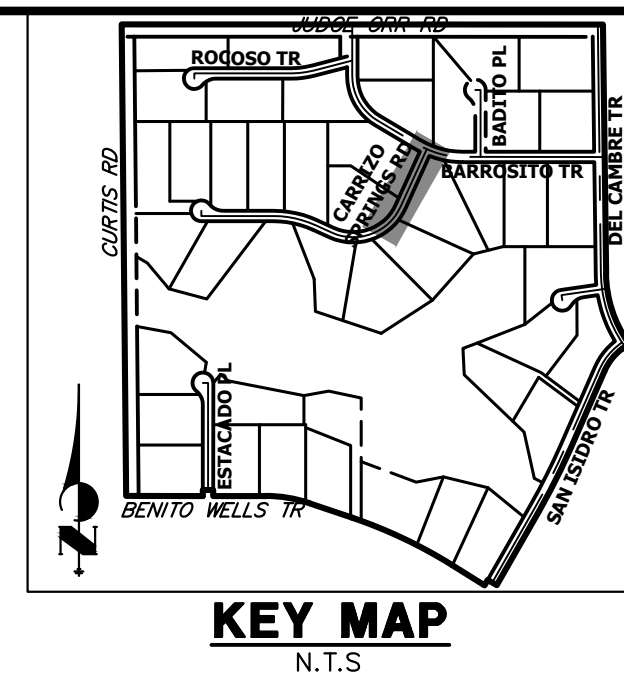


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50 25 0 50 100
 HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'
 Know what's below.
 Call before you dig.

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

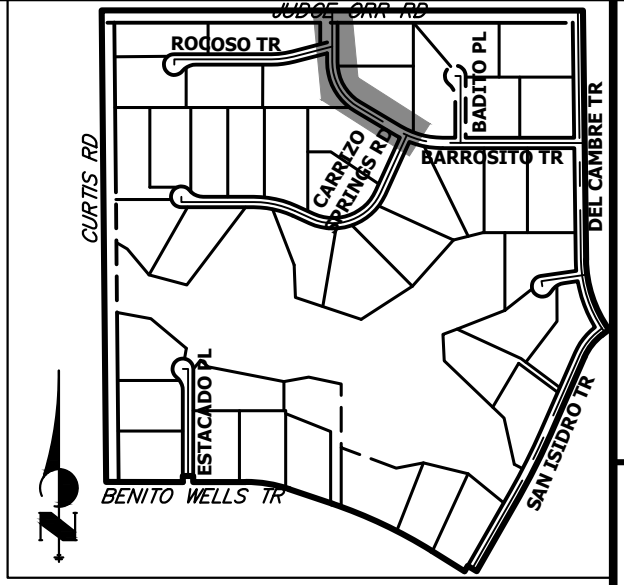
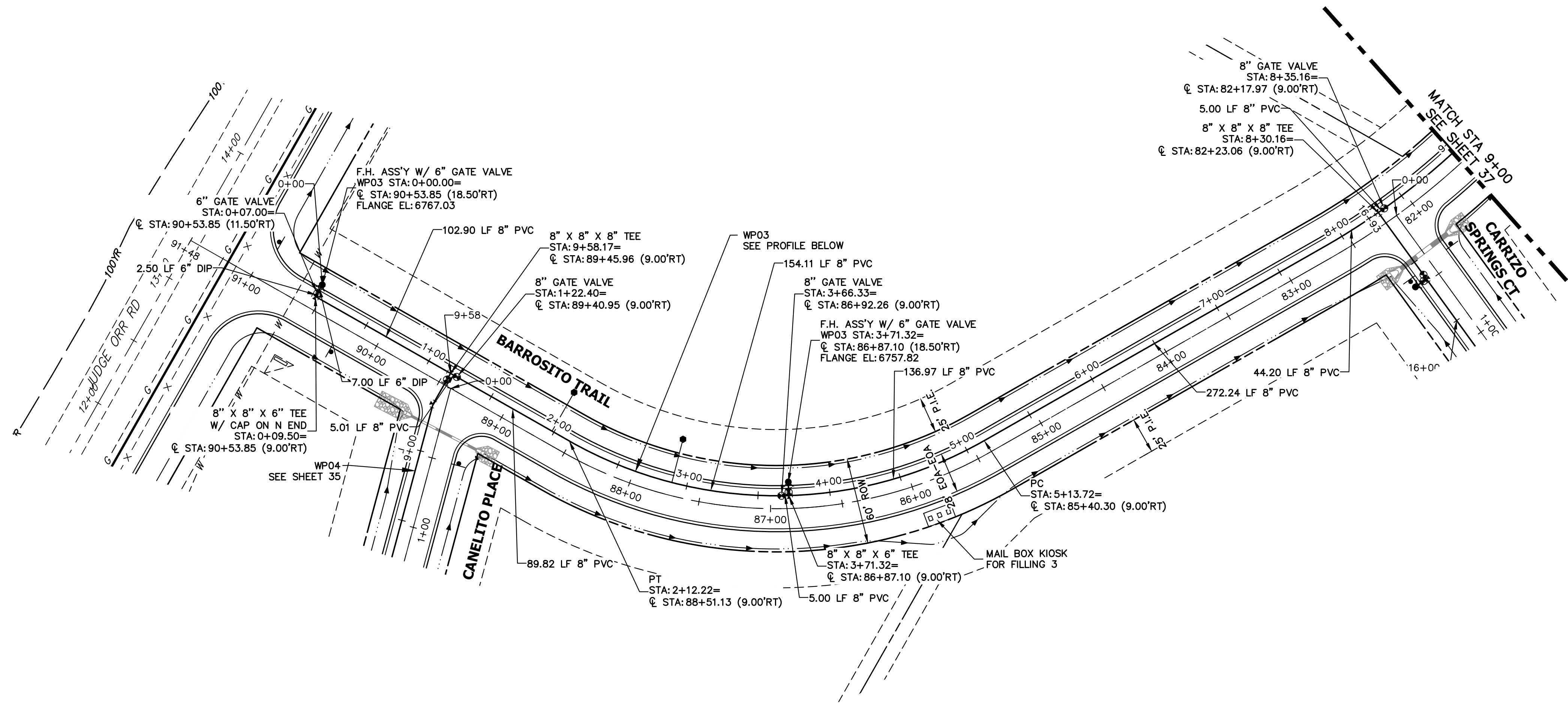


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 BRADY WILLIAMS

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

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 Centennial 300-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	No.	REVISION

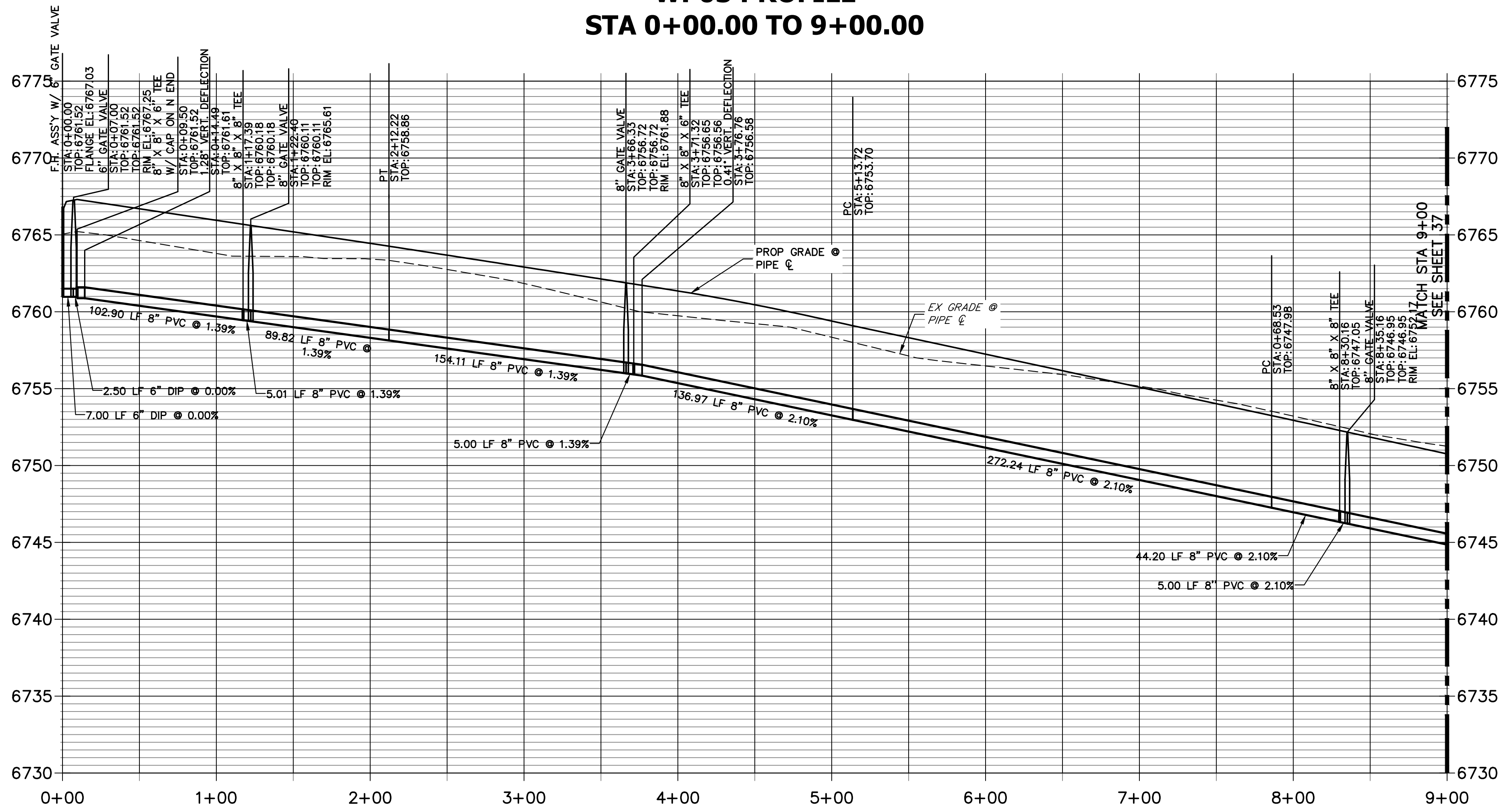


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**WP03 PROFILE
 STA 0+00.00 TO 9+00.00**



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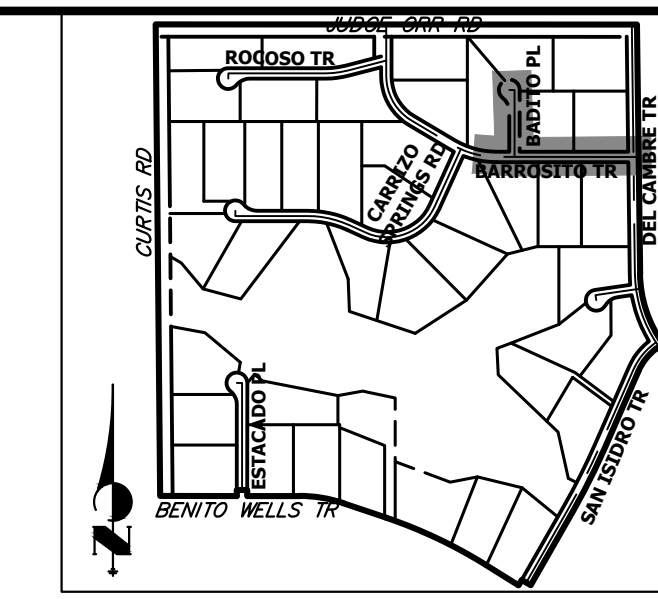
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 5/15/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION

H-SCALE 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 36 OF 64
 JOB NO. 25142.05



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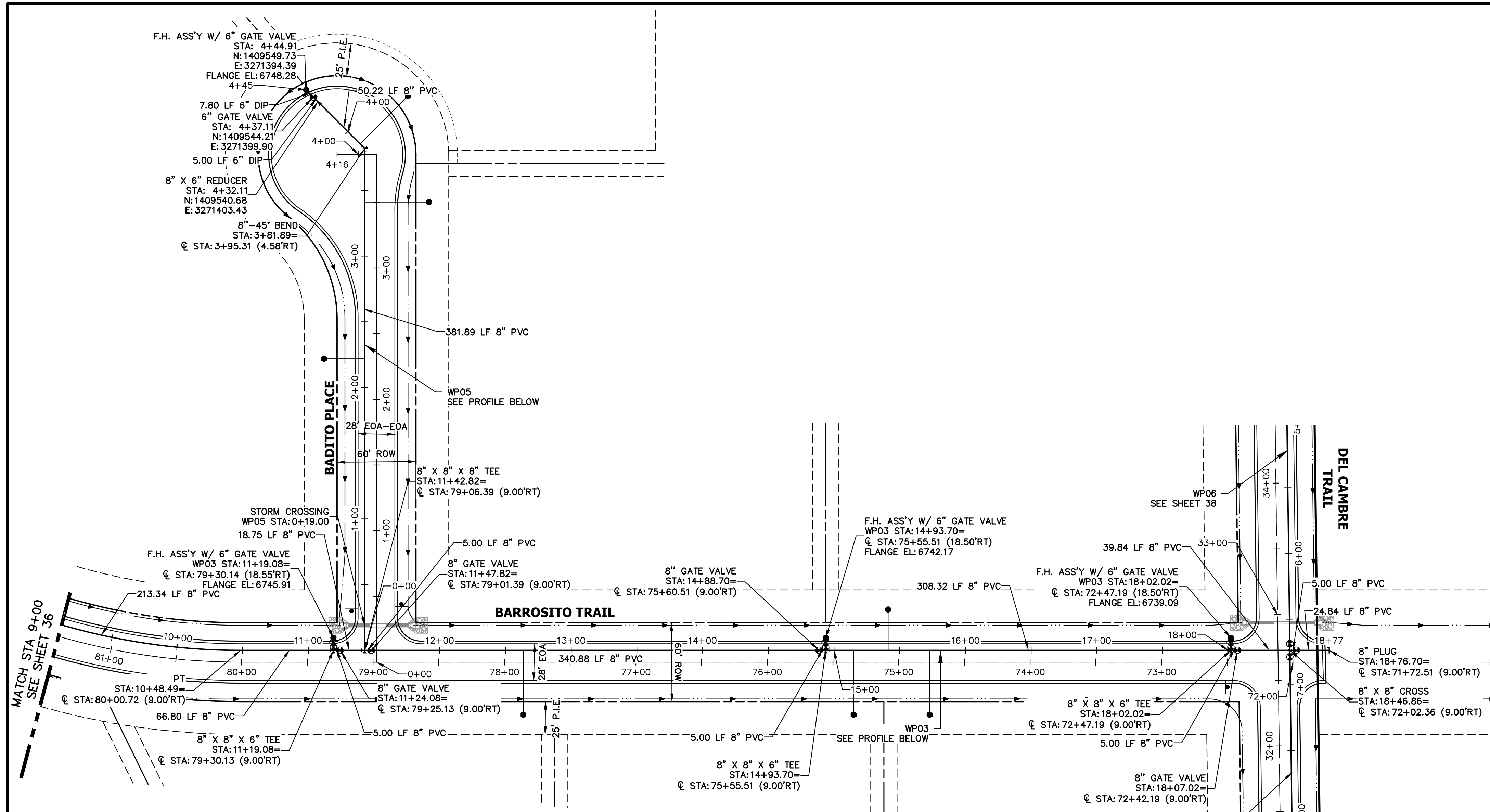
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-588-2583
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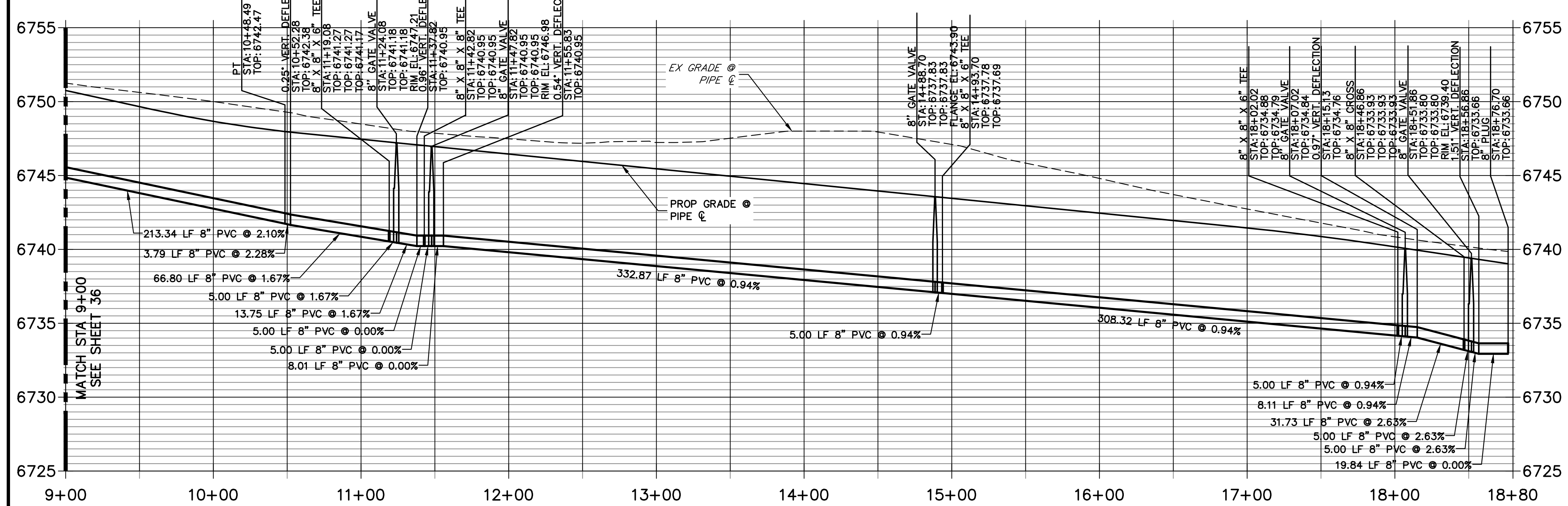
NO.	REVISION	DATE

SADDLEHORN RANCH - FILING 3
WATER DISTRIBUTION PLAN
 SHEET 37 OF 64
 JOB NO. 25142.05

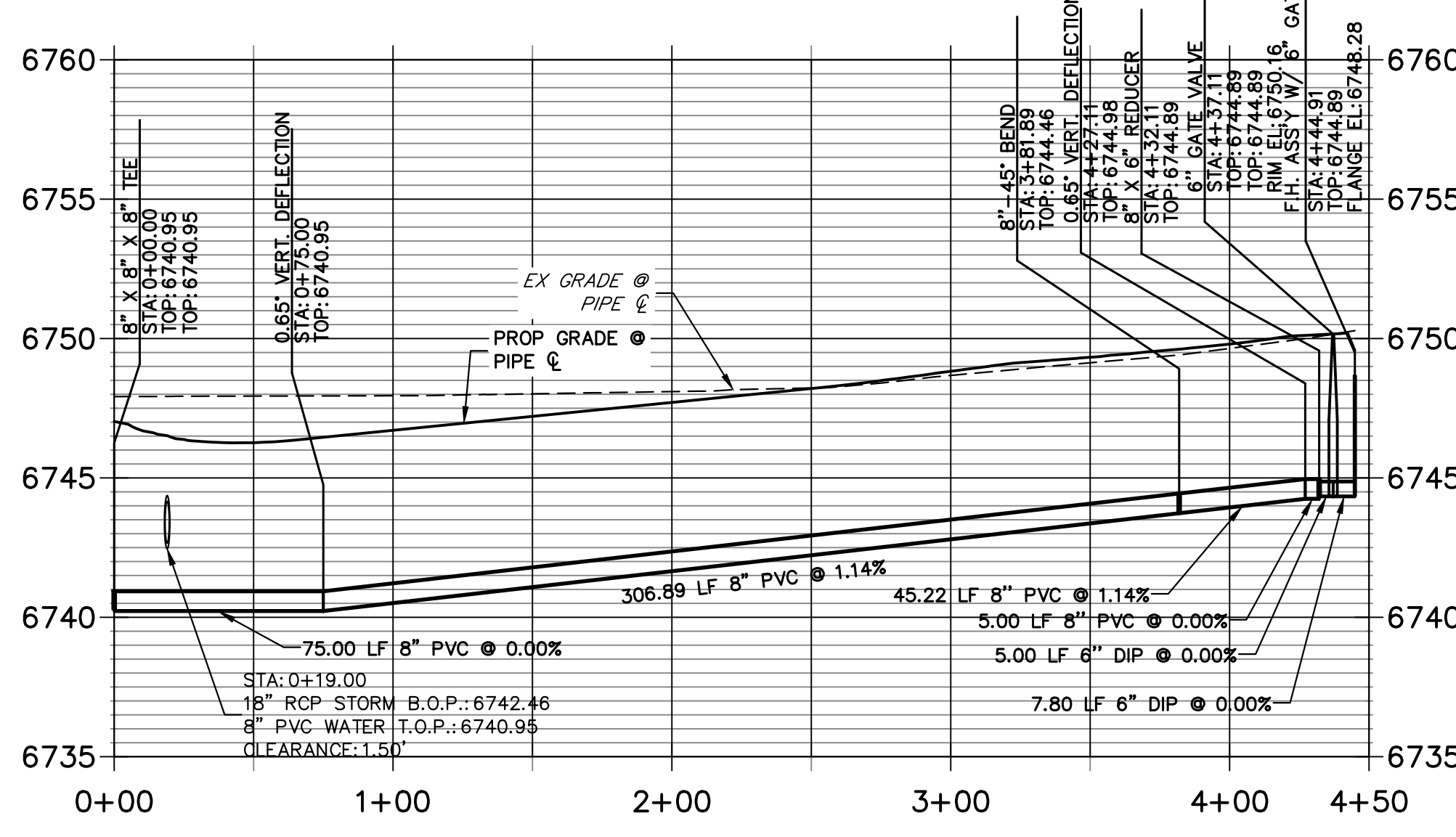
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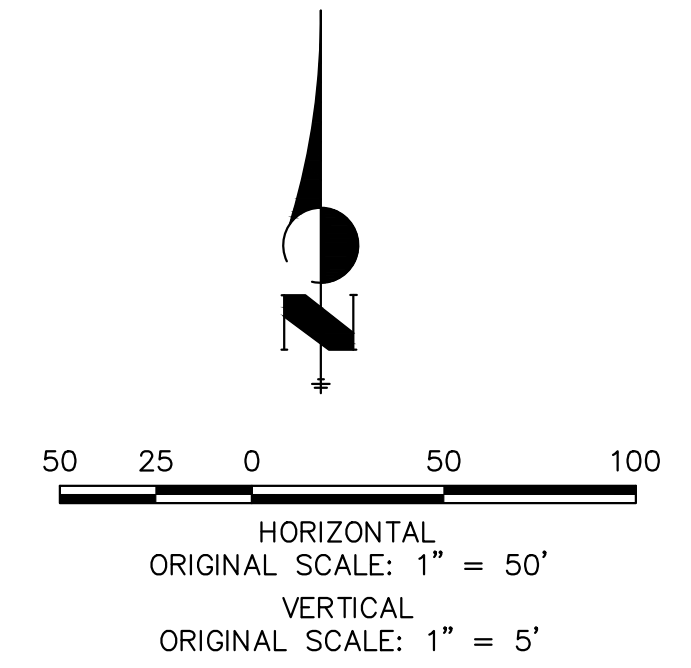
**WP03 PROFILE (2)
 STA 9+00.00 TO 18+79.97**



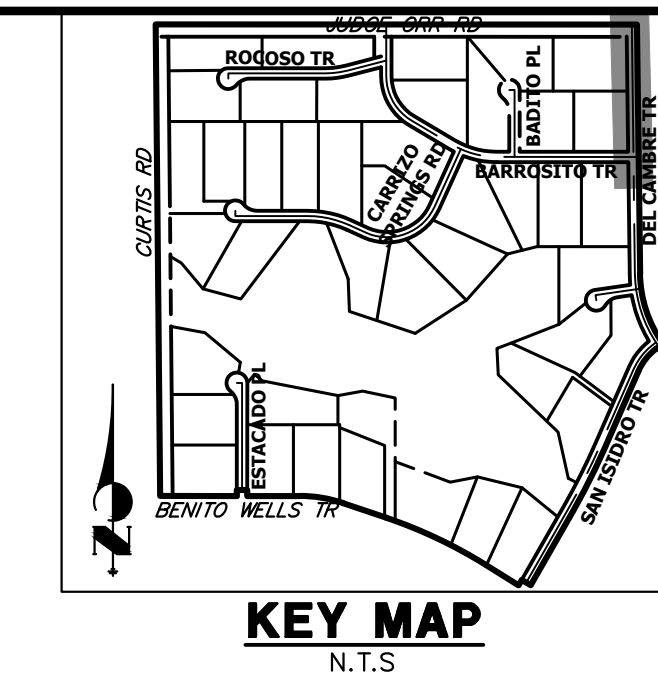
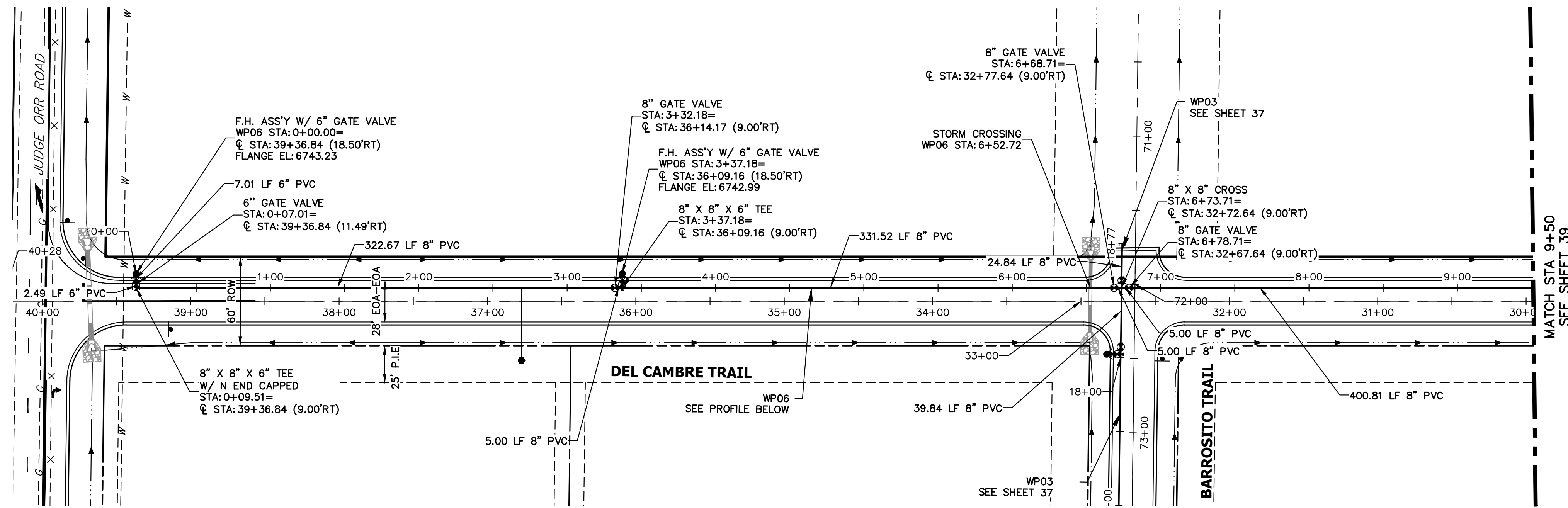
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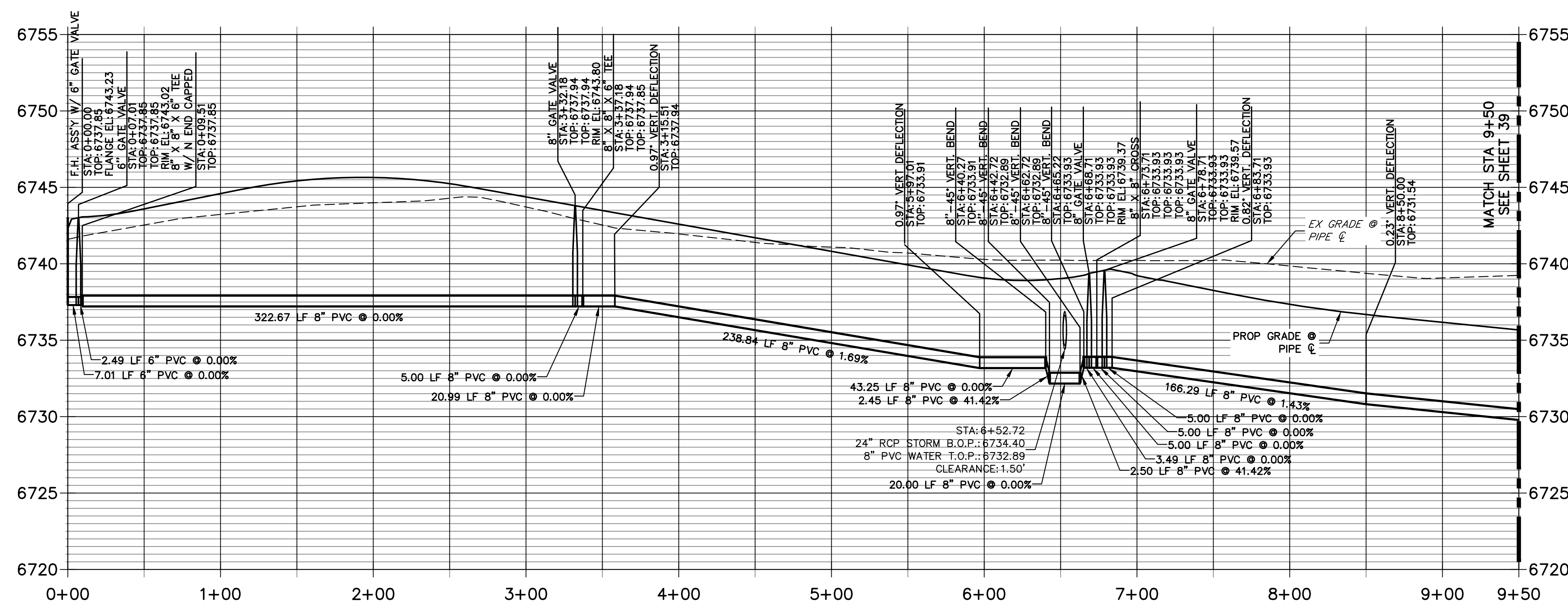
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 Call before you dig.



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



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



- NOTES**
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 VERTICAL ORIGINAL SCALE: 1" = 5'

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

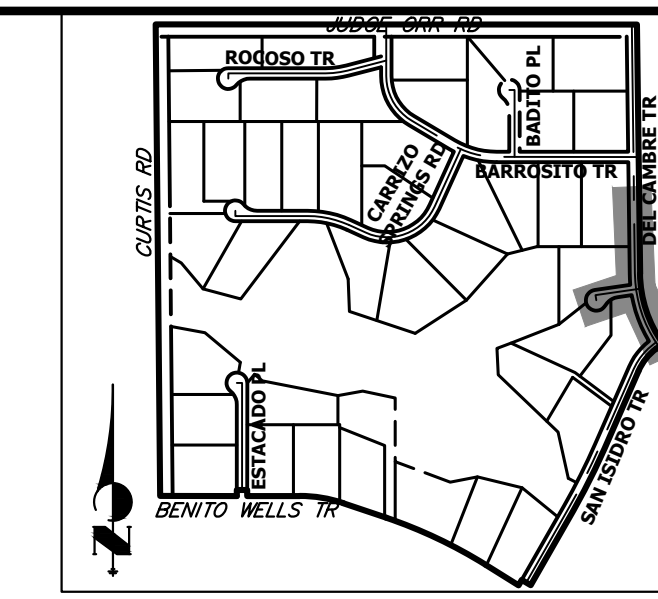
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 5/15/24
 PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
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 SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN
 SHEET 38 OF 64
 JOB NO. 25142.05



KEY MAP
N.T.S.

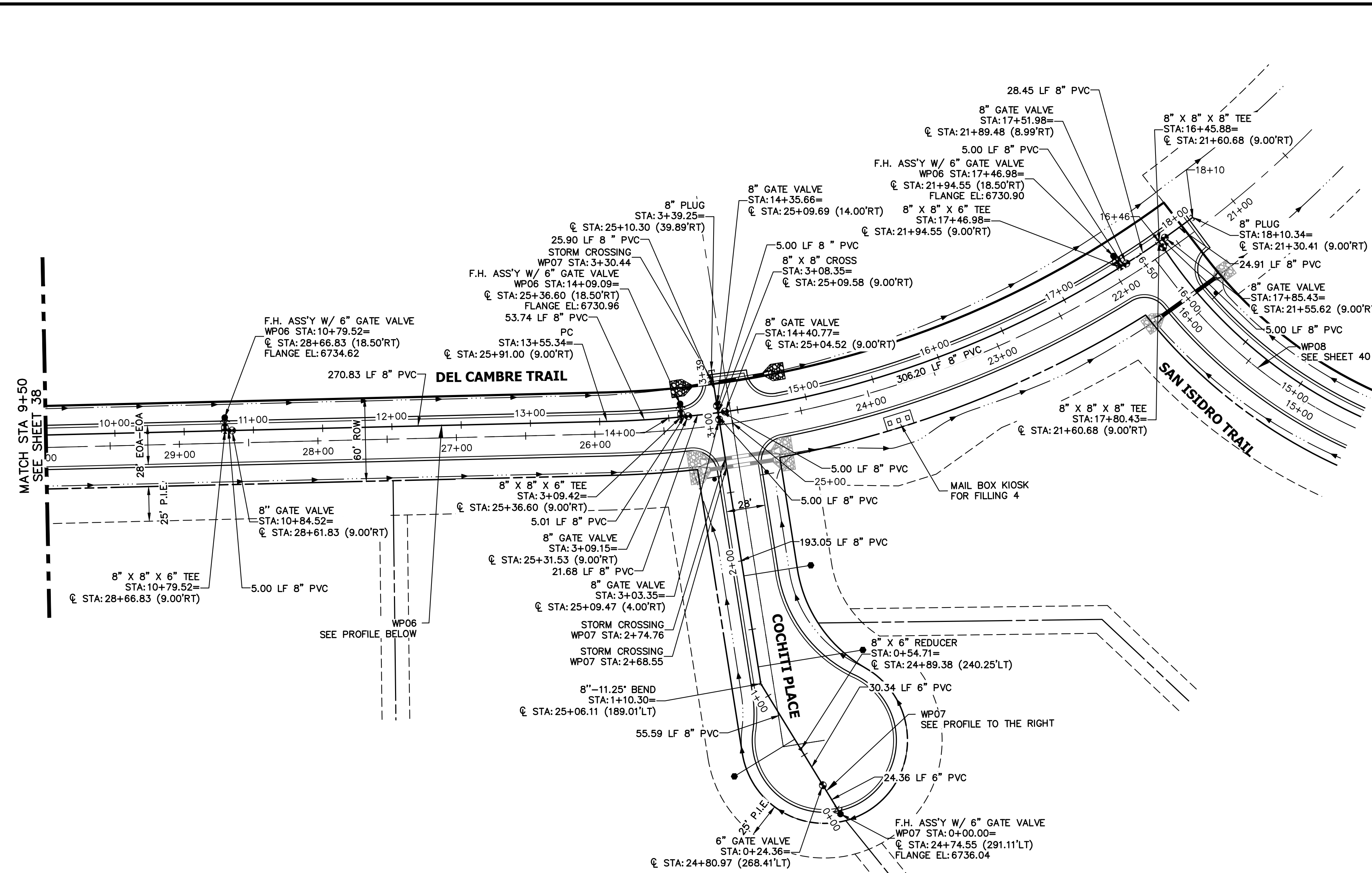
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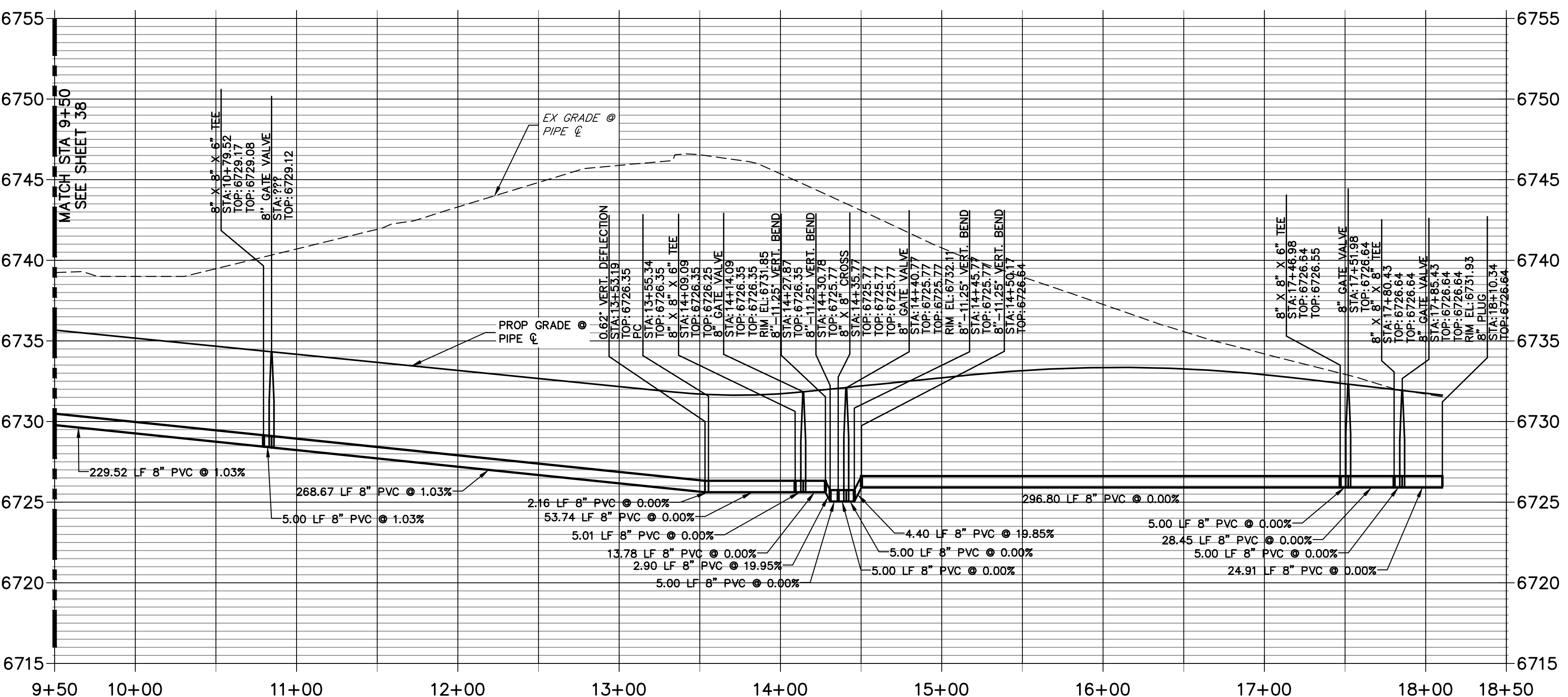
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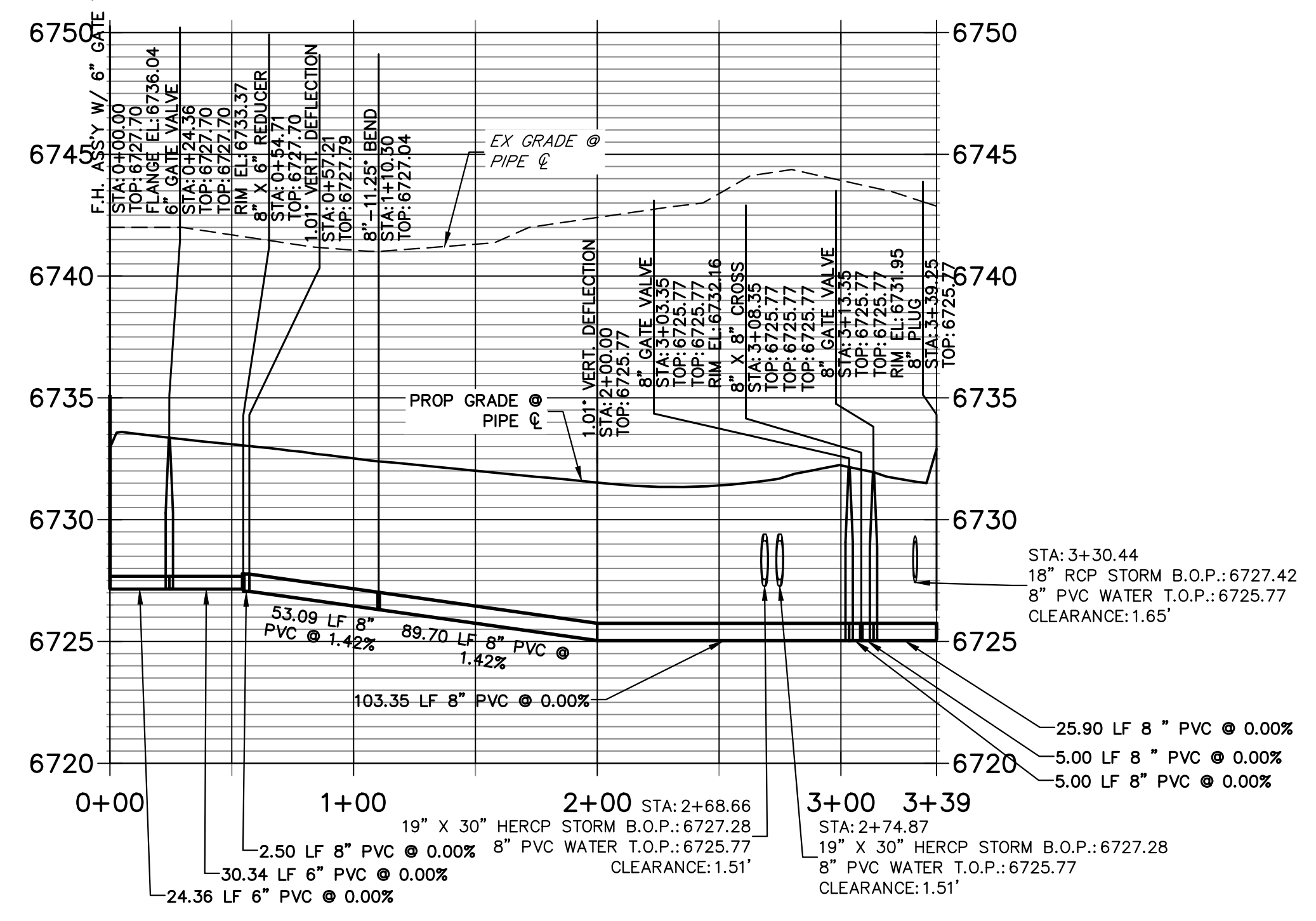
BY	DATE	NO.	REVISION



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

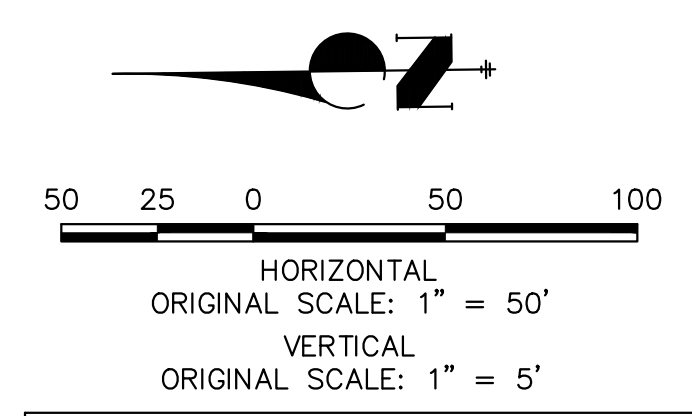


WP07 PROFILE
STA 0+00.00 TO 3+39.25



NOTES

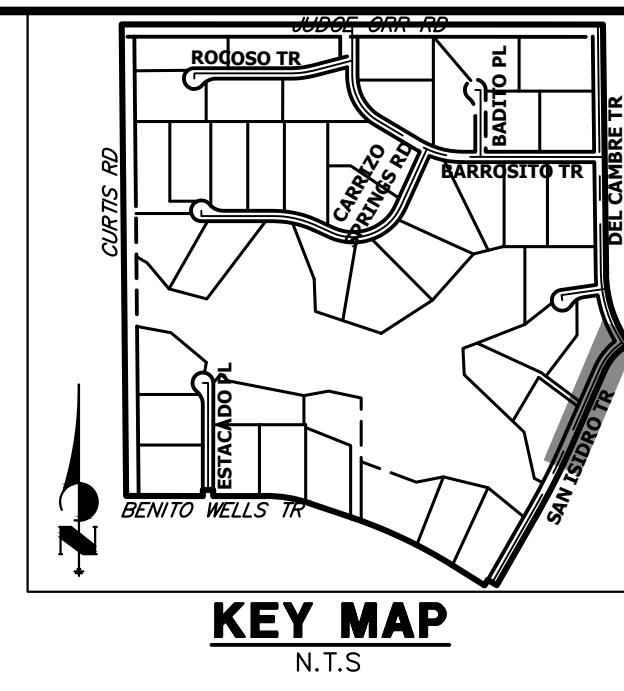
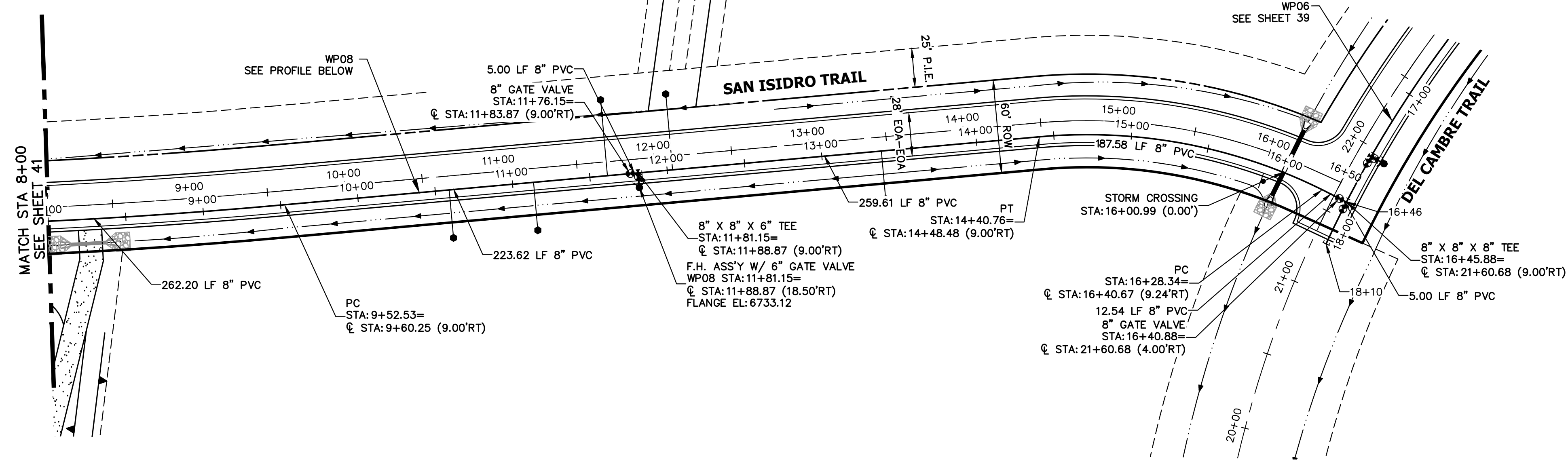
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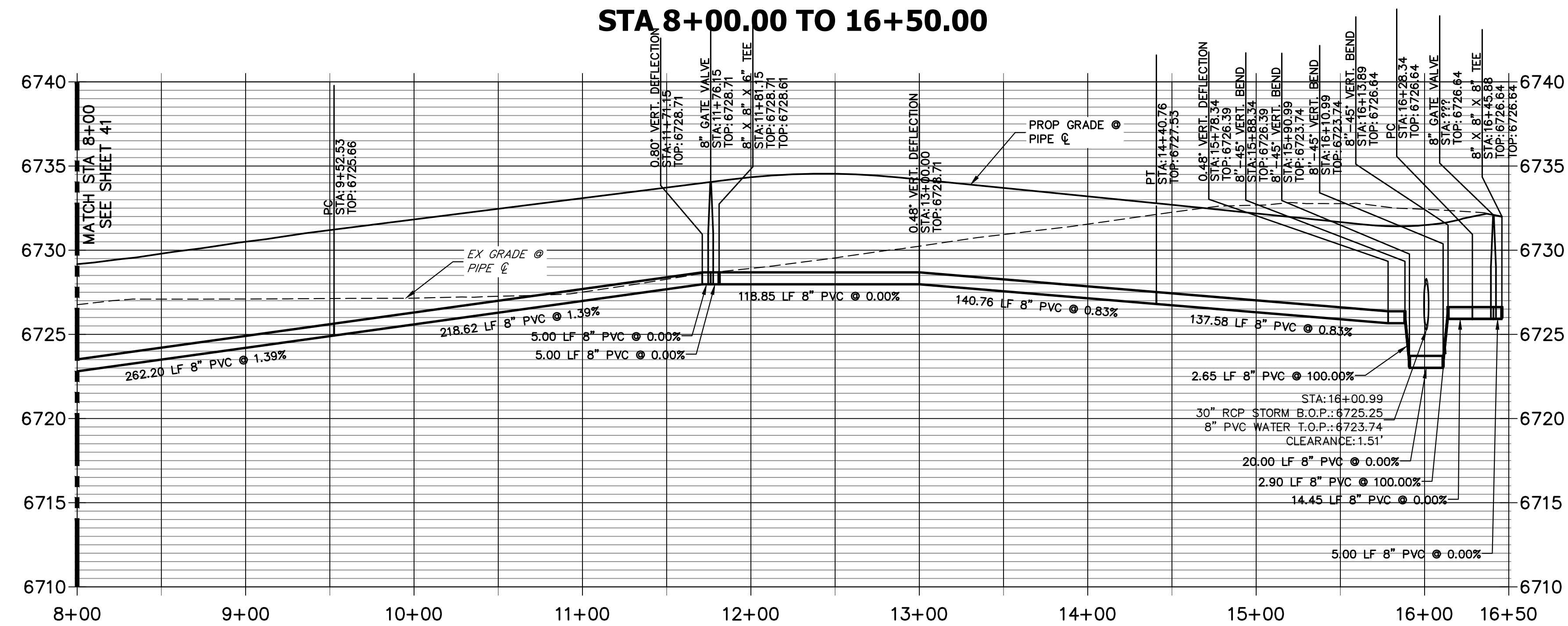
811
Know what's below.
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ENGINEER'S STATEMENT

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



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



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 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

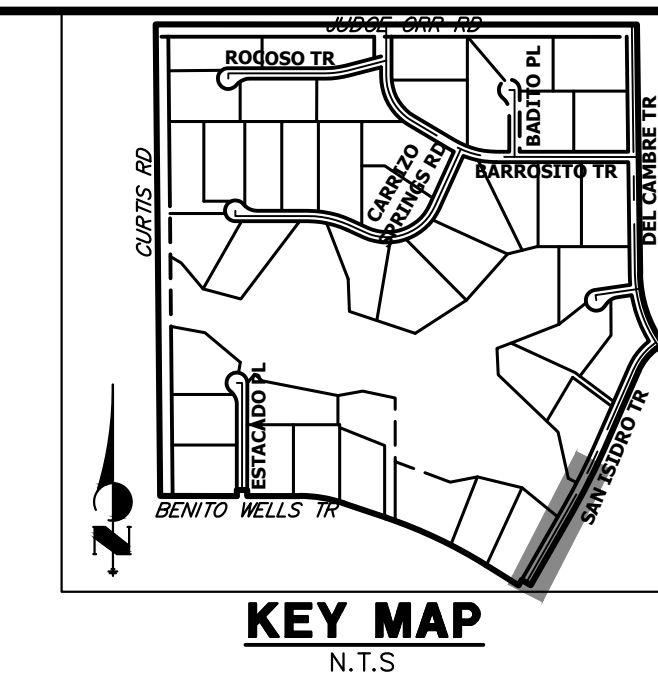
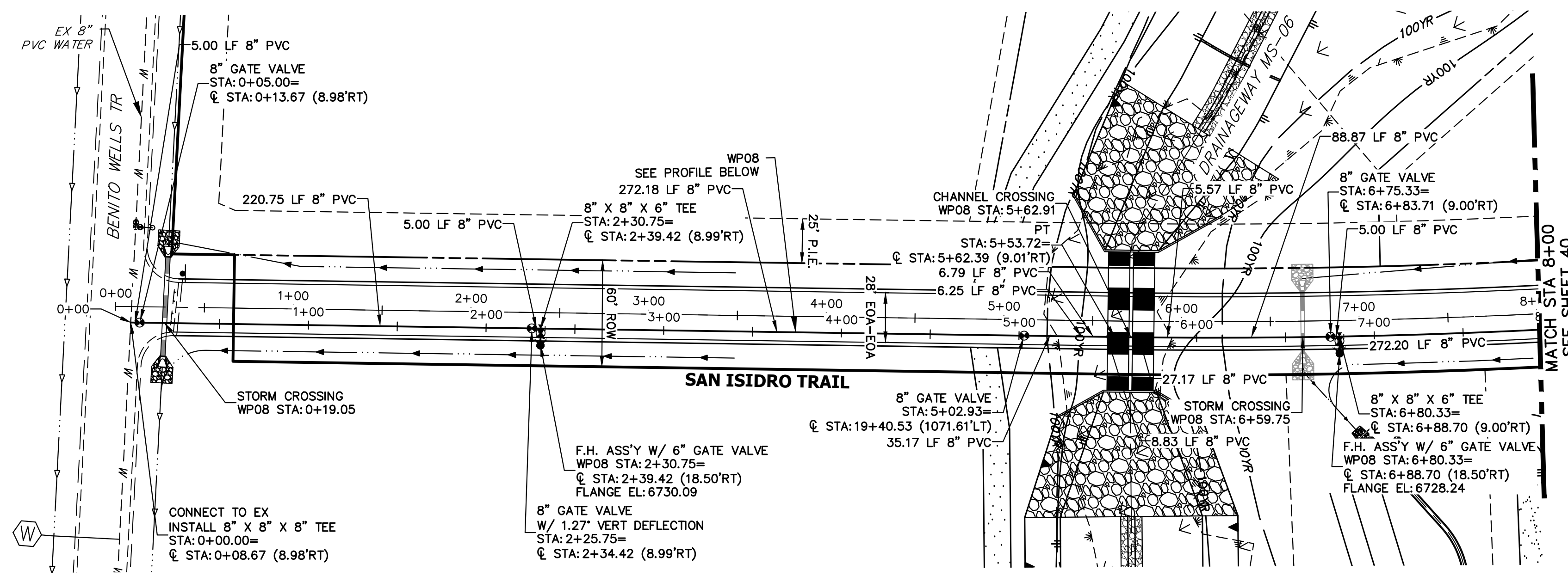
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BY	DATE	REVISION

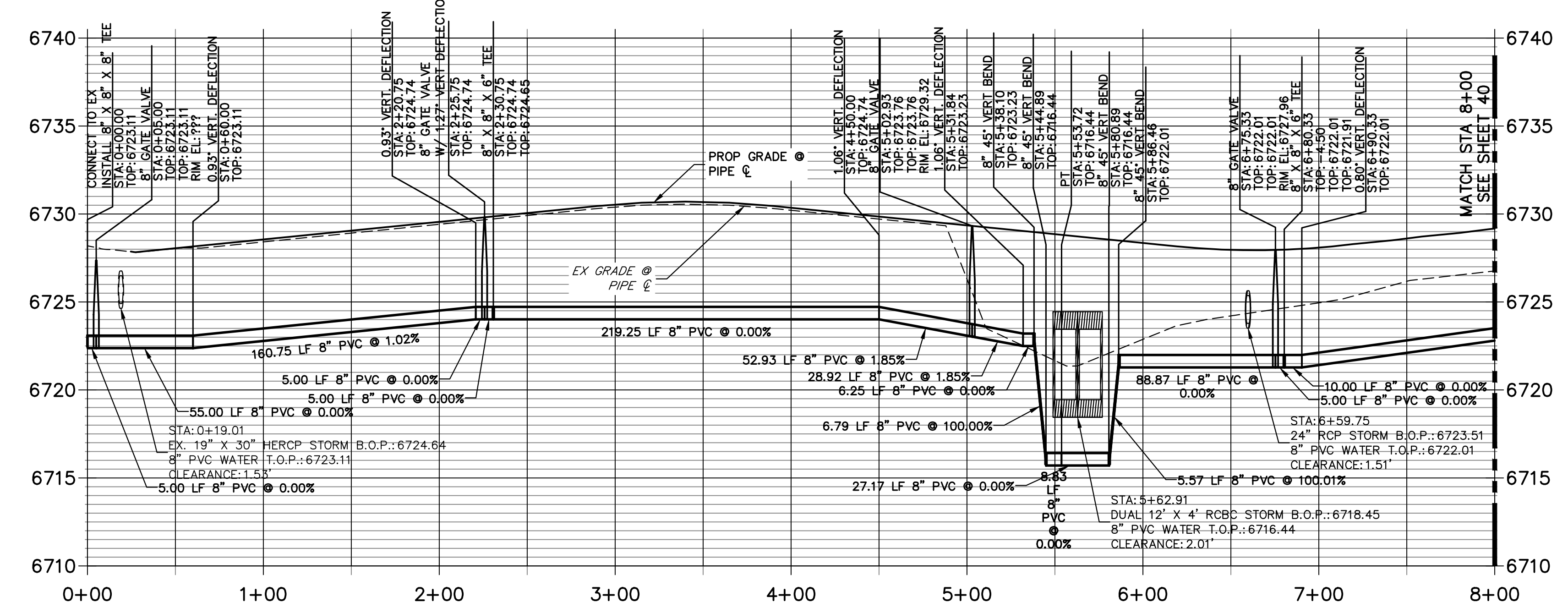
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 5/15/24
 DESIGNED BY JMC
 DRAWN BY JMC
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 WATER DISTRIBUTION PLAN

SHEET 40 OF 64
 JOB NO. 25142.05



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



NOTES

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

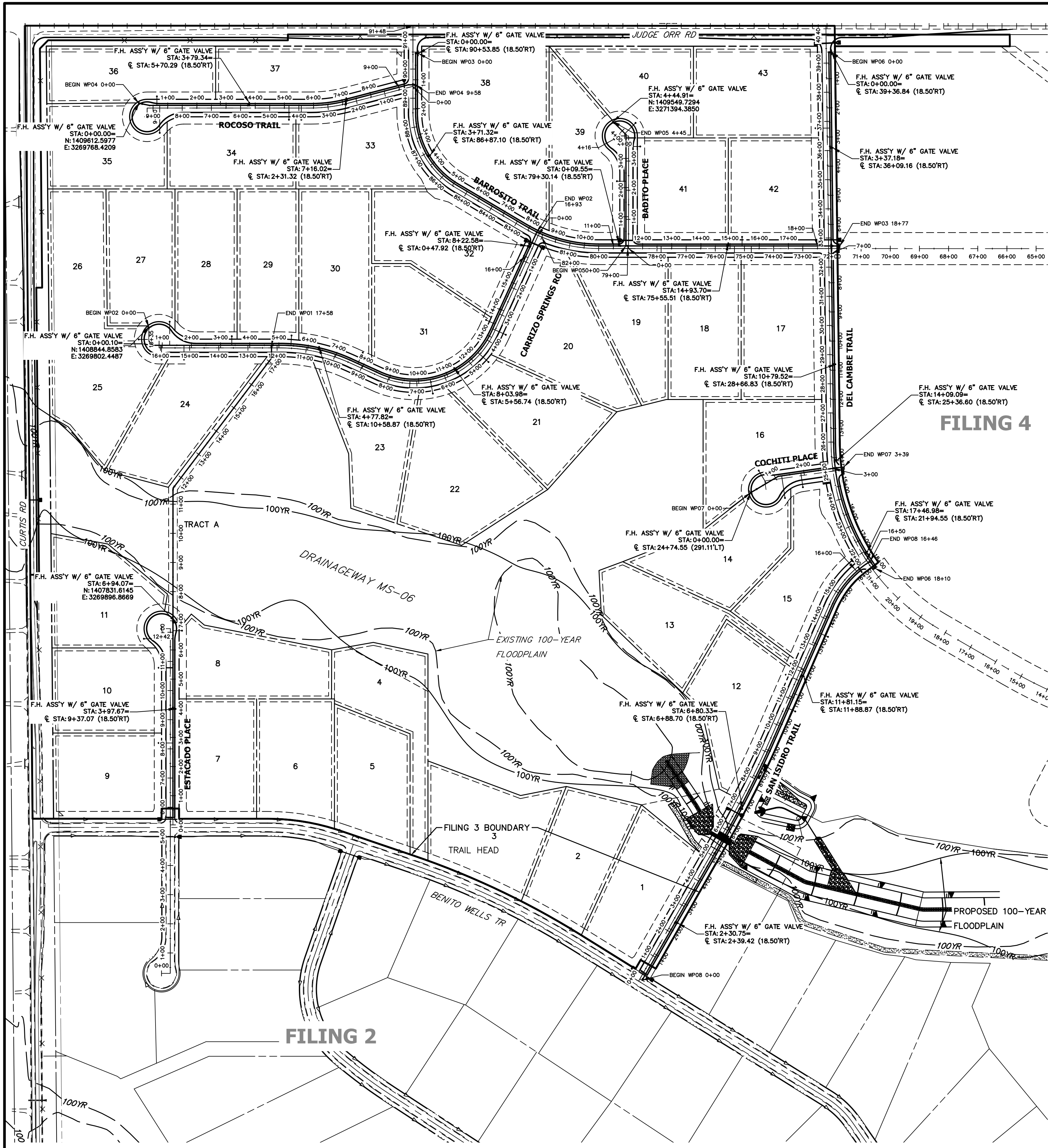
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 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 RIDGON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

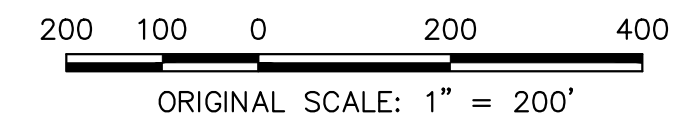
J.R. ENGINEERING
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

 SADDLEHORN RANCH - FILING 3
 WATER DISTRIBUTION PLAN
 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
 25043
 5/15/24
 BRYAN T. LAW, P.E.
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 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

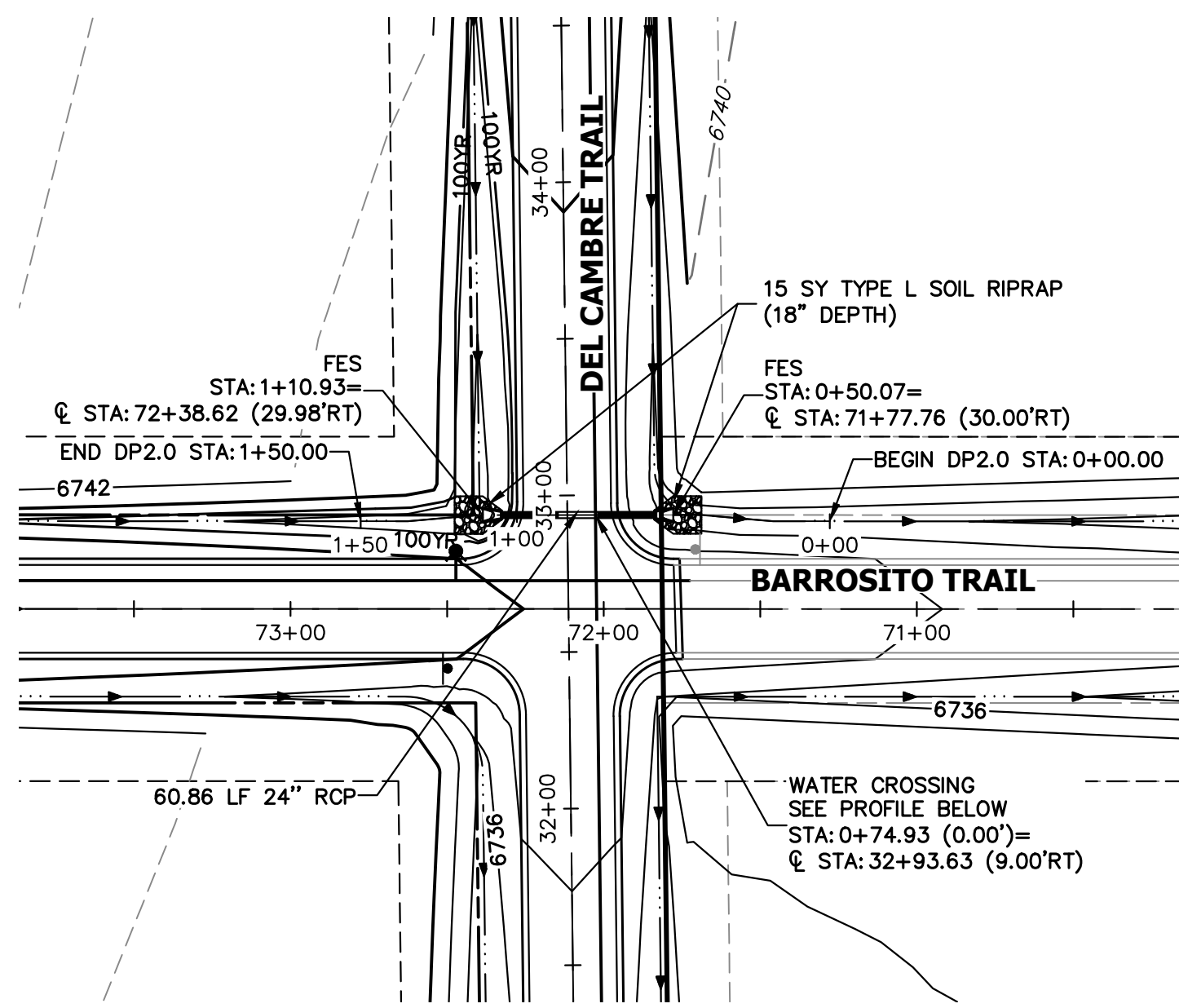
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No.	REVISION	BY	DATE

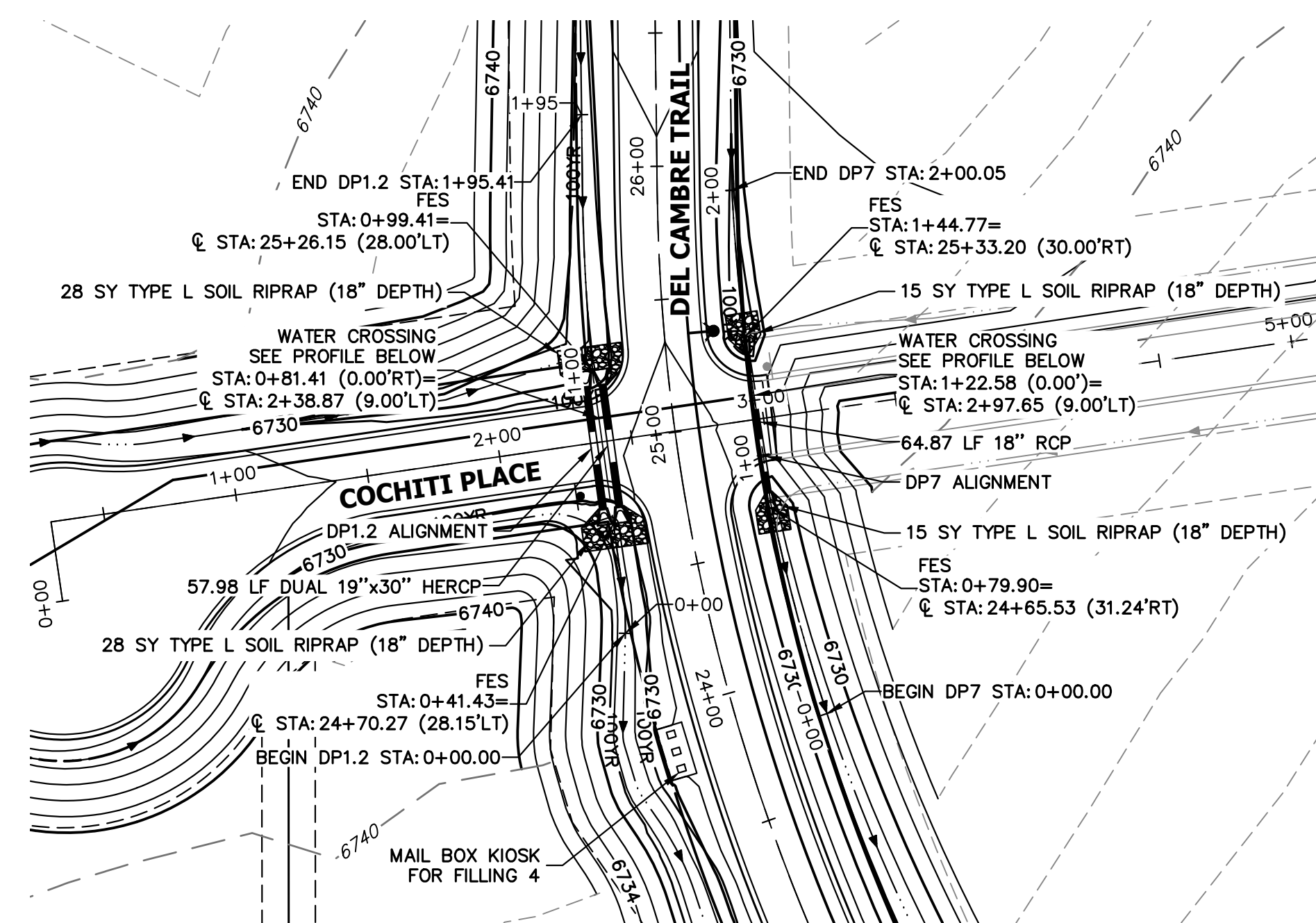
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SADDLEHORN RANCH -
 FILING 3
 OVERALL FIRE HYDRANT
 PLAN

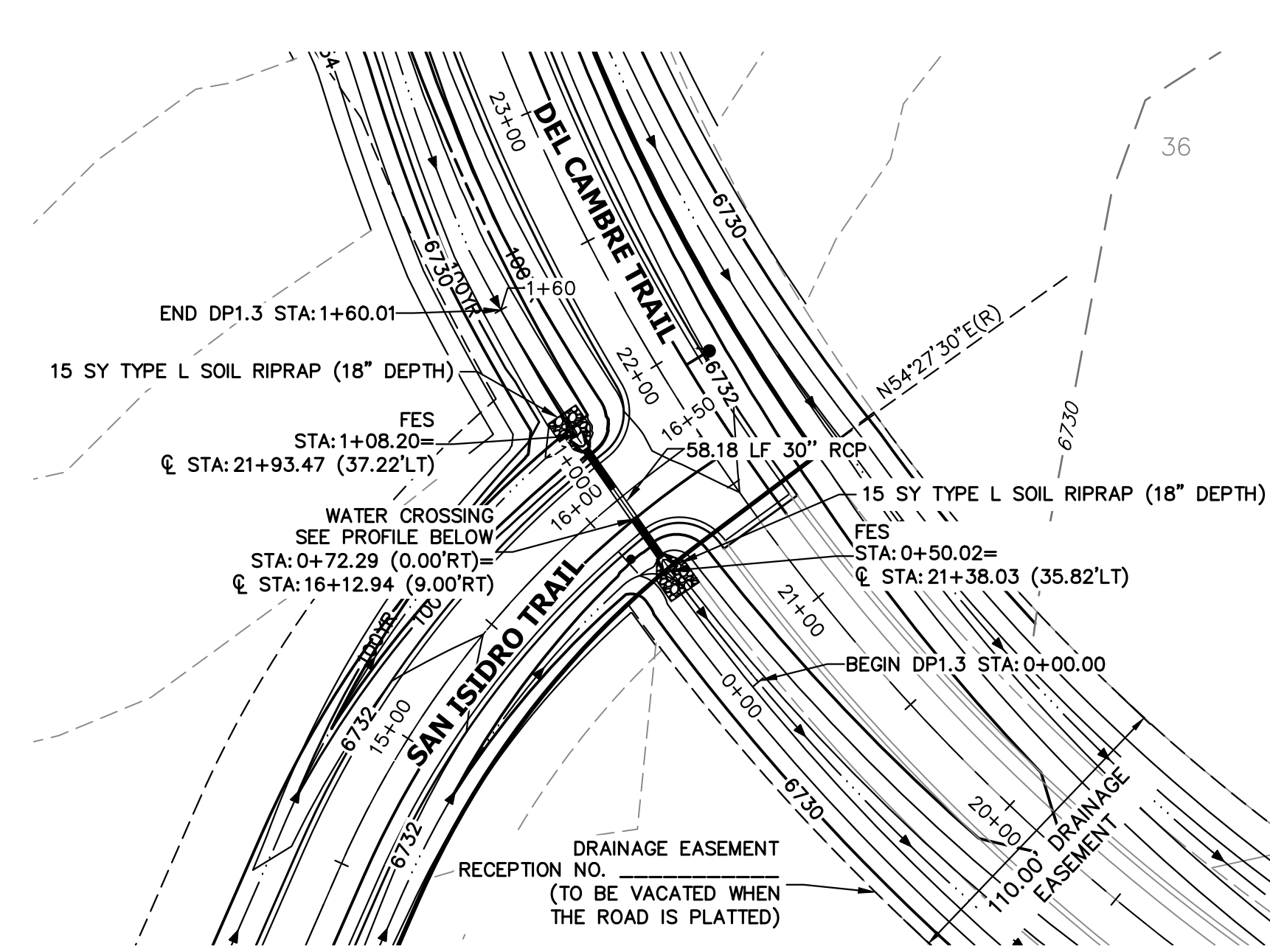
SHEET 42 OF 64
 JOB NO. 25142.05



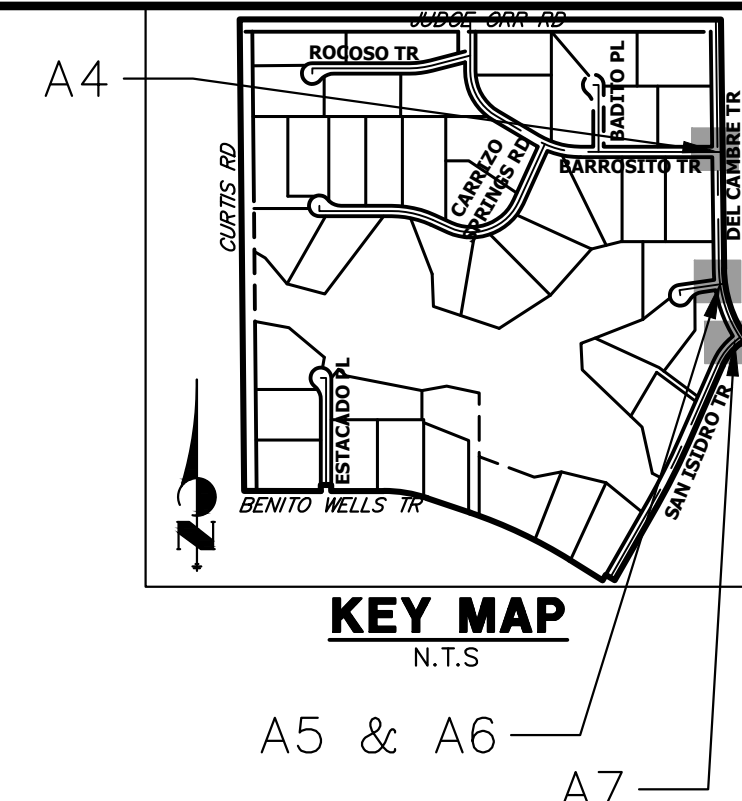
A4 CULVERT - PLAN



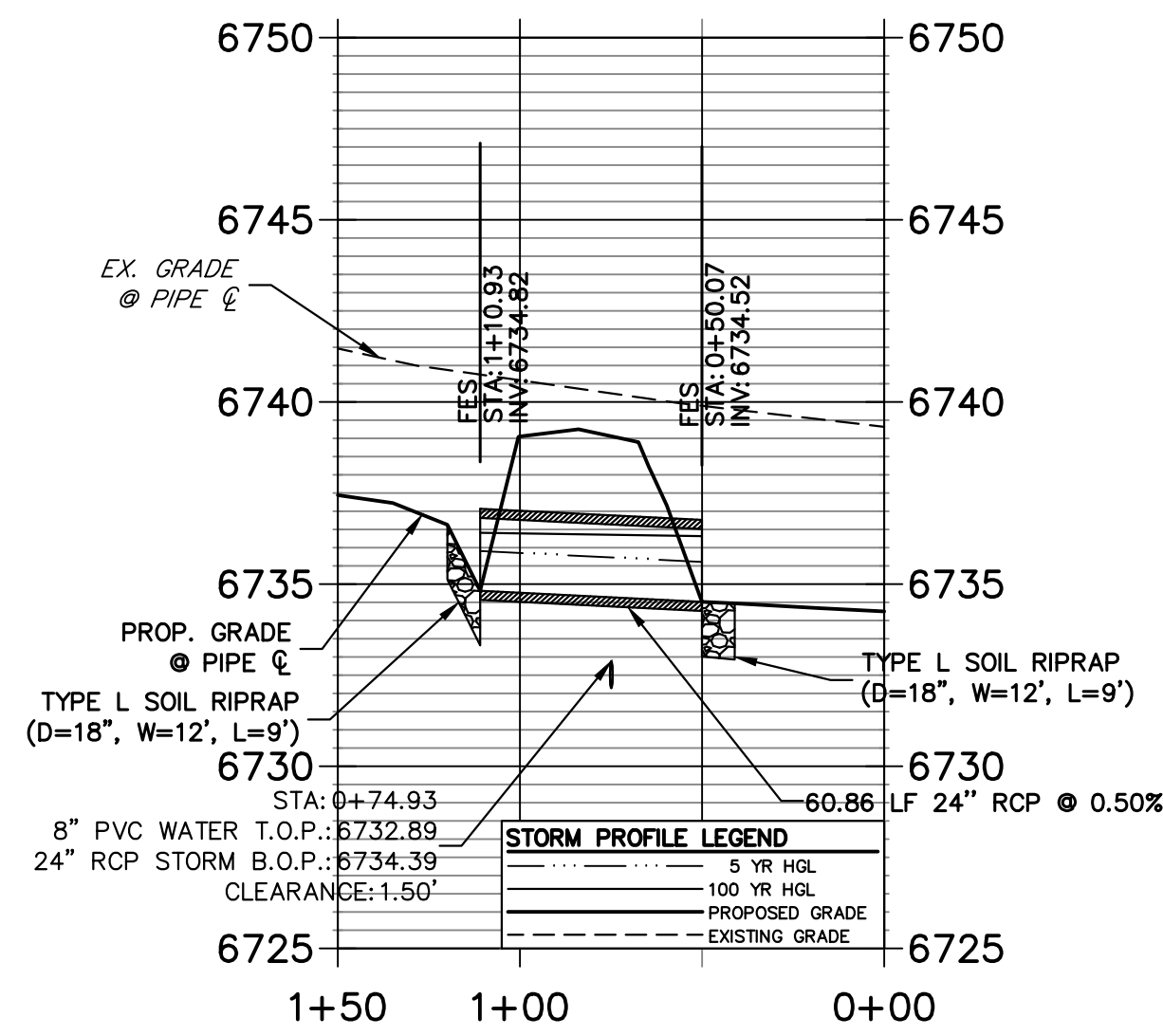
A5 & A6 CULVERT - PLAN



A7 CULVERT - PLAN

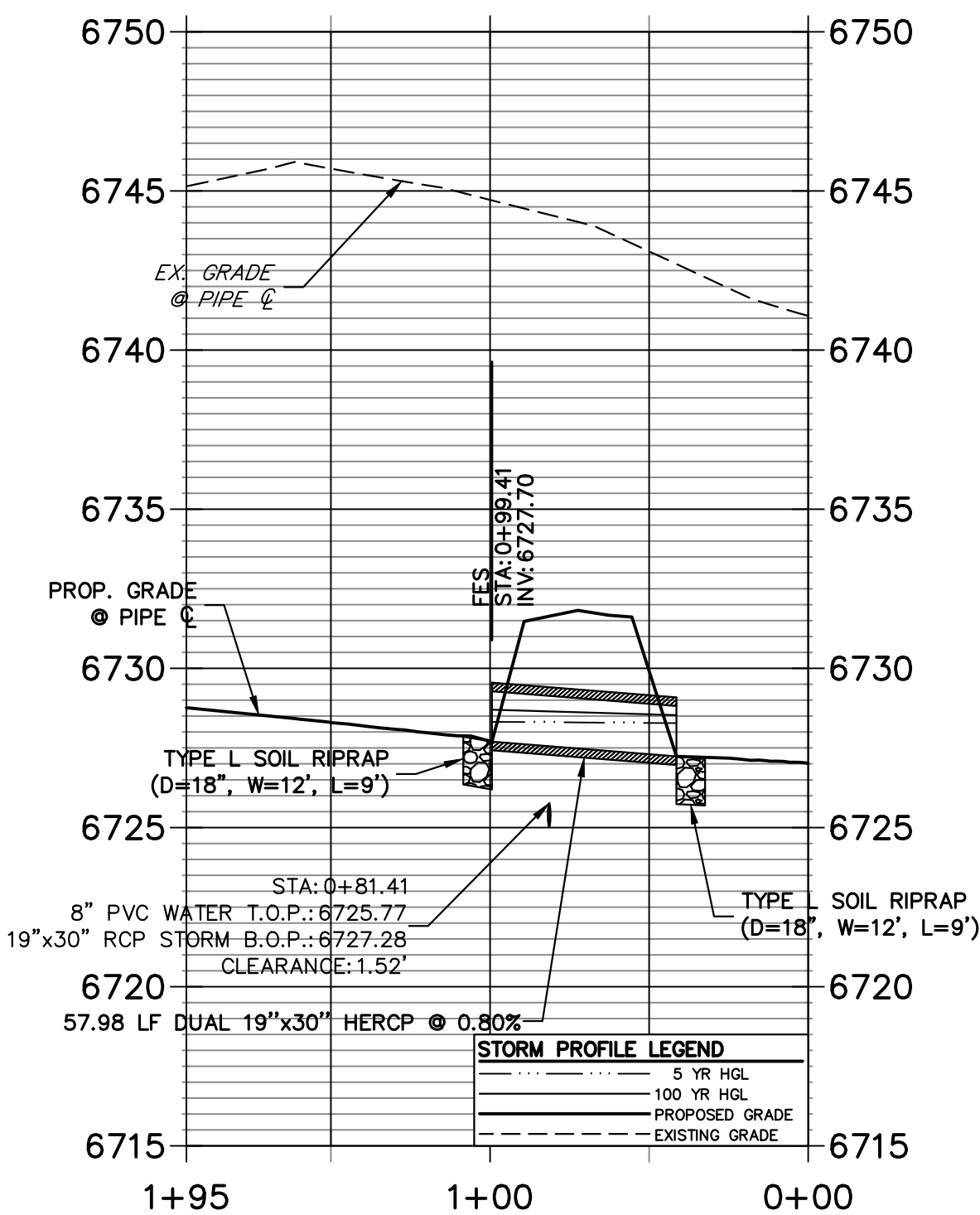


**DP2.0 PROFILE
STA 0+00.00 TO 1+50.00**



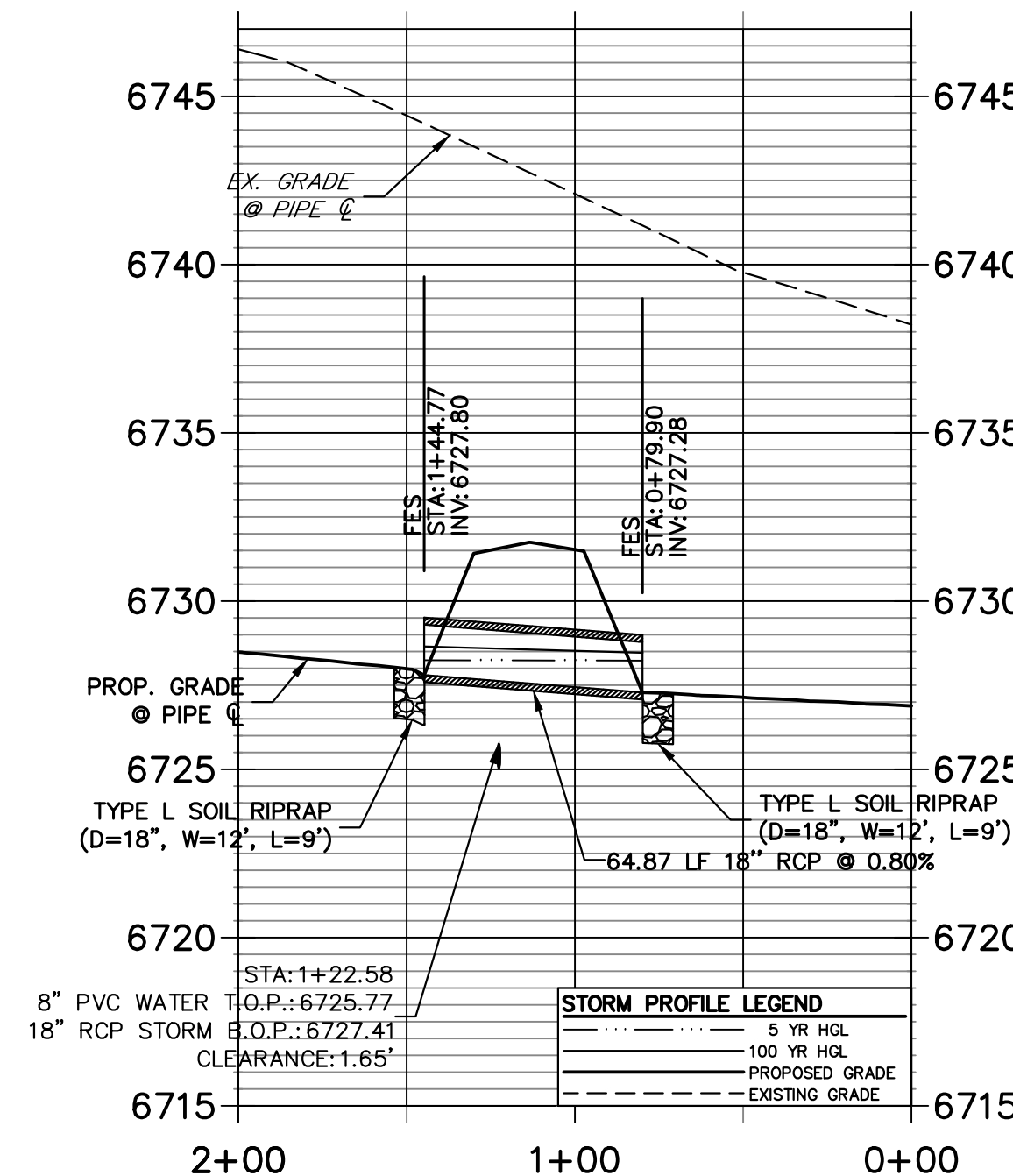
A4 CULVERT - PROFILE

**DP1.2 PROFILE
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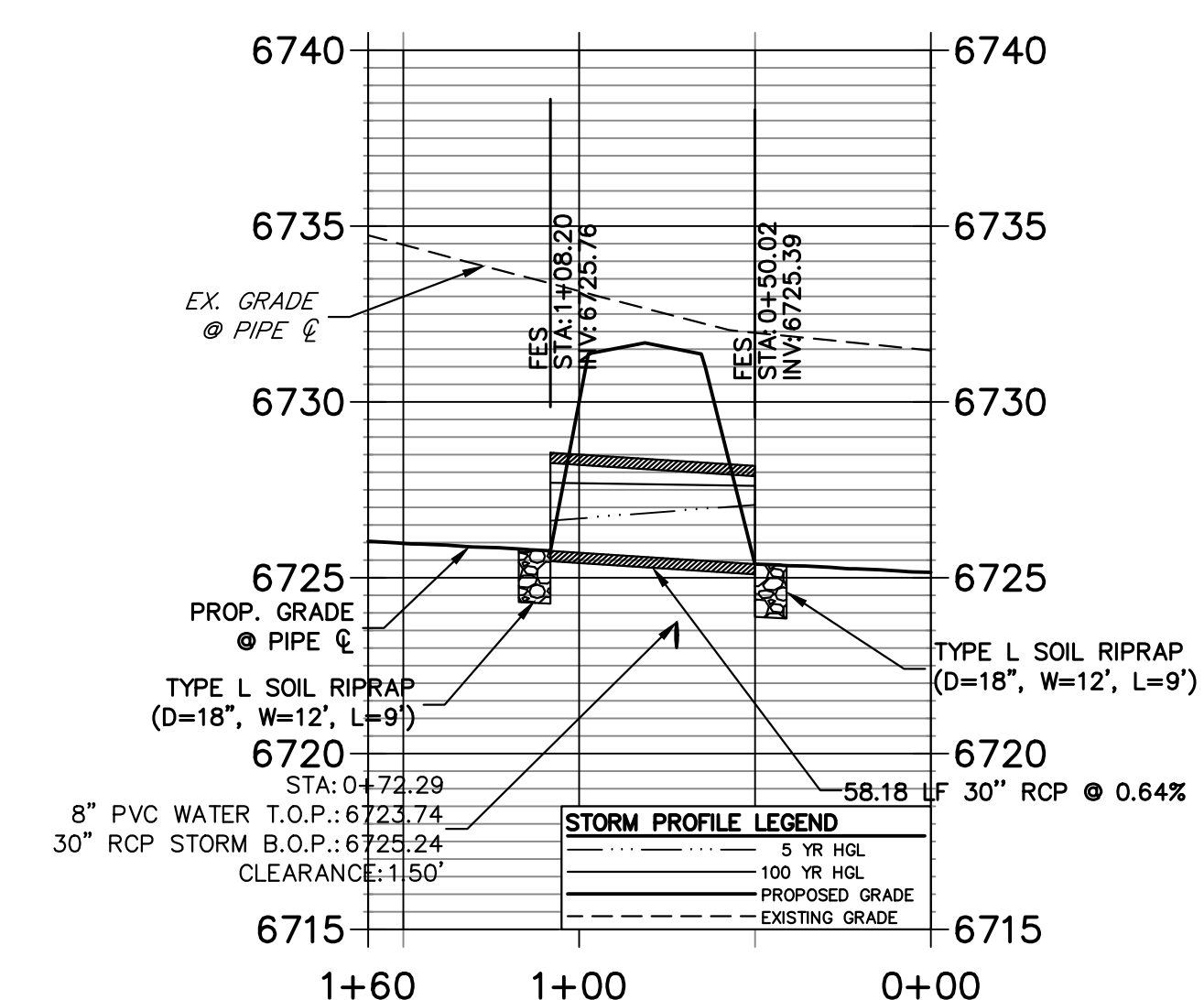
A5 CULVERT - PROFILE

**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

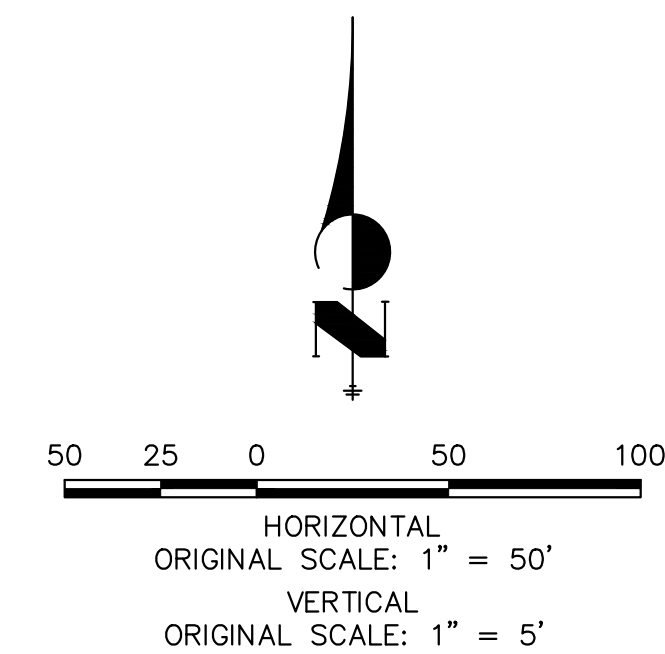
STORM SEWER NOTES

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ENGINEER'S STATEMENT

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 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
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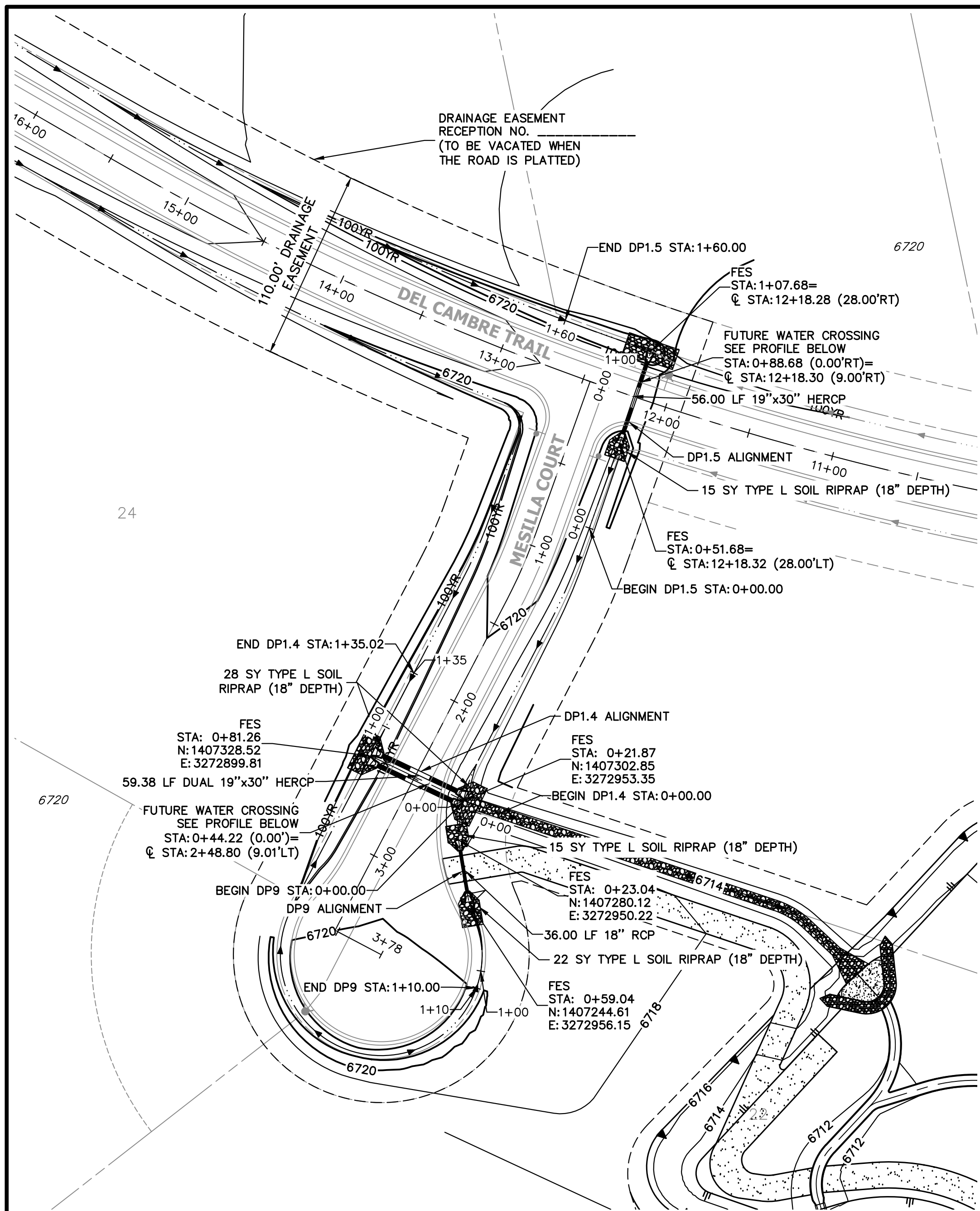
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-583-2583
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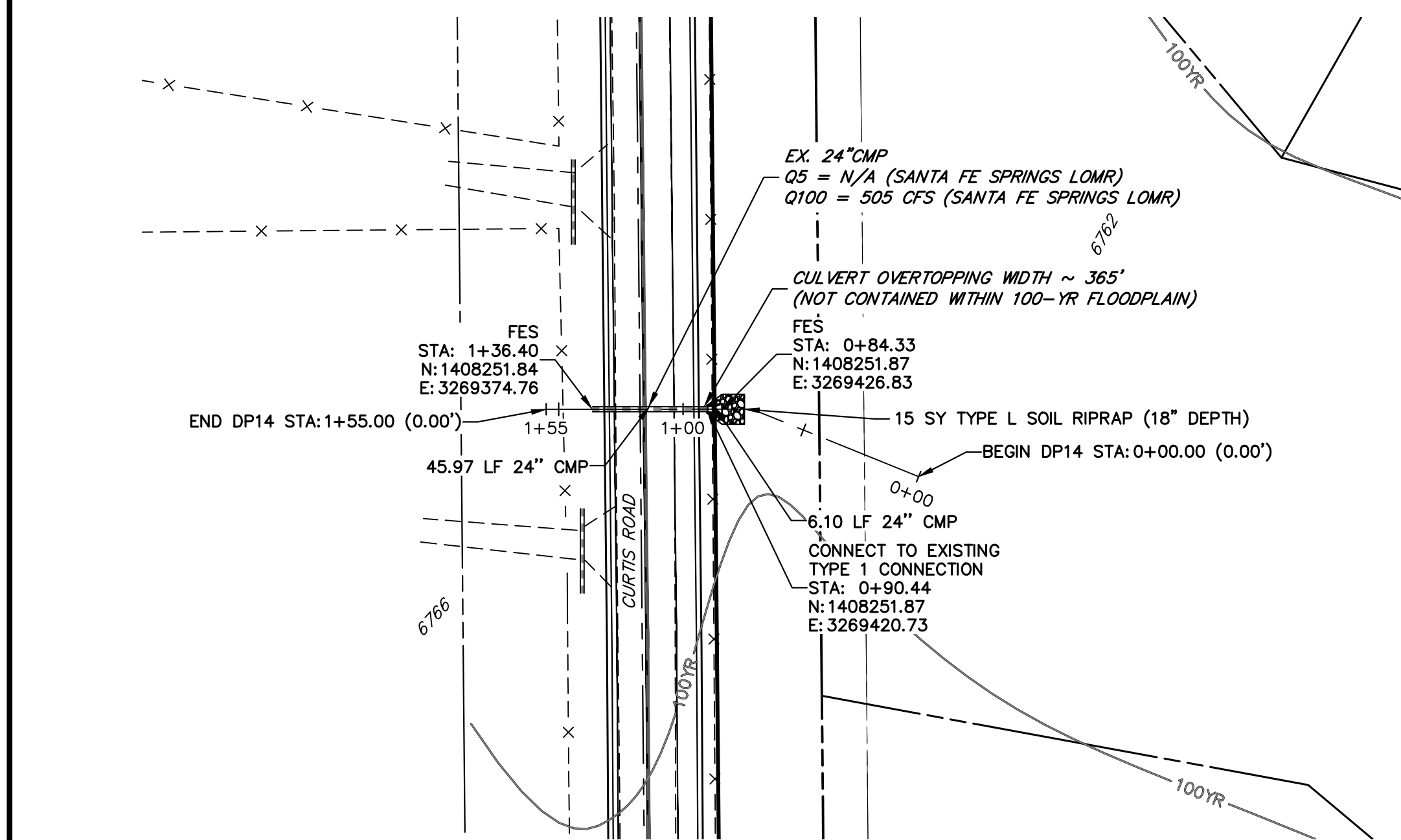
No.	REVISION	BY	DATE

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

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE
 SHEET 44 OF 64
 JOB NO. 25142.05

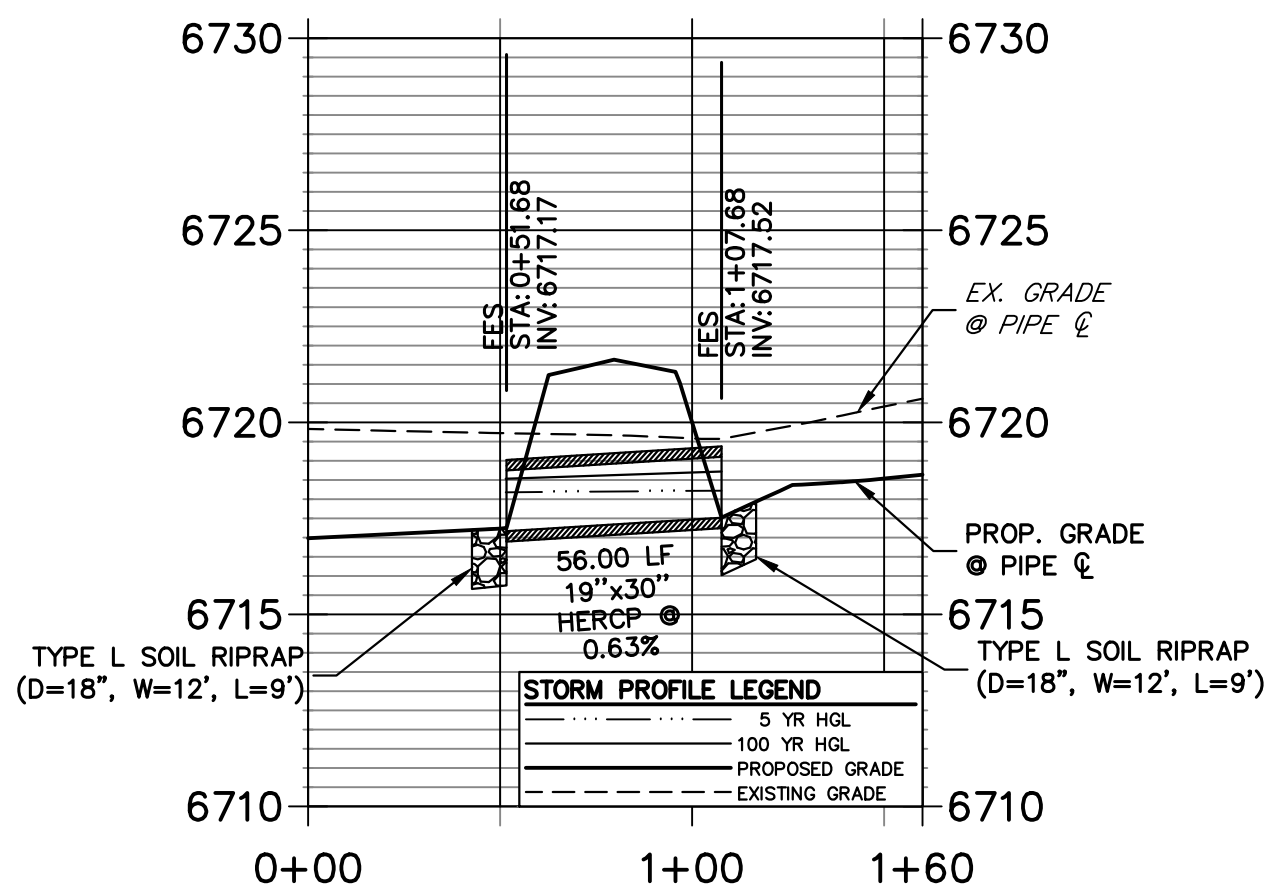


A8 + A9 + A12 CULVERT - PLAN



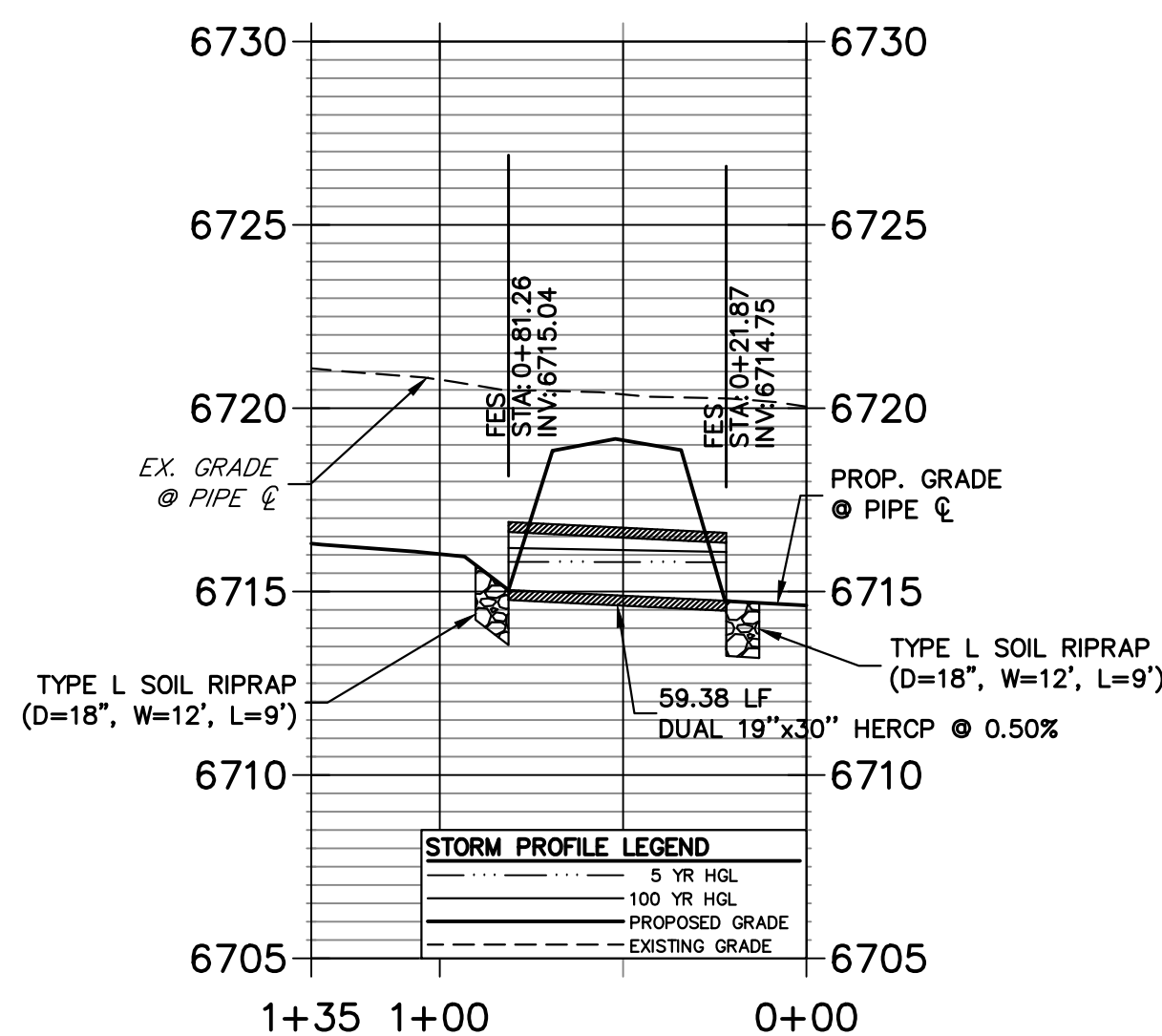
A14 CULVERT - PLAN

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



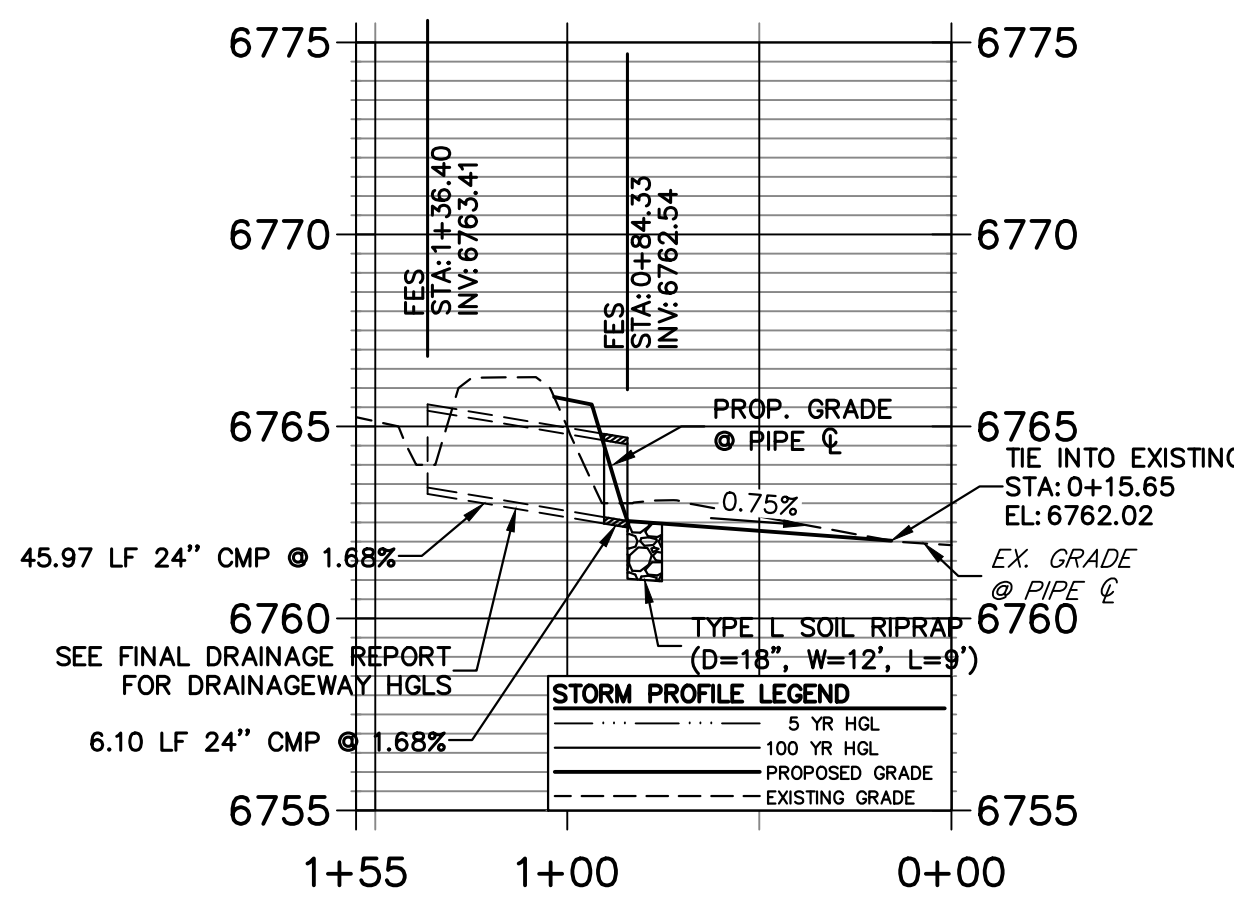
A8 CULVERT - PROFILE

**DP1.4 PROFILE
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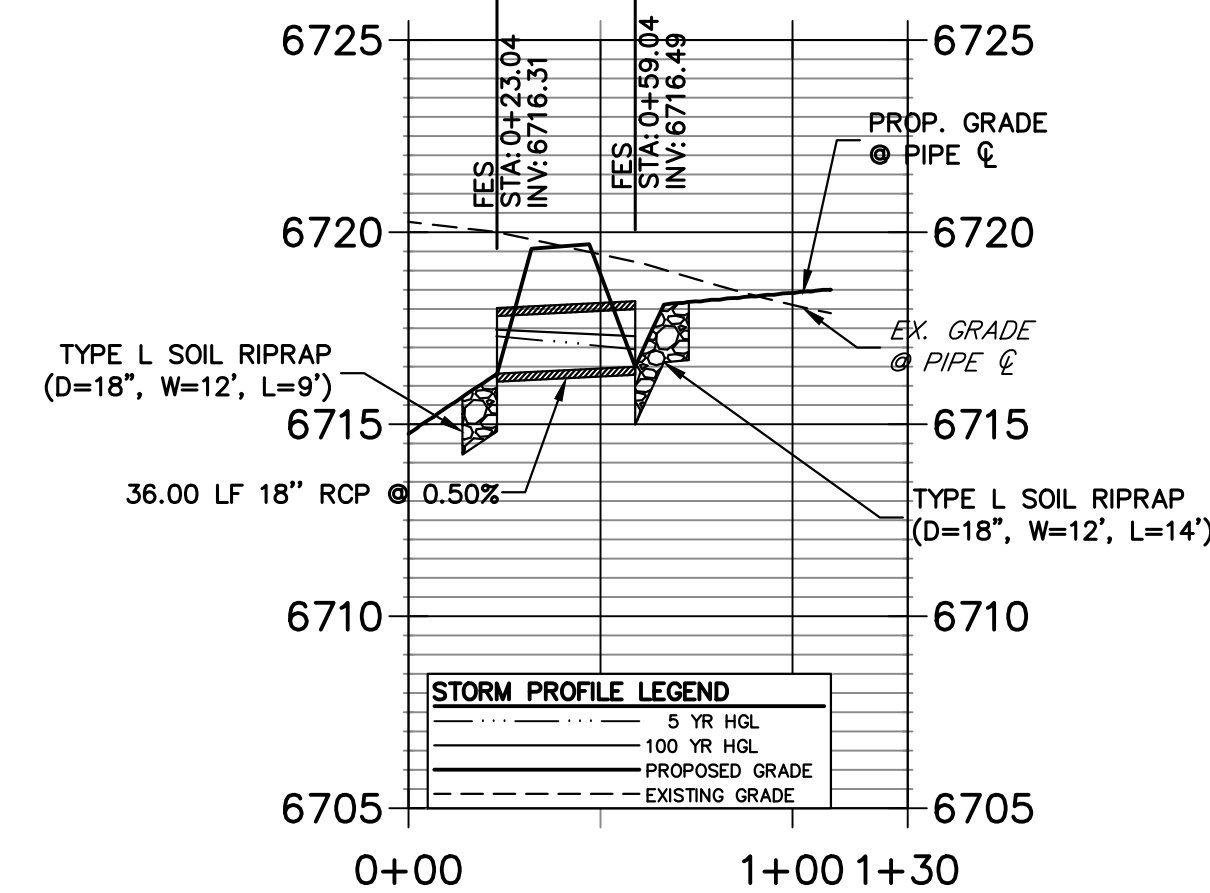
A9 CULVERT - PROFILE

**DP14 PROFILE
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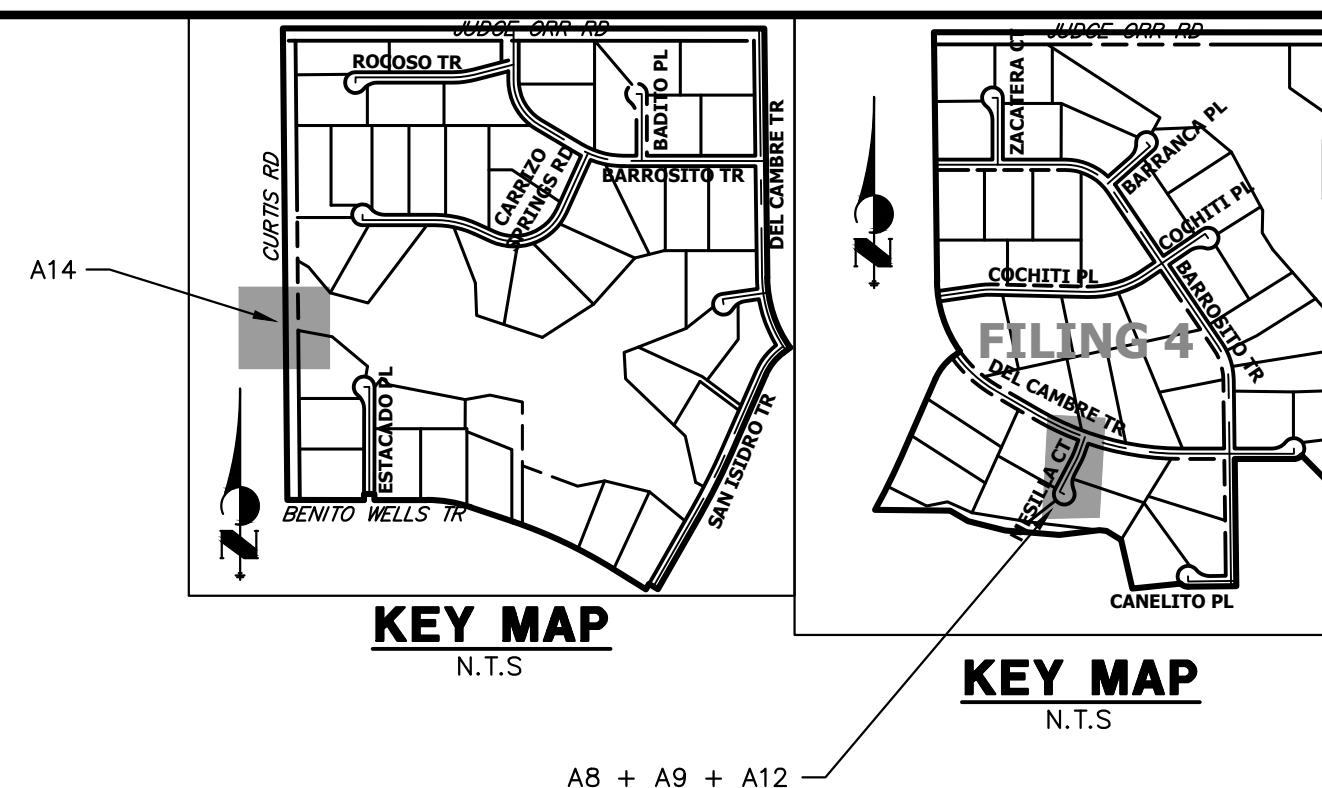


A14 CULVERT - PROFILE

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

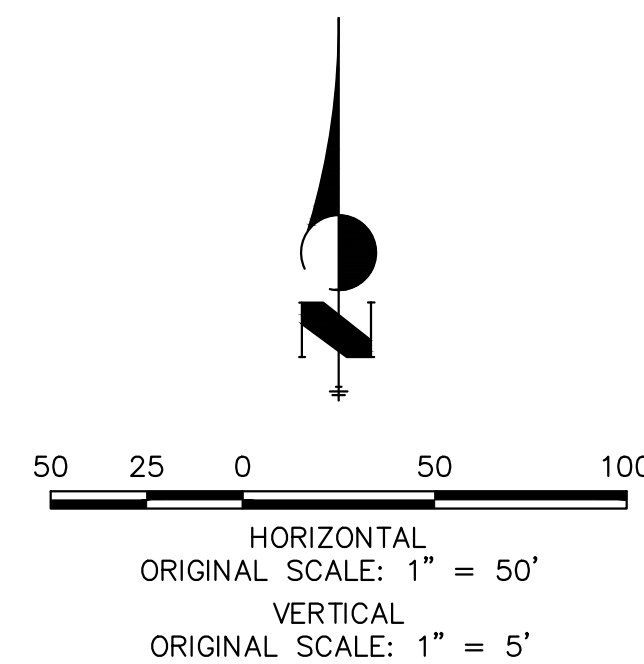


A12 CULVERT - PROFILE



STORM SEWER NOTES

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Know what's below.
Call before you dig.

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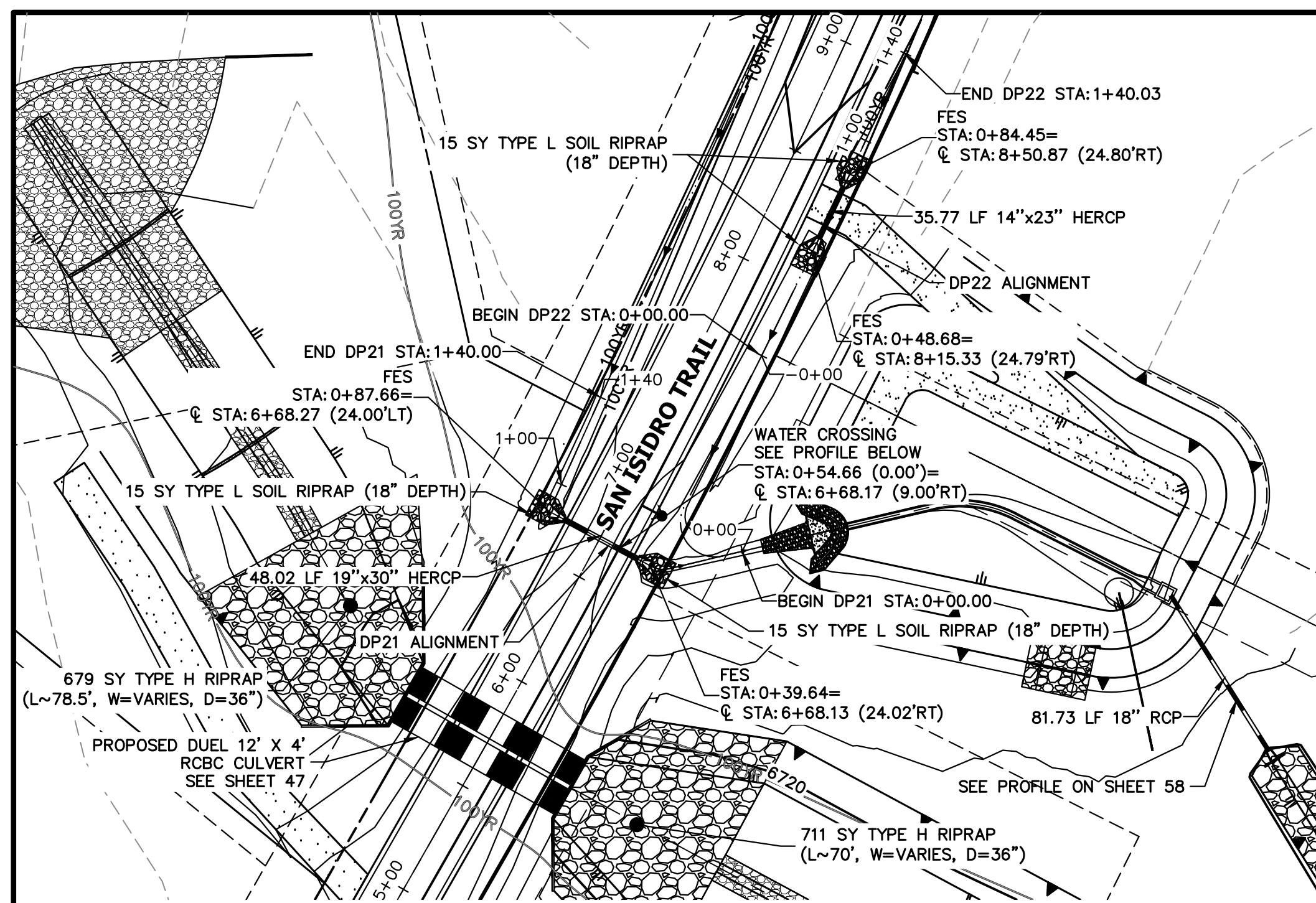
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company

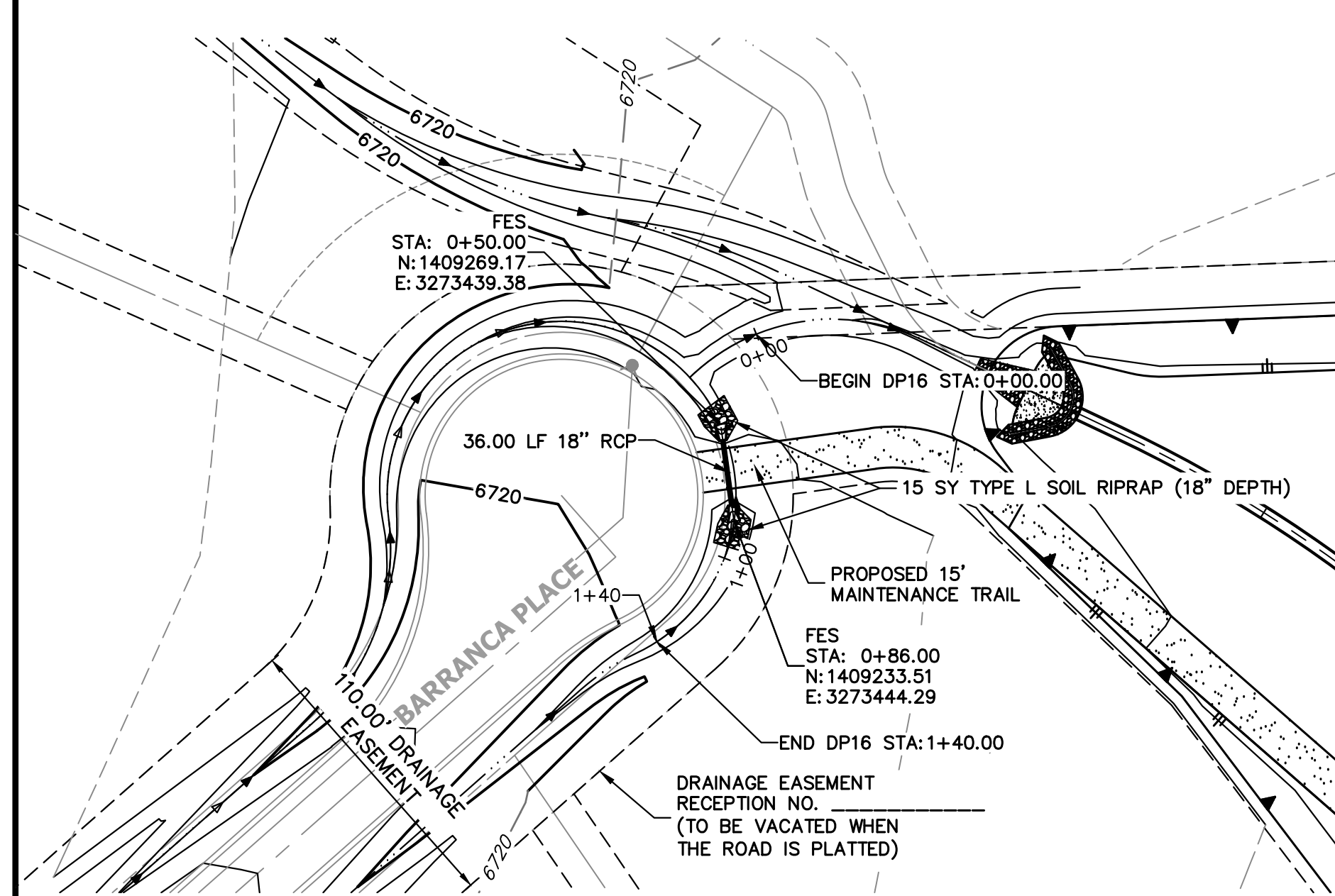
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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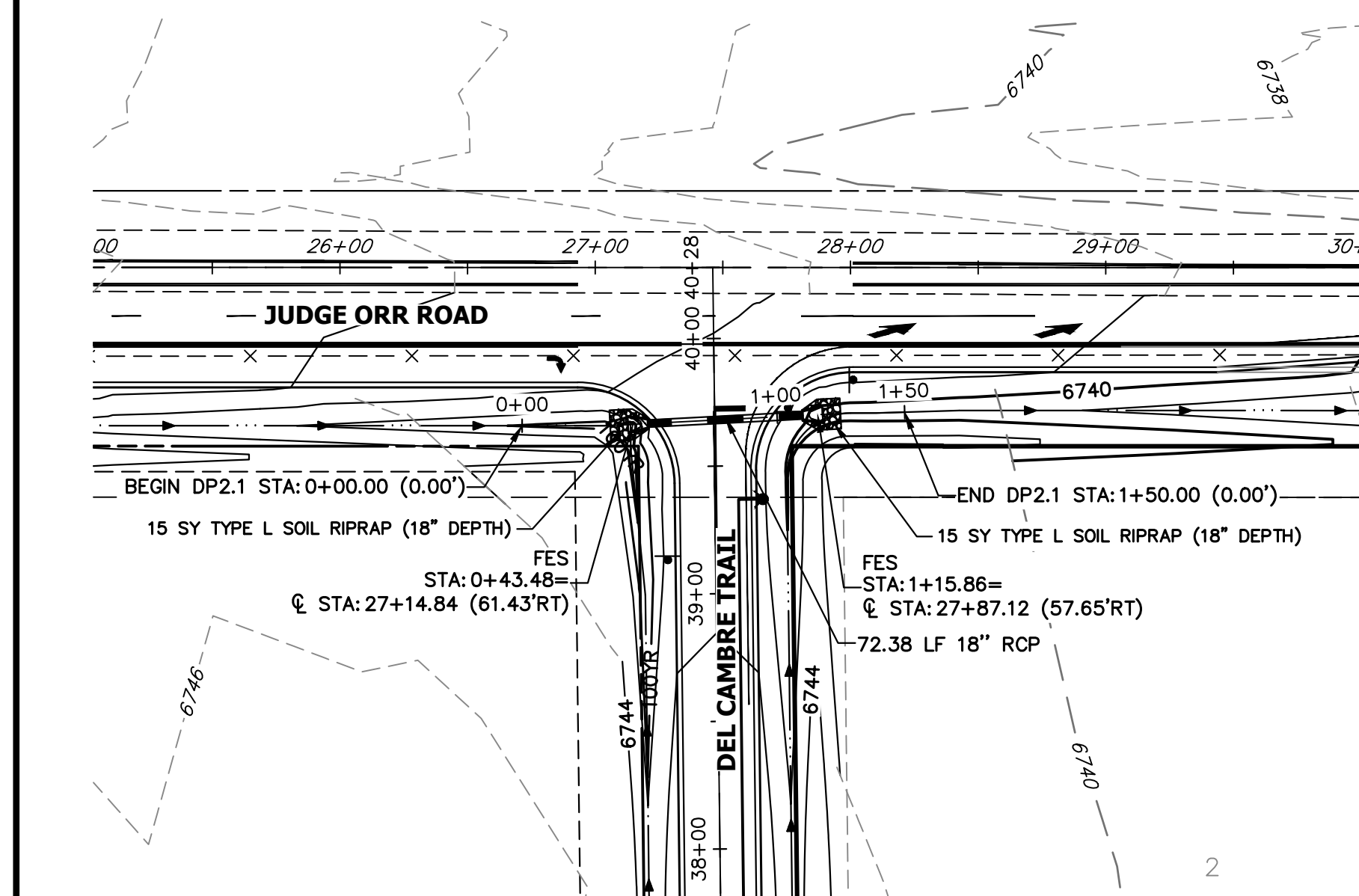
H-SCALE	V-SCALE	DATE	DESIGNED BY	AMT	WKN	CHECKED BY
1"=50'	1"=5'	5/15/24				



A10 & A11 CULVERT - PLAN

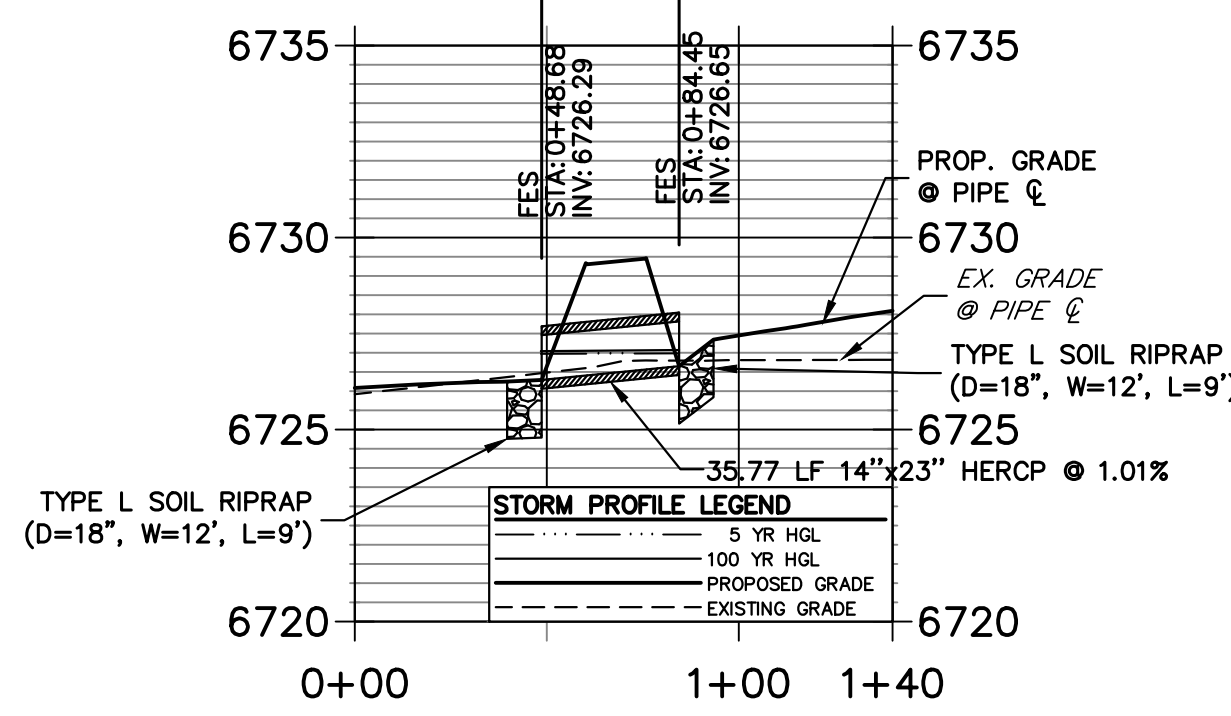


A13 CULVERT - PLAN



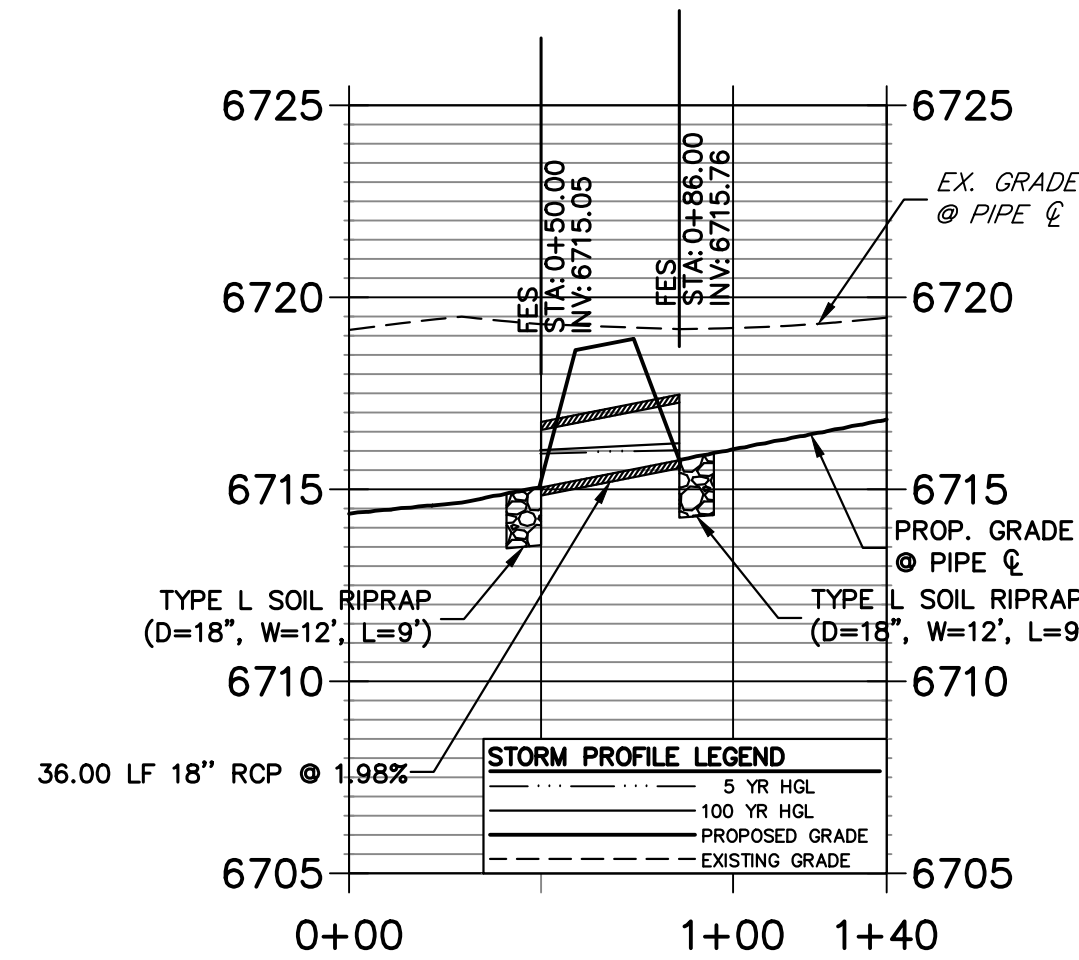
A15 CULVERT - PLAN

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



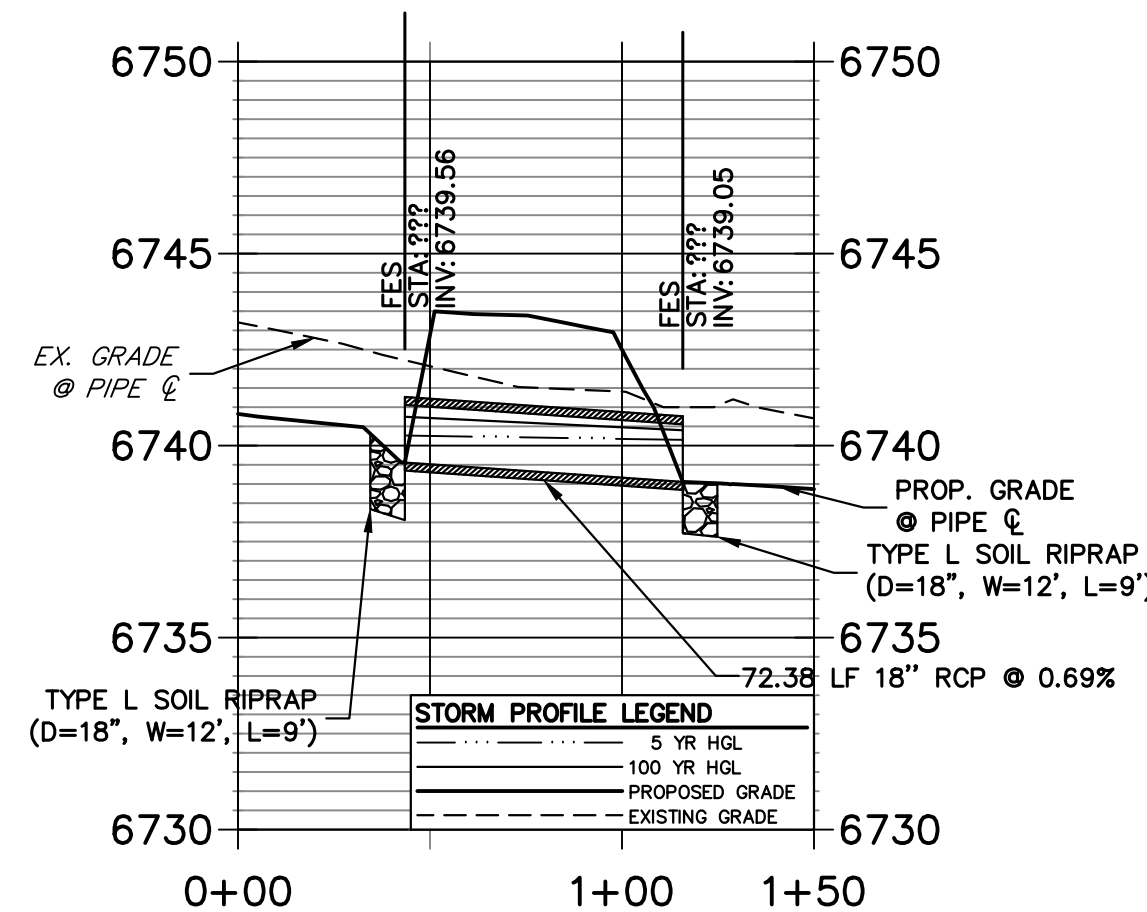
A10 CULVERT - PROFILE

**DP16 PROFILE
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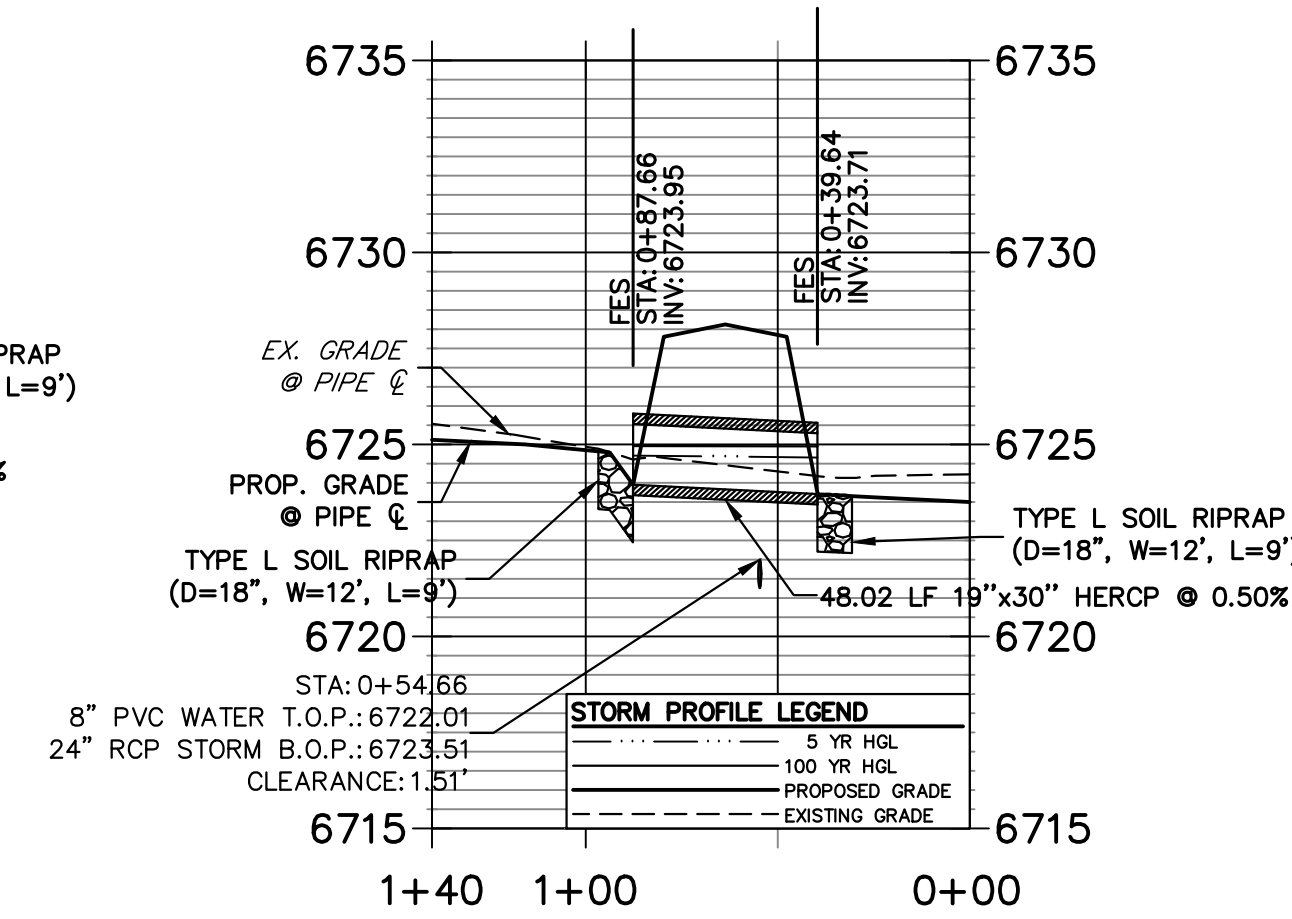
A13 CULVERT - PROFILE

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

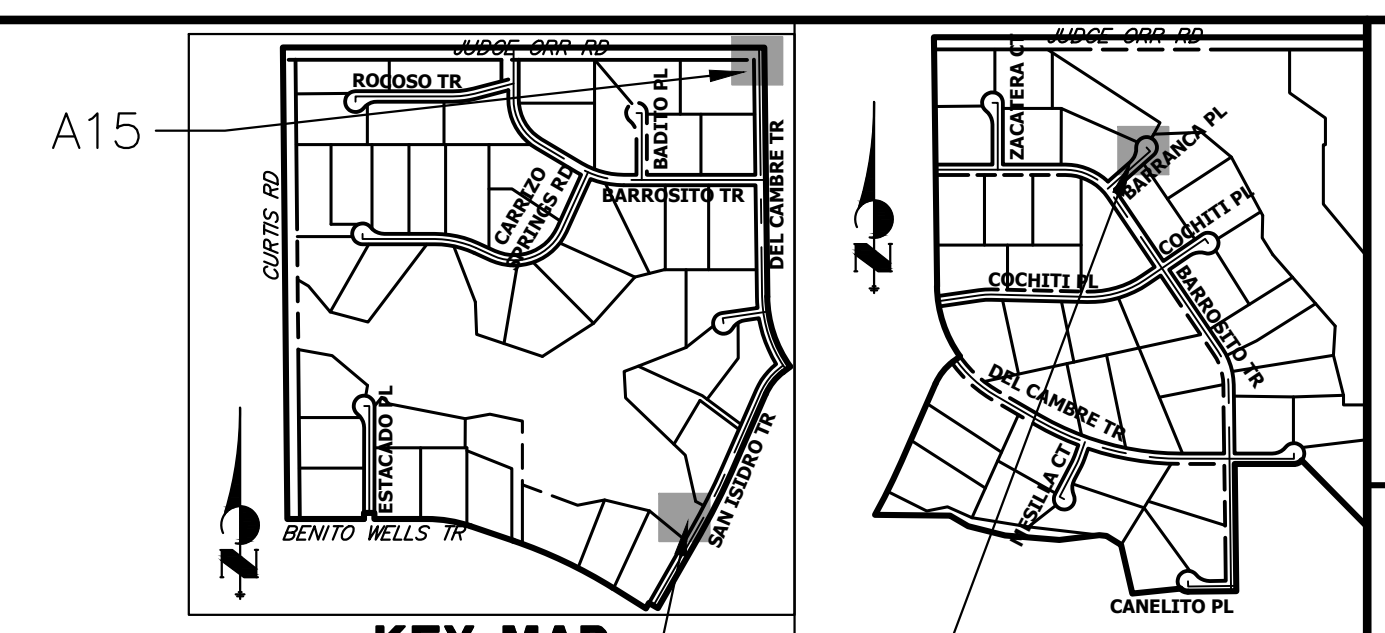


A15 CULVERT - PROFILE

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



A11 CULVERT - PROFILE



KEY MAP
N.T.S.

KEY MAP
N.T.S.

A10 & A11

A13

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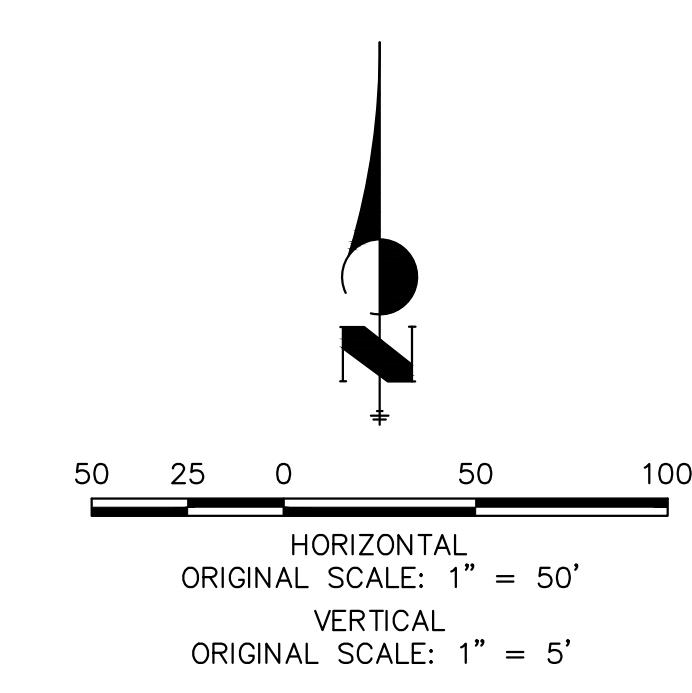
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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STORM SEWER NOTES

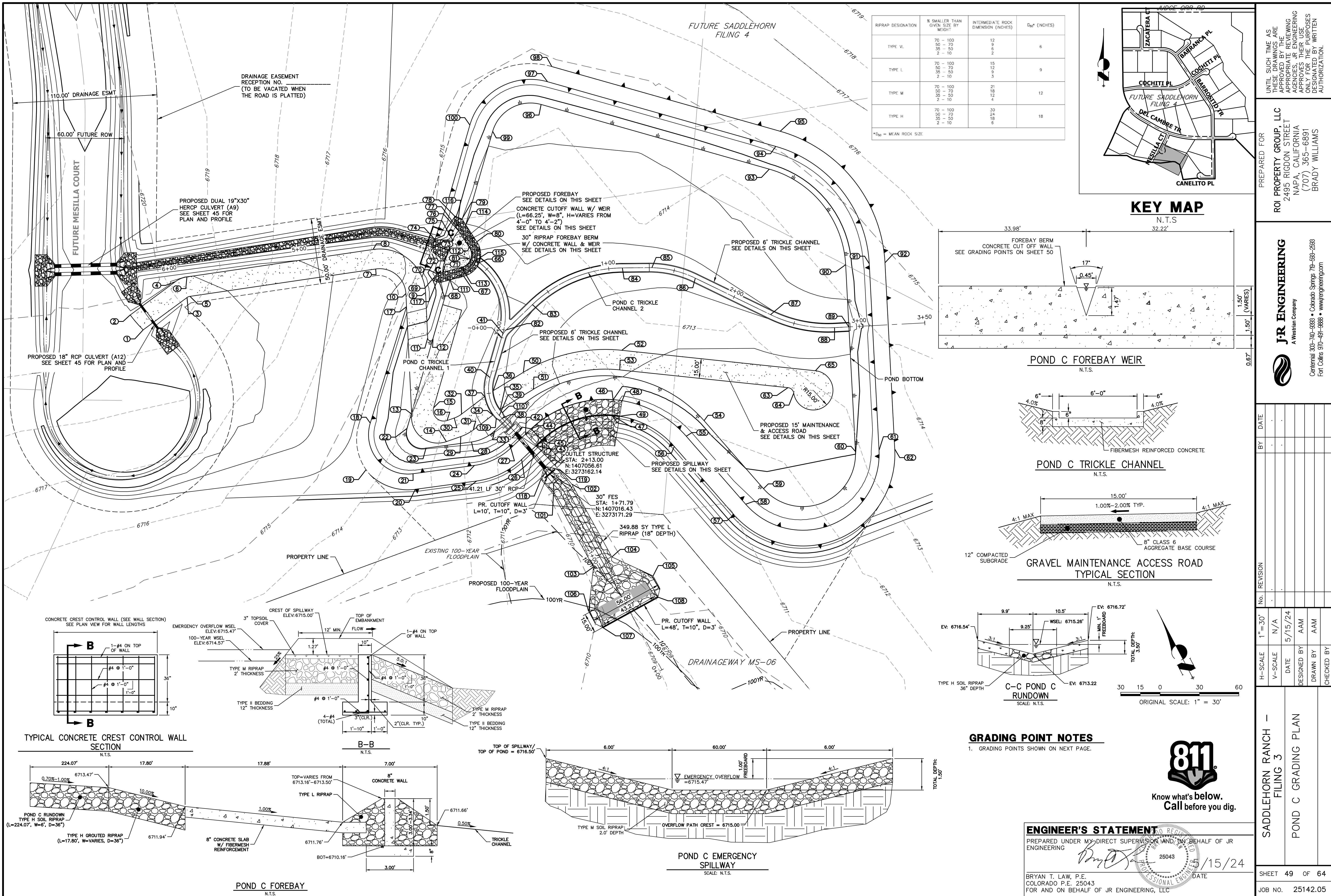
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Bryan T. Law
25043
5/15/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

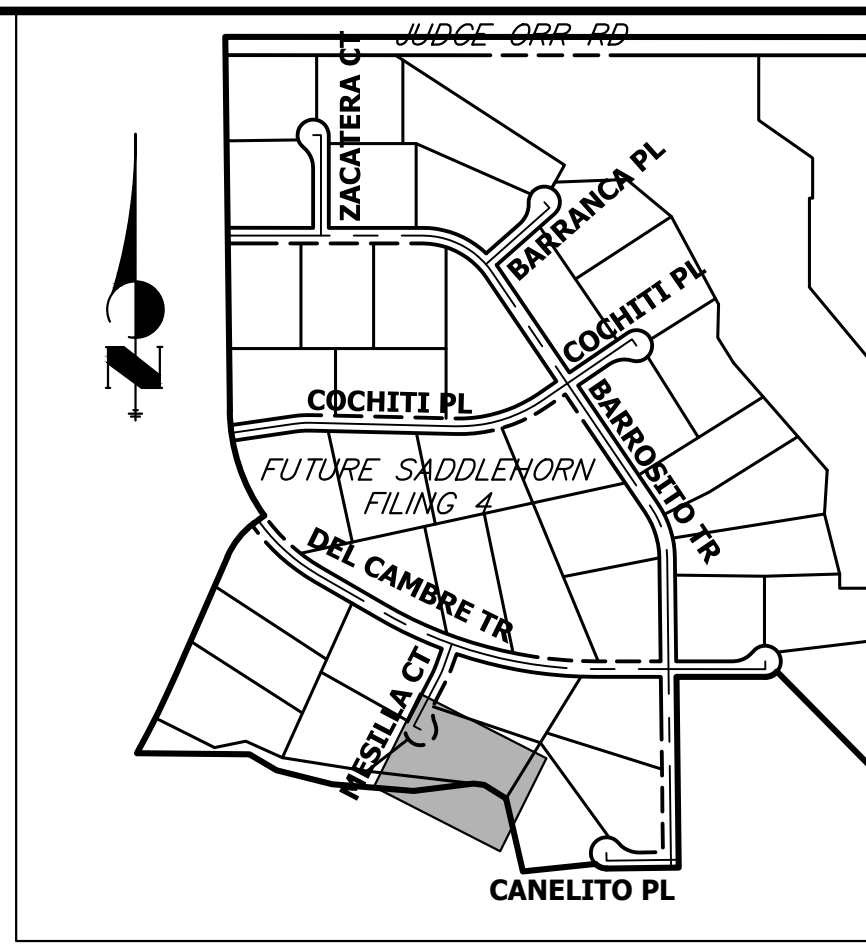
SADDLEHORN RANCH -
FILING 3
STORM SEWER PLAN AND
PROFILE

SHEET 46 OF 64
JOB NO. 25142.05

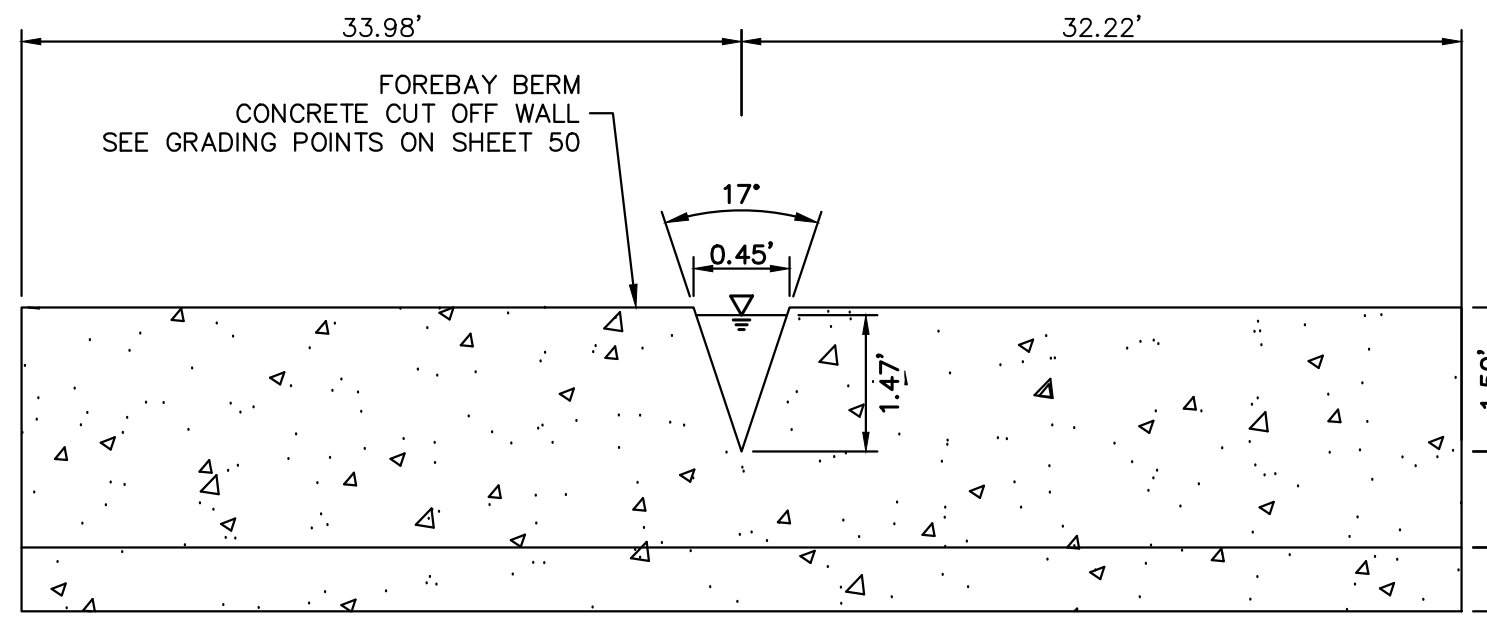


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

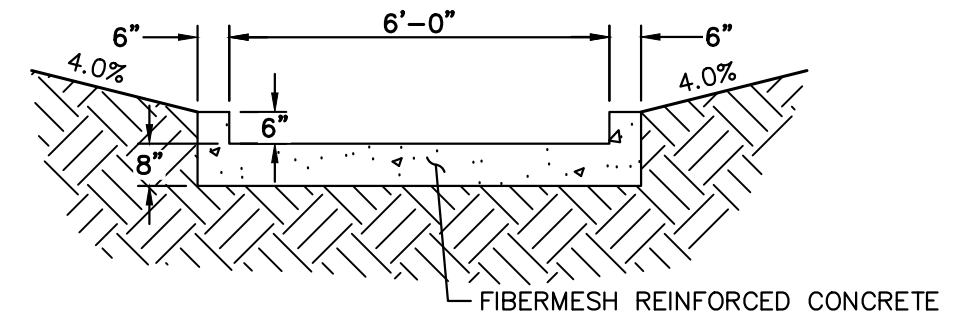
*D₅₀ = MEAN ROCK SIZE



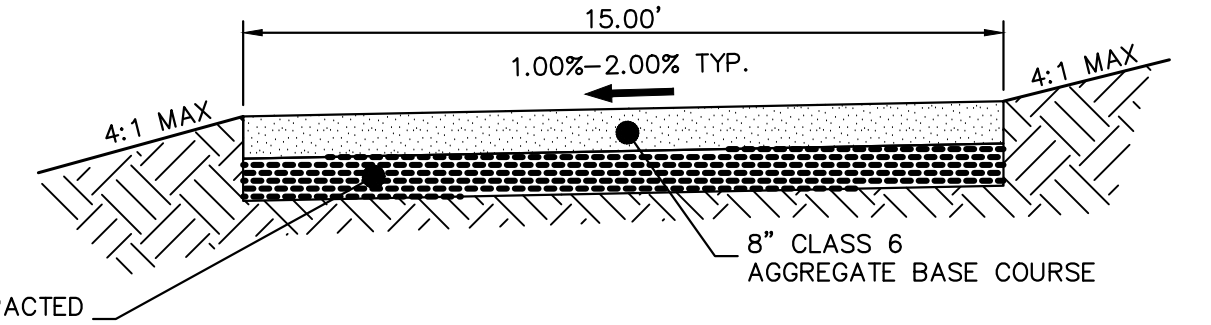
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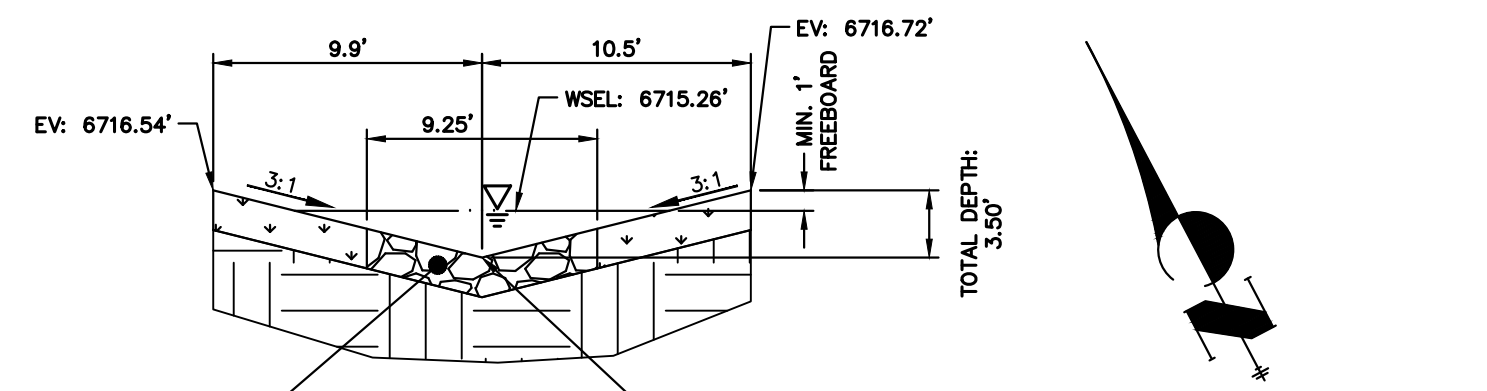
POND C FOREBAY WEIR
N.T.S.



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

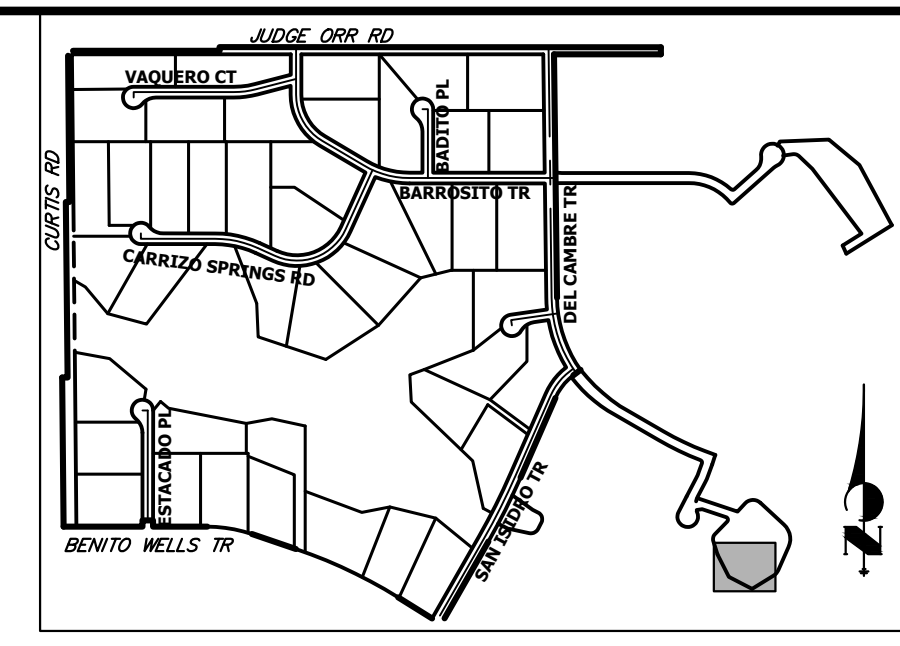
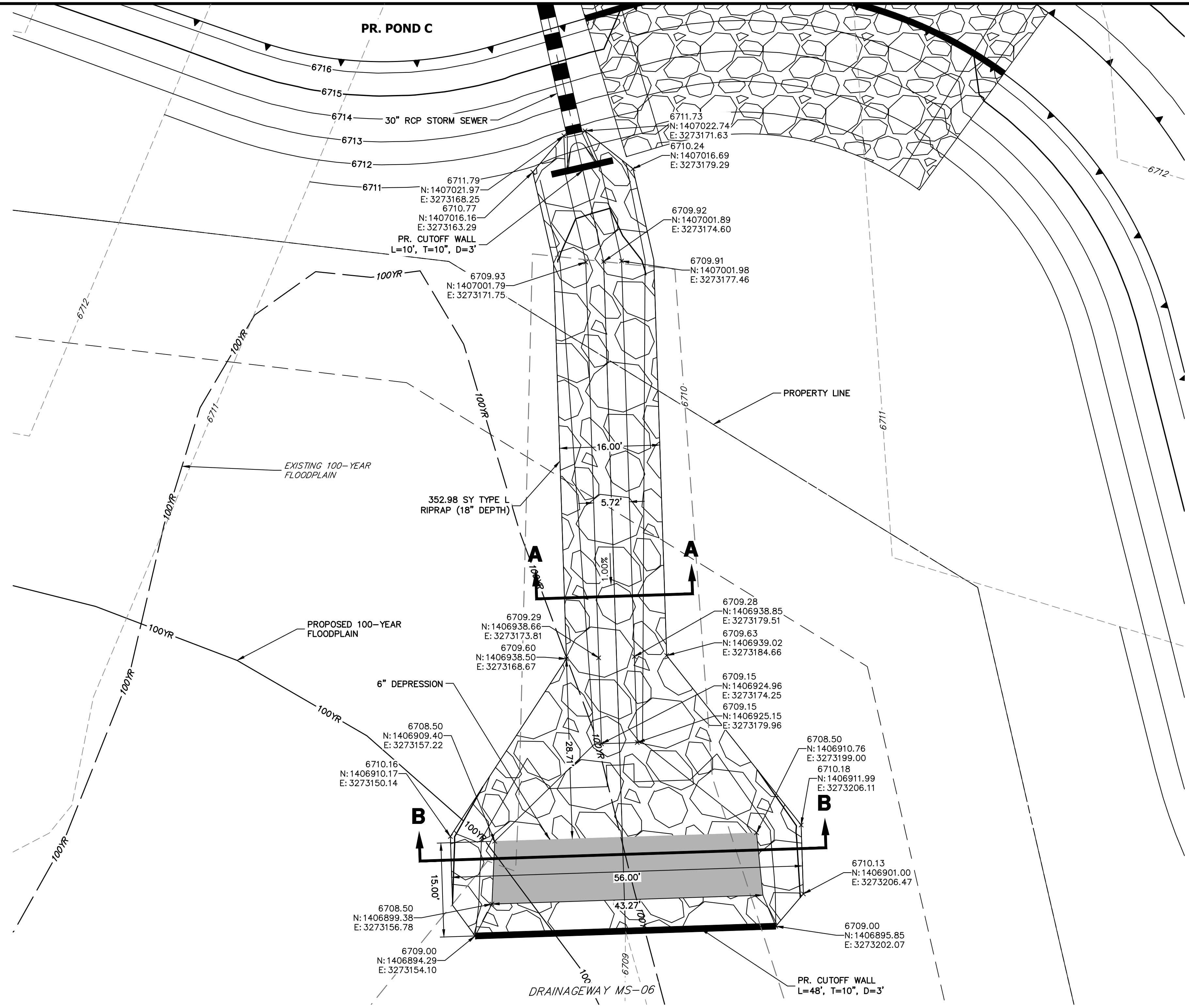
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No.	REVISION	BY	DATE

H-SCALE 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.

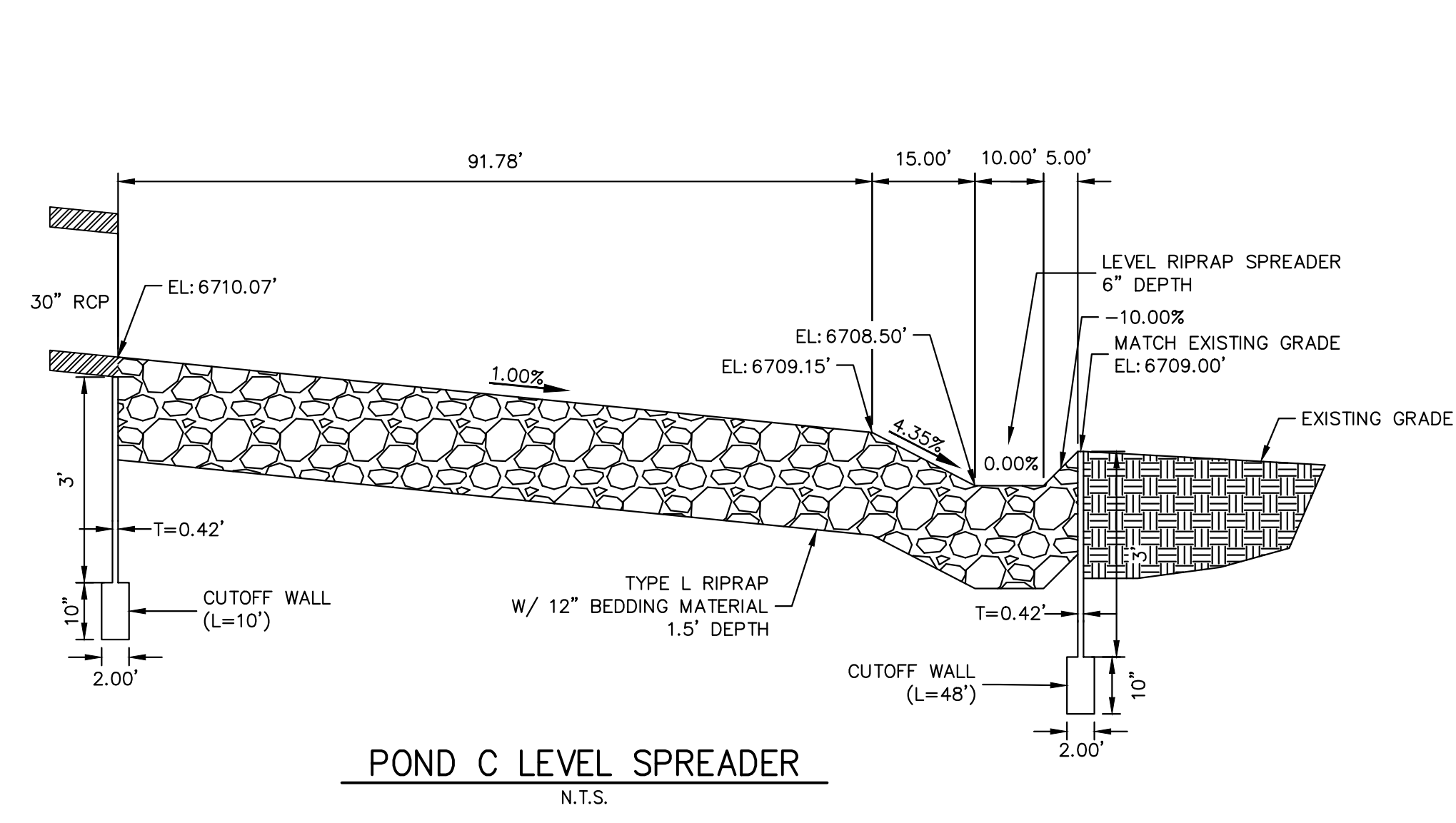
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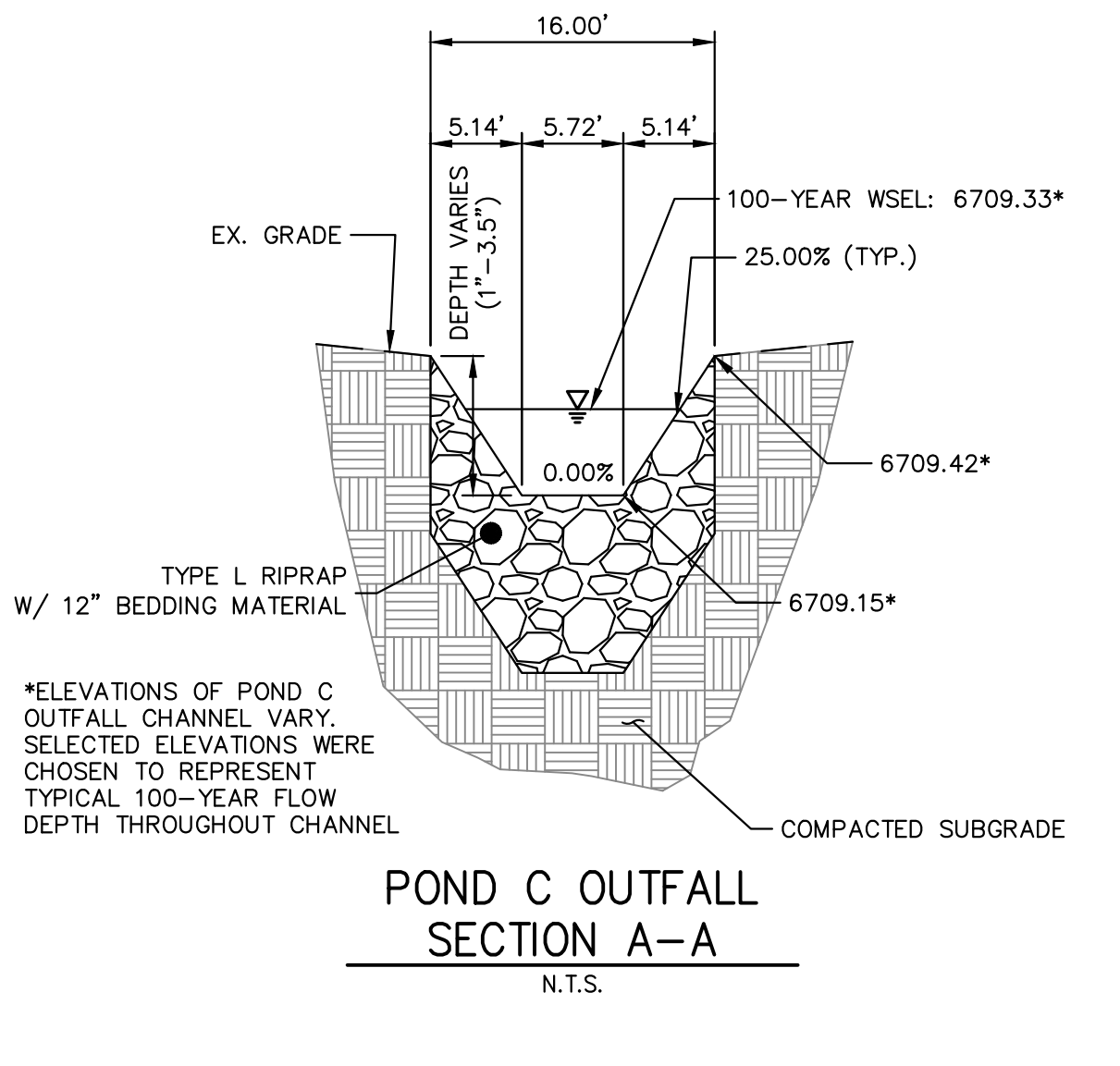
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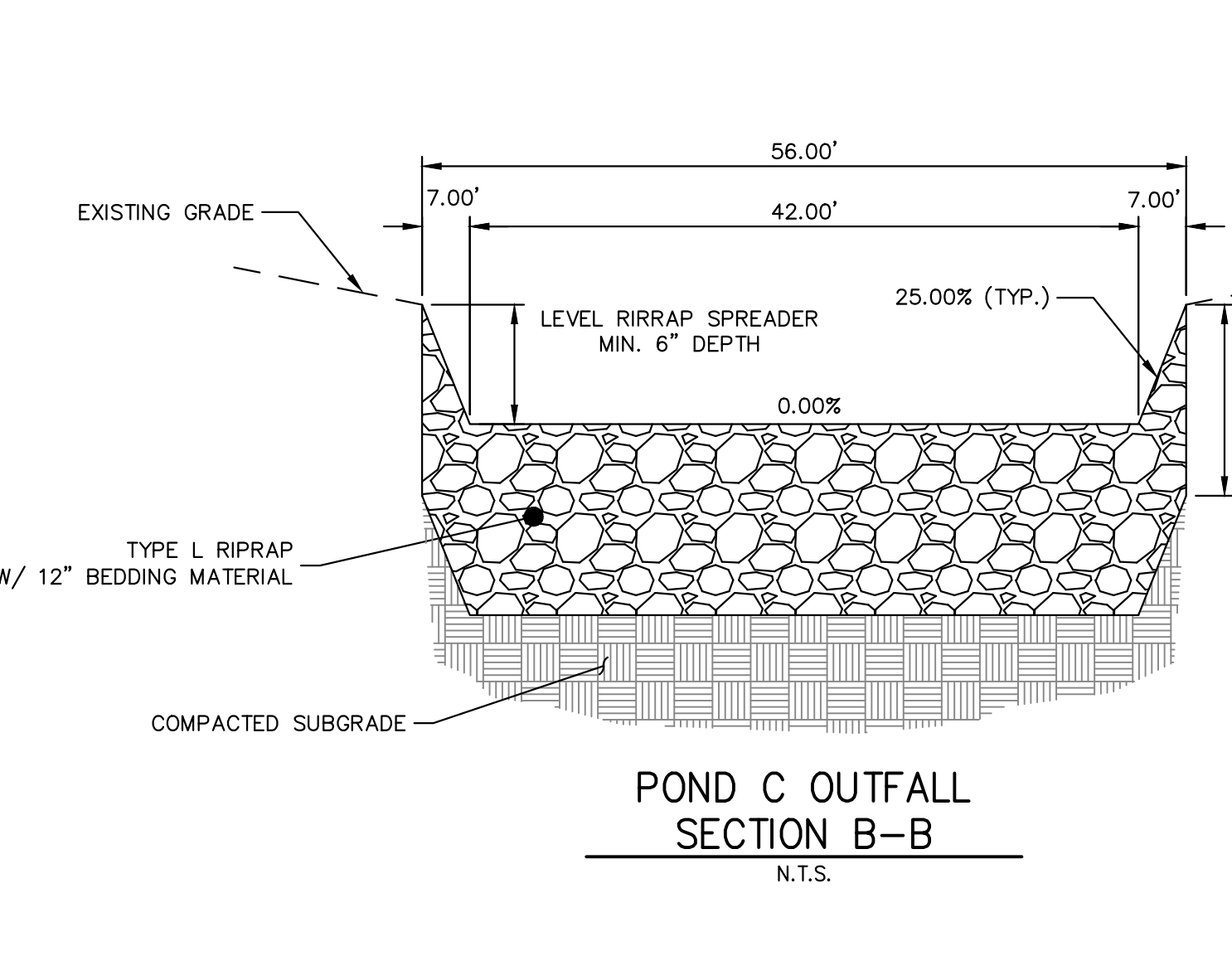
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V-SCALE	N/A
DATE	5/15/24
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	



POND C LEVEL SPREADER
N.T.S.



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



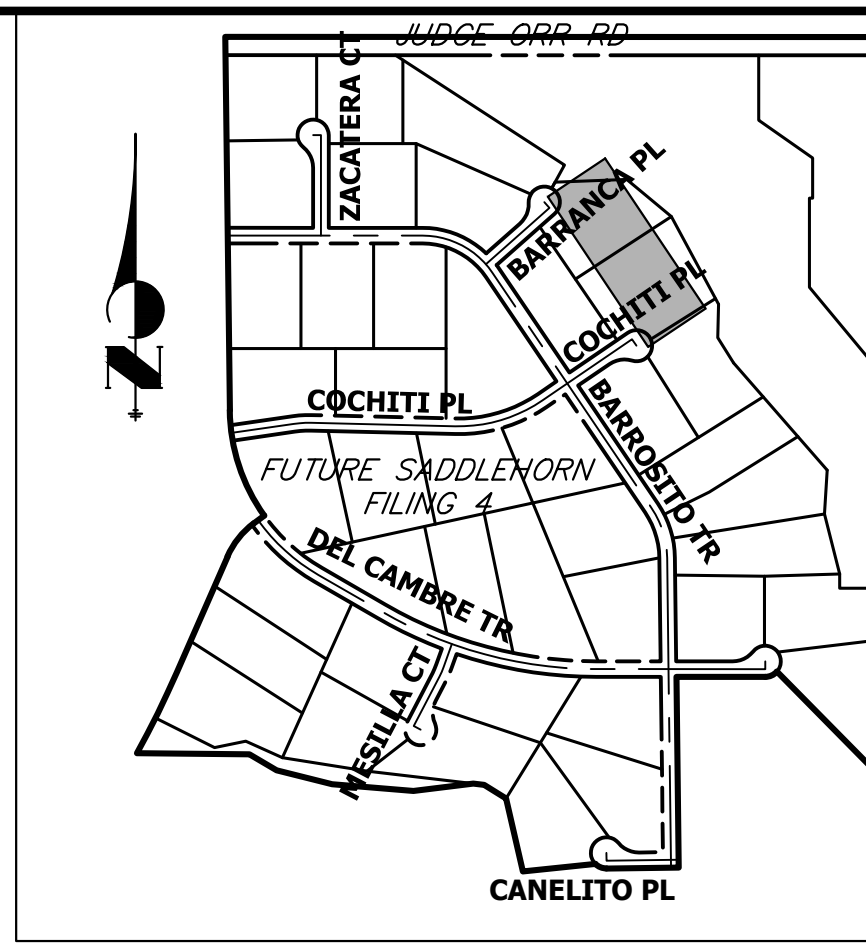
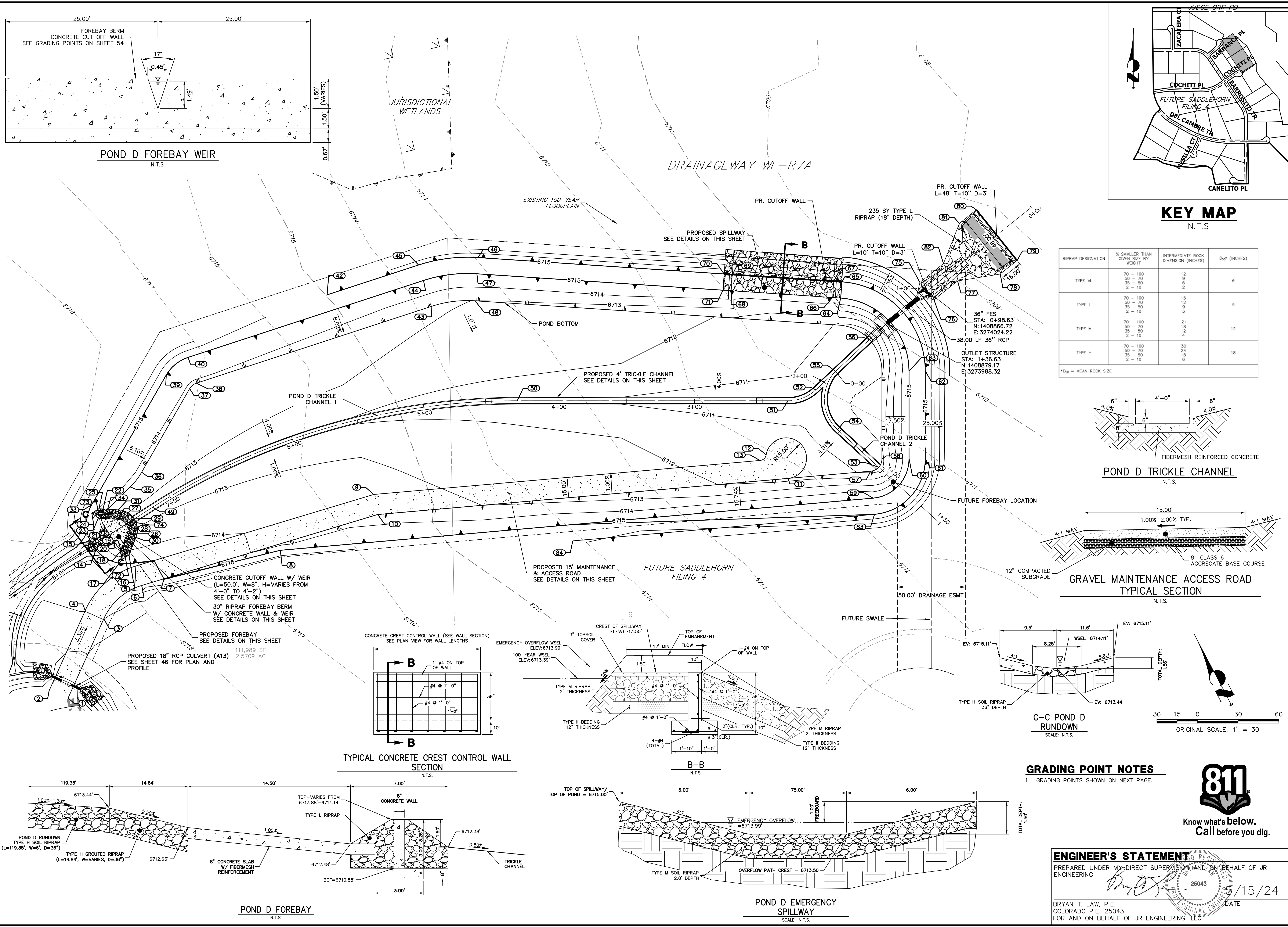
POND C OUTFALL SECTION B-B
N.T.S.

811
Know what's below.
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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



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

*D₅₀ = MEAN ROCK SIZE

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

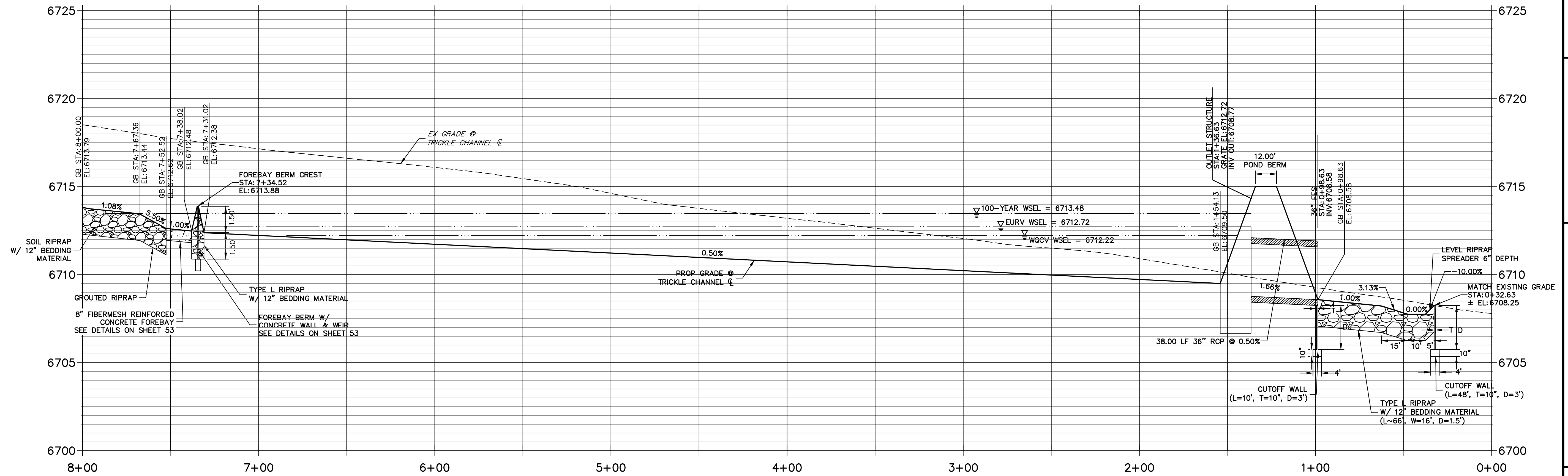
H-SCALE: 1"=30'
V-SCALE: N/A
DATE: 5/15/24
DESIGNED BY: AAM
DRAWN BY: AAM
CHECKED BY: [Signature]

SHEET 53 OF 64
JOB NO. 25142.05

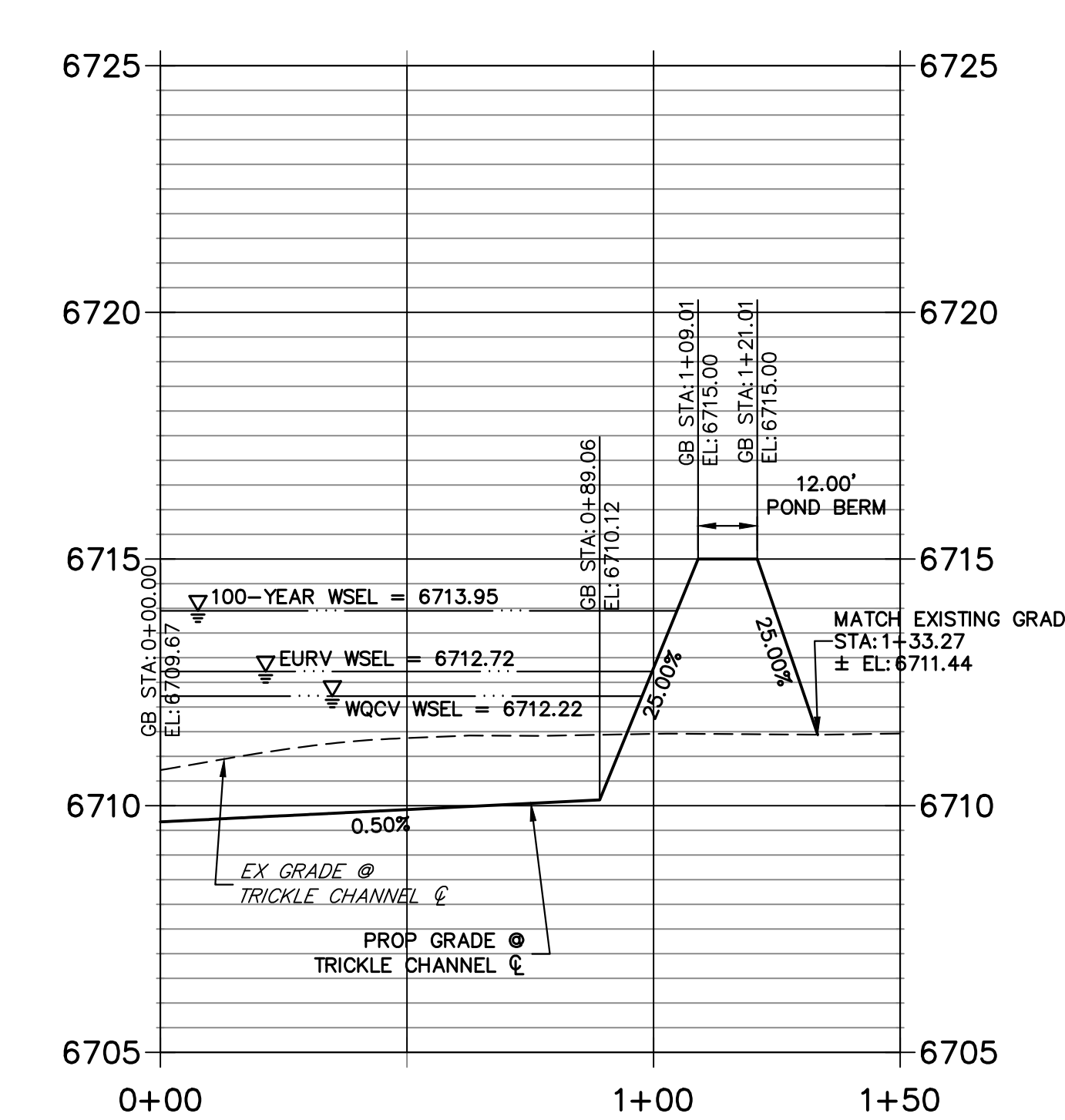
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND, BY BEHALF OF JR ENGINEERING
[Signature]
25043
DATE: 5/15/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



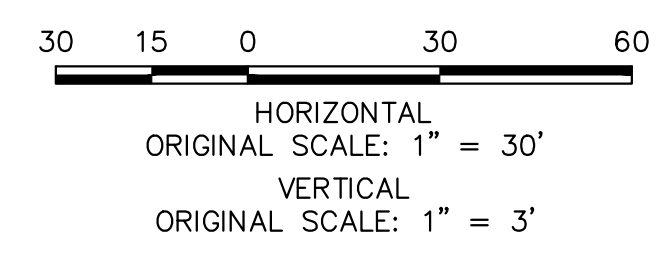
POND D TRICKLE CHANNEL 1 PROFILE STA 0+00.00 TO 8+00.00



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



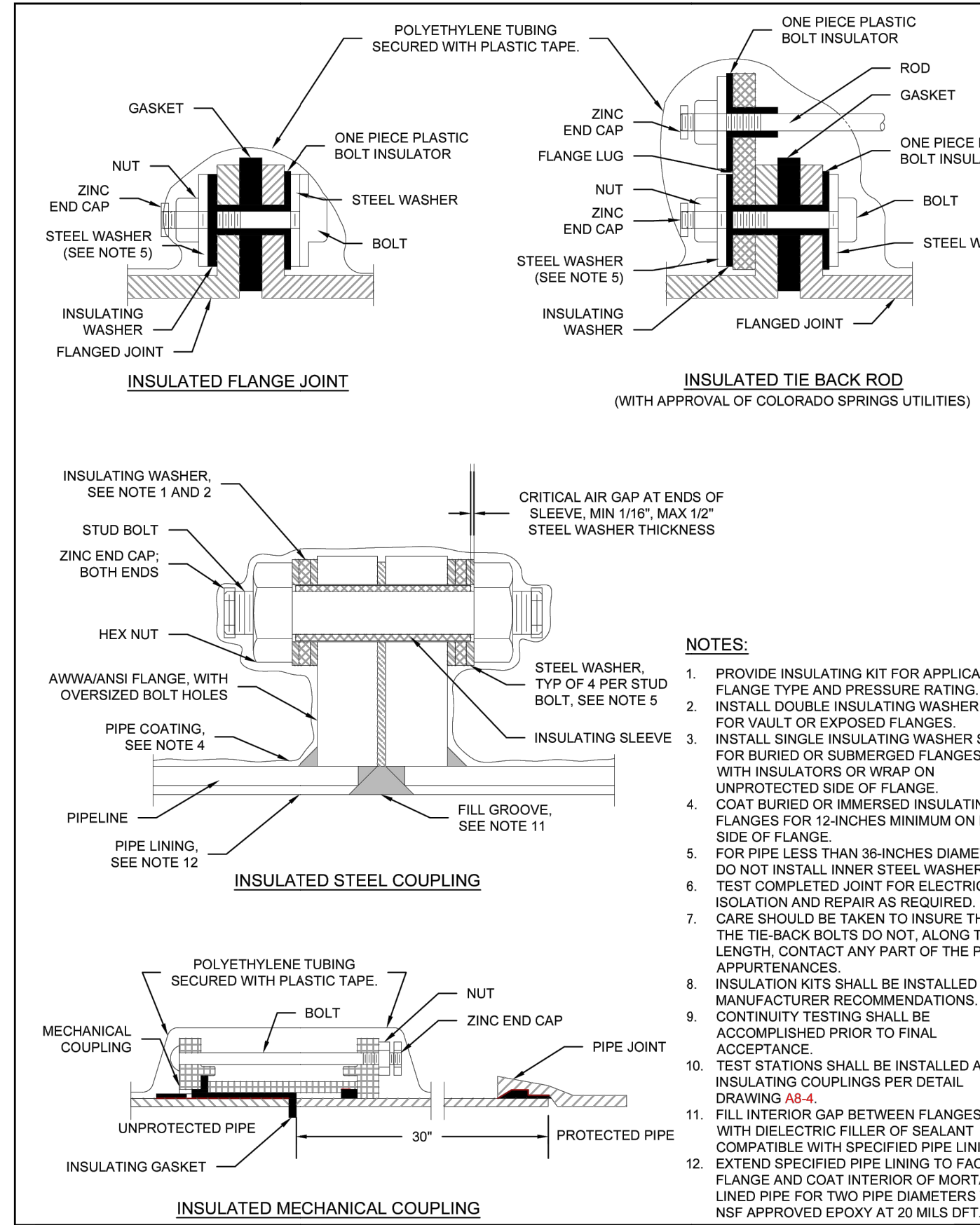
POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81	22	TOE OF BERM	N: 1409294.06 E: 3273558.15	6712.69	45	TOP	N: 1409194.80 E: 3273841.13	6715.00	66	SPILLWAY CREST	N: 1408923.21 E: 3273983.23	6713.50
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53	23	RIPRAP	N: 1409295.67 E: 3273557.27	6713.17	46	TOP	N: 1409160.67 E: 3273869.01	6715.00	67	SPILLWAY CREST	N: 1408928.90 E: 3273993.80	6713.50
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98	24	RIPRAP	N: 1409301.73 E: 3273557.94	6714.74	47	TOP	N: 1409154.98 E: 3273858.45	6715.00	68	SPILLWAY CREST	N: 1408999.24 E: 3273947.68	6713.50
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98	25	RIPRAP	N: 1409299.03 E: 3273563.41	6713.97	48	TOE	N: 1409145.50 E: 3273840.84	6712.99	69	SPILLWAY CREST	N: 1408994.93 E: 3273958.24	6713.50
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16	6715.42	26	TOE OF BERM	N: 1409271.54 E: 3273558.72	6712.57	49	TRICKLE CHANNEL INV	N: 1409266.10 E: 3273585.27	6712.30	70	SPILLWAY TOP	N: 1409000.22 E: 3273955.40	6715.00
6	ACCESS ROAD	N: 1409242.12 E: 3273532.29	6715.60	27	TOE OF BERM	N: 1409283.16 E: 3273564.12	6712.57	50	TRICKLE CHANNEL INV	N: 1409079.92 E: 3273794.97	6710.88	71	SPILLWAY TOP	N: 1408994.53 E: 3273944.83	6715.00
7	ACCESS ROAD/TOP	N: 1409230.98 E: 3273545.04	6715.00	28	TOE OF BERM	N: 1409275.90 E: 3273564.53	6712.48	51	TRICKLE CHANNEL INV	N: 1408910.53 E: 3273901.28	6709.88	72	END CONCRETE WALL/ TOP OF BERM	N: 1409265.50 E: 3273545.63	6714.14
8	TOP	N: 1409189.37 E: 3273608.56	6715.00	29	TRICKLE CHANNEL INV	N: 1409272.93 E: 3273570.86	6712.38	52	TRICKLE CHANNEL INV	N: 1408897.48 E: 3273919.03	6709.77	73	END CONCRETE WALL/ TOP OF BERM	N: 1409297.35 E: 3273560.34	6714.14
9	ACCESS ROAD	N: 1409132.79 E: 3273680.17	6713.23	30	TOE OF BERM	N: 1409264.65 E: 3273559.92	6713.29	53	TRICKLE CHANNEL INV	N: 1408827.83 E: 3273895.28	6710.12	74	TOP OF BERM	N: 1409274.42 E: 3273567.70	6713.88
10	ACCESS ROAD/TOE	N: 1409122.51 E: 3273669.14	6713.37	31	TOE OF BERM	N: 1409286.64 E: 3273570.19	6713.23	54	TRICKLE CHANNEL INV	N: 1408868.37 E: 3273902.70	6709.91	75	RIPRAP	N: 1408874.52 E: 3274026.93	6709.18
11	ACCESS ROAD/TOE	N: 1408880.14 E: 3273852.69	6711.70	33	TOP	N: 1409305.11 E: 3273562.95	6715.00	55	TRICKLE CHANNEL INV	N: 1408892.39 E: 3273938.29	6709.67	76	RIPRAP	N: 1408858.93 E: 3274021.52	6709.31
12	ACCESS ROAD	N: 1408903.04 E: 3273858.87	6711.59	34	TOE OF BERM	N: 1409293.48 E: 3273566.45	6713.47	56	OUTLET STRUCTURE	N: 1408883.64 E: 3273971.40	6709.50	77	RIPRAP	N: 1408851.63 E: 3274042.58	6709.00
13	ACCESS ROAD	N: 1408904.63 E: 3273852.96	6711.66	35	TOE	N: 1409287.99 E: 3273589.27	6713.65	57	TOE	N: 1408831.25 E: 3273889.72	6710.72	78	RIPRAP	N: 1408827.67 E: 3274063.60	6708.62
14	RIPRAP/CONCRETE	N: 1409284.74 E: 3273536.25	6713.77	36	TOE	N: 1409286.65 E: 3273602.90	6713.70	58	TOE	N: 1408829.06 E: 3273901.68	6710.72	79	RIPRAP	N: 1408822.42 E: 3274078.72	6708.34
15	RIPRAP/CONCRETE	N: 1409292.18 E: 3273539.76	6713.76	37	TOE	N: 1409289.41 E: 3273673.96	6713.85	59	TOP	N: 1408819.17 E: 3273873.76	6715.00	80	RIPRAP	N: 1408867.77 E: 3274094.45	6708.09
16	RIPRAP	N: 1409262.06 E: 3273546.28	6714.28	38	TOE	N: 1409287.34 E: 3273680.07	6713.84	60	TOP	N: 1408812.12 E: 3273912.32	6715.00	81	RIPRAP	N: 1408873.02 E: 3274079.33	6708.31
17	RIPRAP	N: 1409264.57 E: 3273540.72	6714.72	39	TOP	N: 1409309.40 E: 3273673.19	6715.00	61	TOP	N: 1408801.95 E: 3273918.69	6715.00	82	RIPRAP	N: 1408867.22 E: 3274047.98	6708.85
18	RIPRAP	N: 1409268.94 E: 3273544.98	6713.10	40	TOP	N: 1409302.70 E: 3273692.88	6715.00	62	TOP	N: 1408836.42 E: 3273973.62	6715.00	83	TOP	N: 1408811.93 E: 3273864.22	6715.00
19	TOE OF BERM	N: 1409269.22 E: 3273546.47	6712.69	42	TOP	N: 1409240.31 E: 3273786.51	6715.00	63	TOP	N: 1408846.59 E: 3273967.24	6715.00	84	TOP	N: 1408990.16 E: 3273729.23	6714.21
20	RIPRAP/CONCRETE	N: 1409275.38 E: 3273548.25	6712.66	43	TOE	N: 1409170.22 E: 3273820.65	6713.12	64	SPILLWAY TOP	N: 1408917.92 E: 3273986.08	6715.00				
21	RIPRAP/CONCRETE	N: 1409288.81 E: 3273554.58	6712.66	44	TOP	N: 1409185.58 E: 3273833.45	6715.00	65	SPILLWAY TOP	N: 1408923.61 E: 3273996.64	6715.00				



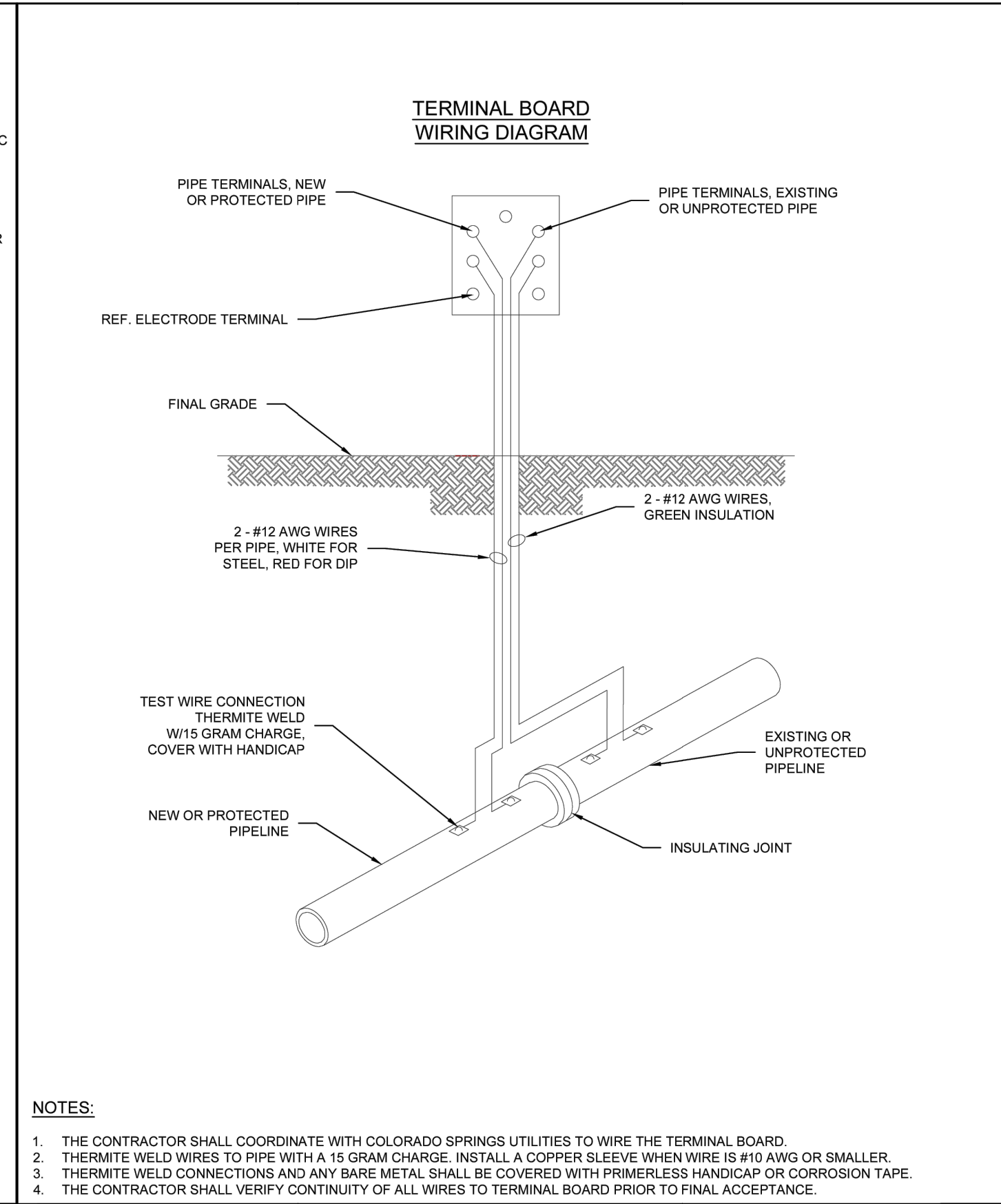
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND BY BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/15/24

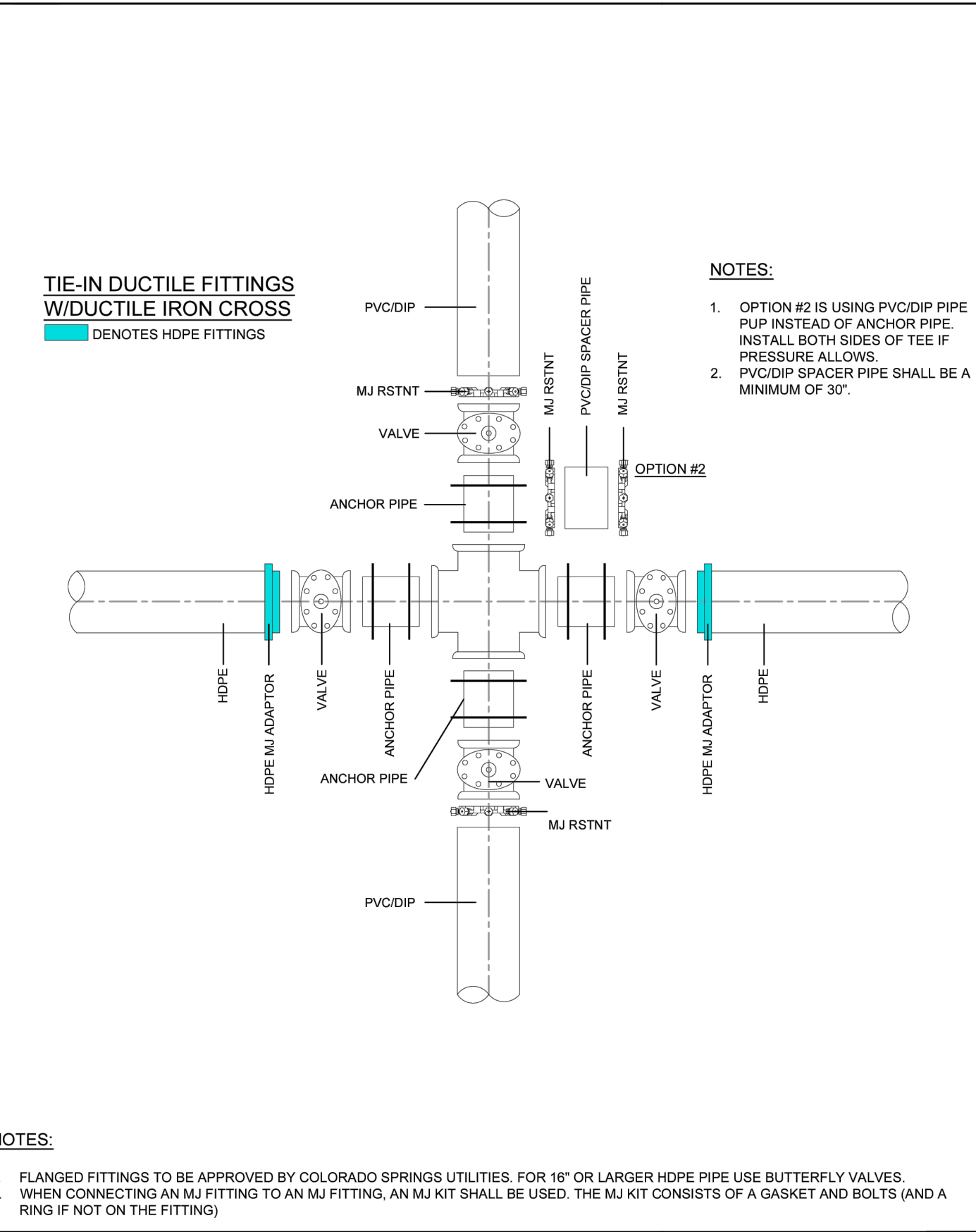
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR: ROI PROPERTY GROUP, LLC
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J.R. ENGINEERING
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 SADDLEHORN RANCH - FILING 3
 POND D GRADING PLAN
 SHEET 54 OF 64
 JOB NO. 25142.05



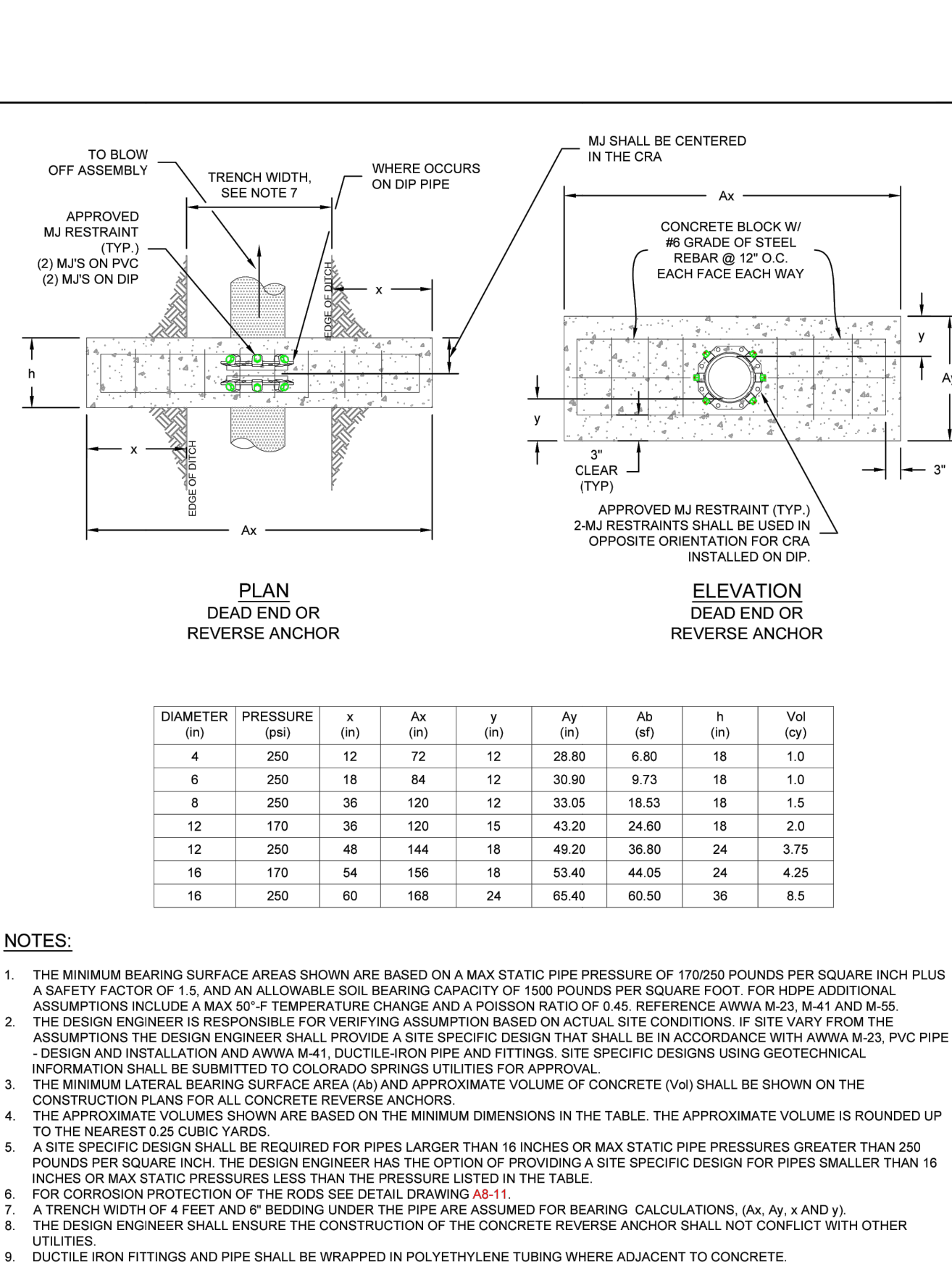
- NOTES:**
1. PROVIDE INSULATING KIT FOR APPLICABLE FLANGE TYPE AND PRESSURE RATING.
 2. INSTALL DOUBLE INSULATING WASHER SET FOR VAULT OR EXPOSED FLANGES.
 3. INSTALL SINGLE INSULATING WASHER SET FOR BURIED OR SUBMERGED FLANGES WITH INSULATORS OR WRAP ON UNPROTECTED SIDE OF FLANGE.
 4. COAT BURIED OR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



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



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



DIAMETER (IN)	PRESSURE (PSI)	x (IN)	Ax (IN)	y (IN)	Ay (IN)	Ab (IN)	h (IN)	Vol (CUYD)
4	250	12	72	12	28.80	6.80	18	1.0
6	250	18	84	12	30.90	9.73	18	1.0
8	250	36	120	12	33.05	18.53	18	1.5
12	170	36	120	15	43.20	24.60	18	2.0
12	250	48	144	18	49.20	36.80	24	3.75
16	170	54	156	18	53.40	44.05	24	4.25
16	250	90	168	24	65.40	60.50	36	8.5

- 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, y 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.

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INSULATOR INSTALLATION
A8-3
DATED 03/2014

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

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

Colorado Springs Utilities
It's how we're all connected

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.

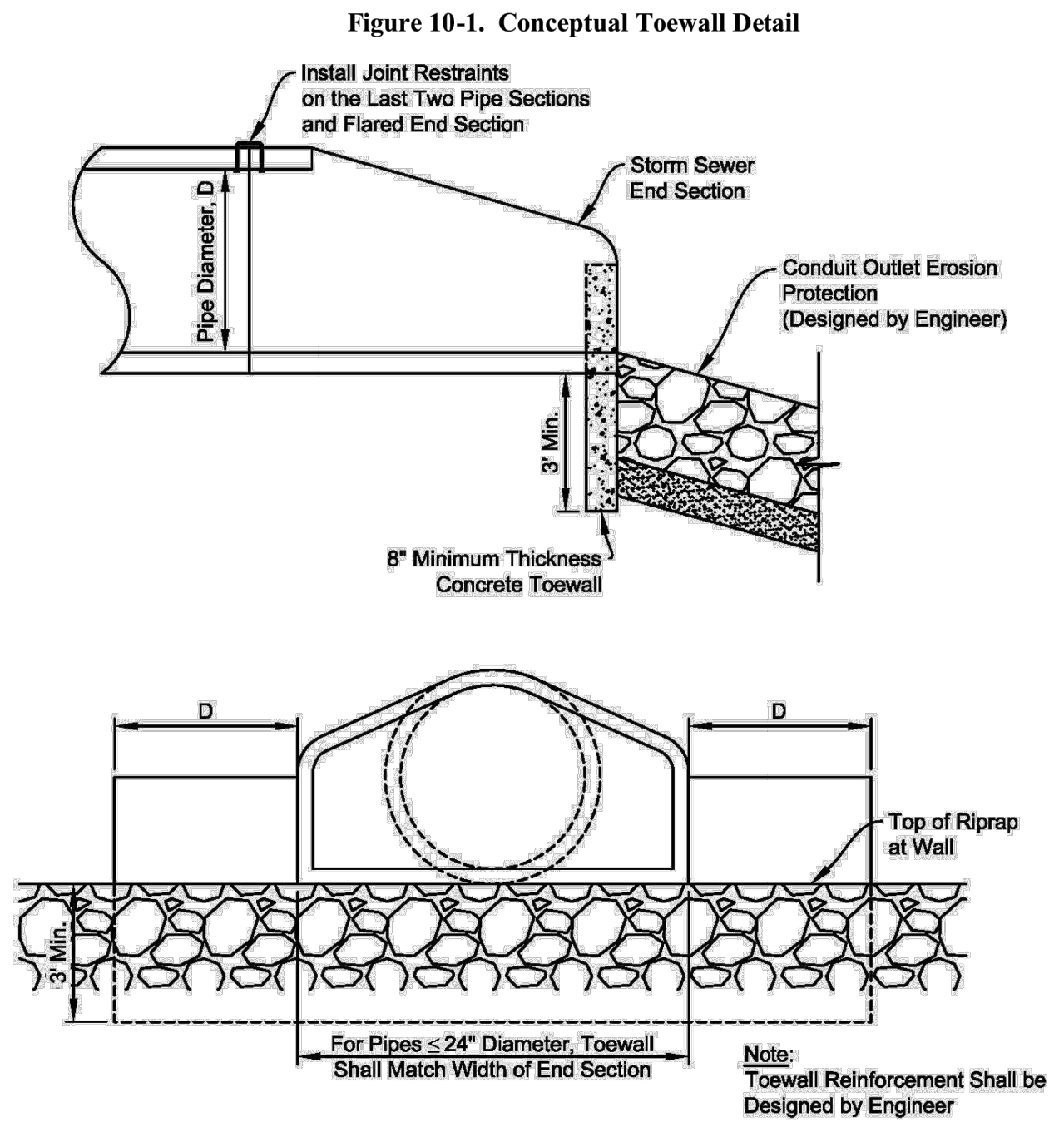
WHERE THE WATER MAIN CROSSES OTHER UTILITY INFRASTRUCTURE AND THE REQUIRED SEPARATION CANNOT BE MET, THE DESIGN ENGINEER SHALL DESIGN AND CONSTRUCT THE CROSSING TO PROTECT THE WATER MAIN FROM OTHER UTILITY INFRASTRUCTURE. WHERE THE WATER MAIN CROSSES A WASTEWATER, STORM SEWER, OR A NONPOTABLE WATER MAIN 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



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

PREPARED FOR
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BRADY WILLIAMS

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BY	DATE	NO.	REVISION	DESIGNED BY	DRAWN BY	CHECKED BY	H-SCALE	V-SCALE	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
										N/A	N/A	N/A	N/A	N/A	N/A
									5/15/24	MMC	MMC				

SADDLEHORN RANCH - FILING 3 DETAILS

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

SHEET 61 OF 64
JOB NO. 25142.05



WESTERN EXCELSIOR
Slope Installation
Instructions EXCEL PP5-8

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.

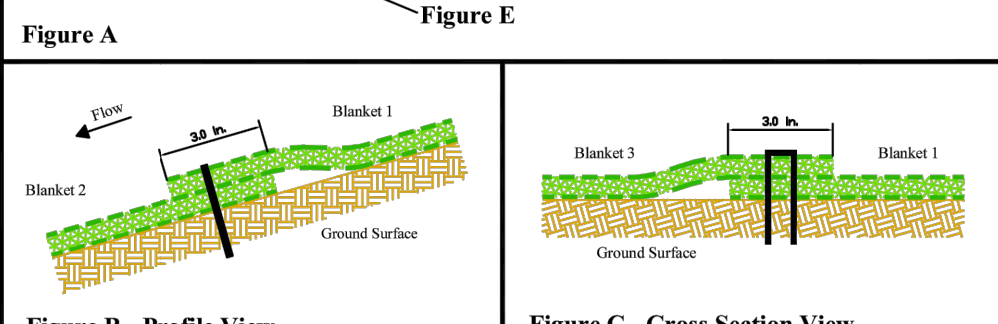
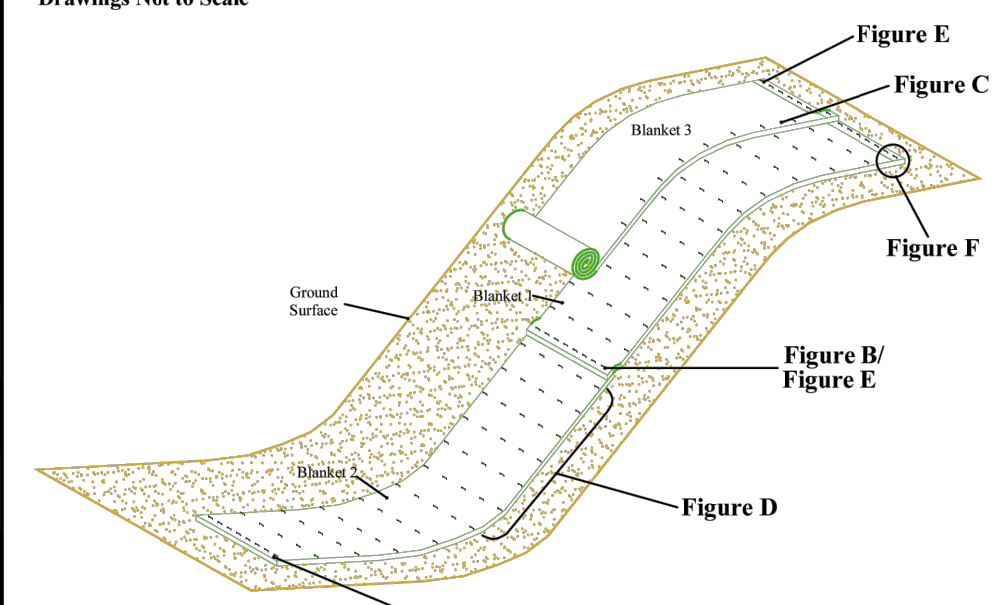
Step 3 - Staple Selection
At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

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.

* Drawings Not to Scale



Product Application/Equivalency Specifications
Excel PP5-8 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 PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 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_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 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_PP58_SII

TURF REINFORCEMENT MAT

WESTERN EXCELSIOR
Slope Installation
Instructions EXCEL CC-4

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.

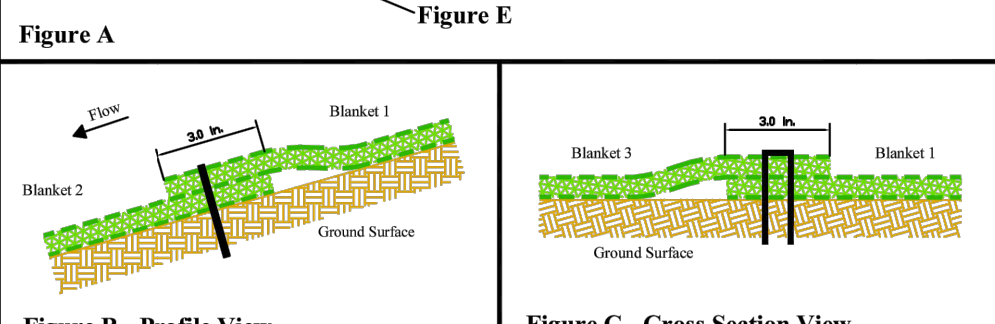
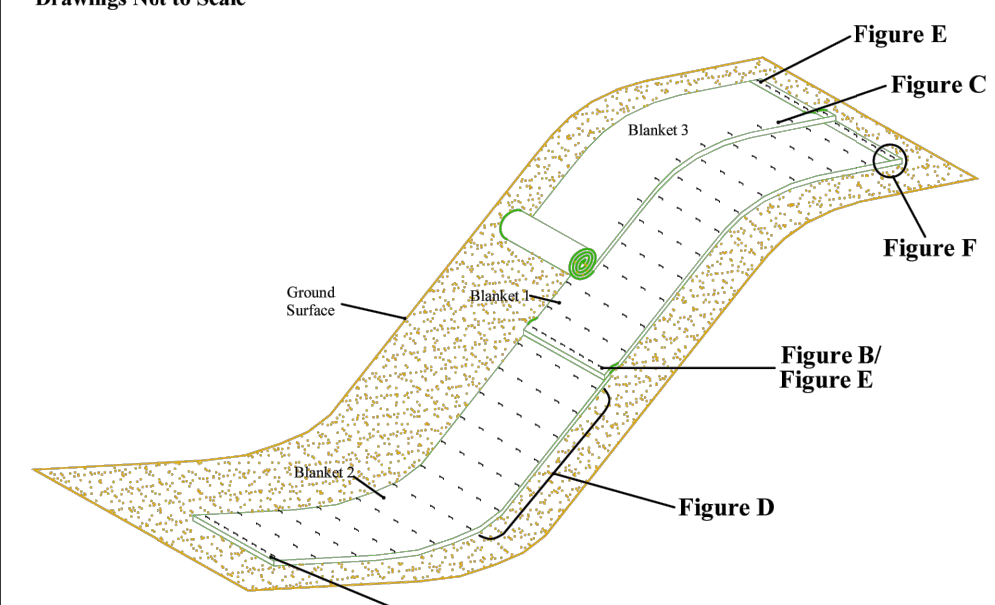
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* Drawings Not to Scale



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
Channel Installation
Instructions EXCEL PP5-8

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.

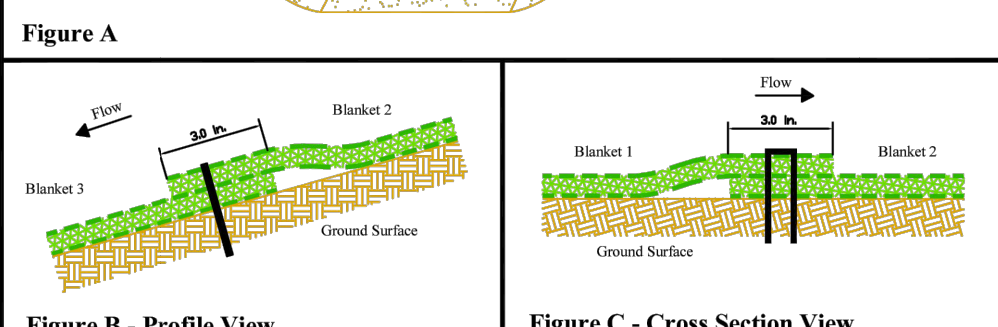
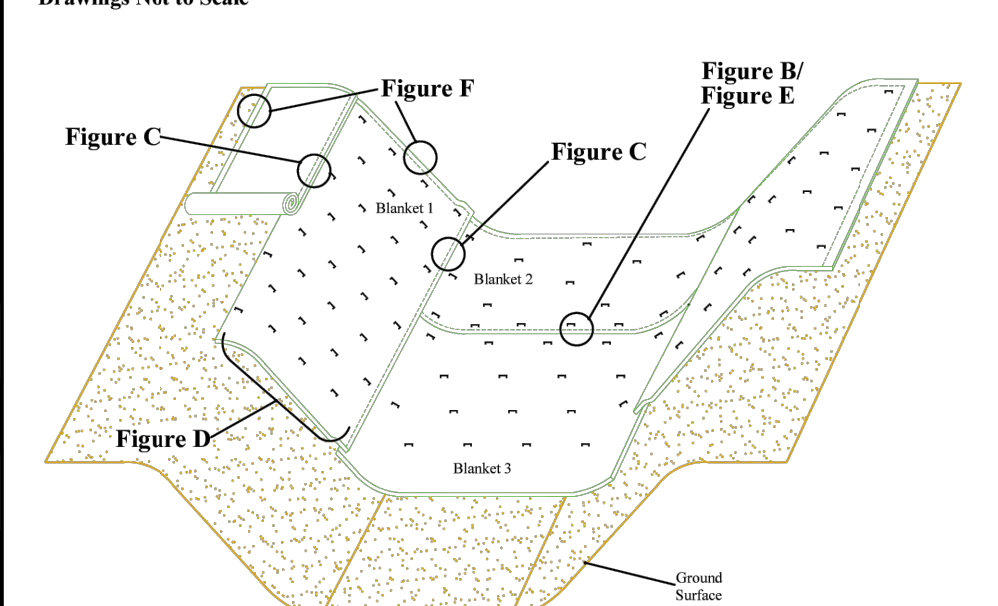
Step 3 - Staple Selection
At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

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).

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.

* Drawings Not to Scale



Product Application/Equivalency Specifications
Excel PP5-8 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 PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 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_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 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_PP58_CII

TURF REINFORCEMENT MAT

WESTERN EXCELSIOR
Channel Installation
Instructions EXCEL CC-4

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.

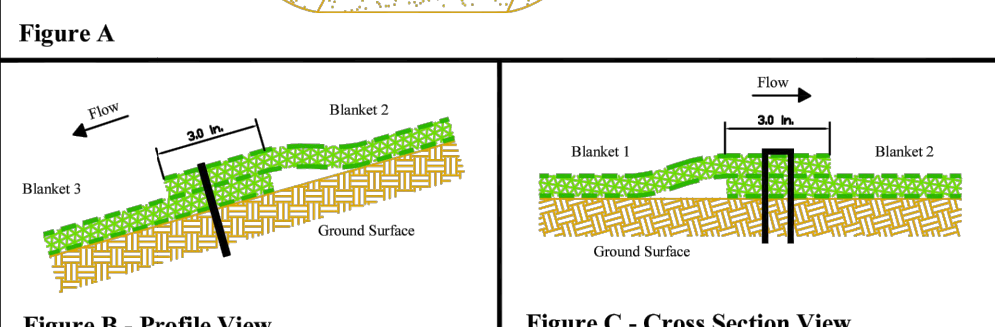
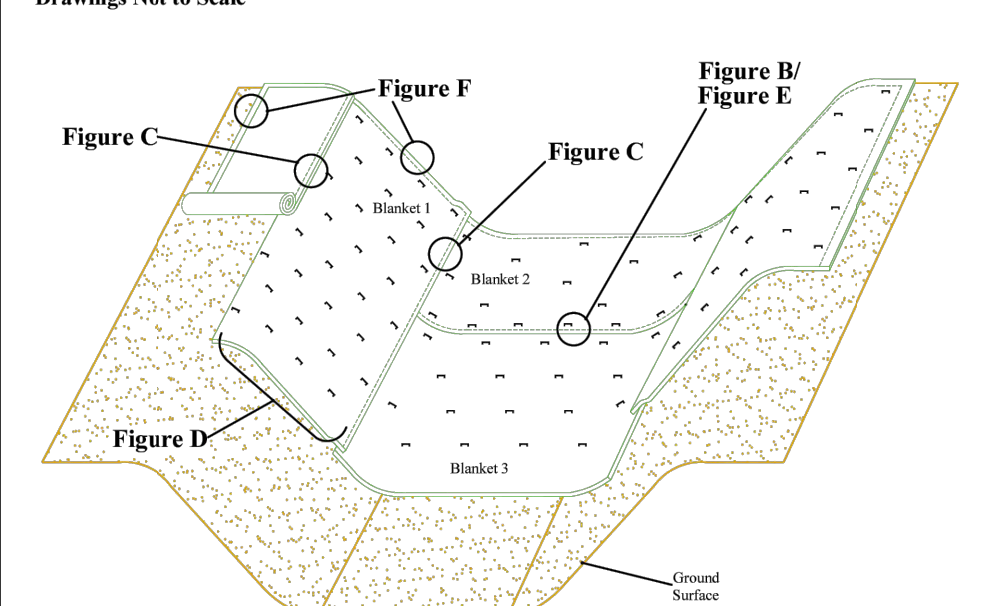
Step 3 - Staple Selection
At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

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).

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.

* Drawings Not to Scale



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_SPEC and performance information 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_CII

EROSION CONTROL BLANKET



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/yd ² (322 g/m ²)
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



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 PP5-8 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)
ASTM D7322 Bench Scale Vegetation Establishment Test	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 _{veg} /CF _{TRM}	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.

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_PP58_PERF | 866-540-9810 / wexcotech@westernexcelsior.com | Updated 6/27/2017



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

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JOB NO. 25142.05