

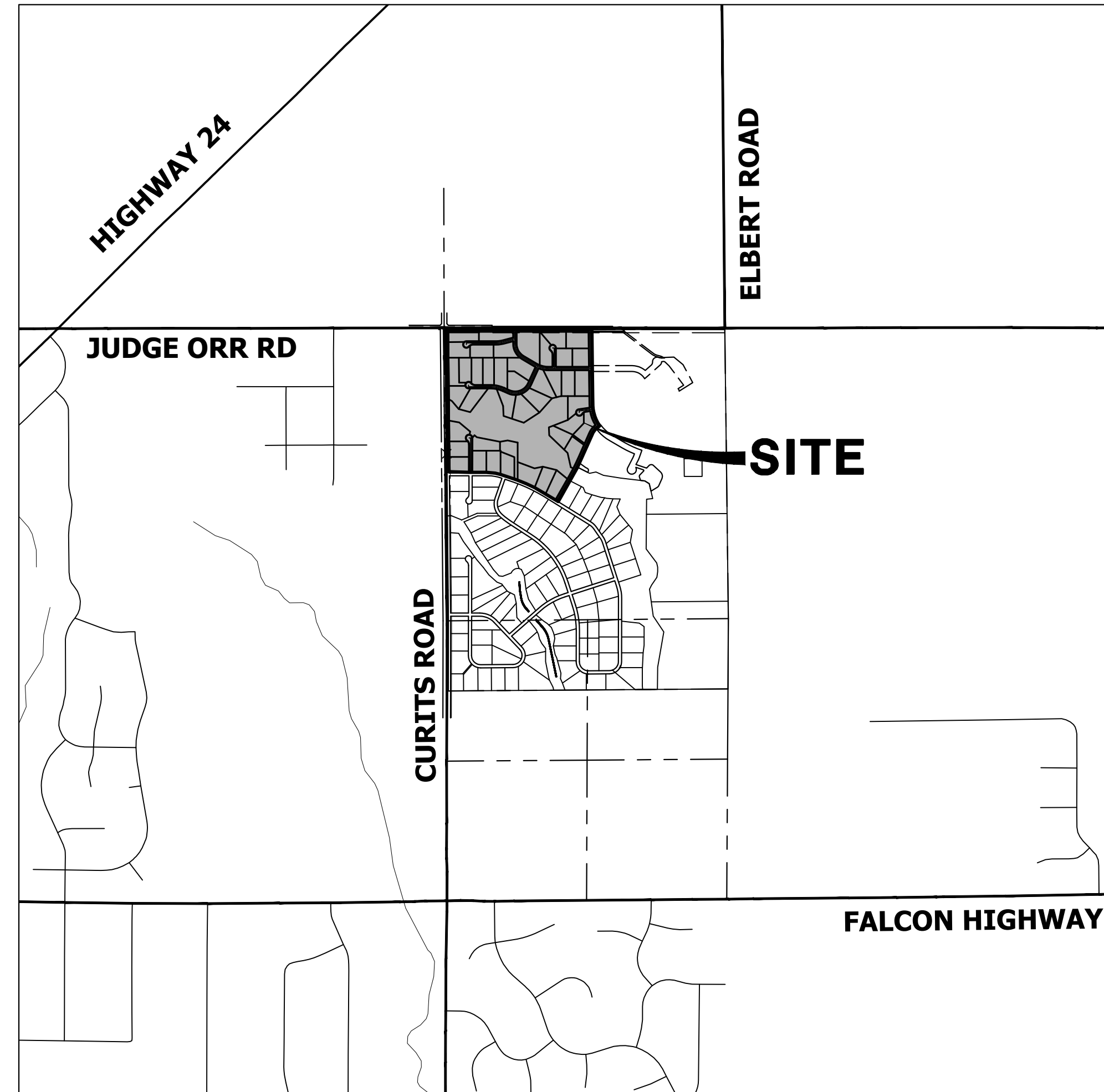
SADDLEHORN RANCH - FILING 3

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

CONSTRUCTION DOCUMENTS

ABBREVIATIONS

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



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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

CONTACTS:

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

BENCHMARK:

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

BASIS OF BEARINGS:

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



EL PASO COUNTY STATEMENT

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

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

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

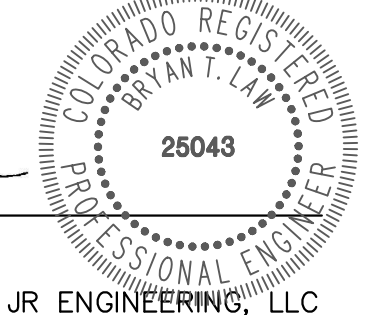
JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



4/22/24
DATE

PCD FILE NUMBER: SF-23-004

OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
1342 HIGH STREET
EUGENE, OR 97401
3/20/24
DATE

DISTRICT APPROVALS

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

Sandra Lehmann
FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT
AA31C2C2F0F8418...
10/16/2023
DATE



Know what's below.
Call before you dig.

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

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

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

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

BY	DATE	No.	REVISION

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

SOIL RIPRAP NOTES:

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

SIGNING AND STRIPING NOTES

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

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

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



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

BY DATE

No. REVISION

H-SCALE
 V-SCALE

DATE
 DESIGNED BY
 DRAWN BY
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 GENERAL NOTES



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
 APR 22/24
 PROFESSIONAL ENGINEER

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

SHEET 2 OF 64

JOB NO. 25142.05

LAYER LINETYPE LEGEND

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

UTILITIES LEGEND

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

MONUMENTATION LEGEND

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

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

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

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

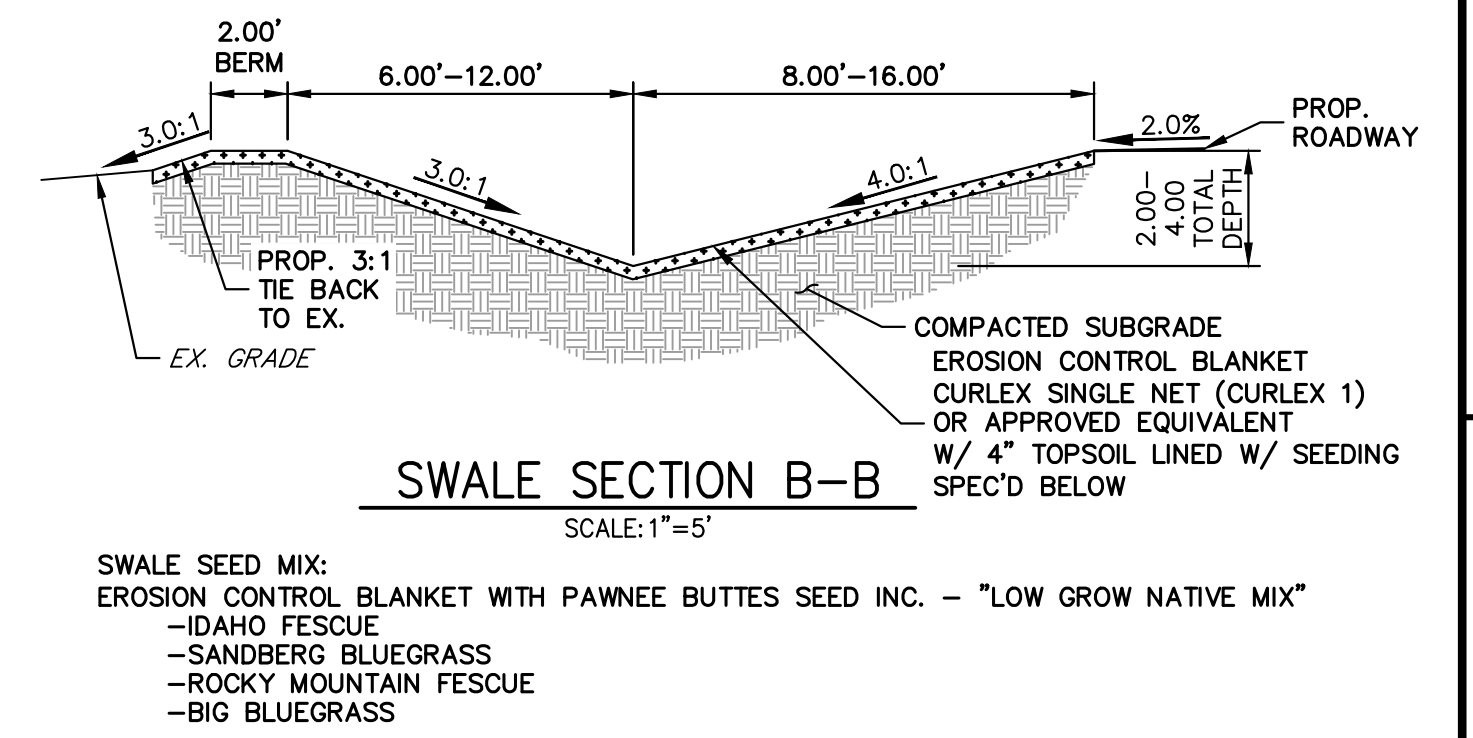
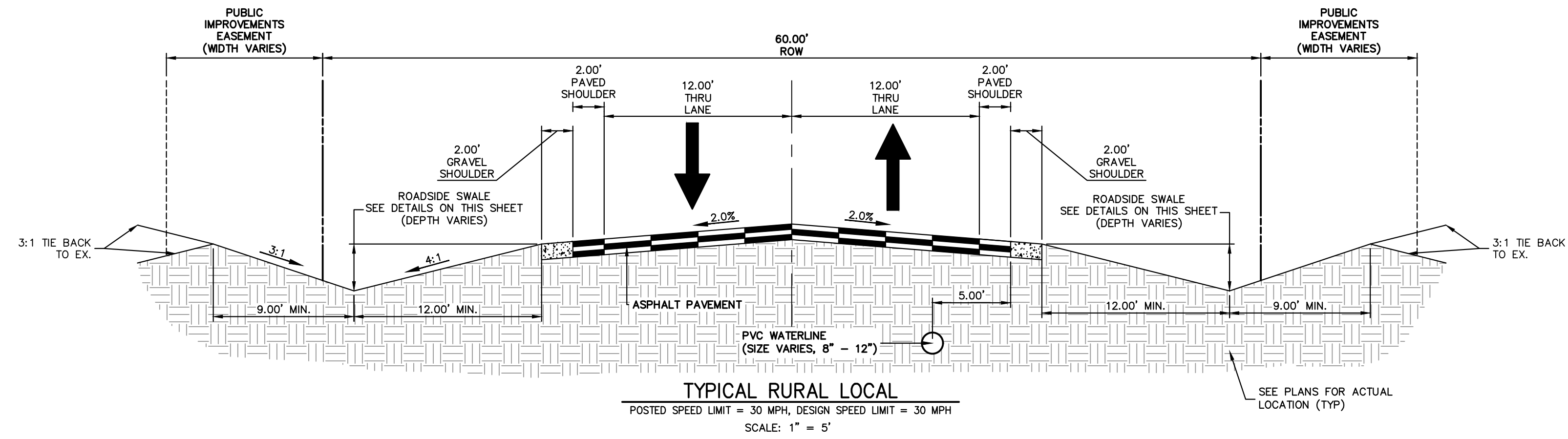
BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	AMT	DRAWN BY	AMT	CHECKED BY
				4/17/24					

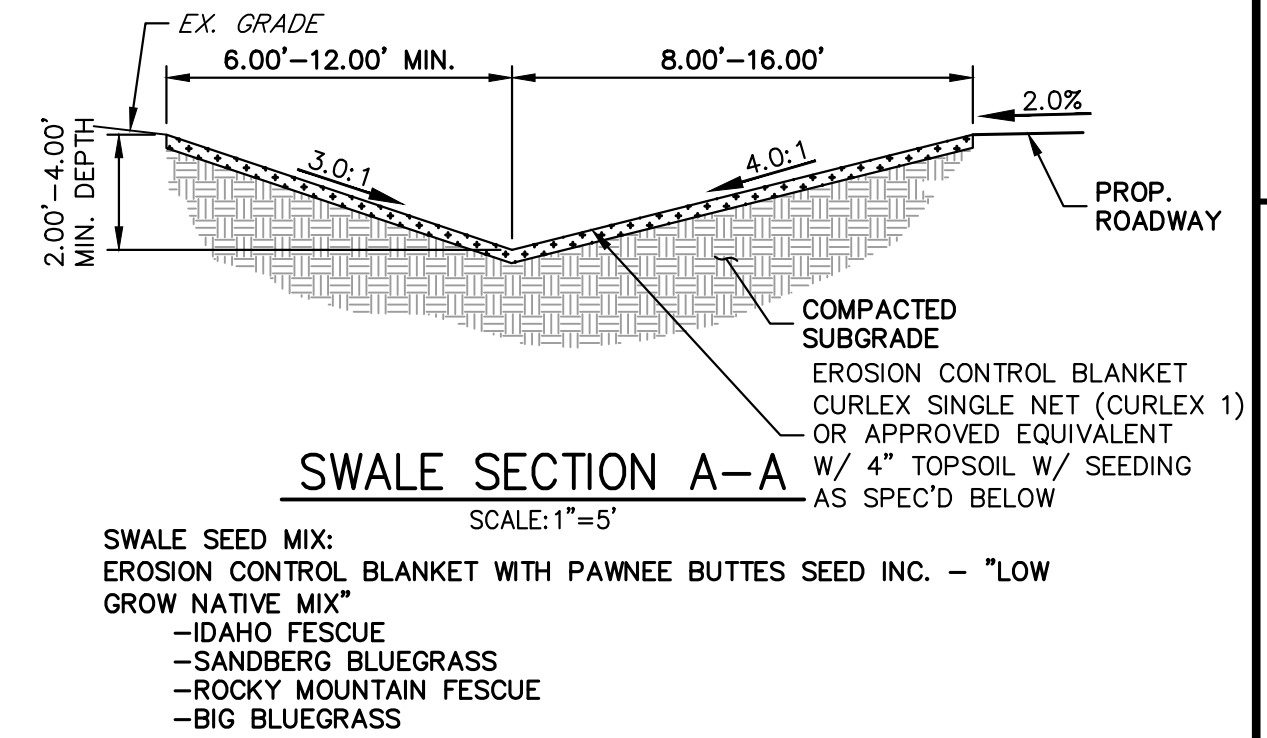
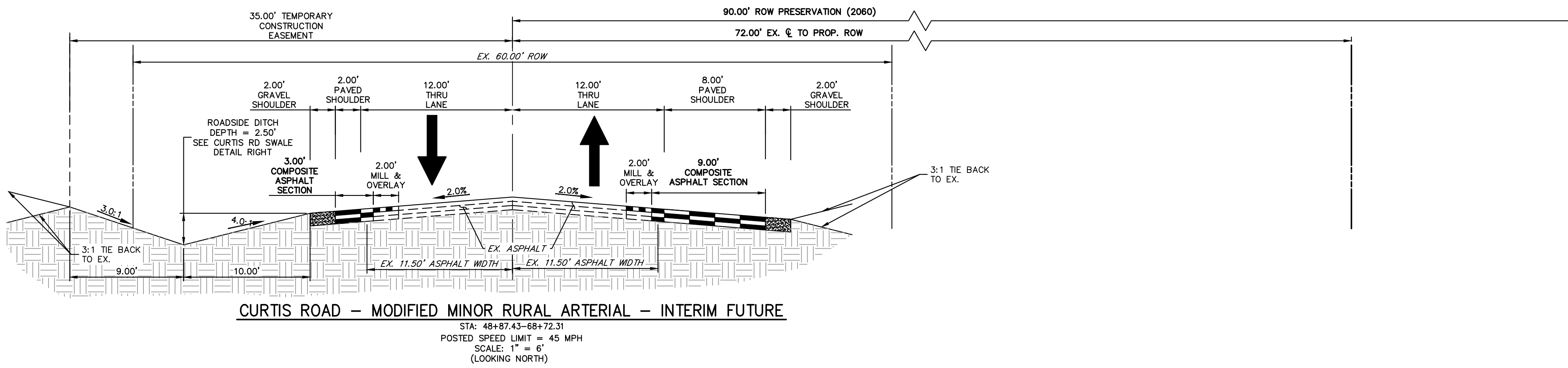
SADDLEHORN RANCH - FILING 3
LEGEND



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
[Signature]
25043
4/22/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

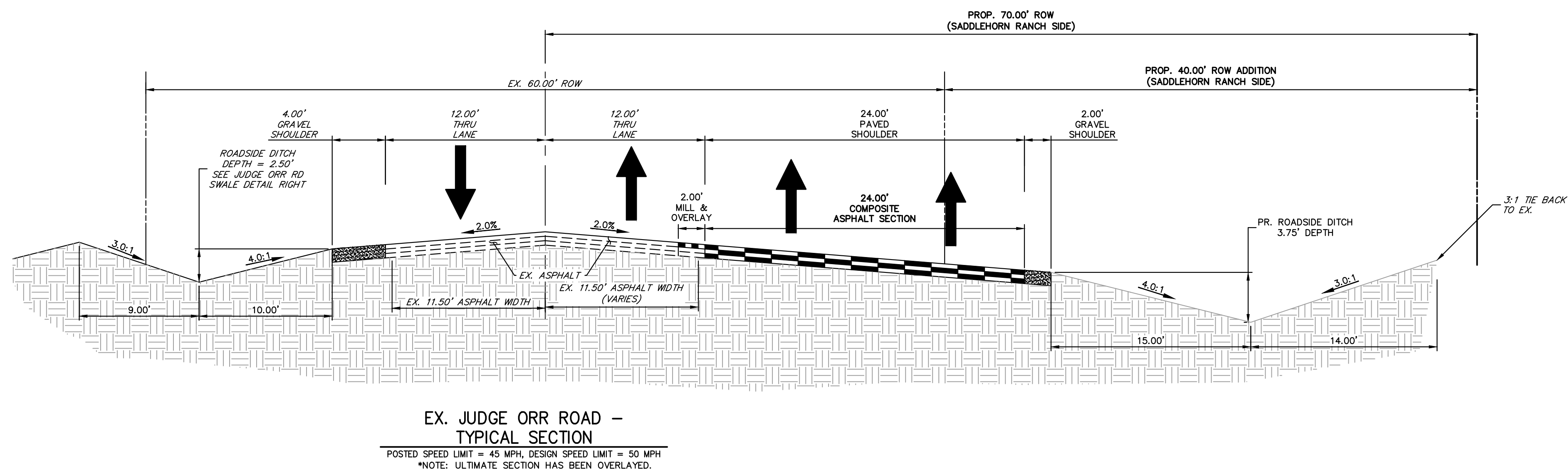


SWALE SEED MIX:
 EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 -IDAHO FESCUE
 -SANDBERG BLUEGRASS
 -ROCKY MOUNTAIN FESCUE
 -BIG BLUEGRASS



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

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



EX. JUDGE ORR ROAD - TYPICAL SECTION
 POSTED SPEED LIMIT = 45 MPH, DESIGN SPEED LIMIT = 50 MPH
 *NOTE: ULTIMATE SECTION HAS BEEN OVERLAPPED.

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

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9988 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com



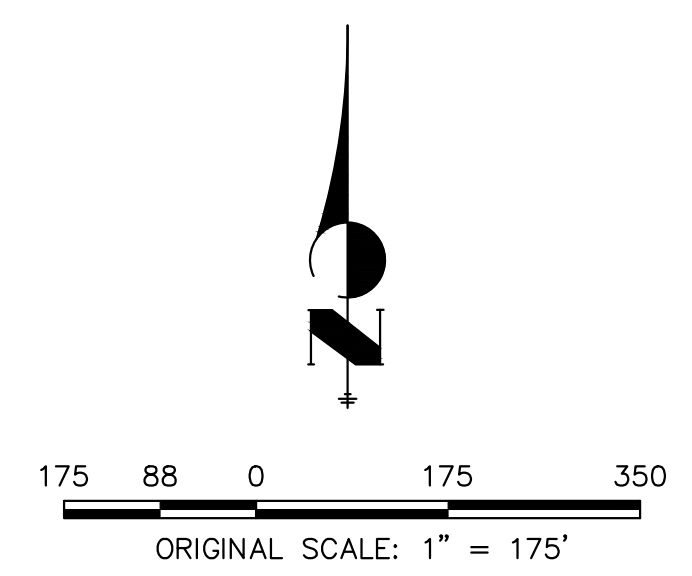
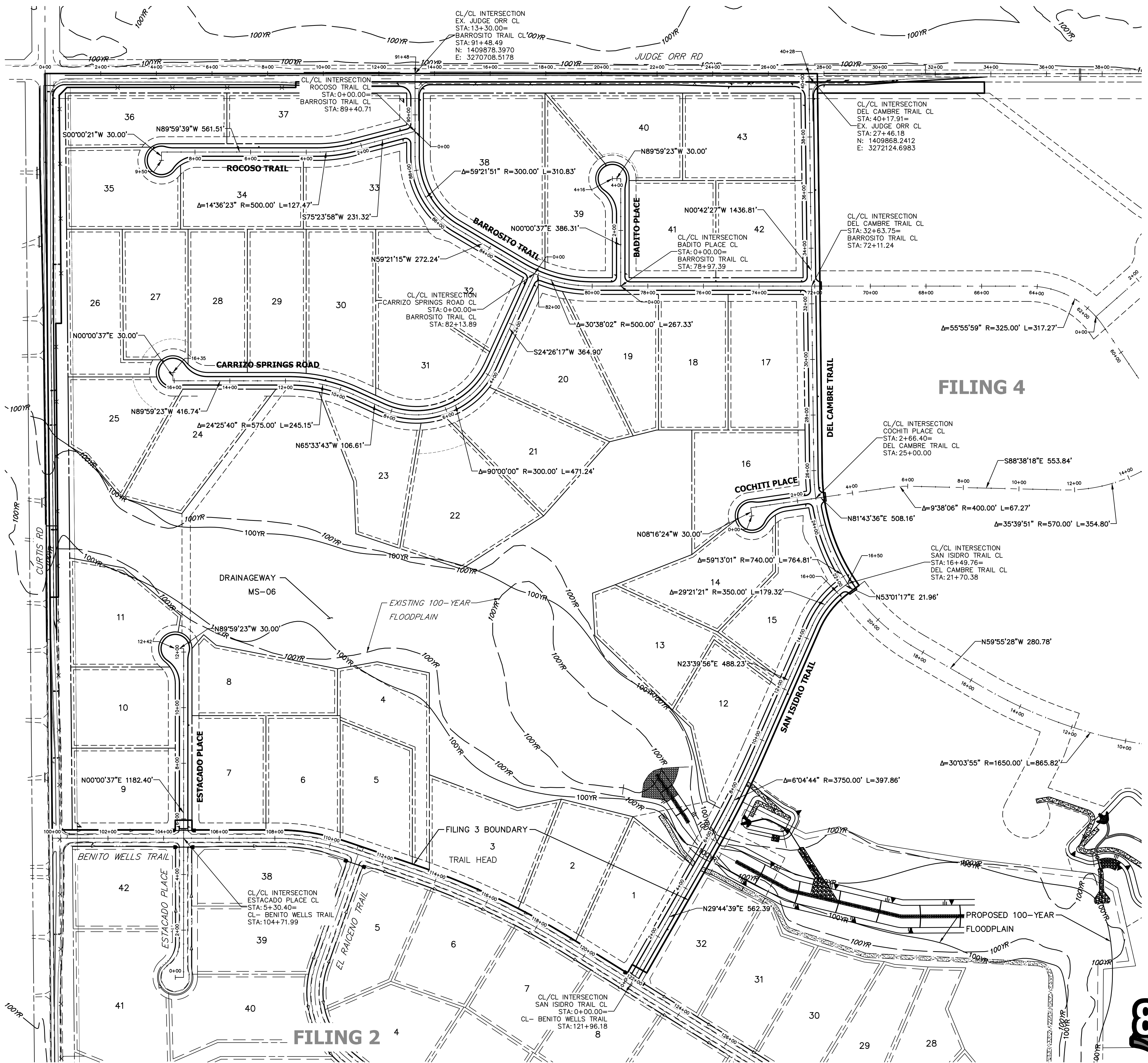
NO.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
VARIES	N/A	4/17/24	AMT	AMT	




Know what's below.
 Call before you dig.

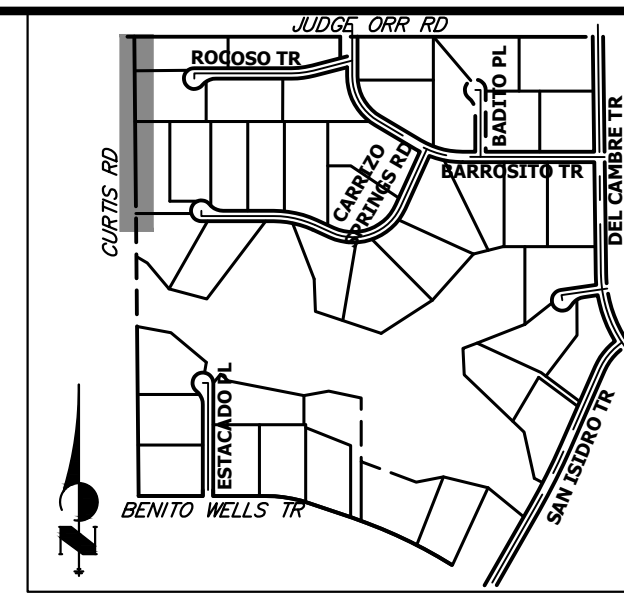
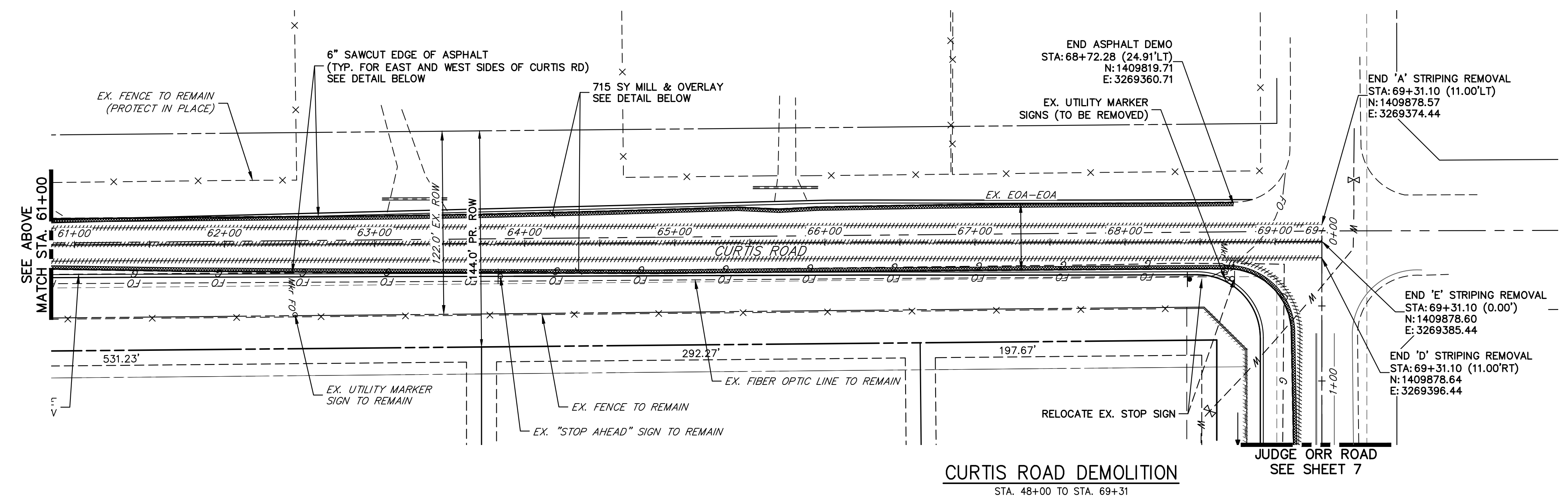
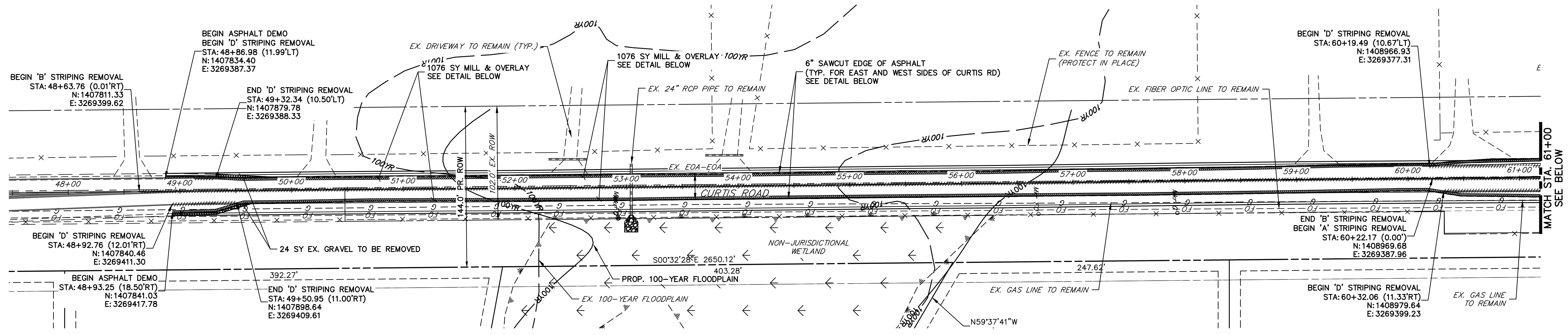
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 APR 22 2024
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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: 4/22/24

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
 JR ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=175'
V-SCALE	N/A
DATE	4/17/24
DESIGNED BY	CJS
DRAWN BY	CJS
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
HORIZONTAL CONTROL PLAN	
SHEET	5 OF 64
JOB NO.	25142.05

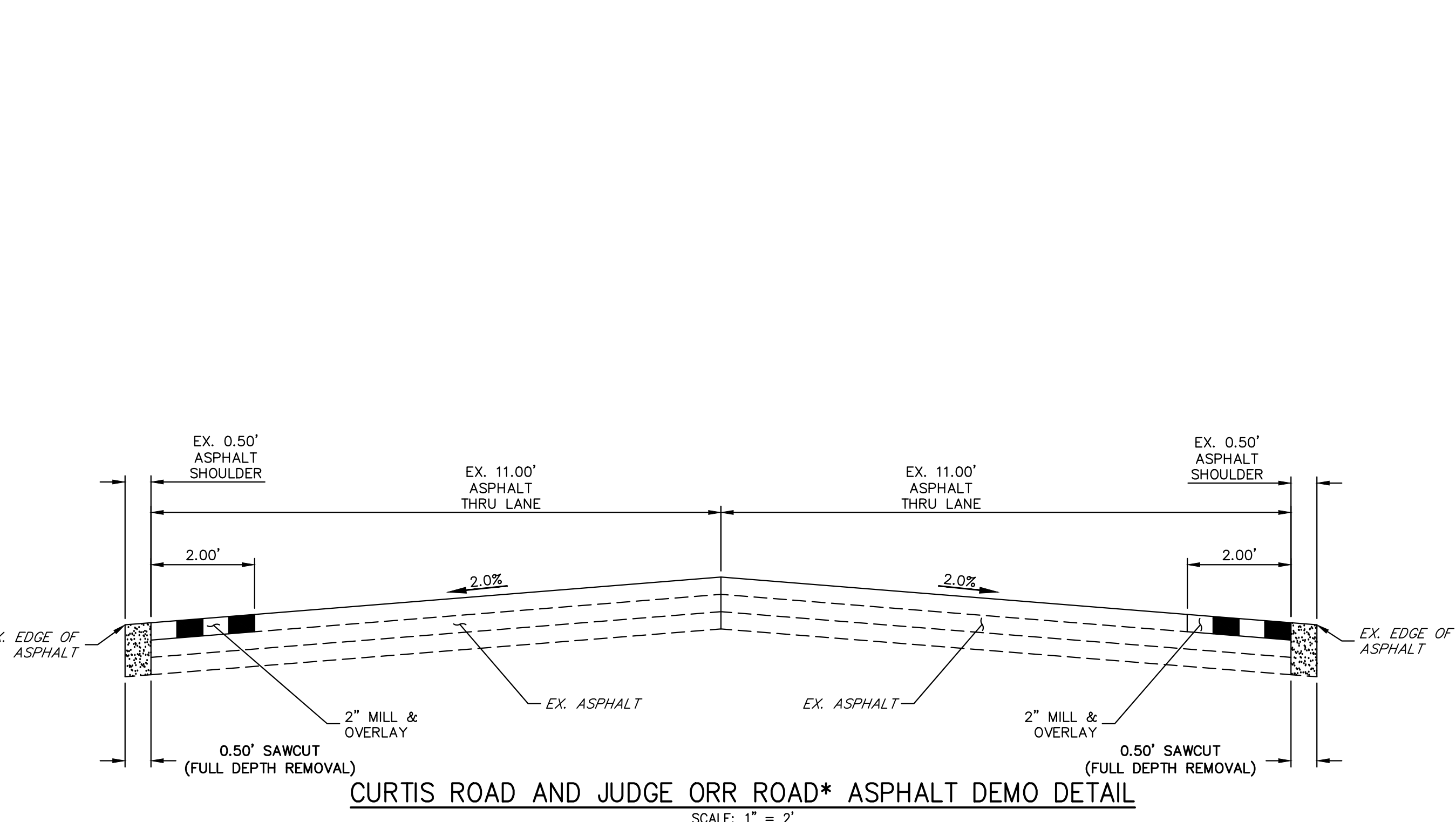


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

BY	DATE	REVISION



- 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

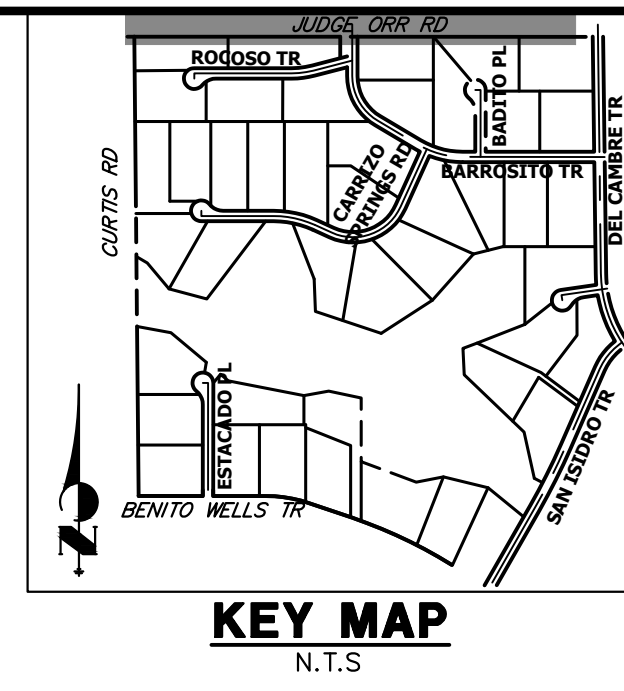
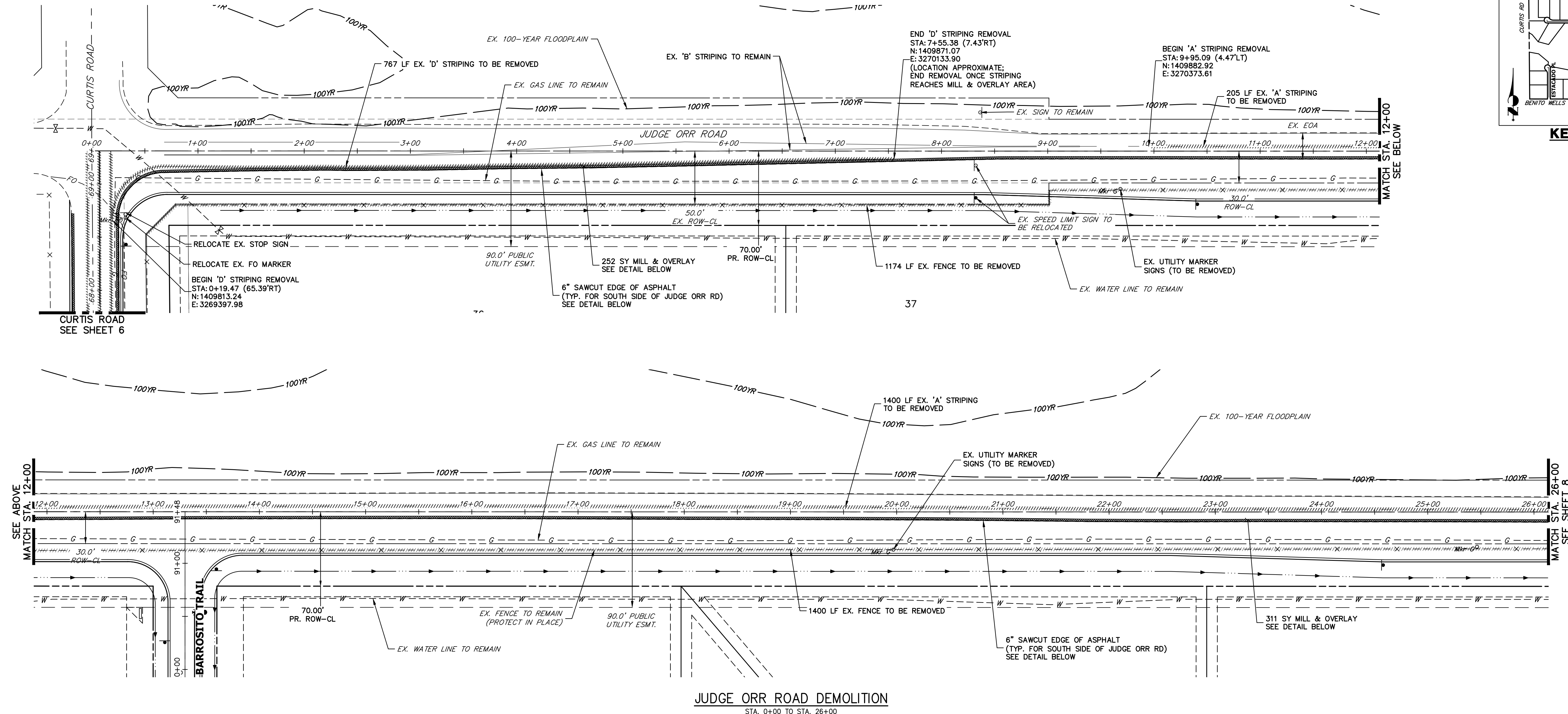
- DEMOLITION NOTES**
- ALL EXISTING C STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
 - ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
 - EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
 - EXISTING EDGE LINE STRIPING TO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

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

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

DATE: 4/22/24



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

LEGEND

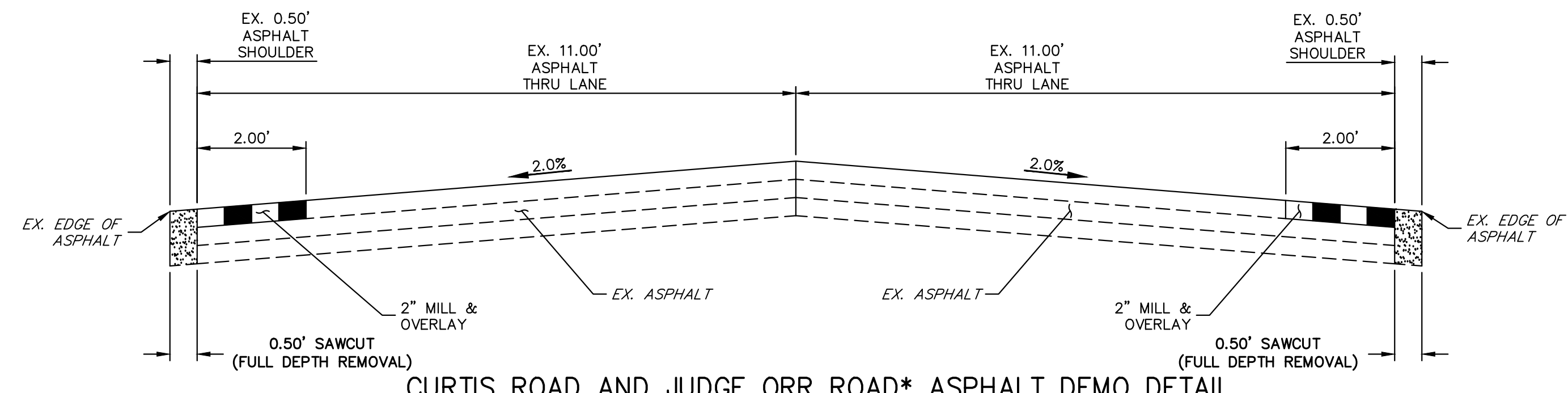
- | | |
|--|--|
| <ul style="list-style-type: none"> ▬ PROPOSED SIGN ▬ EXISTING SIGN ⊗ PROPOSED STRIPE ⊗ EXISTING STRIPE | <ul style="list-style-type: none"> (A) CENTER LINE - 4" WIDE, 3" GAP, SOLID DOUBLE YELLOW (B) CENTER LINE - 4" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW (C) LANE LINE - 4" WIDE, 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

1. ALL EXISTING C STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
2. ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
3. EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
4. 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

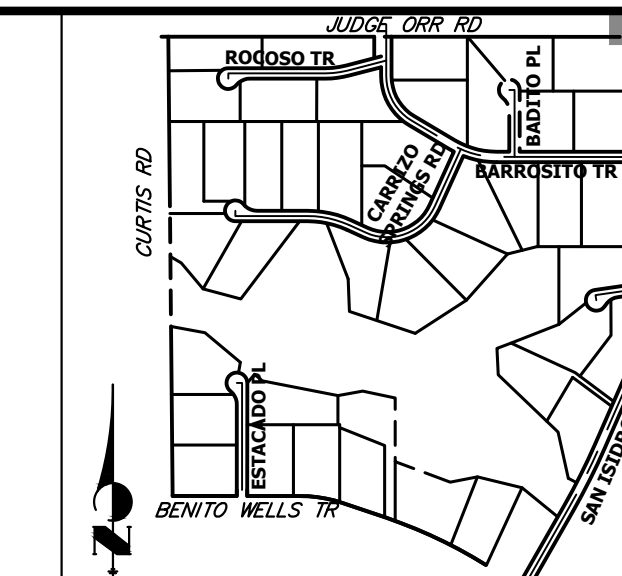
50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'

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: 4/22/24

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 300-740-0888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 10%;">H-SCALE</td> <td style="width: 10%;">1" = 50'</td> <td style="width: 10%;">V-SCALE</td> <td style="width: 10%;">N/A</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">4/17/24</td> <td style="width: 10%;">DESIGNED BY</td> <td style="width: 10%;">RWK</td> <td style="width: 10%;">DRAWN BY</td> <td style="width: 10%;">RWK</td> <td style="width: 10%;">CHECKED BY</td> <td> </td> </tr> </table>	No.	REVISION	BY	DATE																																									H-SCALE	1" = 50'	V-SCALE	N/A	DATE	4/17/24	DESIGNED BY	RWK	DRAWN BY	RWK	CHECKED BY	
No.	REVISION	BY	DATE																																																							
H-SCALE	1" = 50'	V-SCALE	N/A	DATE	4/17/24	DESIGNED BY	RWK	DRAWN BY	RWK	CHECKED BY																																																
SADDLEHORN RANCH - FILING 3 CURTIS RD & JUDGE ORR RD DEMOLITION PLAN		SHEET 7 OF 64 JOB NO. 25142.05																																																								

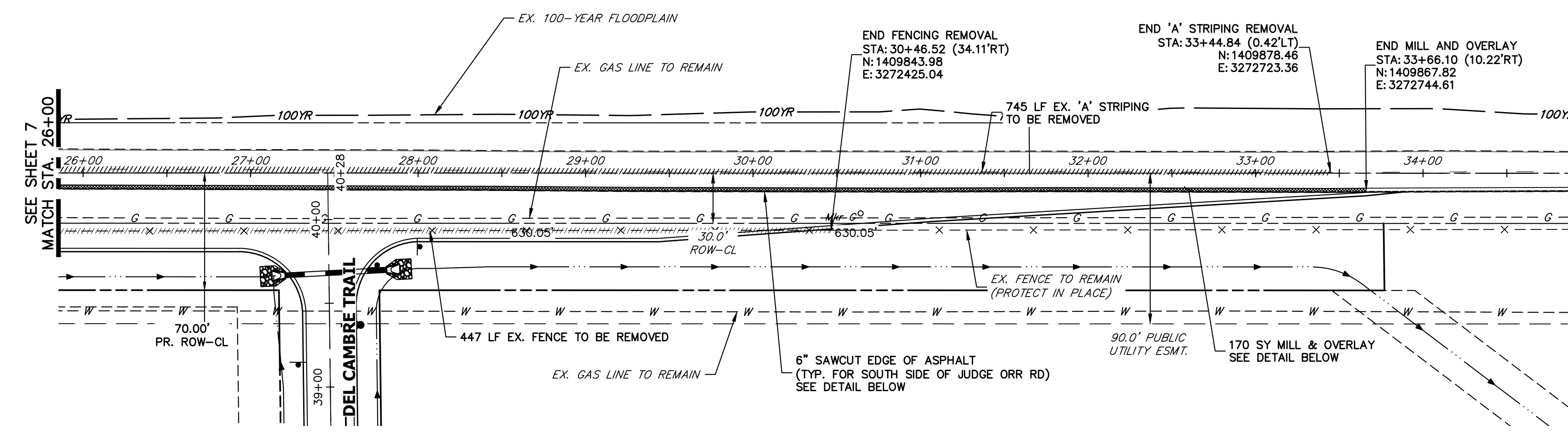


KEY MAP
N.T.S.

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

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

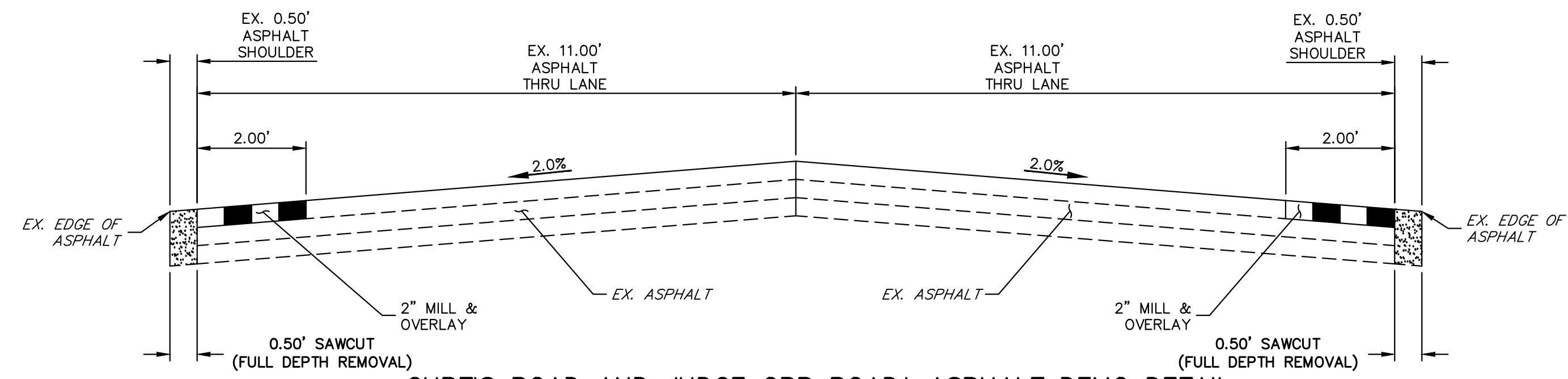
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



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

LEGEND

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



CURTIS ROAD AND JUDGE ORR ROAD* ASPHALT DEMO DETAIL

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

DEMOLITION LEGEND

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

DEMOLITION NOTES

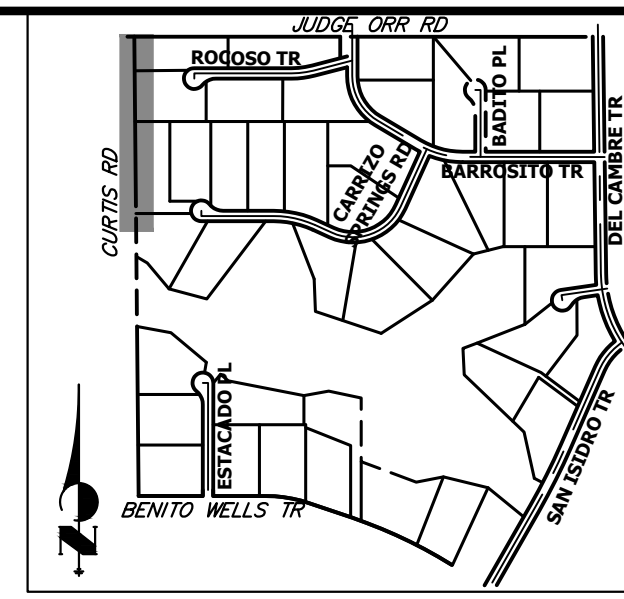
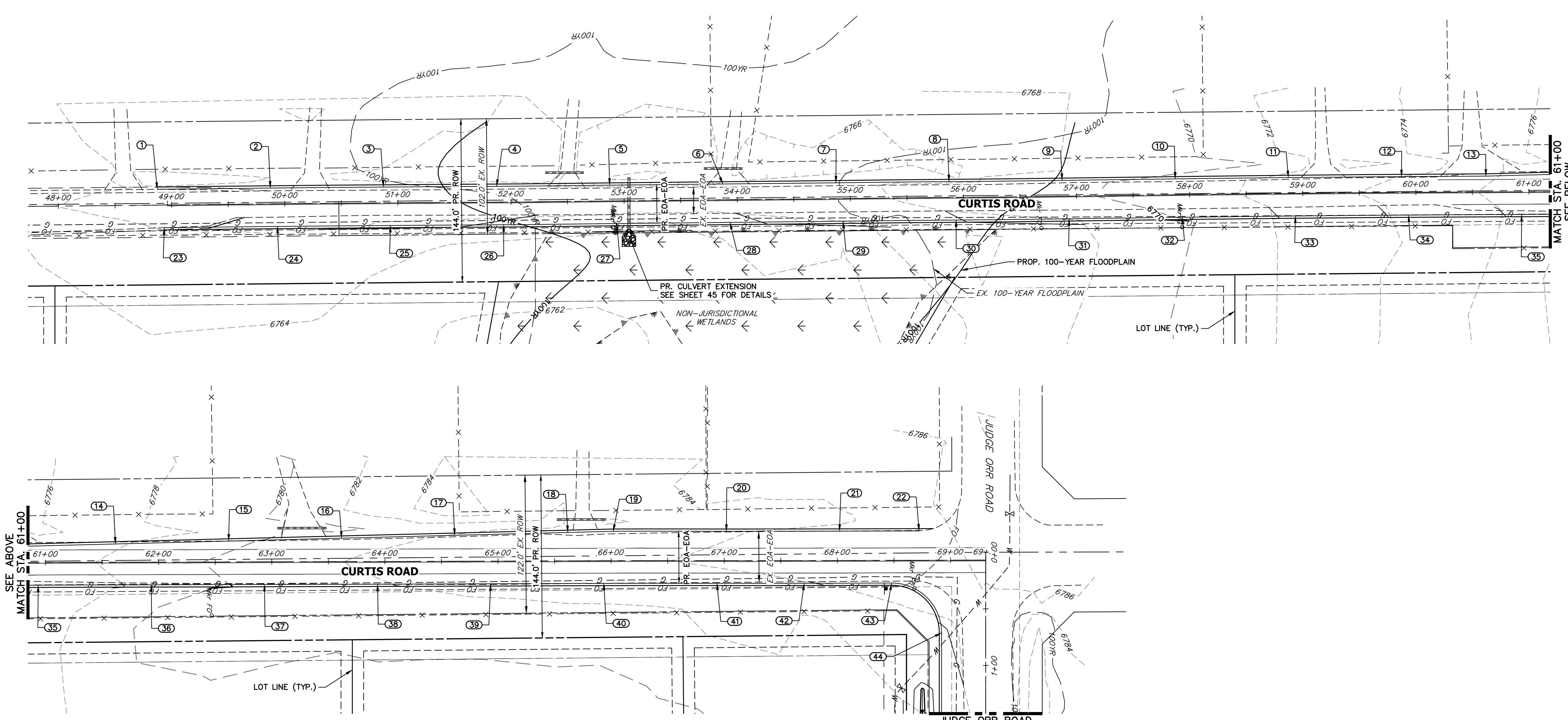
- ALL EXISTING C STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
- ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
- EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
- EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS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

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

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 4/22/24

No.	REVISION	BY	DATE	1" = 50'		DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE			
				N/A	N/A	4/17/24	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

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

STREET IMPROVEMENT NOTES

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

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

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

 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

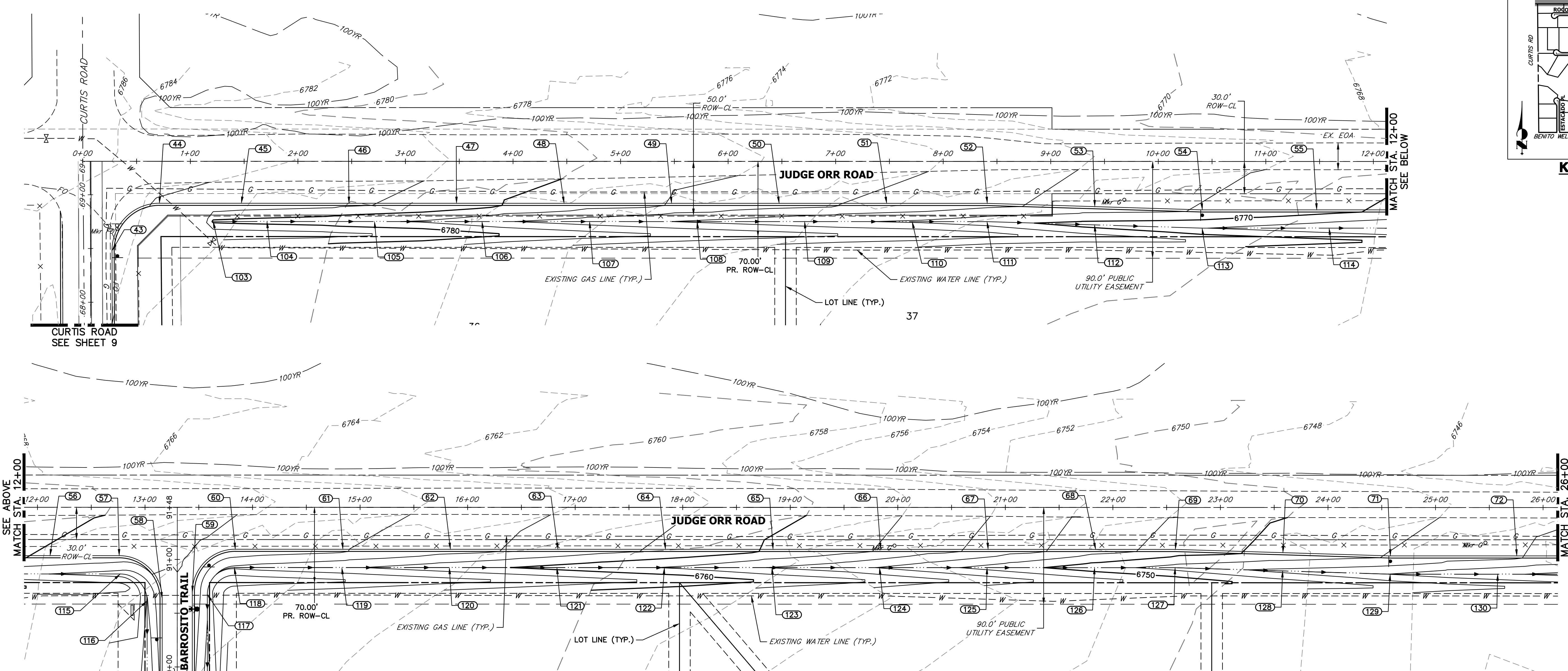
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

J.R. ENGINEERING
 A Westman Company

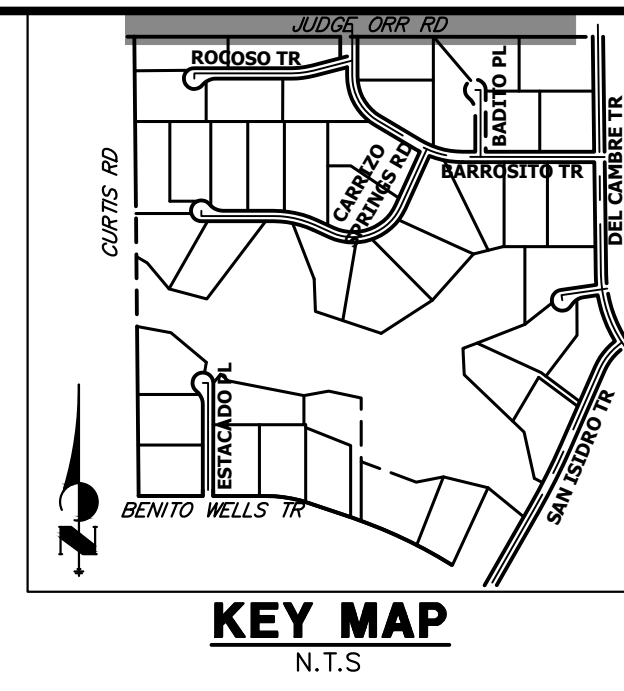
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

 BY DATE
 No. REVISION
 H-SCALE 1"=50'
 V-SCALE N/A
 DATE 4/17/24
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

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.

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

Know what's below.
Call before you dig.

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

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

25043
4/22/24

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

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

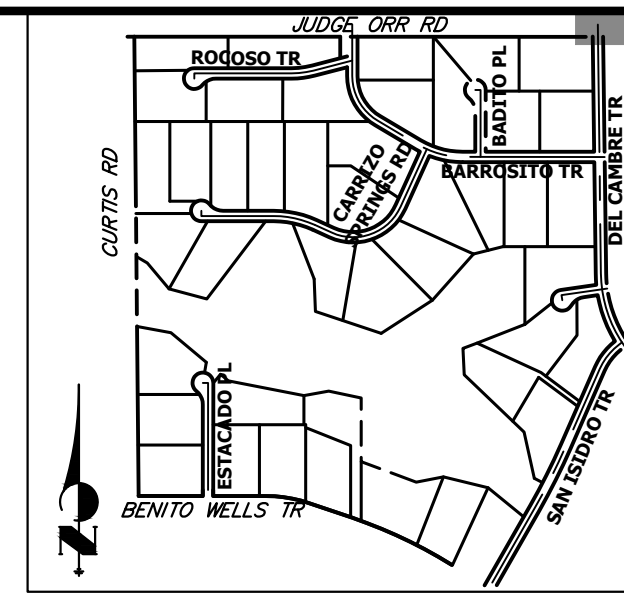
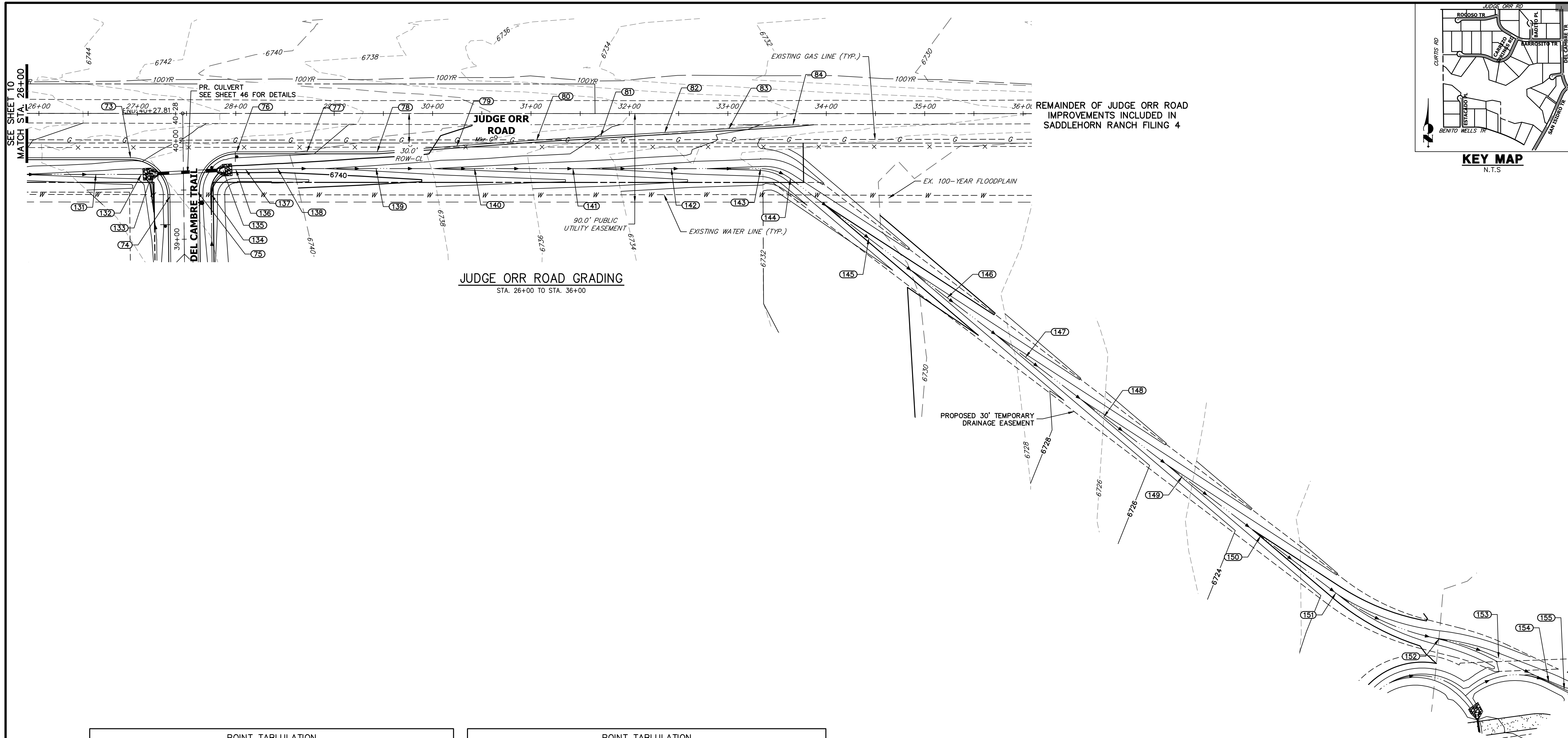
J.R. ENGINEERING
A Westhorn Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No.	REVISION				
1"	50'				
H-SCALE	V-SCALE	N/A			
DATE	DESIGNED BY	4/17/24	RWK		
	DRAWN BY		RWK		
	CHECKED BY				

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

SHEET 10 OF 64
JOB NO. 25142.05



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

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

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

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

STREET IMPROVEMENT NOTES

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

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

APPROVED BY: *Brady Williams*
BRADY WILLIAMS
7/07/365-6891

DATE: 4/22/24

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 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

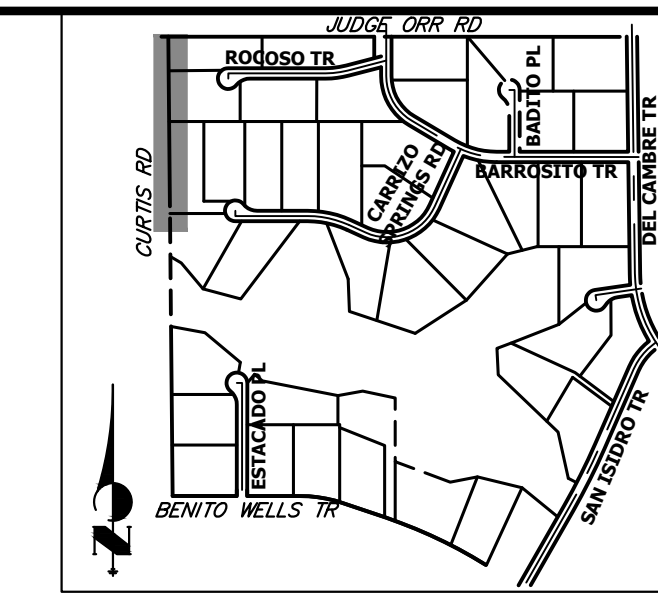
BY: _____ DATE: _____

No. REVISION

1"	50"
H-SCALE	N/A
V-SCALE	N/A
DATE	4/17/24
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.

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

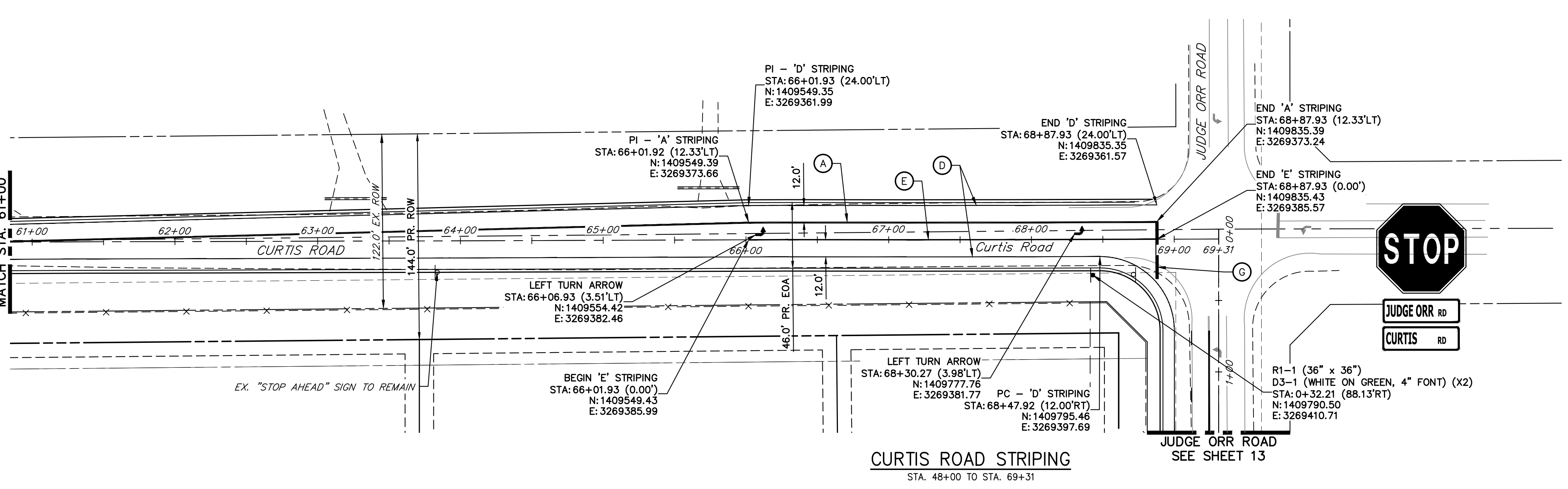
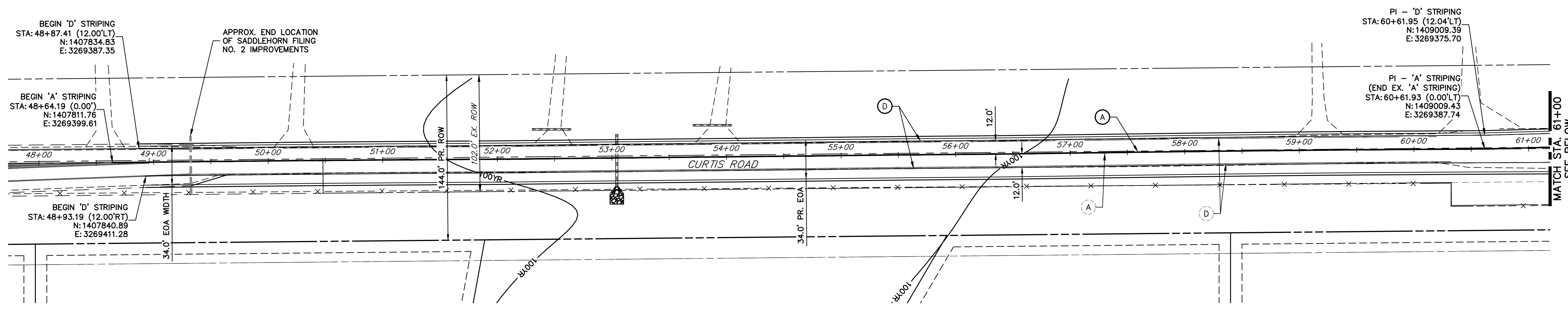
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION	1"=50'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		N/A			4/17/24	RWK	RWK	

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

LEGEND

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

Curtis Road Sign Tabulation

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

*Sign width depends on street name

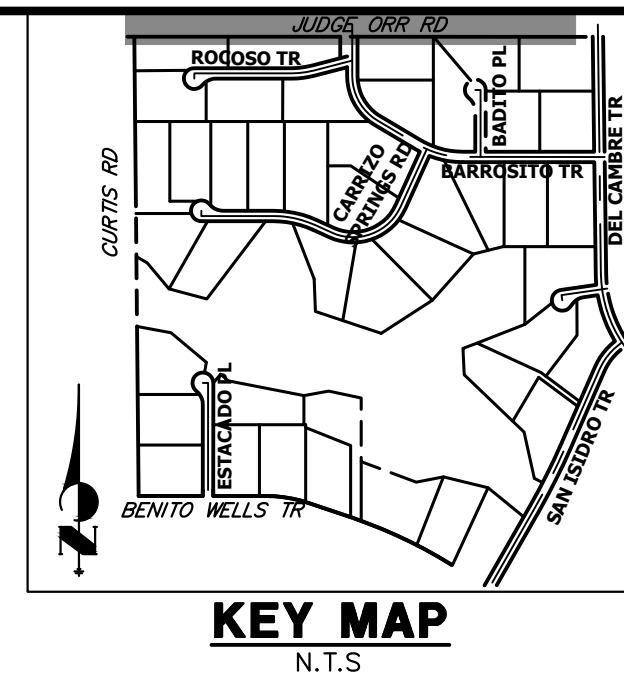
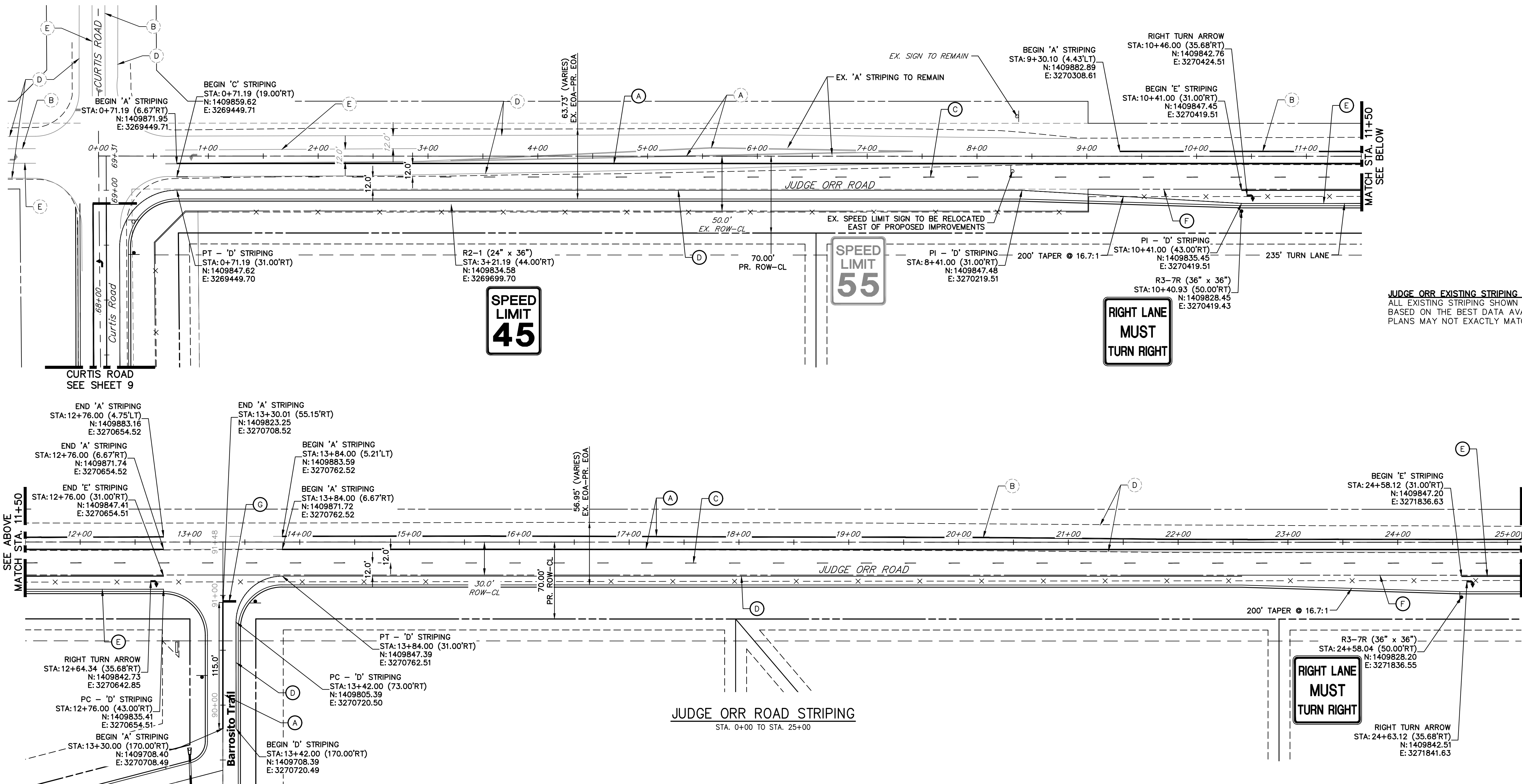
Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
 25043
 4/22/24

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



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

SIGNING AND STRIPING NOTES

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

LEGEND

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

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

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

4/22/24

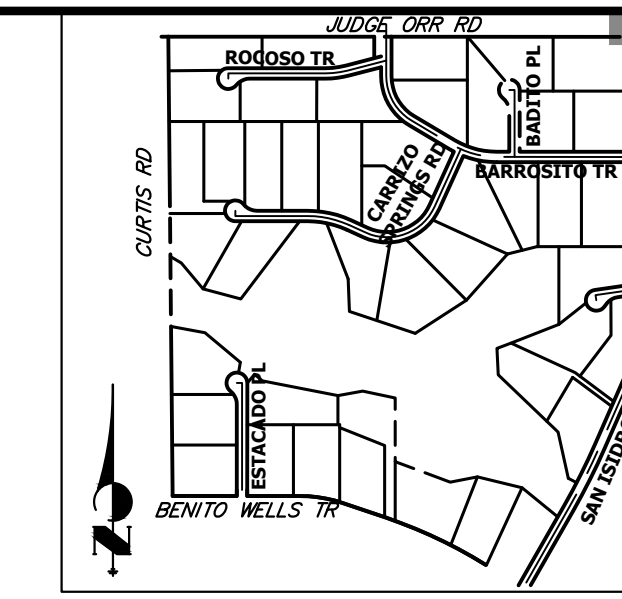
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

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

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

SHEET 13 OF 64
 JOB NO. 25142.05



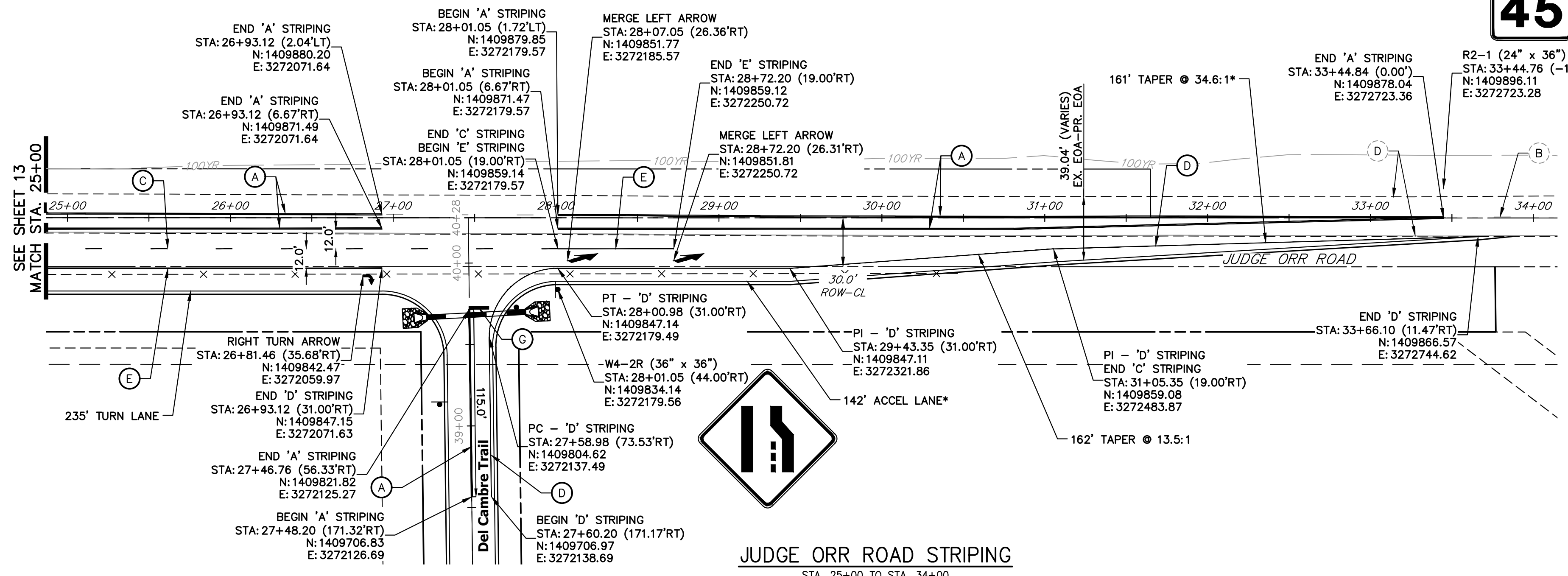
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

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

SPEED LIMIT 45



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

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

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

SIGNING AND STRIPING NOTES

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

LEGEND

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

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

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

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

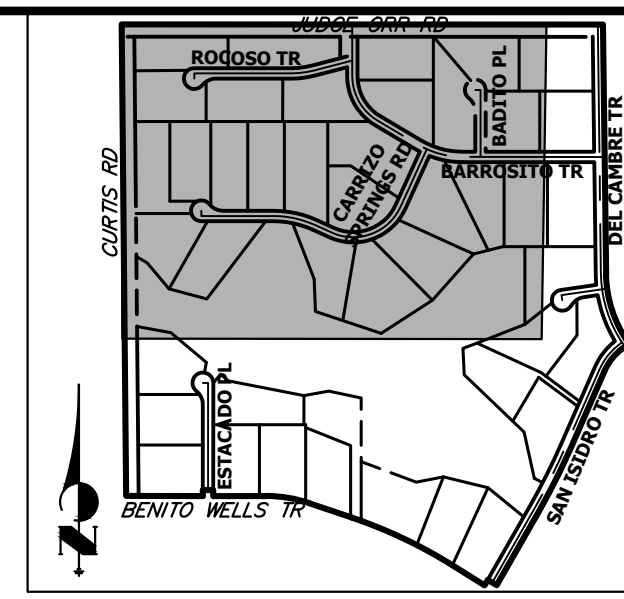
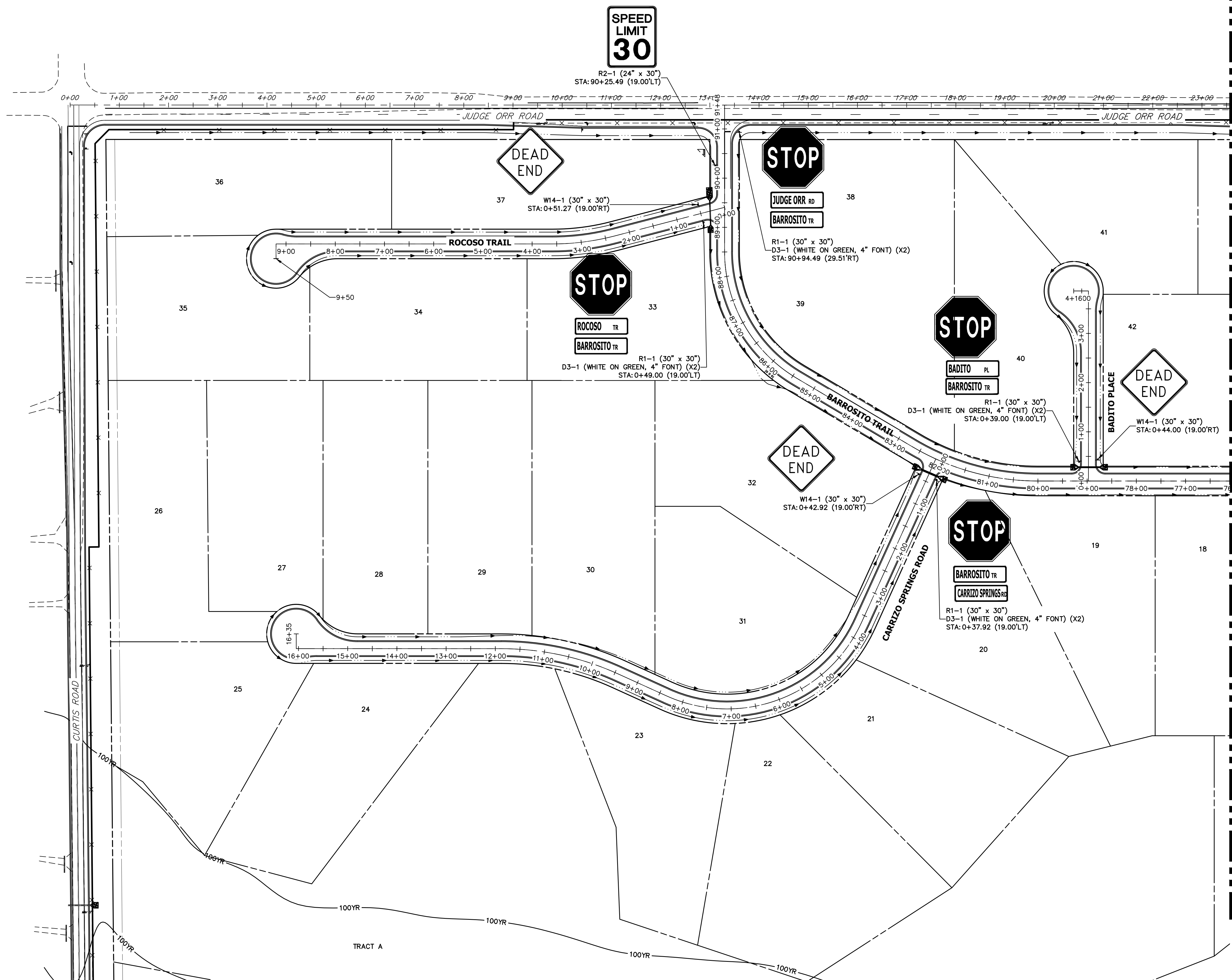
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 4/22/24

No.	REVISION	BY	DATE	1"=50'		DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE			
				N/A	N/A	4/17/24	RWK	RWK

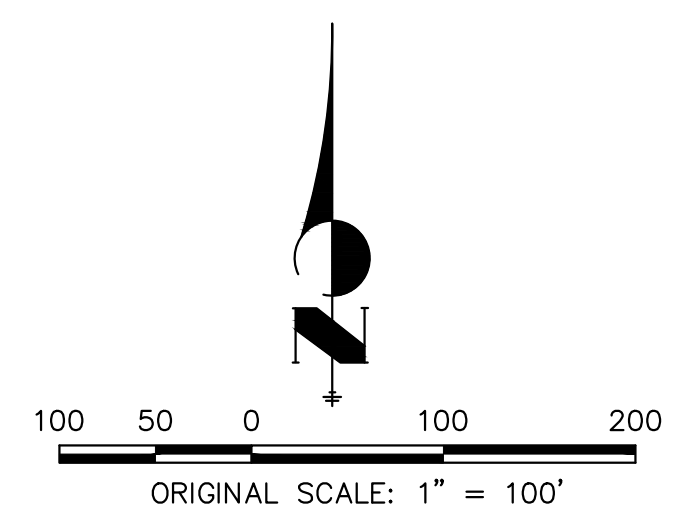
SADDLEHORN RANCH - FILING 3
 CURTIS RD & JUDGE ORR RD
 SIGNAGE & STRIPING PLAN

SHEET 14 OF 64
 JOB NO. 25142.05



KEY MAP
N.T.S.

SEE SHEET 16



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

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

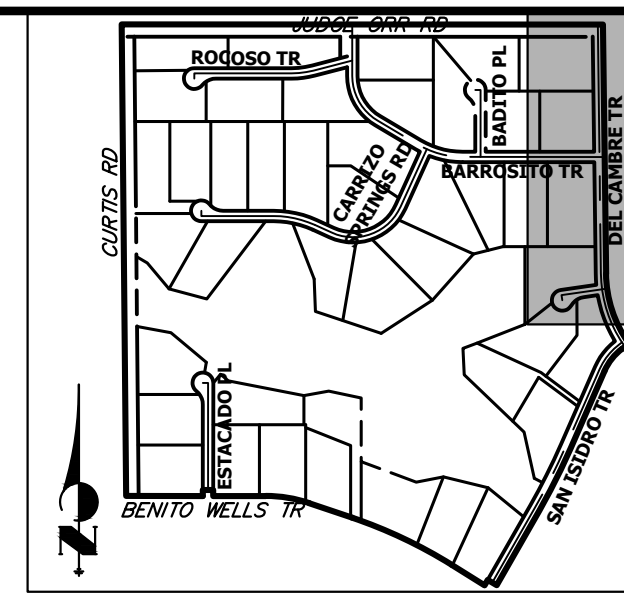
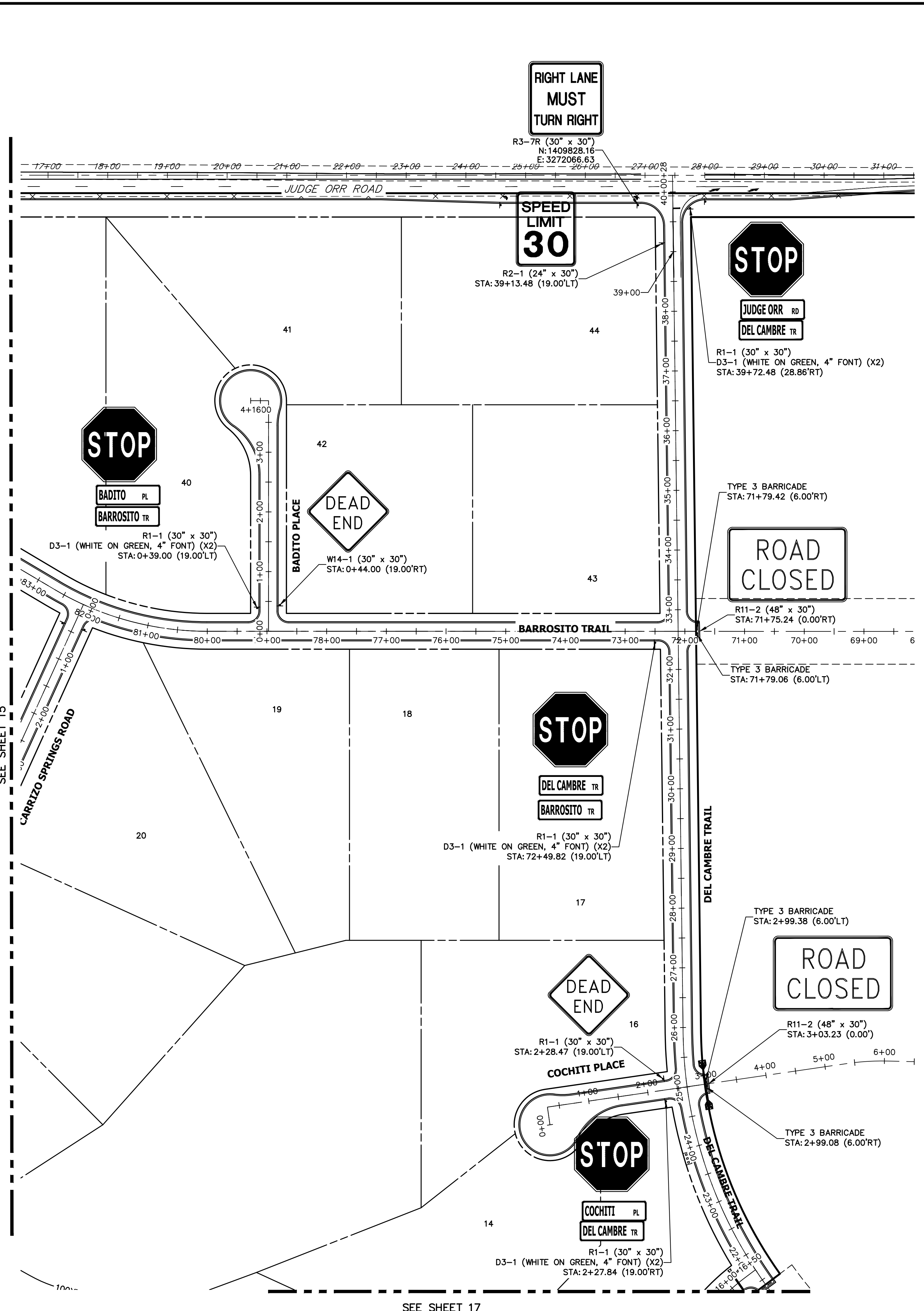
J.R. ENGINEERING
A Westman Company
Central 300-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

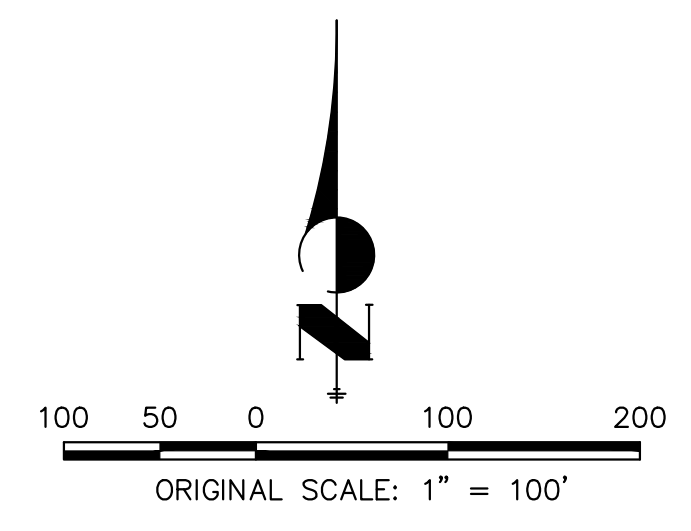
H-SCALE	1"=100'
V-SCALE	N/A
DATE	4/17/24
DESIGNED BY	AMT
DRAWN BY	AMT
CHECKED BY	

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
25043
4/22/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC





KEY MAP
N.T.S.

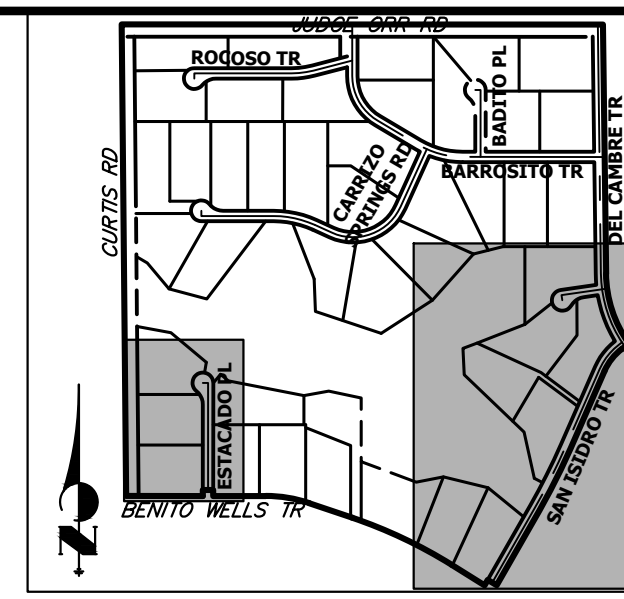
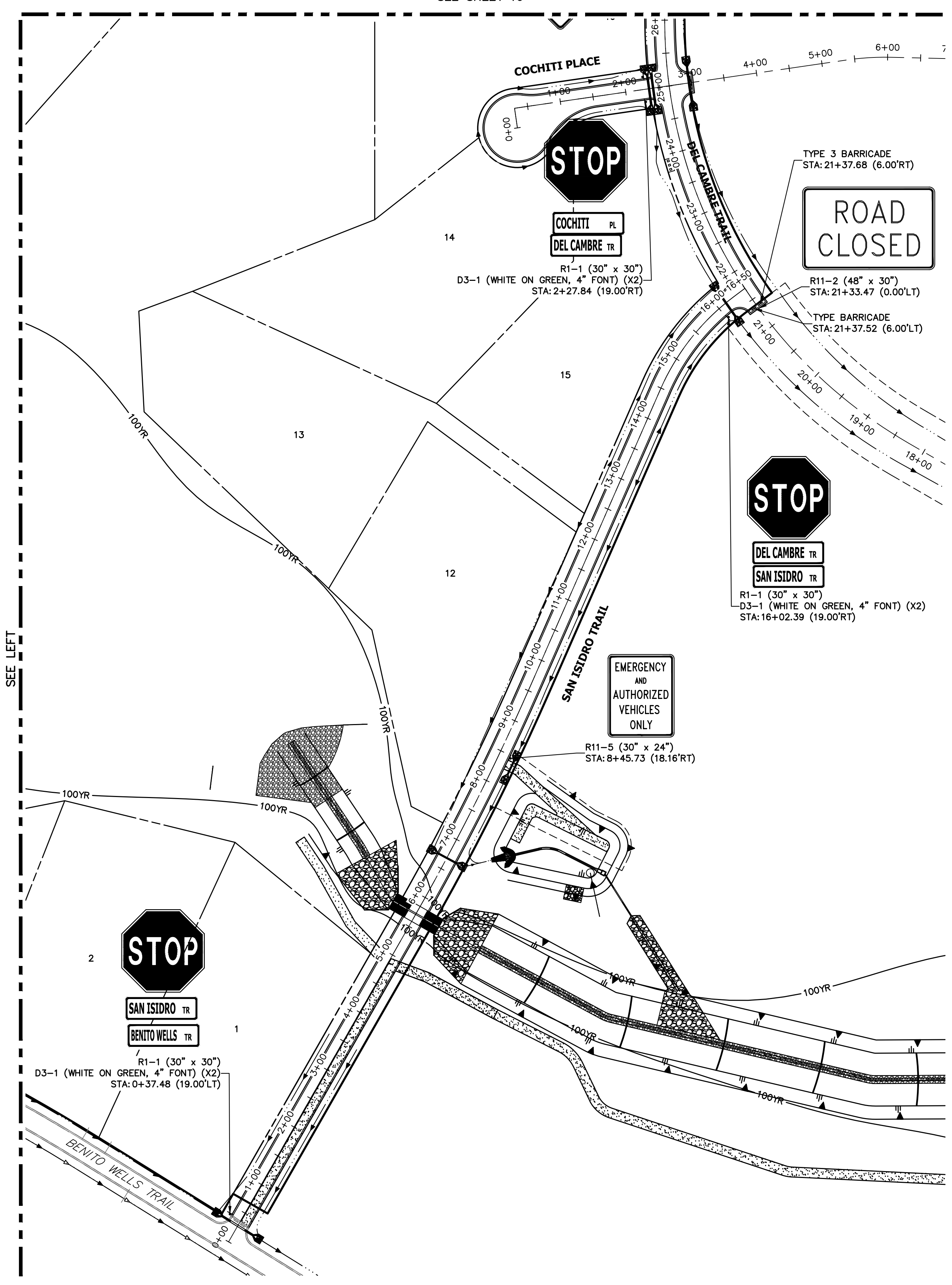
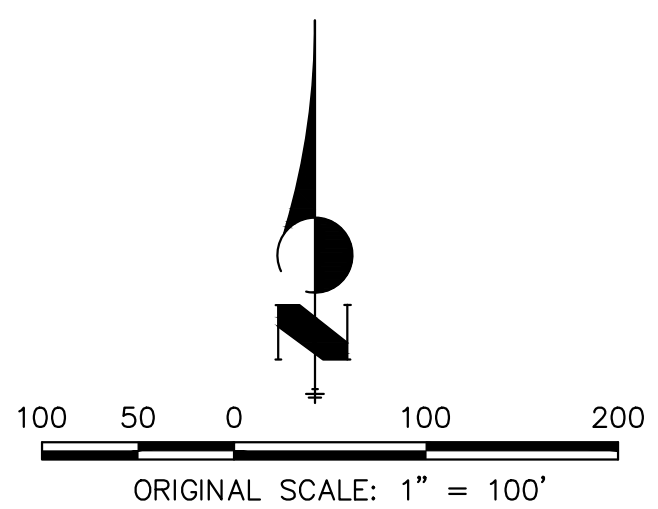
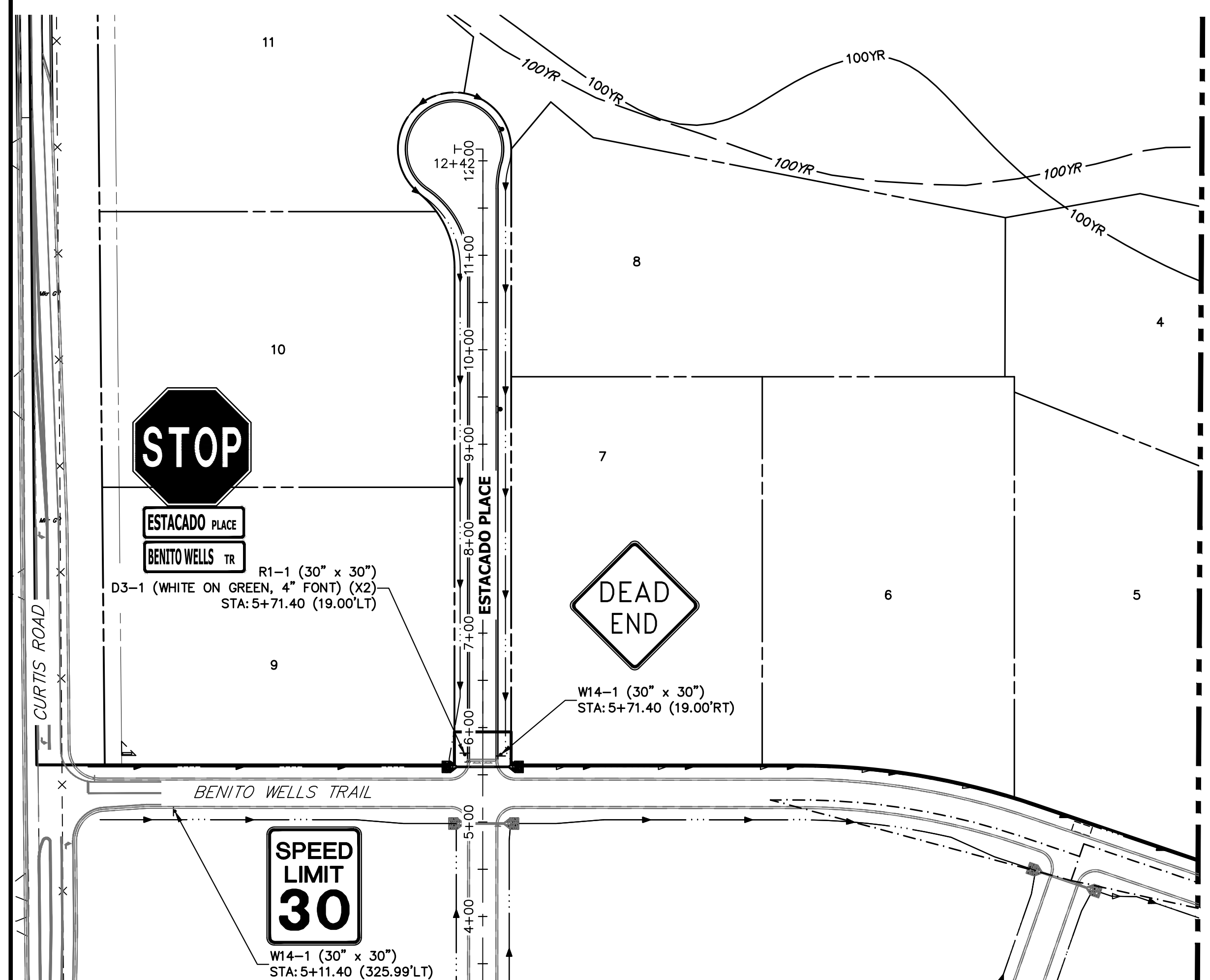


<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISIONS DESIGNATED BY WRITTEN AUTHORIZATION.</p>																																																																																																
<p>PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p>																																																																																																
<p>J.R. ENGINEERING A Westman Company Central 303-740-0883 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>																																																																																																
<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	REVISION	BY	DATE																																																																																												
No.	REVISION	BY	DATE																																																																																													
<p>SADDLEHORN RANCH - FILING 3 SIGNAGE PLAN</p>																																																																																																
<p>ENGINEER'S STATEMENT PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING <i>[Signature]</i> BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC</p> <p>25043 4/22/24 PROFESSIONAL ENGINEER</p>																																																																																																
<p>SHEET 16 OF 64 JOB NO. 25142.05</p>																																																																																																

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

SEE SHEET 15

SEE SHEET 17



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

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

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

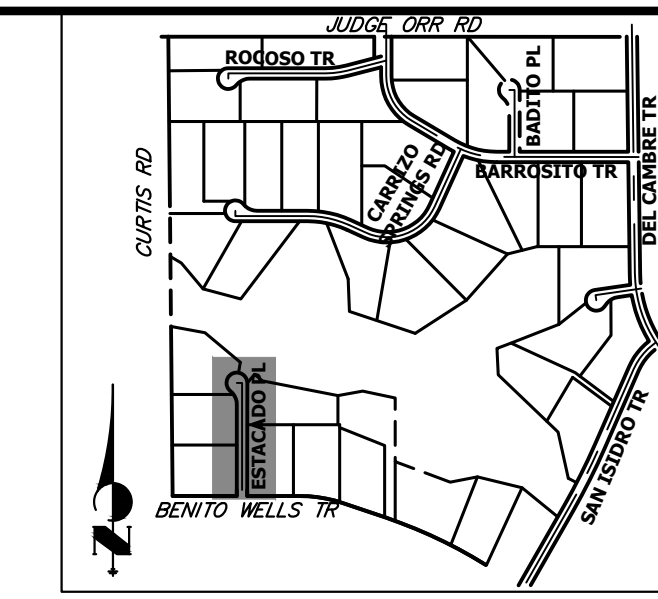
NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
25043
4/22/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH - FILING 3
SIGNAGE PLAN

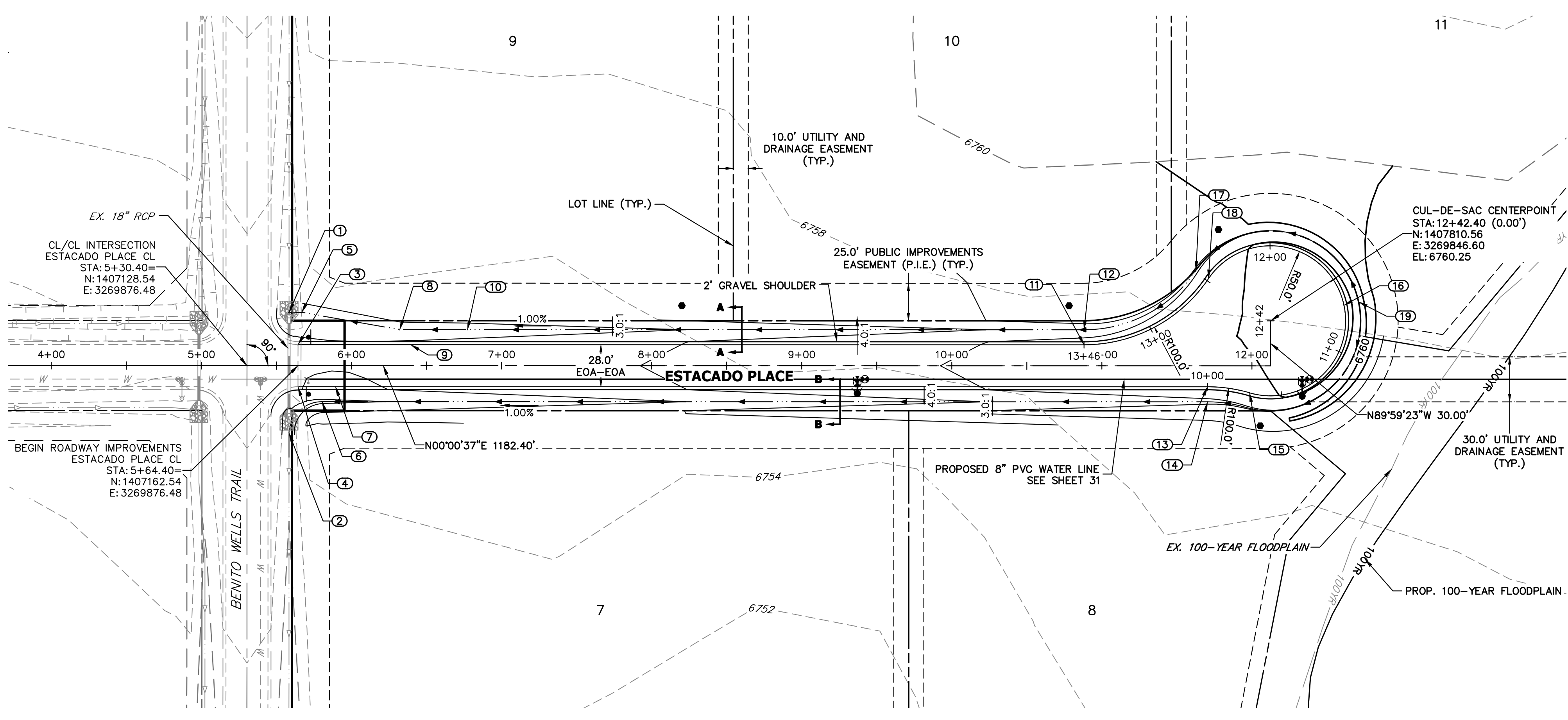
SHEET 17 OF 64
JOB NO. 25142.05



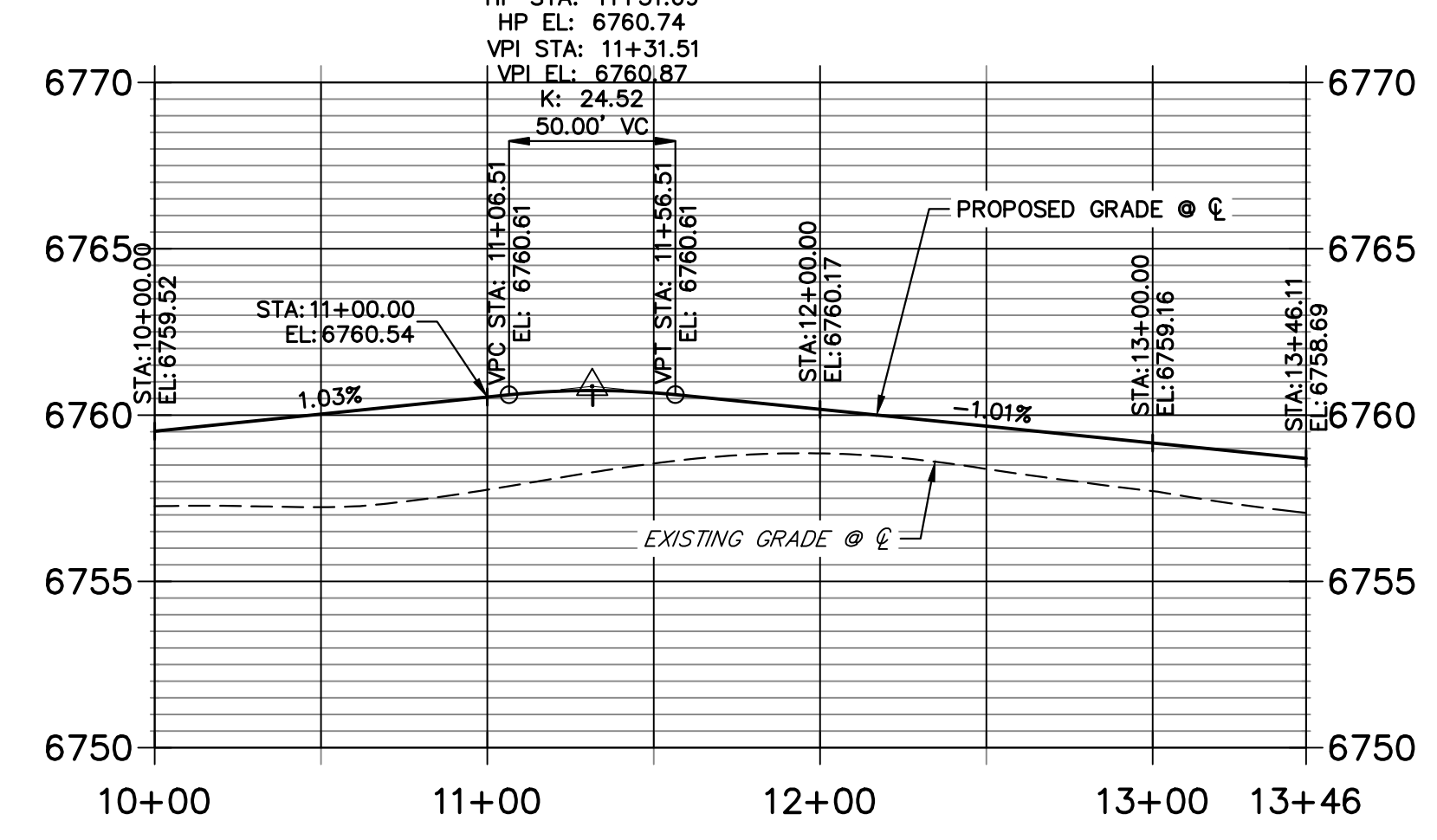
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

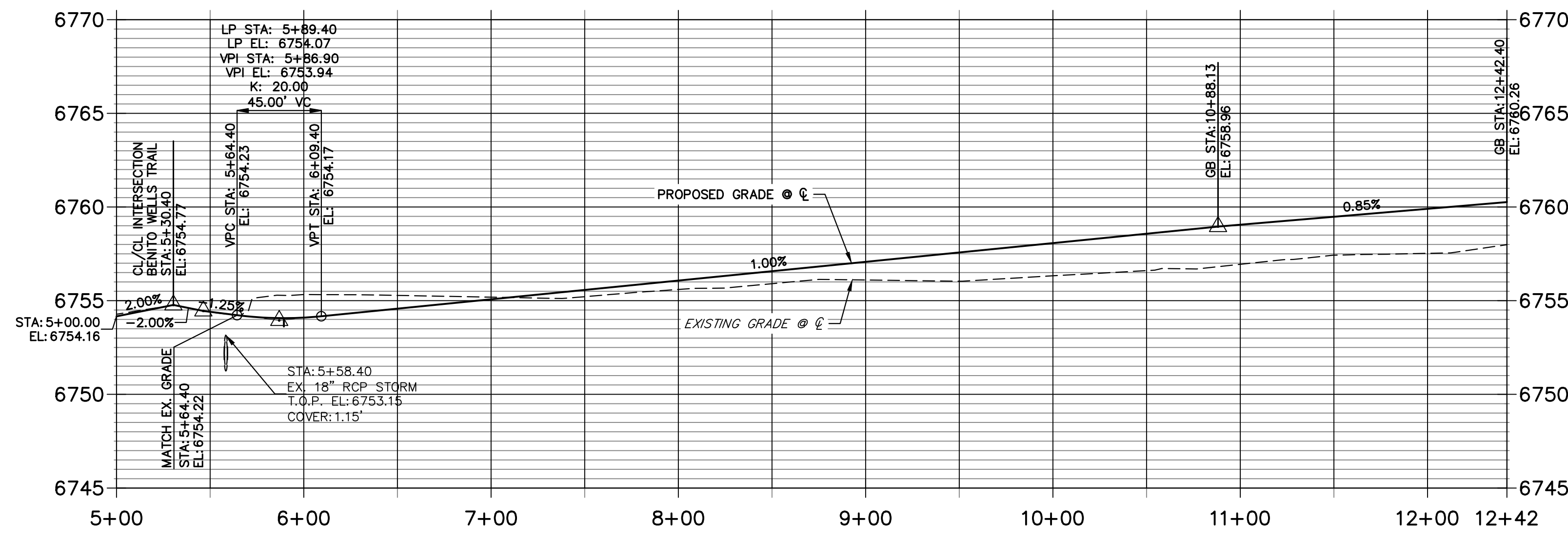
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



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

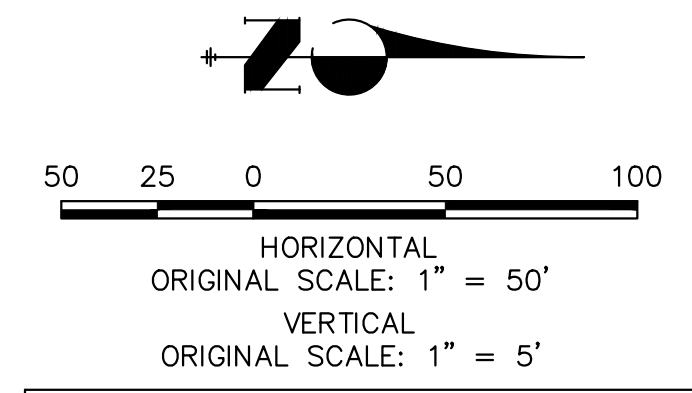


**ESTACADO PLACE CL PROFILE
 STA 5+00.00 TO 12+42.40**



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

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

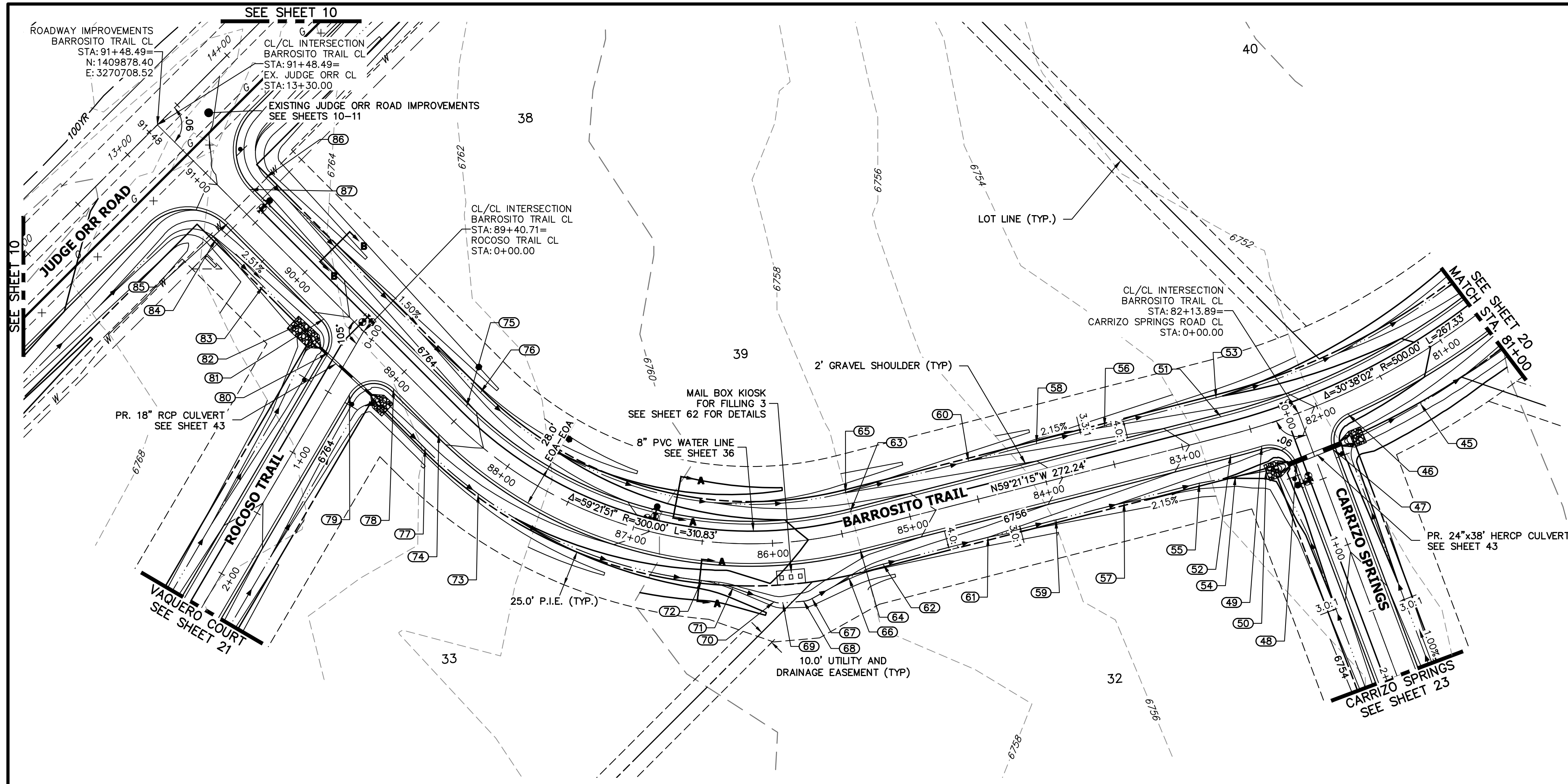
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

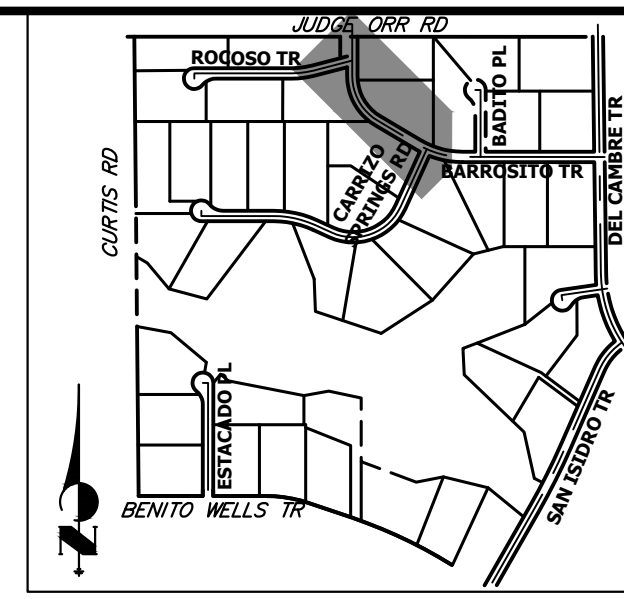
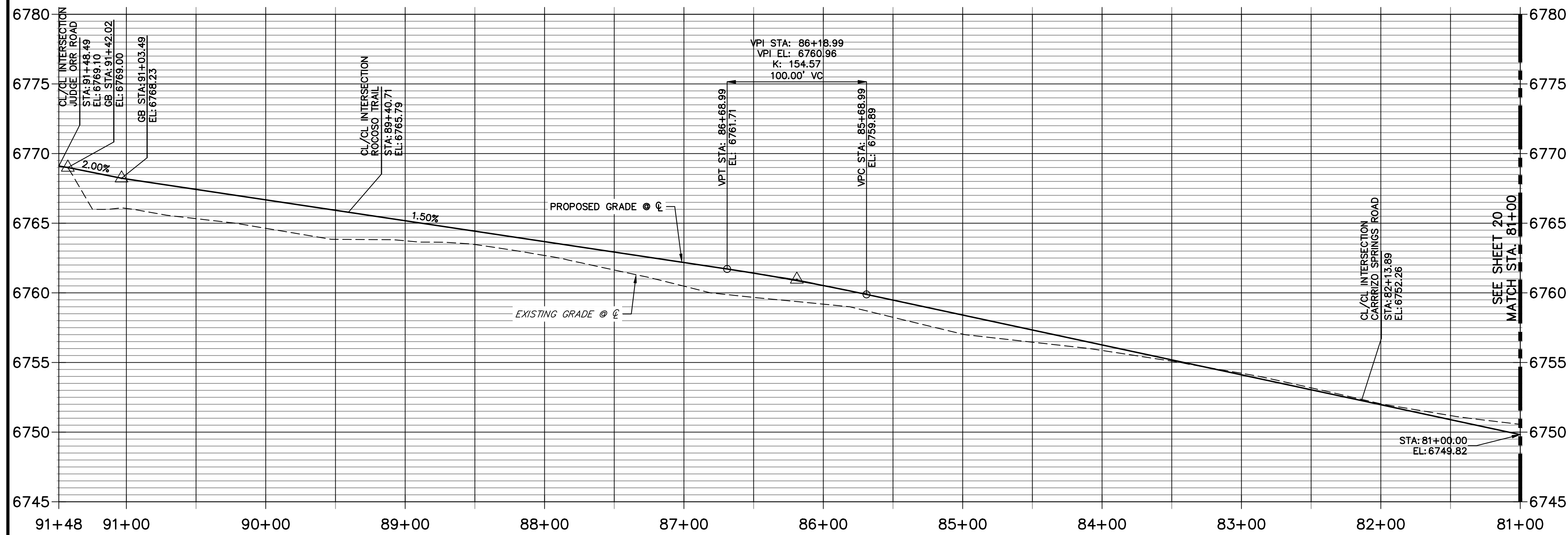
 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	DATE	RWK	RWK
						4/17/24		

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**



KEY MAP
N.T.S.

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

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

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



No.	REVISION	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	
																				H-SCALE
1"	1"	4/17/24																		

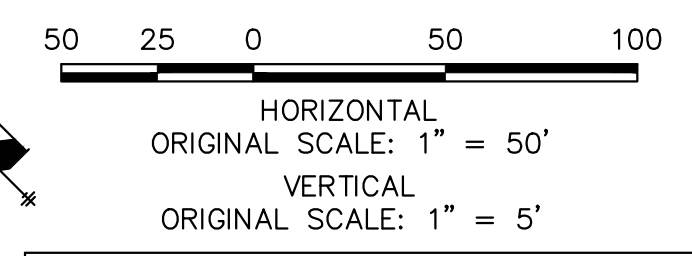
SADDLEHORN RANCH -
 FILING 3
 STREET IMPROVEMENT PLAN
 AND PROFILE
 SHEET 19 OF 64
 JOB NO. 25142.05

STREET IMPROVEMENT NOTES

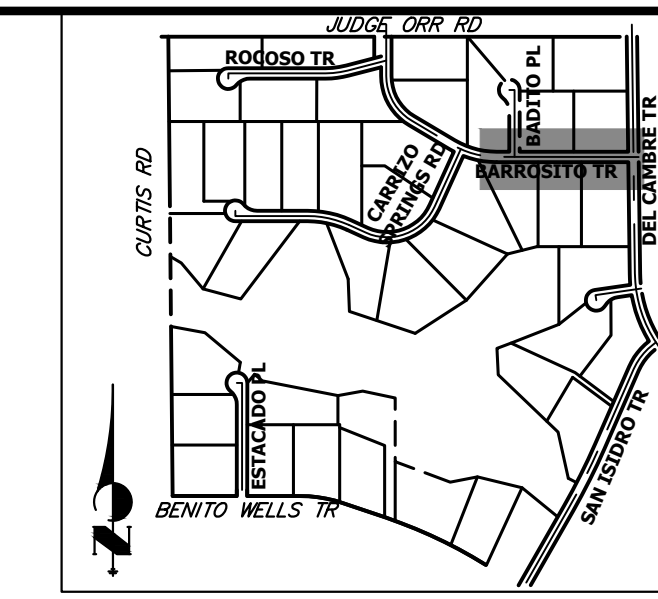
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 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
 4/22/24



Know what's below.
 Call before you dig.

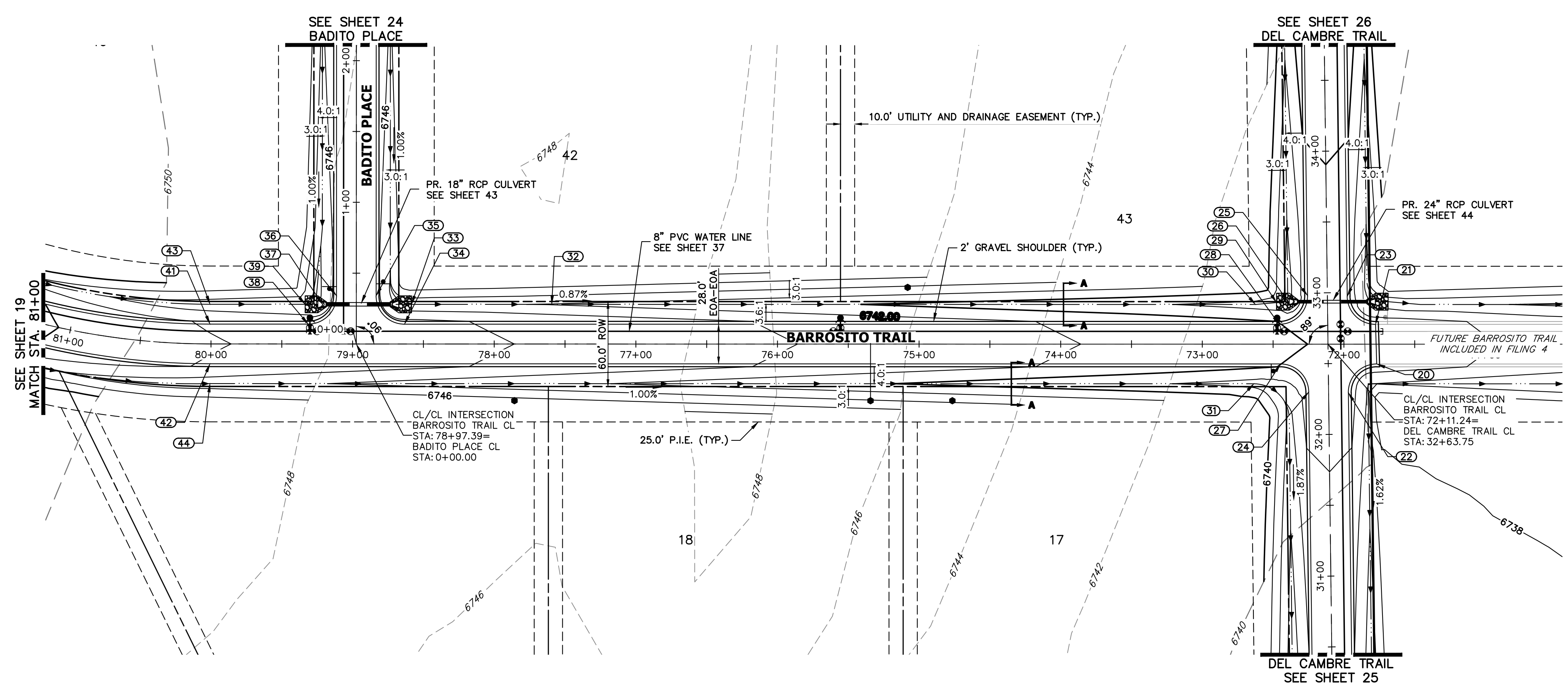


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

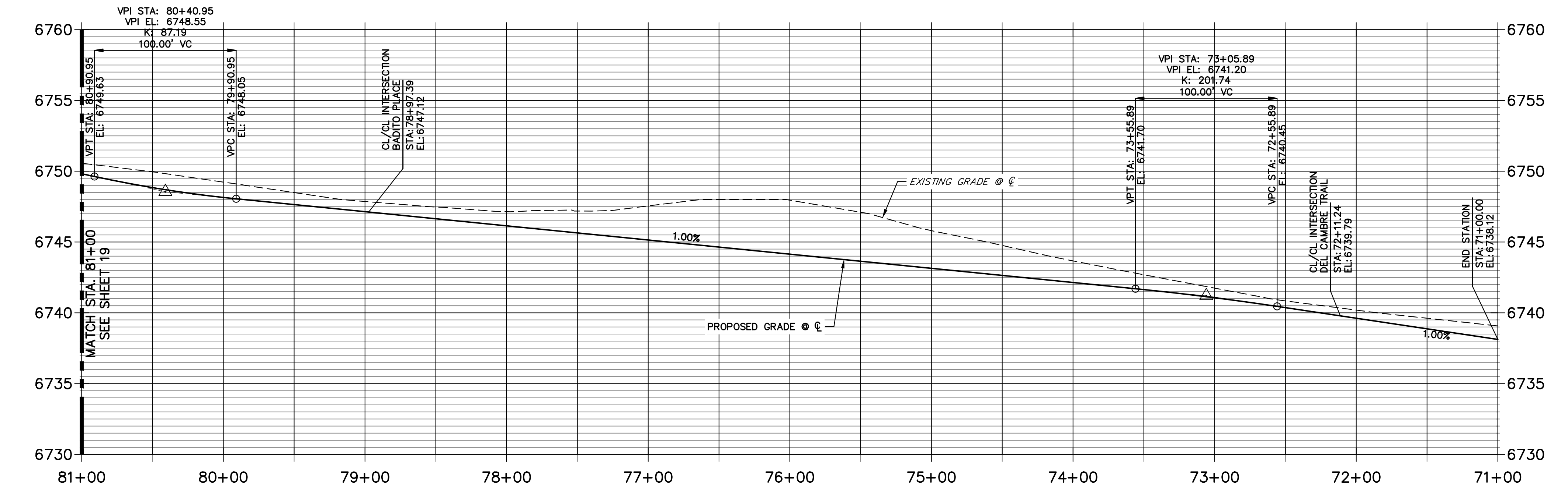
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

No.	REVISION	BY	DATE				
				H-SCALE	V-SCALE	DATE	DESIGNED BY
1"	50'						
1"	5'						
			4/17/24				
				RWK			
					RWK		



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

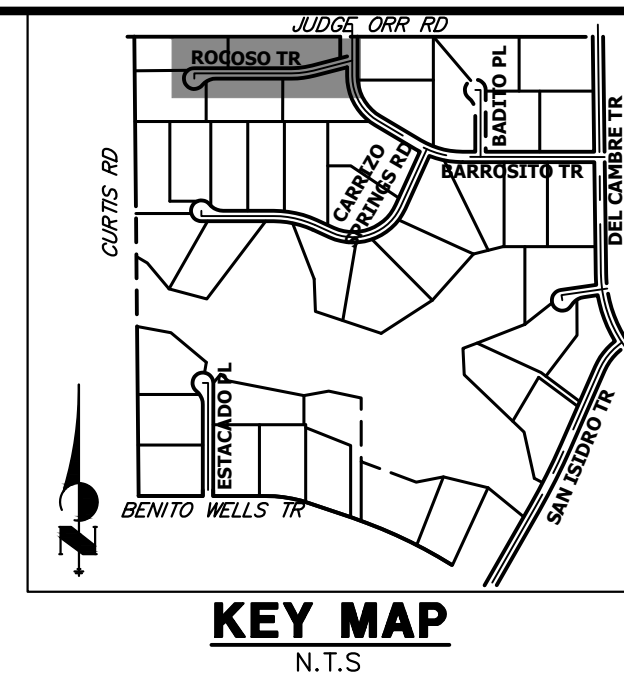
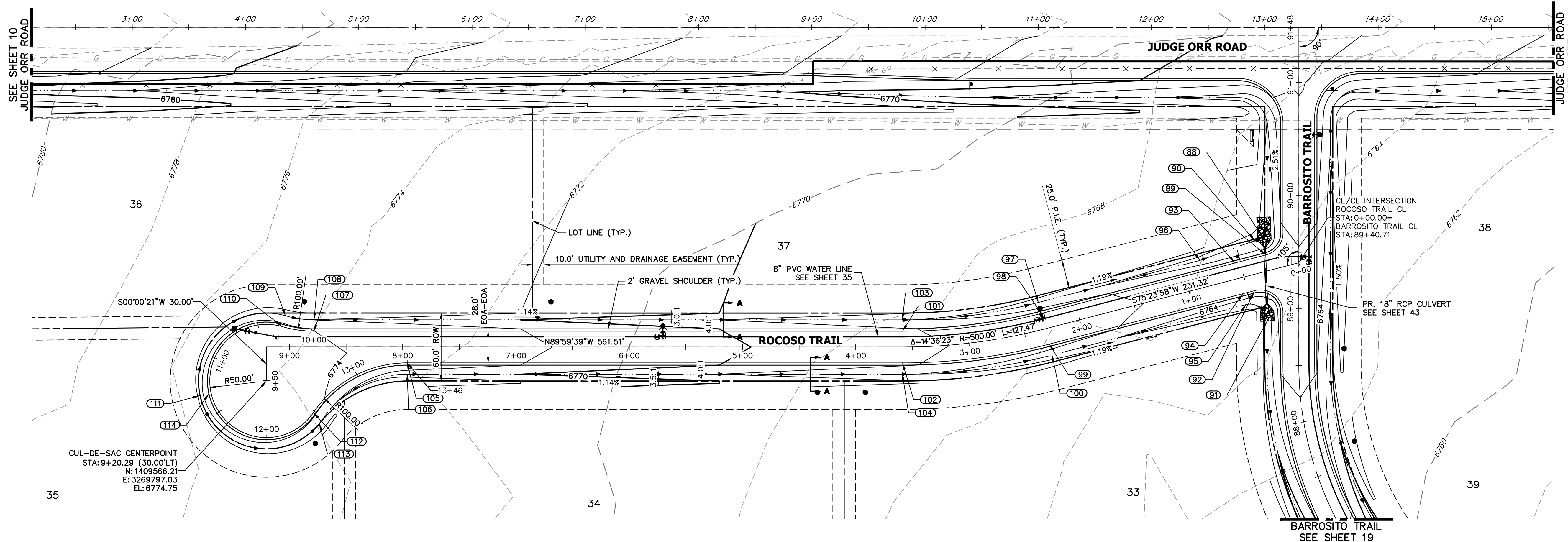
STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

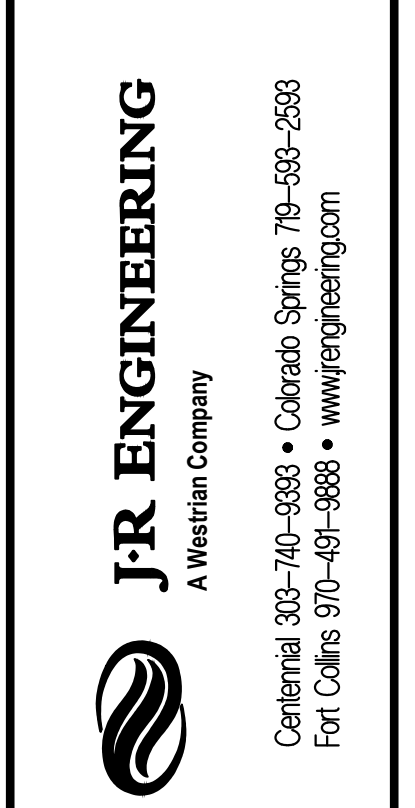
 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

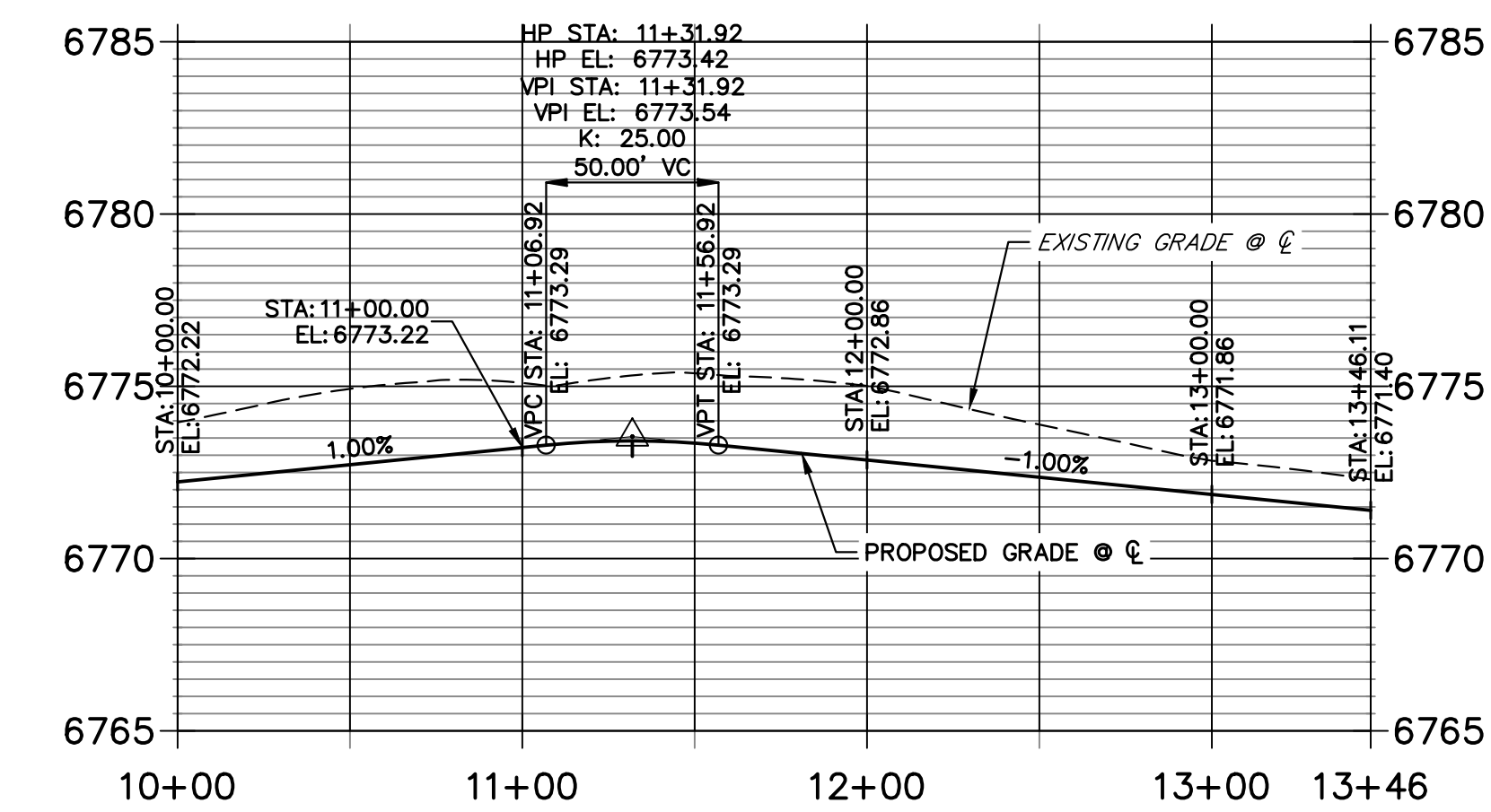
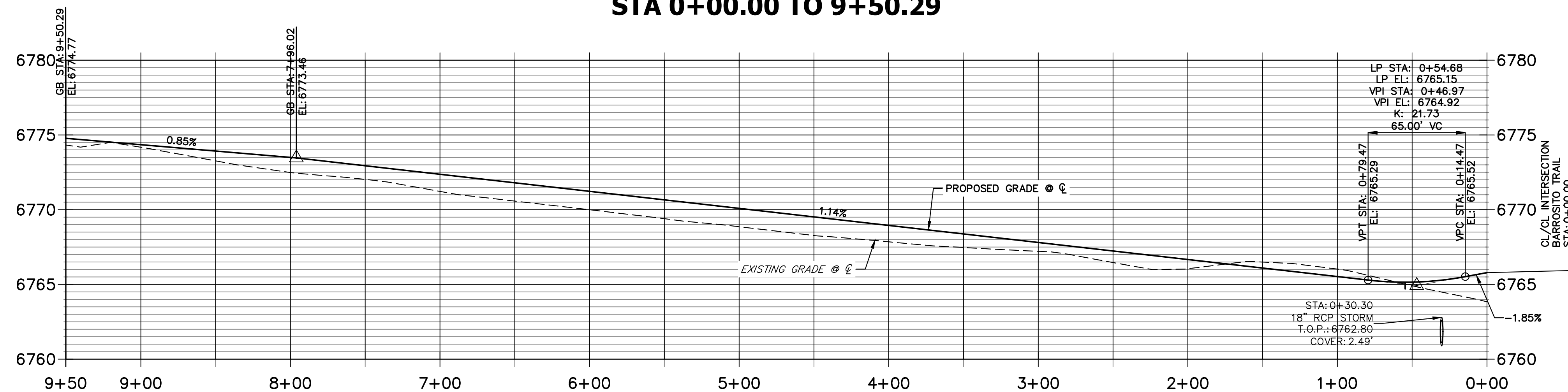
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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



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

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



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

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

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

STREET IMPROVEMENT NOTES

- 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.

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

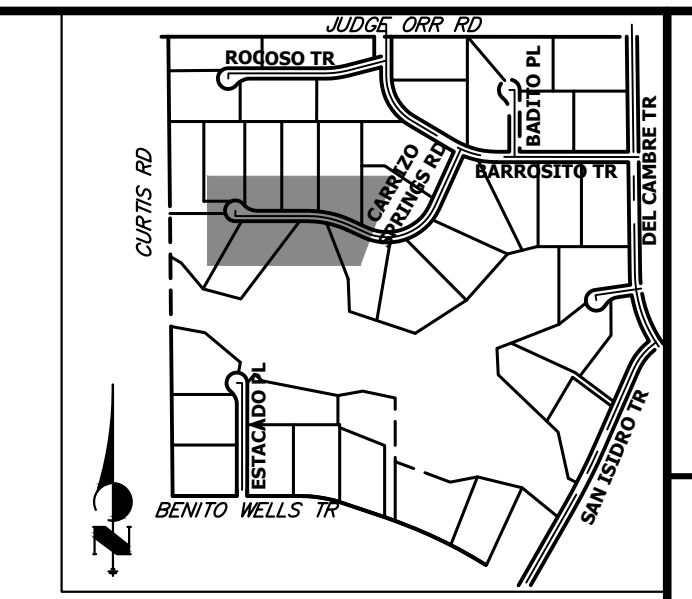
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
 25043
 4/22/24

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									

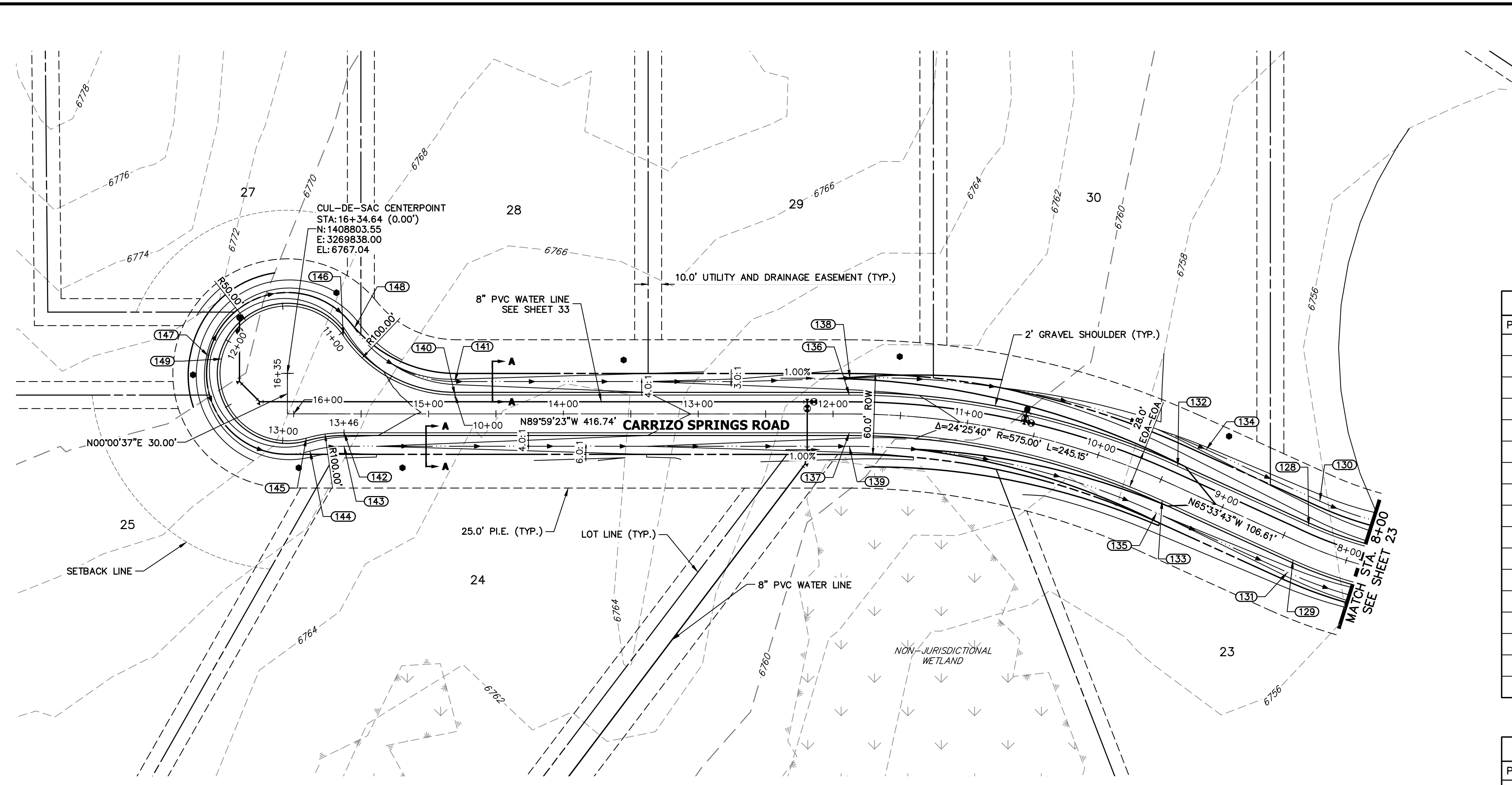


KEY MAP
N.T.S.

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

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

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



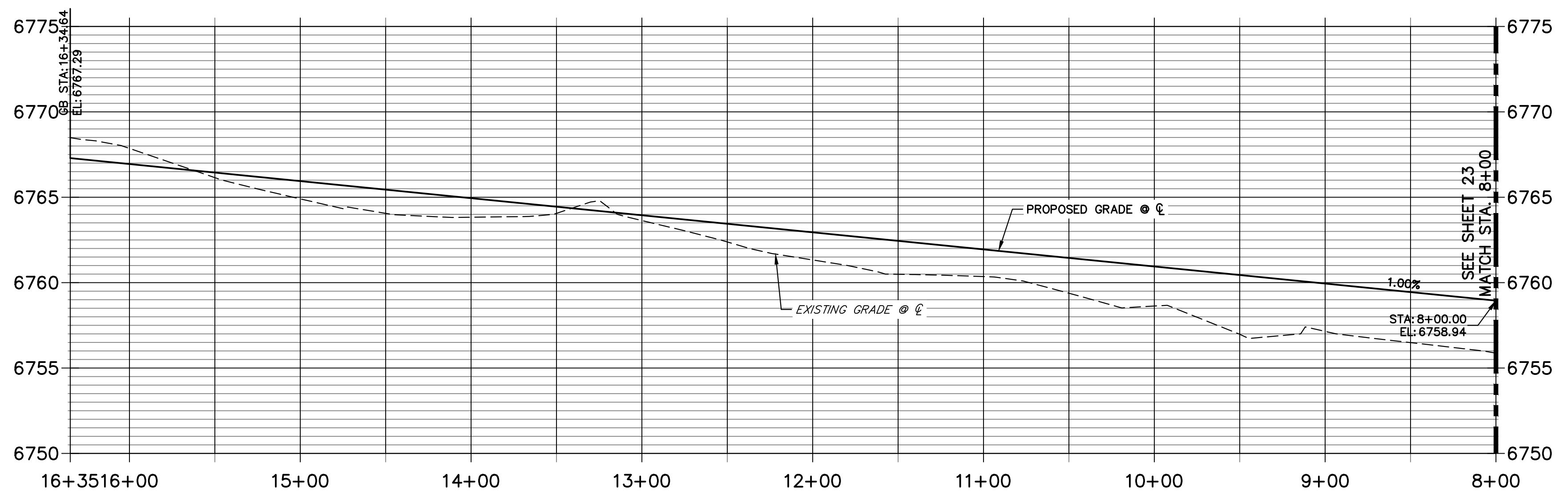
POINT TABULATION

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

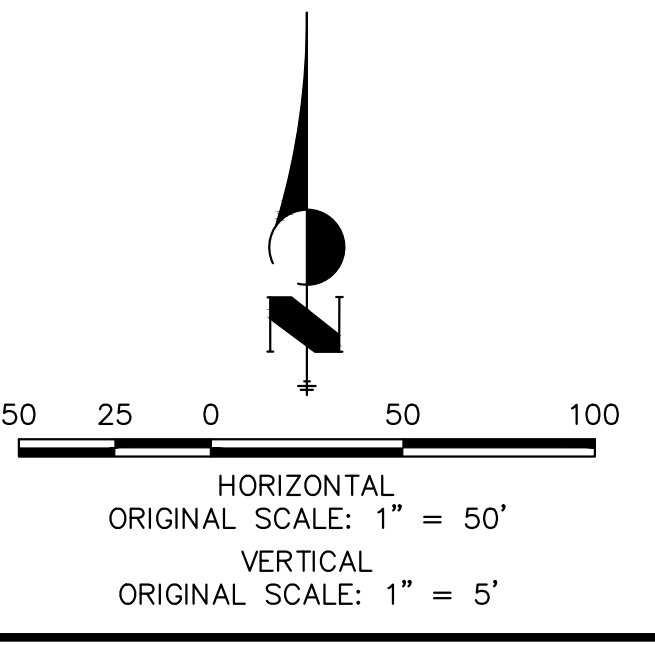
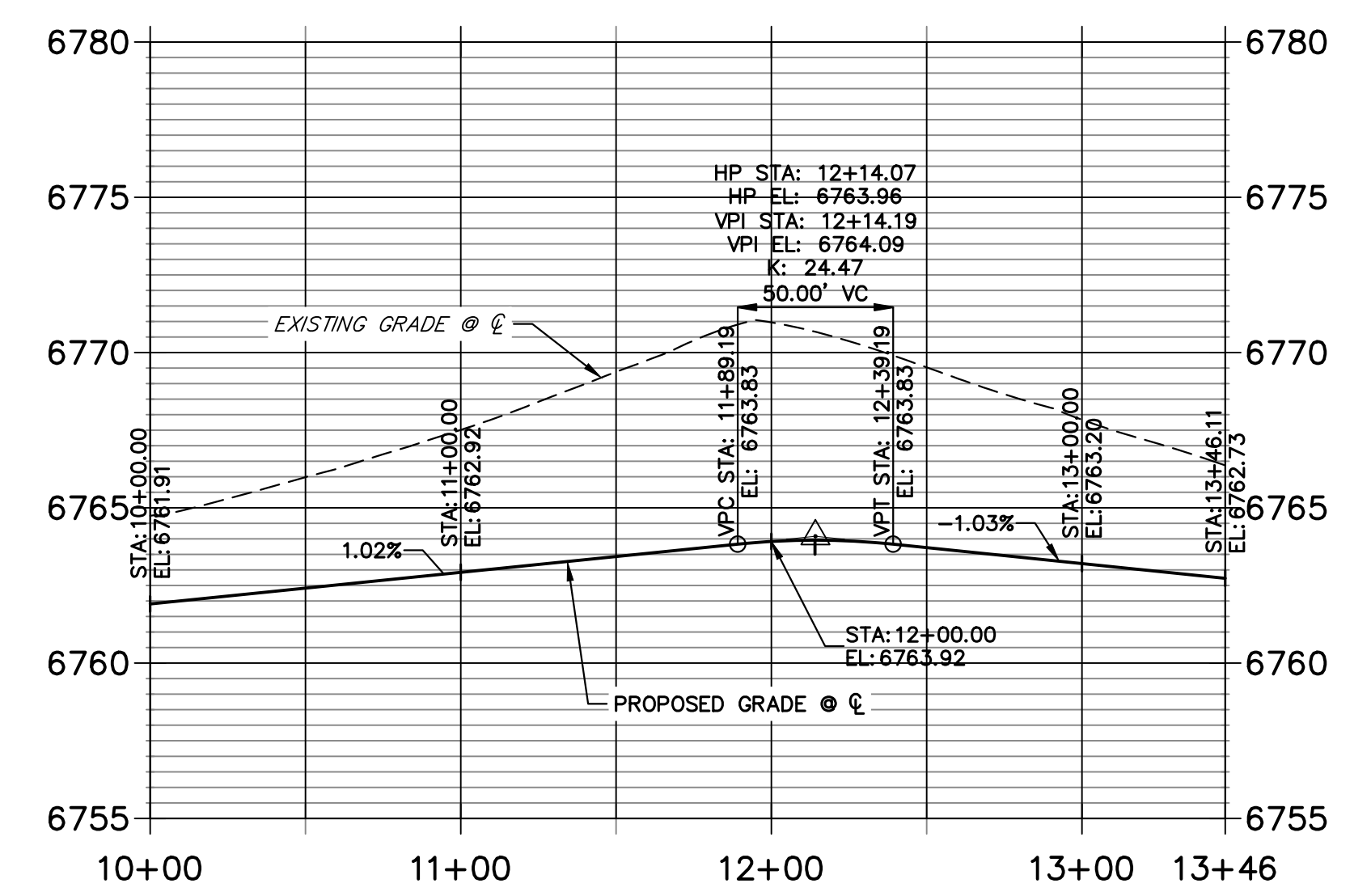
POINT TABULATION

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**
- 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

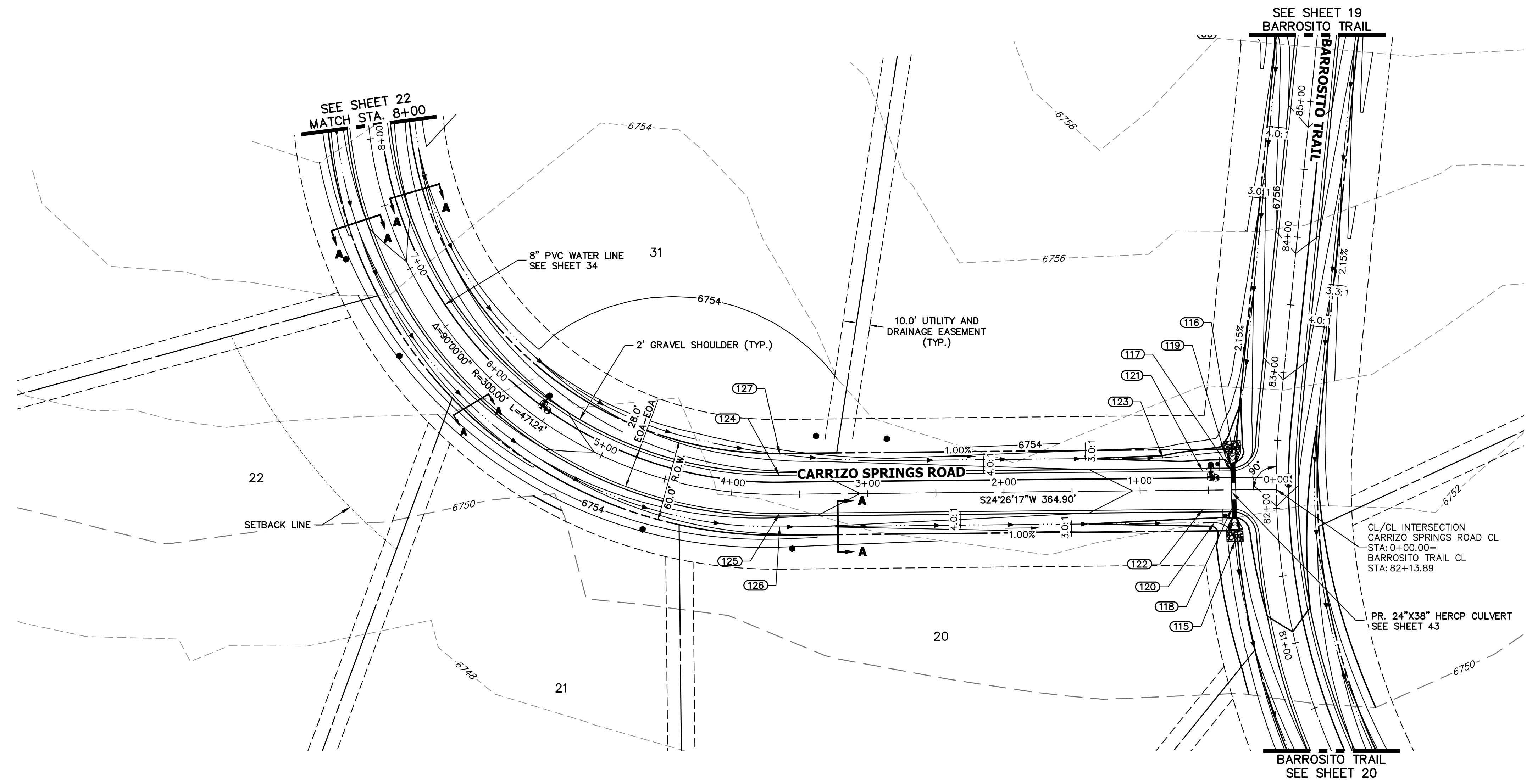
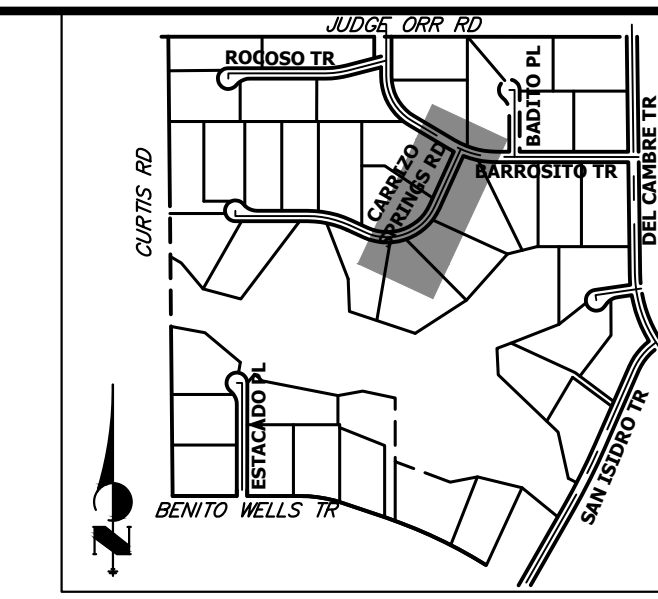


BY	DATE	No.	REVISION

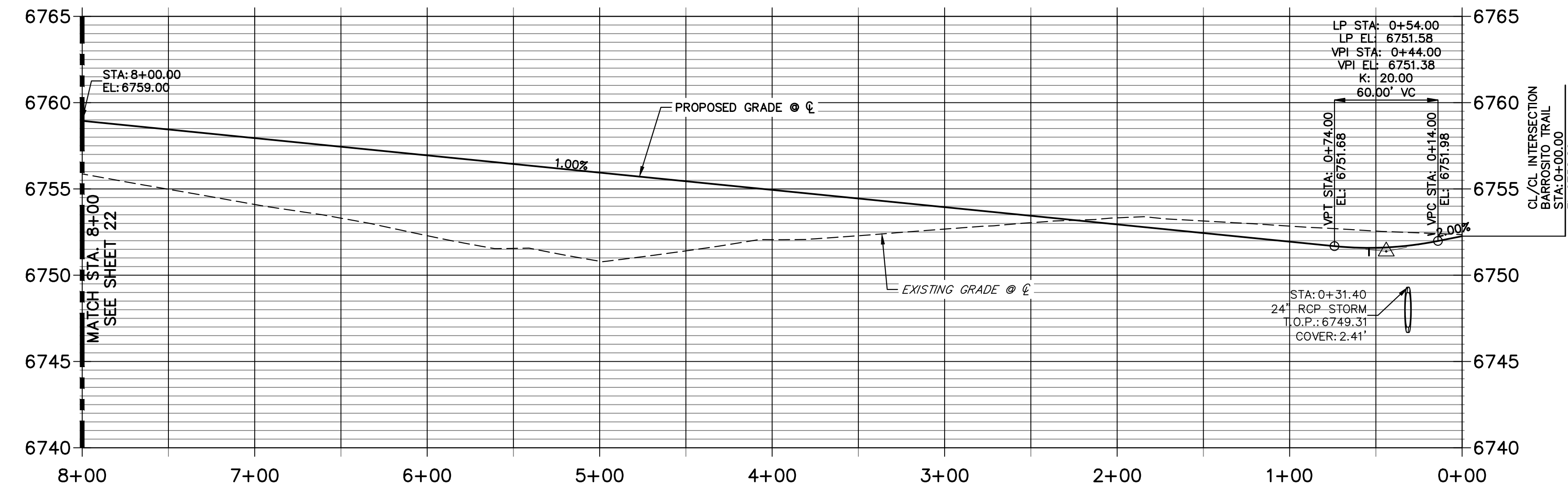
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/17/24	RWK	RWK	

SADDLEHORN RANCH -
FILING 3
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 22 OF 64
JOB NO. 25142.05



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



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

STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

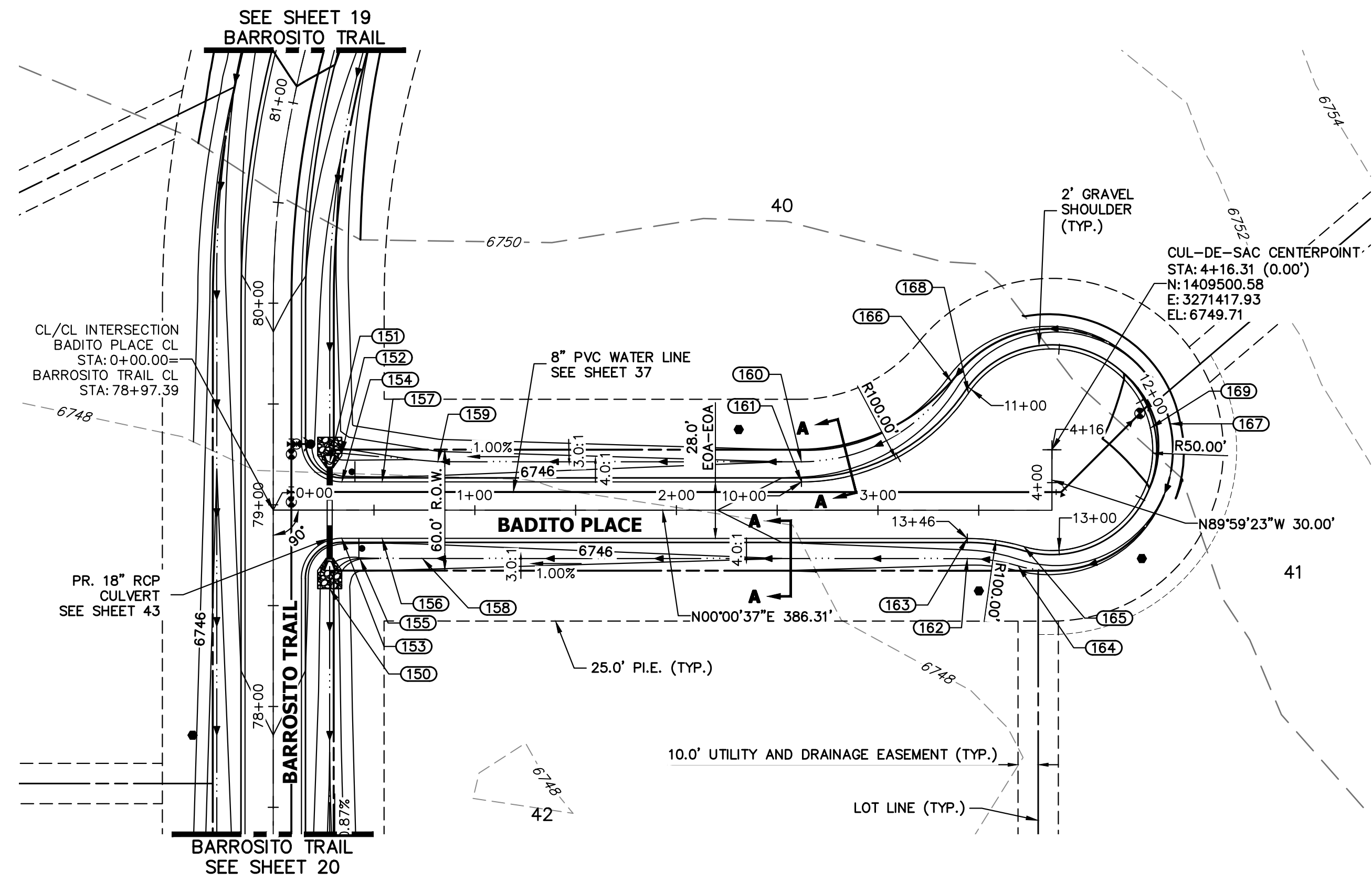
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

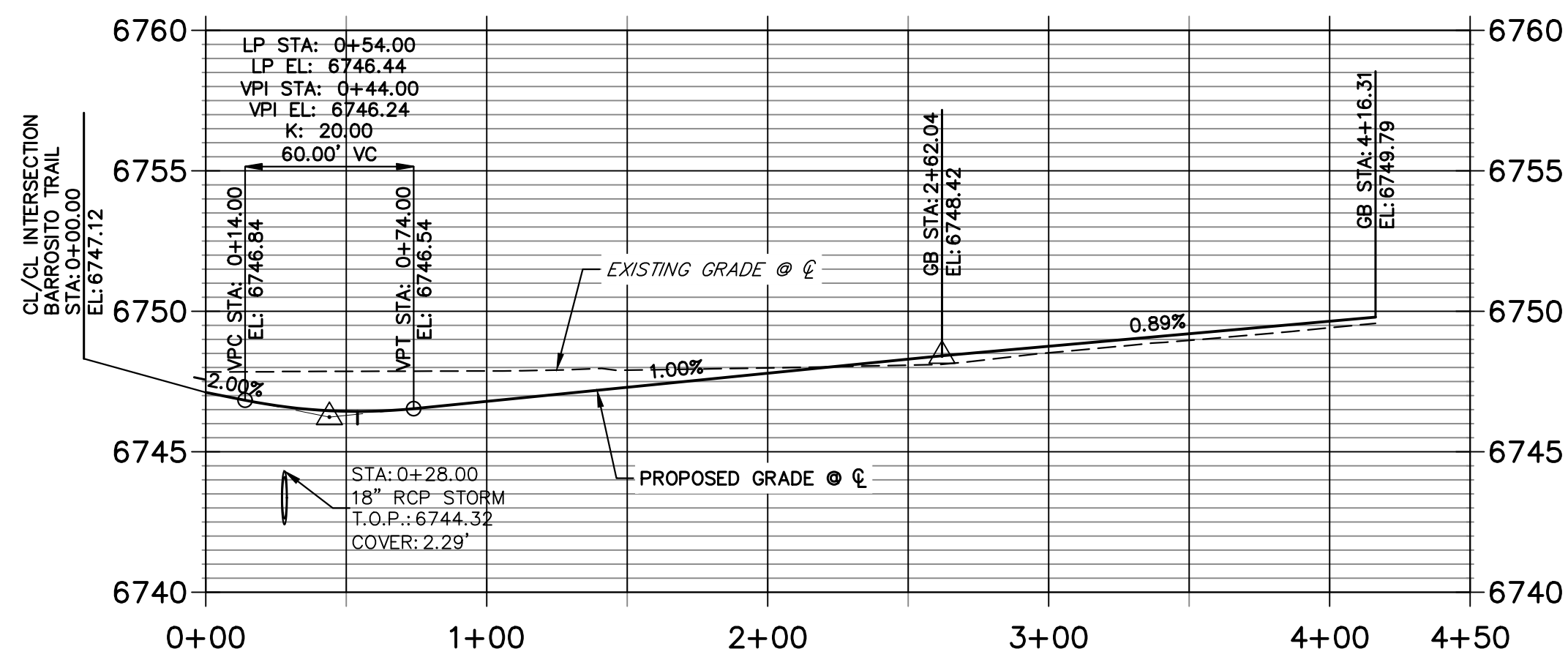
H-SCALE 1"=50'
 V-SCALE 1"=5'
 DATE 4/17/24
 DESIGNED BY RWK
 DRAWN BY RWK
 CHECKED BY

SADDLEHORN RANCH -
 FILING 3
 STREET IMPROVEMENT PLAN
 AND PROFILE

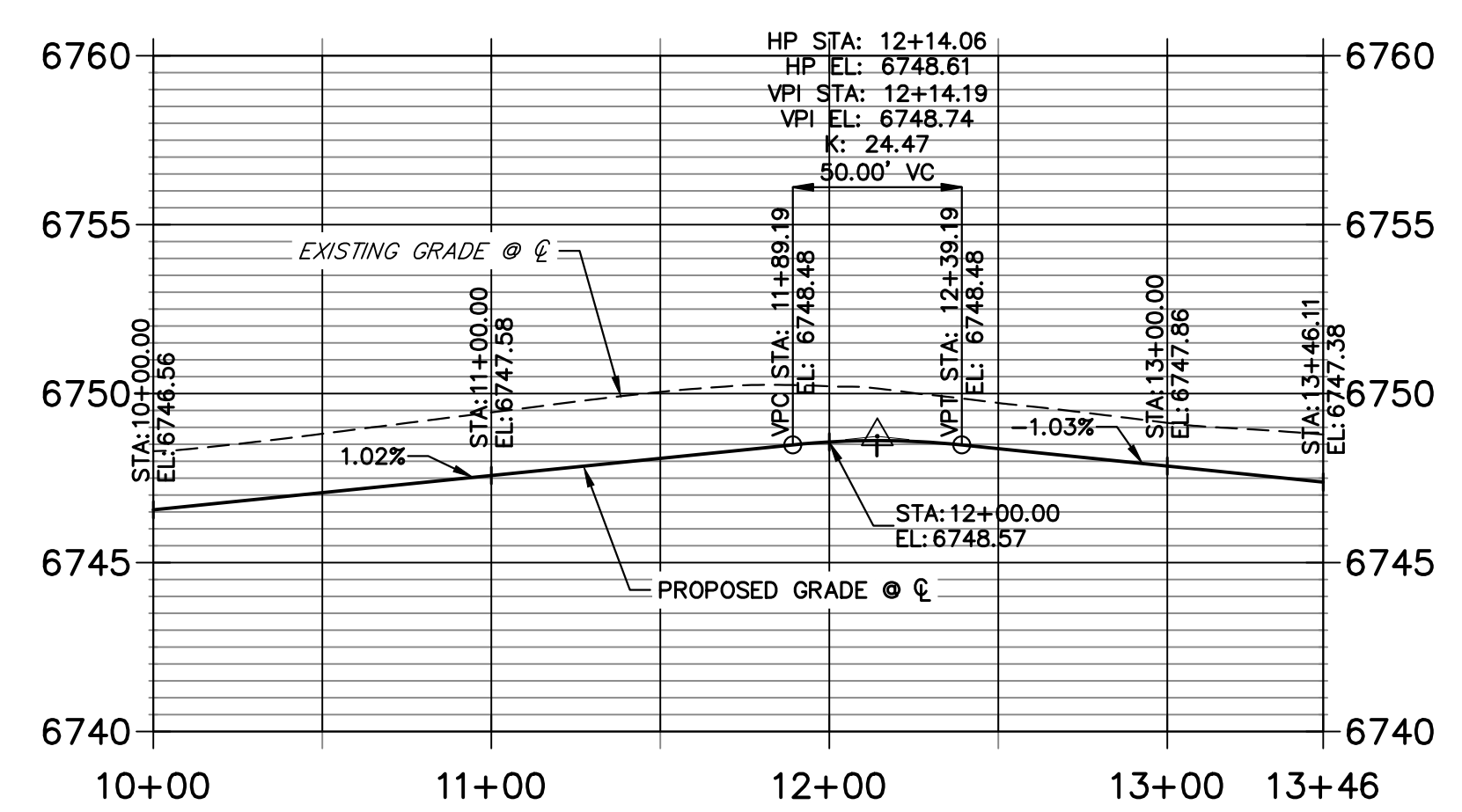
SHEET 23 OF 64
 JOB NO. 25142.05



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

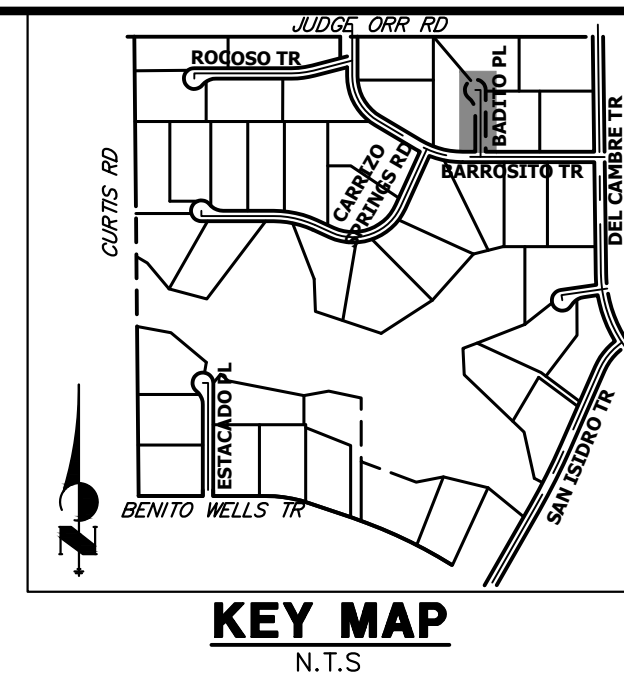


**BADITO PLACE CUL-DE-SAC PROFILE
STA 10+00.00 TO 13+46.11**



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



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

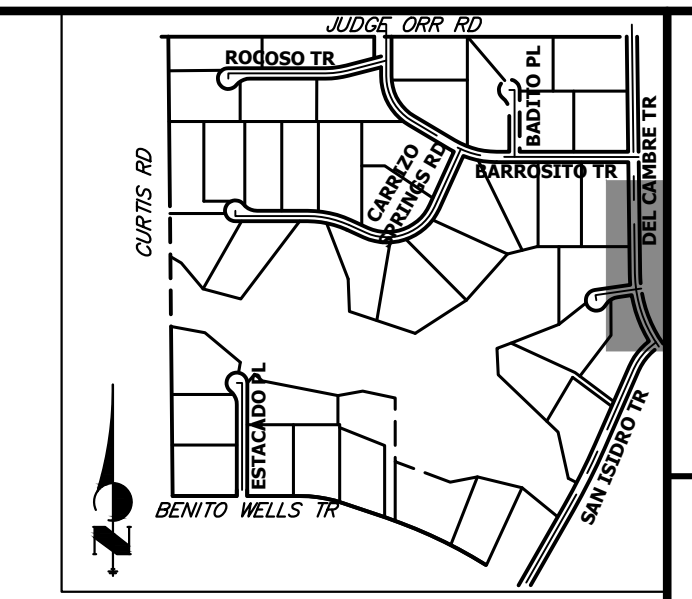
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

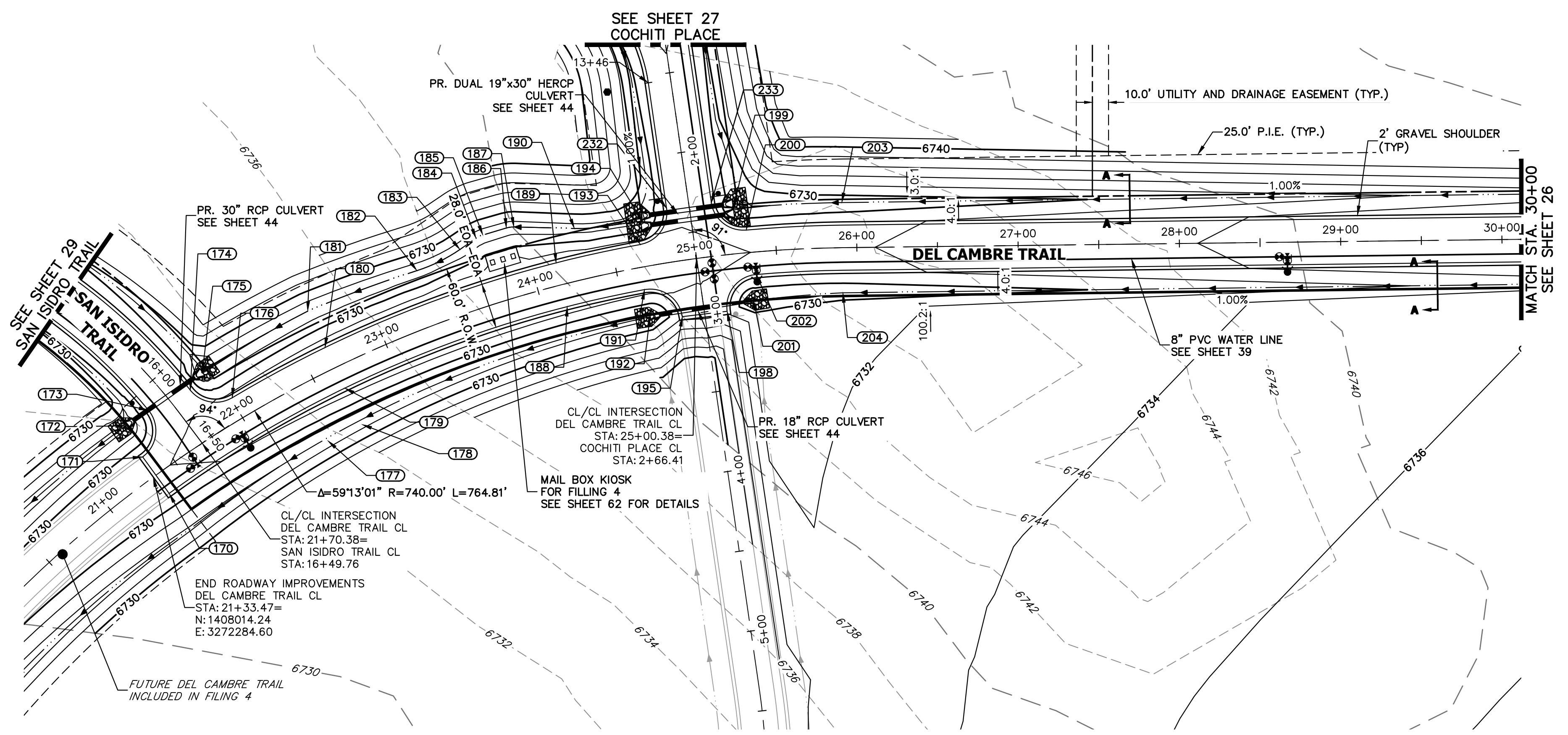
No.	REVISION	BY	DATE

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

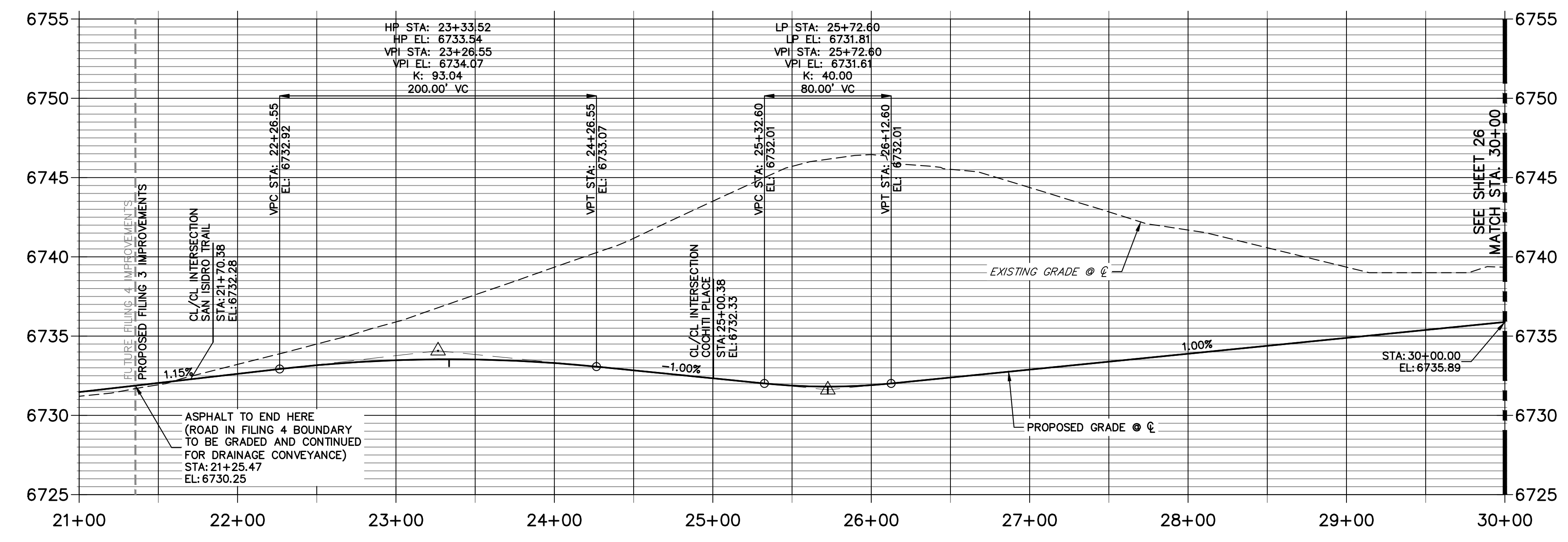
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
25043
4/22/24
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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



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



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

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

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

STREET IMPROVEMENT NOTES

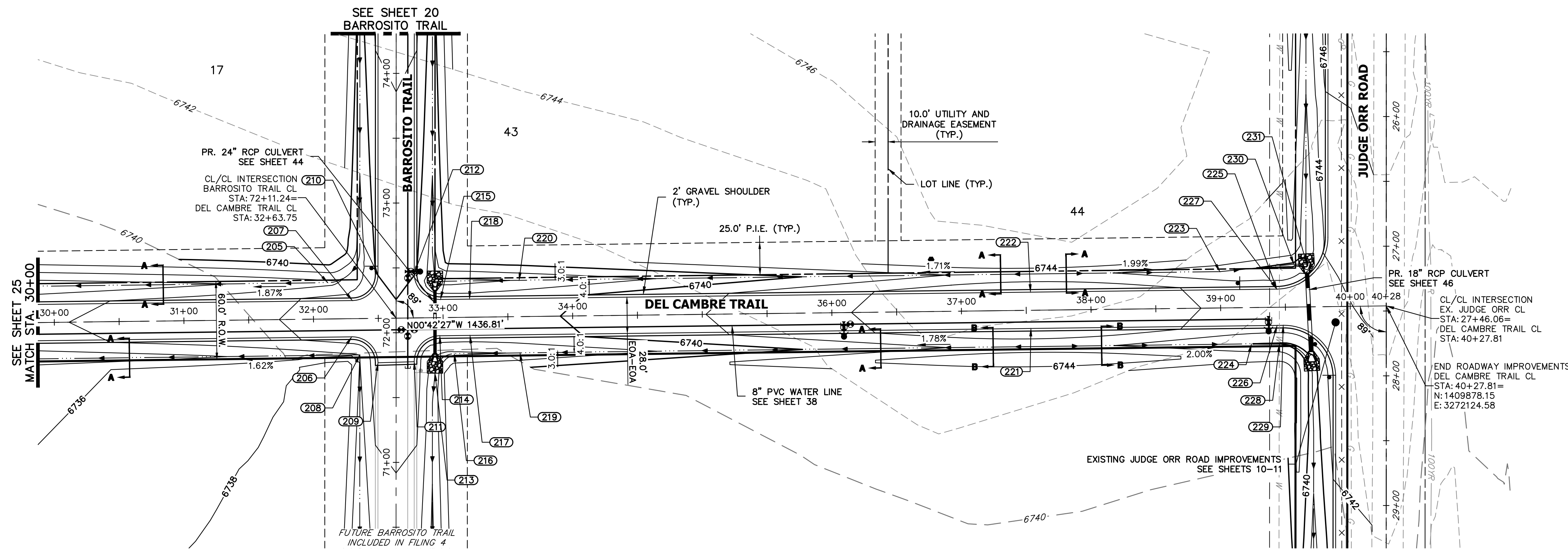
- ALL STATIONING IS @ UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @ UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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

ENGINEER'S STATEMENT

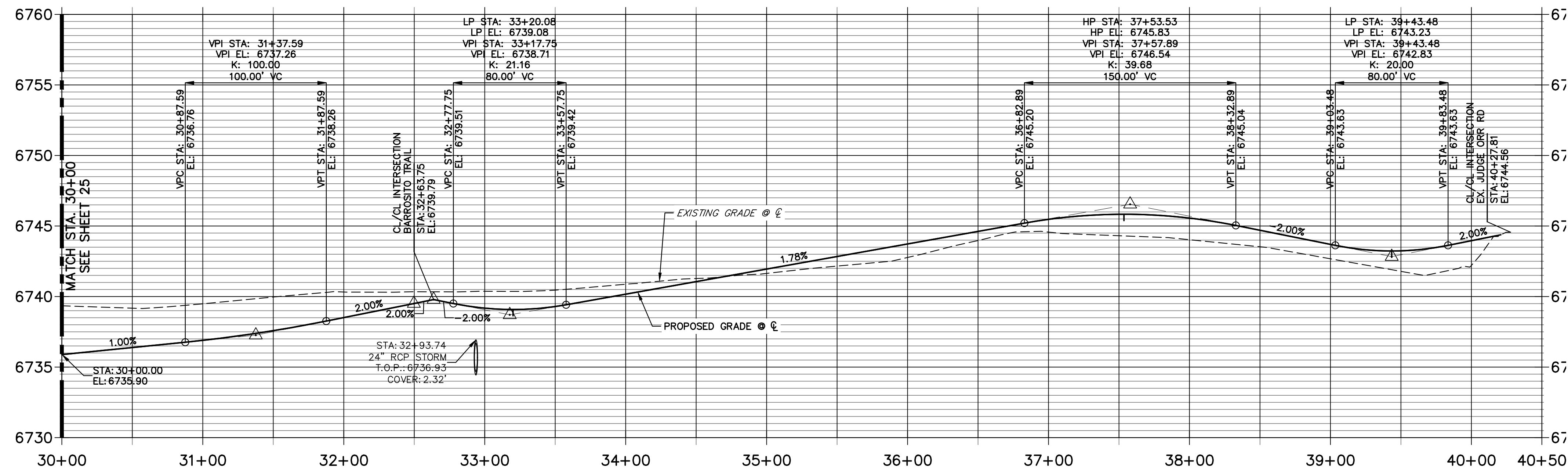
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043 4/22/24
BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH -
 FILING 3
 STREET IMPROVEMENT PLAN
 AND PROFILE
 SHEET 25 OF 64
 JOB NO. 25142.05



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



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

50 25 0 50 100

 HORIZONTAL ORIGINAL SCALE: 1" = 50'

 VERTICAL ORIGINAL SCALE: 1" = 5'

 Know what's below. Call before you dig.

STREET IMPROVEMENT NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043

 4/22/24

 BRYAN T. LAW, P.E.

 COLORADO P.E. 25043

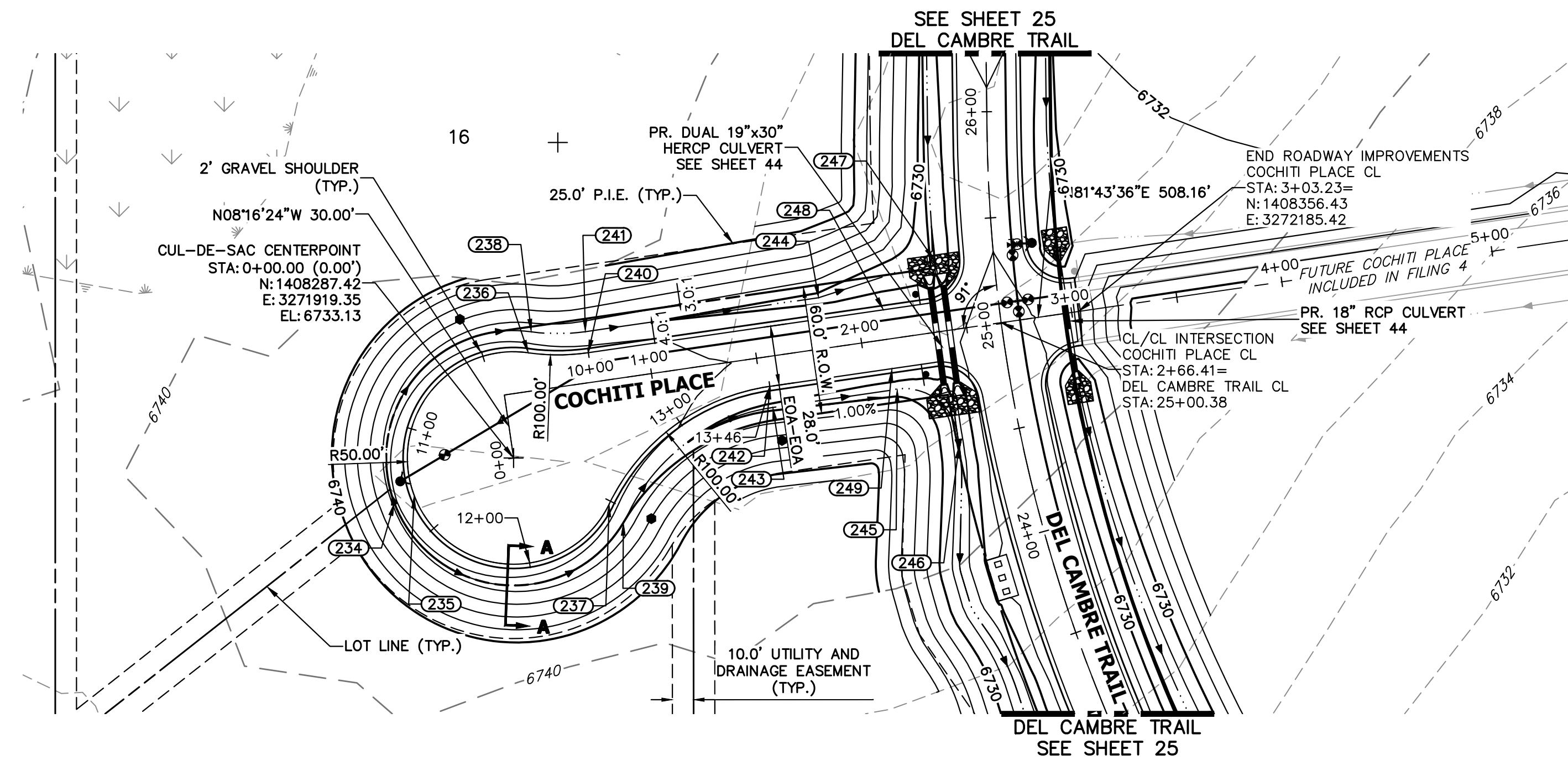
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

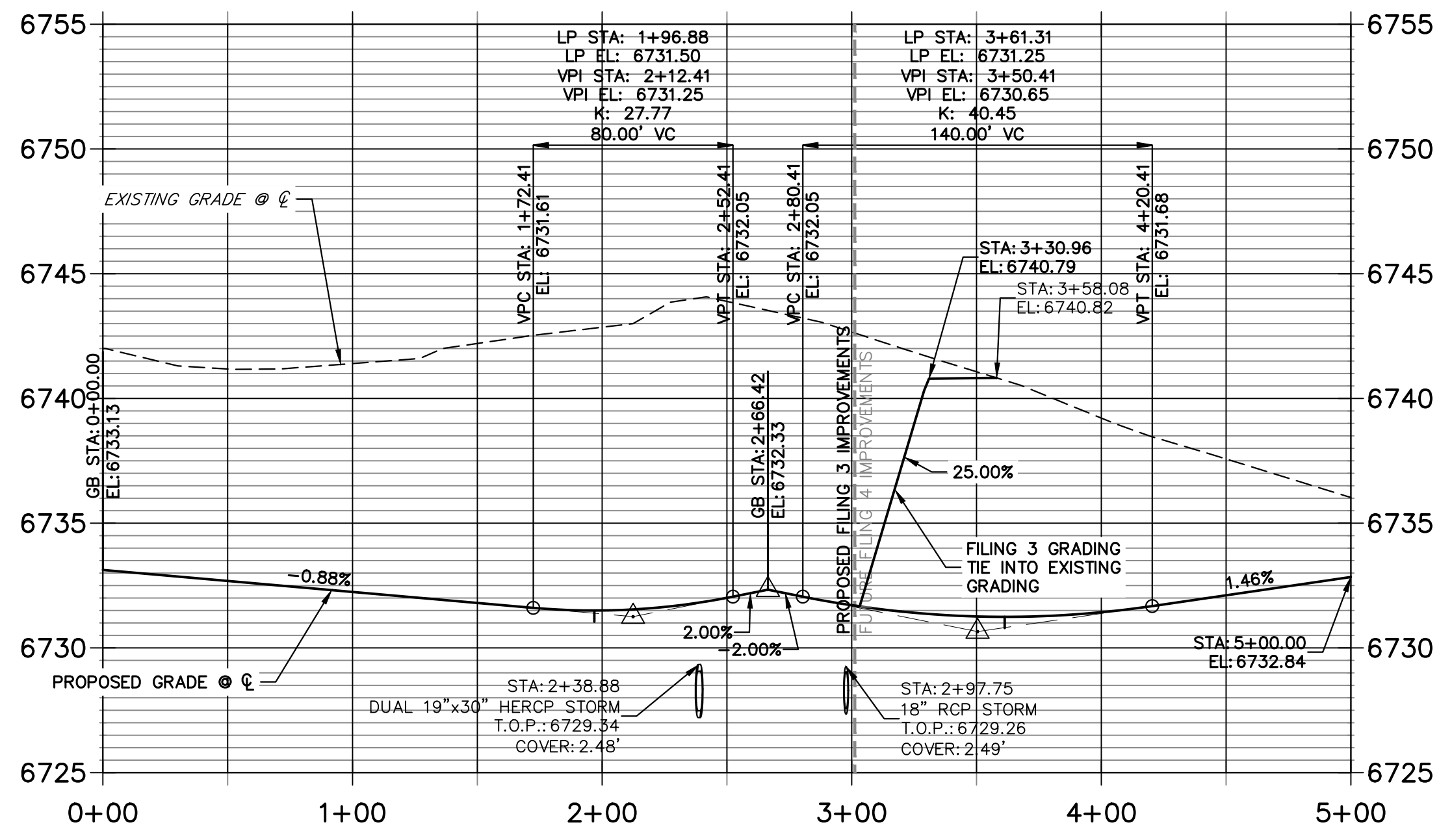
PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

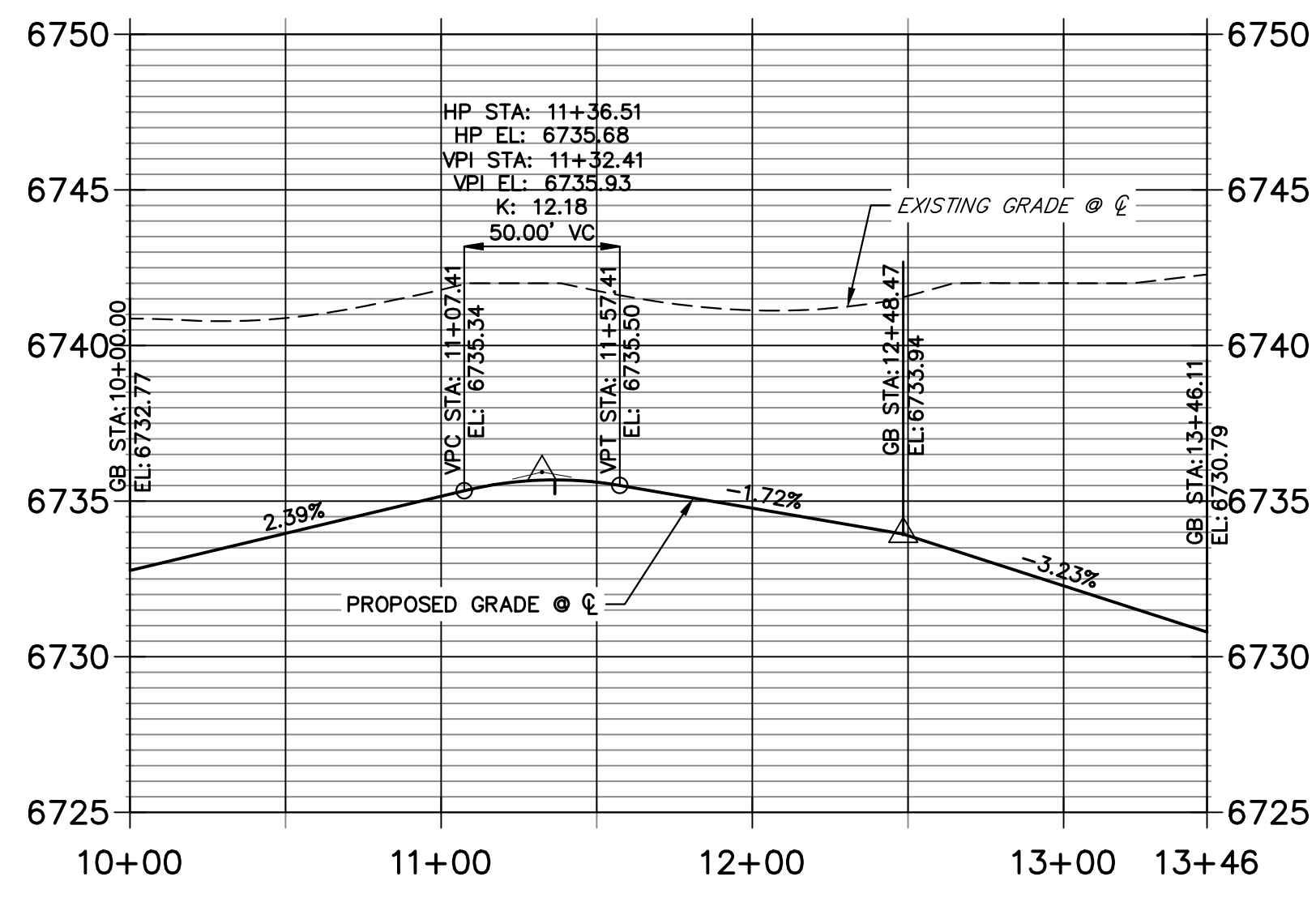
SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 26 OF 64
 JOB NO. 25142.05



**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.
- 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.

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

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

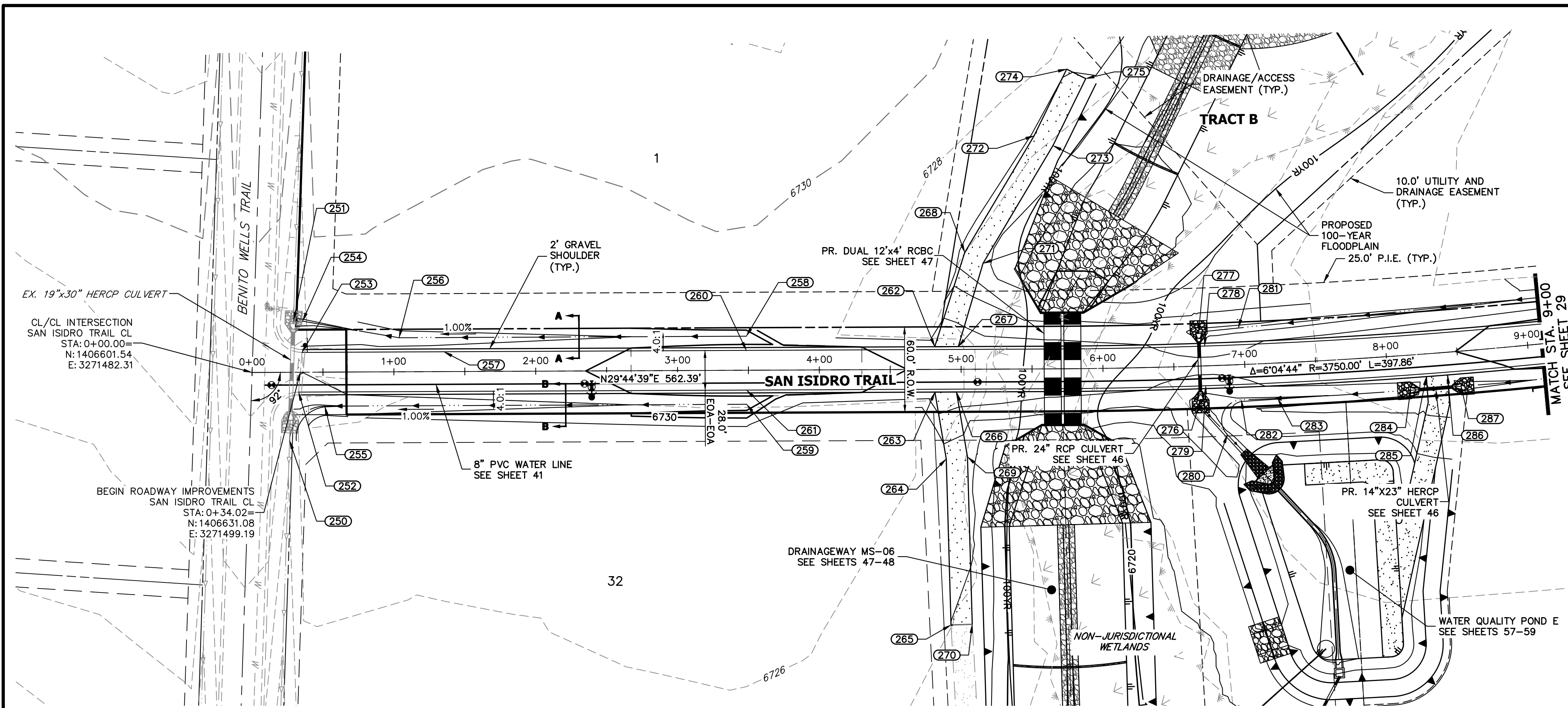
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 4/22/24

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

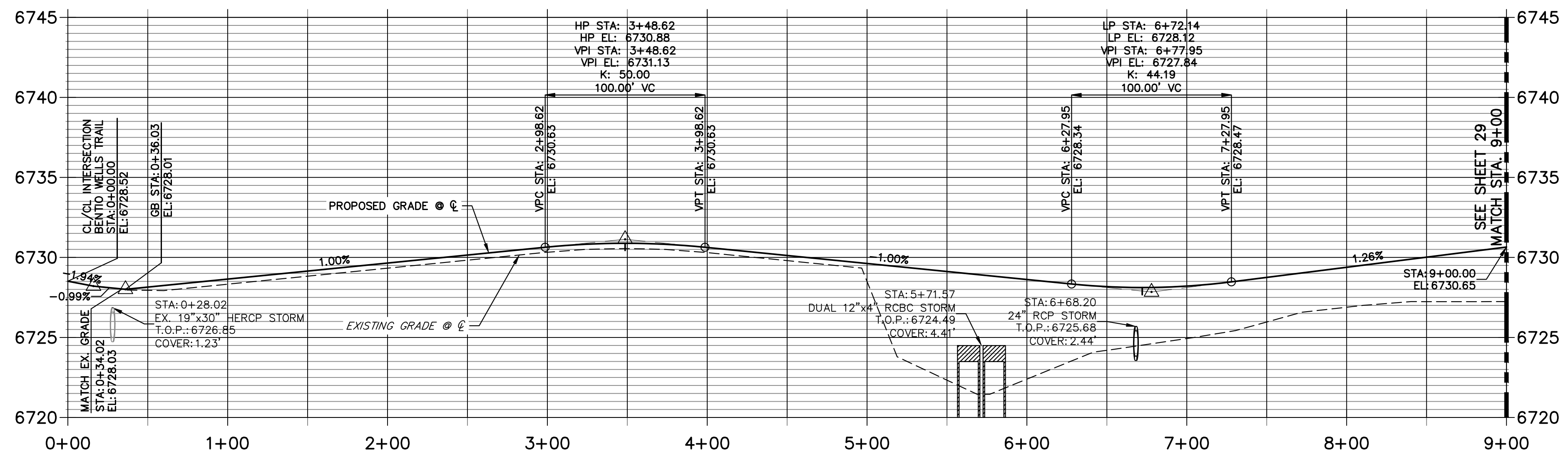
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH -
 FILING 3
 STREET IMPROVEMENT PLAN
 AND PROFILE

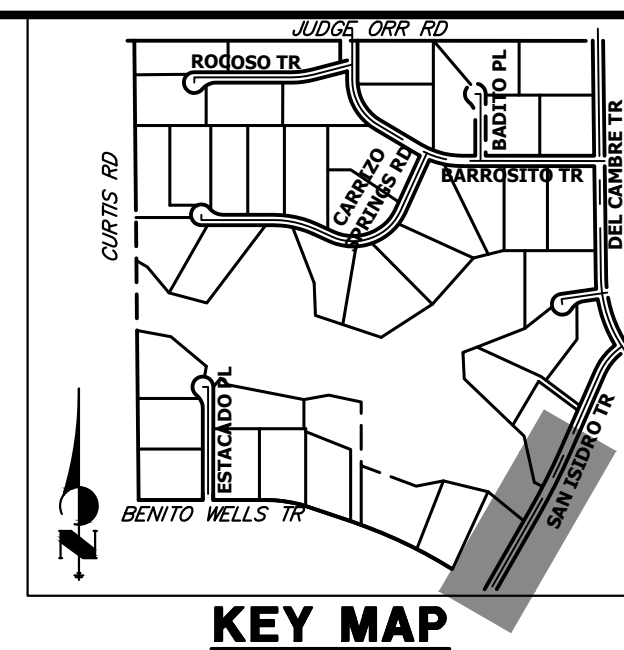
SHEET 27 OF 64
 JOB NO. 25142.05



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



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



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

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 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=50'	1"=5'	4/17/24					

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

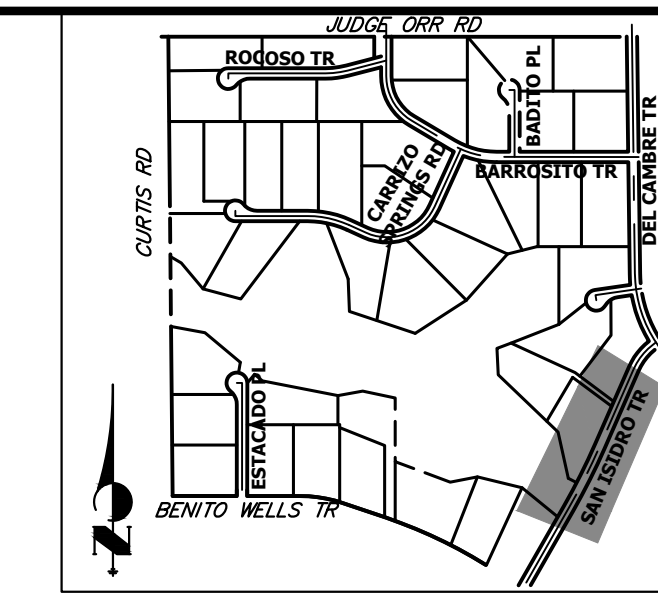
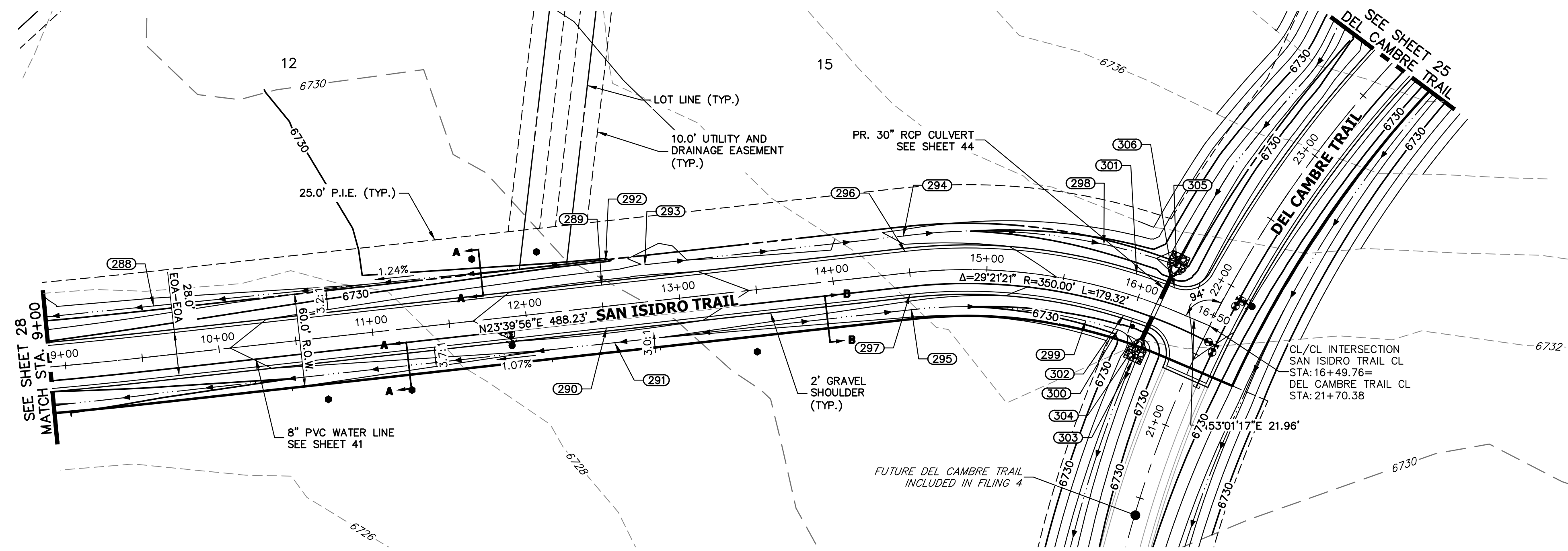
HORIZONTAL ORIGINAL SCALE: 1" = 50'
 VERTICAL ORIGINAL SCALE: 1" = 5'

STREET IMPROVEMENT NOTES

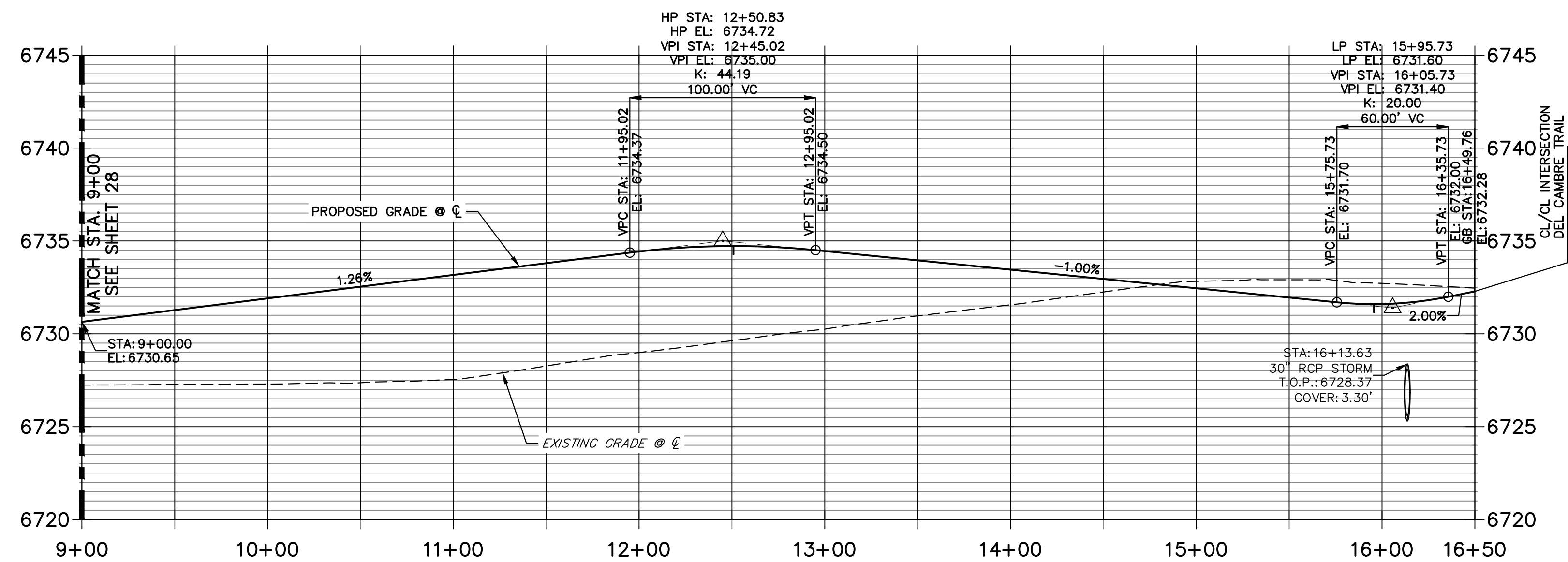
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 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



**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

STREET IMPROVEMENT NOTES

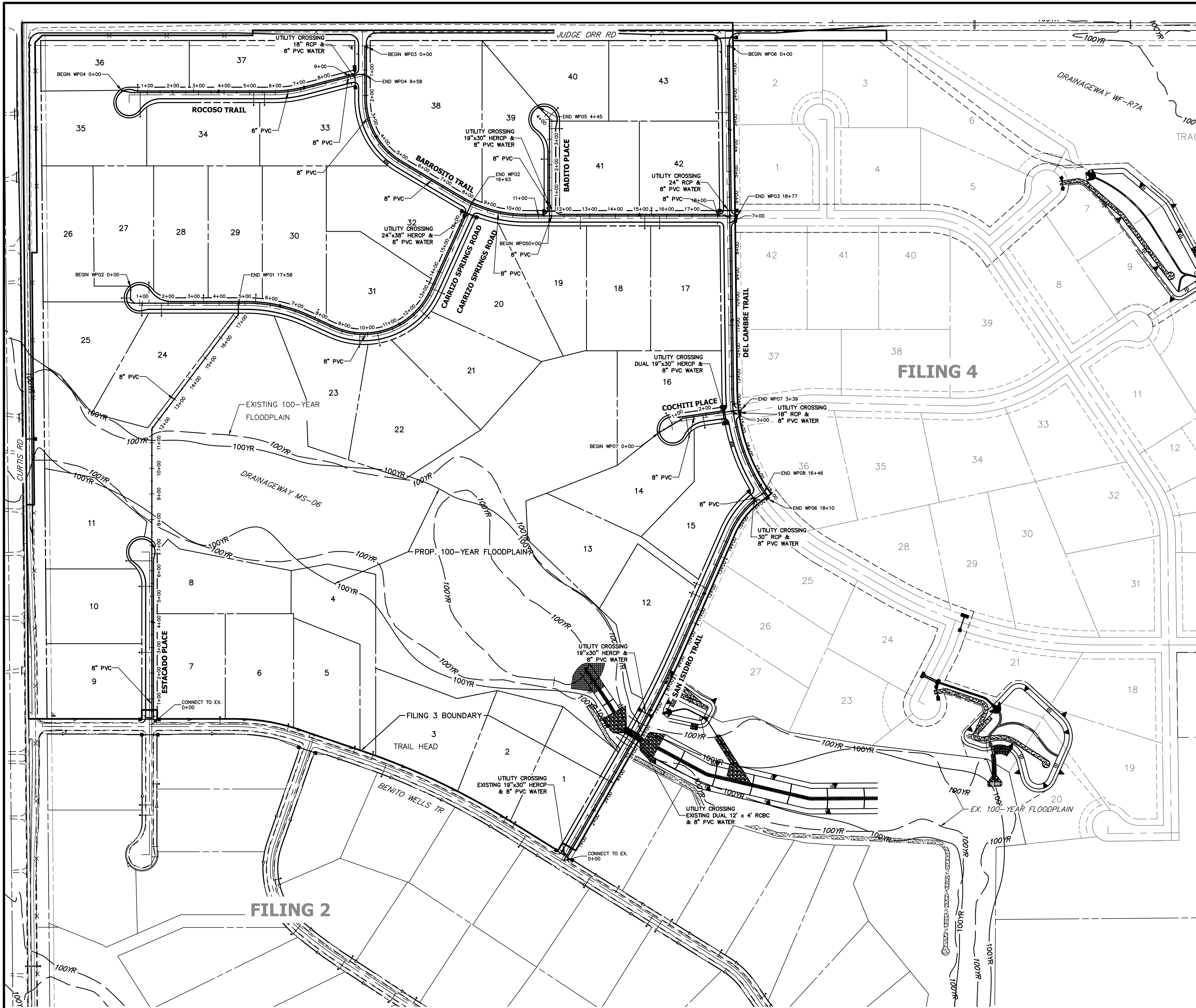
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 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.

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

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

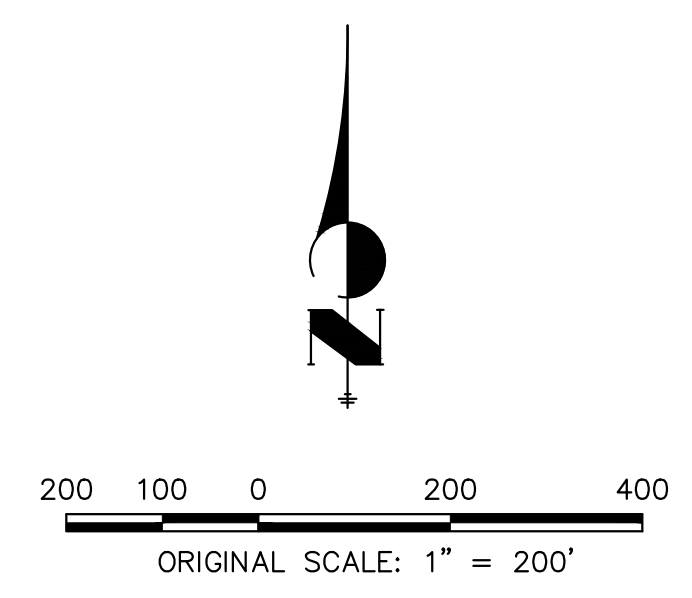
 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS
 N.T.S.
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com
 SADDLEHORN RANCH - FILING 3
 STREET IMPROVEMENT PLAN AND PROFILE
 SHEET 29 OF 64
 JOB NO. 25142.05



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

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
[Signature]
 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE 4/22/24

SADDLEHORN RANCH -
 FILING 3
 OVERALL UTILITY PLAN &
 SERVICE PLAN

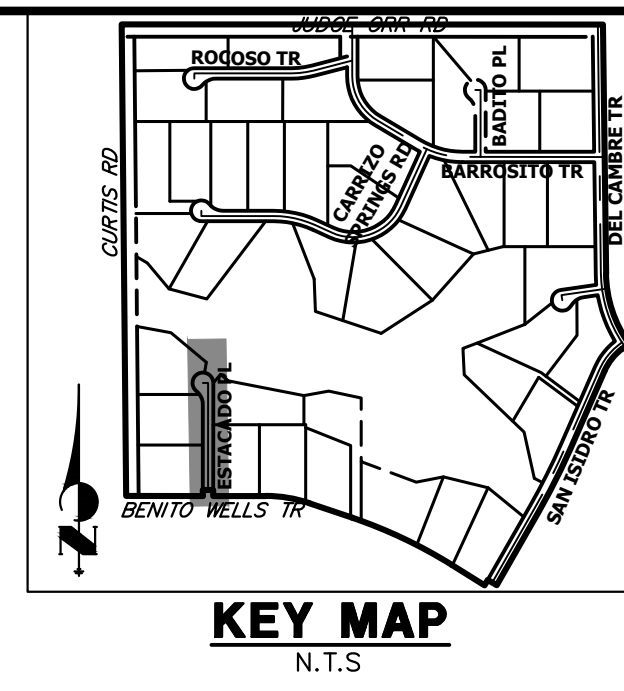
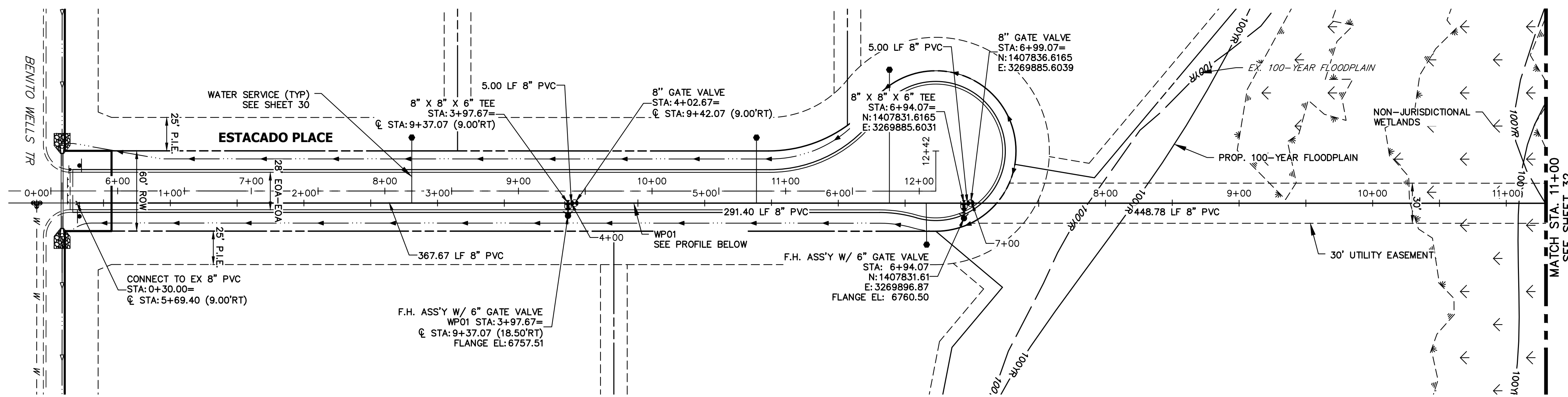
SHEET 30 OF 64
 JOB NO. 25142.05

J.R. ENGINEERING
 A Westman Company
 2495 RIDGON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

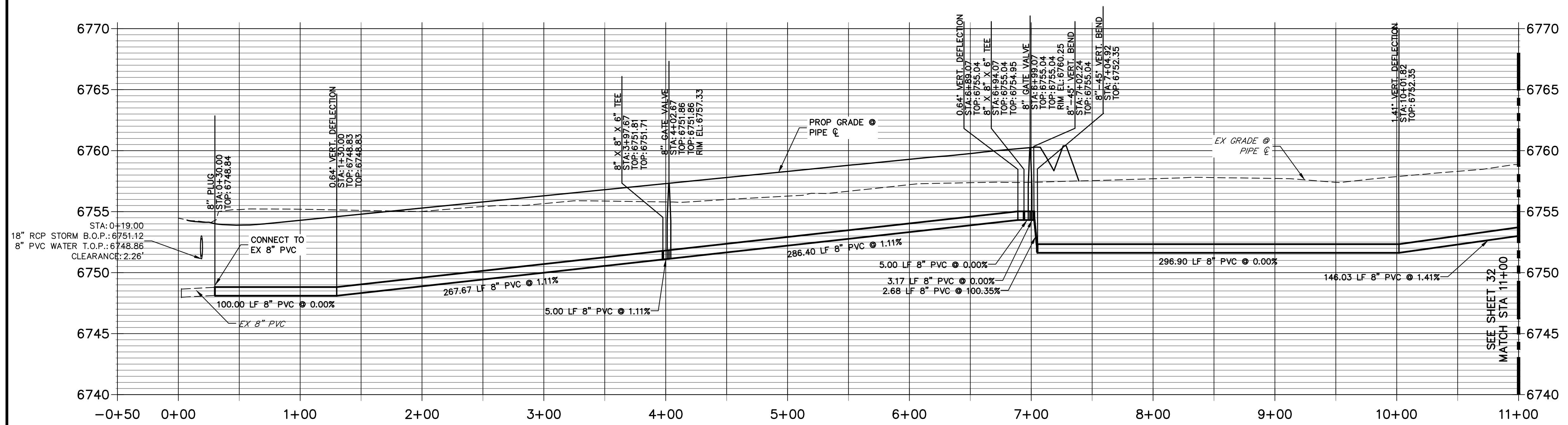
Central 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIDGON 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 DESIGNATED BY WRITTEN AUTHORIZATION.



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



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
 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.

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
4/22/24
PROFESSIONAL ENGINEER

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

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

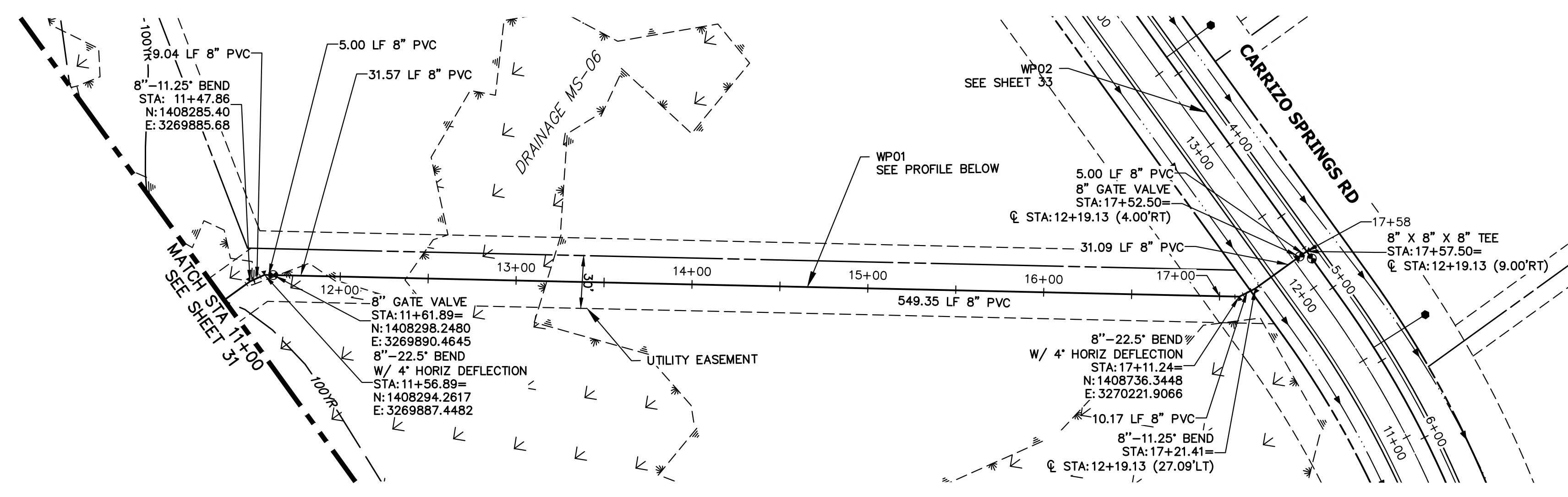
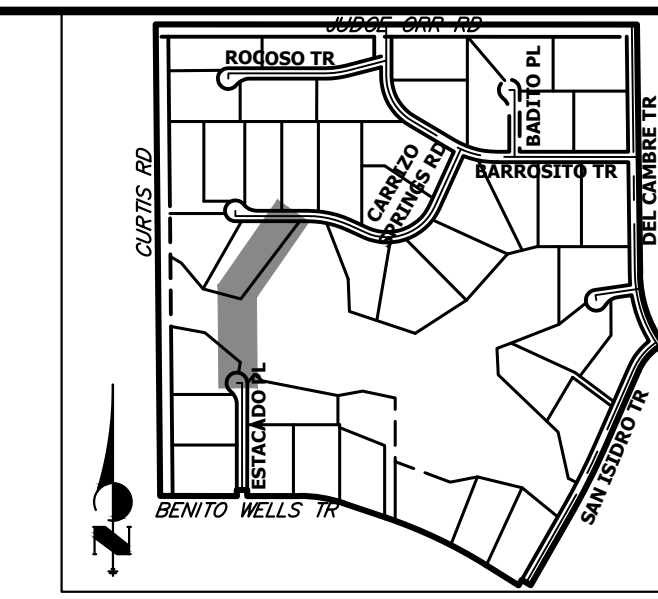
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

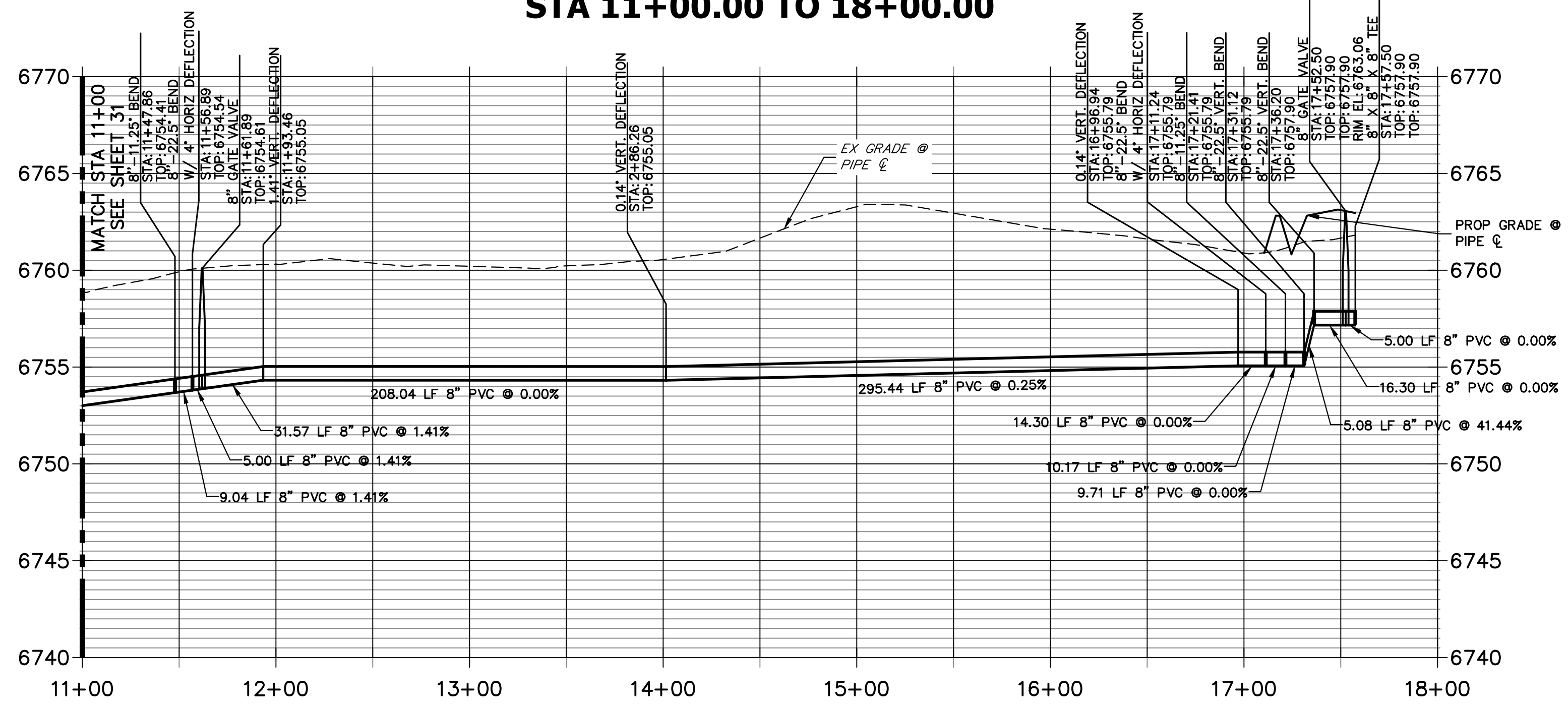
SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN

DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY

SHEET 31 OF 64
JOB NO. 25142.05

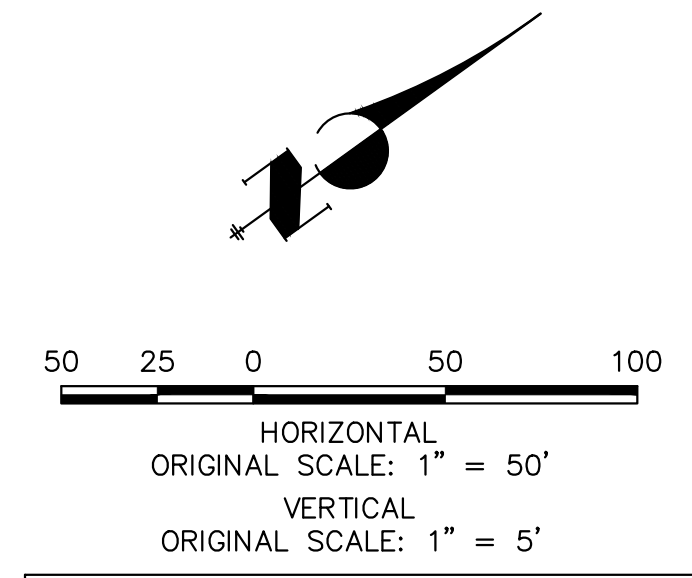


**WP01 PROFILE (2)
STA 11+00.00 TO 18+00.00**



NOTES

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



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: 4/22/24

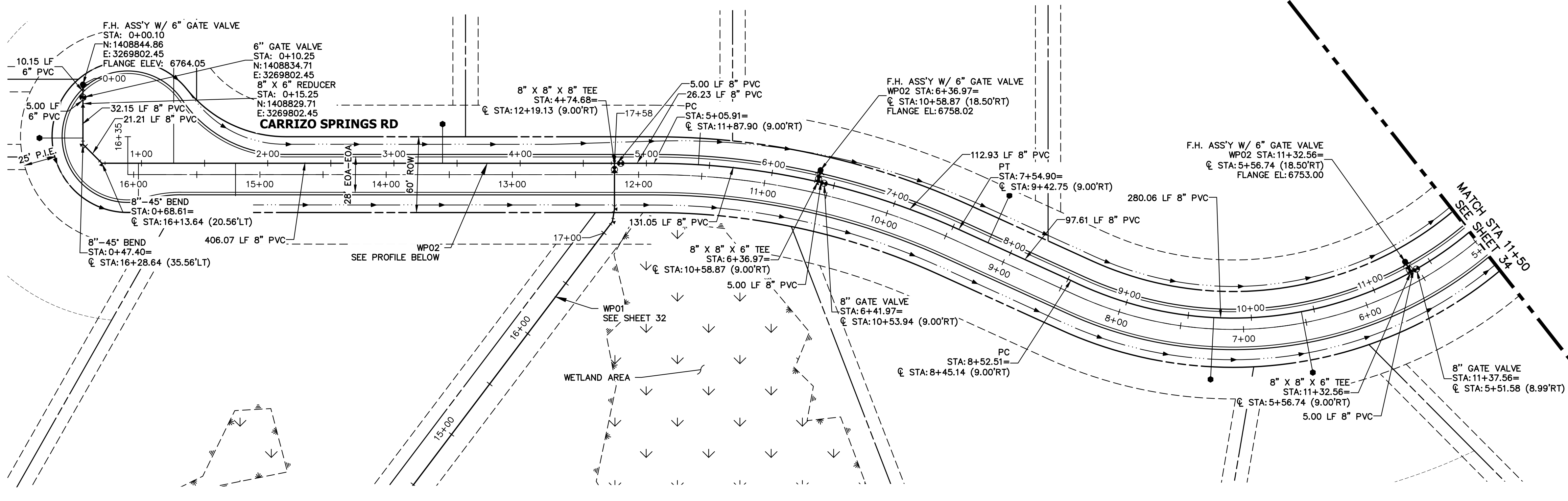
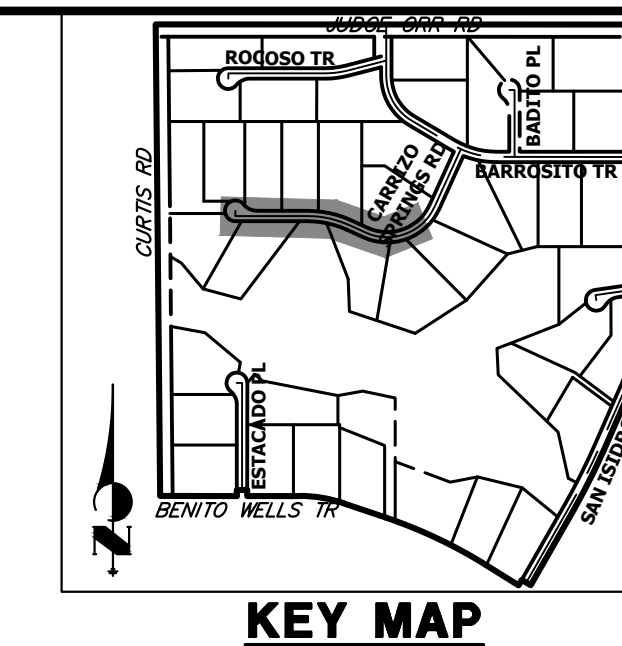
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

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

NO.	REVISION	BY	DATE

SHEET 32 OF 64
JOB NO. 25142.05

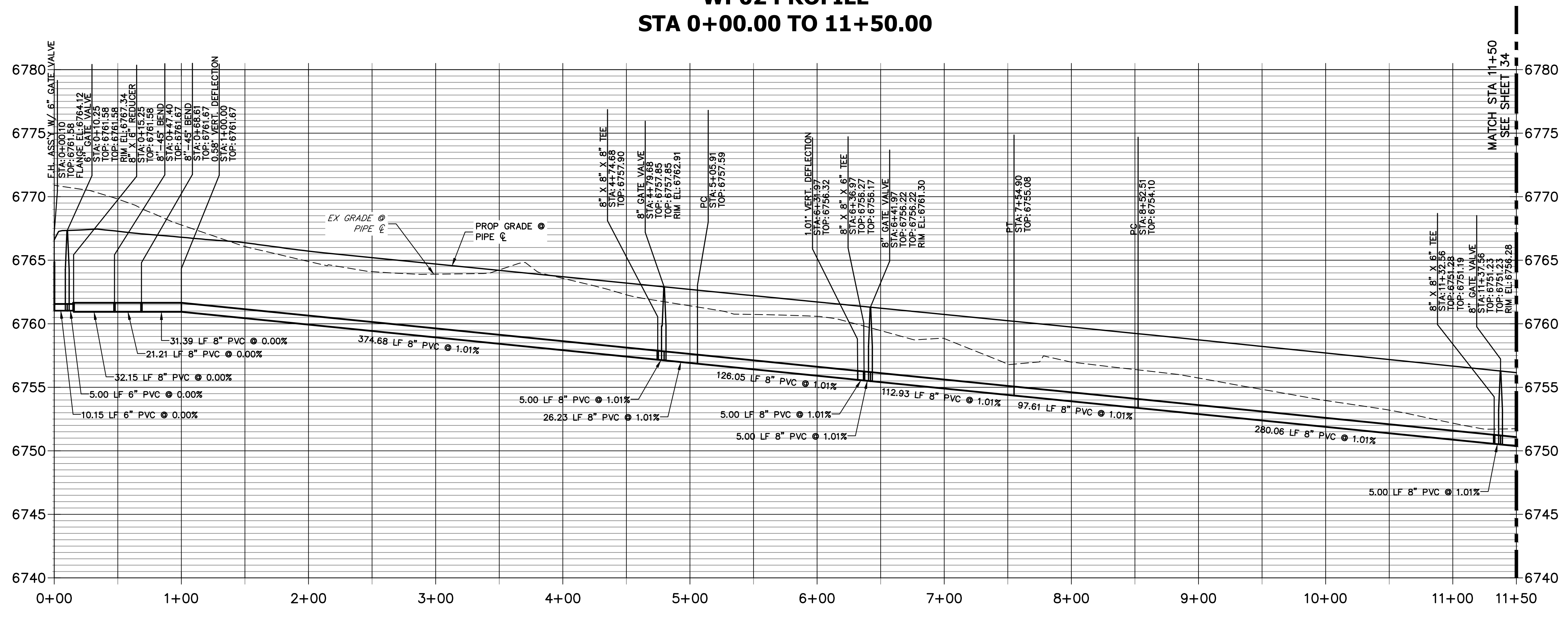


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, APPROVALS DESIGNATED BY WRITTEN AUTHORIZATION.

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

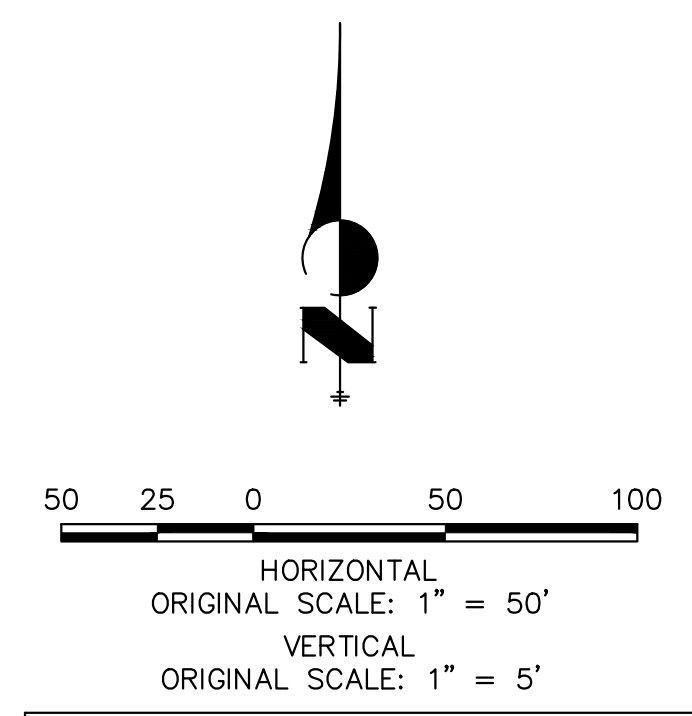
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

WP02 PROFILE STA 0+00.00 TO 11+50.00



NOTES

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASSY FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



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

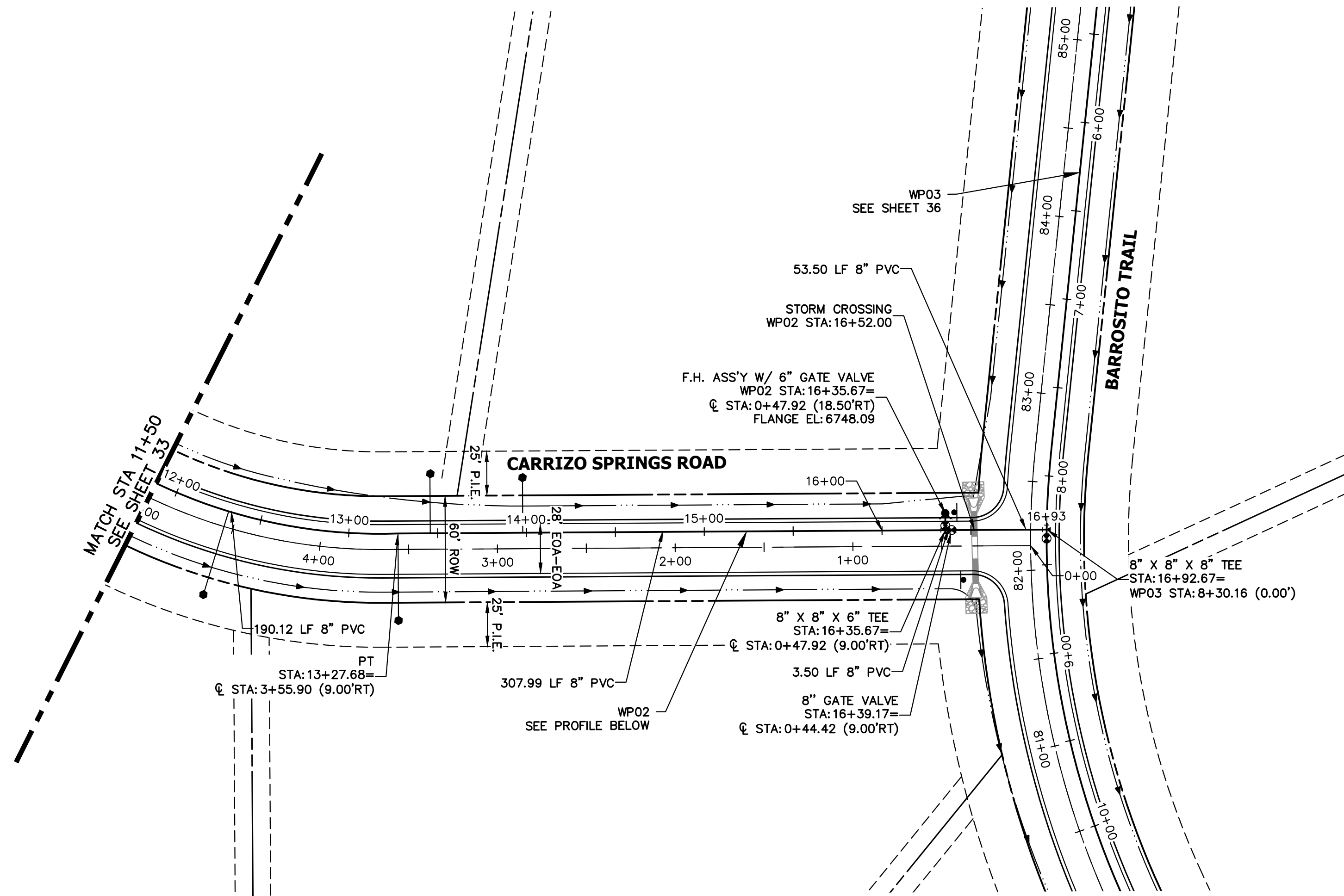
25043
4/22/24
PROFESSIONAL ENGINEER

BY	DATE	NO.	REVISION

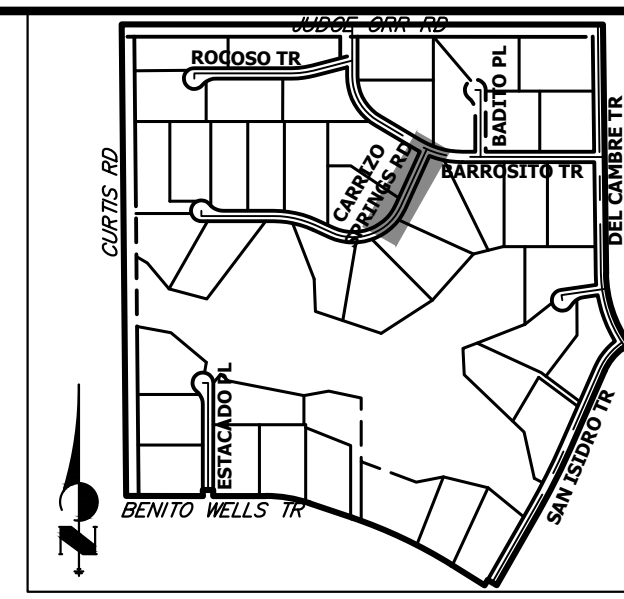
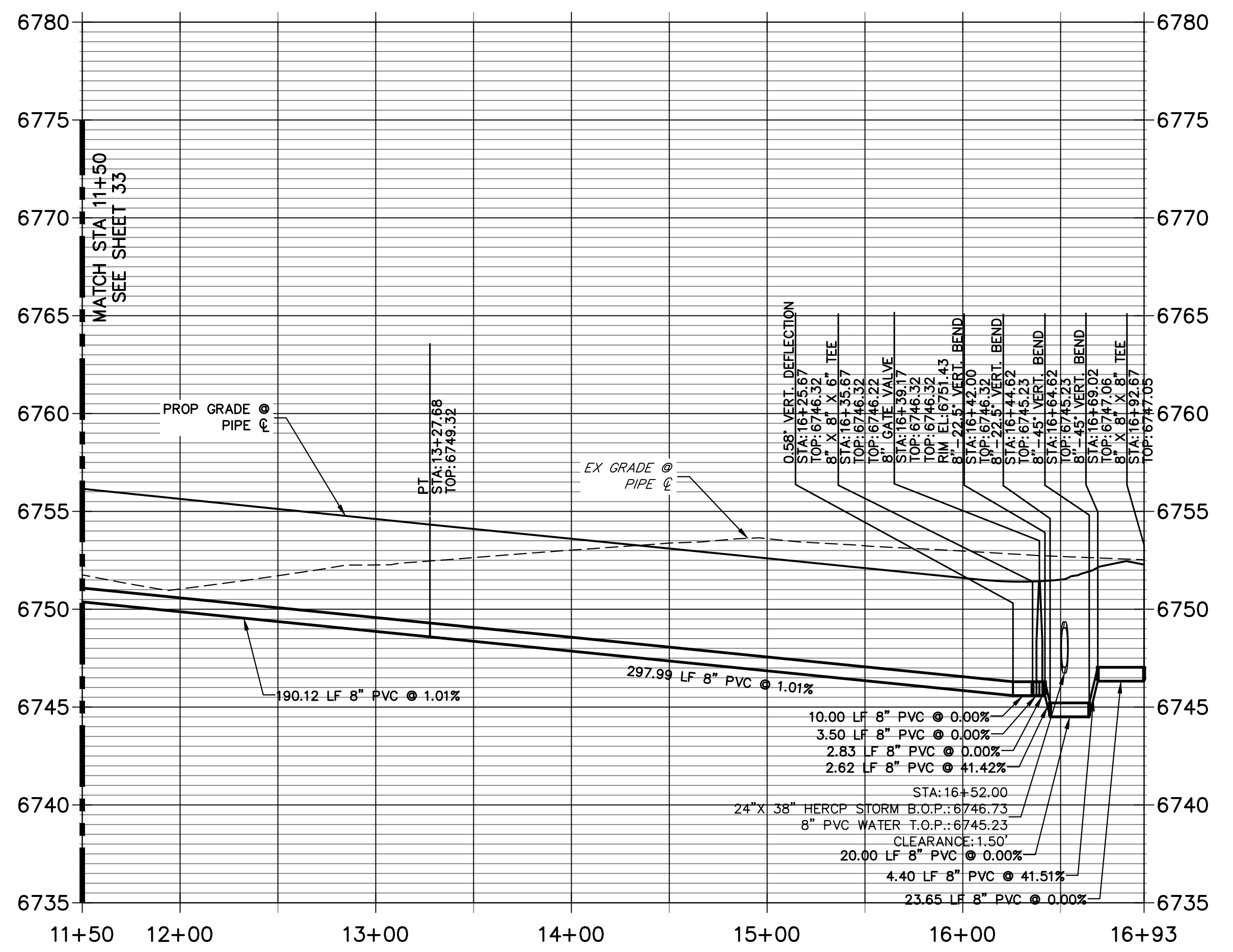
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 4/17/24
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY

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



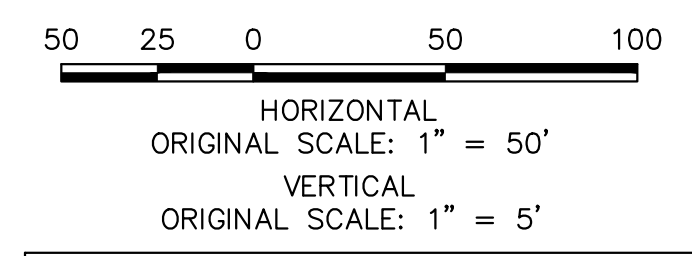
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION.
BRADY WILLIAMS

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

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

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) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASSY FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



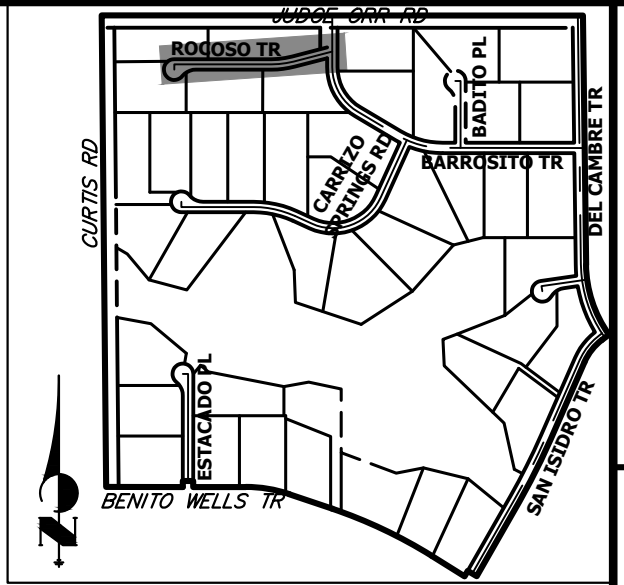
ENGINEER'S STATEMENT

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

DATE: 4/22/24
PROFESSIONAL ENGINEER

BY	DATE	No.	REVISION	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=50'	1"=5'	4/17/24	JMC				

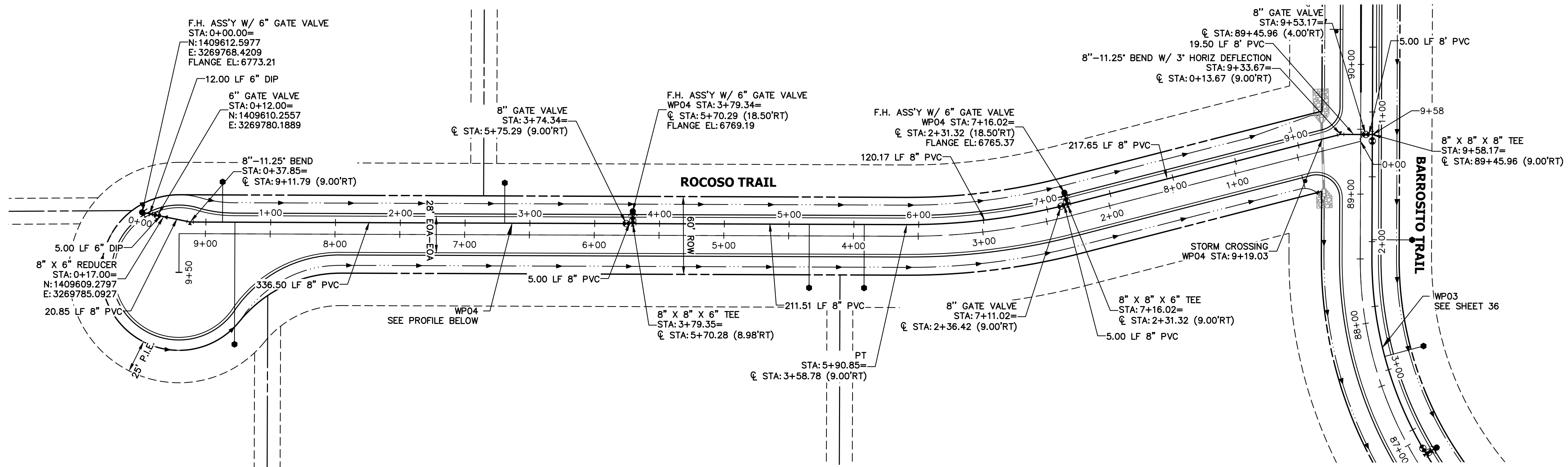
SADDLEHORN RANCH - FILING 3
WATER DISTRIBUTION PLAN
SHEET 34 OF 64
JOB NO. 25142.05



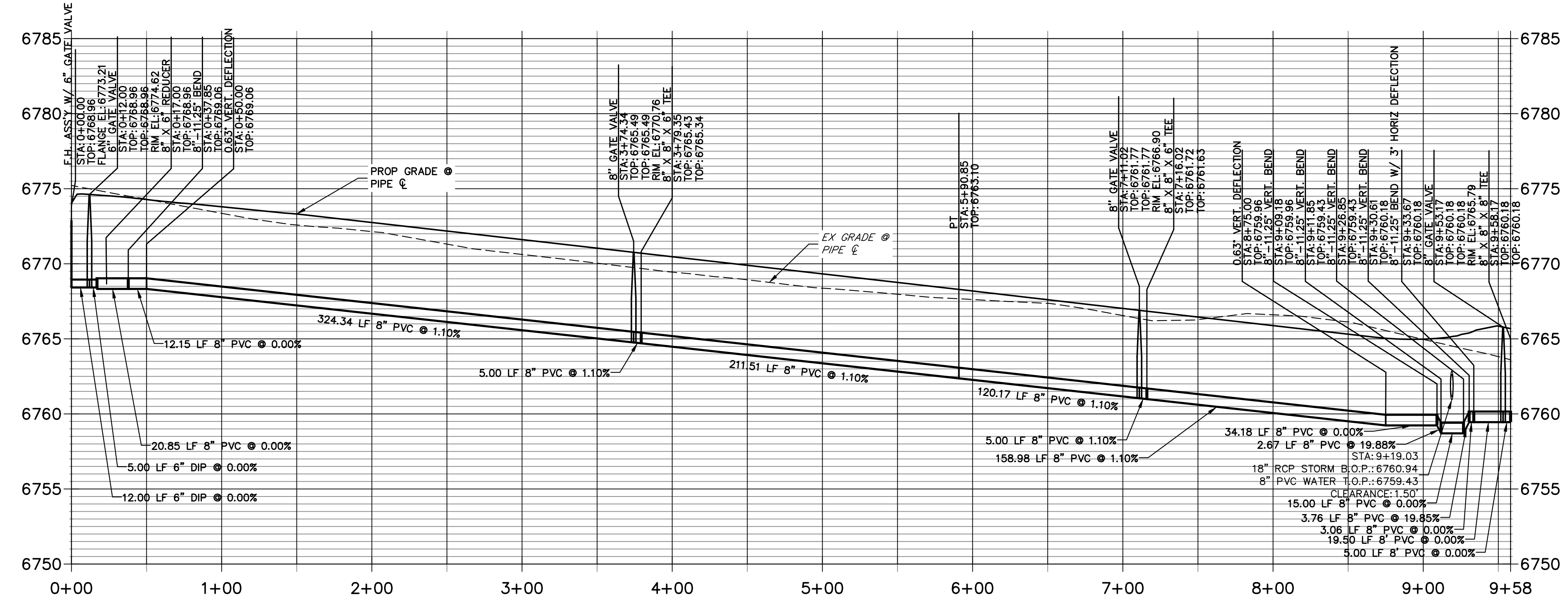
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

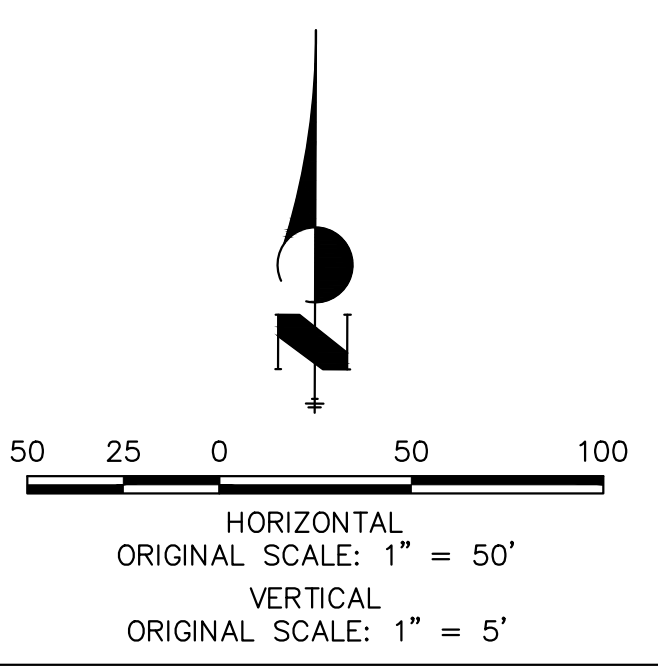


WP04 PROFILE
STA 0+00.00 TO 9+58.17



NOTES

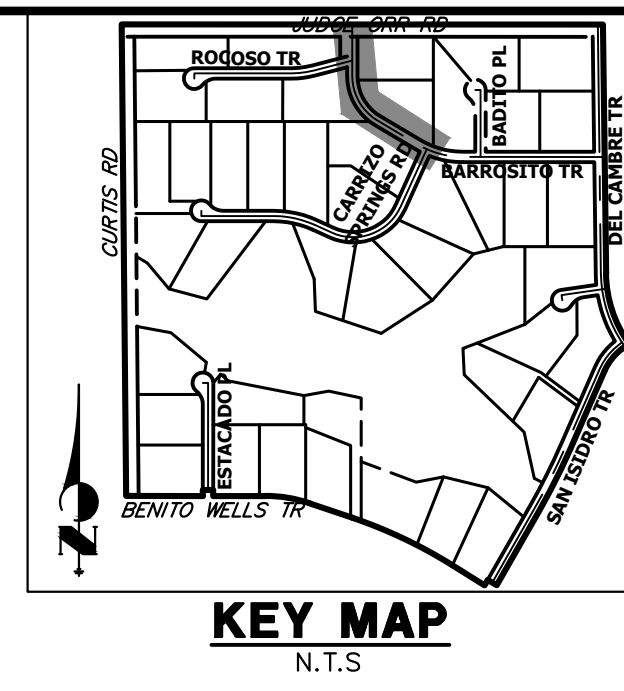
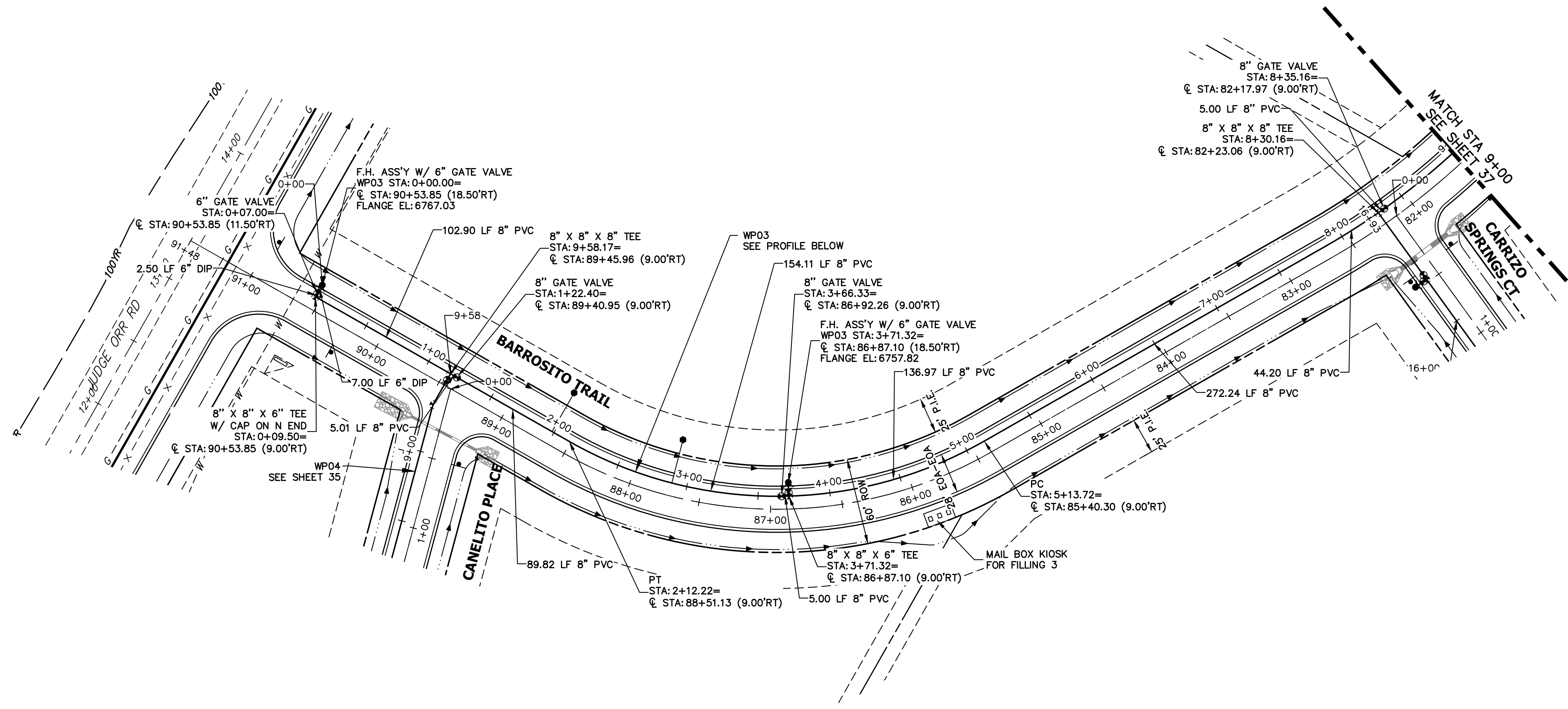
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING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



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 4/22/24
 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'	4/17/24	JMC	JMC	
SADDLEHORN RANCH - FILING 3									
WATER DISTRIBUTION PLAN									
SHEET 35 OF 64									
JOB NO. 25142.05									

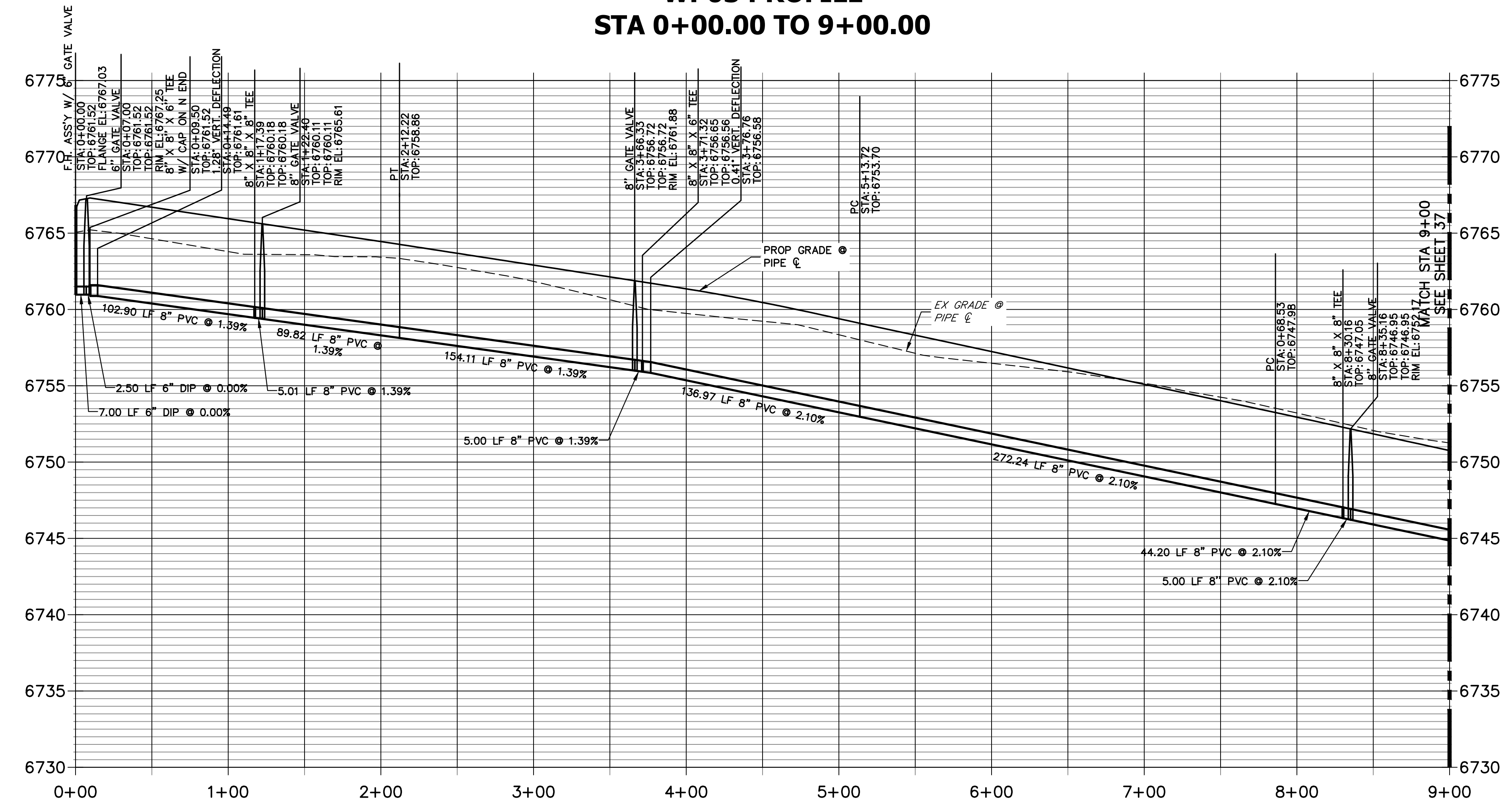


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

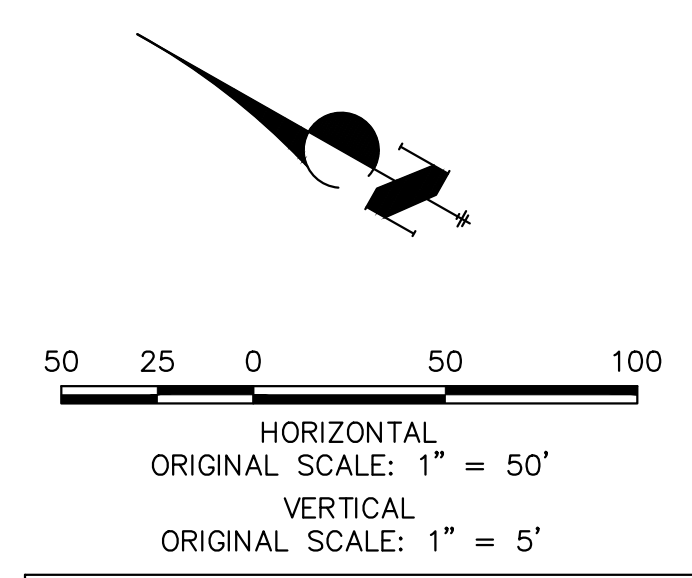
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

**WP03 PROFILE
 STA 0+00.00 TO 9+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) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

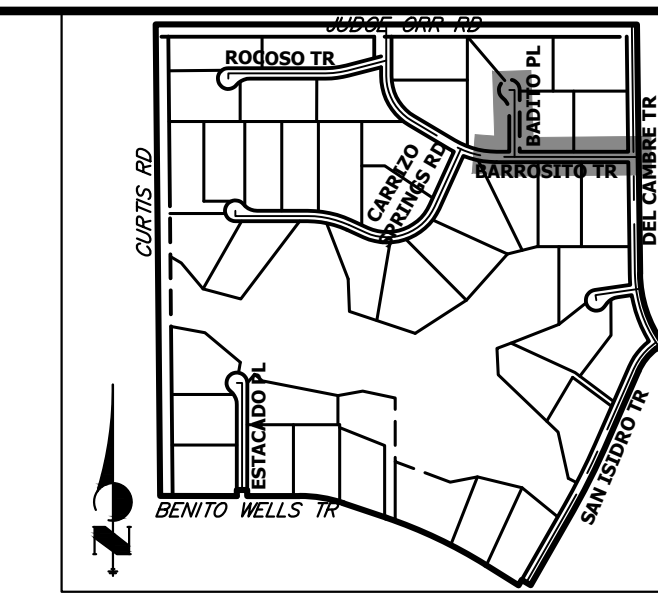


811
 Know what's below.
 Call before you dig.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION

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



KEY MAP
N.T.S.

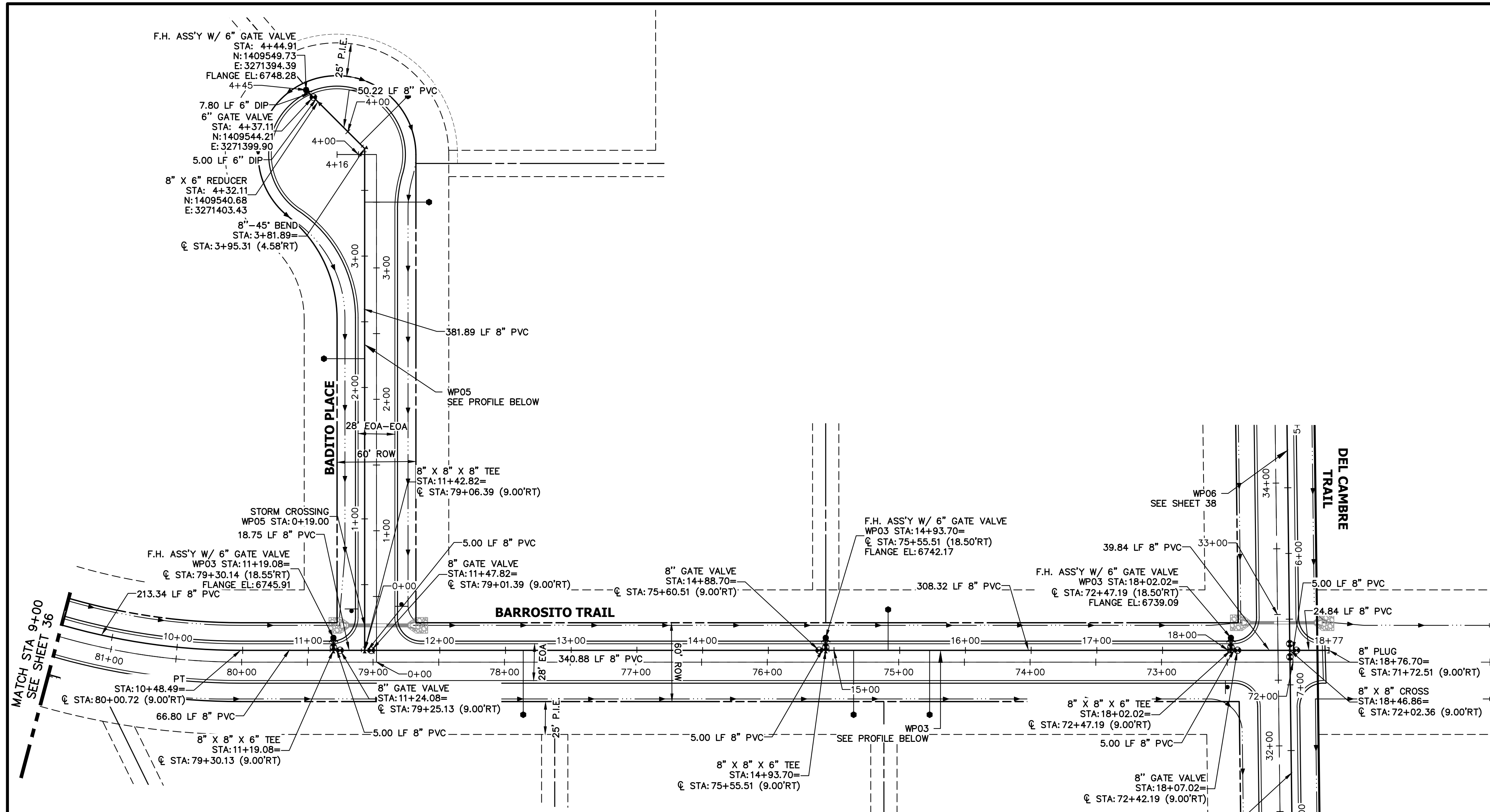
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
BRADY WILLIAMS

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

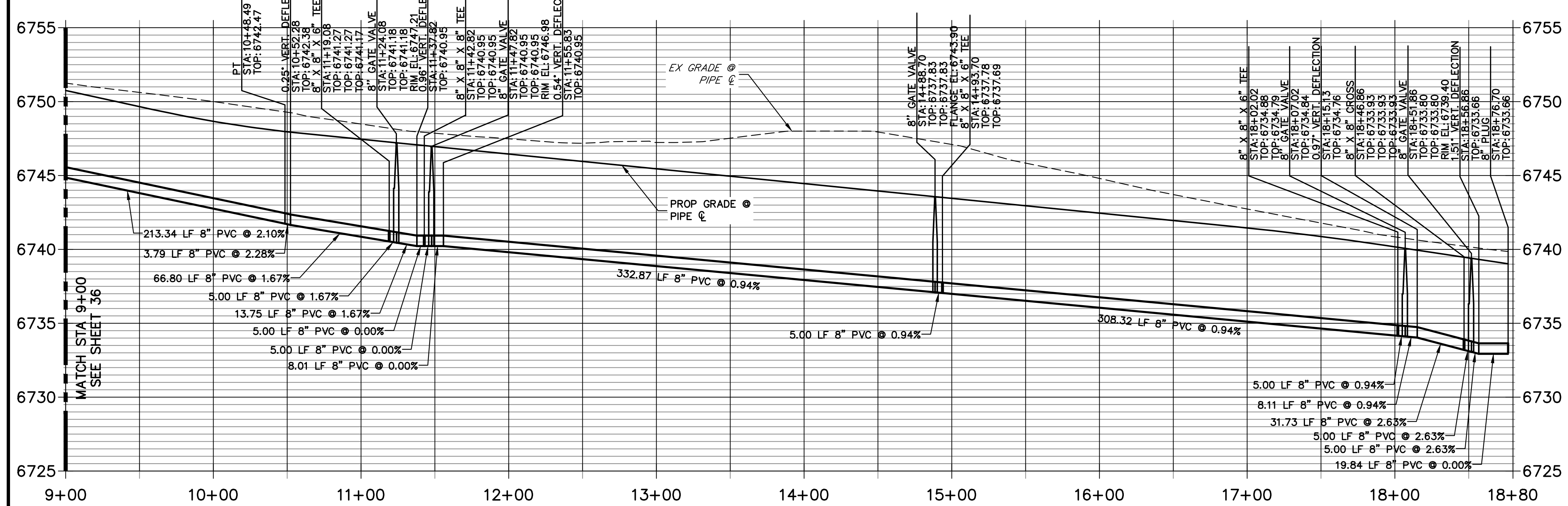
J.R. ENGINEERING
A Westman Company
Central 300-740-0888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

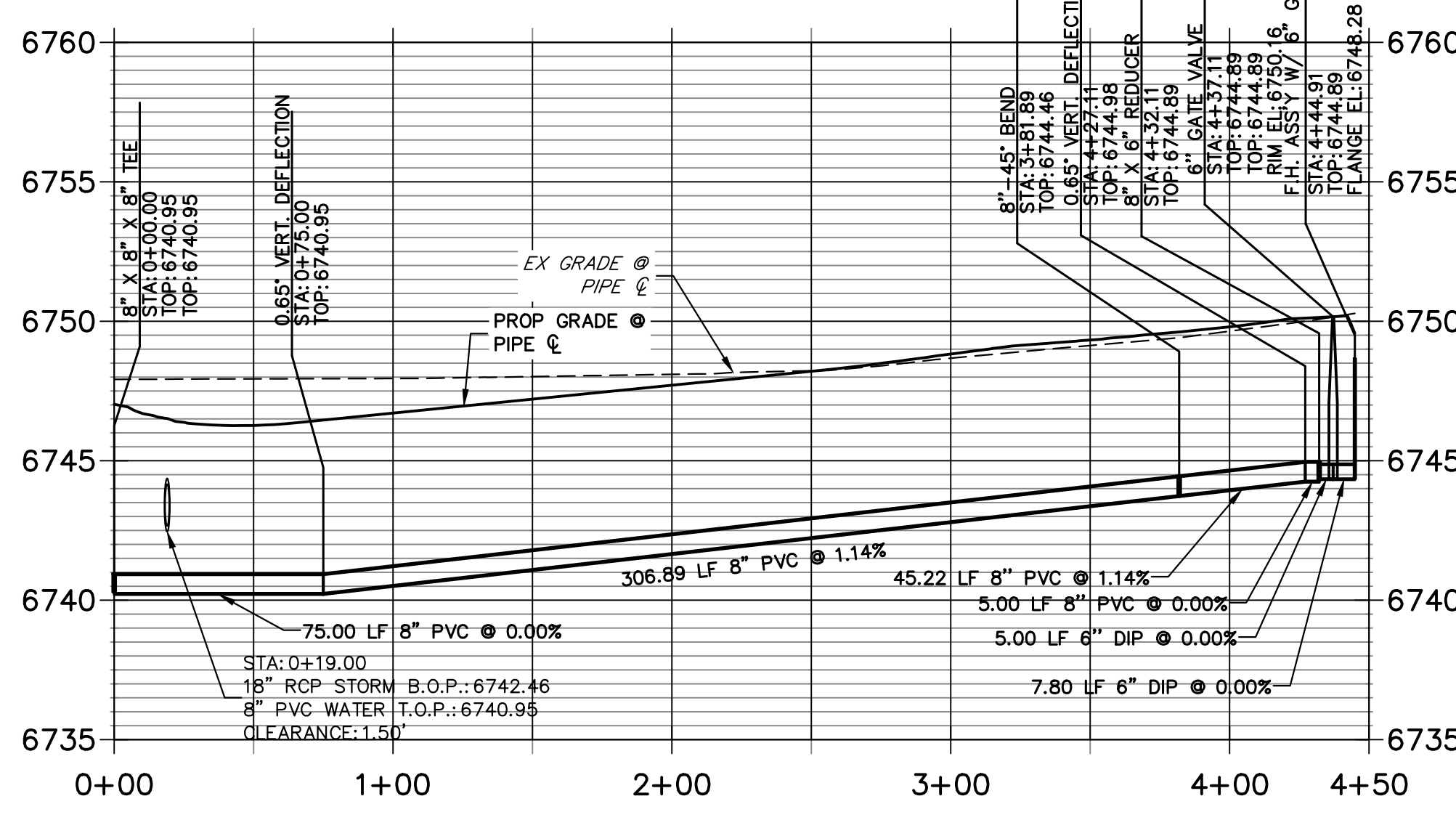
SADDLEHORN RANCH - FILING 3
WATER DISTRIBUTION PLAN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY
SHEET 37 OF 64
JOB NO. 25142.05



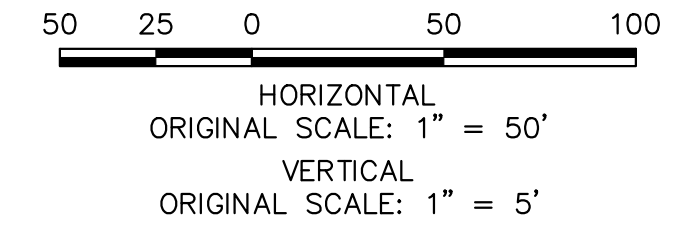
WP03 PROFILE (2)
STA 9+00.00 TO 18+79.97



WP05 PROFILE
STA 0+00.00 TO 4+50.00

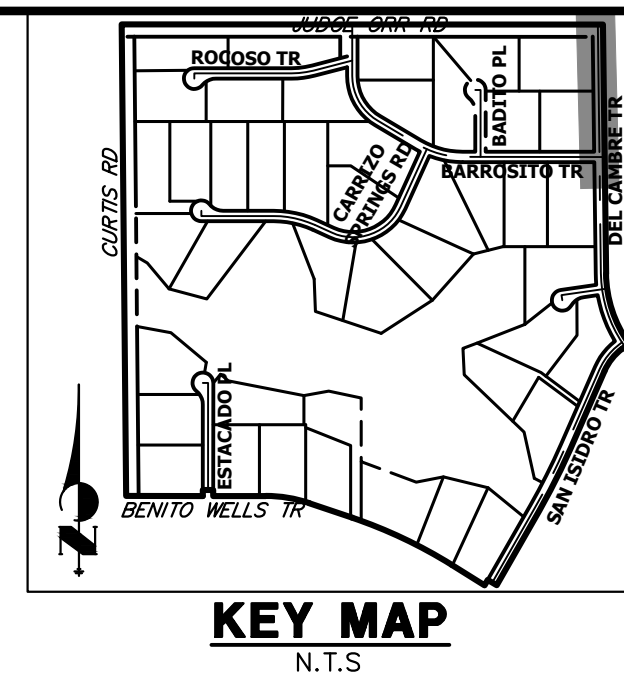
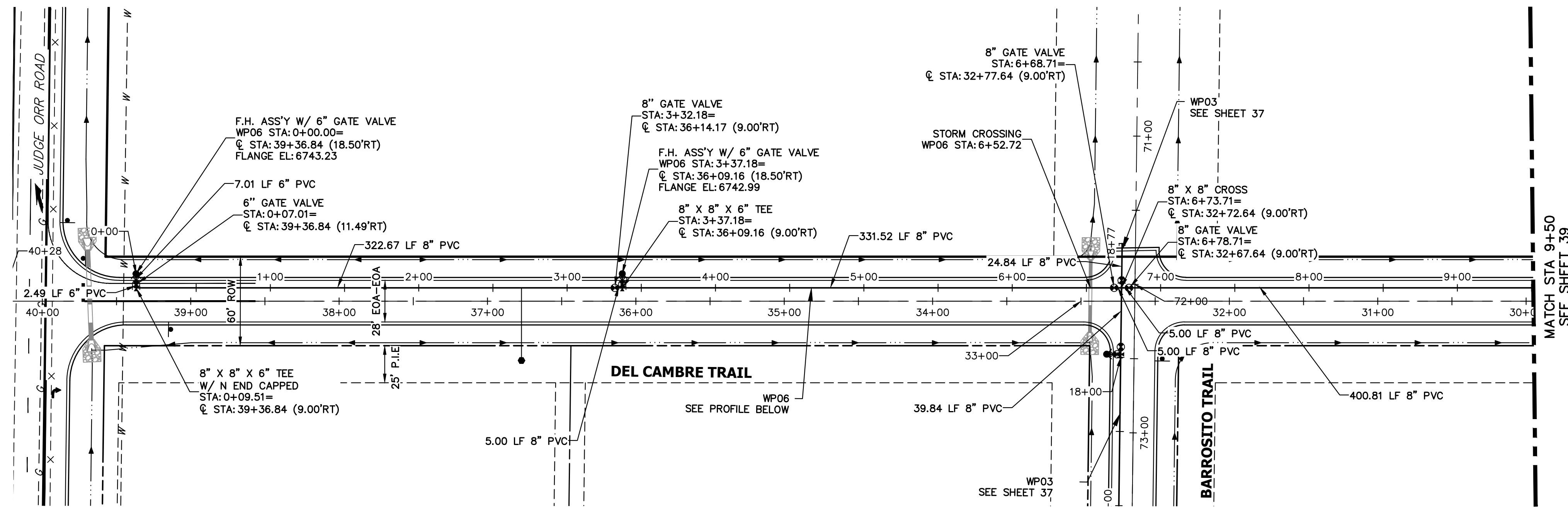


Know what's below.
Call before you dig.

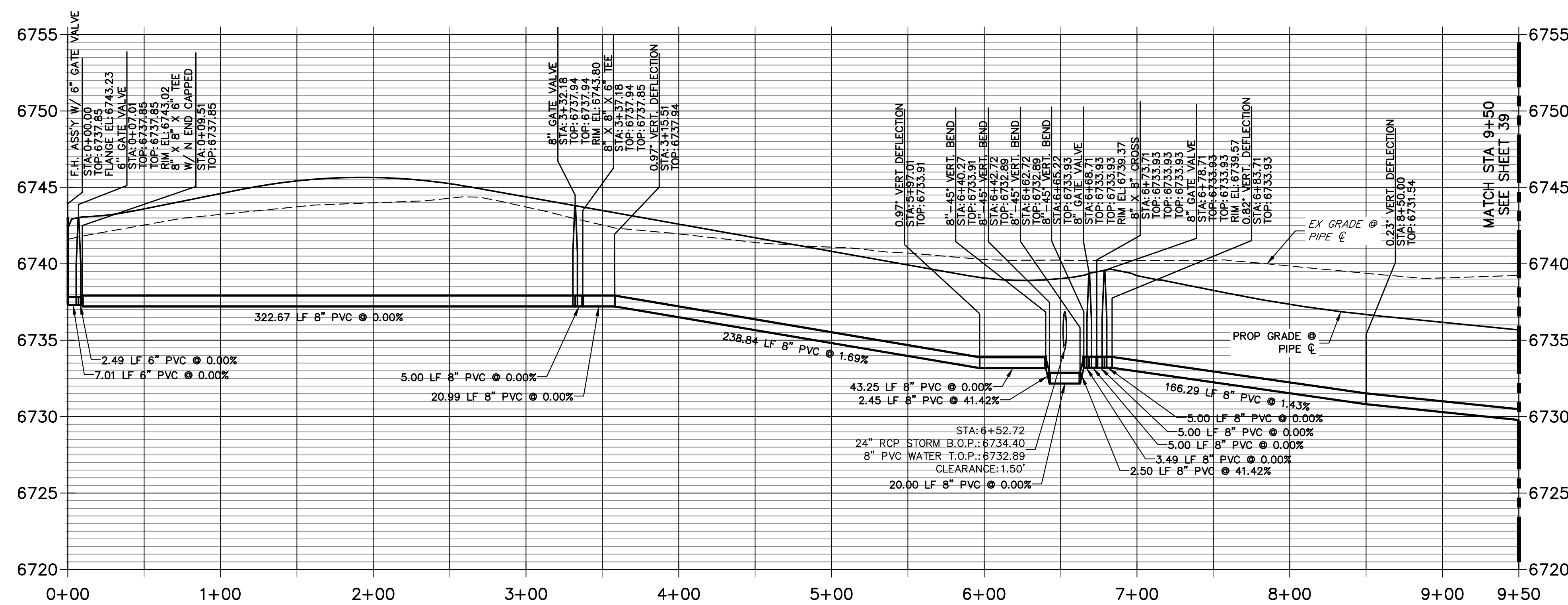


ENGINEER'S STATEMENT

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: 4/22/24



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



- 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) COUPLINGS.
 7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
 8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

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

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

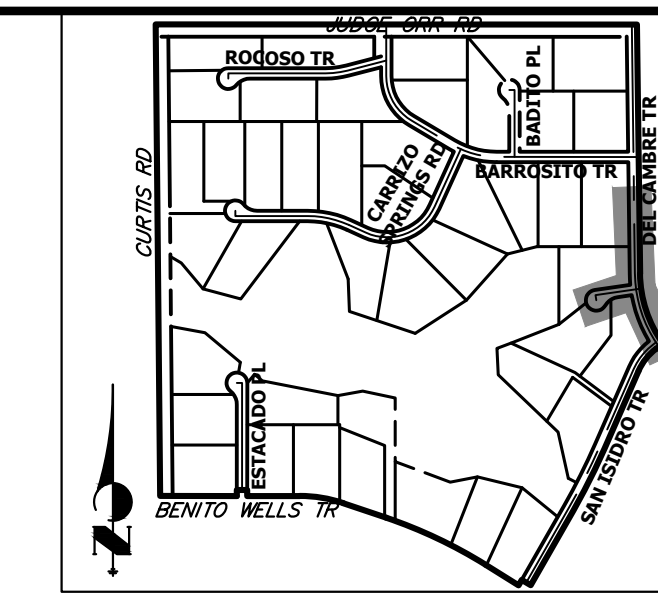
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 4/22/24

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

J.R. ENGINEERING
 A Westman Company

 Centennial 305-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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



KEY MAP
N.T.S.

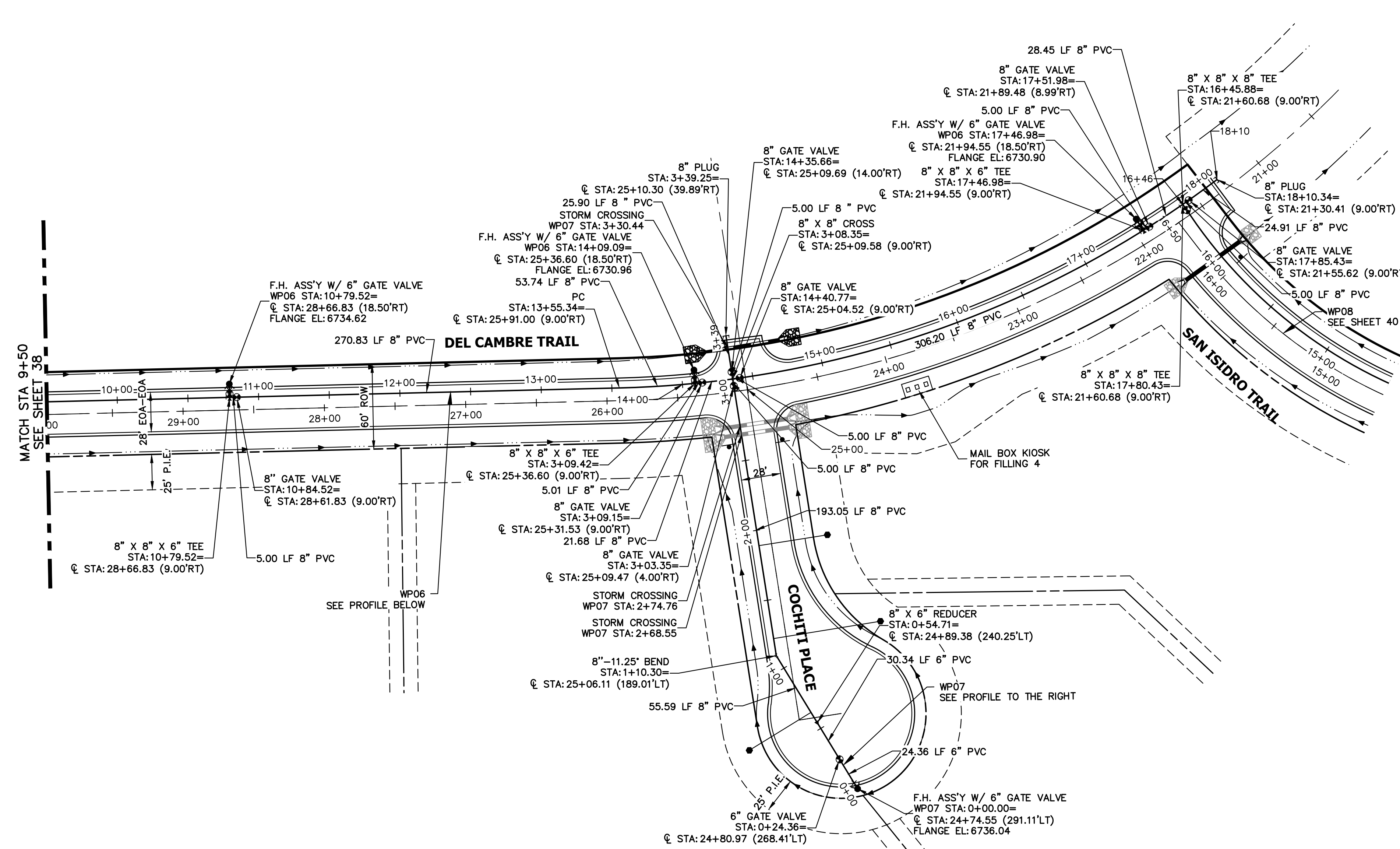
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
BRADY WILLIAMS

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

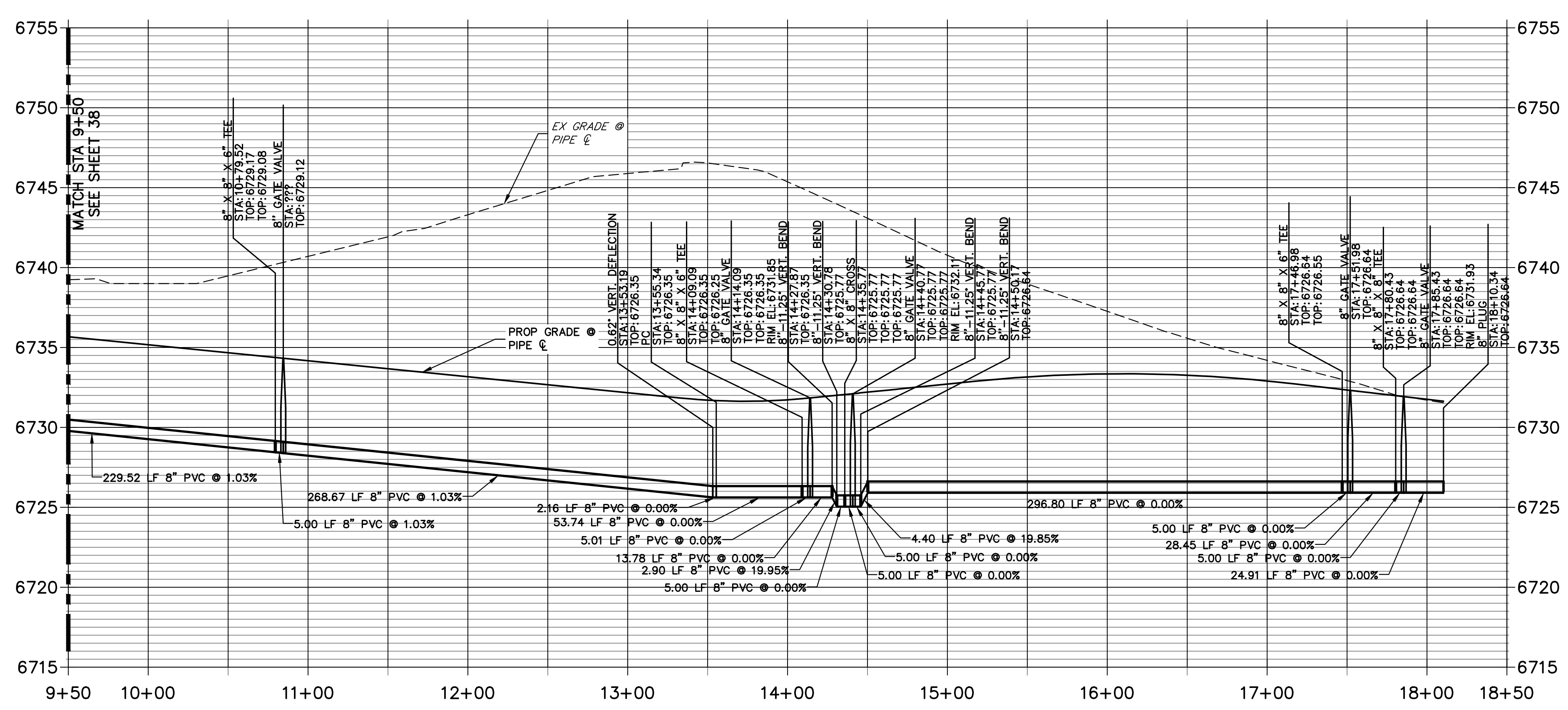
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

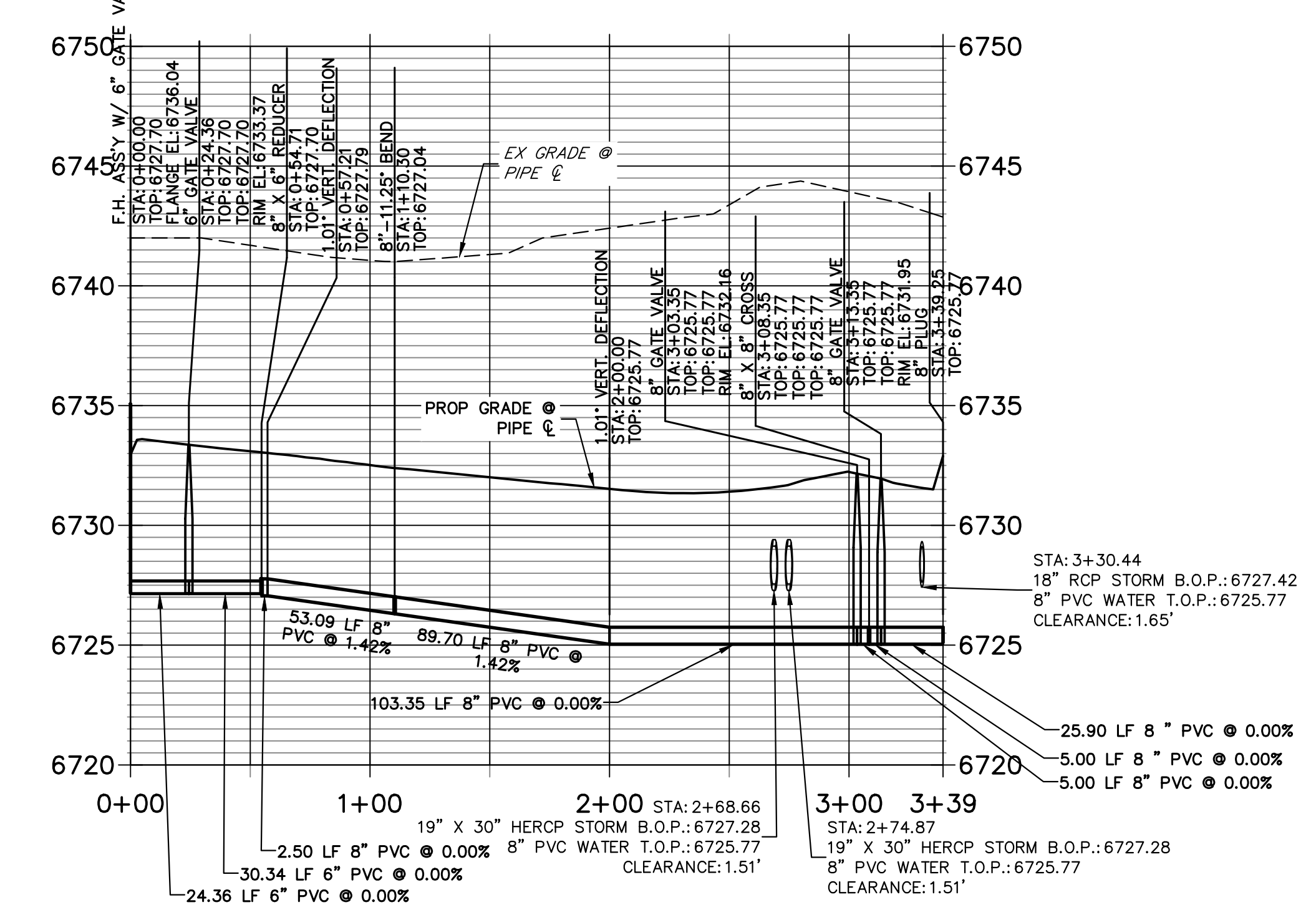
SADDLEHORN RANCH -
FILING 3
WATER DISTRIBUTION PLAN
SHEET 39 OF 64
JOB NO. 25142.05



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



WP07 PROFILE
STA 0+00.00 TO 3+39.25



NOTES

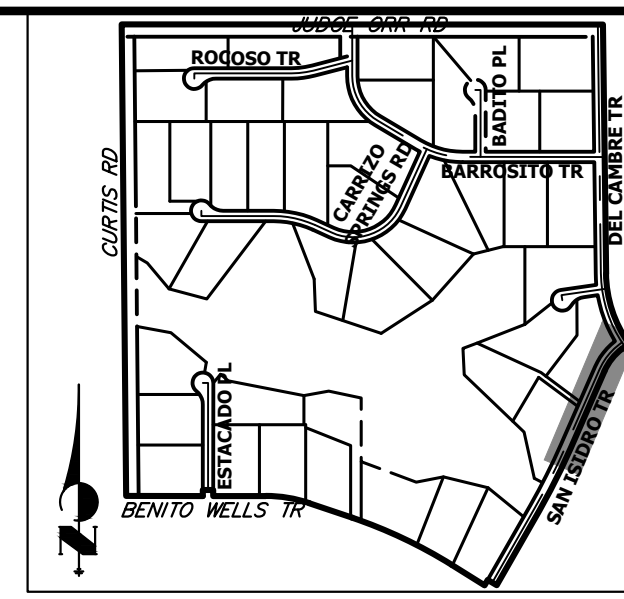
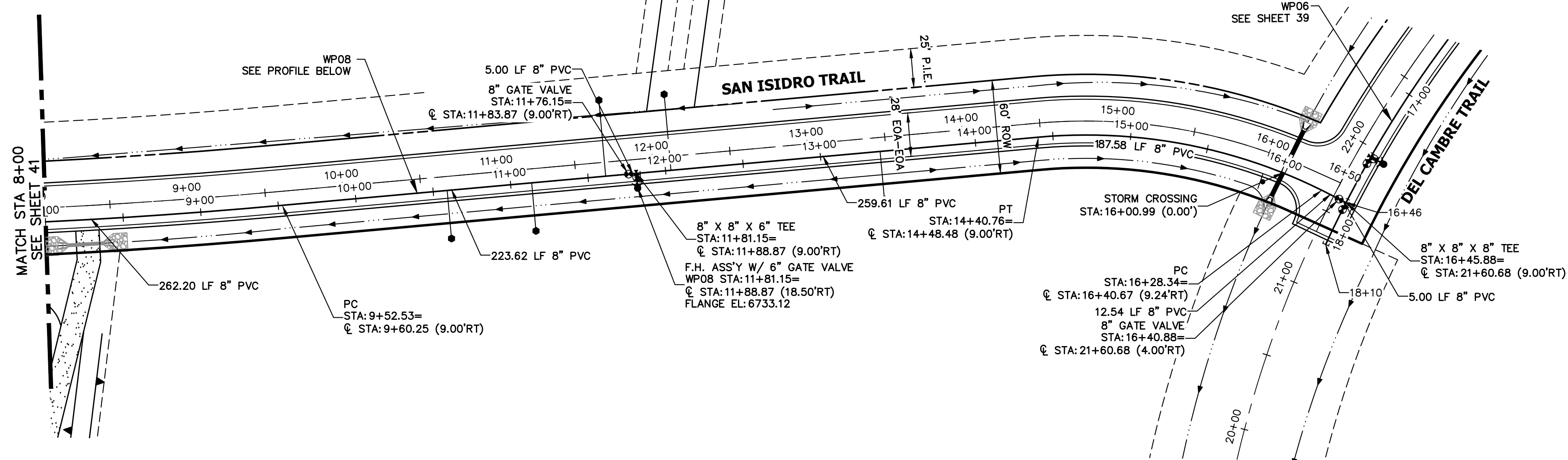
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING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

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

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

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

25043
4/22/24
PROFESSIONAL ENGINEER

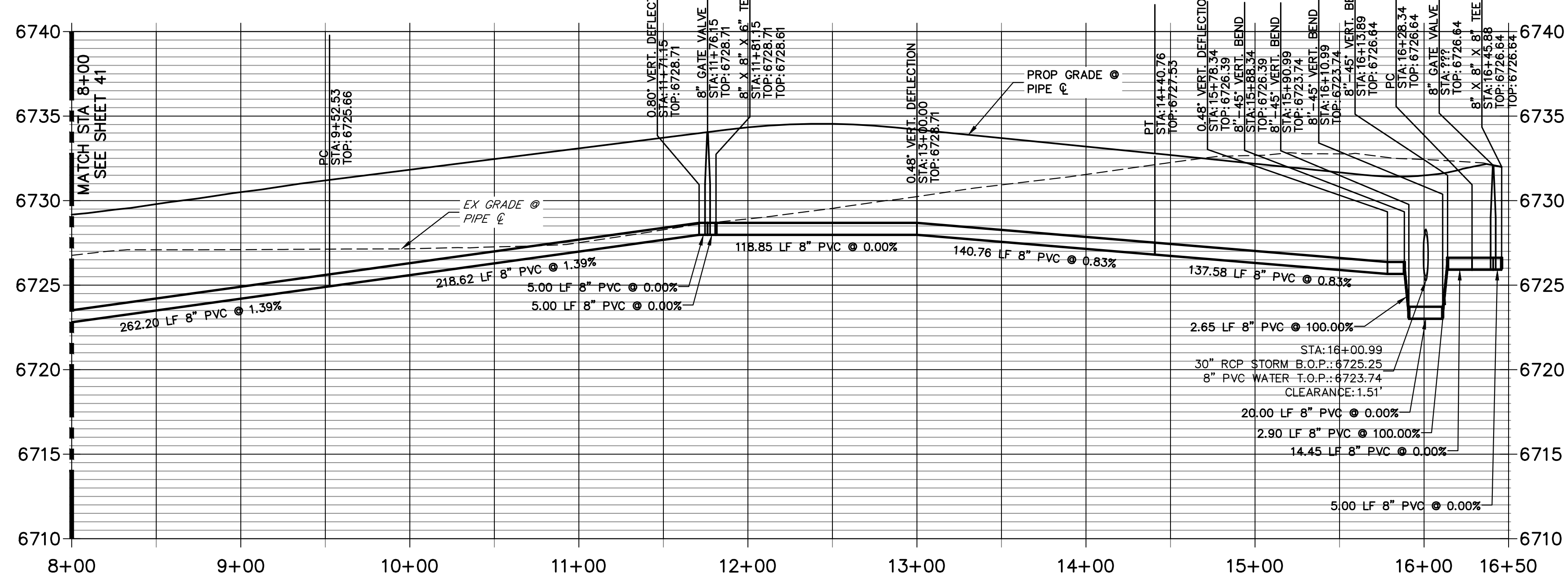


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

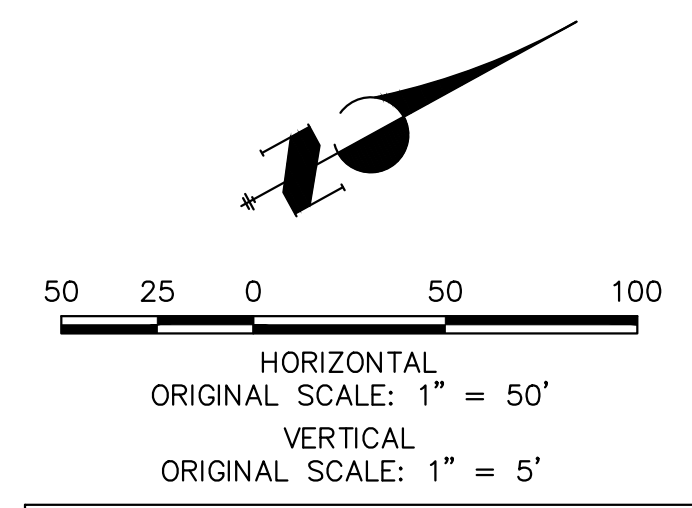
**WP08 PROFILE
 STA 8+00.00 TO 16+50.00**



NOTES

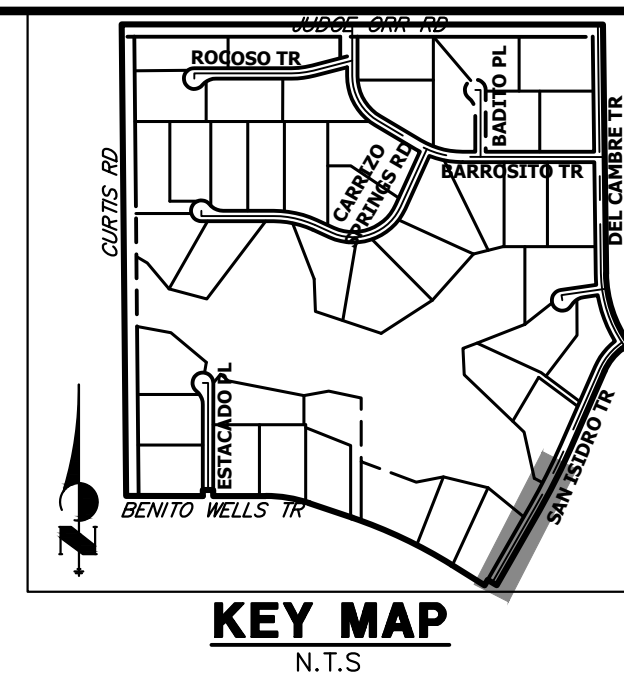
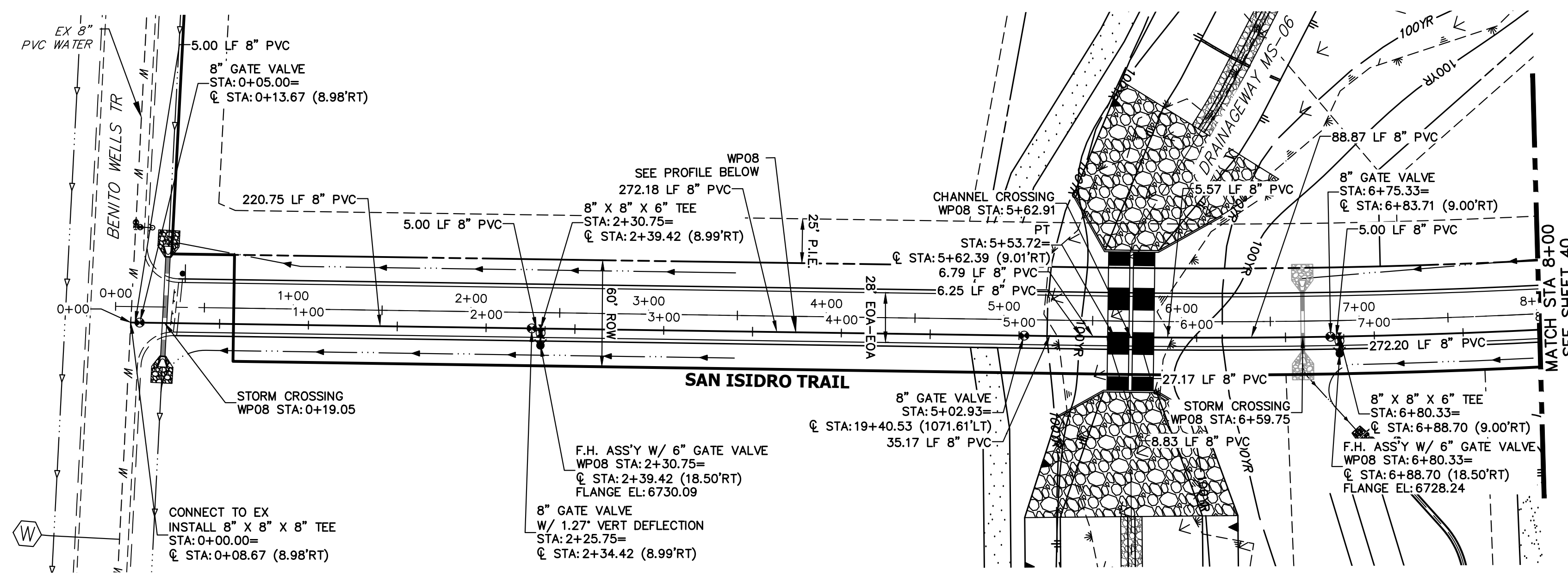
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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 (CTR). SEE CSU DETAILS A4-2 AND A4-3.
6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

BY	DATE	No.	REVISION



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Bryan T. Law
 25043
 4/22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

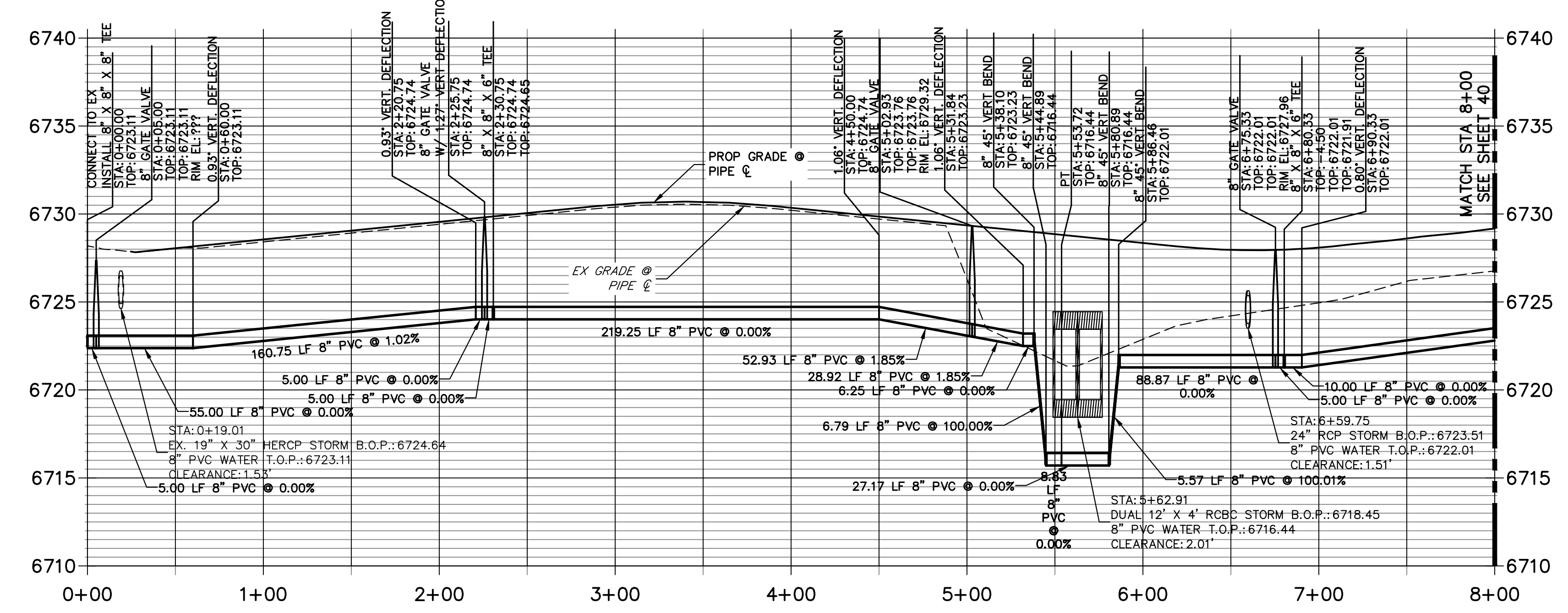


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 (707) 365-6891
 BRADY WILLIAMS

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

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

**WPO8 PROFILE (2)
 STA 0+00.00 TO 8+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) COUPLINGS.
 7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
 8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

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

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

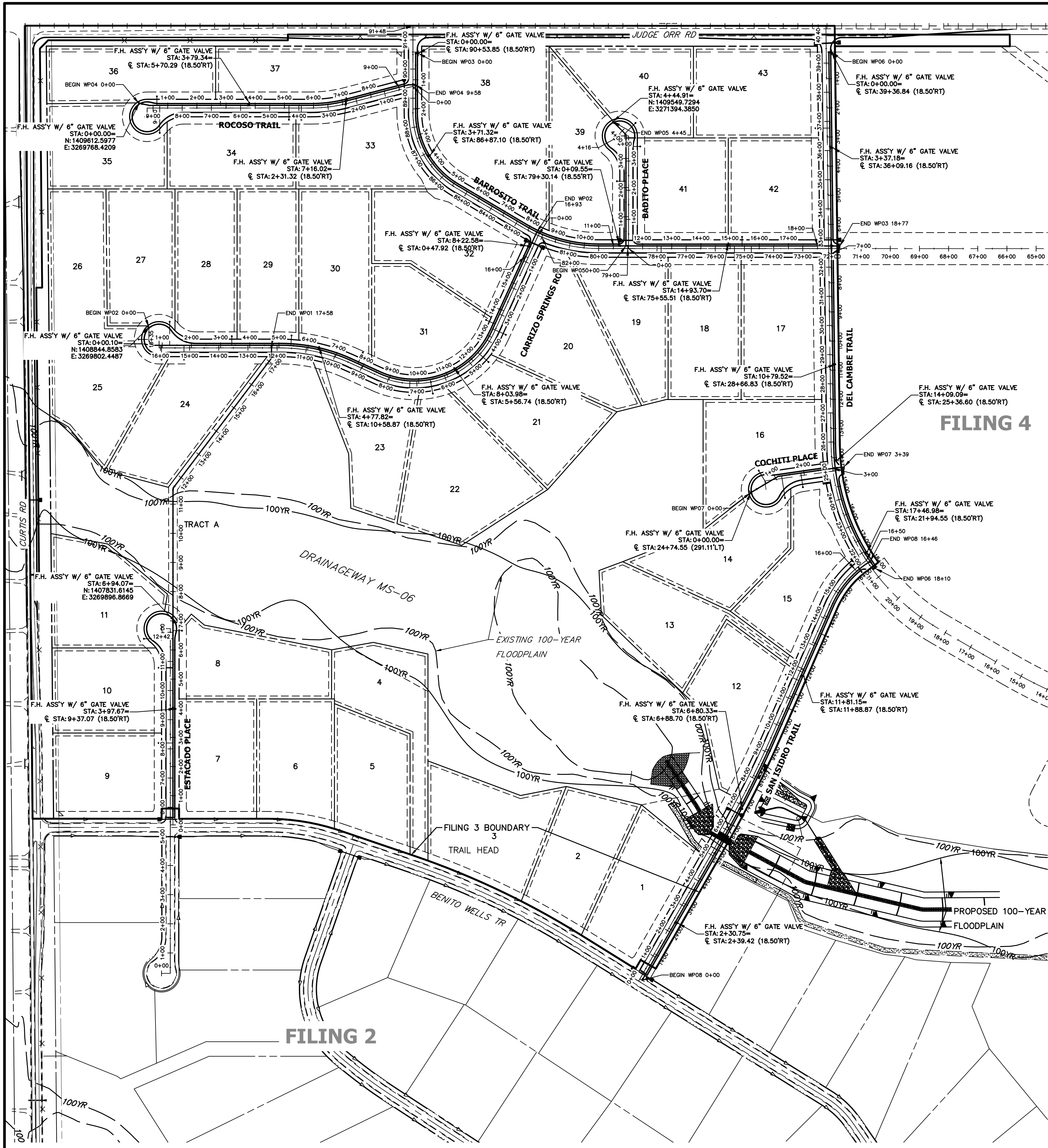
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/17/24	JMC	JMC	

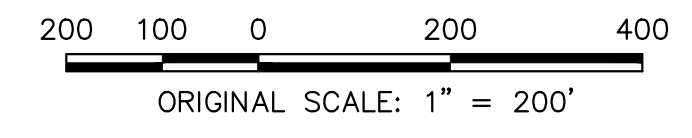
No.	REVISION	BY	DATE

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

Bryan T. Law
 25043
 4/22/24

SADDLEHORN RANCH -
 FILING 3
 OVERALL FIRE HYDRANT
 PLAN

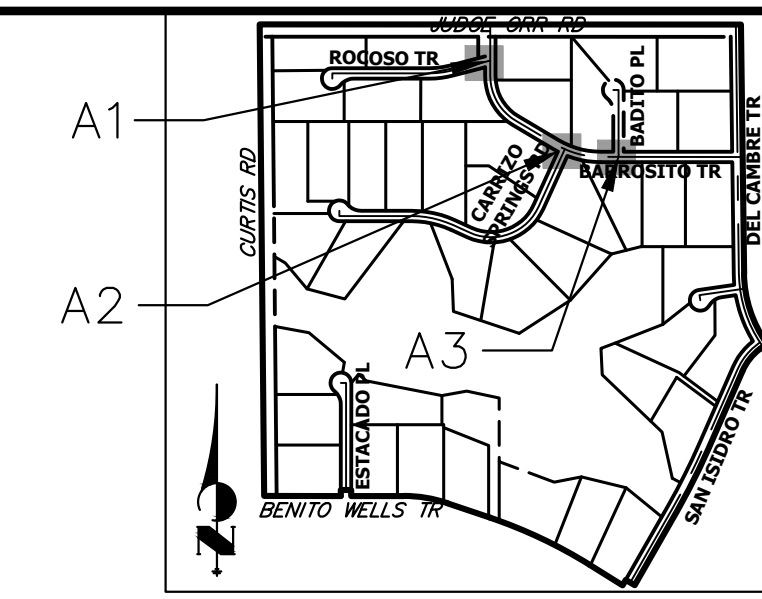
SHEET 42 OF 64
 JOB NO. 25142.05

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	N/A	4/17/24	JMC	JMC	

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


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

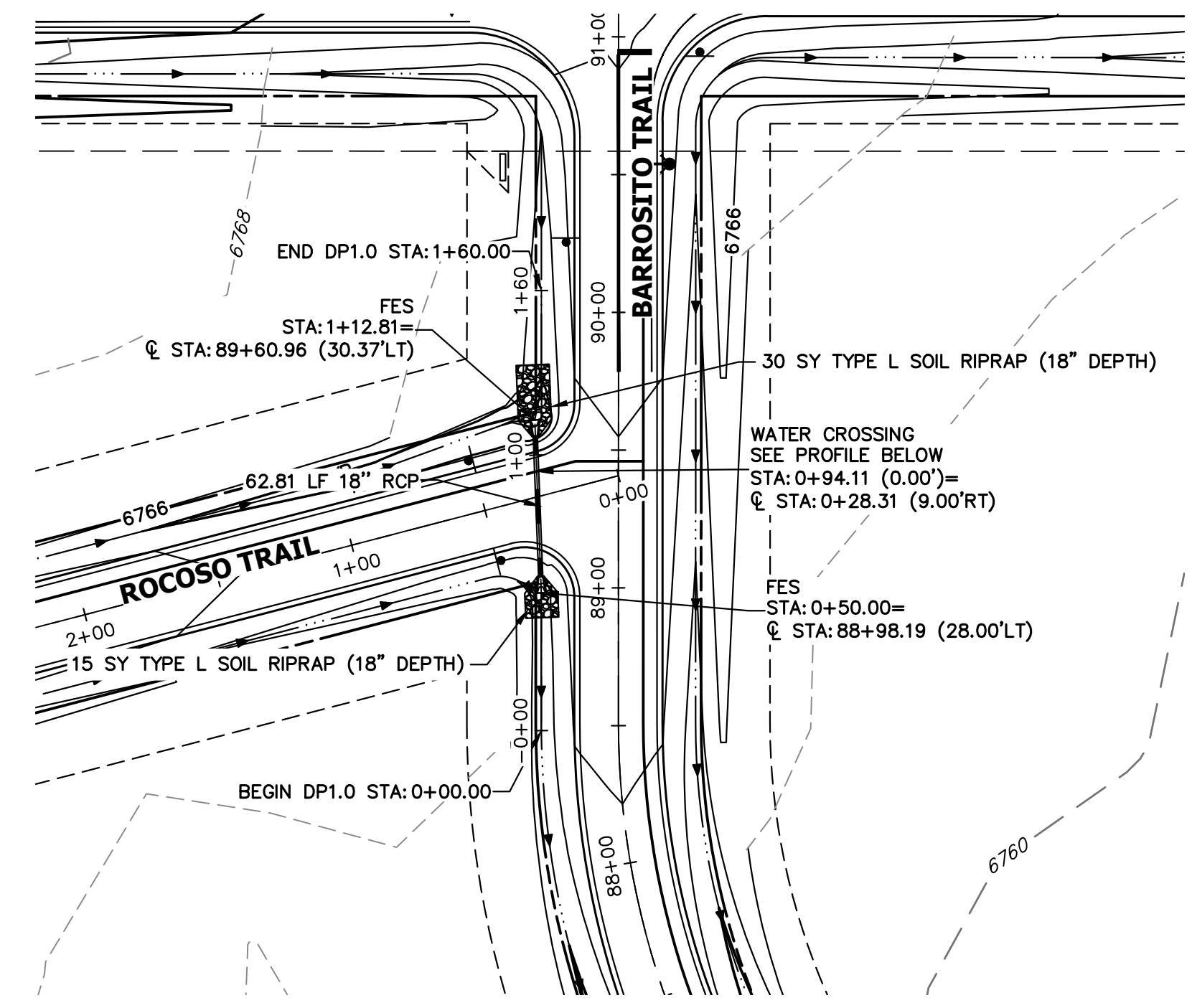
UNTIL SUCH TIME AS
 THESE DRAWINGS ARE
 APPROVED BY THE
 APPROPRIATE REVIEWING
 AGENCIES, OR ENGINEERING
 APPROVES THEIR USE,
 THESE DRAWINGS ARE
 DESIGNATED BY WRITTEN
 AUTHORIZATION.



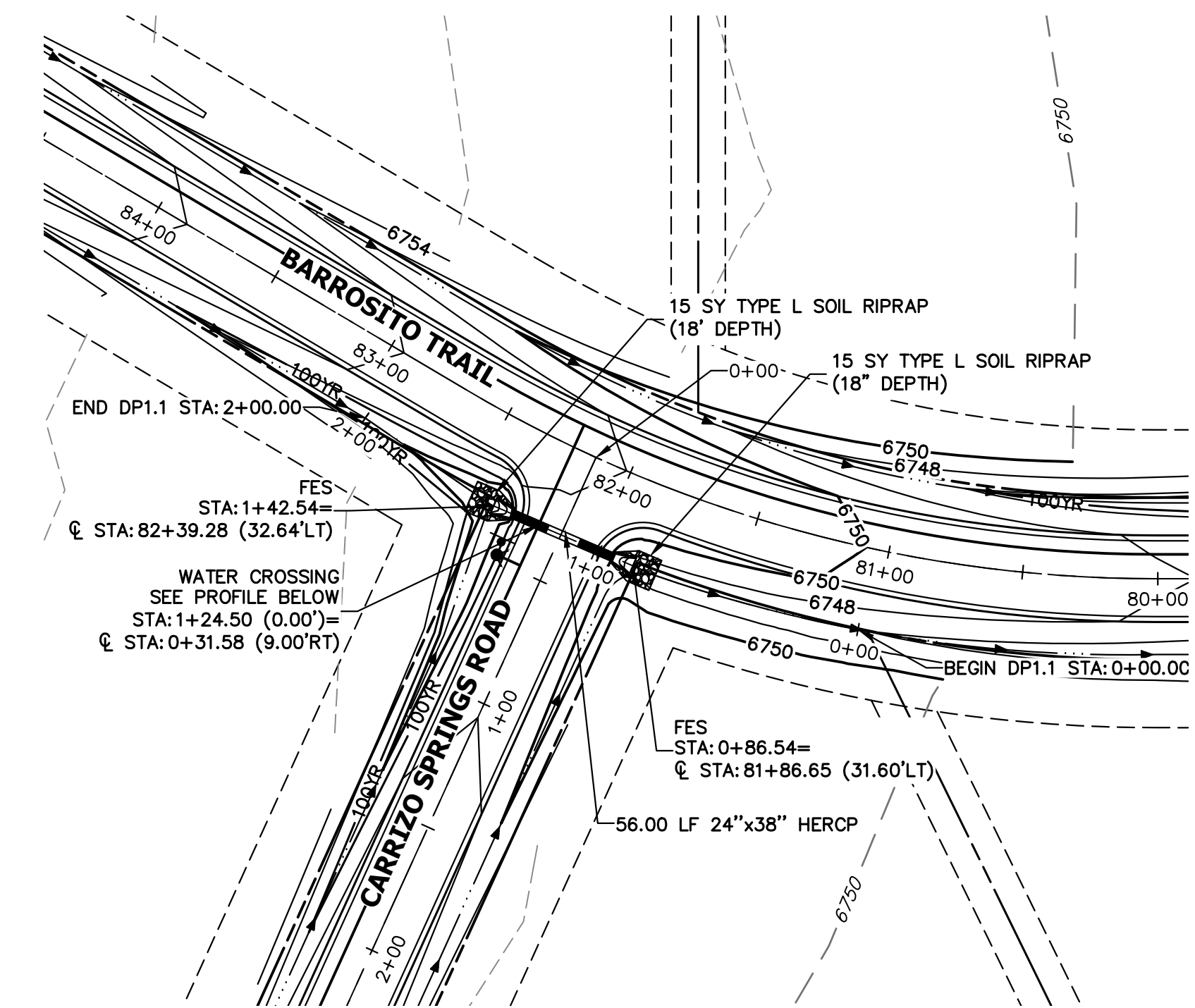
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

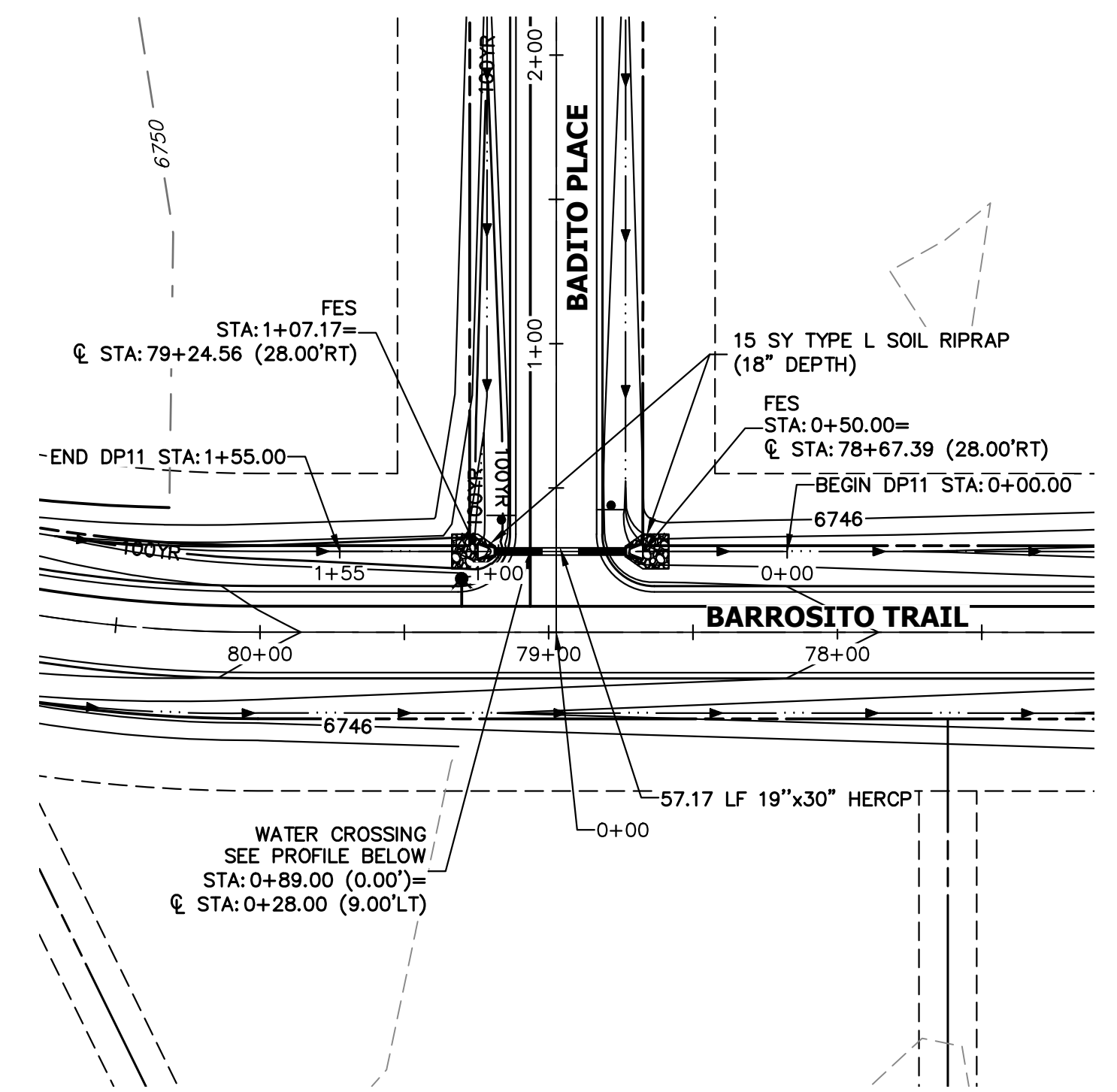
J.R. ENGINEERING
 A Westman Company

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



A1 CULVERT - PLAN

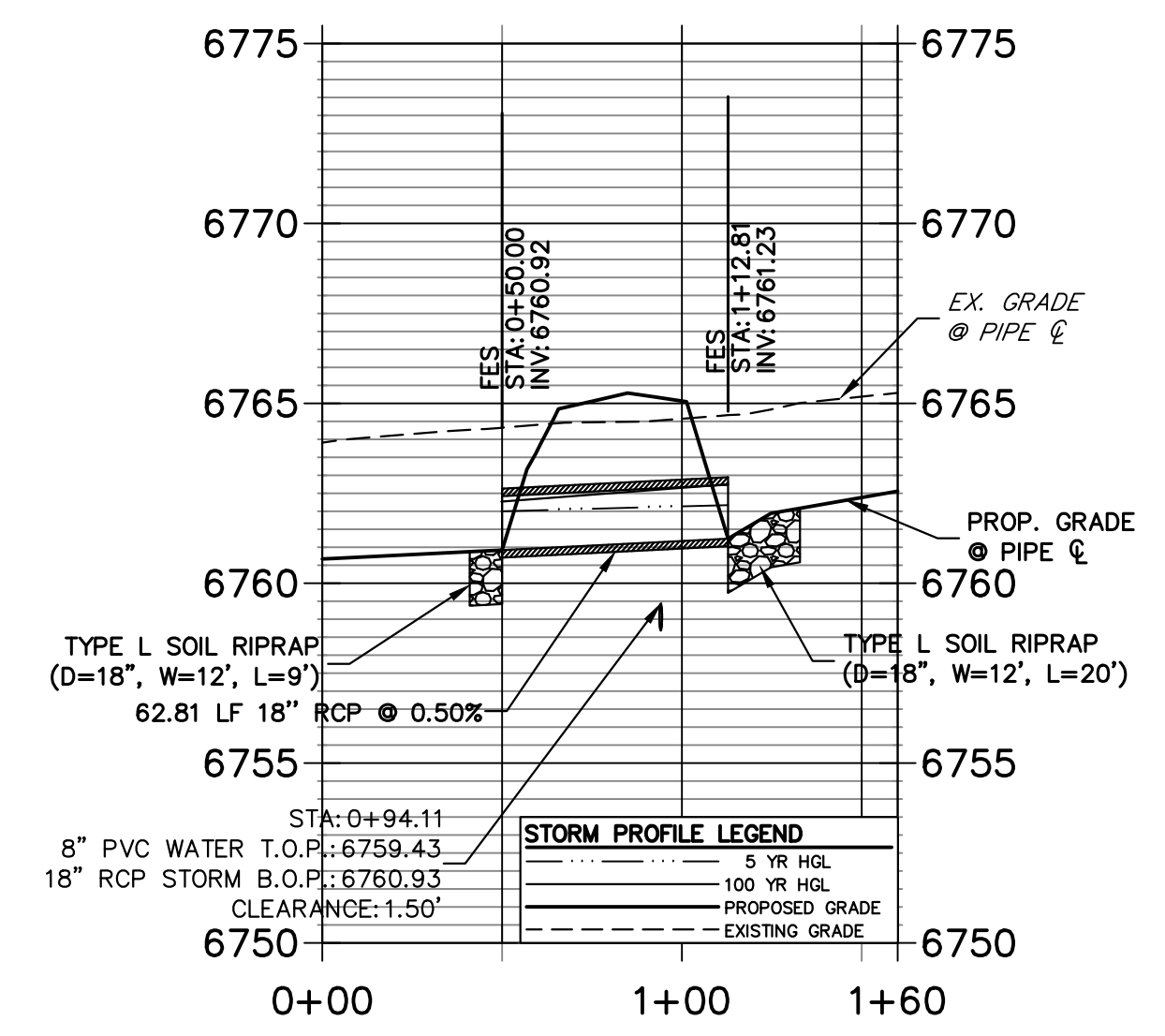


A2 CULVERT - PLAN



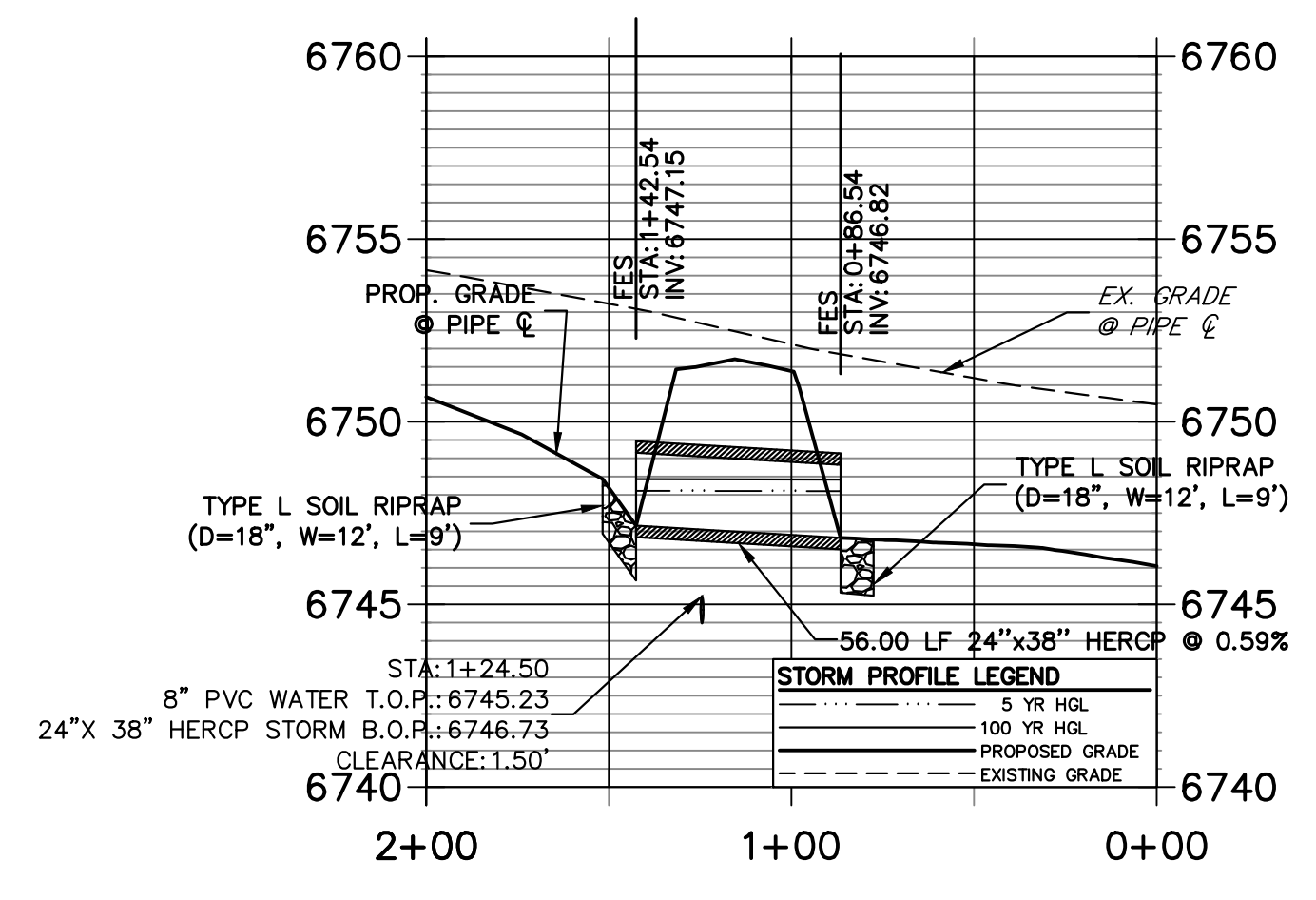
A3 CULVERT - PLAN

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



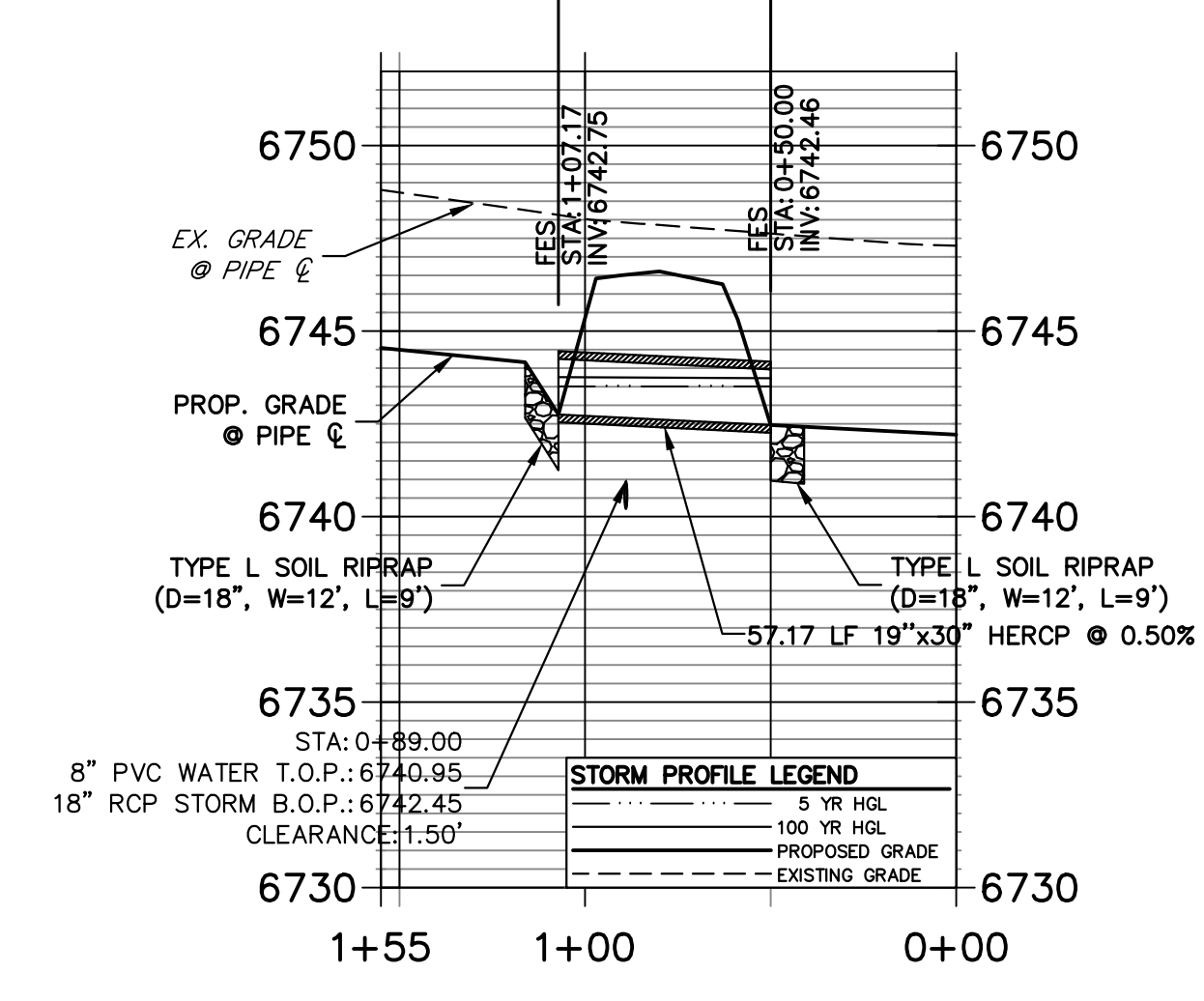
A1 CULVERT - PROFILE

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

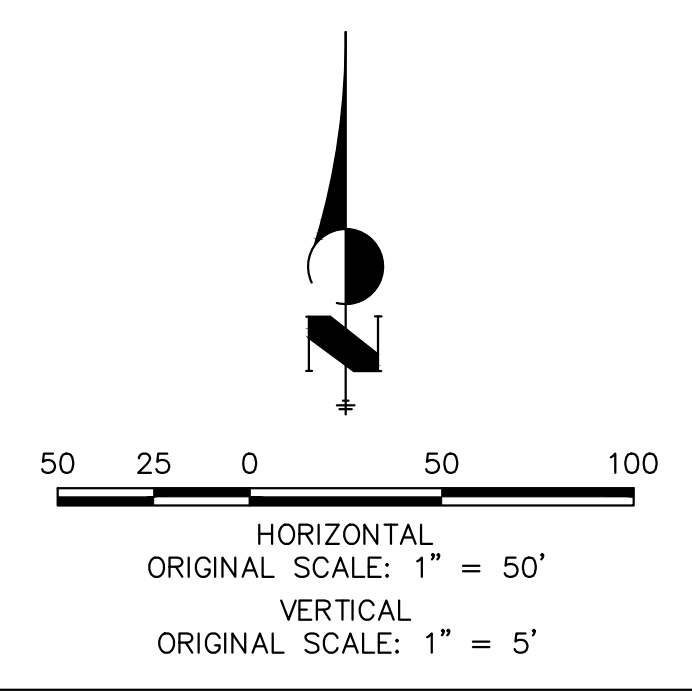


A2 CULVERT - PROFILE

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




A3 CULVERT - PROFILE



STORM SEWER NOTES

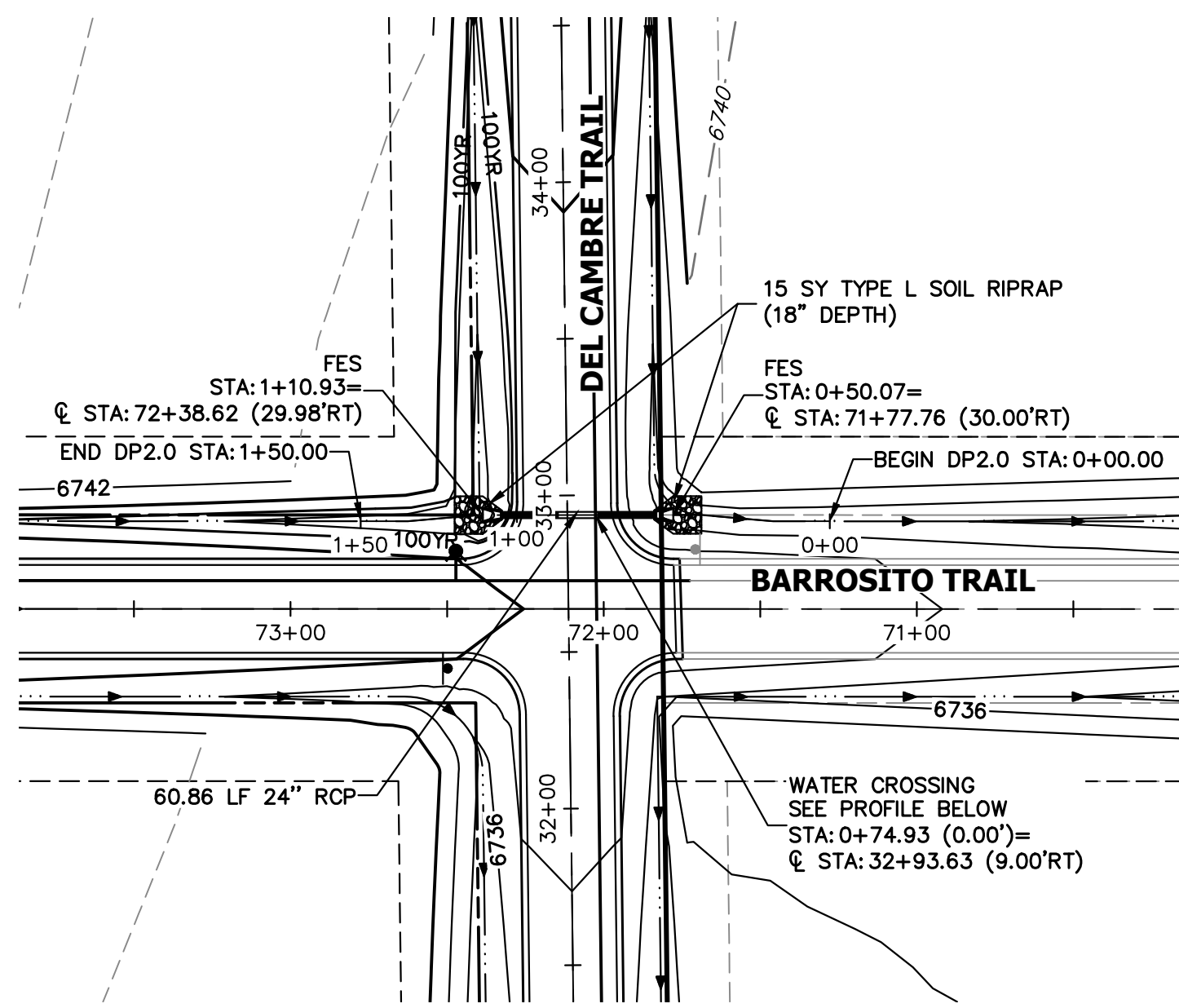
1. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
2. E STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION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



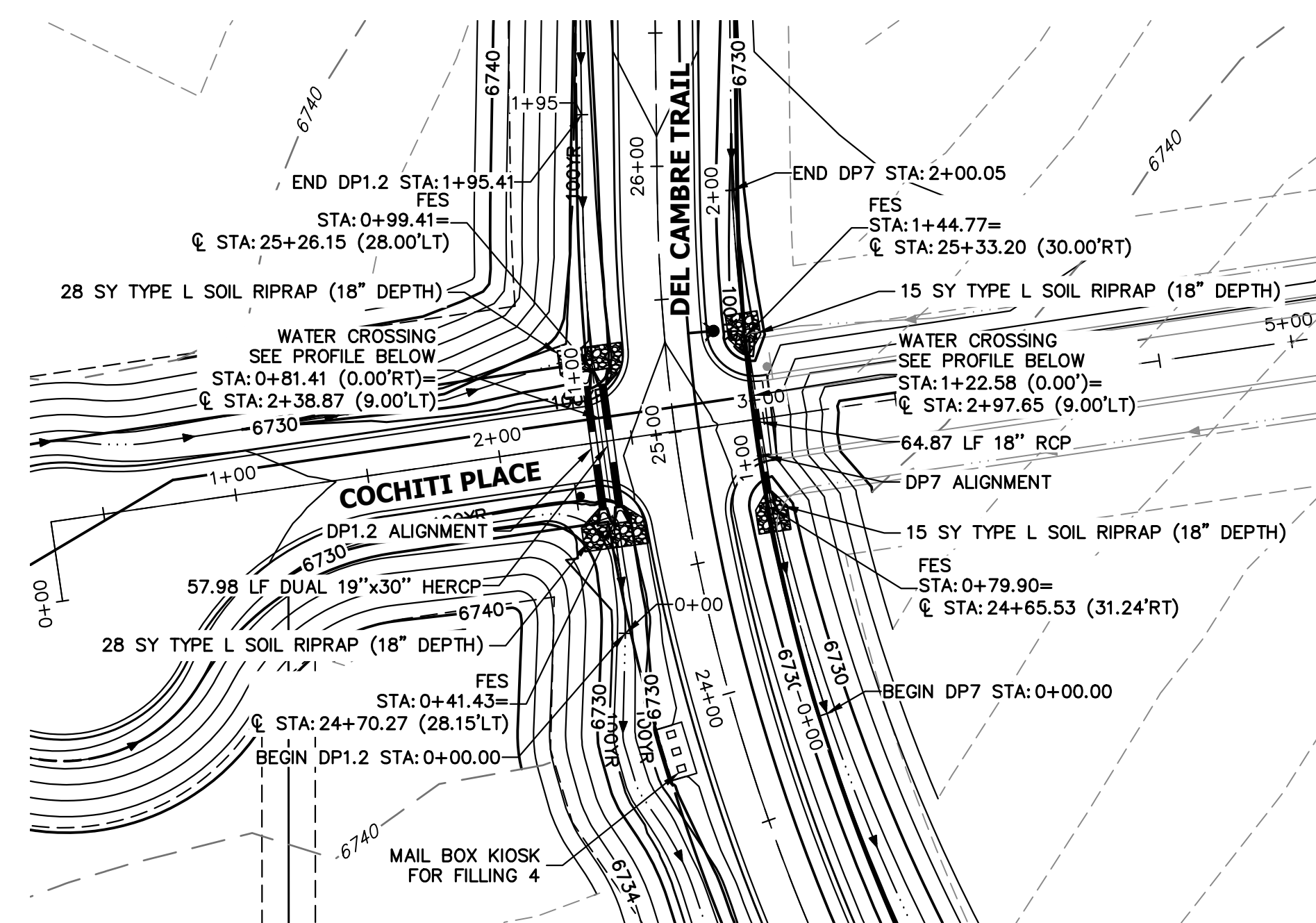
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 25043
 APR 22/24
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

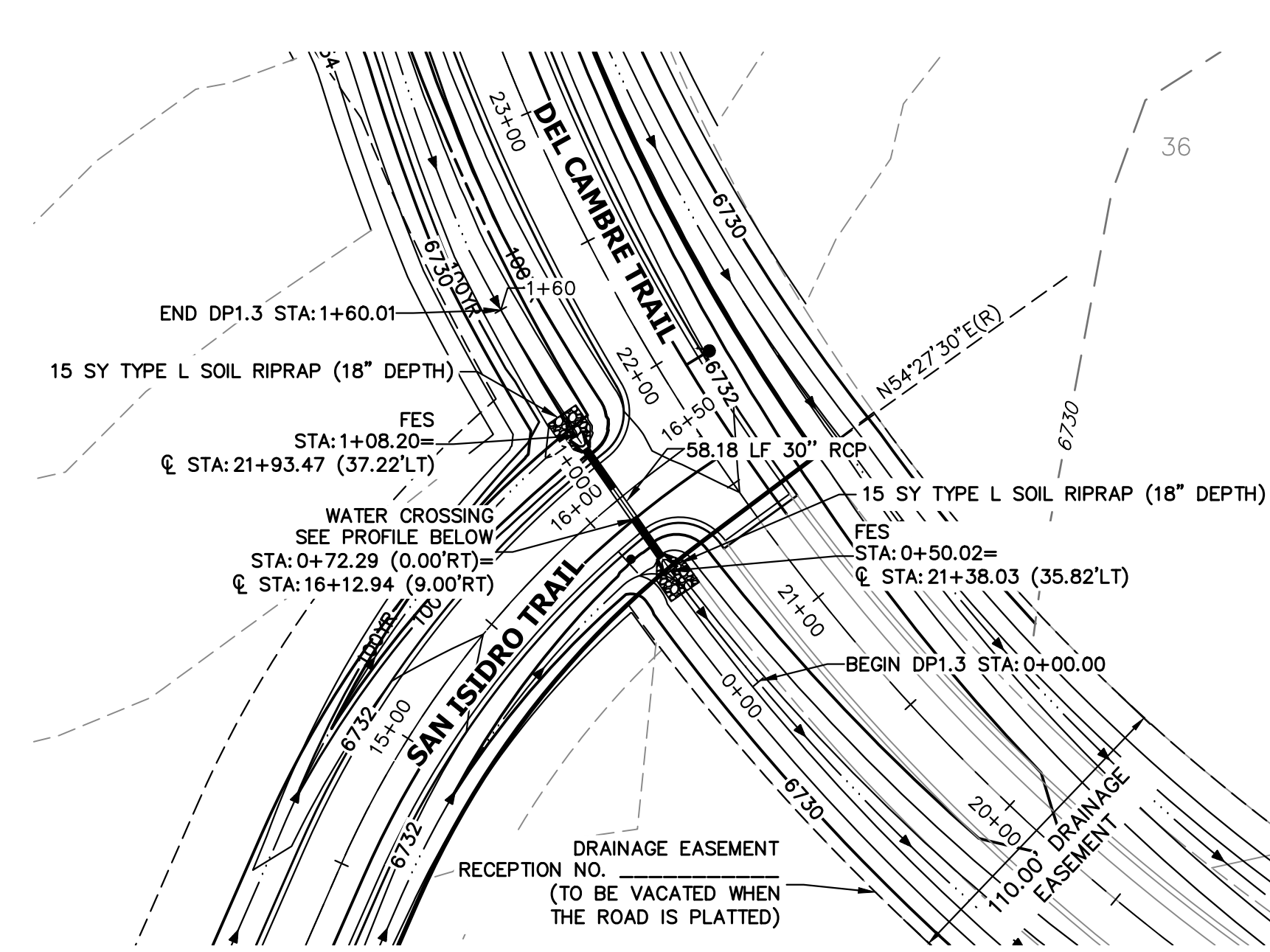
SADDLEHORN RANCH - FILING 3
 STORM SEWER PLAN AND PROFILE
 SHEET 43 OF 64
 JOB NO. 25142.05



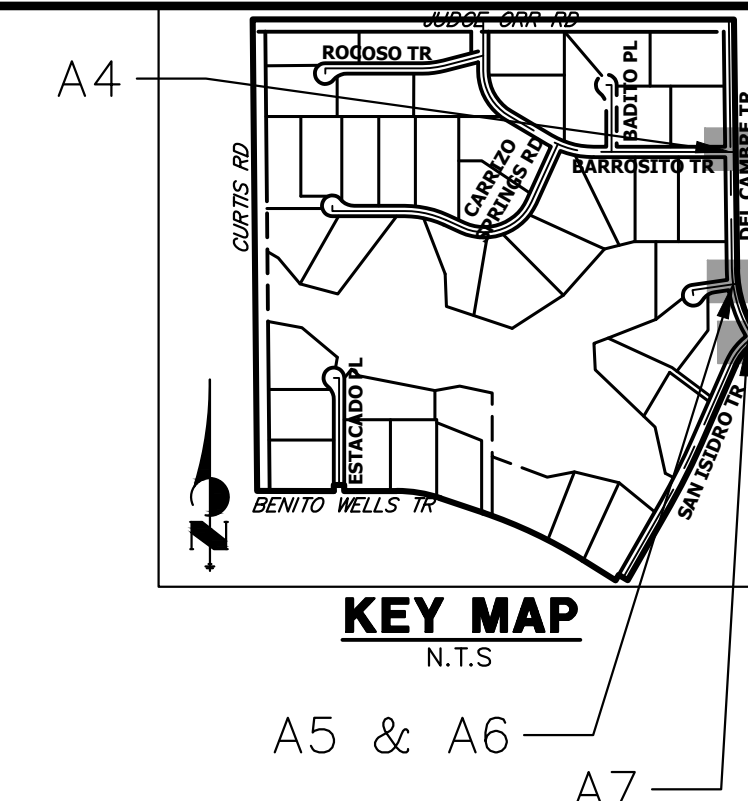
A4 CULVERT - PLAN



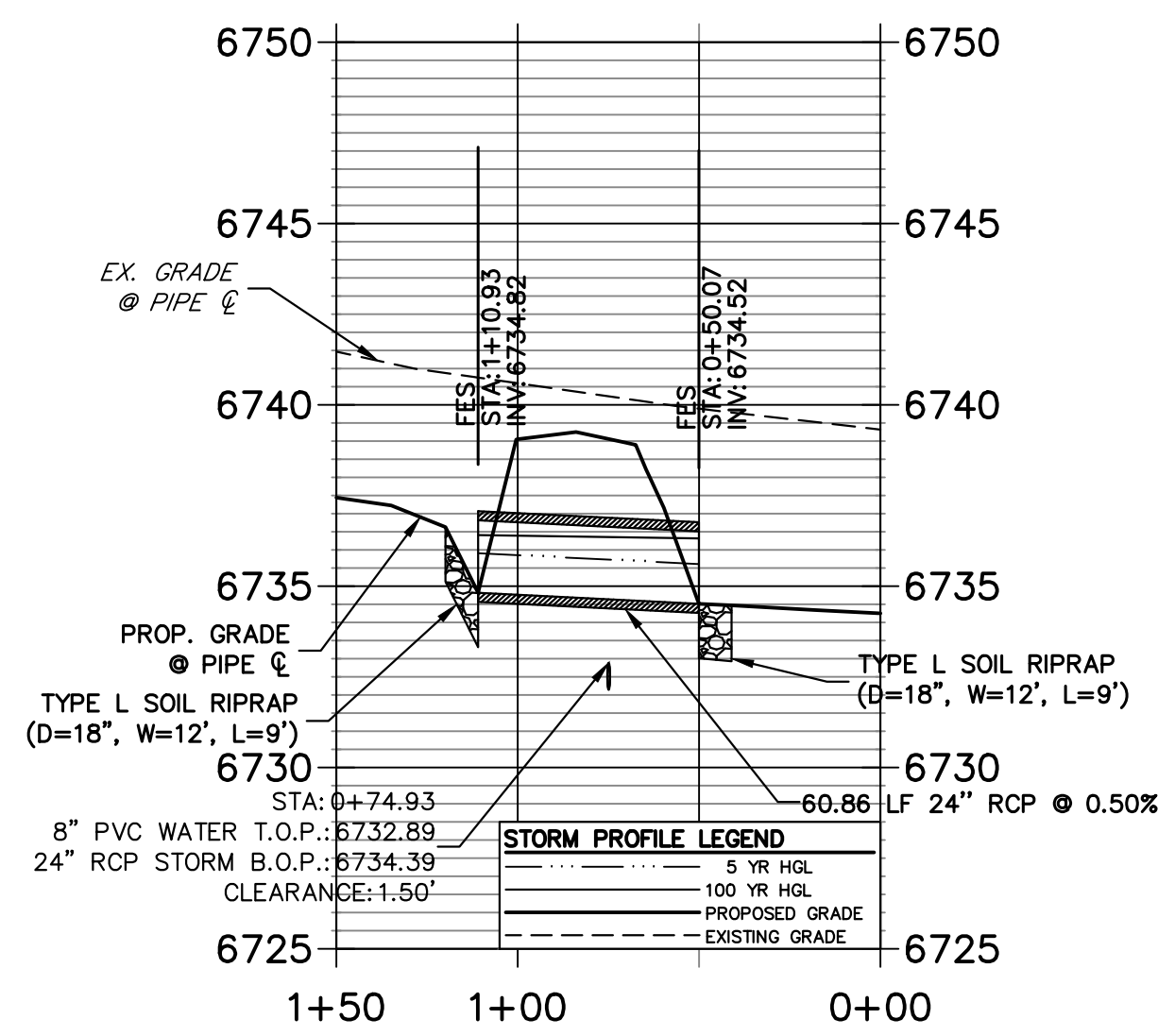
A5 & A6 CULVERT - PLAN



A7 CULVERT - PLAN

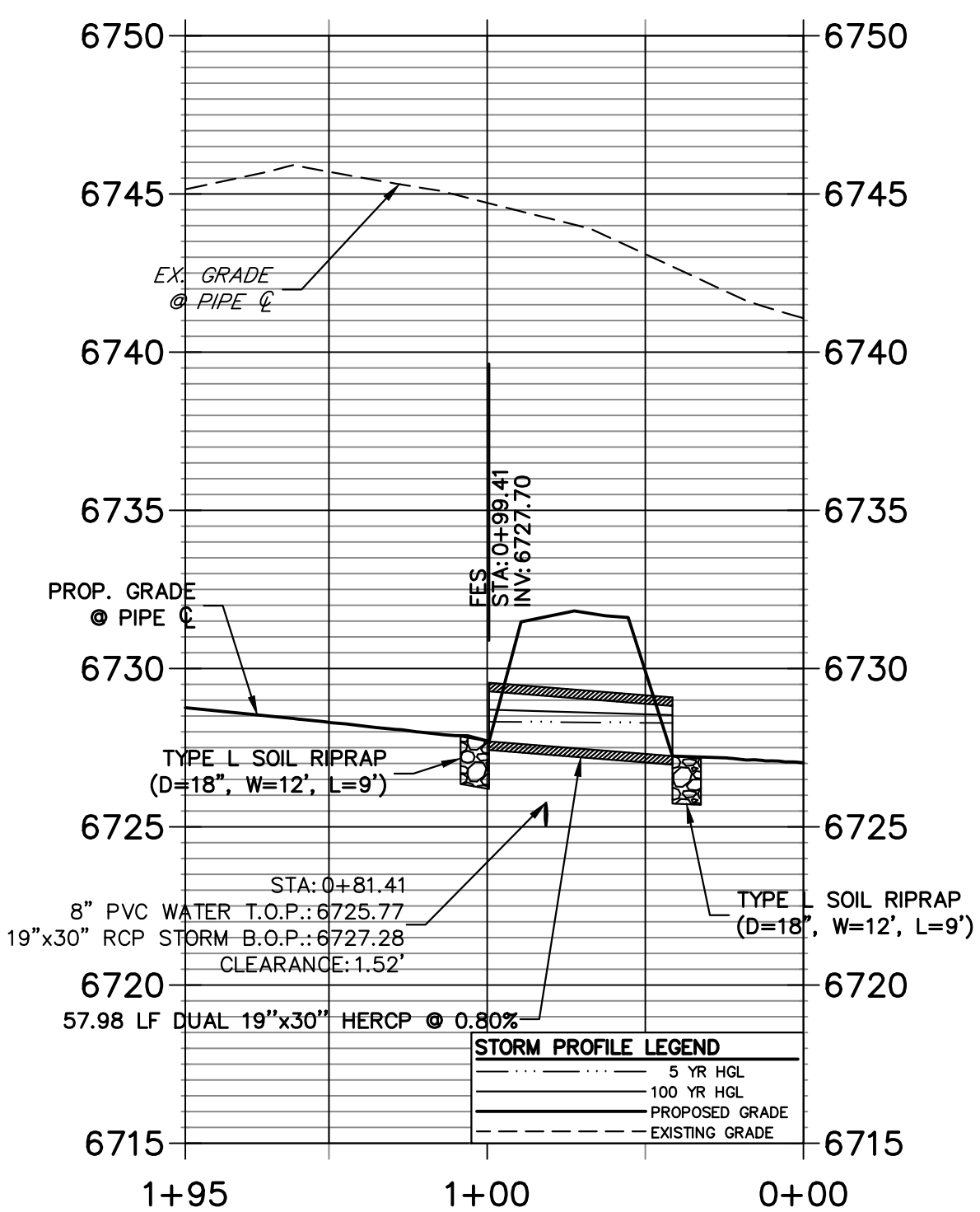


**DP2.0 PROFILE
STA 0+00.00 TO 1+50.00**



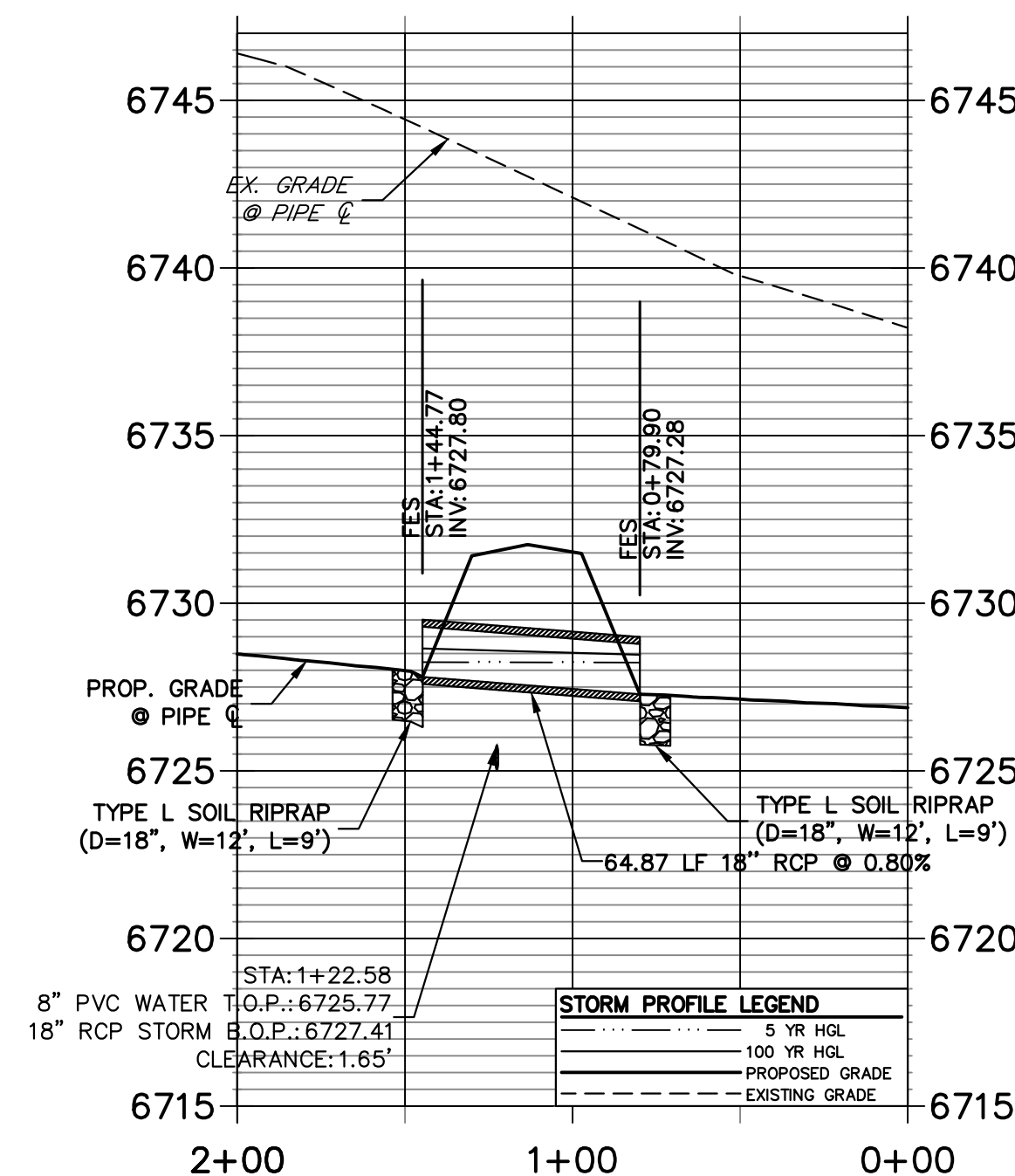
A4 CULVERT - PROFILE

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



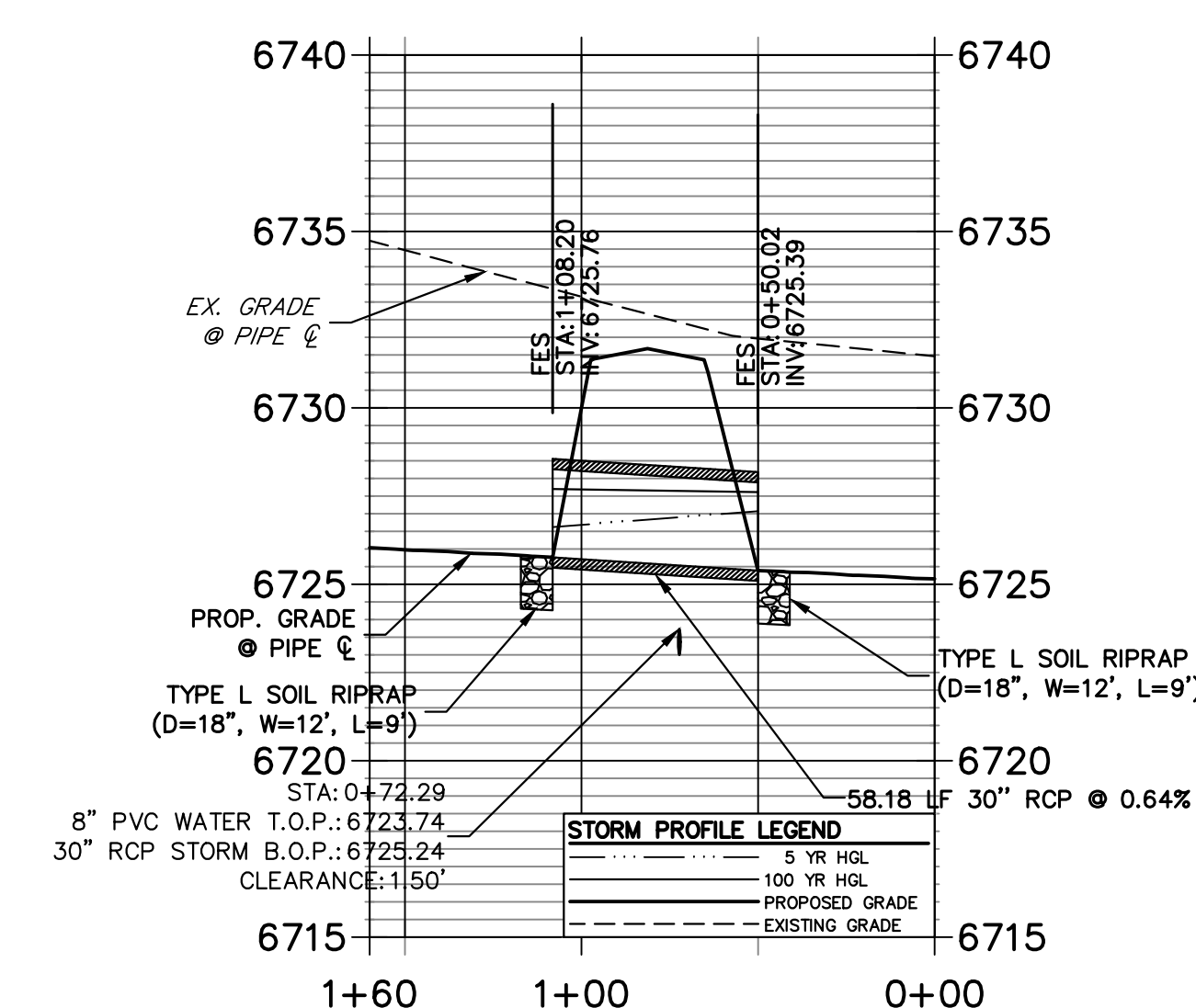
A5 CULVERT - PROFILE

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



A6 CULVERT - PROFILE

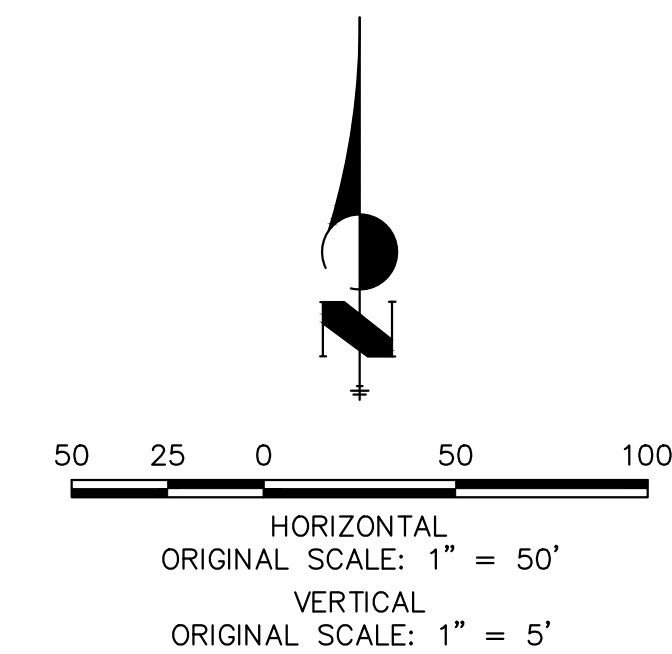
**DP1.3 PROFILE
STA 0+00.00 TO 1+60.01**



A7 CULVERT - PROFILE

STORM SEWER NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 4/22/24

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

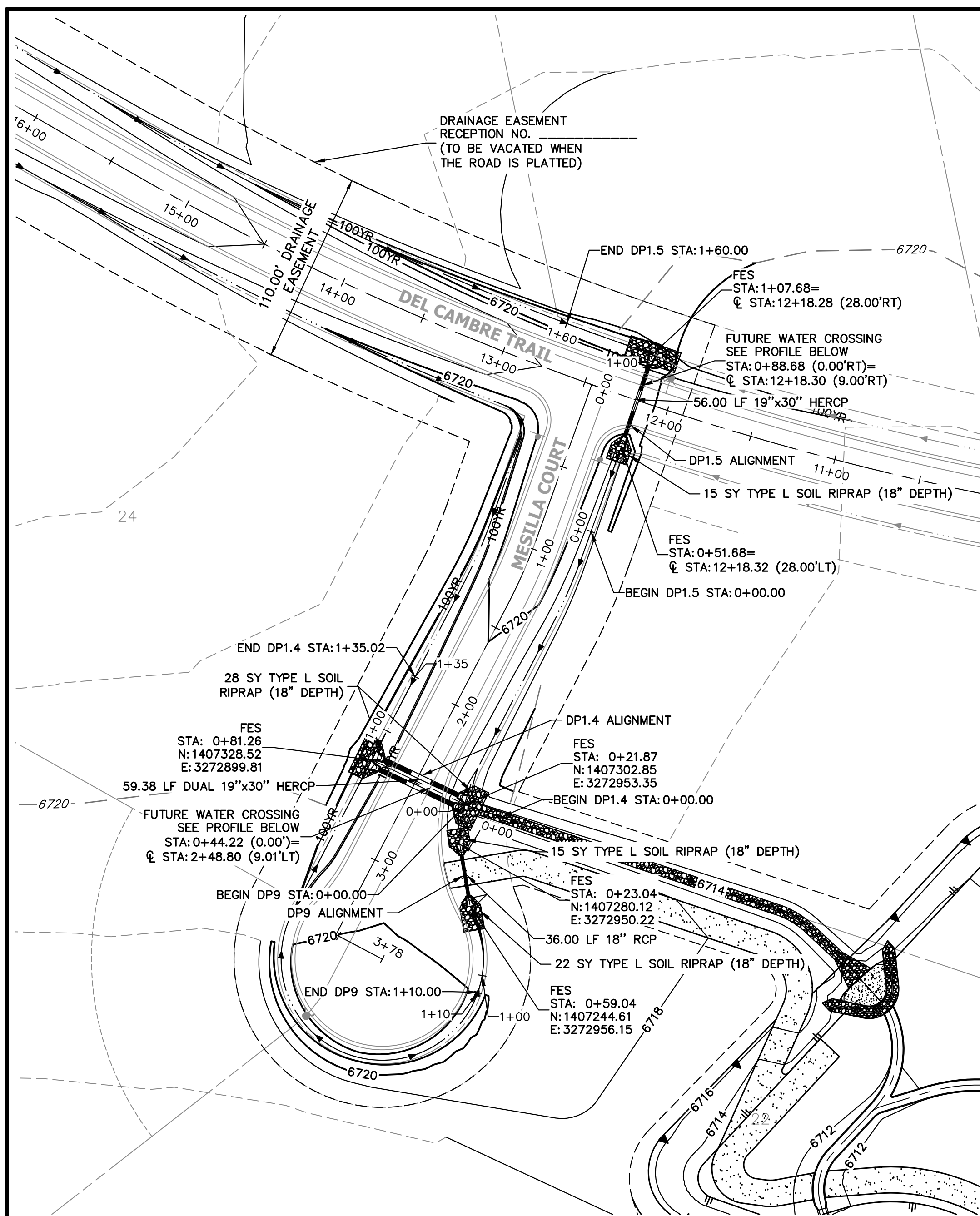
J.R. ENGINEERING
A Westman Company
Central 300-740-0888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



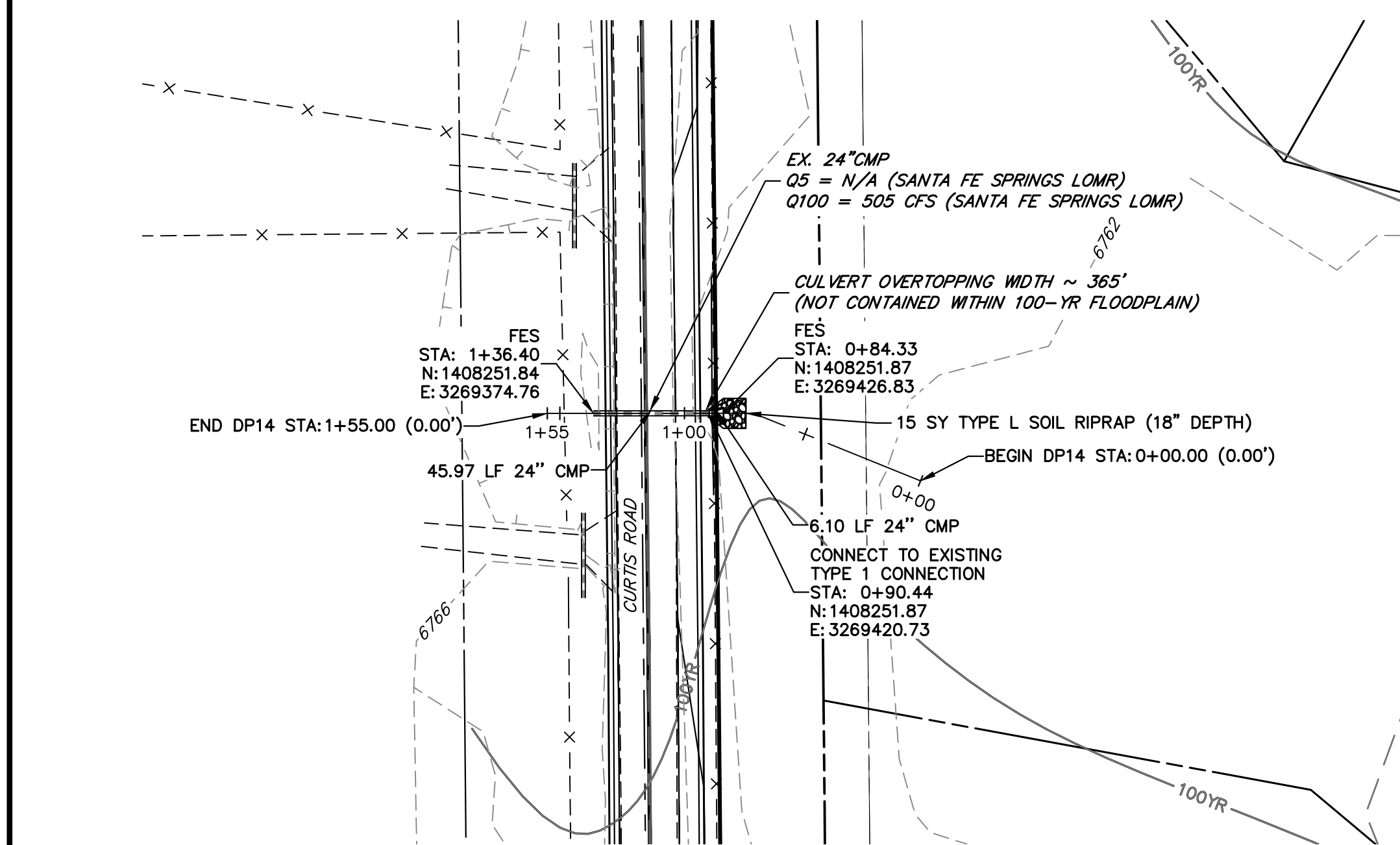
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	4/17/24	AMT	WKN	

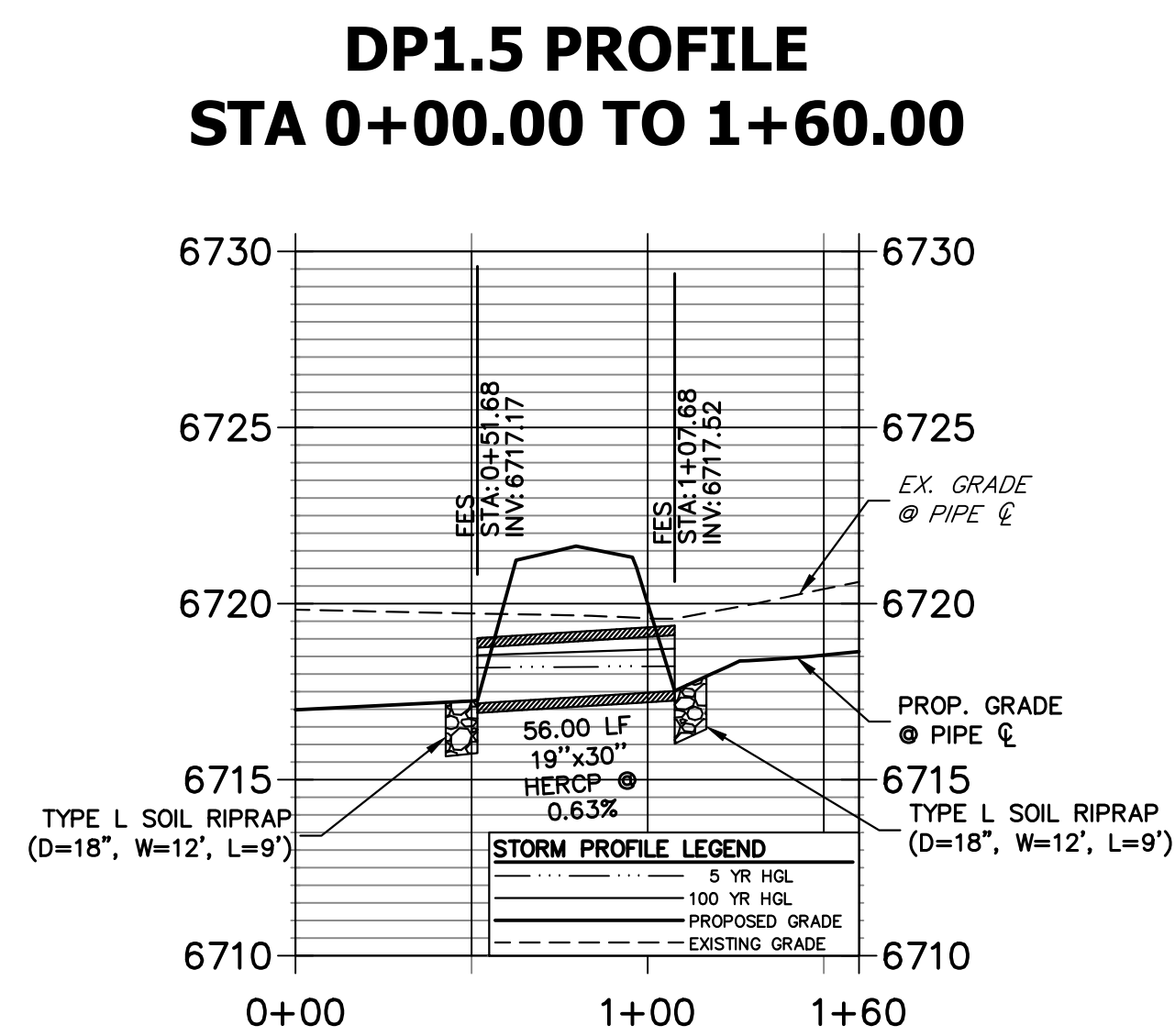
SADDLEHORN RANCH -
FILING 3
STORM SEWER PLAN AND
PROFILE



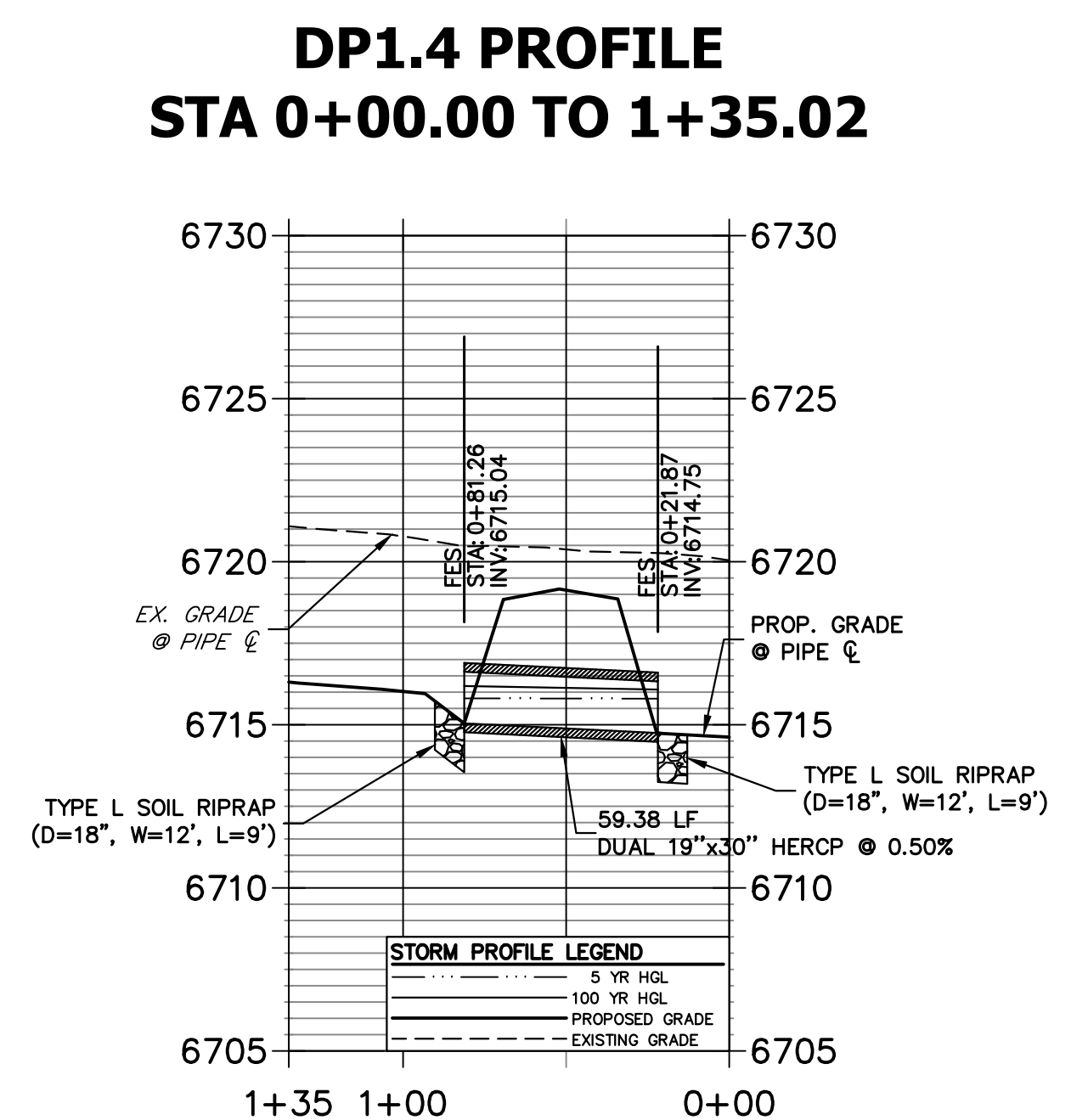
A8 + A9 + A12 CULVERT - PLAN



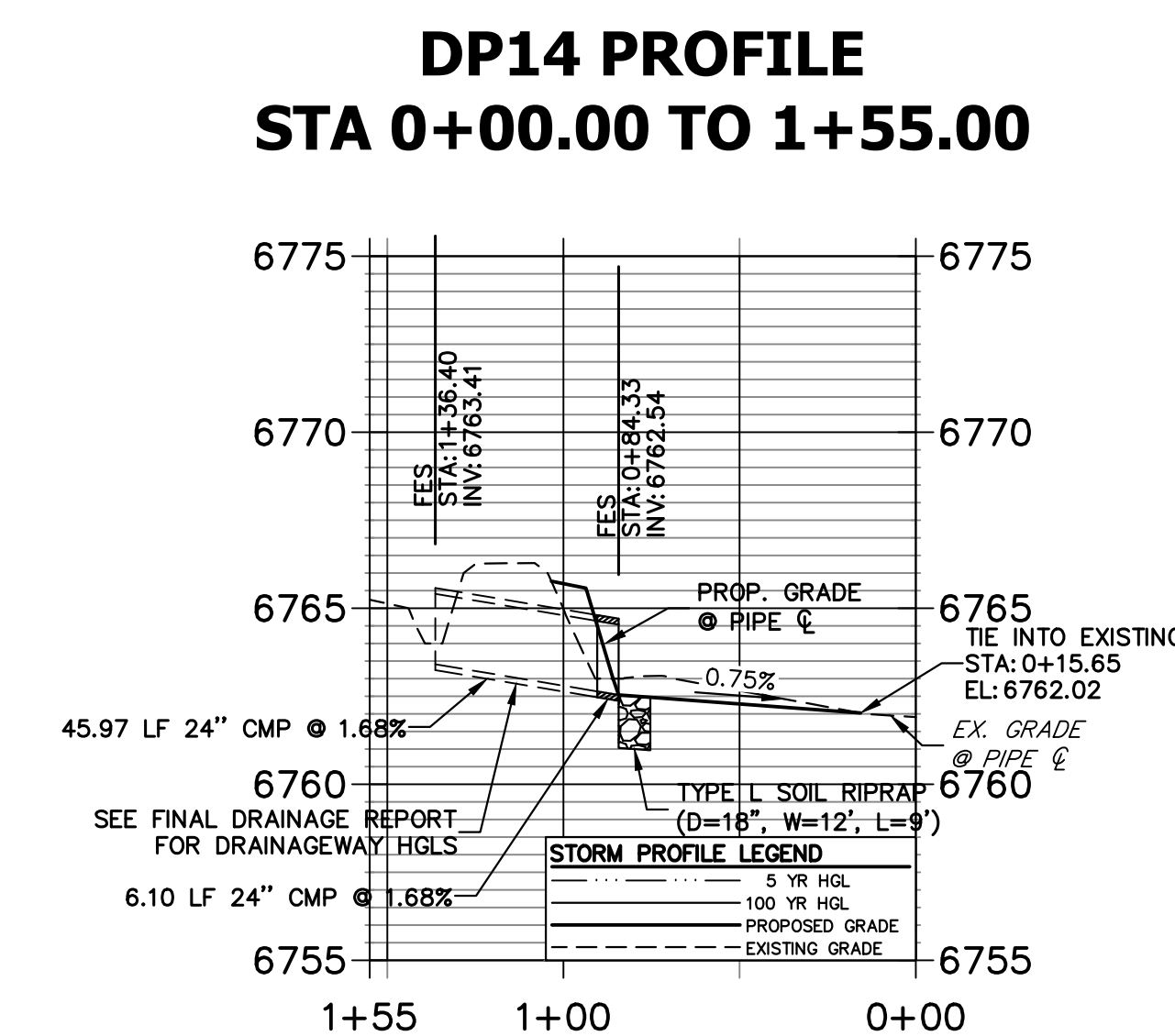
A14 CULVERT - PLAN



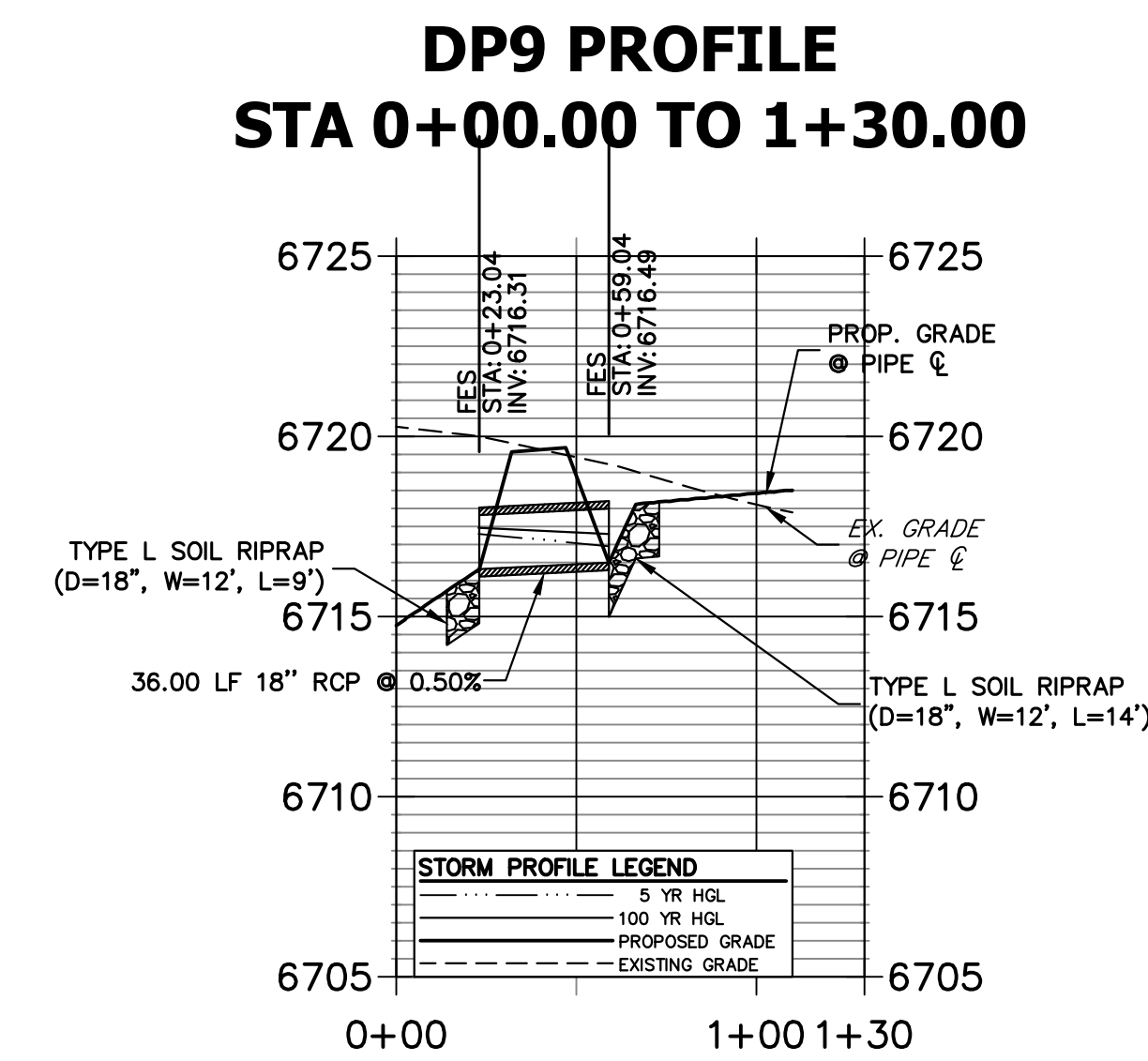
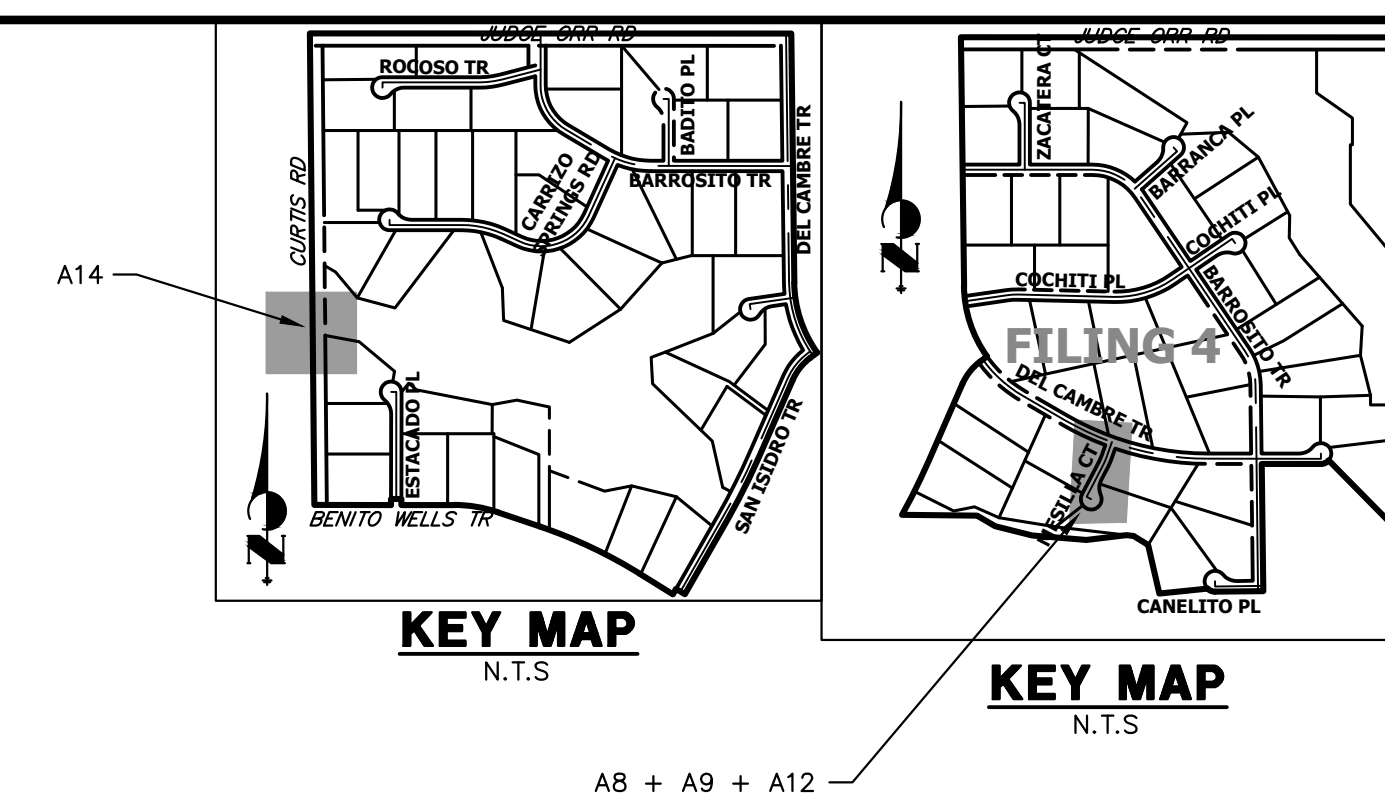
A8 CULVERT - PROFILE



A9 CULVERT - PROFILE



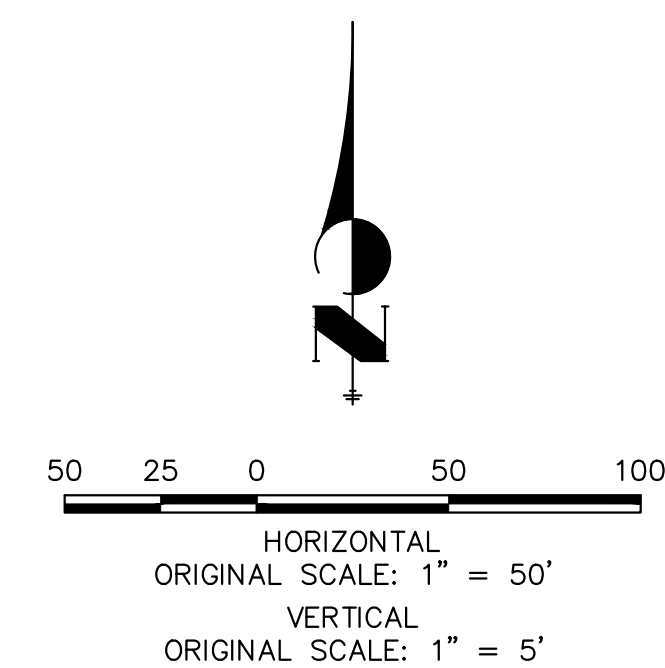
A14 CULVERT - PROFILE



A12 CULVERT - PROFILE

STORM SEWER NOTES

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



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law
25043
4/22/24

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 AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

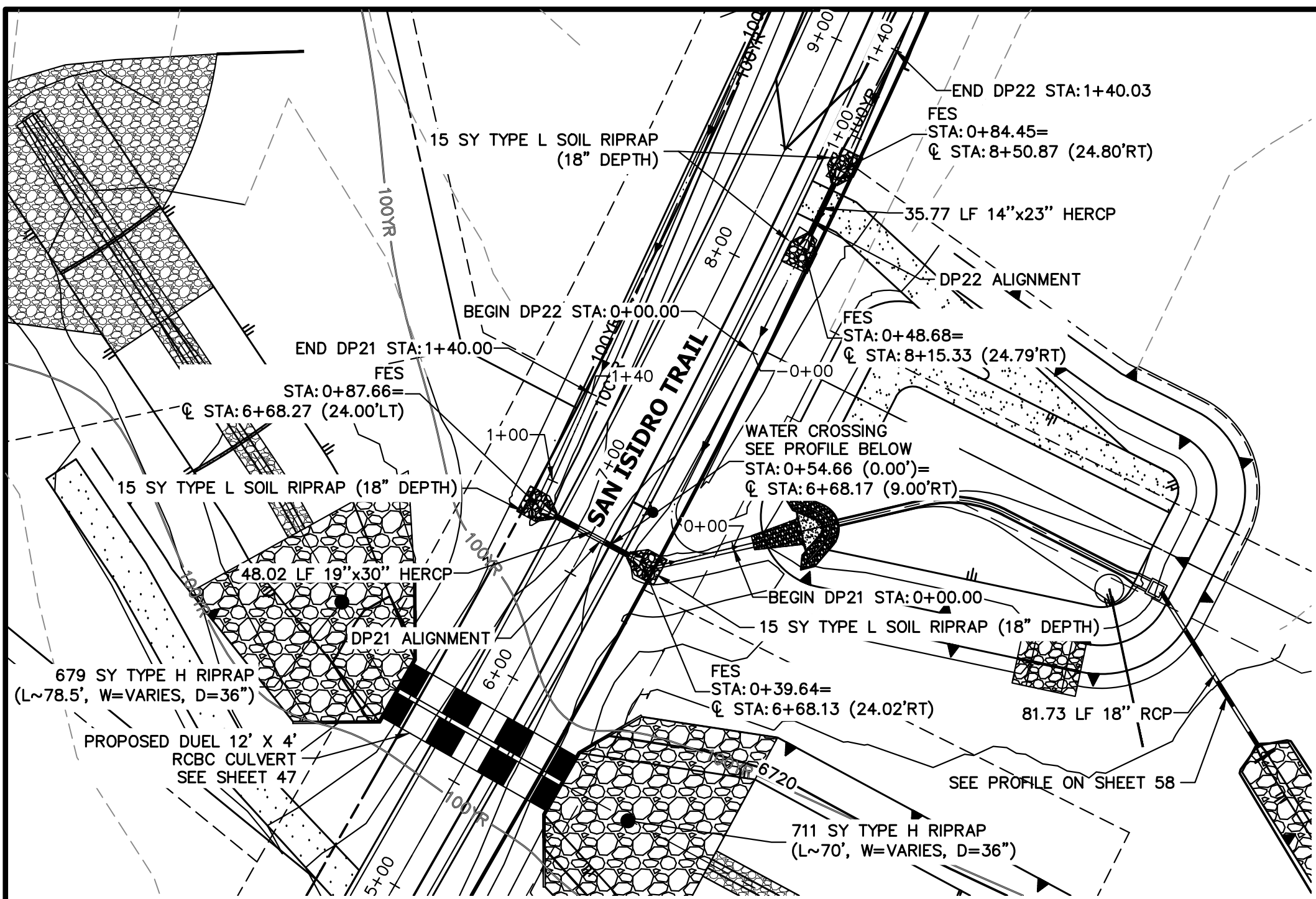
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

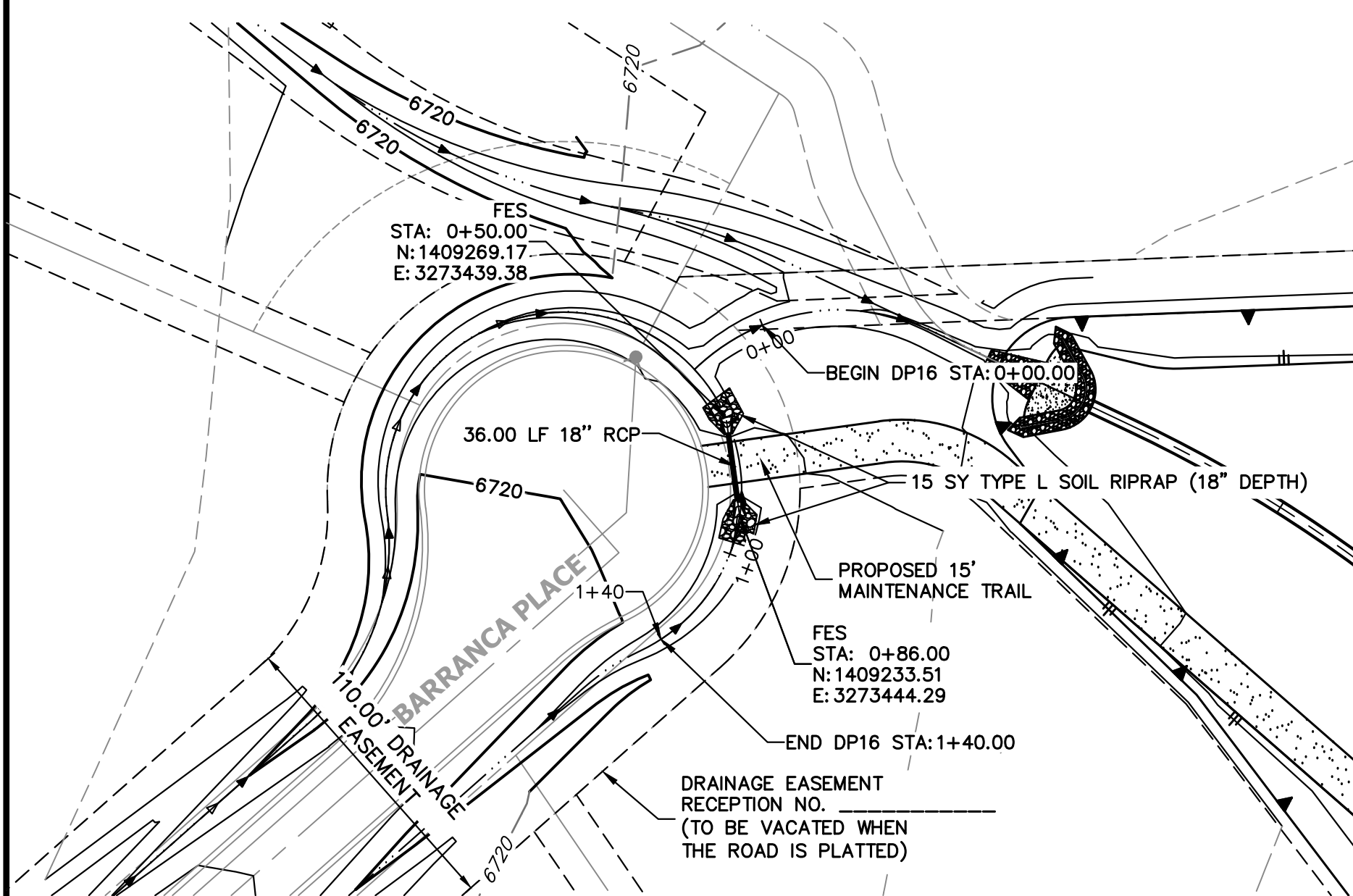
H-SCALE	V-SCALE	DATE	DESIGNED BY	AMT	WKN	CHECKED BY
1"=50'	1"=5'	4/17/24				

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE

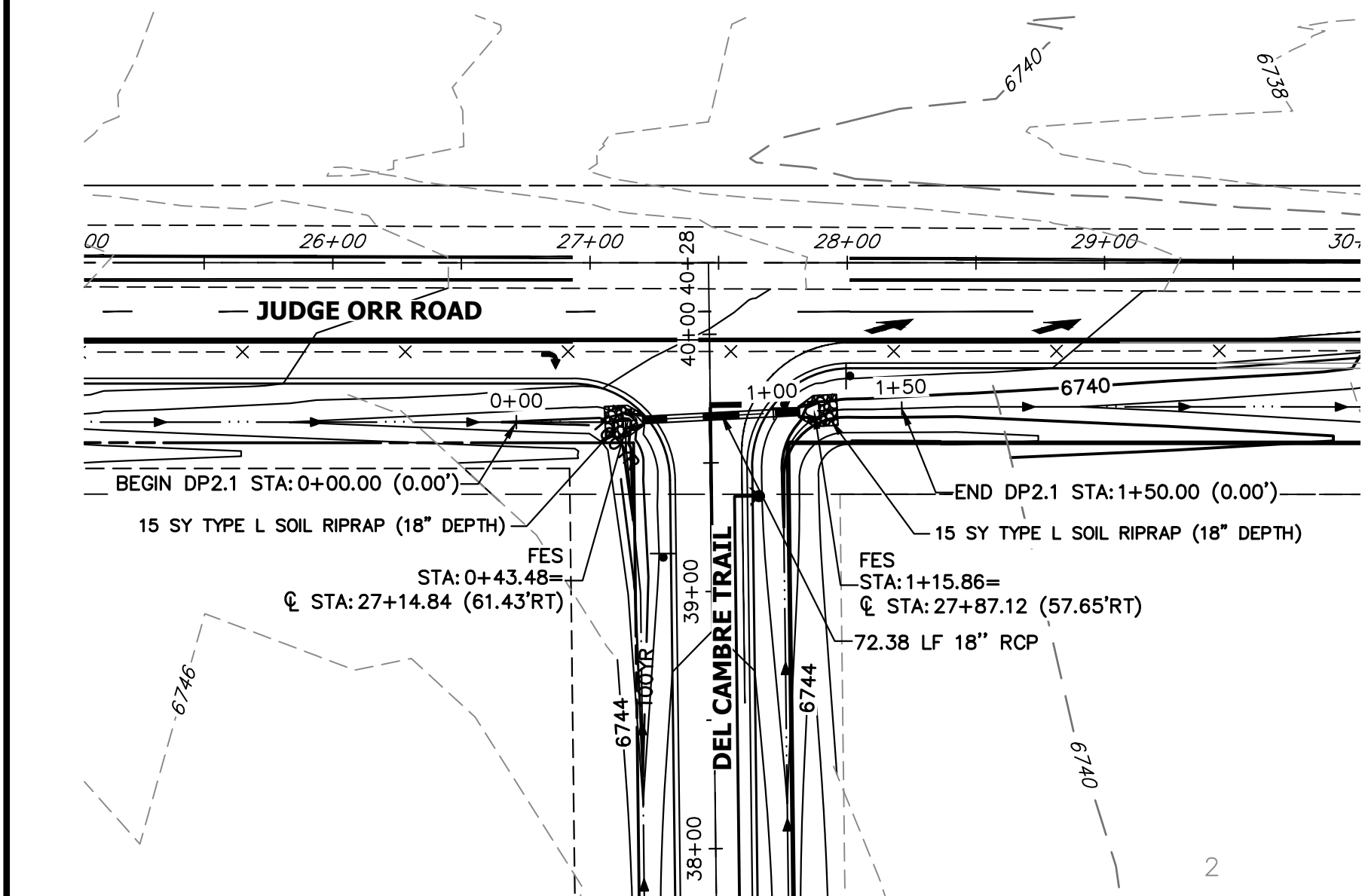
SHEET 45 OF 64
JOB NO. 25142.05



A10 & A11 CULVERT - PLAN

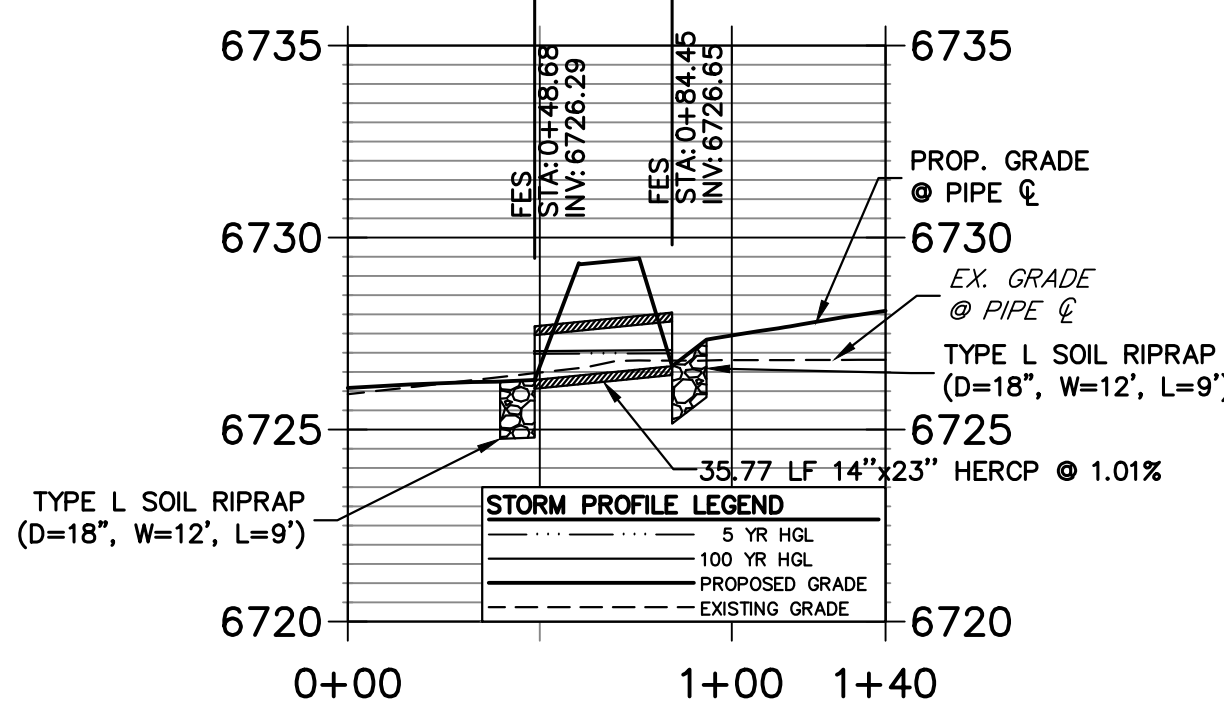


A13 CULVERT - PLAN



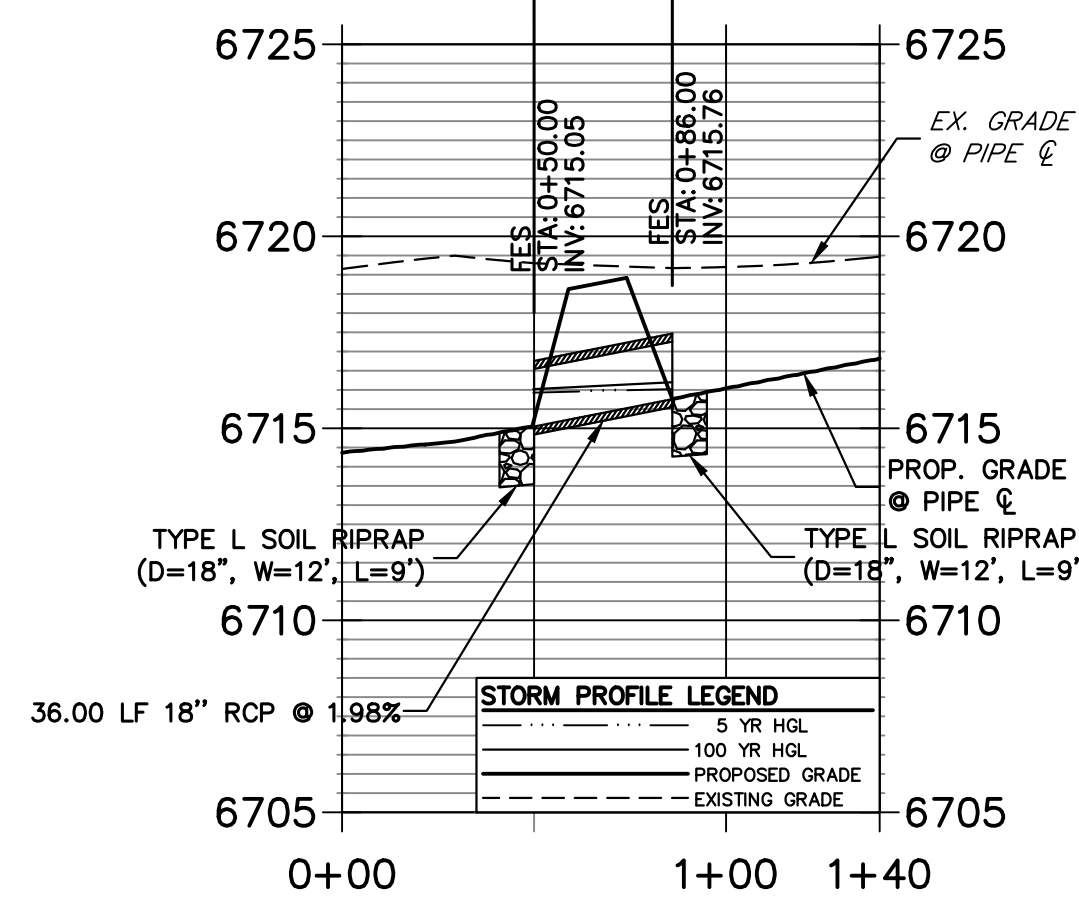
A15 CULVERT - PLAN

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



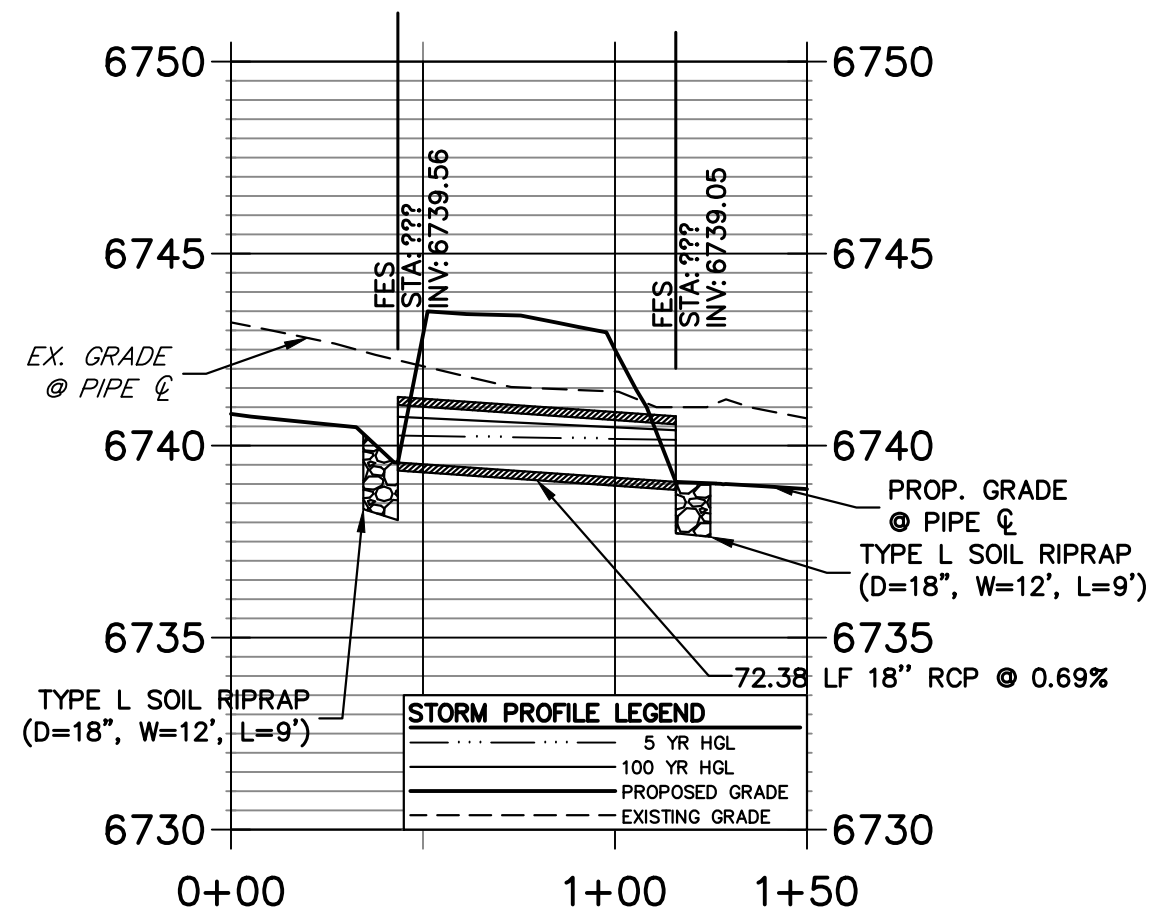
A10 CULVERT - PROFILE

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



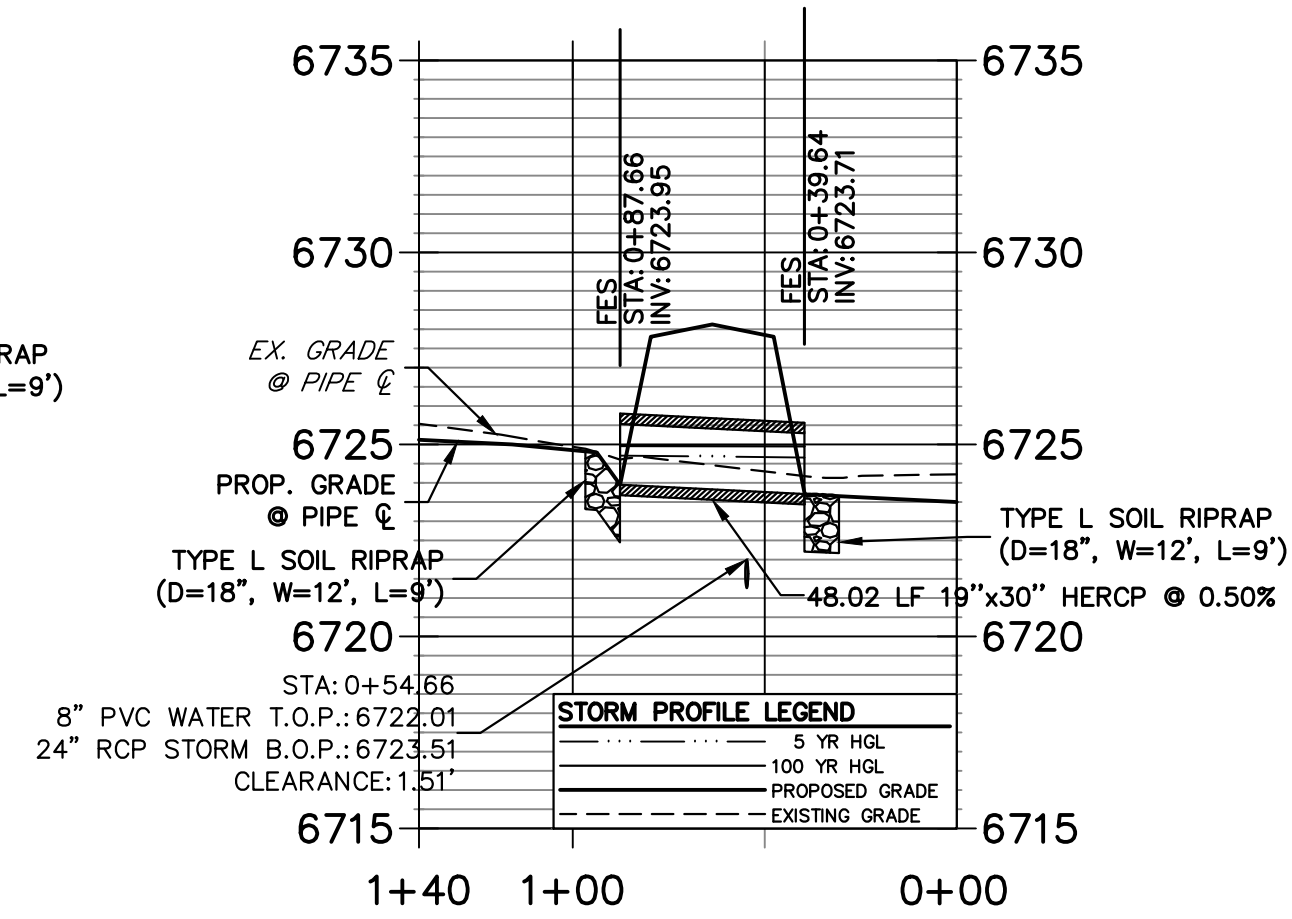
A13 CULVERT - PROFILE

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

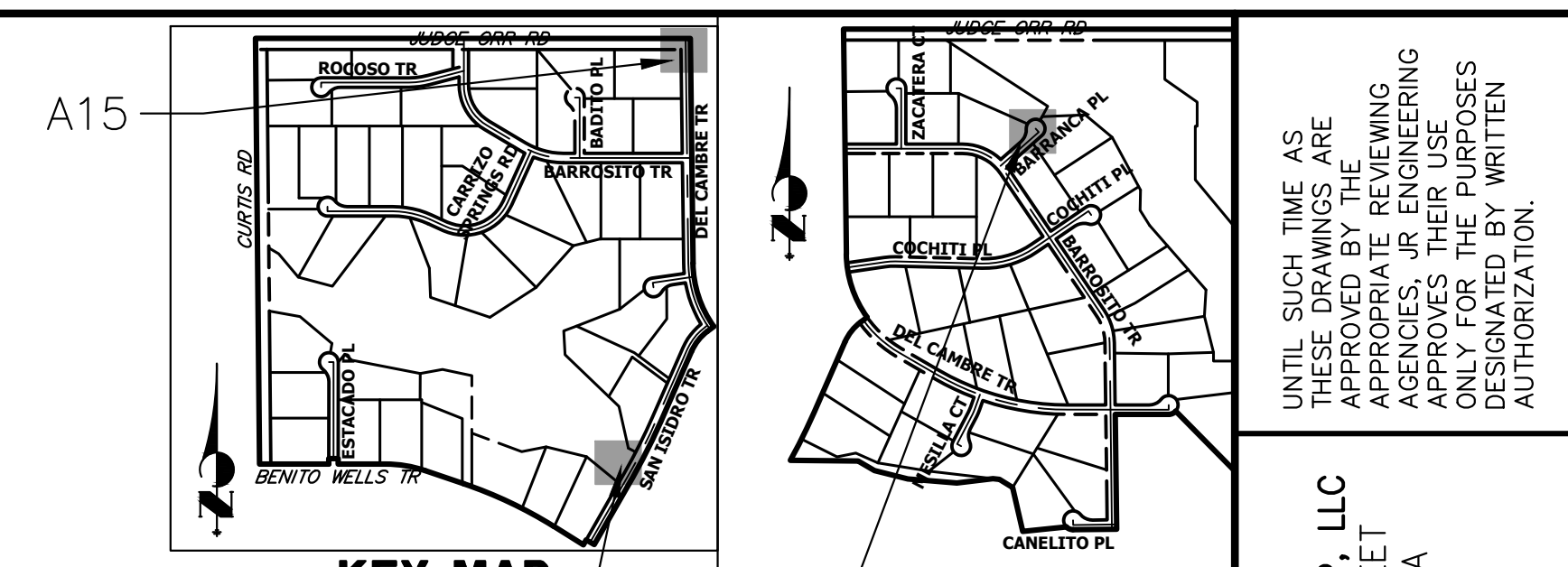


A15 CULVERT - PROFILE

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



A11 CULVERT - PROFILE



KEY MAP
N.T.S.

KEY MAP
N.T.S.

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

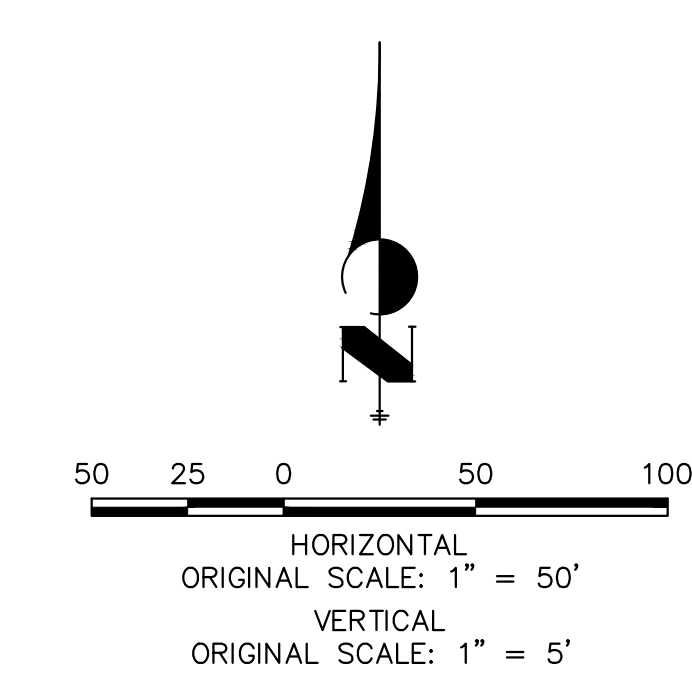
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

No.	REVISION	BY		DATE	
		1"=50'	1"=5'	DATE	DATE

STORM SEWER NOTES

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

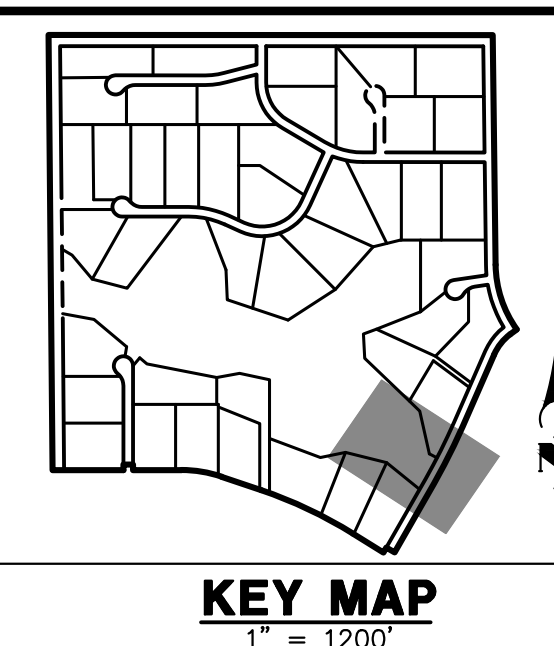
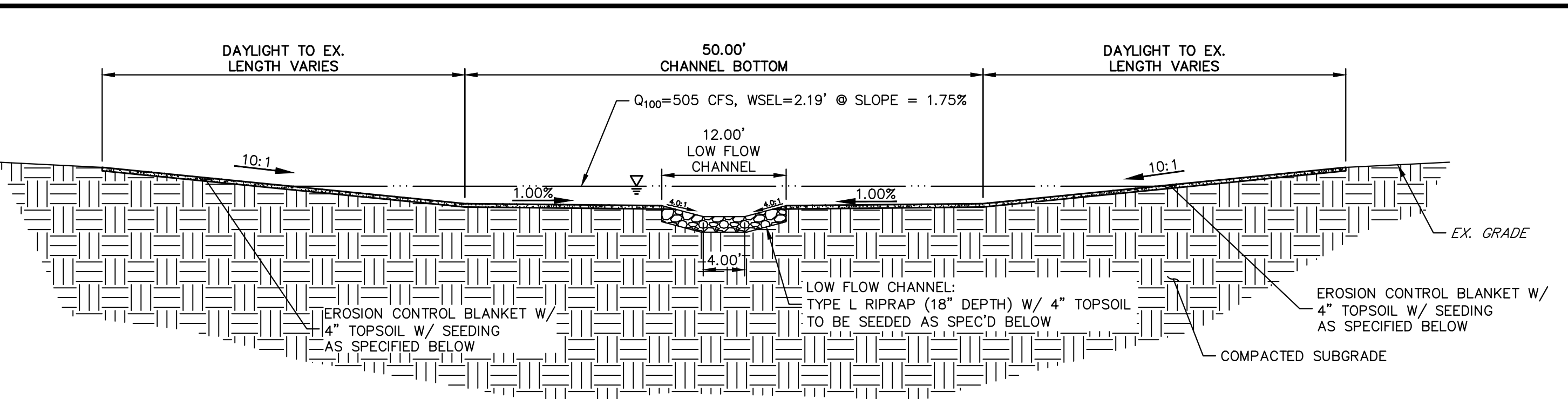
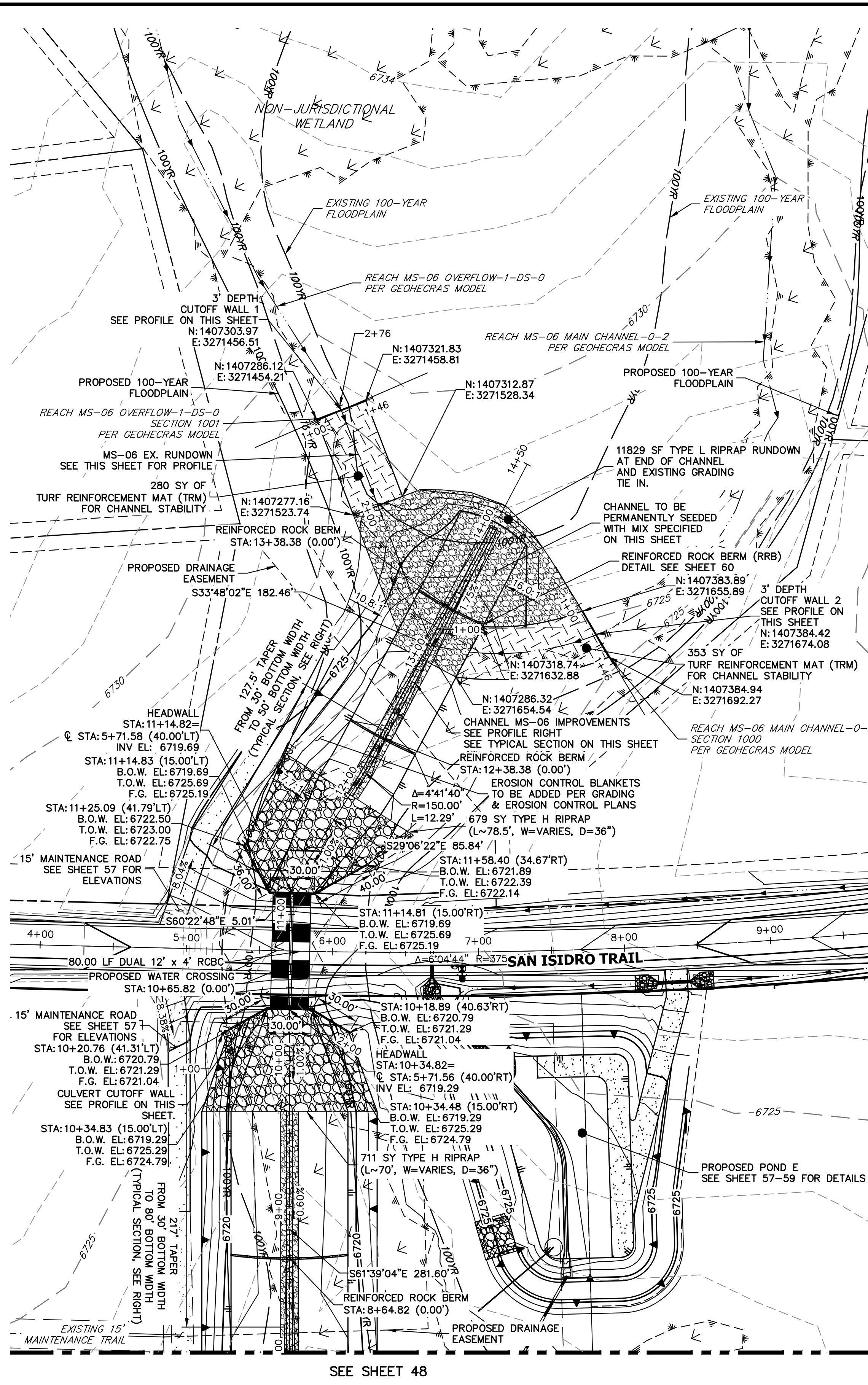


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH - FILING 3
STORM SEWER PLAN AND PROFILE

DESIGNED BY: AMT
DRAWN BY: WKN
CHECKED BY:

SHEET 46 OF 64
JOB NO. 25142.05



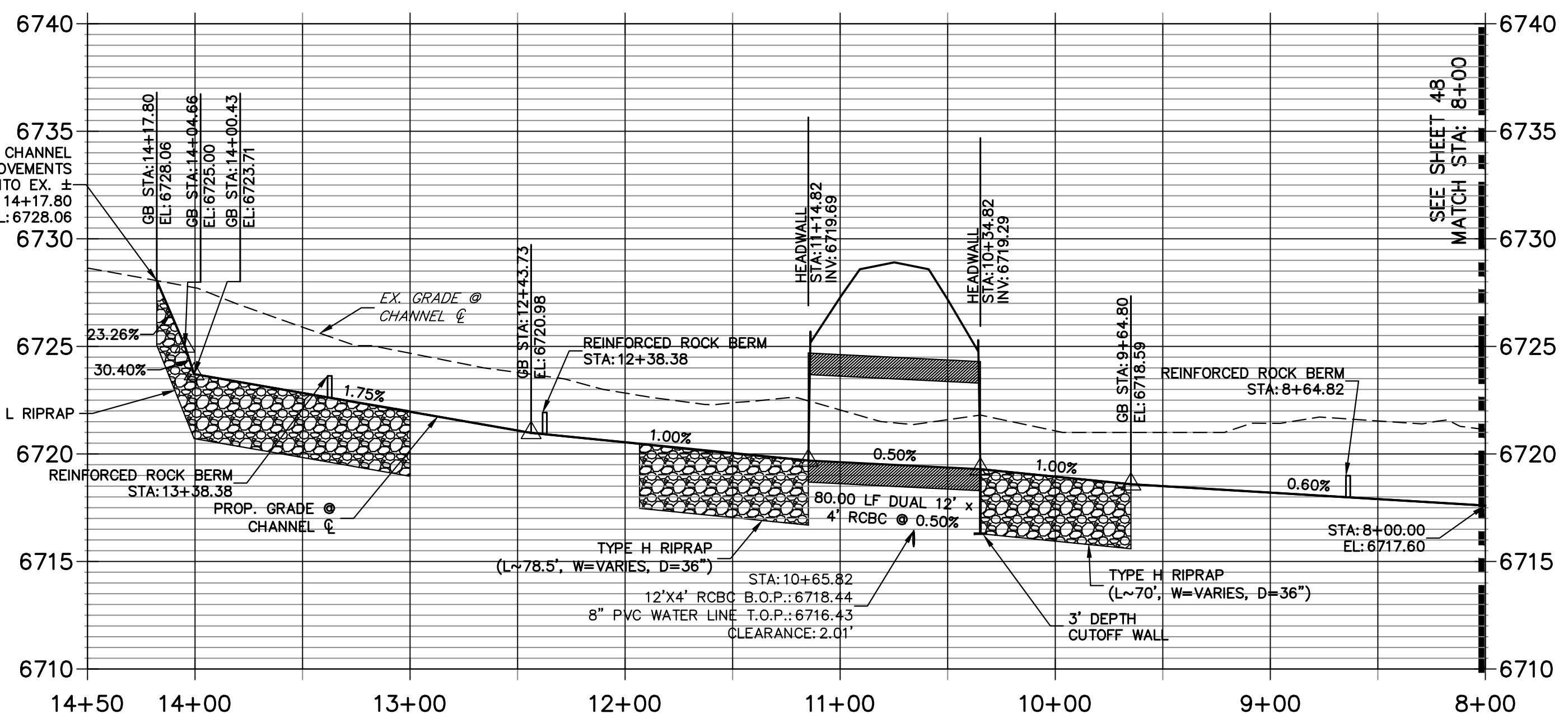
MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

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

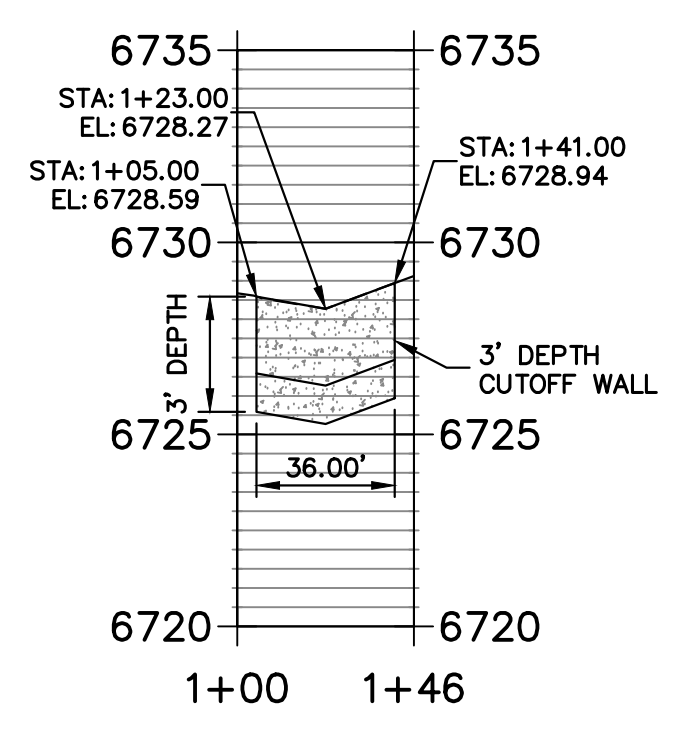
NOTES

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

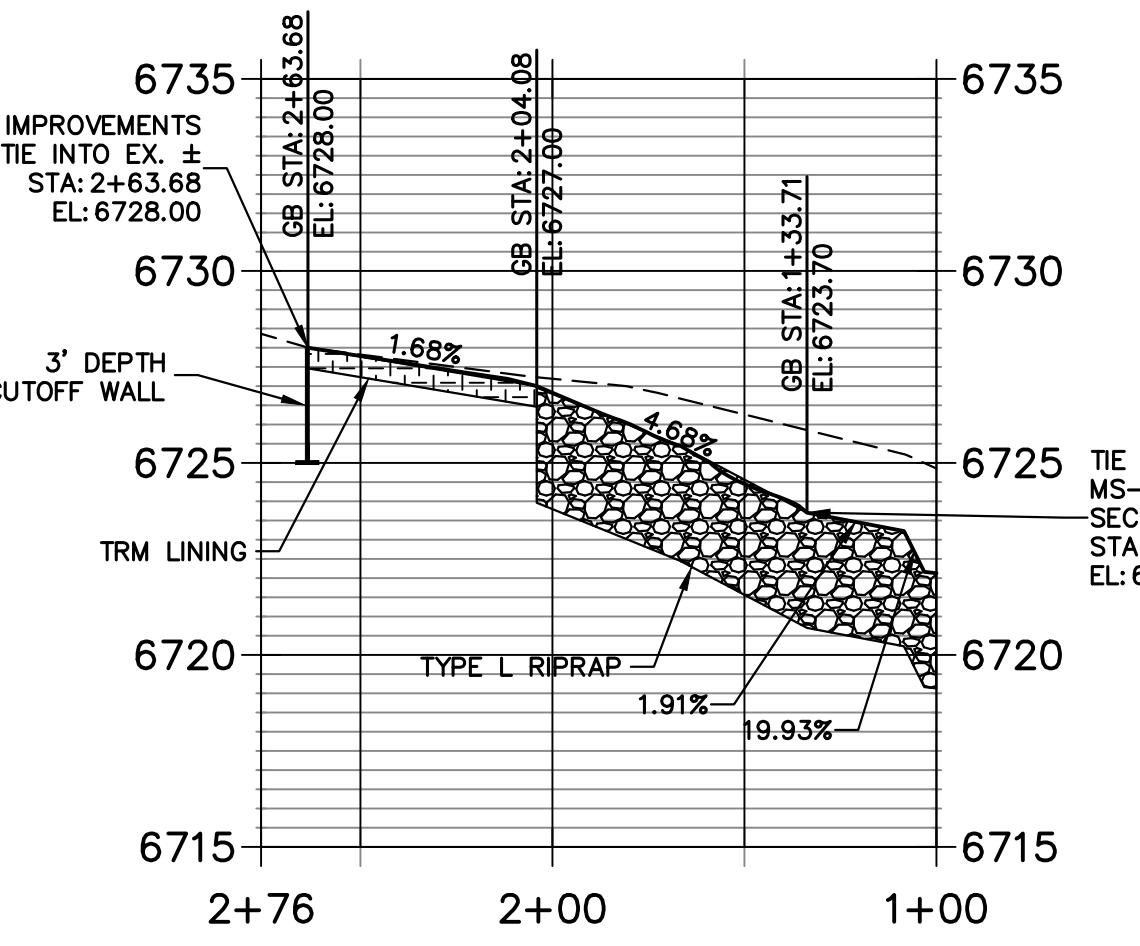
**MS-06 PROFILE (1)
STA 8+00.00 TO 14+50.00**



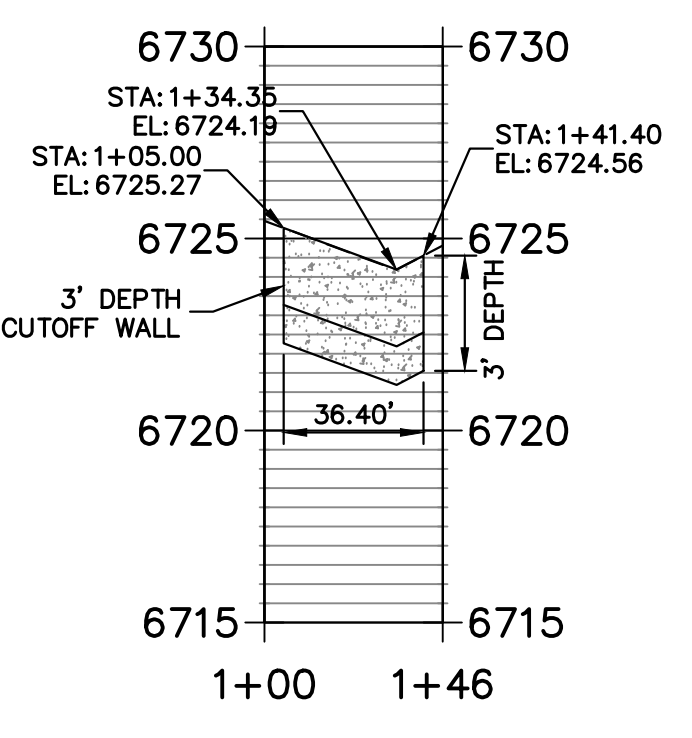
**CUTOFF WALL 1 PROFILE
STA 1+00.00 TO 1+46.00**



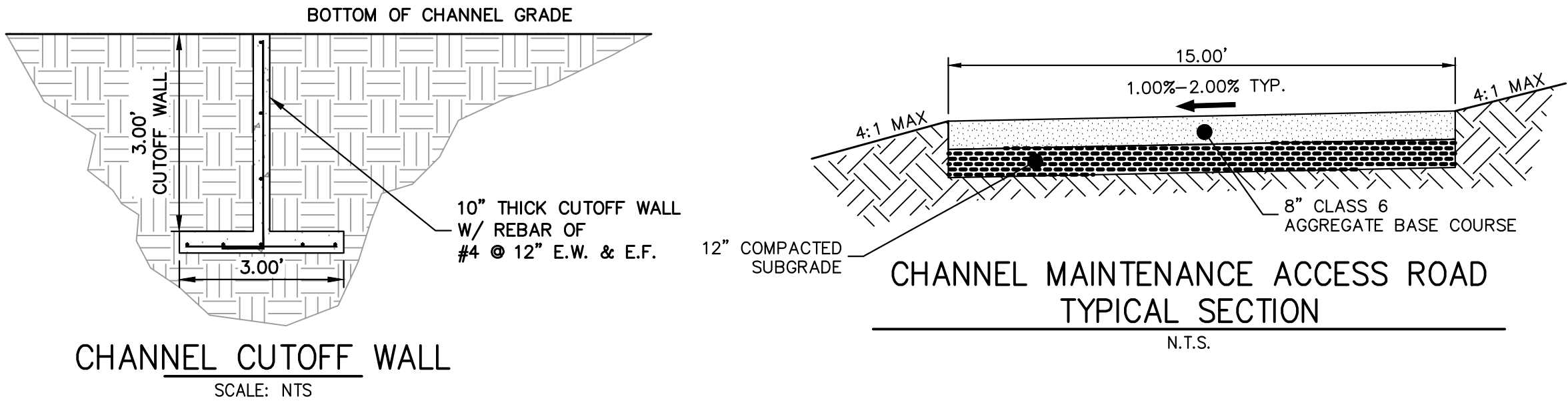
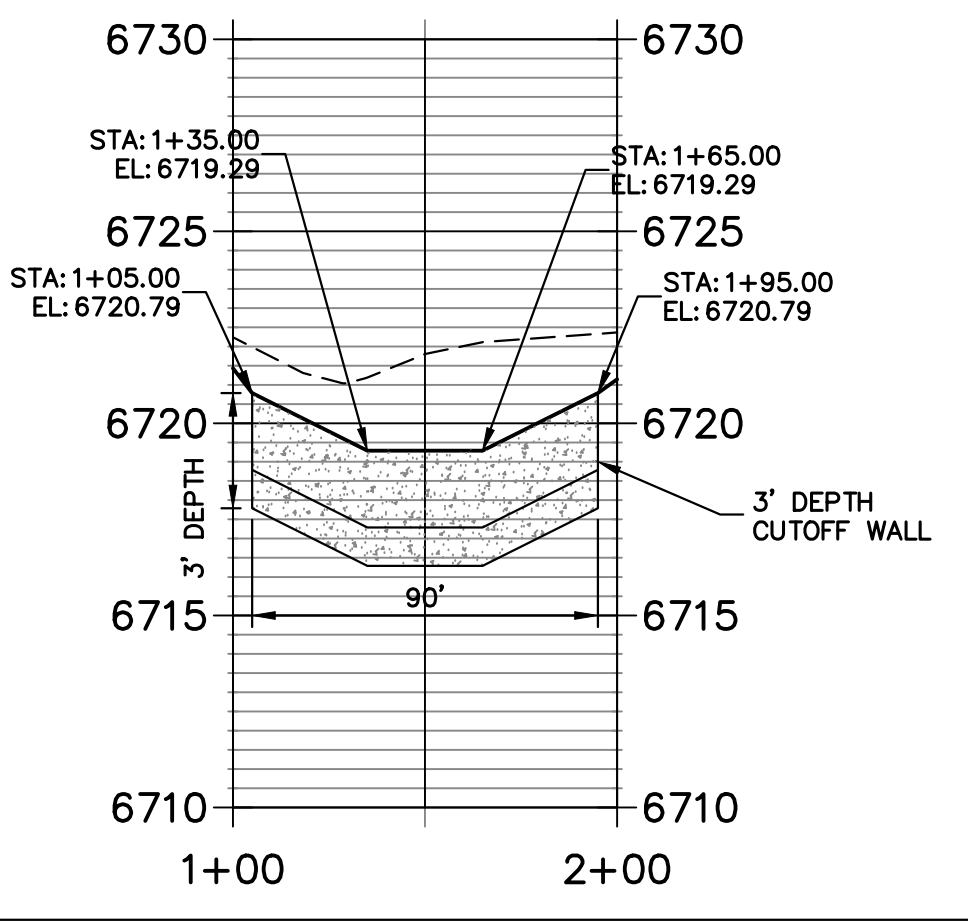
**MS-06 EX. RUNDOWN PROFILE
STA 1+00.00 TO 2+75.88**



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

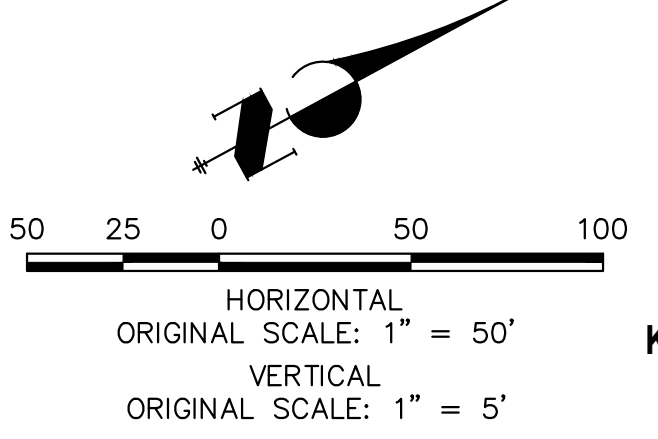


**CULVERT CUTOFF WALL PROFILE
STA 1+00.00 TO 2+00.00**



CHANNEL CUTOFF WALL
SCALE: NTS

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 4/22/24

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

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

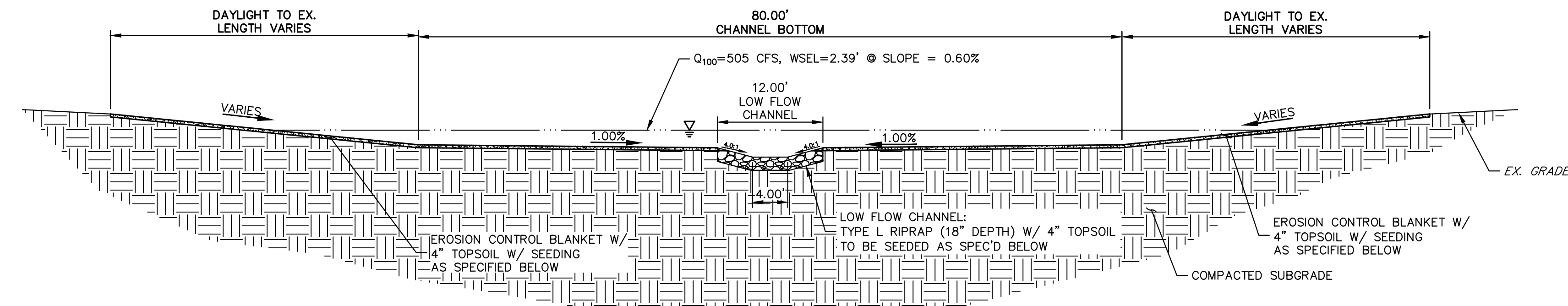
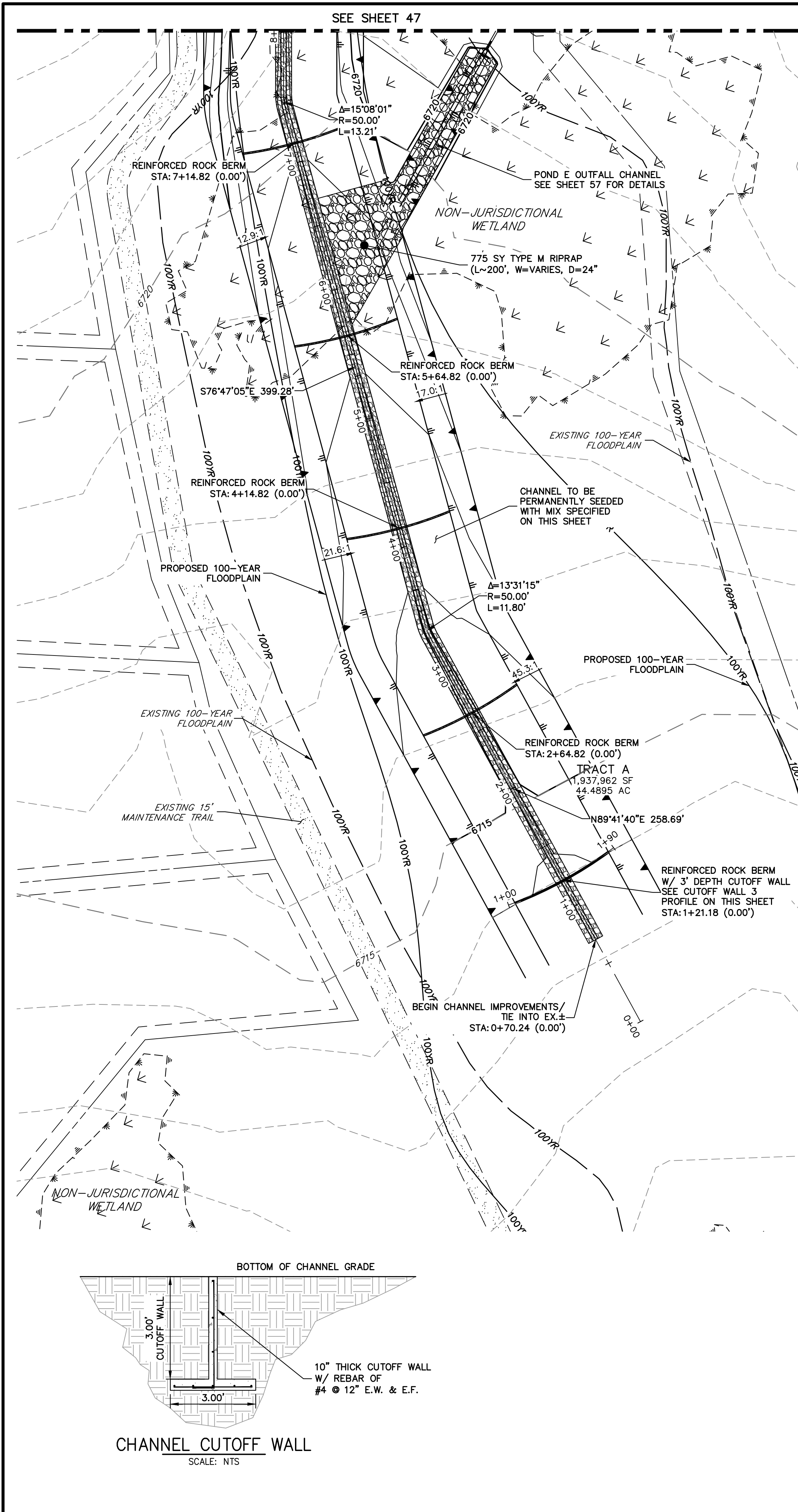
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-0888 • Colorado Springs 719-588-2693
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE: 1"=50'
 V-SCALE: 1"=5'
 DATE: 4/17/24
 DESIGNED BY: AAM
 DRAWN BY: AAM
 CHECKED BY: AAM

SADDLEHORN RANCH - FILING 3 CHANNEL IMPROVEMENT PLANS

SHEET 47 OF 64
 JOB NO. 25142.05



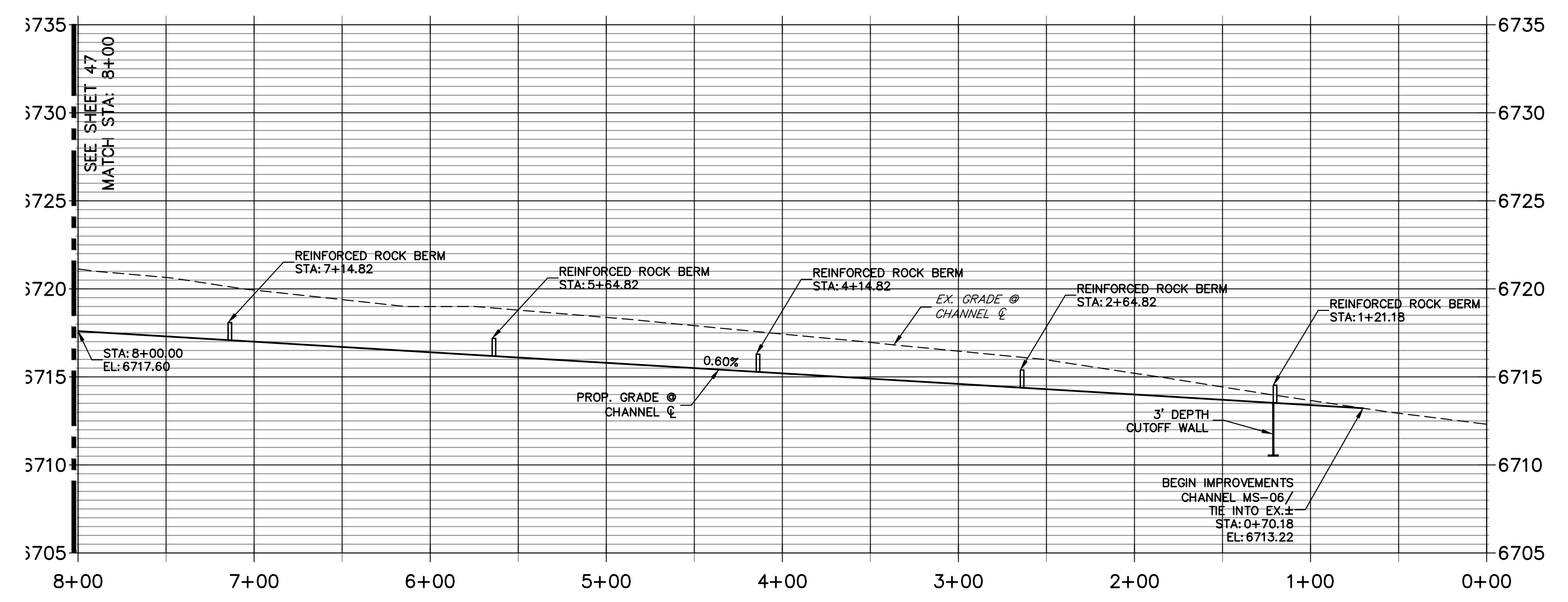
MS-06 CHANNEL IMPROVEMENTS - TYPICAL SECTION

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

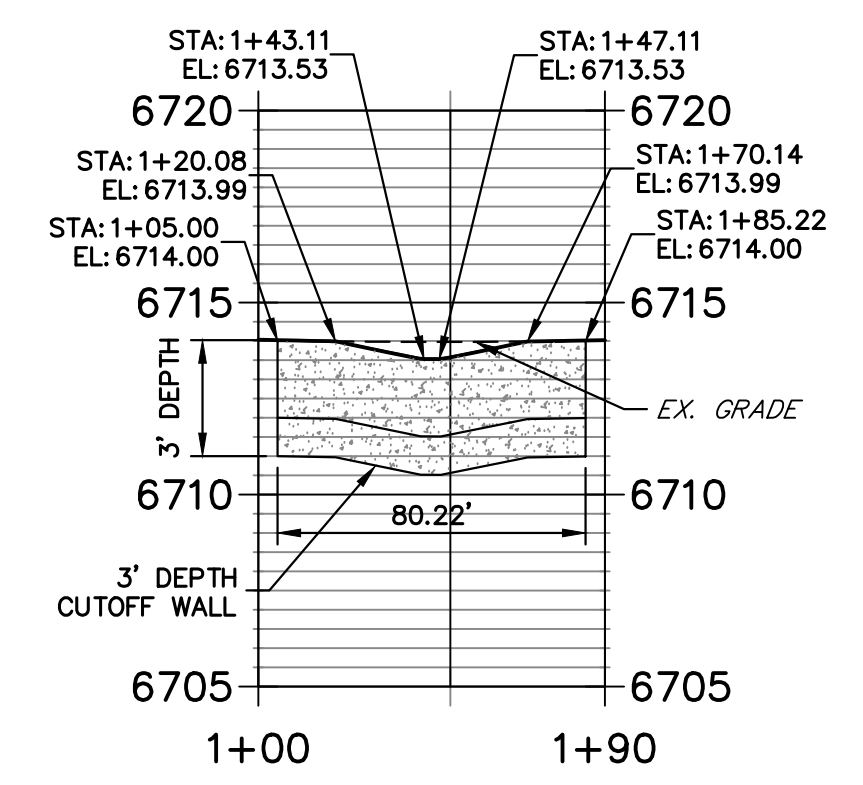
NOTES

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

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



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

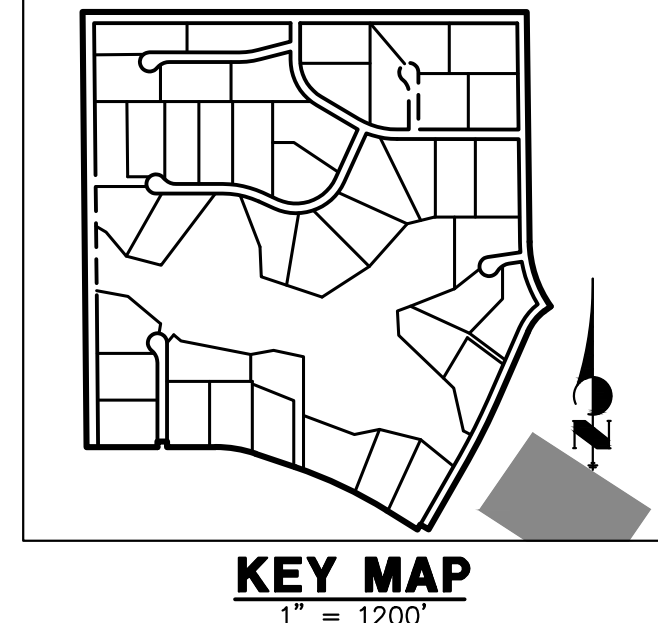


811
 Know what's below.
 Call before you dig.

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

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

DATE: 4/22/24



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

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

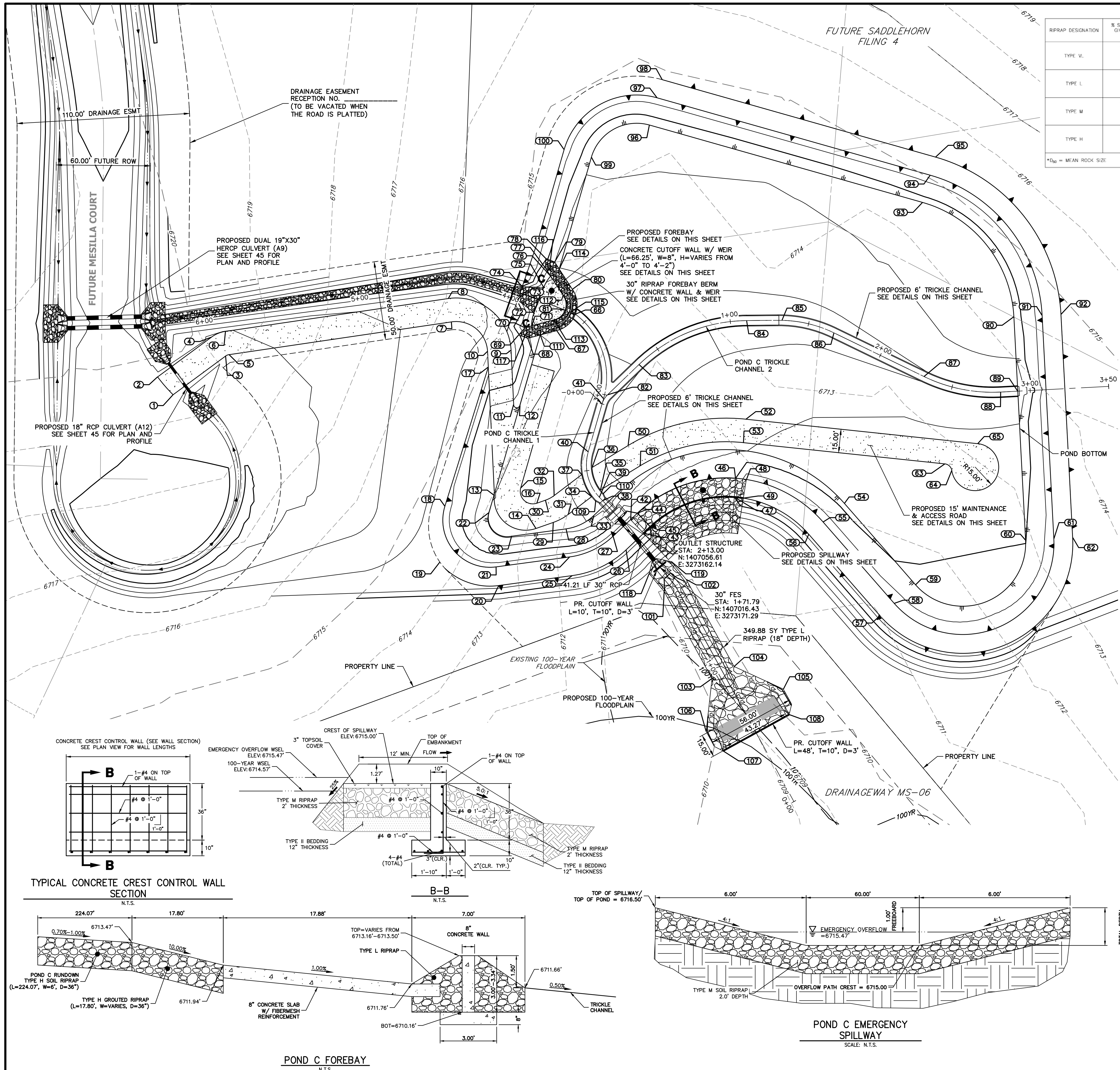
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE: 1"=50'
 V-SCALE: 1"=5'
 DATE: 4/17/24
 DESIGNED BY: AAM
 DRAWN BY: AAM
 CHECKED BY:

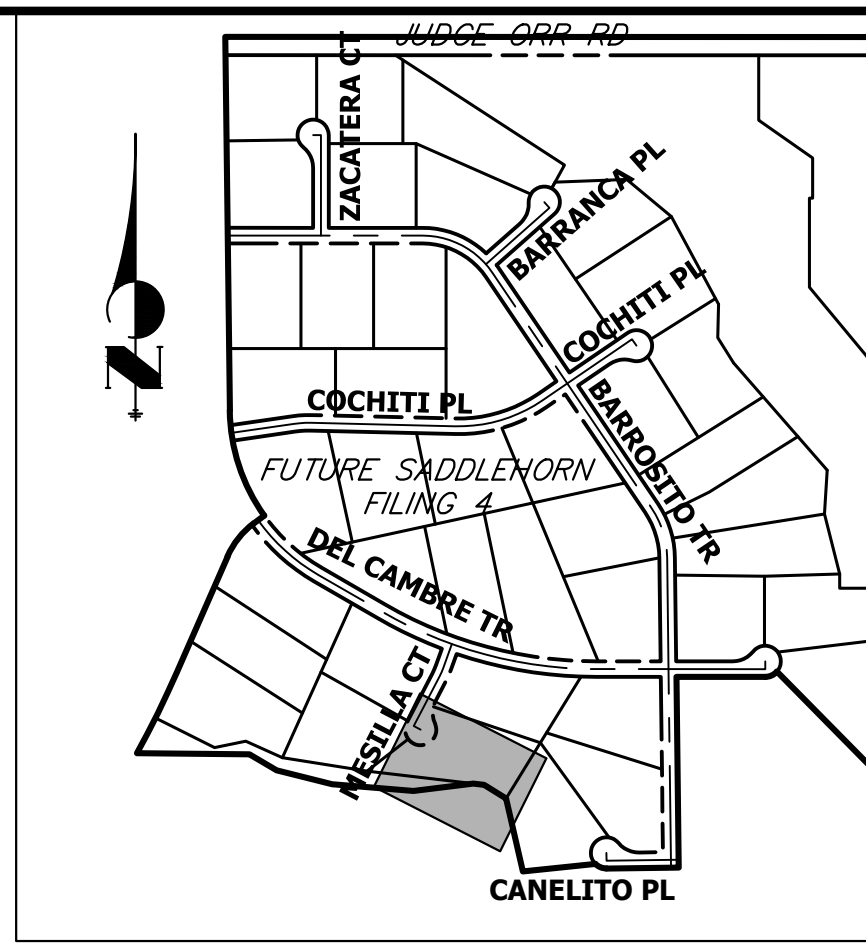
SADDLEHORN RANCH -
 FILING 3
 CHANNEL IMPROVEMENT
 PLANS

SHEET 48 OF 64
 JOB NO. 25142.05

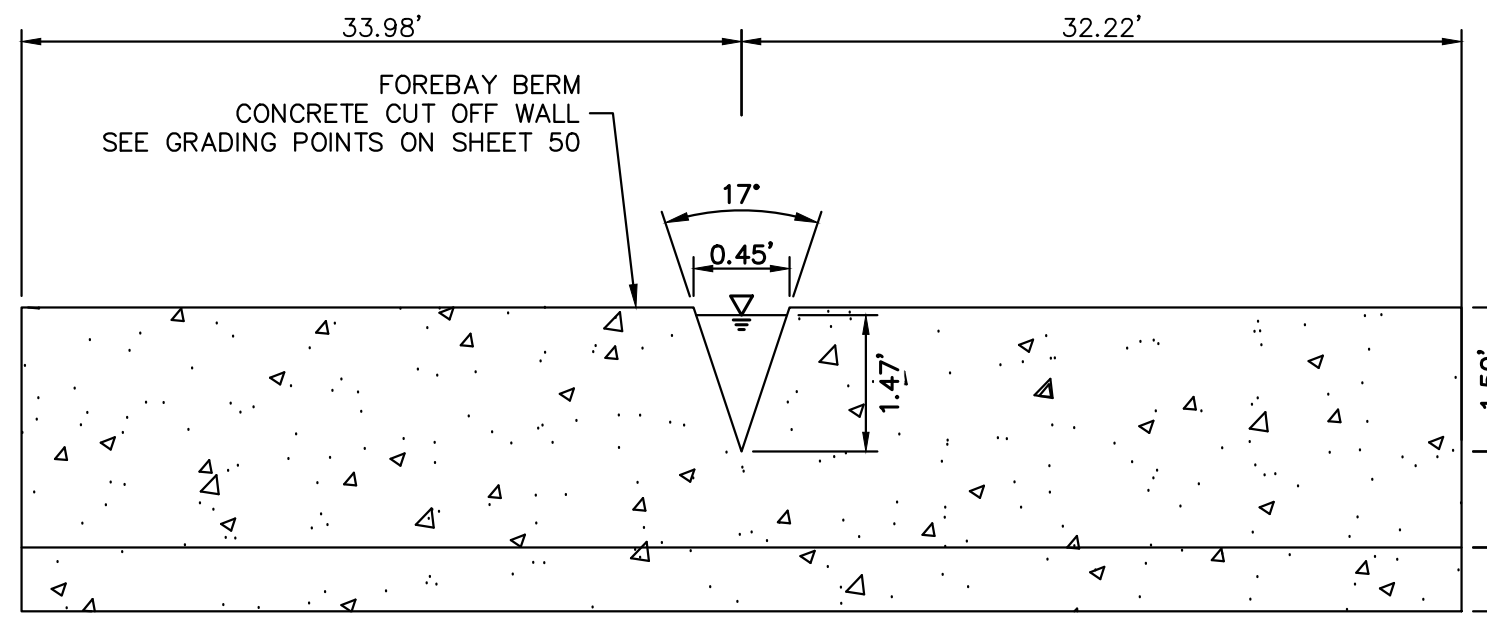


RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₅₀ (INCHES)
TYPE V.	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30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

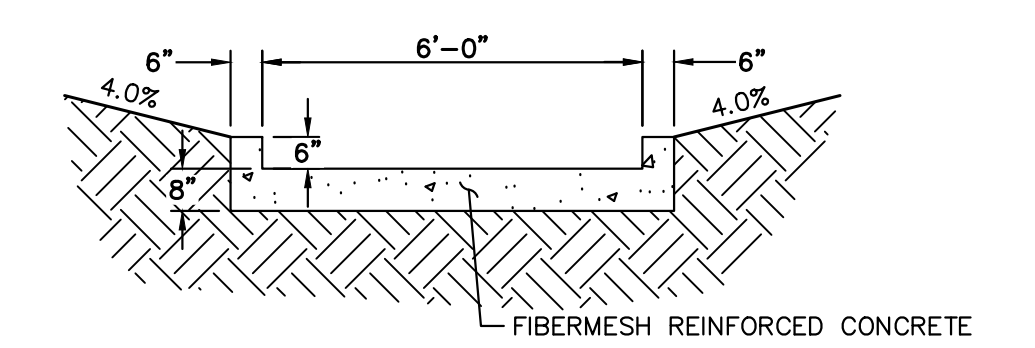
*D₅₀ = MEAN ROCK SIZE



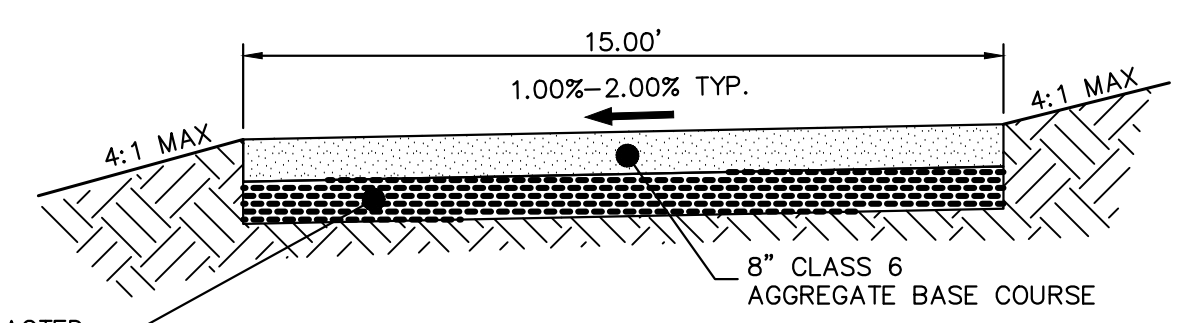
KEY MAP
N.T.S.



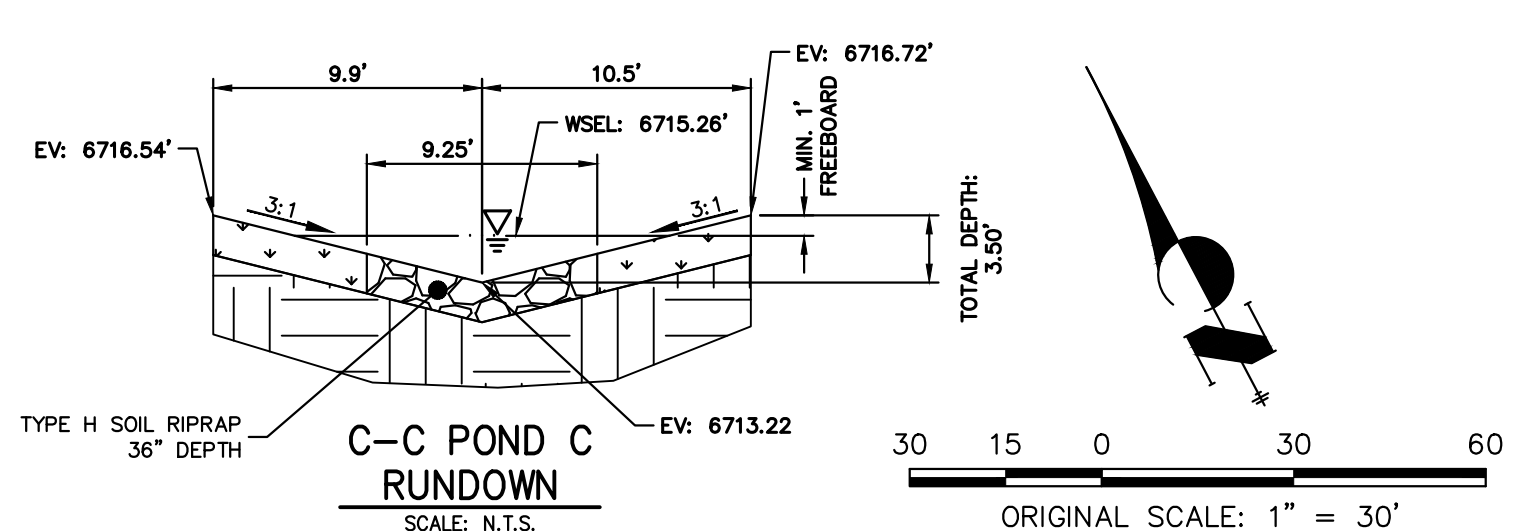
POND C FOREBAY WEIR
N.T.S.



POND C TRICKLE CHANNEL
N.T.S.



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



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

GRADING POINT NOTES

1. GRADING POINTS SHOWN ON NEXT PAGE.



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND, BY BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 11/22/24

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 303-740-8888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

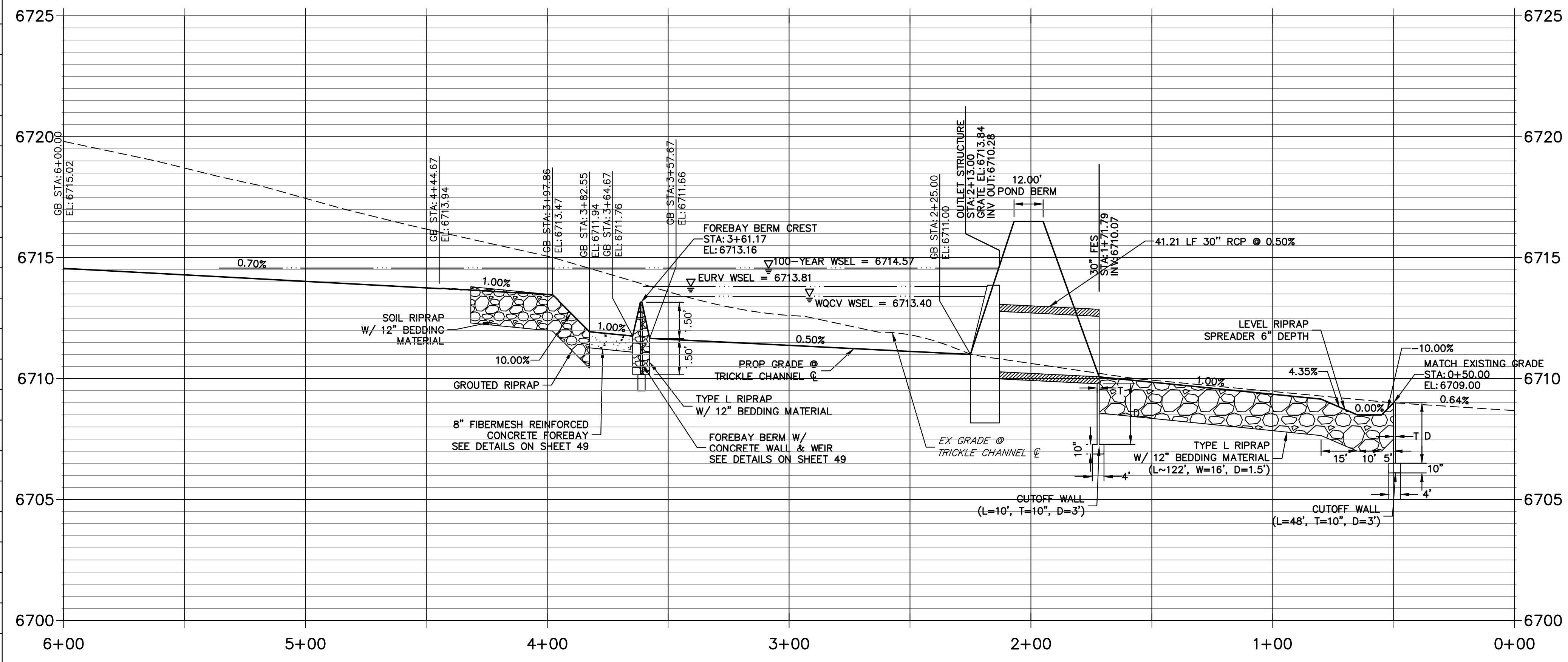
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	4/17/24	AAM	AAM	

SADDLEHORN RANCH - FILING 3
POND C GRADING PLAN
 SHEET 49 OF 64
 JOB NO. 25142.05

POINT TABULATION table with columns: ID NO., DESCRIPTION, NORTHING/EASTING, ELEVATION. Contains 50 rows of data.

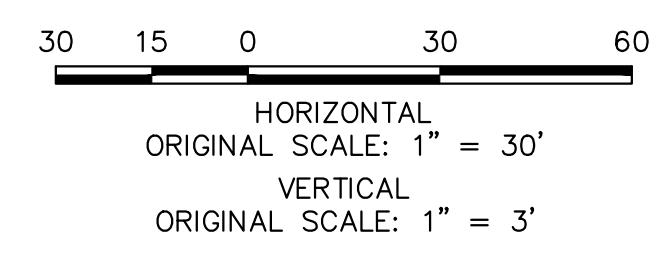
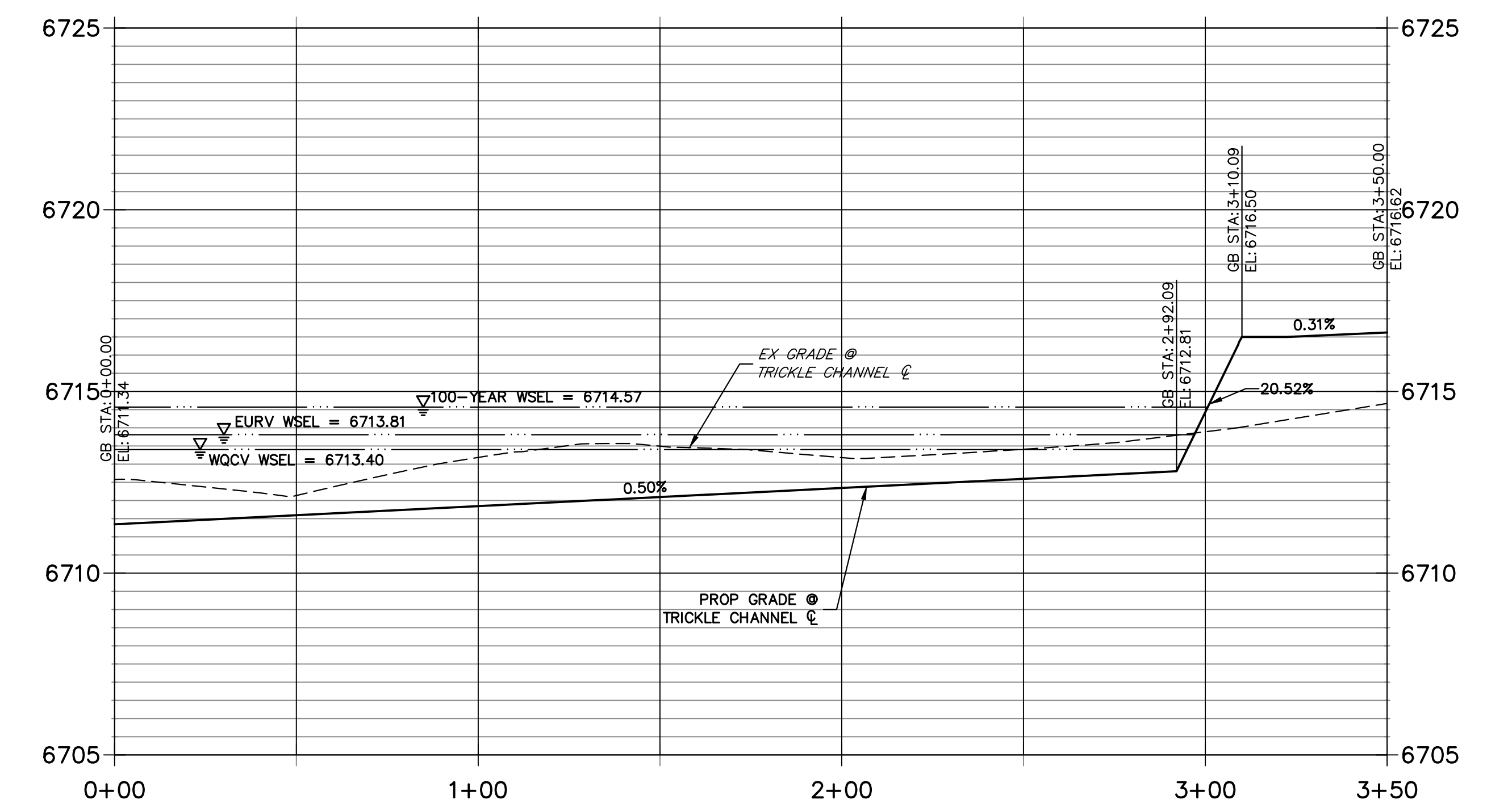
POINT TABULATION table with columns: ID NO., DESCRIPTION, NORTHING/EASTING, ELEVATION. Contains 50 rows of data.

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



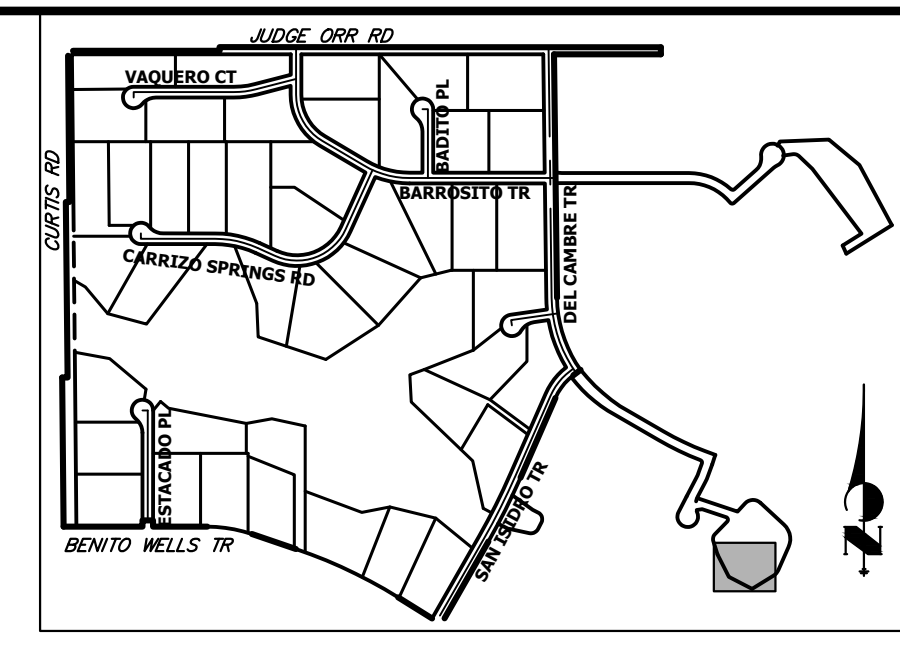
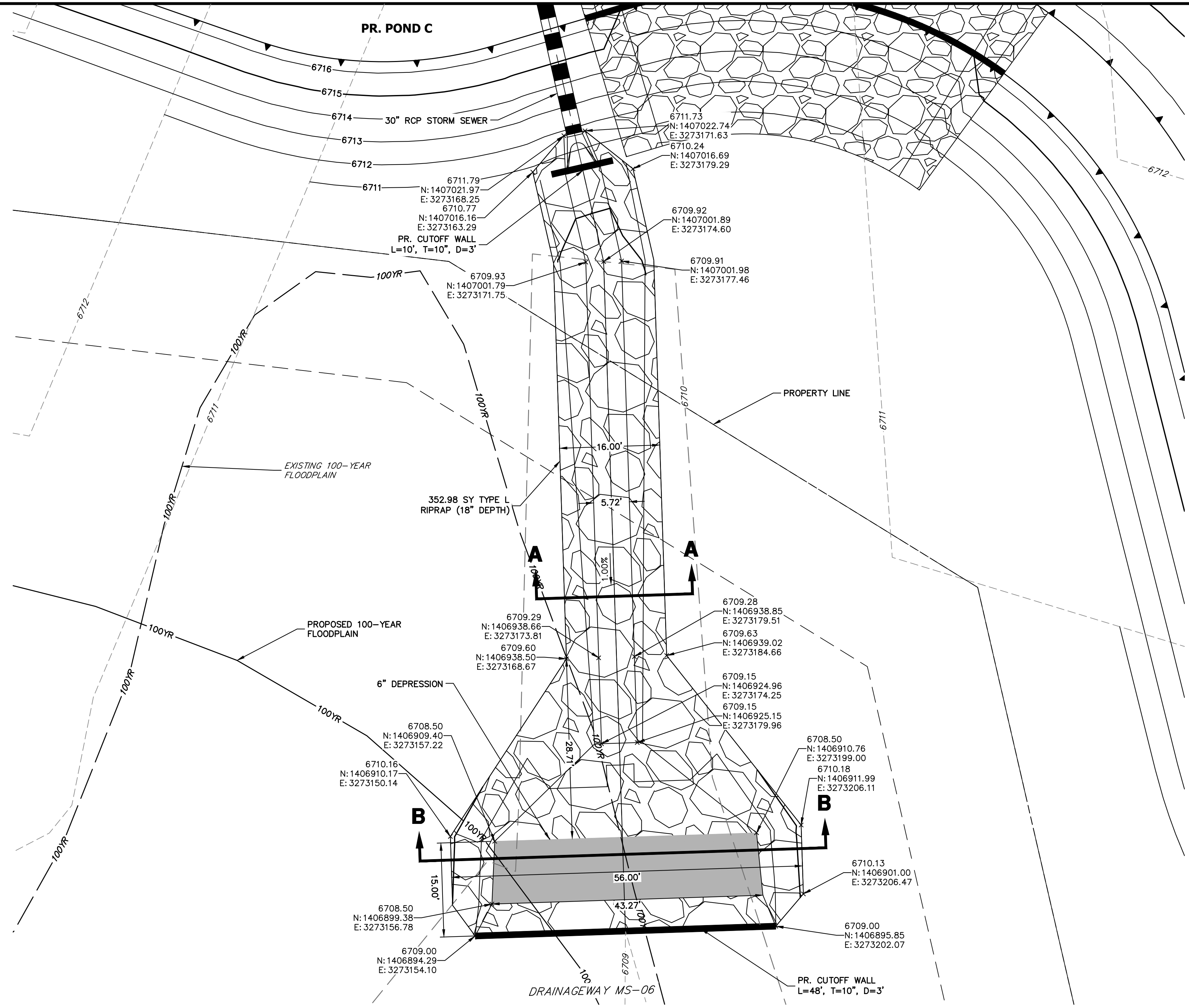
POND C TRICKLE CHANNEL 2 PROFILE STA 0+00.00 TO 3+50.00

POINT TABULATION table with columns: ID NO., DESCRIPTION, NORTHING/EASTING, ELEVATION. Contains 19 rows of data.



ENGINEER'S STATEMENT section. Includes signature of Bryan T. Law, P.E., date 1/22/24, and stamp information.

Vertical sidebar containing: PREPARED FOR ROJ PROPERTY GROUP, LLC; J.R. ENGINEERING logo and contact info; REVISION table; PROJECT NAME: SADDLEHORN RANCH - FILING 3; SHEET 50 OF 64; JOB NO. 25142.05.



KEY MAP
N.T.S.

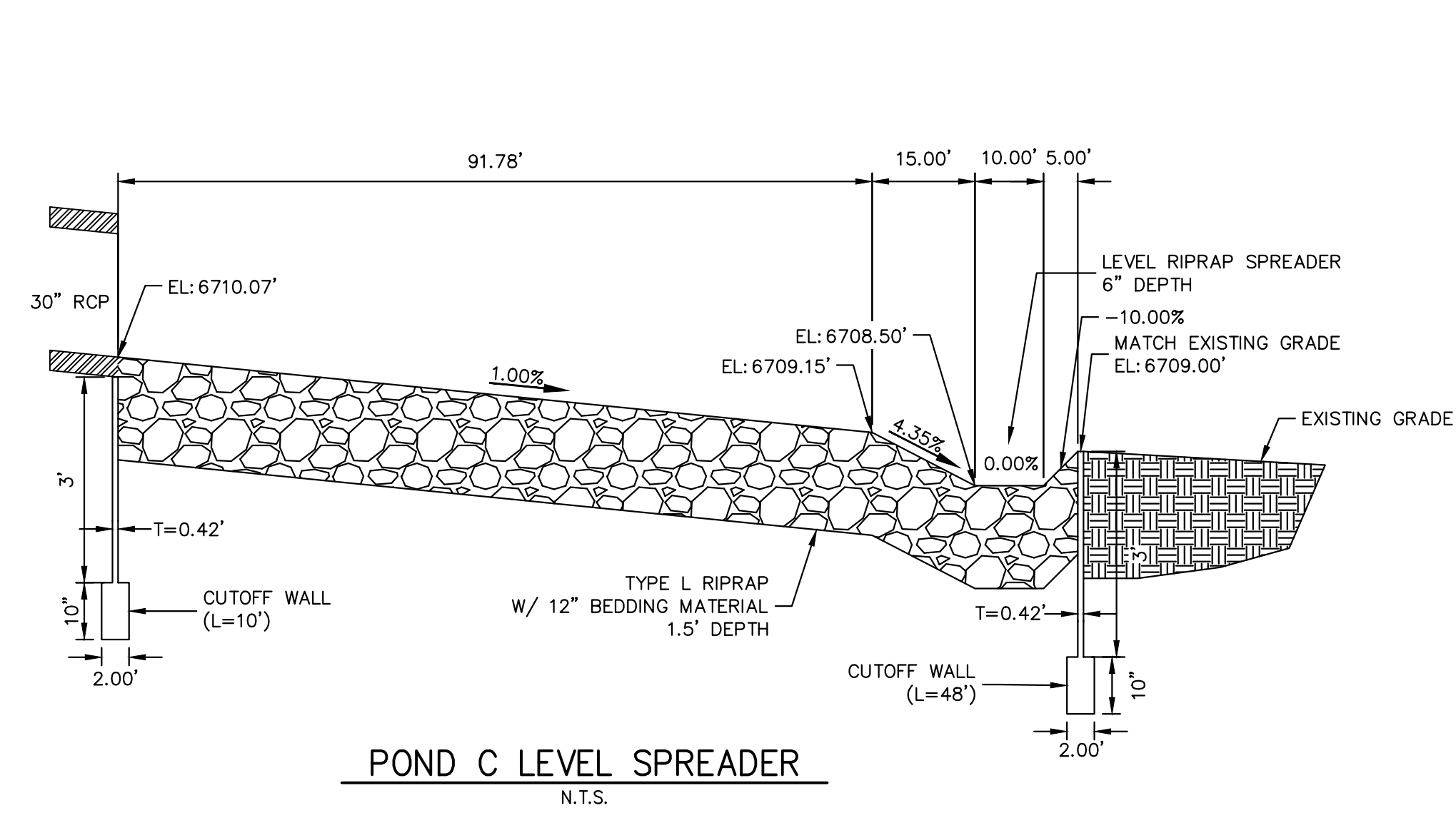
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE STREET AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

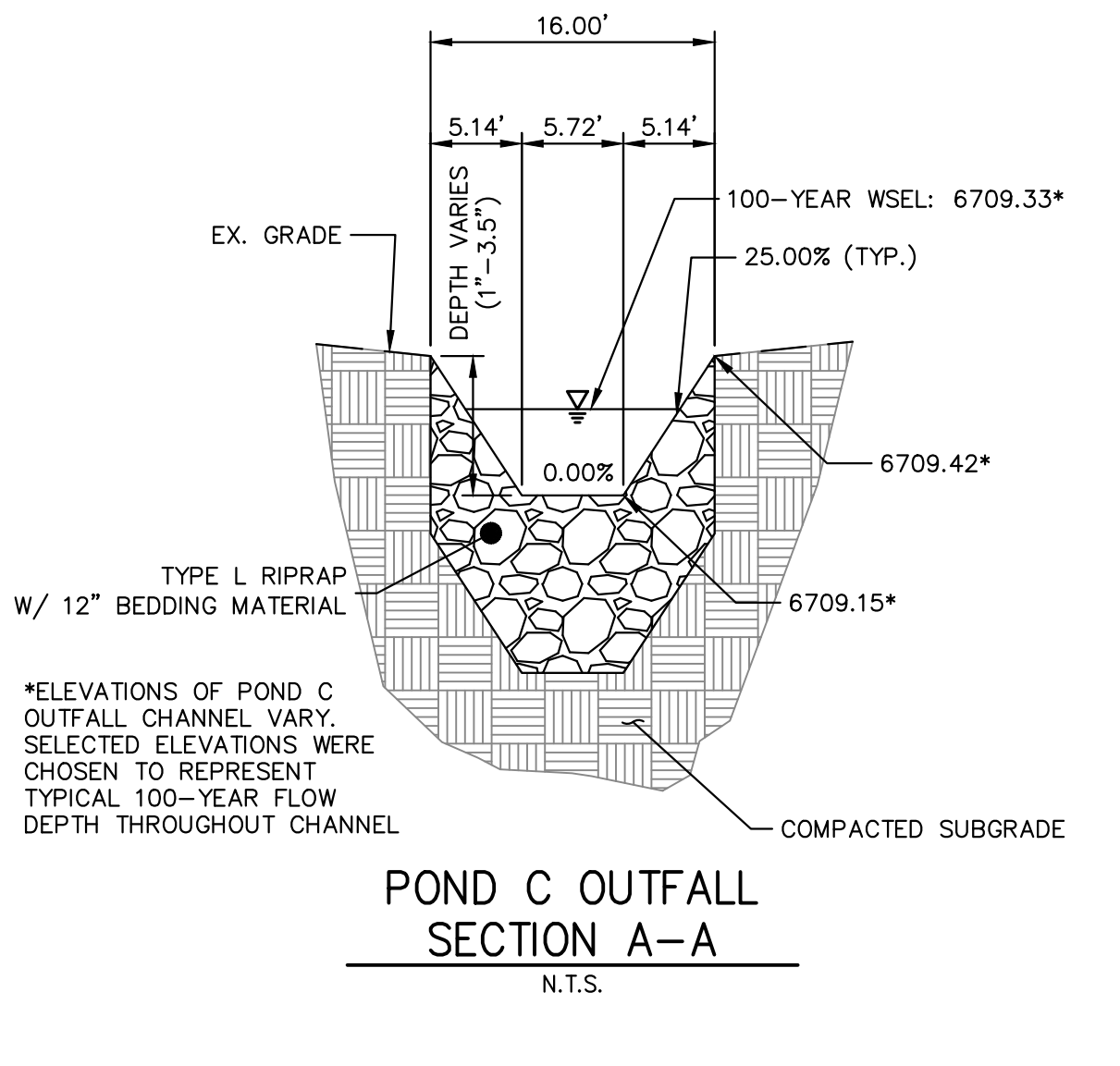
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

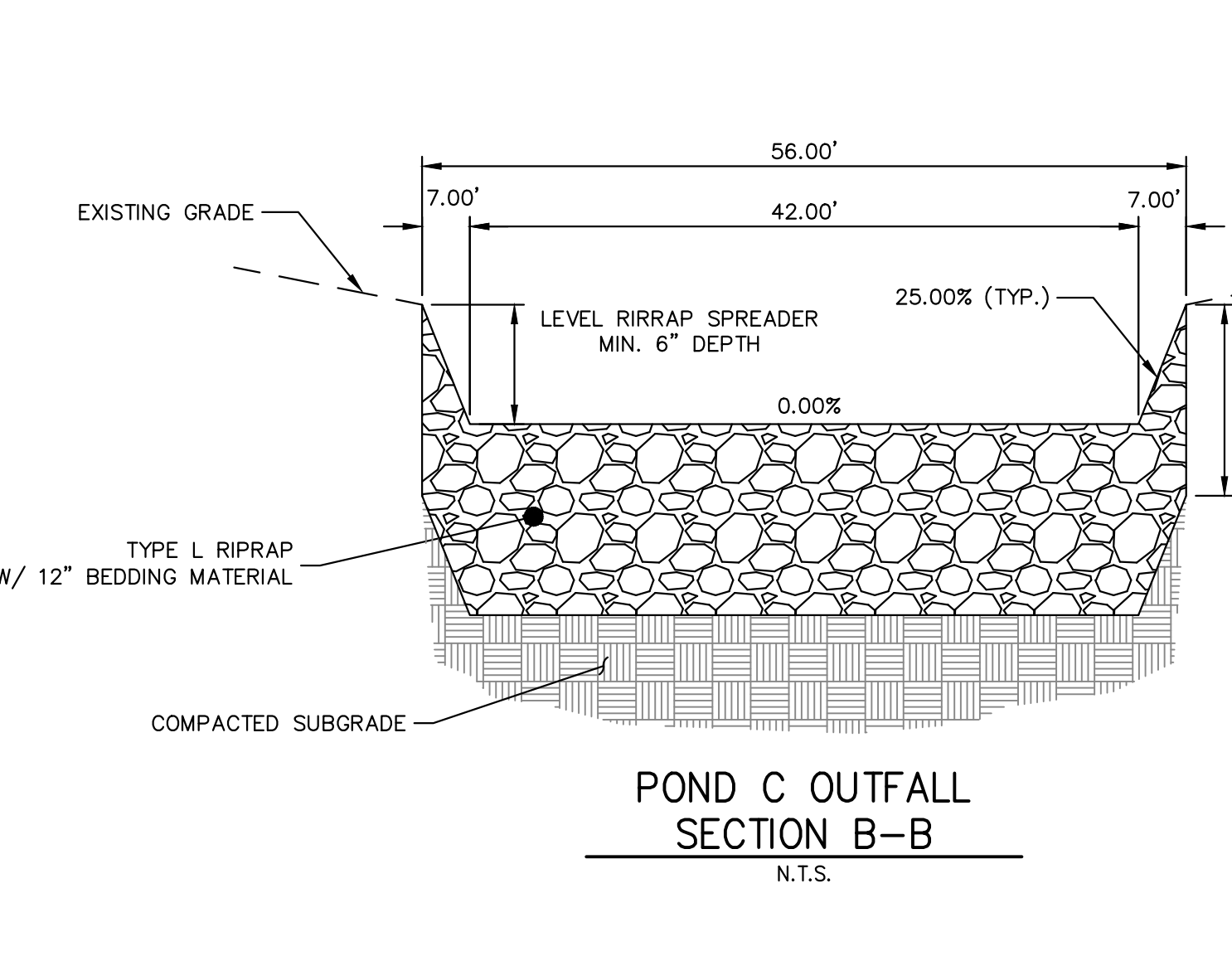
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	4/17/24	MMC	MMC	



POND C LEVEL SPREADER
N.T.S.



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



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

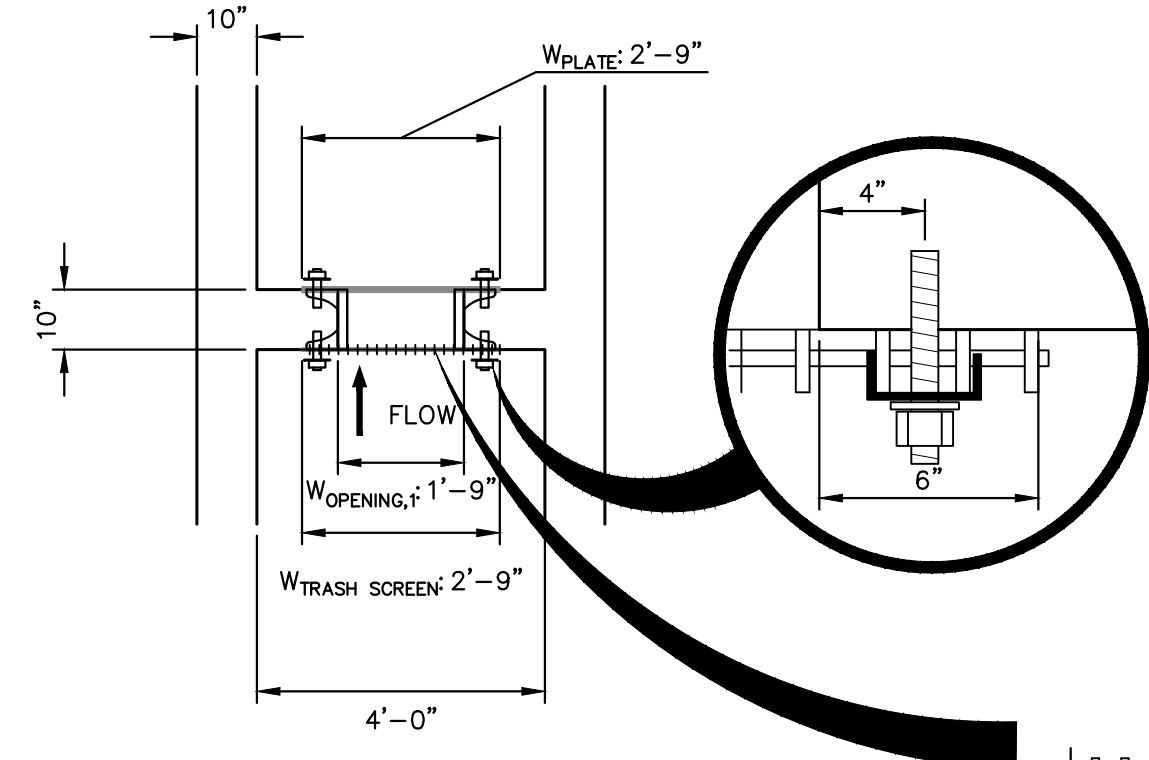
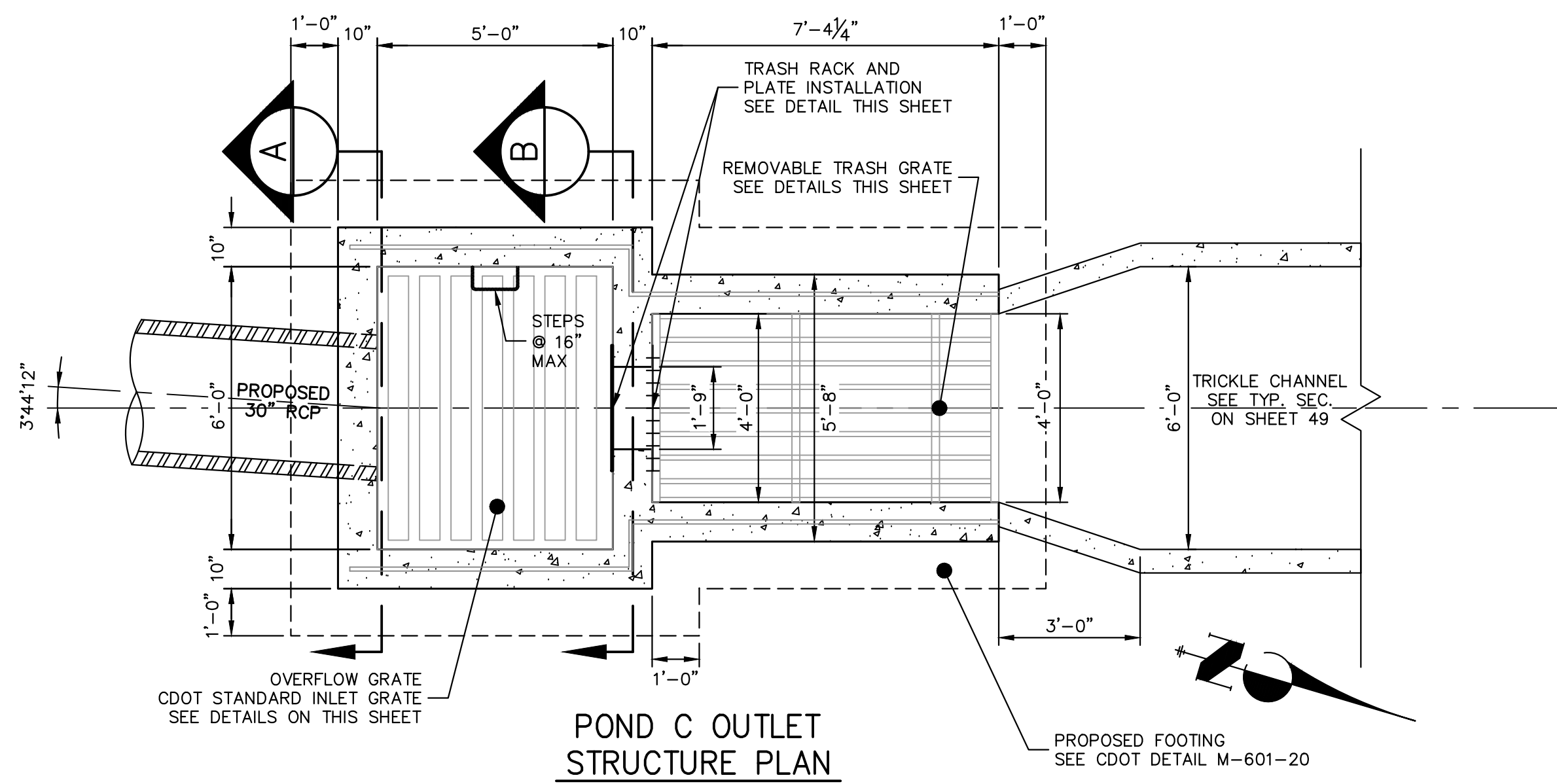


Know what's below.
Call before you dig.



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: 4/22/24

SADDLEHORN RANCH -
FILING 3
POND C GRADING PLAN
SHEET 51 OF 64
JOB NO. 25142.05

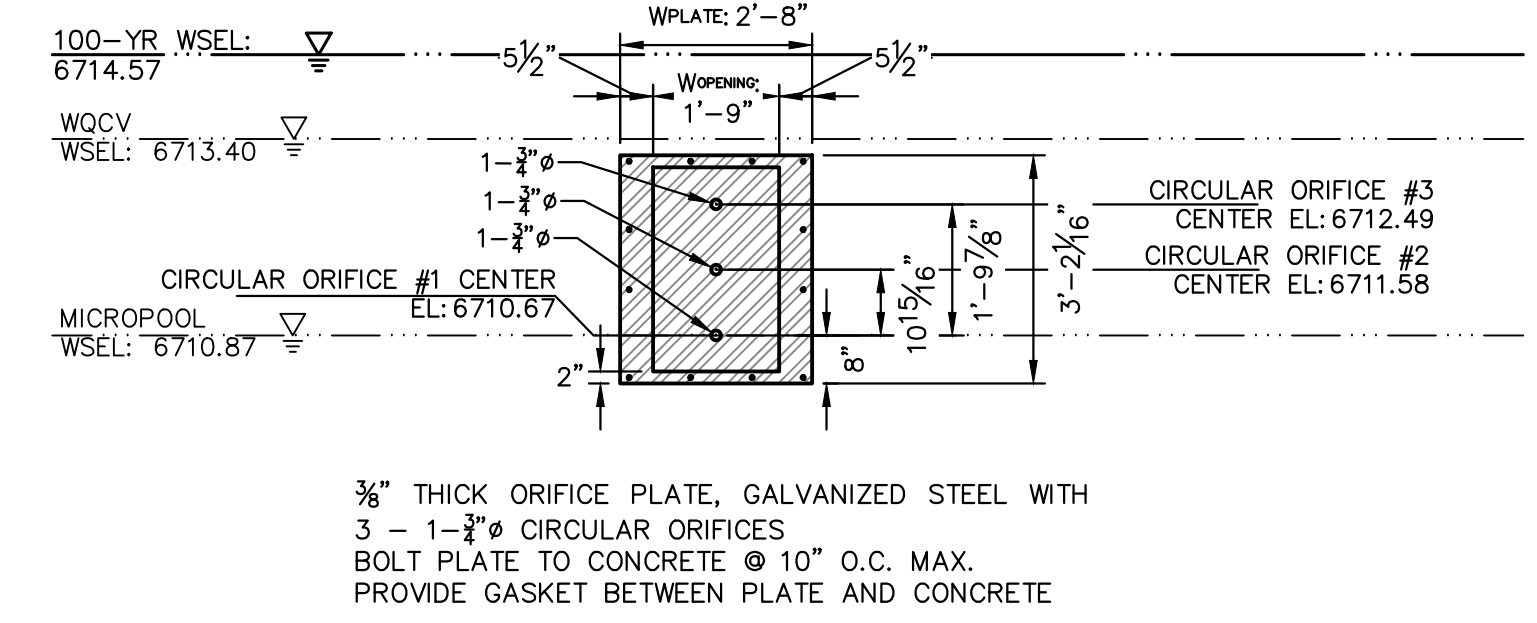


CROSS RODS 2" O.C. OR 4" O.C. FOR ORIFICES > 4"

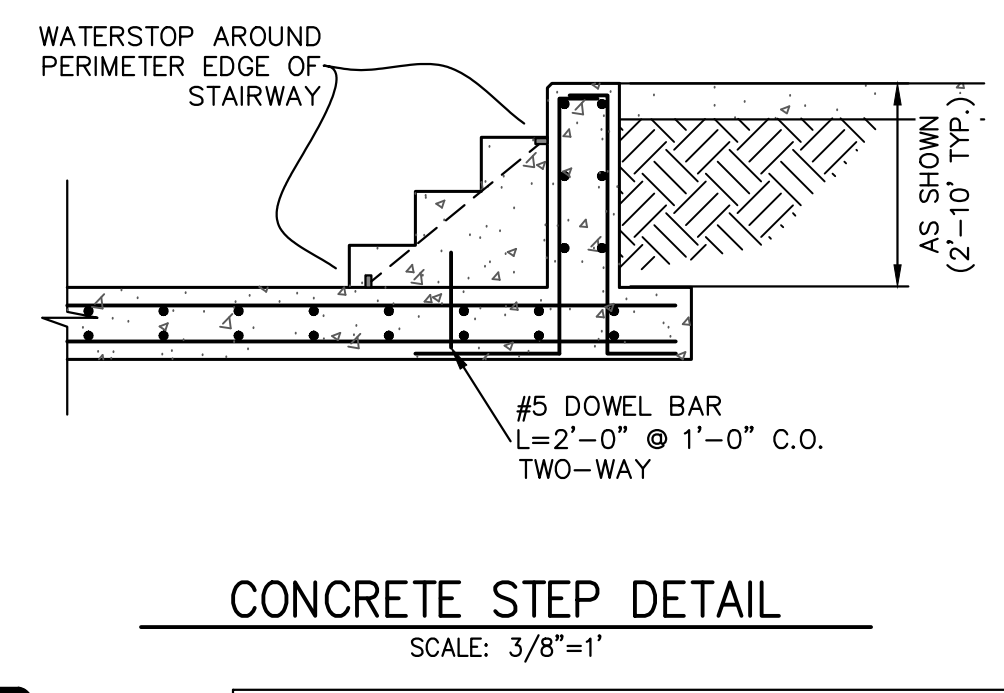
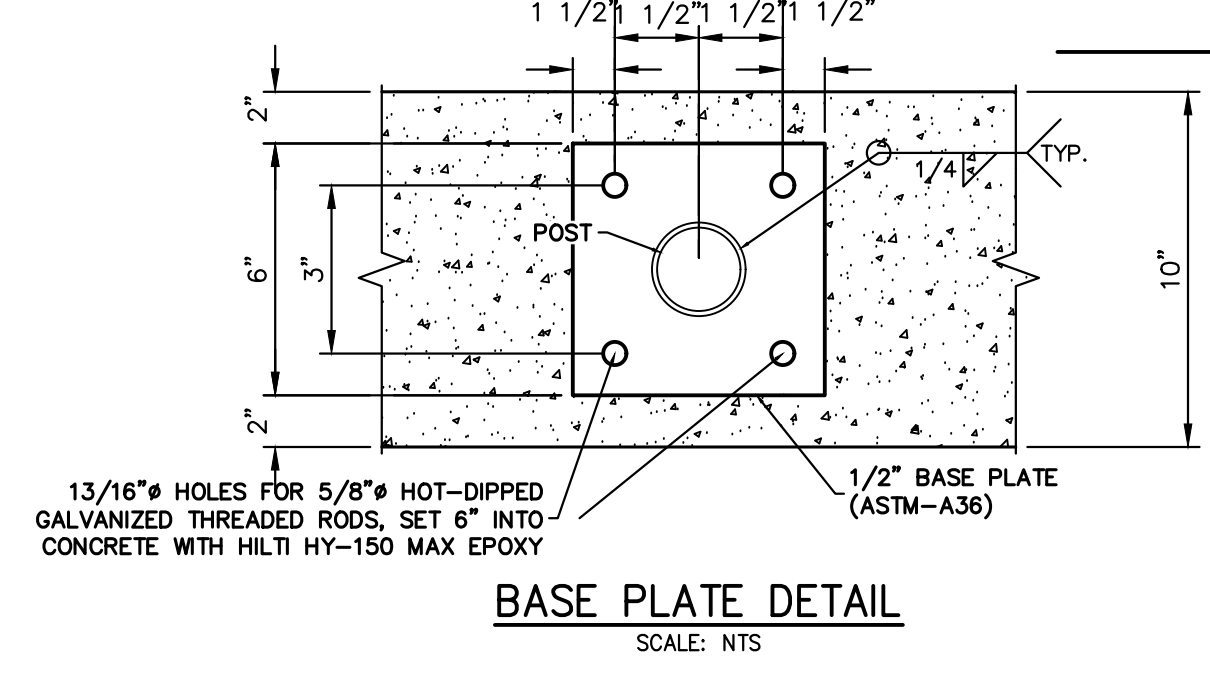
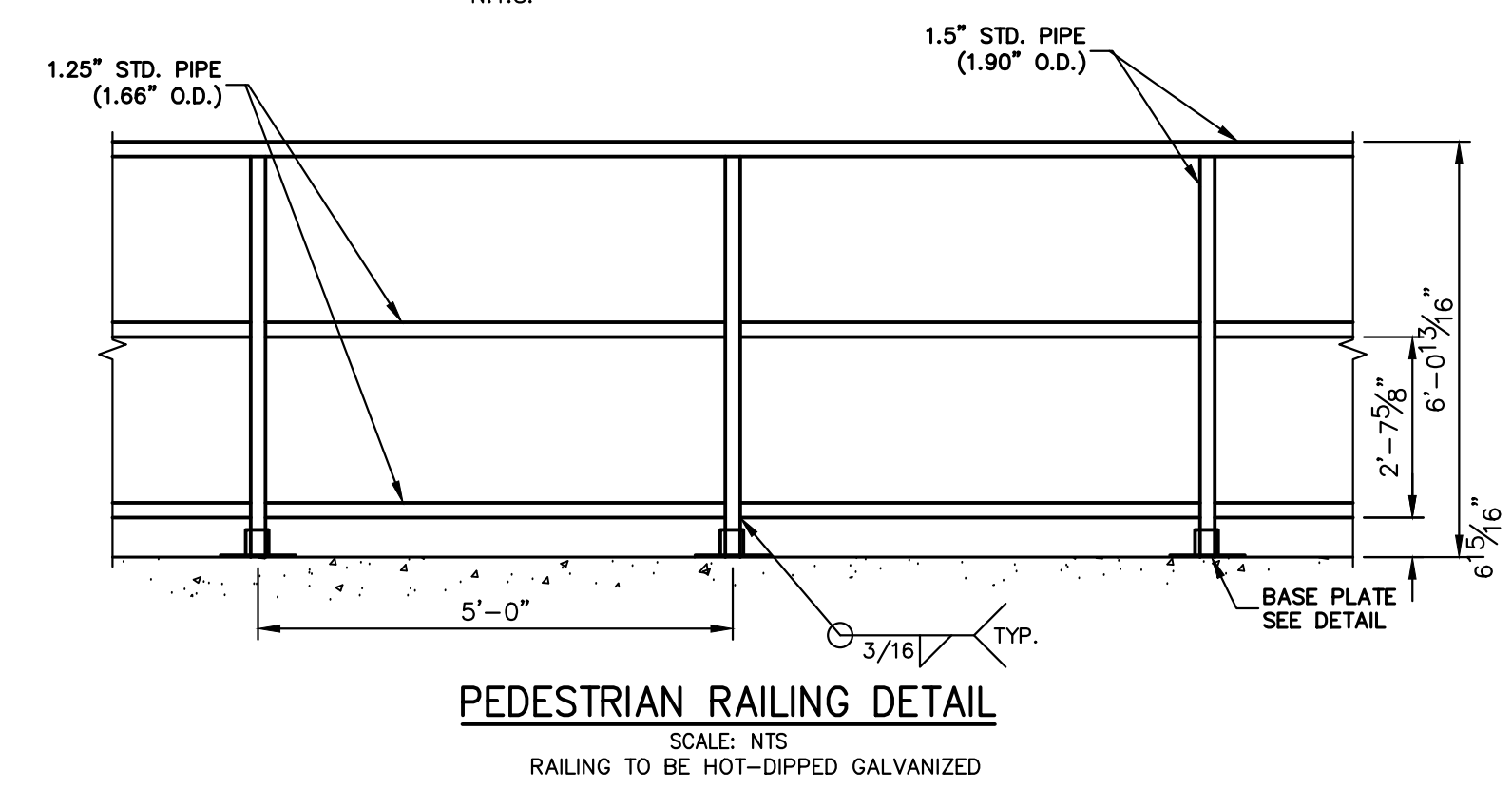
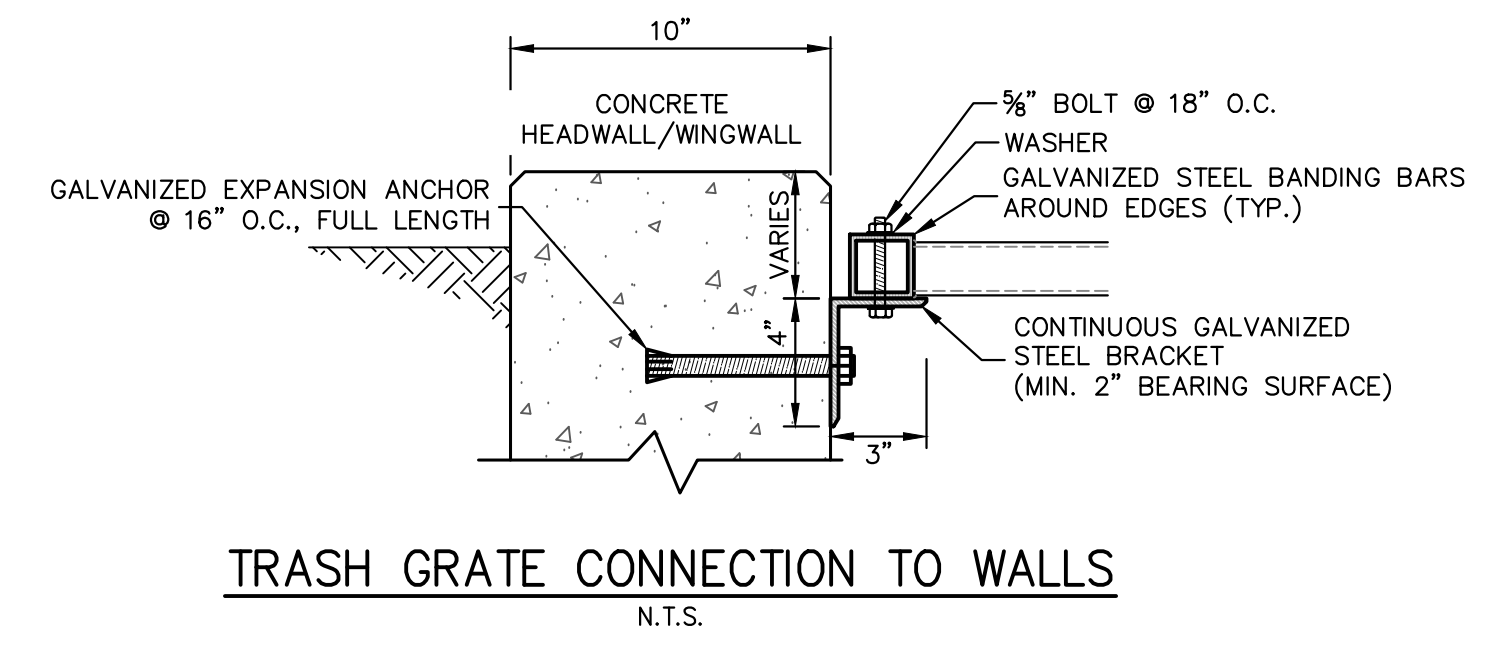
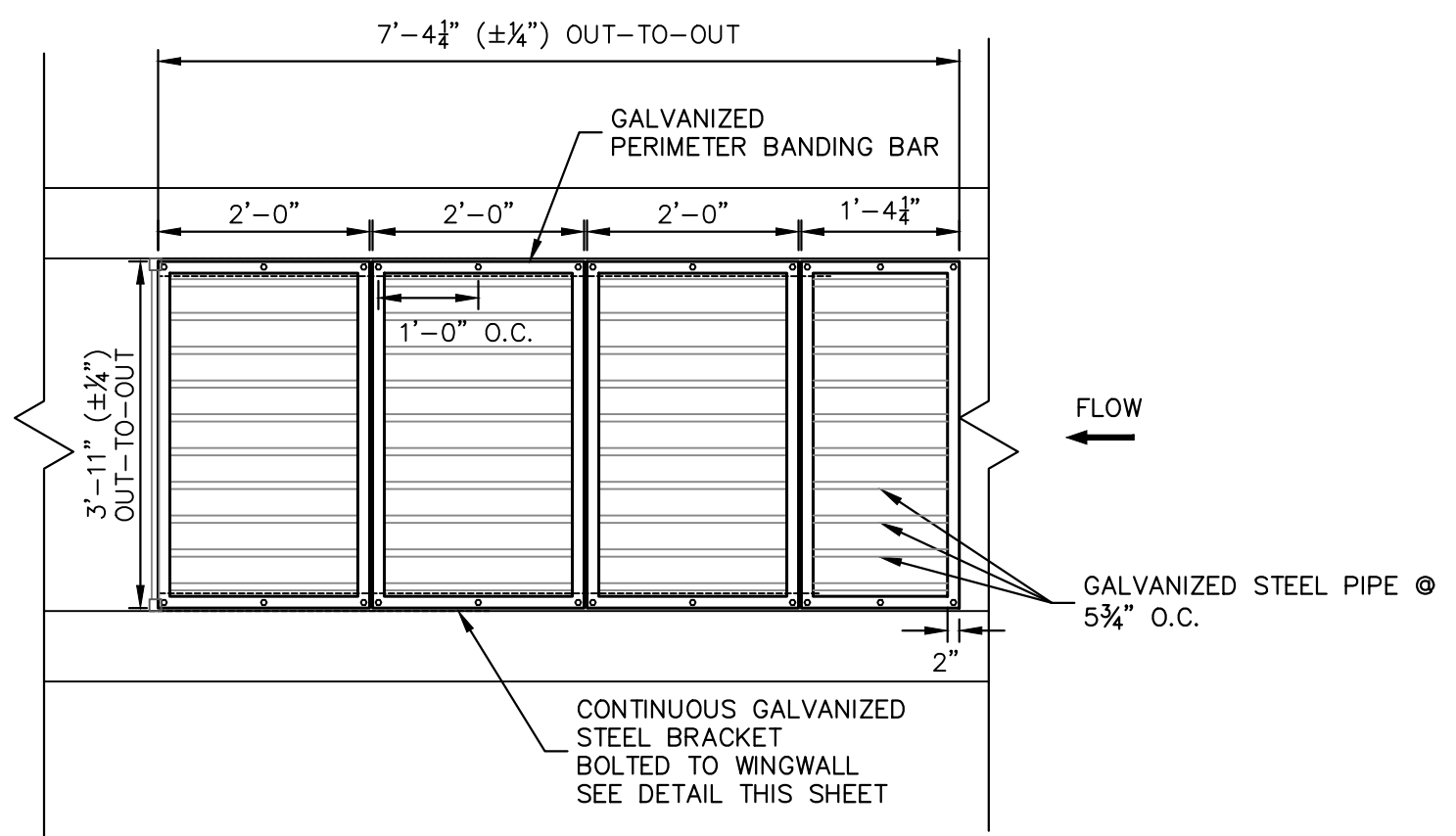
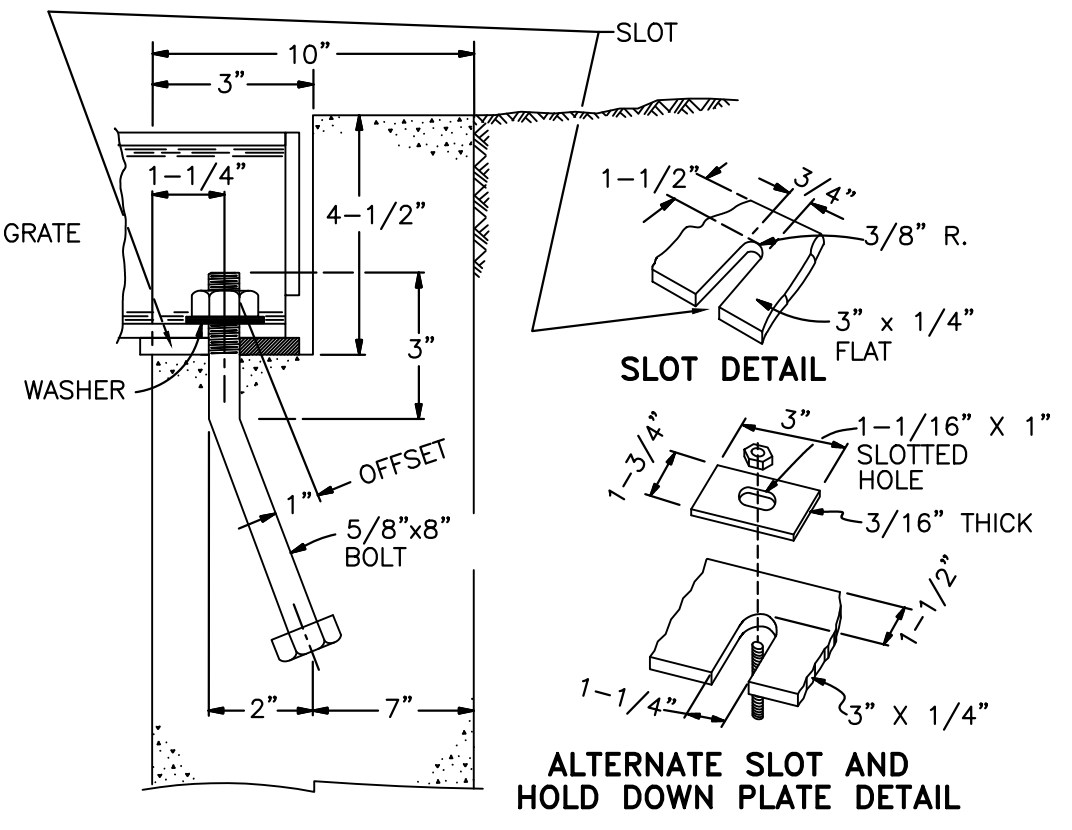
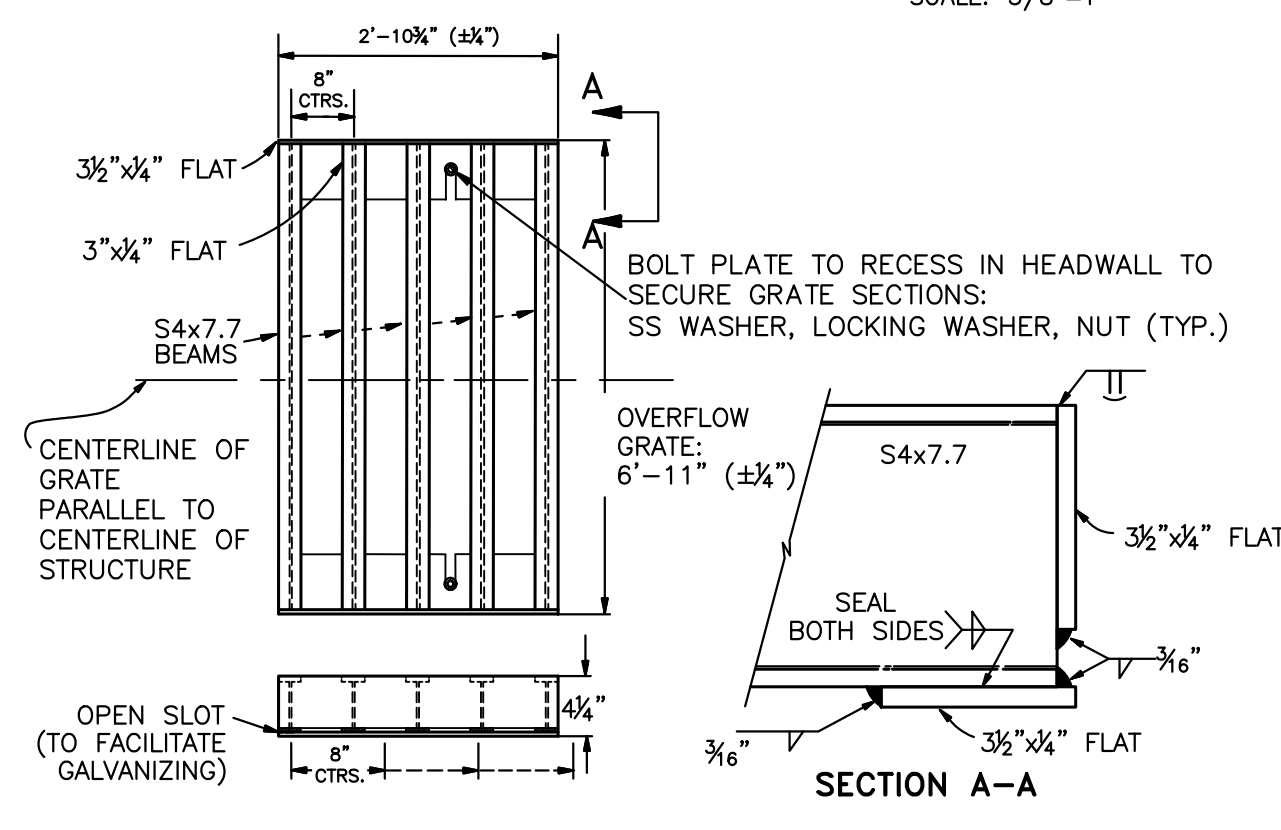
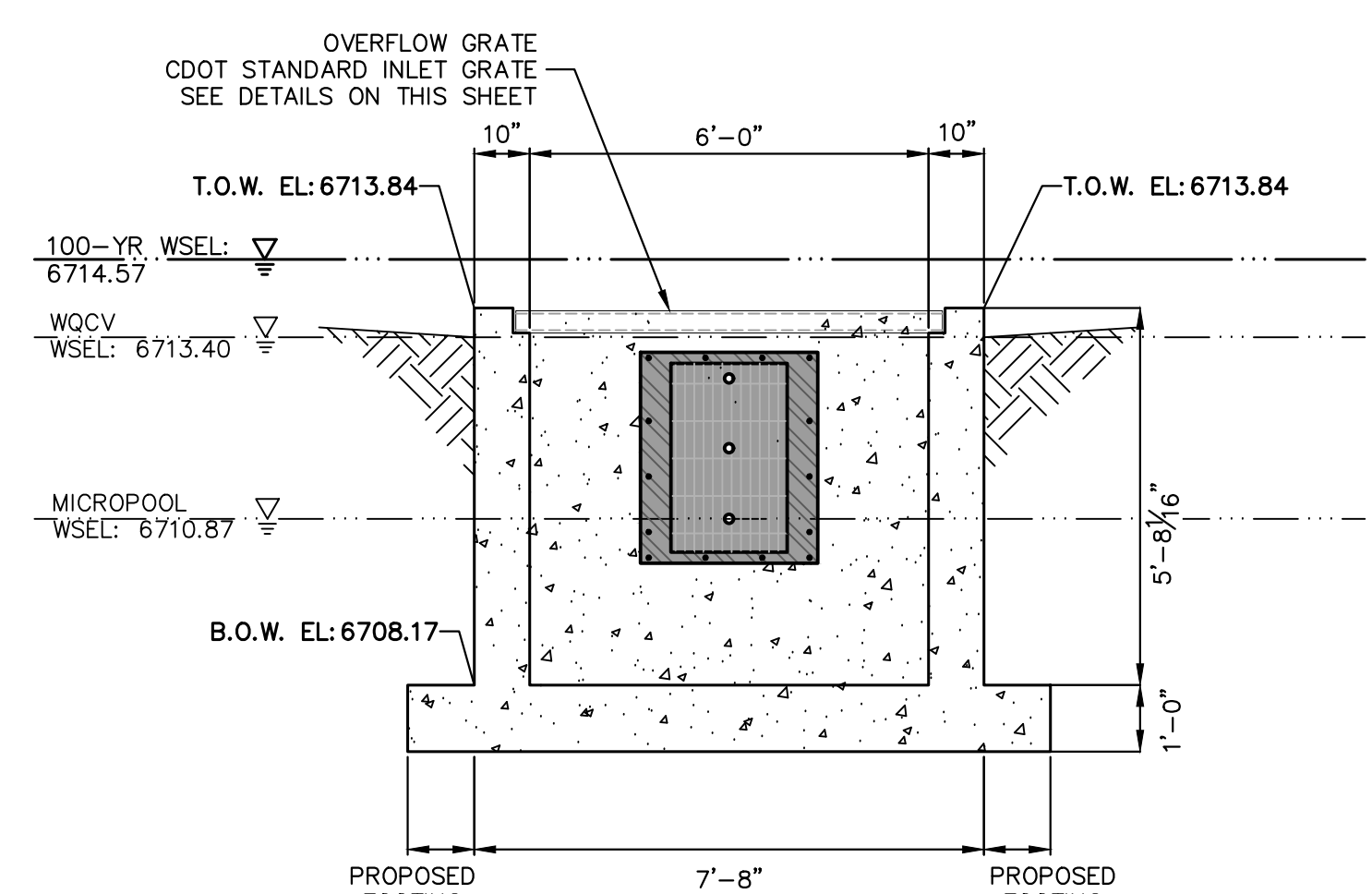
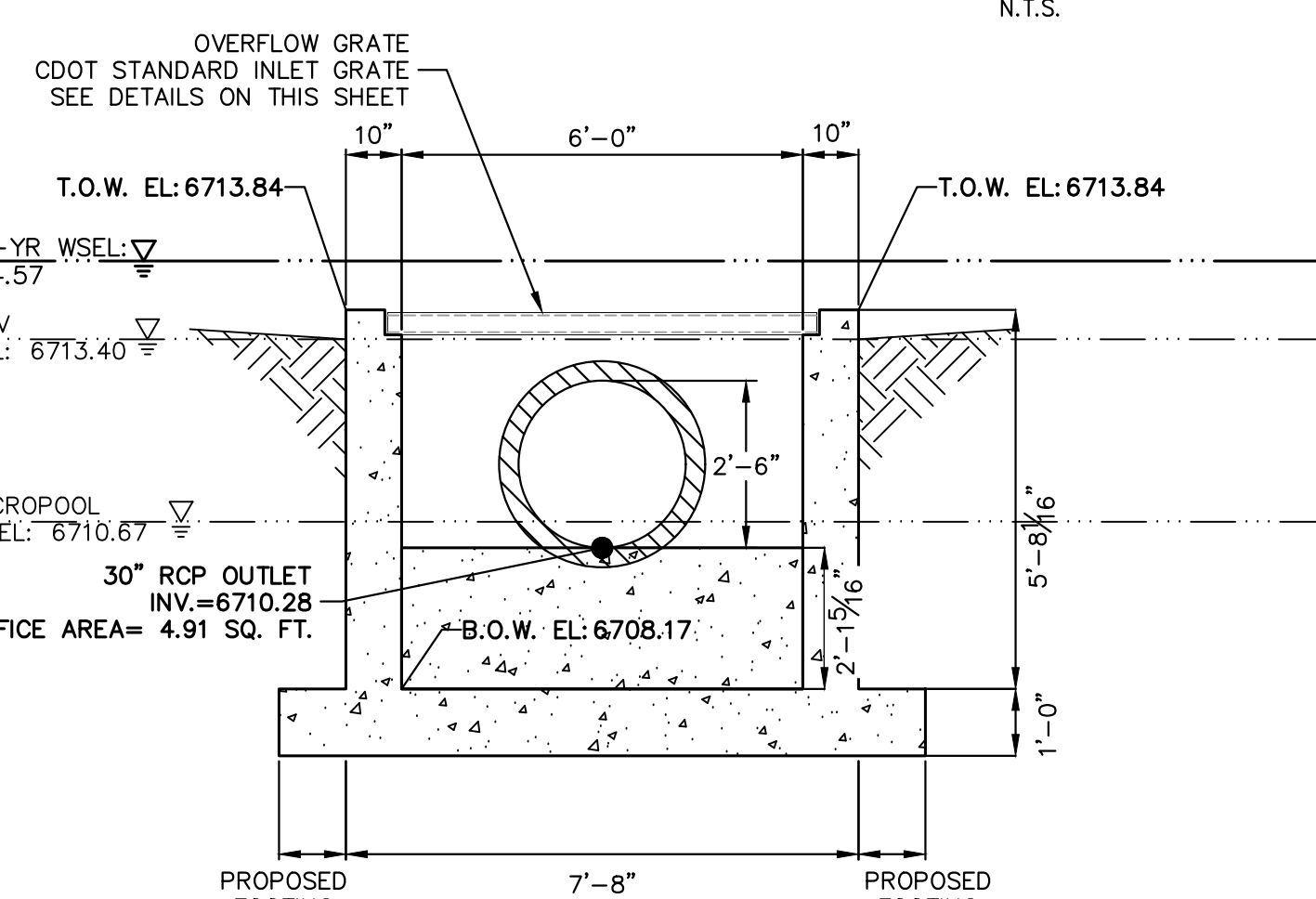
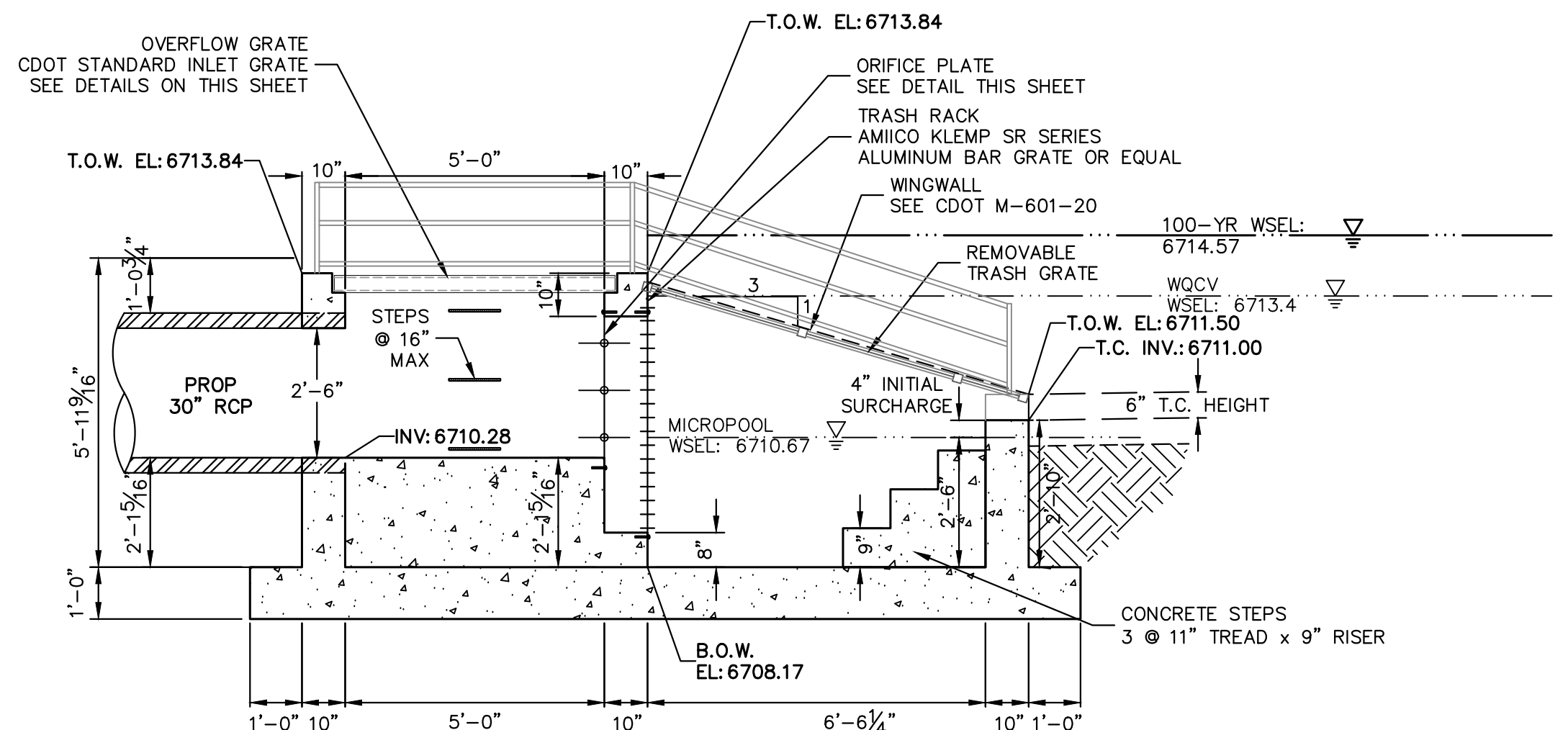
WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

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

BAR GRATE DETAIL
N.T.S.



3/8" THICK ORIFICE PLATE, GALVANIZED STEEL WITH 3 - 1-9/16" CIRCULAR ORIFICES
 BOLT PLATE TO CONCRETE @ 10" O.C. MAX.
 PROVIDE GASKET BETWEEN PLATE AND CONCRETE



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

25043
 4/22/24

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

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

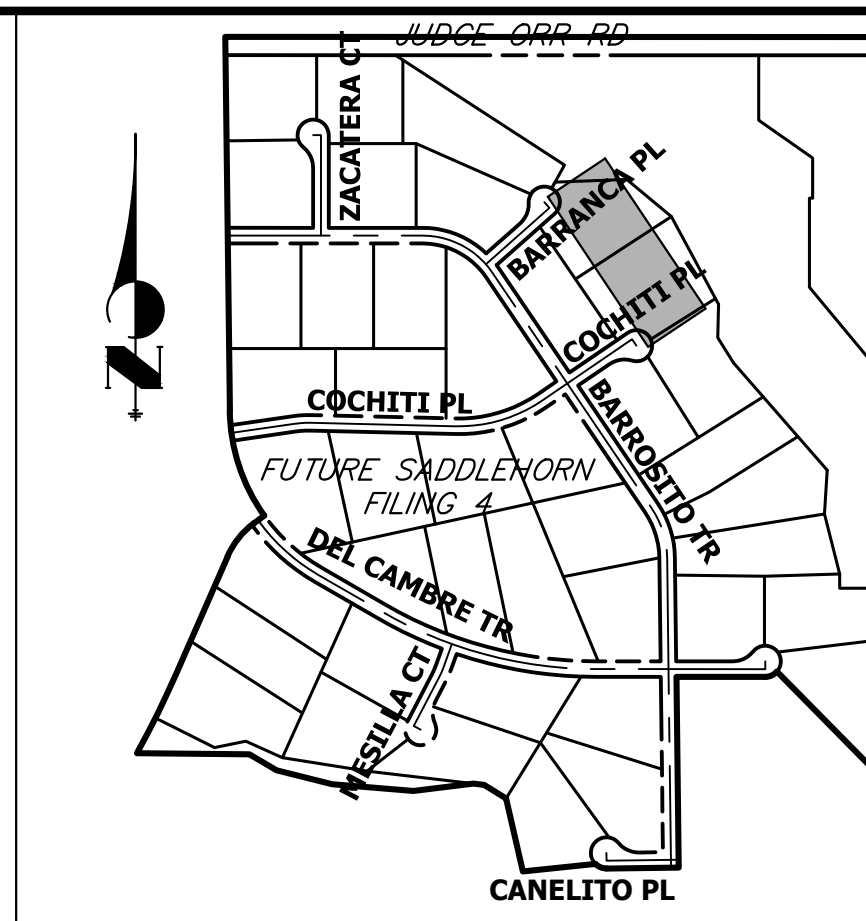
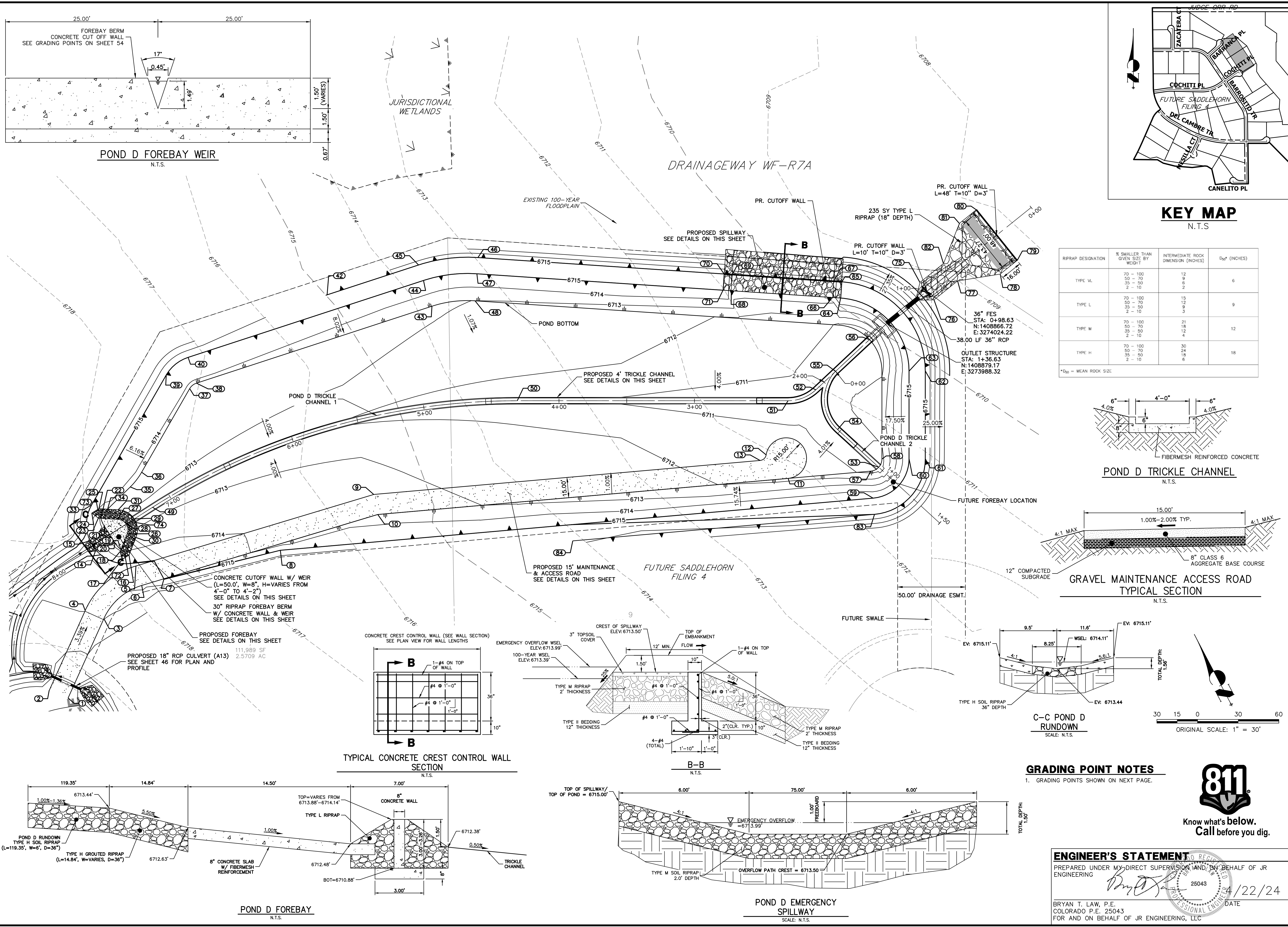
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 3/8"=1'
 V-SCALE 3/8"=1'
 DATE 4/17/24
 DESIGNED BY AAM
 DRAWN BY MMC
 CHECKED BY

SADDEHORN RANCH - FILING 3
POND C OUTLET STRUCTURE DETAILS

SHEET 52 OF 64
 JOB NO. 25142.05



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

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

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

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

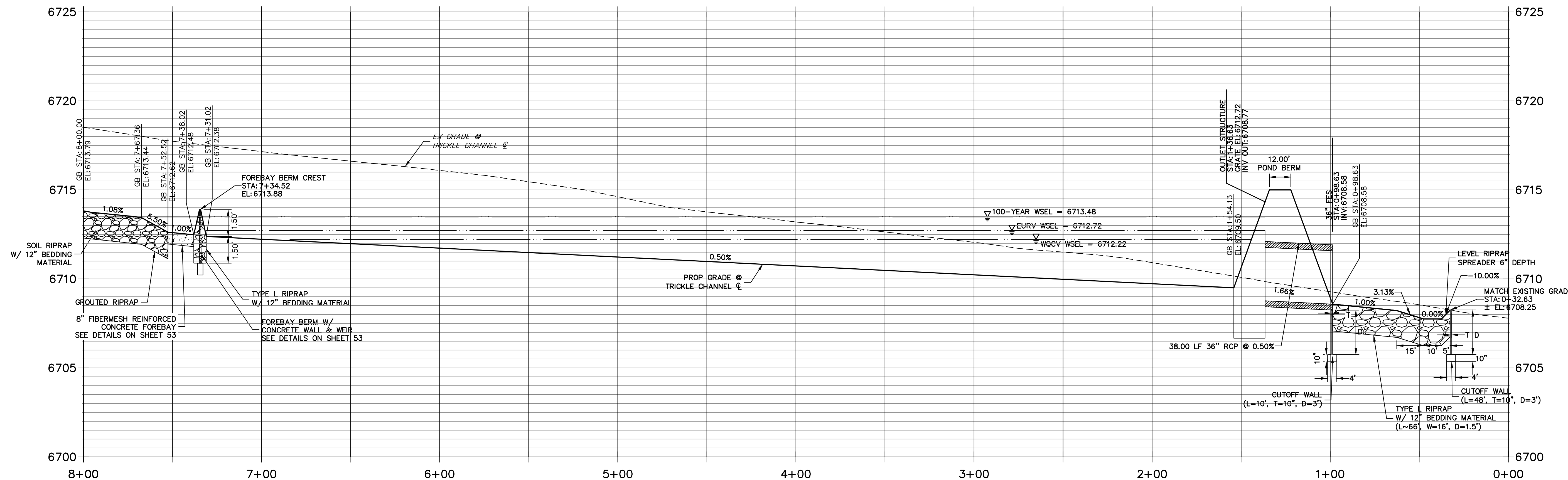
H-SCALE: 1"=30'
V-SCALE: N/A
DATE: 4/17/24
DESIGNED BY: AAM
DRAWN BY: AAM
CHECKED BY: [Signature]

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: 4/22/24
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



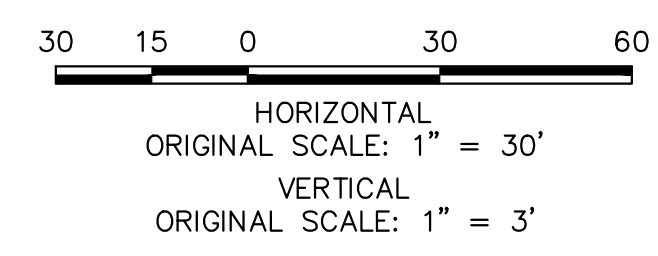
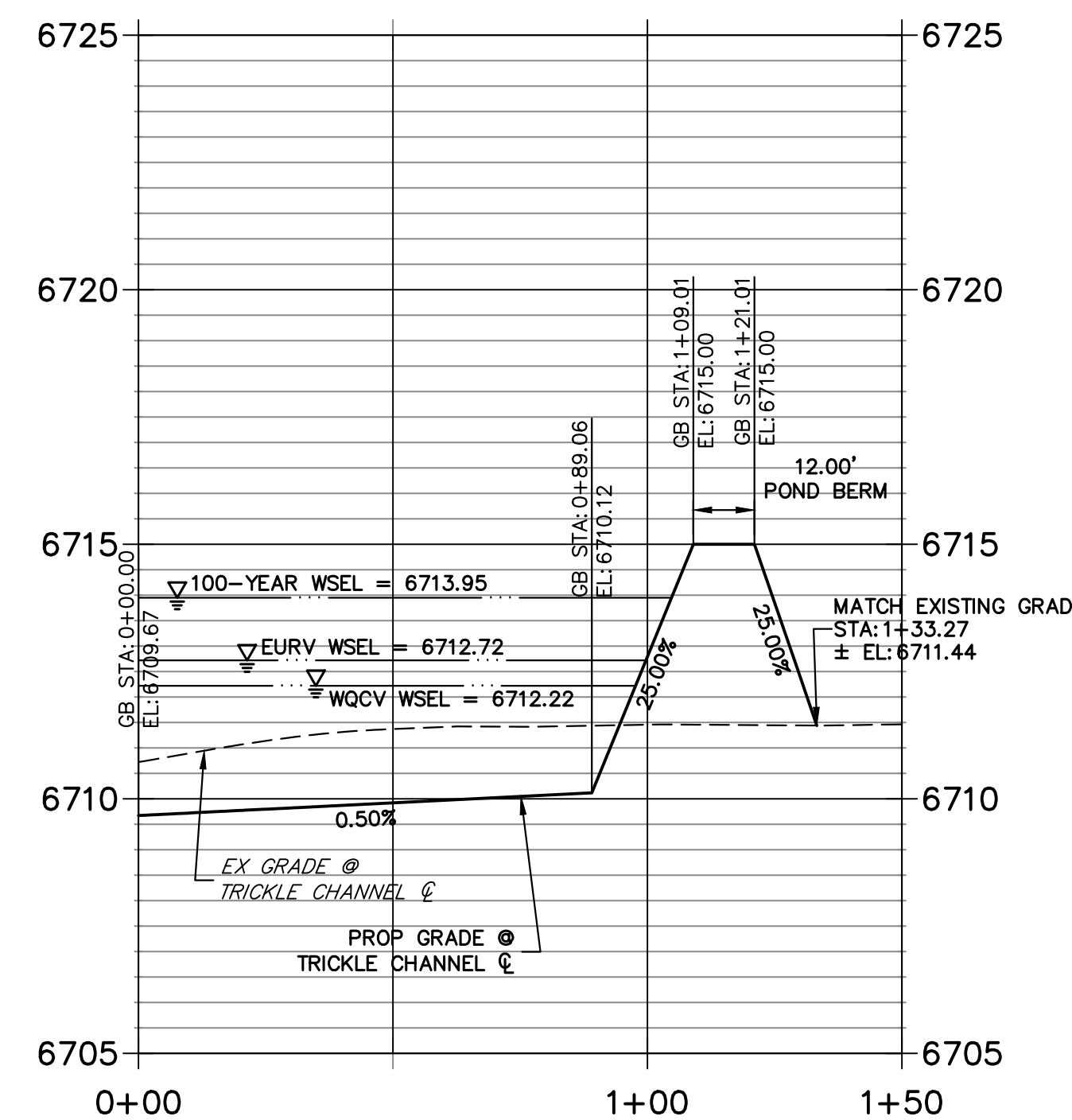
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD	N: 1409244.07 E: 3273432.99	6718.81
2	ACCESS ROAD	N: 1409258.86 E: 3273430.50	6718.53
3	ACCESS ROAD	N: 1409252.82 E: 3273496.53	6716.98
4	ACCESS ROAD	N: 1409267.68 E: 3273494.49	6716.98
5	ACCESS ROAD	N: 1409253.42 E: 3273542.16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

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

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

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

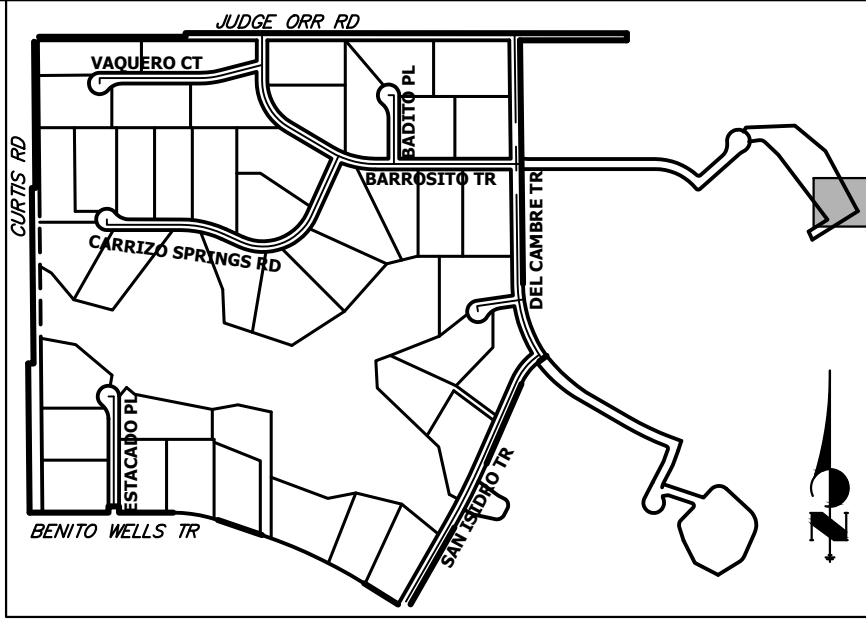
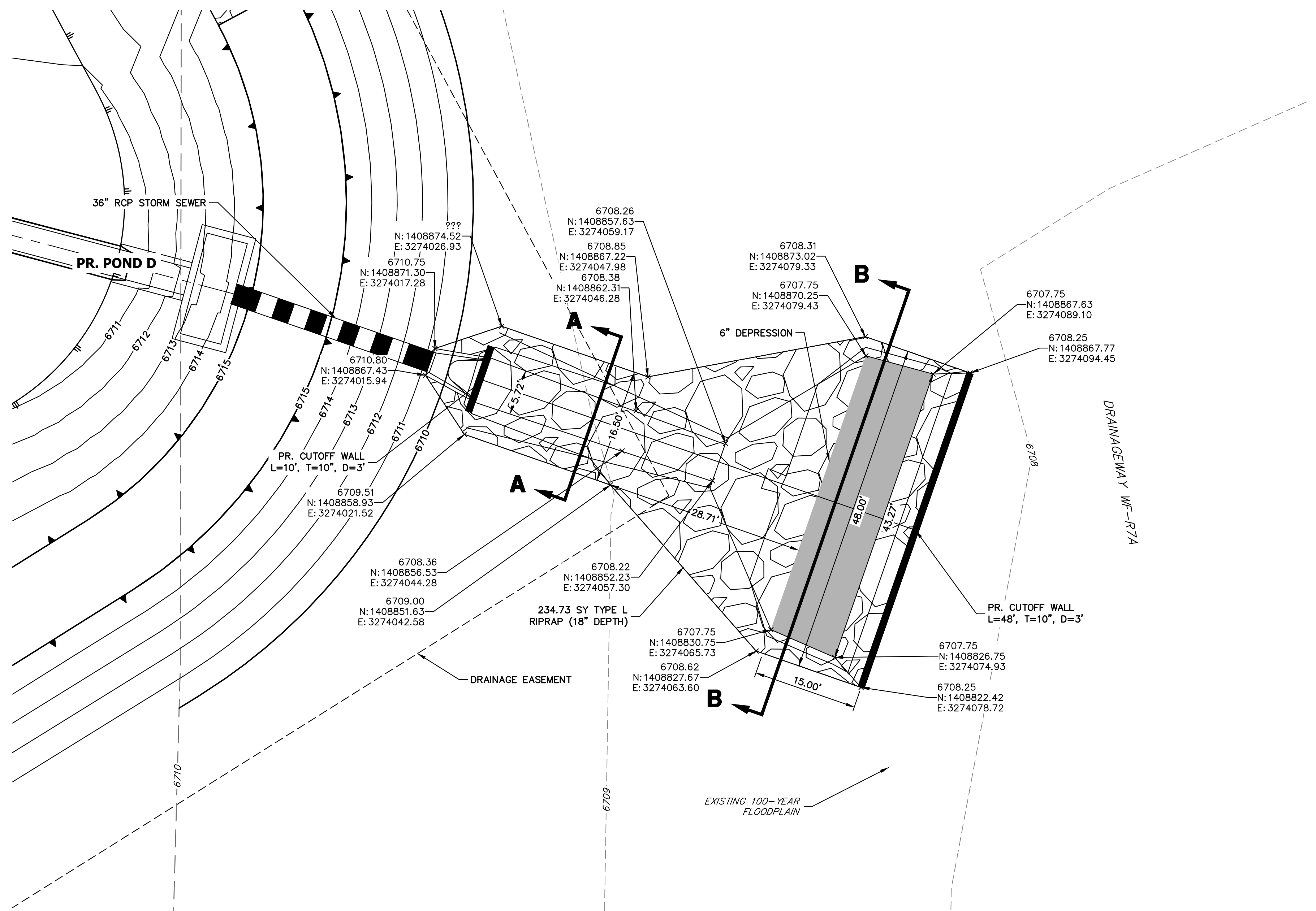
POND D TRICKLE CHANNEL 2 PROFILE STA 0+00.00 TO 1+50.00



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: 11/22/24

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 300-740-8888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com
 SADDLEHORN RANCH - FILING 3
 POND D GRADING PLAN
 SHEET 54 OF 64
 JOB NO. 25142.05

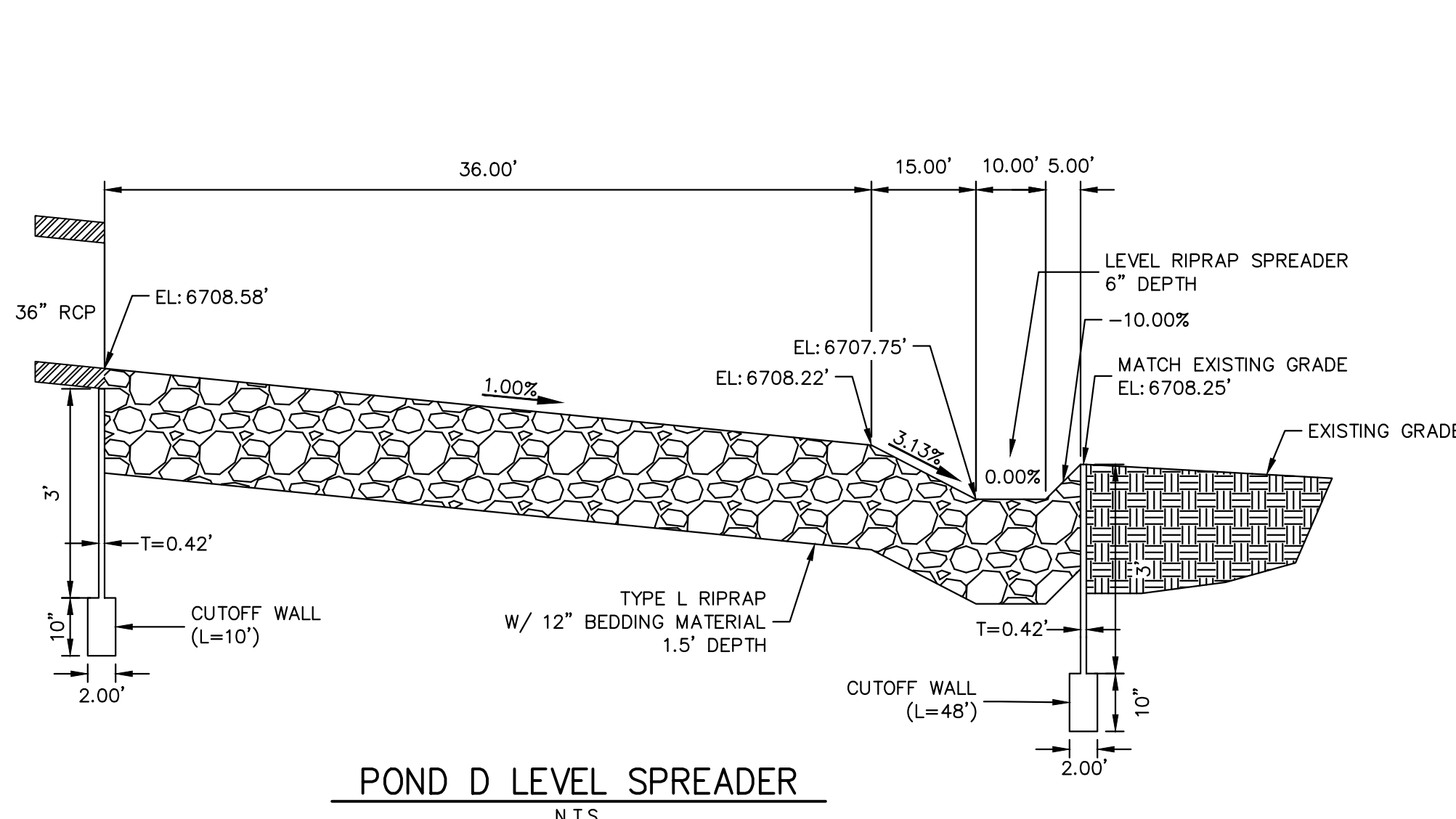


KEY MAP
N.T.S.

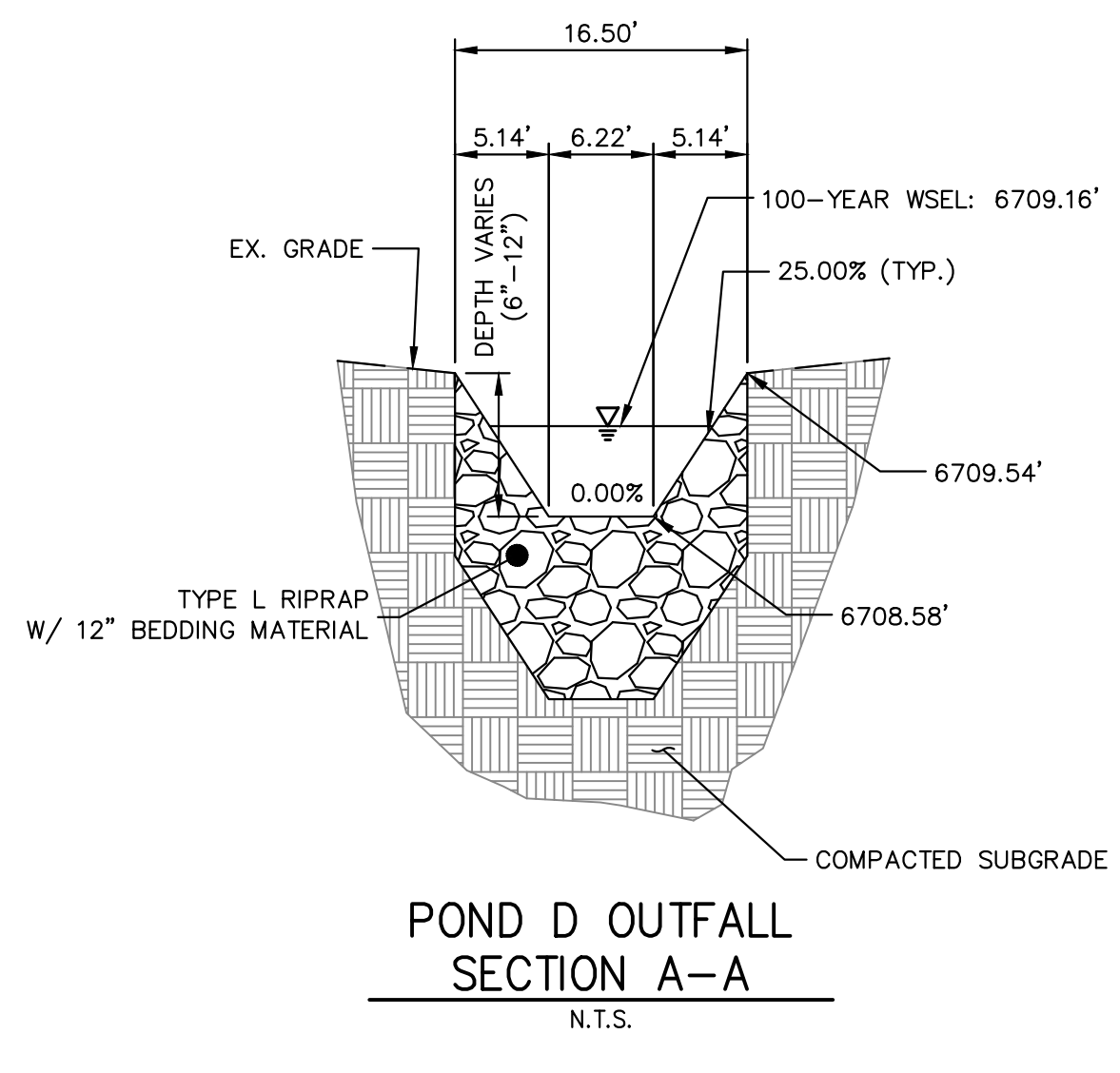
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

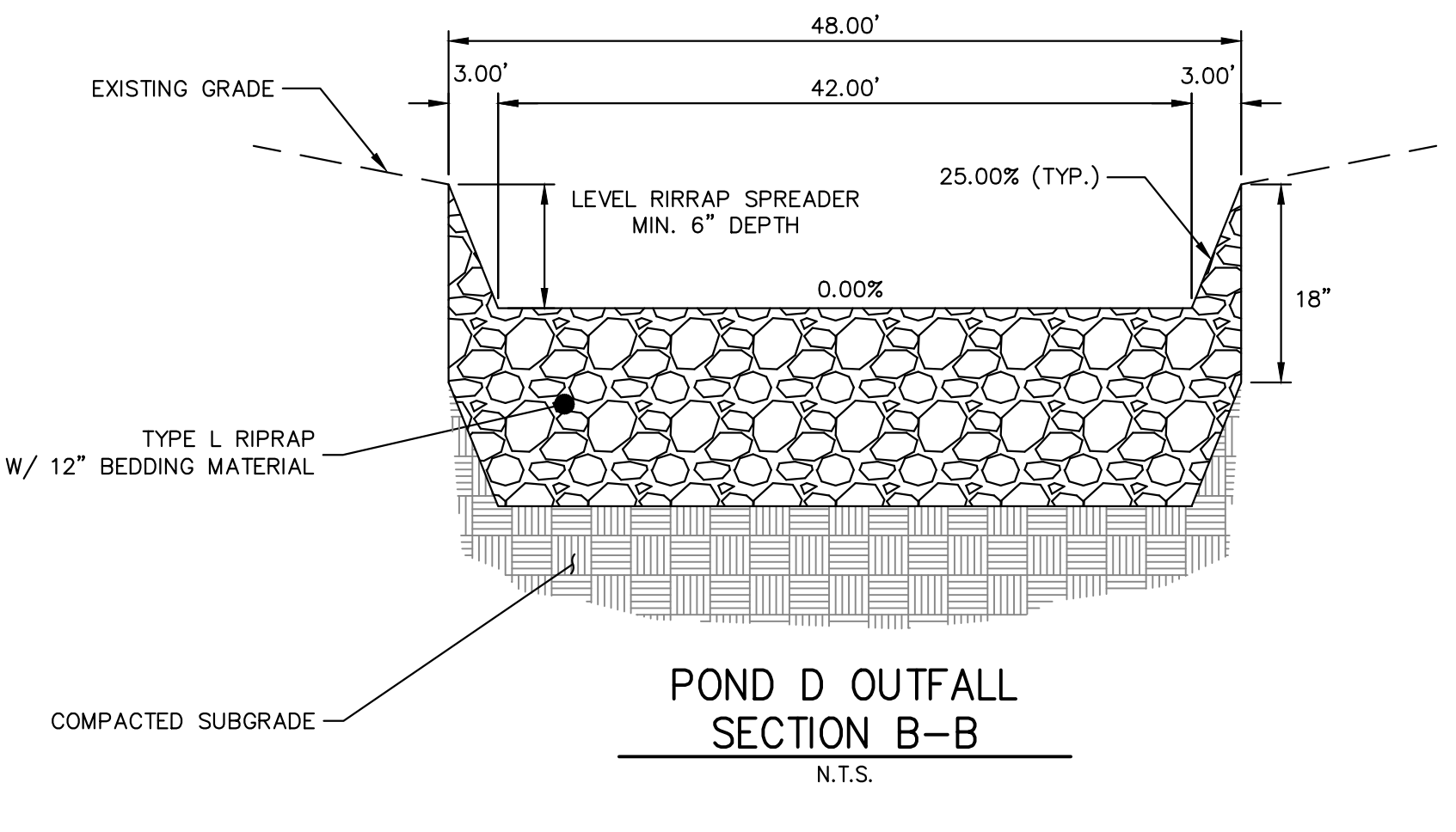
J.R. ENGINEERING
 A Westman Company
 Central 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



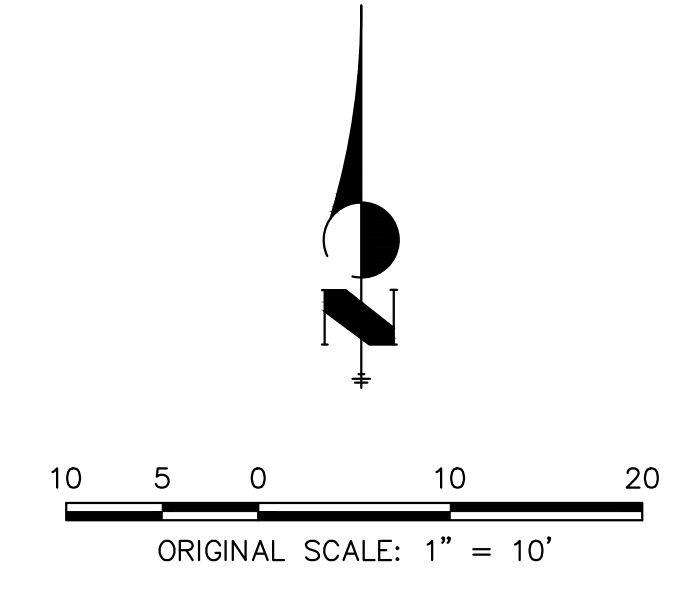
POND D LEVEL SPREADER
N.T.S.



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



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



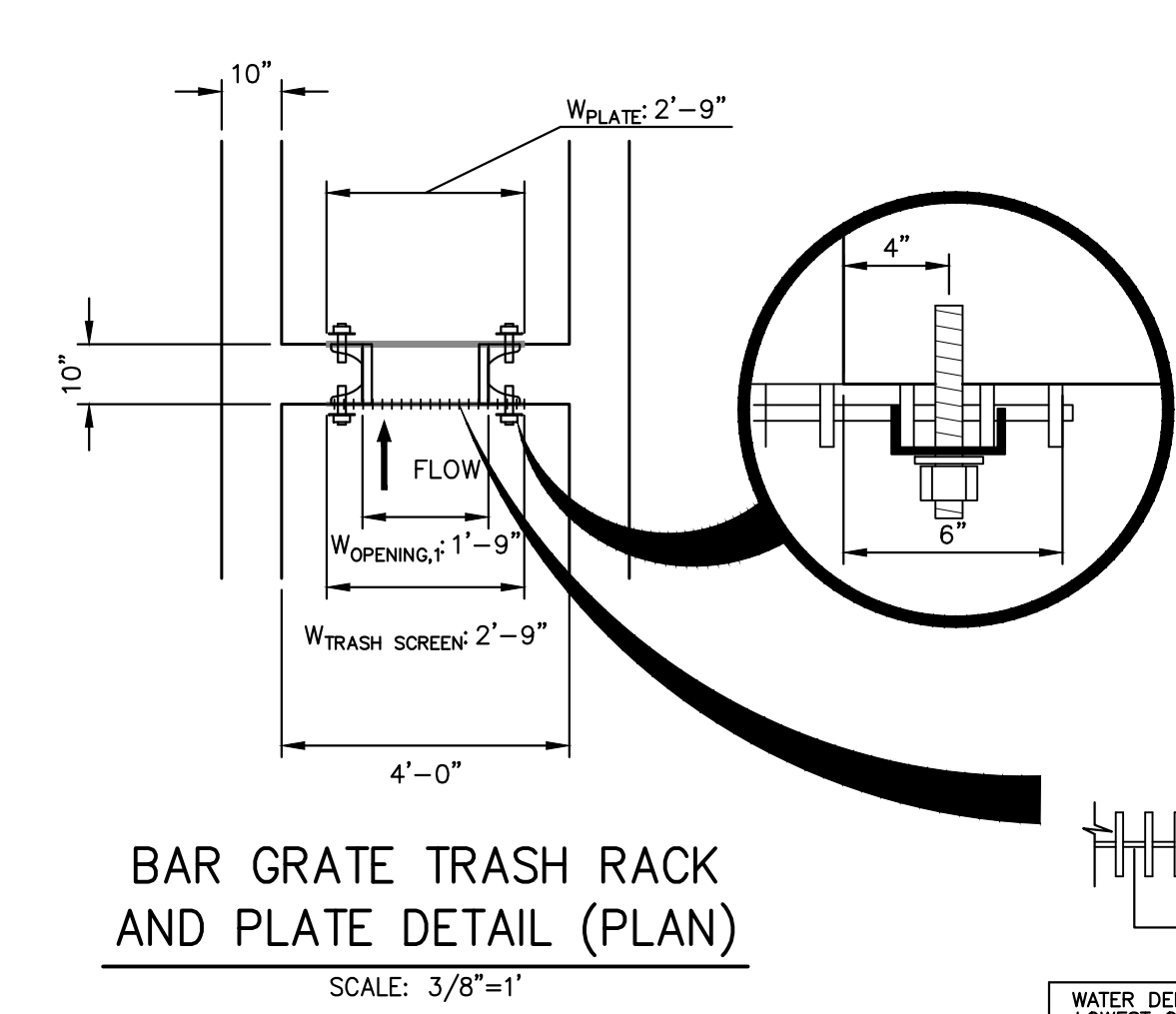
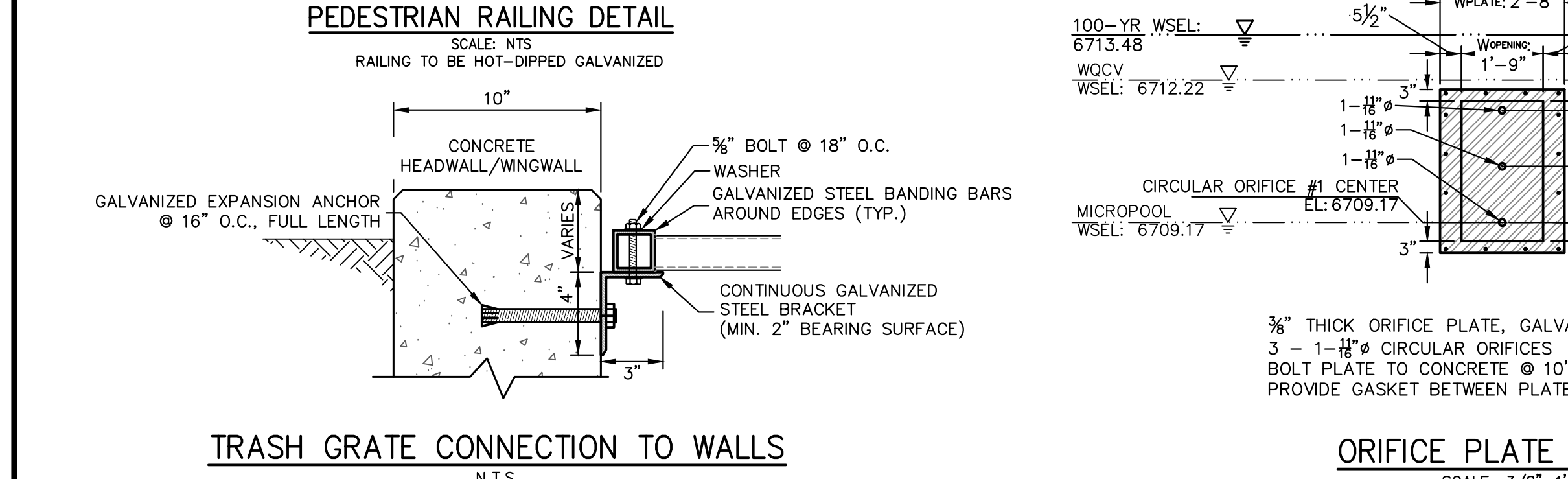
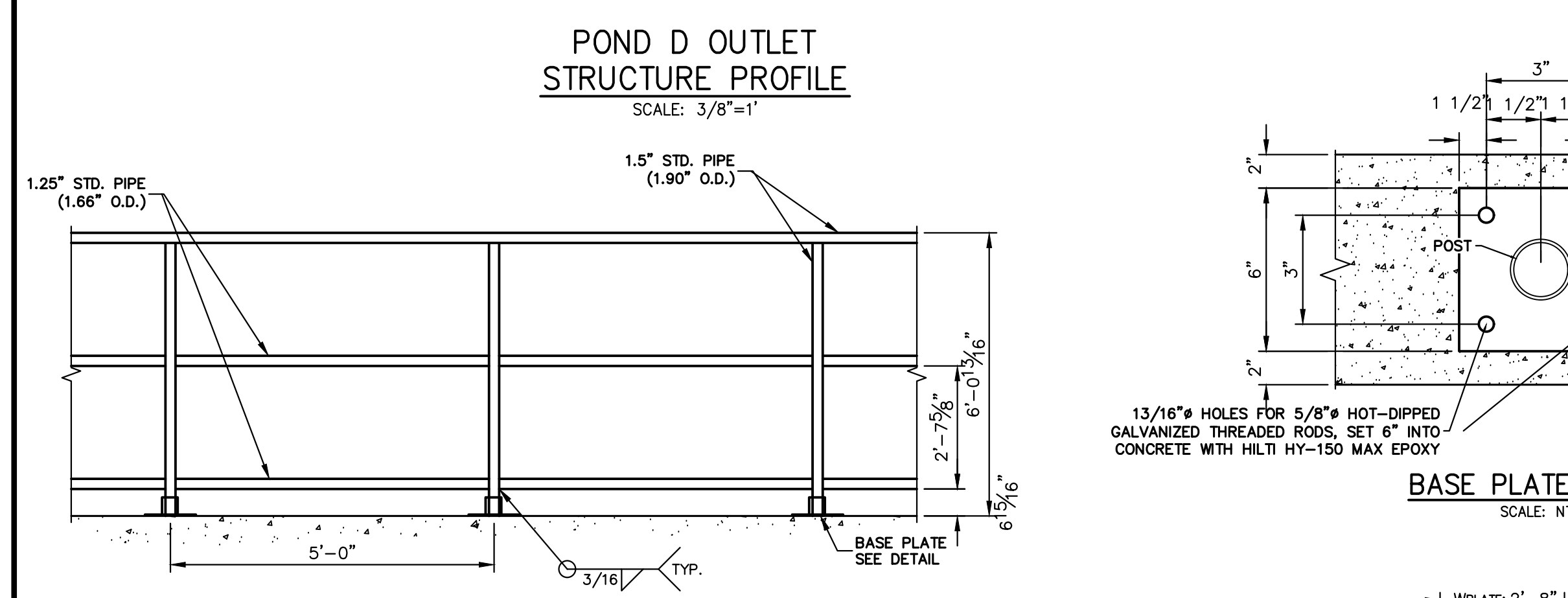
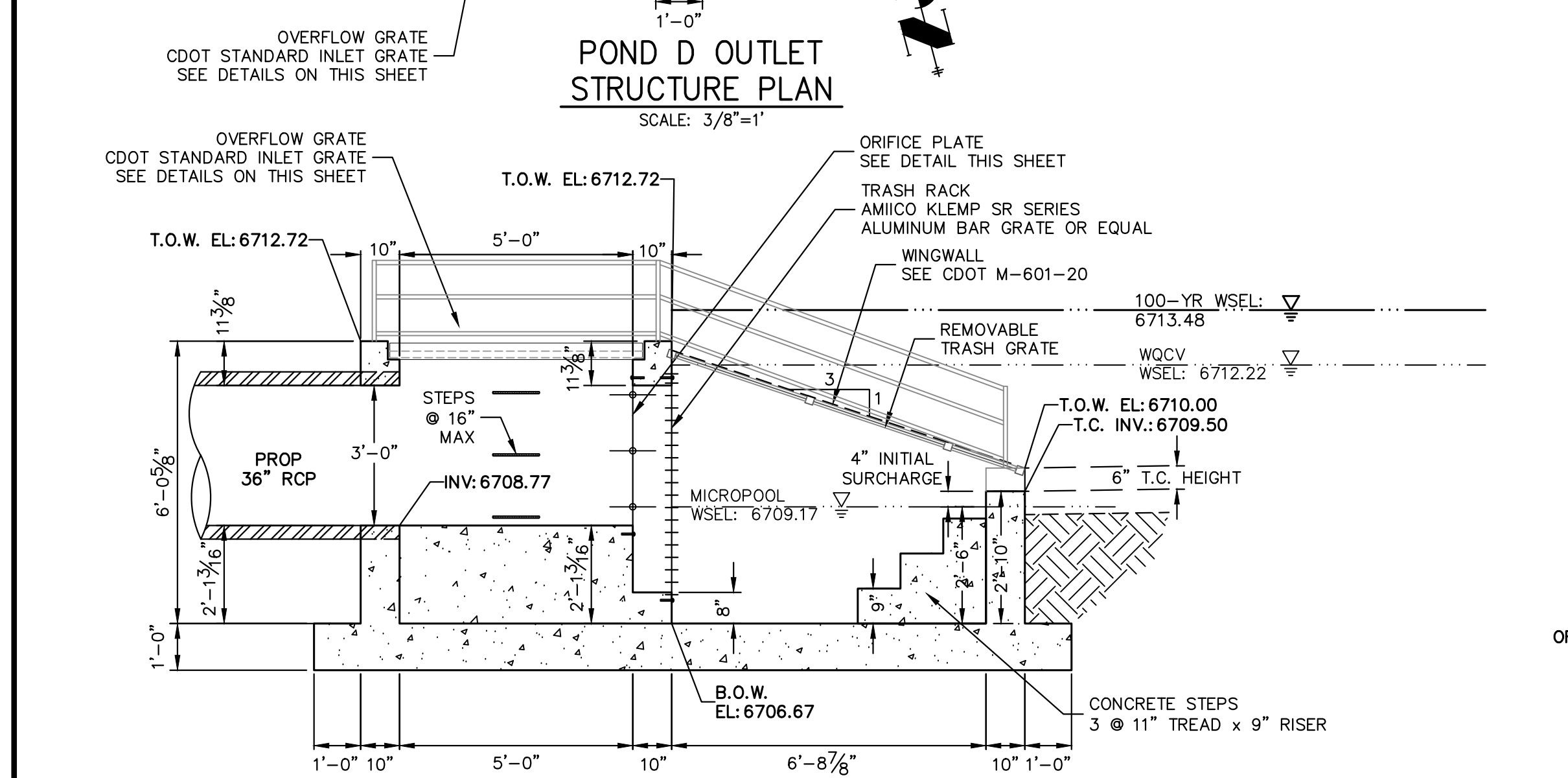
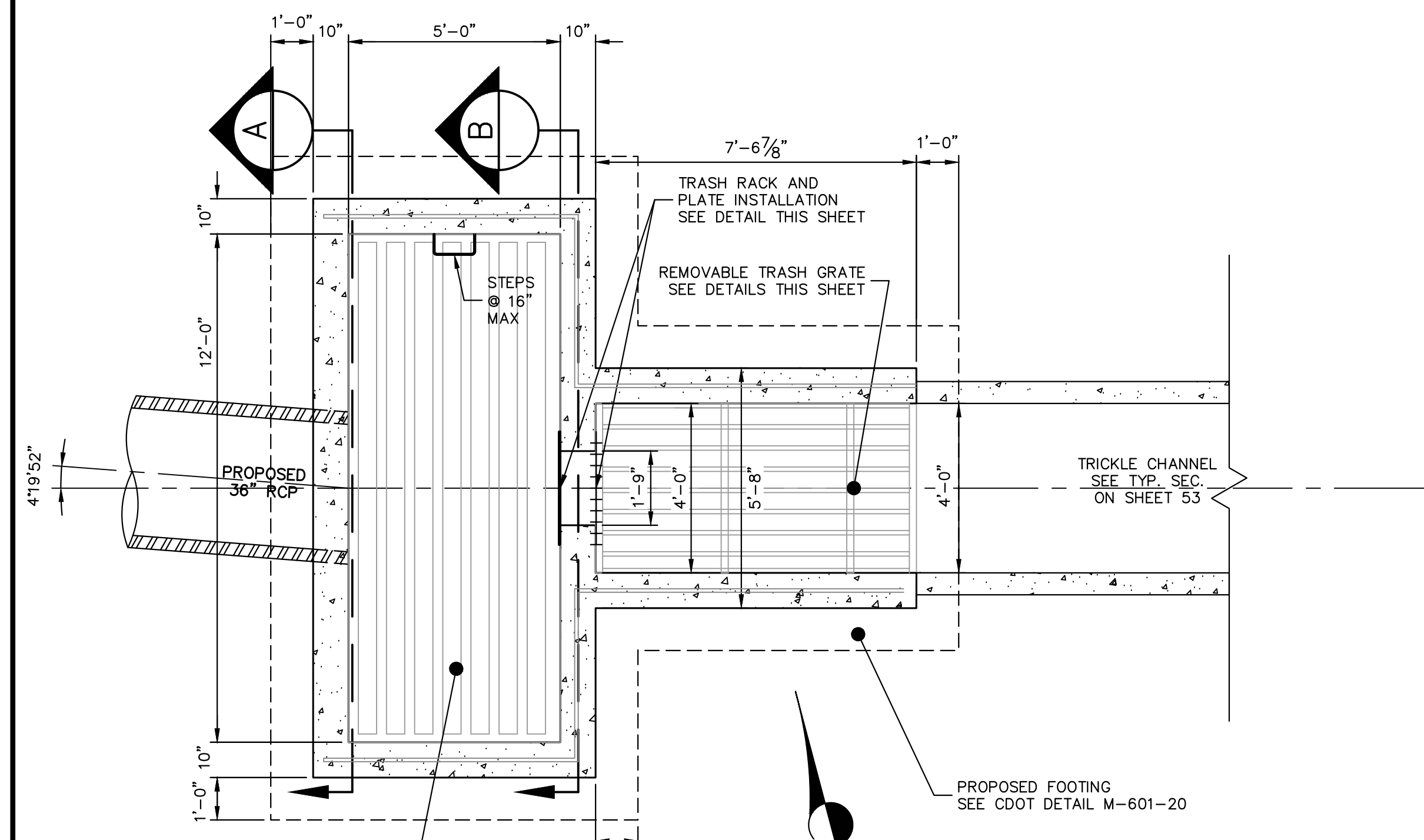
No.	REVISION	BY	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
				MMC	MMC	MMC	MMC	MMC	MMC
1			4/17/24						

SADDLEHORN RANCH - FILING 3
POND D GRADING PLAN

SHEET 55 OF 64
 JOB NO. 25142.05



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Bryan T. Law
 25043
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE 4/22/24

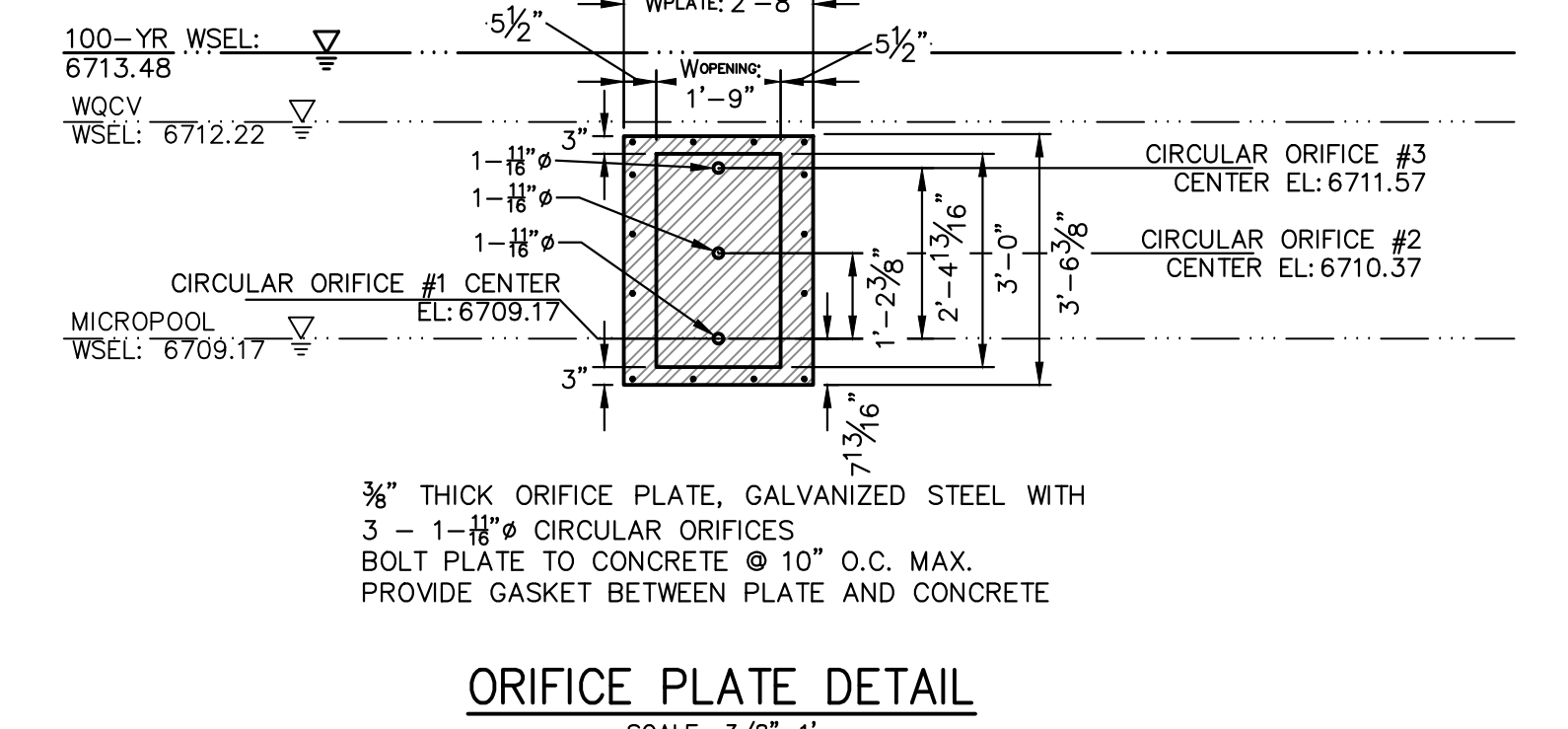
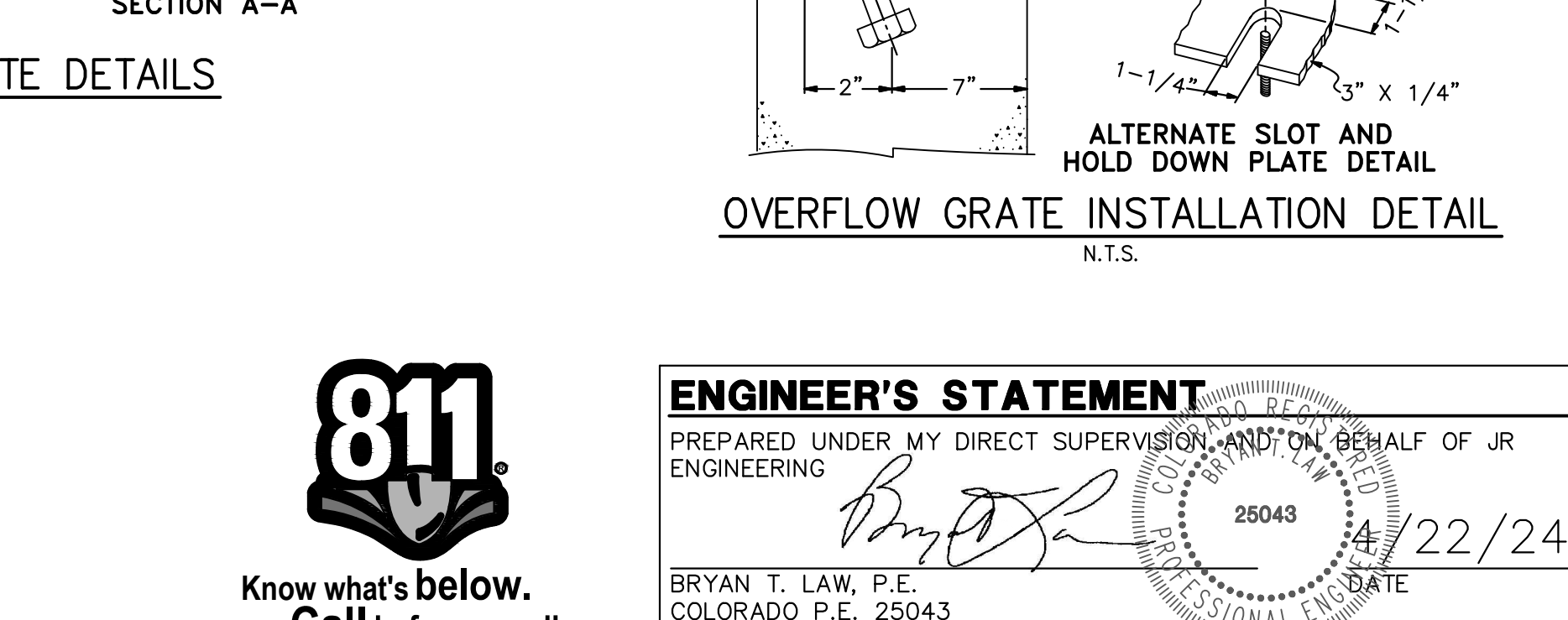
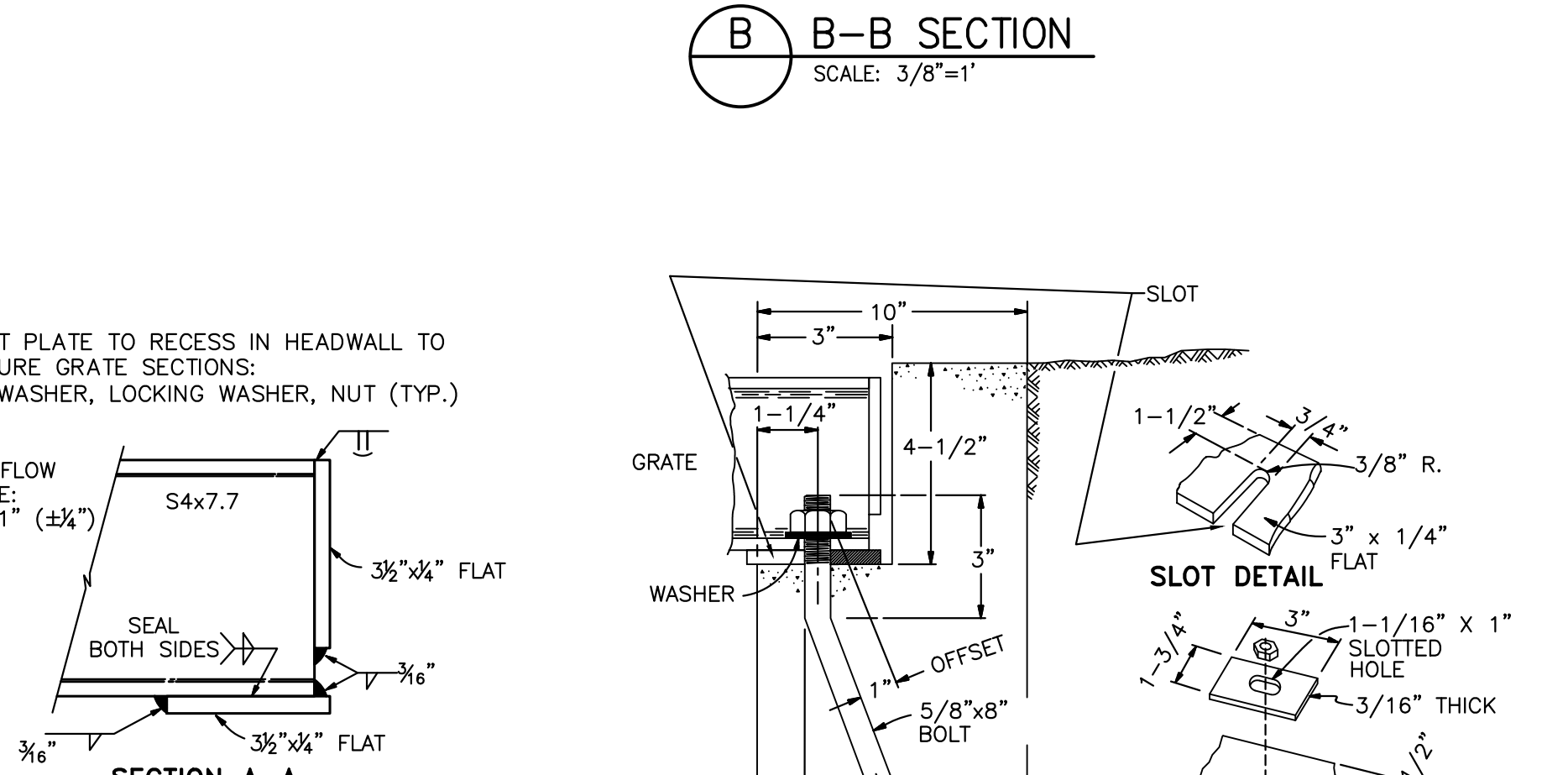
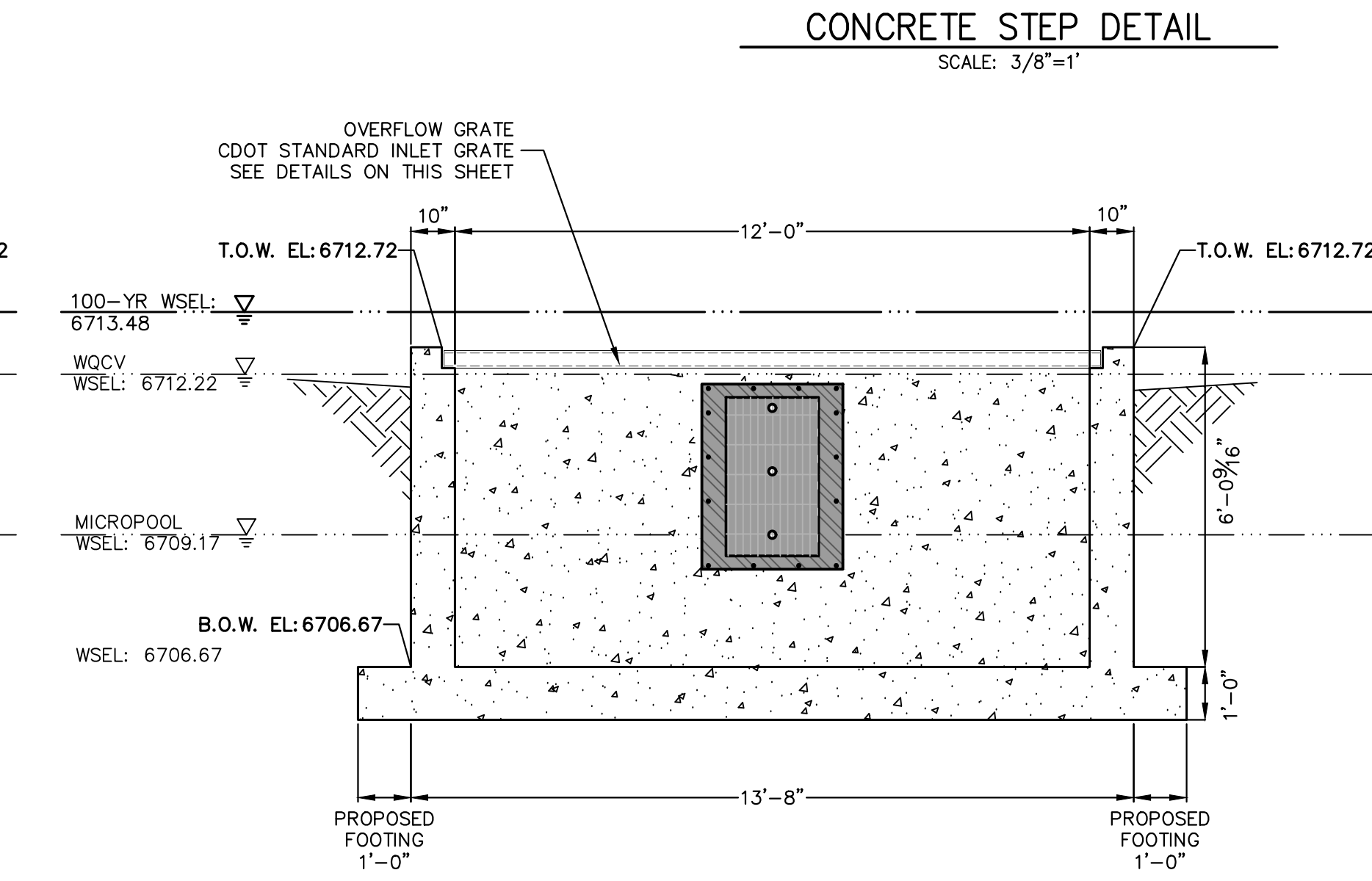
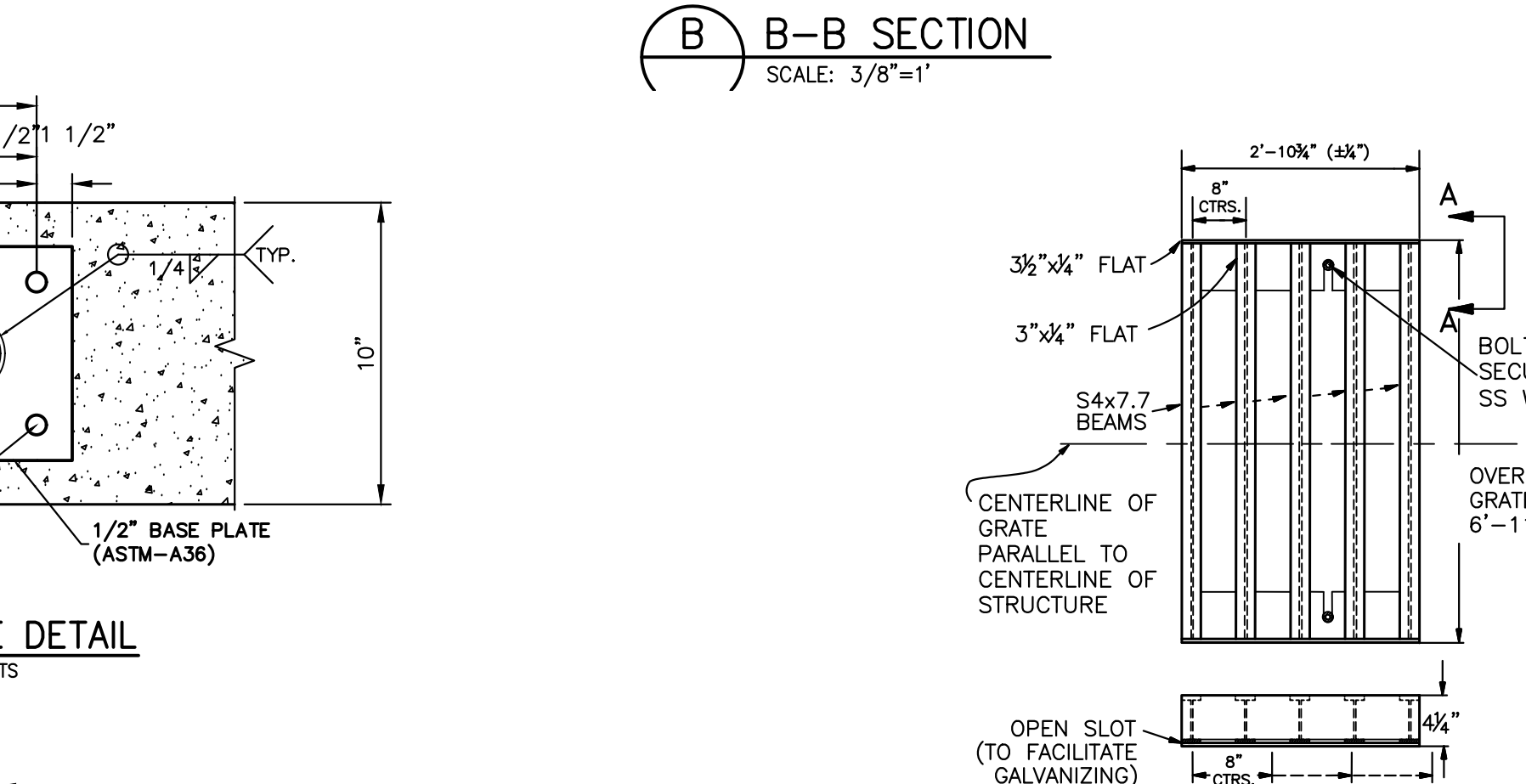
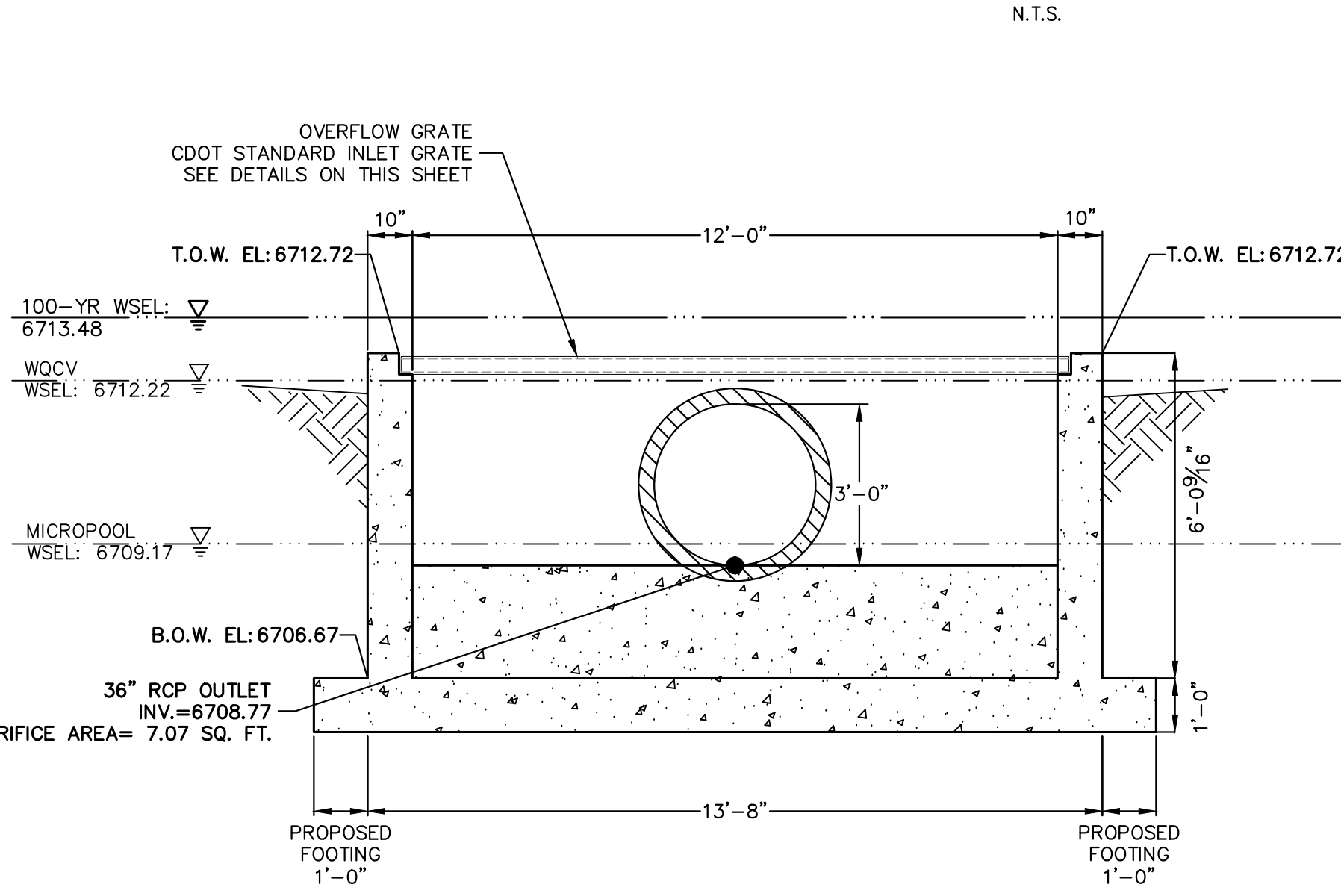
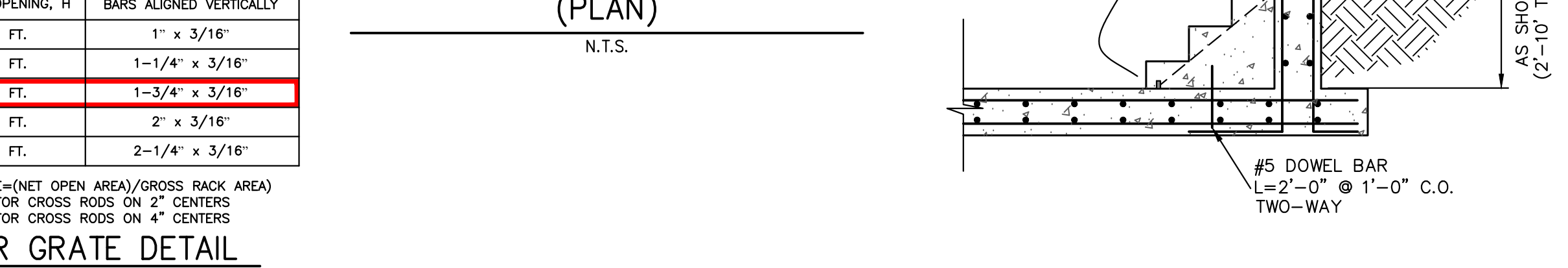
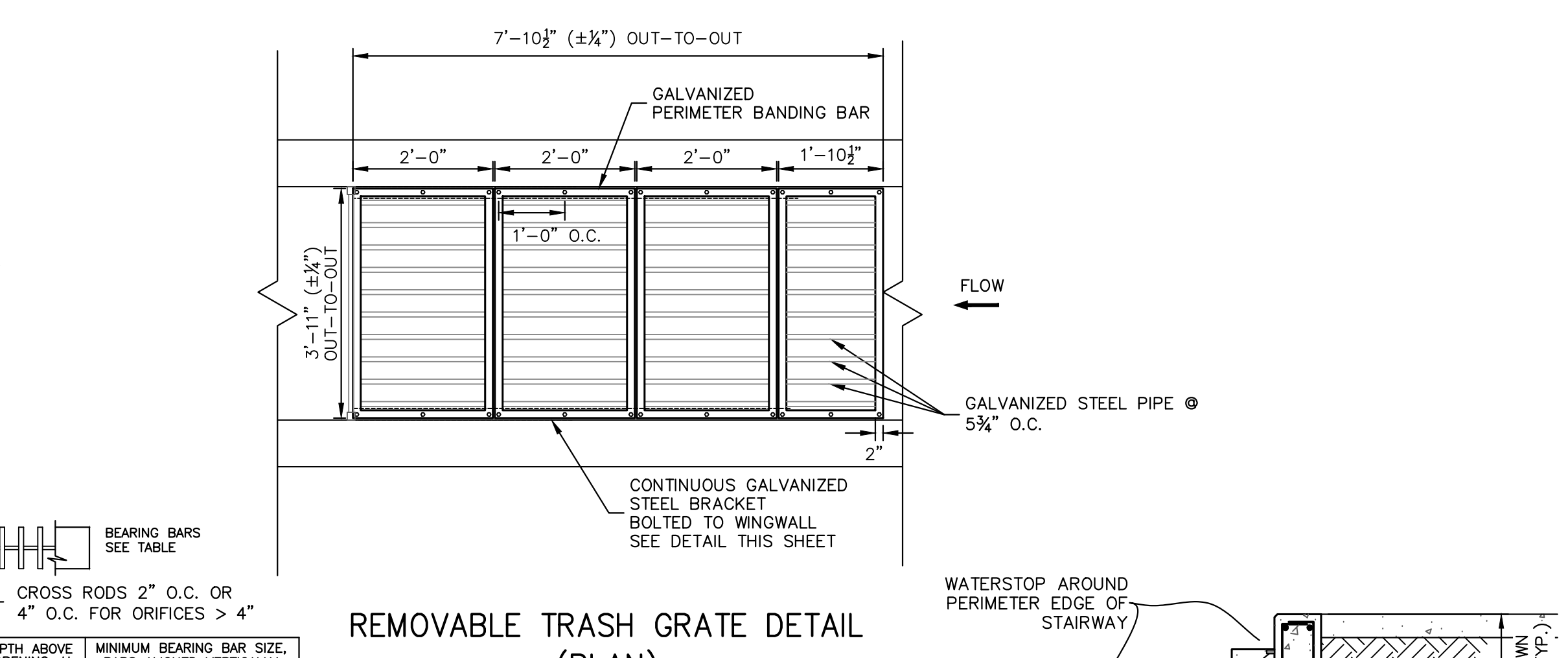


BAR GRATE TRASH RACK AND PLATE DETAIL (PLAN)
SCALE: 3/8"=1"

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

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

BAR GRATE DETAIL
N.T.S.



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

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

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

No.	REVISION	BY	DATE

H-SCALE: 3/8"=1'
 V-SCALE: 3/8"=1'
 DATE: 4/17/24
 DESIGNED BY: AAM
 DRAWN BY: MMC
 CHECKED BY:

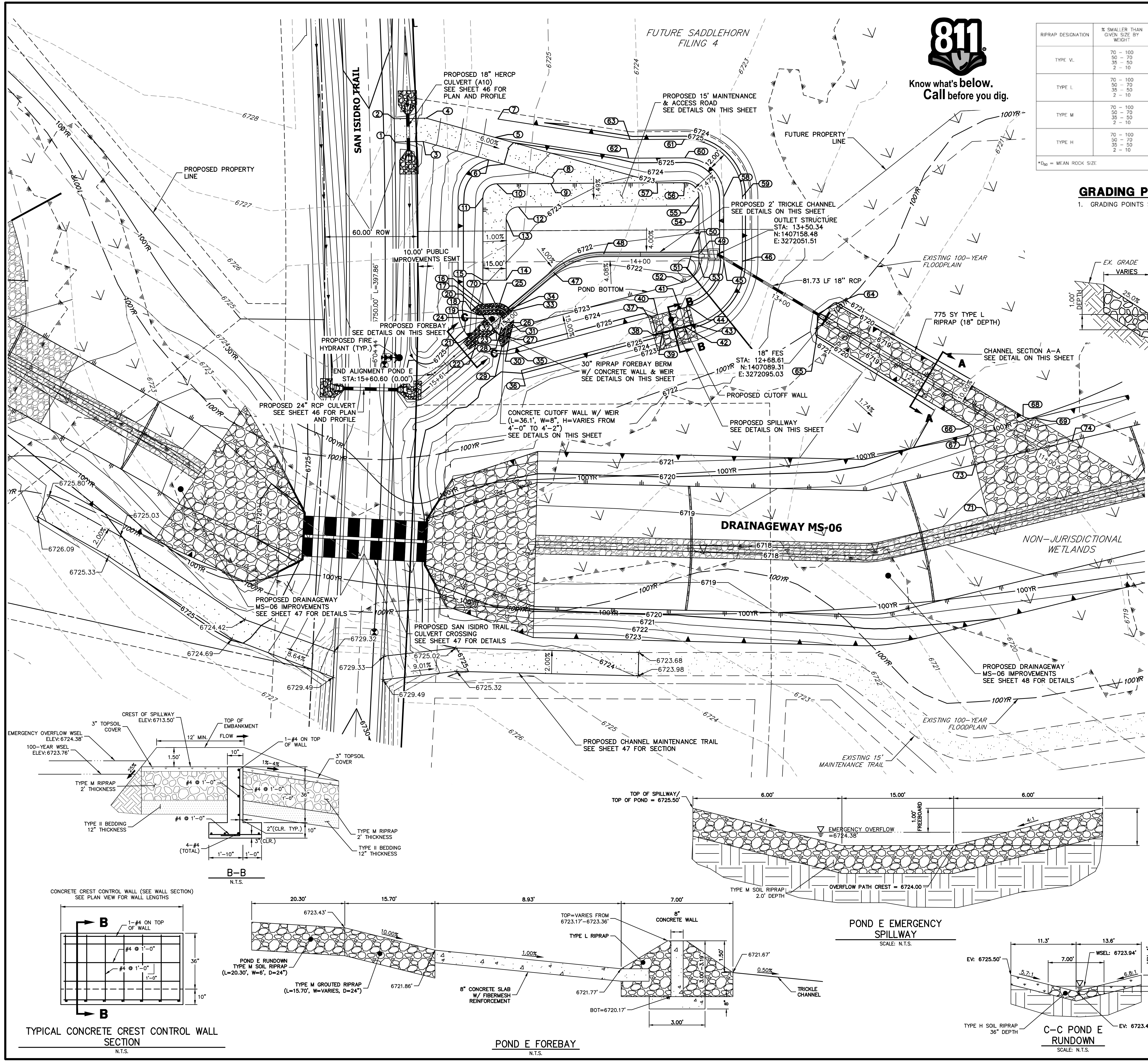
SADDLEHORN RANCH - FILING 3
POND D OUTLET STRUCTURE DETAILS

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

25043
 4/22/24

SHEET 56 OF 64
 JOB NO. 25142.05

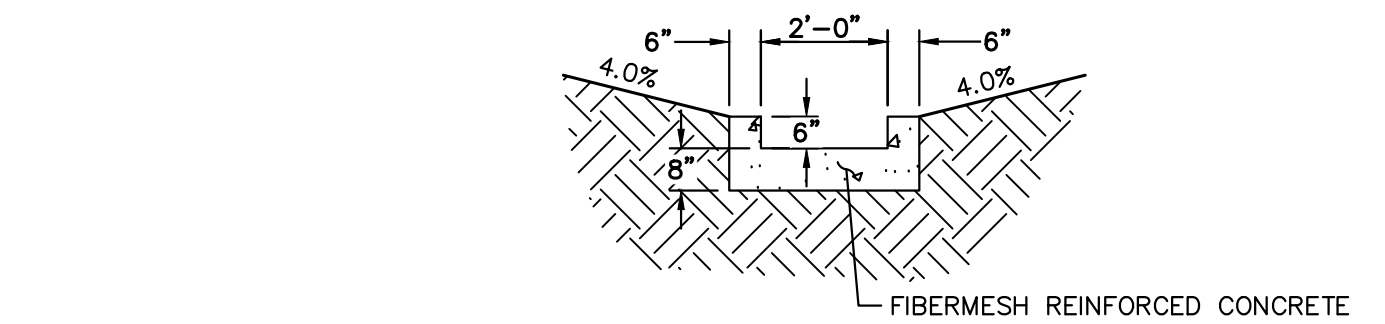
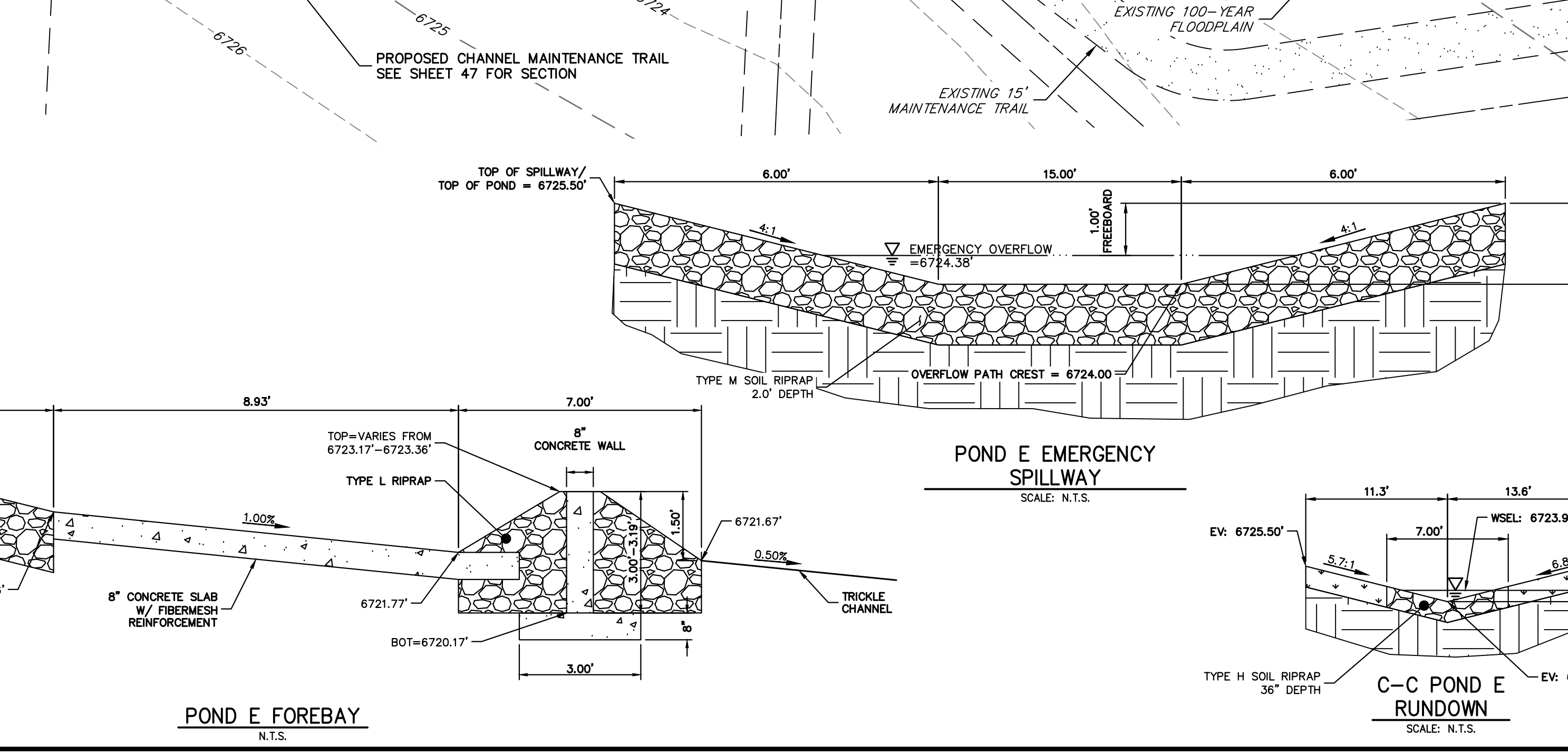
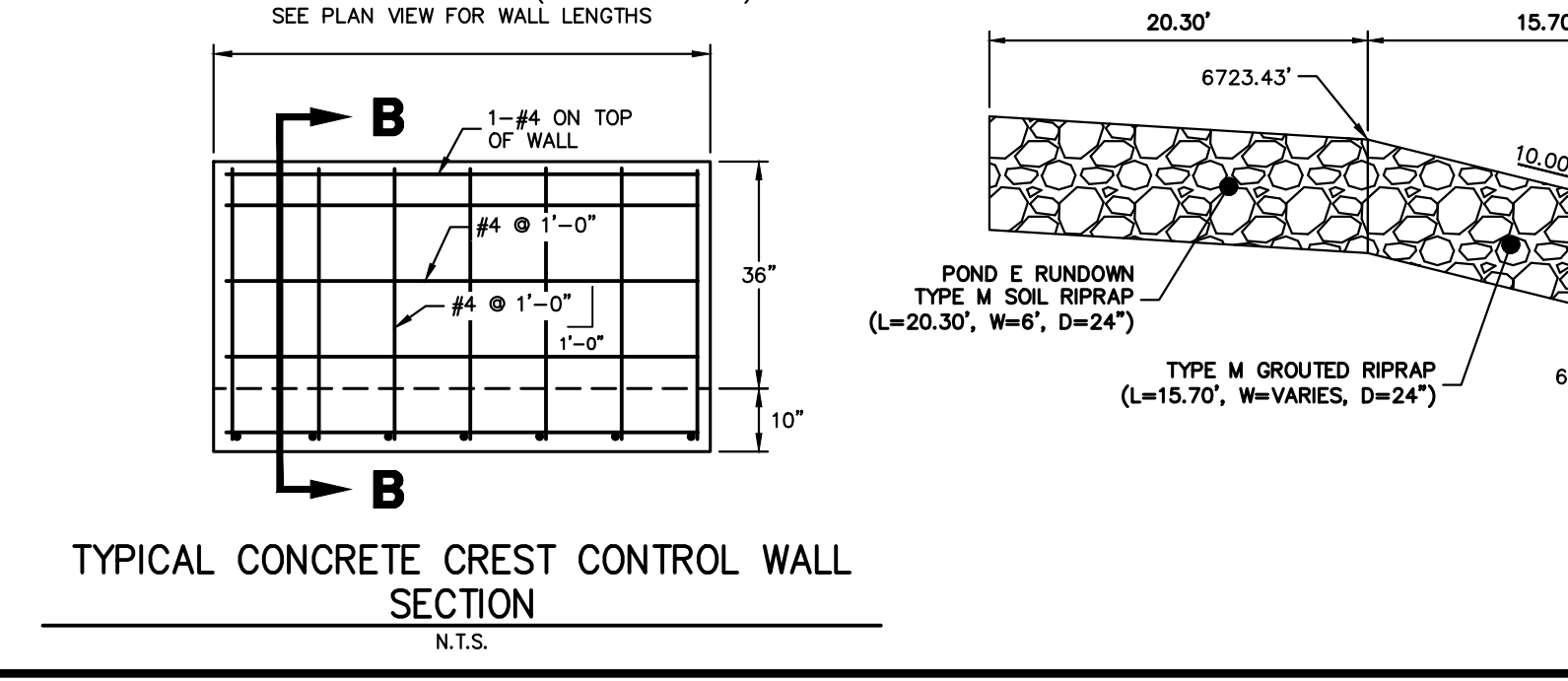
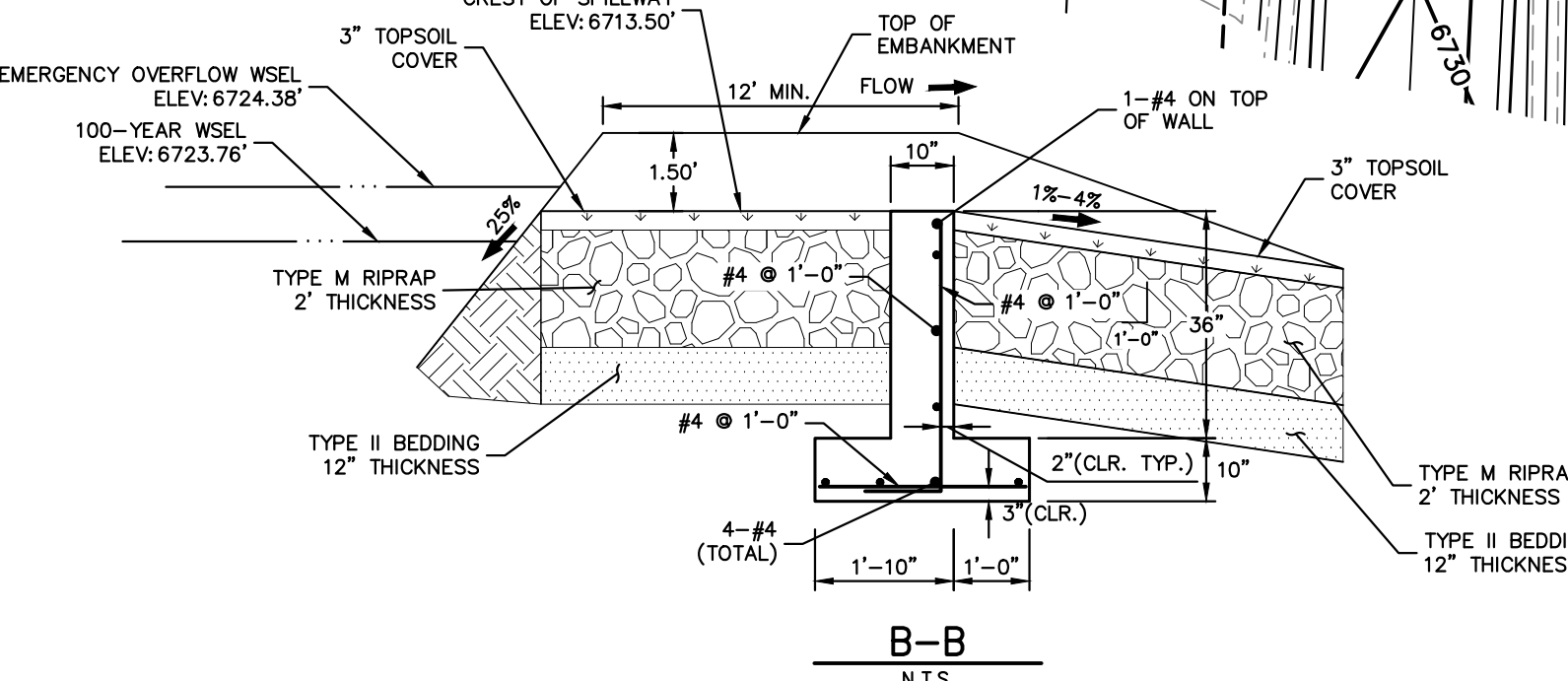
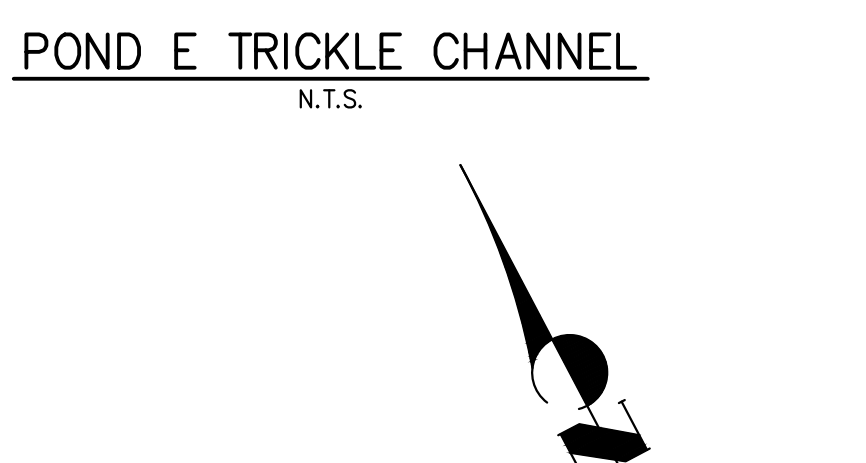
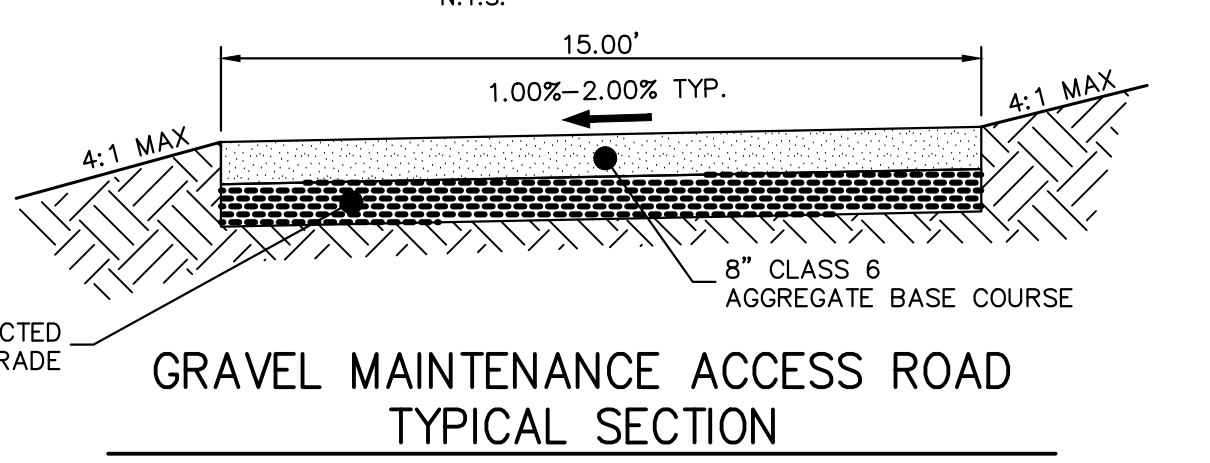
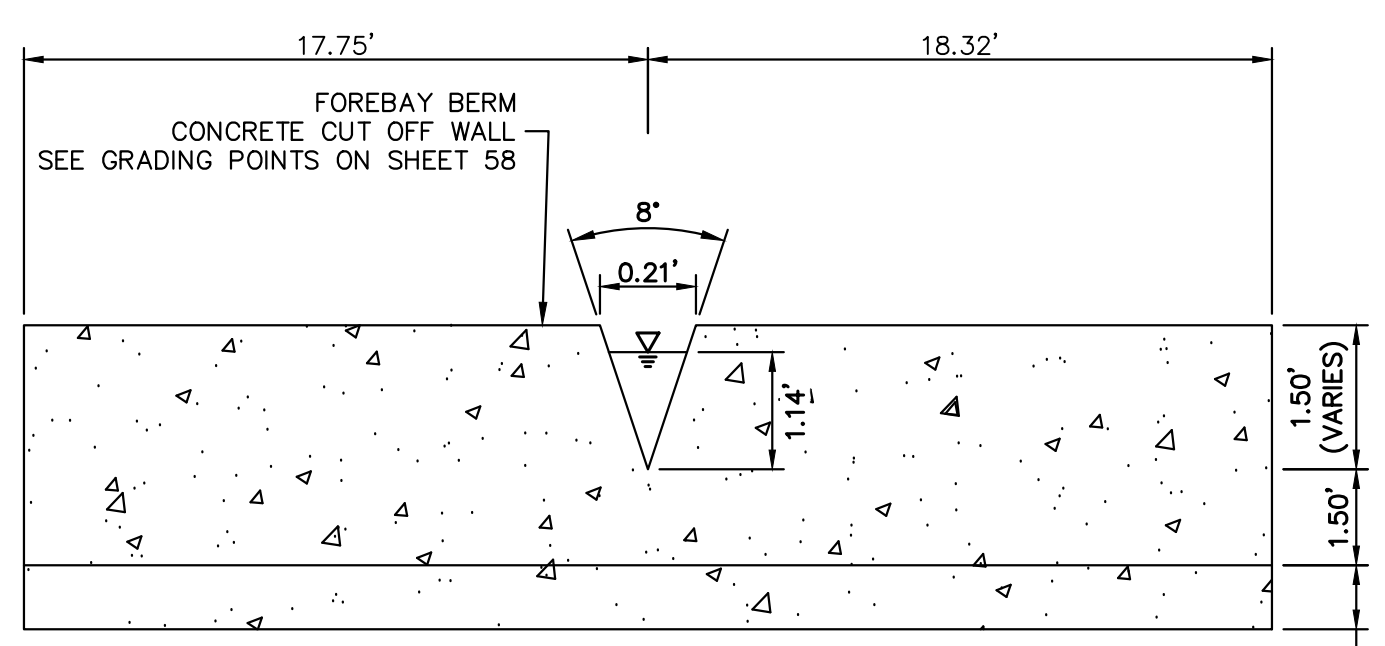
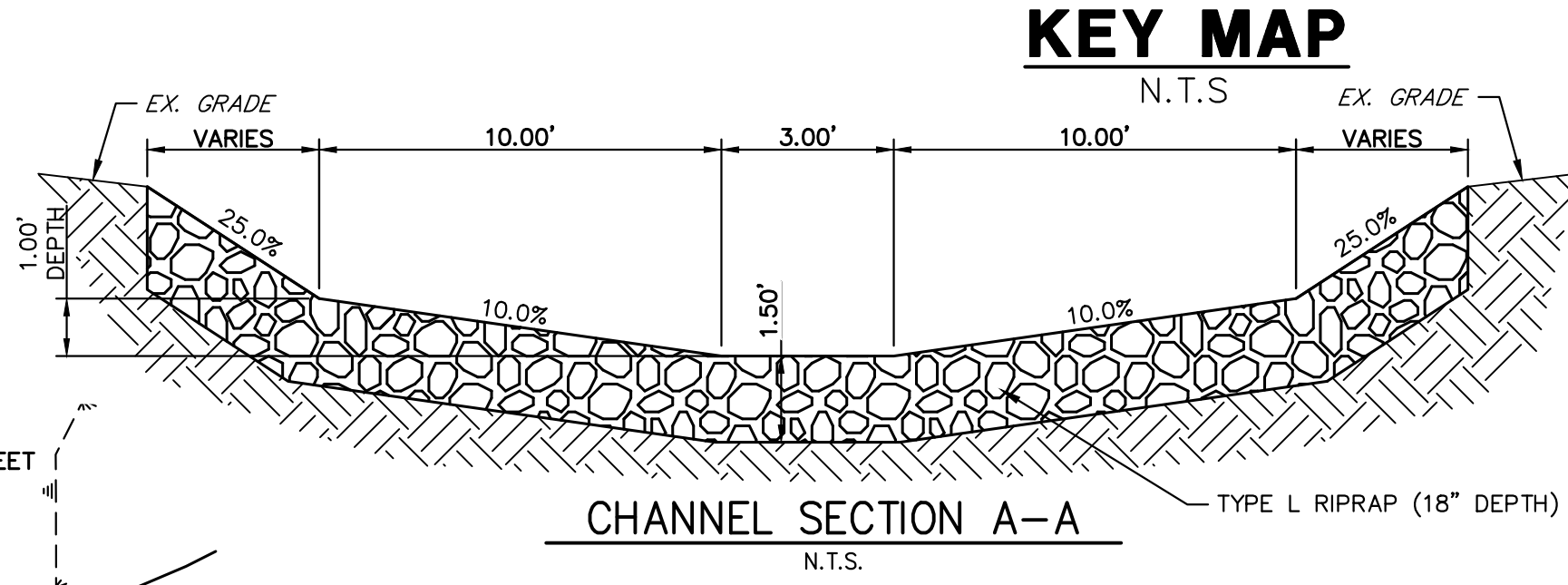




RIPRAP DESIGNATION	% SMALLER THAN OVER SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D ₁₀₀ (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 5	9
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30 24 18 6	18

*D₁₀₀ = MEAN ROCK SIZE

GRADING POINT NOTES
1. GRADING POINTS SHOWN ON NEXT PAGE.



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: 10/22/24

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

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

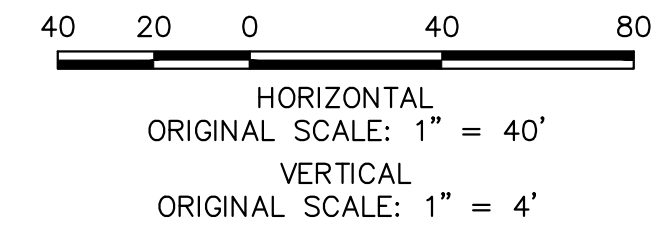
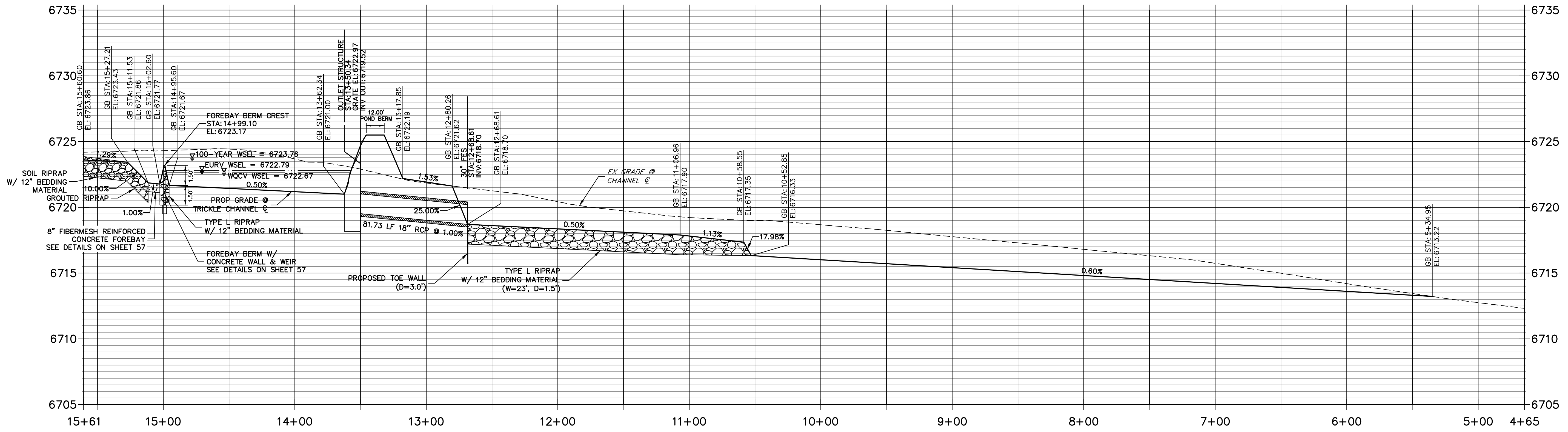
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE: 1"=30'
V-SCALE: N/A
DATE: 4/17/24
DESIGNED BY: AAM
DRAWN BY: AAM
CHECKED BY:

SADDLEHORN RANCH - FILING 3
POND E GRADING PLAN
SHEET 57 OF 64
JOB NO. 25142.05

POND E PROFILE STA 4+64.77 TO 15+60.60



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

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
20	TOE OF BERM	N: 1407192.02 E: 3271898.99	6721.90
21	RIPRAP/CONCRETE	N: 1407183.83 E: 3271884.51	6724.10
22	RIPRAP/CONCRETE	N: 1407176.81 E: 3271886.15	6724.42
23	RIPRAP/CONCRETE	N: 1407178.57 E: 3271901.86	6721.89
24	RIPRAP/CONCRETE	N: 1407189.28 E: 3271899.36	6721.89
25	TOE OF BERM	N: 1407188.69 E: 3271906.84	6721.82
26	TOE OF BERM	N: 1407182.36 E: 3271908.35	6721.82
27	TOE OF BERM	N: 1407175.90 E: 3271902.75	6721.90
28	TOE OF BERM	N: 1407173.93 E: 3271901.04	6722.55
29	RIPRAP	N: 1407167.86 E: 3271900.41	6724.32
30	TOE OF BERM	N: 1407163.35 E: 3271906.33	6724.00
31	TOE OF BERM	N: 1407177.68 E: 3271913.57	6722.46
32	TOE OF BERM	N: 1407185.95 E: 3271909.30	6721.77
33	TOP OF BERM	N: 1407186.74 E: 3271912.71	6723.17
34	TRICKLE CHANNEL INV	N: 1407187.54 E: 3271916.12	6721.67
35	TOP	N: 1407160.73 E: 3271907.48	6725.50
36	TOP	N: 1407148.99 E: 3271904.99	6725.50
37	SPILLWAY TOP	N: 1407142.45 E: 3271993.63	6725.50
38	SPILLWAY TOP	N: 1407130.71 E: 3271991.13	6725.50

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

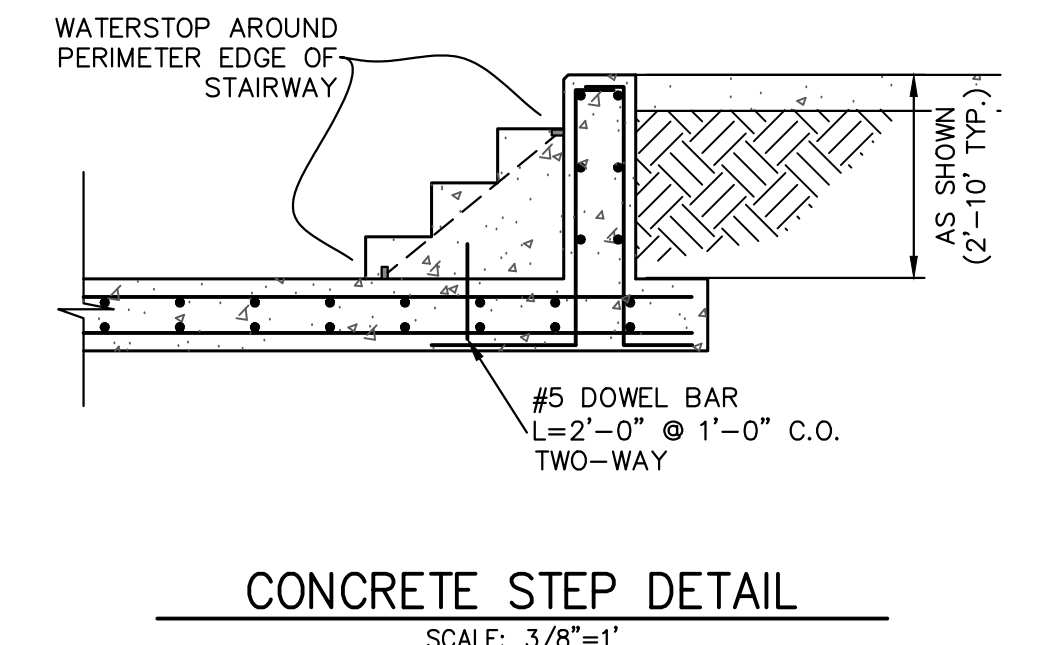
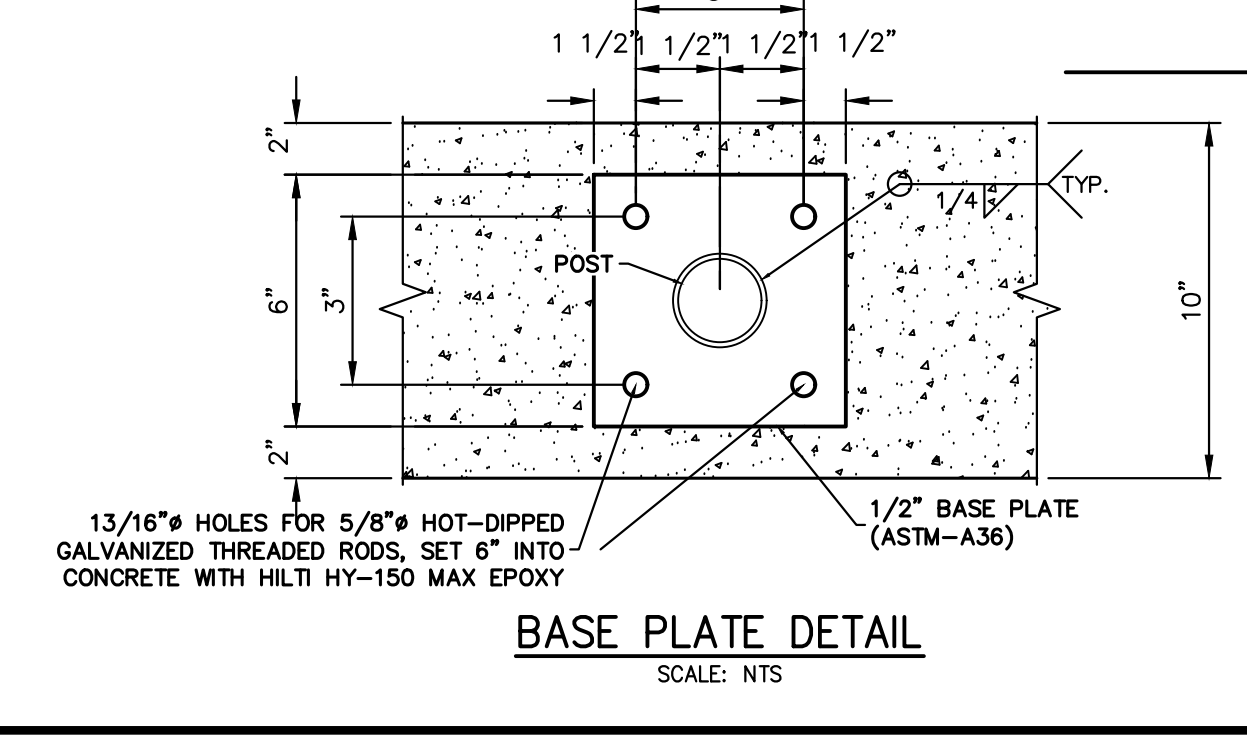
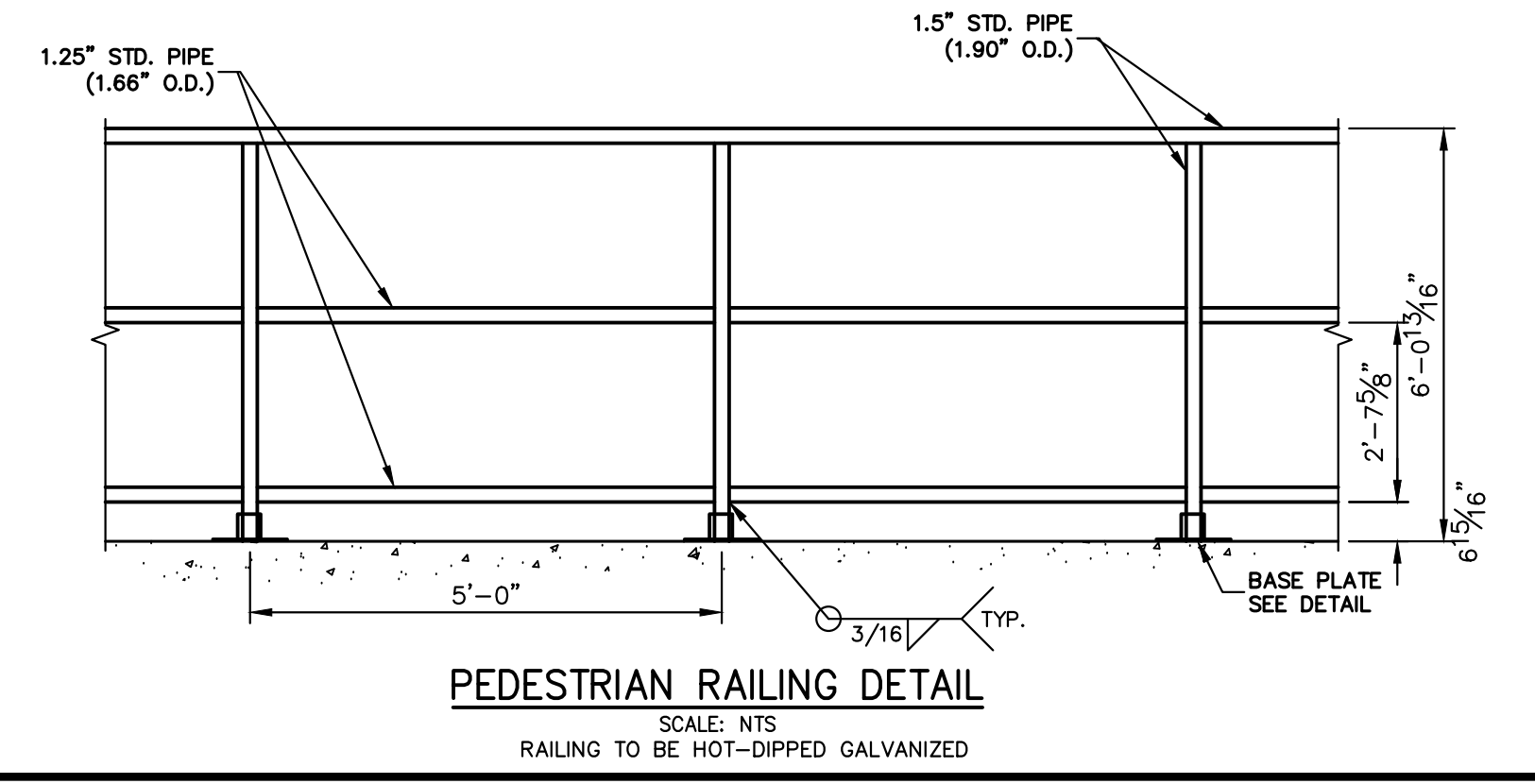
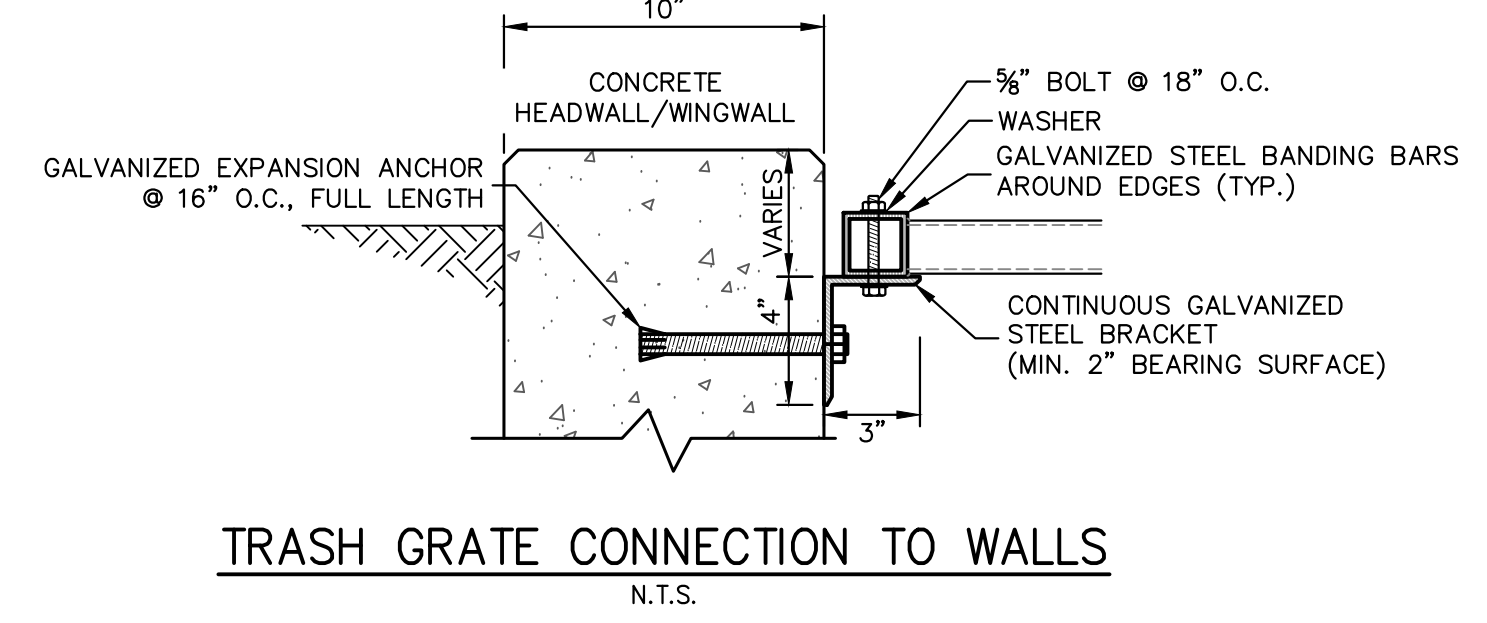
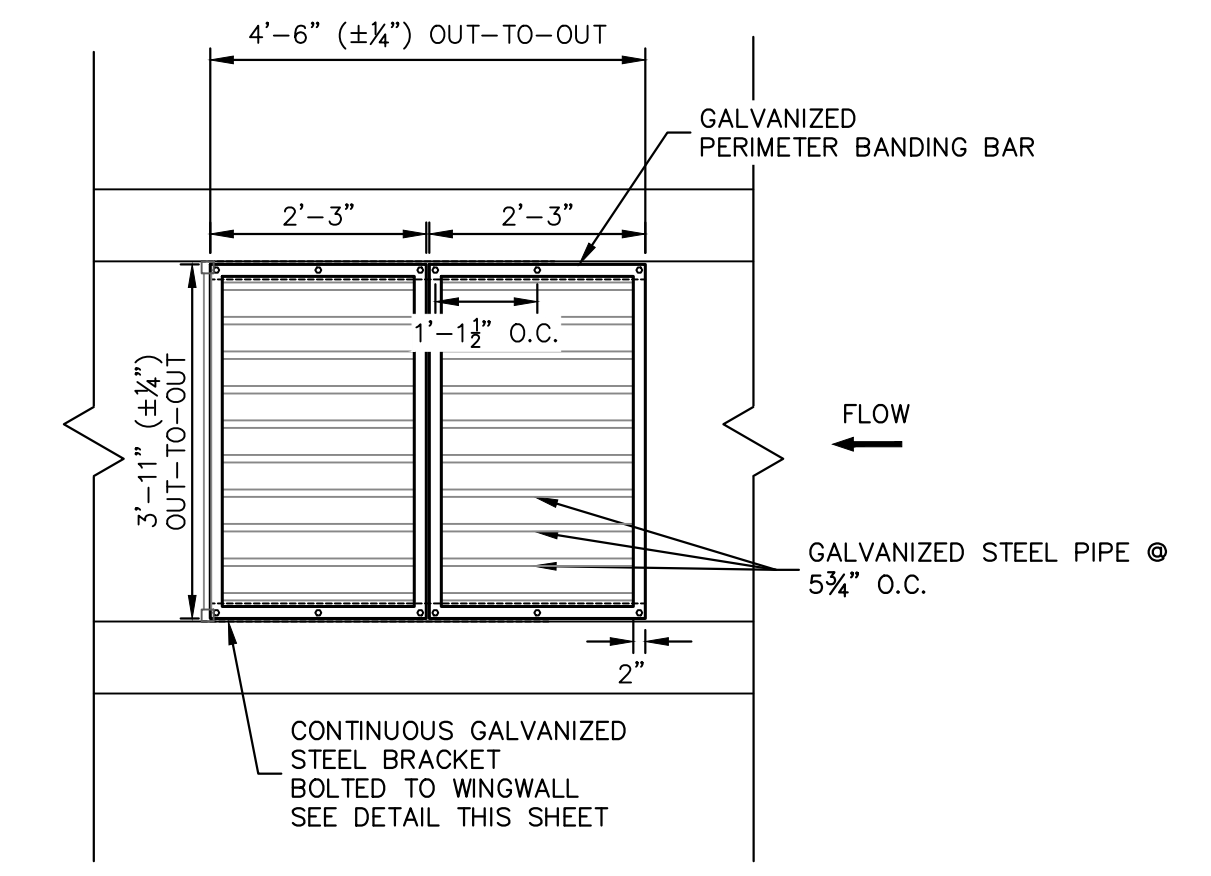
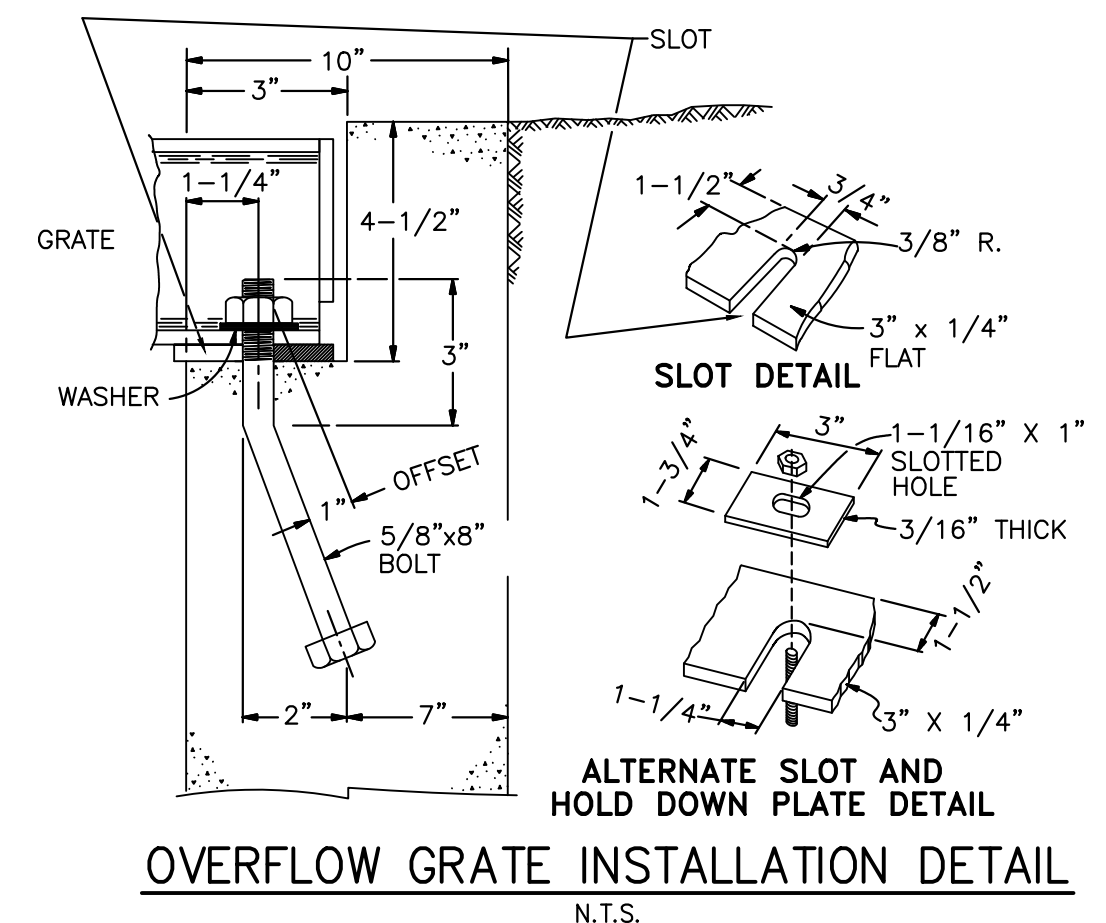
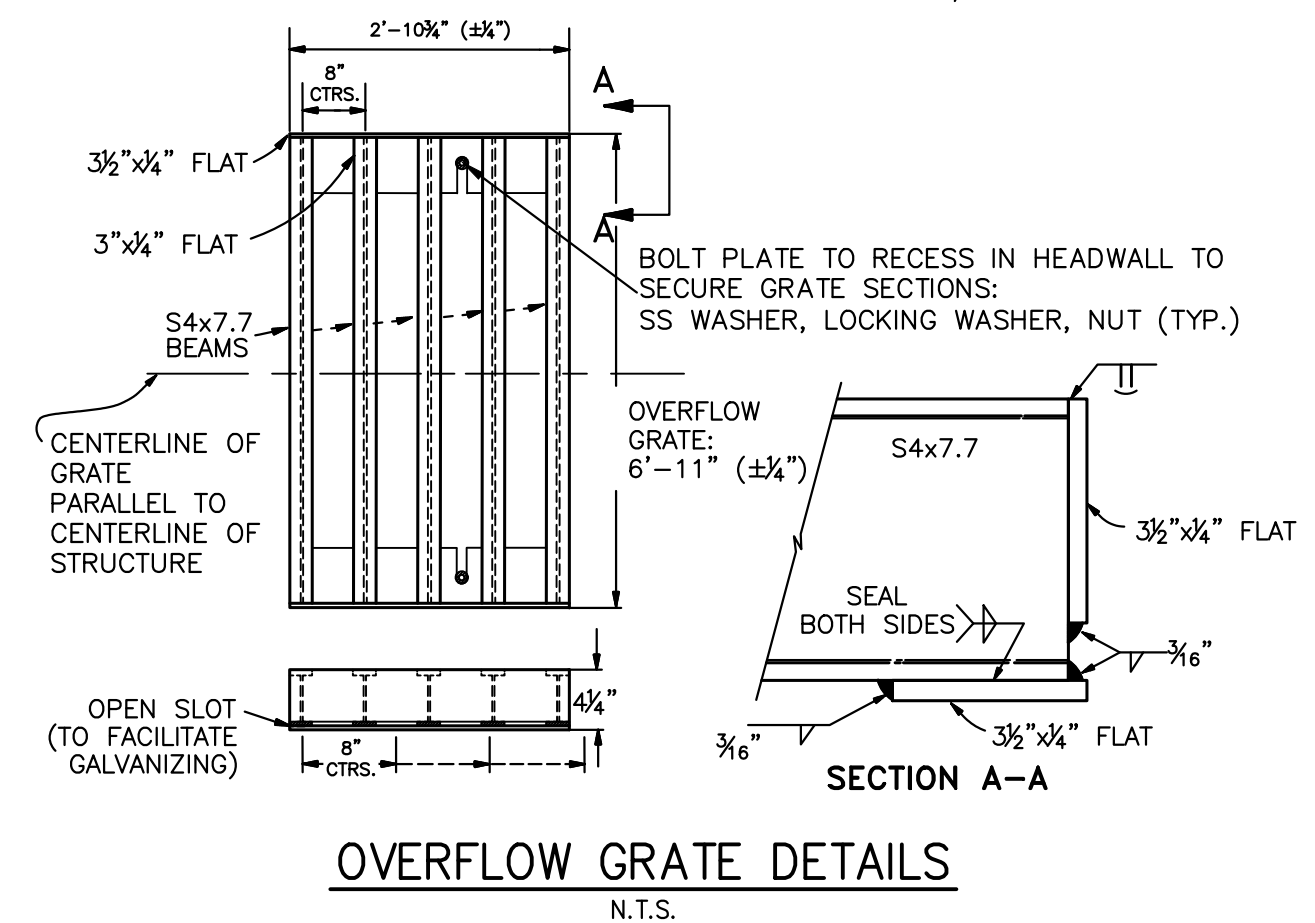
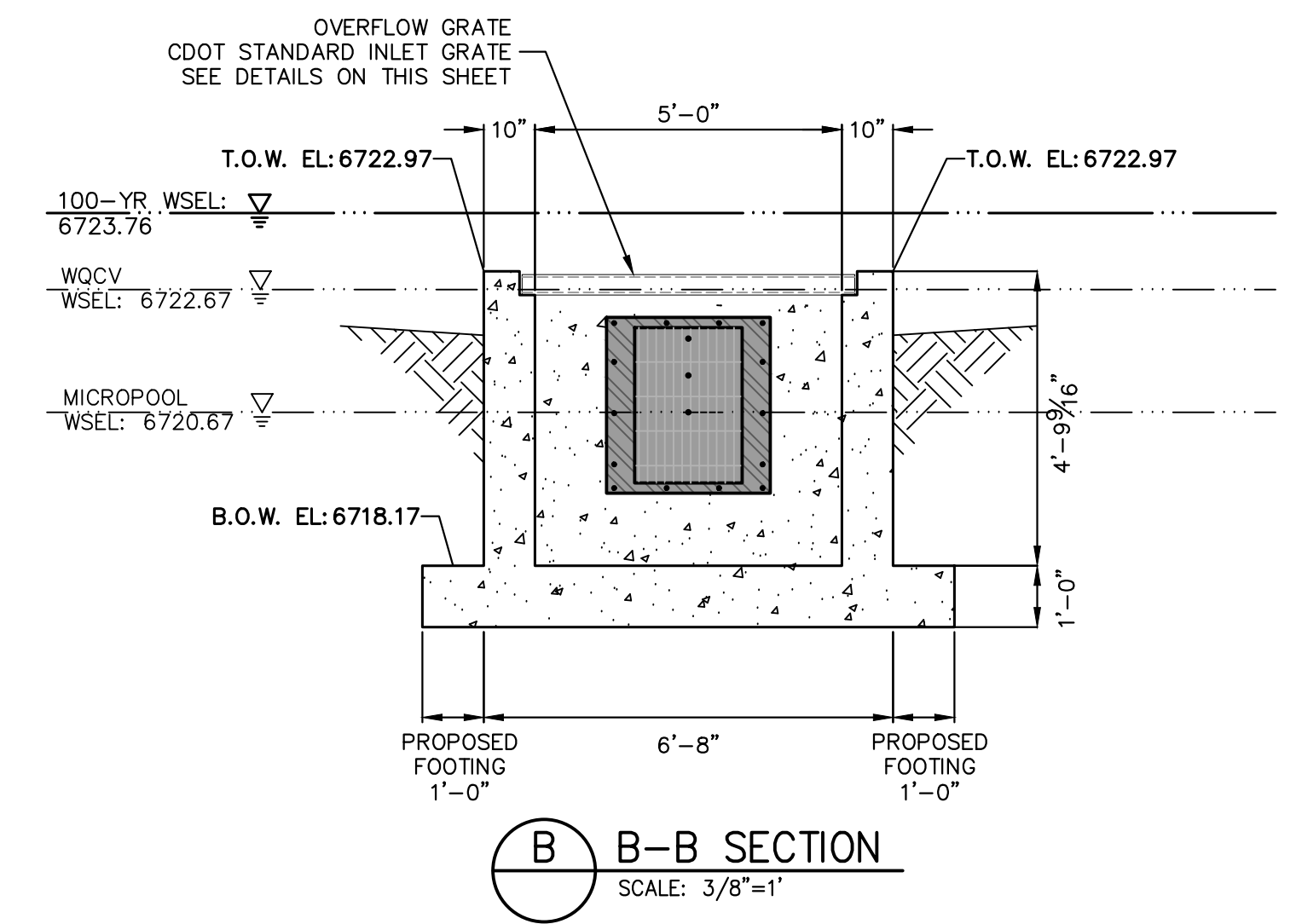
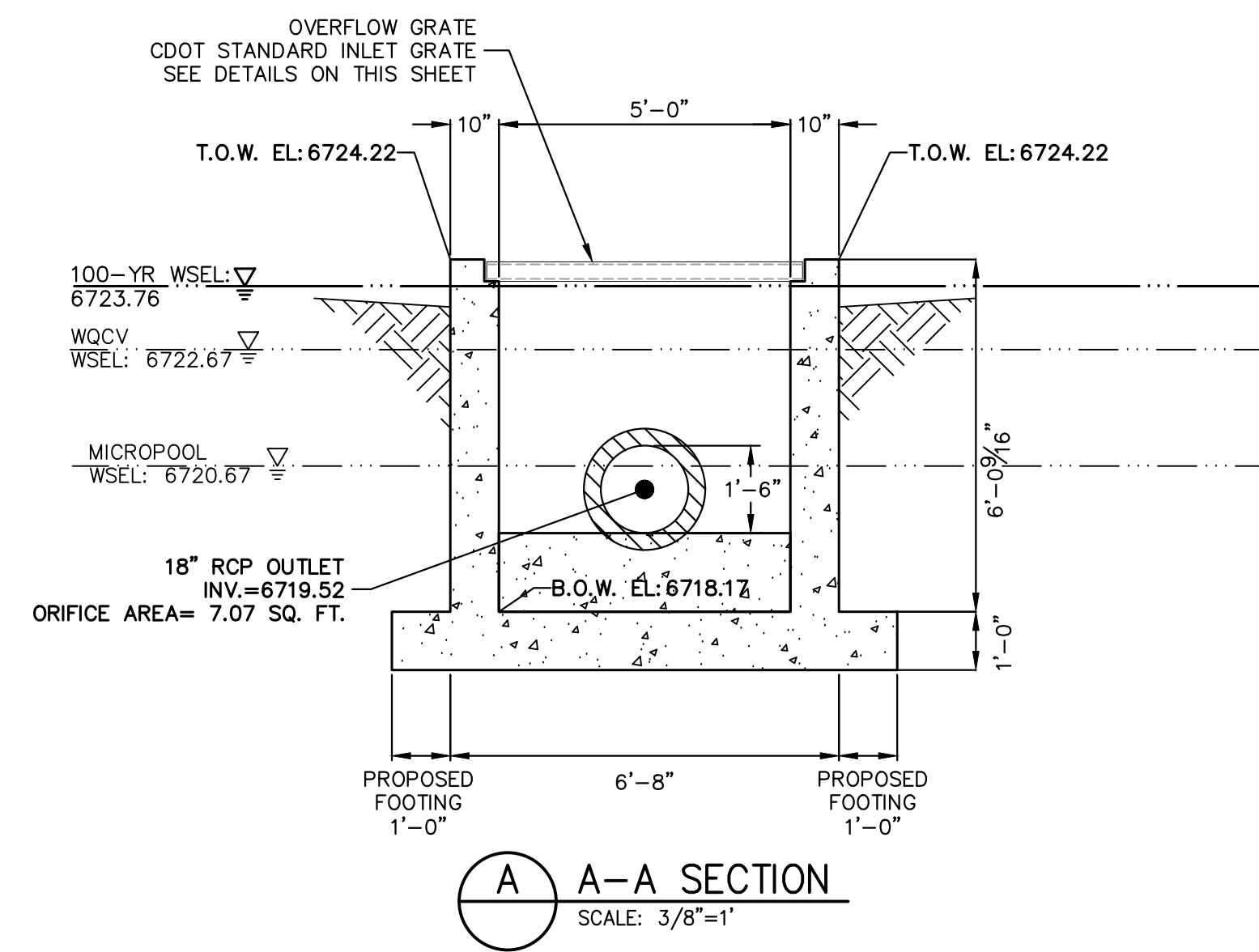
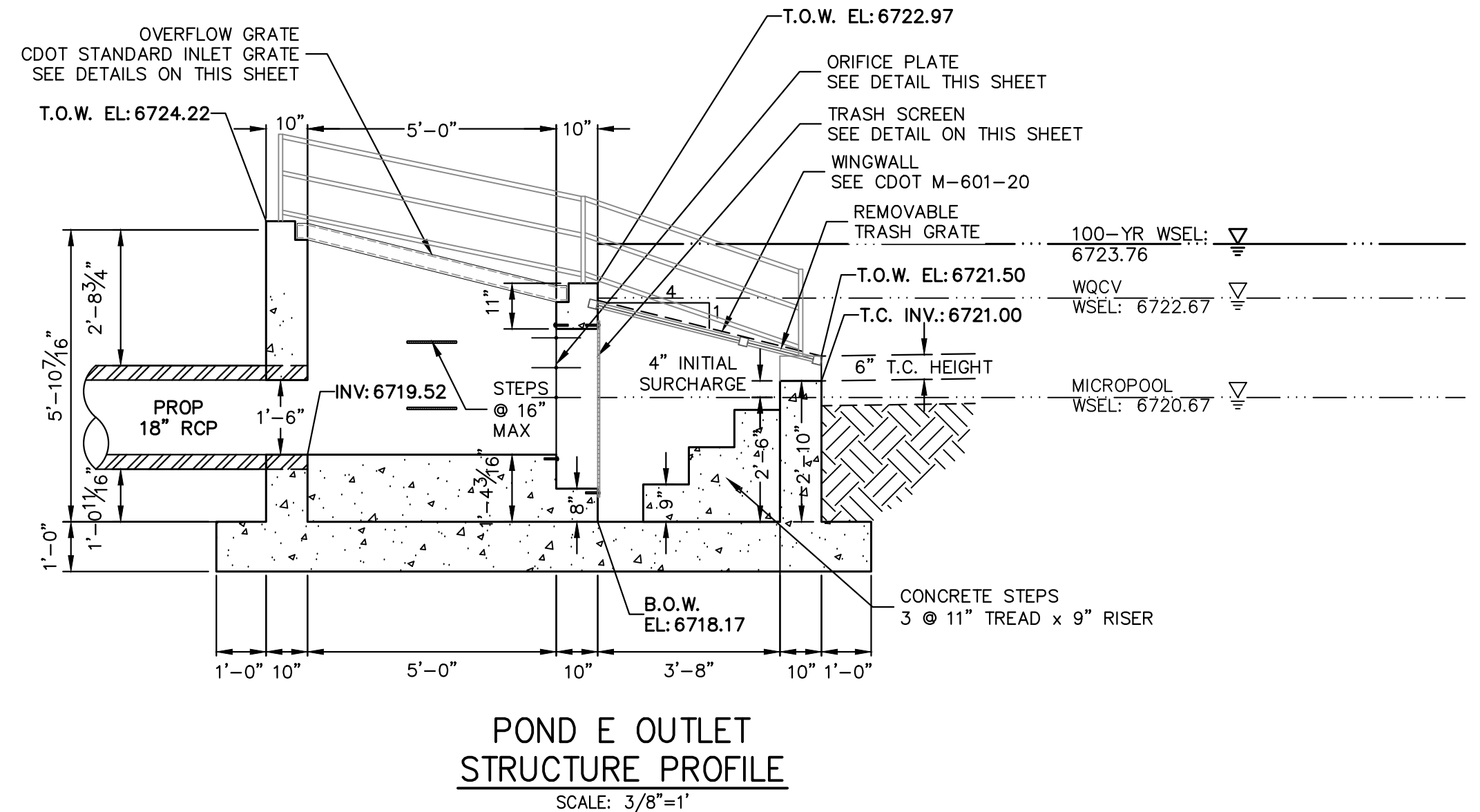
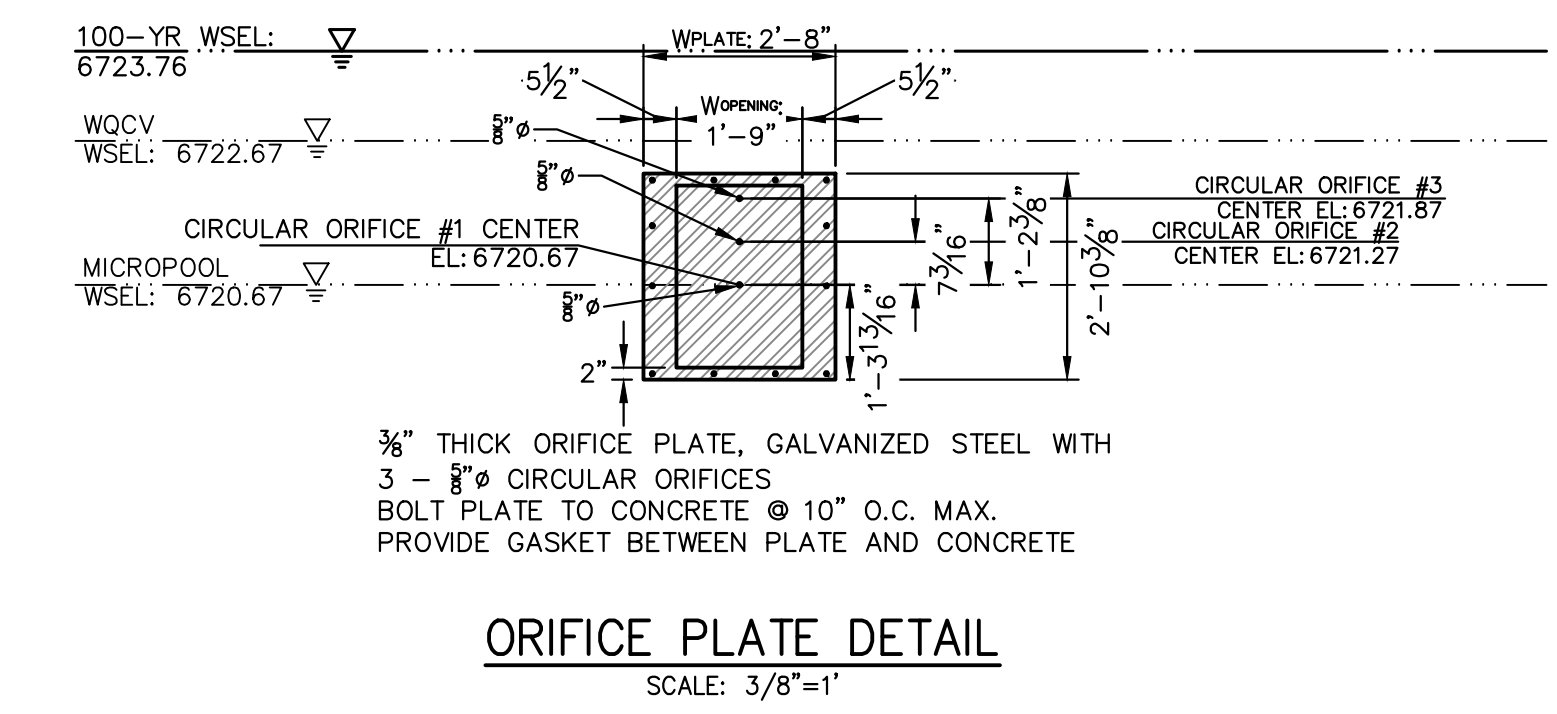
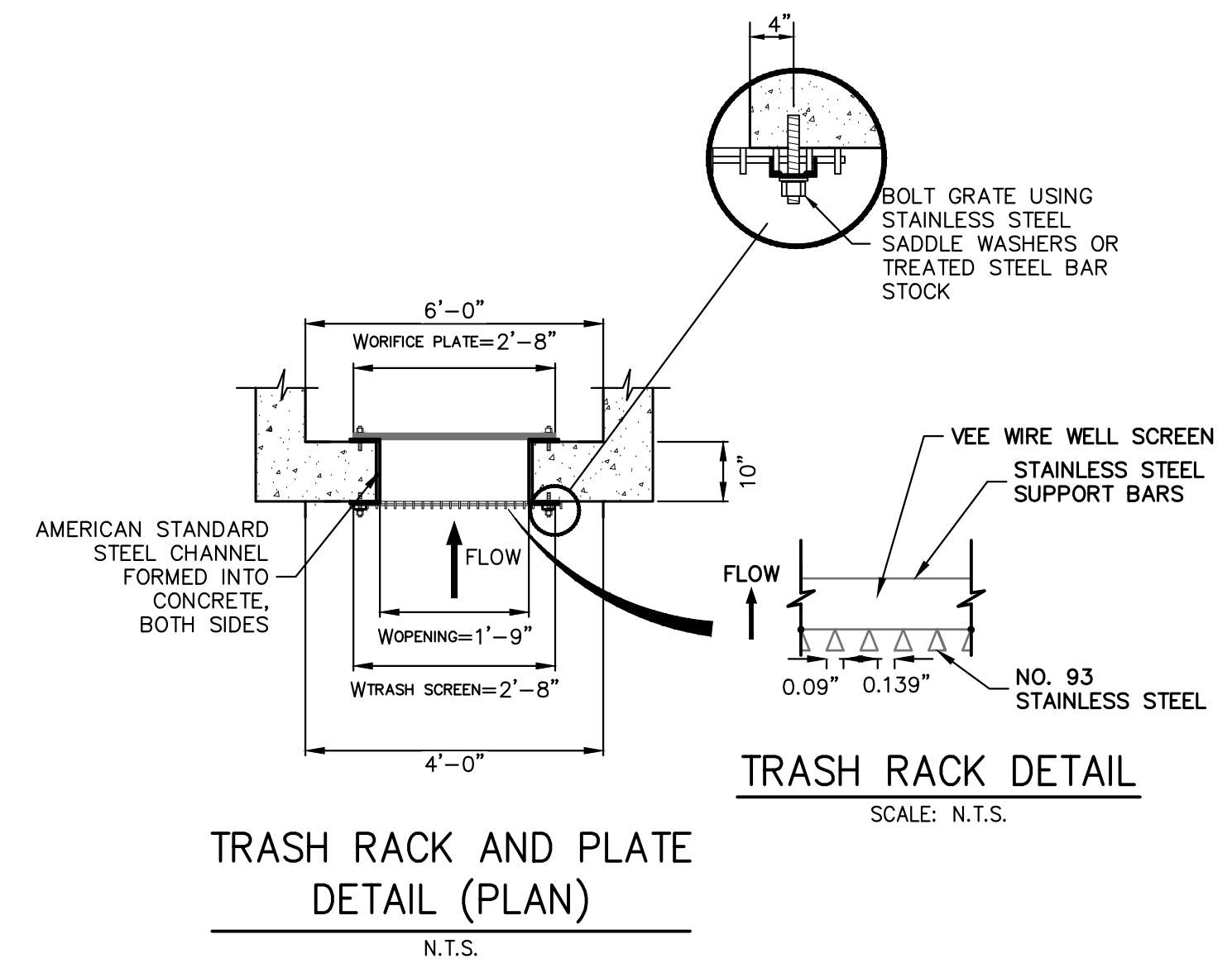
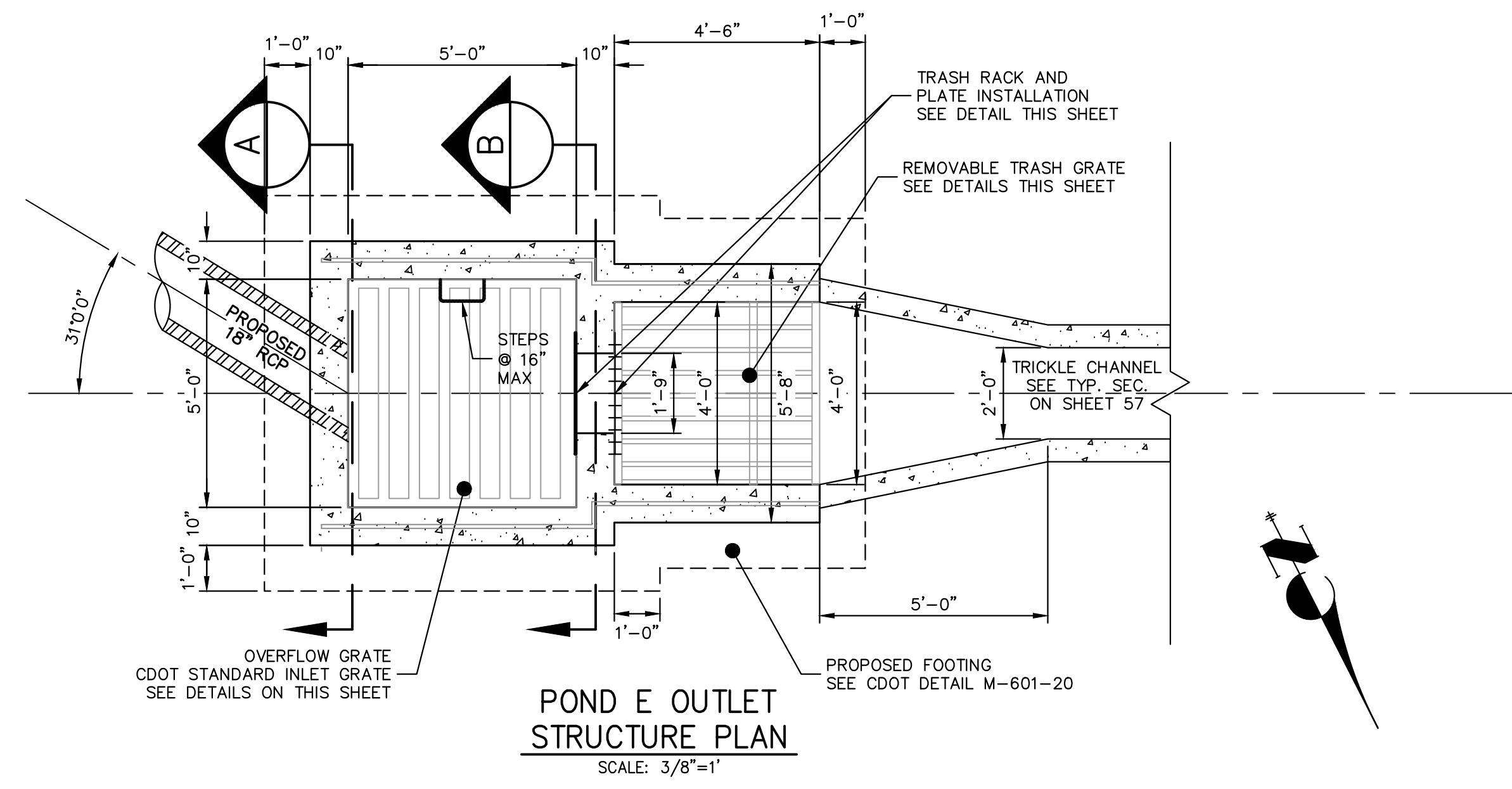
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
58	TOP	N: 1407189.81 E: 3272071.90	6725.50
59	TOP	N: 1407184.37 E: 3272082.60	6725.50
60	TOP	N: 1407223.48 E: 3272060.79	6725.50
61	TOP	N: 1407234.22 E: 3272066.16	6725.50
62	TOP	N: 1407239.63 E: 3272028.52	6725.50
63	TOP	N: 1407249.93 E: 3272034.75	6725.50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



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR ENGINEERING
 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 4/22/24

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 300-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com
 SADDLEHORN RANCH - FILING 3
 POND E GRADING PLAN
 SHEET 58 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
 4/22/24
 PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
BY	DATE
NO.	REVISION
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	4/17/24
DESIGNED BY	AAM
DRAWN BY	MMC
CHECKED BY	
SADDLEHORN RANCH - FILING 3	
POND E OUTLET STRUCTURE DETAILS	
SHEET	59 OF 64
JOB NO.	25142.05

ELEVATION

VALVE BOX TO BE LOCATED OUTSIDE CURB PAN FOR VALVE AND VALVE BOX INSTALLATION SEE DETAIL DRAWING A5-1

CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2

MECHANICAL JOINT RESTRAINTS

HYDRANT LATERAL

WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH, A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.

CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2

4"x18"x18" (MIN.) CONCRETE PAVER STONE

NOTE: DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17LB ANODE

ELEVATION

TYPICAL OFFSET = 6", 12", 18", 24"

VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTORS AND COLORADO SPRINGS UTILITIES APPROVAL

NOTES:

- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
- TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
- REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
- INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
- HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
- DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
- COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
- FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
- FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

Colorado Springs Utilities
A5-3
DATED 03/2014

BOLLARD PLACEMENT (TOP VIEW)

REFERENCE PROTECTION OF EQUIPMENT FROM VEHICULAR DAMAGE INFORMATION PACKET (COLORADO SPRINGS FIRE DEPARTMENT)

BOLLARDS ARE NECESSARY WHERE FIRE HYDRANTS ARE SUBJECT TO DAMAGE FROM VEHICULAR MOVEMENT.

CONCRETE FILLED POST

- BARRICADE POSTS SHALL BE INSTALLED PLUMB AND LEVEL ACROSS THE TOPS FROM ONE TO ANOTHER WHEN TWO ARE USED.
- USE 4" GRC PIPE AND PAINT WITH TWO COATS OF SILVER PAINT.
- DIG 12" X 36" HOLE - CONDUIT TO BE CENTERED IN HOLE.
- CONCRETE FOR ANCHORING POSTS SHALL BE 4000PSI MIX #2, APPROXIMATELY 8.3 CU. FT./POLE.

REMOVABLE CAPPED - PIPE POST (WITH APPROVAL OF CSFD)

- POST, REMOVABLE, AND ASSEMBLE WITH SCRAP 4" PVC DUCT SLEEVE, 10" X 1/2" EYEBOLT, 4" PVC PIPE PLUG, 2" BLACK TAPE AND 4" ORANGE REFLECTIVE TAPE AS SHOWN.
- USE BANDS OF REFLECTIVE TAPE ON TOP OF POSTS TO WARN MOTORISTS, CYCLISTS, ETC. THE FIRST BAND SHOULD BE NO LOWER THAN 4" FROM THE TOP OF THE POST.
- INTERMEDIATE POSTS ACROSS AT LEAST ONE SIDE (PREFERABLY THE FRONT) OF THE APPARATUS SHALL BE OF THE REMOVABLE TYPE. ALL OTHERS CAN BE PERMANENT.

Colorado Springs Utilities
A5-4
DATED 03/2014

TAPERED SQUARE NUT WRENCH

BACKFLOW DEVICE (RP)

FLEXIBLE FIRE HOSE WISWIVEL COUPLINGS

FIRE HYDRANT METER

AUXILIARY GATE VALVE FOR FLOW CONTROL

ADJUSTABLE JACK STAND/SAND BAGS ASSEMBLY TO SUPPORT WEIGHT

ASSEMBLY SEQUENCE

NOTES:

- FLUSH HYDRANT BEFORE CONNECTING BACKFLOW AND METER CONFIGURATION WITH STAND. BACKFLOW PREVENTION ASSEMBLY MUST BE CONNECTED DIRECTLY TO THE HYDRANT.
- HYDRANTS SHALL BE FULLY OPENED WHEN IN USE. DO NOT THROTTLE HYDRANT FLOW WITH THE HYDRANT STEM VALVE. FLOW SHALL BE CONTROLLED WITH THE OUTLET GATE VALVE ONLY. WHERE BALL VALVES ARE PROVIDED FOR ISOLATION AND TESTING OF THE RP, THE HANDLE SHALL BE REMOVED FROM THE VALVES. THESE VALVES ARE ONLY TO BE USED IN SERVICING AND TESTING RP AND SHALL NOT BE USED TO CONTROL HYDRANT FLOWS AND SHALL BE IN THE FULL OPEN POSITION AT ALL TIMES DURING HYDRANT FLOWS.
- USE OF HYDRANT REQUIRES A PERMIT, AND ADHERENCE TO ALL TERMS AND CONDITIONS OF THE PERMIT AND ASSOCIATED REQUIREMENTS. CONTACT SPRINGS UTILITIES DEVELOPMENT SERVICES AT (719) 688-8111.
- SEE REFERENCE HYDRANT USE PERMIT IN CONSTRUCTION SECTION 5.
- USE OF A HYDRANT WITHOUT A BACKFLOW PREVENTION DEVICE IS IN VIOLATION OF THE COLORADO SPRINGS WATER CODE FOR CROSS CONNECTION CONTROL (CITY CODE 12.4.1203) ALL HYDRANT CONNECTIONS REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RP) TYPE PER COLORADO PRIMARY DRINKING WATER REGULATION. KEEP THE RP CENTER DISCHARGE OUTLET AT LEAST 12" INCHES ABOVE GRADE.
- NO HOSE SHALL BE CONNECTED BETWEEN THE HYDRANT AND BACKFLOW DEVICE.
- CONTRACTOR SHALL USE A HYDRANT WRENCH WITH TAPERED SQUARE BOX DESIGNED SPECIFICALLY FOR COLORADO SPRINGS UTILITIES FIRE HYDRANTS TO OPERATE THE FIRE HYDRANT. NO OTHER TYPE OF WRENCH SHALL BE USED.
- PERMITS WILL NOT BE ISSUED FOR FIRE HYDRANTS WITH WATER PRESSURE GREATER THAN 120 PSI.

Colorado Springs Utilities
A5-5
DATED 01/2017

PLAN
NOT TO SCALE

PRV VAULT SIZE	A	B	C	D	E	F	G	H	J	K	L	
MAIN SIZE	8' x 8'	12'-0"	13'-0"	8'-0"	9'-4"	0'-8"	3'-0"	0'-10"	3'-2"	3'-4"	8'-2"	0'-4"
MIN SIZE	12'	14'-8"	16'-0"	9'-0"	10'-4"	0'-8"	3'-0"	0'-10"	3'-2"	3'-4"	8'-2"	0'-4"

ELEVATION
NOT TO SCALE

DESIGN INDIVIDUAL ARCHES PER DETAIL DRAWING A6-5

NO. 5 REBAR 12" O.C. EACH WAY, CENTERED IN SLAB

DETAIL 'A'
FOR MANHOLE

NOTES:

- ALL CONCRETE WORK SHALL COMPLY WITH COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS AND THE LATEST ACI-318 CODE.
- ALL CONCRETE VAULTS SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING CONDITIONS AND 300 PSF SURCHARGE LOAD.
- VAULTS FOR PRESSURE REGULATOR STATIONS LARGER THAN 12" INCH WILL BE SPECIFICALLY DESIGNED BY THE ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
- SHOP DETAIL DRAWINGS FOR ALL VAULTS ARE REQUIRED AND WILL BE APPROVED BY COLORADO SPRINGS UTILITIES.
- FOR VAULT OPENINGS SEE PER DETAIL DRAWING A6-6.
- STEEL PIPE SHALL BE COATED PER SECTION 4.4.B.7.

Colorado Springs Utilities
A6-4
DATED 01/2017

L BRACKET DETAIL

4"x4"x1/4" L TIED BACK W/ #6 REBAR @ 12" CC. TO PROTECT ENCASUREMENT (TYP.)

THE LOW POINT OF THE ENCASUREMENT SHALL BE LOCATED AT THE CHANNEL BASE WIDTH

SLOPE ENCASUREMENT TOWARD CHANNEL CL @ 1%

PROPER CORROSION PROTECTION REQUIRED

CUT AWAY TO REVEAL REBAR DETAIL

#6 STIRRUPS PERPENDICULAR TO MAIN REINFORCEMENT ON 12" CENTERS LAP MIN. 12"

#6 MIN. STEEL REINFORCEMENT BARS PARALLEL TO PIPELINE ENTIRE LENGTH OF CONCRETE ENCASUREMENT ON 6" CENTERS. NUMBER OF BARS VARIES DEPENDING UPON THE DIA. OF THE PIPE. OVERLAP SHALL BE 36 X'S THE BAR DIA.

CUT AWAY TO REVEAL REBAR DETAIL

LINE DOTTED OR DUCTILE IRON PIPE POLYWRAPPED AND BONDED PRIOR TO PLACEMENT OF CONCRETE.

#6 REBAR SET ON 12" CENTERS

#6 REBAR SET ON 6" CENTERS

DIMENSION EQUAL TO PIPE O.D.

STREAM CROSSING NOTES:

- EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTIONS.
- ALL STREAM CROSSINGS SHALL BE REVIEWED AND APPROVED BY COLORADO SPRINGS UTILITIES PLANNING AND ENGINEERING.
- CONCRETE ENCASUREMENT OF THE WATER MAIN IS NOT REQUIRED WHEN CROSSING FORMED CONCRETE CHANNELS. CASING PIPE IS STILL REQUIRED.

Colorado Springs Utilities
A7-8
DATED 01/2017

EXAMPLE OF A SLIP JOINT OF PVC PIPE WITH HIGH DEFL. COUPLINGS

UTILITY OR DRAINAGE STRUCTURE (30" AND SMALLER)

5" MIN. CLEARANCE BETWEEN THE UPPER UTILITY AND FIRST FITTING (TYP.)

5" MIN. SEPARATION

18" MIN. SEPARATION

HD COUPLING

HD COUPLING

HD COUPLING

HD COUPLING

FINAL GRADE

HIGH DEFLECTION COUPLING (6"-12" 4" DEFL. (4" MAX. 2" IN AND OUT OF COUPLING)) (REFERENCE DETAIL DRAWING A4-1)

NOTE:

- MINIMUM PIPE LENGTH 5' BETWEEN EACH HD COUPLING.

PER SLIP JOINT OF PVC PIPE WHICH DEFLECTION COUPLINGS

PIPE DIA.	MIN. TOTAL SLIP	DESIGN DEFLECTION (INCH)	MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEF. COUPLINGS
4"	5'0"	4'0"	20'
6"	5'0"	4'0"	28'
8"	5'0"	4'0"	28'
12"	5'0"	4'0"	28'

NO DEFLECTION COUPLINGS FOR 18" OR GREATER

DATA FOR PVC PIPES

NOTES:

- SEE DETAIL DRAWING A4-1 DETAIL FOR HORIZONTAL RADII.

Colorado Springs Utilities
A7-9
DATED 03/2014

TRANSITION COUPLINGS

CONCRETE REVERSE ANCHOR SEE DETAIL DRAWING A4-7

STEEL PLATE SIZES PER DETAIL DRAWINGS A5-4 AND A5-7

AWWA M11 HARNES LUG ASSEMBLY FOR STEEL PIPE ONLY

12" DIAMETER SUMP LOCATED AT LOWEST POINT IN FLOOR

POLYETHYLENE BOND BREAKER, EACH END

TIE RODS PER AWWA M11 FOR STEEL PIPE

300 LB CLASS FLANGES

(7) LADDER RUNGS AT 12" O.C. CAST IN VAULT WITH FIRST RUNG WITHIN 5" BELOW TOP OF PIT ROOF SLAB

36" NOMINAL DIAMETER RING AND COVER, FLUSH WITH WALL

COVER END OF VENTS WITH SCREENS

ADEQUATE LIFTING RINGS (2 REQUIRED)

36" NOMINAL DIAMETER RING AND COVER. SET TOP LEVEL WITH PAVEMENT, (1" ABOVE GROUND WHEN OUT OF PAVEMENT).

ADD RISERS WHERE NECESSARY TO MEET FINAL GRADE. A CONCRETE RISER SHALL BE FORMED ON THE ROOF OF THE PIT TO MATCH THE SLOPE OF THE STREET SURFACE. SEE DETAIL "A", DRAWING A6-4. INSTALL SAFETY POST.

DESIGN PENETRATION TO MEET INDIVIDUAL CONDITIONS WITH POLYETHYLENE BOND BREAKER BOTH ENDS. GROUT FULL PORTLAND CEMENT AND NON SHRINK GROUT. SEAL AS NECESSARY FOR WATER TIGHT CONNECTION.

6"-Ø INSIDE DIAMETER REINFORCED PRECAST CONCRETE VAULT. DESIGN FOR HS-20 TRAFFIC LOADING CONDITIONS AND 300 PSF SURCHARGE LOADS.

4" COATED STEEL MANHOLE VENT (TYP.)

250 LB CHECK VALVE

COAT EXTERIOR WITH ASPHALT DAMP PROOFING

INSTALL "CONSEAL" WATER TIGHT SEALANT

NO. 5 REBAR 12" O.C. EACH WAY, CENTERED IN SLAB

17-LB ANODE

17-LB ANODE

8'-Ø, 8'-Ø SQUARE CONCRETE PAD ON UNDISTURBED SOIL WITH VAPOR BARRIER

4"x18"x18" (MIN) CONCRETE BLOCKS OR ADJUSTABLE JACK STAND

NOTES:

- ALL CONCRETE WORK SHALL COMPLY WITH THE LATEST ACI-318 SPECIFICATIONS.
- ALL LADDER RUNGS MUST LINE UP BOTH HORIZONTALLY AND VERTICALLY.
- JOINT HARNES TIE BOLTS AND LUGS SHALL CONFORM TO AWWA M11 FOR STEEL PIPE.
- ALL CHECK VALVES GREATER THAN 12" SHALL BE SPECIALLY DESIGNED AND APPROVED BY COLORADO SPRINGS UTILITIES.
- ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR. INTERNAL COMPONENTS MAY BE REIMBURSED BY COLORADO SPRINGS UTILITIES. SEE CHAPTER 2.
- CONCRETE VAULTS SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING CONDITIONS AND 300 PSF SURCHARGE LOAD WITH A CAST IN PLACE FOUNDATION AS SHOWN.

Colorado Springs Utilities
A6-1
DATED 01/2017

Colorado Springs Utilities
A7-8
DATED 01/2017

Colorado Springs Utilities
A7-9
DATED 03/2014

Colorado Springs Utilities
A6-1
DATED 01/2017

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

25043

4/22/24

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

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

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

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

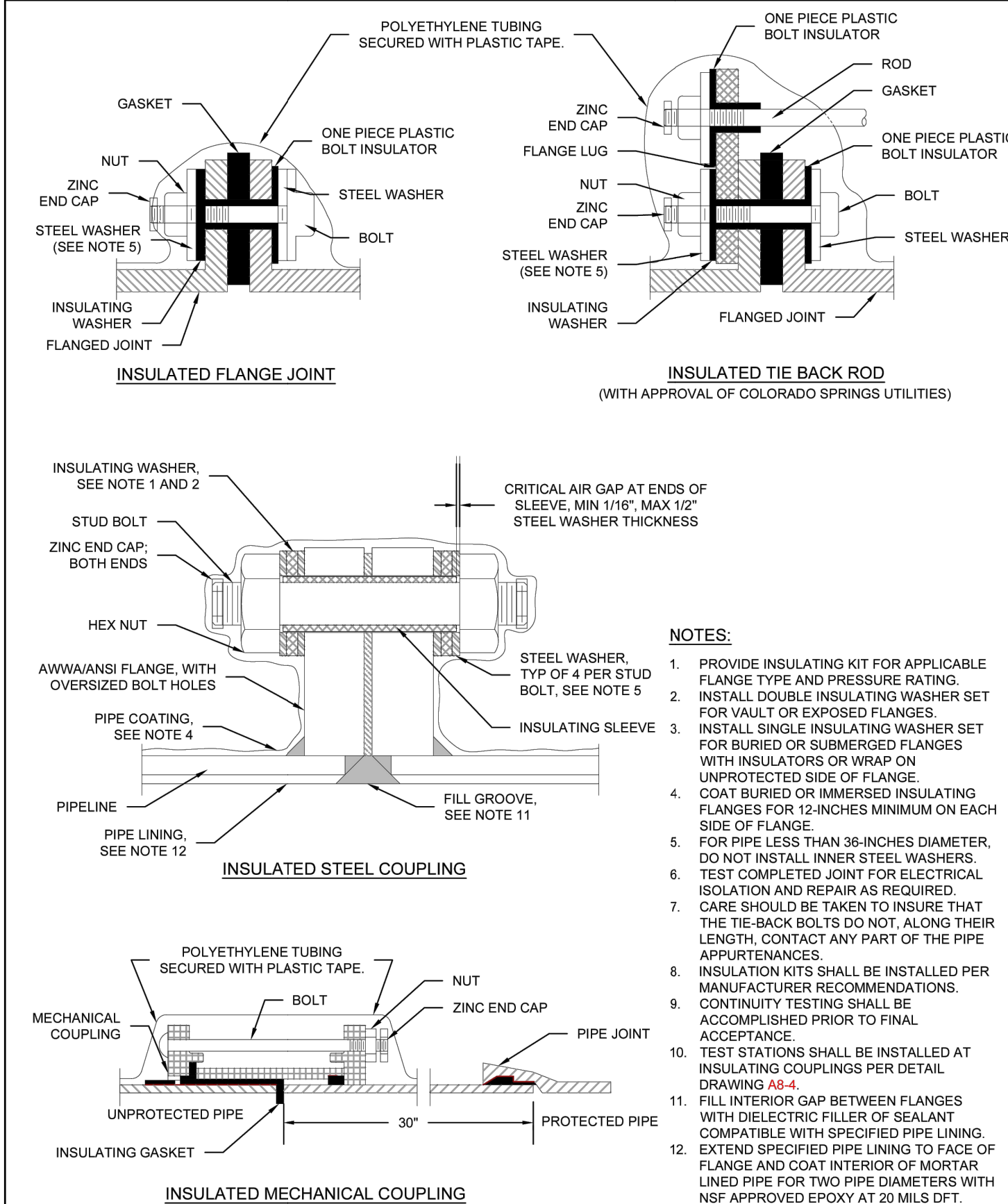
SADDLEHORN RANCH - FILING 3 DETAILS

BY	DATE	REVISION
N/A	N/A	N/A
DATE	4/17/24	MM
DESIGNED BY	MM	MM
DRAWN BY	MM	MM
CHECKED BY	MM	MM

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

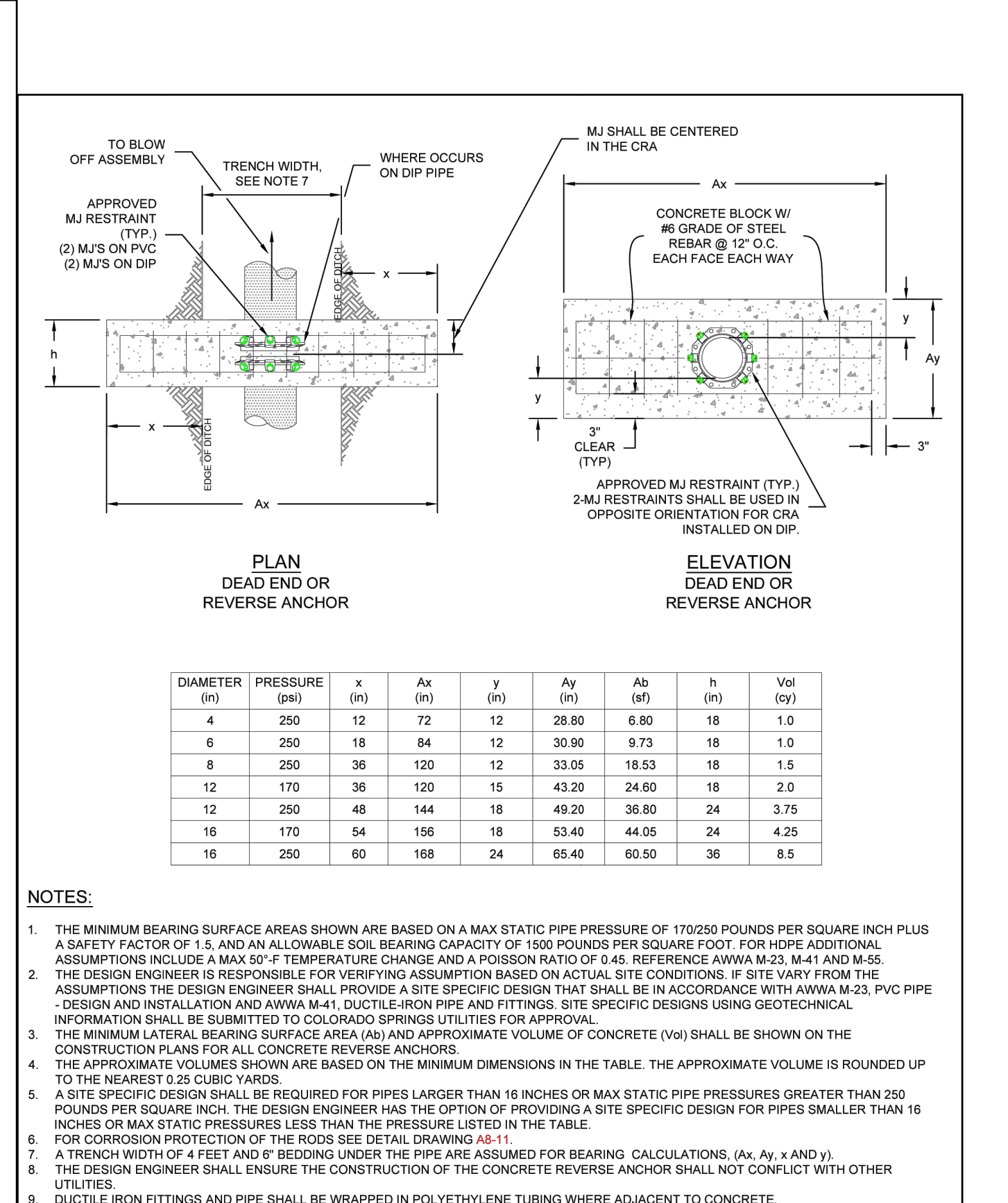
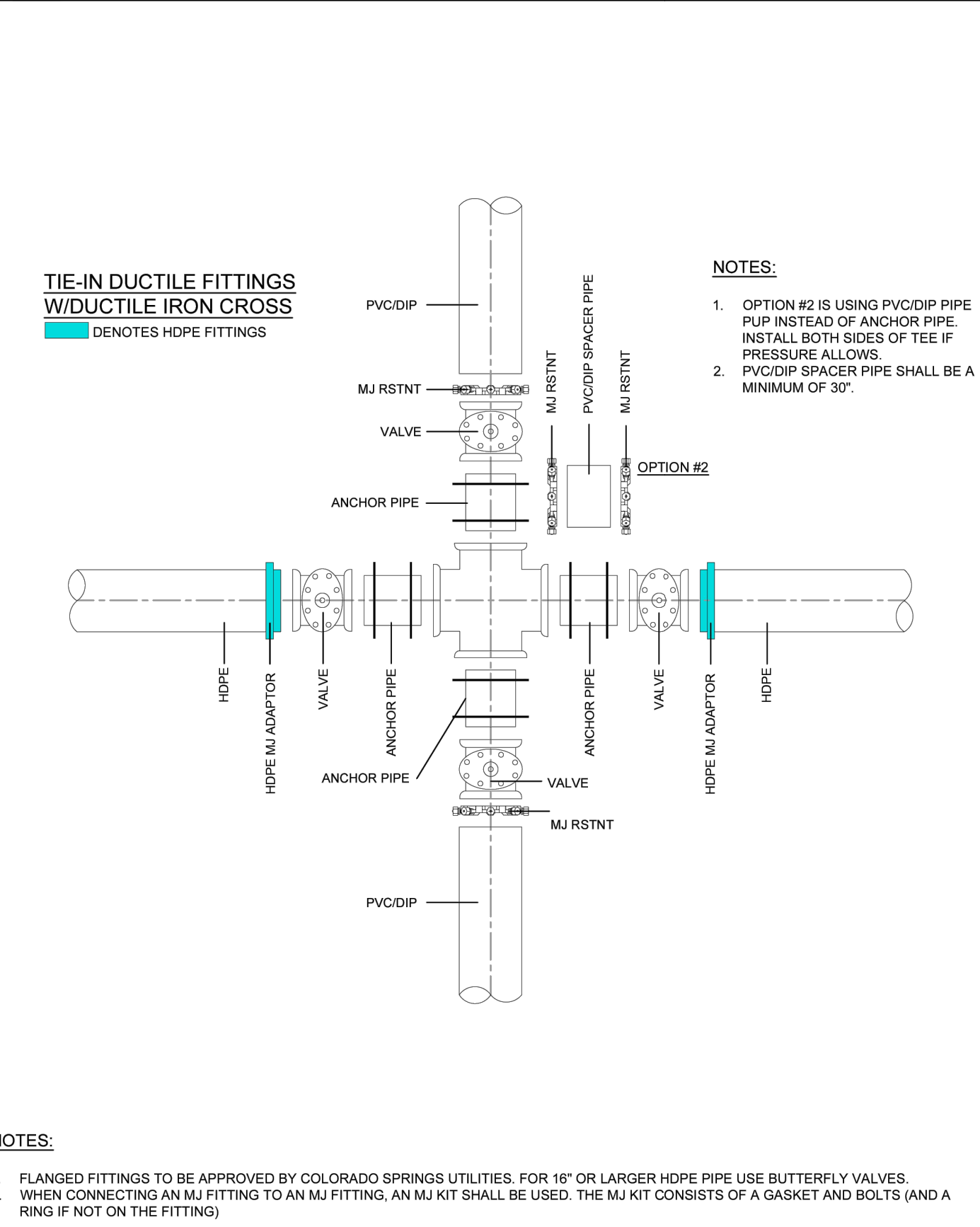
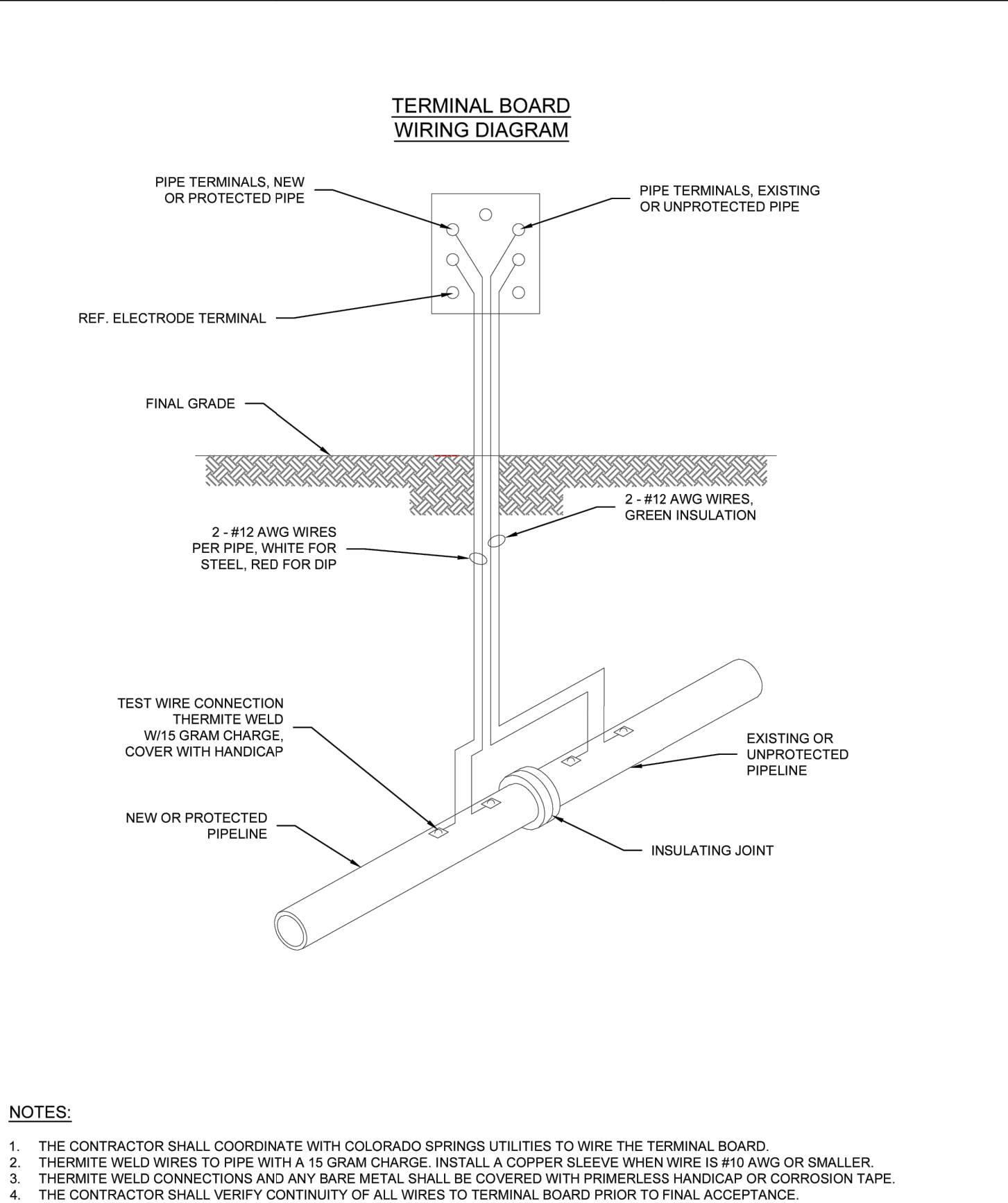
SHEET 60 OF 64
JOB NO. 25142.05





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 IMMERSIBLE 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.



INSULATOR INSTALLATION
A8-3
DATED 03/2014

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

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

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

CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

WHEN CROSSING ANOTHER UTILITY, MINIMUM VERTICAL SEPARATION IS REQUIRED TO BE MAINTAINED, REFER TO SECTION 2.6.G. WHEN CROSSING A STORM SEWER OR WASTEWATER MAIN, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE STORM SEWER OR WASTEWATER MAIN. HOWEVER, A 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:

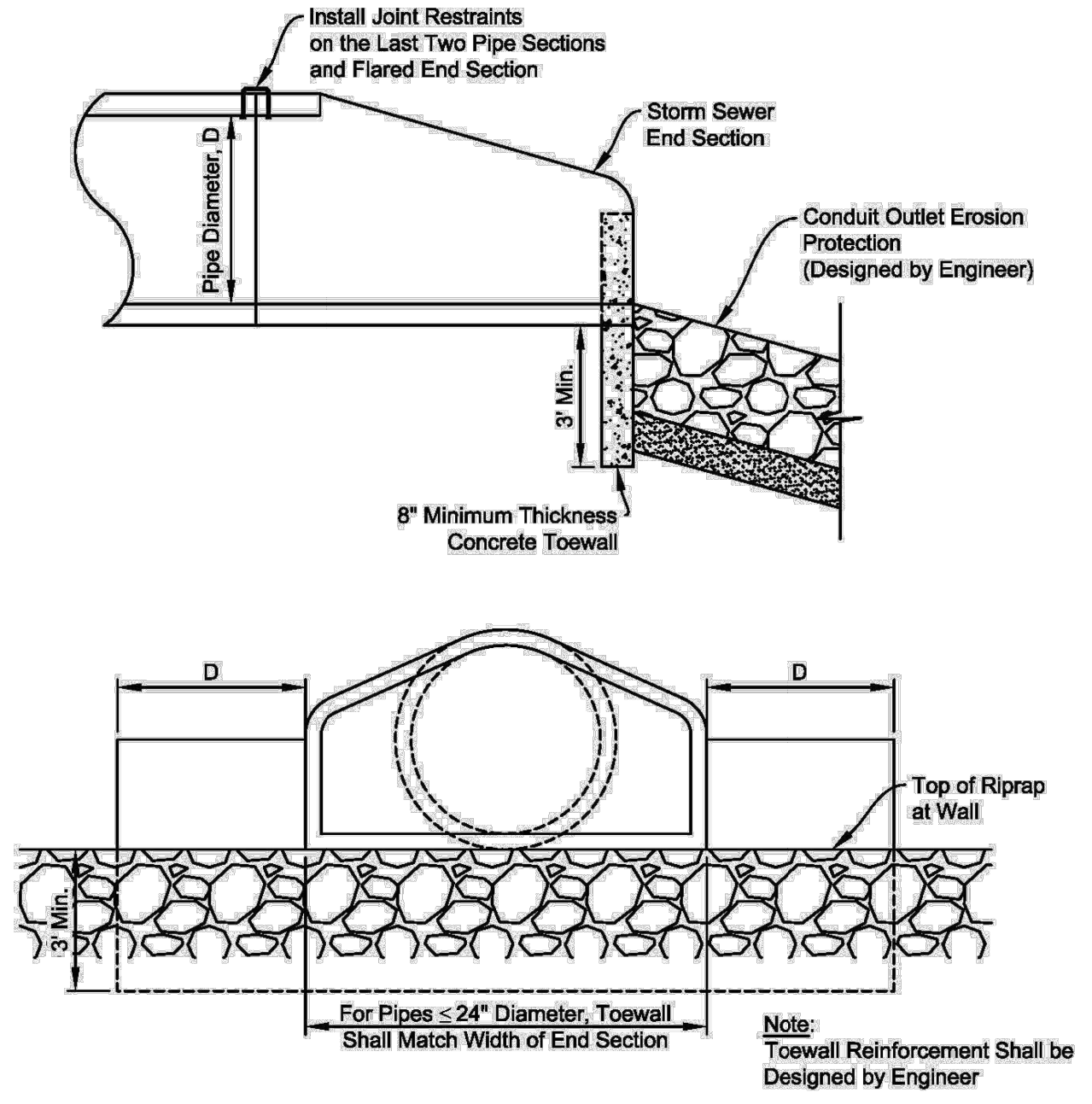
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE 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.S, 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.S, 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

Figure 10-1. Conceptual Toewall Detail



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

25043

4/22/24

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

SADDLEHORN RANCH - FILING 3 DETAILS

BY DATE

REVISION

No.

N/A

N/A

4/17/24

DESIGNED BY MMC

DRAWN BY MMC

CHECKED BY

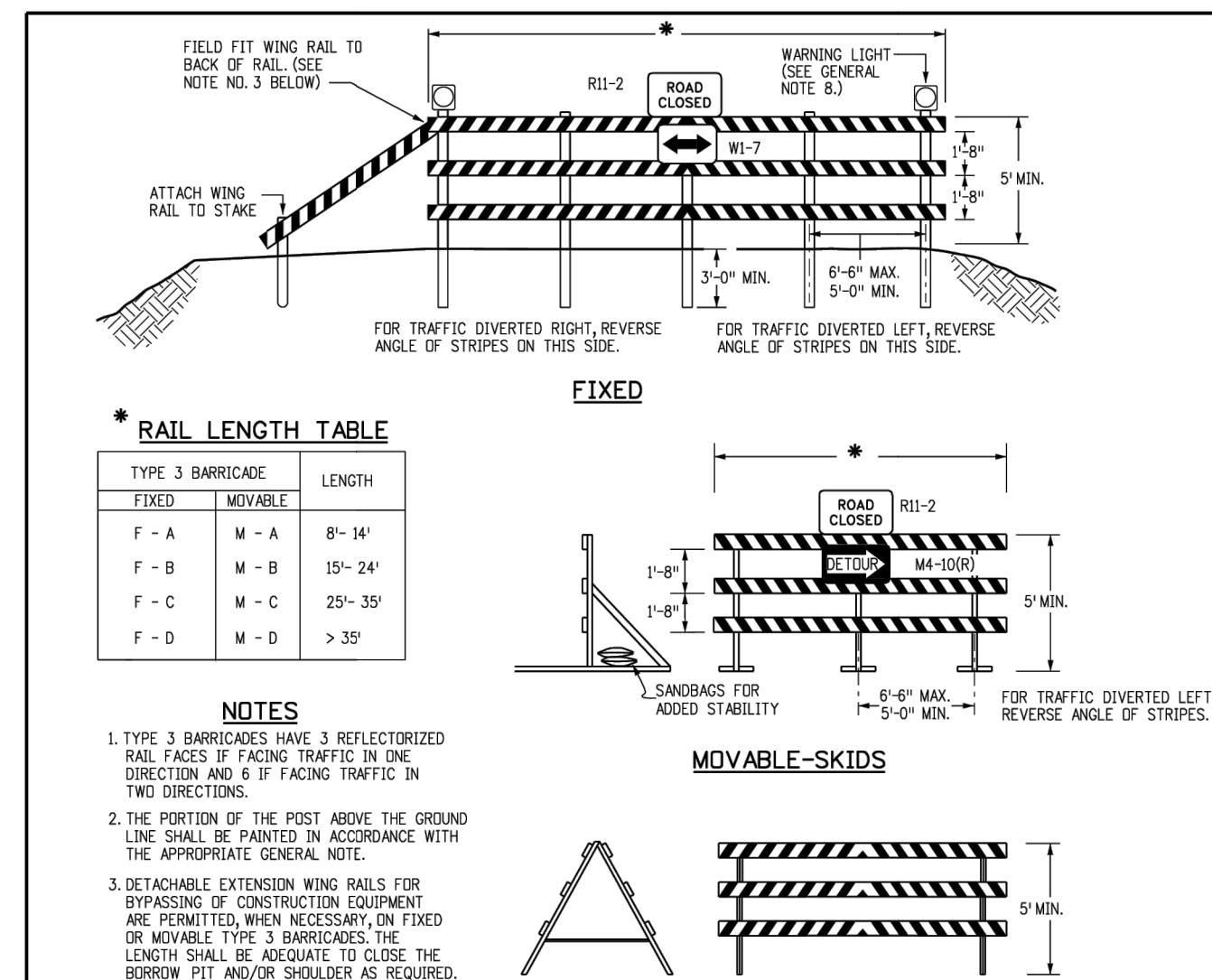
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

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

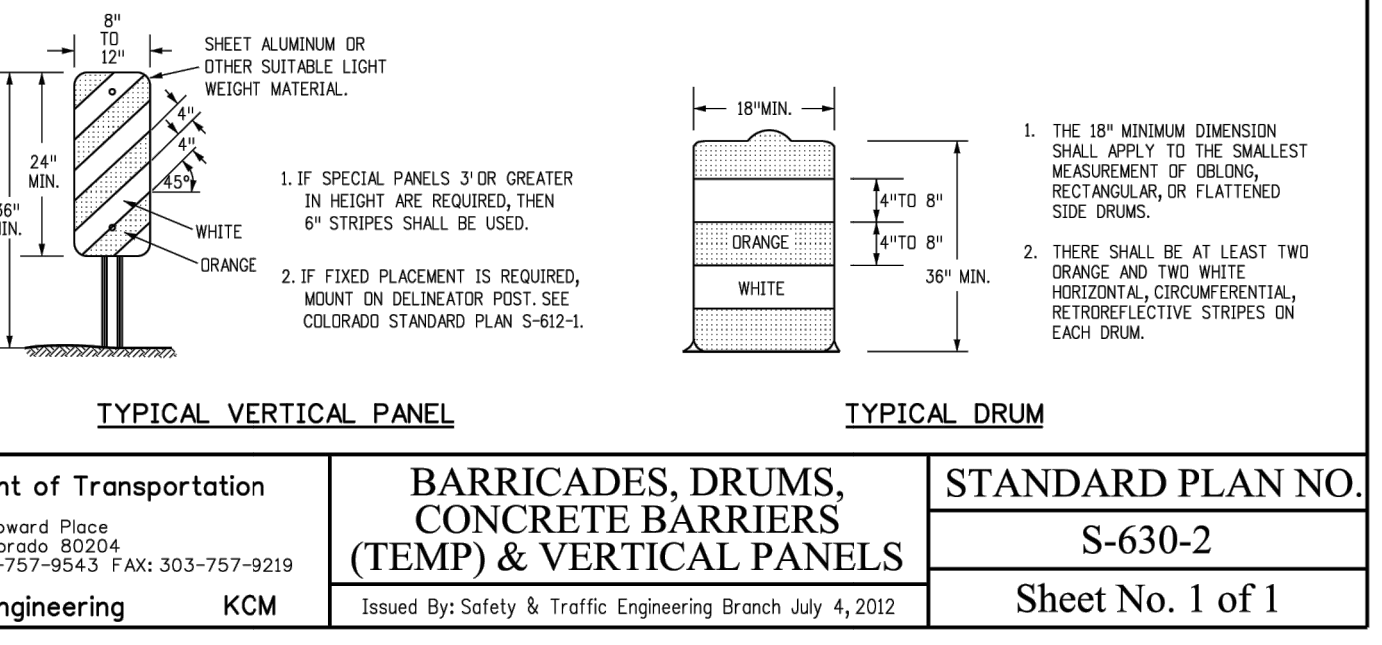
SHEET 61 OF 64

JOB NO. 25142.05



GENERAL NOTES

- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 604 AND 650 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE SURFACE OF SIGNS OF THE STANDARD SPECIFICATIONS.
 - AL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
 - THE BACKSIDES OF SIGNS AND VERTICAL PANEL CHANNELIZING DEVICES FACING THE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH "EXTERIOR WHITE PAINT."
 - ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
- ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
 - HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SIDES SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDES TO WHICH TRAFFIC IS TO PASS OR TURN.
 - PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION OR WHERE THERE IS NO CROSSROAD OR OUTLET.
 - ALL RED/RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D6356:
 - ORANGE AND WHITE SHALL BE TYPE II, III OR IV.
 - RED AND WHITE SHALL BE TYPE II, III OR IV.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BRACES) OF MOVABLE BARRICADES SHALL BE WEIGHTED TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SINGLY AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH A PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN W-609-54.
 - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS EXCEPT THE MAXIMUM SPACING SHALL BE 50' AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
 - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA AND PLACED AS SHOWN ON THE PLANS.
- SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



TYPICAL BARRICADE CHARACTERISTICS

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

Computer File Information

Creation Date: 07/04/12	Initials: JSW
Least Modification Date: 06/03/18	Initials: MFM/ML
Full Path: \\saddleshorn\share\BryanTraffic\traffic-standard.dwg	
Drawing File Name: S-630-02.dwg	
CAD Ver: MicroStation VBI	Scale: N/A to Scale
Units: English	

Sheet Revisions

No.	Date	Comments
06/03/18		ISSUED GENERAL NOTES 4 & 5

Colorado Department of Transportation

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

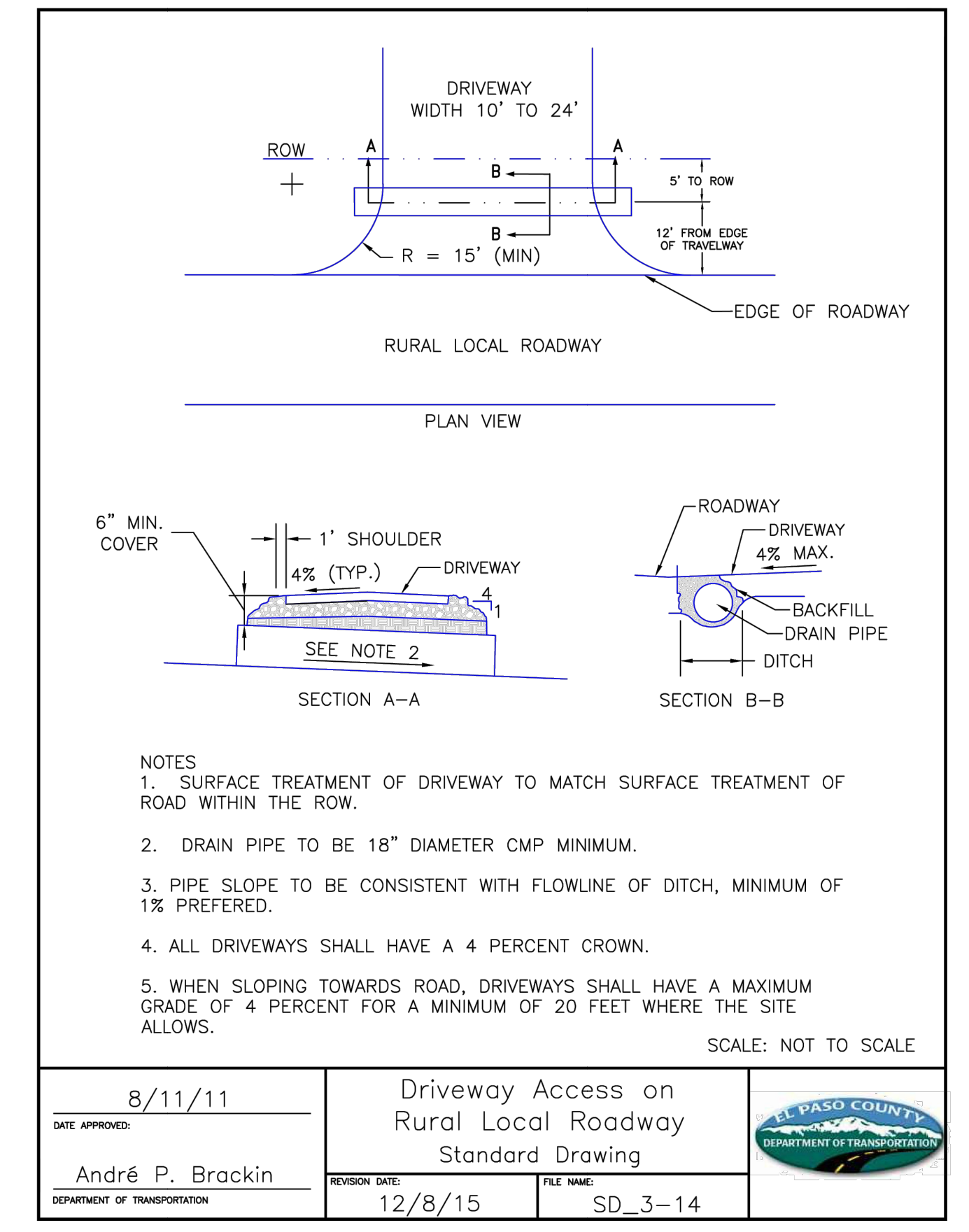
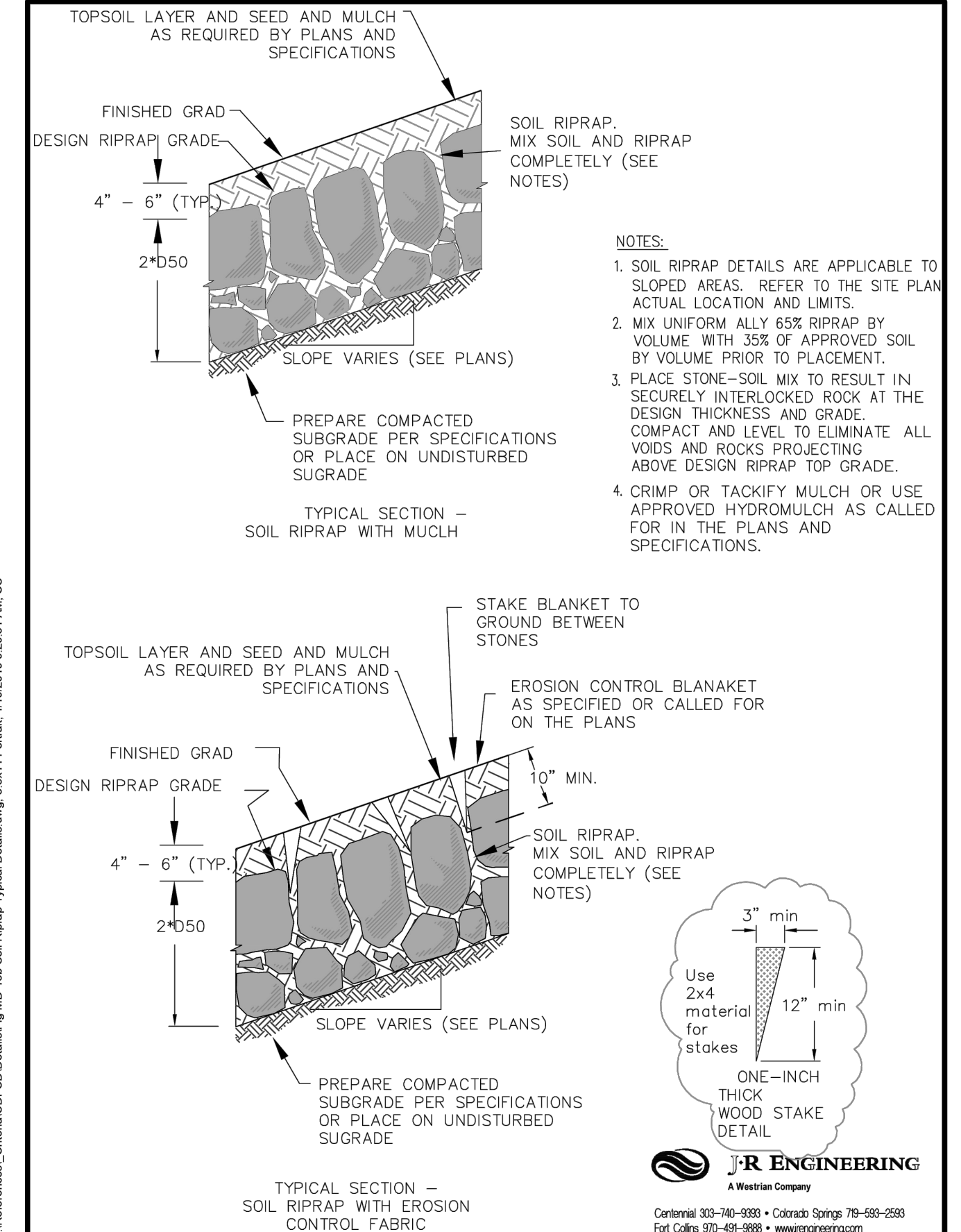
SAFETY & TRAFFIC ENGINEERING KCM

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

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

STANDARD PLAN NO. S-630-2

Sheet No. 1 of 1



NOTES

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

SCALE: NOT TO SCALE

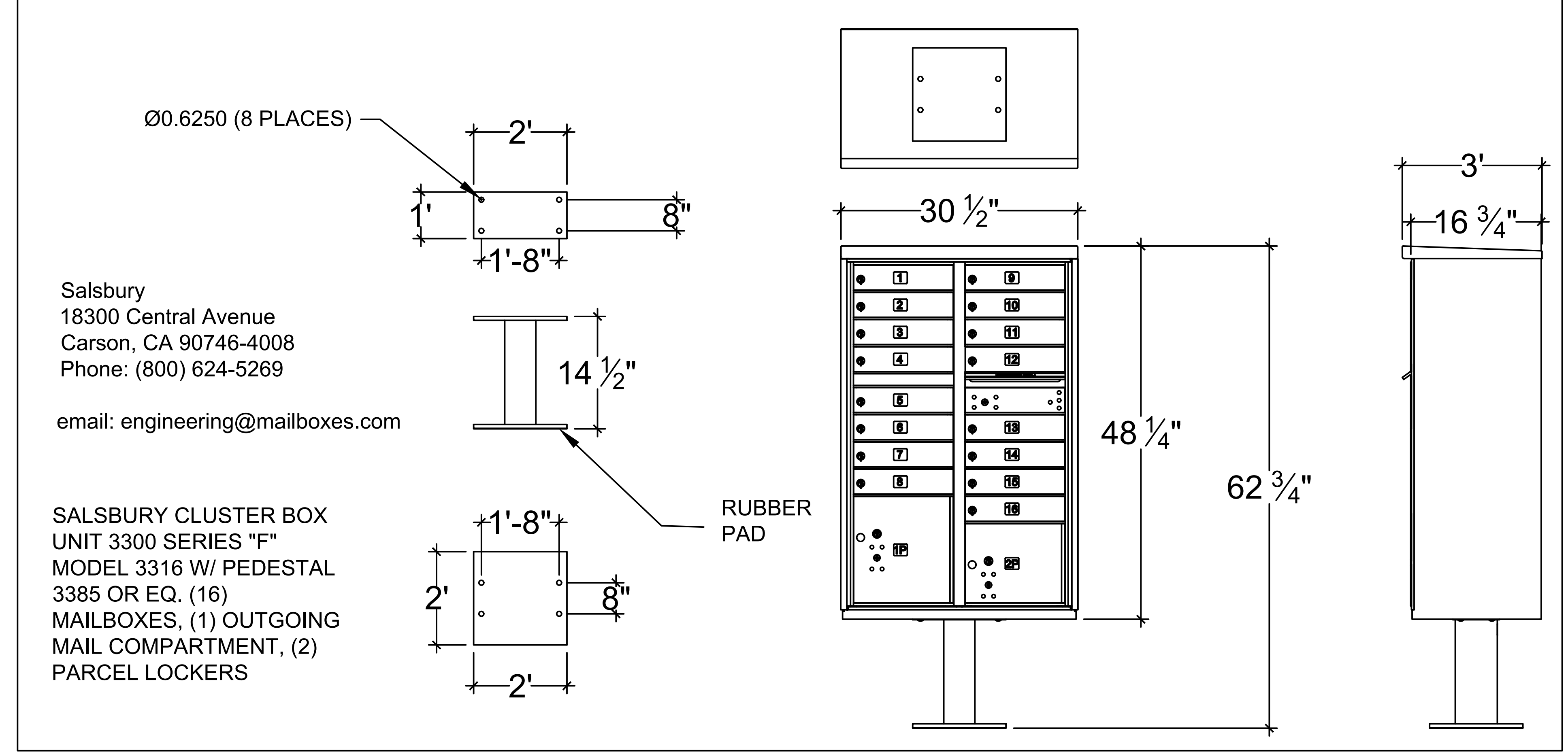
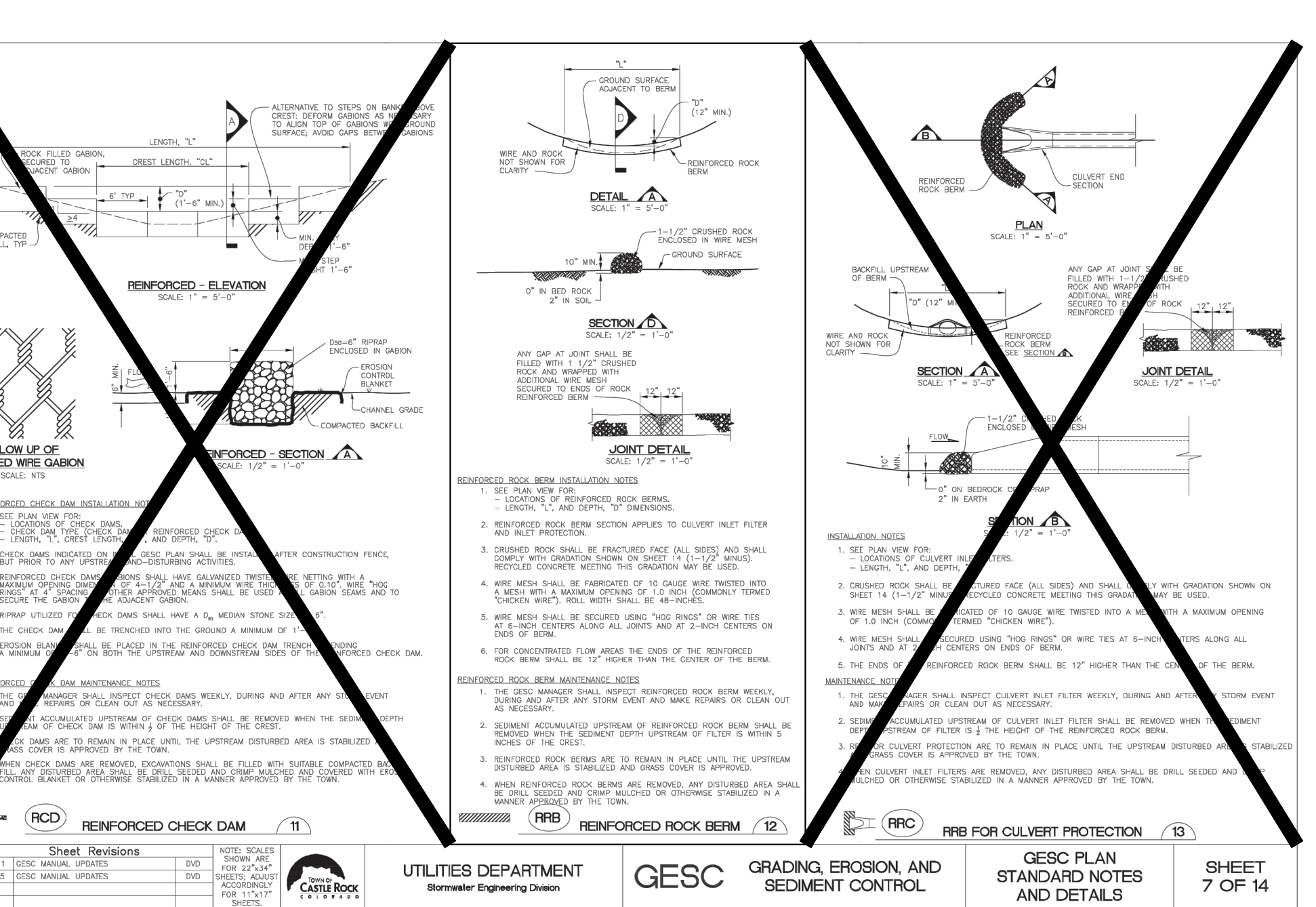
DATE APPROVED: 8/11/11

APPROVED BY: André P. Brackin

REVISION DATE: 12/8/15

FILE NAME: SD_3-14

DEPARTMENT OF TRANSPORTATION



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

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

Sheet Revisions

No.	Date	Description	By
2/11		DISC MANUAL UPDATES	DIC
3/15		DISC MANUAL UPDATES	DIC
3/17		DISC MANUAL UPDATES	DIC

UTILITIES DEPARTMENT

Revenue Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 7 OF 14



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: 4/22/24

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

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

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

NO.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 3
DETAILS

DESIGNED BY: MMC
DRAWN BY: MMC
CHECKED BY:

H-SCALE: N/A
V-SCALE: N/A
DATE: 4/17/24

SHEET 62 OF 64
JOB NO. 25142.05

