

**A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO  
CONSTRUCTION DOCUMENTS**



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

ACRE	INTERSECTION
AD	INVERT
ALGEBRAIC DIFFERENCE	IRR
AHEAD	IRRIGATION
ARCHITECT	KICK (THRUST) BLOCK
ASCE	LB
ENGINEERS	LE
ASSY	LANDSCAPE EASEMENT
AVE	LF
BOX BASE	LINEAR FOOT
BK	LN
BOUNDARY	LANE
BNDY	LOMR
BOTTOM OF PIPE	LETTER OF MAP REVISION
BOV	LP
BLOW OFF VALVE	LUMP SUM
BT	LT
BUTTERFLY VALVE	MAX
BV	M/D
BOULEVARD	MOISTURE DENSITY
BW	MDDP
BOTTOM OF WALL	MASTER DEVELOPMENT
C&G	DRAINAGE PLAN
CABLE TELEVISION	MH
CATCH BASIN	MANHOLE
CB	MIN
CONCRETE BOX CULVERT	MINIMUM
CDOT	MS
COLORADO DEPARTMENT OF	MOUNTABLE SIDEWALK
TRANSPORTATION	N
CL-DE-S&C	NORTH
CUBIC FOOT	NRCP
CFS	NON-REINFORCED CONCRETE
CUBIC FEET PER SECOND	PIPE
COMPLETE IN PLACE	ODP
CL	OFFICIAL DEVELOPMENT PLAN
CLOMR	OHE
CONDITIONAL LETTER OF MAP	OHU
REVISION	OVERHEAD ELECTRIC
CLR	OC
CORRUGATED METAL PIPE	POINT OF CURVATURE
CO	PCC
CLEAN OUT	POINT OF COMPOUND
COC	PCURVATURE
COLORADO SPRINGS	PCURV
CONC	POINT OF CURB RETURN
CR	PDP
CIRCLE	PRELIMINARY DEVELOPMENT
CORRUGATED STEEL PIPE	PLAN
CSP	PE
COLORADO SPRINGS UTILITIES	PROFESSIONAL ENGINEER
CT	PI
CONCRETE THRUST REDUCER	POINT OF INTERSECTION
CTRB	PKWY
BLOCK	PARKWAY
CUBIC YARD	PL
DRAINAGE BASIN PLANNING	PROPERTY LINE
STUDY	PR
DE	PROPOSED
DRAINAGE EASEMENT	PRC
DIA	POINT OF REVERSE CURVATURE
DIAMETER	PT
DUCTILE IRON PIPE	POINT OF TANGENCY
DR	PV
DRIVE	PLUG VALVE
DRC	PVC
DESIGN REVIEW COMMITTEE	POLYVINYL CHLORIDE
DU	R
DWELLING UNITS	RADIUS
DY	RCBC
DAY	REINFORCED CONCRETE BOX
E	CULVERT
EAST	RCR
EACH	REINFORCED CONCRETE PIPE
ELEVATION	RD
EGL	ROAD
EDGE OF ASPHALT	ROW
ED	RIGHT OF WAY
ELECTRIC	RT
ELEC	S
EDGE OF ASPHALT	SOUTH
EPA	STEEL
ELLIPITICAL RCP	ST
EST	STATION
ESTIMATE	STM
EXISTING	STORM SEWER
EXISTING	SY
FINAL DEVELOPMENT PLAN	SQUARE YARD
FDP	SY-IN
FLARED END SECTION	SQUARE YARD INCH
FF	TB
FINISHED FLOOR ELEVATION	THRUST BLOCK
FG	TBC
FINISHED GRADE	TOP BACK OF CURB
FH	TBW
FIRE HYDRANT	TOP BACK OF WALK
FL	TEL
FLOWLINE	TELEPHONE
FILING	TON
FIL	TOA
FIBER OPTIC CABLE	TOP OF ASPHALT
GB	TOB
GRADE BREAK	TOP OF BOX
GAS EASEMENT	TOC
GE	TOP OF CURB OR CONCRETE
GEOGRAPHIC INFORMATION	TOF
SYSTEM	TOP OF FOUNDATION
GL	TOP OF PIPE
GAS LINE	TOP OF WALL
GPS	TYP
GLOBAL POSITIONING SYSTEM	TYPICAL
GV	UDFCD
GATE VALVE	URBAN DRAINAGE AND FLOOD
HBP	CONTROL DISTRICT
HOT BITUMINOUS PAVEMENT	UE
HC	UTILITY EASEMENT
HANDICAP	U&DE
HDC	UTILITY & DRAINAGE EASEMENT
HIGH DEFLECTION COUPLING	UGE
HIGH DENSITY POLYETHYLENE	UNDERGROUND ELECTRIC
HGL	VCP
HOT MIX ASPHALT	VITRIFIED CLAY PIPE
HMA	VPC
HOME OWNERS ASSOCIATION	VERTICAL POINT OF CURVATURE
HOA	VERTICAL POINT OF
HIGH POINT	INTERSECTION
HOUR	VPT
I	VERTICAL POINT OF TANGENCY
INLET	VTC
IRRIGATION EASEMENT	VEHICLE TRACKING CONTROL
	W
	WEST
	WL
	WATER LINE
	WM
	WATER MAIN
	WRD
	WATER RESOURCES
	DEPARTMENT
	WS
	WATER SURFACE
	WSE
	WATER SURFACE ELEVATION
	WTR
	WATER
	YR
	YEAR

**Engineering Review**  
06/13/2019 3:29:46 PM  
dsdkuehster  
stevekuehster@elpasoco.com  
(719) 520-6813  
EPC Planning & Community  
Development Department

See comment letter.



1	- COVER SHEET
2	- STANDARD NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5-15	- STREET IMPROVEMENT PLAN AND PROFILE
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18	- OVERALL UTILITY & SERVICE PLAN
19-28	- WATER DISTRIBUTION PLAN
29	- OVERALL FIRE HYDRANT PLAN
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41	- POND G OUTLET STRUCTURE DETAILS
42-43	- WATER DETAILS

OWNER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
DEVELOPER	WILLIAM GUMAN & ASSOCIATES ATTN: BILL GUMAN 731 NORTH WEBER STREET, SUITE 10 COLORADO SPRINGS, CO 80903 P~(719) 633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6240
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
WATER AND SEWER DISTRICT	METRO DISTRICT TO BE ESTABLISHED PRIOR TO FINAL PLAT.



## TBD BY BOUNDARY SURVEY.

## TBD BY BOUNDARY SURVEY.

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 ECM 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.

JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

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 ENGINEER. I CERTIFY THAT THE DRAINAGE, 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 PURPOSES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT THE ROADWAY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.



MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

---

BILL GUMAN

DATE \_\_\_\_\_

WILLIAM GUMAN AND ASSOCIATES  
731 NORTH WEBER STREET  
COLORADO SPRINGS, CO 80903

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.

PREPARED FOR

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

**J·R ENGINEERING**  
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.renateering.com](http://www.renateering.com)

BY	DATE
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REVISED	REVISION
10.	

 $1'' = 2000''$ 

H-SCALE

WILLIAM D. BANCROFT

SHEET 1 OF 43

JOB NO. 2514202



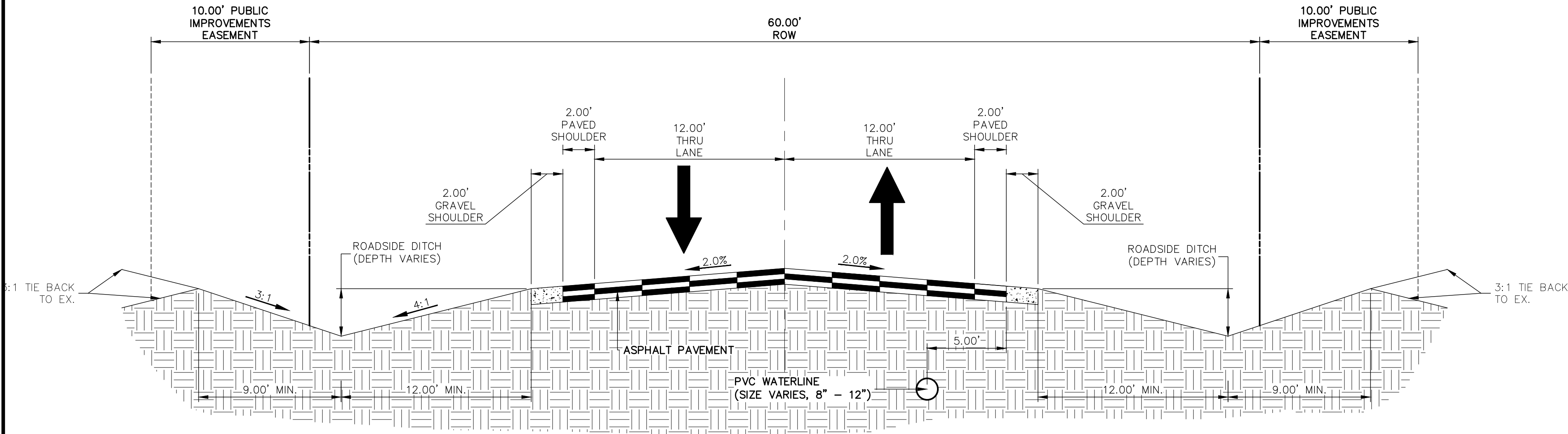
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<div><div><div>STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS</div><div><div><div>1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.</div><div>2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).</div><div>3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:<div><div>3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)</div><div>3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2</div><div>3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION</div><div>3.4. CDOT M&amp;S STANDARDS</div></div></div><div>4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.</div><div>5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.</div><div>6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.</div><div>7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS--ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.</div><div>8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.</div><div>9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.</div><div>10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.</div><div>11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.</div><div>12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.</div><div>13. 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.</div><div>14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.</div></div></div></div><div><div><div>SIGNING AND STRIPING NOTES</div><div><div>1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).</div><div>2. 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.</div><div>3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.</div><div>4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLANN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.</div><div>5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.</div><div>6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.</div><div>7. 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".</div><div>8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.</div><div>9. 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.</div><div>10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.</div><div>11. 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.</div><div>12. 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.</div><div>13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.</div><div>14. 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.</div></div></div></div></div> <div><div><div>ENGINEER'S STATEMENT</div><div>PREPARED UNDER MY DIRECT SUPERVISION AND FOR BEHALF OF JR ENGINEERING</div><div><div>MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR ENGINEERING</div><div><div>32314</div><div>DATE</div></div></div></div></div> <div><div><div>SADDLEHORN RANCH - FILING 1</div><div>STANDARD NOTES</div></div><div><div>BY</div><div>DATE</div></div><div><div>REVISION</div><div>No.</div><div>BY</div><div>DATE</div></div><div><div>H-SCALE</div><div>V-SCALE</div><div>DATE</div><div>DESIGNED BY</div><div>DRAWN BY</div><div>CHECKED BY</div></div><div><div>N/A</div><div>N/A</div><div>04/29/19</div><div>NQJ</div><div>NQJ</div><div></div></div></div> <div><div><div>PREPARED FOR</div><div>ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS -----</div></div><div><div><div>J-R ENGINEERING</div><div>A Westrian Company</div><div><div><div></div></div><div>Centennial 303-740-9883 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</div></div></div></div></div> <div><div><div>SHEET 2 OF 43</div><div>JOB NO. 2514202</div></div></div>									
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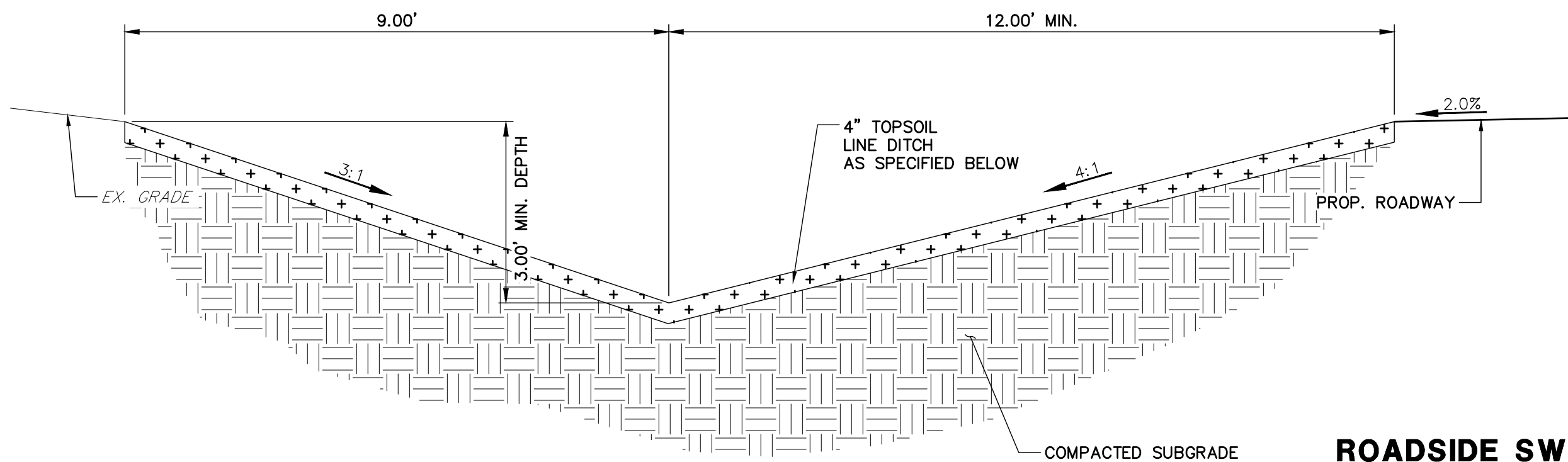






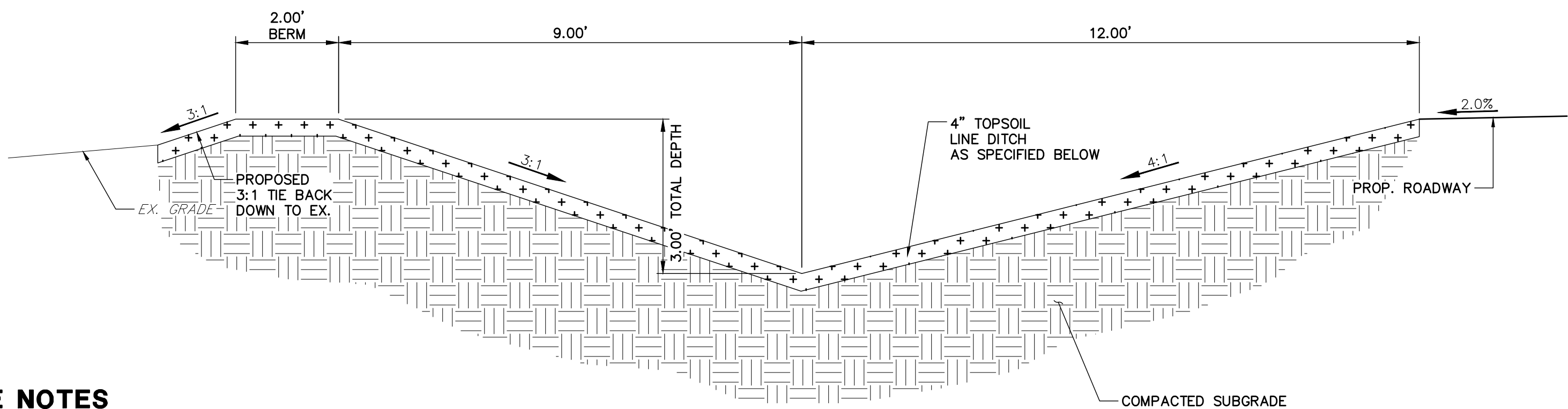


**TYPICAL RURAL LOCAL**  
POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH  
SCALE: 1" = 5'



**SWALE SECTION A-A**  
SCALE: 1" = 2'

\*FOR SLOPES 0.5-5.0% - EROSION CONTROL BLANKET  
- STRAW COCONUT S75 W/ NATIVE SEEDING



**SWALE SECTION B-B**  
SCALE: 1" = 2'

\*FOR SLOPES 0.5-5.0% - EROSION CONTROL BLANKET  
- STRAW COCONUT S75 W/ NATIVE SEEDING

**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 3' 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 3.0' 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.

Call out a typical section of curtis road including the widening.

JR RESPONSE: CURTIS ROAD RURAL  
LOCAL CROSS SECTION ADDED WITH  
PROPOSED 144 ROW

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

32314

DATE

SADDLEHORN RANCH -  
FILING 1  
TYPICAL SECTIONS

SHEET 4 OF 43

JOB NO. 2514202

PREPARED FOR

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9883 • 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

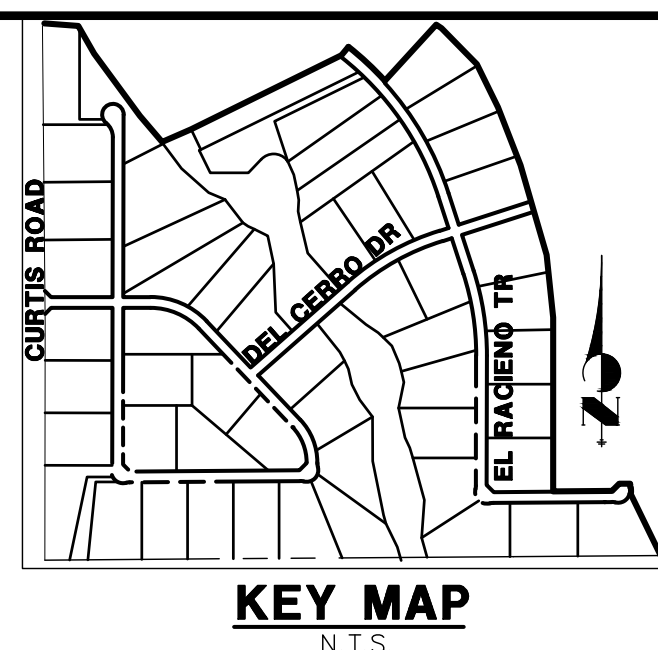
VARIABLES  
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04/29/19  
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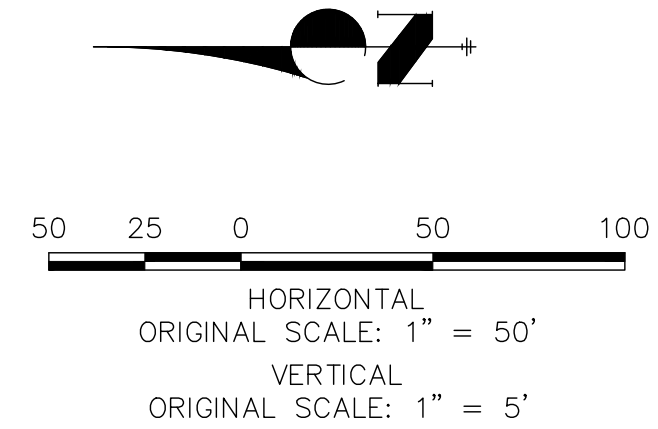
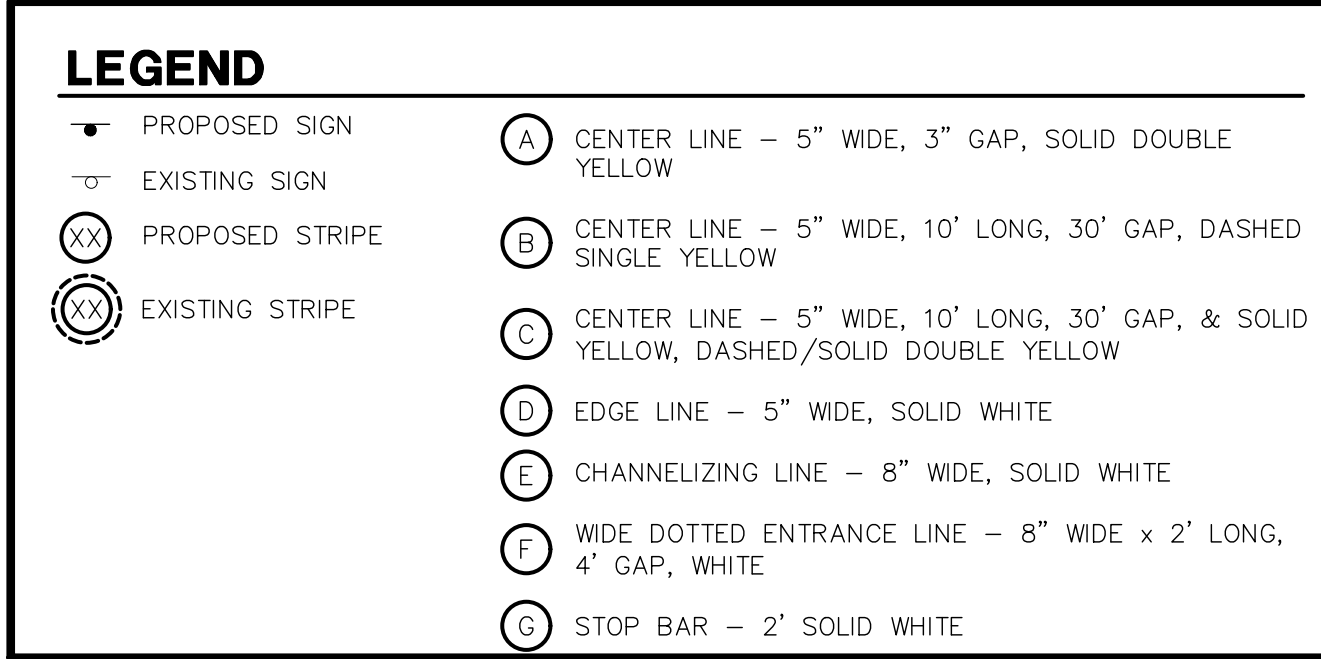
32314





1. ALL STATIONING IS @ UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATION ARE @ UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE FLOWLINE 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 3 FOR SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.

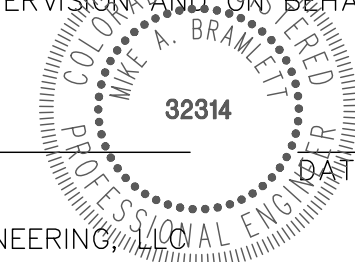
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9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE,. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKING 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. 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.



Know what's **below**.  
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF



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

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[illegible]

SADDLEHORN RANCH  
FILING 1

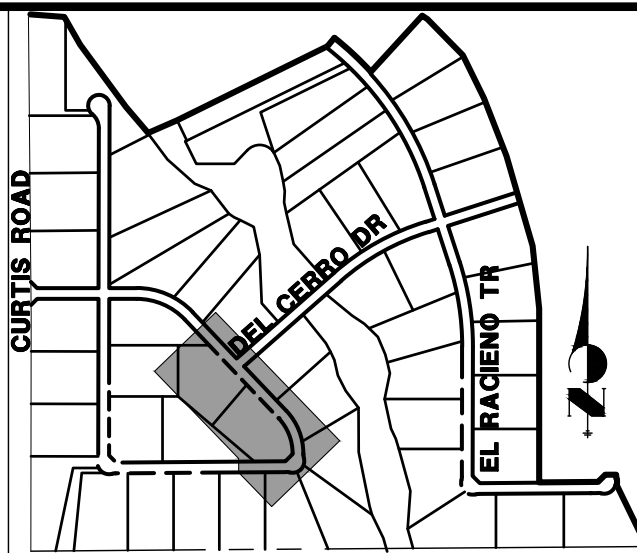
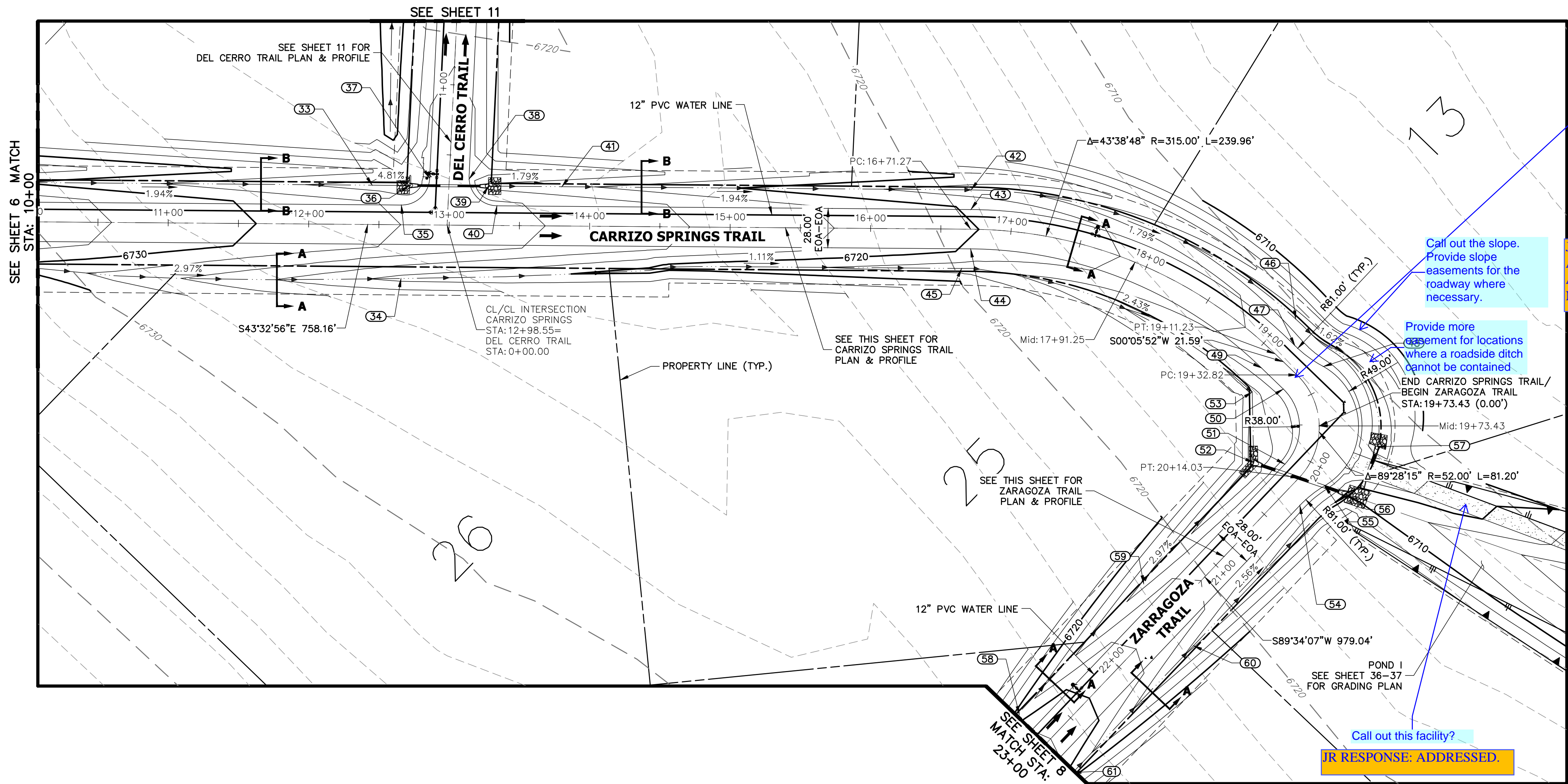
CARRIZO SPRINGS TRAIL  
PLAN AND PROFILE

SHEET	5	OF	43
JOB NO.	2514202		





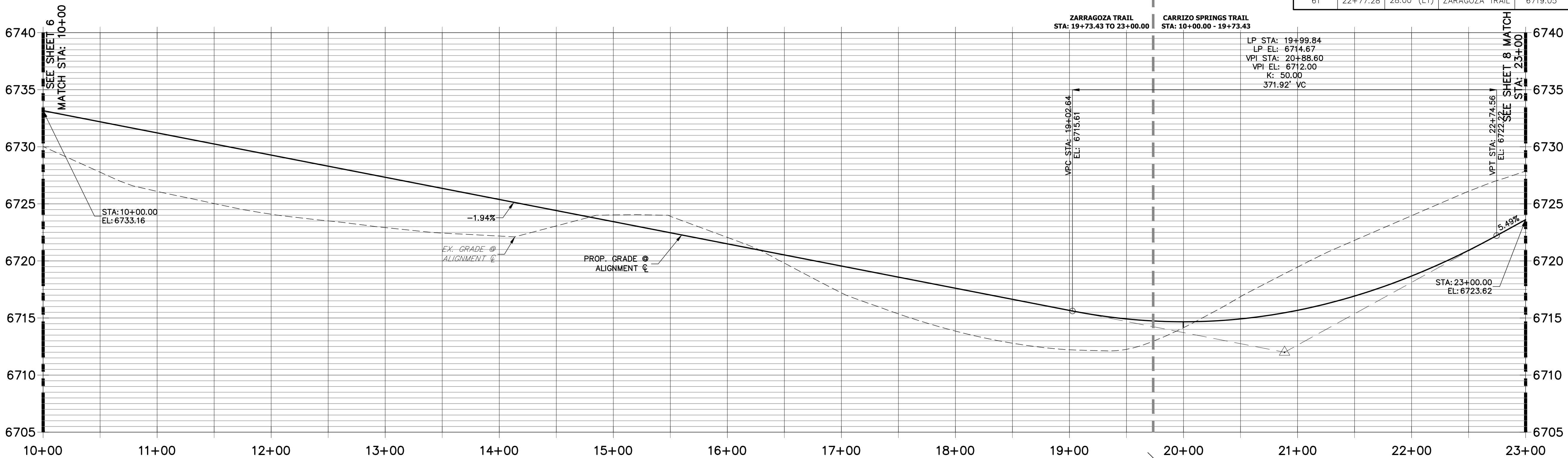




POINT TABULATION						
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
36	12+71.62	28.00' (LT)	CARRIZO SPRINGS TRAIL	6725.08	SWALE GB	
			CARRIZO SPRINGS TRAIL	6721.34	SWALE GB	
			CARRIZO SPRINGS TRAIL	6727.71	PCR	
36	12+71.62	28.00' (LT)	CARRIZO SPRINGS TRAIL	6723.80	END SWALE	
37	19+11.23	14.00' (RT)	CARRIZO SPRINGS TRAIL	6726.65	PCR	
			CARRIZO SPRINGS TRAIL	6726.56	PCR	
			CARRIZO SPRINGS TRAIL	6723.39	BEGIN SWALE	
			CARRIZO SPRINGS TRAIL	6726.39	PCR	
			CARRIZO SPRINGS TRAIL	6722.45	SWALE GB	
			CARRIZO SPRINGS TRAIL	6712.25	SWALE GB	
			CARRIZO SPRINGS TRAIL	6714.67	PRC	
48	19+11.23	14.00' (RT)	CARRIZO SPRINGS TRAIL	6715.18	PT	
50	19+32.82	14.00' (RT)	CARRIZO SPRINGS TRAIL	6714.84	PCR	
53	19+18.32	30.85' (RT)	CARRIZO SPRINGS TRAIL	6711.35	SWALE PI	

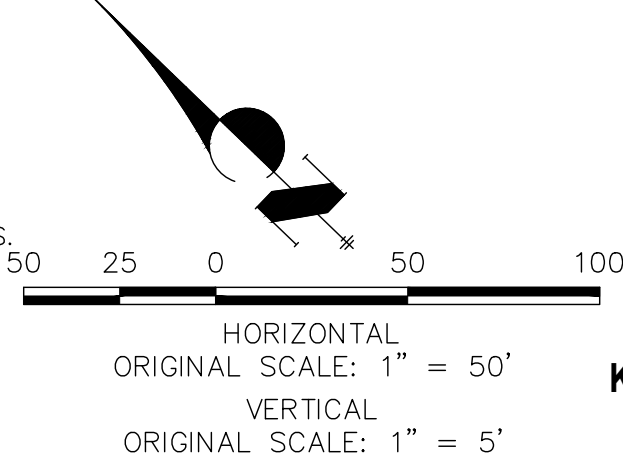
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
51	20+14.03	14.00' (RT)	ZARAGOZA TRAIL	6714.41	PCR
52	20+28.59	30.79' (RT)	ZARAGOZA TRAIL	6710.12	END SWALE
54	20+27.94	14.00' (LT)	ZARAGOZA TRAIL	6714.47	PT
55	20+07.78	17.62' (LT)	ZARAGOZA TRAIL	6714.32	PCR
56	20+04.97	33.92' (LT)	ZARAGOZA TRAIL	6709.74	END SWALE
57	19+82.01	42.50' (LT)	ZARAGOZA TRAIL	6710.38	END SWALE
58	22+73.53	28.00' (RT)	ZARAGOZA TRAIL	6718.84	SWALE GB
59	21+45.00	28.00' (RT)	ZARAGOZA TRAIL	6713.46	SWALE GB
60	21+52.50	28.00' (LT)	ZARAGOZA TRAIL	6713.68	SWALE GB
61	22+77.28	28.00' (LT)	ZARAGOZA TRAIL	6719.05	SWALE GB

### CARRIZO SPRINGS (1) & ZARAGOZA TRAIL PROFILE STA 10+00.00 TO 23+00.00



#### STREET IMPROVEMENT NOTES

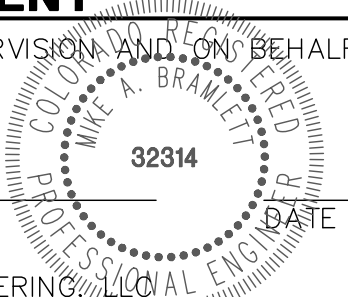
- ALL STATIONING IS @ UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATION ARE @ UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 3 FOR SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.



#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1  
CARRIZO SPRINGS TRAIL  
(CONT.) & ZARAGOZA TRAIL -  
PLAN AND PROFILE

SHEET 7 OF 43

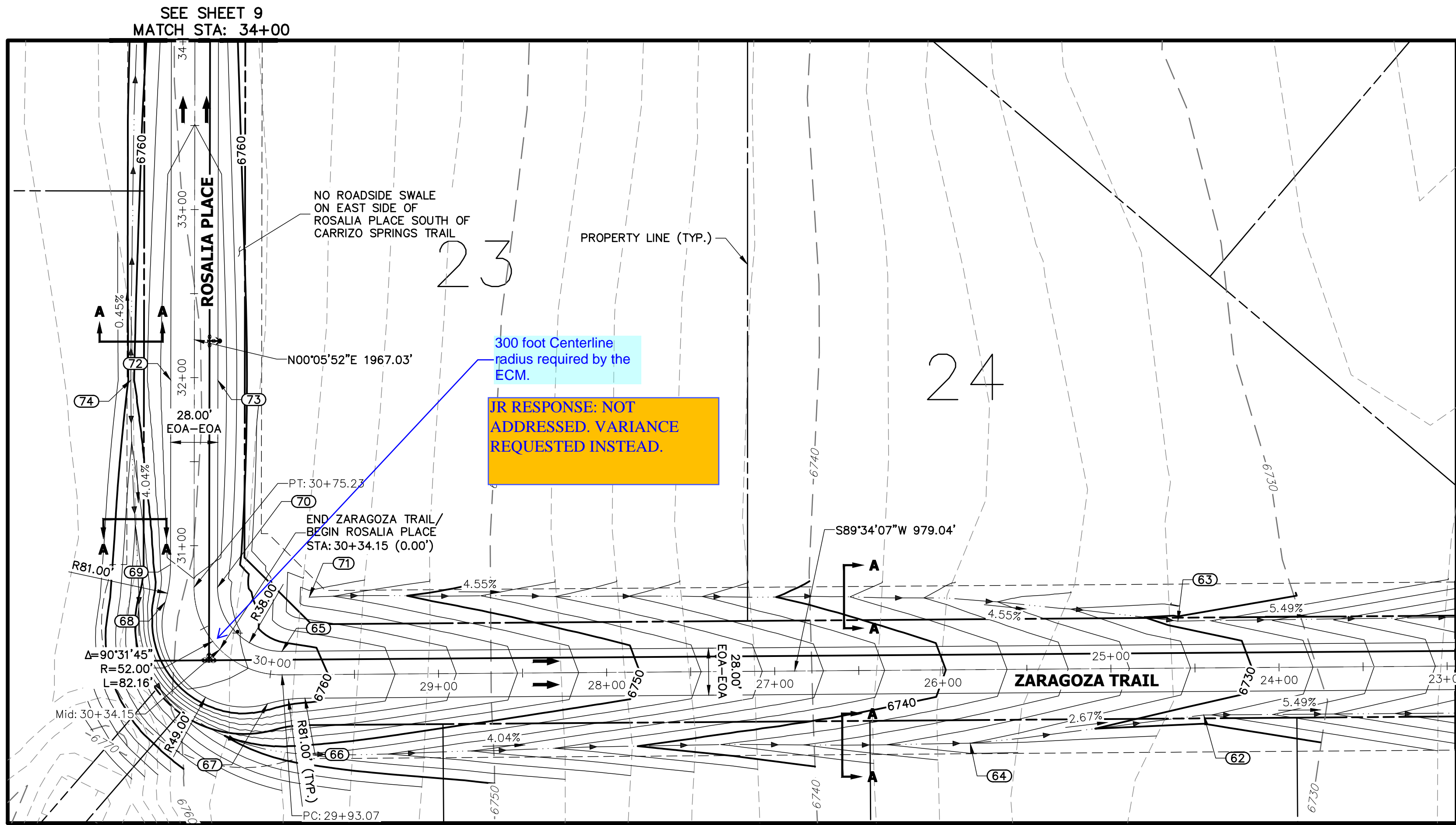
JOB NO. 2514202

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

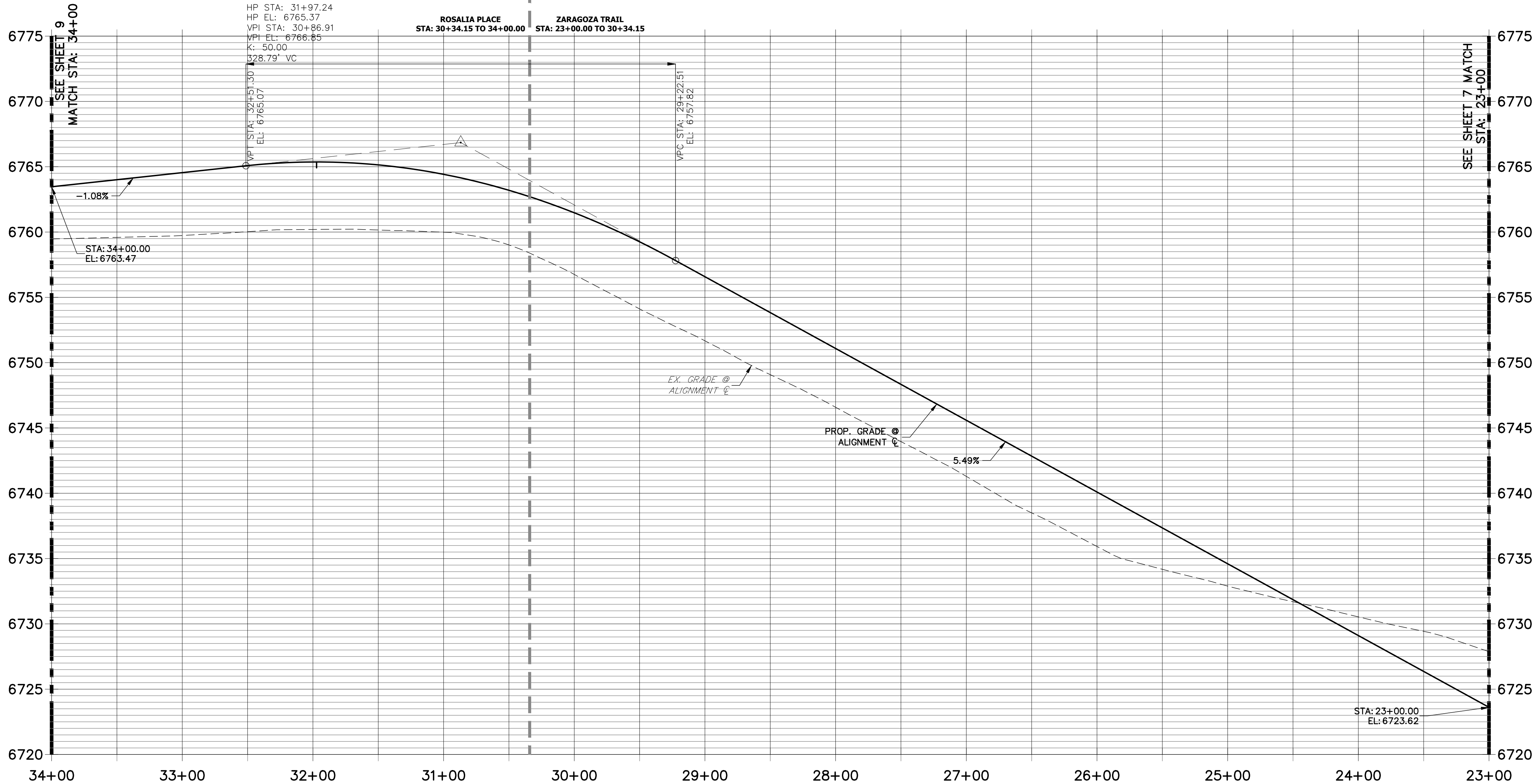
ROJ PROPERTY GROUP, LLC  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS  
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APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



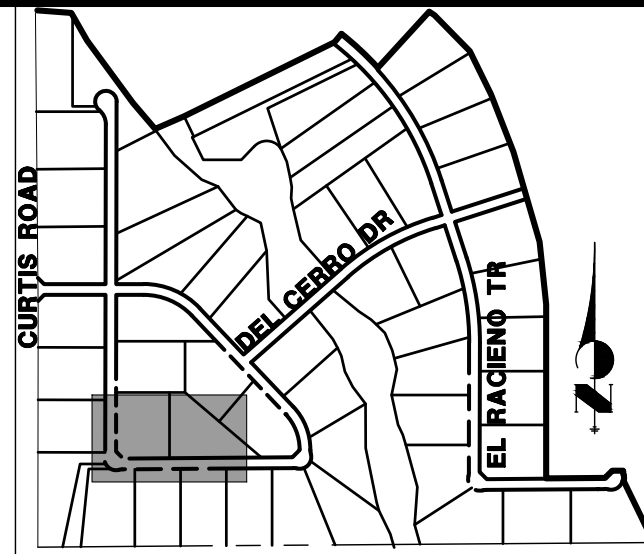


ZARAGOZA TRAIL (1) & ROSALIA PLACE PROFILE  
STA 23+00.00 TO 34+00.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
68	30+68.68	17.67' (LT)	ROSALIA PLACE	6763.39	PRC
69	30+88.73	14.00' (LT)	ROSALIA PLACE	6763.94	PT
70	30+75.23	14.00' (RT)	ROSALIA PLACE	6763.34	PT
72	31+98.42	14.00' (LT)	ROSALIA PLACE	6765.09	HIGH POINT
73	31+98.42	14.00' (RT)	ROSALIA PLACE	6765.09	HIGH POINT
74	31+98.41	37.78' (LT)	ROSALIA PLACE	6759.50	SWALE HP

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
62	24+45.00	28.00' (LT)	ZARAGOZA TRAIL	6728.26	SWALE GB
63	24+60.00	28.00' (RT)	ZARAGOZA TRAIL	6729.09	SWALE GB
64	25+84.09	43.73' (LT)	ZARAGOZA TRAIL	6732.00	SWALE GB
65	29+93.07	14.00' (RT)	ZARAGOZA TRAIL	6760.90	PC
66	29+79.56	14.00' (LT)	ZARAGOZA TRAIL	6760.29	PC
67	29+99.61	17.67' (LT)	ZARAGOZA TRAIL	6760.84	PRC
71	29+76.56	46.08' (RT)	ZARAGOZA TRAIL	6752.65	BEGIN SWALE



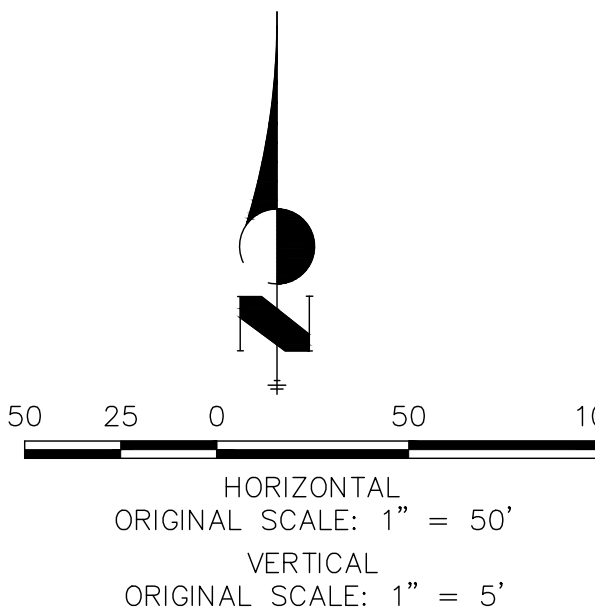
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AGENCIES, JR ENGINEERING  
APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS  
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#### STREET IMPROVEMENT NOTES

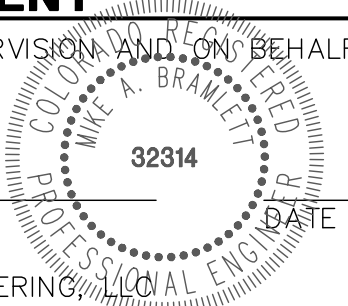
1. ALL STATIONING IS @ UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATION ARE @ UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6. SEE SHEET 3 FOR SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.



#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

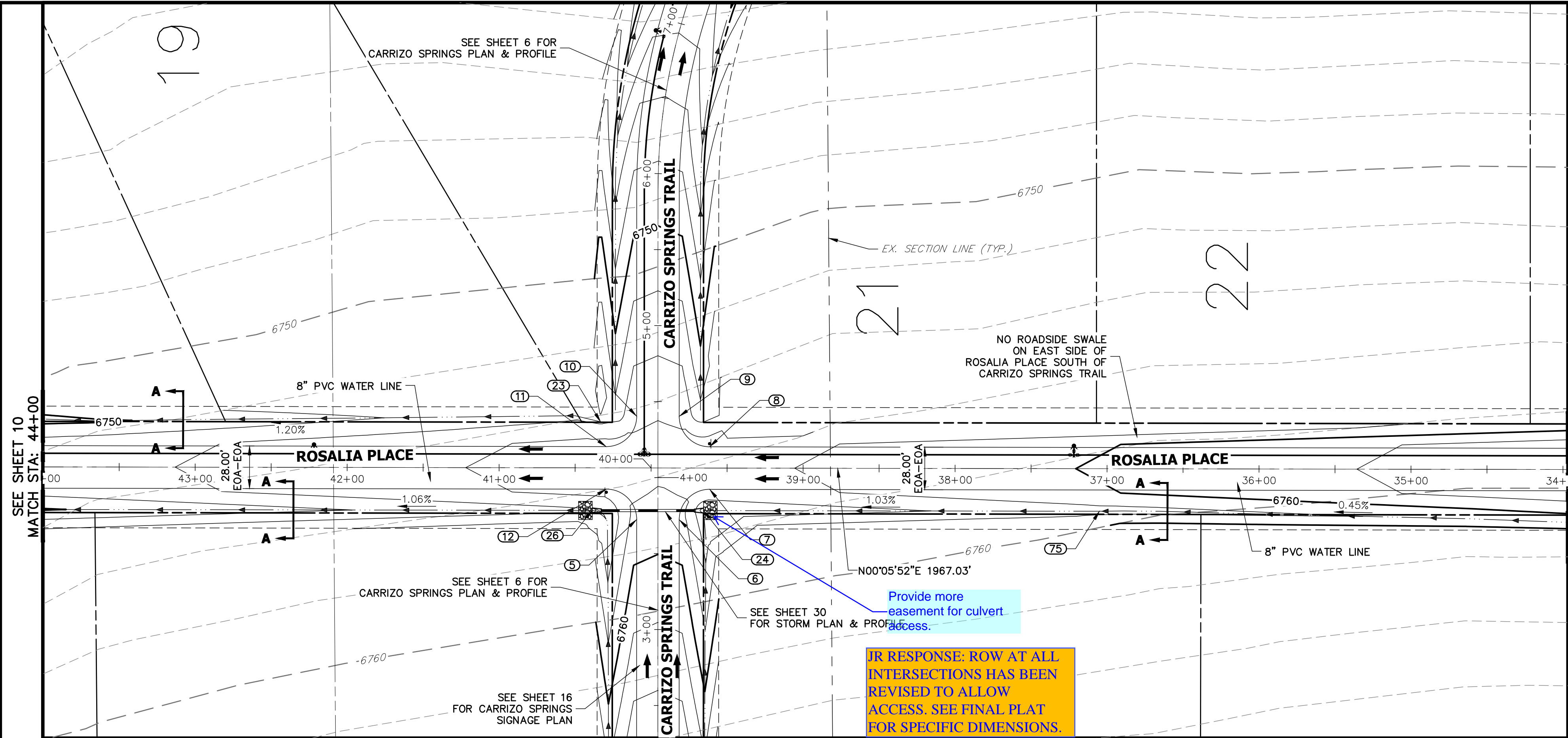


SADDLEHORN RANCH -  
FILING 1  
ZARAGOZA TRAIL (CONT.) &  
ROSALIA PLACE - PLAN AND  
PROFILE

SHEET 8 OF 43

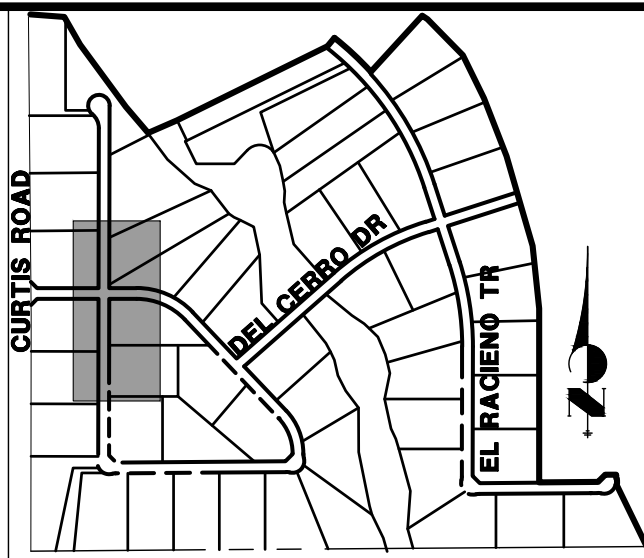
JOB NO. 2514202





POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
7	39+61.47	14.00' (LT)	RODALIA PLACE	6757.20	PCR
8	39+61.58	14.00' (RT)	RODALIA PLACE	6757.06	PCR
11	40+29.58	14.00' (RT)	RODALIA PLACE	6756.69	PCR
12	40+29.47	14.00' (LT)	RODALIA PLACE	6756.70	PCR
23	40+33.30	30.31' (RT)	RODALIA PLACE	6753.72	BEGIN SWALE
24	39+65.48	27.99' (LT)	RODALIA PLACE	6754.44	END SWALE
26	40+38.66	28.00' (LT)	RODALIA PLACE	6753.68	SWALE PT
75	37+05.00	28.00' (LT)	RODALIA PLACE	6757.22	SWALE GB

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
5	3+72.35	14.00' (LT)	CARRIZO SPRINGS TRAIL	6758.70	PCR
6	3+72.25	14.00' (RT)	CARRIZO SPRINGS TRAIL	6758.70	PCR
9	4+40.25	14.00' (RT)	CARRIZO SPRINGS TRAIL	6755.59	PCR
10	4+40.35	14.00' (LT)	CARRIZO SPRINGS TRAIL	6755.58	PCR

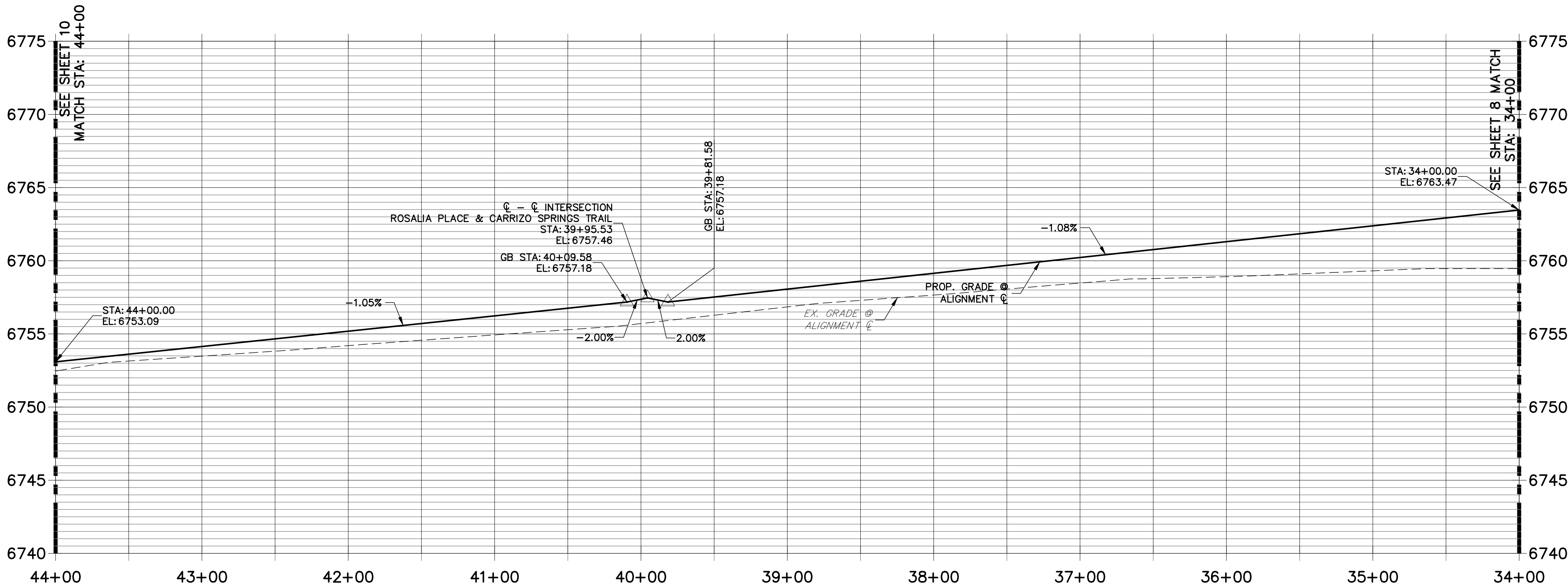


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PREPARED FOR  
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2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS  
-----

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## RODALIA PLACE (CONT.) PROFILE STA 34+00.00 TO 44+00.00



### STREET IMPROVEMENT NOTES

1. ALL STATIONING IS C UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE C UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
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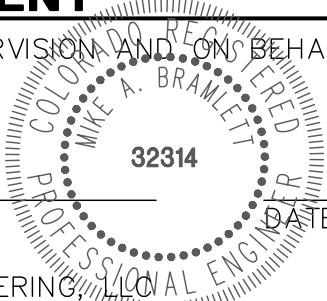
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HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

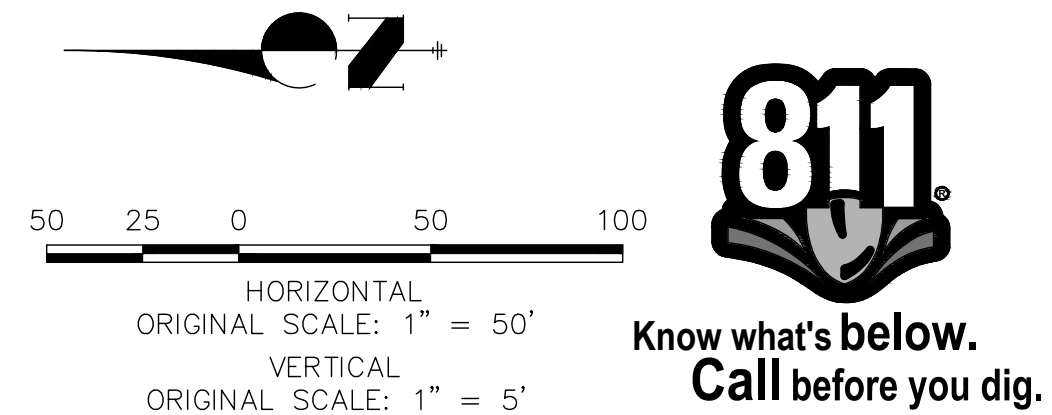
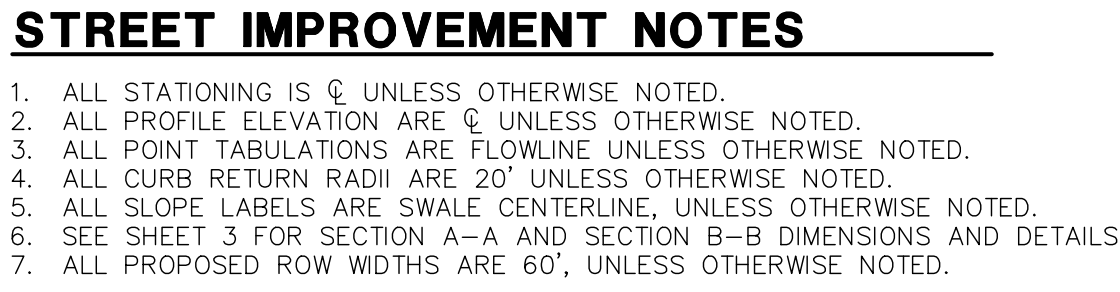
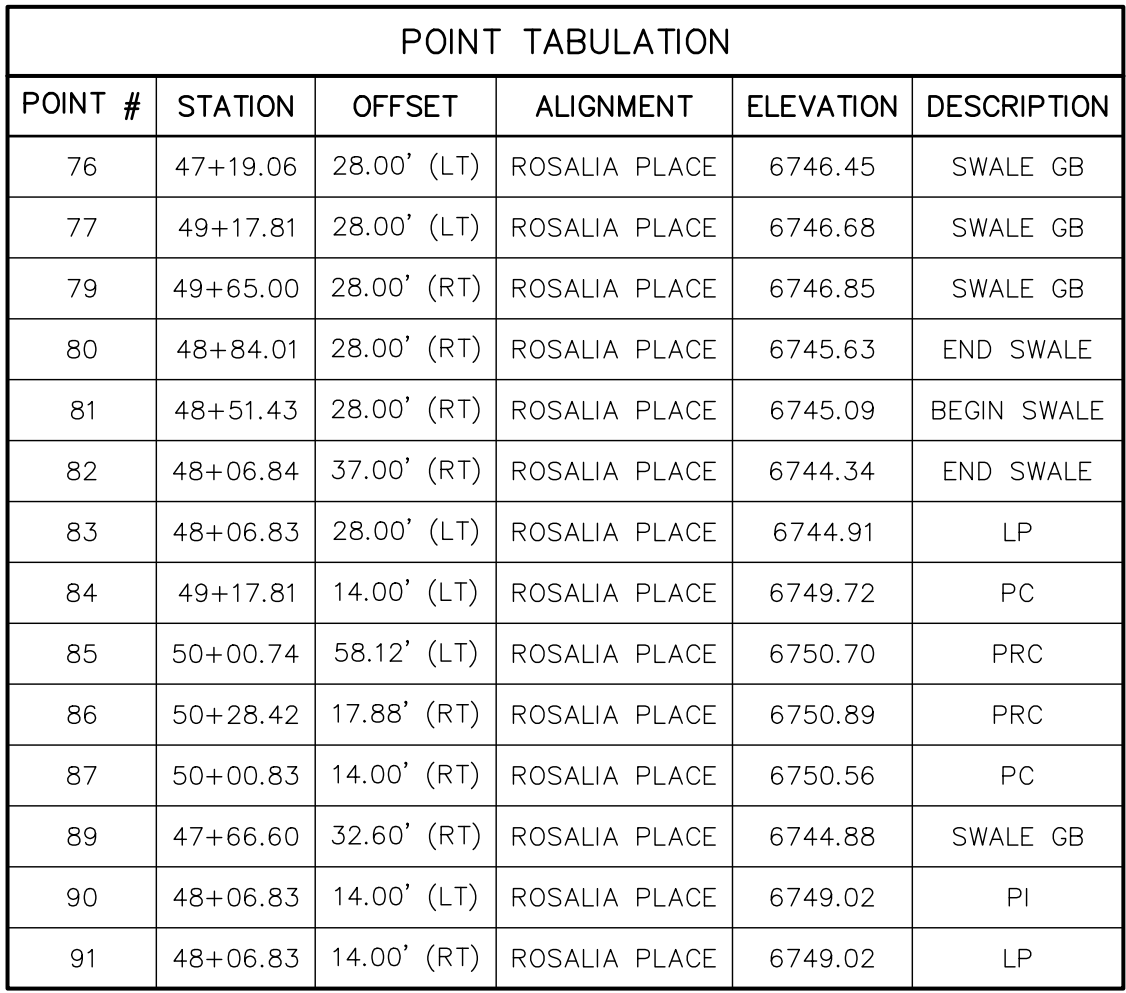


SADDLEHORN RANCH  
FILING 1  
RODALIA PLACE (CONT.)  
PLAN AND PROFILE

SHEET 9 OF 43

JOB NO. 2514202






# ENGINEER'S STATEMENT


PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE



SADDLEHORN RANCH - FILING 1		H-SCALE 1"=50'		No.	REVISION	BY	DATE
ROSALIA PLACE (CONT.)		V-SCALE 1"=5'					
		DATE					
		DESIGNED BY					
		DRAWN BY					
		CHECKED BY					
SHEET 10 OF 43		 <b>J-R ENGINEERING</b> A Western Company Central 303-740-9383 • Colorado Springs 719-558-2583 Fort Collins 970-491-8888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a>					
JOB NO. 2514202		PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS -----					
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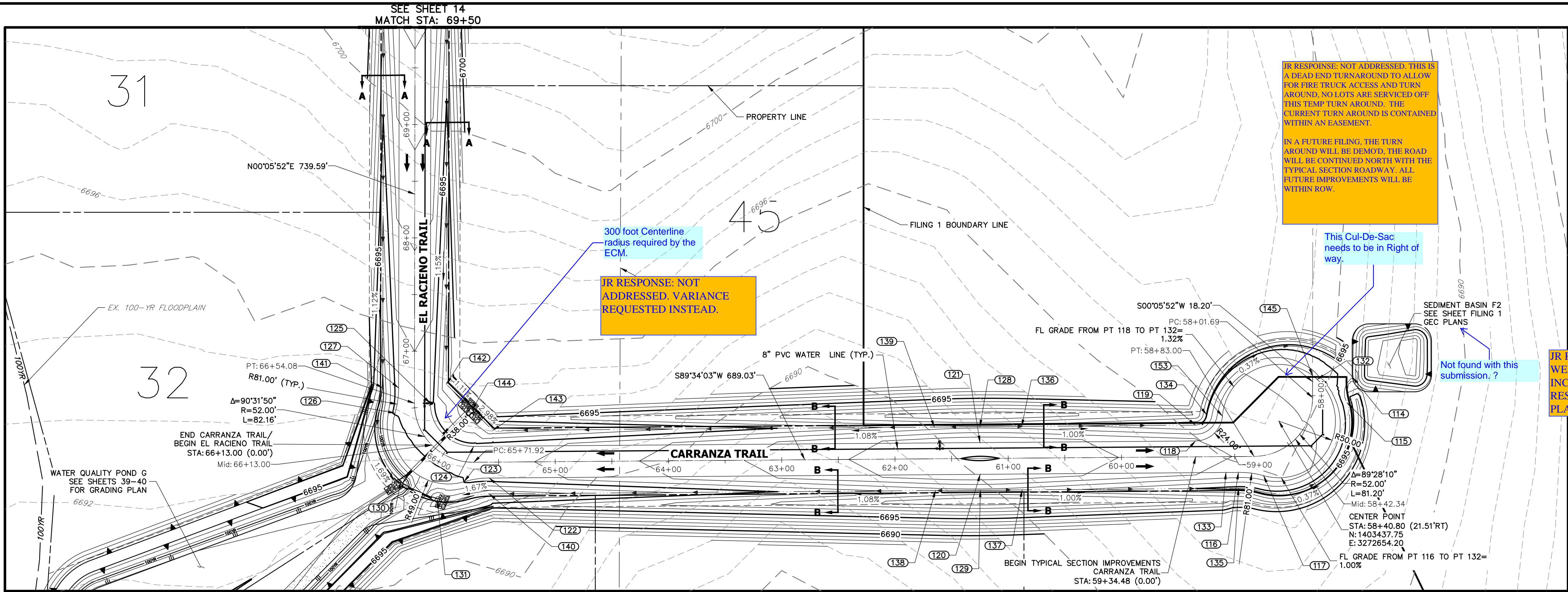














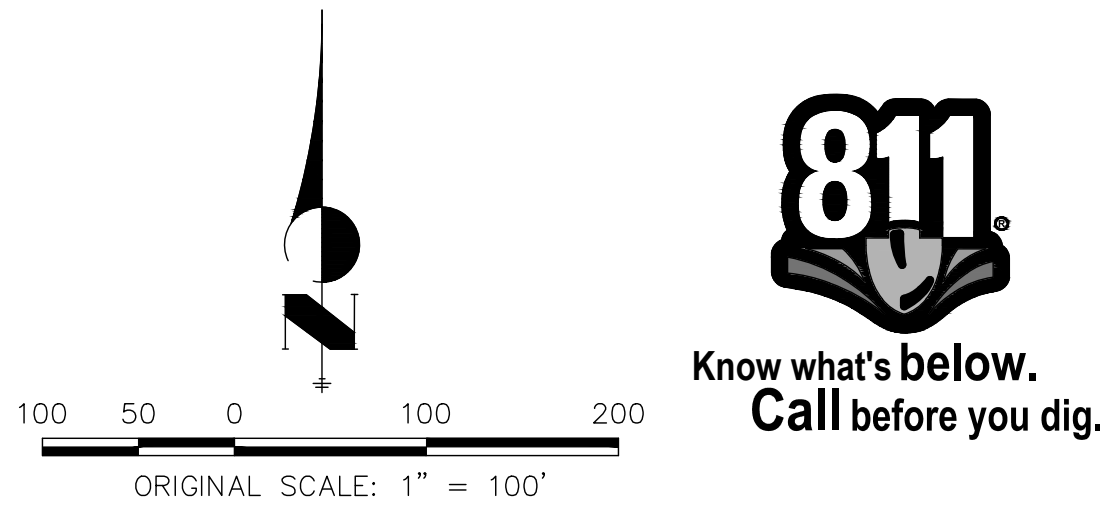
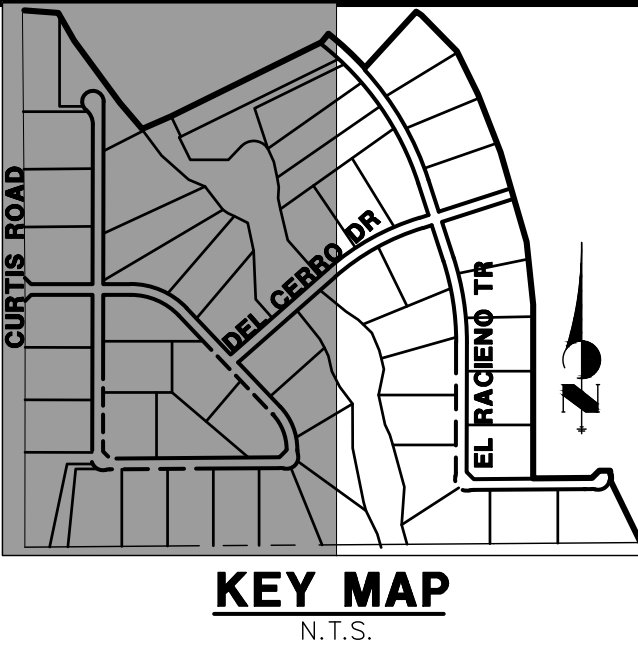
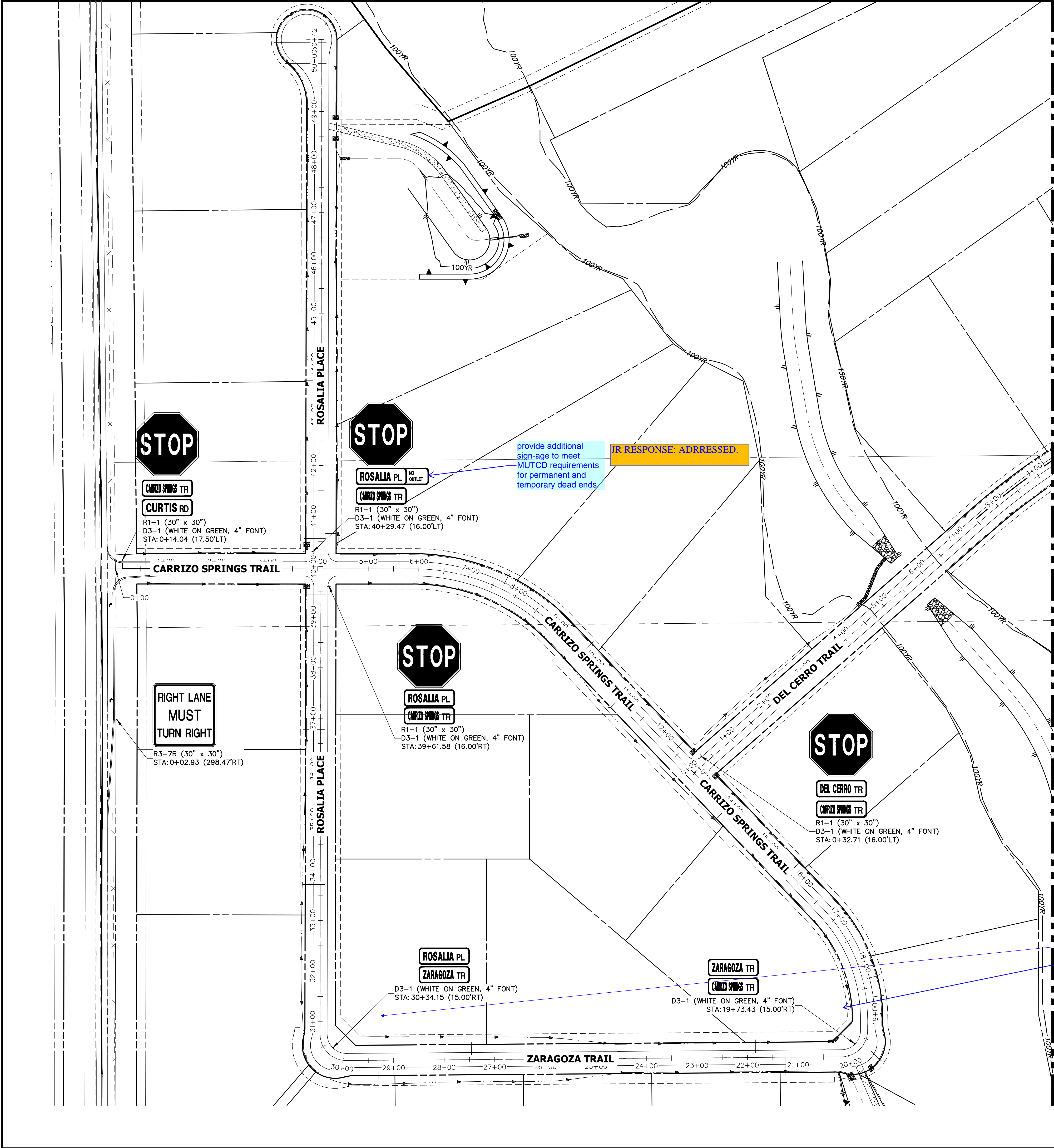








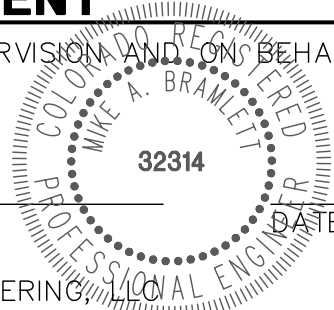
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

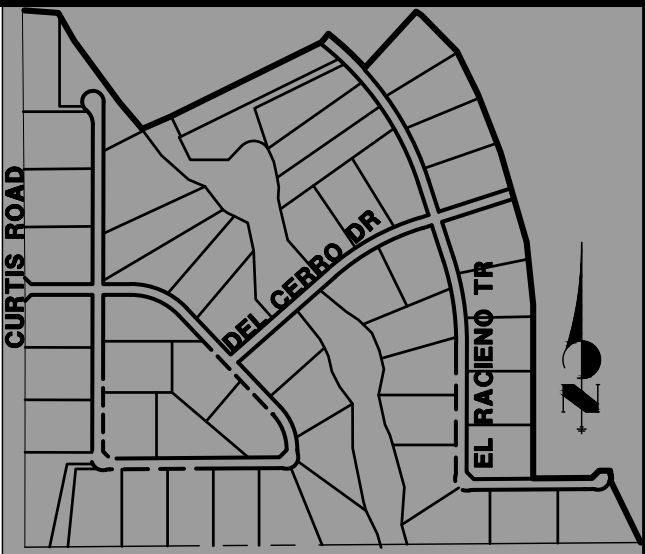


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SADDLEHORN RANCH - FILING 1 SIGNAGE PLAN		BY DATE		No. REVISION	
SHEET 16 OF 43		H-SCALE 1"=100'		DESIGNED BY NQJ	
JOB NO. 2514202		V-SCALE N/A		DRAWN BY NQJ	
		DATE 04/29/19		CHECKED BY	









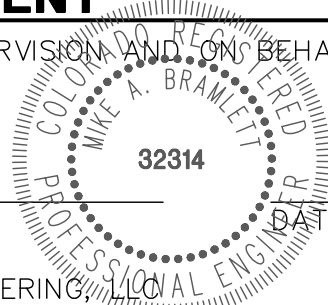
ID NO.	PIPE @ STATION	PIPE ALIGNMENT
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STRUCTURE – (231)	0+51.00	WP05
STRUCTURE – (232)	2+94.55	WP05
STRUCTURE – (233)	5+36.89	WP05
STRUCTURE – (234)	5+69.94	WP05
STRUCTURE – (235)	7+19.38	WP05
STRUCTURE – (236)	7+45.76	WP05
STRUCTURE – (237)	8+91.01	WP05
STRUCTURE – (238)	10+20.18	WP05
STRUCTURE – (239)	10+78.70	WP05



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ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF



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

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H-SCALE	1"=150'	No.	REVISION	BY	DATE
	V-SCALE				
	N/A				
	DATE				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

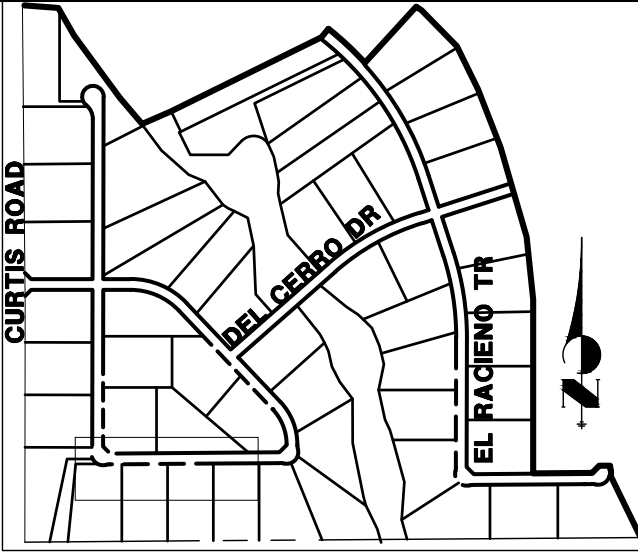
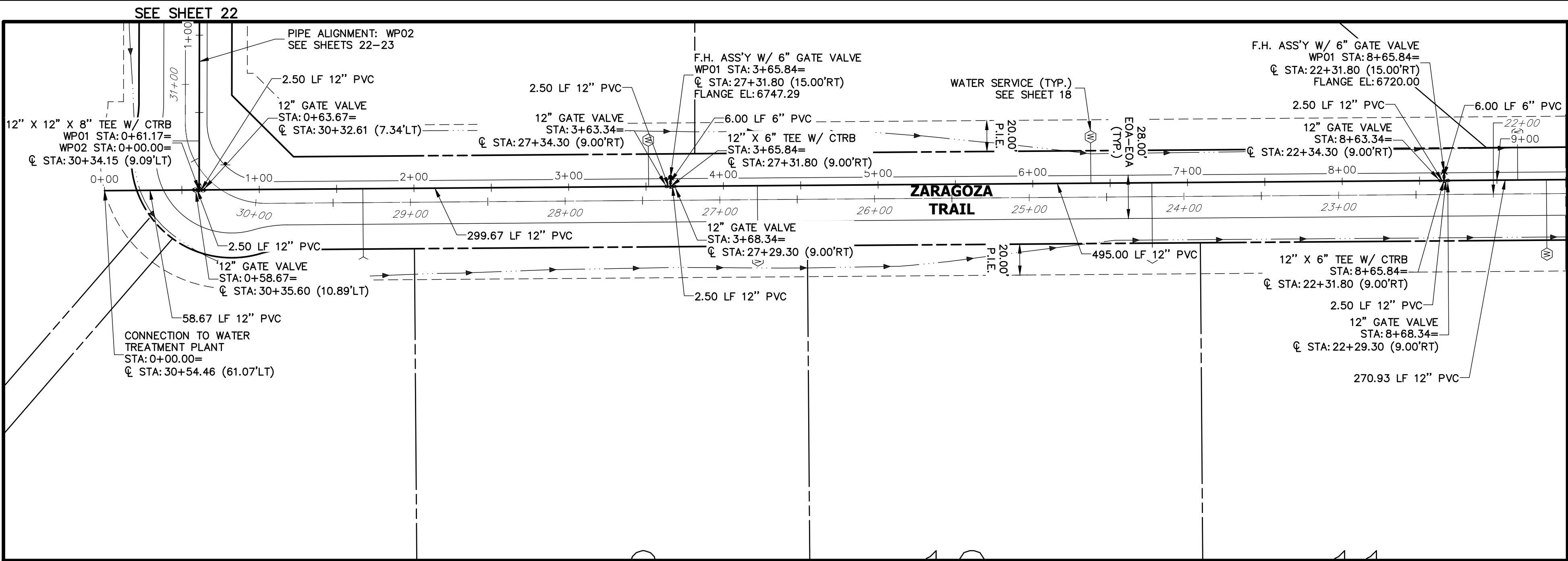
SADDLEHORN RANCH –  
FILING 1

OVERALL UTILITY & SERVICE  
PLAN

SHEET 18 OF 43

JOB NO. 2514202





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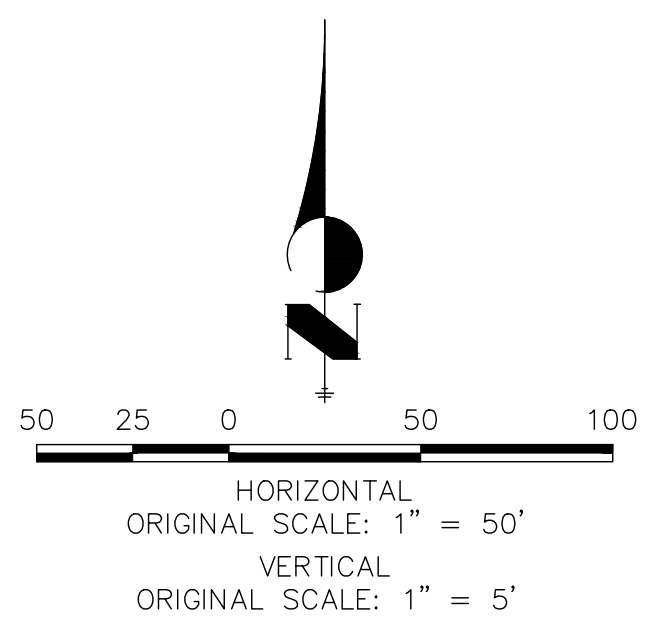
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**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS  
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No.	REVISION	BY	DATE

### NOTES

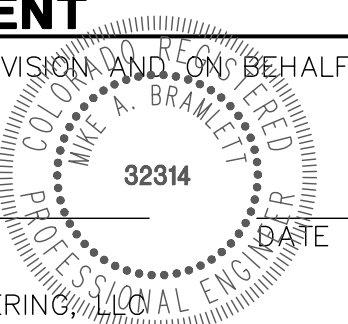
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.



### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

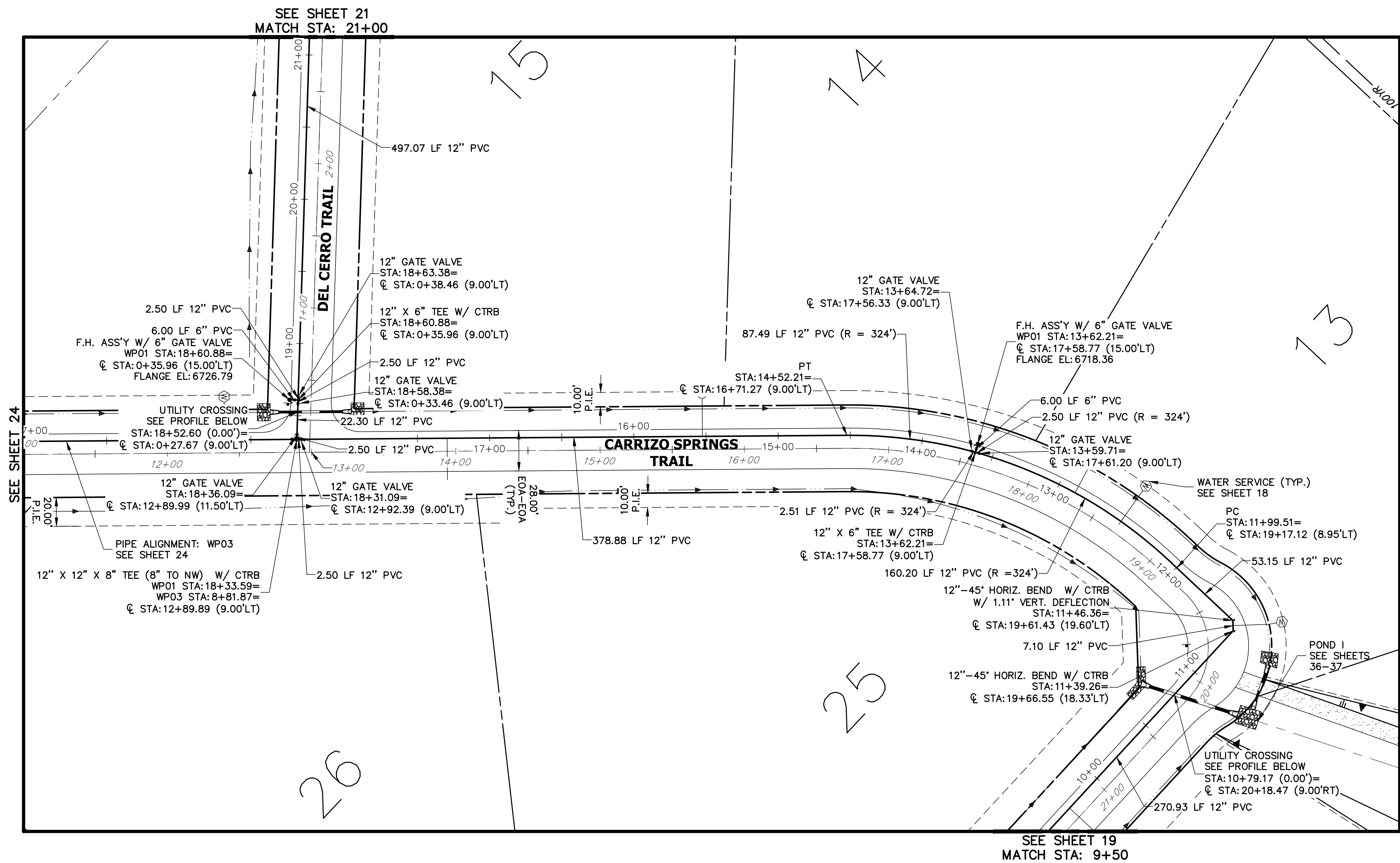
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COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



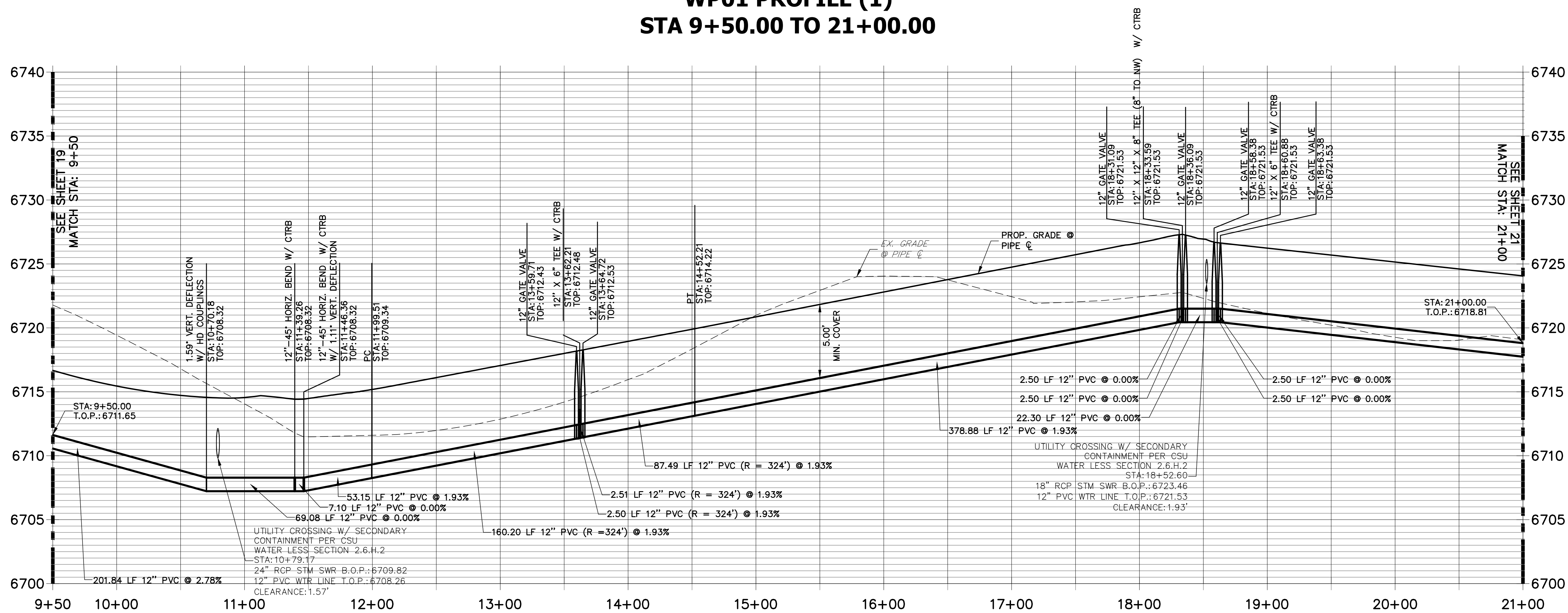
SADDLEHORN RANCH -  
FILING 1  
WATER DISTRIBUTION PLAN

SHEET 19 OF 43  
JOB NO. 2514202



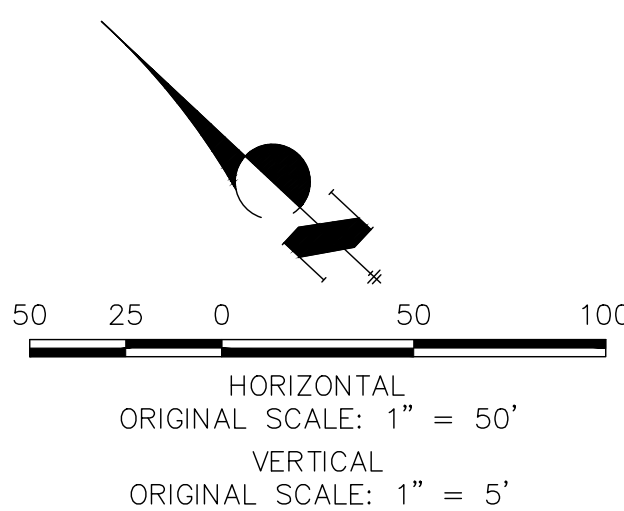


WP01 PROFILE (1)  
STA 9+50.00 TO 21+00.00



NOTES

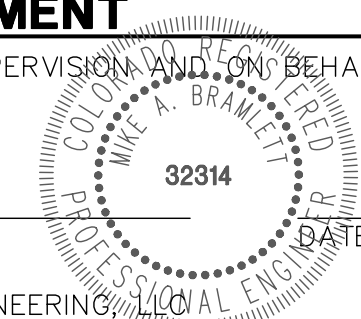
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1

WATER DISTRIBUTION PLAN

SHEET 20 OF 43

JOB NO. 2514202

BY DATE

No. REVISION

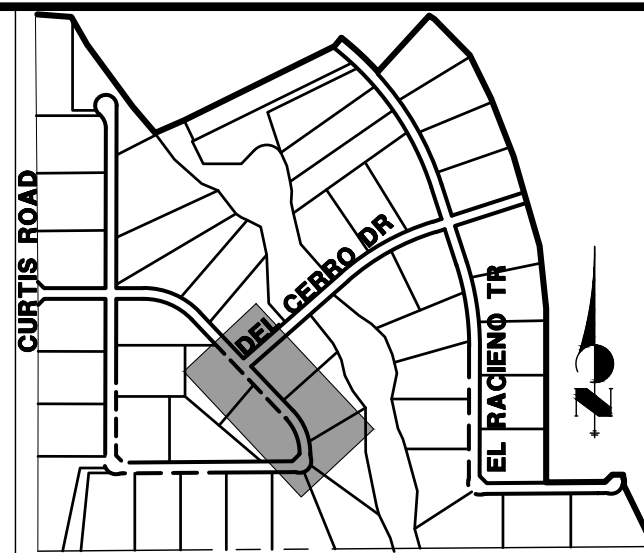
H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 04/29/19  
DESIGNED BY NQJ  
DRAWN BY NQJ  
CHECKED BY

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

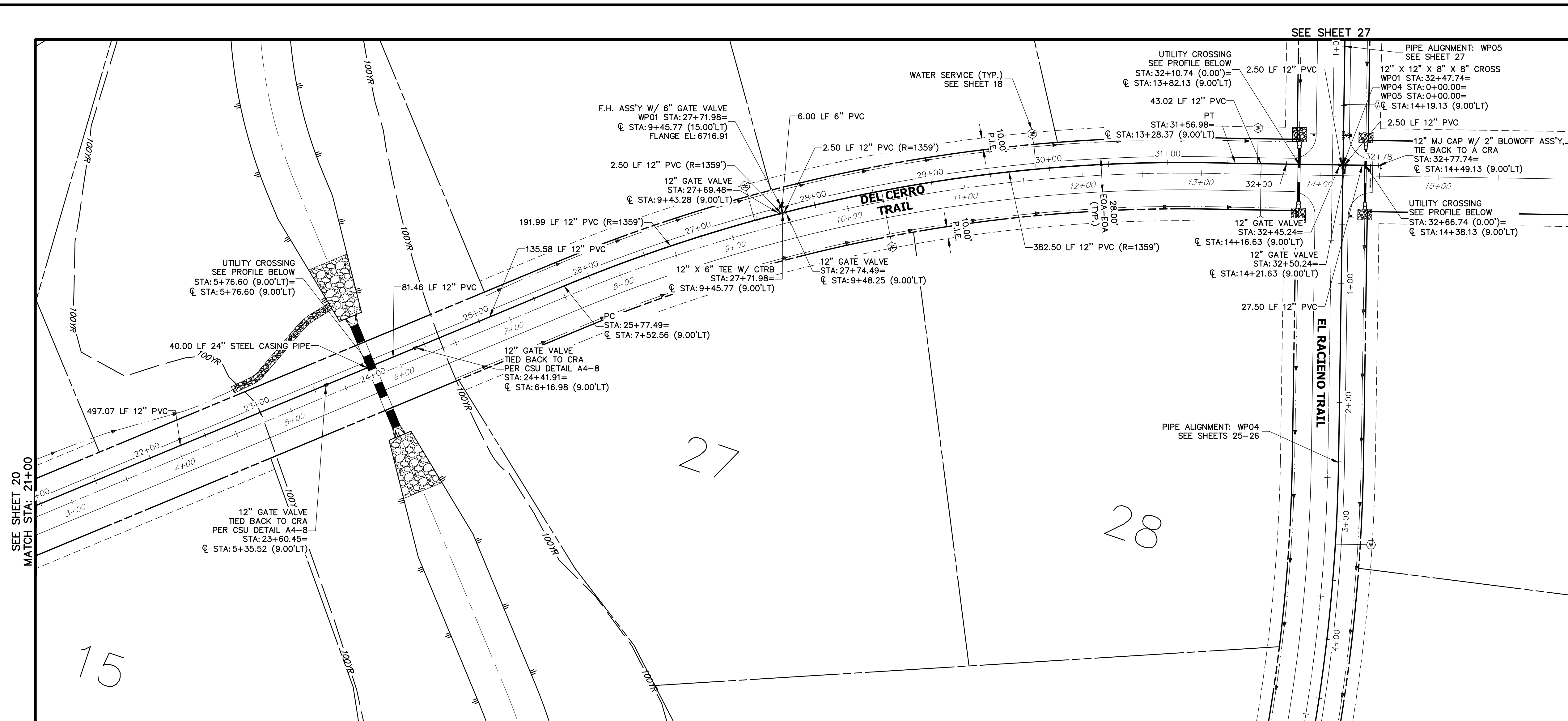
JR ENGINEERING  
A Western Company  



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THESE DRAWINGS ARE  
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AUTHORIZATION.

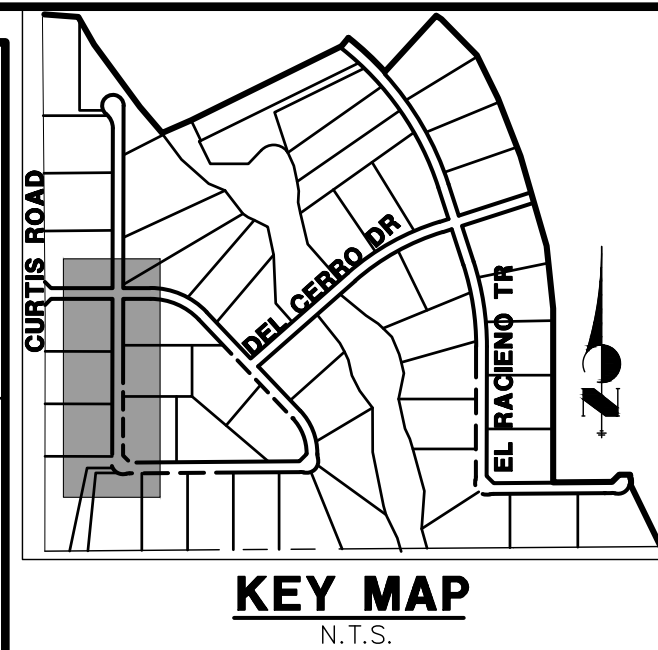
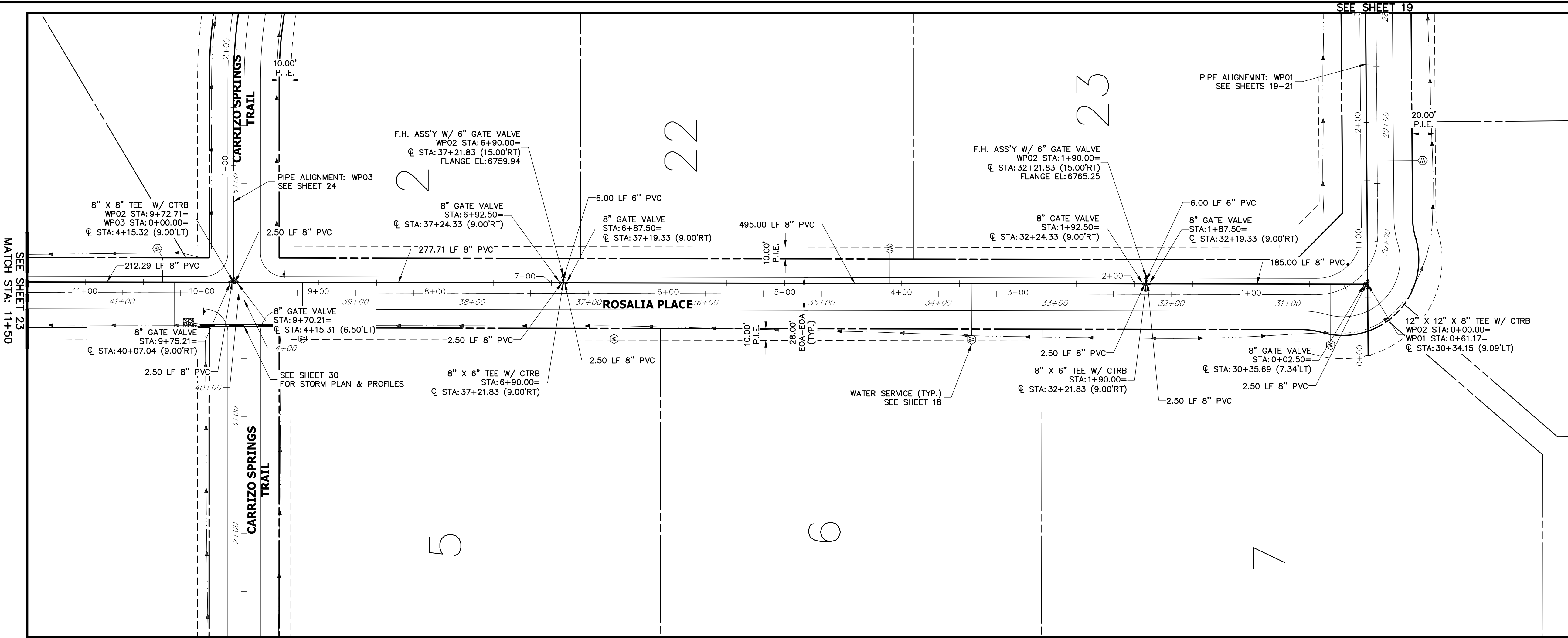




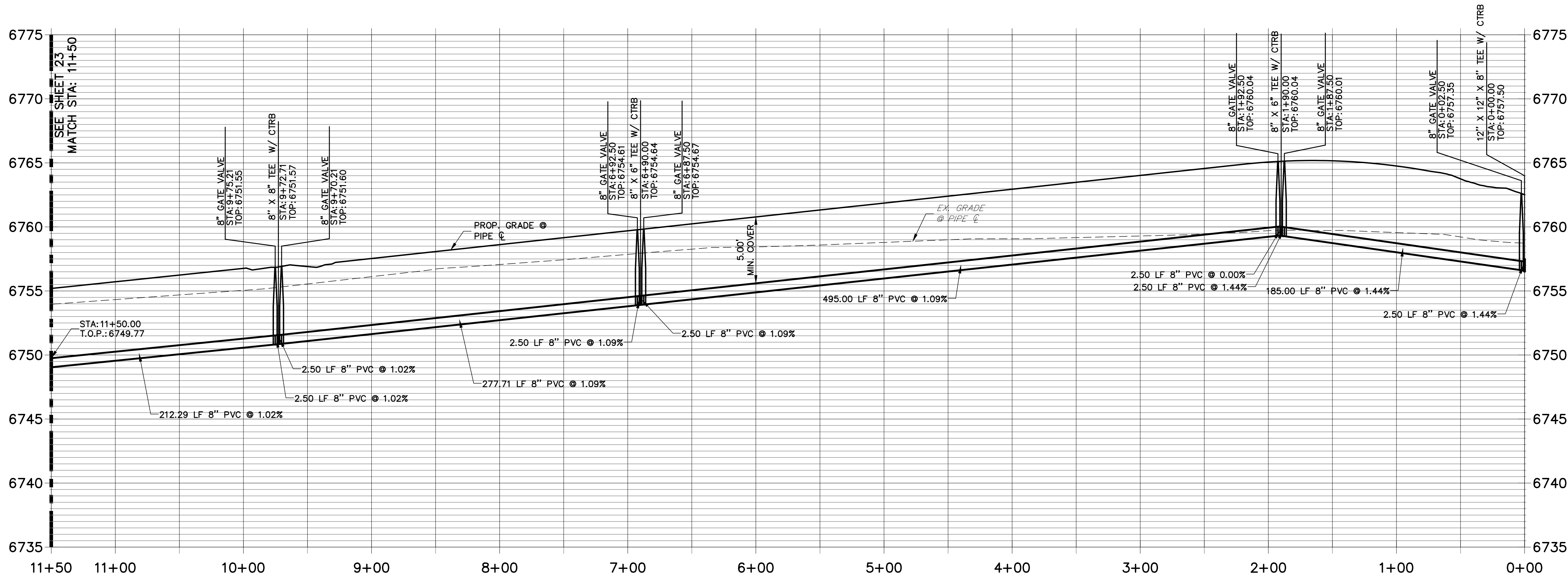


SADDLEHORN RANCH – FILING 1		H-SCALE 1"=50'		No.	REVISION	BY	DATE
WATER DISTRIBUTION PLAN		V-SCALE 1"=5'					
		DATE 04/29/19					
		DESIGNED BY NQU					
		DRAWN BY NQU					
		CHECKED BY					
SHEET 21 OF 43		<div>  <div> <b>J-R ENGINEERING</b>  A Westrian Company </div> </div> <div> Central 303-740-3333 • Colorado Springs 719-558-2583  Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a> </div>					
JOB NO. 2514202		<div> <div> PREPARED FOR  <b>ROI PROPERTY GROUP, LLC</b>  2495 RIGDON STREET  NAPA, CALIFORNIA  (707) 365-6891  BRADY WILLIAMS </div> <div> UNTIL SUCH TIME AS  THESE DRAWINGS ARE  APPROVED BY THE  APPROPRIATE ENGINEERING  AGENCIES, JR ENGINEERING  APPROVES THEIR USE  ONLY FOR THE PURPOSES  DESIGNATED BY WRITTEN  AUTHORIZATION. </div> </div>					



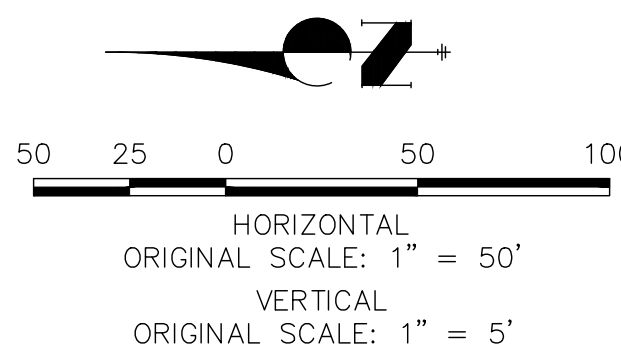


WP02 PROFILE  
STA 0+00.00 TO 11+50.00



NOTES

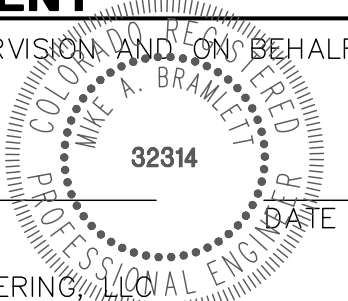
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR 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**  
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BY	DATE	No.	REVISION

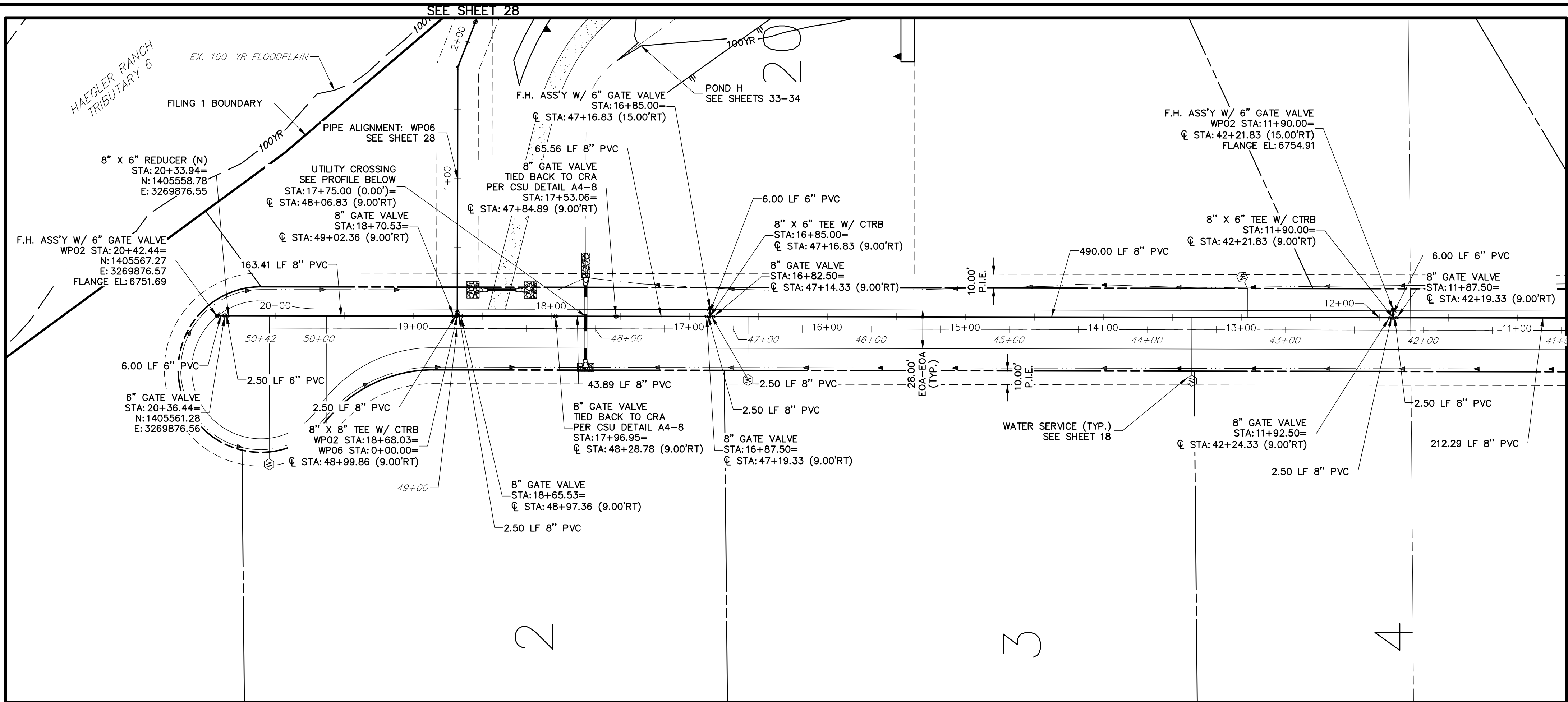
SADDLEHORN RANCH -  
FILING 1

WATER DISTRIBUTION PLAN

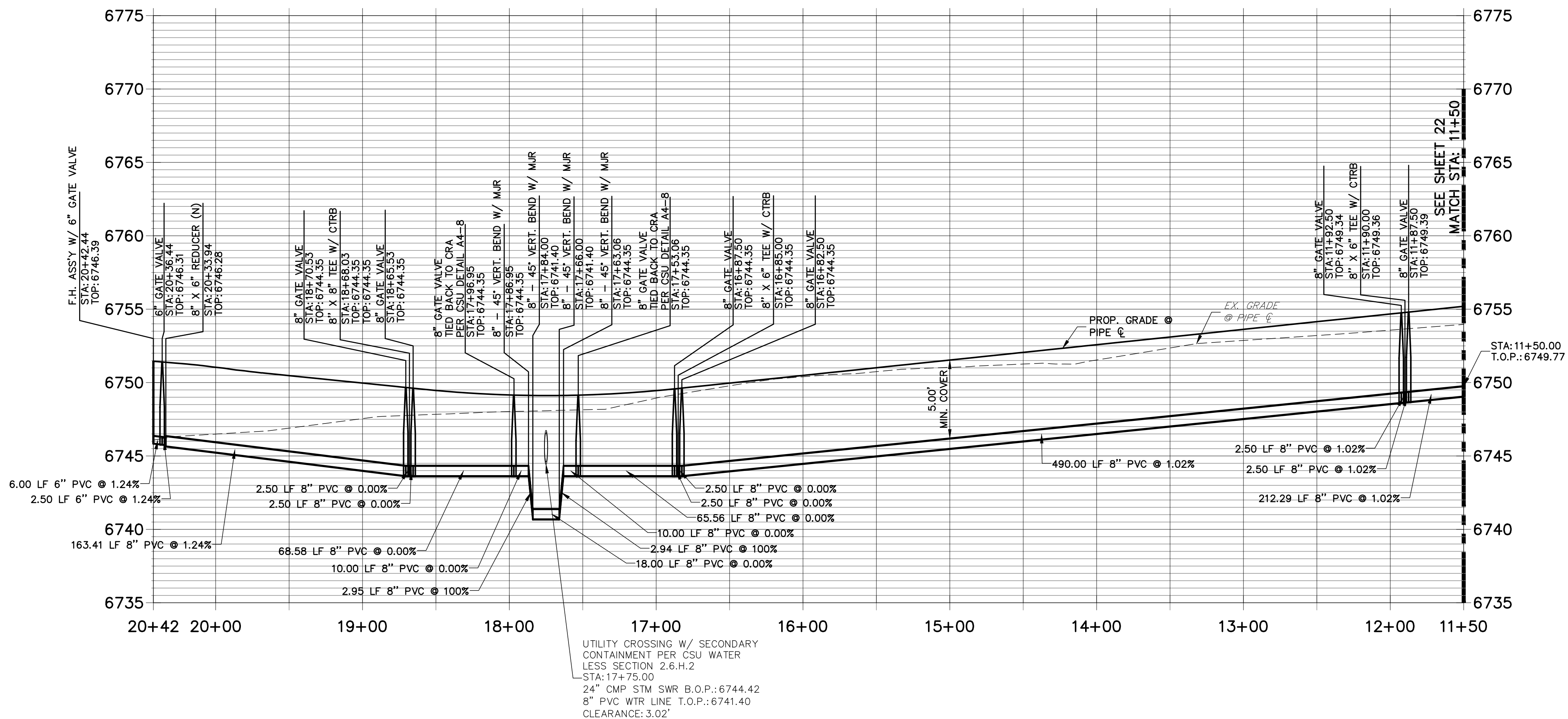
SHEET 22 OF 43

JOB NO. 2514202



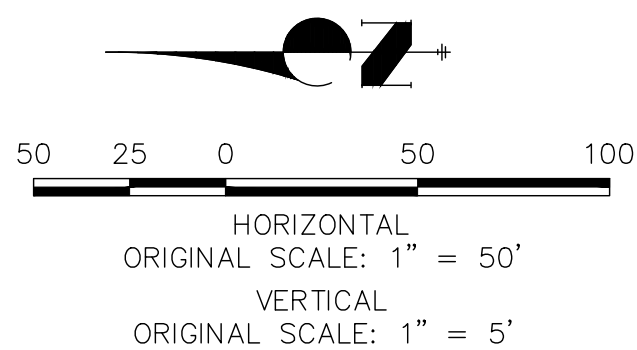


WP02 PROFILE (1)  
STA 11+50.00 TO 20+42.44



NOTES

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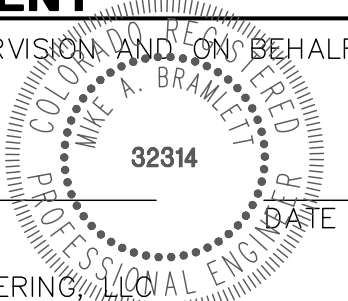


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Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=50'	1"=5'	04/29/19	NQJ	NQJ					
SADDLEHORN RANCH - FILING 1									
WATER DISTRIBUTION PLAN									
SHEET 23 OF 43									
JOB NO. 2514202									

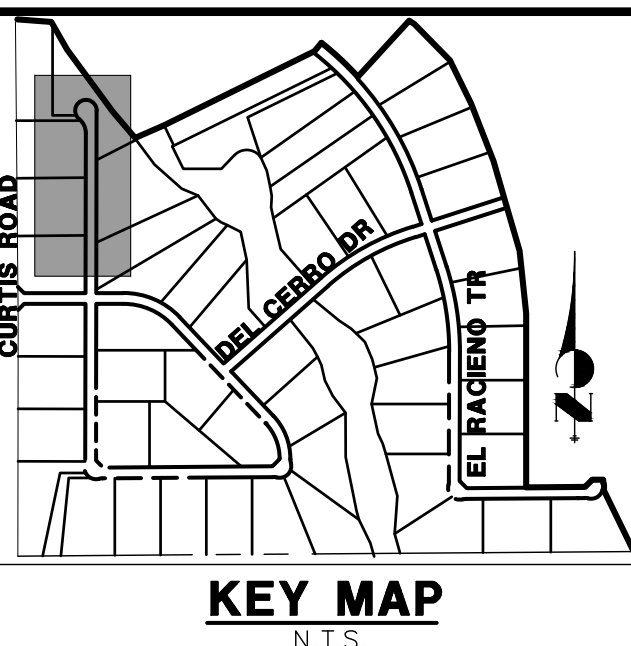
PREPARED FOR

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

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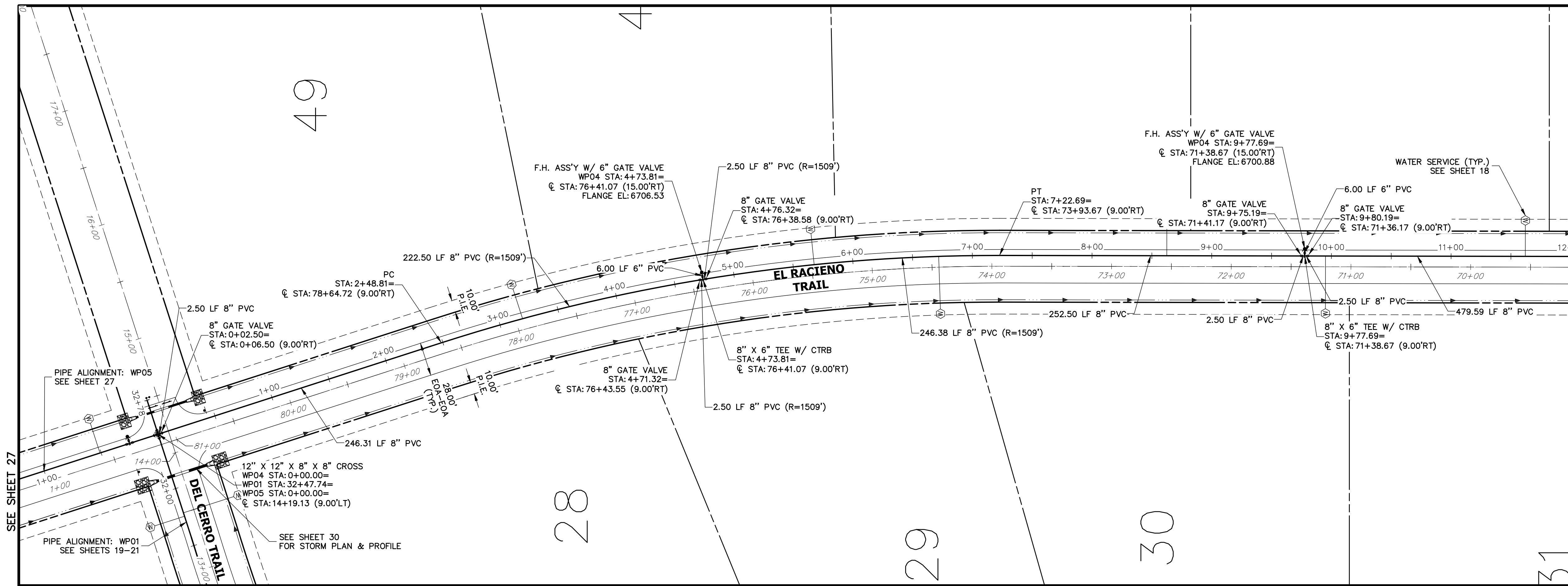
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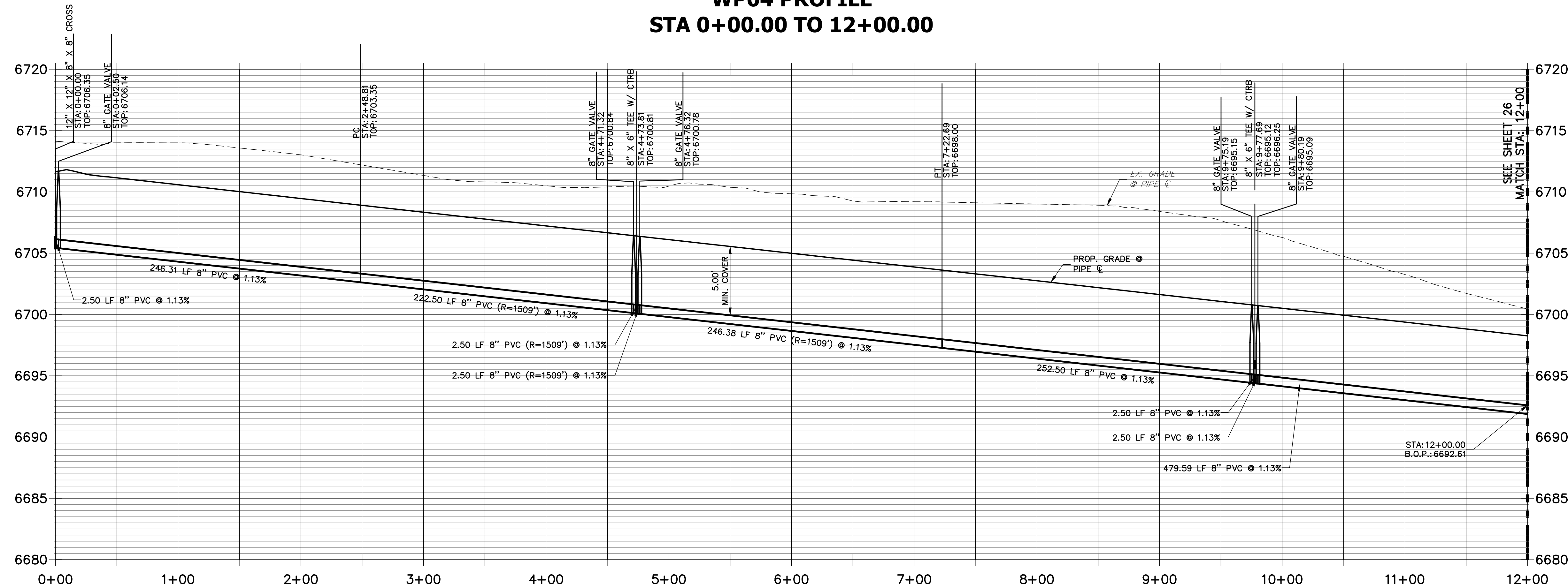








WP04 PROFILE  
STA 0+00.00 TO 12+00.00



- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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  4. P.I.E. REPRESENTS PUBLIC IMPROVEMENTS EASEMENT.

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

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

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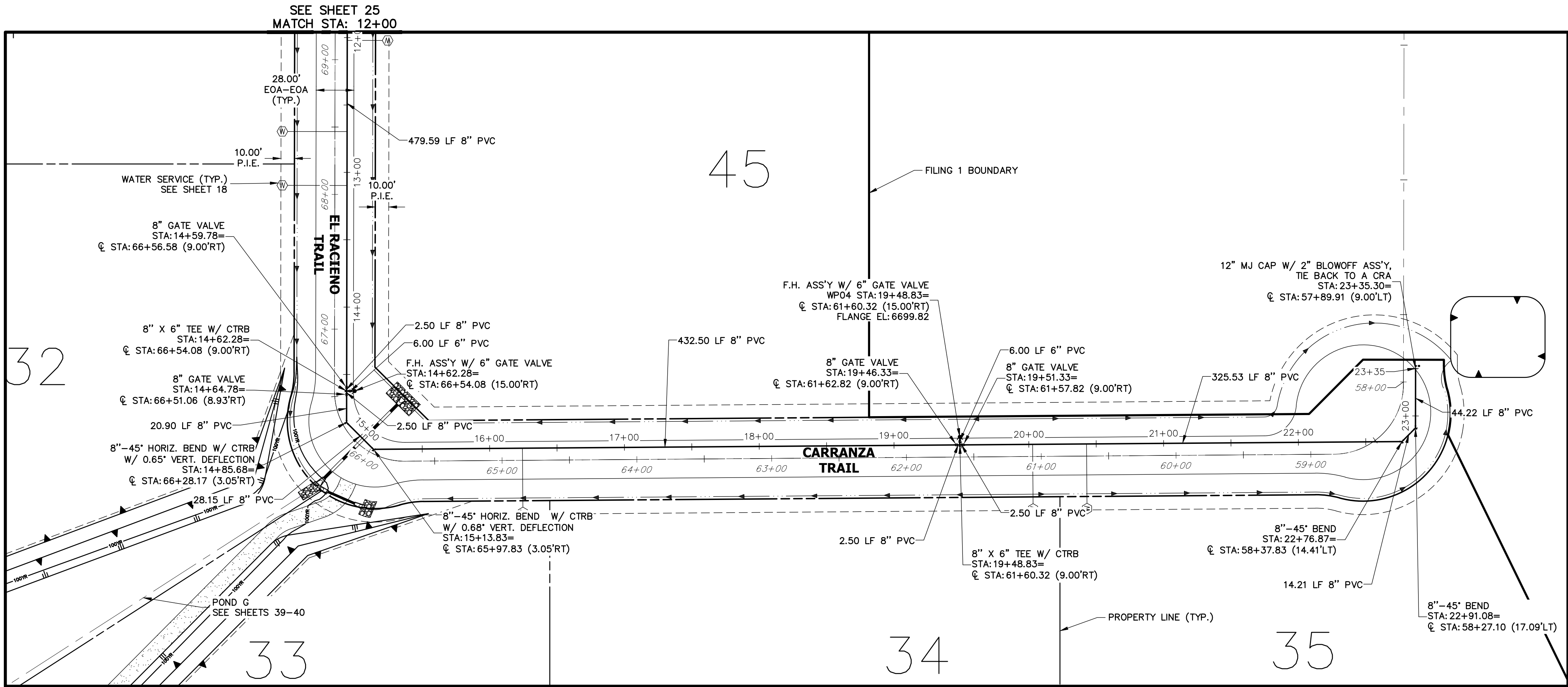
BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
FILING 1  
WATER DISTRIBUTION PLAN

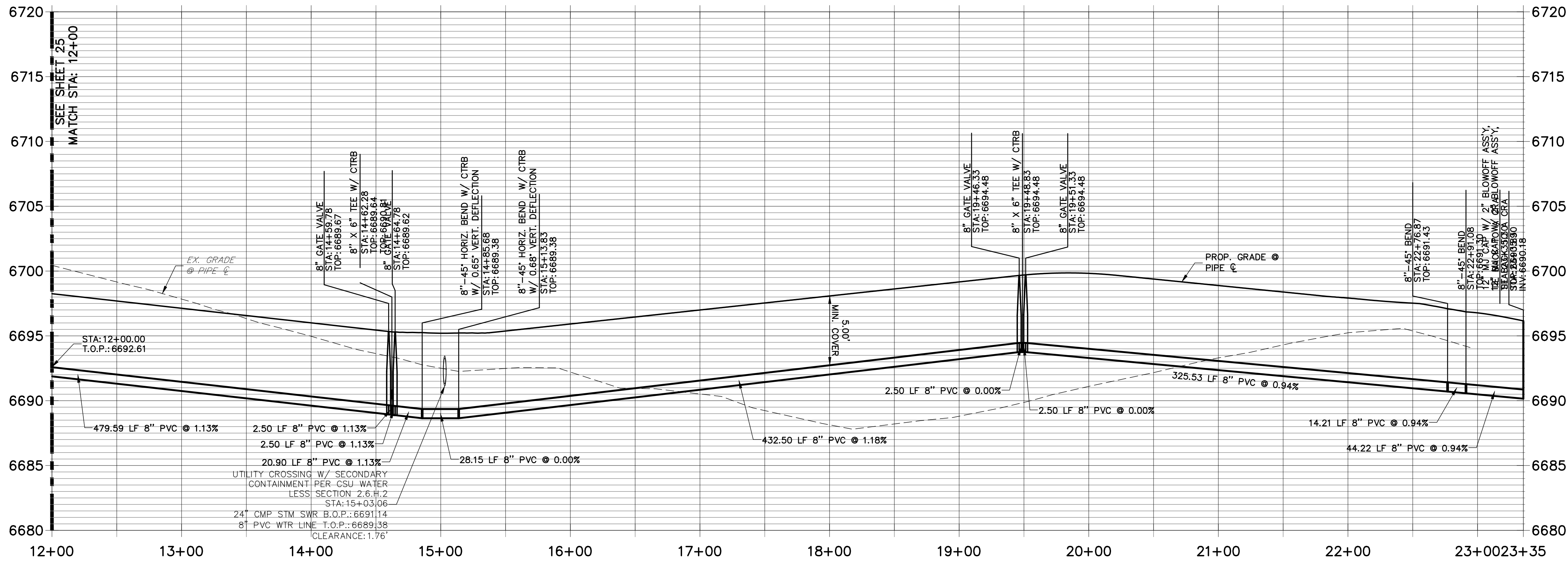
SHEET 25 OF 43  
JOB NO. 2514202

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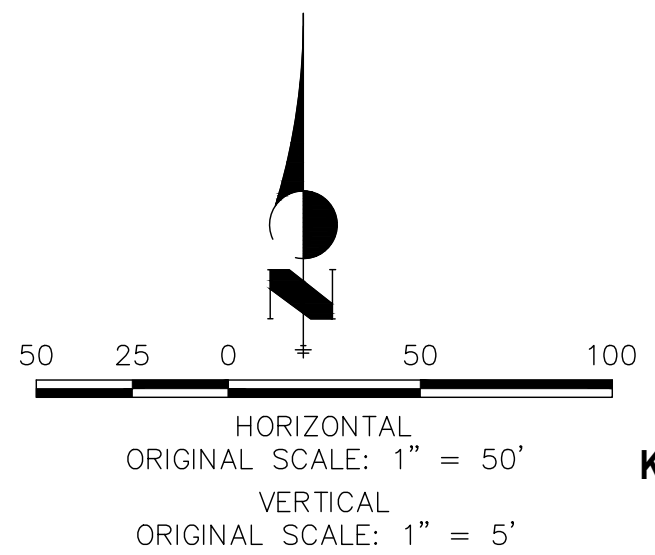


WP04 PROFILE (1)  
STA 12+00.00 TO 23+35.30



NOTES

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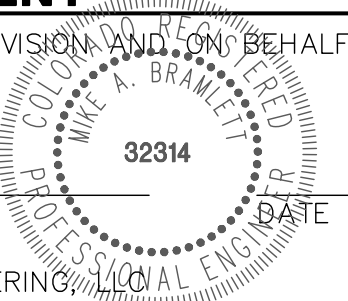


Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

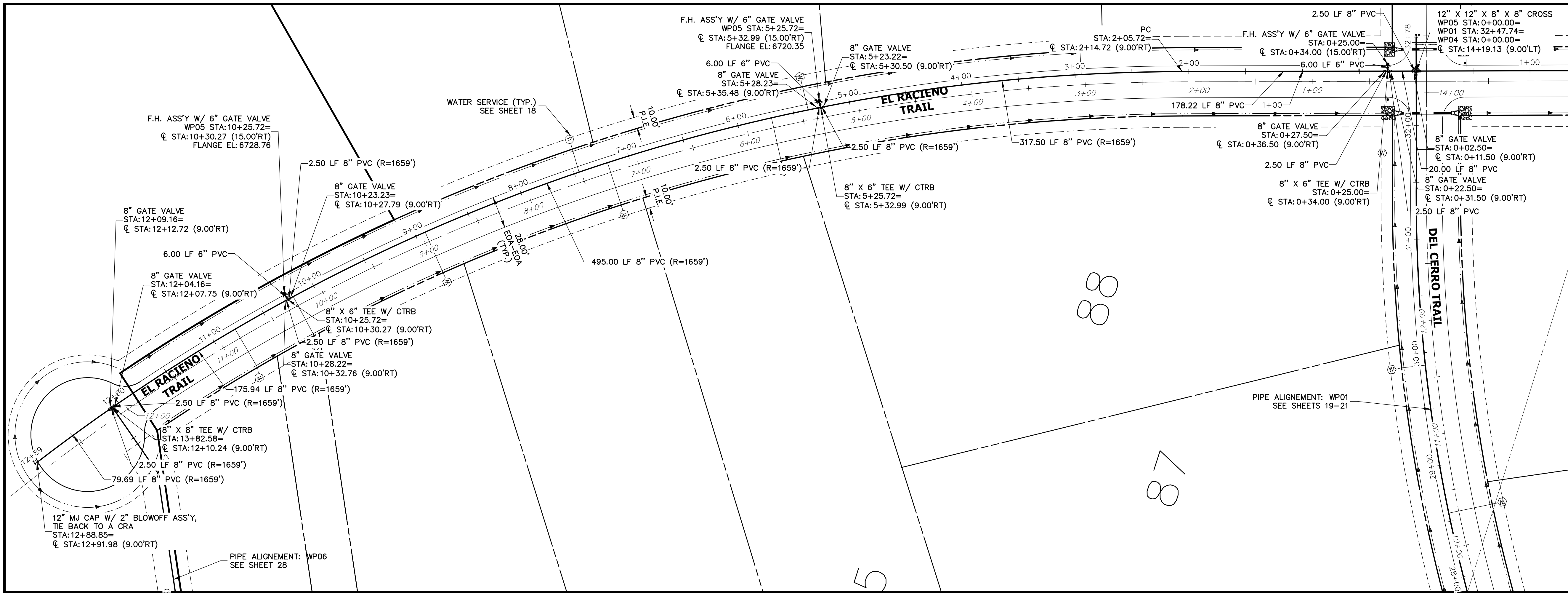
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



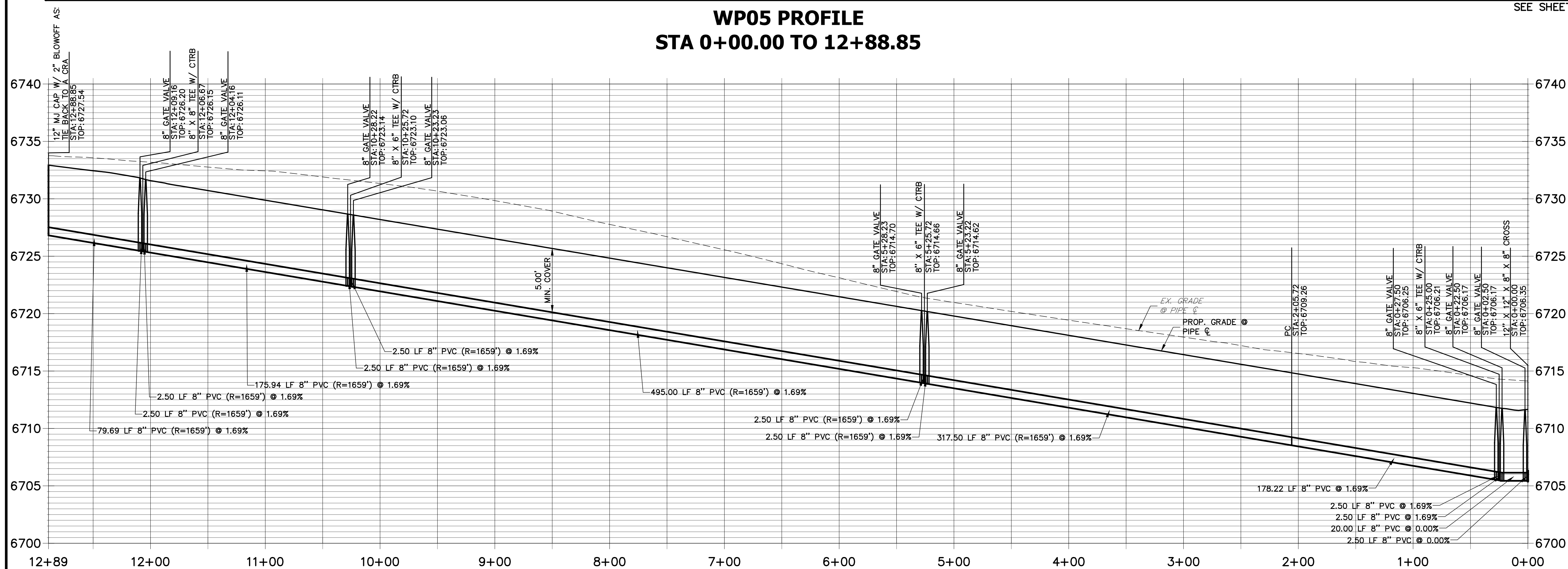
NO.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 1	DESIGNED BY NQU	DRAWN BY NQU	CHECKED BY
WATER DISTRIBUTION PLAN	DATE 04/29/19		
SHEET 26 OF 43			
JOB NO. 2514202			





WP05 PROFILE  
STA 0+00.00 TO 12+88.85



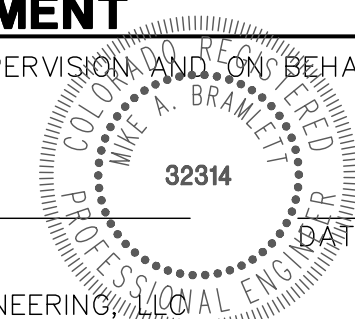
NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1  
WATER DISTRIBUTION PLAN

SHEET 27 OF 43

JOB NO. 2514202

BY DATE

No. REVISION

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

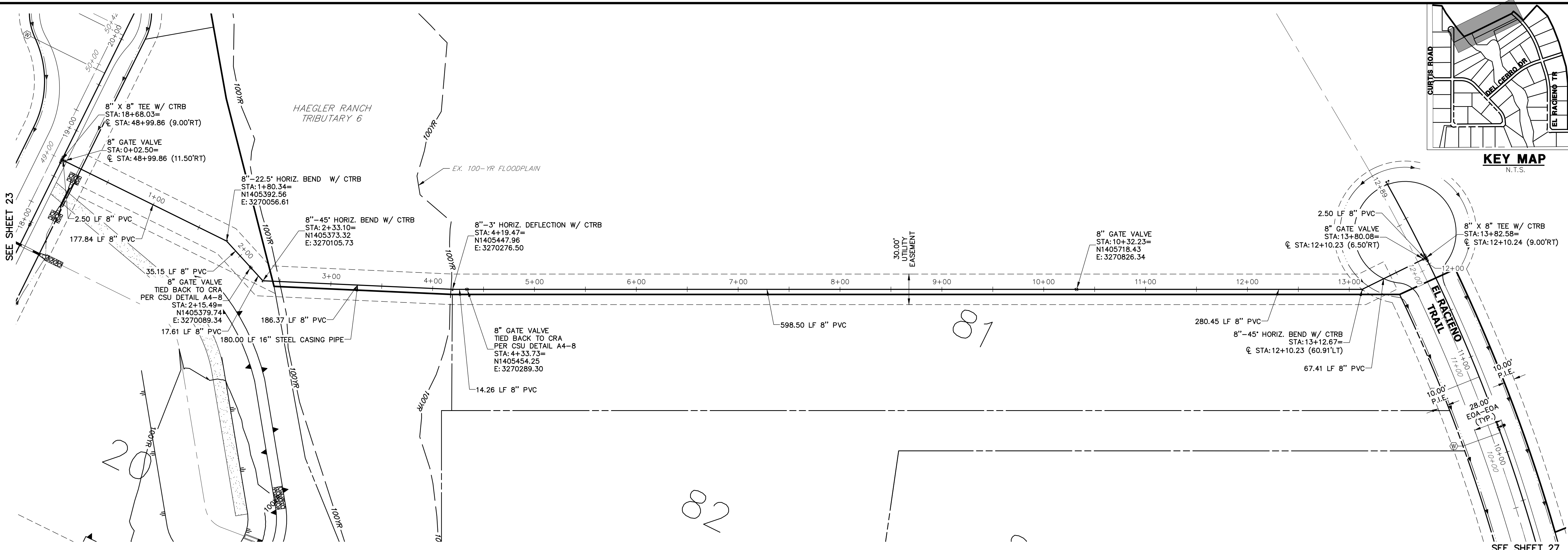
DATE 04/29/19  
DESIGNED BY NQJ  
DRAWN BY NQJ  
CHECKED BY

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

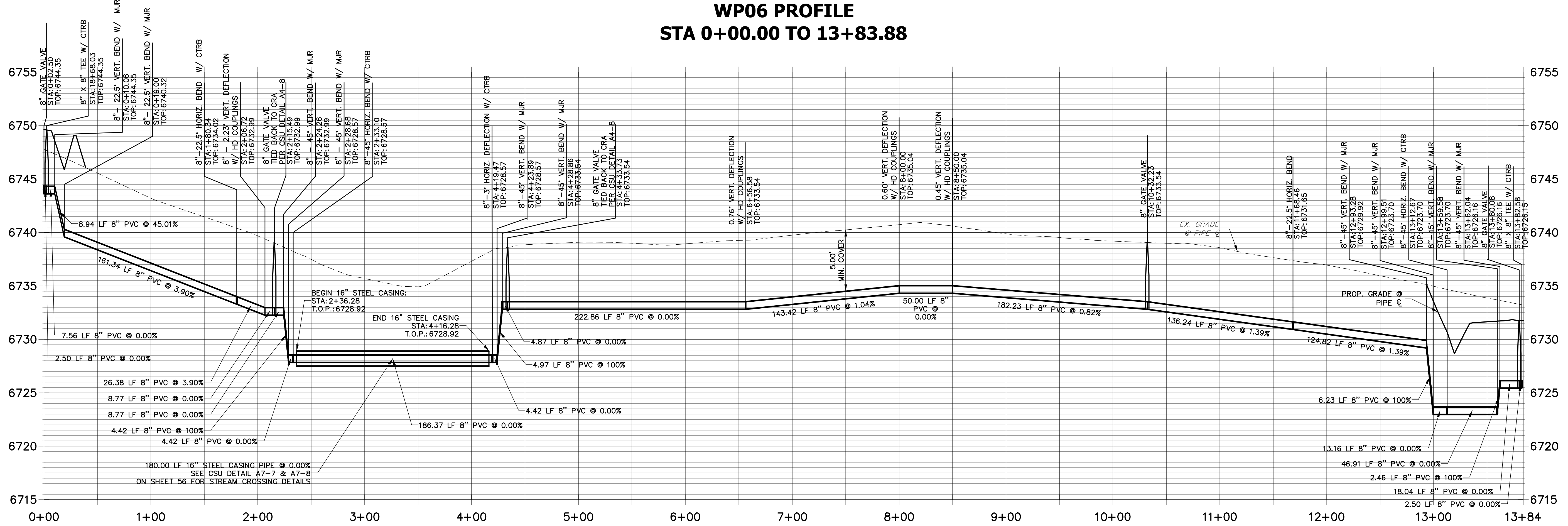


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APPROVES THEIR USE  
FOR THE PROJECTS  
DESIGNATED BY WRITTEN  
AUTHORIZATION.





WP06 PROFILE  
STA 0+00.00 TO 13+83.88



50250100

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

PREPARED FOR

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

J.R. ENGINEERING

A Western Company

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

BY	DATE	No.	REVISION

SADDLEHORN RANCH -  
FILING 1

WATER DISTRIBUTION PLAN

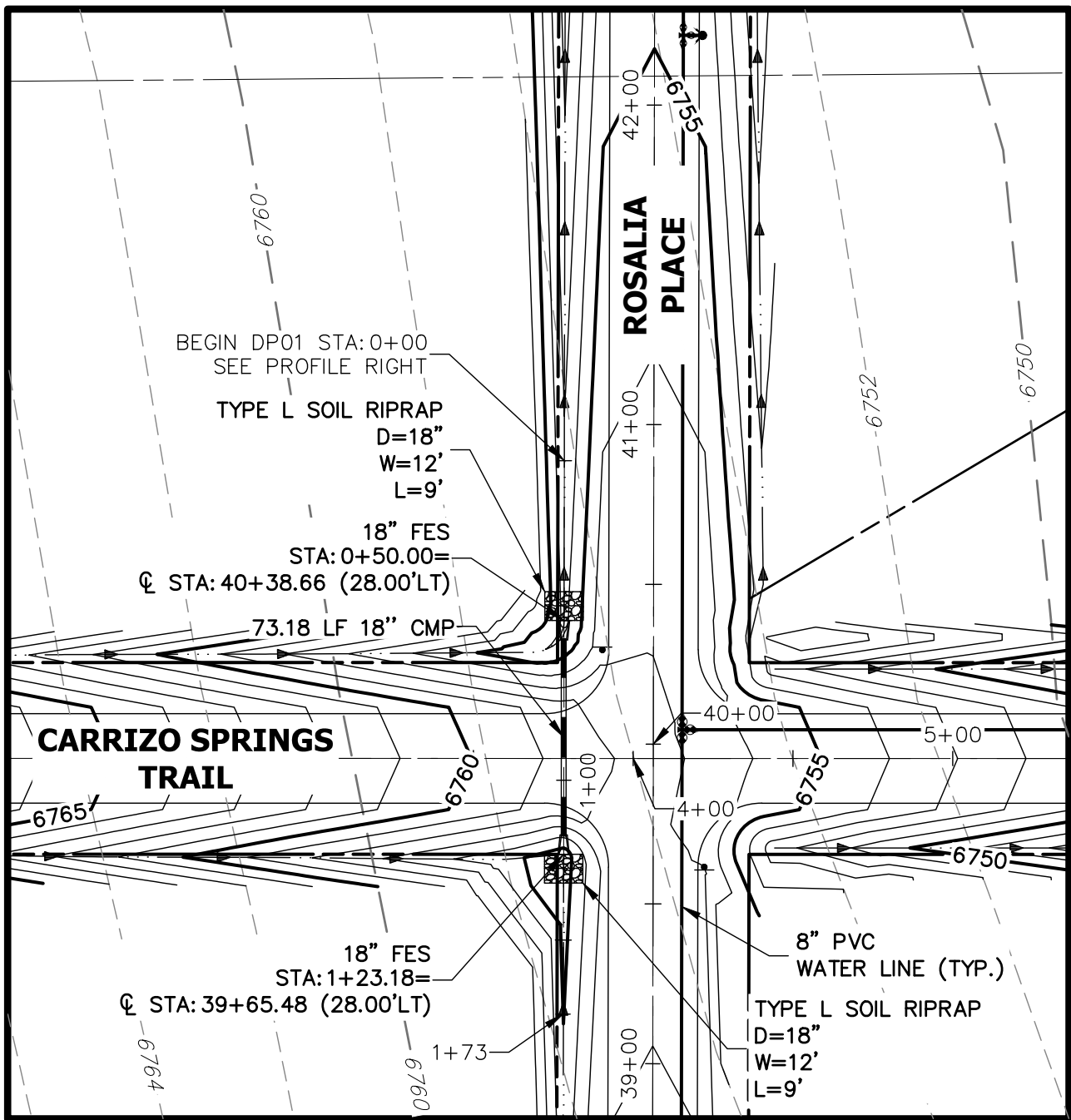
SHEET 28 OF 43

JOB NO. 2514202



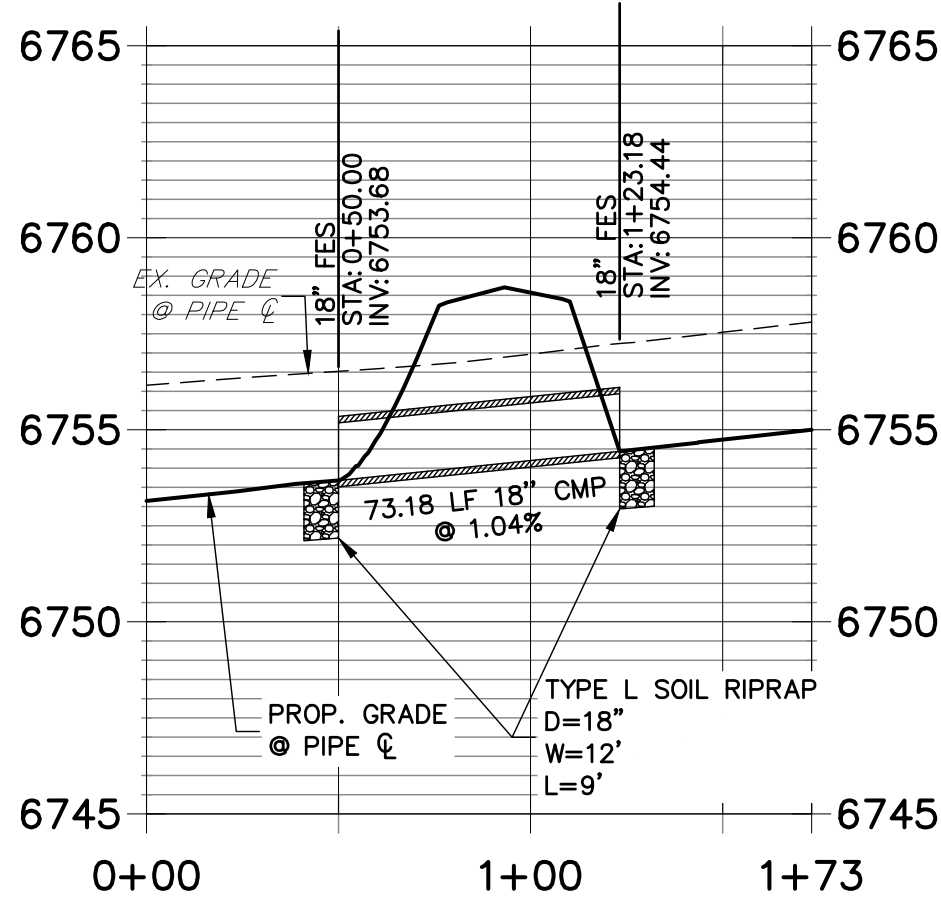




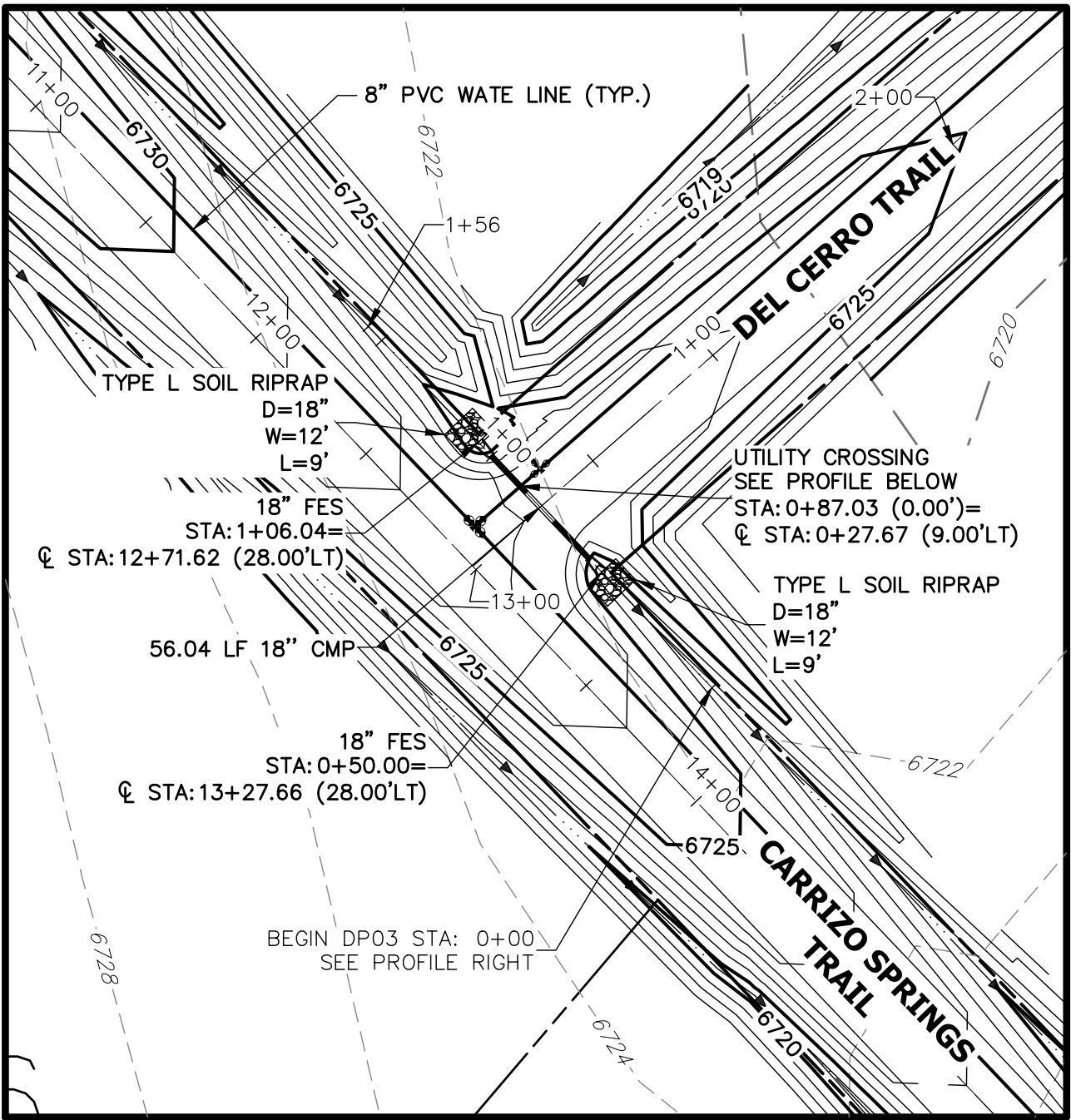


A1 CULVERT - PLAN

DP01 PROFILE  
STA 0+00.00 TO 1+73.19

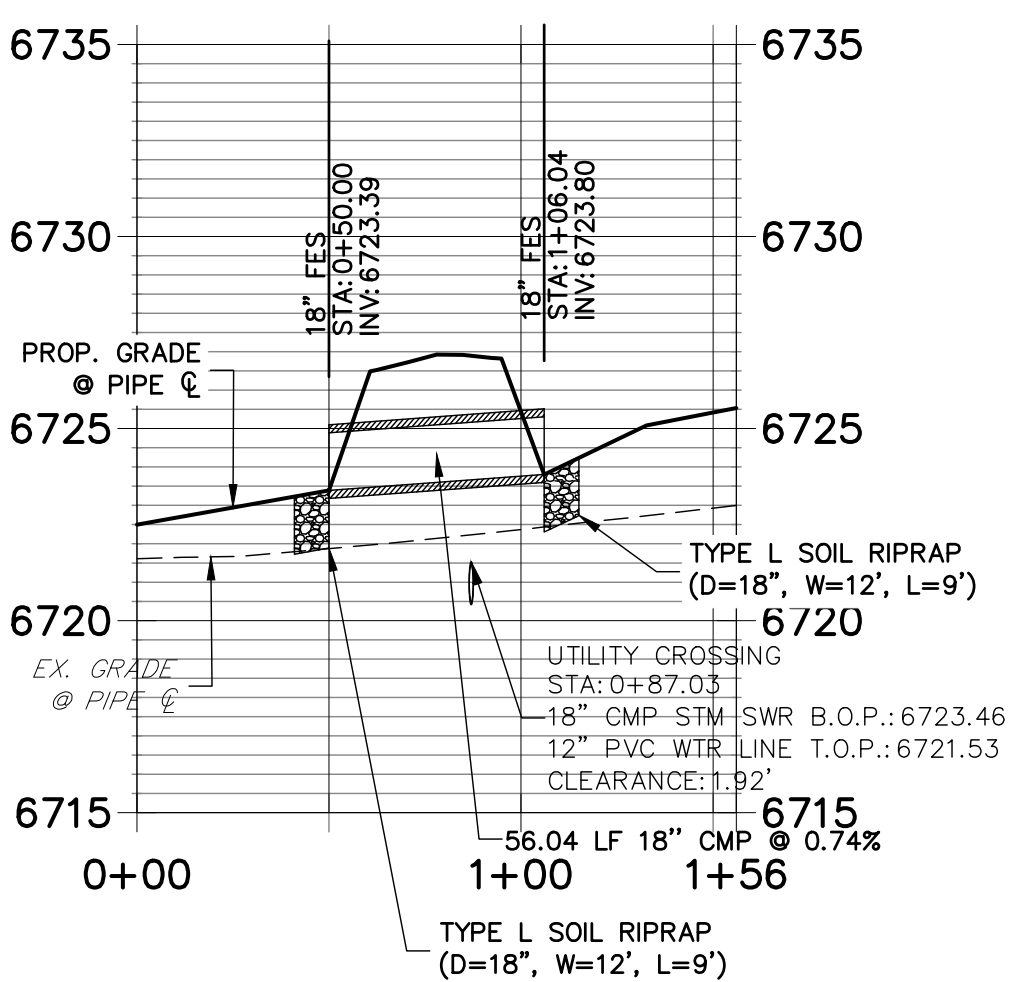


A1 CULVERT - PROFILE

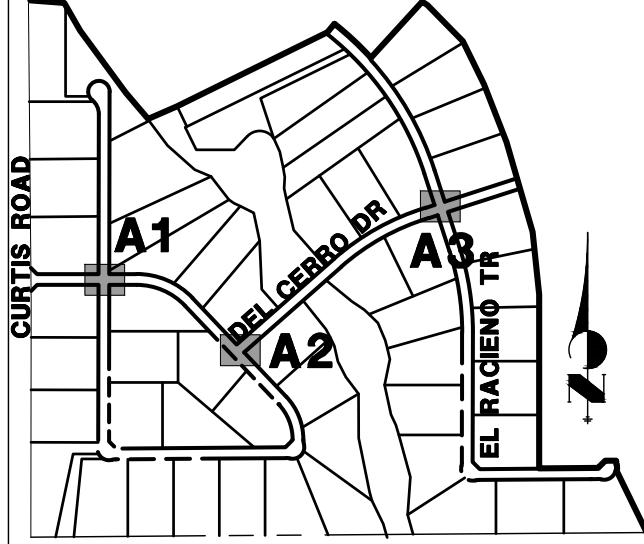


A2 CULVERT - PLAN

DP03 PROFILE  
STA 0+00.00 TO 1+56.04




A2 CULVERT - PROFILE



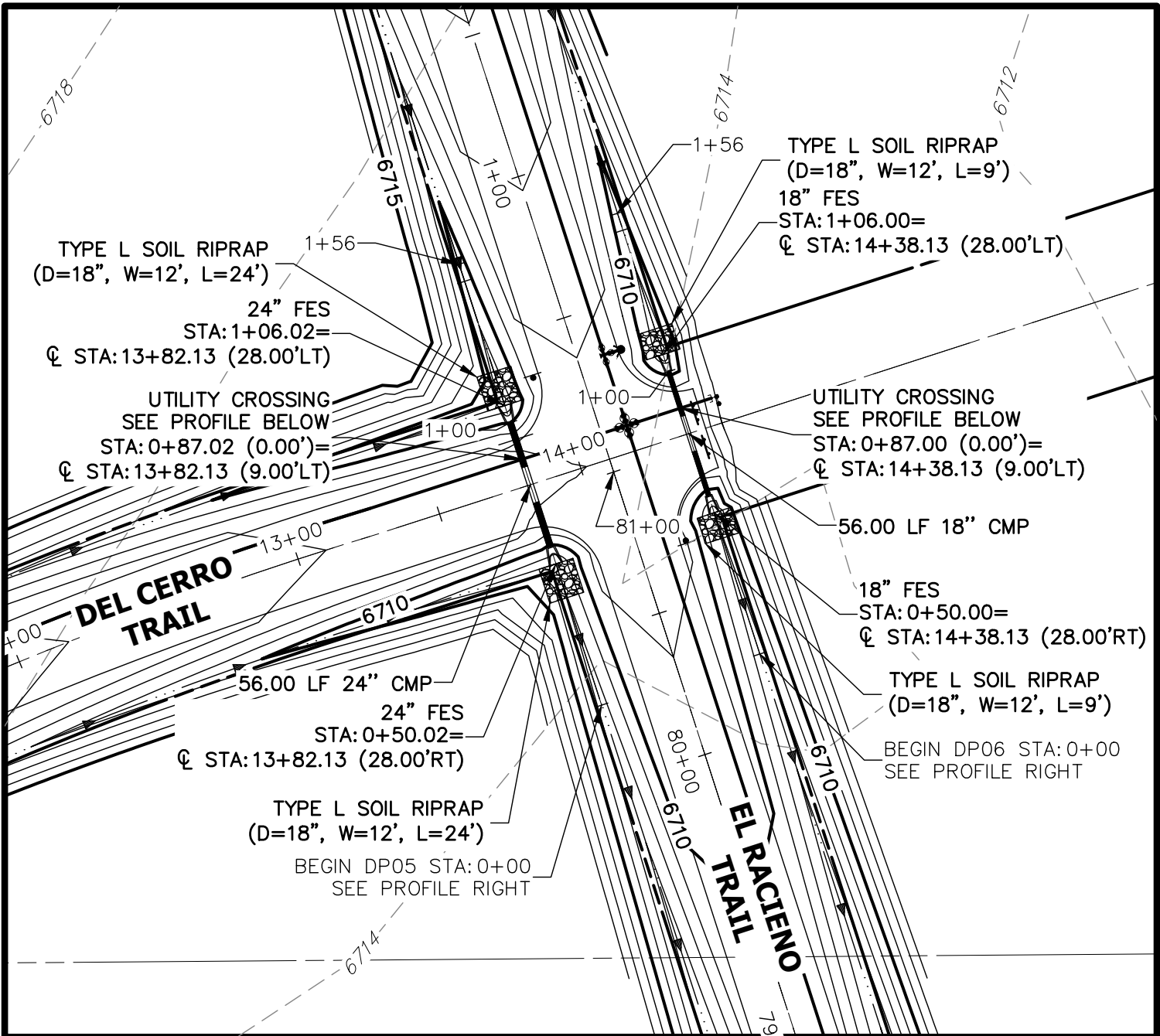
KEY MAP  
N.T.S.

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

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

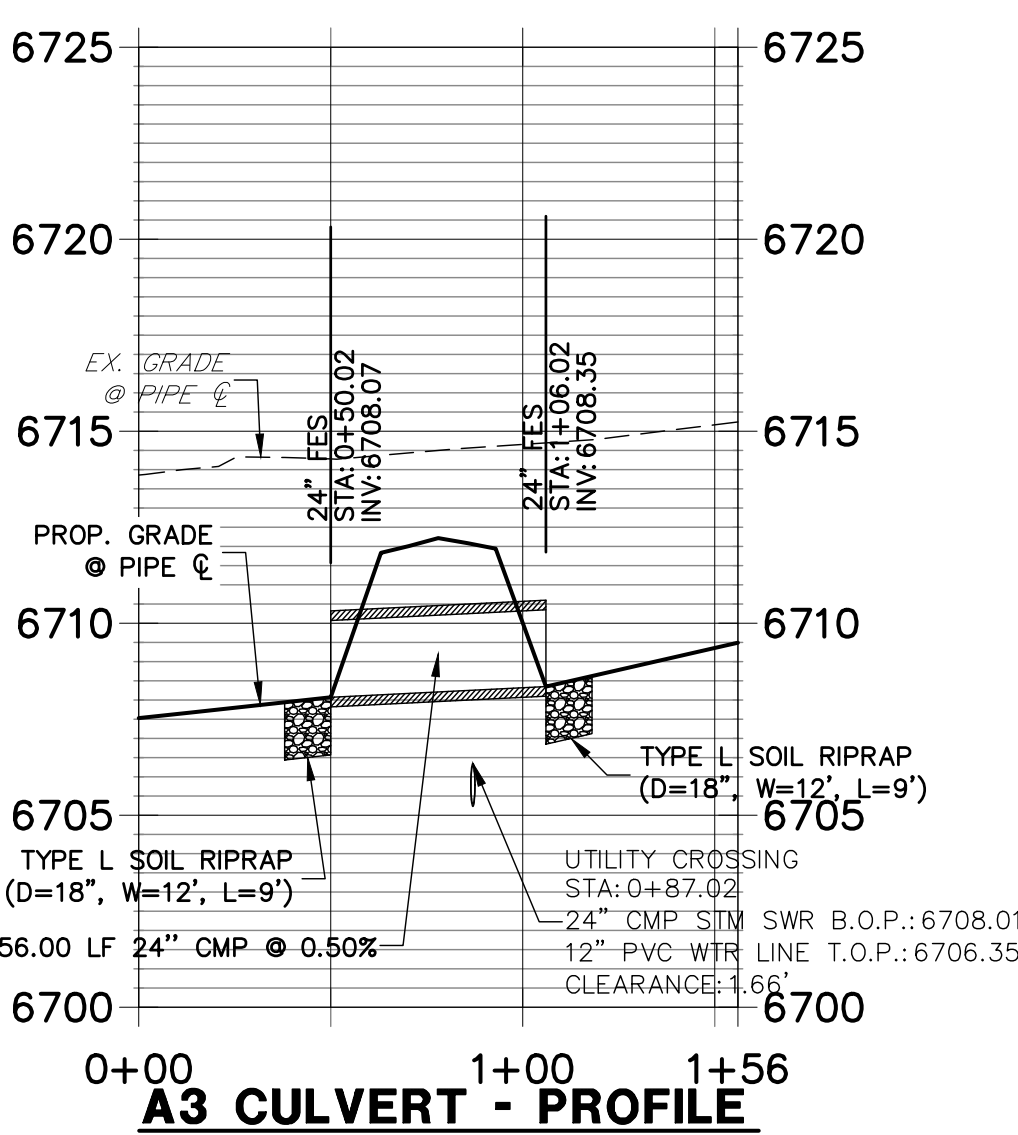
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE



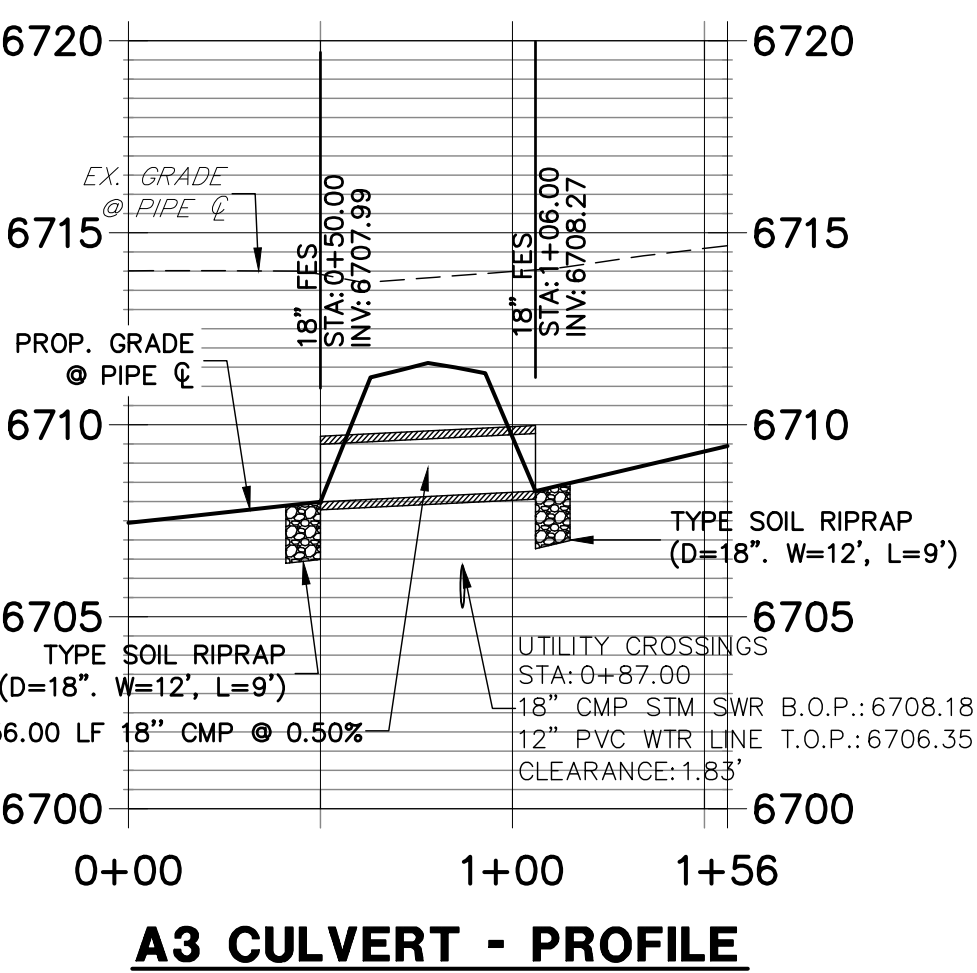
A3 CULVERT - PLAN

DP05 PROFILE  
STA 0+00.00 TO 1+56.04



A3 CULVERT - PROFILE

DP06 PROFILE  
STA 0+00.00 TO 1+56.00



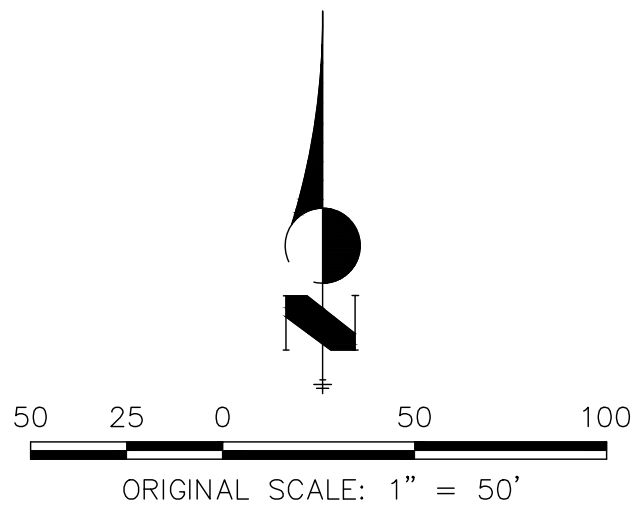
A3 CULVERT - PROFILE

Provide HGL  
Revise to RCP

JR RESPONSE: ADDRESSED.

STORM SEWER NOTES

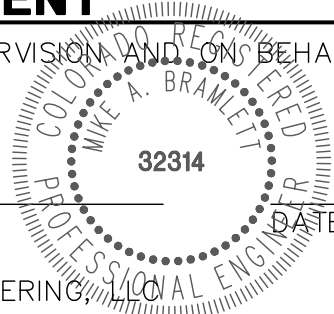
- SEE DETAIL SHEETS XX-XX FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD 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 FACILITY 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

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1  
STORM SEWER PLAN AND  
PROFILE

SHEET 30 OF 43

JOB NO. 2514202

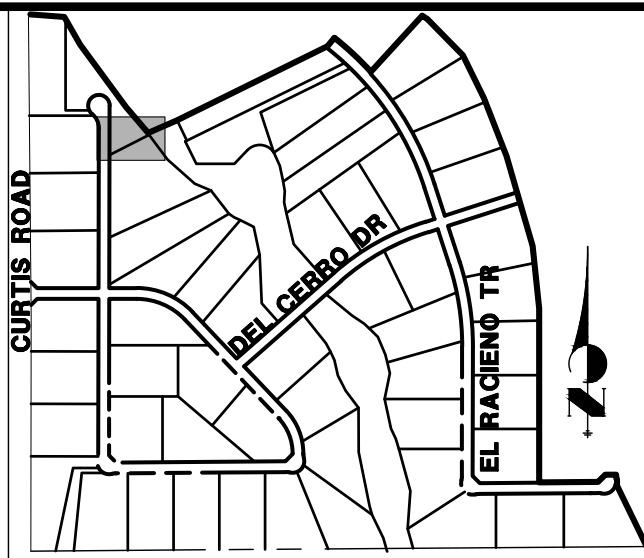
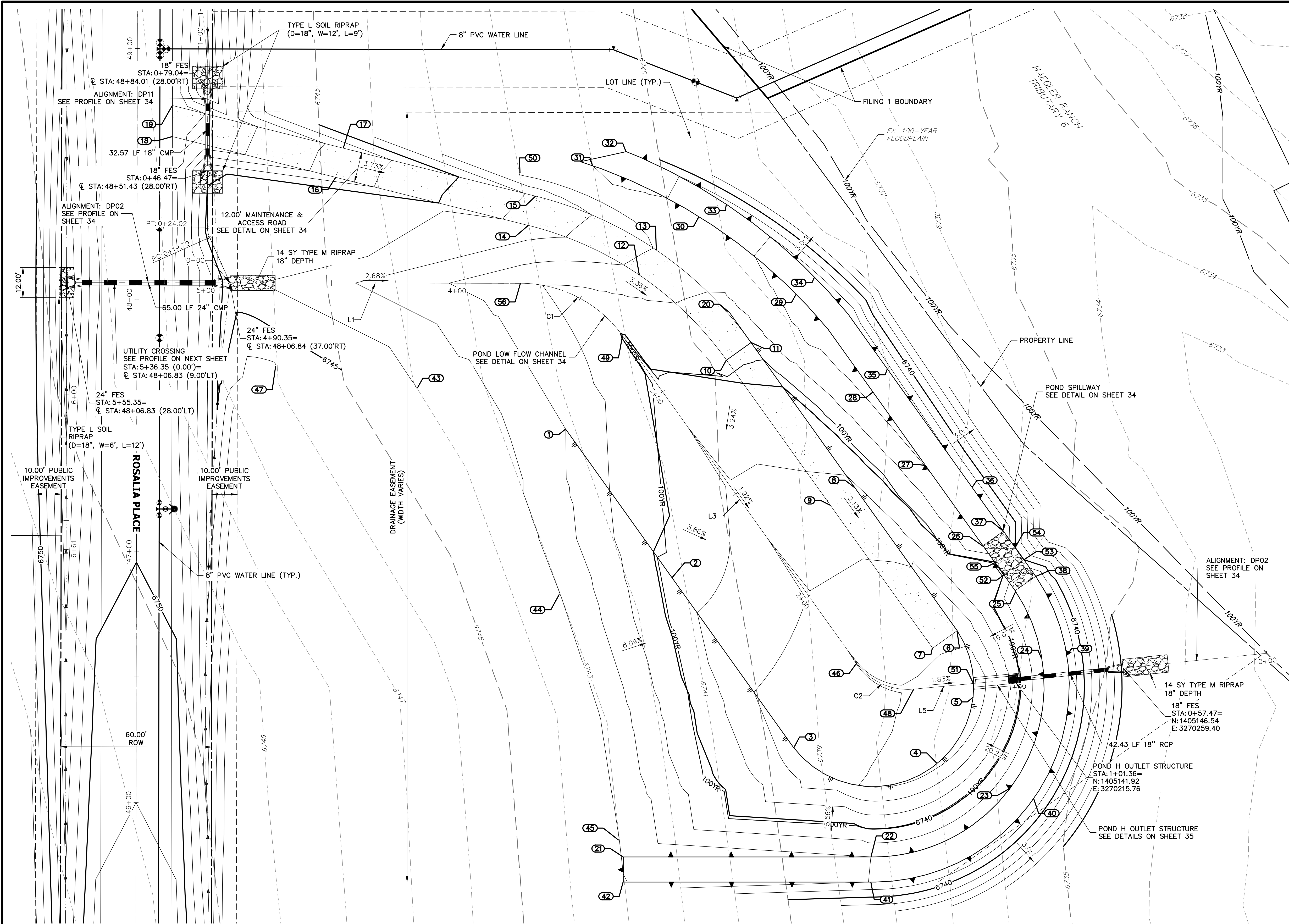












POND H (21.16 TRIBUTARY ACRES, 17% COMP. IMPERVIOUSNESS)		
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.181	6738.17
EURV (AC-FT)	0.126	6738.71
100-YEAR (AC-FT)	0.424	6739.91

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
49	GB/LOW FLOW CHANNEL	N:1405278.70 E: 3270060.30	6739.96
50	TIE INTO EX±	N:1405343.08 E: 3270019.31	6742.00
51	OUTLET STRUCTURE	N:1405140.42 E: 3270199.95	6736.00
52	SPILLWAY CREST	N:1405183.55 E: 3270212.02	6740.09
53	SPILLWAY CREST	N:1405189.66 E: 3270219.95	6740.00
54	SPILLWAY CREST	N:1405194.54 E: 3270216.45	6740.00
55	SPILLWAY CREST	N:1405188.43 E: 3270208.53	6740.00
56	LOW FLOW CHANNEL	N:1405299.60 E: 3270019.73	6741.24

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
	TOE	N:1405241.57 E: 3270037.69	6742.00	9	ACCESS ROAD	N:1405211.35 E: 3270142.94	6738.62	17	ACCESS ROAD	N:1405353.39 E: 3269949.15	6746.73	25	SPILLWAY TOP	N:1405176.94 E: 3270216.73	6742.00	33	TOP	N:1405330.97 E: 3270101.71	6741.49	41	TOP	N:1405061.40 E: 3270159.00	6741.99
2	TOE	N:1405182.52 E: 3270079.95	6739.58	10	ACCESS ROAD	N:1405269.05 E: 3270101.64	6740.26	18	ACCESS ROAD/EOA	N:1405357.98 E: 3269981.21	6749.23	26	SPILLWAY TOP	N:1405194.94 E: 3270203.87	6741.91	34	TOP	N:1405301.96 E: 3270136.73	6742.55	42	TOP	N:1405061.40 E: 3270060.60	6743.02
3	TOE	N:1405114.87 E: 3270128.36	6737.53	11	ACCESS ROAD	N:1405276.03 E: 3270111.40	6740.50	19	ACCESS ROAD/EOA	N:1405370.35 E: 3269981.23	6749.32	27	TOP	N:1405227.15 E: 3270180.82	6742.04	35	TOP	N:1405265.45 E: 3270165.71	6742.42	43	TIE INTO EX±	N:1405257.86 E: 3269978.40	6744.00
4	TOE	N:1405108.65 E: 3270185.42	6736.71	12	ACCESS ROAD	N:1405302.86 E: 3270067.02	6741.71	20	TOE	N:1405288.13 E: 3270102.75	6740.74	28	TOP	N:1405256.32 E: 3270159.94	6742.38	36	TOP	N:1405218.49 E: 3270199.31	6742.00	44	TIE INTO EX±	N:1405176.08 E: 3270035.41	6743.00
5	TOE	N:1405134.86 E: 3270199.75	6736.08	13	ACCESS ROAD	N:1405312.78 E: 3270073.76	6741.94	21	TOP	N:1405071.40 E: 3270060.60	6742.96	29	TOP	N:1405295.16 E: 3270129.39	6742.53	37	SPILLWAY TOP	N:1405201.05 E: 3270211.80	6742.00	45	TIE INTO EX±	N:1405077.93 E: 3270059.05	6743.00
6	ACCESS ROAD	N:1405161.43 E: 3270193.42	6737.49	14	ACCESS ROAD	N:1405322.63 E: 3270022.84	6743.61	22	TOP	N:1405071.40 E: 3270159.06	6742.00	30	TOP	N:1405326.05 E: 3270090.72	6741.35	38	SPILLWAY TOP	N:1405183.04 E: 3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E: 3270153.48	6736.89
7	ACCESS ROAD	N:1405154.44 E: 3270183.66	6737.25	15	ACCESS ROAD	N:1405334.27 E: 3270025.75	6743.85	23	TOP	N:1405098.72 E: 3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E: 3270048.45	6741.00	39	TOP	N:1405151.78 E: 3270236.93	6742.00	47	TIE INTO EX±	N:1405267.01 E: 3269922.44	6746.00
8	ACCESS ROAD	N:1405218.33 E: 3270152.70	6738.86	16	ACCESS ROAD	N:1405341.75 E: 3269946.24	6746.59	24	TOP	N:1405150.41 E: 3270227.06	6742.00	32	TOP/TIE INTO EX±	N:1405351.99 E: 3270061.76	6740.47	40	TOP	N:1405094.64 E: 3270223.76	6742.00	48	LOW FLOW CHANNEL	N:1405138.17 E: 3270176.17	6736.41

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

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, THEIR USES 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 Western Company  
  
Central 303-740-9383 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

1"=20'

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


SADDLEHORN RANCH –  
FILING 1  
POND H GRADING PLAN

SHEET **33** OF **43**

JOB NO. **2514202**



**J.R. ENGINEERING**  
A Westrian Company

 Centennial 303-740-9388 • Colorado Springs 719-593-2588  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

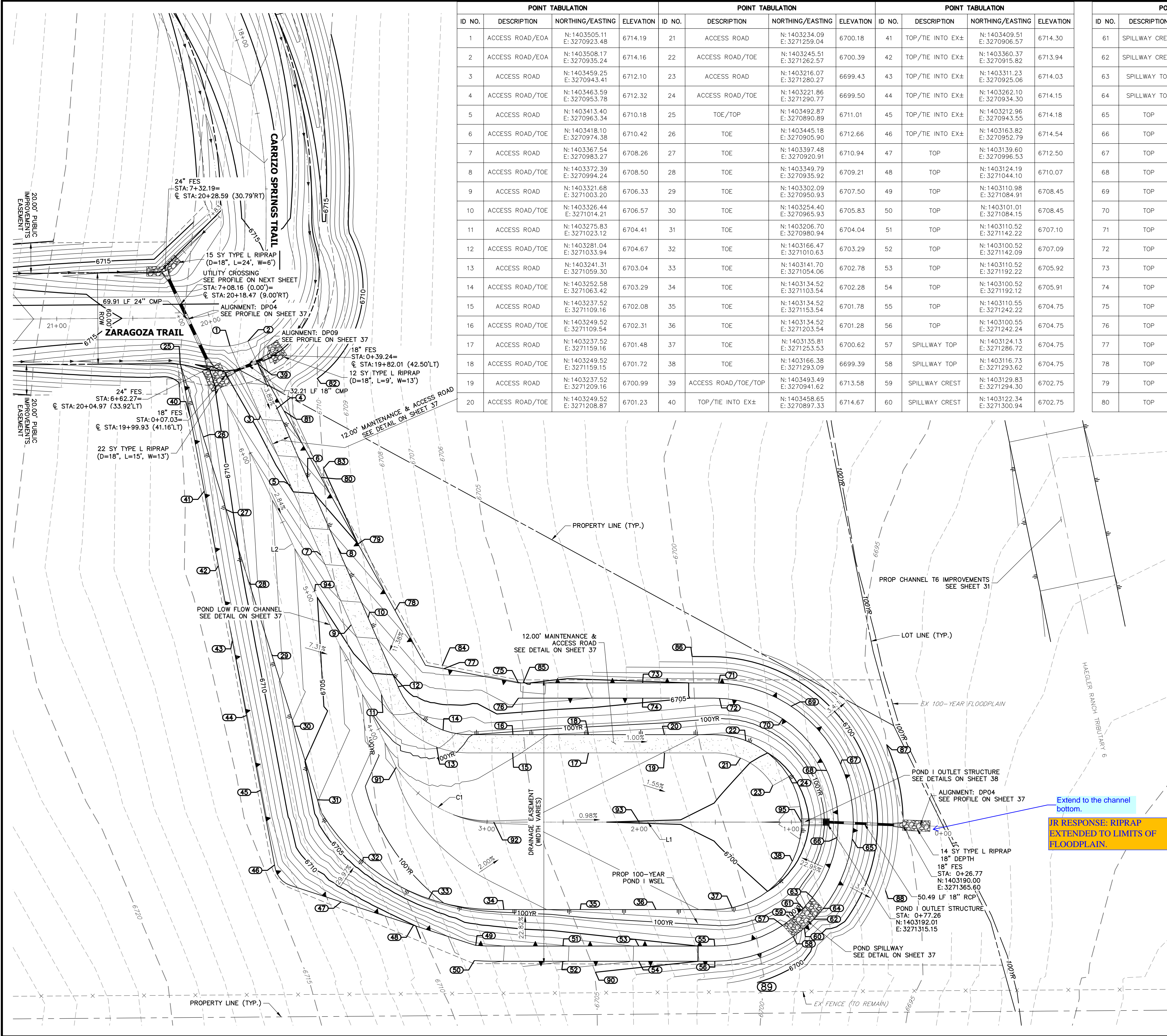
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ET	34	OF	43
NO. 2514202			
FILING 1			
POND H GRADING PLAN			
V-SCALE		1" = 2'	
DATE		04/29/19	
DESIGNED BY		NQJ	
DRAWN BY		NQJ	
CHECKED BY			





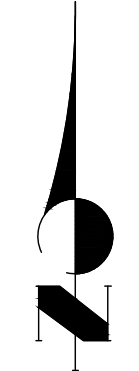





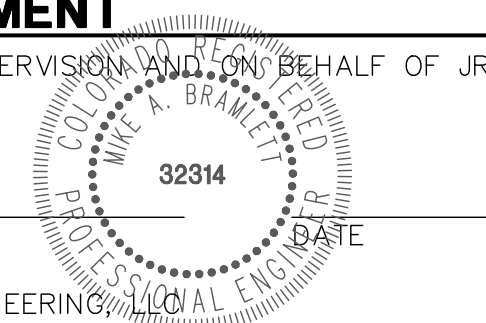
POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	ACCESS ROAD/EOA	N:1403505.11 E:3270923.48	6714.19	21	ACCESS ROAD	N:1403234.09 E:3271259.04	6700.18	41	TOP/TIE INTO EX±	N:1403409.51 E:3270906.57	6714.30	61	SPILLWAY CREST	N:1403135.30 E:3271300.15	6702.75
2	ACCESS ROAD/EOA	N:1403508.17 E:3270935.24	6714.16	22	ACCESS ROAD/TOE	N:1403245.51 E:3271262.57	6700.39	42	TOP/TIE INTO EX±	N:1403360.37 E:3270915.82	6713.94	62	SPILLWAY CREST	N:1403128.17 E:3271307.18	6702.75
3	ACCESS ROAD	N:1403459.25 E:3270943.41	6712.10	23	ACCESS ROAD	N:1403216.07 E:3271280.27	6699.43	43	TOP/TIE INTO EX±	N:1403311.23 E:3270925.06	6714.03	63	SPILLWAY TOP	N:1403142.48 E:3271306.35	6704.75
4	ACCESS ROAD/TOE	N:1403463.59 E:3270953.78	6712.32	24	ACCESS ROAD/TOE	N:1403221.86 E:3271290.77	6699.50	44	TOP/TIE INTO EX±	N:1403262.10 E:3270934.30	6714.15	64	SPILLWAY TOP	N:1403135.09 E:3271313.27	6704.75
5	ACCESS ROAD	N:1403413.40 E:3270963.34	6710.18	25	TOE/TOP	N:1403492.87 E:3270890.89	6711.01	45	TOP/TIE INTO EX±	N:1403212.96 E:3270943.55	6714.18	65	TOP	N:1403180.81 E:3271332.40	6704.75
6	ACCESS ROAD/TOE	N:1403418.10 E:3270974.38	6710.42	26	TOE	N:1403445.18 E:3270905.90	6712.66	46	TOP/TIE INTO EX±	N:1403163.82 E:3270952.79	6714.54	66	TOP	N:1403181.87 E:3271322.45	6704.74
7	ACCESS ROAD	N:1403367.54 E:3270983.27	6708.26	27	TOE	N:1403397.48 E:3270920.91	6710.94	47	TOP	N:1403139.60 E:3270996.53	6712.50	67	TOP	N:1403230.22 E:3271324.72	6704.75
8	ACCESS ROAD/TOE	N:1403372.39 E:3270994.24	6708.50	28	TOE	N:1403349.79 E:3270935.92	6709.21	48	TOP	N:1403124.19 E:3271044.10	6710.07	68	TOP	N:1403225.95 E:3271315.67	6704.74
9	ACCESS ROAD	N:1403321.68 E:3271003.20	6706.33	29	TOE	N:1403302.09 E:3270950.93	6707.50	49	TOP	N:1403110.98 E:3271084.91	6708.45	69	TOP	N:1403268.20 E:3271292.20	6704.75
10	ACCESS ROAD/TOE	N:1403326.44 E:3271014.21	6706.57	30	TOE	N:1403254.40 E:3270965.93	6705.83	50	TOP	N:1403101.01 E:3271084.15	6708.45	70	TOP	N:1403259.91 E:3271286.74	6704.75
11	ACCESS ROAD	N:1403275.83 E:3271023.12	6704.41	31	TOE	N:1403206.70 E:3270980.94	6704.04	51	TOP	N:1403110.52 E:3271142.22	6707.10	71	TOP	N:1403283.39 E:3271244.57	6704.75
12	ACCESS ROAD/TOE	N:1403281.04 E:3271033.94	6704.67	32	TOE	N:1403166.47 E:3271010.63	6703.29	52	TOP	N:1403100.52 E:3271142.09	6707.09	72	TOP	N:1403273.36 E:3271245.10	6704.74
13	ACCESS ROAD	N:1403241.31 E:3271059.30	6703.04	33	TOE	N:1403141.70 E:3271054.06	6702.78	53	TOP	N:1403110.52 E:3271192.22	6705.92	73	TOP	N:1403283.52 E:3271194.57	6705.45
14	ACCESS ROAD/TOE	N:1403252.58 E:3271063.42	6703.29	34	TOE	N:1403134.52 E:3271103.54	6702.28	54	TOP	N:1403100.52 E:3271192.12	6705.91	74	TOP	N:1403273.52 E:3271194.60	6705.48
15	ACCESS ROAD	N:1403237.52 E:3271109.16	6702.08	35	TOE	N:1403134.52 E:3271153.54	6701.78	55	TOP	N:1403110.55 E:3271242.22	6704.75	75	TOP	N:1403283.52 E:3271113.10	6706.67
16	ACCESS ROAD/TOE	N:1403249.52 E:3271109.54	6702.31	36	TOE	N:1403134.52 E:3271203.54	6701.28	56	TOP	N:1403100.55 E:3271242.24	6704.75	76	TOP	N:1403273.52 E:3271113.10	6706.75
17	ACCESS ROAD	N:1403237.52 E:3271159.16	6701.48	37	TOE	N:1403135.81 E:3271253.53	6700.62	57	SPILLWAY TOP	N:1403124.13 E:3271266.72	6704.75	77	TOP	N:1403292.84 E:3271063.98	6707.42
18	ACCESS ROAD/TOE	N:1403249.52 E:3271159.15	6701.72	38	TOE	N:1403166.38 E:3271293.09	6699.39	58	SPILLWAY TOP	N:1403116.73 E:3271293.62	6704.75	78	TOP	N:1403331.19 E:3271031.90	6708.69
19	ACCESS ROAD	N:1403237.52 E:3271209.16	6700.99	39	ACCESS ROAD/TOE/TOP	N:1403493.49 E:3270941.62	6713.58	59	SPILLWAY CREST	N:1403129.83 E:3271294.30	6702.75	79	TOP	N:1403374.89 E:3271007.59	6710.01
20	ACCESS ROAD/TOE	N:1403249.52 E:3271208.87	6701.23	40	TOP/TIE INTO EX±	N:1403458.65 E:3270897.33	6714.67	60	SPILLWAY CREST	N:1403122.34 E:3271300.94	6702.75	80	TOP	N:1403418.58 E:3270983.29	6711.32

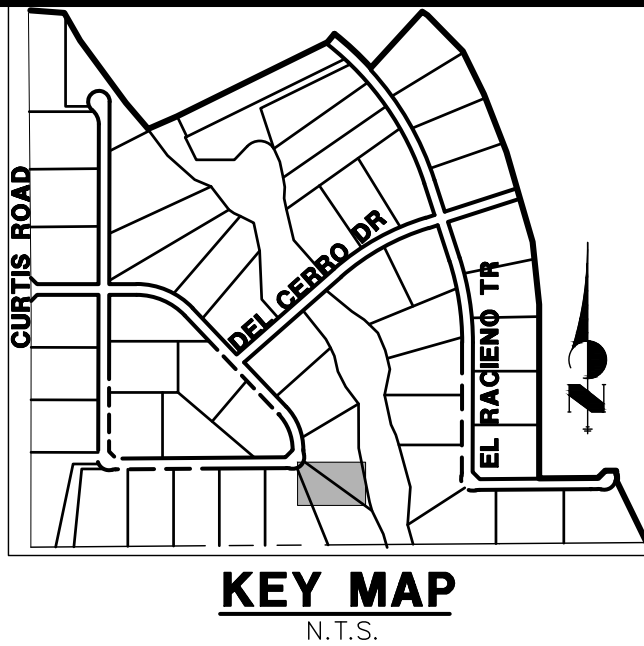
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N90°00'00"W	202.37'	C1	58°00'17"	75.74'	76.68'
L2	N24°53'44"W	289.99'				

POND I (37.43 TRIBUTARY ACRES, 17% COMP. IMPERVIOUSNESS)		
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.320	6701.02
EURV (AC-FT)	0.229	6701.52
100-YEAR (AC-FT)	0.785	6702.68

  
30 15 0 30  
ORIGINAL SCALE: 1" = 30'


  
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING  
  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



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

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

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

BY	DATE	NO.	REVISION	1"=30'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				NA			4/24/19	NQJ		RPD

SADDLEHORN RANCH -  
FILING 1

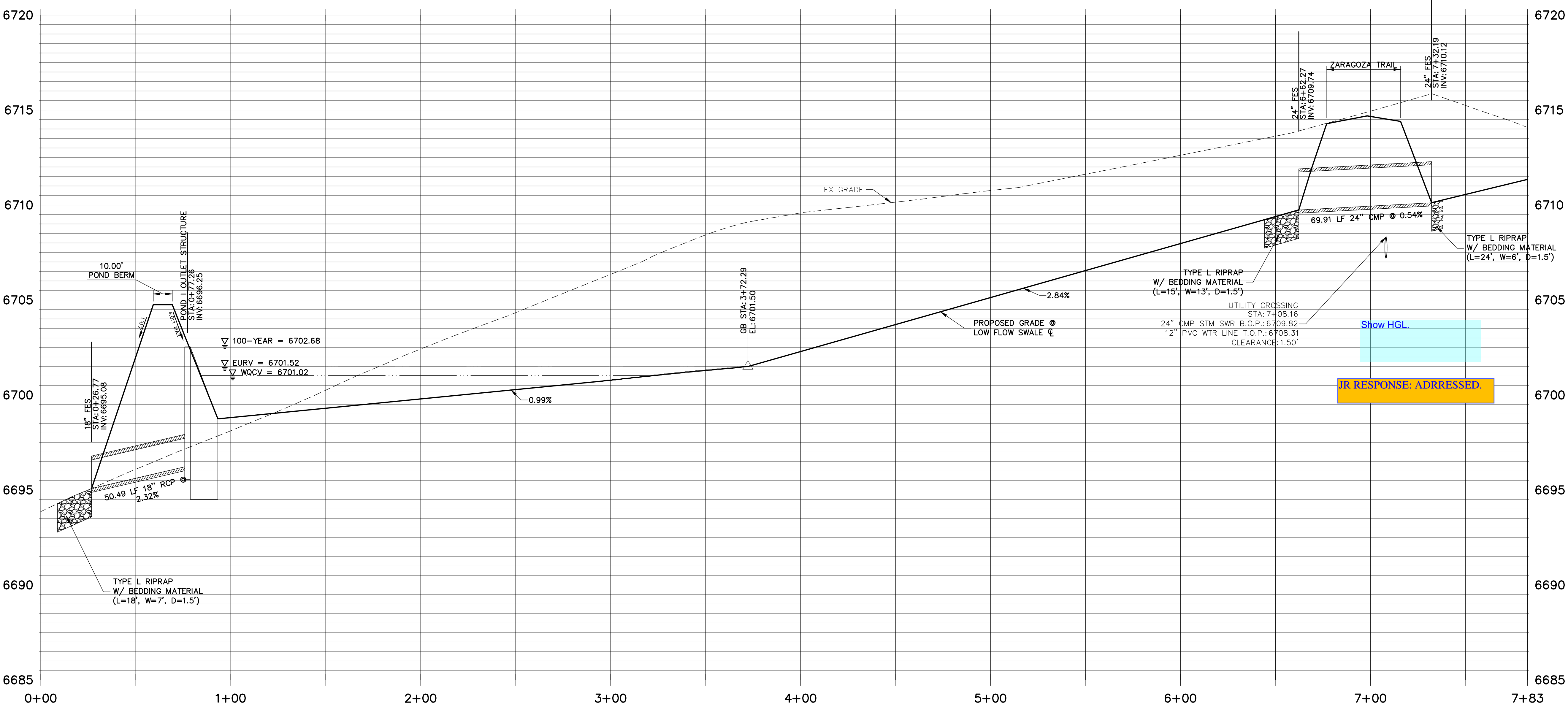
POND I GRADING PLAN

SHEET 36 OF 43

JOB NO. 2514202

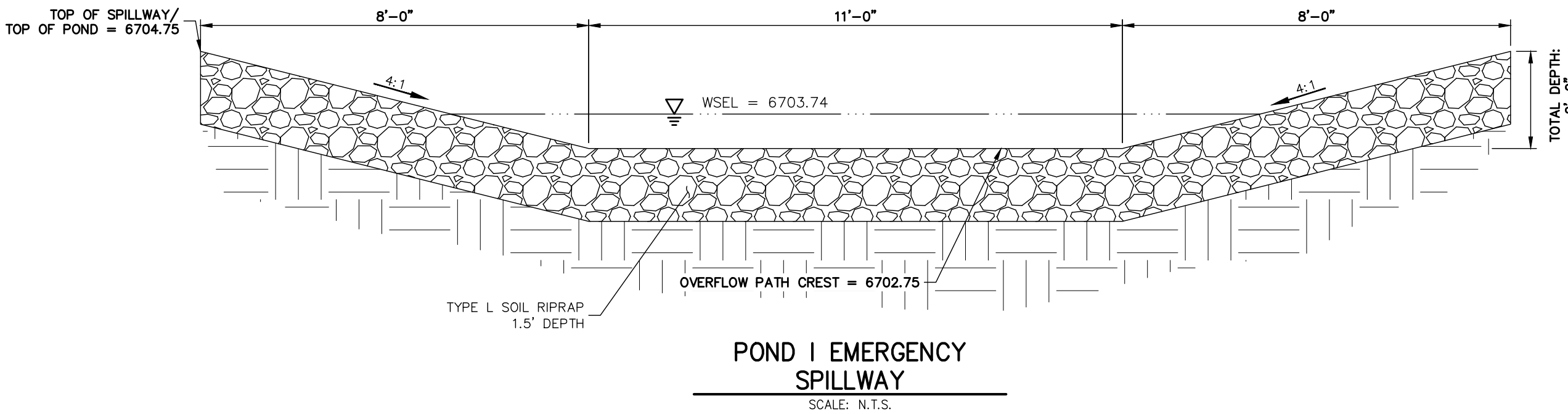
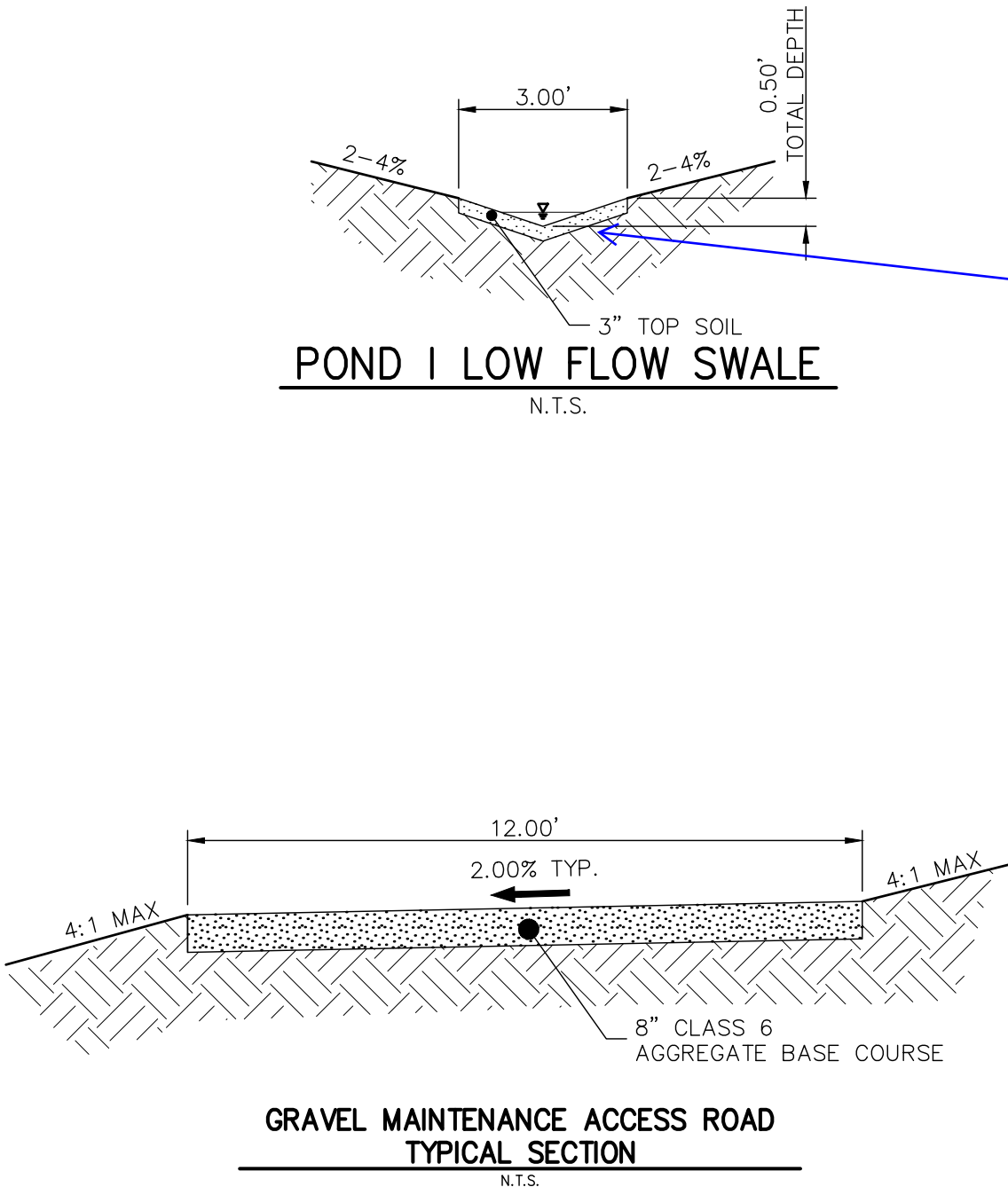


DP04 PROFILE  
STA 0+00.00 TO 7+82.65

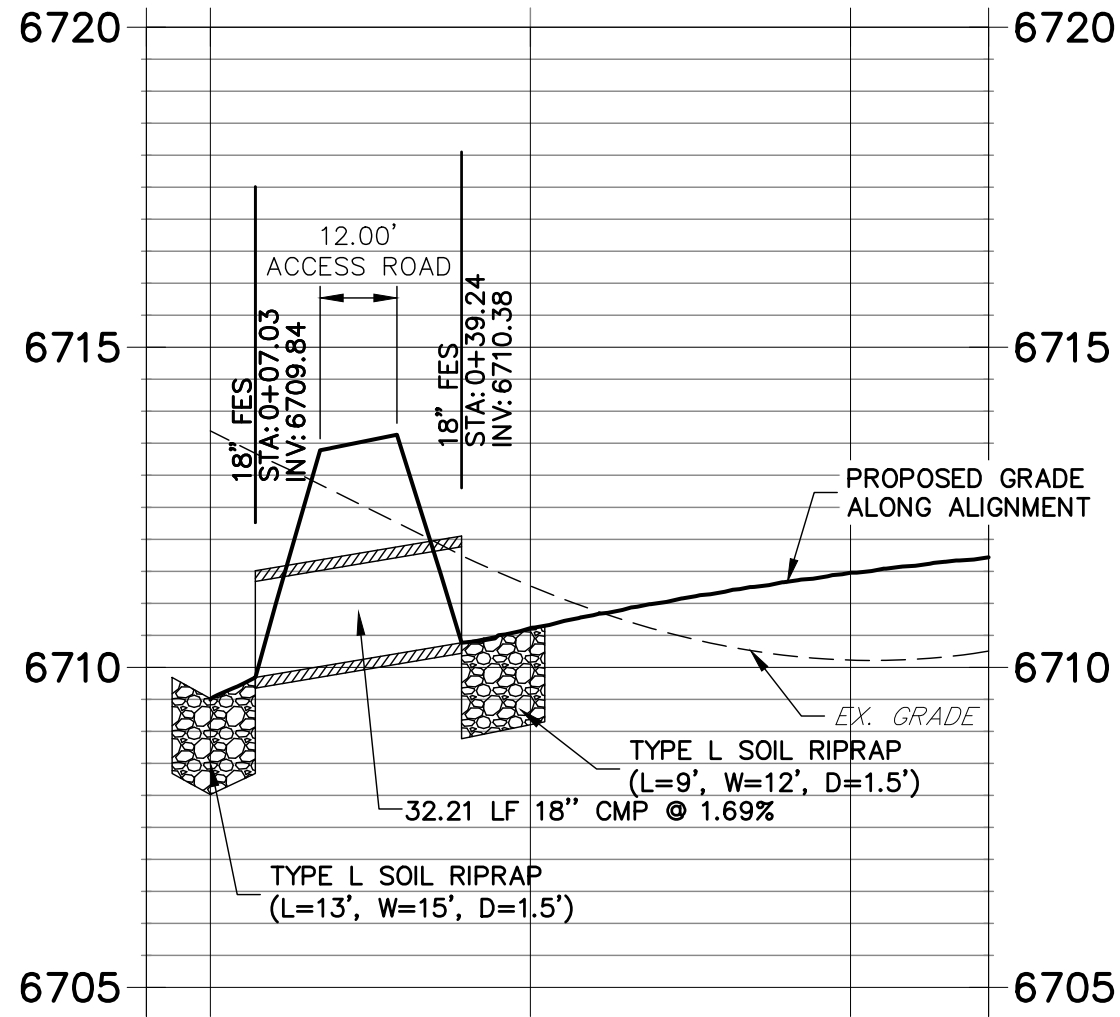


JR RESPONSE: ADDRESSED.

Provide a method of preventing erosion i.e. soil/rip-rap mix or netting? or a concrete low flow.

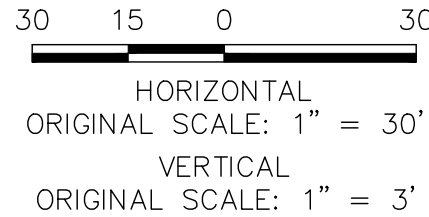


DP09 PROFILE  
STA -0+10.00 TO 1+21.56



Show HGL.

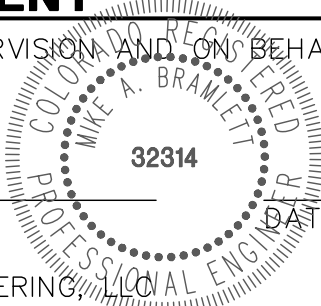
JR RESPONSE: ADDRESSED.



ENGINEER'S STATEMENT

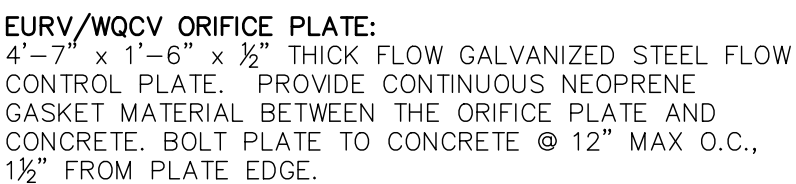
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
JR ENGINEERING A Western Company	Centennial 303-740-9888 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jr-engineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=30'	1"=30'
V-SCALE 1"=3'	1"=3'
DATE 4/24/19	NQJ
DESIGNED BY	RPD
DRAWN BY	
CHECKED BY	
SADDLEHORN RANCH - FILING 1	
POND I GRADING PLAN	
SHEET 37	OF 43
JOB NO.	2514202





PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

ROI PROPERTY GROUP, LLC  
2405 BIGDON STREET

**J·R ENGINEERING**  
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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[illegible]SADDLEHORN RANCH -  
FILING 1

# SADDLEHORN RANCH – FILING 1

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## POND 1 OUTLET STRUCTURE DETAILS

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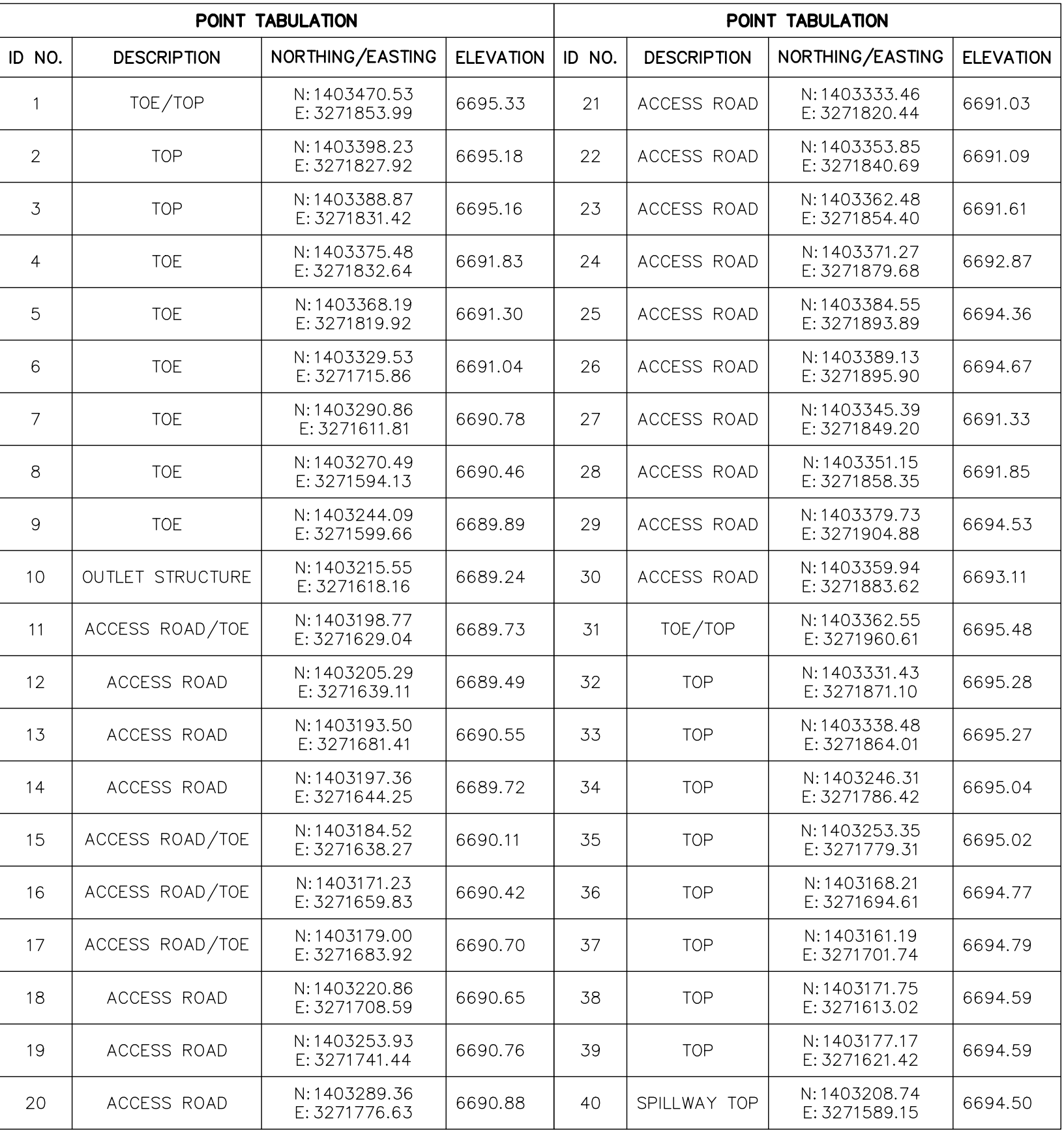
SHEET 38 OF 43

DB NO. 2514202



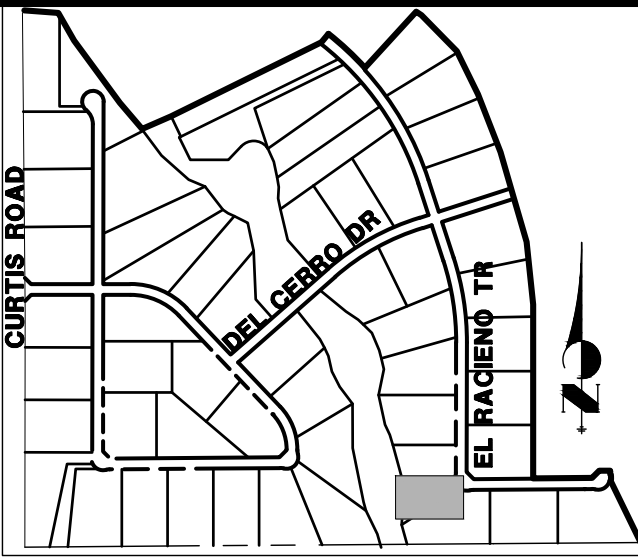
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.304	6690.93
EURV (AC-FT)	0.245	6691.37
100-YEAR (AC-FT)	0.701	6692.45

JR RESPONSE: SEE GEC  
PLANS FOR DETAILS OF  
TEMP. SED BASIN LOCATED  
AT END OF CARRANZA  
TRAIL. IT IS NOT A  
PERMANENT FULL  
SPECTRUM FACILITY AND  
THEREFORE WILL NOT BE  
DETAILED TO THAT EXTENT.



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
41	SPILLWAY TOP	N:1403214.16 E:3271597.55	6694.50
42	SPILLWAY CREST	N:1403215.46 E:3271584.81	6692.50
43	SPILLWAY CREST	N:1403220.89 E:3271593.21	6692.50
44	SPILLWAY CREST	N:1403222.19 E:3271580.47	6692.50
45	SPILLWAY CREST	N:1403227.61 E:3271588.87	6692.50
46	SPILLWAY TOP	N:1403228.91 E:3271576.13	6694.50
47	SPILLWAY TOP	N:1403234.33 E:3271584.54	6694.50
48	TOP	N:1403274.67 E:3271579.05	6694.59
49	TOP	N:1403277.84 E:3271569.57	6694.60
50	TOP	N:1403314.10 E:3271603.07	6694.70
51	TOP	N:1403304.71 E:3271606.53	6694.67
52	TOP	N:1403356.17 E:3271715.49	6694.94
53	TOP	N:1403346.79 E:3271718.97	6694.92
54	ACCESS ROAD	N:1403186.55 E:3271661.91	6690.11
55	ACCESS ROAD/TOE	N:1403325.01 E:3271828.95	6691.27
56	ACCESS ROAD/TOE	N:1403280.90 E:3271785.14	6691.12
57	ACCESS ROAD/TOE	N:1403245.48 E:3271749.95	6691.00
58	ACCESS ROAD/TOE	N:1403212.40 E:3271717.10	6690.89
59	ACCESS ROAD	N:1403384.31 E:3271906.88	6694.71
60	TOE	N:1403308.33 E:3271658.82	6690.90


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
61	TOE	N: 1403350.05 E: 3271771.10	6691.18
62	TOP	N: 1403326.53 E: 3271664.83	6694.80
63	TOP	N: 1403335.81 E: 3271661.07	6694.83
64	TOP	N: 1403145.60 E: 3271654.89	6694.69
65	TOP	N: 1403155.55 E: 3271655.92	6694.68
66	TOP	N: 1403204.07 E: 3271744.40	6694.92
67	TOP	N: 1403210.17 E: 3271736.36	6694.89
68	TOP	N: 1403311.37 E: 3271837.03	6695.19
69	TOP	N: 1403303.50 E: 3271843.31	6695.20
70	TOE	N: 1403390.91 E: 3271839.75	6692.45
71	TOE	N: 1403420.91 E: 3271845.11	6693.53



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

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

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A Westrian Company



Centennial 303-740-9383 • Colorado Springs 719-593-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

No.	REVISION	BY	DATE

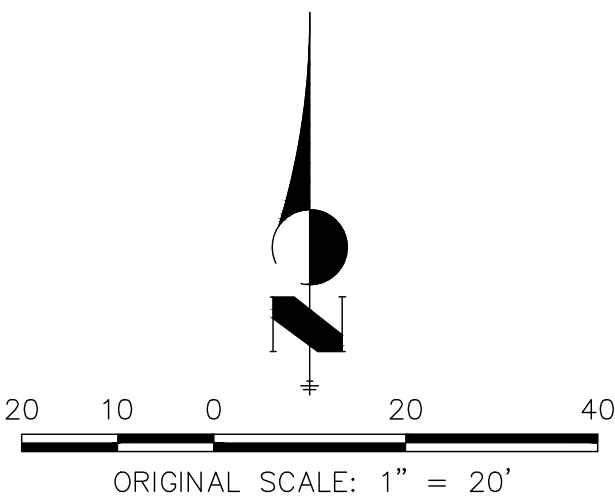
H-SCALE	1"=20'
V-SCALE	N/A
DATE	04/29/19
DESIGNED BY	NQJ
DRAWN BY	NQJ

SADDLEHORN RANCH –  
FILING 1

POND G GRADING PLAN

SHEET 39 OF 43

JOB NO. 2514202



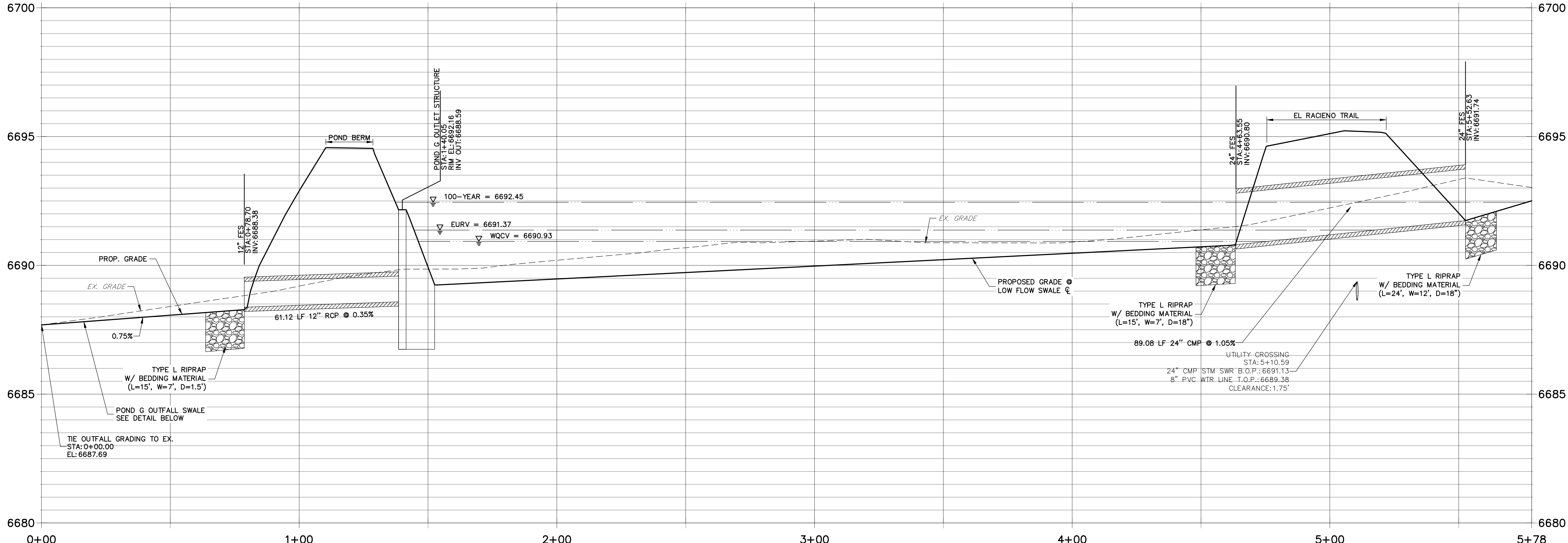
Know what's **below**.  
**Call** before you dig.

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

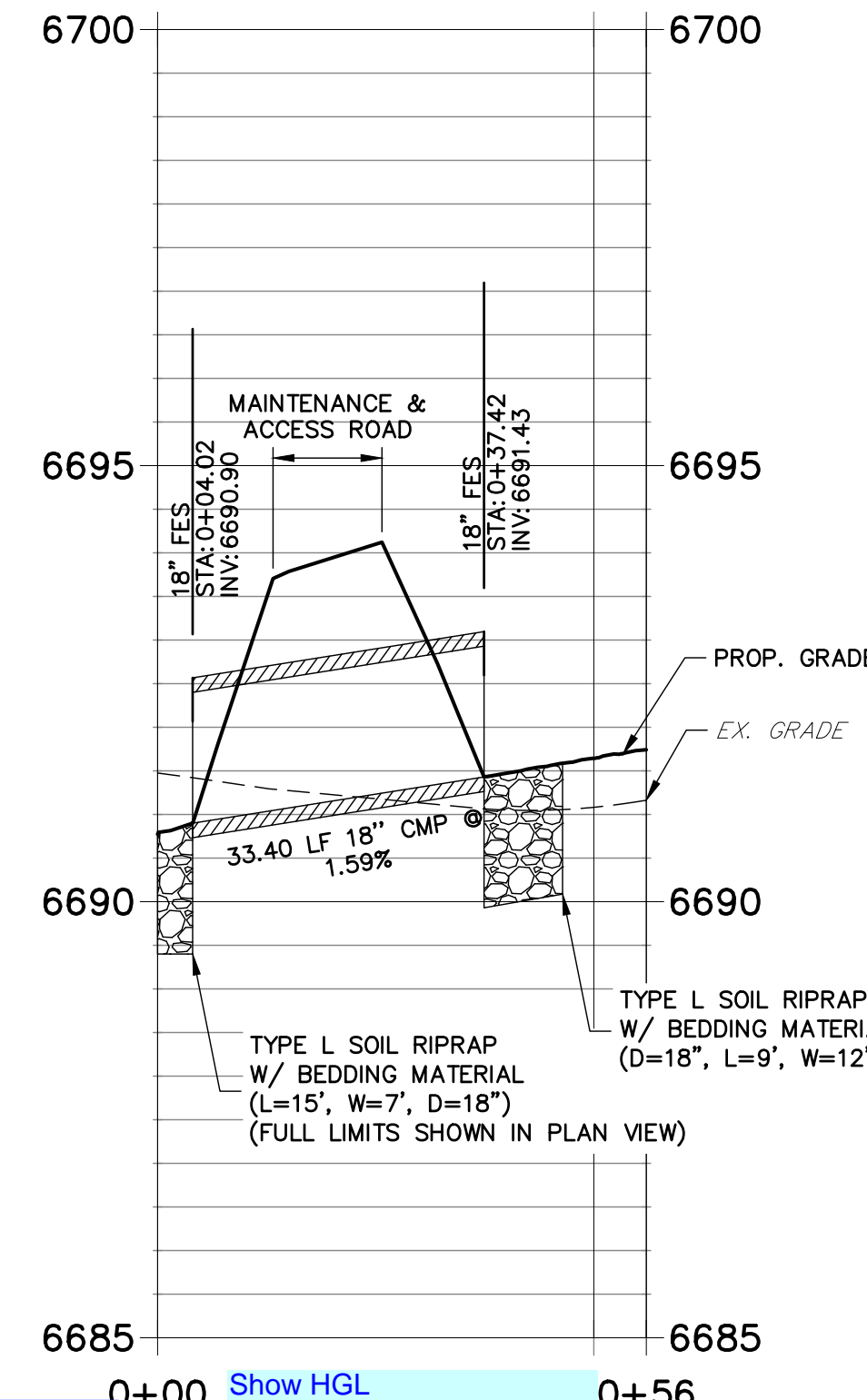
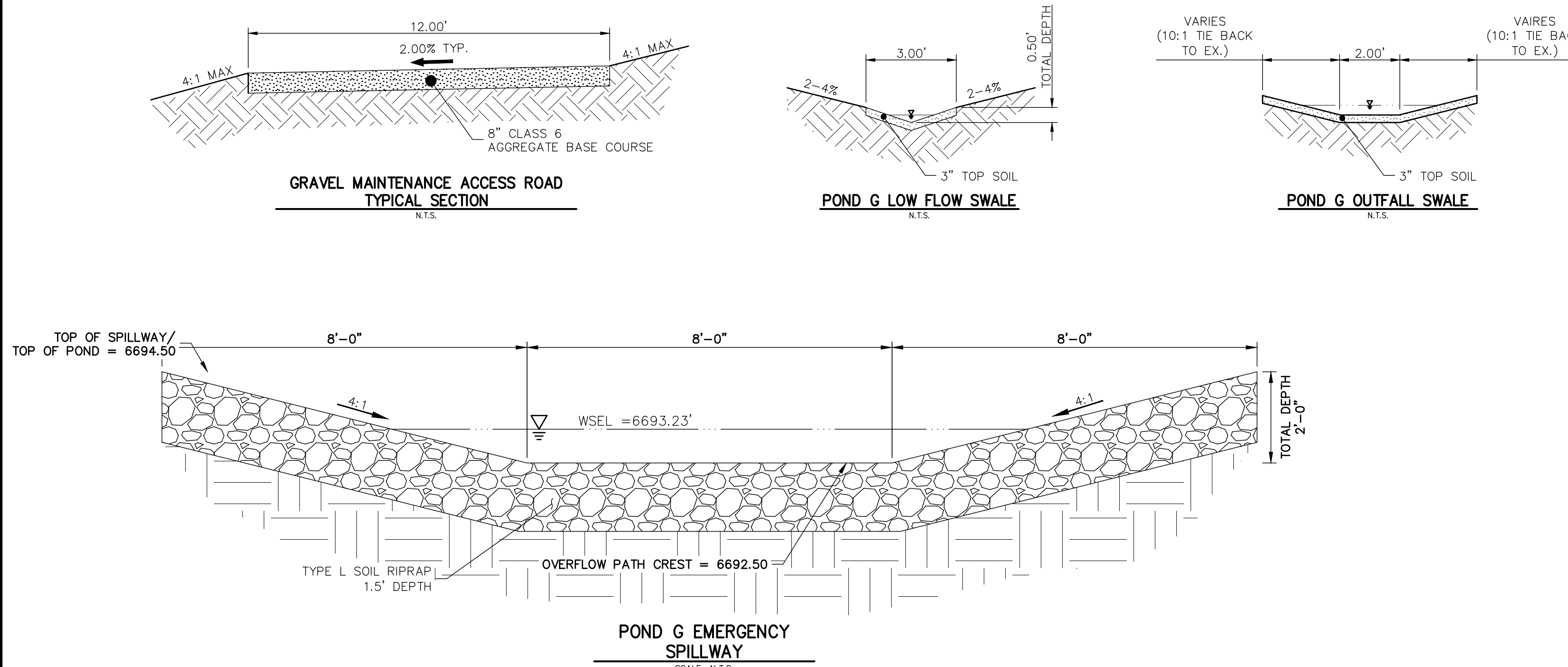
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF



**DP07 PROFILE**  
**STA 0+00.00 TO 5+78.32**



**DP10 PROFILE**  
**STA 0+00.00 TO 0+56.02**



20      10      0      20

HORIZONTAL  
ORIGINAL SCALE: 1" = 20'

VERTICAL  
ORIGINAL SCALE: 1" = 2'



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


## ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF

STATE OF COLORADO  
PROFESSIONAL ENGINEER  
MIKE A. BRAMLETT  
32314  
MECHANICAL ENGINEERING

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

 **J.R. ENGINEERING**  
A Westrian Company

Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-8888 • [www.jrengineering.com](http://www.jrengineering.com)

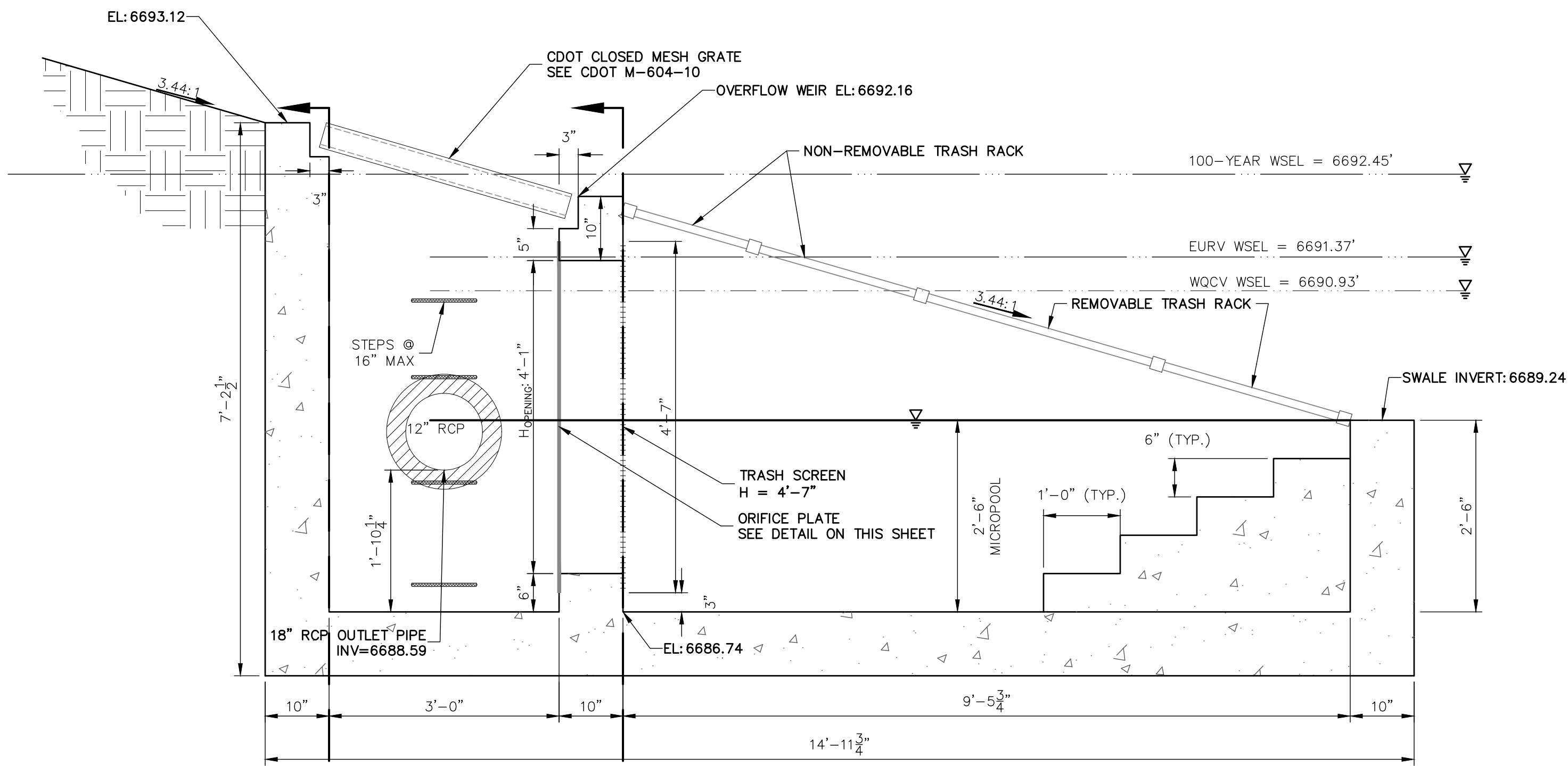
	No.	REVISION	BY	DATE
H-SCALE	1"	= 20'		
V-SCALE	1"	= 20'		
DESIGNED BY	NQU			
DRAWN BY	NQU			
CHECKED BY				

**SADDLEHORN RANCH –  
FILING 1**

SHEET 40 OF 43

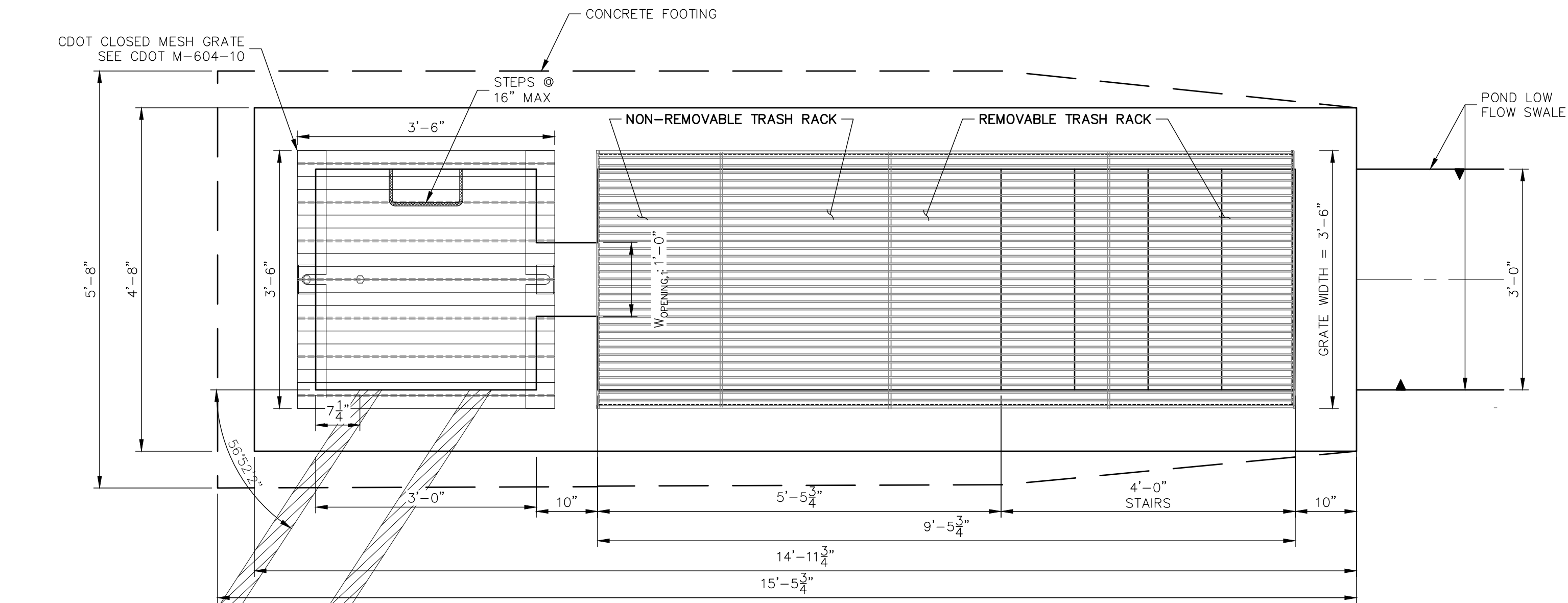
JOB NO. 2514202





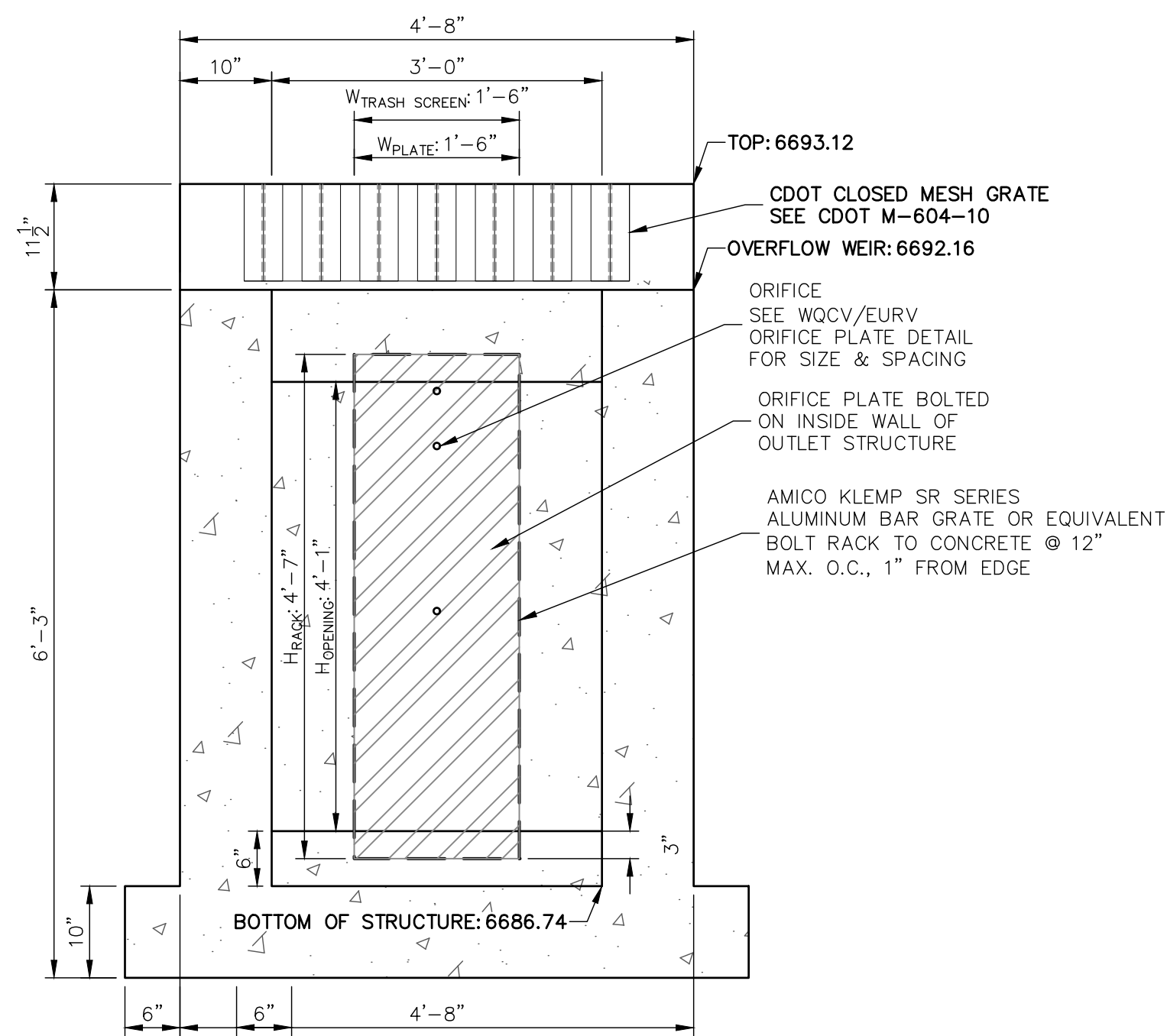
POND G OUTLET  
STRUCTURE - PROFILE

SCALE: 3/4"=1'



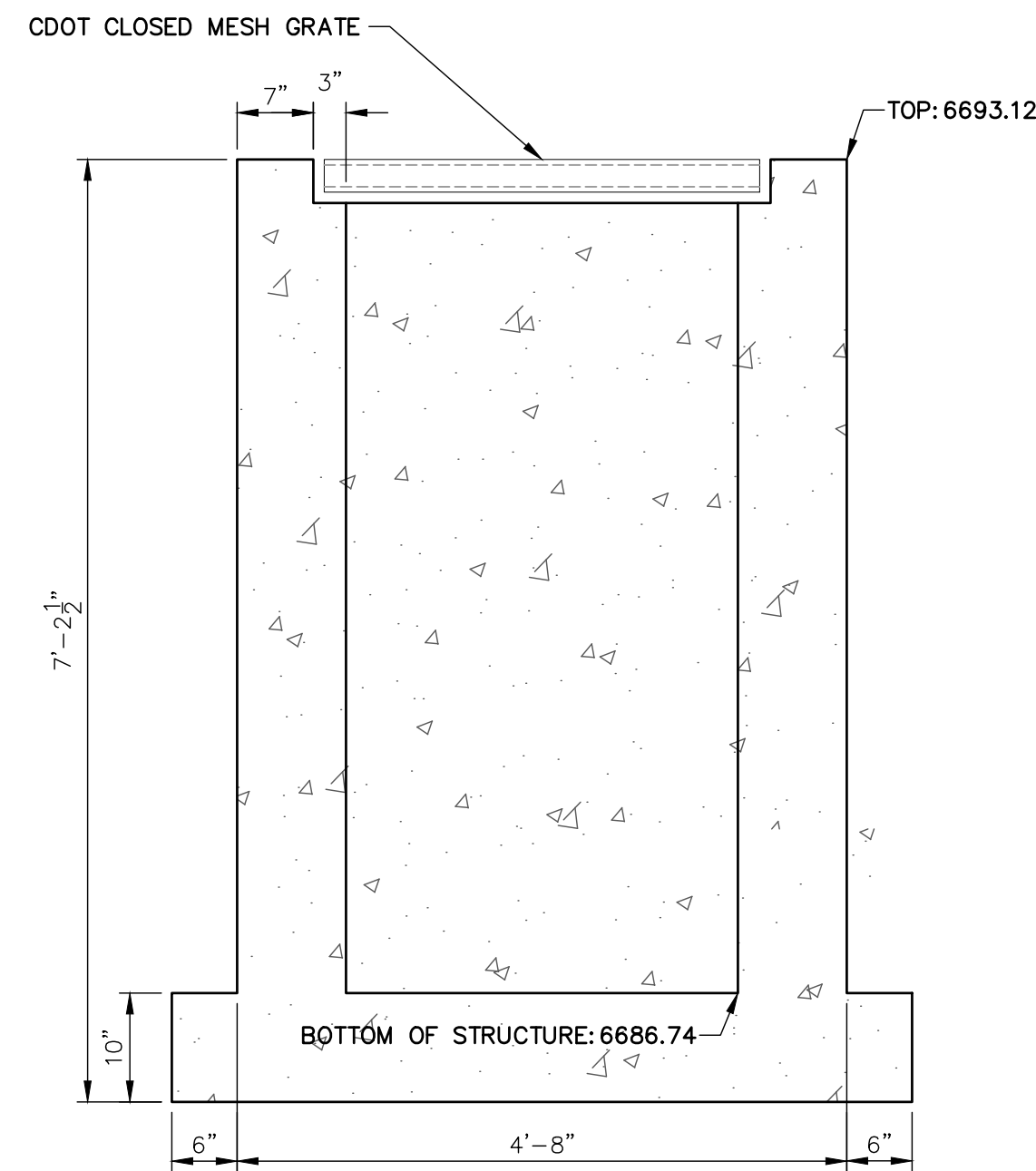
POND G OUTLET  
STRUCTURE - PLAN

SCALE: 3/4"=1'



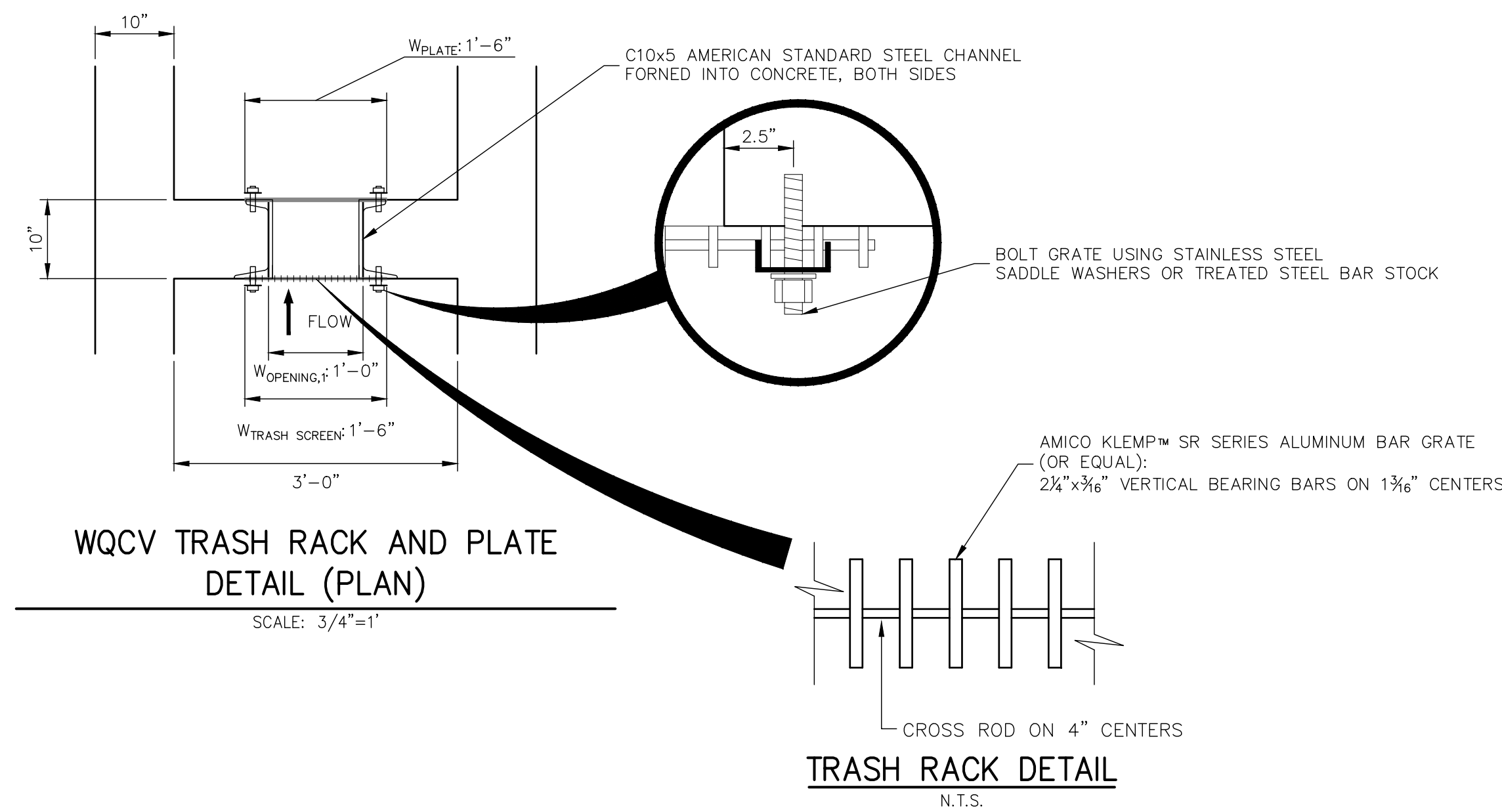
SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



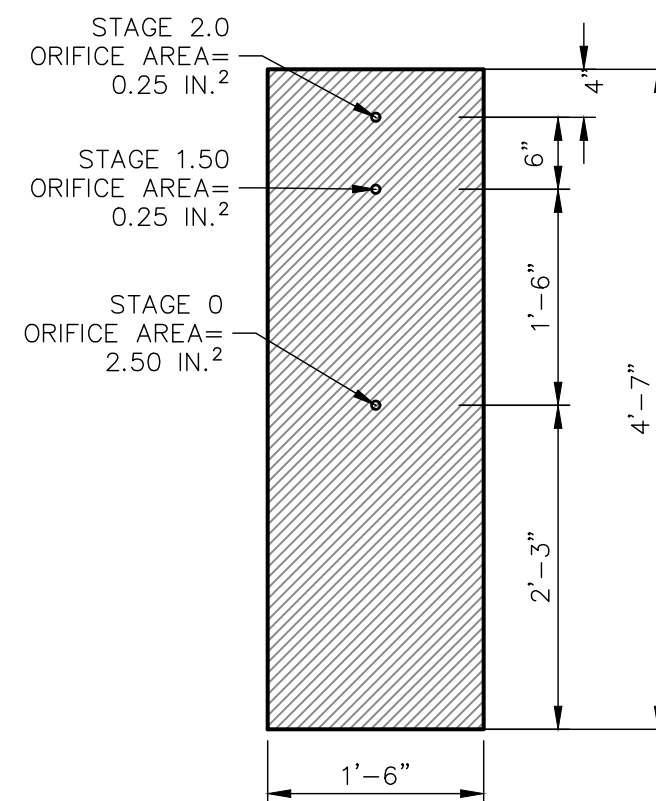
WQCV TRASH RACK AND  
PLATE  
DETAIL (PLAN)

SCALE: 3/4"=1'

TRASH RACK DETAIL

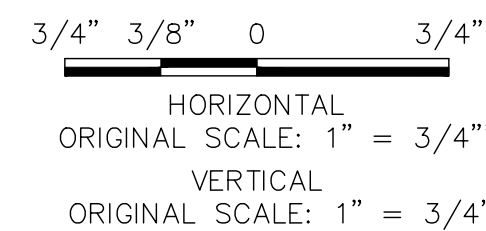
N.T.S.

EURV/WQCV ORIFICE PLATE:  
4'-7" x 1'-6" x 1/2" THICK FLOW GALVANIZED STEEL FLOW  
CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE  
GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND  
CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C.,  
1/2" FROM PLATE EDGE.



WQCV/EURV ORIFICE  
PLATE DETAIL

SCALE: 3/4"=1'

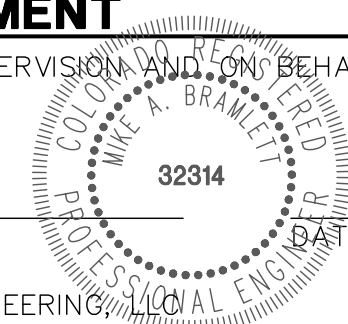


HORIZONTAL  
ORIGINAL SCALE: 1" = 3/4"  
VERTICAL  
ORIGINAL SCALE: 1" = 3/4"

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1

POND G OUTLET STRUCTURE  
DETAILS

SHEET 41 OF 43

JOB NO. 2514202

BY DATE

No. REVISION

H-SCALE 3/4" = 1'  
V-SCALE 3/4" = 1'  
DATE 04/29/19  
DESIGNED BY NQJ  
DRAWN BY NQJ  
CHECKED BY

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

PREPARED FOR  
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2495 RIGDON STREET  
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BRADY WILLIAMS  
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