

SADDLEHORN RANCH - FILING 1

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



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 94558
(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

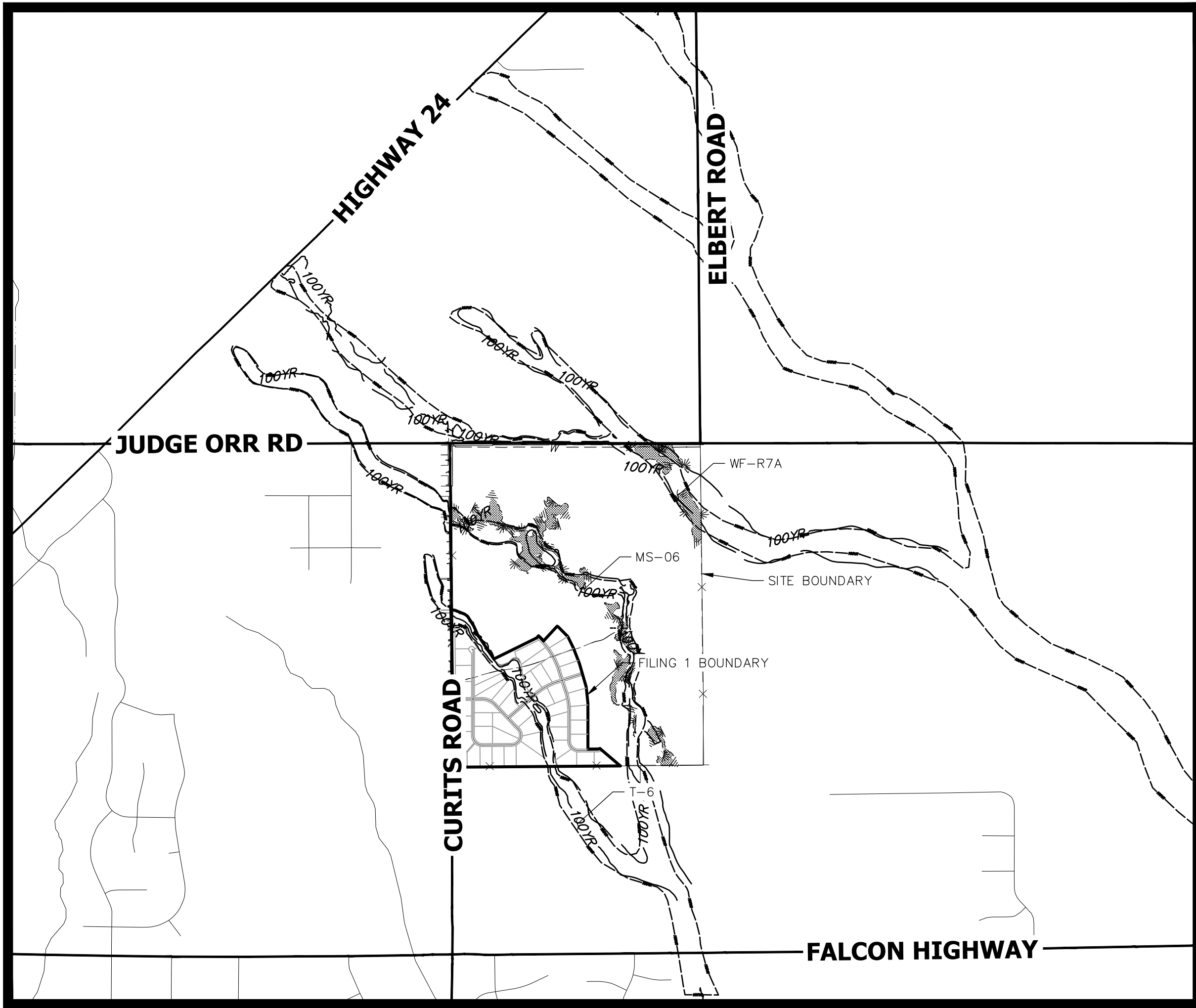
No.	REVISION	1"=2000'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						01/10/20	NQJ	NQJ	

SADDLEHORN RANCH - FILING 1 - CONSTRUCTION DOCUMENTS COVER SHEET	SHEET 1 OF 50
	JOB NO. 2514202

ABBREVIATIONS

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

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.



VICINITY MAP

SCALE: 1" = 2000'

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1	- COVER SHEET
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Engineering Review

04/08/2020 1:52:24 PM
dsdkuehster

stevekuehster@elpasoco.com
(719) 520-6813

EPC Planning & Community
Development Department

Minor Comment Sheet 4.

addressed

CONTACTS:

OWNER/DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
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
DISTRICT	SADDLEHORN METRO DISTRICT



J-R ENGINEERING

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.

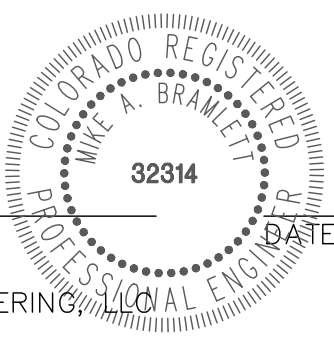
IN ACCORDANCE WITH EOM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, 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.



OWNER/DEVELOPER STATEMENT

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

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

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		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
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		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER		
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		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE		
TEST HOLE DESIGNATOR		

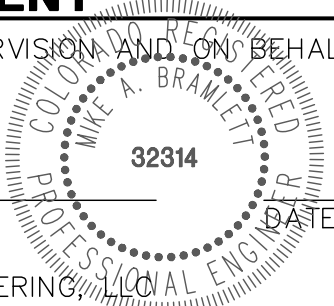
MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	
BRASS CAP - FOUND	
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	
PANEL - FOUND	
PK NAIL - FOUND	
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	

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
LEGEND

SHEET 3 OF 50

JOB NO. 2514202

BY DATE

REVISION

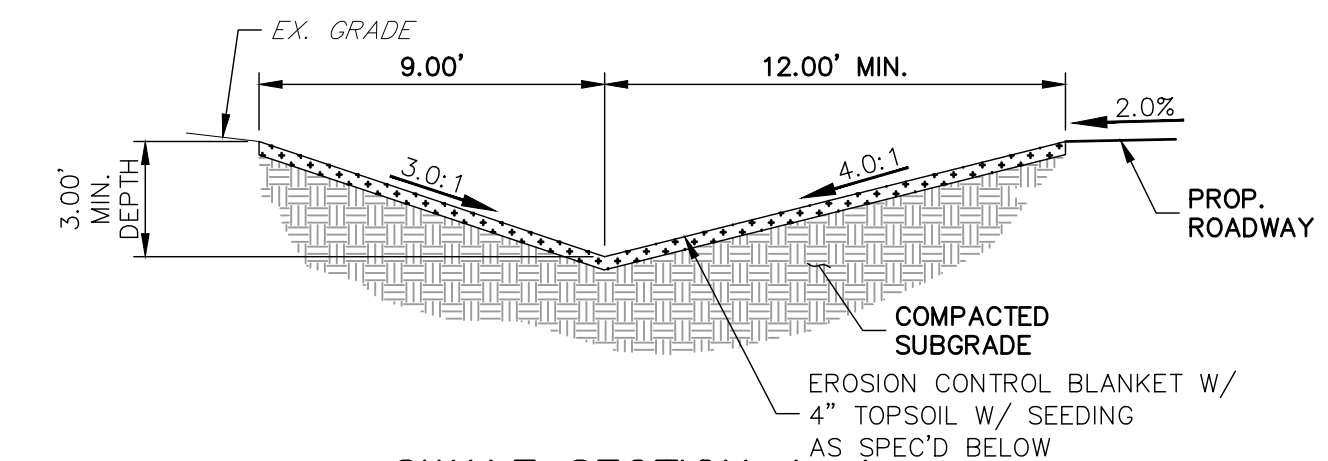
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PREPARED FOR

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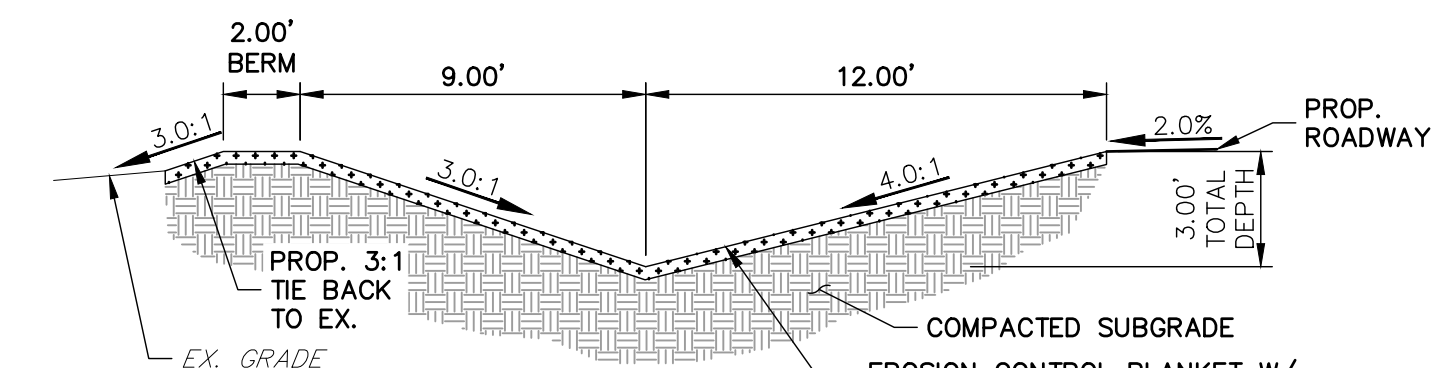
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SWALE SECTION A-A

SCALE: 1"=5'

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



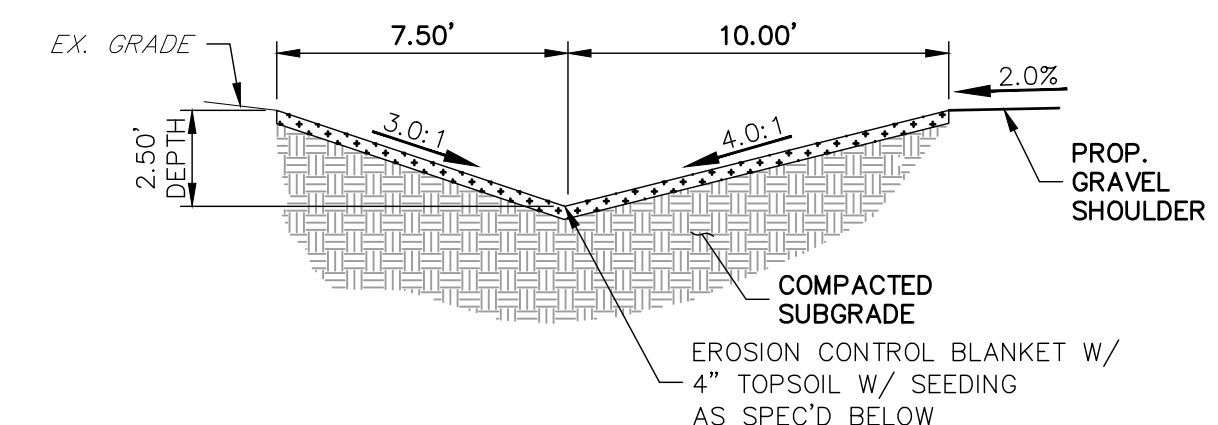
SWALE SECTION B-B

SCALE: 1"=5'

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

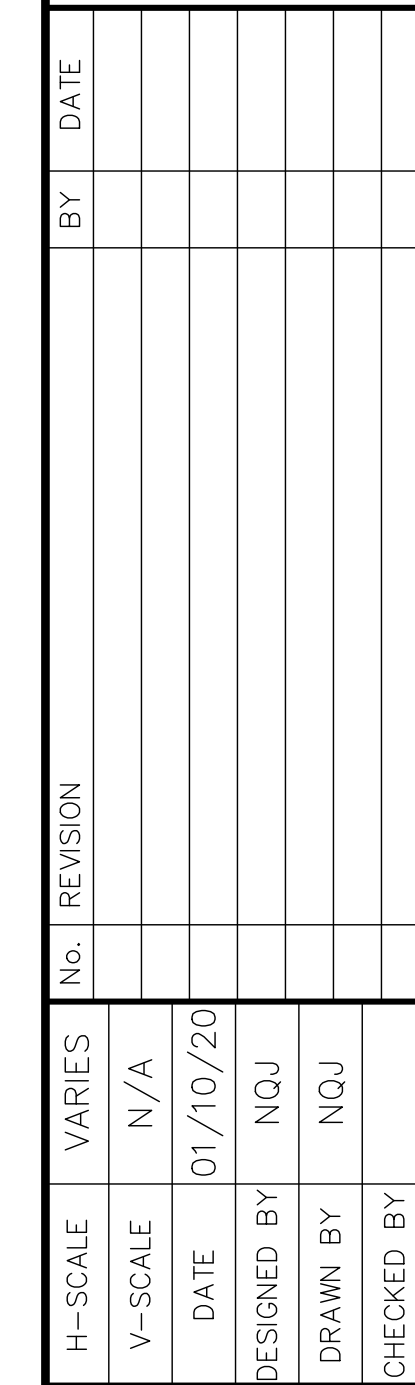
1. SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 3' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
2. SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO ACHIEVE 3' 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.



CURTIS ROAD SWALE SECTION
(EL PASO COUNTY MOD. RURAL MINOR
ARTERIAL)

SCALE: 1"=5'

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



CURTIS ROAD – MODIFIED MINOR RURAL ARTERIAL

STA: 12+42.36 - 14+94.72
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)

remove "full depth asphalt" and replace it with "Composite asphalt section" on these details. These improvements are subject to a pavement section design.

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

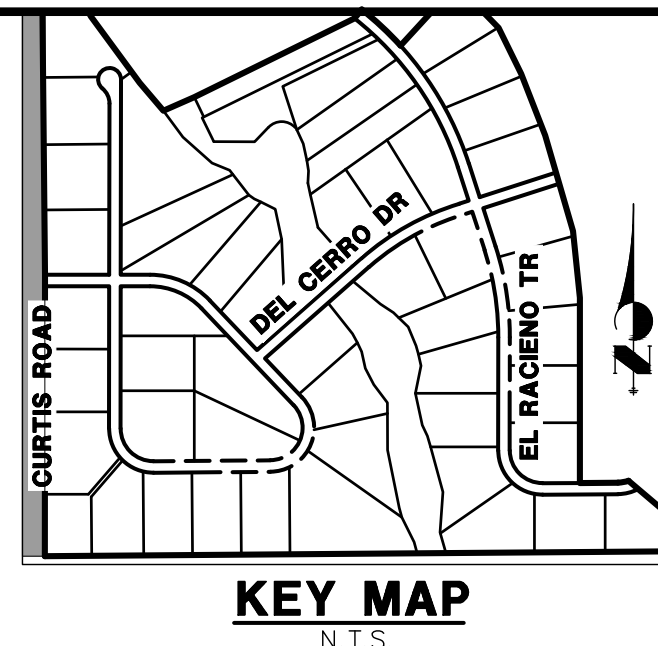
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SADDLEHORN RANCH -
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TYPICAL SECTIONS


SHEET 4 OF 50

JOB NO. 2514202

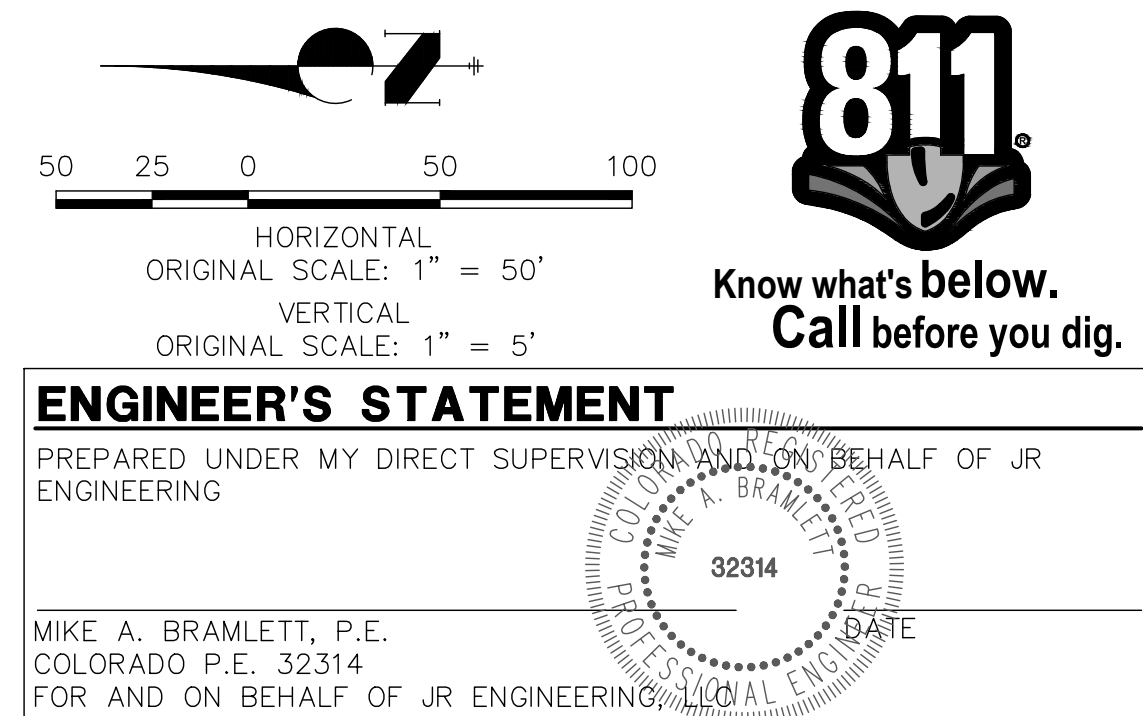
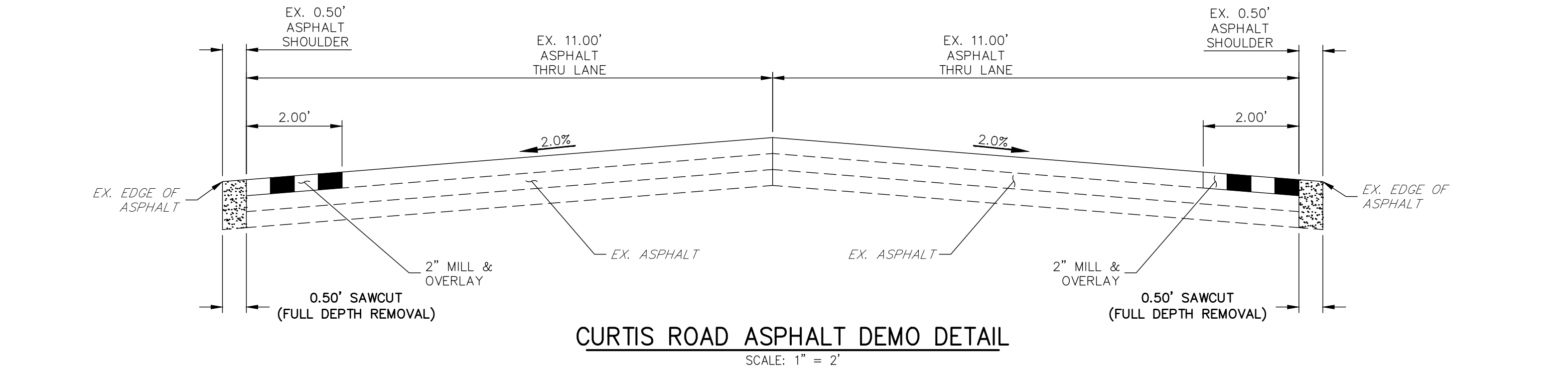
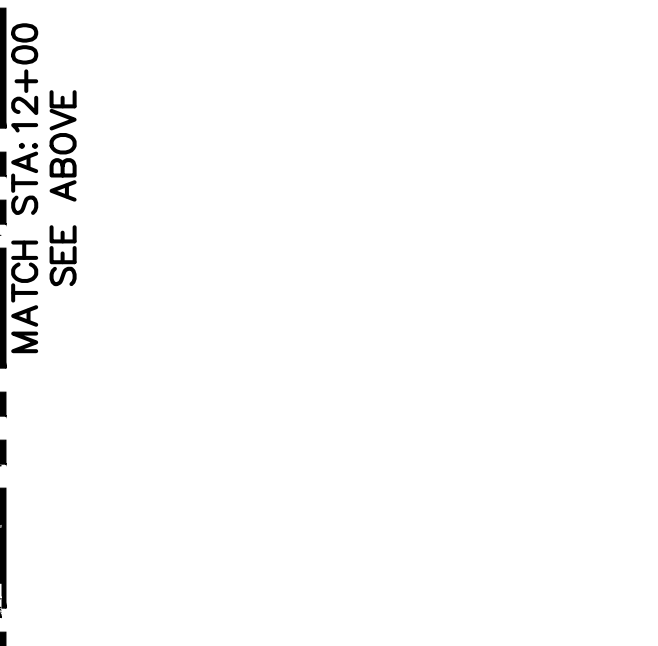


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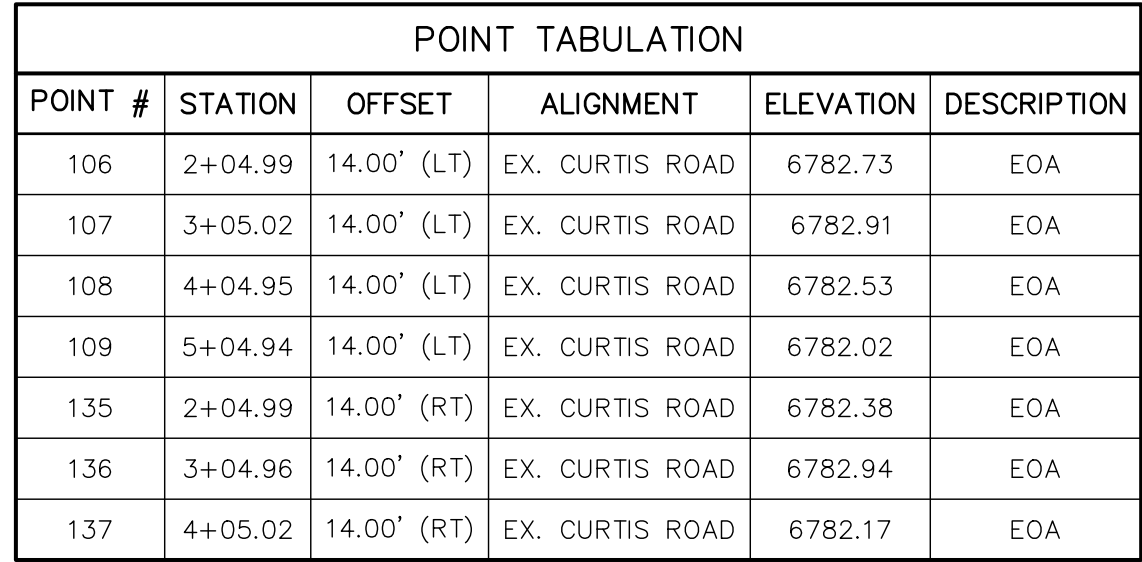
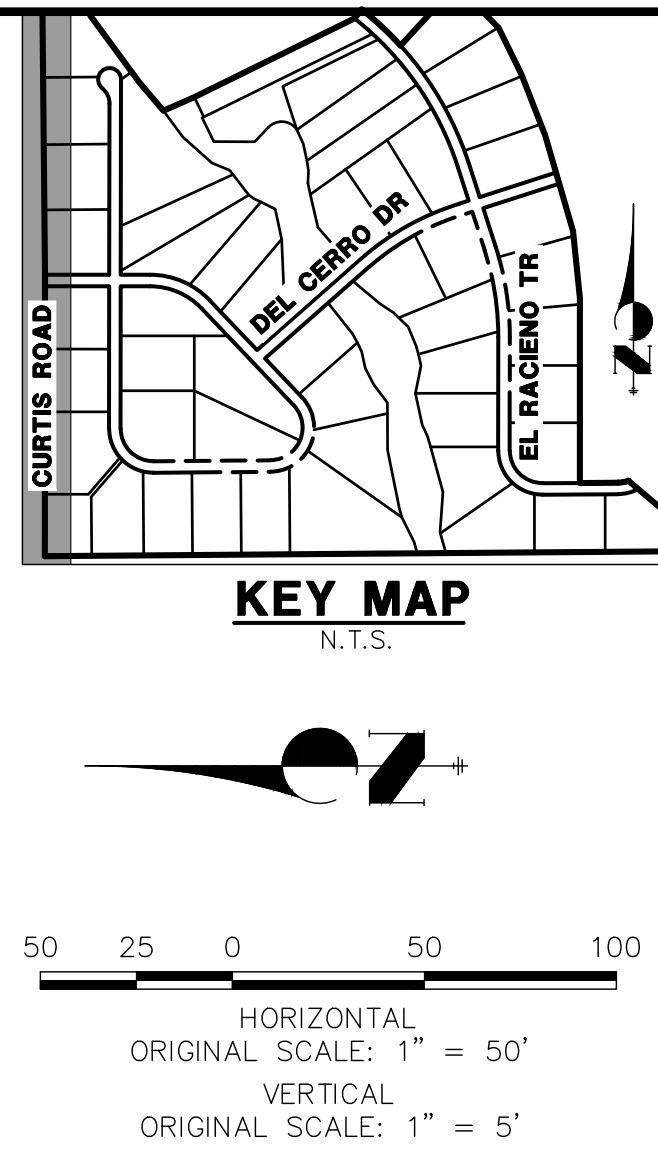
 **J·R ENGINEERING**
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SADDLEHORN RANCH – FILING 1	
CURTIS ROAD DEMOLITION PLAN	
SHEET 5 OF 50	
JOB NO. 2514202	

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POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
138	5+05.04	14.00' (RT)	EX. CURTIS ROAD	6781.21	EOA
166	1+04.98	10.79' (RT)	EX. CURTIS ROAD	6781.28	TIE INTO EX.±/BEGIN TAPER
167	1+14.97	14.00' (RT)	EX. CURTIS ROAD	6781.35	PI/END TAPER
168	1+05.02	12.21' (LT)	EX. CURTIS ROAD	6781.61	TIE INTO EX.±/BEGIN TAPER
169	1+15.03	14.00' (LT)	EX. CURTIS ROAD	6781.74	PI/END TAPER
173	16+05.02	14.00' (RT)	EX. CURTIS ROAD	6776.66	EOA

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
110	6+05.11	14.00' (LT)	EX. CURTIS ROAD	6781.79	EOA
111	7+04.99	14.00' (LT)	EX. CURTIS ROAD	6781.63	EOA
112	8+05.03	14.00' (LT)	EX. CURTIS ROAD	6781.91	EOA
113	9+04.96	14.00' (LT)	EX. CURTIS ROAD	6781.57	EOA
114	10+04.95	14.00' (LT)	EX. CURTIS ROAD	6781.26	EOA
115	11+04.98	14.00' (LT)	EX. CURTIS ROAD	6780.91	EOA
116	12+05.01	14.00' (LT)	EX. CURTIS ROAD	6780.18	EOA
117	13+05.06	14.00' (LT)	EX. CURTIS ROAD	6779.99	EOA
118	14+05.10	14.00' (LT)	EX. CURTIS ROAD	6779.03	EOA
119	15+05.05	14.00' (LT)	EX. CURTIS ROAD	6778.00	EOA
120	16+05.11	14.00' (LT)	EX. CURTIS ROAD	6777.42	EOA
121	17+05.16	14.00' (LT)	EX. CURTIS ROAD	6776.17	EOA
122	18+05.14	14.00' (LT)	EX. CURTIS ROAD	6775.21	EOA
123	19+05.11	14.00' (LT)	EX. CURTIS ROAD	6773.66	EOA
124	20+05.18	14.00' (LT)	EX. CURTIS ROAD	6772.15	EOA
125	21+05.17	14.00' (LT)	EX. CURTIS ROAD	6770.58	EOA
126	22+05.20	14.00' (LT)	EX. CURTIS ROAD	6769.16	EOA
127	23+05.22	14.00' (LT)	EX. CURTIS ROAD	6767.91	EOA
128	23+95.69	14.00' (LT)	EX. CURTIS ROAD	6767.16	EOA
129	25+05.11	14.00' (LT)	EX. CURTIS ROAD	6766.19	EOA
130	26+05.18	14.00' (LT)	EX. CURTIS ROAD	6766.42	EOA
131	27+05.17	14.00' (LT)	EX. CURTIS ROAD	6766.91	EOA
132	28+05.18	14.00' (LT)	EX. CURTIS ROAD	6764.46	EOA
133	29+05.22	14.00' (LT)	EX. CURTIS ROAD	6760.88	EOA
134	30+05.15	14.00' (LT)	EX. CURTIS ROAD	6757.88	EOA
139	6+04.87	14.00' (RT)	EX. CURTIS ROAD	6781.03	EOA

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
140	7+04.99	14.00' (RT)	EX. CURTIS ROAD	6781.04	EOA
141	8+04.95	14.00' (RT)	EX. CURTIS ROAD	6781.11	EOA
142	9+05.02	14.00' (RT)	EX. CURTIS ROAD	6781.05	EOA
143	10+05.03	14.00' (RT)	EX. CURTIS ROAD	6780.45	EOA
144	11+05.01	17.87' (RT)	EX. CURTIS ROAD	6780.08	EOA
145	12+14.68	24.30' (RT)	EX. CURTIS ROAD	6779.67	EOA
146	13+14.57	26.00' (RT)	EX. CURTIS ROAD	6778.89	EOA
147	14+14.50	26.00' (RT)	EX. CURTIS ROAD	6777.94	EOA
148	17+04.97	14.00' (RT)	EX. CURTIS ROAD	6775.82	EOA
149	18+04.99	14.00' (RT)	EX. CURTIS ROAD	6774.39	EOA
150	19+05.01	14.00' (RT)	EX. CURTIS ROAD	6773.17	EOA
151	20+04.95	14.00' (RT)	EX. CURTIS ROAD	6771.67	EOA
152	21+04.95	14.00' (RT)	EX. CURTIS ROAD	6770.10	EOA
153	22+04.93	14.00' (RT)	EX. CURTIS ROAD	6768.64	EOA
154	23+04.91	14.00' (RT)	EX. CURTIS ROAD	6767.19	EOA
155	23+95.59	14.00' (RT)	EX. CURTIS ROAD	6766.35	EOA
156	25+05.02	14.00' (RT)	EX. CURTIS ROAD	6765.93	EOA
157	26+04.91	14.00' (RT)	EX. CURTIS ROAD	6766.06	EOA
158	26+84.50	14.00' (RT)	EX. CURTIS ROAD	6766.69	EOA
159	28+04.90	14.00' (RT)	EX. CURTIS ROAD	6764.22	EOA
160	29+04.87	14.00' (RT)	EX. CURTIS ROAD	6760.39	EOA
161	30+04.93	16.05' (RT)	EX. CURTIS ROAD	6757.30	EOA
162	30+71.08	14.00' (LT)	EX. CURTIS ROAD	6756.56	PI/BEGIN TAPER
163	30+71.08	14.00' (RT)	EX. CURTIS ROAD	6756.43	PI/BEGIN TAPER
164	30+81.13	11.04' (RT)	EX. CURTIS ROAD	6756.44	END TAPER/TIE INTO EX. ±
165	30+81.03	11.61' (LT)	EX. CURTIS ROAD	6756.43	END TAPER/TIE INTO EX. ±

1. SEE SHEET 4 FOR PROPOSED TYPICAL SECTIONS OF CURTIS ROAD.
2. PROPOSED EDGE OF ASPHALT IS SET AT -2.00% FROM EXISTING EDGE OF ASPHALT ELEVATIONS.
3. ALL ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.

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ENGINEERING

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

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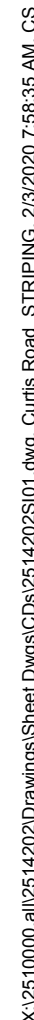
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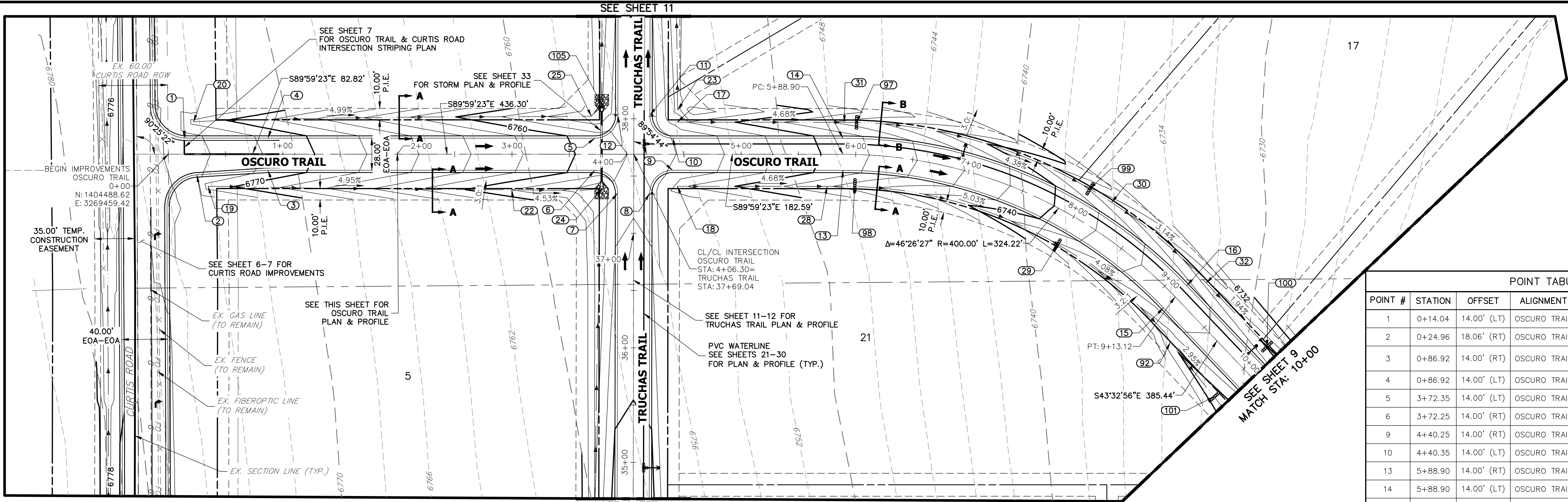
**SADDLEHORN RANCH –
FILING 1**

**CURTIS ROAD – GRADING
PLAN**

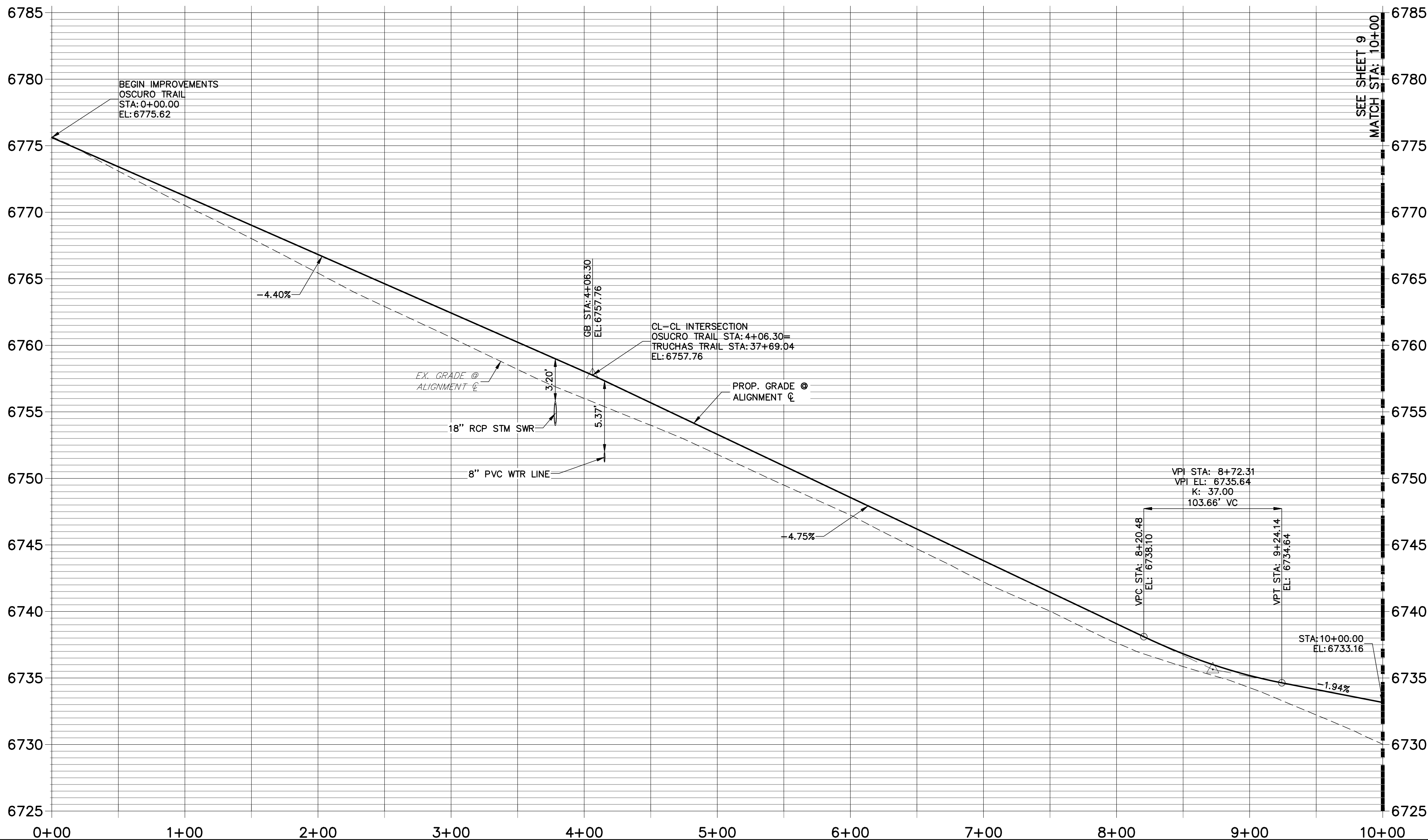
SHEET 6 OF 50

JOB NO. 2514202





OSCURO TRAIL PROFILE
STA 0+00.00 TO 10+00.00



POINT TABULATION				
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION
1	0+14.04	14.00' (LT)	OSCURO TRAIL	6774.73
2	0+24.96	18.06' (RT)	OSCURO TRAIL	6774.16
3	0+86.92	14.00' (RT)	OSCURO TRAIL	6771.52
4	0+86.92	14.00' (LT)	OSCURO TRAIL	6771.52
5	3+72.35	14.00' (LT)	OSCURO TRAIL	6758.97
6	3+72.25	14.00' (RT)	OSCURO TRAIL	6758.98
9	4+40.25	14.00' (RT)	OSCURO TRAIL	6755.74
10	4+40.35	14.00' (LT)	OSCURO TRAIL	6755.95
13	5+88.90	14.00' (RT)	OSCURO TRAIL	6748.81
14	5+88.90	14.00' (LT)	OSCURO TRAIL	6748.81
15	9+13.12	14.00' (RT)	OSCURO TRAIL	6734.59
16	9+13.12	14.00' (LT)	OSCURO TRAIL	6734.59
17	4+44.35	28.00' (LT)	OSCURO TRAIL	6753.27
18	4+44.26	28.00' (RT)	OSCURO TRAIL	6753.59
19	0+34.76	28.13' (RT)	OSCURO TRAIL	6771.12
20	0+22.11	28.28' (LT)	OSCURO TRAIL	6771.43
22	2+99.89	31.03' (RT)	OSCURO TRAIL	6758.00
25	3+69.24	33.23' (LT)	OSCURO TRAIL	6754.10
28	5+75.00	28.00' (RT)	OSCURO TRAIL	6746.24
29	8+00.00	28.01' (RT)	OSCURO TRAIL	6735.71
30	8+20.83	28.00' (LT)	OSCURO TRAIL	6734.73
31	5+90.00	28.00' (LT)	OSCURO TRAIL	6745.54
32	9+22.95	28.00' (LT)	OSCURO TRAIL	6731.34
92	9+39.06	30.64' (RT)	OSCURO TRAIL	6730.34
97	5+99.95	28.00' (LT)	OSCURO TRAIL	6745.07
98	5+99.96	27.89' (RT)	OSCURO TRAIL	6745.10
99	7+99.84	28.00' (LT)	OSCURO TRAIL	6735.72
100	10+00.08	28.00' (LT)	OSCURO TRAIL	6729.84
101	9+99.82	35.47' (RT)	OSCURO TRAIL	6728.54

POINT TABULATION				
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION
7	37+34.99	14.00' (LT)	TRUCHAS TRAIL	6757.45
8	37+35.09	14.00' (RT)	TRUCHAS TRAIL	6757.45
11	38+03.09	14.00' (RT)	TRUCHAS TRAIL	6756.99
12	38+02.99	14.00' (LT)	TRUCHAS TRAIL	6756.99
23	38+07.84	38.29' (RT)	TRUCHAS TRAIL	6751.33
24	37+39.00	27.99' (LT)	TRUCHAS TRAIL	6754.44
105	38+12.18	28.00' (LT)	TRUCHAS TRAIL	6753.68

STREET IMPROVEMENT NOTES

- ALL STATIONING IS ϕ , UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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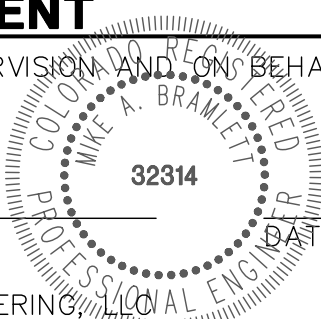


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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -
FILING 1
OSCURO TRAIL - PLAN AND
PROFILE

SHEET 8 OF 50

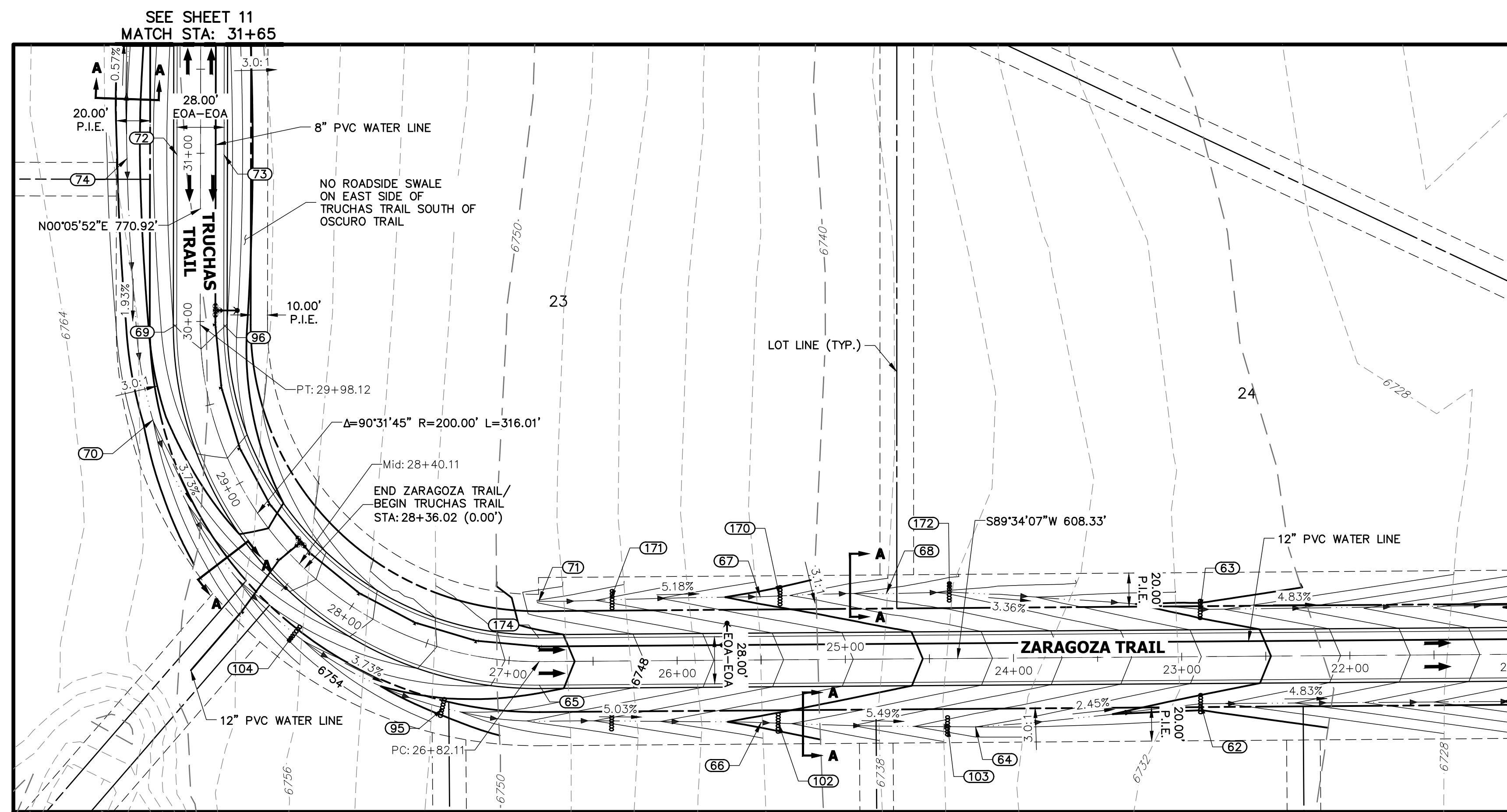
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(707) 365-6891
BRADY WILLIAMS

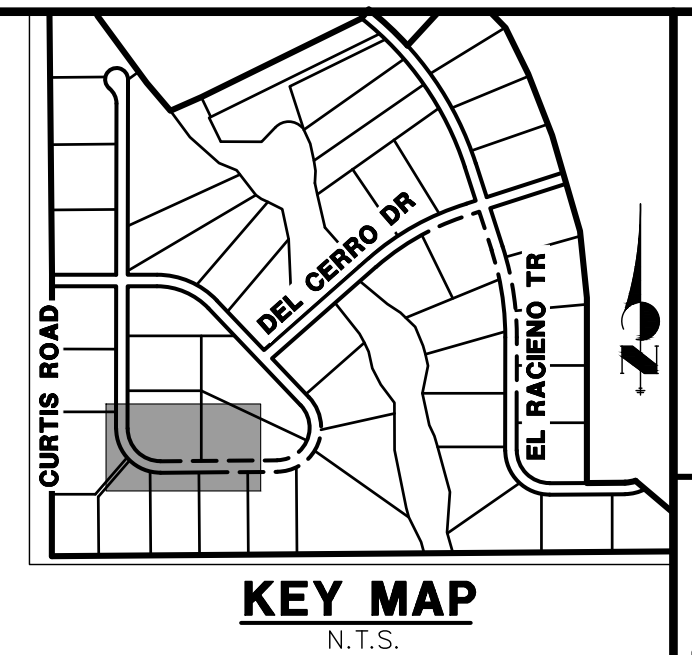
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BY		DATE	
DESIGNED BY		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	




POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
69	29+98.12	14.00' (LT)	TRUCHAS TRAIL	6764.03	PT
70	29+49.40	34.98' (LT)	TRUCHAS TRAIL	6758.00	SWALE GB
72	30+99.11	14.00' (LT)	TRUCHAS TRAIL	6765.05	HIGH POINT
73	30+99.11	14.00' (RT)	TRUCHAS TRAIL	6765.05	HIGH POINT
74	30+96.80	43.70' (LT)	TRUCHAS TRAIL	6758.07	BEGIN SWALE/SWALE HP
96	29+98.12	14.00' (RT)	TRUCHAS TRAIL	6764.03	PT

POINT TABULATION						
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
62	22+88.95	28.00' (LT)	ZARAGOZA TRAIL	6728.71	SWALE GB	
63	22+88.78	28.00' (RT)	ZARAGOZA TRAIL	6728.70	SWALE GB/CHECK DAM	
64	24+22.88	40.76" (LT)	ZARAGOZA TRAIL	6732.00	SWALE GB	
65	26+82.11	14.00' (LT)	ZARAGOZA TRAIL	6750.74	PC	
66	25+50.37	37.25" (LT)	ZARAGOZA TRAIL	6739.00	SWALE GB	
67	25+50.32	37.61" (RT)	ZARAGOZA TRAIL	6738.92	SWALE GB	
68	24+75.40	38.87" (RT)	ZARAGOZA TRAIL	6735.00	SWALE GB	
71	26+82.07	35.87" (RT)	ZARAGOZA TRAIL	6745.75	BEGIN SWALE	
95	27+31.11	34.15' (LT)	ZARAGOZA TRAIL	6748.52	SWALE GB/CHECK DAM	
102	25+40.13	37.67" (LT)	ZARAGOZA TRAIL	6738.44	CHECK DAM	
103	24+39.43	40.50" (LT)	ZARAGOZA TRAIL	6732.91	CHECK DAM	
104	28+16.82	33.18" (LT)	ZARAGOZA TRAIL	6752.25	CHECK DAM	
170	25+38.88	37.91' (RT)	ZARAGOZA TRAIL	6738.33	CHECK DAM	
171	26+39.35	36.43" (RT)	ZARAGOZA TRAIL	6743.53	CHECK DAM	
172	24+37.86	39.47" (RT)	ZARAGOZA TRAIL	6733.74	CHECK DAM	
174	26+82.11	14.00' (RT)	ZARAGOZA TRAIL	6750.74	PC	



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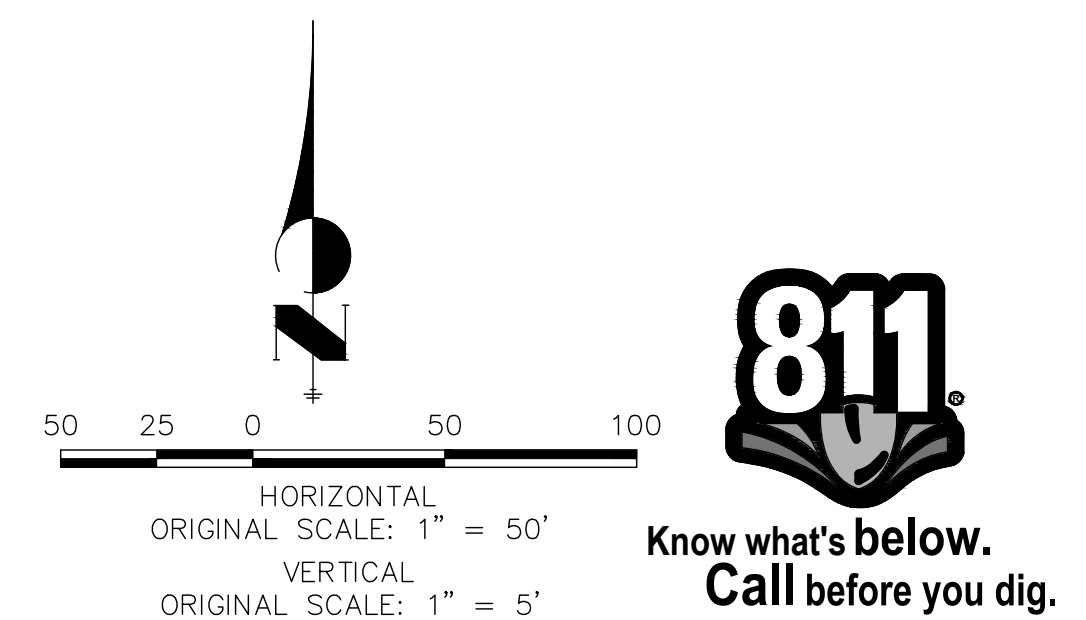
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H-SCALE	1"=50'	NO.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	01/10/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

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.



ENGINEER'S STATEMENT

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ENGINEERING

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

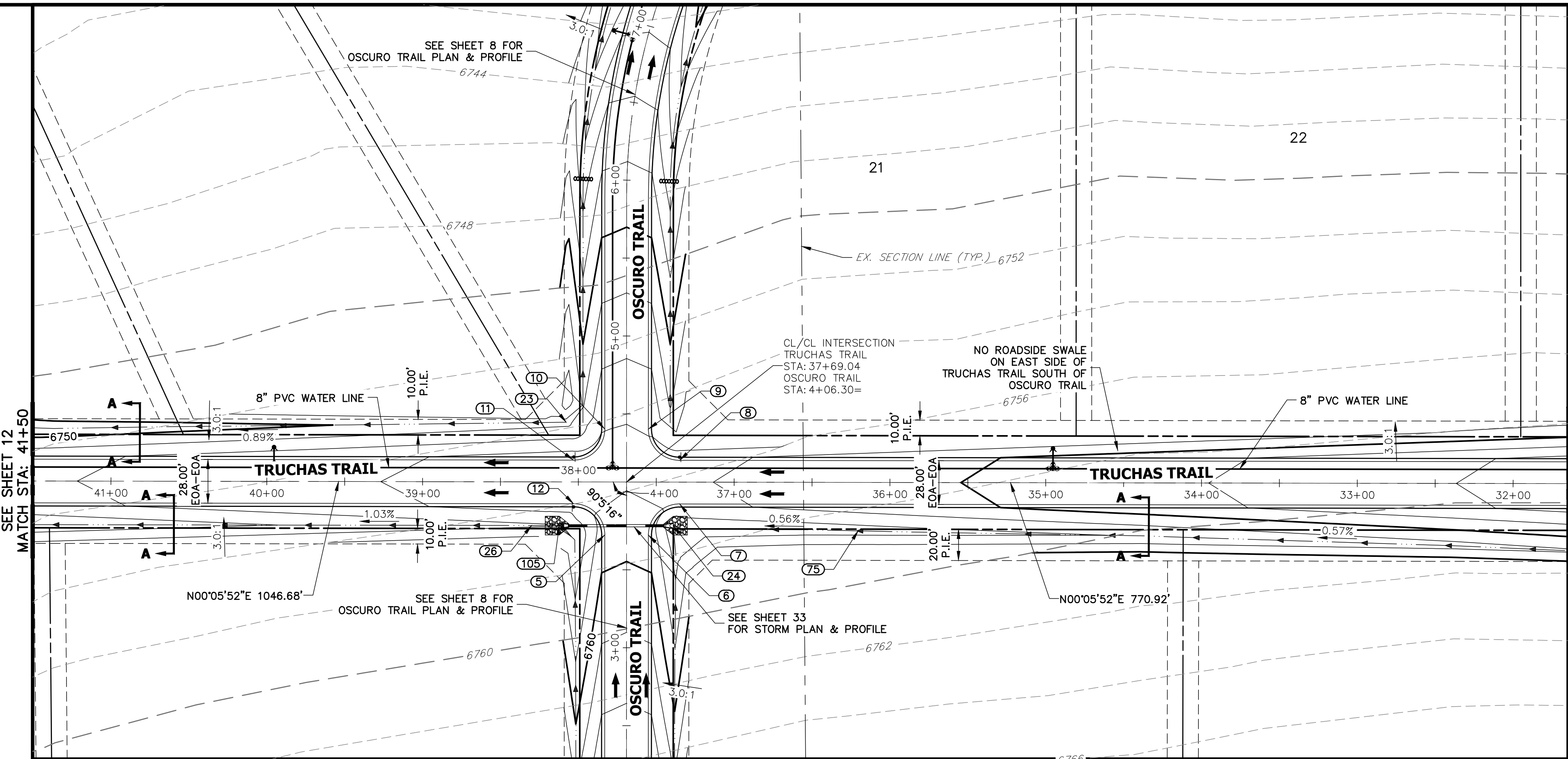


SADDLEHORN RANCH – FILING 1

ZARAGOZA TRAIL (CONT.) & TRUCHAS TRAIL – PLAN AND PROFILE

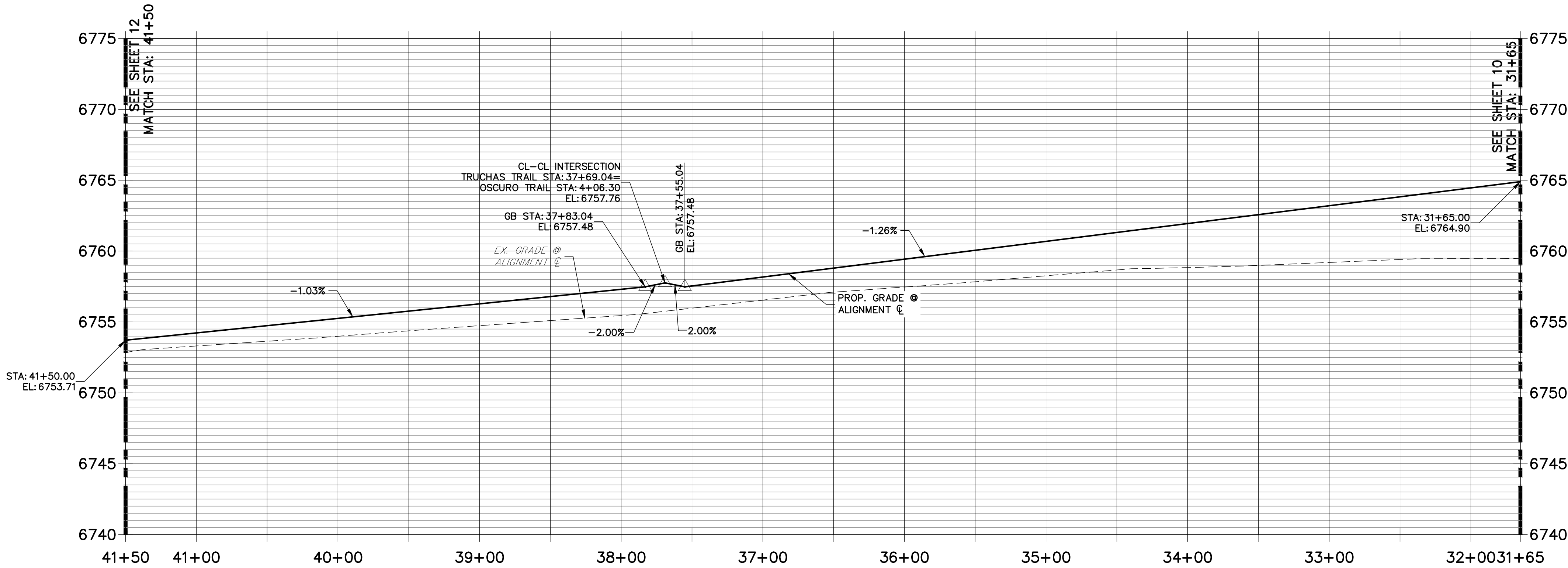
SHEET 10 OF 50

JOB NO. 2514202



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
7	37+34.99	14.00' (LT)	TRUCHAS TRAIL	6757.45	PCR
8	37+35.09	14.00' (RT)	TRUCHAS TRAIL	6757.45	PCR
11	38+03.09	14.00' (RT)	TRUCHAS TRAIL	6756.99	PCR
12	38+02.99	14.00' (LT)	TRUCHAS TRAIL	6756.99	PCR
23	38+07.84	38.29' (RT)	TRUCHAS TRAIL	6751.33	BEGIN SWALE
24	37+39.00	27.99' (LT)	TRUCHAS TRAIL	6754.44	END SWALE
26	38+30.00	28.00' (LT)	TRUCHAS TRAIL	6753.67	SWALE GB
75	36+20.33	31.08' (LT)	TRUCHAS TRAIL	6755.08	SWALE GB
105	38+12.18	28.00' (LT)	TRUCHAS TRAIL	6753.68	SWALE PI/BEGIN SWALE

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
5	3+72.35	14.00' (LT)	OSCURO TRAIL	6758.97	PCR
6	3+72.25	14.00' (RT)	OSCURO TRAIL	6758.98	PCR
9	4+40.25	14.00' (RT)	OSCURO TRAIL	6755.74	PCR
10	4+40.35	14.00' (LT)	OSCURO TRAIL	6755.95	PCR



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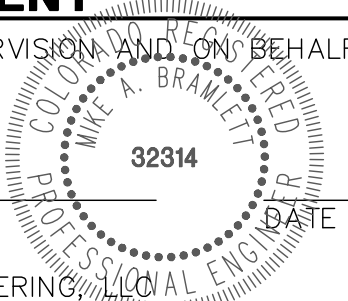
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



ENGINEER'S STATEMENT

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



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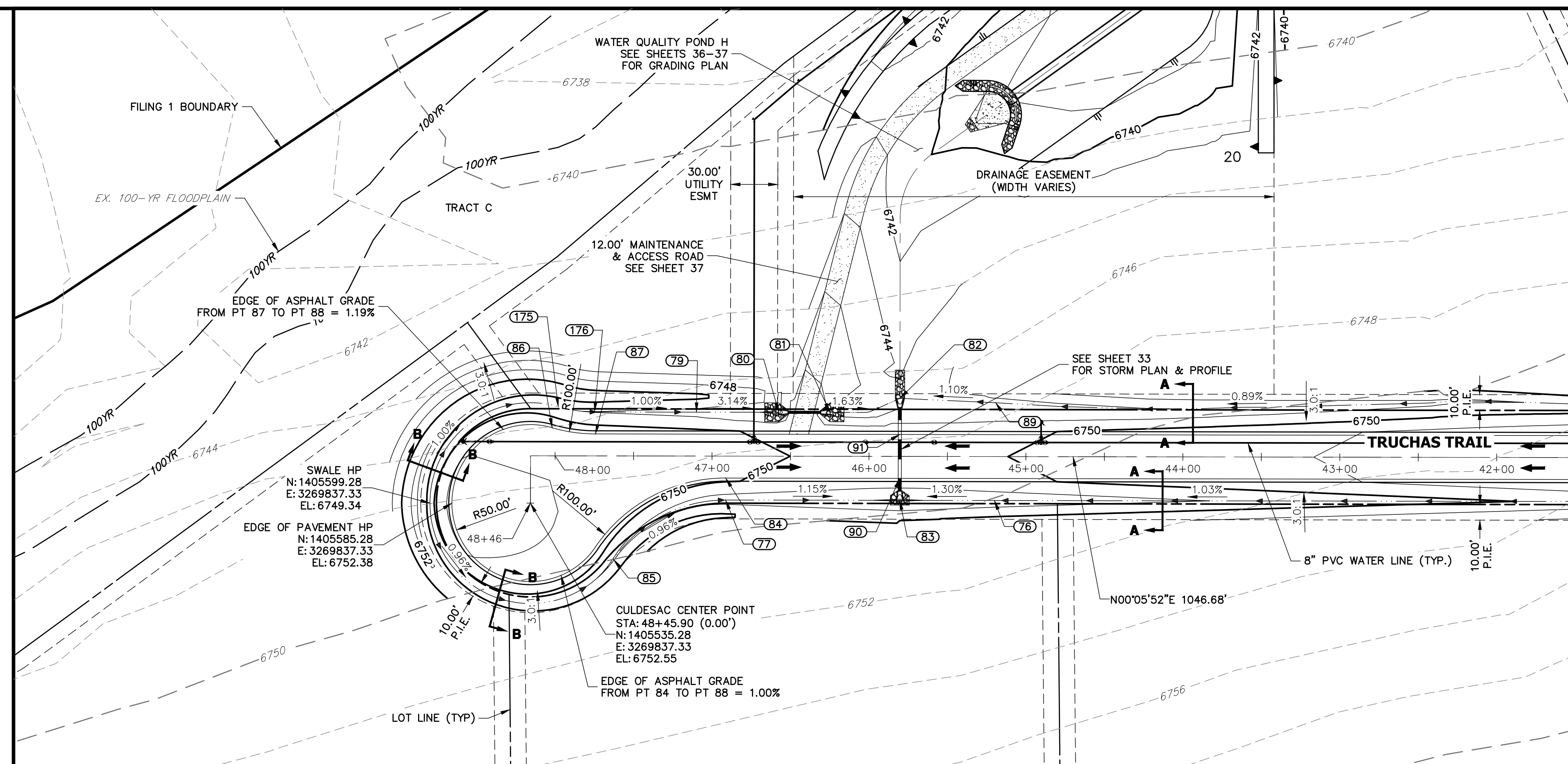
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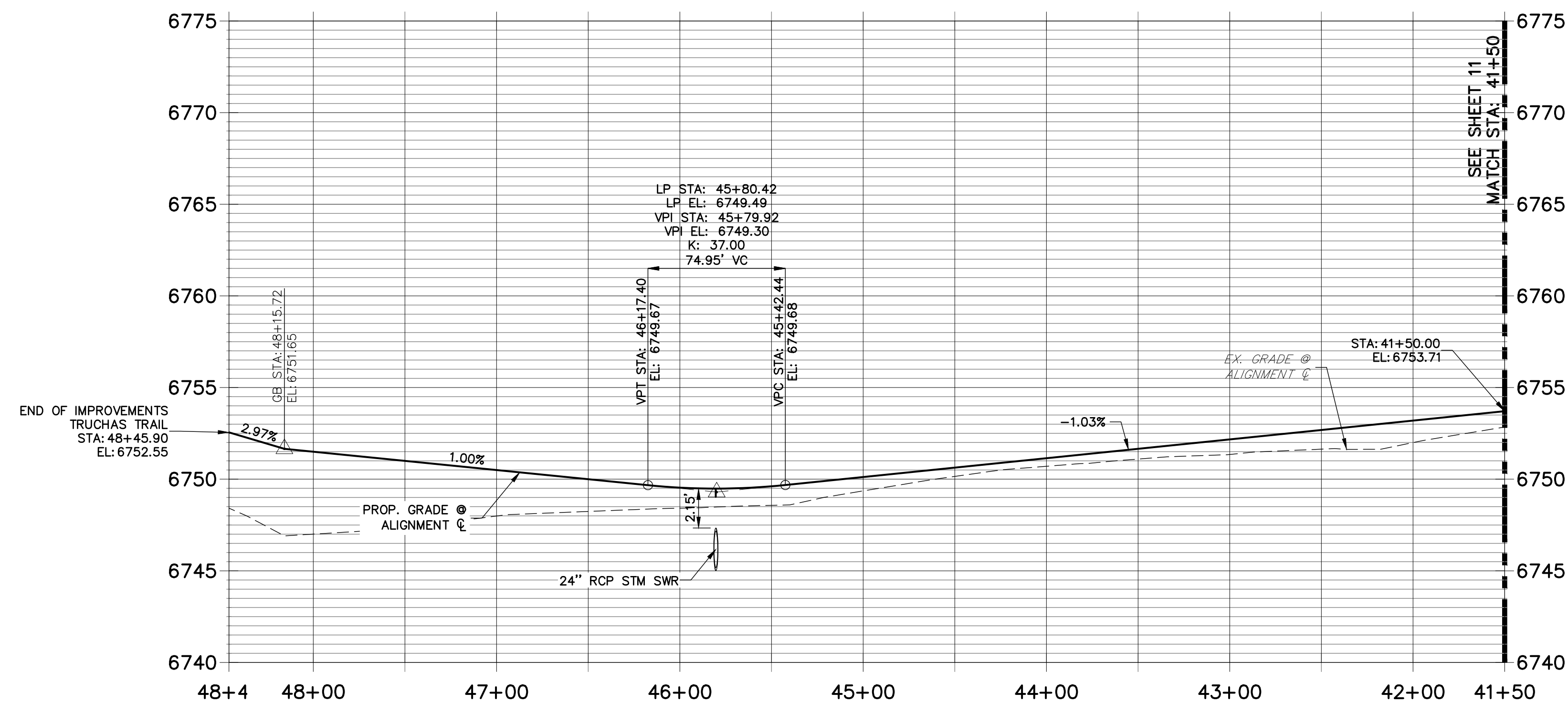
SADDLEHORN RANCH
FILING 1
TRUCHAS TRAIL (CONT.)
PLAN AND PROFILE

SHEET 11 OF 50

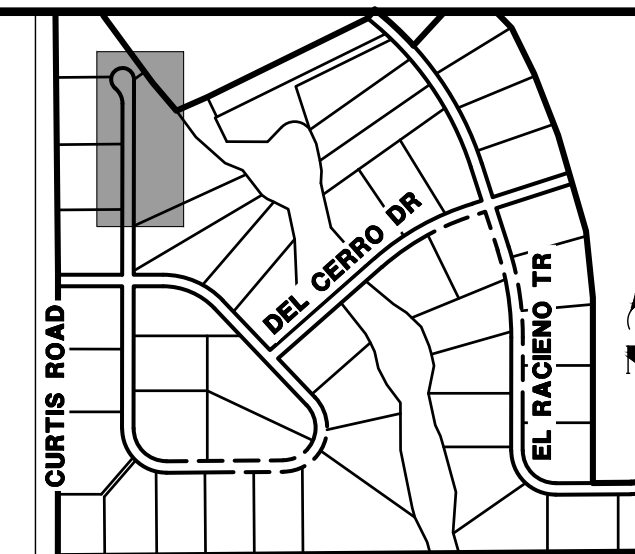
JOB NO. 2514202



TRUCHAS TRAIL (2) PROFILE STA 41+50.00 TO 48+46.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
76	45+20.00	28.00' (LT)	TRUCHAS TRAIL	6746.59	SWALE GB
77	46+91.32	28.00' (LT)	TRUCHAS TRAIL	6747.09	PC/SWALE GB
79	47+10.00	28.00' (RT)	TRUCHAS TRAIL	6747.28	SWALE GB
80	46+57.52	28.00' (RT)	TRUCHAS TRAIL	6745.63	END SWALE
81	46+24.95	28.00' (RT)	TRUCHAS TRAIL	6745.09	BEGIN SWALE
82	45+80.35	37.00' (RT)	TRUCHAS TRAIL	6744.34	END SWALE
83	45+80.35	28.00' (LT)	TRUCHAS TRAIL	6745.81	END SWALE/SWALE I
84	46+91.33	14.00' (LT)	TRUCHAS TRAIL	6750.13	PC
85	47+62.65	65.94' (LT)	TRUCHAS TRAIL	6747.86	PRC
86	48+01.93	17.88' (RT)	TRUCHAS TRAIL	6751.28	PRC
87	47+74.34	14.00' (RT)	TRUCHAS TRAIL	6750.95	PC
89	45+19.31	34.31' (RT)	TRUCHAS TRAIL	6745.01	SWALE GB
90	45+80.35	14.00' (RT)	TRUCHAS TRAIL	6749.21	LOW PT
91	45+80.35	14.00' (RT)	TRUCHAS TRAIL	6749.21	LOW PT
175	47+98.07	31.34' (RT)	TRUCHAS TRAIL	6748.16	PRC
176	47+74.88	28.23' (RT)	TRUCHAS TRAIL	6748.00	PC



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H-SCALE	1"=50'	NO.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	01/10/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS ϕ_c UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE ϕ_c UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. SLOPE OF SIDEWALKS, SWALE CROWN, 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.



HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

100

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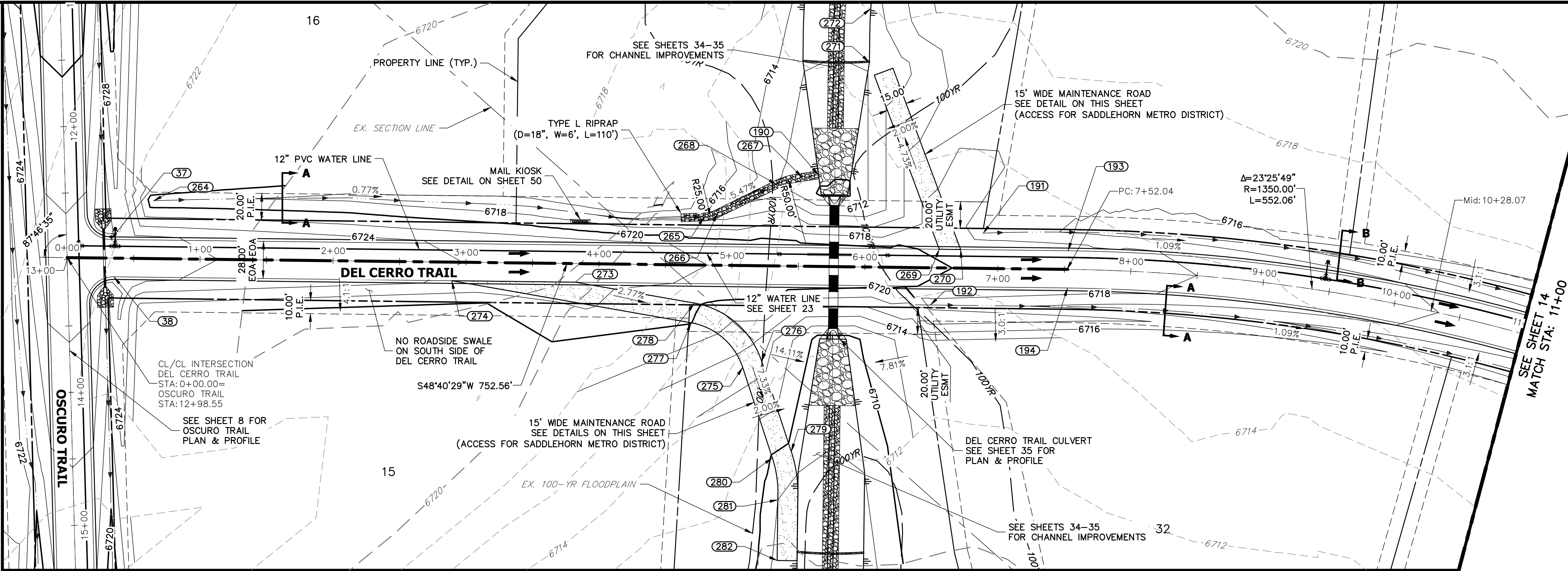
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SADDLEHORN RANCH –
FILING 1

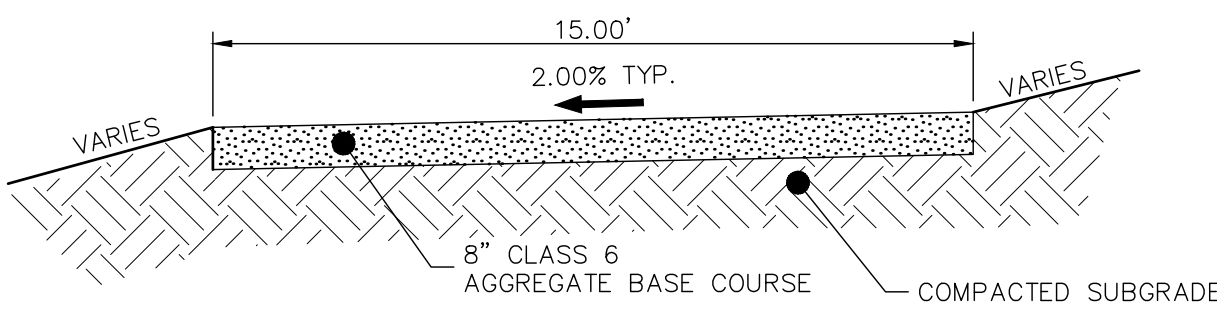
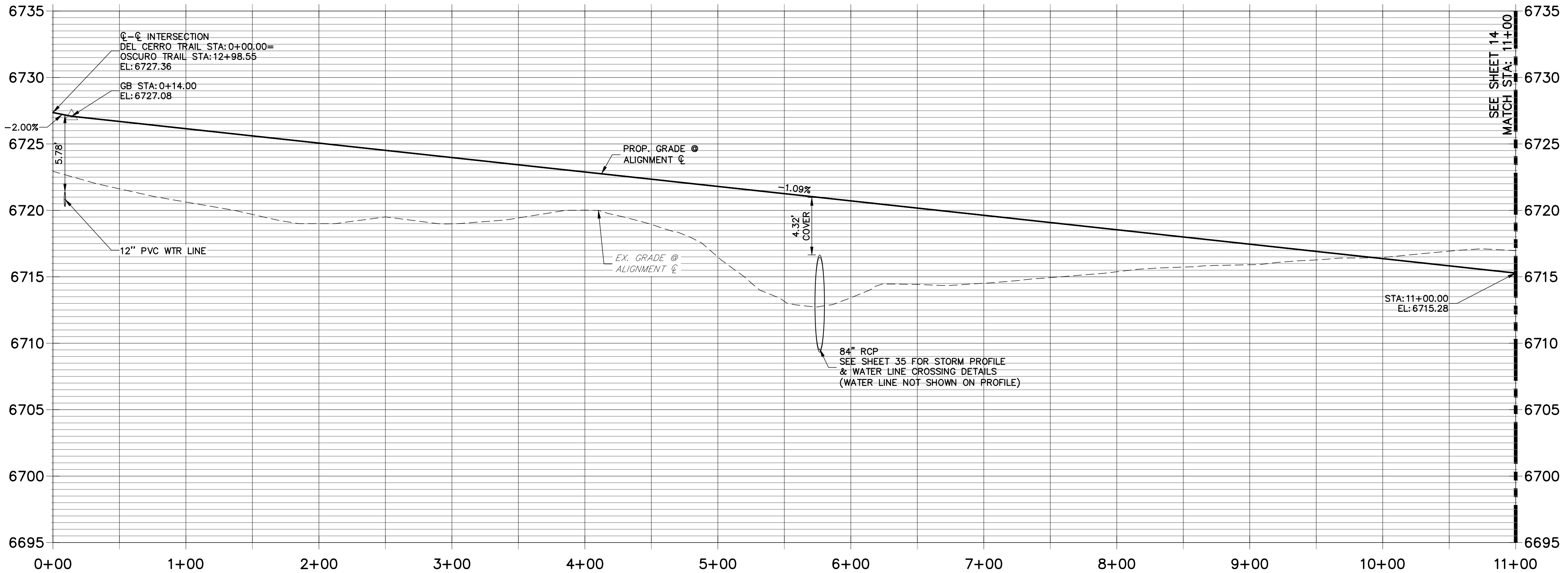
TRUCHAS TRAIL (CONT.)

SHEET 12 OF 50

JOB NO. 2514202



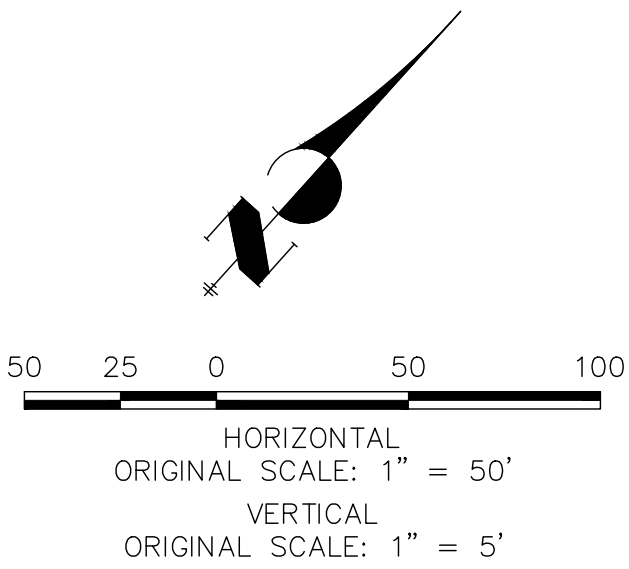
DEL CERRO TRAIL PROFILE
STA 0+00.00 TO 11+00.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
37	0+32.71	14.00' (LT)	DEL CERRO TRAIL	6726.60	PCR
38	0+35.35	14.00' (RT)	DEL CERRO TRAIL	6726.57	PCR
190	5+64.28	68.84' (LT)	DEL CERRO TRAIL	6710.32	END SWALE
191	6+88.75	26.52' (LT)	DEL CERRO TRAIL	6716.62	BEGIN SWALE
192	6+49.53	28.00' (RT)	DEL CERRO TRAIL	6717.00	BEGIN SWALE
193	7+52.55	14.00' (LT)	DEL CERRO TRAIL	6718.78	PC
194	7+52.57	14.00' (RT)	DEL CERRO TRAIL	6718.78	PC
264	0+64.61	43.54' (LT)	DEL CERRO TRAIL	6718.57	BEGIN SWALE
265	4+78.60	36.21' (LT)	DEL CERRO TRAIL	6715.39	PC/SWALE GB
266	4+88.61	38.88' (LT)	DEL CERRO TRAIL	6714.82	SWALE PT
267	5+52.02	67.01' (LT)	DEL CERRO TRAIL	6711.00	SWALE PT
268	5+32.86	61.33' (LT)	DEL CERRO TRAIL	6712.10	SWALE PC
269	6+55.77	14.00' (LT)	DEL CERRO TRAIL	6719.83	BEGIN MAINT. ROAD
270	6+71.86	14.00' (LT)	DEL CERRO TRAIL	6719.65	BEGIN MAINT. ROAD
271	6+01.60	154.00' (LT)	DEL CERRO TRAIL	6712.16	END MAINT. ROAD
272	6+02.10	194.27' (LT)	DEL CERRO TRAIL	6713.06	END MAINT. ROAD
273	3+82.50	14.00' (RT)	DEL CERRO TRAIL	6722.80	BEGIN MAINT. ROAD
274	2+89.53	14.00' (RT)	DEL CERRO TRAIL	6723.81	BEGIN MAINT. ROAD
275	5+09.02	76.69' (RT)	DEL CERRO TRAIL	6714.99	MAINT. ROAD - PT
276	5+23.22	71.85' (RT)	DEL CERRO TRAIL	6714.69	MAINT. ROAD - PT
277	4+69.76	43.46' (RT)	DEL CERRO TRAIL	6720.06	MAINT. ROAD - PC
278	4+72.18	28.66' (RT)	DEL CERRO TRAIL	6720.36	MAINT. ROAD - PC
279	5+46.26	139.49' (RT)	DEL CERRO TRAIL	6709.53	MAINT. ROAD - PC
280	5+32.06	144.33' (RT)	DEL CERRO TRAIL	6709.83	MAINT. ROAD - PC
281	5+36.60	175.88' (RT)	DEL CERRO TRAIL	6708.00	MAINT. ROAD - PT
282	5+36.60	221.49' (RT)	DEL CERRO TRAIL	6707.34	END MAINT. ROAD

STREET IMPROVEMENT NOTES

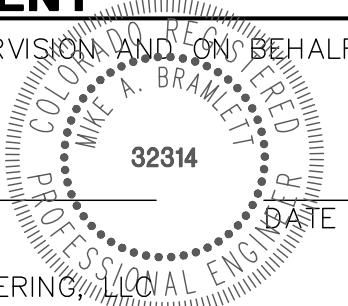
- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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

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

JR ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

NO. REVISION

1"=50'
H-SCALE

1"=5'
V-SCALE

DATE
01/10/20

DESIGNED BY
NQJ

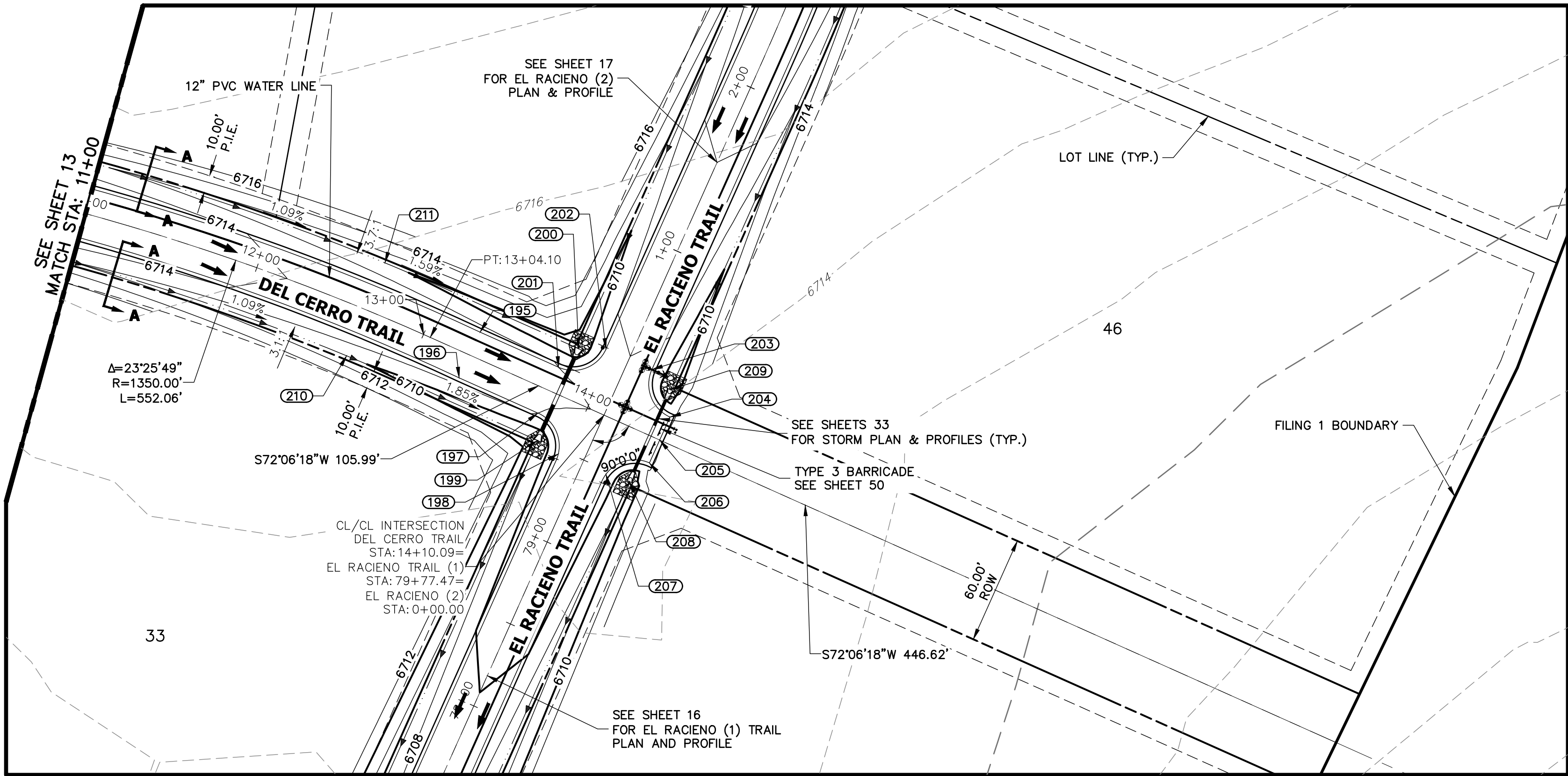
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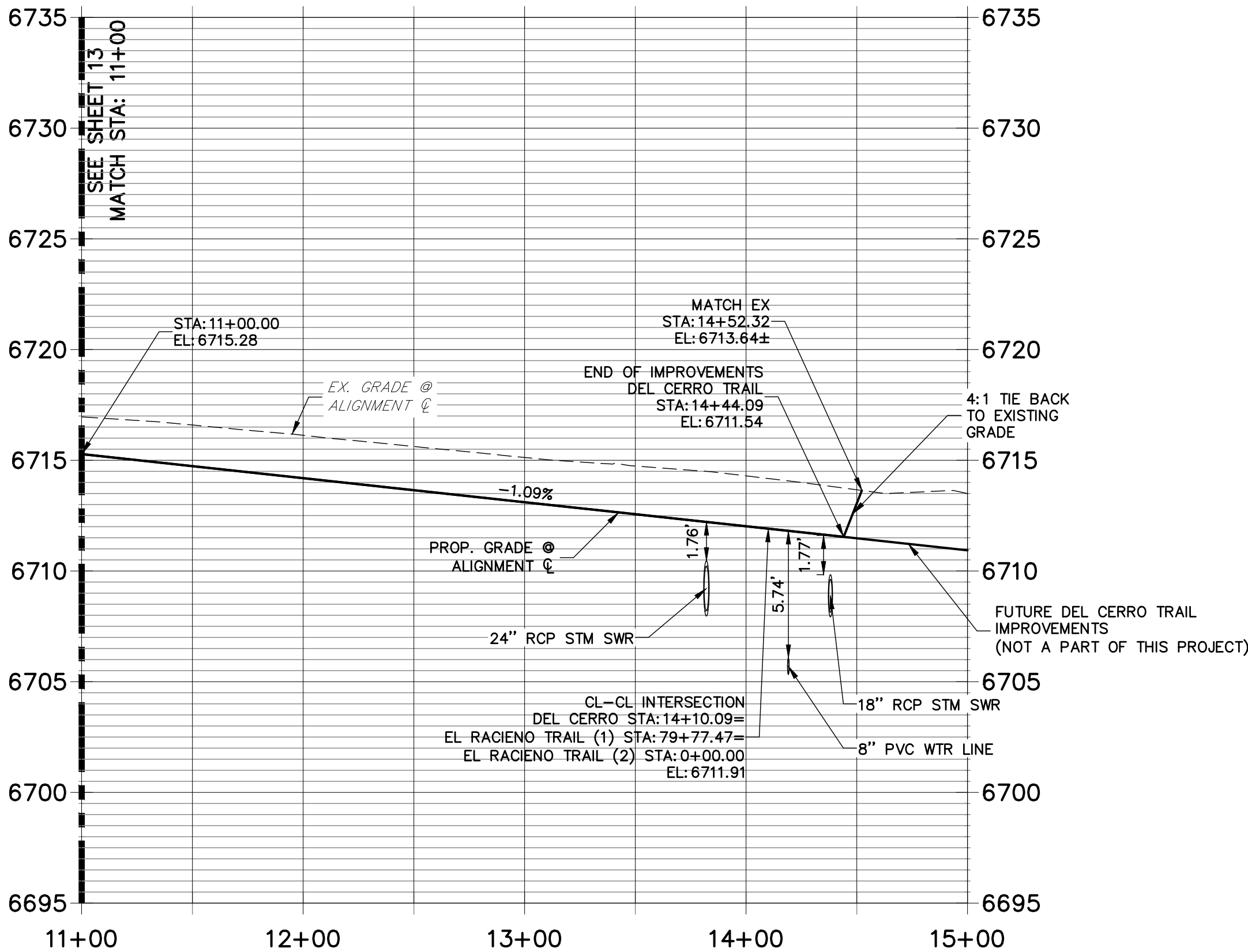
SADDLEHORN RANCH -
FILING 1

DEL CERRO TRAIL - PLAN
AND PROFILE

SHEET 13 OF 50
JOB NO. 2514202



DEL CERRO TRAIL PROFILE (1)
STA 11+00.00 TO 15+00.00

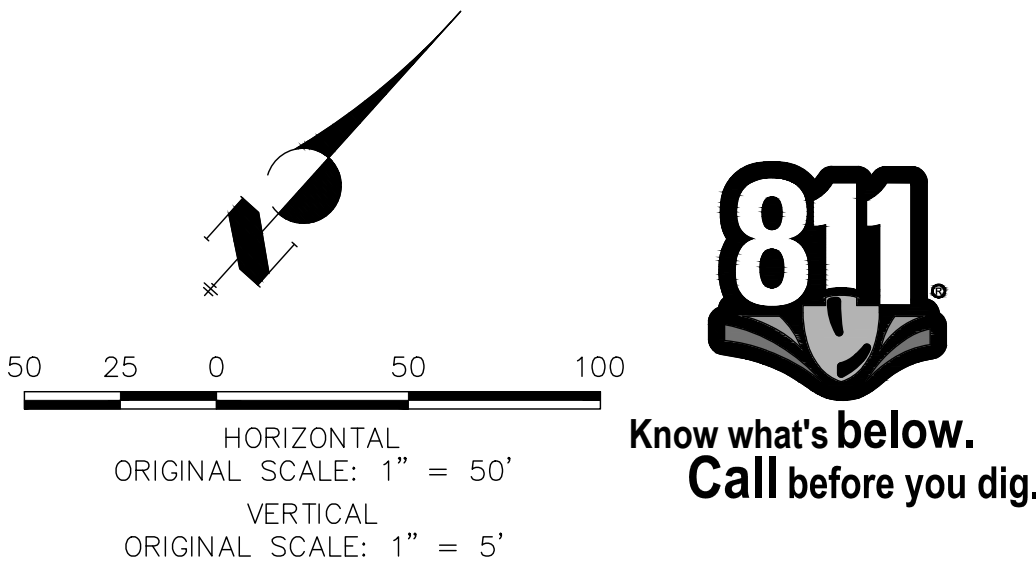


POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
195	13+28.30	14.00' (LT)	DEL CERRO TRAIL	6712.52	PT
196	13+28.01	14.00' (RT)	DEL CERRO TRAIL	6712.52	PT
197	13+76.09	14.00' (RT)	DEL CERRO TRAIL	6712.00	PCR
199	13+82.09	28.00' (RT)	DEL CERRO TRAIL	6708.07	END SWALE/BEGIN SWALE
200	13+82.09	28.02' (LT)	DEL CERRO TRAIL	6708.35	END SWALE
201	13+76.09	14.00' (LT)	DEL CERRO TRAIL	6712.00	PCR
204	14+44.09	14.00' (LT)	DEL CERRO TRAIL	6711.26	PCR/END OF IMPROVEMENTS
205	14+44.09	0.00' ()	DEL CERRO TRAIL	6711.54	END IMPROVEMENTS
206	14+44.09	14.00' (RT)	DEL CERRO TRAIL	6711.26	PCR/END OF IMPROVEMENTS
208	14+38.09	28.00' (RT)	DEL CERRO TRAIL	6707.99	BEGIN SWALE
209	14+38.09	28.00' (LT)	DEL CERRO TRAIL	6708.27	END SWALE
210	12+64.97	27.81' (RT)	DEL CERRO TRAIL	6710.23	SWALE GB
211	12+64.95	28.19' (LT)	DEL CERRO TRAIL	6710.23	SWALE GB

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
198	79+47.30	14.37' (LT)	EL RACIENO TRAIL	6711.25	PCR
202	0+34.00	14.00' (LT)	EL RACIENO TRAIL	6711.69	PCR
203	0+34.00	14.00' (RT)	EL RACIENO TRAIL	6711.69	PCR
207	79+47.81	14.48' (RT)	EL RACIENO TRAIL	6711.16	PCR

STREET IMPROVEMENT NOTES

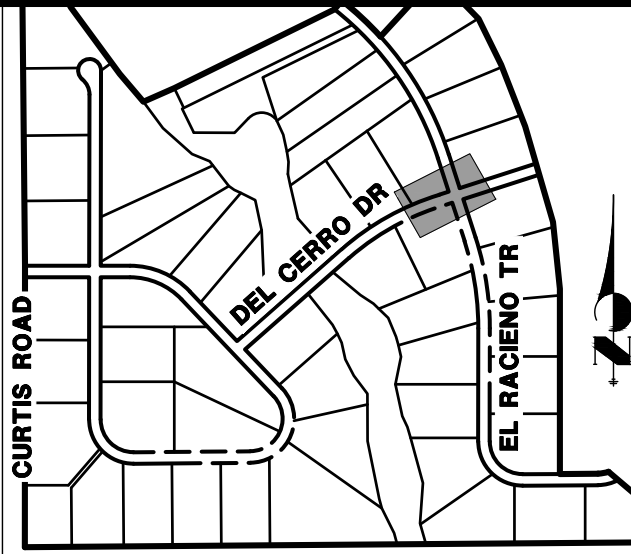
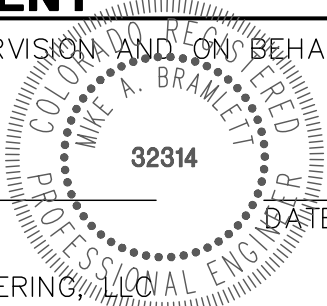
1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
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6. SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

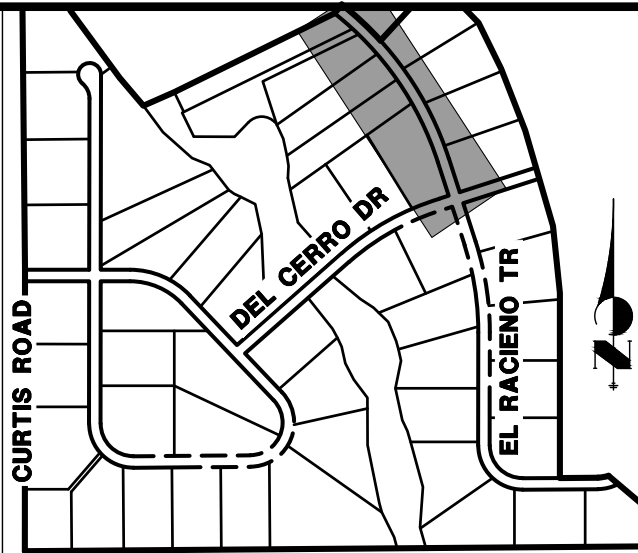
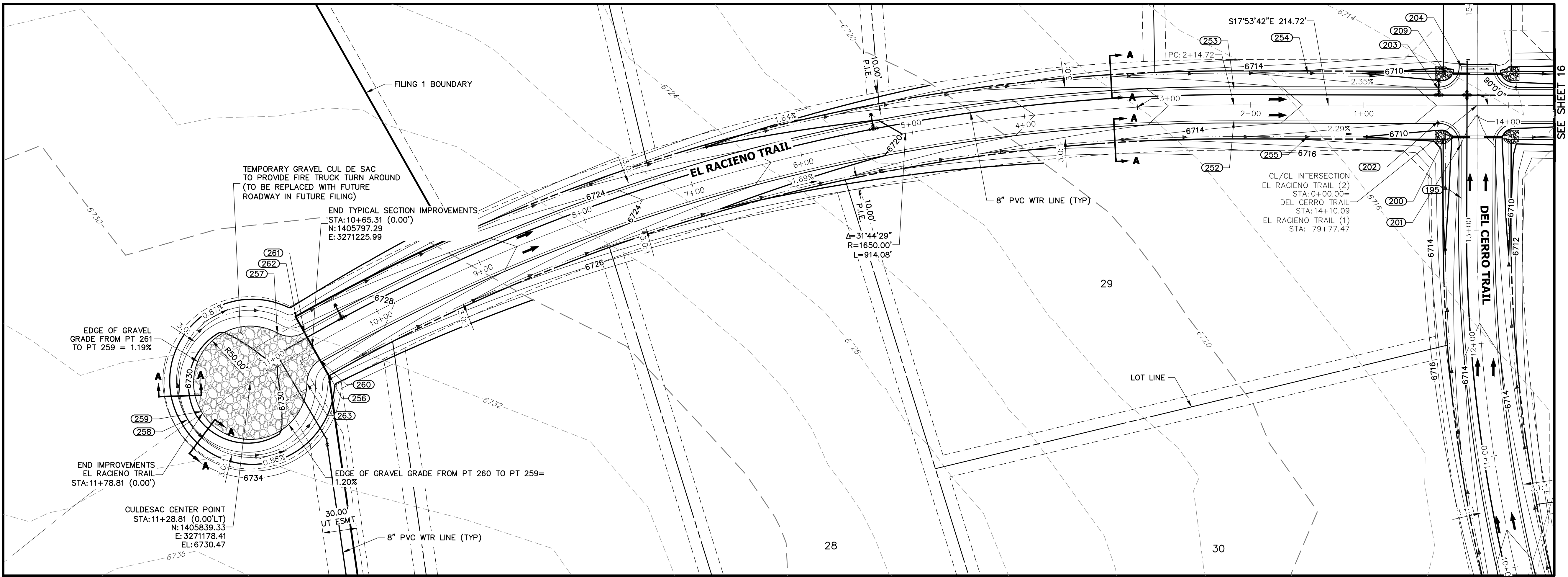


PREPARED FOR
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(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
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No.	REVISION	BY	DATE
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SADDLEHORN RANCH - FILING 1	DEL CERRO TRAIL (CONT.) - PLAN AND PROFILE
SHEET 14 OF 50	JOB NO. 2514202

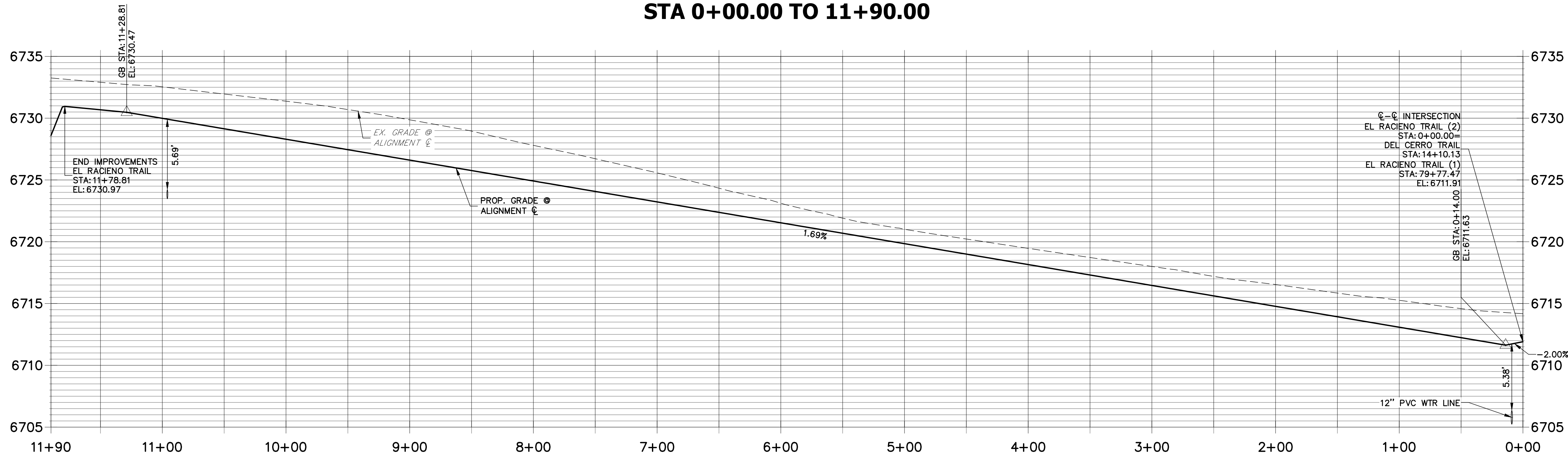


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EL RACIEMO TRAIL (2) PROFILE STA 0+00.00 TO 11+90.00



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
200	13+82.09	28.02' (LT)	EL RACIEMO TRAIL	6708.35	END SWALE
202	0+34.00	14.00' (LT)	EL RACIEMO TRAIL	6711.69	PCR
203	0+34.00	14.00' (RT)	EL RACIEMO TRAIL	6711.69	PCR
209	14+38.09	28.00' (LT)	EL RACIEMO TRAIL	6708.27	END SWALE
252	2+14.72	14.00' (LT)	EL RACIEMO TRAIL	6714.74	PC
253	2+14.72	14.00' (RT)	EL RACIEMO TRAIL	6714.74	PC
254	1+49.76	28.00' (RT)	EL RACIEMO TRAIL	6711.13	SWALE GB
255	1+50.00	28.00' (LT)	EL RACIEMO TRAIL	6711.14	SWALE GB
256	10+64.88	28.01' (LT)	EL RACIEMO TRAIL	6726.38	SWALE GB
257	10+86.07	25.40' (RT)	EL RACIEMO TRAIL	6729.42	PRC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
258	11+92.71	2.47' (RT)	EL RACIEMO TRAIL	6727.93	SWALE HP
259	11+78.75	1.72' (RT)	EL RACIEMO TRAIL	6730.97	HP
260	10+65.31	14.00' (LT)	EL RACIEMO TRAIL	6729.12	PCC
261	10+65.31	14.00' (RT)	EL RACIEMO TRAIL	6729.12	PRC
262	10+65.56	28.00' (RT)	EL RACIEMO TRAIL	6726.39	SWALE GB
263	10+85.72	25.95' (LT)	EL RACIEMO TRAIL	6729.41	PRC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
201	13+76.09	14.00' (LT)	DEL CERRO TRAIL	6712.00	PCR
204	14+44.09	14.00' (LT)	DEL CERRO TRAIL	6711.26	PCR/END OF IMPROVEMENTS

STREET IMPROVEMENT NOTES

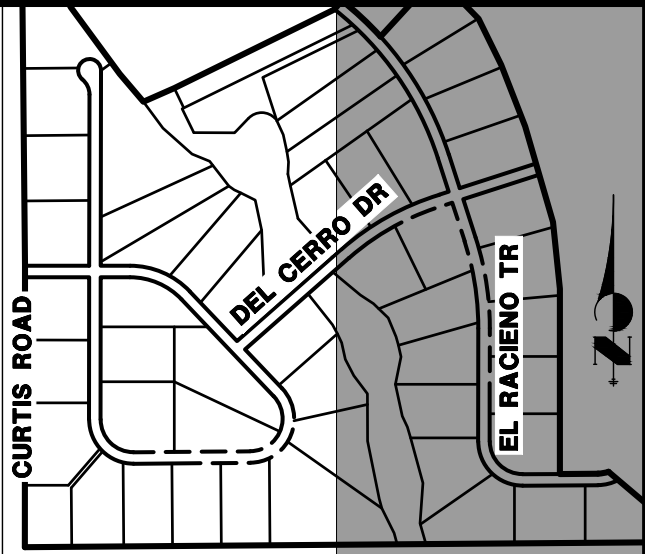
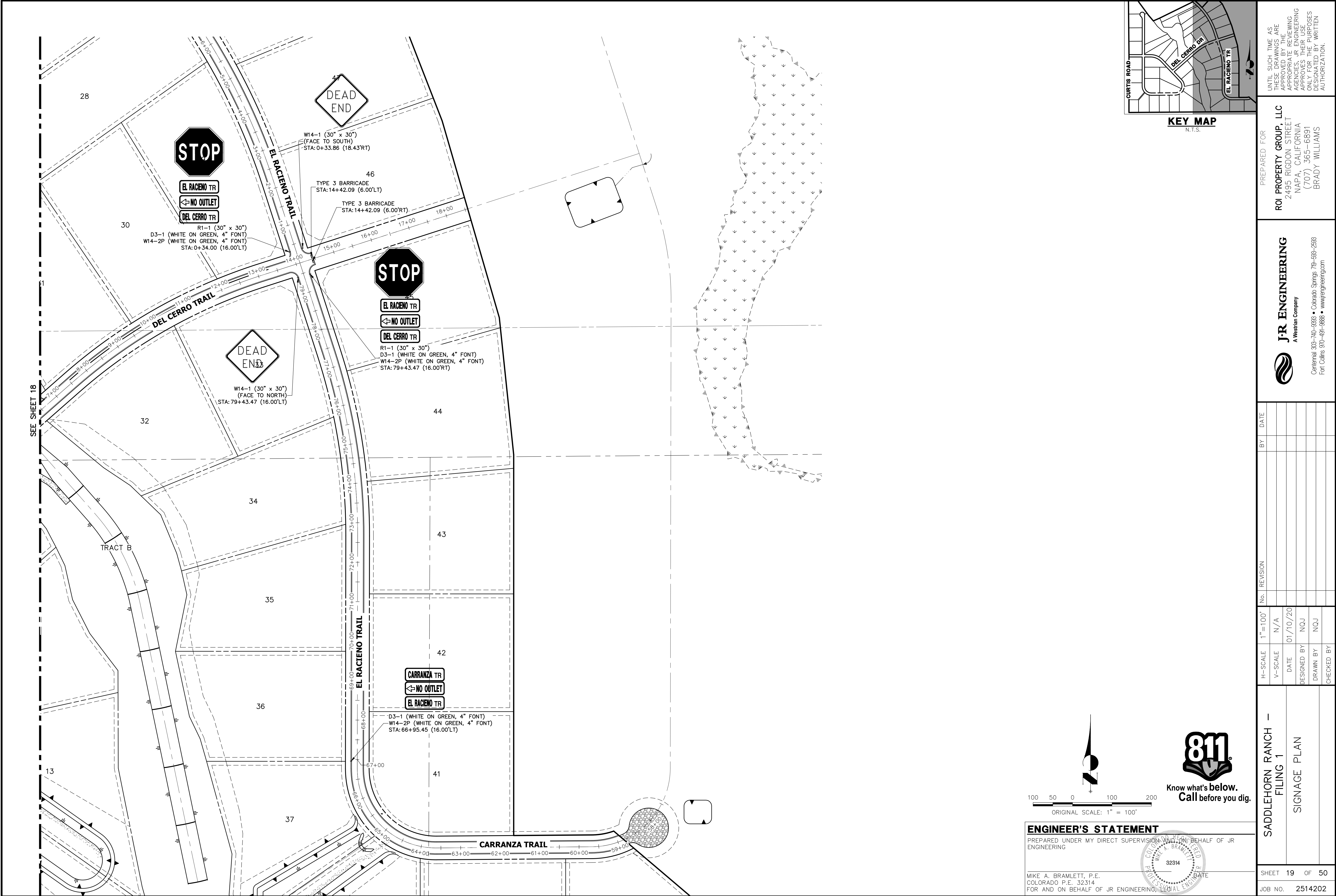
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ENGINEER'S STATEMENT

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





KEY MAP
N.T.S.

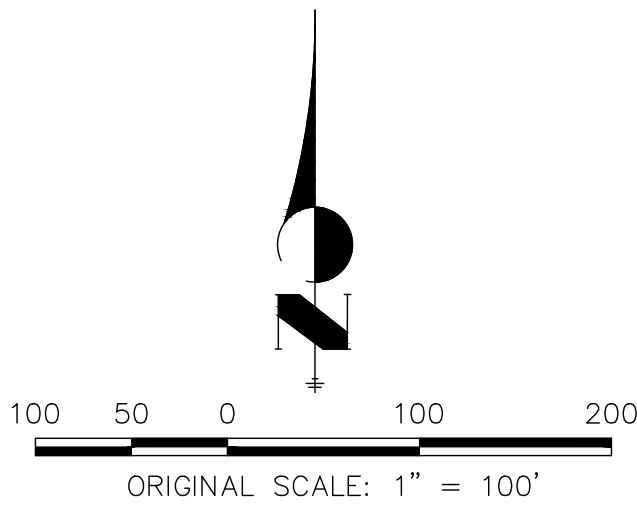
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FOR THE PROJECTS
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No.	REVISION
1"=100'	N/A	01/10/20	NQJ	NQJ					

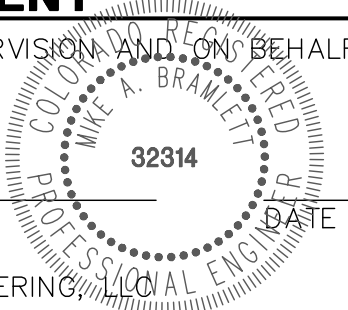
SADDLEHORN RANCH – FILING 1 SIGNAGE PLAN	SHEET 19 OF 50	
	JOB NO. 2514202	

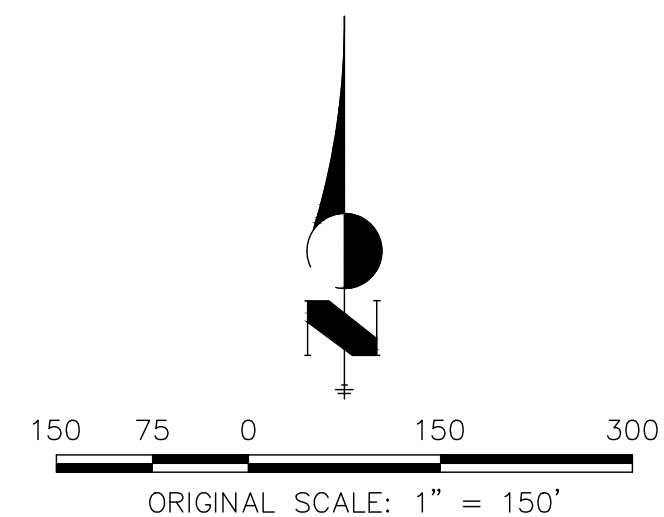


ENGINEER'S STATEMENT

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





KEY MAP

N.T.S.

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

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Fort Collins 970-491-9388 • www.jrengineering.com

H-SCALE	1"=150'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	01/10/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

SADDLEHORN RANCH –
FILING 1

OVERALL UTILITY & SERVICE
PLAN

SHEET 20 OF 50

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

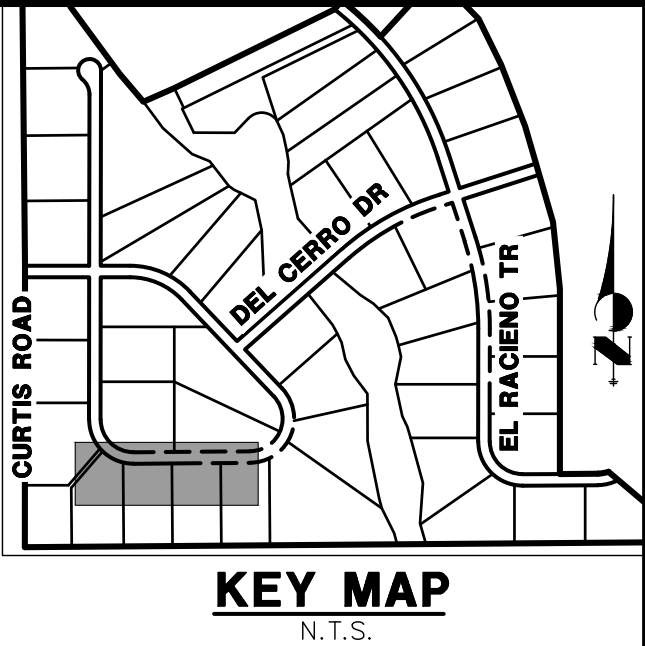
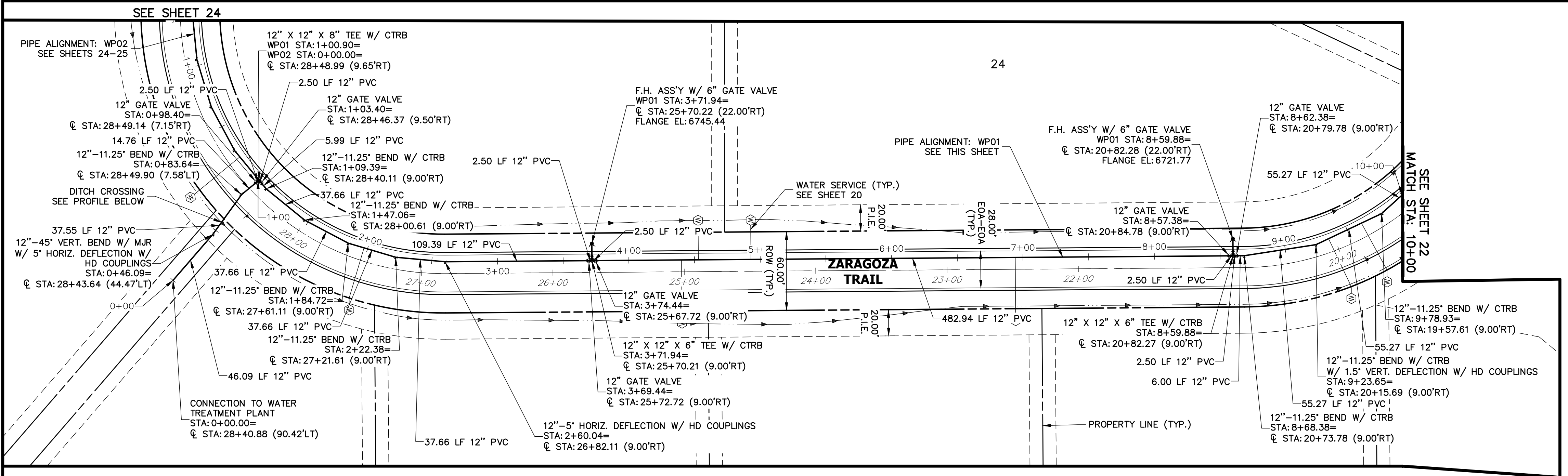


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32314

DATE

MECHANICAL ENGINEERING



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APPROVES THEIR USE,
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DESIGNATED BY WRITTEN
AUTHORIZATION.

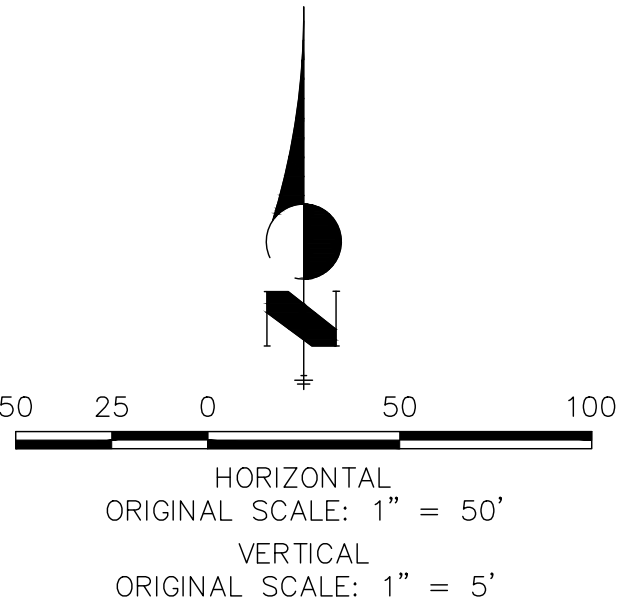
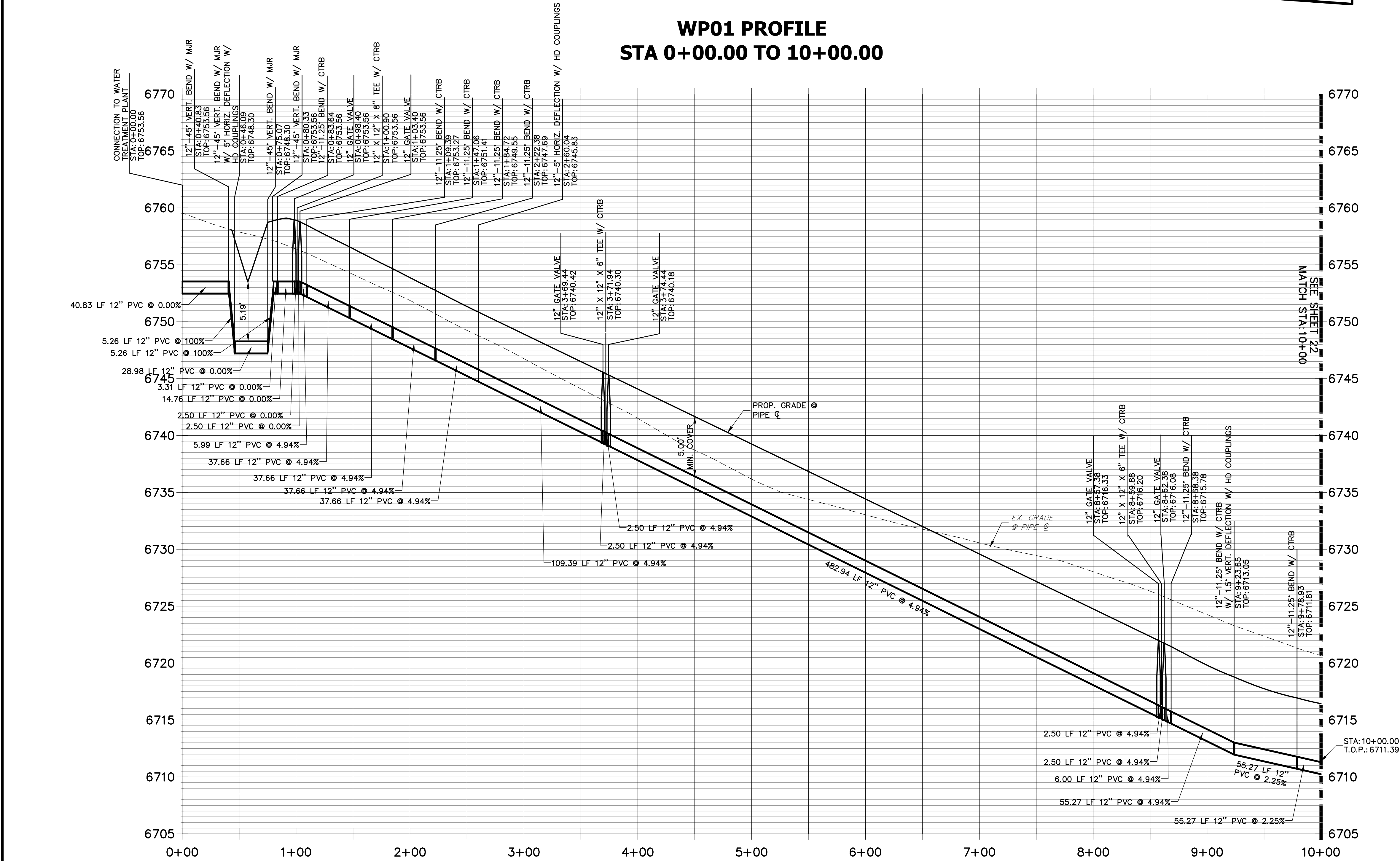
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NAPA, CALIFORNIA
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A Western Company

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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.

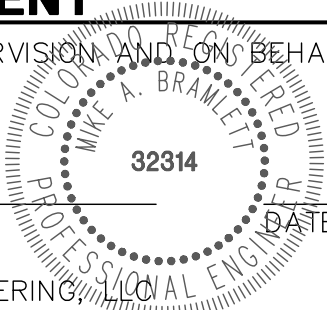


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

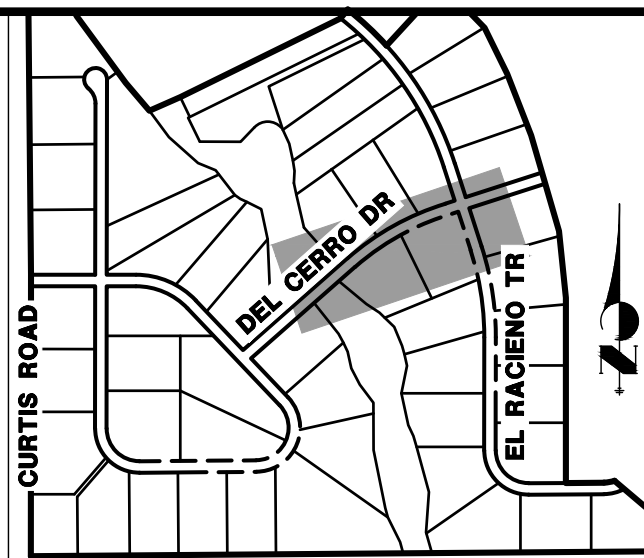
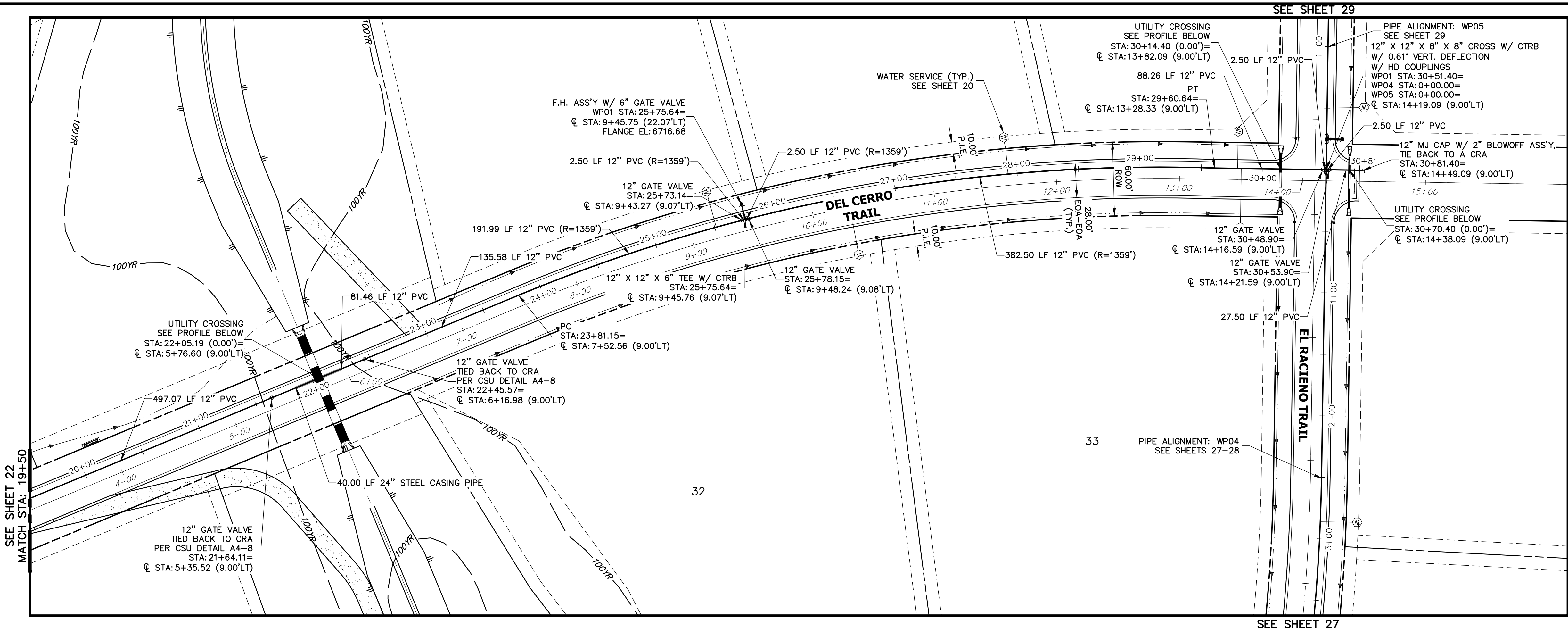
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



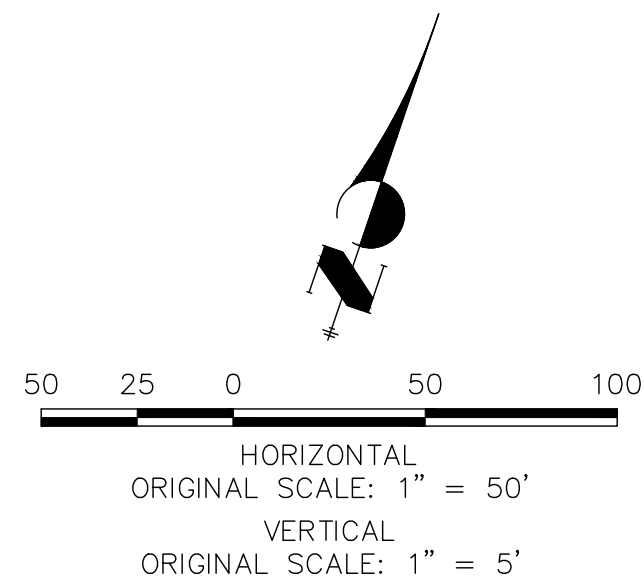
SADDLEHORN RANCH -
FILING 1
WATER DISTRIBUTION PLAN -
ZARAGOZA TRAIL

SHEET 21 OF 50

JOB NO. 2514202



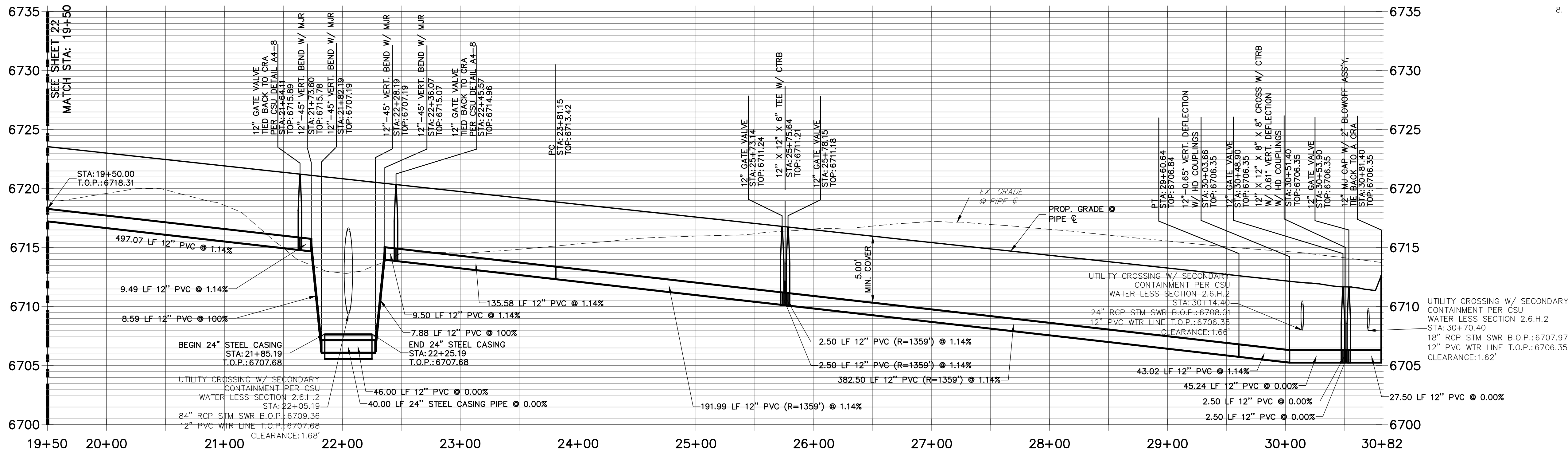
KEY MAP
N.T.S.



NOTES

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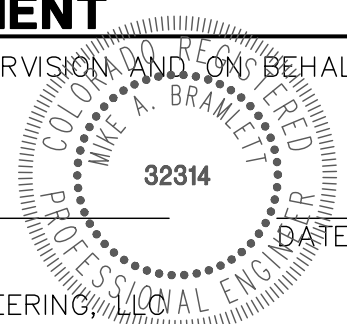
WP01 PROFILE (2)
STA 19+50.00 TO 30+82.00



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 -
DEL CERRO TRAIL

SHEET 23 OF 50

JOB NO. 2514202

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 01/10/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

811

JOB NO. 2514202

JOB NO. 2514202

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 01/10/20

DESIGNED BY NQJ

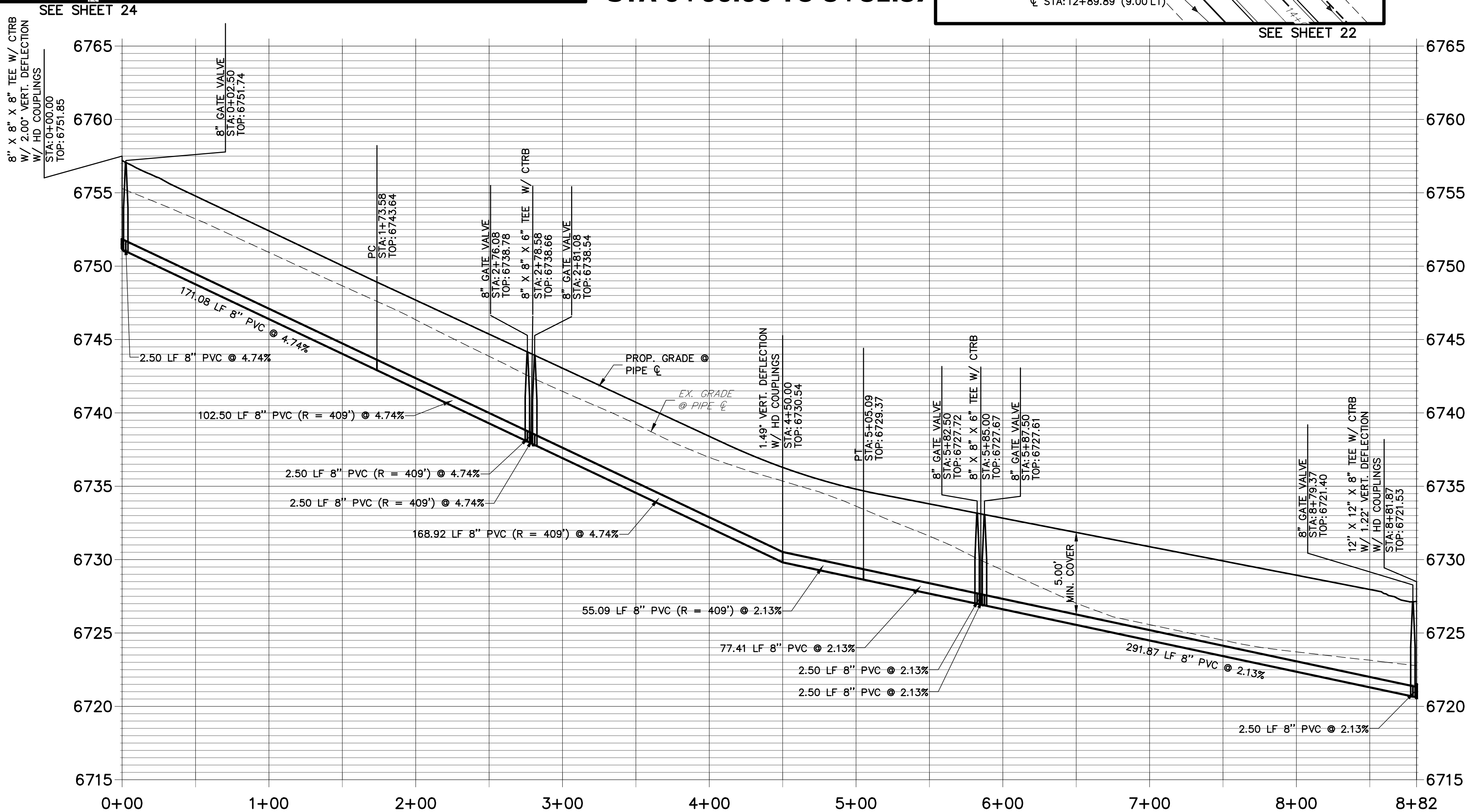
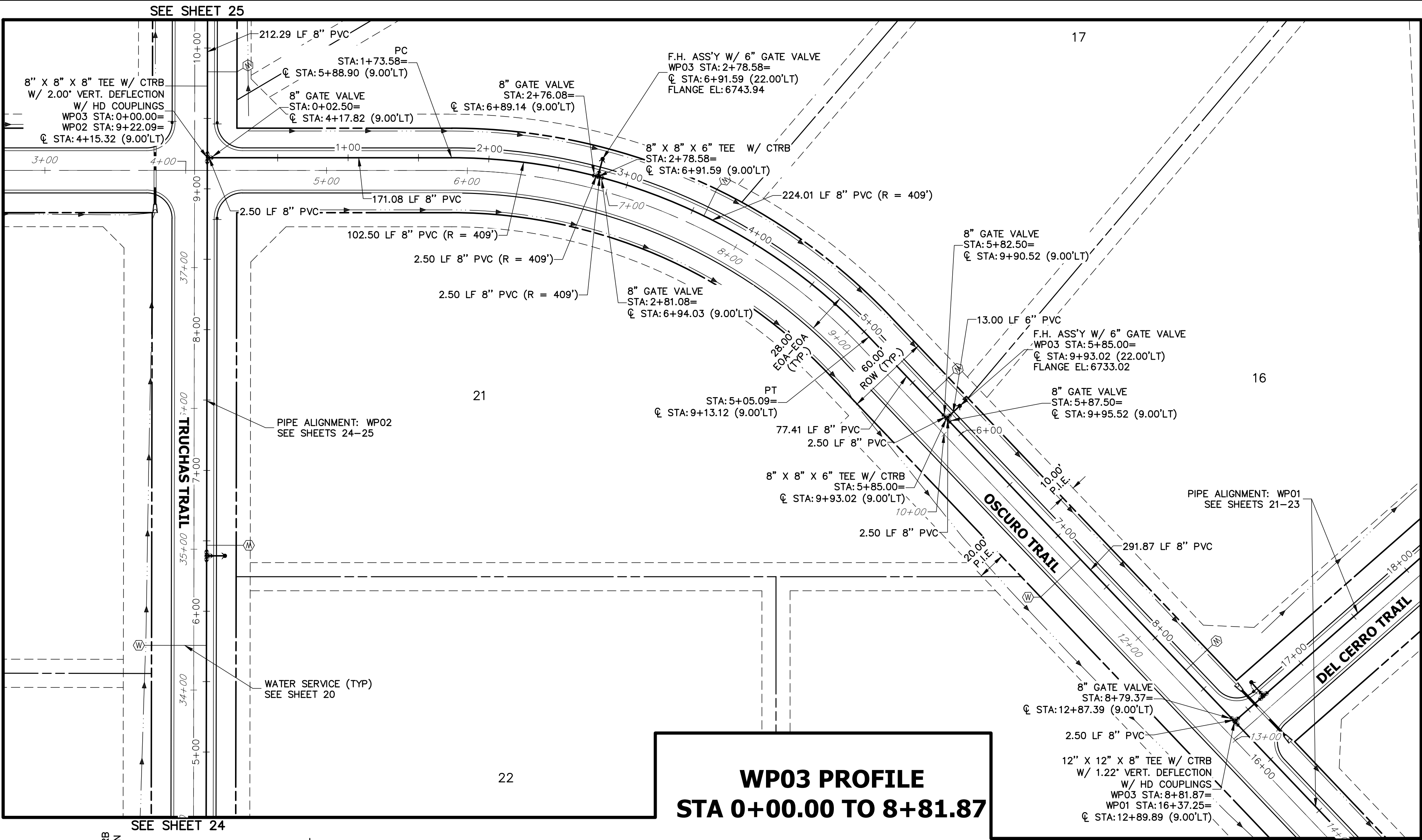
DRAWN BY NQJ

CHECKED BY

811

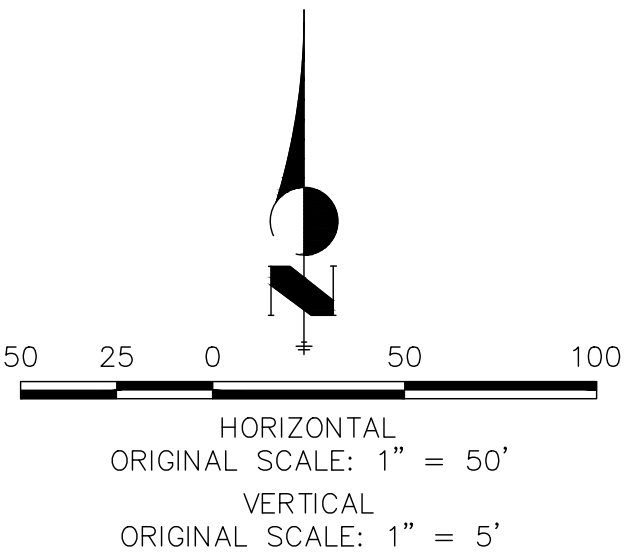
JOB NO. 2514202

JOB NO. 2514202



NOTES

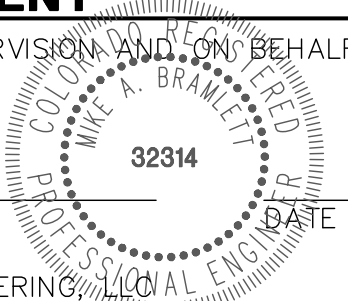
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

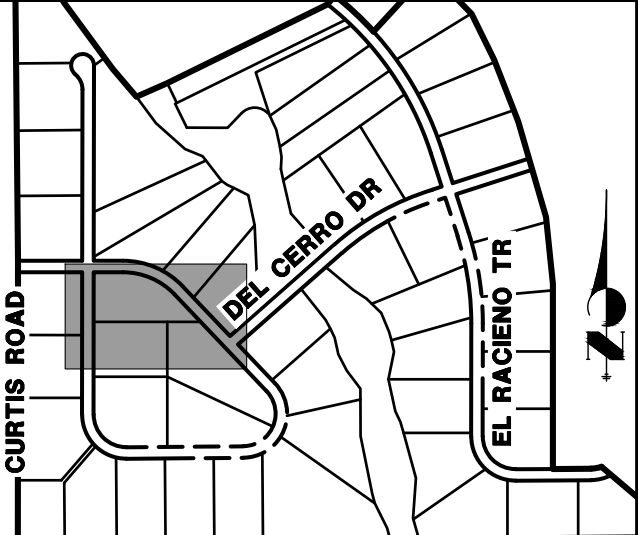
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -
FILING 1
WATER DISTRIBUTION PLAN -
OSCURO TRAIL

SHEET 26 OF 50

JOB NO. 2514202

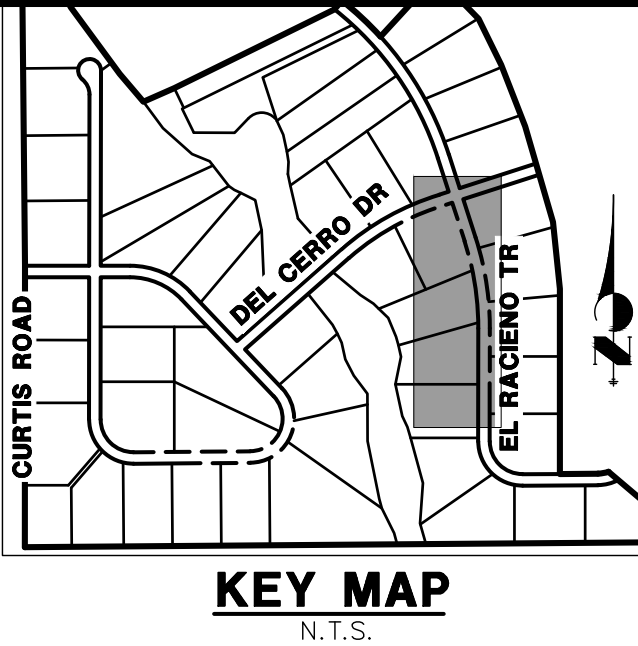
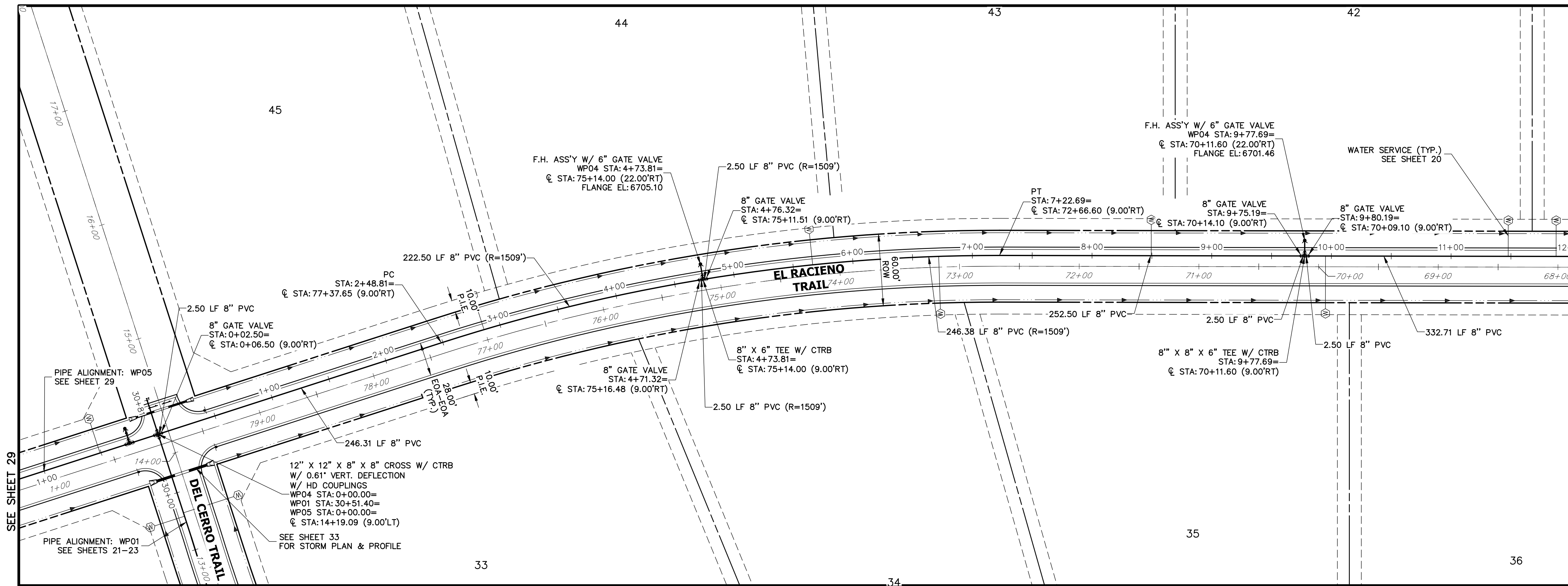


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BRADY WILLIAMS

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No.	REVISION	BY	DATE

SADDLEHORN RANCH – FILING 1	WATER DISTRIBUTION PLAN – OSCURO TRAIL
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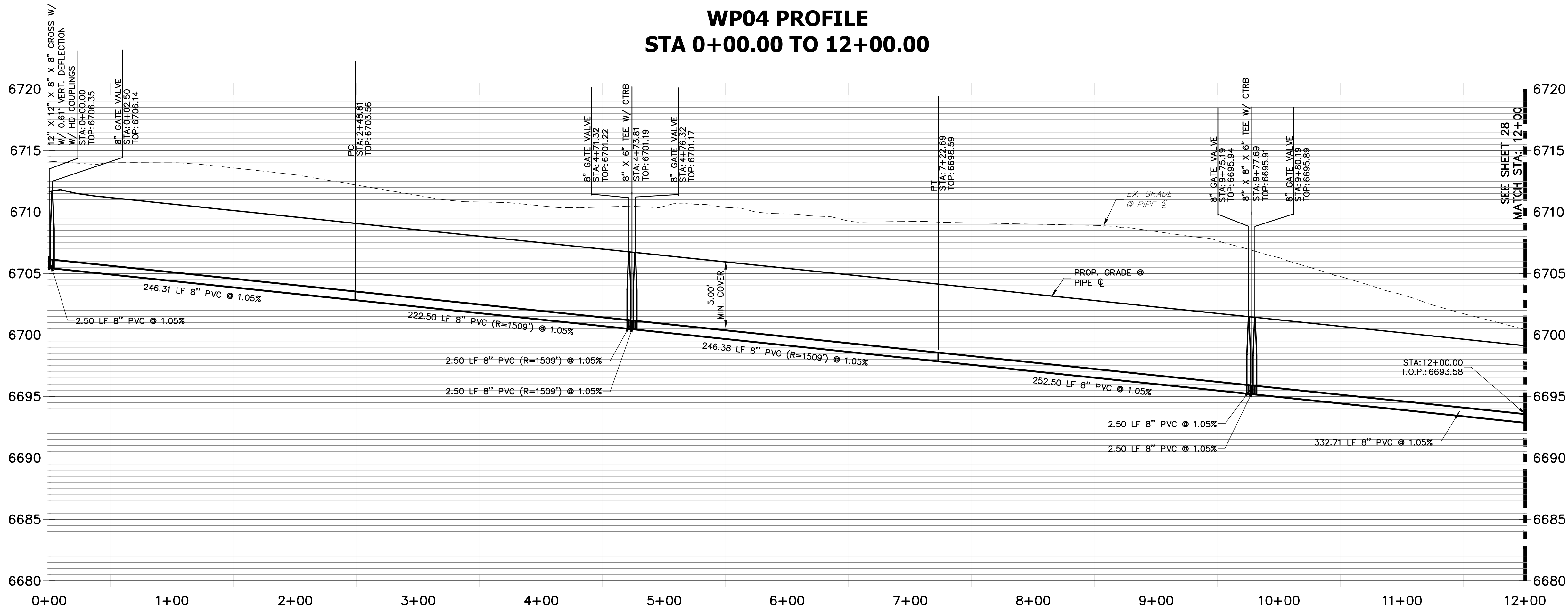
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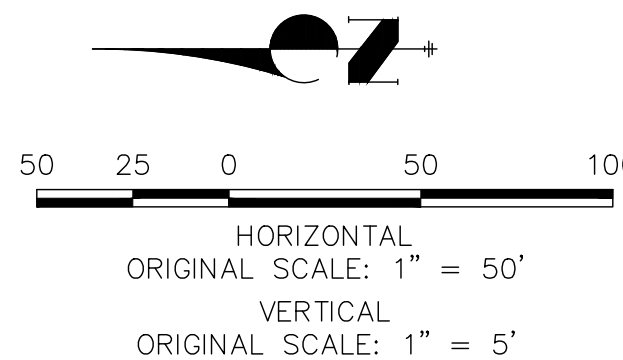
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**WP04 PROFILE
STA 0+00.00 TO 12+00.00**



NOTES

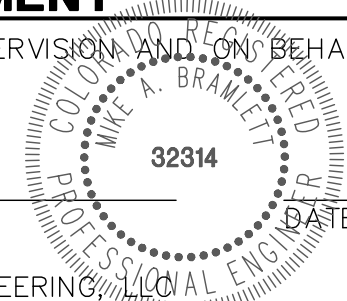
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ENGINEER'S STATEMENT

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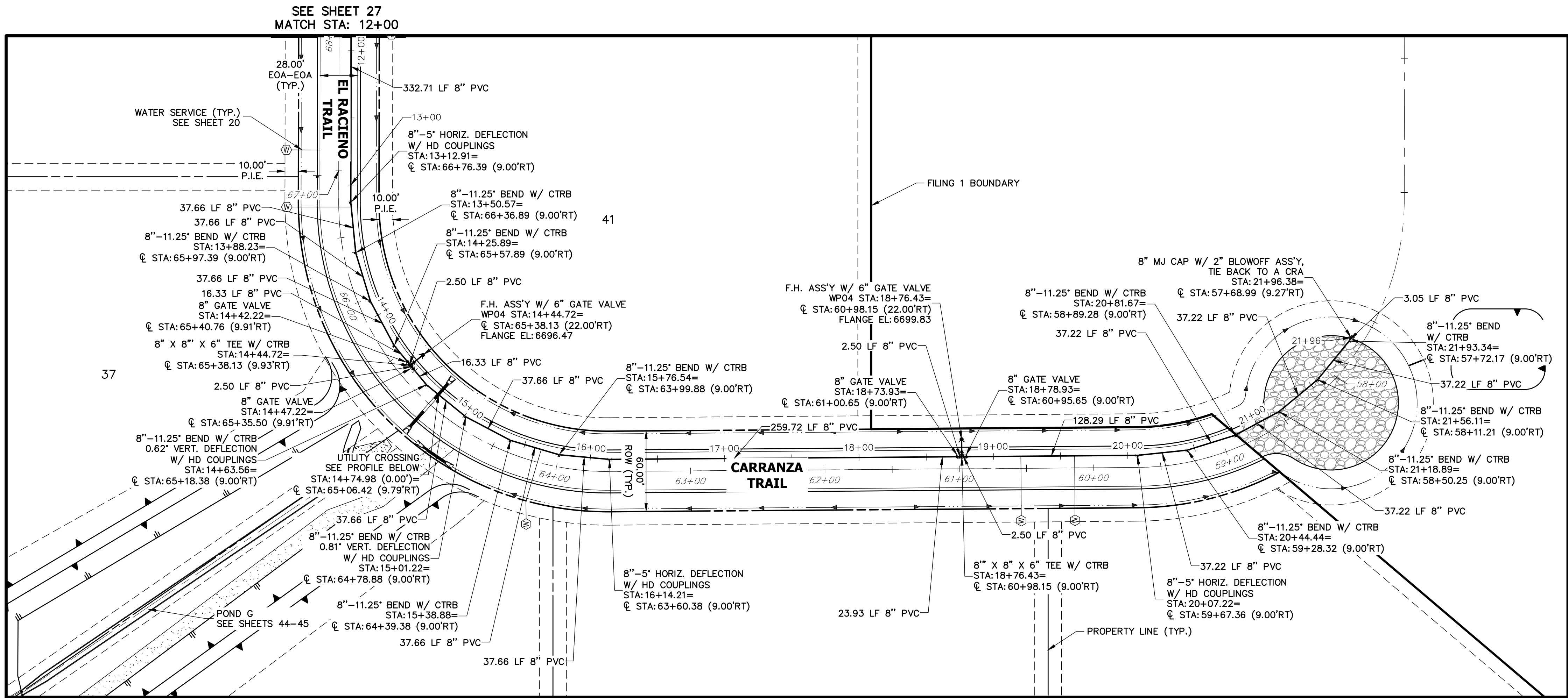
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



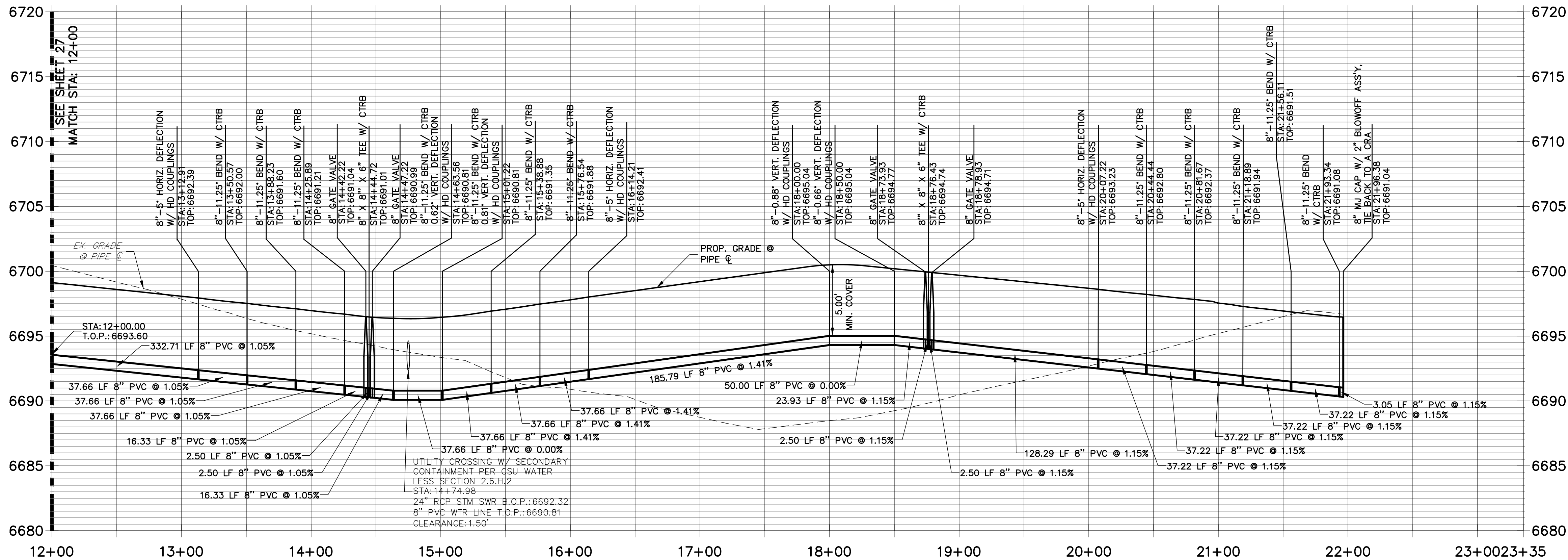
SADDLEHORN RANCH -
FILING 1
WATER DISTRIBUTION PLAN -
EL RACIEMO TRAIL

SHEET 27 OF 50

JOB NO. 2514202

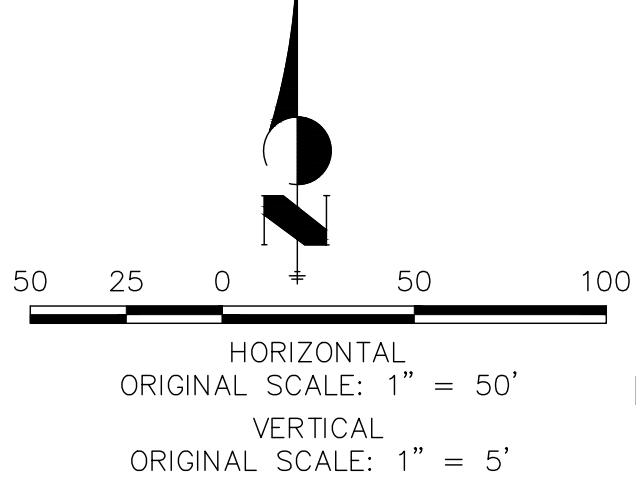


WP04 PROFILE (1)
STA 12+00.00 TO 23+35.30



NOTES

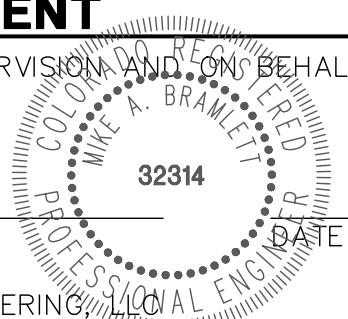
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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BRADY WILLIAMS

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BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 01/10/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

SADDLEHORN RANCH -
FILING 1

WATER DISTRIBUTION PLAN -
CARRANZA TRAIL

SHEET 28 OF 50

JOB NO. 2514202



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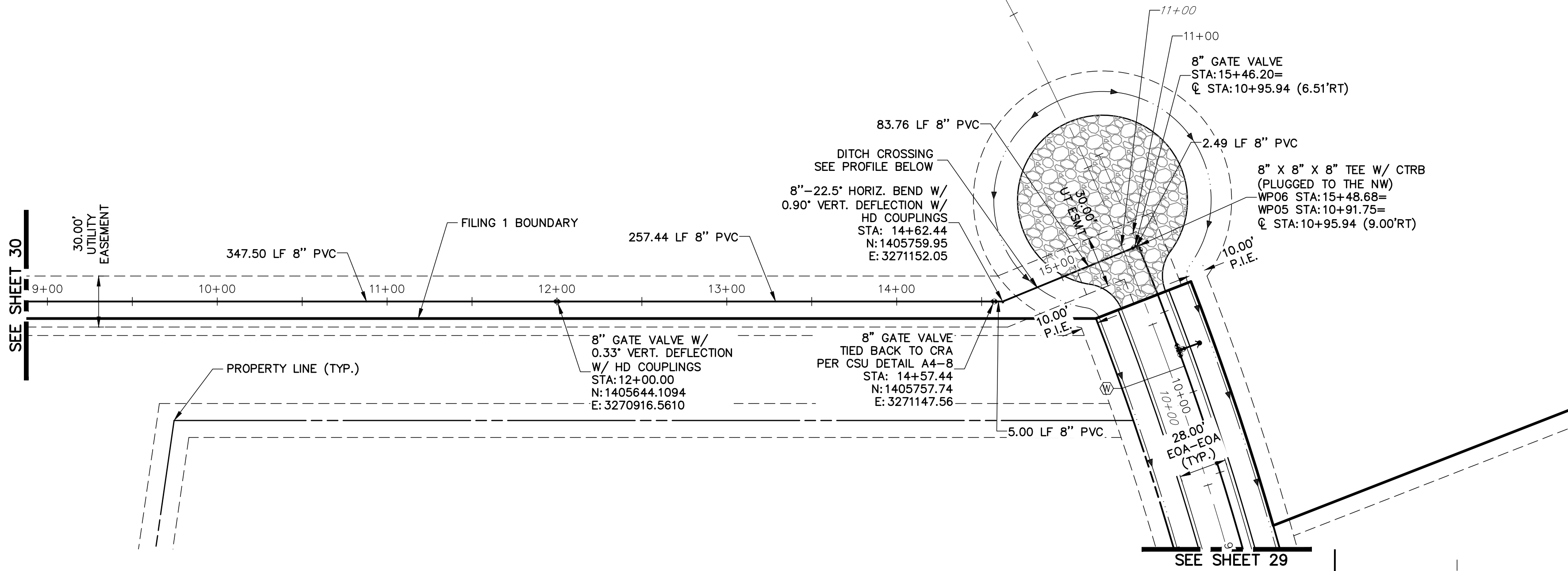
- ## NOTES
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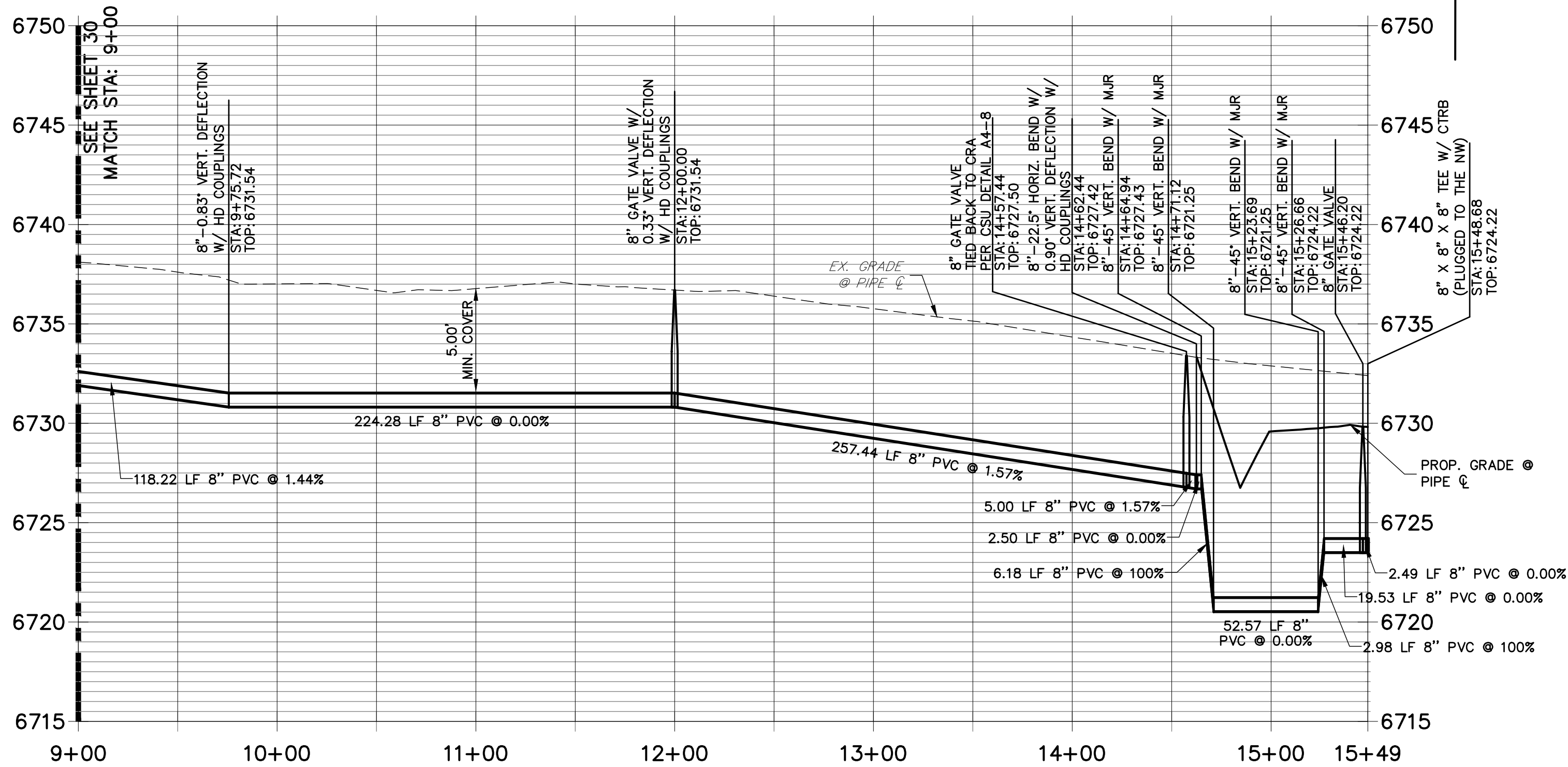
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

SADDLEHORN RANCH –
FILING 1

SHEET	30	OF	50
JOB NO.	2514202		

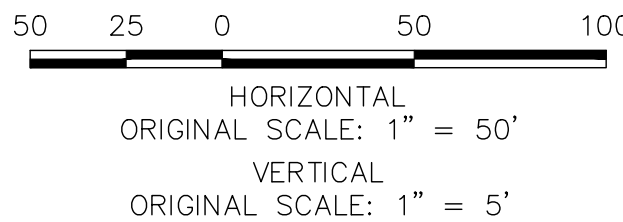
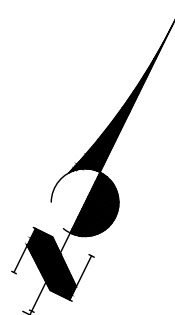


WP06 PROFILE (1)
STA 9+00.00 TO 15+48.70



NOTES

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ENGINEER'S STATEMENT

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

SADDLEHORN RANCH -
FILING 1
WATER DISTRIBUTION PLAN -
HAEGLER RANCH TRIBUTARY 6
(CONT.)

SHEET 31 OF 50

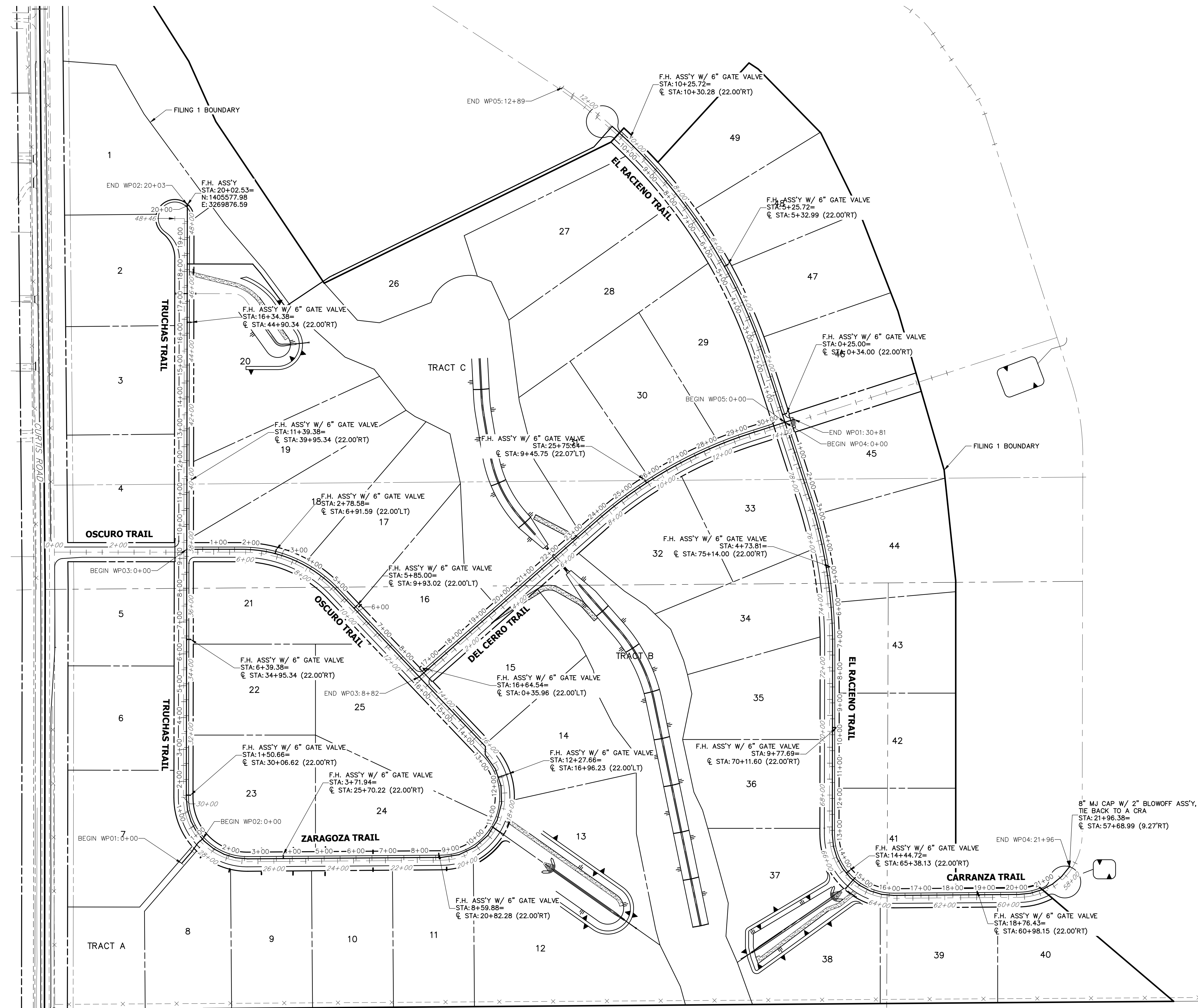
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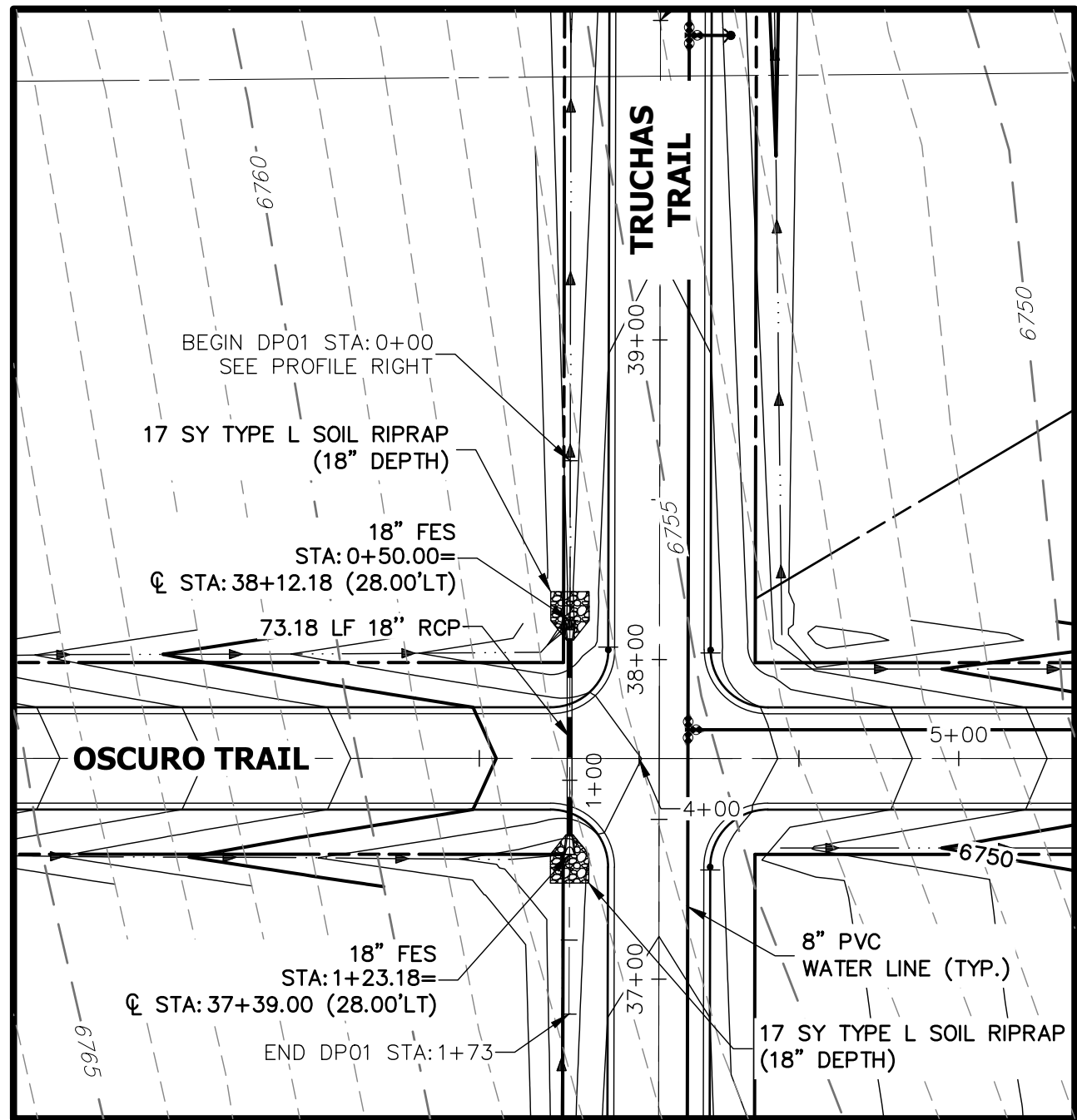
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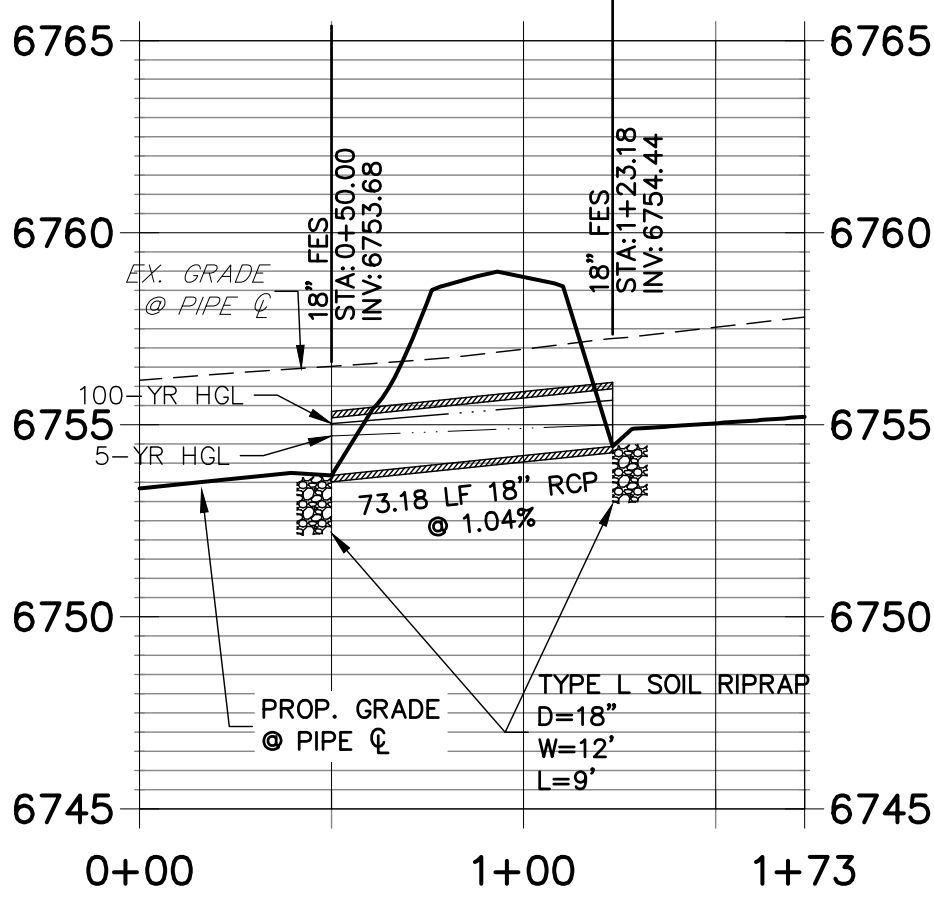
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APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
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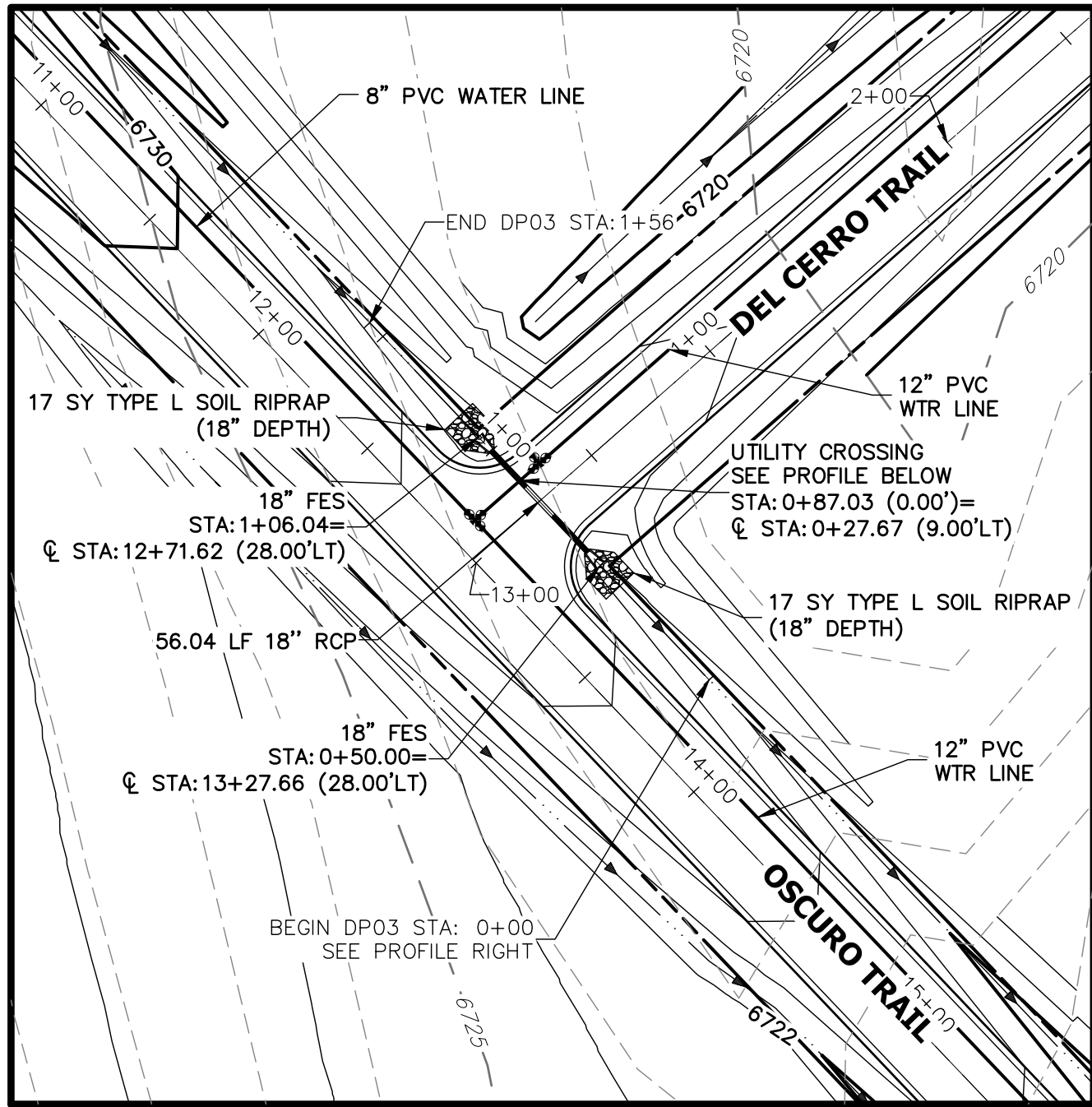


A1 CULVERT - PLAN

DP01 PROFILE
STA 0+00.00 TO 1+73.19

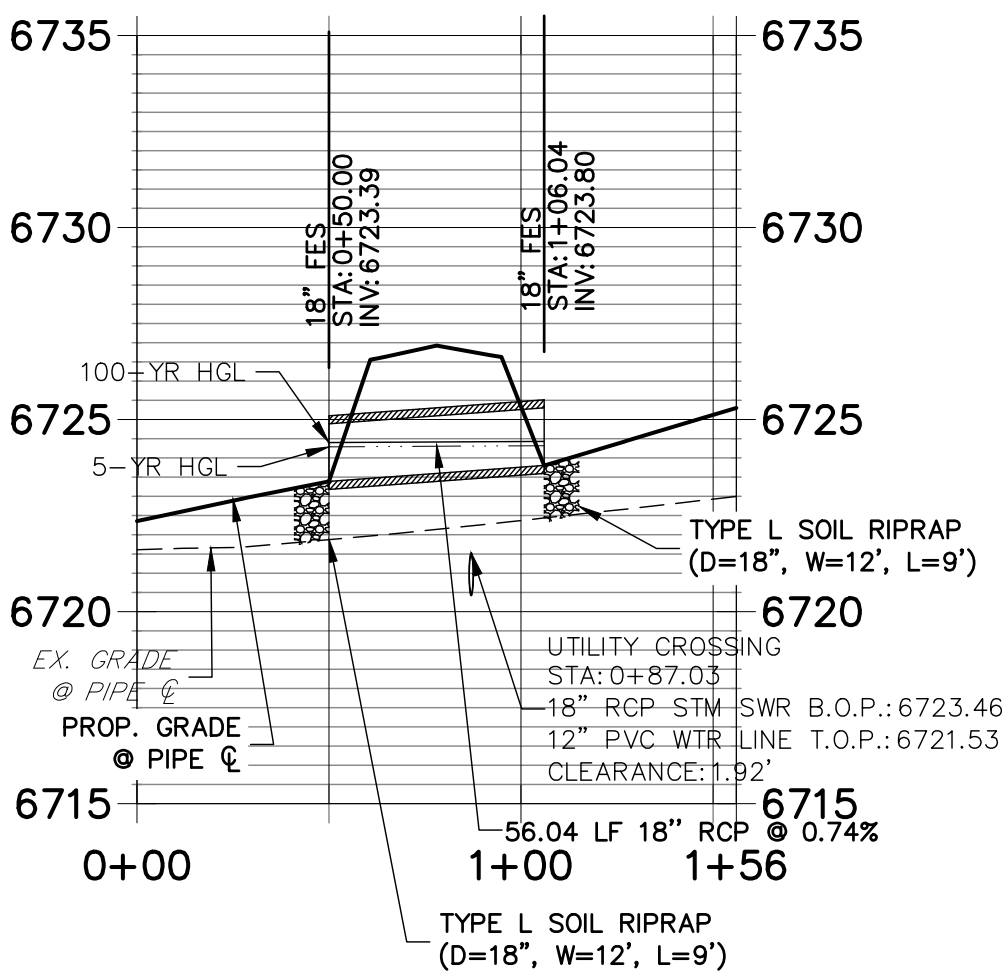


A1 CULVERT - PROFILE

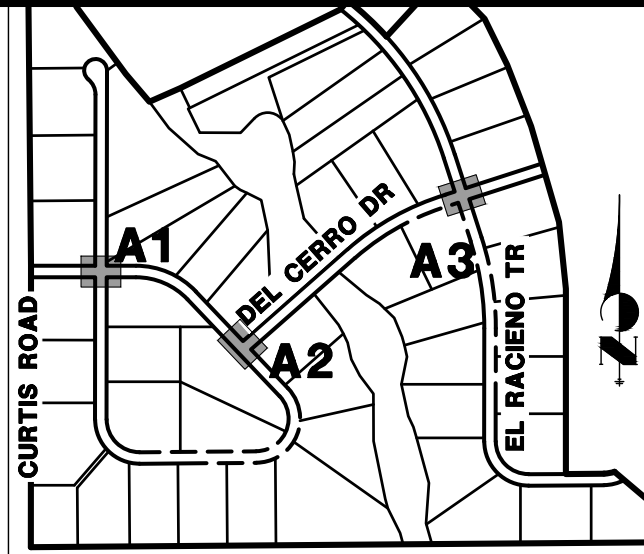


A2 CULVERT - PLAN

DP03 PROFILE
STA 0+00.00 TO 1+56.04




A2 CULVERT - PROFILE

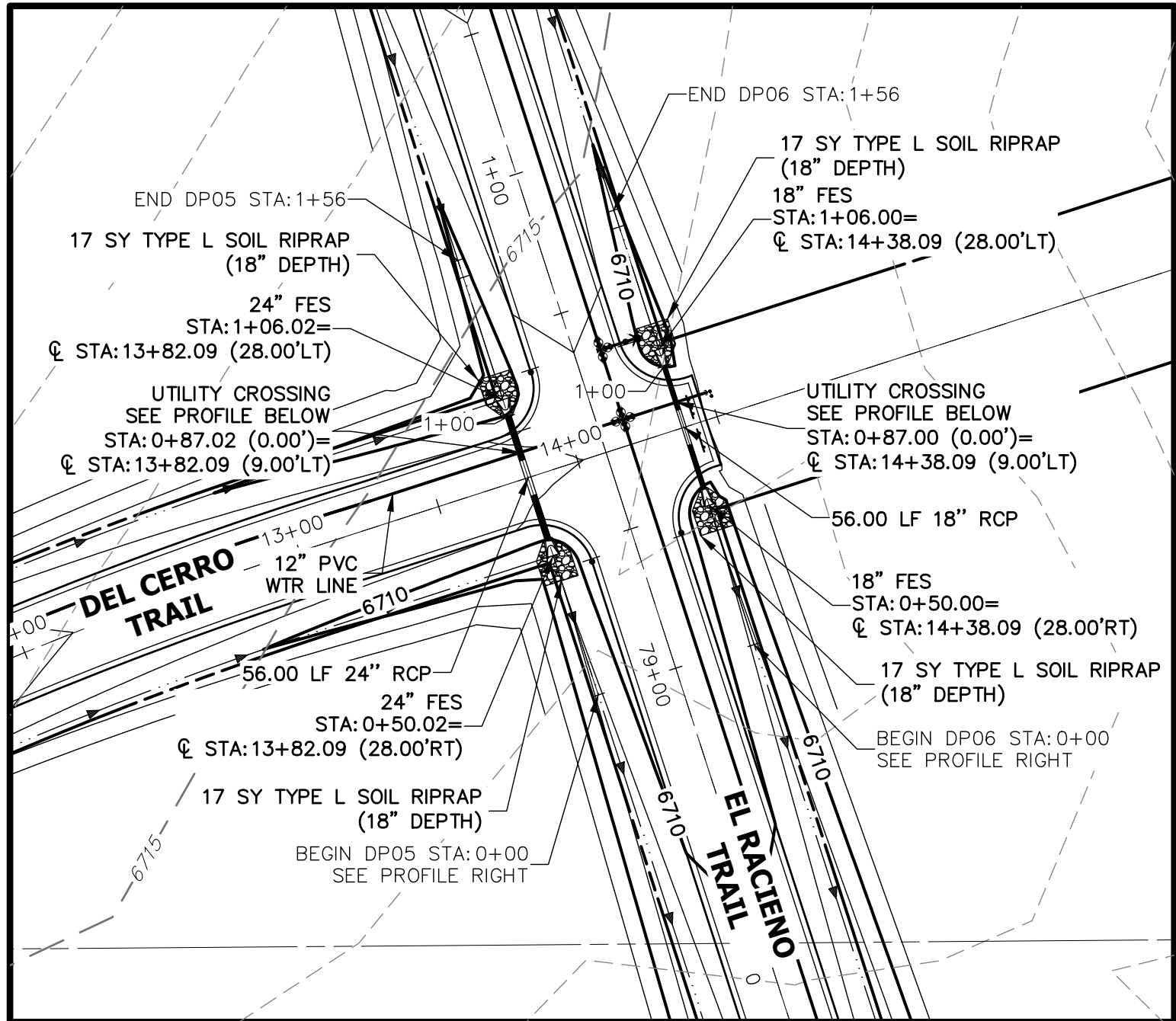


KEY MAP
N.T.S.

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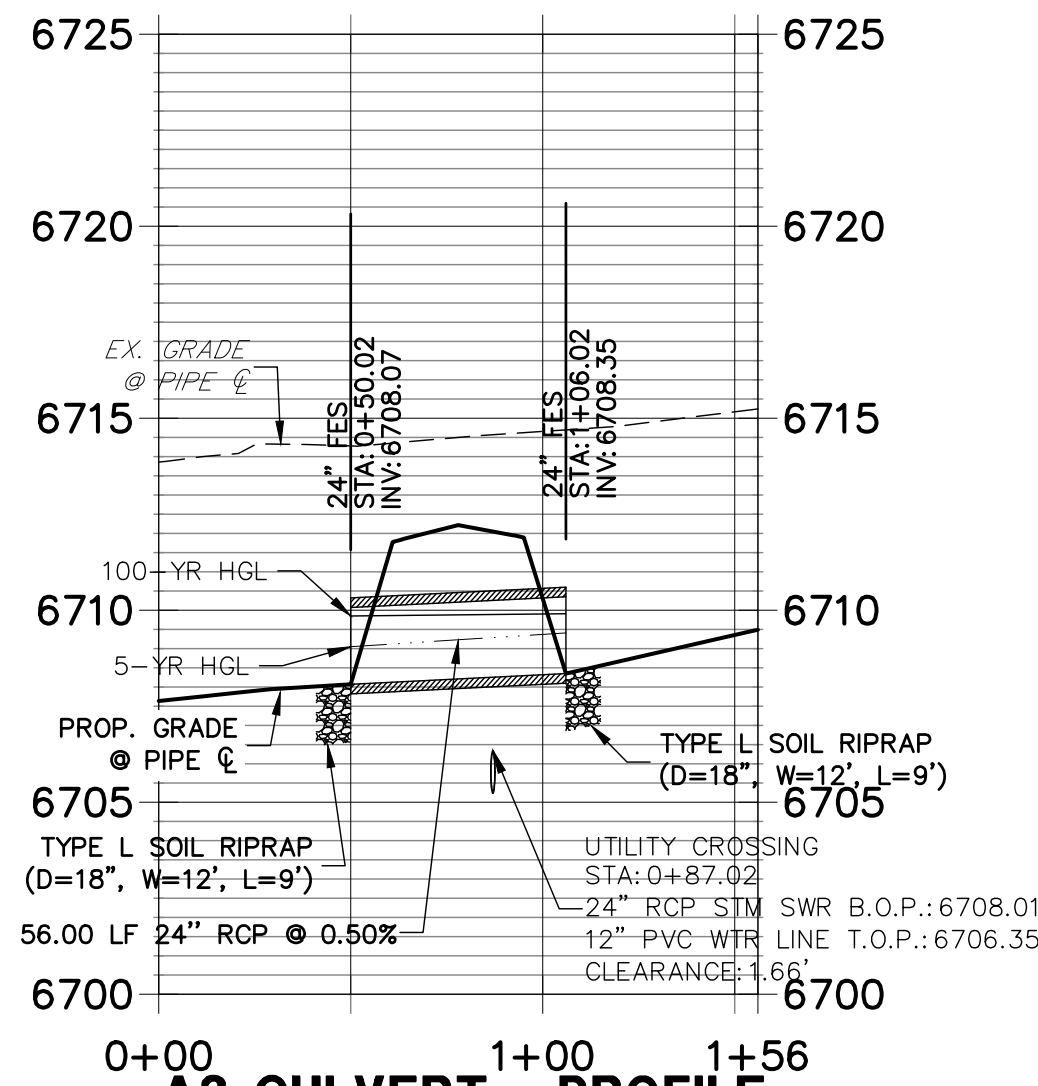
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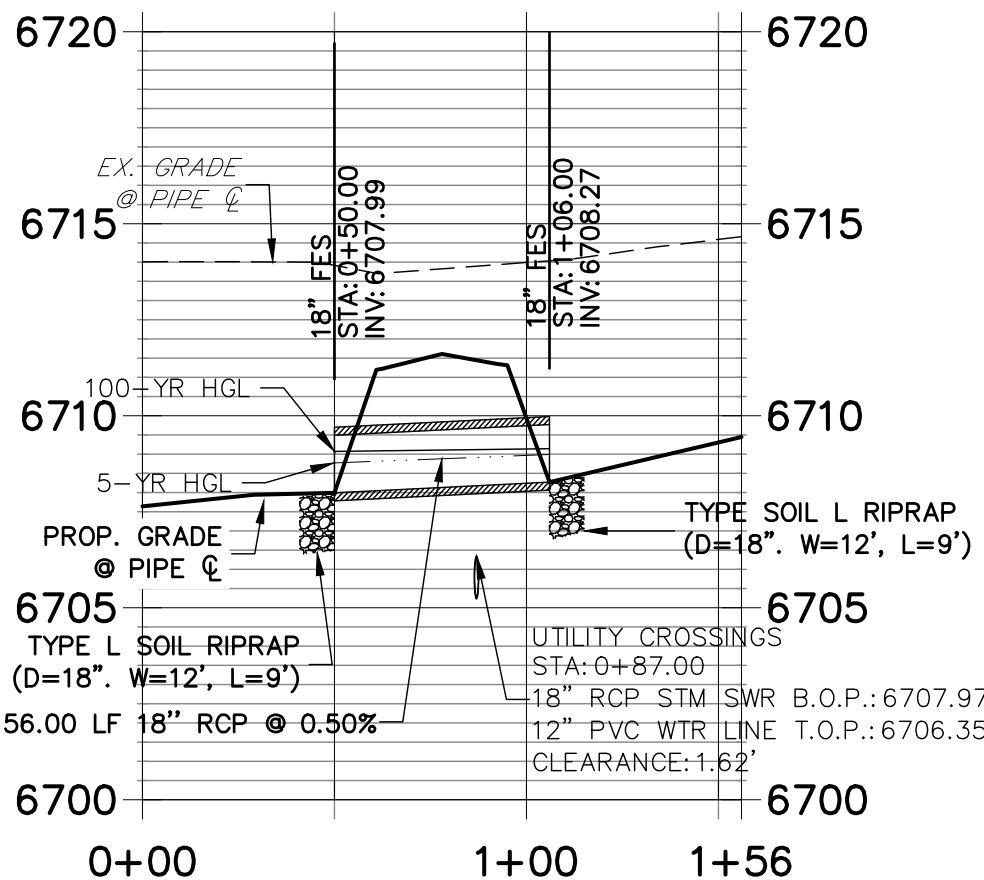
A3 CULVERT - PLAN

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

STORM SEWER NOTES

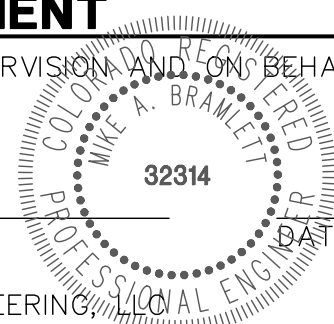
- SEE DETAIL SHEET 49 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- © STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD 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

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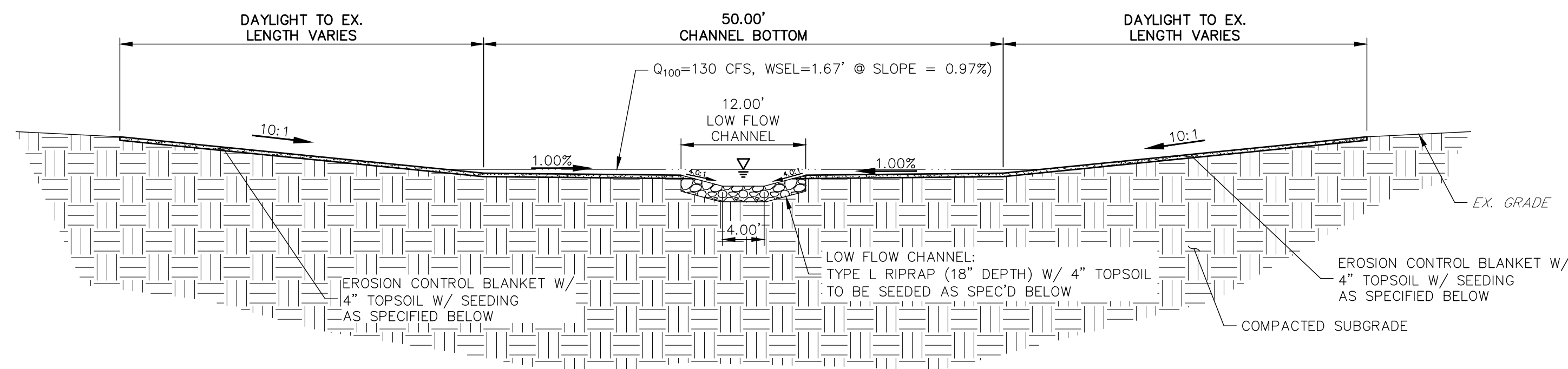
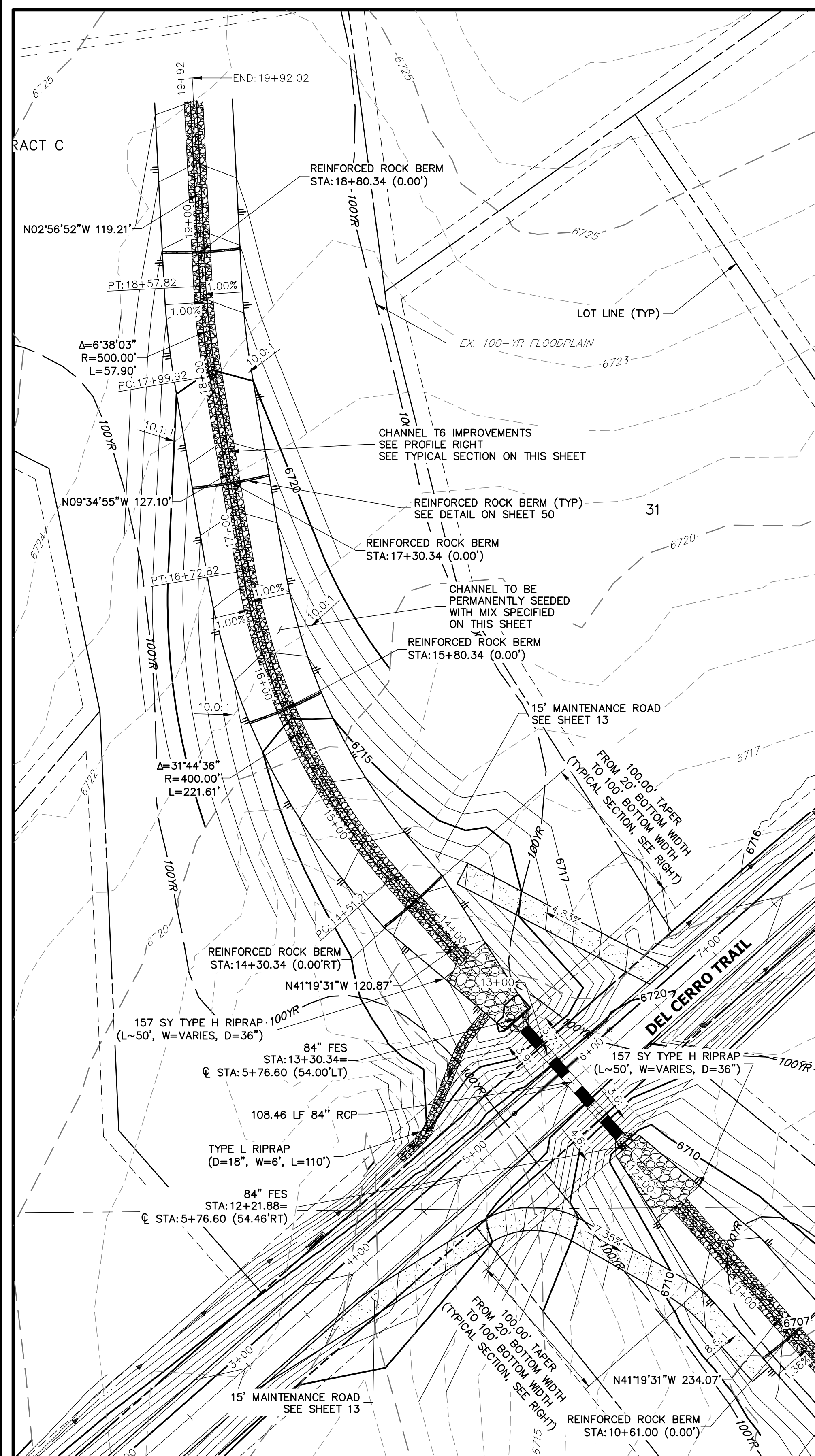
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -
FILING 1
STORM SEWER PLAN AND
PROFILE

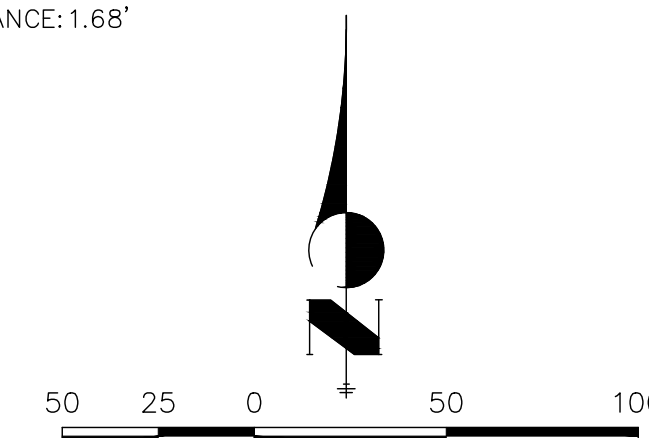
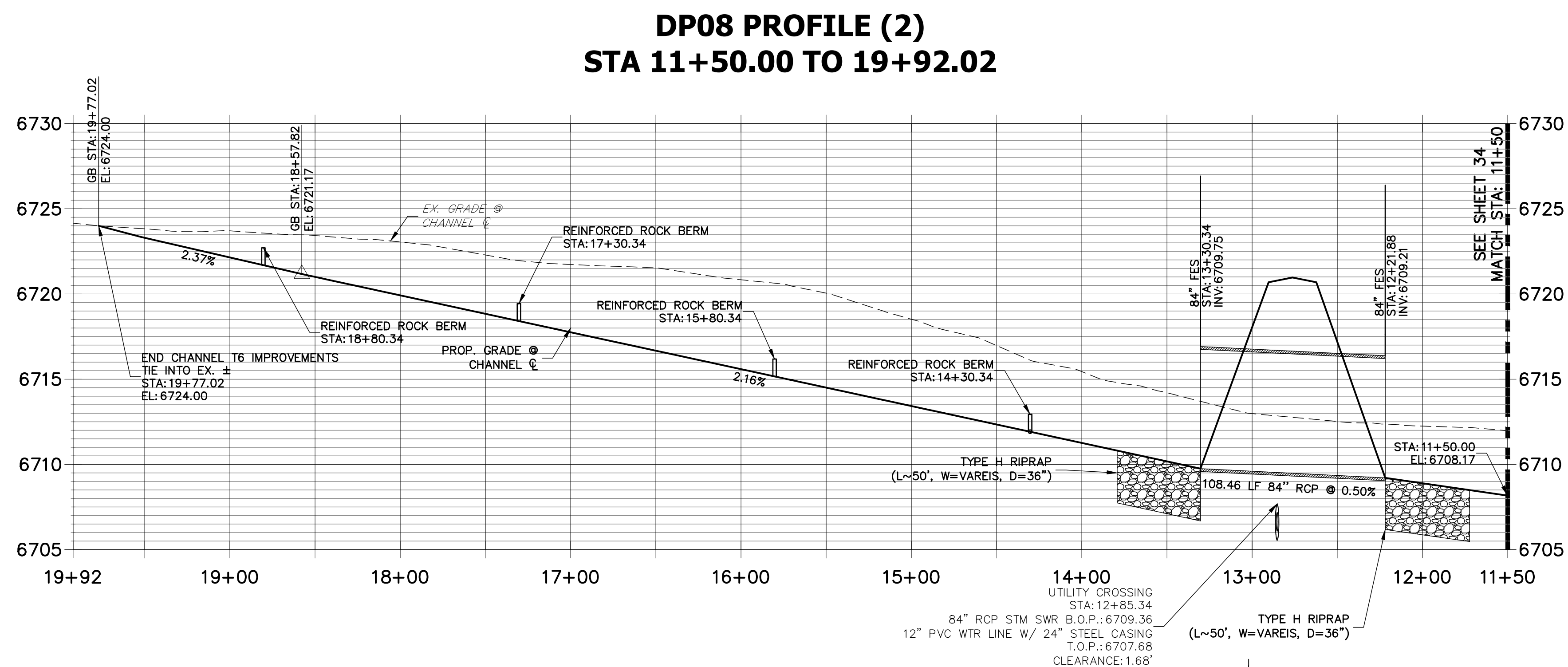
SHEET 33 OF 50

JOB NO. 2514202



T6 CHANNEL IMPROVEMENTS - TYPICAL SECTION

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



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

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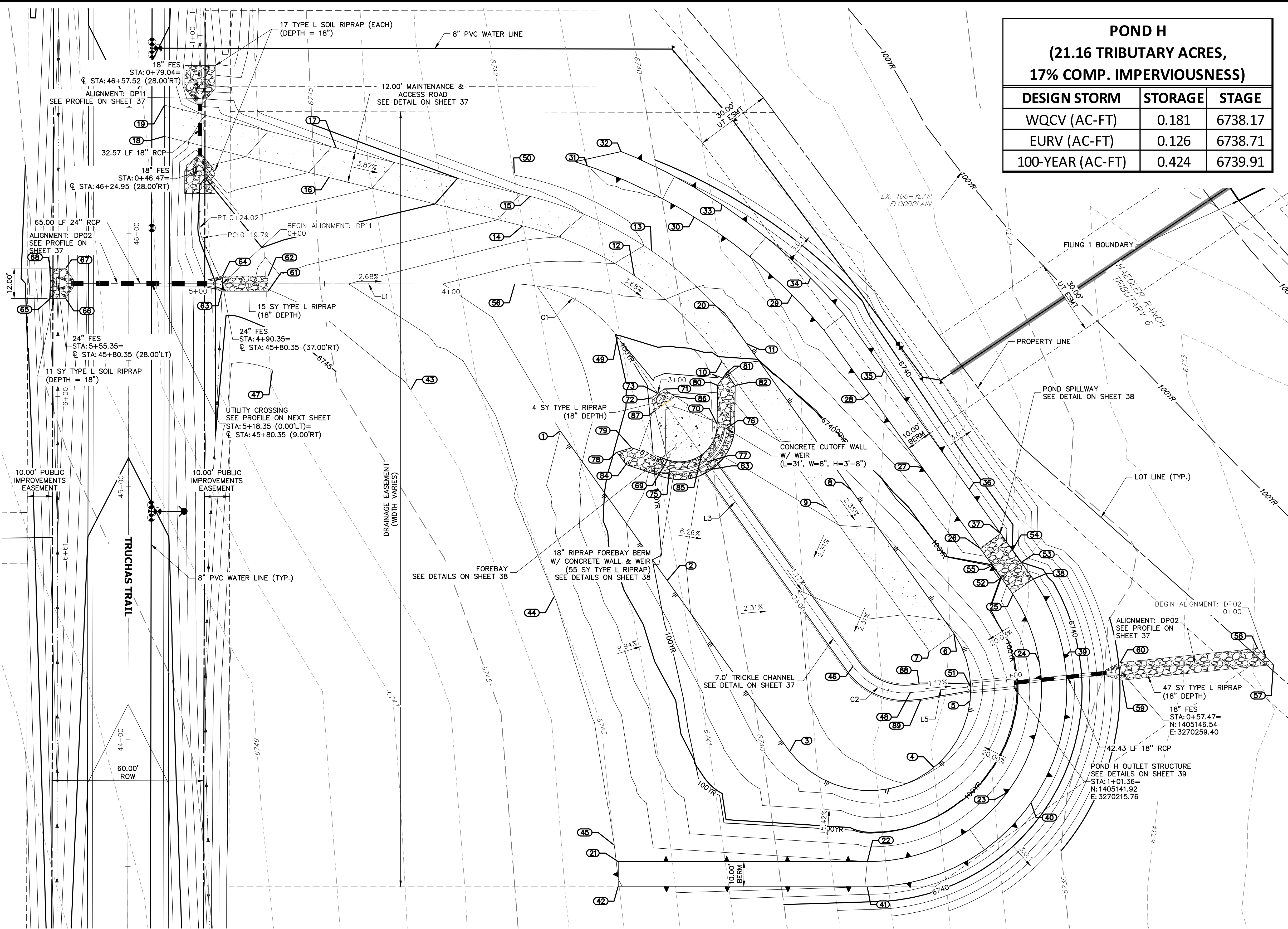
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF

32314

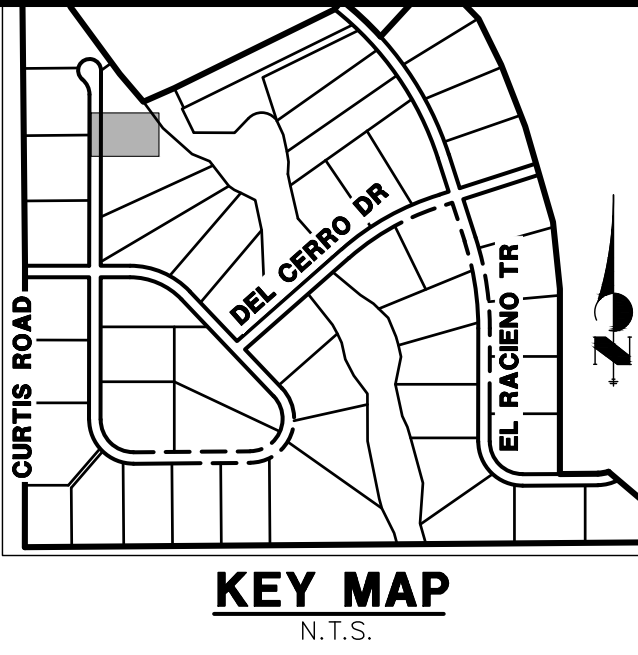
SADDLEHORN RANCH –
FILING 1

SHEET 35 OF 50

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	



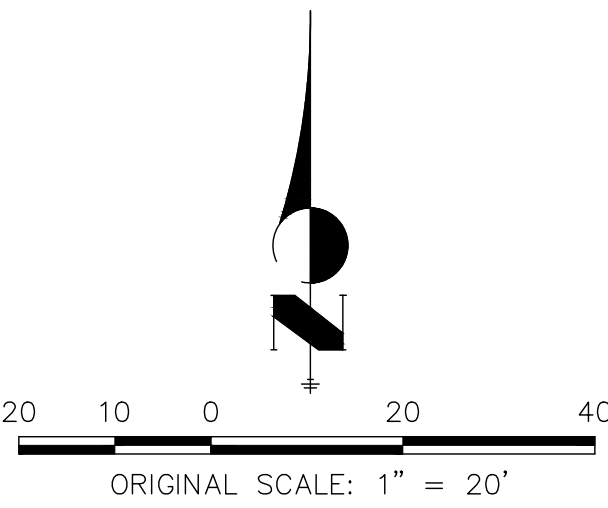
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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	6740.00
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
57	RIPRAP	N:1405149.25 E:3270319.69	6732.81
58	RIPRAP	N:1405155.64 E:3270313.46	6732.94
59	RIPRAP	N:1405143.06 E:3270259.76	6734.75
60	RIPRAP	N:1405150.03 E:3270259.05	6734.81
61	RIPRAP	N:1405296.76 E:3269922.11	6744.05
62	RIPRAP	N:1405302.76 E:3269922.12	6743.87
63	RIPRAP	N:1405296.82 E:3269903.99	6744.37
64	RIPRAP	N:1405302.79 E:3269904.12	6744.35
65	RIPRAP	N:1405293.90 E:3269836.10	6746.88
66	RIPRAP	N:1405293.89 E:3269842.10	6746.67
67	RIPRAP	N:1405305.89 E:3269842.12	6746.67
68	RIPRAP	N:1405305.90 E:3269836.12	6746.87

GRADING POINT NOTES

1. GRADING POINTS CONTINUED ON NEXT PAGE.

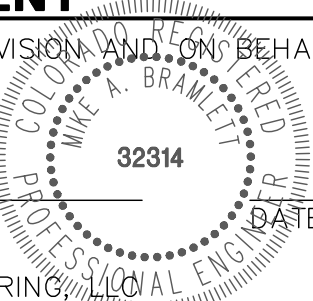
POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N:1405241.57 E:3270037.69	6742.00	9	ACCESS ROAD	N:1405211.35 E:3270142.94	6738.21	17	ACCESS ROAD	N:1405353.39 E:3269949.15	6746.92	25	SPILLWAY TOP	N:1405176.94 E:3270101.71	6742.00	33	TOP	N:1405330.97 E:3270101.71	6741.49
2	TOE	N:1405182.52 E:3270079.95	6738.19	10	ACCESS ROAD	N:1405269.05 E:3270101.64	6739.94	18	ACCESS ROAD/EOA	N:1405357.98 E:3269881.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270165.71	6742.55
3	TOE	N:1405114.87 E:3270128.36	6737.33	11	ACCESS ROAD	N:1405276.03 E:3270111.40	6740.18	19	ACCESS ROAD/EOA	N:1405370.35 E:3269881.23	6749.73	27	TOP	N:1405227.15 E:3270180.82	6742.04	35	TOP	N:1405265.45 E:3270165.71	6742.42
4	TOE	N:1405108.65 E:3270185.42	6736.83	12	ACCESS ROAD	N:1405302.86 E:3270067.02	6741.63	20	TOE	N:1405288.13 E:3270102.75	6740.57	28	TOP	N:1405256.32 E:3270159.94	6742.38	36	TOP	N:1405218.49 E:3270199.31	6742.00
5	TOE	N:1405134.86 E:3270199.75	6736.09	13	ACCESS ROAD	N:1405312.78 E:3270073.76	6741.86	21	TOP	N:1405295.16 E:3270129.39	6742.96	29	TOP	N:1405201.05 E:3270211.80	6742.00	37	SPILLWAY TOP	N:1405077.93 E:3270059.05	6743.00
6	ACCESS ROAD	N:1405161.43 E:3270193.42	6736.86	14	ACCESS ROAD	N:1405071.40 E:3270022.84	6743.61	22	TOP	N:1405326.05 E:3270159.06	6742.00	30	TOP	N:1405183.04 E:3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E:3270153.48	6736.57
7	ACCESS ROAD	N:1405154.44 E:3270183.66	6736.62	15	ACCESS ROAD	N:1405324.27 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
8	ACCESS ROAD	N:1405218.33 E:3270152.70	6738.45	16	ACCESS ROAD	N:1405341.75 E:3269946.24	6746.68	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



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
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 303-740-9883 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN

SHEET 36 OF 50

JOB NO. 2514202

**DP02 PROFILE
STA 0+00.00 TO 6+00.00**

6750

6745

6740

6735

6730

0+00 1+00 2+00 3+00 4+00 5+00 6+00

10.00' POND BERM

18" FES STA: 0+57.47 INV: 6734.76

24" FES STA: 4+90.35 INV: 6744.34

24" RCP STM SWR B.O.P.: 6744.80 8" PVC WTR LINE T.O.P.: 6742.91 CLEARANCE: 1.90'

100-YR = 6739.91'

EUR = 6738.71'

WQCV = 6738.17'

1.30%

2.26%

2.68%

25.00%

1.00%

1.17%

42.43 LF 18" RCP @ 0.52%

65.00 LF 24" RCP @ 2.26%

TYPE L RIPRAP W/ BEDDING MATERIAL (L~58', W=7', D=1.5")

TYPE L RIPRAP W/ BEDDING MATERIAL (L~80', W=6', D=SEE DIMS)

TYPE L RIPRAP W/ BEDDING MATERIAL (L~12', W=12', D=18")

TYPE L RIPRAP W/ BEDDING MATERIAL (L~18', W=6', D=18")

TYPE L RIPRAP W/ BEDDING MATERIAL (L~5', W=VARIES, D=18")

FOREBAY BERM CREST STA: 2+66.65 EL: 6739.27

GB STA: 2+63.11 EL: 6737.70

GB STA: 2+70.11 EL: 6737.77

GB STA: 2+95.06 EL: 6738.02

GB STA: 3+00.06 EL: 6739.23

FOREBAY BERM W/ CONCRETE WALL & WEIR SEE DETAILS ON SHEET 38

8" FIBERMESH REINFORCED CONCRETE FOREBAY SEE DETAILS ON SHEET 38

PROPOSED GRADE @ TRICKLE CHANNEL C

PROPOSED GRADE ALONG POND C

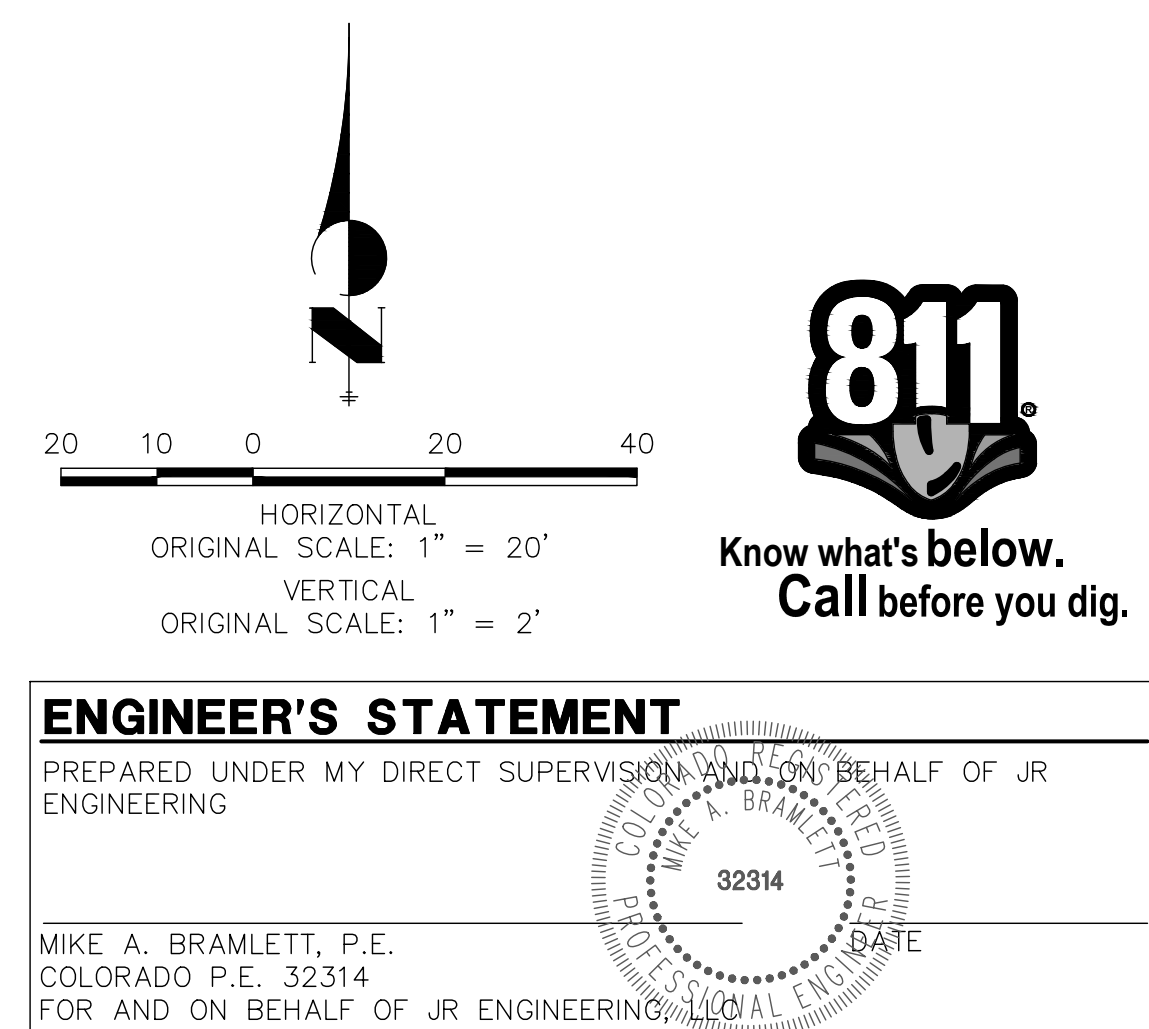
EX. GRADE


TRUCHAS TRAIL

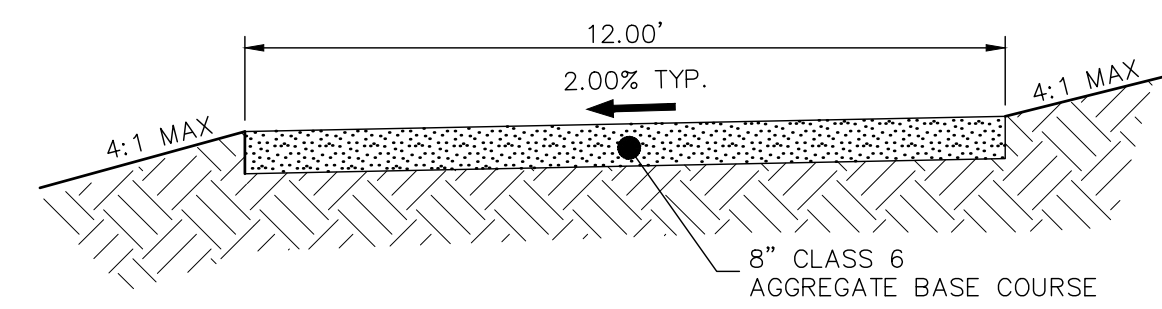
UTILITY CROSSING

[illegible]

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
69	EDGE OF CONCRETE	N:1405230.18 E: 3270080.14	6737.86
70	EDGE OF CONCRETE	N:1405244.35 E: 3270099.72	6737.85
71	EDGE OF RIPRAP	N:1405258.14 E: 3270078.71	6739.22
72	EDGE OF RIPRAP	N:1405254.65 E: 3270073.83	6739.22
73	TRICKLE CHANNEL INV.	N:1405256.40 E: 3270076.27	6739.22
75	END CONCRETE WALL/TOP OF BERM	N:1405228.33 E: 3270080.89	6739.27
76	END CONCRETE WALL/TOP OF BERM	N:1405242.39 E: 3270103.13	6739.27
77	TOP OF BERM	N:1405229.33 E: 3270095.64	6739.27
78	TOE OF BERM	N:1405233.17 E: 3270060.09	6739.89
79	TOE OF BERM	N:1405234.91 E: 3270065.94	6739.29
80	TOE OF BERM	N:1405259.63 E: 3270099.84	6739.26
81	TOE OF BERM	N:1405264.60 E: 3270103.38	6739.74
82	TOE OF BERM	N:1405259.57 E: 3270106.84	6739.31
83	TRICKLE CHANNEL INV	N:1405226.48 E: 3270097.68	6737.70
84	TOE OF BERM	N:1405228.27 E: 3270063.73	6739.35
85	TOE OF BERM	N:1405232.17 E: 3270093.61	6737.77
86	RIPRAP/CONCRETE	N:1405255.24 E: 3270083.13	6738.93
87	RIPRAP/CONCRETE	N:1405249.52 E: 3270075.15	6738.93
88	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1405141.57 E: 3270179.66	6736.31
89	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1405135.55 E: 3270180.37	6736.28



SADDLEHORN RANCH – FILING 1	H-SCALE	1"=20'	No.	REVISION	BY	DATE	 J-R ENGINEERING A Westman Company Centennial 303-740-9383 • Colorado Springs 719-593-2593 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, J-R ENGINEERING ASSUMES NO LIABILITY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	V-SCALE	1"=2'							
POND H GRADING PLAN	DATE	01/10/20							
	DESIGNED BY	NQJ							
	DRAWN BY	NQJ							
	CHECKED BY								
SHEET 37 OF 50	JOB NO.	2514202							



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

15.50'

FOREBAY BERM
CONCRETE CUT OFF WALL
SEE GRADING POINTS ON SHEETS 35-36

37°

1.00'

0.72'

1.50'

0.67'

POND H FOREBAY WEIR

N.T.S.

POND H FOREBAY WEIR
N.T.S.



SADDLEHORN RANCH – FILING 1		H-SCALE	NTS	NO.	REVISION	BY	DATE
		V-SCALE	NTS				
		DATE	01/10/20				
POND H DETAILS		DESIGNED BY	NQJ				
		DRAWN BY	NQJ				
		CHECKED BY					
SHEET 38 OF 50							
JOB NO. 2514202							

SADDLEHORN RANCH -
FILING 1

POND H DETAILS

SHEET 38 OF 50

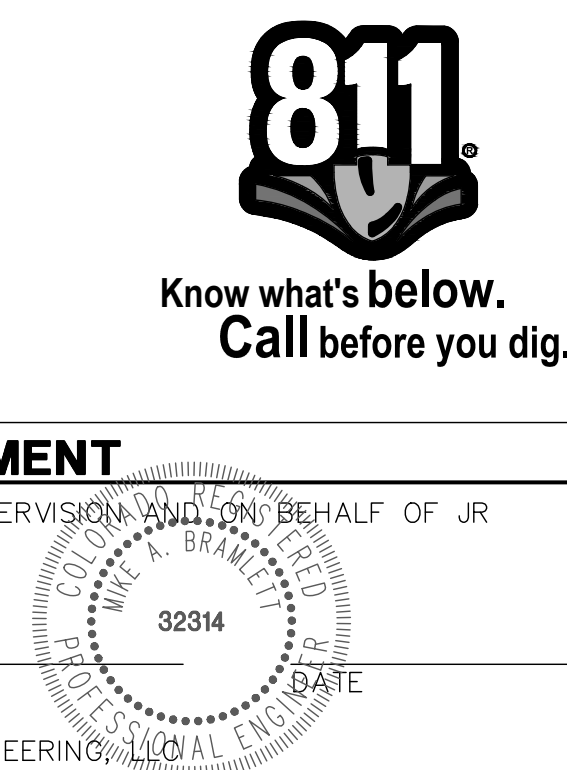
JOB NO. 2514202

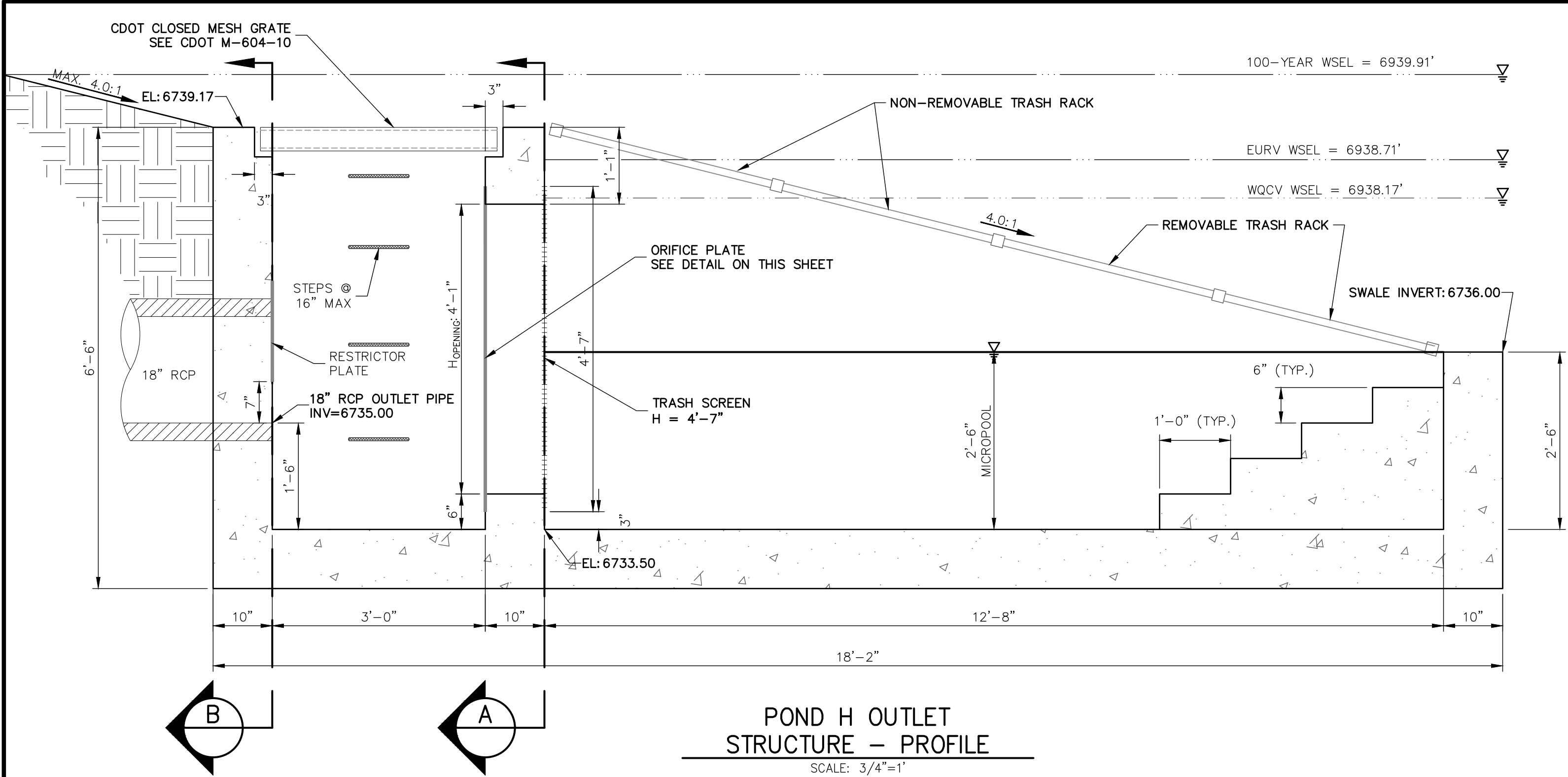
ENGINEER'S STATEMENT

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

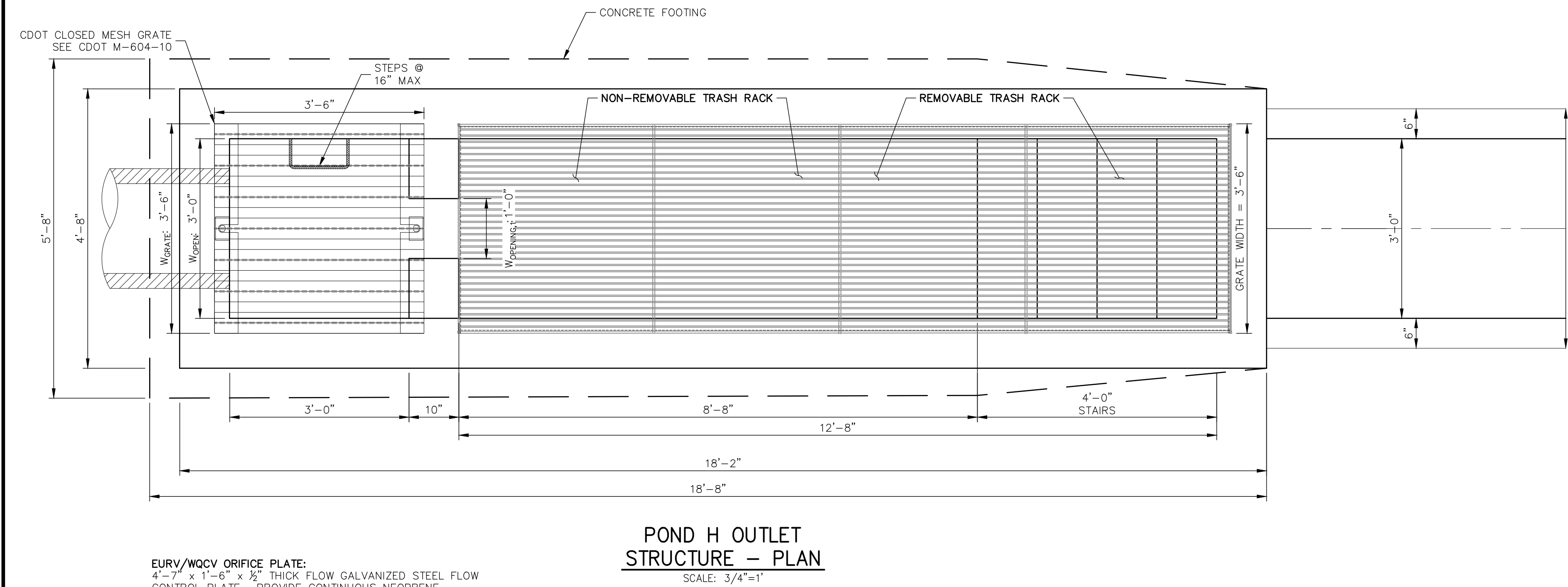
FOR AND ON BEHALF OF JR ENGINEERING,





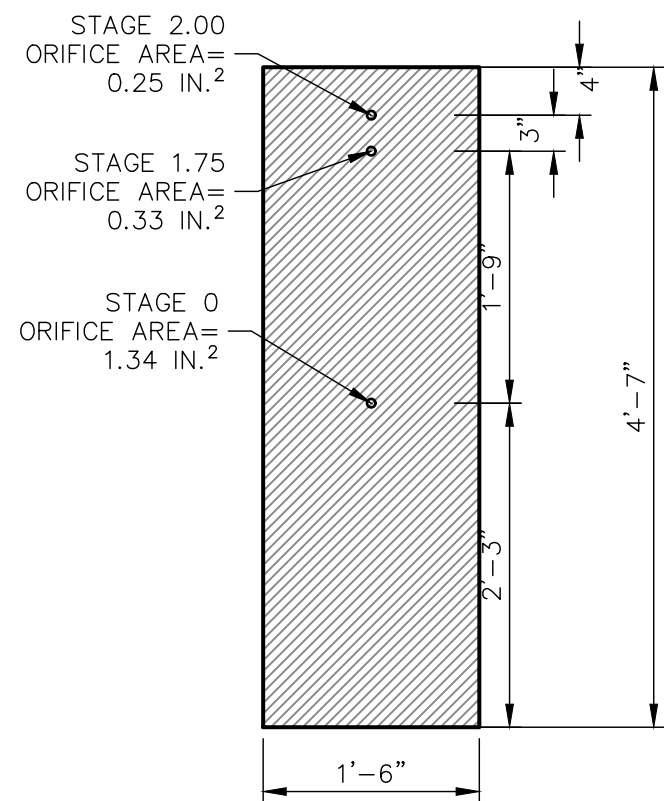
A SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/4"=1'

B SECTION B AT OUTLET (REAR) WALL
SCALE: 3/4"=1'

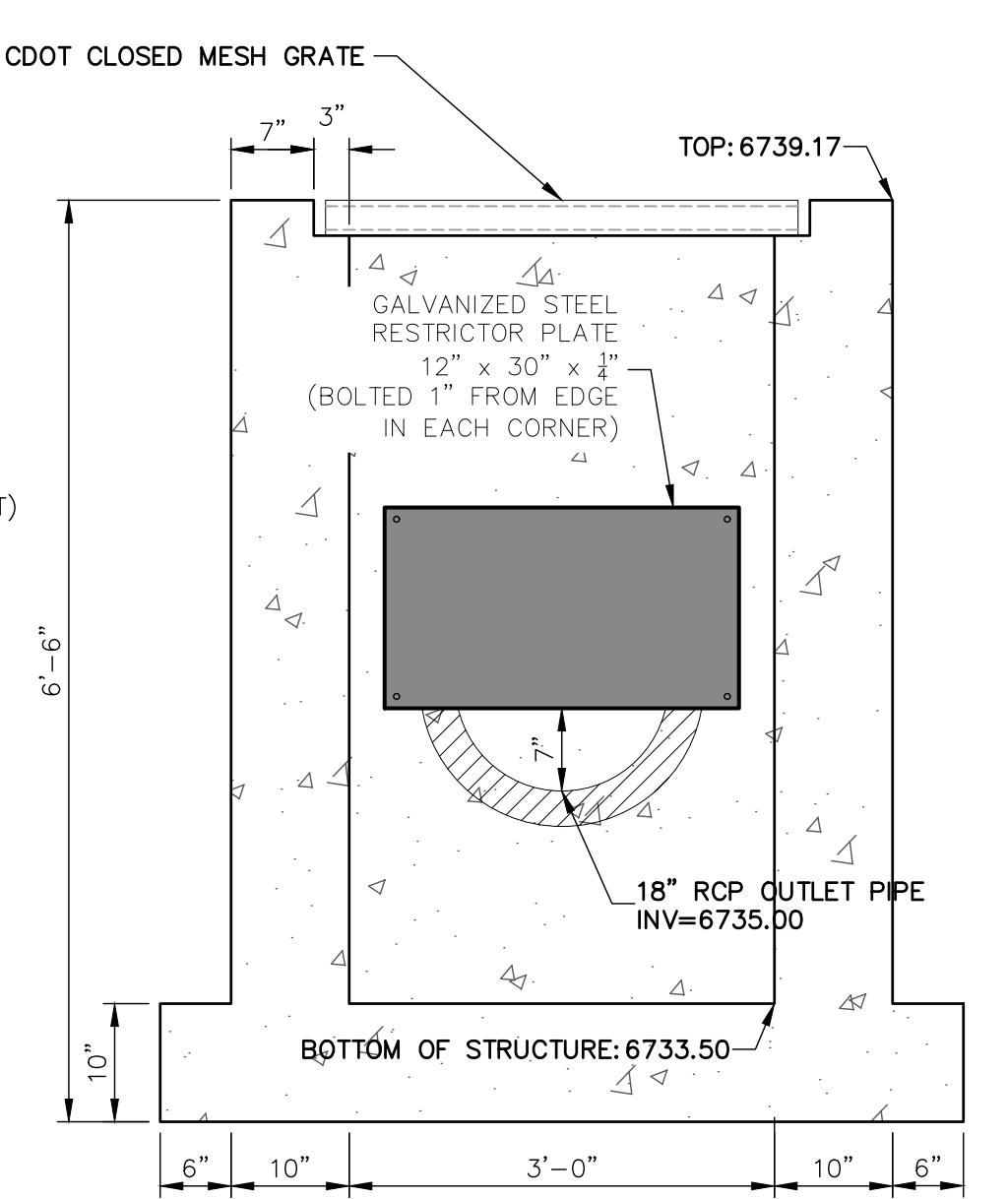
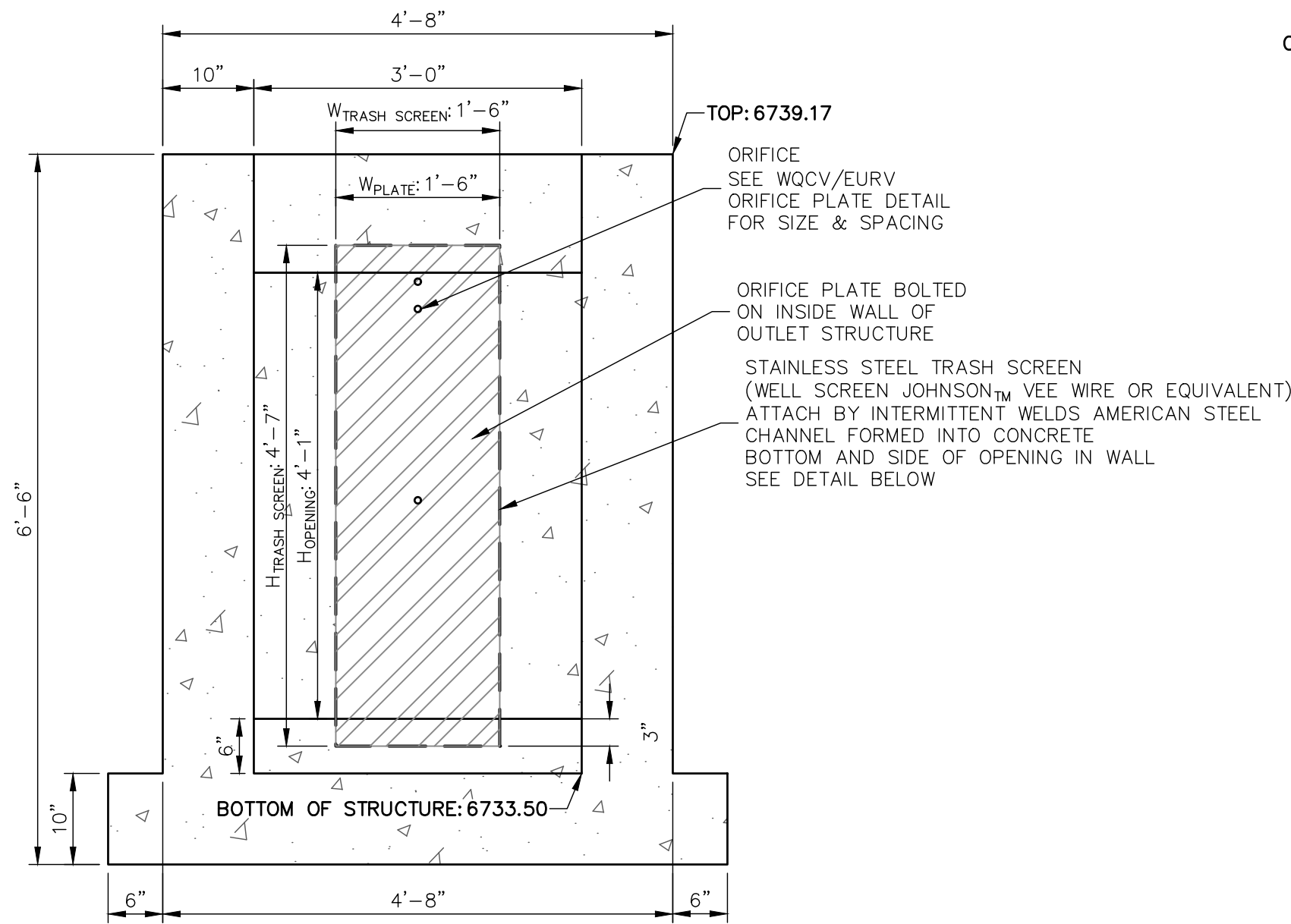


POND H OUTLET STRUCTURE - PLAN
SCALE: 3/4"=1'

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.

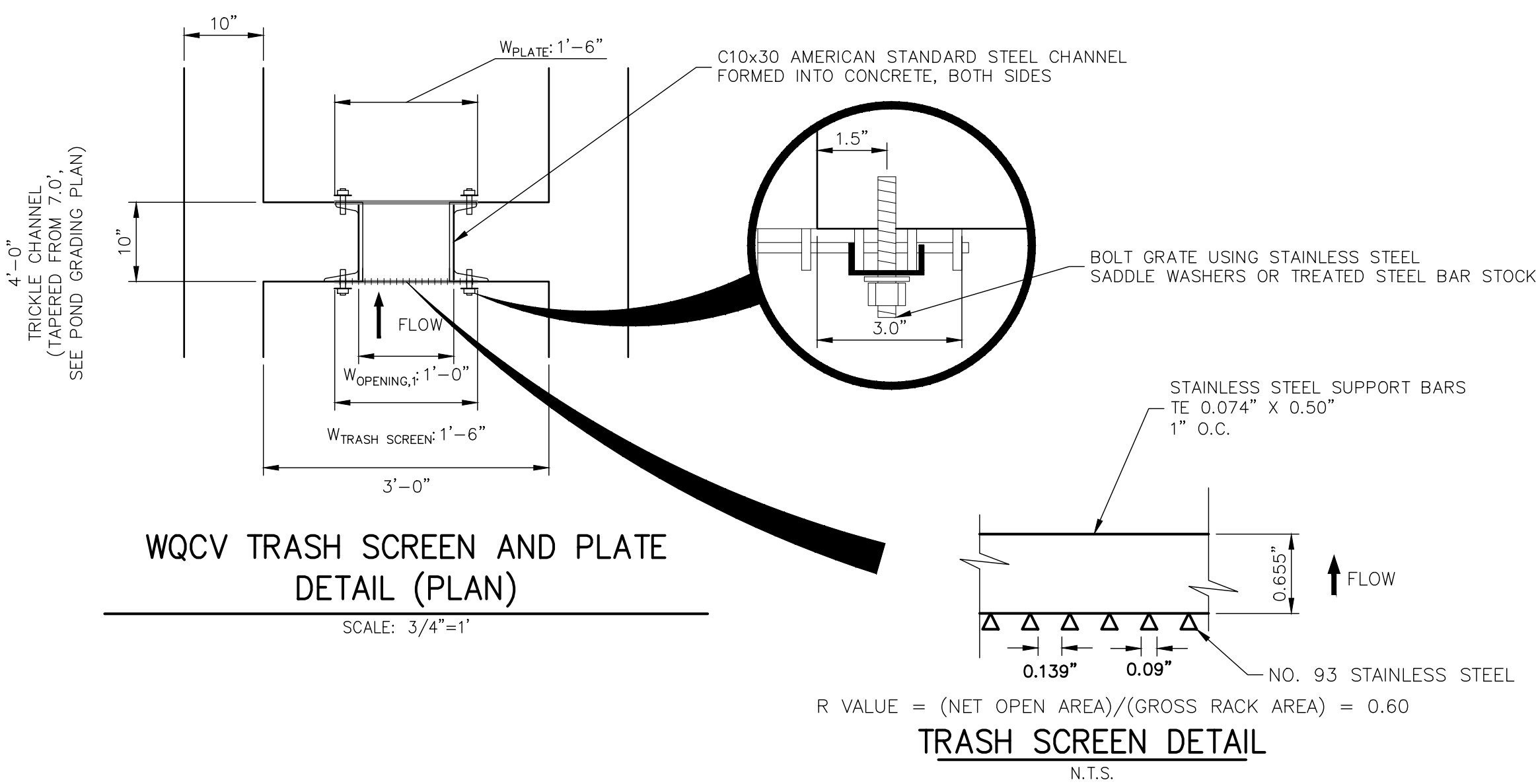


WQCV/EURV ORIFICE PLATE DETAIL
SCALE: 3/4"=1'



A SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/4"=1'

B SECTION B AT OUTLET (REAR) WALL
SCALE: 3/4"=1'

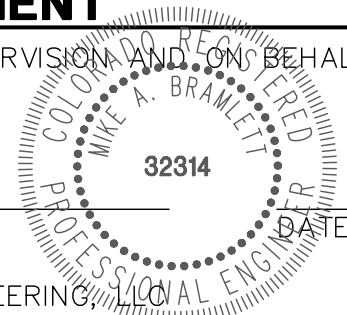


TRASH SCREEN DETAIL
N.T.S.

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 H OUTLET STRUCTURE
DETAILS

SHEET 39 OF 50

JOB NO. 2514202

BY DATE

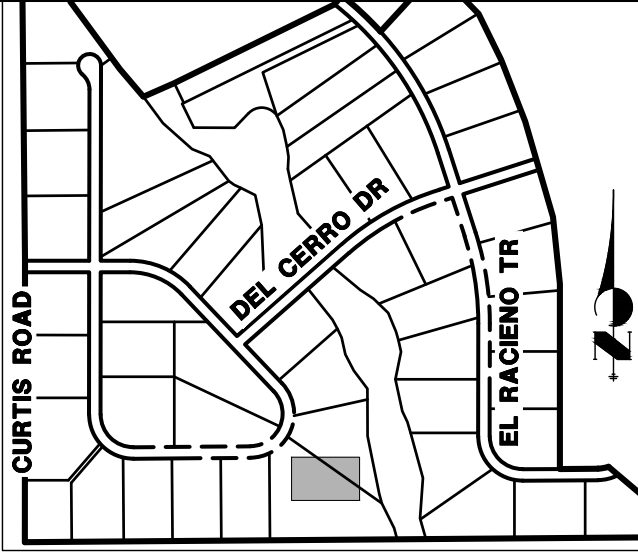
No. REVISION

H-SCALE 3/4" = 1'
V-SCALE 3/4" = 1'
DATE 01/10/20
DESIGNED BY NQJ
DRAWN BY NQJ
CHECKED BY

J.R. ENGINEERING
A Western Company
Central 303-740-9883 • Colorado Springs 719-588-2593
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
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AGENCIES, JR ENGINEERING
APPROVES THEIR USE FOR
THE PROJECTS DESIGNATED BY WRITTEN
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BRADY WILLIAMS

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

Centennial 303-740-9393 • Colorado Springs 719-593-2583
Fort Collins 970-491-9988 • www.engineering.com

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE	N: 1403424.60 E: 3271033.27	6705.85
23	TOE	N: 1403406.35 E: 3271059.13	6705.04
24	TOE	N: 1403377.52 E: 3271099.99	6703.75
25	TOE	N: 1403348.69 E: 3271140.84	6702.46
26	TOE	N: 1403330.35 E: 3271166.83	6701.64
27	TOE	N: 1403324.95 E: 3271214.47	6700.60
31	TOP	N: 1403396.95 E: 3271018.31	6708.51
32	TOP	N: 1403372.18 E: 3271070.75	6707.05
33	TOP	N: 1403372.47 E: 3271052.73	6707.00
34	TOP	N: 1403359.73 E: 3271088.40	6707.05
35	TOP	N: 1403351.56 E: 3271082.62	6707.05
36	TOP	N: 1403331.16 E: 3271128.87	6707.05
37	TOP	N: 1403322.86 E: 3271123.30	6707.05
38	TOP	N: 1403313.01 E: 3271154.60	6707.05
39	TOP	N: 1403304.65 E: 3271149.09	6707.05
40	TOP	N: 1403305.72 E: 3271223.71	6707.05
41	TOP	N: 1403295.83 E: 3271225.95	6707.04
42	SPILLWAY TOP	N: 1403334.79 E: 3271256.88	6707.05
43	SPILLWAY TOP	N: 1403329.68 E: 3271265.48	6707.05
44	SPILLWAY CREST	N: 1403340.22 E: 3271259.80	6705.50

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°48'20"E	451.85'

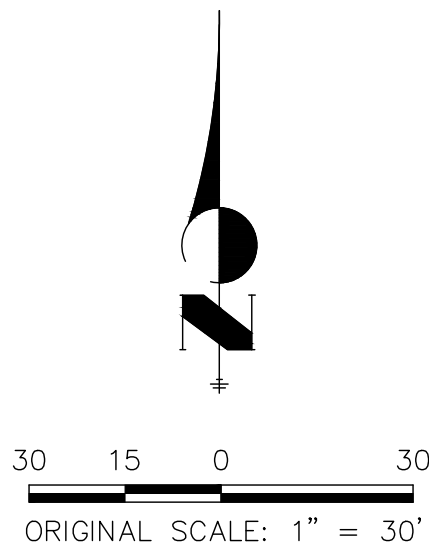
POND I (38.04 TRIBUTARY ACRES, 17% COMP. IMPERVIOUSNESS)		
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.325	6702.97
EURV (AC-FT)	0.233	6703.76
100-YEAR (AC-FT)	0.797	6705.5

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
45	SPILLWAY CREST	N:1403335.87 E: 3271268.81	6705.50
46	SPILLWAY CREST	N:1403374.15 E: 3271266.82	6705.50
47	SPILLWAY CREST	N:1403374.54 E: 3271276.81	6705.50
48	SPILLWAY TOP	N:1403380.29 E: 3271266.31	6707.05
49	SPILLWAY TOP	N:1403381.57 E: 3271276.22	6707.05
50	TOP	N:1403415.82 E: 3271251.17	6707.05
51	TOP	N:1403422.24 E: 3271258.85	6707.05
52	TOP	N:1403441.12 E: 3271220.11	6707.05
53	TOP	N:1403449.33 E: 3271225.81	6707.05
54	TOP	N:1403470.28 E: 3271178.78	6707.05
55	TOP	N:1403478.27 E: 3271184.80	6707.05
56	TOP	N:1403498.51 E: 3271138.78	6707.05
57	TOP	N:1403507.01 E: 3271144.08	6707.05
58	TOP	N:1403547.73 E: 3271069.03	6707.05
59	TOP	N:1403555.21 E: 3271075.78	6707.05
60	TOP	N:1403578.68 E: 3271025.17	6708.00
61	TOP	N:1403586.85 E: 3271030.94	6708.00
62	TOP	N:1403605.63 E: 3270986.98	6709.44
63	TOP	N:1403613.80 E: 3270992.75	6709.44
66	TOP	N:1403518.15 E: 3270793.85	6717.37

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
67	TOP	N: 1403516.44 E: 3270794.89	6717.37
68	TOP	N: 1403548.04 E: 3270833.83	6715.71
69	TOP	N: 1403546.57 E: 3270835.19	6715.71
70	TOP	N: 1403575.74 E: 3270859.32	6713.45
71	TOP	N: 1403574.52 E: 3270860.90	6713.45
72	TOP	N: 1403577.56 E: 3270887.95	6711.50
73	OUTLET STRUCTURE	N: 1403342.42 E: 3271236.45	6700.01
74	RIPRAP	N: 1403588.90 E: 3270875.71	6711.73
75	RIPRAP	N: 1403599.49 E: 3270883.19	6711.16
76	RIPRAP	N: 1403597.55 E: 3270863.46	6711.23
77	RIPRAP	N: 1403624.34 E: 3270818.03	6712.93
78	RIPRAP	N: 1403627.68 E: 3270813.05	6712.97
79	RIPRAP	N: 1403646.35 E: 3270823.92	6712.84
80	RIPRAP	N: 1403643.67 E: 3270829.29	6712.83
81	RIPRAP	N: 1403661.60 E: 3270886.41	6714.19
82	RIPRAP	N: 1403670.05 E: 3270889.51	6714.08
83	RIPRAP	N: 1403665.92 E: 3270900.77	6714.39
84	RIPRAP	N: 1403657.47 E: 3270897.67	6714.35
85	TYPE M RIPRAP	N: 1403304.82 E: 3271283.64	6697.51
86	TYPE M RIPRAP	N: 1403310.54 E: 3271287.68	6697.37

POND I GRADING NOTES

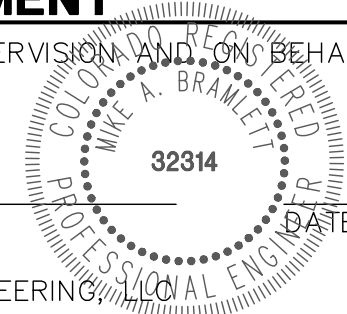
1. ALL RIPRAP IS TYPE L (18" DEPTH) UNLESS OTHERWISE NOTED



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

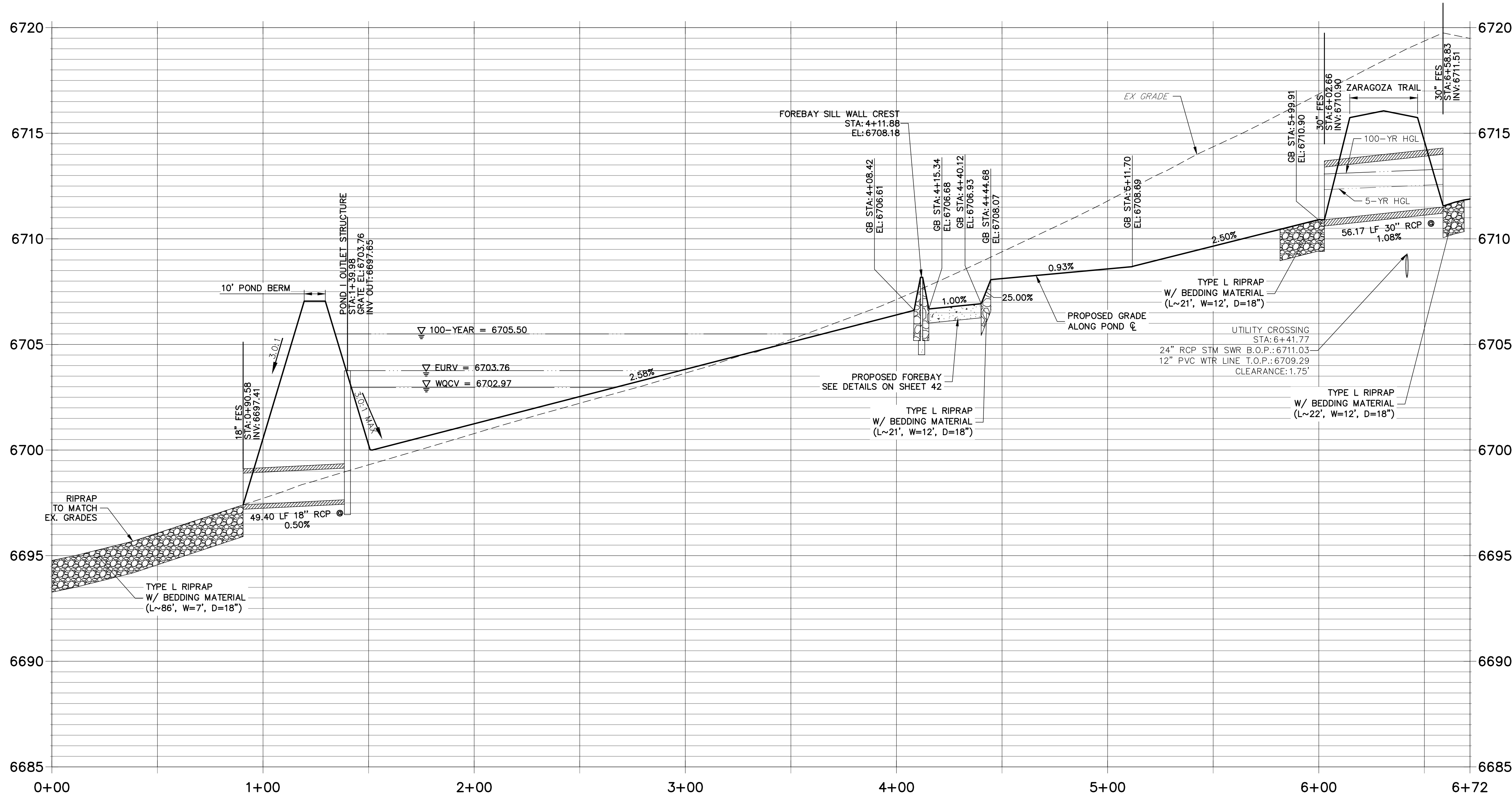
SADDLEHORN RANCH –
FILING 1

POND 1 GRADING PLAN

SHEET 40 OF 50

JOB NO. 2514202

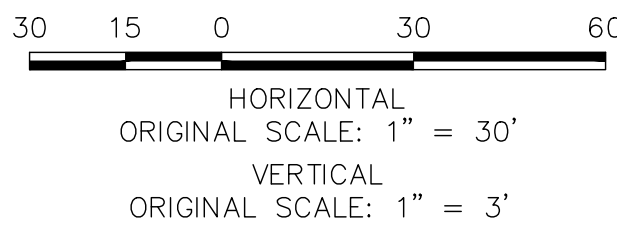
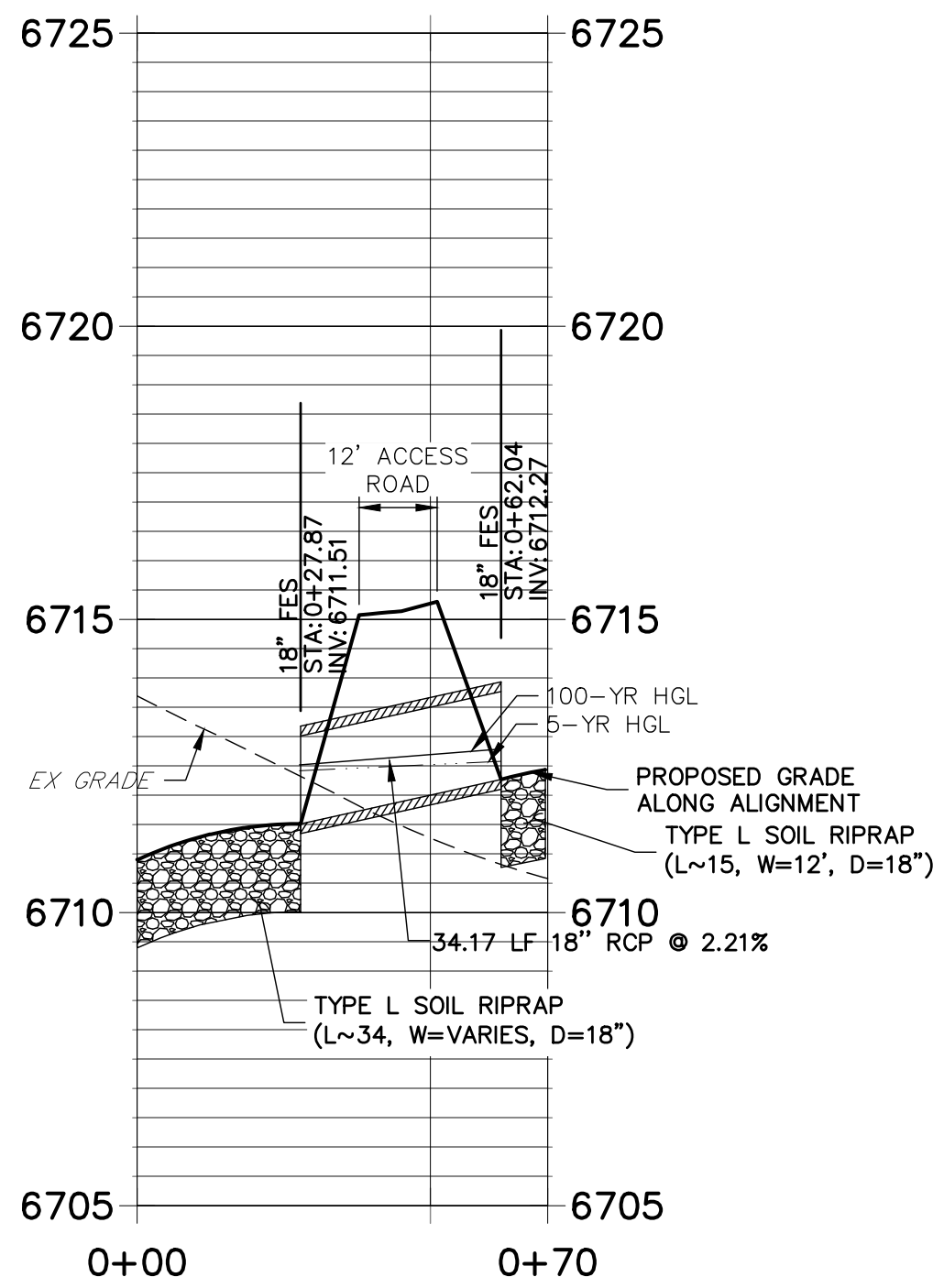
DP04 PROFILE
STA 0+00.00 TO 6+71.61



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
89	RIPRAP/MATCH EX	N:1403248.89 E:3271362.90	6694.68
90	RIPRAP/MATCH EX	N:1403260.78 E:3271358.20	6694.77
91	RIPRAP	N:1403616.14 E:3270883.30	6712.42
92	RIPRAP	N:1403619.25 E:3270871.27	6712.95
93	END TRICKLE CHANNEL/BEGIN FOREBAY CONCRETE	N:1403514.56 E:3270997.71	6708.07
94	END TRICKLE CHANNEL/BEGIN FOREBAY CONCRETE	N:1403509.66 E:3270994.25	6708.07
95	BEGIN TRICKLE CHANNEL/INV.	N:1403490.90 E:3271026.05	6706.61
96	EDGE OF CONCRETE/BOTTOM OF BERM	N:1403494.90 E:3271020.30	6706.68
97	CREST OF WEIR WALL	N:1403492.88 E:3271023.16	6708.18
98	CREST/END OF WEIR WALL	N:1403485.23 E:3271010.24	6708.18
99	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403484.86 E:3270988.35	6708.06
100	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403488.43 E:3270993.30	6707.66
101	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403481.43 E:3270993.39	6707.85
102	CREST/END OF WEIR WALL	N:1403507.70 E:3271025.97	6708.18
103	EDGE OF CONCRETE/BOTTOM OF BERM	N:1403488.62 E:3271008.26	6706.68
104	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403525.16 E:3271023.81	6708.40
105	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403522.92 E:3271017.18	6708.12
106	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403528.78 E:3271018.89	6708.71
107	TRICKLE CHANNEL INV.	N:1403512.11 E:3270995.98	6708.07
108	EDGE OF CONCRETE/BOTTOM OF BERM	N:1403508.45 E:3271022.09	6706.68

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
110	BEGIN FOREBAY CONCRETE/END RIPRAP	N:1403505.25 E:3270997.19	6707.78
111	BEGIN FOREBAY CONCRETE/END RIPRAP	N:1403513.28 E:3271002.85	6707.78
113	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1403356.40 E:3271221.83	6700.51
114	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1403351.50 E:3271218.37	6700.51

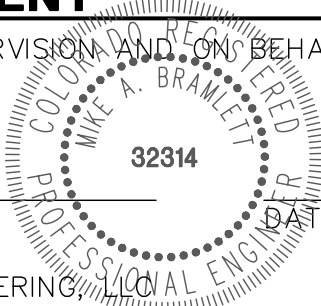
DP09 PROFILE
STA 0+00.00 TO 0+70.00



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 1 GRADING PLAN

SHEET 41 OF 50

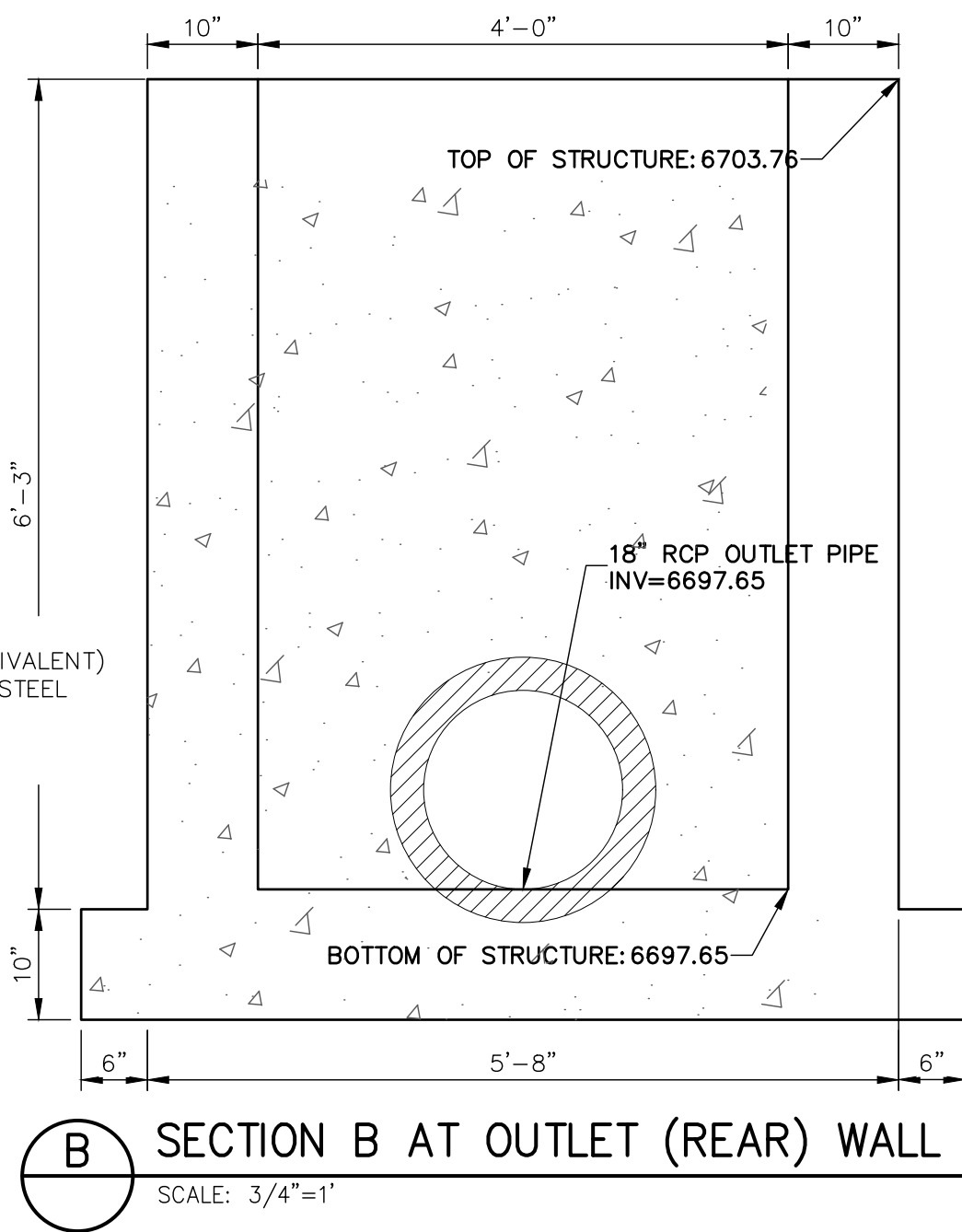
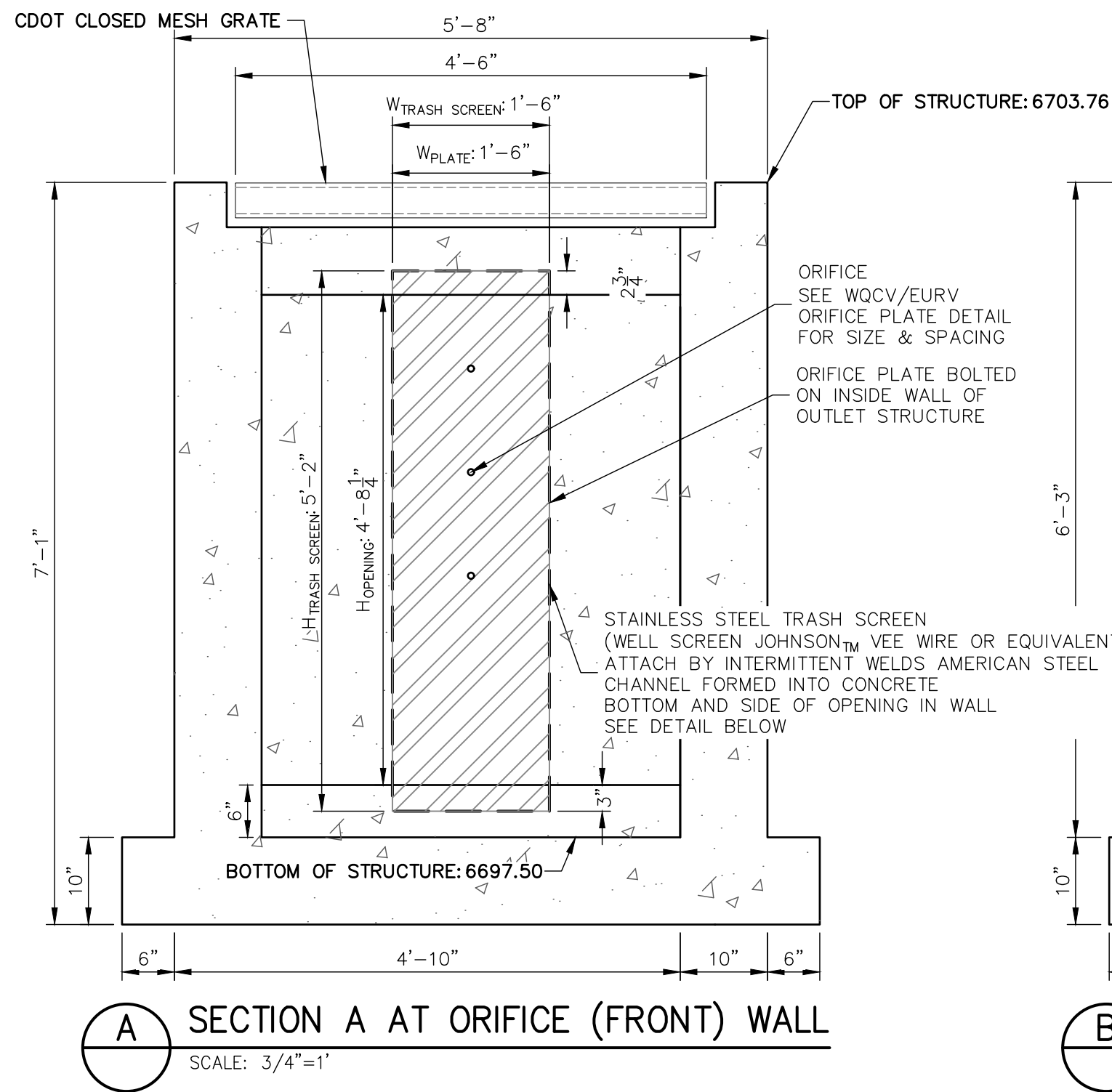
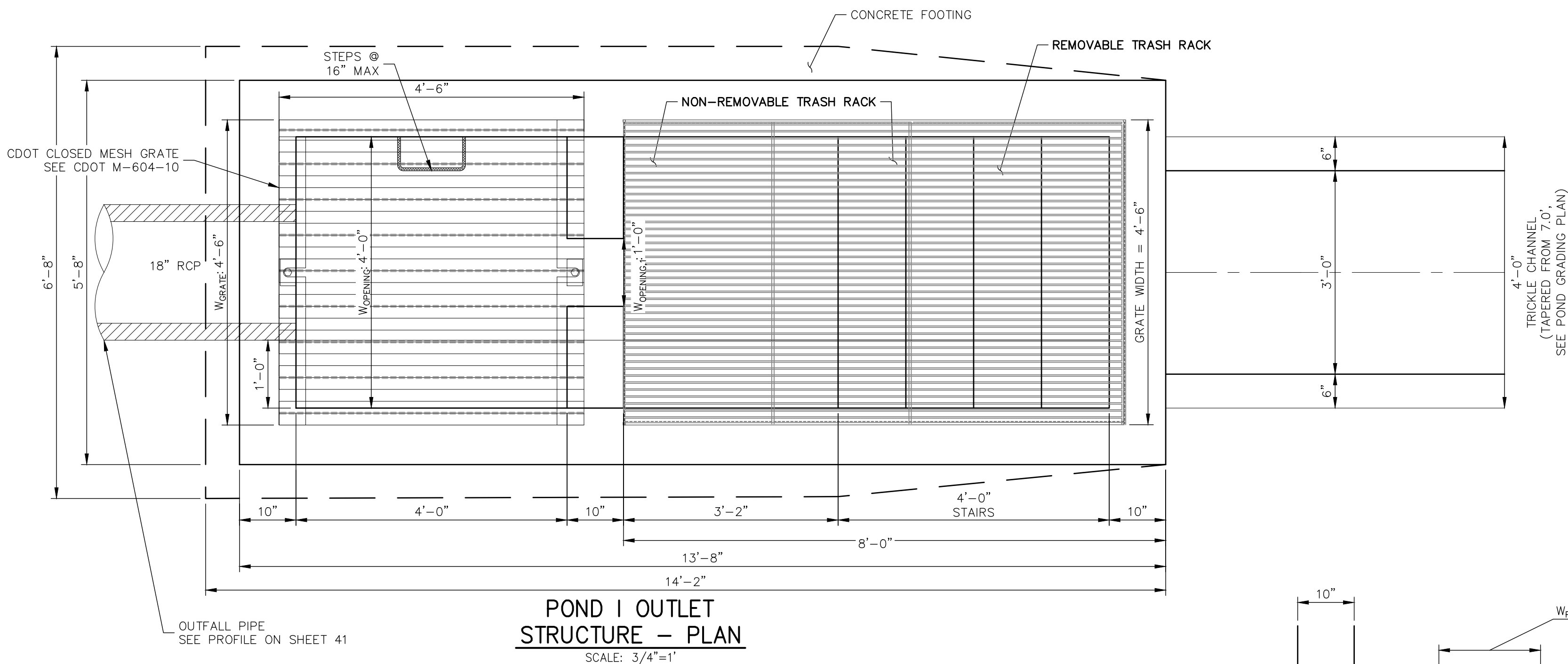
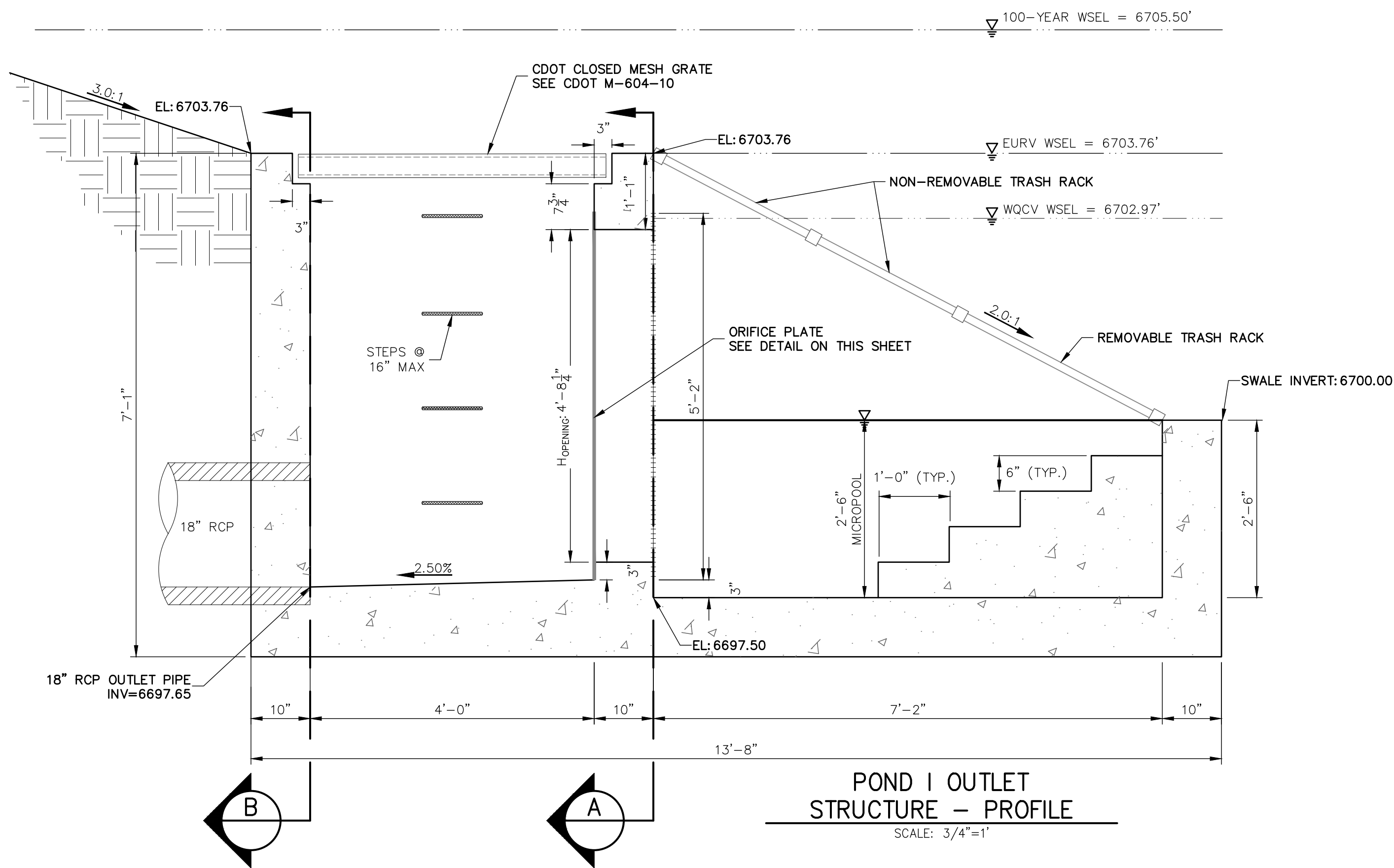
JOB NO. 2514202

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.

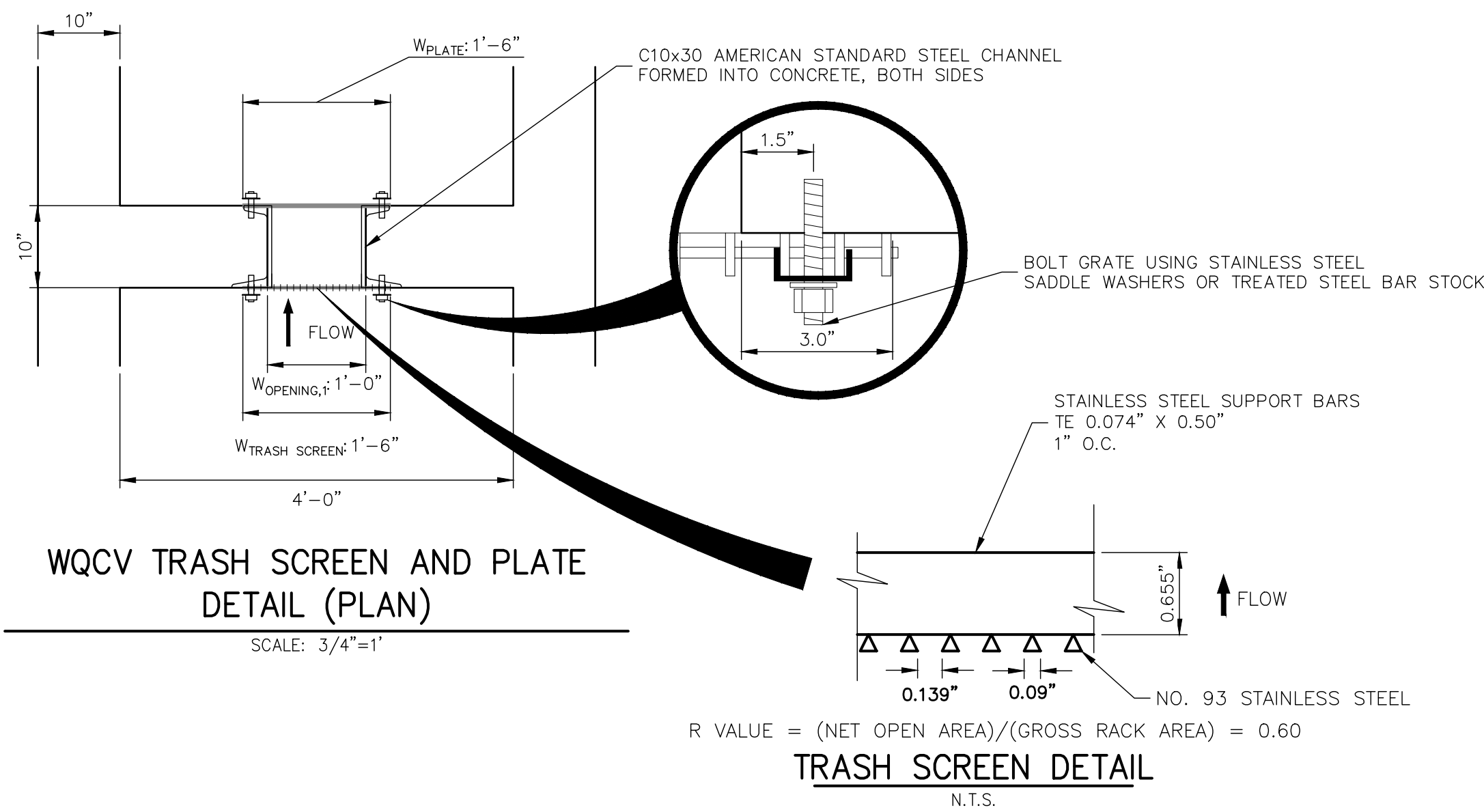
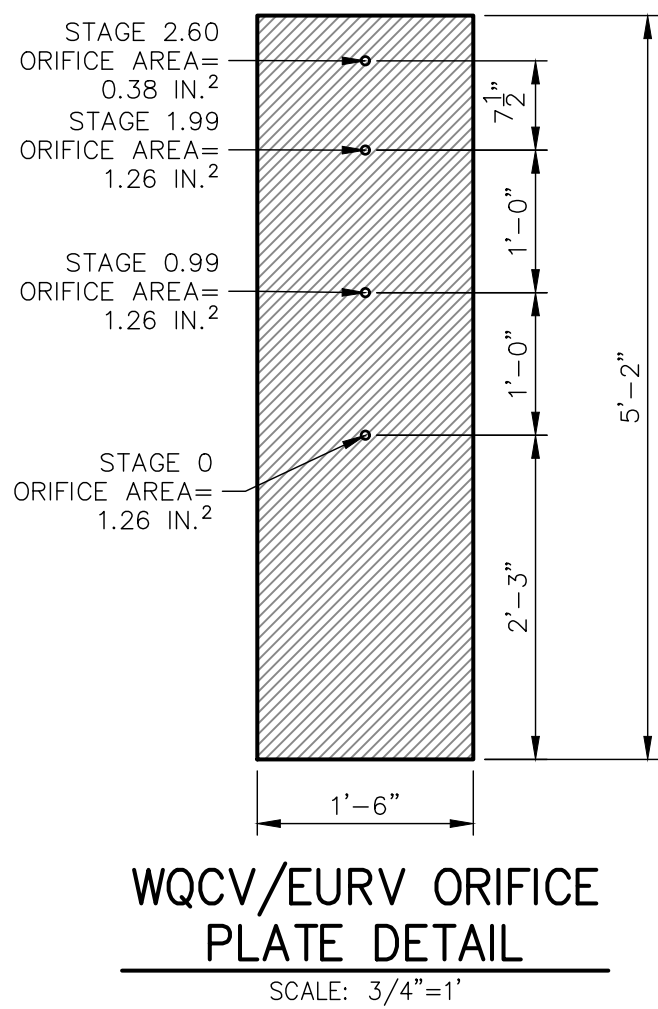
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

JR ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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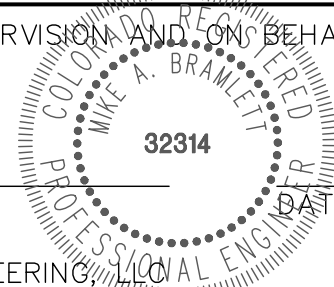
EURV/WQCV ORIFICE PLATE:
5'-2" x 1'-6" x 1/8" THICK FLOW GALVANIZED STEEL FLOW
CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE
GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND
CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C.,
1/2" FROM PLATE EDGE.



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 I OUTLET STRUCTURE
DETAILS

SHEET 43 OF 50

JOB NO. 2514202

BY DATE

REVISION

No. 1

3/4" = 1'

3/4" = 1'

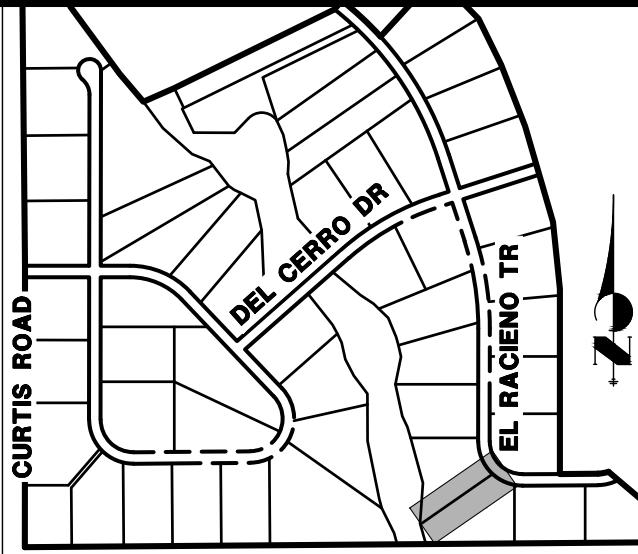
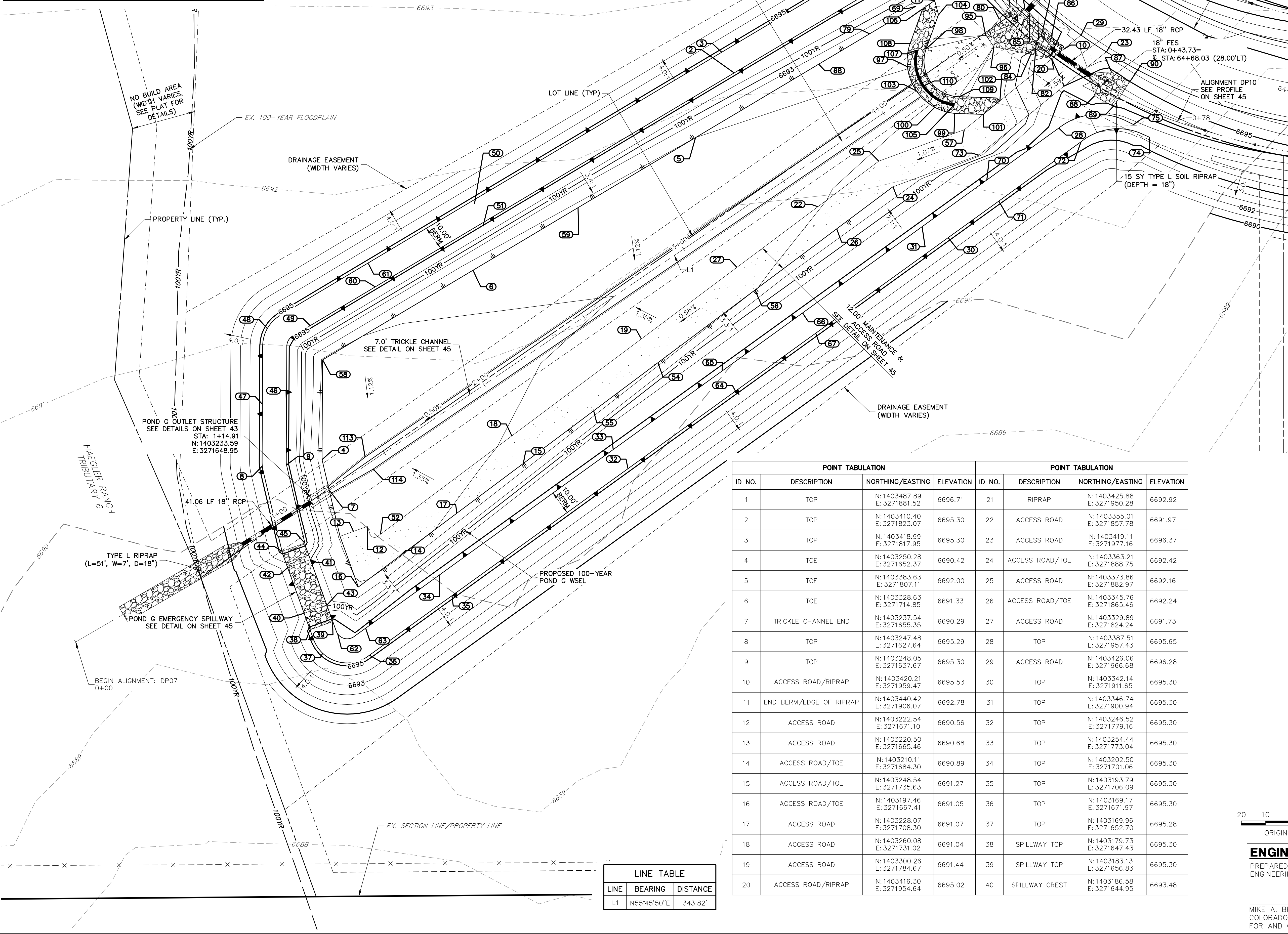
DATE 01/10/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

POND G (33.57 TRIBUTARY ACRES, 18.6% COMP. IMPERVIOUSNESS)		
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.307	6691.84
EURV (AC-FT)	0.239	6692.34
100-YEAR (AC-FT)	0.698	6692.46



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
41	SPILLWAY CREST	N: 1403208.78 E: 3271647.56	6693.48
42	SPILLWAY CREST	N: 1403205.38 E: 3271638.15	6693.48
43	SPILLWAY CREST	N: 1403189.97 E: 3271654.36	6693.48
44	SPILLWAY TOP	N: 1403212.27 E: 3271635.78	6695.30
45	SPILLWAY TOP	N: 1403215.69 E: 3271645.25	6695.30
46	TOP	N: 1403273.20 E: 3271637.67	6695.30
47	TOP	N: 1403273.25 E: 3271627.67	6695.30
48	TOP	N: 1403304.56 E: 3271629.75	6695.29
49	TOP	N: 1403305.74 E: 3271647.52	6695.30
50	TOP	N: 1403356.17 E: 3271715.49	6695.30
51	TOP	N: 1403346.79 E: 3271718.97	6694.90
52	ACCESS ROAD	N: 1403219.25 E: 3271676.50	6690.64
54	ACCESS ROAD/TOE	N: 1403290.34 E: 3271791.45	6691.69
55	ACCESS ROAD/TOE	N: 1403270.39 E: 3271764.80	6691.49
56	ACCESS ROAD/TOE	N: 1403320.44 E: 3271831.64	6691.99
57	ACCESS ROAD	N: 1403386.91 E: 3271918.42	6692.57
58	TOE	N: 1403291.51 E: 3271652.58	6690.88
59	TOE	N: 1403354.61 E: 3271758.43	6691.65
60	TOP	N: 1403321.80 E: 3271674.45	6695.30
61	TOP	N: 1403331.44 E: 3271671.47	6695.30

POND GRADING NOTES
1. POND GRADING POINT TABLES ARE CONTINUED ON NEXT SHEET.

POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOP	N: 1403487.89 E: 3271881.52	6696.71	21	RIPRAP	N: 1403425.88 E: 3271950.28	6692.92
2	TOP	N: 1403410.40 E: 3271823.07	6695.30	22	ACCESS ROAD	N: 1403355.01 E: 3271857.78	6691.97
3	TOP	N: 1403418.99 E: 3271817.95	6695.30	23	ACCESS ROAD	N: 1403419.11 E: 3271977.16	6696.37
4	TOE	N: 1403250.28 E: 3271652.37	6690.42	24	ACCESS ROAD/TOE	N: 1403363.21 E: 3271888.75	6692.42
5	TOE	N: 1403383.63 E: 3271807.11	6692.00	25	ACCESS ROAD	N: 1403373.86 E: 3271882.97	6692.16
6	TOE	N: 1403328.63 E: 3271714.85	6691.33	26	ACCESS ROAD/TOE	N: 1403345.76 E: 3271865.46	6692.24
7	TRICKLE CHANNEL END	N: 1403237.54 E: 3271655.35	6690.29	27	ACCESS ROAD	N: 1403329.89 E: 3271824.24	6691.73
8	TOP	N: 1403247.48 E: 3271627.64	6695.29	28	TOP	N: 1403387.51 E: 3271957.43	6695.65
9	TOP	N: 1403248.05 E: 3271637.67	6695.30	29	ACCESS ROAD	N: 1403426.06 E: 3271966.68	6696.28
10	ACCESS ROAD/RIPRAP	N: 1403420.21 E: 3271959.47	6695.53	30	TOP	N: 1403342.14 E: 3271911.65	6695.30
11	END BERM/EDGE OF RIPRAP	N: 1403440.42 E: 3271906.07	6692.78	31	TOP	N: 1403346.74 E: 3271900.94	6695.30
12	ACCESS ROAD	N: 1403222.54 E: 3271671.10	6690.56	32	TOP	N: 1403246.52 E: 3271779.16	6695.30
13	ACCESS ROAD	N: 1403220.50 E: 3271665.46	6690.68	33	TOP	N: 1403254.44 E: 3271773.04	6695.30
14	ACCESS ROAD/TOE	N: 1403210.11 E: 3271684.30	6690.89	34	TOP	N: 1403202.50 E: 3271701.06	6695.30
15	ACCESS ROAD/TOE	N: 1403248.54 E: 3271735.63	6691.27	35	TOP	N: 1403193.79 E: 3271706.09	6695.30
16	ACCESS ROAD/TOE	N: 1403197.46 E: 3271667.41	6691.05	36	TOP	N: 1403169.17 E: 3271671.97	6695.30
17	ACCESS ROAD	N: 1403228.07 E: 3271708.30	6691.07	37	TOP	N: 1403169.96 E: 3271652.70	6695.28
18	ACCESS ROAD	N: 1403260.08 E: 3271731.02	6691.04	38	SPILLWAY TOP	N: 1403179.73 E: 3271647.43	6695.30
19	ACCESS ROAD	N: 1403300.26 E: 3271784.67	6691.44	39	SPILLWAY TOP	N: 1403183.13 E: 3271656.83	6695.30
20	ACCESS ROAD/RIPRAP	N: 1403416.30 E: 3271954.64	6695.02	40	SPILLWAY CREST	N: 1403186.58 E: 3271644.95	6693.48

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°45'50"E	343.82'

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

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SADDLEHORN RANCH –
FILING 1
POND G GRADING PLAN

SHEET 44 OF 50
JOB NO. 2514202

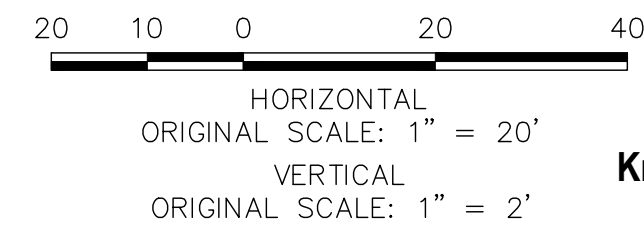
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POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
62	TOP	N: 1403178.14 E: 3271658.78	6695.30
63	TOP	N: 1403180.35 E: 3271670.37	6695.30
64	TOP	N: 1403278.65 E: 3271823.68	6695.30
65	TOP	N: 1403287.03 E: 3271818.19	6695.30
66	TOP	N: 1403310.93 E: 3271851.32	6695.30
67	TOP	N: 1403302.53 E: 3271856.76	6695.30
68	TOE	N: 140341.98 E: 3271858.01	6692.37
69	TOE	N: 1403437.93 E: 3271898.19	6692.66
70	TOP	N: 1403365.93 E: 3271927.62	6695.30
71	TOP	N: 1403357.27 E: 3271932.62	6695.29
72	TOP	N: 1403381.93 E: 3271966.79	6695.79
73	ACCESS ROAD	N: 1403376.33 E: 3271924.43	6692.82
74	TOP	N: 1403383.72 E: 3271995.12	6696.62
75	TOP	N: 1403389.02 E: 3271988.41	6696.49
76	TOP	N: 1403443.55 E: 3271878.68	6695.30
77	TOP	N: 1403452.22 E: 3271873.69	6695.30
78	TOP	N: 1403483.60 E: 3271886.24	6696.60
79	TOE	N: 1403426.62 E: 3271879.22	6692.52
80	RIPRAP	N: 1403432.75 E: 3271932.89	6692.10
81	RIPRAP	N: 1403437.90 E: 3271937.35	6693.04

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
82	RIPRAP	N: 1403423.04 E: 3271948.16	6692.51
83	RIPRAP	N: 1403437.07 E: 3271943.37	6694.17
84	RIPRAP	N: 1403418.07 E: 3271945.97	6693.44
85	RIPRAP	N: 1403435.16 E: 3271945.54	6694.14
86	RIPRAP	N: 1403425.57 E: 3271954.47	6693.89
87	RIPRAP	N: 1403410.86 E: 3271979.20	6694.77
88	RIPRAP	N: 1403400.95 E: 3271972.43	6694.25
89	RIPRAP	N: 1403396.80 E: 3271980.37	6694.95
90	RIPRAP	N: 1403407.05 E: 3271987.09	6695.07
91	RIPRAP	N: 1403461.08 E: 3271982.48	6694.69
92	RIPRAP	N: 1403470.08 E: 3271990.41	6694.95
93	RIPRAP	N: 1403476.96 E: 3271964.48	6694.70
94	RIPRAP	N: 1403485.96 E: 3271972.41	6694.95
95	BEGIN CONCRETE FOREBAY/ END RIPRAP	N: 1403426.18 E: 3271927.22	6692.01
96	BEGIN CONCRETE FOREBAY/ END RIPRAP	N: 1403421.22 E: 3271930.59	6692.01
97	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403412.98 E: 3271894.80	6692.02
98	EDGE OF CONCRETE/BOTTOM OF BERM	N: 1403420.45 E: 3271902.60	6691.80
99	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403393.63 E: 3271914.41	6692.32
100	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403396.13 E: 3271906.13	6692.07
101	EDGE OF BERM/MAINTENANCE ROAD	N: 1403393.23 E: 3271926.21	6692.68

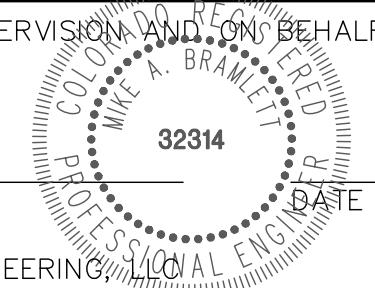
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
102	EDGE OF BERM/MAINTENANCE ROAD	N:1403398.87 E:3271933.16	6692.78
103	BOTTOM OF BERM/BEGIN TRICKLE CHANNEL	N:1403403.00 E:3271898.49	6691.76
104	EDGE OF BERM/TOE OF SLOPE	N:1403434.53 E:3271907.67	6692.50
105	END/CREST OF WEIR WALL	N:1403397.17 E:3271914.25	6692.68
106	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403436.90 E:3271901.08	6692.63
107	END/CREST OF WEIR WALL	N:1403419.78 E:3271898.73	6692.68
108	BOTTOM OF BERM/EDGE OF RIPRAP	N:1403422.52 E:3271895.98	6692.27
109	EDGE OF CONCRETE/BOTTOM OF BERM	N:1403400.54 E:3271916.31	6691.80
110	CREST OF WEIR WALL	N:1403404.97 E:3271901.38	6692.68
113	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1403251.32 E:3271670.27	6690.41
114	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1403246.27 E:3271673.52	6690.44



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



ROI PROPERTY GROUP, LLC
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BRADY WILLIAMS

J·R ENGINEERING
A Westrian Company



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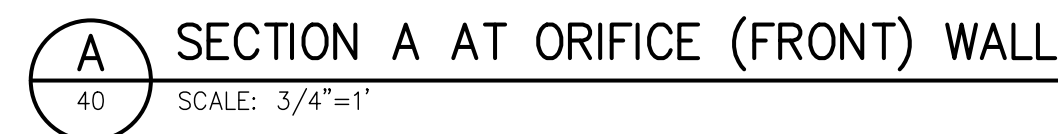
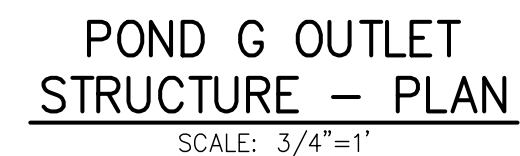
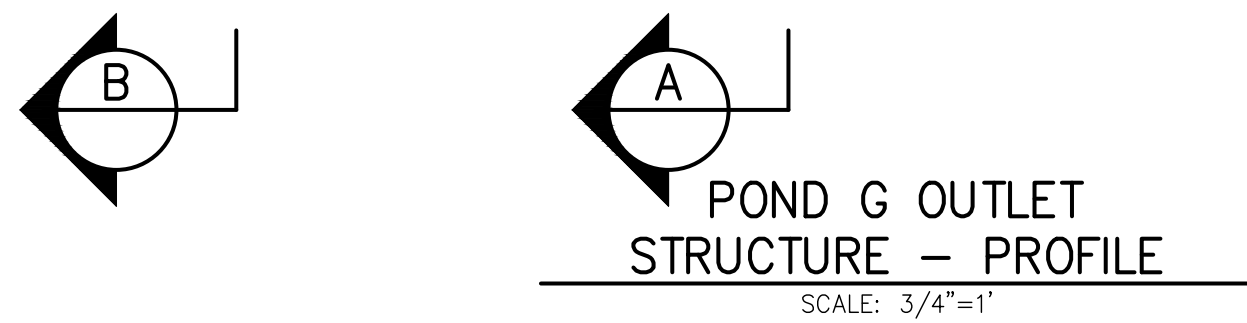
No.	REVISION	BY	DATE
V-SCALE	1"=2'		
H-SCALE	1"=20'		
DESIGNED BY	NQU		
DRAWN BY	NQU		
CHECKED BY			

SADDLEHURN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 45 OF 50

DB NO. 2514202



A circular professional engineer seal for the State of Florida. The outer ring contains the text "FLORIDA PROFESSIONAL ENGINEERING". The inner circle contains the word "ENGINEER" at the top and "STATE OF FLORA" at the bottom. In the center, there is a smaller circle containing the number "10000". To the right of the seal, the word "DATE:" is printed.

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SADDLEHORN RANCH - FLING 1		POND G OUTLET STRUCTURE DETAILS	
SHEET	47	OF	50
JOB NO.	2514202		

JOB NO. 2514202

THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM A ₁ (F)	MINIMUM A ₂ (F)	MINIMUM C ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (YD ³)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25	
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25	
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25	
4	TEE & DEAD END	4.75	2.18	2.18	0.87	0.33	2.00	0.25	
6	11.25° BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.25	
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25	
6	45° BEND	7.25	2.89	2.89	0.58	0.50	2.00	0.25	
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50	
8	11.25° BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25	
8	22.5° BEND	6.00	2.55	2.55	0.48	0.67	2.00	0.25	
8	45° BEND	12.50	3.81	3.81	0.87	0.67	2.00	0.50	
8	TEE & DEAD END	16.25	4.64	4.64	1.08	0.67	2.00	0.75	
THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM A ₁ (F)	MINIMUM A ₂ (F)	MINIMUM C ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (YD ³)
12	11.25° BEND	4.75	3.18	2.18	0.43	1.00	2.00	0.25	
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50	
12	45° BEND	18.00	4.92	3.88	1.00	1.00	2.00	0.75	
12	TEE & DEAD END	23.50	6.42	3.88	1.48	1.00	2.48	1.00	
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50	
16	22.5° BEND	16.00	4.27	3.75	0.86	1.33	2.00	0.75	
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75	
16	TEE & DEAD END	40.50	10.80	3.75	1.52	1.33	4.44	3.00	
THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM A ₁ (F)	MINIMUM A ₂ (F)	MINIMUM C ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (YD ³)
12	11.25° BEND	6.75	2.80	2.80	0.43	1.00	2.00	0.50	
12	22.5° BEND	13.50	3.89	3.89	0.64	1.00	2.00	0.50	
12	45° BEND	26.25	7.17	3.88	1.00	1.00	3.00	1.00	
12	TEE & DEAD END	34.25	9.36	3.88	1.48	1.00	3.56	2.35	
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50	
16	22.5° BEND	23.25	6.20	3.75	0.86	1.33	2.77	1.00	
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00	
16	TEE & DEAD END	59.50	15.87	3.75	1.52	1.33	6.86	6.50	

- NOTES:
- THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX. STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-22 AND M-41.
 - THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-22, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
 - THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
 - THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
 - THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (H₁) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H₂) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-5.
 - A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX. STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX. STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
 - ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

Colorado Springs Utilities It's how we're all connected	CONCRETE THRUST REACTION BLOCKS	A4-2 DATED 03/2014
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CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS									
WATER MAIN SIZE (INCHES)									
CONNECTION OR FITTING SIZE (INCHES)	4	6	8	10	12	14	16	18	20
4									
6									
8									
10									
12									
14									
16									
18									
20									
22									
24									

INDICATES THAT A CONCRETE THRUST REACTION BLOCK IS REQUIRED

BEARING PRESSURE

UNDISTURBED SOIL

45°

SOIL BEARING CAPACITY
A₁ = CONCRETE THRUST REACTION BLOCK WIDTH
A₂ = CONCRETE THRUST REACTION BLOCK HEIGHT
T = THRUST
H₁ = DEPTH TO BOTTOM OF THE CONCRETE THRUST REACTION BLOCK
A₂ ≤ 1/2 H₁

NOTES:

- A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
- THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
- THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
- REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
- DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

Colorado Springs Utilities It's how we're all connected	CONCRETE THRUST REACTION BLOCKS	A4-3 DATED 03/2014
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L = MINIMUM RESTRAINED PIPE LENGTH (FEET)									
PIPE DIAMETER	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END VALVE OR PLUG (SEE NOTE 8)					
MAX. STATIC PRESSURE (PSI)	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3
8 INCH	DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3
12 INCH	DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4
18 INCH	DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5
20 INCH	DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6
24 INCH	DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7
30 INCH	DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9
36 INCH	DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10

UNRESTRAINED BELL

BELL HARNESS RESTRAINTS (TYP.)

MECHANICAL JOINT BEND

NOTES:

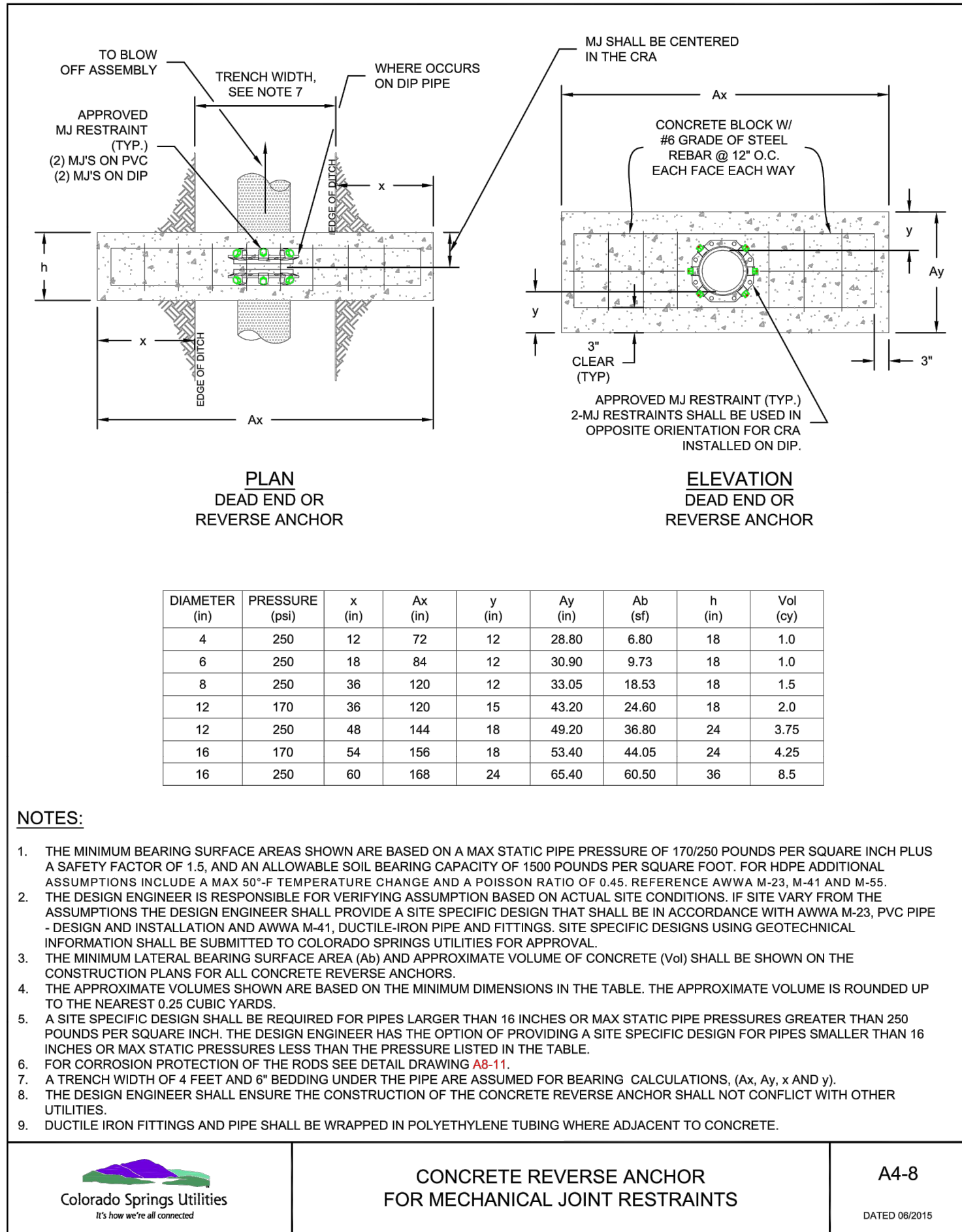
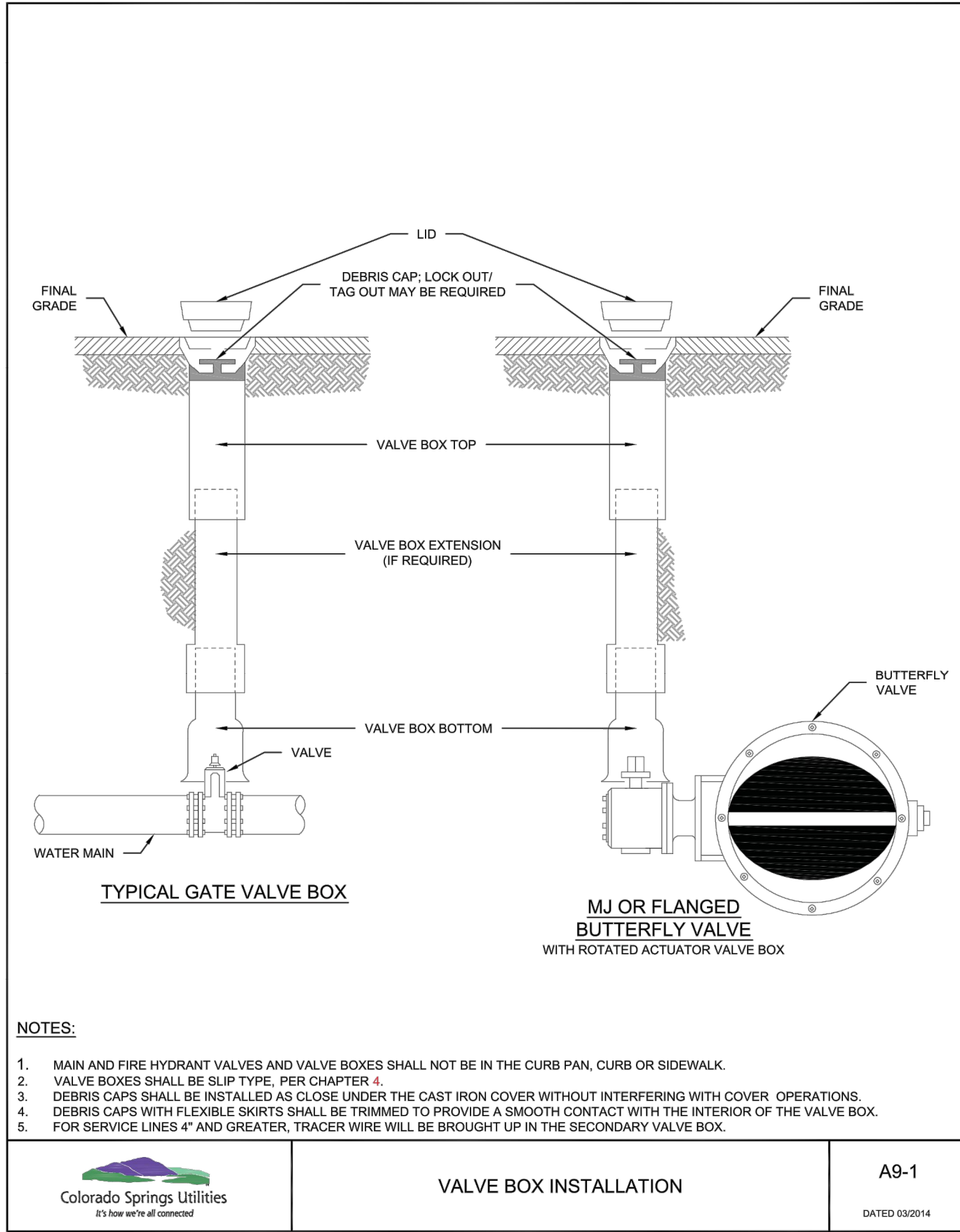
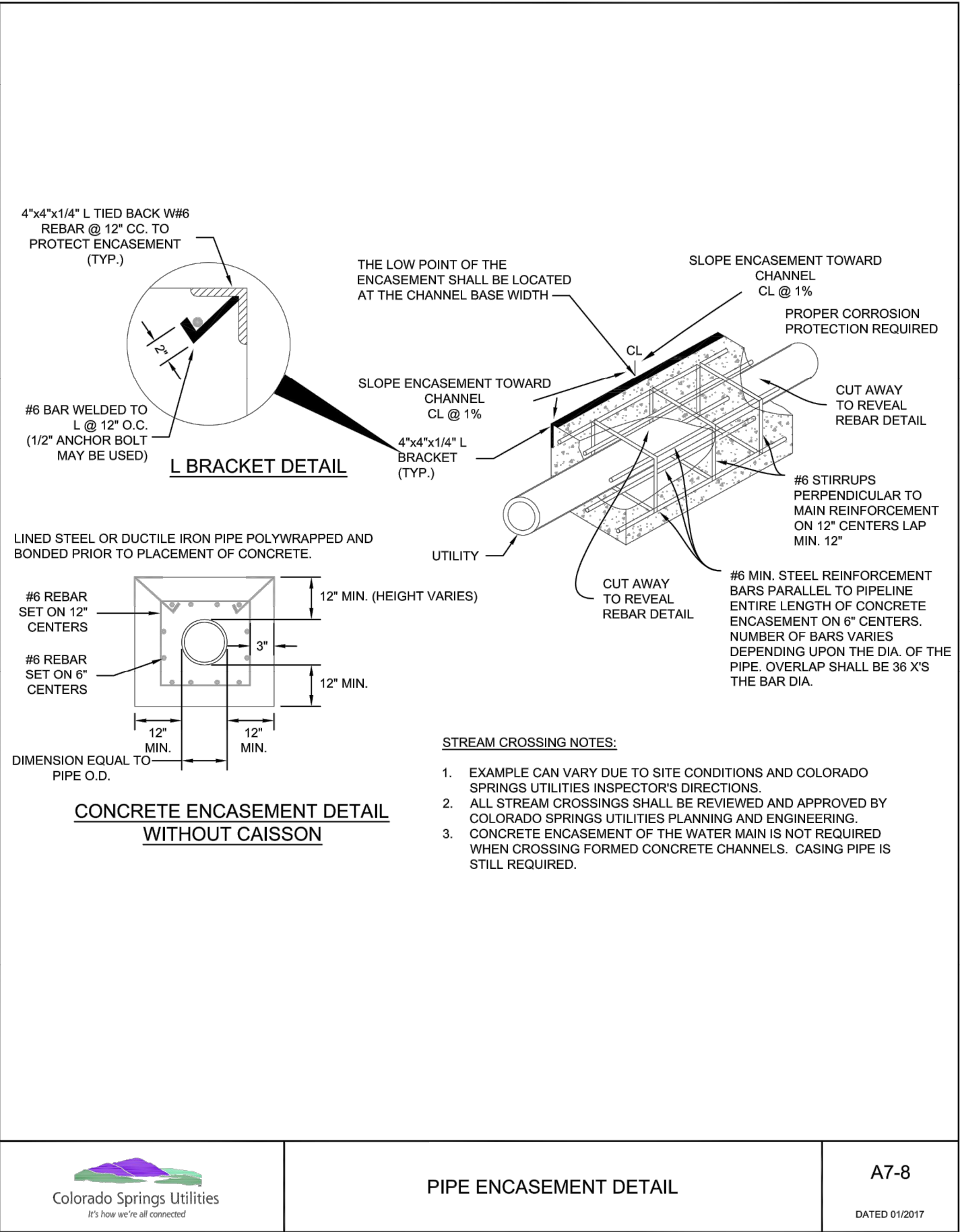
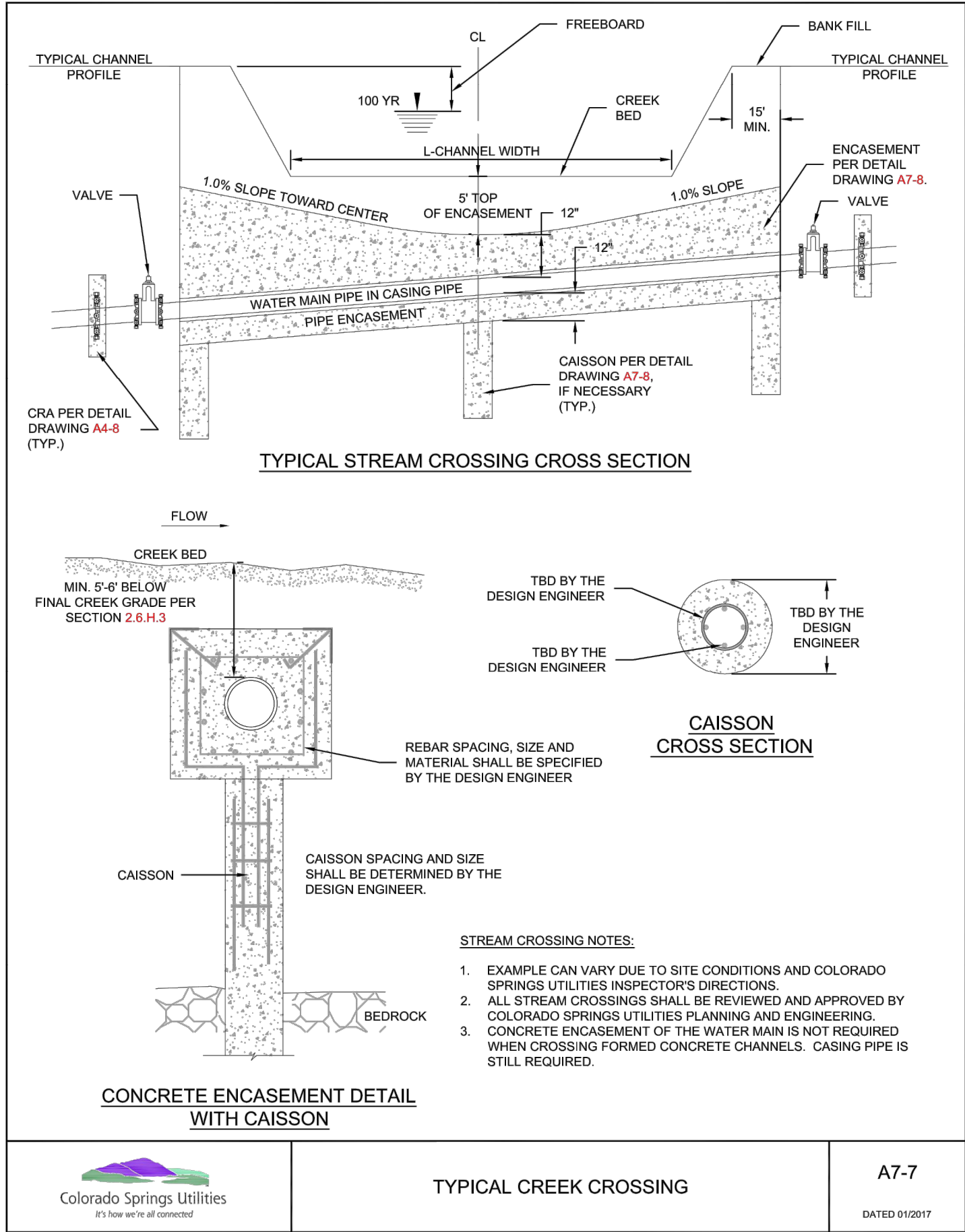
- PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
- LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.
- RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
- CALCULATIONS ARE BASED ON A POORLY GRADED SAND, GRAVEL, AND GRAVEL-SAND MIXTURE. LITTLE OR NO FINES. TYPE 4 BEDDING CONDITIONS - PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 18" PIPE DIAMETER (4" MIN.). FACTOR OF SAFETY 2.1.
- FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
- MEASUREMENTS ARE IN FEET.
- USE CRA FOR DOWN TURNING BENDS.
- RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

Colorado Springs Utilities It's how we're all connected	RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS	A4-4 DATED 03/2014
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FIRE HYDRANT INSTALLATION									
VALVE BOX TO BE LOCATED OUTSIDE CURB PAN FOR VALVE AND VALVE BOX INSTALLATION SEE DETAIL DRAWING A8-1	BURY LINE	GROUND LEVEL TEST BOX	FINAL GRADE	TRACER WIRE CONNECTED TO TEST BOX	DEPTH OF BURY AS REQUIRED BY MANUFACTURER	CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2	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 1-17B ANODE.
PAVEMENT	SOIL	4" TYP.	1-2" ROCK FROM BOTTOM OF CONCRETE BLOCK TO 4" ABOVE FLANGE	MECHANICAL JOINT RESTRAINTS	WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH, A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.	17-LB ANODE	17-LB ANODE	17-LB ANODE	NOTE: DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17B ANODE.
CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2	WATER	HYDRANT LATERAL	MECHANICAL JOINT RESTRAINTS	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	CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2	CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2	CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2	NOTE: DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17B ANODE.
ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION
VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL	VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTOR'S AND COLORADO SPRINGS UTILITIES APPROVAL
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:
1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.	1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.	2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.	3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.	4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.	5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.	6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.	7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.	8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.	9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.

Colorado Springs Utilities It's how we're all connected	FIRE HYDRANT INSTALLATION	A5-3 DATED 03/2014
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<p>FINAL/EXISTING GRADE</p>									
<p>NOTES:</p>									
<p>ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.1.</p>									
<p>ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.</p>									
<p>EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.</p>									
<p>RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.</p>									
<p>NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.</p>									
<p>WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT. THIS MEETS THE REQUIREMENTS FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6.1.2.</p>									
<p>LOWERING DETAIL UTILITY CROSSING 30" & SMALLER</p>									
<p>A7-1</p>									
<p>DATED 01/09/20</p>									



CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

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

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.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.

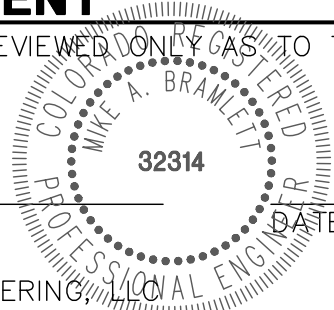
WHEREVER MINIMUM SEPARATION CANNOT BE MET, FLOW FILL, PER SECTION 4.4.S, SHALL BE USED TO ACHIEVE ACCEPTABLE COMPACTION BETWEEN THE UPPER AND LOWER UTILITY, SEE DETAIL DRAWING A7-6.

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.

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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



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WATER DETAILS (CONT.)

SHEET 49 OF 50

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BY DATE

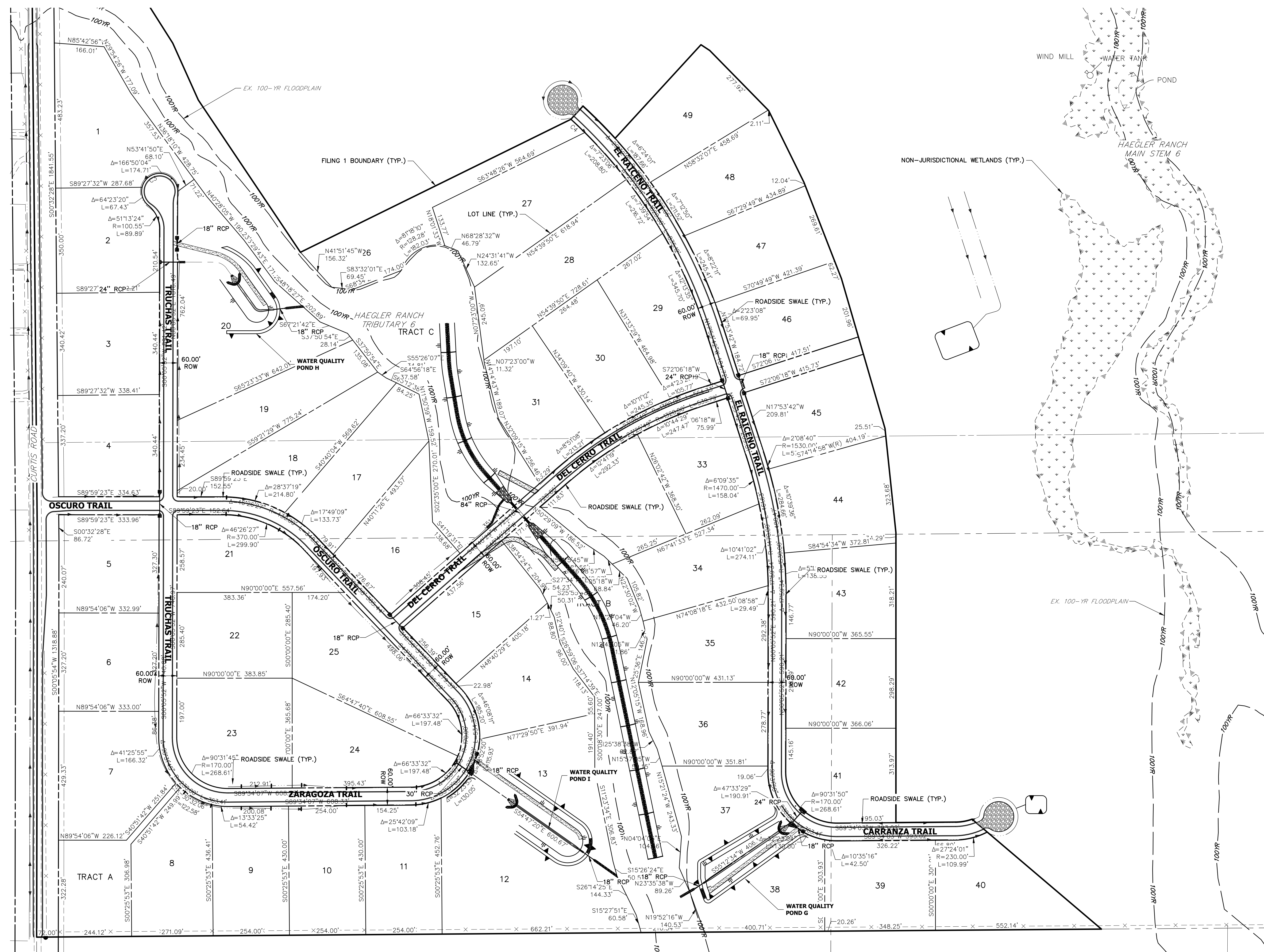
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H-SCALE N/A
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FACILITIES MAP



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